



February 13, 2023

VIA E-MAIL & CERTIFIED RETURN RECEIPT US MAIL

Richmond Mayor Levar Stoney  
900 E. Broad Street  
Suite 201  
Richmond, VA 23219

Dear Mayor Stoney:

Since our most recent attempt to meet with someone in your administration went ignored (see Attachment A – letter to Lincoln Saunders 12-13-22), we are writing to lay out our requests for two actions that need to be taken immediately, as well as two items for your proposed budget for FY 24. In addition, we write to ensure you plan to attend our annual Nehemiah Action.

***Two Immediate Actions to be Taken:***

- Allocate the \$2,472,307 that was budgeted in FY 2022, to the Affordable Housing Trust Fund (see Attachment B – page 41 of the City of Richmond’s Annual Fiscal Plan 2022).
- Allocate the \$300,000 that was budgeted in FY 23, for a mobile home repair and replacement program (see Attachment C – page 115 of the City of Richmond’s Annual Fiscal Plan 2022).

***For Your Upcoming Proposed Budget for FY 24:***

- Comply with Ordinance #2020-214 (Attachment D), with which your administration has been in non-compliance. Budget the estimated dollar amount of the dedicated stream this Ordinance requires (per discussions with your staff and members of Council in Fall of 2020, this amount is estimated to be at least \$6 million in FY 24).
- Given the massive scope of the problems that mobile home residents in our city face, budget \$600,000 for the mobile home repair and replacement program.

On March 28, you have the opportunity, at our Nehemiah Action, to tell 1,500 of your constituents that you have taken these actions because you truly care about people in dire need in this city. This is by far the largest annual gathering of your constituents in the city you serve,

804.476.0064  
PO Box 4931 Richmond, VA 23220

office@risrichmond.org  
<https://www.risrichmond.org>

Mayor Stoney, and the attendees want to hear from you in person. Your decision to attend, or not, will say volumes about who you are as our Mayor.

Details are:

**RISC Nehemiah Action**  
**Tuesday, March 28, 2023**  
**7 – 8:30 pm**  
**St. Paul's Baptist Church**  
**4247 Creighton Road**  
**Richmond, VA 23223**

Further details about each of our Housing campaigns, as well as our Nehemiah Action, can be found below.

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**Re: Affordable Housing in Our City**

Mayor Stoney, in the Fall of 2020, you put forth an Ordinance that, if passed, would create a dedicated stream of funding for our city's Affordable Housing Trust Fund. Having been the ones to champion the funding of our Trust Fund since its inception, we **lauded your efforts**. In addition, we organized and succeeded in getting the draft Ordinance out of the Finance & Economic Development subcommittee meeting, in which it was stuck (see Attachment E – article from the Richmond Times-Dispatch “Richmond City Council Panel endorses dedicated funding for Affordable Housing Trust Fund”). And on January 11, 2021, this Ordinance passed.

The source of the dedicated stream – newly realized property taxes from real estate rolling off of the city's tax abatement program – would grow over time, such that it was estimated to reach \$10 million by FY 26, and to keep growing beyond that. Allocations of that magnitude to the Affordable Housing Trust Fund have the potential to truly transform the landscape of affordable housing in Richmond, in two important ways –

1. **The Trust Fund leverages other state, federal and private dollars.** The national average leverage rate is \$6.50, according to the Community Change's Housing Trust Fund Project. This means that for every dollar of Trust Fund dollars spent, another \$6.50 is realized from these other sources. Richmond's Trust Fund claims a leverage amount that is even higher than this national average.
2. **Developers need the stability and assurance that dedicated dollars in a Trust Fund provide.** Their projects are not short-term projects, but rather multi-year projects that need multi-year funding. Both the increased dollars provided by a dedicated stream, as well as the stability provided by a dedicated stream, are what are going to attract both not-for-profit and for-profit developers of affordable housing to Richmond. We would be happy to provide you with a list of the many developers we have met with in the past two years, who have told us just this.

You put in your proposed budget for FY 22 the \$2,472,307 that this dedicated stream was estimated to be at the first year. Here is a concerning chronology of events since then –

- March 2021: In the Proposed Annual Fiscal Plan for FY 22, you wrote the following –

“Further and as directed by Ordinance 2020- 214, I am recommending the addition of a cap upon achieving the targeted goal of \$10M annually which is anticipated by FY26;” (see Attachment F – page 23 of the of the City of Richmond’s Annual Fiscal Plan 2022).

Ordinance 2020-214 provides for no such cap. Nor is any such cap in place, despite your recommendation. Such a cap would seriously limit Richmond’s ability to meaningfully attack the shortage of 39,000 units we are currently experiencing in this city, let alone the increased shortage the market predicts.

- December 2021: Perhaps because you saw no way to cap the dedicated stream at \$10 million, you put forward legislation that would have done away with the ordinance establishing the dedicated stream, and instead replace it with a resolution in which you promised on behalf of yourself and subsequent mayors, an allocation of \$10 million annually. Such a resolution would be completely unenforceable, lack teeth, and amount to little more than a “vague promise.”
- March 2022: You pulled this legislation in March, but spokespersons for your administration indicated that new legislation would be forthcoming.

No new legislation has been put forward as of this date. However, despite the Ordinance still being on the books, the \$2,472,307 has not been transferred from the Special Reserve to the Affordable Housing Trust. The following are justifications your administration has given, none of which deal with the fact that the Ordinance is still on the books –

- *There is an “understanding with city council to substitute the ARPA funds for the dedicated stream” (see Attachment G – article from WRIC “How Should Richmond Pay for Affordable Housing”).*

If not an actual violation of ARPA federal guidelines, this is certainly a violation of the spirit of ARPA – which was to provide *additional* much needed dollars to cities, rather than be a substitute for already allocated local dollars. Furthermore, we find it troubling that there is no public record of such an understanding being reached (see Attachment G).

- *The funds cannot be distributed until the November following the close of the fiscal year in which they were budgeted, given that the audit will need to be completed.*

We are well past November. And, prior to November, no one in your administration could confirm that the funds would *actually* be distributed come November, which we find troubling and perhaps indicative of some further intent (see next bullet).

