



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Finance & Economic Development Standing Committee

April 16, 2026

Prep Document for Committee Members

Previous Meeting: March 18, 2026

Next Meeting: May 20, 2026

Agenda Overview:

- Seven papers for consideration (one paper on the agenda, the Mayor's payment register ordinance, will be continued to the May meeting):
 1. [Ord. 2025-282](#) (create real estate tax deferral program for certain owner-occupied properties)
 2. [Ord. 2026-078](#) (authorize CAO to accept just under \$250k in funds from DCJS for violence prevention and intervention services to newcomer, immigrant, and refugee youth)
 3. [Ord. 2026-079](#) (authorize CAO to accept \$344.1k from DCJS for Operation Ceasefire)
 4. [Ord. 2026-080](#) (authorize CAO to accept \$500k from the National Park Service for Pump House roof replacement)
 5. [Ord. 2026-081](#) (amend existing payment register ordinance/code) – to be continued to May meeting
 6. [Ord. 2026-082](#) (amend reporting requirements for new AHTF funding model in Sec. 12-48)
 7. [Res. 2026-R013](#) (request that CAO modify the city's leave policy, via Administrative Regulation 4.8, concerning maximum carryforward and vacation leave payout and submit report detailing operational and fiscal impacts by 6/30)
 8. [Res. 2026-R017](#) (provide for bond issuance to refund/refinance \$250 million in utility revenue bonds)
- One presentation:
 - HCD on inventory of anti-displacement programs and tools

1. Ordinance No. 2025-282 Patrons Councilor Abubaker, Councilor Trammell, Councilor Breton, Councilor Lynch

Title: To amend ch. 26, article V, div. 2 of the City Code by adding therein a new section 26-370, concerning a deferral program for certain real estate taxes pursuant to and in accordance with Code of Virginia § 58.1-3219.

Council Staff Notes:

- The O&R includes an attachment detailing the analysis of fiscal impact. The amount of potentially, temporarily foregone real estate tax revenue would likely be higher beginning with tax year 2028 because of the time between general assessments associated with the “freeze.”
- On Monday, 4/13, members received a memo from Ken Martinez, Director of Revenue Administration, outlining the administration’s position on this ordinance.

2. Ordinance No. 2026-078

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 \$249,917.00 from the Virginia Department of Criminal Justice Services and to amend the Fiscal Year 2025-2026 General Fund Budget by increasing estimated revenues and the amount appropriated to the Outside Agencies and Central Appropriations agency YWCA Richmond line item by \$117,257.00 of the accepted funds and to amend the Fiscal Year 2025-2026 Special Fund Budget by increasing estimated revenues and the amount appropriated to the Office of the Deputy Chief Administrative Officer for Human Services' OIRE Youth and Family Violence Prevention Special Fund by the remaining \$132,660.00 of the accepted funds, all for the purpose of providing violence prevention and intervention services to newcomer, immigrant, and refugee youth.

Council Staff Notes:

- The O&R notes that these grant funds are a continuance of a grant and associated programming first awarded in FY24.
- There is no city match requirement for these funds.

Council Staff Questions:

- How far into the future can the city expect these state funds to be available?
- What are the performance measures (both quantitative and qualitative) used to document the impact of this program, both internally and as reported to DCJS?
Could a summary of program performance be provided to the committee/Council?

3. Ordinance No. 2026-079

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 \$344,100.00 from the Virginia Department of Criminal Justice Services, to amend the Fiscal Year 2025-2026 Special Fund Budget by creating a new special fund for the Department of Justice Services entitled "Operation Ceasefire Program Special Fund," and to appropriate the increase to the Fiscal Year 2025-2026 Special Fund by increasing estimated revenues and the amount appropriated to the Department of Justice Services' "Operation Ceasefire Program Special Fund" by \$344,100.00 for the purpose of funding the City's Operation Ceasefire Program for the Office of Gun Violence Prevention.

Council Staff Notes:

- The O&R notes that this is a reimbursement-based grant, with the project running through the end of calendar year 2028.
- The specific use of these funds is to support the "Safety & Healing Initiative ... to support partnerships with local nonprofit reentry and service providers to recruit, train, and deploy credible messengers with lived experience as well as targeted environmental improvements in high-violence hotspot neighborhoods."

Council Staff Questions:

- How far into the future can the city expect these state funds to be available (i.e., beyond this project term that ends in December 2028)?
- What are the performance measures (both quantitative and qualitative) used to document the impact of this program, both internally and as reported to DCJS?
- Could a summary of program performance be provided to the committee/Council?

4. Ordinance No. 2026-079

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 \$500,000.00 from the United States Department of the Interior, National Park Service and to amend the Fiscal Year 2025-2026 Special Fund Budget by creating a new special fund for the Department of Parks, Recreation and Community Facilities entitled "Pump House Roof Replacement Special Fund," and appropriating the increase to the Department of Parks, Recreation and Community Facilities' "Pump House Roof Replacement Special Fund" by \$500,000.00 for the purpose of providing funding for the Pump House Roof Replacement project.

Council Staff Notes:

- The O&R notes that these funds were awarded in August 2024 and require a local match, which will be paid by the James River Park Master Plan project portion of the FY25 CIP budget.

Council Staff Questions:

- There appears to be a nearly two-year delay between this grant award being made in August 2024 and this ordinance. What explains the delay? Have there been any negative consequences it would be helpful for the committee and Council to be aware of?

5. 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:

- This ordinance will be continued to the May Finance meeting.

