



Presentation on Housing Tools Land Use, Housing and Transportation Committee

City of Richmond, Virginia

Department of Housing and Community Development

JUNE 17, 2025



Rehabilitation Programs: Federal Funding

Owner Occupied Rehab

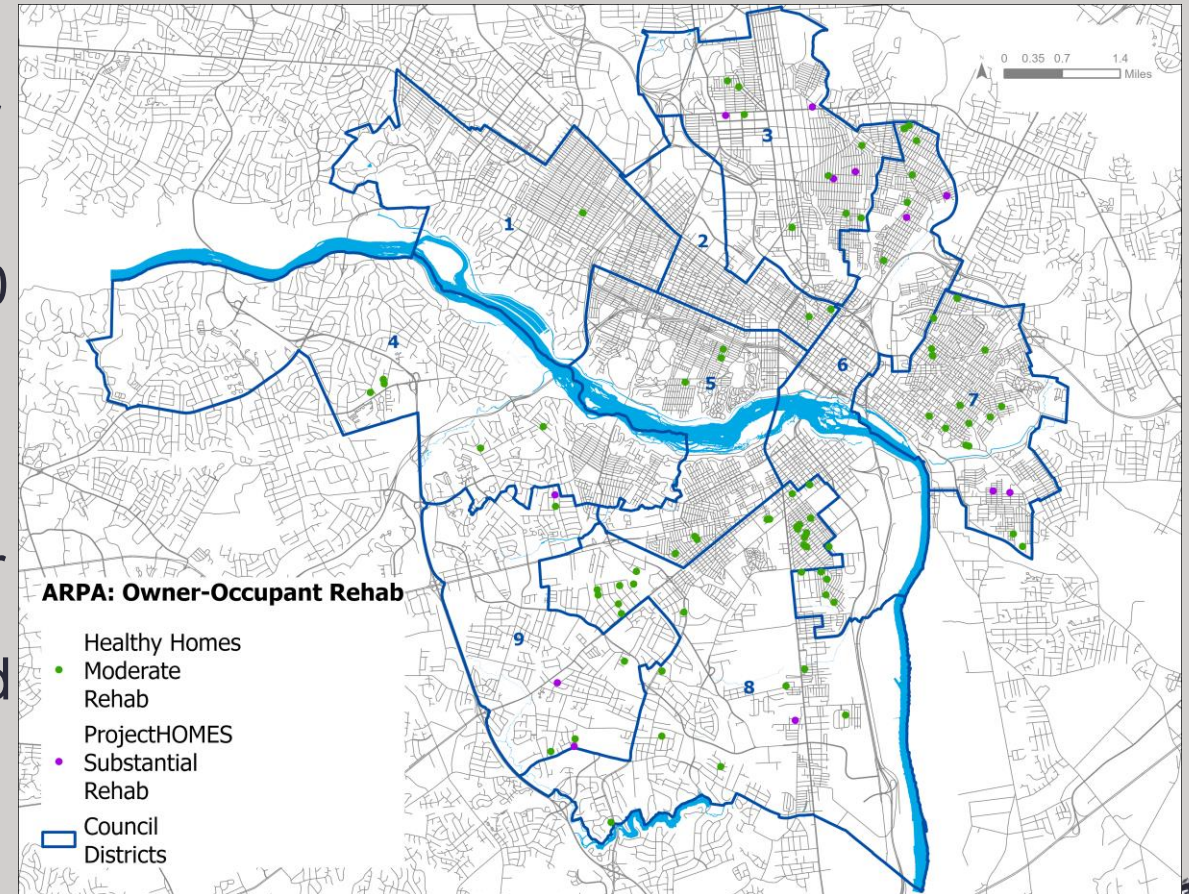
- **Critical Home Repair using CDBG**
- Up to \$15,000 in assistance per home
- 40 homeowners assisted to date in FY25
- FY25 investment: \$1,500,000
- project:HOMES, Richmond Metro Habitat, and Rebuilding Together



Rehabilitation Programs: ARPA Funding

Owner-Occupied Rehab

- **Healthy Homes: Moderate Rehab**
 - Up to \$30,000 in assistance per home
 - 89 homeowners assisted
 - Total investment: \$2,078,534.70
- **project:HOMES: Substantial Rehab**
 - Up to \$60,000 in assistance per home
 - 12 homes have been completed to date, with 21 in progress
 - Total investment: \$2,200,000