- “City officials say they’re under no obligation to transfer it [the \$2.4 million]” (see Attachment G).

Given that the Ordinance *is still in force*, we beg to differ.

We understand via various channels that you are now interested in allocating \$10 million to a potential bond program to fund affordable housing. We and many other community advocates organized for years prior to your administration even starting, Mayor Stoney, to get an Affordable Housing Trust Fund up and running. The model is solid; indeed, Housing Trust Funds are a city’s greatest tool to get units of affordable housing built, to begin to close the gap between a city’s number of cost-burdened renters, and the number of affordable housing units that exist.

We’re not sure why you’re embracing this “bait and switch” approach, but we wish to remind you of your words in the first pages of the City of Richmond’s Annual Fiscal Plan 2023 (Attachment H) – “the mayor has pledged to invest a record \$10 million per year in the Affordable Housing Trust Fund in perpetuity.”

We repeat our ask. Stick with this pledge, Mayor Stoney, and allocate the \$2,472,307 that was budgeted in FY 2022, to the Affordable Housing Trust Fund. Beyond this immediate action, we ask you to comply with Ordinance #2020-214, by putting in your proposed FY 24 budget the estimated dollar amount of the dedicated stream this Ordinance calls for.

### **Re: Mobile Homes in Our City**

In our annual Listening Process in the Fall of 2021, we had a newly engaged population of Latinx residents involved in RISC and they told horrific stories of people living in mobile homes that were falling apart. Because of little to no insulation, these homes are dangerously hot in the summer, and dangerously cold in the winter. With the increased severity of storms brought on by climate change, these homes are prone to more damage from storms; water leaks through roofs and windows causing mold and rot. Rotten roofs, floors and walls lead to rodents coming in and out of the homes. Children are getting sick.

In short, it is simply unacceptable to us that any people in our city are forced to live in these conditions.

Through a process led by those living in the mobile homes, we conducted research and ultimately decided on a solution – a mobile home repair and replacement program. The process was thorough, and again – it was led by those living in the mobile homes. The ones experiencing the problem were the ones who decided that what they wanted was a mobile home repair and replacement program. The program would be modeled after the critical home repair programs operated by various nonprofits in the area but would be specifically for mobile homes. Owners of the mobile homes would apply directly to the program, and – if found eligible – they would be able to have their mobile home repaired or replaced.

In our research, we found the average cost of a repair to be \$7,500. The average cost of a replacement is a bit more complicated; in some cases, a viable used home can be the solution,



which can cost as little as \$15,000. If a brand-new manufactured home were to be the replacement, the cost would be closer to \$50,000. Therefore, the *average* cost of a replacement is estimated to be \$22,500.

Staff at the Virginia Poverty Law Center indicated they could assist with negotiating agreements with park owners prior to the repair / replacement being done, to ensure that the owners will not displace the residents upon completion of the work.

As you can see, we did quite a bit of research and work on this. And our members living in the mobile homes were triumphant when City Council passed the budget for FY 23 with \$300,000 in it for a mobile home repair and replacement program (see Attachment C).

However, similar to the problem with the \$2.4 million from the dedicated stream, this money has not yet gone out the door. Our members continue to live in inhumane conditions, despite the budget year having started on July 1. On November 14, when 150 of our members attended the City Council Meeting and questioned City Council on why these funds had not yet been allocated, your Chief Administrative Officer Lincoln Saunders was asked to address this on behalf of City Council / your administration. See Attachment I for a transcript of his remarks. We cannot gather from these remarks, Mayor Stoney, when exactly the \$300,000 that was budgeted to “rehabilitate mobile homes” (Attachment C) will be made available to those in urgent need *right now*.

It is now more than seven months after these funds *could* have been allocated. In these seven months, we have had both horrifically hot conditions, and dangerously cold ones. Many of our leaders working on this effort live in mobile homes without heat. Imagine, for a moment, living through the cold we had over the holidays with no heat, and no insulation in the walls of your home. Imagine putting children to sleep in that kind of cold.

Imagine it, Mayor Stoney, and then:

- Allocate the \$300,00 that was budgeted in FY 23, for a mobile home repair and replacement program
- Given the massive scope of the problems that mobile home residents in our city face, allocate \$600,000 to the mobile home repair and replacement program in the FY 24 budget.

### **Re: our Nehemiah Action on March 28, 2023**

Because of the housing crisis in our city, because we have children going to sleep in the freezing cold in mobile homes – because of this and more, trust has been eroded between our elected leaders (among which you are central), and the people of this city.

Effective leaders seek ways to re-build that trust, through being present, and through listening. The biggest opportunity for you to be present and listen, Mayor Stoney, will be the RISC Nehemiah Action on March 28. There will be 1,500 of your constituents there, hoping to rebuild that trust.

Rebuilding trust is often uncomfortable, and our Nehemiah Actions are often uncomfortable. We suffer that discomfort on behalf of the neglected, the forgotten, those living in the shadows who are – we assure you – far more uncomfortable than any public official ever was at a RISC Nehemiah Action. What is more uncomfortable is to lose sleep night after night, wondering how you're going to make rent. What is more uncomfortable is to go to sleep with no heat in 10 degree weather.

As people of faith, our traditions are full of moments of creative and healthy tension. As Dr. King put it in his Letter from a Birmingham Jail – “I must confess that I am not afraid of the word ‘tension.’ I have earnestly opposed violent tension, but there is a constructive, nonviolent tension which is necessary for growth.”

We believe you care deeply about these problems, Mayor Stoney. Suffer that tension alongside us, on behalf of those suffering in our city. Be the mayor whose legacy is that he *listened*, and responded to the cries of the people.