6. Ordinance No. 2025-082

Patron Councilor Abubaker

Title: To amend City Code § 12-48, concerning disposition of certain real estate tax revenue, for the purpose of requiring additional annual reporting on loans awarded from the Affordable Housing Trust Fund.

Council Staff Notes:

- Enhances annual reporting requirements for Affordable Housing Trust Fund (AHTF) loans including information on loan performance and whether funds revolve, or self-replenish, using future loans and loan repayments.

7. Resolution No. 2026-R013

Patron Councilor Robertson

Title: To request that the Chief Administrative Officer amend Administrative Regulation 4.8, concerning the City's leave policy, to modify the maximum carryforward policy and procedures for paying out vacation leave balances for unclassified employees as a one-time occurrence during the transition to implement a maximum carryforward procedure and to request that the Chief Administrative Officer submit a written report of the operational and fiscal impacts of implementing such amendments and any additional proposed amendments no later than June 30, 2026.

Council Staff Notes:

- Prior to Administration Regulation 4.8, unclassified employees were allowed to carryforward an unlimited number of vacation leave hours, but that regulation created a five-year window closing July 1, 2028, to draw down excess leave above the maximum carryforward amount.
- As noted in the resolution text, as of December 31, 2025, 110 unclassified employees had vacation leave balances above their respective maximum carryforward limits.
- Report is due no later than June 30, 2026.

8. Resolution No. 2026-R013

Patron Councilor Robertson

Title: To provide for the issuance of public utility revenue refunding bonds of the City of Richmond, Virginia, in the maximum aggregate principal amount of \$225,000,000 to refund all or portions of certain public utility revenue bonds previously issued by the City, and to authorize the Director of Finance, with the approval of the Chief Administrative Officer, for and on behalf of the City, to sell such refunding bonds for such purpose, to provide for the form, details and payment of such bonds, to approve the form of supplemental indenture of trust, and to authorize the issuance of such bonds as either federally tax-exempt or federally taxable bonds, or both.

Council Staff Notes:

- Per the O&R, this is an issuance to refund/refinance public utility revenue bonds issued earlier this year (Series 2026A) to refund/refinance previously issued bonds.
- Quote from the O&R: “The City is currently planning to issue new Utility Revenue bonds later this spring and being able to include these refunding transactions with a planned new money bond issue, will save the City duplicative legal and other issuance costs, while potentially achieving debt service savings if interest rates remain favorable.”
- Per the O&R, refunding the utility revenue bonds issued earlier this year along with the upcoming new issuance may save the city over \$9 million in debt service costs through 2035.

Council Staff Questions:

- Please clarify whether the \$9 million figure in “total annual debt service savings over the remaining years maturing in 2035” means a *cumulative total* of \$9 million in savings over that period or \$9 million total savings *per year*.
- Were the anticipated savings described in the O&R factored into Davenport’s analysis and presentation in February?

Presentation: Anti-Displacement Inventory: A Comprehensive Catalog of the City of Richmond’s Existing Programs and Initiatives That Mitigate the Displacement of Residents

*Note: This presentation provides a high-level overview of the more detailed information contained in “**An Inventory of Programs and Initiatives That Mitigate the Displacement of Residents,**” a 41-page document that includes the following key indicators for each program identified through the review process in response to Res. 2025-R043:*

- *Program category*
- *Program name and administering unit within city government*
- *Program description*
- *Population served (relative crisis level and number)*
- *Current resource commitment, both funding and FTEs*
- *Additional considerations*
- *Program website*

Council Staff Summary and Notes:

- 40% of Richmonders were housing cost burdened (paid 30% or more of their income for housing costs) in 2024, the most recent year for which US Census Bureau data is available
- Topline indicators of programs and resource commitments:
 - 30 programs spanning 12 departments and staffed by more than 77 employees
 - Over \$36 million in funding (federal, state, and local)
 - Serving more than 18,000 households (see next bullet for caveats)
- The most anti-displacement programs (11) of the 30 total are within the “Housing Stability for All Richmonders” category. Across other categories:
 - Utilities & Billing Assistance: 7 programs
 - Community Development and Planning: 7 programs
 - Assistance for Homeowners: 5 programs
- Number and percentage of programs serving populations by risk level:
 - In crisis: 24 of 30 programs (80%)
 - At risk: 27 of 30 programs (90%)
 - Safe: 21 of 30 programs (70%)
 - Stable: 21 of 30 programs (70%)
 - Thriving: 11 of 30 programs (37%)

Council Staff Questions:

- What did the program inventory process reveal or suggest about what the city ISN'T currently doing, but should be, to fight displacement?
- How much of the >\$36 million in identified funding is exclusively city dollars?
- Have you estimated the amount of funding and staffing resources allocated to the “thriving” households served by the city’s anti-displacement programs?
 - If the city were to reallocate those resources to provide more services to the “in crisis” and “at risk” categories, what would that look like?
- Questions with FY27 budget implications:
 - The presentation notes a need for additional staff and funding “to improve processing times, implement efficiency measures, and expand the reach of programs.” **How does the Mayor’s FY27 budget proposal specifically provide additional staff and funding for these programs (i.e., more than the FY26 base identified through this process)?**
 - What specific improvements are needed for data collection and reporting; what would it cost to implement them; and how, if at all, are those costs already included in the budget proposal?
- Please provide more detail about plans for updating the city’s equitable affordable housing plan by December 2026, pursuant to Res. 2025-R043 as amended.