



# Richmond City Council

The Voice of the People

Richmond, Virginia

## Office of the Council Chief of Staff

### Land Use, Housing, & Transportation Standing Committee

April 21, 2026

### Legislative Summary

**Previous Meeting:** March 17, 2026

**Next Meeting:** May 19, 2026

**Legistar Link:** [City of Richmond - Meeting of Land Use, Housing and Transportation Standing Committee on 4/21/2026 at 3:00 PM](#)

#### **Agenda Overview:**

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#### **Presentations:**

- **Greater Richmond Transit Company (GRTC):** Long-range financial outlook and North/South BRT expansion
- **Richmond Redevelopment and Housing Authority (RRHA):** Redevelopment plans and other topics

#### **Six Papers for Consideration:**

1. [Res. 2026-R003](#) Develop and implement an energy efficiency program.
2. [Ord. 2026-088](#) Expand the definition of “bike lane” to include the buffer of a bike lane.
3. [Ord. 2026-084](#) Standard Project Administration Agreement with the Central Virginia Transportation Authority for the purpose of administering the Diamond District Transportation Infrastructure Project.
4. [Ord. 2026-085](#) Accept funds from the Virginia Transit Association and to appropriate the increase to the Fiscal Year 2025-2026 Special Fund Budget for the purpose of funding a Free Rides to Work program.
5. [Ord. 2026-086](#) To designate the 1000 block of East Clay Street in honor of Bill Martin.
6. [Ord. 2026-087](#) To designate the 2300 block of Rosewood Avenue in honor of James “Jimmy Lee” Bracey.

#### **Next Meeting Preview (Tues, 5/19):**

- **Department of Public Works (DPW):** Traffic Calming and Engineering
- **Department of Public Works (DPW):** Beautification and Neighborhood Placemaking

**Presentation:** Greater Richmond Transit Company (GRTC) Long Range Financial Outlook and North/South Pulse Expansion - Sheryl Adams, Chief Executive Officer

**Council Staff Summary and Notes:**

- Slide 3: GRTC’s baseline operating costs are anticipated to grow only with inflation through FY 31
- Slide 7: Shows that the North/South BRT route is not yet fully funded. The fully funded portions include the Downtown area and the partially funded portions include the 3<sup>rd</sup> District and part of Southside.
- Slide 10: While the North/South BRT project will impact street trees, the agency’s plans show that 400 new street trees will be replanted in the median on Chamberlayne Avenue. The replanted trees will follow the City’s Urban Forestry Division Guidelines and will result in plantings of native tree species more suitable for the road median environment.

**Council Staff Questions:**

- What is GRTC’s projected revenue and how does it relate to the forecasted baseline operating costs? Do those operating costs factor in employee wages and benefits?
- How is the North/South Pulse being coordinated with the City’s Code Refresh and corridor planning efforts to ensure land use, density, and transit investments are aligned rather than happening in silos?
- What is the relationship between the Pulse expansion and the Downtown Transit Hub RFP, and how will that hub function as a transit system connector?
- How is GRTC evaluating long-term sustainability of the fare-free model, especially given ongoing funding gaps and the need for external funding to maintain it?
- Given that GRTC has achieved record ridership (over 12 million rides in FY2025) and continued growth post-pandemic, how is the financial outlook planning to sustain and scale service to meet that demand?
- GRTC has been bucking national ridership trends, with ridership meeting or exceeding pre-pandemic levels while many systems lag—what specific factors are driving that success, and how are those being incorporated into future planning?

**GRTC Presentation Acronym Glossary**

<b>BRT</b>	Bus Rapid Transit (A high-quality public transportation system designed to be fast, reliable, and more convenient than traditional bus route.)
<b>STBG</b>	Surface Transportation Block Grant Program (Flexible funding grant administered by the Federal Highway Administration. STBG program funding is made available through the State transportation agencies. STBG is an apportioned (formula) program, which means the funds are only made available to the States by a formula contained in law.)