Sincerely, and on behalf of the members of our RISC member congregations,

*Pastor Don Coleman*

Pastor Don Coleman  
East End Fellowship  
RISC Co-President

*Rev. Amy Starr Redwine*

Rev. Amy Starr Redwine  
First Presbyterian Church  
RISC Co-President

CC:

Lyndon German, Richmond Times-Dispatch  
Michael Paul Williams, Richmond Times-Dispatch  
Scott Bass, Richmond Times-Dispatch  
Jeff Schapiro, Richmond Times-Dispatch  
Jeremy Lazarus, Richmond Free Press  
George Copeland, Richmond Free Press  
Robert Hughes, CBS 6  
Shelby Brown, CBS 6  
Shane Moreland, ABC 8  
Ben Dennis, ABC 8  
Jacob Kordes, ABC 8  
Dean Mirshahi, ABC 8  
Todd Densmore, NBC 12  
Henry Graff, NBC 12  
Jahd Khalil, Virginia Public Media  
Patrick Larsen, Virginia Public Media  
Ned Oliver, Axios Richmonod

Iman Mekonen, Commonwealth Times  
Ross Catrow, Good Morning RVA  
Jon Baliles, RVA 5x5

Members of Richmond City Council

# **ATTACHMENT A**



December 13, 2022

VIA E-MAIL & CERTIFIED RETURN RECEIPT US MAIL

Mr. Lincoln Saunders  
Chief Administrative Officer, City of Richmond  
900 E. Broad Street, Suite 201  
Richmond, VA 23219

Dear Mr. Saunders –

We write to request a meeting with you in January, regarding the funding for the mobile home repair and replacement program allocated in the FY 23 budget, as well as Ordinance Section 12-46 (enclosed) establishing the dedicated stream of funding for the Affordable Housing Trust Fund.

A group of RISC clergy and leaders will be a part of this meeting; among them will be several of our leaders from our Latinx community, who are currently living in mobile home communities in our city and are intimately familiar with the challenges facing residents of these communities. These leaders organized last spring to secure the funding for the repair and replacement program, and are troubled regarding the failure of the city to allocate these funds to date.

Because your address to Council on November 14<sup>th</sup> indicated a possible misunderstanding of the original intent for these funds, we are enclosing a letter sent to Councilmember Newbille last April (also sent to the other 8 councilmembers), which we believe clearly explains the original intent and addresses questions which arose at the time.

Regarding the ordinance establishing the dedicated annual funding for the Affordable Housing Trust Fund, we were disappointed to read the WRIC article "How Should Richmond Pay for Affordable Housing" (copy enclosed). It appears the administration is attempting to ignore or eliminate the ordinance that RISC and other affordable housing advocates fought so hard in late 2020/early 2021 to get passed. As we said at the time, a dedicated funding source is essential if we want affordable housing developers to consider Richmond a viable place in which to build. We need more affordable housing stock if we are ever to get out of this crisis that has only gotten considerably worse in recent years.

This crisis, and the indispensability of the ordinance establishing the dedicated annual funding, will be our second topic of conversation.

We will call your office later this week to schedule the meeting.

Sincerely,

The RISC Affordable & Healthy Homes Steering Committee

804.476.0064  
PO Box 4931 Richmond, VA 23220

[office@riscrichmond.org](mailto:office@riscrichmond.org)  
<https://www.riscrichmond.org>

Cc    Andreas Addison, Richmond City Council  
      Katherine Jordan, Richmond City Council  
      Ann-Frances Lambert, Richmond City Council  
      Kristen Larsen, Richmond City Council  
      Stephanie Lynch, Richmond City Council  
      Ellen Robertson, Richmond City Council  
      Cynthia Newbille, Richmond City Council  
      Reva Trammell, Richmond City Council  
      Michael Jones, Richmond City Council

Sec. 12-46. - Disposition of revenues derived from expiration of partial exemptions from real estate taxation and from certain sales of tax delinquent properties.

- (a) Beginning July 1, 2021, when payments are made to the City of real estate taxes arising from (i) the phased reduction occurring on or after July 1, 2020, of the amount of any partial exemption in accordance with Chapter 26, Article V, Divisions 3 (§§ 26-408.1—26-408.11), 9 (§§ 26-579—26-589), and 10 (§§ 26-590—26-599) of this Code and with former Sections 98-132, 98-135, and 98-138 of the 2004 Code and (ii) the full taxation of formerly partially exempt real estate due to the expiration or termination of such partial exemptions in accordance with Chapter 26, Article V, Divisions 3 (§§ 26-408.1—26-408.11), 9 (§§ 26-579—26-589), and 10 (§§ 26-590—26-599) of this Code and with former Sections 98-132, 98-135 and 98-138 of the 2004 Code, on an annual basis, the Director of Finance shall credit the difference between the full taxation amount and the partial exemption amount as of the date of such reduction, expiration, or termination to a special reserve assigned to support the Affordable Housing Trust Fund established by Section 16-51 each year after such expiration. The City Council may appropriate funds from this reserve to the Affordable Housing Trust Fund established by Section 16-51.
- (b) Beginning July 1, 2019, and subject to appropriations by the City Council, the Director of Finance shall credit to a special reserve assigned to support the Affordable Housing Trust Fund established by Section 16-51 up to \$1,000,000.00 of all proceeds from the sale of tax delinquent properties through the program administered by the Office of the City Attorney that remain after all costs of administering such program have been paid.

(Code 2004, § 42-45; Code 2015, § 12-36; Ord. No. 2014-125-143, § 1, 9-8-2014; Ord. No. 2018-238, § 1, 2-11-2019; Ord. No. 2020-214, § 1, 1-14-2021 )





April 21, 2022

VIA E-MAIL

Councilmember Cynthia Newbille  
900 E. Broad Street  
Suite 201  
Richmond, VA 23219

Dear Councilmember Newbille -

We write with some answers to some questions that were asked at Monday's budget work session, and to provide a little more background on the budget amendment before you concerning the allocation of \$300,000 for a mobile home repair and replacement program. We very much appreciate the leadership of Councilmember Trammell in putting forward this budget amendment, and the support of Councilmembers Jordan and Lynch.

