

Office of Homeless Services Update

City Council Informal Meeting
November 10, 2025



OFFICE OF
**HOMELESS
SERVICES**

Agenda

- Ordinance 2018-241
- Strategic Planning Update
- Current Data and Trends
- Shelter and Housing Capacity Updates
- Federal Government Shutdown & Funding Updates

Ordinance No. 2018-241

- Adopted December 17, 2018
- Mandates a Strategic Plan to End Homelessness, to be updated every two years.
 - Strategic Plan for 2020-2030 published May 2020
- Requires an annual progress report to Council on goals to expand housing and shelter capacity.

Strategic Planning Update

An update to the **Strategic Plan to End Homelessness will be delivered in 2026**, tentatively planned to be completed late Spring 2026.

- **Collaborative Plan Evaluation & Alignment**

Partner with Housing & Community Development and the Greater Richmond Continuum of Care (GRCoC) to evaluate current goals and program performance, ensuring the preservation of existing shelter and housing options, and positions the community to sustain and strengthen services for vulnerable residents amid evolving and reduced federal funding streams.

- **Community-Driven Engagement Process**

Office of Homeless Services will lead an inclusive engagement effort with residents, service providers, and people with lived experience to ground updates in community priorities, equity, and shared accountability.

Point-In-Time Count

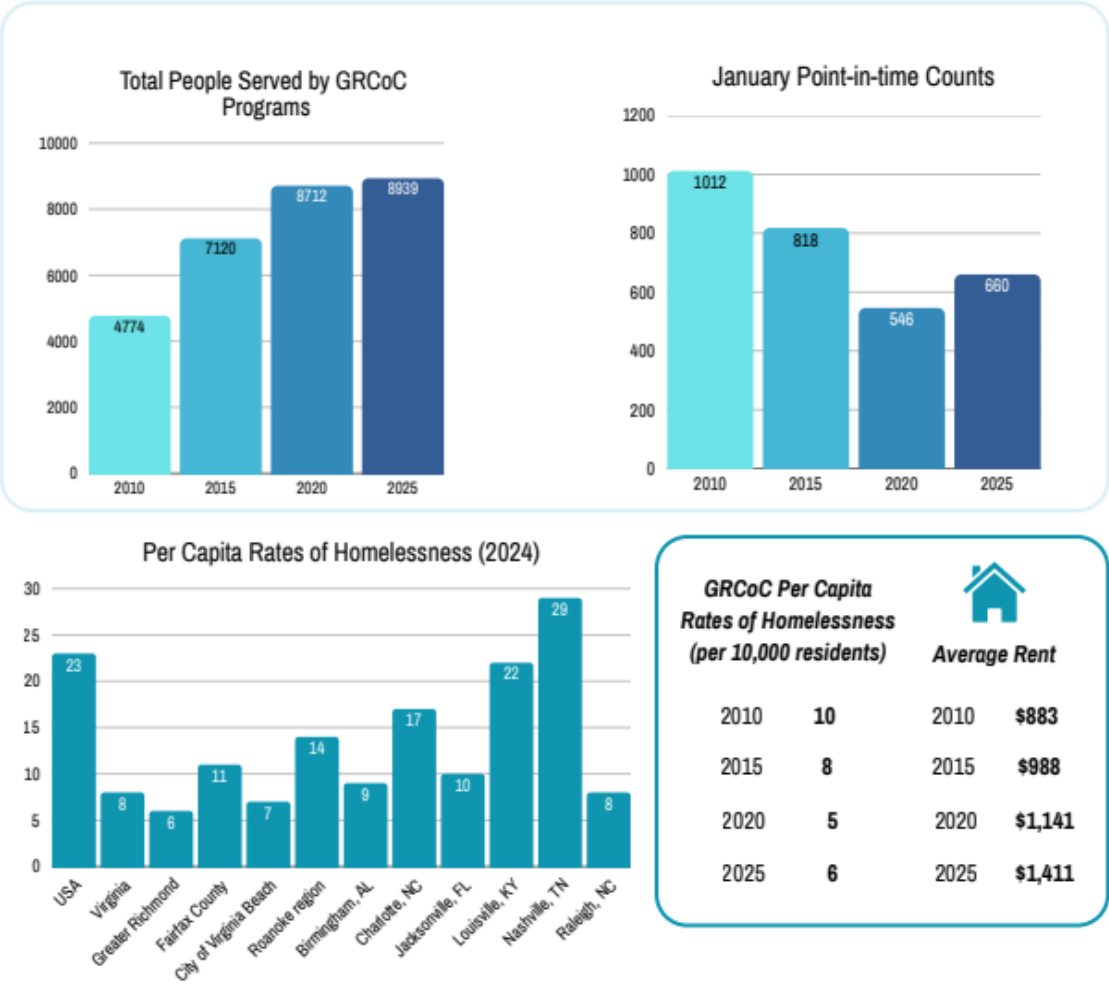
A Point-in-Time Count provides a one-night snapshot of homelessness in our region, including those in shelters, transitional housing, domestic violence shelters, or unsheltered locations.

