



Evictions in Norfolk

What We Learned & Tools Needed

Virginia Housing Commission
Work Group: Affordable Housing
Solutions, Landlord/ Tenant &
Real Estate Law
September 8, 2025



VFC MEMBERS

Charlottesville

Danville

Emporia

Hampton

Harrisonburg

Hopewell

Lexington

Martinsville

Newport News

Norfolk

Petersburg

Portsmouth

Richmond

Roanoke

Staunton

Williamsburg

Winchester

TODAY'S SPEAKERS

Kelly Harris-Braxton – Virginia First Cities, Executive Director

Mamie Johnson - Norfolk City Council Member

Kimberley Pierce – Norfolk, Director of Neighborhood Services

Bryan Pennington – Norfolk, Director of Government Relations

VFC EVICTION STORY

Virginia First Cities Eviction Data June 2025

	# of Filings since March 2020	# of Filings June 2025	Cases Going to Judgement June 2025	Cases to Default Judgement May 2025	Poverty Rate
Charlottesville	1,491	31	38	14	22.6%
Danville	5,857	142	107	39	25%
Emporia	434	6	6	2	13.5%
Hampton	25,091	534	537	233	13%
Harrisonburg/ Rockingham	4,817	108	82	16	9.6%
Hopewell	3,975	75	62	23	23.8%
Lexington/ Rockbridge	558	20	7	2	21.8%
Lynchburg	7,314	142	145	40	17.4%
Martinsville	1,428	18	33	7	21.8%
Newport News	37,650	792	791	331	15.1%
Norfolk	39,832	661	789	308	17.3%
Petersburg	12,300	238	293	129	21.1%
Portsmouth	16,465	287	396	178	17.6%
Richmond	50,306	1,026	976	408	18.8%
Roanoke	11,606	202	282	91	19.7%
Staunton	1,137	23	24	6	12.6%
Williamsburg/ James City	4,456	66	96	40	6.5%
Winchester	1,756	28	21	5	19.3%

LSC America's Partner
for Equal Justice
LEGAL SERVICES CORPORATION

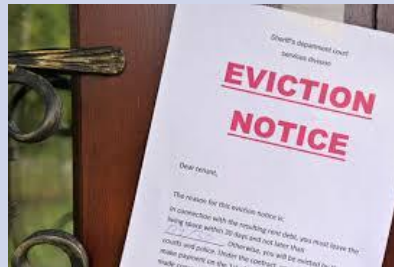
Source: Civil Court Data Initiative Legal Services



