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Creighton Court Transformation PROGRESS UPDATE

- 1** RRHA has engaged Creighton families, stakeholders and partners in creating the Master Plan which serves as a template for redevelopment moving forward. The Master Plan was approved by City Council on September 13, 2021.
- 2** The Creighton Court revitalization process is being implemented consistent with the U.S. Department of Housing and Urban Development's (HUD) Fair Housing and Equal Opportunity (FHEO) requirements.
- 3** As an additional layer to ensure the project is implemented to the desires of the community, the development team is following the principles established in the Creighton Court Redevelopment Tenants' Bill of Rights. This document was adopted on April 15, 2020 by the Richmond Tenants' Organization, the Creighton Court Tenant Council, and the RRHA and signed by Mayor Levar Stoney and Council President Cynthia Newbille.
- 4** Revitalization efforts began in 2017 with the transformation of the former Armstrong High School site and construction of the Armstrong Renaissance Development which currently includes **256** apartments and houses.
- 5** The Armstrong Renaissance project executed on a "Build First" strategy for Creighton Court. This approach provided units that were made available to Creighton families prior to the beginning of redevelopment efforts. Moreover, additional units continue to be developed to respond to the lack of affordable housing stock in the Richmond area including Tenant-Based Housing Choice Voucher families.
- 6** Vacancies in Creighton Court began in 2019. RRHA is holding **ONLY** unoccupied units that families have vacated to accommodate Creighton Court's transformation process by offering temporary relocation for families while new units are being constructed. The sole purpose of this policy is to minimize disruption for existing residents later in the development process.
- 7** One of the revitalization goals of RRHA for the redevelopment of the Creighton Court community is to provide more affordable housing options by increasing density (i.e., build **MORE** units than what is currently there now). Currently, there are **504** units in Creighton Court. The approved Master Plan is designed for an increase of **196** mixed-income units, for a total of **700** units on the site.



- 8** As of April 2022, all households residing within PHASE 1 of Creighton Court have successfully relocated. Every resident within PHASE 1 was offered the following housing options:
 - Tenant Protection Voucher
 - Off-site Project-Based Voucher
 - Staying in the newly transformed Creighton Court Community (which involves temporarily relocating to another phase of Creighton until construction is complete)
 - Other RRHA public housing

- 9** Demolition of the 32 buildings within Phase 1 will begin the week of May 30th, 2022 and will last until August 2022. There will be a fence around the whole site, which will be locked outside of work hours. The operation of heavy machinery will be limited to between the hours of 7AM and 5PM.

- 10** RRHA will hold an in-person event on [Thursday, June 9th from 6 – 7 PM](#) in the rear of the Creighton property management office. The purpose of this event is to provide information to Creighton residents on upcoming schedule and what they need to know regarding relocation.

- 11** Later this year, RRHA and a relocation consulting firm will hold a series of meetings with Phase 2 residents about their relocation options and how to successfully find housing.

- 12** RRHA anticipates that Phase 2 relocation will last through [January 2023](#).

- 13** The anticipated project schedule for the next two years is as follows:
 - Phase I Demolition = June 2022 – August 2022
 - Phase I Infrastructure Construction = November 2022 – June 2023
 - Phase A (68 units) Construction = December 2022 – May 2024
 - Phase A Lease-Up = May 2024 – July 2024
 - Phase B (72 units) Construction = March 2023 – April 2024
 - Phase B Lease-Up = April 2024 – June 2024

The Richmond Redevelopment and Housing Authority is committed to providing quality, affordable housing to the residents we serve. The work that we do is designed with the singular focus of improving or replacing inadequate housing and providing a range of housing choices for the families we serve. Learn more about the Creighton Court Transformation at creightontransformation.com.

