



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Finance & Economic Development Standing Committee

July 15, 2026

Prep Document for Committee Members

Previous Meeting: June 17, 2026

Next Meeting: September 16, 2026

Agenda Overview:

- Seven papers for consideration:
 1. [Ord. 2026-081](#) (Mayor's proposal to amend existing payment register ordinance/code)
 2. [Res. 2026-R019](#) (authorize OD standing committee to investigate failure to publish a monthly payment register as required by City Code § 12-16 and application of FOIA exclusions)
 3. [Ord. 2026-164](#) (amend §§ 16-51 and 16-113 to ensure all receipts derived from repayment or management of AHTF loans are reserved for the AHTF)
 4. [Ord. 2026-165](#) (authorize amendment to grant agreement for affordable housing project at 512 Hull St)
 5. [Ord. 2026-170](#) (authorize performance grant agreement between the city, the EDA, and ECG Rady, LP for an affordable housing project)
 6. [Ord. 2026-171](#) (execute grant contract with Shockoe Legacy Foundation to fund planning and development activities for the Slavery and Freedom Heritage Site)
 7. [Ord. 2026-172](#) (reappropriate \$3.168 million in unused Gap Grant funds to FY26/FY27 as agreed to during the FY27 budget amendment process)
- No presentations
 - *Note: Previously scheduled presentation from the Department of Economic Development on plans, pipelines, and metrics will be replaced by a written memo with the requested information.*

Preview of September 2026 meeting (subject to change):

- No presentations scheduled

1. Ordinance No. 2026-081

Patron Mayor Avula

Title: To amend City Code § 12-16, concerning publication of the City's payment register, for the purpose of promoting transparency and accountability in the expenditure of public funds by providing public access to information regarding payments made by the City to vendors for goods and services and reimbursements to employees, while protecting confidential and personal information as required by law.

Council Staff Notes:

- Ord. 2014-257-2015-9 (adopted January 2015) established Sec. 12-16 requirement to post monthly payment register. The city has been out of compliance since 2019.
- The Administration's proposal has been described as chiefly designed to protect the privacy of individuals, though they have also suggested that the revised payment register data fields would reduce the amount of manual review needed prior to publication.
- Key changes in this proposal include:
 - New definition of "payment": (i) a disbursement by the City to **a vendor for goods or services provided to the City pursuant to a contract, purchase order, procurement, grant agreement, or other authorized operational expenditure and (ii) reimbursements to employees for authorized expenses paid.**
 - Exclusion of the following types of payments: payments to city employees, excluding reimbursements; payments to individuals receiving refunds or assistance payments; tax refunds or tax-related payments; payments made pursuant to legal settlements or claims; payments protected by state or federal privacy laws; and any payment that would disclose personally identifiable information protected by law
 - Removal of most required data fields
- The City Auditor is conducting a review of the city's accounts payable function, the results of which may be important to consider before making significant changes to the legal requirement to publish payment register data.

Council Staff Questions:

- Please explain the justification for excluding legal settlements altogether rather than publishing settlement or risk management claim payments with names redacted.
- Is there a plan to review and publish the FY26 payment register data?
- Has the Administration developed an implementation plan for this ordinance?

2. Resolution No. 2026-R019
and Councilor Abubaker

Patrons Councilor Gibson, Councilor Trammell,

Title: To authorize the Council's Organizational Development Standing Committee to investigate the City's failure to publish a monthly payment register as required by City Code § 12-16 and application of exclusions allowed under the Virginia Freedom of Information Act.

Council Staff Notes:

City Code § 12-16 – Publication of Payment Register

- Established via Ord. 2014-257-2015-9
- Sub-section (b) of the existing requirement in Sec. 12-16 includes the following related to redactions:

“The Director of Finance may redact particular fields for particular payments only if and to the extent required by law or permitted by the Virginia Freedom of Information Act, Code of Virginia, §§ 2.2-3700—2.2-3714, provided that nothing in this section shall require the Director of Finance to redact any of the information in the register simply because the Virginia Freedom of Information Act, Code of Virginia, §§ 2.2-3700—2.2-3714, so permits.”

Charter § 4.16. - Powers of investigation

(a) The council, or any committee of members of the council when authorized by the council, shall have power to make such investigations relating to the municipal affairs of the city as it may deem necessary, and shall have power to investigate any or all departments, boards, commissions, offices and agencies of the city government and any officer or employee of the city, concerning the performance of their duties and functions and use of property of the city.

(b) The mayor, the chief administrative officer, the heads of all departments, all boards and commissions whose members are appointed by the council, the city auditor, and the inspector general shall have power to make such investigations in connection with the performance of their duties and functions as they may deem necessary, and shall have power to investigate any officer or employee appointed by them or pursuant to their authority concerning the performance of duty and use of property of the city.

(c) The council, or any committee of members of the council when authorized by the council, the mayor, the chief administrative officer, the heads of departments, boards and commissions whose members are appointed by the council, the city auditor, and the inspector general, in an investigation held by any of them, may

order the attendance of any person as a witness and the production by any person of all relevant books and papers. Any person, having been ordered to attend, or to produce such books and papers, who refuses or fails to obey such order, or who having attended, refuses or fails to answer any question relevant or pertinent to the matter under investigation shall be deemed guilty of a misdemeanor, and upon conviction shall be punished by a fine not exceeding \$100.00 or imprisonment in jail not exceeding 30 days, either or both. Every such person shall have the right of appeal to the Circuit Court of the City of Richmond, Division I. The investigating authority shall cause every person who violates the provisions of this section to be summoned before the general district court criminal division for trial. Witnesses shall be sworn by the person presiding at such investigation, and they shall be liable to prosecution or suit for damages for perjury for any false testimony given at such investigation.

