INTRODUCED: April 12, 2021

A RESOLUTION No. 2021-R024

To accept and approve the biennial real estate strategies plan entitled "2020 Biennial Real Estate Strategies Plan."

Patron – Vice President Robertson

Approved as to form and legality by the City Attorney

PUBLIC HEARING: APR 26 2021 AT 6 P.M.

WHEREAS, pursuant to section 8-56(c) of the Code of the City of Richmond (2020), as amended, the Chief Administrative Officer shall provide to Council, by October 1 of every even numbered year, a biennial real estate strategies plan consisting of recommendations for the disposition of City-owned parcels no longer needed for municipal purposes; and

WHEREAS, the Chief Administrative Office submitted to the Council a biennial real estate strategies plan in the form of a memorandum entitled "2020 Biennial Real Estate Strategies Plan," dated September 28, 2020, as required by section 8-56(c) of the Code of the City of Richmond (2020), as amended; and

AYES:	8	NOES:	0	ABSTAIN:	
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ADOPTED:	APR 26 2021	REJECTED:		STRICKEN:	

WHEREAS, the Council believes that it is in the best interests of the City that the Council accept and approve the aforementioned real estate strategies plan in the form of a memorandum entitled "2020 Biennial Real Estate Strategies Plan," dated September 28, 2020;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council accepts and approves the real estate strategies plan set forth in the form of the memorandum entitled "2020 Biennial Real Estate Strategies Plan," dated September 28, 2020, a copy of which is attached to and incorporated into this resolution.

A TRUE COPY: TESTE: andin D. Ril

City Clerk







Office of the Council Chief of Staff

Ordinance/Resolution Request

то	Haskell Brown, Interim City Attorney
THROUGH	Joyce Davis, Interim Council Chief of Staff
FROM	Steven Taylor, Council Policy Analyst
СОРҮ	Ellen Robertson, 6th District Council Member Tavares Floyd, 6th District Liaison Tabrica Rentz, Interim Deputy City Attorney
DATE	March 25, 2021
PAGE/s	1 of 2
TITLE	Accepting the 2020 Biennial Real Estate Plan.

This is a request for the drafting of an Ordinance

Resolution 🛛

REQUESTING COUNCILMEMBER/PATRON

E. Robertson

SUGGESTED STANDING COMMITTEE

pertson

Land Use

ORDINANCE/RESOLUTION SUMMARY

Patron requests that legislation be drafted for Council's consideration accepting the Biennial Real Estate Plan, submitted by the Mayor's Administration on September 28, 2020, as required by City Code Section 8-56 (c). The plan (attached) proposes 36 parcels for affordable homeownership (Maggie Walker Community Land Trust), 24 parcels for affordable multi-family rental units (non-profit organizations), and 17 parcels for large-scale mixed-use and mixed-income development (private developers).

BACKGROUND

Administrative Officer must provide to City Council a biennial real estate strategies plan consisting of recommendations disposition of City-owned parcels no longer needed for municipal purposes.

The 2020 Plan lists 77 parcels of city-owned real estate throughout the City, which are

separated into three categories as follows:

Category One lists 36 parcels identified for development of single and/or two-family attached and detached homes focused on providing affordable homeownership opportunities – some of the parcels are large enough to accommodate multiple single family homes.

Category Two consists of parcels with potential for future affordable multi-family rental units (24 parcels in total), some of which are assembled together with adjacent parcels resulting in eleven potential development sites that are recommended for affordable multi-family rental units.

Category Three lists 17 parcels, some of which are combined into assemblages with adjacent parcels resulting in five potential development sites recommended for large scale mixed-use/mixed-income development.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes 🗌 No 🔀
Budget Amendment Required	Yes 🗌 No 🔀
Estimated Cost or Revenue Impact	\$ N/A

Attachment/s	Yes 🗌	No 🖂
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MEMORANDUM

То:	Richmond City Council
FROM:	Lenora G. Reid, Acting Chief Administrative Officer
Сору:	Levar M. Stoney, Mayor Sharon L. Ebert, Deputy Chief Administrative Officer Leonard L. Sledge, Director of Economic Development Lawrence R. Anderson, City Council Chief of Staff Haskell Brown, Acting City Attorney
DATE:	September 28, 2020
SUBJECT :	2020 Biennial Real Estate Strategies Plan

Pursuant to City Code §8-56(c), by October 1 of every even numbered year, the Chief Administrative Officer must provide to City Council a biennial real estate strategies plan consisting of recommendations for the sale and disposition of City-owned parcels of real estate no longer needed for municipal purposes. Please find enclosed the Administration's recommended 2020 Real Estate Strategies Plan (the "2020 Plan").

As the City continues to strive towards applying an equity lens to all facets of its operations, a major focus of the 2020 Plan is identifying parcels of city-owned real estate that are proposed to be used to facilitate the development of much needed affordable housing units in a variety of geographic areas and across the spectrum from multi-family developments to single-family homes providing opportunities for affordable home ownership.

In total, the 2020 Plan lists 77 parcels of city-owned real estate covering approximately 147.8 acres of land area throughout the City, which are separated into three categories. Category One consists of parcels with potential for future affordable homeownership, Category Two consists of parcels/assemblages of parcels with potential for future affordable multi-family rental units, and Category Three consists of parcels/assemblages of parcels/assemblages of parcels with potential future large scale mixed-use and mixed-income development.

