

Disposition of Surplus City-Owned Properties for Affordable Housing

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LUHTC

Meet the housing needs of a growing city, so that Richmonders across different income levels can access affordable housing in safe neighborhoods with strong public amenities.



DEPARTMENT OF
**HOUSING AND
COMMUNITY
DEVELOPMENT**



**Affordable
Housing**



**Thriving
Neighborhoods**



**Revenue
Generation**

*2503 Q St and 4929 Chamberlayne Ave were declared surplus by City Council in 2024. Both are vacant.

PURPOSE

- Deliver **affordable and mixed-income housing opportunities** across a spectrum of incomes, through the strategic development of City-owned surplus properties.
- **Increase the City's tax base** by activating underutilized and non-performing public assets that currently require ongoing maintenance and carrying costs.
- **Generate residual funding** from City-owned property development to support future affordable housing and neighborhood development initiatives.
- Create a **sustainable reinvestment cycle** where residual proceeds from property development continue advancing future housing and community development efforts.
- **Encourage community investment, housing growth, and long-term neighborhood stability.**



2503 Q ST



SITE INFORMATION

Location: Church Hill – Council District 7

Property Address: 2503 Q St

Parcel: 0.93-acre City-owned property

Assessed Value: \$1.26M

Zoning: UB – Urban Business

Building Area: Approximately 7,325 sq. ft.

Current Use: Former Richmond Police Dept., Precinct #1

TIMELINE

RFQ Issuance: July/August 2026

RFP Issuance: End of 2026 (November/December)



2503 Q ST – CURRENT SITE CONDITON

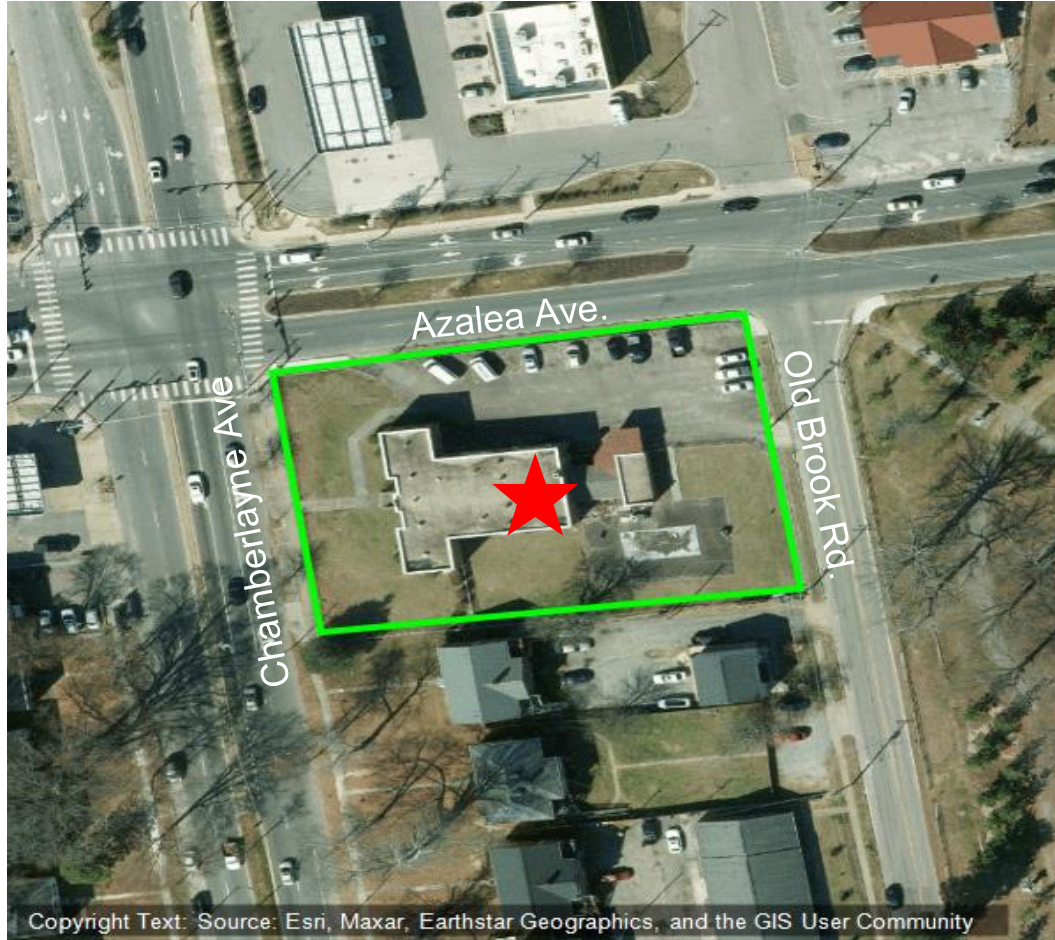




2503 Q STREET

This AI-generated rendering is for illustrative purposes only and does not represent a proposed or approved development.

4929 CHAMBERLAYNE AVE.



SITE INFORMATION

Location: Northside – Council District 3

Property Address: 4929 Chamberlayne Ave

Parcel: 0.973 Acres, City-owned property

Assessed Value: \$1,358,000

Zoning: B2 – Community Business

Building Area: Approximately ±6,505 SF

Current Use: Vacant Facility

Located across from The Crossings at Mulberry, a mixed-income residential development by StyleCraft Homes in partnership with the Partnership for Housing Affordability, supporting continued housing investment and neighborhood growth within the area.

TIMELINE

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RFP Issuance: End of 2026 (November/December)



4929 CHAMBERLAYNE AVE - CURRENT SITE CONDITION





4929 CHAMBERLAYNE AVE.

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Anticipated Timeline: Phases 1-4

Phase 1 – RFQ

- RFQ Release: End of July / Early August 2026
- Site Visit(s): September 2026
- RFQ Questions Due: September 2026
- Statements of Qualifications Due: ~30 Days After Release
- Technical Review & Selection of Qualified Teams: October 2026

Phase 2 – RFP (Qualified Teams)

- RFP Release to Qualified Teams: October / November 2026
- Virtual Q&A Session(s): November 2026
- Proposal Period: ~75 Business Days (*includes holidays*)
- Proposals Due: February 2027

Phase 3 – Evaluation & Selection

- Evaluation Committee Review: February – March 2027
- Shortlist / Finalist Selection: March 2027
- Interviews & Best and Final Offers (if applicable): April 2027
- Final Selection Recommendation(s): April – May 2027

Phase 4 – Legislative Approval

- Conveyance Ordinance(s) to Planning Commission & City Council: July 2027



RFP Evaluation Process: Phase 2

Committee Review

- Five (5) member Evaluation Committee selected by HCD
(subject matter experts)

Evaluation Criteria

- **Minimum of 20% Affordable Units**
- Project Team Experience & Capacity
- Conceptual Design & Site Activation
- Project Financing & Development Schedule
- Community Benefits: MBE/WBE Participation

Next Steps

- Evaluation Committee reviews and scores proposals
- Committee identifies the most competitive proposals (recommended developers)
- Public / Community Presentation(s) by Shortlisted Developer Teams
- Request for Best and Final Offer (BAFO), if applicable
- Administration advances the recommended proposal to City Council for approval through ordinance



QUESTIONS

