



Maggie Walker Community Land Trust

Permanently Affordable Homeownership

Who is Maggie Walker?



CLT Model: Split Ownership of Land and Structure

The CLT sells the structure to a low to moderate income purchaser. They receive equity from the resale price, based on the increase in the Richmond Area median income.

The owner has full rights of ownership. The home can be re-sold at any time but at an affordable price.



The CLT retains ownership of the land. The land value is removed from the purchase price.

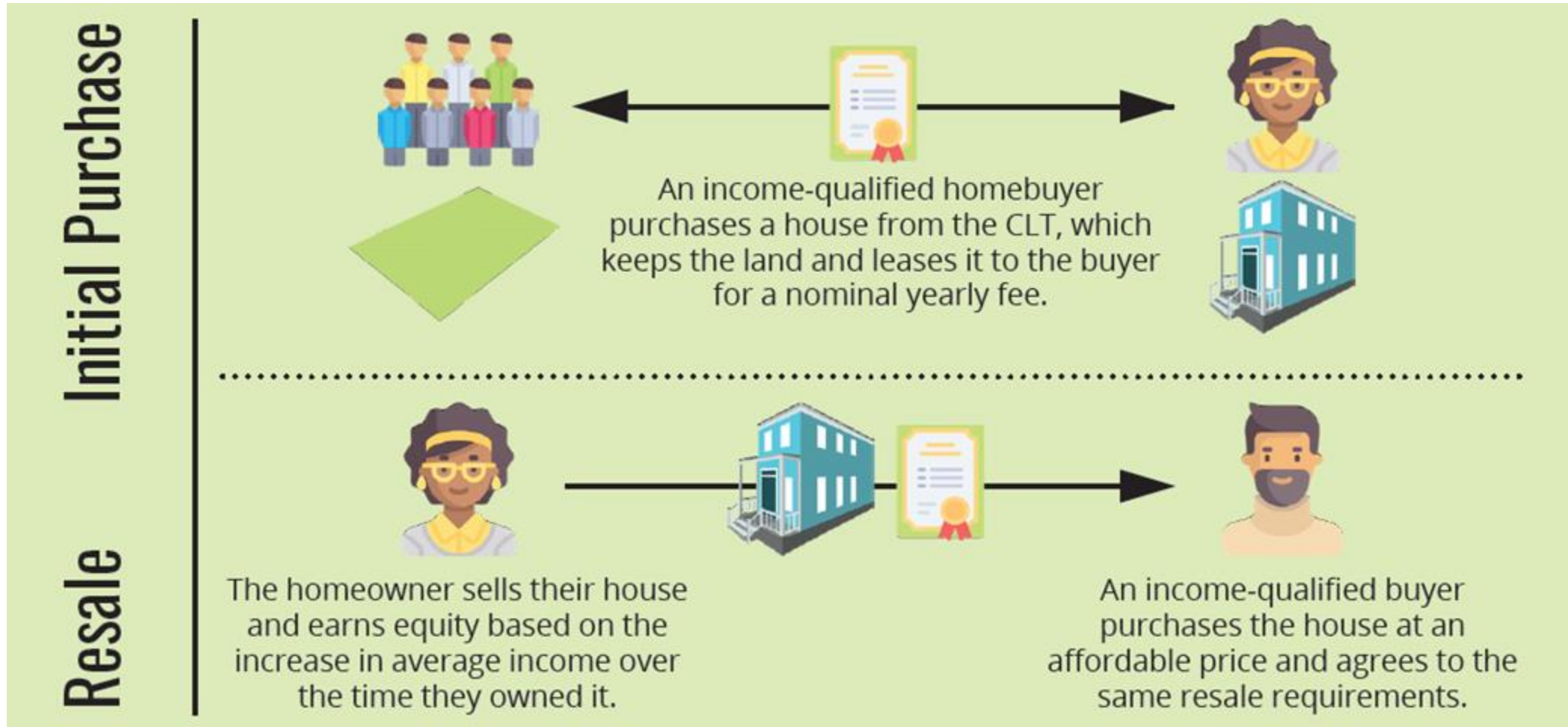
The land is leased for 99 years to the homeowner for \$100 per year. The lease sets the future sales price.







