

Anti-Displacement Inventory

A comprehensive catalog of the City of Richmond's existing programs and initiatives that mitigate the displacement of residents

March 16, 2026

Finance and Economic Development Standing
Committee



DEPARTMENT OF
**HOUSING AND
COMMUNITY
DEVELOPMENT**

40%

of Richmonders cannot afford their housing,
putting them at risk of displacement.*



**40.03% of Richmonders pay 30% or more of their income toward housing costs in 2024, the most recent data available from the U.S. Census Bureau, "Selected Housing Characteristics," American Community Survey, 2024 ACS 1-Year Estimates Data Profiles, Table DP04, <https://data.census.gov/table/ACSDP1Y2024.DP04?q=050XX00US51760>.*

Council-Administration Alignment

Resolution 2025-R043

That the Council hereby requests that the Chief Administrative Officer cause the Department of Finance and the Department of Housing and Community Development to:

- 1. Conduct the cross-departmental inventory of all existing programs and initiatives that serve to mitigate displacement of residents and report the findings to Council in writing and via presentation to the Finance and Economic Development Standing Committee by March 19, 2026;**

The Mayor's Housing Plan

1. Establish predictable funding for the construction and preservation of affordable housing.
2. Update the zoning code to increase the housing supply and to streamline permitting and approval processes.
3. Commit to collaborative public housing redevelopment by holding RRHA accountable and centering residents.
4. Deliver on anti-displacement by improving administration of our existing programs.



Survey Process & Timeline

Process	Timeline
Sent Survey to City departments	January 8, 2026
Collected Responses	January 8, 2026-February 26, 2026
Conducted follow-up meetings with individual departments	January 28, 2026- February 4, 2026
Administrative review of first draft to ensure accuracy	February 12, 2026- March 6, 2026



Departments Surveyed

Program(s) Reported

- Department of Citizen Service & Response
- Department of Finance
- Department of Neighborhood and Community Services
- Department of Planning and Development Review
- Department of Public Works
- Department of Housing and Community Development
- Department of Social Services
- Human Services
- Office of Community Wealth Building
- Office of Sustainability
- Department of Public Utilities
- Department of Human Resources

No Program(s) Reported*

- Department of Budget & Strategic Planning
- Department of Parks, Recreation and Community Facilities
- Department of Justice Services
- Office of Intergovernmental Affairs
- Office of Strategic Communications
- Office of the Assessor of Real Estate
- Richmond Police Department
- Richmond Public Library

**many of these Departments support the programming of other Departments*



The City of Richmond currently has

30 programs

across

12 departments

managed by

more than 77 employees

funded with

over \$36 million

to help

more than 18,000 households

meet their housing needs



Importantly, these counts are approximations. The household count has not been deduplicated and does not include the more than 23,000 households that receive assistance through Social Services programs whose data does not distinguish which recipients used benefits for housing support, as opposed to other necessities. Additional details can be found in Appendix A of “An Inventory of Programs and Initiatives that Mitigate the Displacement of Residents.”

Programs & Initiatives



Housing Stability for all Richmonders

Programs that prevent eviction, support renters, and assist residents facing homelessness.

- Auxiliary Grant (DSS)
- Eviction Diversion Program (HCD)
- Family Crisis Fund (HS)
- Federal Entitlement - CDBG, HOME, ESG and HOPWA (HCD)
- Gap Grant Program (Finance)
- General Relief (DSS)
- Office of Homeless Services (DNCS)
- Promoting Safe and Stable Families (DSS)
- Richmond Resilience Initiative (OCWB)
- Right to Counsel (HCD)
- TANF (DSS)



Utilities & Billing Assistance

Programs that help with water, energy bills, and payment plans

- Energy Assistance (DSS)
- Equal Monthly Payment Plan (DPU)
- MetroCare Assistance Program (DPU)
- MetroCare Water Conservation Program (DPU)
- Promise Pay (DPU)
- Senior Care Program (DPU)
- Renter Exemption from Solid Waste and Recycling Fee (DPW)



Programs & Initiatives



Community Development and Planning

Programs focused on neighborhood planning, code updates, and resource connection

- Affordable Housing Trust Fund (HCD)
- Affordable Housing Performance Grant Program (HCD)
- Affordable Housing Partial Tax Exemption (HCD)
- Code Refresh (PDR)
- Small Area Planning Process (PDR)
- Strategic Disposition of City-Owned Property (HCD)
- RVA311 (311)



Assistance for Homeowners

Programs that help with buying, keeping, or improving a home

- Community Energy Burden Mitigation Programs (OOS)
- Employee Homebuyer Assistance Program (HR)
- Healthy Homes Initiative (HCD)
- Manufactured Home Park Initiative (HCD)
- Older Adults & Persons with Disabilities (OAPD) Real Estate Tax Relief Program (Finance)