3. Ordinance No. 2026-164

Patron Mayor Avula

Title: To amend City Code §§ 16-51, concerning the creation of the Affordable Housing Trust Fund, and 16-113, concerning the administration of the Affordable Housing Trust Fund, to ensure all receipts derived from principal, interest, penalties, and fees received for the repayment and management of loans or grants from the Affordable Housing Trust Fund are reserved for the Affordable Housing Trust Fund.

Council Staff Notes:

- This paper includes the addition to Sec. 16-51, which created the Affordable Housing Trust Fund (AHTF), of a reference to the newly created funding mechanism for the AHTF in Sec. 12-48.
- Per the O&R, this ordinance provides a mechanism to fulfill the Administration's mandate to "ensure the sustainability and proposer use of the fund over time" in Sec. 16-114.
- Fiscal impact in the O&R: The AHTF has awarded \$9.7 million in loans to six projects since September 2025, with terms ranging from 16 months to 18.5 years. In addition to repaid principal, these loans are expected to generate \$1.8 million in interest to be credited to the AHTF.

Council Staff Questions:

- What is the range of interest being charged on the six loan projects, and are any projects receiving zero-interest loans from the AHTF?
- What is the ratio of grants to loans issued by the AHTF as of this point in time, and how is that ratio expected to change over the next three years?
- Do you anticipate introducing any further legislation related to the Affordable Housing Trust Fund this year?

4. Ordinance No. 2026-165**Patrons** Councilor Robertson and Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a First Amendment to Grant Agreement between the City of Richmond, 512 Hull Street, LLC, and the Economic Development Authority of the City of Richmond for the purpose of clarifying the affordable housing requirements applicable to the residential development located at 512 Hull Street. (6th District)

Council Staff Notes:

- There is no fiscal impact to this amendment.
- Per the O&R: “This amendment does not alter the project’s affordability commitments or reduce the number of required affordable units. Rather, it clarifies the parties’ original intent, establishes consistent compliance standards, and provides administrative certainty for the City, the Economic Development Authority, and the property owner throughout the affordability period.”

5. Ordinance No. 2026-170

Patron Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Grant Agreement between the City of Richmond, ECG Rady, LP, and the Economic Development Authority of the City of Richmond for the purpose of facilitating the construction of an affordable residential development located at 2811 Rady Street, and to repeal Ord. No. 2025-008, adopted Jan. 27, 2025.

Council Staff Notes:

- All 288 units in the proposed development would be affordable at an average of 60% AMI.
- The performance grant would be equivalent to incremental real estate tax revenues generated by the project and received by the city, conditional on project completion and maintenance for a minimum of 30 years.
- In the first year, the expected amount to be paid for the performance grant would be just under \$873,000, per the fiscal impact portion of the O&R transmittal.

Council Staff Questions:

- What does it mean for the units to be affordable at an “average” of 60% of AMI?
- How does this performance grant structure compare to the overall portfolio of performance grant projects?

6. Ordinance No. 2026-171

Patron Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Shockoe Legacy Foundation Grant Contract between the City of Richmond and the Shockoe Legacy Foundation for the purpose of funding expenses incurred by the Shockoe Legacy Foundation for the planning and development of the Slavey and Freedom Heritage Site, including the Lumpkin's Pavilion and the National Slavery Museum, in the city of Richmond.

Council Staff Notes:

- This ordinance allocates just under 10% (\$1.3 million) of the \$13.4 million state funding from the Virginia Department of General Services for the purpose of funding the planning and development of a Slavery and Freedom Heritage site in Richmond, including Lumpkin's Pavilion and Slave Trail improvements and a future Slavery Museum.
- The agreement includes a requirement for monthly reporting.

Council Staff Questions:

- Is this state funding from a one-time source or will opportunities exist in the future to obtain additional state support for these efforts?
- What is the current plan for the remainder of the funds? Does the city have the authority to earn interest on the remaining state funds during the planning and development stage?

7. Ordinance No. 2026-172

Patron Mayor Avula

Title: To amend the Fiscal Year 2026-2027 General Fund Budget by (i) re-appropriating \$3,168,000.00 from the Fiscal Year 2025-2026 General Fund Committed Fund Balance to the Fiscal Year 2026-2027 Operating Budget, (ii) creating a new line item in the Outside Agencies and Central Appropriations agency entitled “Presbyterian Homes and Family Services, Inc.,” and (iii) appropriating such \$3,168,000.00 to such new line item and to existing Outside Agencies and Central Appropriations agency Central Virginia Legal Aid Society, Inc., Freeze Program, and Southside Community Development and Housing Corporation line items, all for the purpose of funding active housing cost relief initiatives serving City residents.

Council Staff Notes:

- This paper enacts the Gap Grant “swap” agreed to by Council and the Administration as a means of making funding available for Council amendments to the FY27 budget. (The remaining Gap Grant dollars originally appropriated in October 2024 were redirected to other housing cost relief programs included in the Mayor’s FY27 budget proposal, freeing the equivalent amount in general funds for Council amendments.)
- Per the O&R, “Adoption of this ordinance is necessary to ensure continuity of funding for these programs. Without it, the Family Crisis Fund, Eviction Diversion Program, and Right to Counsel for Evictions may face a multi-month funding lapse that would interrupt services to City residents for an extended period of time.”

Council Staff Questions:

- Can we expect a more general FY26 budget “realignment” paper (such as [Ord. 2025-143](#) and [Ord. 2024-162](#)) to come to the committee and Council? If so, when?
- The City announced that \$5.6 million in additional short-term rental revenue was collected on May 5, 2026 (in FY26). Where and when will that revenue be allocated?