**Presentation:** Richmond Redevelopment and Housing Authority (RRHA)  
 Redevelopment Plans - Steven Nesmith, Chief Executive Officer

**Council Staff Summary and Notes:**

- Slides 2–3: RRHA is the largest public housing authority in Virginia, serving 10,000+ residents, with most funding coming from HUD.
- Slide 4: Much of RRHA’s housing stock is outdated (1940s–1970s) and cannot be feasibly repaired, driving the need for redevelopment.
- Slide 5: Redevelopment is carried out through public-private partnerships and RFPs, with RRHA maintaining a role through its nonprofit arm (RDC).
- Slides 5, 15: Projects follow HUD principles like mixed-income communities and one-for-one replacement, though replacement can occur both on-site and off-site.
- Slides 6–8, 10–12: Residents are guaranteed protections (right to return, relocation support), while RRHA is advancing a People Plan and delivering 1,100+ units through multiple funding tools.

**Council Staff Questions:**

- How does RRHA ensure that “one-for-one replacement” does not result in a net loss of deeply affordable units, especially when units are replaced off-site?
- What percentage of residents typically return after redevelopment, and what are the main barriers preventing return?
- How is “good standing” defined for residents seeking to return, and how is that applied in practice?
- What specifically will the People Plan provide, and how will it be funded and sustained without a federal implementation grant?
- Of the 1,100+ units cited, how many are net-new versus replacement, and how many are deeply affordable?

**RRHA Presentation Acronym Glossary**

<b>RDC</b>	Richmond Development Corporation (RRHA’s nonprofit development arm)
<b>PBV</b>	Project-Based Voucher (subsidy tied to a specific housing unit/property)
<b>TPV</b>	Tenant Protection Voucher (voucher provided to residents displaced by redevelopment)
<b>LIHTC</b>	Low-Income Housing Tax Credit (primary federal financing tool for affordable housing development)
<b>CNI</b>	Choice Neighborhoods Initiative (HUD program supporting comprehensive redevelopment + People Plans)

## **MISCELLANEOUS**

### **1. Resolution No. 2026-003**

**Patrons** Councilmembers Lynch, Breton, Jordan, Abubaker, Gibson & Newbille

Title: 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.

#### **Council Staff Notes:**

- This resolution commits Council to working with the Administration to develop a comprehensive energy efficiency program but does not itself create or fund the program.
- Approximately one-third of Richmond households are considered energy-burdened, with disproportionate impacts on low-income and historically disinvested communities.
- The resolution frames energy efficiency as both a housing stability strategy and a climate action tool aligned with RVAgreen 2050 goals.
- The proposed approach emphasizes leveraging and filling gaps in existing federal, state, utility, and nonprofit programs rather than creating a fully standalone system.
- Implementation will require future decisions on funding sources, program design, and administrative capacity, including potential ongoing local investment.

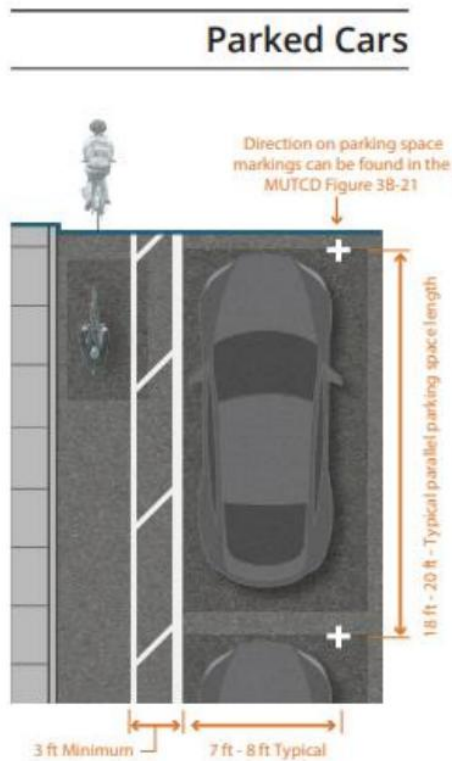
## 2. Ordinance No. 2026-088

**Patron** Vice President Jordan

Title: To amend City Code § 27-197, concerning parking prohibitions in specified places, for the purpose of clarifying the definition of the term “bicycle lane” and authorizing certain emergency medical services providers to move vehicles from prohibited areas.

### Council Staff Notes:

- This ordinance clarifies that buffer areas within bicycle lanes are included in parking prohibitions, improving enforceability.
- The change responds to documented issues of vehicles parking in buffers, forcing cyclists into traffic and creating safety risks.
- The amendment aligns City Code with federal and state design guidance, which treats buffers as essential safety space (e.g., for door clearance).
- It also authorizes EMS providers (not just police) to move vehicles when necessary in the course of their duties.
- The fiscal impact is minimal and primarily involves staff education and enforcement clarity, not new infrastructure.