Permanent affordability, now and in the future...



Homeownership Stats

From 2017 until today...

120

Number of Homes
Built

190k+

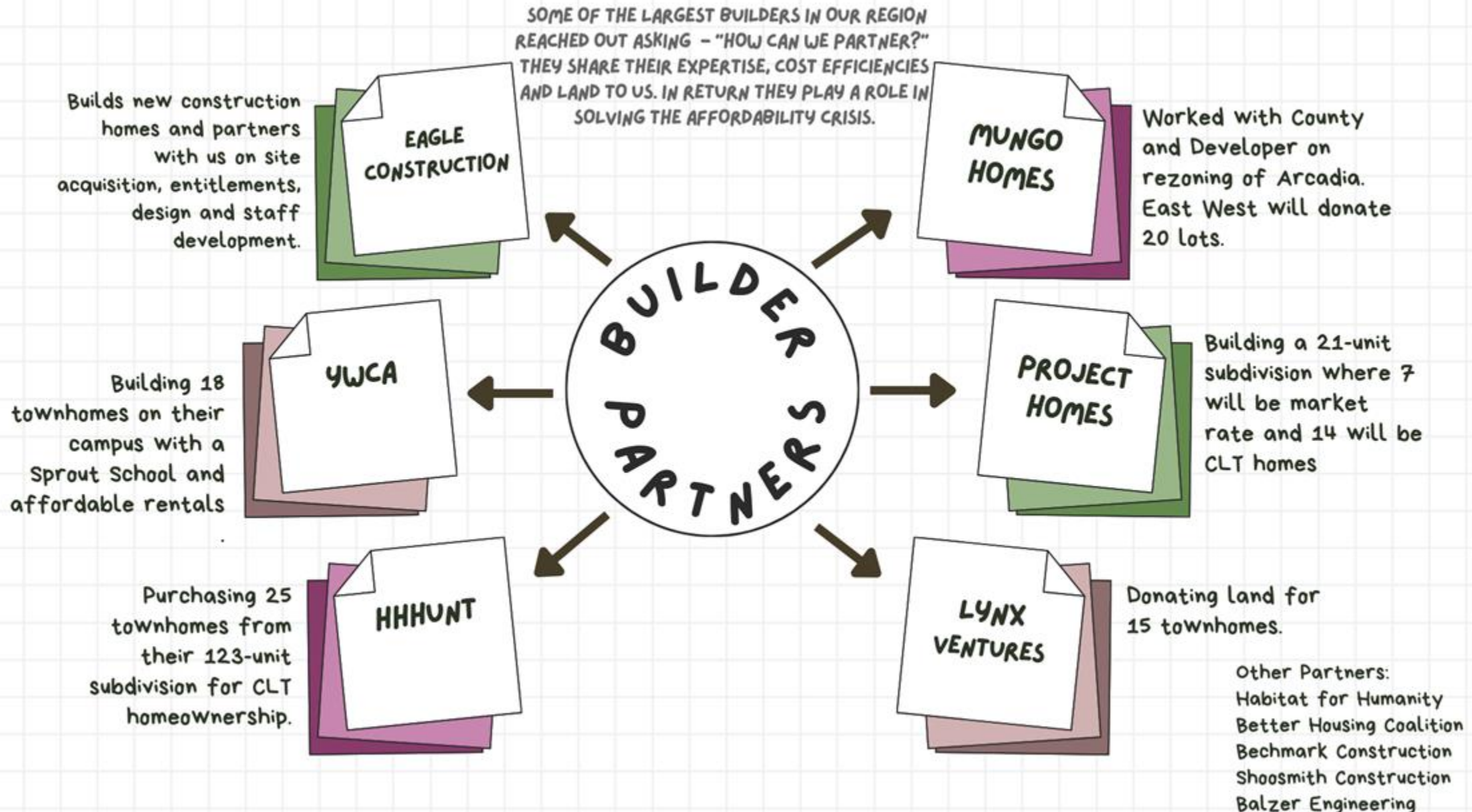
Future Pipeline

\$175K

Average Sales
Price



MWCLT's Development Partners



Total Pipeline Development: 2026-2028

- Infill Surrounding Areas of Richmond
- Ettrick Landing Subdivision (Completed- Chesterfield)
- Parkside Townes (Henrico)
- Oak Grove (City of Richmond)
- Highland Grove (City of Richmond)
- River East Subdivision (Henrico)
- Arcadia (Henrico)
- Other Developers (Surrounding Richmond)
- 40 Units Mixed Use
- 10 Single Family Detached
- 25 Townhomes
- 15 Townhomes
- 27 Units Mixed Use
- 21 Single Family Detached
- 20 Units Mixed Use
- 90 Units+

YWCA RICHMOND

is dedicated to empowering
women and eliminating racism.



OUR MISSION

eliminating racism
empowering women
ywca
Richmond

What started in 1887 as an idea to create affordable accommodations for women has grown into an innovative organization for women and families

1800s

1887 The YWCA Richmond began in a parlor meeting with 8 women

1888 Opened a boarding home for women moving to Richmond for factory work

1891 Opened Bryan Day Nursery to care for children while their mothers worked in local factories

1900s

1911 Opened one of the country's first African-American YWCA branches, the Phyllis Wheatley Branch

1917 Built YWCA Richmond's headquarters at 6 North 5th Street

1965 Held integrated meetings between the branches of YWCA Richmond

1979 Opened the first shelter for battered women in Richmond

1980 Introduced the Outstanding Women Awards, now a Richmond tradition honoring women's leadership in the region

1989 Launched the first and only preschool program for homeless children in Richmond and emergency shelter near City/Chesterfield County

2000s

2000 Expanded early education services in partnership with Richmond Public Schools

2009 Created the Regional Hospital Accompaniment Response Team (R-HART) with Safe Harbor and Hanover Safe Place for victims of domestic violence and sexual assault

