

Church Hill North Revitalization: Old Armstrong Site Redevelopment

This redevelopment initiative will transform the existing Creighton Court public housing complex and surrounding area into a mixed-income and vibrant community. It has long been a priority for the community. It will augment the revitalization efforts along the Nine Mile business corridor and serve as a catalyst for the development of the “East End Gateway” into the City.



High School site, which is vacant and located near Creighton Court, for initial redevelopment.

The old Armstrong site has been rezoned and the Final Plat will be approved in 2016. The vacant school building will be demolished by the City of Richmond in 2016, and infrastructure redevelopment on the site will follow immediately thereafter.

The redevelopment of the Armstrong site will provide a total of 256 units in five phases. Please see Phasing Diagram on the next page for detail. The site plan provides for a balanced mix of housing types: one-story bungalows, two-story single family detached homes, duplexes, townhomes, two- and three-story stacked flats for families, and three-story apartment buildings for seniors. There will be a leasing office/community building on site. **Construction of the first three phases (1A, 1B, and 2A) will begin in 2017 and these 175 rental units will be ready for occupancy by late 2018.** The remaining rental and homeownership units will be complete in 2019. The project team is committed to exceeding Section 3 hiring requirements to foster local economic development, neighborhood improvement and individual self-sufficiency.

RRHA and TCB have secured primary financing for the first three phases (1A, 1B, and 2A), including two 9% LIHTC awards and a 4% LIHTC award through VHDA. The developer is seeking City Council approval for a Bond Inducement Resolution for tax exempt bond financing to be issued by RRHA in association with the 4% Low Income Housing Tax Credits on Phase 1B.

Phase 1B consists of a three-story, elevator building providing 45 rental units for seniors (62 and older) and persons with disabilities; all units will have RAD Project Based Rental Assistance. There will be 43 one-bedroom apartments (700 SF) and 2 two-bedroom apartments (1000 SF). The

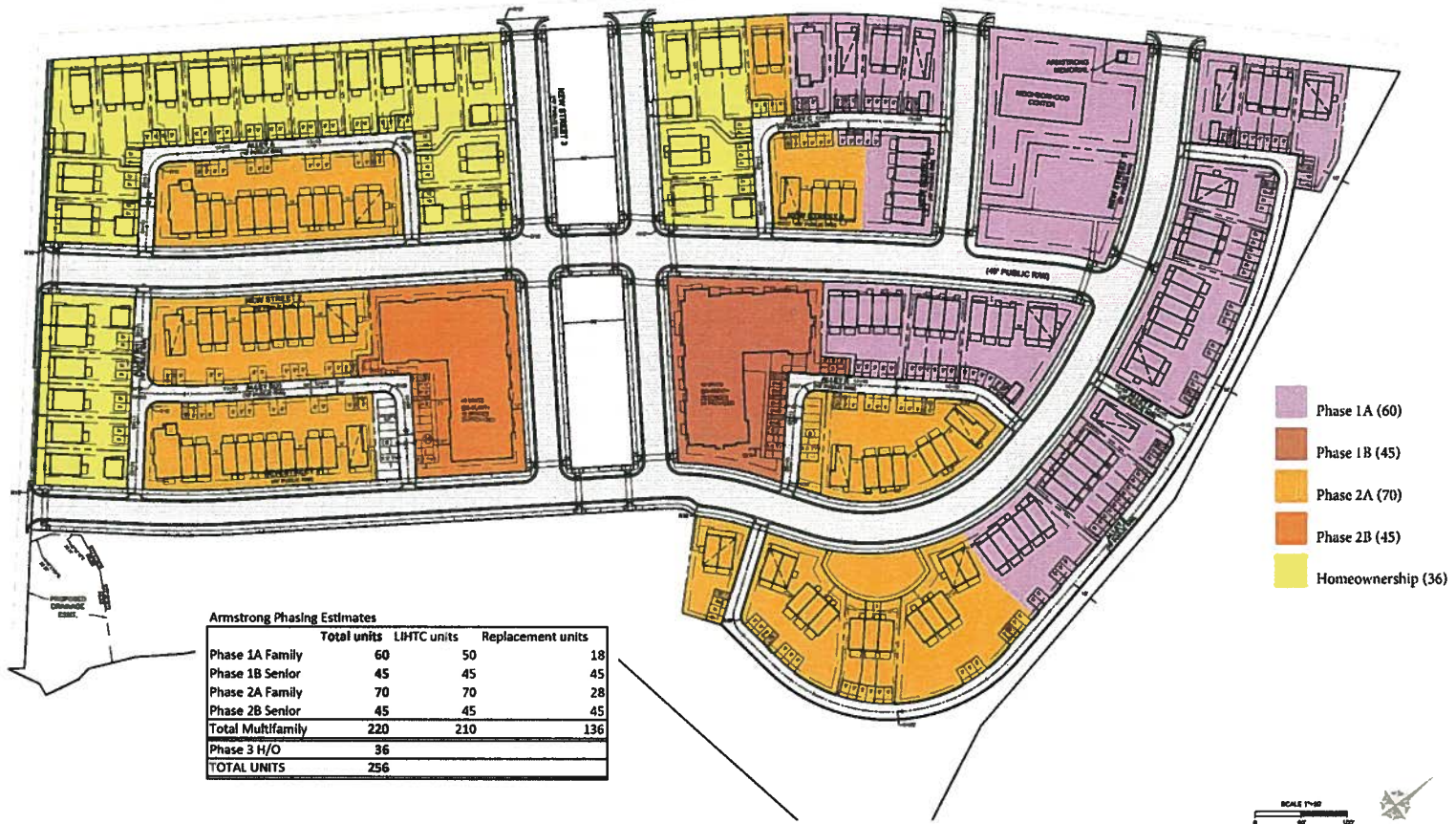
project will have a welcoming feel with a lobby and lounge area for residents, in addition to a community room, laundry facilities, lounges on each floor, and a property management and resident service coordinator office.

Phase 1A consists of 60 rental units for families, including 18 RAD Project Based Rental Assisted units, 32 LIHTC units, and 10 market rate units, and includes a mix of one-, two- and three bedroom townhomes, single family detached homes, stacked flats and duplexes.

Phase 2A consists of 70 rental units for families, including 17 Project Based Vouchers and 53 LIHTC units, with housing types similar to those in Phase 1A.



Elevation of Senior Apartment Building (Phase 1B)



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Phasing Diagram

THE COMMUNITY BUILDERS, INC. CITY OF RICHMOND
 FORTI GALLAS AND PARTNERS, INC. RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
 THE TIMMONS GROUP



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CHURCH HILL NORTH REVITALIZATION