## DEPARTMENT OF PUBLIC WORKS

### 3. Ordinance No. 2026-084

Patron Mayor Avula

Title: 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 Central Virginia Transportation Authority for the purpose of administering the Diamond District Transportation Infrastructure Project.

#### Council Staff Notes:

- This ordinance authorizes the City to execute an agreement to administer approximately \$10.37 million in CVTA regional funds, rather than approving new funding.
- The City will serve as the project administrator and is responsible for project delivery, compliance, and reporting requirements.
- The funding will support Phase 1A transportation infrastructure, including streets, signals, and utilities, to enable the Diamond District redevelopment.
- The project operates on a reimbursement model with capped funding, creating potential financial risk if project costs exceed the allocated amount.
- The City will assume long-term responsibility for maintaining the infrastructure once construction is complete.

#### Council Staff Questions:

- What is the City's financial exposure if project costs exceed the \$10.37 million allocation?
- What specific transportation improvements will be delivered as part of Phase 1A?
- How are funds tracked and overseen between the City, the EDA, and the developer?
- What is the anticipated timeline, and what risks could delay project delivery?
- What are the expected long-term maintenance costs, and how will they be funded?
- How does the recent opening of CarMax Park—now a central anchor of the Diamond District—change or accelerate the timeline, priorities, or public expectations for delivering the surrounding transportation infrastructure?

#### 4. **Ordinance No. 2026-085**

**Patron** Mayor Avula

Title: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$275,000.00 from the Virginia Transit Association and to appropriate the increase to the Fiscal Year 2025-2026 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Shared Mobility Special Fund by \$275,000.00 for the purpose of funding a Free Rides to Work program.

#### **Council Staff Notes:**

- This ordinance authorizes the City to accept a \$275,000 grant with no local match requirement, though the program operates on a reimbursement basis, meaning the City must front costs.
- The program is limited to TANF-eligible individuals or those earning at or below 200% of the federal poverty level with dependents.
- The primary goal is to connect low-income residents to jobs that are not accessible via existing public transit, biking, or walking networks.
- The program relies on microtransit or van-share models rather than expanding fixed-route public transportation.
- This is structured as a pilot program with reporting requirements intended to evaluate feasibility and inform potential future expansion.

#### **Council Staff Questions:**

- How are participants selected, and what happens if demand exceeds available funding?
- What metrics will be used to define success, such as ridership, job retention, or income outcomes?
- Who will operate the service, and what is the estimated cost per rider or trip?
- What is the plan for sustaining or sunseting the program once grant funding ends?
- How does this program integrate with GRTC or other existing mobility initiatives?

5. **Ordinance No. 2026-086**

**Patrons** Mayor Avula, President Newbille & Vice President Jordan

Title: To designate the 1000 block of East Clay Street in honor of Bill Martin.

**Council Staff Notes:**

- Bill Martin served as longtime director of the Valentine Museum and played a key role in reshaping how Richmond tells its history, elevating more inclusive narratives.
- He expanded public programming, including history tours and community dialogue series, and strengthened connections between cultural institutions and the public.
- The location is directly tied to his legacy, as the Valentine Museum sits on this block
- *Note* – Because this is from the Mayor’s Office, this *will not* count against the Council’s new policy of limiting itself to 10 honorary street signs per fiscal year ([Res. 2025-R016](#)).

6. **Ordinance No. 2026-087**

**Patron** Councilmember Lynch

Title: To designate the 2300 block of Rosewood Avenue in honor of James “Jimmy Lee” Bracey.

**Council Staff Notes**

- Bracey dedicated more than 50 years to mentoring Richmond youth through athletics, founding the West End Striders track program in 1967.
- His work focused on removing barriers to participation, providing transportation, equipment, and support to young people who lacked access to organized sports.
- His impact includes generations of student-athletes who achieved academic, athletic, and personal success, including scholarships and elite competition.
- *Note* – This *will* count against the Council’s new policy of limiting itself to 10 honorary street signs per fiscal year ([Res. 2025-R016](#)). This is the 1<sup>st</sup> honorary street sign from Council this fiscal year.