2013 Led the formation of the Richmond Regional Collaborative and launched the Greater Richmond Regional Hotline. Opened offices in Chesterfield County.

2016 Opened Sprout School, a mixed-income, full-year, full-day early education program in two locations

2024 Expanded Sprout School to five locations, serving infants to children up to 5 years

Our focus areas are anchored in our work to provide opportunity to families and children.

A Housing First Approach: Provide short-term and long-term support services for survivors of violence

Provide educational programs to help prevent violence and interrupt the generational cycles of violence

Empower women by amplifying stories of women's leadership

Provide quality early childhood education and infant care through the Sprout Schools

Advocate for social justice and related opportunities in the Richmond Region

While our accomplishments over the past year are making an impact in the Richmond community, demand for our services continues to grow

Provide short-term and long-term support services to empower survivors of intimate partner and sexual violence



- 14,671 EmpowerNET Hotline calls received
- 1,421 Emergency shelter bed-nights provided
- 1,671 Counseling session hours for adults & children

Provide educational programs to help prevent violence



- 9,946 People engaged through Outreach and Prevention programs
- 766 Youth received Prevention education with 190 in the Care for Kids program

Empower women by creating leadership opportunities and recognizing women's achievements



- 45 years of recognizing 429 impactful women leaders through the Outstanding Women's Awards
- A decade of recognizing 10 Rising Outstanding Women

Provide quality early childhood education and infant care through the Sprout School



- 5 Sprout Schools for infants to Pre-K providing full day, full year education and child care
- Mixed-income model uses private-public partnerships
- Sprout Schools score high in VDOE's assessment tools.



"I never thought I'd feel safe again, but being with my family has given me hope. The support I've received has changed my life."