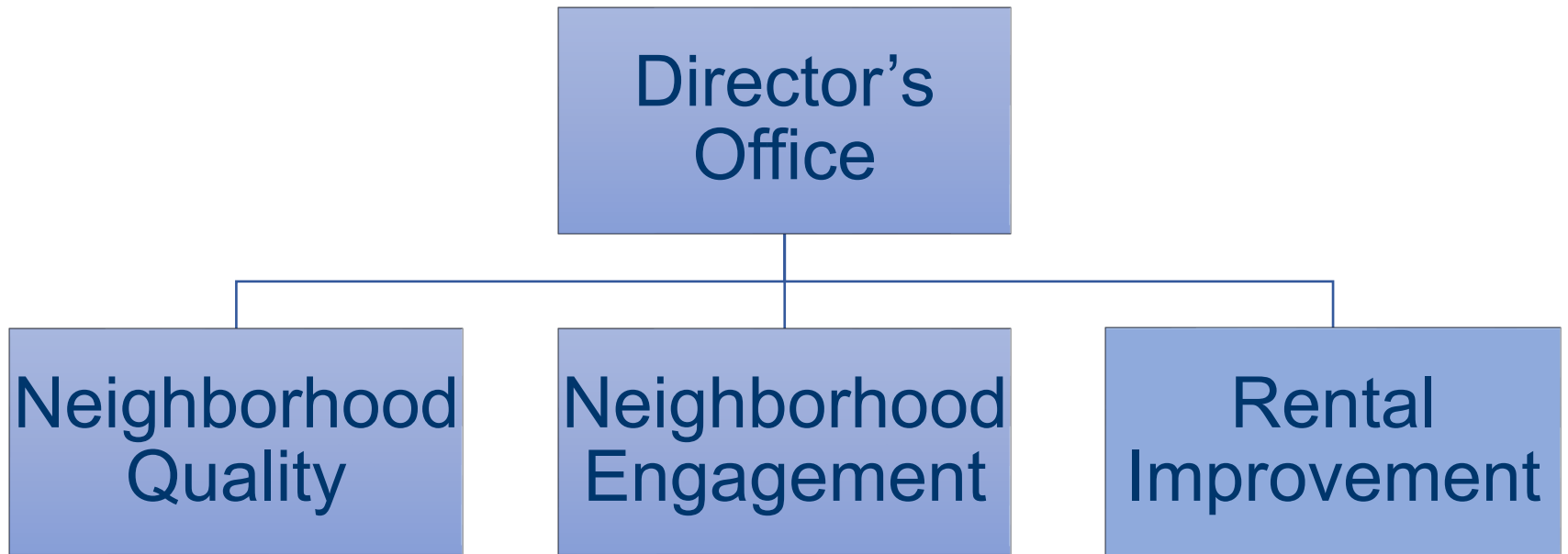


Norfolk's Eviction Trends

Kimberly Pierce, Director of Norfolk Neighborhood Services



Department of Neighborhood Services



Rental Improvement Program



Eviction Mitigation Team Members

ForKids



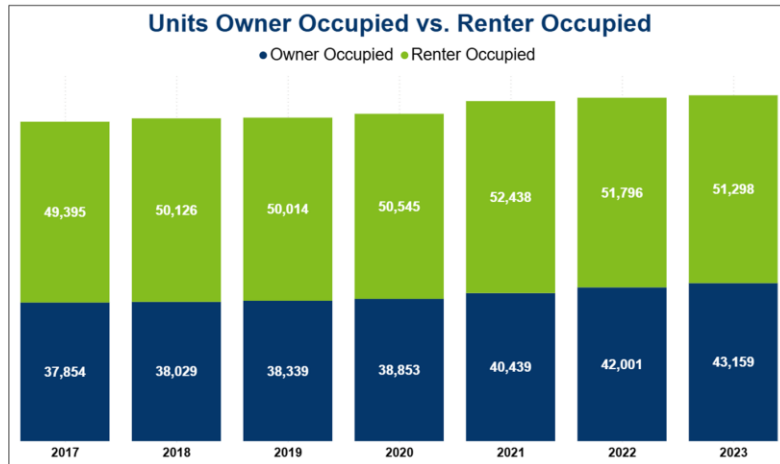
**Urban League of
Hampton Roads, Inc.**



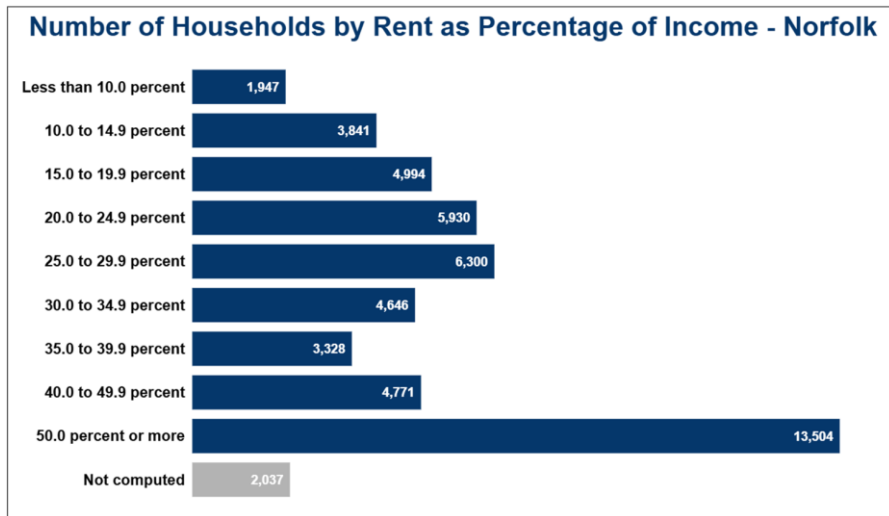
**Norfolk
Public
Schools**



Renter Occupied Units



- 54.3% of households in Norfolk are renter occupied



- 51% of renter occupied households are cost burdened, spending 30% or more of their income on rent.