Category One - Parcels with potential for future affordable homeownership

Category One lists 36 parcels identified for future use to develop single and/or two-family attached and detached homes focused on providing affordable homeownership opportunities – some of which parcels are large enough to accommodate multiple single family homes. The anticipated most-likely disposition method for the Category One parcels is direct conveyance(s) from the City to the Maggie Walker Community Land Trust. (Regardless of the recommendations set forth in the 2020 Plan, any and all conveyances will require Council's future adoption of ordinance(s) directing such conveyance(s) through a public process.)

<u>Category Two – Parcels/assemblages of parcels with potential for future affordable multi-family rental</u> units

Category Two lists 24 parcels in total, some of which are combined into assemblages with adjacent parcels resulting in eleven potential development sites recommended for future use to develop affordable multi-family rental units. Some affordable multi-family developments may also include mixed-use components, particularly at the ground level as well as structured parking.



In most cases (unless otherwise noted in the "Comments" column in the 2020 Plan), the anticipated most-likely disposition method for the Category two sites is conveyance(s) from the City to the non-profit affordable housing organization(s) selected following competitive request for proposals process(es). (Regardless of the recommendations set forth in the 2020 Plan, any and all conveyances will require Council's future adoption of ordinance(s) directing such conveyance(s) through a public process.)

<u>Category Three – Parcels/assemblages of parcels with potential future large scale mixed-use and mixed-income development</u>

Category three lists 17 parcels, some of which are combined into assemblages with adjacent parcels resulting in five potential development sites recommended for future use for large scale mixed- use/mixed-income development projects. While reducing the cost of developing affordable homeownership and rental housing by providing City-owned land at a nominal cost to our non-profit organizations is a strong priority and a major focus of the 2020 plan as seen in Categories One and Two, it is also a priority of the Department of Economic Development to sell highly valuable parcels to not only spawn development providing much needed community benefits but to also provide immediate cash proceeds that can be used for future CIP needs as well as increase future ongoing tax revenues. Of course, it will be imperative that any residential components of such development projects must include a meaningful commitment to affordable housing of no less than fifteen percent of the total residential units. In most cases (unless otherwise noted in the "Comments" column in the 2020 Plan), the anticipated most-likely disposition method for the Category Three sites is conveyance(s) from the City to the developer(s) selected following competitive request for proposals process(es). (Regardless of the recommendations set forth in the 2020 Plan, any and all conveyances will require Council's future adoption of ordinance(s) directing such conveyance(s) through a public process.)

In summary, the 2020 Plan lists 77 city-owned parcels of real estate encompassing 147.8 acres, separated into the three categories as follows:

- Category One = 36 parcels/17.84 acres
- Category Two = 24 parcels (11 sites)/45.37 acres
- Category Three = 17 parcels (6 sites)/84.59 acres

The City owns upwards of 800 parcels and the Administration will continue to evaluate the portfolio of city-owned real estate along with the City's operational space needs in an effort to further identify opportunities in the future. (Please note that these parcels are still under review and some may not be able to be surplused. For example, if a parcel has already been designated a park or is of potential use by City Government; should that be the case, such parcels will be removed from the list.) Additionally, all Richmond Public School (RPS) buildings are included in the 800 parcels and multiple former public schools would likely have been included in the 2020 Plan if they had been officially declared surplus by the RPS Board – if such actions occur in the future then additional opportunities may be brought to Council for consideration.

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Category Three Parcels + Assemblages of parcels with potential future large scale mixed-use and mixed-income development Most likely disposition method = Request for Proposals (unless otherwise noted)

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	STIDE NAME SHOPE	City of Richmand Recreation and Parks	(000149000)	~	1.013		5657,000	3	\$ M 000/259\$	Ves (10)	No No	Fulton	12	umderway weth DPU due to pervons gas ut Arry operations an Parcel Seathweetern sude of the radiand tracts.
	غيرينا 1 البليمية (100 £	City of Rechmond Public Utilities	E (XXX)7 3601 3	6.	31/ 0		5311,000	\$	\$21 L(000 M 2	Tes. (10) Tes. (10)	* *	fulton fulton	2	الا و معالم المسلم المعالم المسلم على الاست. و مسلم معالم المسلم المسلم المسلم الم
			i.	Total for 3 parcels	9.721								!	
Coliseum	ett f løgb St	City of Authmond	NCCCCCC FOC	•	1.16	292,214	12,141,000	000/306/265	N) 400'152'055	A Yes (10)		a de la companya de		
Public Safety Building	SOD M. TON SI.	City Of Backmend Public Works	f000215001	a.	101	221.544	4,127,500	000/15/01/1	\$15,386,000 0-4				We	Note regarded disposition method - The City received
Surface Parking Lot at Bih/Sth and Clay/Leigh												00L	5	www.free ofter Lor (he parce from Capital (1, Partners, 1) (
	BOD E. Clay BOUE Clay	City Of Richmond Dept Of Public Works City Of Richmond Dept Of Public Works	NORKAN SAN SAN SAN SAN SAN SAN SAN SAN SAN S		17101		\$1,073,000 \$743,000	\$111.000 414.000	53,184,000 (5.4 control of a	fee (10)	0 No	No.		
				Total for 2 percets	2.87%					Yes (III)	aN II	Na		
-				Total for All	84.59									
				Parcels:										