




CHIEF ADMINISTRATIVE OFFICE

DATE: August 25, 2025

TO: Honorable Members of the Richmond City Council

FROM: Odie Donald II, Chief Administrative Officer 

CC: DCAO Finance & Administration, Finance Director, Budget Director

RE: Response to Council Questions Re: Grimm Restitution + Delinquent Tax Sales

Background

The answers included below are provided in response to questions posed by the Richmond City Council regarding proposed implementation of the Grimm Restitution ordinance.

Questions from City Council in Preparation for Restitution Payment Ordinance

1. The February 22, 2021 City Audit Report on Delinquent Real Estate Tax Sales noted a balance of \$1,779,281 as of FY 2020. What has been the balance for each fiscal year thereafter?

Fiscal Year	Year-End Balance	Notes
FY 2020	\$3.1M	
FY 2021	\$5.9M	
FY 2022	\$5.3M	
FY 2023	\$7.0M	
FY 2024	\$8.8M	
FY 2025	\$9.1M	Preliminary (unaudited)



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- 2. Have there been any transfers of funds from this special fund since FY2020?**
 - a. Ord. 2021-270, adopted January 10, 2022. Transferred \$1 million from the Delinquent Tax Sales special funds account to CIP for a new project titled "Enslaved African Heritage Campus" project for the purpose of procuring design services and associated community engagement.
 - b. Ord. 2021-337, adopted January 10, 2022. Transferred \$300,000 from the Delinquent Tax Sales special funds account to General Fund/Non-Departmental for a new line item titled "National Slavery Museum Foundation" for the supporting of planning and fundraising activities for the establishment of a national slavery museum at the Lumpkin's Slave Jail/Devi's Half-Acre site.
- 3. Please provide a comprehensive list of all current delinquent real estate properties with their addresses, outstanding tax amounts owed, and length of delinquency period.**
 - a. See attached documents.
- 4. What collection activities are currently in place or planned for delinquent properties? Please describe current collection methods, their effectiveness, planned collection initiatives with timelines, and resource allocation for collection efforts.**
 - a. Under prior leadership, all tax sales and delinquent real estate collection efforts were suspended during the COVID-19 pandemic. While these collection activities have not resumed, they are under review with intent to do so.
 - b. The City's current collection efforts include the mailing of 2025 Real Estate tax delinquent letters in July 2025. Accounts are under active review, and ongoing meetings are focused on re-establishing the delinquent collection and tax sale process if deemed feasible. The suspension of collection activities during the pandemic, coupled with the delayed resumption, has significantly limited the City's ability to recover outstanding balances. To address this, the City is preparing a structured plan intended to strengthen delinquent tax collections.
- 5. Please provide Davenport & Company's analysis regarding all available funding sources that could be used for restitution payments, which funding sources should be avoided and why.**
 - a. Staff is not aware of any analysis prepared by Davenport & Company specific to restitution payments or potential funding sources. This request is under review/research pending.



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- 6. Based on the city's affordable housing investments over the past five years using COVID Recovery Funds and bond financing, what is the total amount invested, total units created, average cost per affordable housing unit produced, and cost-effectiveness ratio per \$1,000,000 invested?**

Total Development Cost	\$914,089,746.25
Total Invested	\$64,875,578.08
Total Units Created and Preserved	3573
Average Cost per Unit	\$255,832.56
Average City Investment per Unit	\$18,157.17
Cost Effectiveness Ratio per \$1,000,000 Invested	55