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Creighton Court Transformation **PROGRESS UPDATE**

Updated October 2023

- 1- 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.
- 2- On October 2023 Richmond Redevelopment and Housing Authority (RRHA) mailed letters to Creighton Court residents in Phase 2 providing updates on current infrastructure work, Phase A, and relocation efforts for Creighton residents.
- 3- Demolition of the 32 buildings within Phase 1 by KBS Construction has been completed and infrastructure work on Nine Mile Road began Fall 2023.
- 4- Infrastructure work is anticipated to be finalized by the end of the year so that the next phase of construction can begin.
- 5- As of October 2023, Resident Assessments for Phase 2 have been completed by RRHA and relocation consultant J & G Workforce Development with Creighton residents concerning their relocation options and how to successfully find housing.
- 6- Residents within Phase 2 will be 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
- 7- Residents are also being offered the following courses to provide financial education and assistance for residents on the following topics:
 - Budgeting
 - Credit Restoration
 - Applications Process
 - Credit Restoration
 - Homeownership
 - Being a good resident (paying rent on-time, being good neighbor, work order protocol, etc.

1 of 2

"Building Communities. Changing Lives." is the vision of the Richmond Redevelopment and Housing Authority. RRHA is Virginia's largest public housing authority serving over 10,000 residents and managing nearly 4,000 units through the public housing program. RRHA provides subsidized housing assistance to more than 3,000 families and is a catalyst for quality affordable housing and community revitalization. For more information about RRHA programs and objectives, visit rrha.com, or keep up with us on social media: [Facebook](#), [Twitter](#), [Instagram](#) or [LinkedIn](#).



HISTORY

- 8 - 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.
- 10- In 2017, the former Armstrong High School site was used as part of build first strategy. With the transformation of the former Armstrong High School site and construction of the Armstrong Renaissance Development which currently includes **256** apartments and houses.
- 11 - The Armstrong Renaissance project executed 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.
- 12- 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.
- 13 – **Creighton Tenant Bill of Rights adopted on April 15, 2020.** 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.
- 14 - 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.
- 15 - As of April 2022, all households residing within PHASE 1 of Creighton Court have successfully relocated.

PROJECT SCHEDULE

The anticipated project schedule for the next two years is as follows:

- Phase I Demolition = Complete
- Phase I Infrastructure Construction = Summer 2023 – Winter 2023
- Phase A (68 units) Construction = Fall 2023 – Winter 2024
- Phase A Lease-Up = Winter 2024 – Spring 2024
- Phase B (72 units) Construction = Winter 2024 – Spring 2025
- Phase B Lease-Up = spring 2025 – Summer 2025

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.