July 2025:

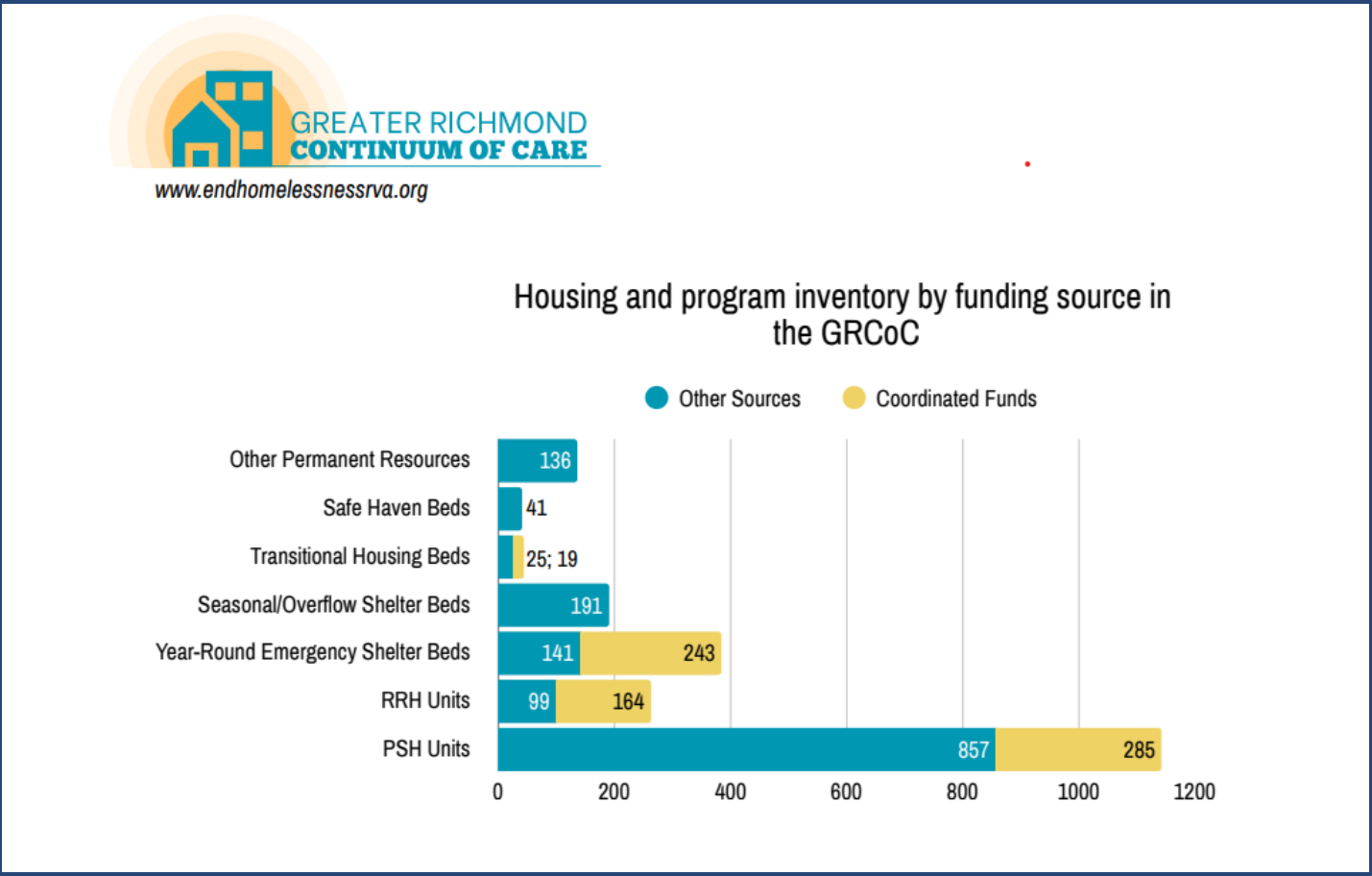
- **680** total people experiencing homelessness
- **333** unsheltered, **347** sheltered
- **45%** of people reported Richmond as the last locality of their stable housing
- **48%** of people reported economic factors as the primary cause of their homelessness.

