City of Richmond

900 East Broad Street
Richmond, VA 23219
www.rva.gov/office-city-clerk

DRAFT Meeting Minutes
Land Use, Housing and Transportation Standing Committee

Tuesday, January 20, 2026 | **3:00 PM** | **Council Chamber, 2nd Floor - City Hall**

Committee Members in Attendance

The Honorable Nicole Jones – Chair
The Honorable Ellen Robertson – Vice Chair
The Honorable Andrew Breton – Member

Staff and Others in Attendance

Kiley Kesecker, Deputy City Clerk
Pamela Nichols, Council Management Analyst
Candice Reid, City Clerk
Danielle Smith, Assistant City Attorney
Steve Taylor, Council Policy Analyst
RJ Warren, Council Chief of Staff

Call to Order

Chair Nicole Jones called the meeting to order at 3:02 p.m. and presided.

Chamber Emergency Evacuation Plan Announcement and Public Speaker Guidelines

Upon the Chair's request, Assistant City Clerk Nahdiyah Muhammad provided information on the appropriate way to evacuate the Council Chamber in an emergency along with public speaker guidelines.

Public Comment Period

There were no public comment speakers.

Approval of Minutes

There were no minutes to approve.

Agenda Amendments

Vice Chair Ellen Robertson moved to continue the following resolution, to the February 17, 2026, Land Use, Housing and Transportation Standing Committee meeting, which was seconded and approved: Ayes, 2, Robertson, Jones. Noes 1, Breton.

7. RES. 2026-R003 To commit to working with the City's Administration to development and implement a comprehensive energy efficiency program that reduces the energy burden and cost of living for vulnerable households, supports small businesses, assists in the preservation of housing and the stabilization of neighborhoods, and makes meaningful progress towards the City's climate goals.

Patrons: Ms. Lynch, Mr. Breton, Vice President Jordan, Ms. Abubaker and Ms. Gibson

Continued to the February 17, 2026 Land Use, Housing and Transportation Standing Committee

Board Vacancies

Pamela Nichols, Council Management Analyst, reviewed board vacancies and applications for consideration by the committee.

CD.2026.009 January 20, 2026 - Land Use, Housing and Transportation Board Vacancy Report

A copy of the material provided has been filed.

Chair Nicole Jones stated that the committee would consider the appointment to the Commission of Architectural Review at its April meeting.

Member Andrew Breton moved to forward the following board appointment applications to Council with a recommendation to approve, which was seconded and unanimously approved:

Affordable Housing Trust Fund Supervisory Board:
Colby Kay (reappointment)

Board of Commissioners of the Richmond Redevelopment and Housing Authority:
Eddie Jackson, Jr. (reappointment)

Safe and Healthy Streets Commission:
Tara Fitzpatrick (reappointment)

Urban Design Committee:
Timothy Hamnett (reappointment)

Paper(s) for Consideration

The following ordinance was considered:

1. ORD. 2025-278 To authorize the Chief Administrative Officer, for and behalf of the City of Richmond, to execute a Lease Agreement between the City of Richmond, as landlord, and Virginia Community Voice, as tenant, for the purpose of leasing certain real property located at 2015 Ruffin Road.

Patrons: Mayor Avula

Forwarded to the January 26, 2026 Council meeting with recommendation to approve

Chris Frelke, Director of Parks, Recreation and Community Facilities, provided an introduction and a brief overview of the proposed ordinance, stating that it would allow a Lease Agreement between the city and Virginia Community Voice to lease the property located at 2015 Ruffin Road for the T.B. Smith Community Center.

Public Hearing

Lea Whitehurst-Gibson, Executive Director of Virginia Community Voice, addressed the committee regarding the proposed ordinance and stated that the organization intends to continue providing support and resources to surrounding communities.

There were no further comments or discussions, and Vice Chair Ellen Robertson moved to forward ORD. 2025-278 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following ordinance was considered:

3. ORD. 2025-280 To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Grant Agreement Under the Fiscal Year 2024 Safe Streets and Roads for All Grant Program between the City of Richmond and the United States Department of Transportation for the purpose of funding the implementation of Vision Zero safety program activities.