This past Fall, newly engaged Latinx members of RISC shared stories in our annual house meetings having to do with terrible living conditions in mobile home units on the city's Southside. They talked about living with unbearable extreme heat and cold (depending on the season), rotting floors that sink to the ground and through which rodents travel at night, roofs and windows and floors that leak water constantly and lead to mold in their homes, and how their children get sick frequently due to the conditions.

In short – the living conditions they face on a daily basis are unsafe, unhealthy, and environmentally unjust. As part of our Care for Creation Initiative, we officially voted to begin work on this problem last November.

We conducted quite a bit of research, and decided to propose the funding of a mobile home repair and replacement program. Councilmember Trammell put forward this amendment, and Councilmembers Jordan and Lynch have put their full support behind it. Councilmembers Newbille and Robertson also voiced favorable comments during this past Monday's work session.

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<https://www.risrichmond.org>

Some questions were raised in that work session, however. These were -

- **Councilmember Newbille brought up a concern around having something codified to ensure that residents aren't displaced, once their homes are repaired / replaced.**
- **In addition, Councilmember Robertson brought up a question regarding whether or not these homes are regulated by DMVs or housing codes, and the belief that many of the homes are not owned by the residents.**
- **Finally, Councilmember Trammell brought up wondering if the homes could be rehabbed if they were built prior to 1976, wondering what mobile home parks are being considered for the program, and wondering how "far" the money would go.**

Here are our answers to the above questions / concerns -

Firstly, the mobile homes are indeed regulated by DMVs – meaning the owner of the mobile home must register their home as if it were a vehicle, and then they get a "title." In fact, according to the study published by the Manufactured Homes Community Coalition, 70% of the occupied mobile homes in the area are owned by their residents. This is consistent with RISC's findings among its members – the vast majority who shared stories having to do with the terrible living conditions in their homes are indeed the owners of these homes. A problem does exist, however, in that some "owners" do not actually possess their titles.

Homes built prior to 1976 were built in a time during which the building codes for these homes were not as strict. Therefore, they are more likely to be in bad condition now. However, it is not our belief that they can *not* be rehabbed; it will likely be a case by case decision for each mobile home applicant, whether their home needs to be repaired, or replaced.

The program will work much like the critical home repair programs operated by various nonprofits in the area. Owners of the mobile homes will apply directly to the nonprofit operating the program. If found eligible, it will then be determined what repairs are needed to make the home livable and up to code, or if the home indeed needs to be replaced.

In our research, we found the average cost of a repair project to be \$7,500. The average cost of a replacement is a little more complicated; in some cases, a viable used home can be used – which can cost as little as \$15,000. If a brand new manufactured home were to be the replacement, the cost would be closer to \$50,000. Therefore, the *average* cost of a replacement is estimated to be \$22,500.

With \$300,000 from the city of Richmond for this pilot mobile home repair and replacement program, it is estimated that approximately 20 homes could be repaired or replaced in the next year. This would greatly alleviate the suffering of 20 families in our

city, and it is our hope that the pilot could then expand in future years to impact even more suffering families.

We met with staff attorneys from the Virginia Poverty Law Center, who have agreed to participate in the program in the following ways –

1. Negotiate agreements with park owners prior to the repair / replacement being done, to ensure that the owners will not displace the residents upon completion (this addresses Councilmember Newbille's concern).
2. Assist owners who are not in possession of the titles, in securing their titles from the DMV (this addresses one of the concerns raised by Councilmember Robertson's comments).

Please let us know if you have any additional questions. We are asking for your full support for this relatively modest allocation, that could make such a huge difference in the lives of some long suffering and significantly marginalized residents of the city you serve.

We look forward to the discussion during Friday's work session!

Sincerely,

The RISC Healthy Homes Steering Committee

## WEATHER ALERT

Winter Storm Watch: Central Virginia Blue Ridge, Northern Virginia Blue Ridge

42°

SIGN UP

RICHMOND

## How should Richmond pay for affordable housing?

(AP Photo/Matt Rourke, File)

by: [Jakob Cordes](#)

Posted: Oct 27, 2022 / 11:21 AM EDT

Updated: Oct 27, 2022 / 12:04 PM EDT

SHARE    ...

RICHMOND, Va. (WRIC) — In 2020, Richmond adopted an ordinance setting aside a portion of each year's real estate taxes for the city's Affordable Housing Trust Fund. This year, that funding should have totaled \$2.4 million — but city officials say they're under no obligation to transfer it.

That's because the city council earlier this year agreed to deposit \$10 million in federal COVID relief money into the trust fund — but a community group advocating for affordable housing says that's no excuse to cut off a dedicated local funding source.

**Richmond faith group vows to push forward with gun violence initiative despite lack of city support** ➤

This long-running conflict centers on where the money for the Affordable Housing Trust Fund (AHTF) should come from. Since 2021, a portion of the city's real estate taxes has been automatically set aside for the fund, which goes to support below-market-rate housing across the city.



"Instead of having to fight for token amounts in the budget process each year, there would be a significant amount of funding automatically allocated to the trust fund each year," said Reverend Mairi Renwick, a RISC organizer.

The city has not yet allocated this year's \$2.4 million. Instead, James Nolan, Press Secretary for Mayor Stoney, told 8News they substituted \$10 million in ARPA funds for the dedicated funding. Those funds were allocated by the city council earlier this year and formed a key part of Stoney's plan for affordable housing.

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But the budget amendment passed by the city council makes no mention of eliminating or suspending the real estate funding stream, and a proposal by the mayor to do just that was shot down by the city council earlier this year.

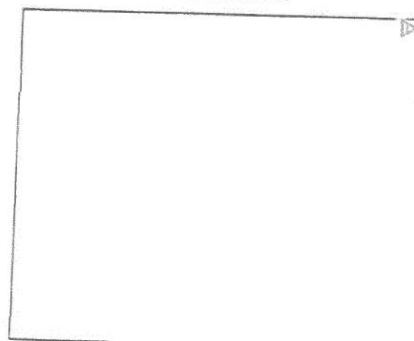
**'The city has not planned or met their moral obligation': Lynch criticizes city for slow response to housing crisis** ➤

Nolan admitted to 8News that the ordinance was still on the books, but said there was an "understanding" with city council to substitute the ARPA funds for the dedicated stream, adding "there still needs to be introduced another ordinance to rectify the dedicated source of funding for AHTF."

