



TWO CAPITOLS CONSULTING

Federal & State Government Strategies



**City of Richmond
Draft Legislative Agenda
2026 General Assembly Session
Presented by: Devon Cabot**

Broad Themes

- Housing Affordability - high rents, rising values and real estate taxes, impacts on long-term residents
- Adequate Funding for Education - K-12 funding formula, capital improvements, after school activities, child care and early childhood education
- Infrastructure Funding - maintenance and modernization for schools, roads, water and sewer
- Community Building - strong neighborhoods, quality of life and code enforcement challenges

Top Priorities

Legislative

- ***Faith in Housing / Yes In God's Backyard*** - legislation to streamline the permitting process for religious organizations to build multi-family affordable housing on their land.
- ***Anti-Rent Gouging*** - local authority to establish, by city ordinance, a program, overseen by a local housing board, to limit abusive rent increases.
- ***Long-term Owner Occupancy Program (LOOP)*** - completion of the study outlined in the 2025 Appropriations Act to address feasibility, eligibility criteria, strategies for implementation, and best practices from other states.
- ***Financing and Bonding Authority for Public Facilities*** - re-establishing the financing program for the maintenance and construction of public facilities and the subsequent authority to retain sales and use tax revenue generated at public facilities to repay bonds issued for those projects.
- ***School Construction*** - authority to raise the sales tax by up to 1% through a local referendum to fund public school construction and modernization.

Top Priorities

Budgetary

- ***Water Treatment Plant*** - \$40M request in state assistance for both FY27 and FY28 to jumpstart critical drinking water infrastructure improvements.
- ***Combined Sewer Overflow (CSO)*** - \$100M request in FY27 and \$150M request in FY28 to support the implementation of DEQ approved CSO upgrades as mandated by the General Assembly deadline of 2035.

Policy Positions

- ***Affordable Housing*** - LIHTC, ADUs, blight & rehabilitation, short-term rentals
- ***Education*** - funding formula, At-Risk & Hold Harmless funding, Pre- School Initiative, Child Care Subsidy
- ***Health and Human Services*** - maternal health, mental health, Marcus Alert, addiction, lead pipe program, clean air, food assistance, retail cannabis market
- ***Public Safety*** - 599 funding, Safer Communities, blight, opioid crisis, violence prevention
- ***Economic Development*** - zoning density, land use, tourism,
- ***Transportation*** - multimodal connectivity, speed cameras, road maintenance
- ***Administration of Government*** - PILOT, local control, unfunded mandates
- ***Regional Partners*** - RPS, PlanRVA, Va Municipal League, Va First Cities

Still Being Researched

- Campaign Finance Reform
- Charter Changes
- Commissions and Authorities - makeup, terms, accountability
- Eviction Diversion
- Health Equity Trust Fund
- Inclusionary Zoning
- Recovery Residences
- Special Elections for City Council Vacancies
- Tax Policy Fairness / Rollback Rate
- Transparency in FOIA

Timeline for the 2026 Legislative Package

October 3, 2025

Draft legislative proposals distributed to all Councilmembers for preliminary review

October 6, 2025

Proposals discussed during Organizational Development meeting for initial feedback prior to more discussions

October 29, 2025

Proposals presented and discussed at Legislative Summit with Richmond GA Delegation for more input

November 3, 2025

Resolution endorsing legislative proposals formally introduced at Council Special meeting prior to Organizational Development meeting

November 10, 2025 Final Council vote on resolution following public hearing

Session starts January 14, 2026 at Noon (60-day session)