Rehabilitation Programs: ARPA Funding

Rental Preservation – Multi Family Rental

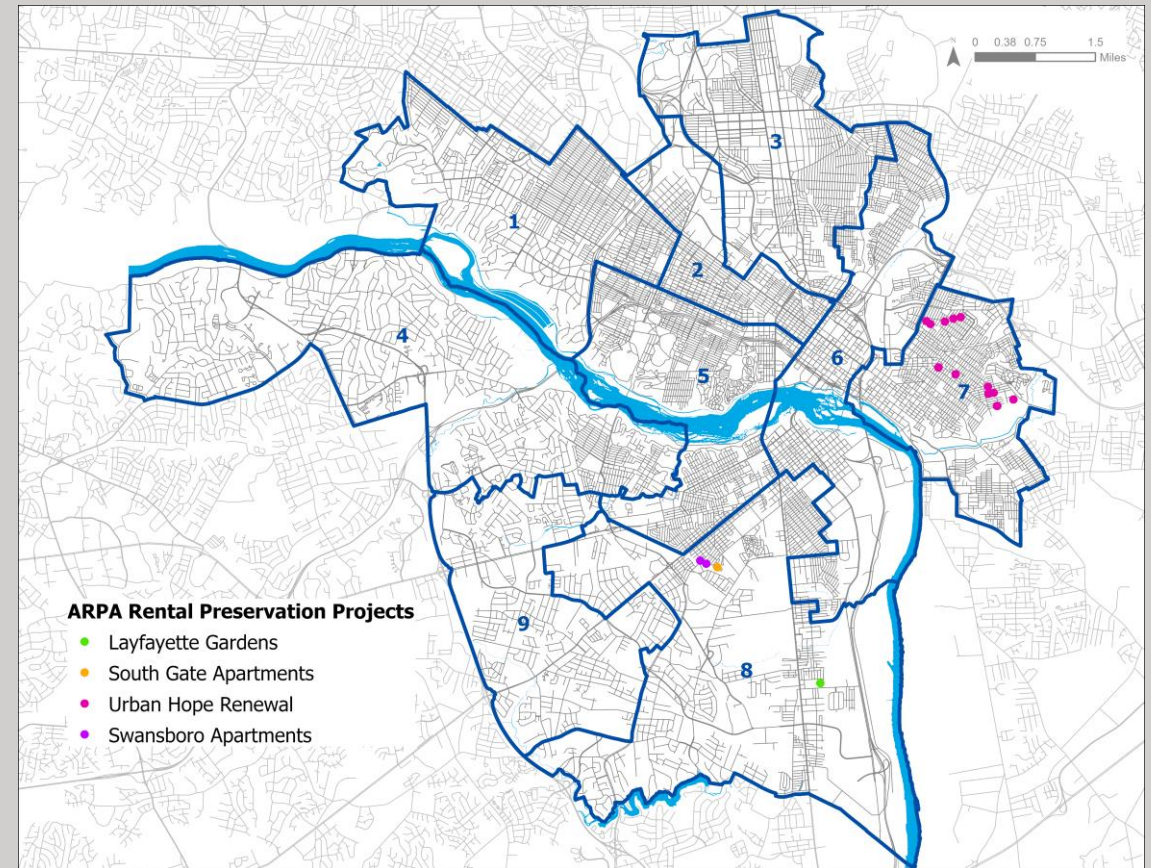
Preservation **279**

0 - 50% AMI **264**

51 - 60% AMI **15**

Total Preservation Investment
\$3,050,000

Total Preservation Cost
\$43,201,125



Rehabilitation Programs: Non-Departmental Funding

Manufactured Home Park Initiative

	Phase 1	Phase 2	Phase 3
Total Investment	\$300,000	\$500,000	\$800,000
No. of Units Repaired	20	16 – To-Date 21– In Progress	50 – Projected Start Date July 1, 2025



Up to \$13,200 per unit in repairs

Anti-Displacement Programs: Non-Departmental Funding - Eviction Diversion & Right-to-Counsel

Southside Community Development and Housing Corporation (SCDHC) manages the City's Eviction Diversion Program with a **\$1,000,000** allocation.

As of March 31, 2025

Number of Inquiries for Assistance	750
Number of Households Assisted	82
Amount of Direct Assistance Provided	\$207,254

Central Virginia Legal Aid Society (CVLAS) manages the City's Right-to-Counsel Program with a **\$500,000** allocation.

This program will begin July 1, 2025.



Anti-Displacement Strategies – For Consideration

HCD believes that rehab and preservation cannot be the only investment to prevent displacement. A citywide understanding of what displacement is and the implementation of anti-displacement policies and programs, alongside the investment and revitalization of communities, is critical.

Additional suggestions for consideration:

- **Local action**
 - **Engagement of Philanthropic and Corporate Communities;** a crucial opportunity to secure funding for preservation and the production of a spectrum of affordable housing options.
- **State legislative action**
 - **Establish a long-term owner occupancy program (LOOP);** LOOP is aimed at reducing real estate taxes for long-term residents experiencing recent hikes to their tax bill.
 - **Support Legislation for Prohibited Acquisition of Residential Land;** Restrictions; Civil Penalty in the 2025 General Assembly. SB 693 would prohibit large investment firms from the predatory purchasing of housing units. 1 in 4 affordable units in the US are purchased by investment firms and may lose affordability as a result. In the Richmond metro, [20% of all apartment units \(18,460 units\)](#) are owned by private equity. This is the 10th highest rate of private equity ownership in the country.



QUESTIONS