But that contradicts a statement Nolan gave to 8News earlier this year. In it, he told 8News that "ARPA dollars have to be administered differently so they are not technically 'deposited' into AHTF, but yes, combined with the \$2.5 [million] in the AHTF, there will be \$12.5 [million] available for affordable housing in Richmond this year."

And if Nolan, the mayor, or city administrative officer Lincoln Saunders discussed the substitution of those funds with city council or the city planning commission, which also approved the ARPA funding proposal, no record of such a conversation exists.

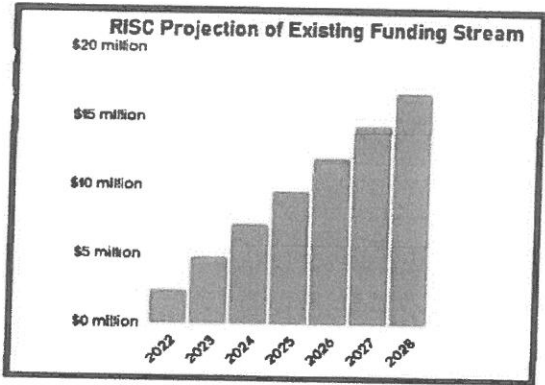
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During an October 18, 2021 planning commission meeting — at which Saunders was present — the proposal was placed on the consent agenda and was not discussed at all. And no video or audio recording was ever uploaded of the October 25, 2021, City Council meeting where the ARPA funding received final approval

The mayor has so far directly committed \$20 million in ARPA funding to the Affordable Housing Trust Fund, split over the 2022 and 2023 fiscal years, but Renwick said while the funding was welcome, they were concerned that the mayor’s informal commitment of \$10 million a year might not last past the federal COVID relief grants.

On the other hand, RISC has claimed that the existing funding stream — guaranteed by city ordinance and drawing from a small portion of real estate taxes — will continue to grow over the coming years.



*RISC’s projection of the funding established under city ordinance.*

“We believe it has to do with the fact that they want a cap on the annual allocation of \$10 million,” Renwick said. “\$10 million is enough to leverage about 1,000 units of affordable housing. At that rate, it will take us 25 years to address the existing need.”

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The conflict over funding for affordable housing comes as Richmond faces a mounting eviction crisis and spiraling housing costs. A recent update from VCU’s Eviction Lab found that eviction filings surpassed pre-pandemic levels after the federal eviction moratorium was fully lifted. And homeownership in much of the Richmond region is now out of reach for the average resident, with investors increasingly snapping up affordable homes in low-income areas.

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AROUND THE WEB





# **ATTACHMENT B**

# CITY COUNCIL AMENDMENTS

FY2022 Adopted Non-Departmental Appropriations		
Line #	Area/Agency	FY2022 Adopted
<b>Internal Governmental Expense</b>		
1	Affordable Housing Trust Fund	\$ 427,693
2	Special Reserve to the Affordable Housing Trust Fund (per ord.#2020-214)	\$ 2,472,307
3	Total: Affordable Housing Trust Fund	\$ 2,900,000
4	Reserve for the Civilian Review Board	\$ 204,199
5	General Employee Compensation - 3.25% Salary Increase on October 9, 2021	\$ 3,474,969
6	General Employee Compensation - 2018 Study Phase 2 on October 9, 2021	\$ 1,937,640
7	General Employee Compensation - 2018 Study Contingency	\$ 394,515
8	Total: General Employee Compensation	\$ 5,807,124
9	MetroCare Water Assistance Program	\$ 50,000
10	Other Post-Employment Benefits (OPEB) Trust	\$ 1,400,000
11	Retirees Health Expenses	\$ 3,300,000
12	Sister Cities Commission	\$ 30,000
13	Tax Relief - Elderly/Disabled	\$ 4,041,755
14	Transfer to Information Technology Internal Service Fund	\$ 18,996,072
15	Transfer to Risk Management Internal Service Fund	\$ 11,927,643
16	Transfer to RPS Capital Construction Special Reserve Fund	\$ 9,050,590
17	<b>Subtotal Internal Governmental Expense</b>	<b>\$ 57,707,383</b>
<b>Economic Development Incentive</b>		
20	Clayco, Inc. (economic development grant through EDA)	\$ 300,000
21	Project Experience	\$ 325,000
22	RPAC, LLLP Payment	\$ 250,000
23	Stone Brewing Co.,LLC (Economic Development Grant through EDA)	\$ 350,000
24	Stone Brewing Co.,LLC (Conditional Real Estate Grant though EDA)	\$ 420,000
25	Wyeth LLC (Pfizer) (Economic Development Grant through EDA)	\$ 65,000
26	Wyeth LLC (GSK) (Economic Development Grant through EDA)	\$ 55,000
27	<b>Subtotal Economic Development Incentive</b>	<b>\$ 1,765,000</b>
<b>Organizational Subsidy</b>		
30	Citizens Against Residential Emergencies (CARES) for Med-Flight	\$ 4,200
31	GRCCA Operating Subsidy	\$ 5,762,109
32	Greater Richmond Partnership, Inc.	\$ 335,000
33	Greater Richmond Transit Co. Equipment Note	\$ 250,000
34	Greater Richmond Transit Co. (GRTC)	\$ 8,069,090
35	J Sargeant Reynolds Community College (Capital)	\$ 232,752
36	J Sargeant Reynolds Community College (Operating)	\$ 83,415

