Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Land Use, Housing, & Transportation Standing Committee

February 17, 2026

Legislative Summary

Previous Meeting: January 20, 2026 **Next Meeting:** April 21, 2026

Legistar Link: City of Richmond - Meeting of Land Use, Housing and Transportation Standing Committee on 2/17/2026 at 3:00 PM

Committee Notes

Presentations:

- Merrick Malone, Director of Department of Housing and Community Development on the Affordable Housing Trust
- Kevin Vonck, Director of the Department of Planning and Development Review on Code Enforcement's Outreach and Education Efforts.

Director Merrick Malone Affordable Housing Trust Fund

Staff Notes:

- Slide 5: $42.3M invested since inception.
- Slide 6: 3,603 units produced/preserved.
- Slide 16: 1,725 units developed between 2021–2025, majority at 60% AMI.
- Slide 16: Only 64 units (3.7%) at ≤30% AMI (deep affordability).
- Slide 13: A 30% AMI 1BR requires $6,072/year operating subsidy (~$182K over 30 years).

Potential Questions:

- Can you clarify how the 15-year affordability requirement is monitored and enforced. Are affordability covenants recorded and audited?
- What percentage of AHTF awards are structured as repayable loans versus forgivable grants? Do repayments recapitalize the fund?
- Of the 1,725 units produced between 2021 and 2025, only 64 serve households at ≤30% AMI. How does that align with the distribution of housing needed citywide?
- Do we track distribution relative to access to opportunity or displacement risk?

Director Kevin Vonck - Property Maintenance and Code Enforcement

Staff Notes:

- Slide 4: 7,301 new cases in 2025; 4,366 NOVs issued.
- Slide 6: 622 vacant buildings remain citywide.
- Slide 6: 80 demolition permits issued in 2025.
- Slide 5: Enforcement activity varies by district. Note: increase in District 8 from 2024 to 2025.
- Slide 9: Significant after-dark enforcement via Citywide Enforcement Teams.

Potential Questions:

- Can you clarify what percentage of cases are initiated through community complaints versus proactive inspections? Do we track trends in complaint volume by district?
- We noted an increase in NOVs in District 8 from 2024 to 2025. What may be contributing to that change?
- Of unsafe structure citations, do we track how many involve tenant-occupied properties?
- Can you brief us on your public outreach and education efforts?
- Have we analyzed enforcement activity by neighborhood demographics to understand whether patterns differ across the city?

Discussion Items:

- None.

Ordinances & Resolutions for Consideration:

- Ord. 2026-039 (Avula, Land use and development performance criteria in Chesapeake Bay Preservation Areas)
- Ord. 2026-040 (Avula, Fees for Richmond Erosion and Stormwater Management Program)
- Res. 2026-R008 (Avula, Naming of public alley to "Strong Oak Alley")
- Res. 2026-R010 (Avula, SMART Scale Round 7 funding)
- Res. 2026-R009 (Avula, Designate Walmsley Boulevard as Revitalization Area)
- Res. 2026-R003 (Lynch and Breton, Develop and implement an energy efficiency program)

DEPARTMENT OF PUBLIC UTILITIES

1. Ordinance No. 2026-039 **Patron** Mayor Avula

Key Points:

- Amends City Code §§ 14-181, concerning definitions related to land use and development performance criteria in Chesapeake Bay Preservation Areas, 14-263, concerning general performance criteria, and 14-264, concerning criteria for resource protection areas for the purpose of aligning the City Code with state law.
- This paper brings City Code into alignment with State law and regulations from the Department of Environmental Quality after State Water Control Board amended regulations to support goals preserving the Chesapeake.
- Localities are required to update their Codes to comply with DEQ regulations. Updates include requiring resiliency assessments for proposed redevelopments to consider impacts on sea-level rises, storms surge, and flooding.
- Amendments include efforts at protection, maintenance, and planting of mature trees to protect against erosion.
- Question: Members may wish to ask if there are impacts on the City's efforts to maintain/promote urban forestry and does this include developments by the City government.