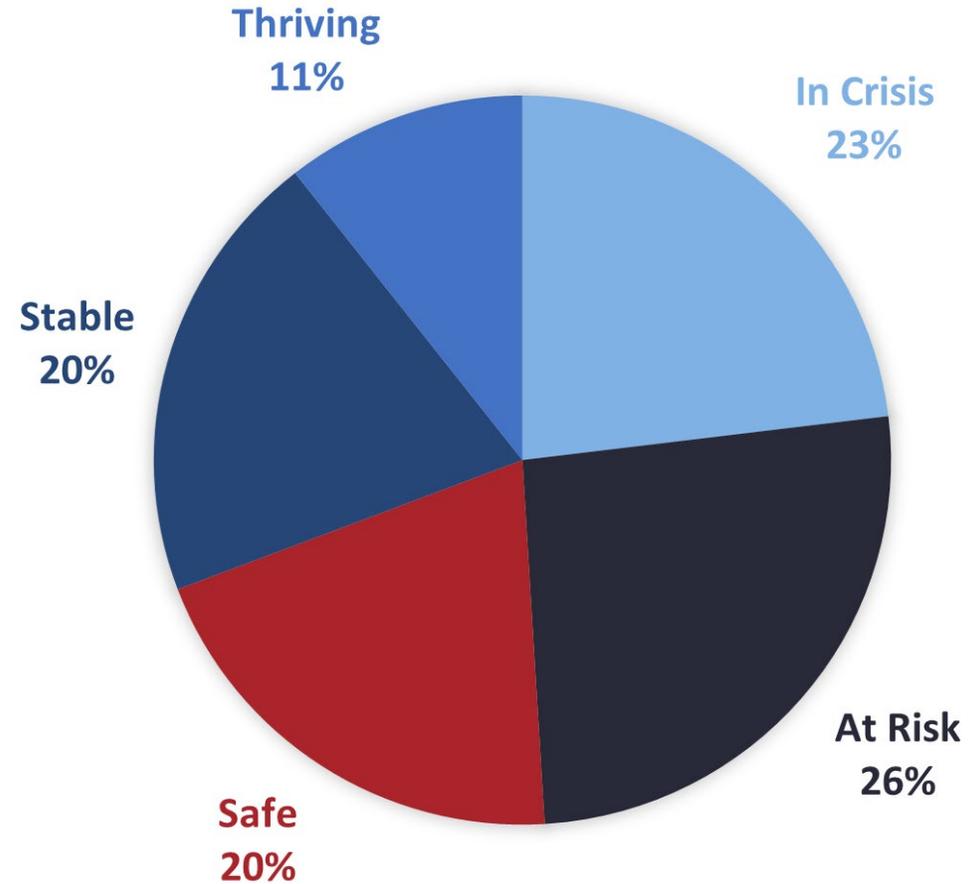


Populations Served

Percent of Displacement Mitigation Programs Serving each Population

Crisis-to-Thriving Stability Tool for Housing

- **In Crisis:** homeless or threatened with eviction or foreclosure (23%)
- **At Risk:** in transitional, temporary or substandard housing and/or current rent or mortgage payment is unaffordable at 30% of their income (26%)
- **Safe:** housing is safe, adequate subsidized housing (20%)
- **Stable:** housing is safe but is only marginally adequate and unsubsidized (20%)
- **Thriving:** housing is adequate and unsubsidized and not more than 30% of their income (11%)



Opportunities for Growth

- Underutilization of programs by eligible populations
- Need for additional staff and funding to improve processing times, implement efficiency measures, and expand the reach of programs
- Increased information-sharing across departments and with external partners
- Assessment and potential realignment of programs that serve similar populations with similar goals
- Pilot Phase → Permanent Programming
- Improved data collection and reporting





PLAN



PRESERVE



PROTECT



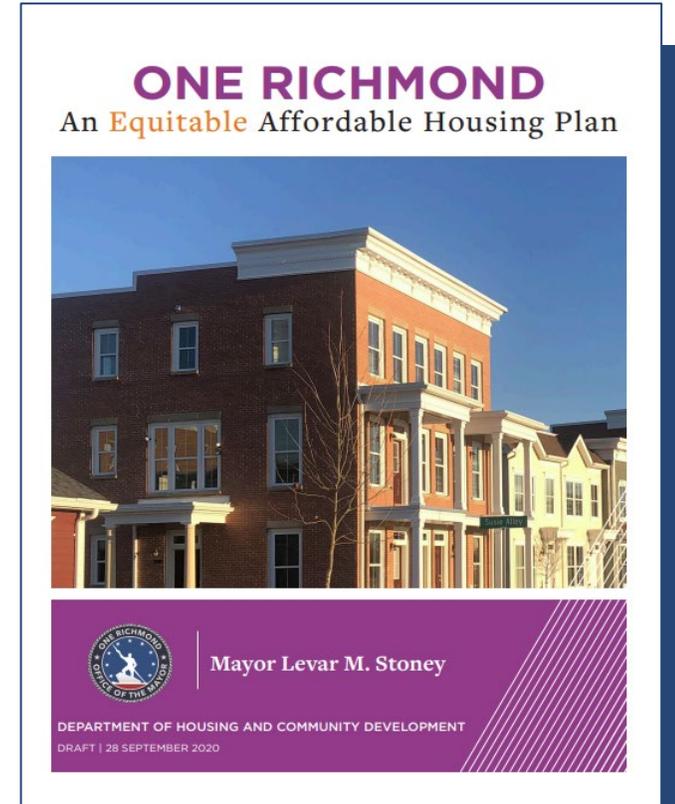
PRODUCE



HCD would like to recognize Housing Opportunities Made Equal of VA's "Displacement Mitigation Strategies for the City of Richmond," July 2025.

Next Steps

- 📍 **May 11, 2026**
Council approval of **2026-2030 Consolidated Plan**
- 📍 **Fall 2026**
Update to the **City's Strategic Plan to End Homelessness (2020-2030)**
- 📍 **December 16, 2026**
Update to the **City's Equitable Affordable Housing Plan**



Questions and Discussion



DEPARTMENT OF
**HOUSING AND
COMMUNITY
DEVELOPMENT**