# **ATTACHMENT C**



# STRATEGIC MANAGEMENT & PERFORMANCE

Initiative	Brief Description	FY 2023 Amount
Post Dispositional Program	The Richmond Juvenile Detention Center's Post-Dispositional Program is governed by the Code of Virginia and certified through the Department of Juvenile Justice (DJJ). It provides the 13th Court Service Unit a secure residential alternative to commitment to DJJ for City of Richmond youths. These non-violent juvenile offenders from ages fourteen to seventeen years of age are on suspended commitments to DJJ and can spend up to six months in the Post-D Program. The program is designed to meet their individual, behavioral, educational and treatment needs. The participation of parents and/or legal guardian's is an integral component of the program as they take part in the treatment and progress of the youth through their transition back home.	\$68,299
Pretrial/Probation Supervision	Pretrial/probation officers administer risk/need assessments to determine criminogenic risk factors to address by completing supervision plans to mitigate or eliminate such risks. Employment and education risks are addressed by utilizing resources offered by Workforce Development to increase soft skills, participate in work experiences/training and seek employment.	\$939,431
<b>Non-Departmental</b>		
Project Homes	Rehabilitate mobile homes	\$300,000
Partnership for Housing Affordability (PHA)	Regional housing hotline	\$50,000
Tax Relief	Relief for the elderly and disabled	\$4,561,518
Neighborhood Resource	Fulton	\$36,000
VA League for Safer Streets	Crime prevention	\$50,000
Camp Diva	Girls for change	\$30,000
<b>RICHMOND PUBLIC LIBRARY</b>		
PTE in-house social worker at the Main Library to interface with users in need of services.	Part-time (PTE) in-house social worker at the Main Library to interface with users in need of services.	\$48,000
<b>PARKS, RECREATION &amp; COMMUNITY FACILITIES</b>		
Workforce Development	Workforce Development is a program created to develop job skills for at-risk populations. Program participants will develop skills in grounds maintenance, administrative support, equipment use, electrical and plumbing work, HVAC technical services, horticulture, basic carpentry, and heavy equipment operation while performing essential maintenance in PRCF facilities. As a result, individuals gain marketable skills and forge social connections which mitigates recidivism.	\$130,848
Recreation Programming	The department offers service and support to youth, adults and seniors in the areas of athletics, aquatics, camps, trips and special initiatives so that residents can have access to high quality activities that enhance skill development, promote social enjoyment and provide opportunities for a healthy lifestyle.	\$1,598,431

# **ATTACHMENT D**

Sec. 12-46. - Disposition of revenues derived from expiration of partial exemptions from real estate taxation and from certain sales of tax delinquent properties.

- (a) Beginning July 1, 2021, when payments are made to the City of real estate taxes arising from (i) the phased reduction occurring on or after July 1, 2020, of the amount of any partial exemption in accordance with Chapter 26, Article V, Divisions 3 (§§ 26-408.1—26-408.11), 9 (§§ 26-579—26-589), and 10 (§§ 26-590—26-599) of this Code and with former Sections 98-132, 98-135, and 98-138 of the 2004 Code and (ii) the full taxation of formerly partially exempt real estate due to the expiration or termination of such partial exemptions in accordance with Chapter 26, Article V, Divisions 3 (§§ 26-408.1—26-408.11), 9 (§§ 26-579—26-589), and 10 (§§ 26-590—26-599) of this Code and with former Sections 98-132, 98-135 and 98-138 of the 2004 Code, on an annual basis, the Director of Finance shall credit the difference between the full taxation amount and the partial exemption amount as of the date of such reduction, expiration, or termination to a special reserve assigned to support the Affordable Housing Trust Fund established by Section 16-51 each year after such expiration. The City Council may appropriate funds from this reserve to the Affordable Housing Trust Fund established by Section 16-51.
- (b) Beginning July 1, 2019, and subject to appropriations by the City Council, the Director of Finance shall credit to a special reserve assigned to support the Affordable Housing Trust Fund established by Section 16-51 up to \$1,000,000.00 of all proceeds from the sale of tax delinquent properties through the program administered by the Office of the City Attorney that remain after all costs of administering such program have been paid.

(Code 2004, § 42-45; Code 2015, § 12-36; Ord. No. 2014-125-143, § 1, 9-8-2014; Ord. No. 2018-238, § 1, 2-11-2019; Ord. No. 2020-214, § 1, 1-14-2021 )



# **ATTACHMENT E**

[https://richmond.com/news/local/richmond-city-council-panel-endorses-dedicated-funding-for-affordable-housing-trust-fund/article\\_a1d1d846-5334-5ba8-b58e-9fa1c170c9c0.html](https://richmond.com/news/local/richmond-city-council-panel-endorses-dedicated-funding-for-affordable-housing-trust-fund/article_a1d1d846-5334-5ba8-b58e-9fa1c170c9c0.html)

# **Richmond City Council panel endorses dedicated funding for Affordable Housing Trust Fund**



Richmond City Hall.  
JOE MAHONEY/TIMES-DISPATCH/

Mark Robinson

**T**he Richmond City Council is poised to dedicate millions more on an annual basis for the construction of new affordable housing in the city.

A council panel on Thursday endorsed a measure proposed by Mayor Levar Stoney that would establish a steady funding source for the city's Affordable Housing Trust Fund. A majority of the council's returning

members say they support passing it when the ordinance comes up for a vote in early 2021.

“We are far behind in making this move,” said Ellen Robertson, the 6th District councilwoman who backs the measure.

If approved, the ordinance would direct new tax dollars from expiring real estate abatements to the city fund that supports private development projects with units reserved for people earning less than the region’s median income, which is approximately \$89,000.

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Even before the COVID-19 pandemic unleashed a new wave of housing insecurity, the Richmond region faced an affordable housing crisis. Median rents in the Richmond region increased by 20% over the past decade, while average income rose by 10%, according to a Partnership for Housing Affordability analysis released earlier this year.

That has led one in three households to be cost-burdened, meaning they spend more than 30% of their monthly income on their housing, the analysis found. Without increasing the supply of homes with lower rents, the problem will get worse.

Stoney introduced the ordinance for a dedicated funding source in late September when he unveiled his administration's housing plan. It set a goal of bringing 10,000 new affordable homes to the city by 2030. To do it, the ordinance would lockbox new tax revenue from properties with expiring real estate tax abatements. It would generate \$2 million to start, and rise to a projected \$10 million annually by 2025.