Patrons: Mayor Avula

Forwarded to the January 26, 2026 Council meeting with recommendation to approve

M.S. Khara, Department of Public Works Deputy Director and City Engineer, provided an introduction and brief overview of the proposed ordinance, stating that it would authorize a grant agreement for funding of the Vision Zero safety program activities.

Public Hearing

There were no public hearing speakers.

Member Andrew Breton asked whether the proposed ordinance would provide funding for planning activities and whether the city would be required to provide a 20% match to secure $1 million in funding.

Mr. Khara stated that the $13 million received in 2022 was allocated for implementation projects. He further stated that the city will provide a matching contribution of up to $250,000.

There were no further comments or discussions, and Member Andrew Breton moved to forward ORD. 2025-280 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following ordinance was considered:

4. ORD. 2026-002 — To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the Gillies Creek Greenway Phase IV project.

Patrons: Mayor Avula

Forwarded to the January 26, 2026 Council meeting with recommendation to approve

M.S. Khara, Deputy Director of the Department of Public Works and City Engineer, provided an introduction and brief overview of the proposed ordinance, stating that the project will improve pedestrian and bicycle safety, operations, and connectivity in the East End.

Public Hearing

There were no public hearing speakers.

There were no comments or discussions, and Member Andrew Breton moved to forward ORD. 2026-002 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following resolution was considered:

5. RES. 2026-R002 — To request that the Virginia Department of Transportation amend the street mileage inventory for the City of Richmond.

Patrons: Mayor Avula

Forwarded to the January 26, 2026 Council meeting with recommendation to approve

M.S. Khara, Deputy Director of the Department of Public Works and City Engineer, provided an introduction and brief overview of the proposed resolution, stating that it would request the Virginia Department of Transportation to amend the City's state maintenance mileage inventory.

Public Hearing

There were no public hearing speakers.

Vice Chair Ellen Robertson asked if the city would still be responsible for the cost of maintaining the additional mileage.

Mr. Khara stated that funding would increase due to the additional mileage and that it would result in an additional $21,681 in funding effective July 1st.

Member Andrew Breton asked whether there would be additional changes to the mileage inventory and whether there are annual reporting requirements associated with it.

Mr. Khara stated that all changes for 2026 were captured in 2025. He also noted that additional changes for 2027 may be identified by December.

There were no further comments or discussions, and Member Andrew Breton moved to forward RES. 2026-R002 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following ordinance was considered:

6. ORD. 2025-281 — To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Lease Agreement between the City of Richmond, as landlord, and Bakery RVA L.L.C., as tenant, for the purpose of overflow parking and creating a designated area for ride share drop-off and pick-up at 212 North 18th Street. (7th District)

Patrons: Mayor Avula

Forwarded to the January 26, 2026 Council meeting with recommendation to approve

Sybil El-Amin, Deputy Chief of Support Services for the Richmond Police Department, provided an introduction and brief overview of the proposed ordinance, stating that it would authorize a lease agreement with Bakery RVA LLC, for overflow parking and the creation of a designated area for rideshare drop-off and pick-up.

Public Hearing

There were no public hearing speakers.

Member Andrew Breton inquired about the monthly cost of the lease agreement.

Deputy Chief El-Amin stated that the lease agreement would require a $5,000 deposit. She also noted that no permanent structures would be placed in the parking lot and that the tenant would be required to remove all property at the end of the lease term.

There were no further comments or discussions, and Vice Chair Ellen Robertson moved to forward ORD. 2025-281 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following ordinance was considered:

2. ORD. 2025-279 — To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Master Agreement for Use of Commonwealth Transportation Funds between the City of Richmond and the Virginia Department of Rail and Public Transportation for the purpose of utilizing grant proceeds from the Virginia Department of Rail and Public Transportation.

Patrons: Mayor Avula

Forwarded to the January 26, 2026 Council meeting with recommendation to approve

Dironna Moore Clarke, Deputy Director of Equitable Transit and Mobility for the Department of Public Works, provided an introduction and brief overview of the proposed ordinance, stating that the master agreement establishes the overarching legal framework, terms, and conditions for grantees to receive and use state and federal transit and commuter funds.

Public Hearing

There were no public hearing speakers.

Member Andrew Breton asked whether the proposed ordinance represents a change from a previous agreement, and what types of projects are supported through this agreement.

