



Legislation Text

File #: ORD. 2021-106, **Version:** 1

To declare surplus and to direct the sale of certain City-owned real estate for nominal consideration to The Maggie Walker Community Land Trust for the purpose of facilitating the redevelopment thereof.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the real estate owned by the City of Richmond, with Tax Parcel Numbers as shown in the 2021 records of the City Assessor and on the document entitled “List of City-Owned Parcels Recommended for Sale to MWCLT,” a copy of which is attached to, incorporated into, and made a part of this ordinance, being hereinafter referred to individually each as a “Parcel,” is declared surplus real estate and is directed to be sold for nominal consideration to The Maggie Walker Community Land Trust, as the City’s designated land bank pursuant to Ordinance No. 2017-196, adopted February 26, 2018, for the purpose of facilitating the redevelopment thereof, notwithstanding the provisions of sections 8-58(c) or 8-60 of the Code of the City of Richmond (2020), as amended, to the contrary, but otherwise in accordance with the applicable provisions of Chapter 8 of the Code of the City of Richmond (2020), as amended, the Charter of the City of Richmond (2020), as amended, the Code of Virginia (1950), as amended, and the Constitution of Virginia.

§ 2. That, pursuant to section 8-65(b) of the Code of the City of Richmond (2020), as amended, the sale described in section 1 of this ordinance shall be conditioned upon all of the following:

(a) The Maggie Walker Community Land Trust shall develop each Parcel for use as affordable housing or as a community garden, subject to the approval by the Director of Housing and Community Development in accordance with applicable laws and regulations of the submissions made pursuant to subsections (b), (c), (e), and (f) of this section.

(b) The Maggie Walker Community Land Trust shall, within six months after the sale of each Parcel by the City to The Maggie Walker Community Land Trust, submit to the Director of Housing and Community Development a development plan indicating how many residential units will be developed on the Parcel and whether The Maggie Walker Community Land Trust will be the developer of the Parcel or whether The Maggie Walker Community Land Trust will

seek proposals from other entities for the development of the Parcel.

(c) For any Parcel that is to be used as a community garden, The Maggie Walker Community Land Trust shall, within 12 months after the sale of each Parcel by the City to the Maggie Walker Community Land Trust, submit to the Director of Housing and Community Development a fully executed agreement with a community organization that has agreed to develop and maintain any such Parcel as a community garden.

(d) For any Parcel that is to be used a community garden that has not been developed as a community garden within 24 months after the sale of any such Parcel by the City to The Maggie Walker Community Land Trust, title to such Parcel shall revert back to the City.

(e) For any Parcel that is to be developed as affordable housing by The Maggie Walker Community Land Trust and not by a third party, The Maggie Walker Community Land Trust shall, within 12 months after the sale of any such Parcel by the City to The Maggie Walker Community Land Trust, submit to the Director of Housing and Community Development a timeline for the development of the residential units requiring that construction of such units will begin within 36 months after the date of the sale of such Parcel by the City to The Maggie Walker Community Land Trust.

(f) For any Parcel that is to be developed as affordable housing by an entity other than The Maggie Walker Community Land Trust, The Maggie Walker Community Land Trust shall, within 24 months after the sale of any such Parcel by the City to The Maggie Walker Community Land Trust, submit to the Director of Housing and Community Development a fully executed development agreement between The Maggie Walker Community Land Trust and such entity that includes a timeline for the development of the residential units requiring that construction of such units will begin within 36 months after the date of the sale of such Parcel by the City to The Maggie Walker Community Land Trust.

(g) For any Parcel on which affordable housing is to be constructed, title to such Parcel shall revert to the City if construction has not commenced within 36 months or a certificate of occupancy has not been issued within 60 months from the date of the sale of such Parcel by the City to The Maggie Walker Community Land Trust.

§ 3. That, pursuant to section 8-65(b) of the Code of the City of Richmond (2020), as amended, the Chief

Administrative Officer is hereby directed to execute, on behalf of the City, the deed and such other documents, all of which must first be approved as to form by the City Attorney, as may be necessary to consummate the sale of each Parcel.

§ 4. This ordinance shall be in force and effect upon adoption.