



P.O. Box 26887
Richmond VA 23261-6887
901 Chamberlayne Pkwy.
Richmond, VA 23220

(O) (804) 780-4200
TTY: Dial 7-1-1
info@rrha.com
www.rrha.com

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Steven B. Nesmith

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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 the on-site redevelopment efforts and demolition of any existing Creighton Court homes.
- 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 began on June 6th, 2022 and finished in July 2022.
- 10 –** RRHA held 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 was to provide information to Creighton residents on upcoming schedule and what they need to know regarding relocation.
- 11 –** In 2023, 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 will hold a Creighton Court “New Beginning” event to invite the public. The event will be held in the transformation area where Phase 1 units once stood on Bunche Place off Nine Mile Road.
- 13.-** RRHA and The Community Builders hosted an in-person meeting at the Creighton Court Property Management office on January 21st, 2023 to provide residents with a redevelopment update.
- 13–** RRHA anticipates that Phase 2 relocation will last through [Summer 2023](#).
- 14–** The anticipated project schedule for the next two years is as follows:
 - Phase I Demolition = Summer 2022
 - Phase I Infrastructure Construction = Spring 2023 – Summer 2024
 - Phase A (68 units) Construction = Summer 2023-Fall 2024
 - Phase A Lease-Up = Fall 2024
 - Phase B (72 units) Construction = Summer 2023 – Fall 2024
 - Phase B Lease-Up = Summer 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.