Norfolk's Writs of Eviction

Percentage of Evictions Ordered vs. Executed			
Year	Ordered	Executed	Percent
2016	6,234	2,939	47%
2017	5,845	2,683	46%
2018	6,734	2,931	44%
2019	6,246	2,863	46%
2020	2,463	1,197	48%
2021	1,114	689	62%
2022	4,358	1,592	37%
2023	4,163	2,420	58%
2024	4,602	2,109	46%
2025*	2,487	1,164	47%

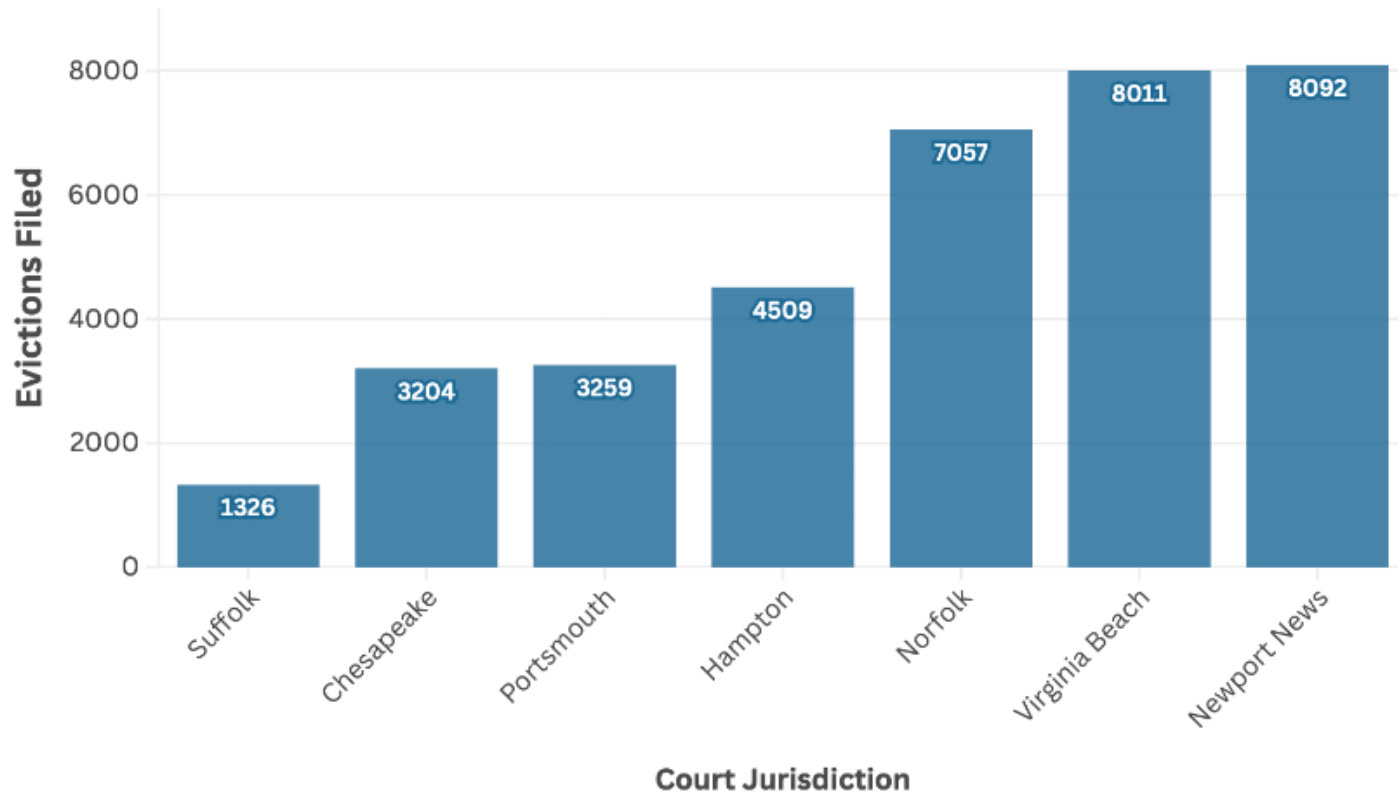
Source: Norfolk Sheriff's Office, Civil Process Division

- Virginia's COVID-19 housing moratorium extended from March 2020 through June 2022.
- Virginia's Rent Relief Program, Norfolk Eviction Prevention Center, and several other rental assistance programs were fully operational during 2021 which contributed to the decline in the number of evictions ordered and executed
 - The high percentage of writs executed can be attributed to evictions for reasons other than non-payment of rent.