The council has already indicated it wants to see at least that much in the trust fund as soon as next year. In the fall, it approved a resolution requesting Stoney direct \$10 million to the trust fund in his next budget proposal, which he must submit to the council in the spring. In the current fiscal year, the council approved \$2.9 million for it.

Advocates have long said the scope of the problem merits more resources.

"It's as if we're using a garden hose to put out a house fire," said Marty Wegbreit, director of litigation for the Central Virginia Legal Aid Society and a member of the Affordable Housing Trust Fund Oversight Board. "Worse than that, we're not even sure the water supply will remain constant. We have to do better."

Wegbreit joined several speakers from the advocacy group Richmonders Involved to Strengthen our Communities in lobbying the council's Finance and Economic Development Standing Committee.

The dedicated funding stream was a long overdue step leaders should take to curb evictions and ensure the city's most vulnerable families have safe housing, RISC members said. They implored the council panel, which had delayed a vote on the measure twice, to send it to the full council for a vote.

Along with Stoney and Robertson, Council President Cynthia Newbille, the 7th District representative; Stephanie Lynch, the 5th District representative; and Michael Jones, the 9th District representative have each signed on as co-patrons for the ordinance. Councilman Andreas Addison has expressed support for the measure, as well.

Not everyone is sold on the idea.

Kristen Larson, the 4th District councilwoman, voted against recommending the ordinance for approval at the committee level. She questioned whether it is prudent for the council to pledge revenues to the trust fund at a time when the city's finances are still feeling the effects of the pandemic.

"It's more binding at a time when we are looking at economic uncertainty in front of us," Larson said during the committee's discussion. "I am really concerned about the economic forecast of our city."

The council is scheduled to weigh the measure on Jan. 11 at its first full meeting of the new year.

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**By Mark Robinson**

Mark Robinson covers Richmond City Hall.

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# **ATTACHMENT F**

- As part of a multi-year plan, funding critical policy recommendations – deemed as best financial practices - in the areas of:
  - Other post-employment benefits (OPEB) annual required contribution (3 year incremental increase starting at \$1.4M);
  - Capital fund cash/pay-go funding establishing a revenue dedication goal to support annual City capital maintenance needs (5 year incremental increase to 3% of General Fund revenue starting at \$1.4M); and
  - Establishment of a claims reserve for the City's self-insurance Risk Management fund (5 year incremental increase to \$1.2M starting at \$250,000).

We are also seeking to update the RPS funding formula, currently Resolution 2019-R009, to exclude the only formulaic revenue source, real estate taxes, to be more inclusive of all general property taxes and other local taxes. This will seek to stabilize all service needs from spikes and valleys and smooth revenue changes consistently across City and School services. Additionally, I am recommending the dedication of annual school surpluses to the School Capital Maintenance account to address ongoing facility maintenance needs;

Finally, I intend to maintain the annual dedication of expiring rehab tax revenues for a special reserve for the Affordable Housing Trust Fund. Further and as directed by Ordinance 2020-214, I am recommending the addition of a cap upon achieving the targeted goal of \$10M annually which is anticipated by FY26;

- An investment of \$8.15M in paving, streets, and sidewalks. This funding – now aggregated with a capital project titled - Complete Streets - is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. The aggregation of funds into one project allows our Department of Public Works the flexibility to utilize this funding, quicker, to address a wider variety of transportation infrastructure related needs;
- The continuation of the expanded facility hours at Parks, Recreation, and Community Facilities. The continuation of these services highlights my commitment to support and expand out of school activities for youth throughout the entire City;
- New funding for the Marcus Alert initiative of \$1.1M in support of HB 5043. This funding will be used to establish a mental health awareness response system within the City of Richmond. This funding is currently recommended in the Department of Emergency Communications. It is anticipated that early in FY2022 a portion of these funds will be allocated to other departments that will utilize the funding to establish a community care team that will be responsible to respond to mental health crises;
- An allocation of nearly \$28M in capital funding over 5 years to fund an Enslaved African Heritage Campus. This funding will be used for the purpose of planning, designing, acquiring land for, and constructing a multi-use enslaved African cultural and heritage park-like campus

# **ATTACHMENT G**

**WEATHER ALERT**

Wind Advisory: Central Virginia Blue Ridge, Northern Virginia Blue Ridge

72°

SIGN UP

## RICHMOND

## How should Richmond pay for affordable housing?

(AP Photo/Matt Rourke, File)

by: [Jakob Cordes](#)

Posted: Oct 27, 2022 / 11:21 AM EDT

Updated: Oct 27, 2022 / 12:04 PM EDT

SHARE    ...

RICHMOND, Va. (WRIC) — In 2020, Richmond adopted an ordinance setting aside a portion of each year's real estate taxes for the city's Affordable Housing Trust Fund. This year, that funding should have totaled \$2.4 million — but city officials say they're under no obligation to transfer it.

That's because the city council earlier this year agreed to deposit \$10 million in federal COVID relief money into the trust fund — but a community group advocating for affordable housing says that's no excuse to cut off a dedicated local funding source.

### **Richmond faith group vows to push forward with gun violence initiative despite lack of city support** ➤

This long-running conflict centers on where the money for the Affordable Housing Trust Fund (AHTF) should come from. Since 2021, a portion of the city's real estate taxes has been automatically set aside for the fund, which goes to support below-market-rate housing across the city.

"Instead of having to fight for token amounts in the budget process each year, there would be a significant amount of funding automatically allocated to the trust fund each year," said Reverend Mairi Renwick, a RISC organizer.

The city has not yet allocated this year's \$2.4 million. Instead, James Nolan, Press Secretary for Mayor Stoney, told 8News they substituted \$10 million in ARPA funds for the dedicated funding. Those funds were allocated by the city council earlier this year and formed a key part of Stoney's plan for affordable housing.

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But the budget amendment passed by the city council makes no mention of eliminating or suspending the real estate funding stream, and a proposal by the mayor to do just that was shot down by the city council earlier this year.