--Survivor and Client of DVSA Services

"Most social problems are the result of economic issues, so helping someone cover their rent makes a huge difference in their lives,"

--Case Manager, YWCA Richmond

"I just had to leave my home and didn't know where to turn until I heard about the YWCA and Gifts of Hope."

--Survivor and Client of DVSA Services

"In VA 1/3 of homicides are related to domestic violence. Our work is to create a future where the needs of victims are met, where children are protected, families heal and thrive, and hope is realized. I thank the YW for stepping up to lead." --Richmond Mayor Danny Avula

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Richmond



“The YWCA Richmond has a profound and invaluable impact to our community every single day. Thank you for promoting peace, justice and dignity for all.” --Congresswoman Jennifer McClellan

“Through Empower RVA Teens we are able to level the playing field for those of all identities. It’s always amazing to connect with our representatives and we look forward to continuing our advocacy efforts! --Empower RVA Teen Member

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Richmond





“I am glad to be a part of a community that is focused on my child in a holistic way – not only what she’s learning, but how she’s developing socially and growing into a good human.” --Sprout School Parent

“I like that the YWCA is focused on meeting two-generational needs, like childcare, education and domestic violence prevention and support.” --Sprout School Parent

“We are cultivating a movement where everyone belongs, and together, we are making a tangible difference in the lives of children and families.” --Sprout School Teacher

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Richmond





Strengthening the
Path to Opportunity
with Housing &
Education

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Richmond



- **40 one-three bedroom apartments**
 - Phase 1
 - 19 apartments & intake office
 - Phase 2
 - 10,000 sq ft Sprout School in The Heights
- **Maggie Walker Community Land Trust**
- **Pro-Bono Expertise**
 - **Mike Poole, 2PA**
 - **Rob Hargett & Brian McNeal of Rebkee Development**
 - Jeff Geiger, Hirschler Fleisher
 - JC Chenault, Hunton LLP
 - Randy Blitz, VHB
 - Dan Gecker, advisor & OZ deal
 - **YWCA, 40 years of expertise**

Childcare is unaffordable to 80% of Virginians

The average cost of childcare has increased 50% over the last six years

Survivors of domestic violence report childcare and eviction is one of their biggest barriers to economic mobility

ROI of high-quality early education programs is 13-15% for a child who lives at or below 80% of AMI

THE HEIGHTS





- Adding 100 spots for families with children, total 400
- Full pay families sit next to fully subsidized families
 - VDOE, Mixed Delivery, VPI+, Head Start
- Sprout Schools pays rent
- No vouchers for domestic violence in Virginia
- LIHTC leasing barriers



Projected Cost

Category	Cost
Property Acquisition, Henrico County	\$0
Project Development Fee, Rebkee	\$0
Construction of 20 Housing Units + Office Space	\$12M
Construction of Sprout School	\$4M
Start-Up Fund	\$3M
Total	\$19M

\$12.6M raised in public – private funding

Category	Cost
Henrico Land Donation	\$300K
Congressionally Directed Funding	\$1.6M
Governor's Budget	\$500K
Henrico County EDA	\$1.4M
City of Richmond EDA	Pending
Total	\$~4M
Private Donations	\$8.6M

Anticipated Annual Outcomes:

- **60 families who want a safe, affordable homes housed per year**, 90% living at or below 400% FPL or 60% AMI
- **100 families access childcare** & 40-50 live in 60% AMI
- **70% of residents will maintain housing**
- An **increase of an average of 50% in income** while residents live in The Heights

Anticipated Economic Impact:

- **\$3.5M** workforce earnings enabled
 - \$1.35M for Heights residents + \$2.4M for families at Sprout
- **\$500K** — Public system cost avoidance for victims of crime/ER visits
~ \$4M invested back into the community annually



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2020**



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Glenwood Farms



Glenwood Farms

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Sprout School

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Springdale Park

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RVA Stadium



Strengthening the
Path to Opportunity
with Housing &
Education

Thank you.