Ms. Clarke stated that the master agreement does not need to be signed annually, and that once executed for the projects, it allows grant funding from the Virginia Department of Rail and Public Transportation (DRPT) to be used for railway expansion. She further stated that grant strategies will be coordinated through the Department of Transportation within the Department of Public Works and will place greater emphasis on grants outside of the Greater Richmond Transit Company (GRTC).

There were no further comments or discussions, and Member Andrew Breton moved to forward ORD. 2025-279 to Council with the recommendation to approve, which was seconded and unanimously approved.

Discussion Item(s)

General Transportation Update

Bobby Vincent, Director of the Department of Public Works (DPW), presented an update on general transportation matters. Mr. Vincent provided an overview of the DPW organizational structure, including the Department of Transportation (DOT), as well as planning, engineering, and operations functions, the DPW fiscal forecast, public right-of-way, relevant statistics, and Vision Zero. He also introduced Andy Boenau, Director of Transportation for DPW.

CD.2026.023 DPW DOT Presentation

A copy of the material provided has been filed.

Mr. Boenau provided the committee with the intended goals of the Department of Transportation. He stated that integration would support lighter, quicker, and more cost-effective programs, greater alignment with Vision Zero initiatives, and more effective use of internal resources.

Chair Nicole Jones inquired about the procedure for establishing new departments without council approval and the organizational structure of DPW. She also asked about strategies to prevent additional pedestrian fatalities.

Mr. Vincent provided additional information on DPW organizational structure and funding priorities, noting that DOT is a department within a department and other departments, including the Department of Public Utilities, have similar structures. He added that DPW is advancing traffic enforcement and engineering initiatives while acknowledging the challenges of preventing traffic-related fatalities.

Member Andrew Breton asked about the difference between traffic engineering and transportation planning, projects categorized under the city's broader engineering capital improvement program, and their respective funding sources.

Mr. Vincent explained that the distinction is based on federal funding requirements, noting that project costs range from $100,000 to $30 million and timelines vary from one month to two years. He added that Mr. Boenau will oversee intersection upgrades and that funding availability depends on project type.

Vice Chair Ellen Robertson inquired about funding for Capital Improvement Projects (CIP) and support provided by the Central Virginia Transportation Authority (CVTA).

Mr. Vincent stated that the CIP budget increased from $3 million to $10 million, with an additional $5 million provided by CVTA and the Department of Public Utilities. He added that CVTA funding is provided by the state as a result of the gas tax increase.

Presentation(s)

Maggie Walker Community Land Trust Updates ~ Dylan Wheeler, Maggie Walker Community Land Trust Director of Real Estate and Operations

Dylan Wheeler, Director of Real Estate and Operations for the Maggie Walker Community Land Trust, presented updates on the organization's activities. Mr. Wheeler provided the committee with an overview of the history of community land trusts, permanent affordability initiatives, homeownership statistics, development partnerships, sustainable subdivisions, and the total development pipeline projected for 2026–2028.

CD.2026.015 Maggie Walker Community Land Trust Update

A copy of the material provided has been filed.

Chair Nicole Jones inquired about the development of 40 mixed-use units in infill areas throughout Richmond.

Mr. Wheeler stated that 40 mixed-use units are planned for future developments, including the potential use of land provided through the Land Bank in the Gilpin Court area, and that staff are working with the Board of Directors to determine their locations.

Member Andrew Breton inquired about the funding the community land trust receives from the city.

Mr. Wheeler stated that grants are received through the Affortable Housing Trust Fund, Department of Community Revitalization, and community Development Block Grant Programs (CDBG).

Vice Chair Ellen Robertson requested additional information regarding future developments and homeownership opportunities.

Staff Report

Council staff provided the committee with the January Land Use, Housing and Transportation staff report.

CD.2026.019 January 20, 2026 - Land Use, Housing and Transportation Staff Report

A copy of the material provided has been filed.

Review of Proposed 2026 Committee Schedule

Council staff provided the committee with the proposed 2026 presentation schedule.

CD.2026.018 Land Use, Housing and Transportation Proposed Presentation Schedule

A copy of the material provided has been filed.

Adjournment

There being no further business, the meeting adjourned at 4:24 p.m.