Norfolk's Eviction Filings

Evictions Filed in Hampton Roads

01/2024 - 09/2024



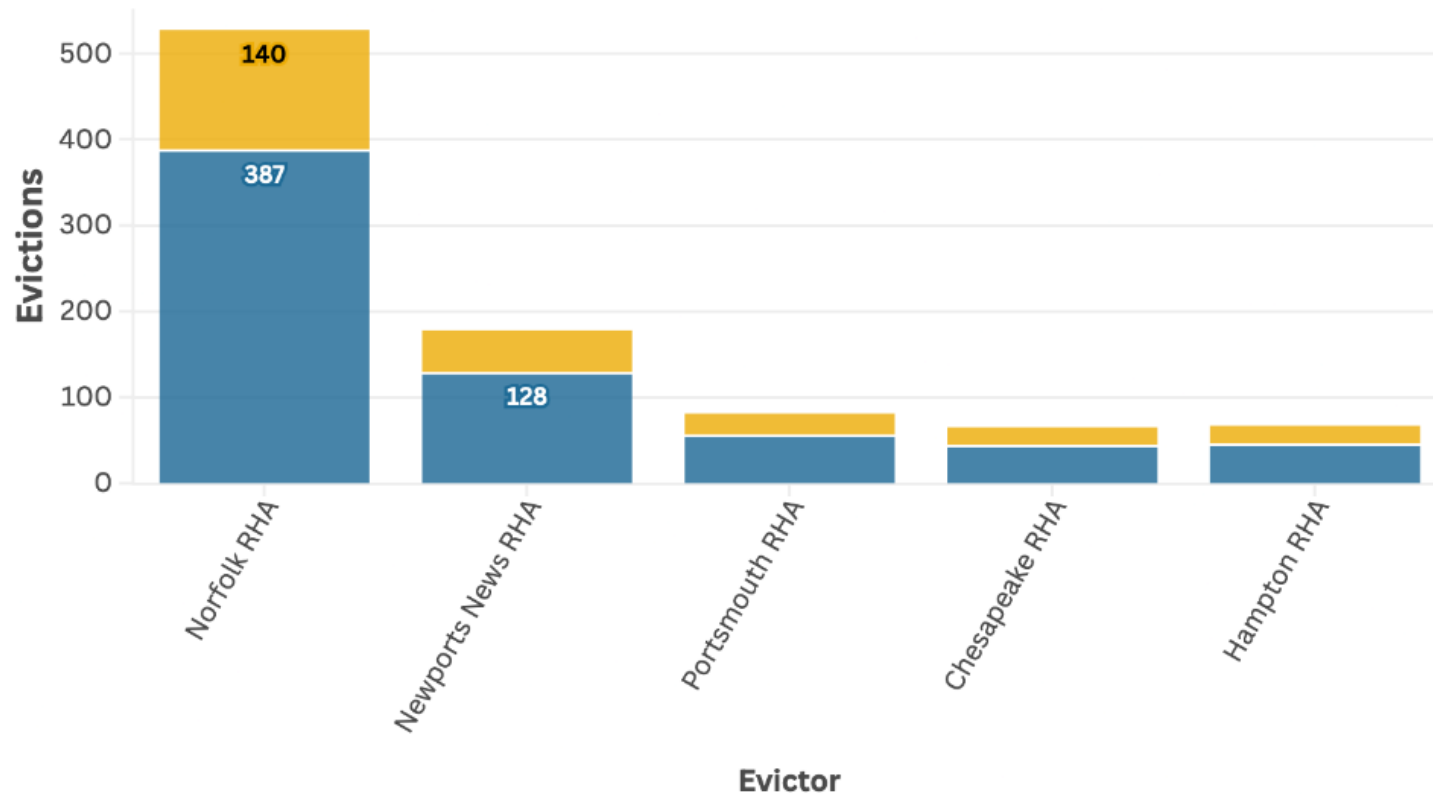
UVA/RVA/EquityCenter/CityWork

Norfolk's Eviction Landscape

Housing Authority Evictions

01/2024 - 09/2024

■ Evictions Filed ■ Eviction Judgements

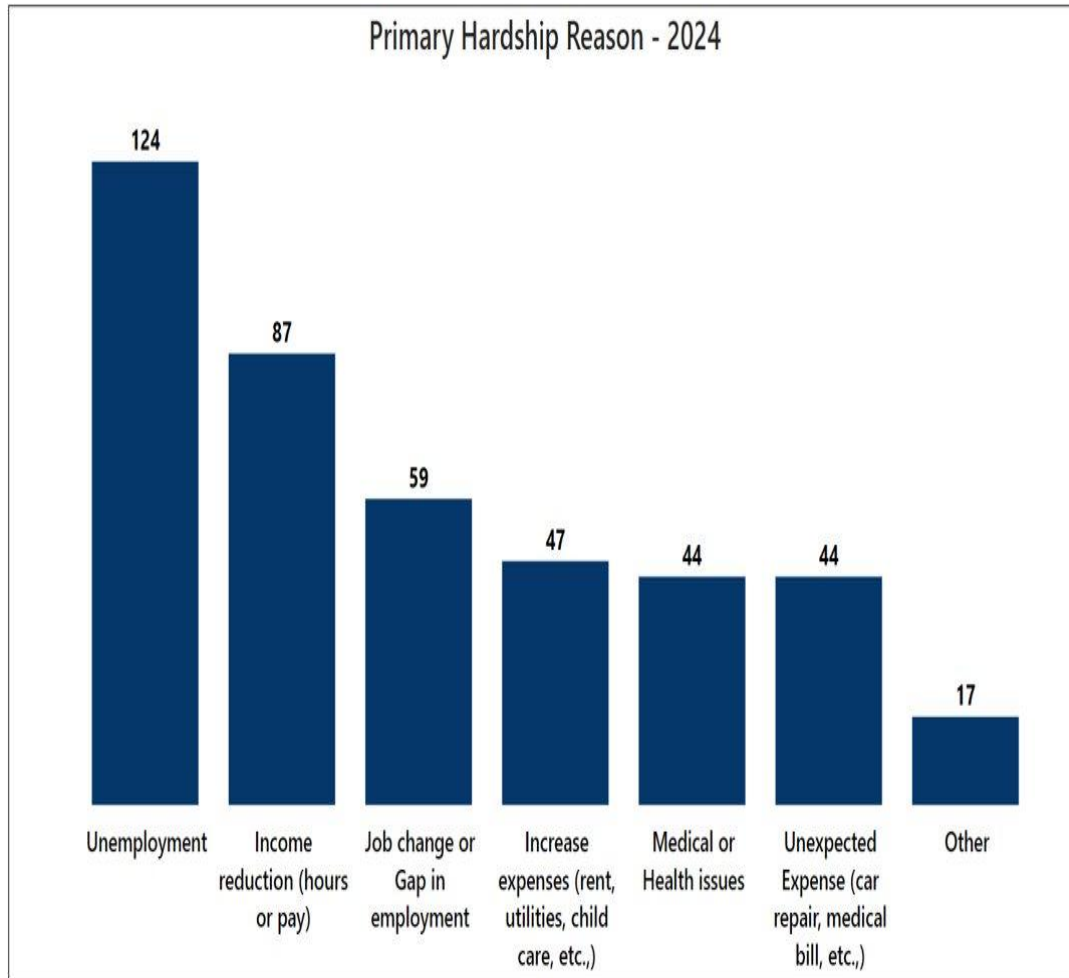


Data: UVA/RVA/EquityCenter/CityWork

Norfolk's Eviction Prevention Funding Summary

Fund Source	Budget	Expenditures as of 06/30/25	Available	Number Assisted
Local	\$ 719,480.00	\$ 167,278.66	\$ 552,201.34	50
State	\$ 1,213,658.42	\$ 1,213,658.42	\$ -	520
Federal	\$ 1,121,278.97	\$ 939,818.84	\$ 181,460.13	204
Total	\$ 3,054,417.39	\$ 2,320,755.92	\$ 733,661.47	774

Most common reasons for getting behind



- *"after the pandemic i decided to go back to school, and then my unemployment ran out, I could not find employment while in school because of my children being home as well, I had to work around the schedule."*
- *"Car accident , had surgery was out of work for a couple months."*
- *"Disabled son and high risk pregnancy"*
- *"Domestic violence led to temporary depart from home and job causing all bills to fall be[h]ind"*
- *"had to replace engine, cv axles, rotors, brakes, battery, wheel bearings and tires plus car payments over \$7,600"*

Final Thoughts

- Eviction Prevention is the last level of support before homelessness, another societal crisis.
- Neighborhoods and communities with high eviction rates and turnover are impacted.
- Grateful for Virginia First Cities support of our legislative proposals and potential study requests.

Recommendations

- We are certain that Norfolk's eviction data is not unlike other VFC member's eviction story
- The Norfolk work group arrived at potential legislative and further study areas that will aid in the eviction process.

Proposed Study Requests & Potential Legislative Actions

1: Study and recommend whether the Commonwealth should establish maximum attorney's fees in eviction cases that are dismissed.

2: Pursue local-option legislative authority for local governments to establish and administer their own “eviction diversion” programs.

3: Pursue legislative authority that requires landlords to bill their tenants' monthly rent and utilities separately upon request when their tenants are applying for utility subsidies.

Proposed Study Requests & Potential Legislative Actions (cont.)

4: Create a Commonwealth-level eviction investigator to investigate local government referrals for high evicting landlords and tenants with documented high eviction rates.

5: Study and recommend whether a “cap” should be placed on the total maximum attorney and other fees awarded in eviction cases.

6: Study and recommend ways to better standardize eviction data collection across Virginia courts to enable better comparative analysis of eviction trends.

Questions

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<https://www.norfolk.gov/neighborhoods>