**'The city has not planned or met their moral obligation': Lynch criticizes city for slow response to housing crisis >**

Nolan admitted to 8News that the ordinance was still on the books, but said there was an "understanding" with city council to substitute the ARPA funds for the dedicated stream, adding "there still needs to be introduced another ordinance to rectify the dedicated source of funding for AHTF."

But that contradicts a statement Nolan gave to 8News earlier this year. In it, he told 8News that "ARPA dollars have to be administered differently so they are not technically 'deposited' into AHTF, but yes, combined with the \$2.5 [million] in the AHTF, there will be \$12.5 [million] available for affordable housing in Richmond this year."

And if Nolan, the mayor, or city administrative officer Lincoln Saunders discussed the substitution of those funds with city council or the city planning commission, which also approved the ARPA funding proposal, no record of such a conversation exists.

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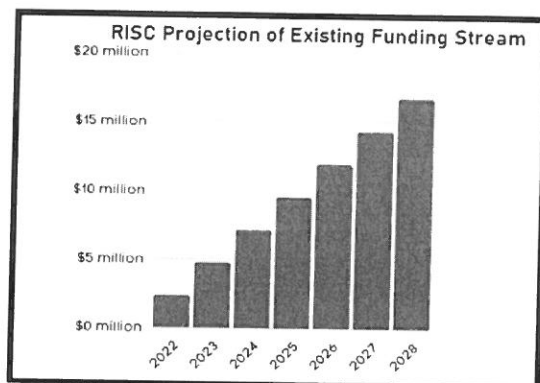
During an October 18, 2021 planning commission meeting — at which Saunders was present — the proposal was placed on the consent agenda and was not discussed at all. And no video or audio recording was ever uploaded of the October 25, 2021, City Council meeting where the ARPA funding received final approval.

✕



The mayor has so far directly committed \$20 million in ARPA funding to the Affordable Housing Trust Fund, split over the 2022 and 2023 fiscal years, but Renwick said while the funding was welcome, they were concerned that the mayor's informal commitment of \$10 million a year might not last past the federal COVID relief grants.

On the other hand, RISC has claimed that the existing funding stream — guaranteed by city ordinance and drawing from a small portion of real estate taxes — will continue to grow over the coming years.



*RISC's projection of the funding established under city ordinance.*

"We believe it has to do with the fact that they want a cap on the annual allocation of \$10 million," Renwick said. "\$10 million is enough to leverage about 1,000 units of affordable housing. At that rate, it will take us 25 years to address the existing need."

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The conflict over funding for affordable housing comes as Richmond faces a mounting eviction crisis and spiraling housing costs. A recent update from VCU's Eviction Lab found that eviction filings surpassed pre-pandemic levels after the federal eviction moratorium was fully lifted.

And homeownership in much of the Richmond region is now out of reach for the average resident, with investors increasingly snapping up affordable homes in low-income areas.

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BEST  VIEWS

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# **ATTACHMENT H**



Mayor  
**Levar M. Stoney**

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Levar M. Stoney is serving his second term as the 80th mayor of the City of Richmond and is the youngest person to hold the office. He serves as President of the Democratic Mayors Association and is an Advisory Board member of the U.S. Conference of Mayors, where he chairs the Children, Health and Human Services Committee.

Mayor Stoney believes government can play a powerful role as a creator of opportunity for all residents and has made investing in children and families his top priority. During his term, he has made the largest individual budget investment in public education of any mayor in a generation. His administration has increased funding for classrooms and the maintenance of school facilities, constructed three new schools in Black and Brown neighborhoods, and built a partnership with local providers and the philanthropic community to create access to quality afterschool programming for every Richmond Public Schools (RPS) child enrolled in elementary and middle school.

A strong advocate for economic growth, Mayor Stoney launched programs that strengthen neighborhoods and ensure all residents share in the city's progress. Using the award-winning Richmond 300 plan as a guide, the mayor's administration has prioritized the creation and preservation of quality affordable housing, public works infrastructure, transportation, and jobs.

As Richmond emerges from the COVID-19 pandemic, the mayor has pledged to invest a record \$10 million per year in the Affordable Housing Trust Fund in perpetuity – a 1,200% increase from the start of his mayoralty. Mayor Stoney also founded the first of its kind Eviction Diversion Program, designed to address Richmond's troubling eviction rates.

Mayor Stoney has made upgrading city infrastructure a major priority. His administration's historic investments have resulted in newly paved roads in often neglected neighborhoods and the dedication of \$78 million in American Rescue Plan Act funds toward the rehabilitation and construction of four community centers, providing access to recreation and city services within walking distance of 100,000 city residents.

Under his leadership, the Central Virginia Transportation Authority (CVTA) approved a \$113 million regional investment that will enable the completion of the Fall Line Trail. The GRTC Pulse, a bus rapid transit system, launched and exceeded all ridership expectations. Thanks to further investments and administration support, mass transit in the city is now free for all riders.

# **ATTACHMENT I**

Lincoln Saunders' comments at RCC meeting 11/14/22 re: the \$300,000 (from about 1:08:16 to 1:09:44 of the video recording)

“We have also been working as an administration, working with both the private sector and public sector around manufactured homes in the city. We have developed a program that we are looking to bring forward to City Council to do a pilot to work with our mobile home communities as well as the partners in our nonprofit community to help families get access to housing opportunities, starting with the 300,000 that is in this fiscal year’s budget, but also looking to perhaps expand that and provide the ability to have a more substantive program or more robust program to help get families access to a home. We know that many of them, whether it’s having something to move into that is ready to go when they are looking for that housing opportunity. We know we have pads and sites that are available within our mobile home communities. We also, separately, through our BeFunded\* weatherization and other repairs for homes and we do that in partnership with our nonprofit partners as well, so... Housing challenges, community violence, evictions: a number of challenges that the city continues to work on in collaboration with City Council. We’d be glad to speak to any additional actions or steps that we would like to proceed but we do have a number of critical initiatives well underway.”

\* see BeFunded.com