

Citizens Advisory Panel
MWCLT Richmond Land Bank
Property Meeting #7
Wednesday, February 17, 2021
By teleconference

CAP in attendance: Gwen Corley Creighton (Chair), Phil Cunningham, Melissa Guevara, Micah Morris, Sheba Williams, Hillary Small

CAP absent: Chanel Dixon, Helen Hardiman

Staff in attendance: Erica Sims, Julia MacNelly, Sophie Schectman, Flora Valdes-Dapena, Nikki D'Adamo-Damery

Guest: Kendra Norrell, City of Richmond Office of Sustainability

The meeting was called to order at 5:36 pm.

Education: RVA Green 2050 Plan. Kendra Norrell of the Office of Sustainability gave a review of the City's long-term environmental initiative, which works to reduce impact and protect vulnerable neighborhoods from the effects of climate change.

Minutes: Minutes from the November 5th, 2020 meeting were approved as submitted.

Property Purchase Applications: Staff gave a review of purchase applications received for four parcels under consideration:

- 1423 N 32nd St, Church Hill North
 - Applications from Habitat for Humanity and MWCLT
- 1800 Albany Ave, Blackwell
 - Applications from Habitat for Humanity, project:HOMES, and B&D Arbor LLC
- 3016 Midlothian Tpk, Swansboro West
 - Applications from Habitat for Humanity, MWCLT, and 804 Real Estate LLC
- 2501 Dana St, South Richmond
 - Applications from Habitat for Humanity, MWCLT, and B&D Arbor LLC

Public Comment: Staff spoke on behalf of a neighbor in Blackwell who was concerned about project:HOMES' application to develop a home on 1800 Albany Ave. The neighbor suggested a community center or an internet cafe as an alternative to residential development.

Disposition recommendations:

- 1423 N 32nd St
 - By consensus, the CAP recommended 1423 N 32nd St to be developed by MWCLT as a lease-to-own home.

- 1800 Albany Ave
 - There was clarification about B&D Arbor's pre-qualified status. There was clarification on Habitat's process for choosing partner families, and the average income served (53% of AMI).
 - By consensus, the CAP recommended 1800 Albany Ave to be transferred to Habitat for Humanity for development as a partner family home, and requested that staff attempt to get Habitat to agree to a narrower target income range.
- 3106 Midlothian Tpk
 - CAP members preferred MWCLT for the Midlothian Tpk parcel due to its proximity to a site slated for a large commercial redevelopment and the CLT's preservation of affordability.
 - By consensus, the CAP recommended 3106 Midlothian Tpk to be developed as a single-family permanently affordable home by MWCLT.
- 2501 Dana St
 - By consensus, the CAP recommended that 2501 Dana St be transferred to Habitat for Humanity for development as a rental units, with a request that they explore building at least 2 units instead of the proposed 1.

Community Engagement Report: Julia MacNelly reported on the summary of community engagement for the former Bank of America building on Brookland Park Blvd. Once the RFP is released and proposals are submitted, there will be another public comment period, and then a CAP meeting with all applicants in August 2021. If there is an obvious frontrunner for recommendation by the CAP, it will be formalized at another meeting in early 2022.

Staff reviewed the history of the land bank parcels in Jackson Ward, and summarized the work with Historic Richmond and Ebony Walden Consulting to engage the community in Jackson Ward and Gilpin Court, using surveys and interviews. Three potential development scenarios emerged from the community's feedback. Housing was the most popular option among respondents. The consultants advised MWCLT to take a phased approach to development. The next steps for staff would be talking to non-profit partners about development possibilities for the parcels.

Program Updates: Erica Sims reported. The 32 surplus properties expected from the City would already be stipulated to be used for affordable housing, meaning staff could begin collecting applications immediately instead of asking the CAP to designate a use.

The parcel swap between Urban Hope and Center Creek Homes was completed. Center Creek received the land bank parcel at 1208½ N 32nd St, and Urban Hope received Center Creek's parcel at 1417 N 31st St.

The meeting was adjourned at 7:07pm.

Minutes submitted by Flora Valdes-Dapena.