Fiscal Impact: ☒ None ☐ Yes. No fiscal impact anticipated.

2. Ordinance No. 2025-279 **Patron** Mayor Avula

Key Points:

- To amend § 14-336, concerning Richmond Erosion and Stormwater Management Program fees, for the purpose of aligning such section with recent amendments to state law and regulations approved by the State Water Control Board.
- The paper aligns City Code and fees with changes to last year's regulatory laws by the State Water Control Board.
- State law requires the Board to examine fees adjusted with inflation. Fees can range from $2,700 to $4,100 for sites between one and five acres, and $8,800 to $14,00 for large and medium individual permits, from 6,000 to

$9,000 for small individual permits, from $3,000 to $4,800 for small general permits.

- Aligns City Code with DEQ recommendations so that fee schedules are aligned for ongoing compliance.
- Members may wish to ask:
  1. How are the fees used?
  2. How much in fees are expected to be collected?

Fiscal Impact: ☒ None ☐ Yes. Fees will go up for the City. DEQ may a percentage of the fees collected.

DEPARTMENT OF PUBLIC WORKS

3. Resolution No. 2026-040 **Patron** Mayor Avula

Key Points

- Names the alley located in the block bounded by T Street, North 31st Street, Kuhn Street and North 32nd Street as "Strong Oak Alley." (7th District).
- The property owner developer developed 4 single family attached dwellings with an SUP granted last year. Two of the units front an alley.
- Naming is required to support mail delivery, emergency services, utilities, and other services requiring an address
- The property owner developer developed 4 single family attached dwellings with an SUP granted last year. Two of the units front an alleyway.
- Fiscal Impact: ☒ None ☐ Yes.

4. Resolution No. 2026-R008 **Patrons** Mayor Avula

Key Points

- To express the City Council's support for and request the Commonwealth Transportation Board to provide funding for the City's SMART SCALE Round 7 candidate projects for 2026.
- Accompanied by a presentation. Note slides:
  - Slide 9: Round 7 statewide funding: $800M–$1.2B.
  - Slide 9: Estimated Richmond share: $20–30M.
  - Slide 10: 10 proposed projects.
  - Slides 21,23: Major funding gaps for Mayo Bridge and BRT Phase B.
  - Slide 6: $351M secured across six rounds.

Members may wish to ask:

- Can you walk us through how "safety" is measured within the Smart Scale scoring model?
- Are pedestrian, bicycle, and transit-related crashes weighted considered?
- What do you attribute Richmond's success in the past six rounds to?
- Regarding projects with significant funding gaps, how are we leveraging other funding sources?

Fiscal Impact: ☒ None ☐ Yes.

HOUSING AND COMMUNITY DEVELOPMENT

5. Ordinance No. 2026-R009 **Patrons** Mayor Avula

Key Points

- To designate the property known as 4611 Walmsley Boulevard as a revitalization area pursuant to Va. Code § 36-55.30:2. (8th District).
- The resolution designates this property as a revitalization area and states Council 's determination that economic revitalization of the area is unlikely to occur without more affordable housing. This development will provide 219 units:
  1. 115 one-bedroom
  2. 89 two-bedroom
  3. 15 three-bedroom units.
- Council approved an SUP for the property development last November
- 60% of area median income is the targeted resident.

Fiscal Impact: ☒ None ☐ Yes. No costs to the City. The revitalization declaration is needed for VHDA bonding of the $64M project on 6.9 acres.

6. Resolution No. 2026-R003 **Patrons** Cmbrs. Lynch & Breton

Key Points

- To commit to working with the City's Administration to develop 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.

- After declaring a climate crisis in the City in 2023. Household energy costs are adversely impacting Richmonders' cost of living.
- Given the Council expressed concerns about the climate crises in 2023 and the City's roll in providing various utilities there is a need to establish efforts to address the negative impacts of increasing utility costs to Richmonders. This paper commits the City to developing a comprehensive approach to addressing costs concerns.

Fiscal Impact: ☒ None ☐ Yes. There are no immediate fiscal impact/costs.