Greater Richmond Region Trends

- Greater Richmond Region has **lower** per capita rate of homelessness compared to the state average, as well as Fairfax, Virginia Beach, and Roanoke.
- Since 2020, homelessness has **increased** in the Greater Richmond Region for the first time since prior to 2010.
- Between 2020 and 2025, average rent increased by **24%**.
- Between 2010 and 2025, the overall population increased by 13% and the rental vacancy rate dropped by 5%.



Current GRCoC Shelter and Housing Inventory



Current Inventory Count:

- **1,142** PSH units
- **263** RRH units
- **384** Year-Round Shelter Beds

Strategic Plan Goal: Expanding Shelter Capacity (Year-Round Beds)

Year-Round Emergency Shelter:

- Operate year-round
- Provide short-term shelter and basic needs (sleeping space, bathrooms, meals) plus case management services.
- Often serve specific populations i.e. single adults, families, men, women, domestic violence survivors, etc.
- Typically require a referral

Year	# of Year-Round Shelter Beds in Greater Richmond Region	# of City-Funded Year-Round Beds
2020	335	0
2025	384	100
	49 beds added	100 beds added

Expanding Shelter Capacity – Inclement Weather Shelter (IWS)

Inclement Weather Shelter

- Currently open November 15 – April 15, with additional activation days based on temperature or weather events
- Provides nightly shelter and basic needs (sleeping space, bathrooms, meals)
- Walk-up shelter; no referral necessary

Year	# of City-Funded IWS Beds
2020	150
2025	166
	16 beds added

Shelter Capacity Investments

**Total Shelter Investments FY24-FY26:
\$8,708,673**

**Total FY26 CoR Shelter Investments:
\$2,730,496**



- **50-bed Family Shelter**
- Opened Dec 1, 2023
- Expanded family shelter access by 43%
- FY26 CoR Investment: \$699,190



- **106-bed Inclement Weather Shelter (IWS) + 50-bed Year-Round Men's Shelter**
- Opened February 2024
- FY26 CoR Investment: \$1,722,306



- Adds up to **60 additional IWS beds** when Salvation Army is at maximum capacity
- Opening December 1, 2025
- FY26 CoR Investment: \$309,000



Strategic Plan Goal: Expanding Permanent Supportive Housing Capacity

Permanent Supportive Housing

- Provides long-term rental assistance and voluntary supportive services to people experiencing homelessness
- Participants must be "literally homeless" for at least one year continuously or on four or more occasions in the last 3 years totaling at least 12 months AND have a documented disability

Year	# of City-Supported PSH Units Added
2020-2025	86
2025-2030	110 currently funded
	Increase of 196 PSH units since 2020

Permanent Supportive Housing (PSH) Capacity Investments

Projects in Development

Bellevue Gardens

- Surber Development and Consulting
- 78 units total/**10** PSH units
- Completion anticipated 12/31/2025

Lynhaven Ridge

- Surber Development and Consulting
- 50 units total/**10** units w/ supportive services
- Completion date 6/1/2026

809 Oliver Hill Way

- Commonwealth Catholic Charities
- 80 units total/**20** PSH units
- Completion anticipated 3/1/2027

Blue Ridge Estates (Preservation)

- Beacon Community Services
- 182 units total/**31** PSH units preserved
- Completion date 6/1/2027

Rady Street

- SupportWorks Housing
- 82 units total/**70** PSH Units
- Completion anticipated FY2030

Completed Projects Since 2020

Cool Lane

- SupportWorks Housing
- Opened June 11, 2024
- **86** PSH Units



Federal Government Shutdown Updates

SupportWorks Housing's HomeLink PSH HUD-direct contract expired on October 31, 2025, due to government shutdown and lack of federal funding availability. As a result, HomeLink participants' November rent has **not** been paid.

- 153 Richmond residents, 214 people total
- 68% have a mental health disability
- 53% have two or more disabling conditions
- 65% are 55+ years old
- 105 landlords impacted

Should government shutdown continue, two additional Rapid Rehousing HUD contracts will lapse between November 30 and December 31, 2025.

Potential Federal Changes at HUD

Significant changes are possible in forthcoming HUD FY25 CoC NOFO in Fall 2025:

- Would reduce permanent housing funding (both RRH and PSH) CoC funding from 87% to 30%.
- Up to 550 individuals and families enrolled in GRCoC permanent housing programs could lose their housing and access to supportive services.
- Compressed application timeline could cause significant difficulty in CoC planning processes, leading to delays in grant execution and causing program disruptions.

Questions?



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