

**Citizens Advisory Panel
MWCLT Richmond Land Bank
Property Meeting #2**

Tuesday, April 21st, 2020
By teleconference

IN ATTENDANCE

CAP: Gwen Corley Creighton (Chair), Helen Hardiman (Vice Chair), Laura Lafayette, Melissa Guevara, Micah Morris, Chanel Dixon, Sheba Williams, Hillary Small

STAFF: Bob Adams, Julia MacNelly, Sophie Schectman, Flora Valdes-Dapena, Nikki D'Adamo-Damery

The meeting was called to order at 5:35 pm.

Minutes

Minutes from the February 6th, 2020 meeting were approved as submitted.

Review of Properties

Staff presented a review of the properties under consideration:

- 1108 N 26th St
- 615 N 30th St
- 1223 N 32nd St
- 1206 N 33rd St

These properties were designated for affordable housing at the December 5th, 2019 meeting.

Applications Received

Staff presented the 3 combined applications that they had received for the four properties.

- Project:HOMES applied to purchase 1108 N 26th St and develop it as a single-family affordable home to be placed in the CLT program
- Urban Hope applied to purchase 615 N 30th St, which they would develop as an affordable rental duplex, and 1223 N 32nd St and 1206 N 33rd St, both of which they would develop as affordable single-family rentals.
- Richmond Metropolitan Habitat for Humanity applied for all four lots, which they would develop as affordable single-family homes.

Staff reviewed the qualifications of each of the applicants, the populations they serve, and the specifics of their development plans.

Public Comment

Staff gathered public comments via the Web for 1 week prior to the meeting. There was broad support for Urban Hope's application, mostly from people involved with the organization in some way. There was concern about the possibility of a duplex on 30th St contributing to parking shortage. There was concern about the affordability of Project:HOMES' houses. There was a comment from someone who had not had a good experience with Project:HOMES as their general contractor. The CAP and Staff discussed the process of gathering comments via the Web and how it could be improved.

Staff Recommendations

Staff recommended the following actions to the CAP:

- Recommend 1108 N 26th St to be disposed to Project:HOMES
- Recommend 615 N 30th St to be disposed to Urban Hope
- Recommend 1223 N 32nd St and 1206 N 33rd St to be disposed to Richmond Metropolitan Habitat for Humanity

The staff presented their rationale for these recommendations. All applicants would receive properties and thus have a chance to demonstrate their ability to participate in the land bank process. All applicants had strong development histories and had worked in Church Hill for some time. Urban Hope demonstrated a preference to receive either 615 N 30th St or 1223 N 32nd St and 1206 N 33rd St as a pair if they could not receive all three. Habitat's average monthly mortgage payment was lower than Urban Hope's target rents for the properties, so Staff recommended the two properties for Habitat and the one property for Urban Hope.

It was clarified that there would be a transfer fee, but the fee was not intended to be a great source of income for the land bank; rather, it would recoup the land bank's holding costs plus a small administrative fee. It was clarified that if and when the land bank starts distributing properties to for-profit entities, a different fee may be charged for those entities. The MWCLT Board will make the decision about how much to charge.

There was clarification about Habitat's permanent affordability commitment, since they did not commit to placing homes in the CLT. Richmond Habitat for Humanity has a long-standing Right of First Refusal agreement with the CLT, wherein upon resale of a Habitat home, the CLT can choose to purchase the property before it is sold to a market-rate buyer. There was clarification about the land bank and the CLT's goals of reducing gentrification and displacement, and how those goals are reflected in the process. It was clarified that Urban Hope would prefer to receive the two larger lots to develop as single-family rentals to serve larger families. It was clarified also that the CLT has an ongoing relationship with Urban Hope in possibly developing some rental properties.

After discussion, the CAP advised that:

- 1108 N 26th St should be disposed to Project:HOMES
- 615 N 30th St should be disposed to Urban Hope
- 1223 N 32nd St and 1206 N 33rd St should be disposed to Richmond Habitat.

Next Meeting

The next meeting would be on May 7th, 2020. Eight properties would be discussed, 5 of which are new and 3 of which were deferred from the December 5th, 2019 meeting. It was agreed that CAP members would be able to “sit in” at the MWCLT Board meeting on May 28th, 2020.

The meeting was adjourned at 6:52pm.

Minutes submitted by Flora Valdes-Dapena