

Gilpin Court Redevelopment:

How we get there

July 21, 2026

Richmond City Council Land Use, Housing and Transportation Committee





The Richmond Redevelopment & Housing Authority (RRHA) and the City have agreed to create a Joint Gilpin Transformation Working Group to implement the redevelopment of Gilpin Court as part of the larger Jackson Ward Community Plan created by residents of Jackson Ward in 2023.

This agreement is based on two shared premises:

- 1** The current conditions in Richmond's aging public housing communities managed by RRHA are unacceptable;
- 2** Positive change that both provides improved housing options for residents and does not reduce the supply of available deeply subsidized units will require a concerted, coordinated, and sustained partnership between the City, RRHA, and community partners;

KEY TERMS OF MOU

The specific terms of this agreement are outlined in a Memorandum of Understanding between RRHA and the City of Richmond, to be finalized later this summer. Key terms of the agreement are outlined below:

- The Joint Gilpin Transformation Working Group will consist of senior staff from the City and from RRHA with expertise in public housing and operational authority to lead execution of the Plan. The Working Group will ensure that the Plan is being properly implemented in alignment with the vision, goals and objectives developed by Gilpin Court residents and community stakeholders in the Jackson Ward Community Plan.
- The City and RRHA will also establish a Jackson Ward Community Plan Steering Committee, to include residents and other community stakeholders. The Committee will meet with City and RRHA representatives monthly to provide advice and resident input throughout the transformation process.

KEY TERMS OF MOU

- The City is committed to the Plan for the duration of the transformation process. It is anticipated that Plan implementation will take at least ten years.
- The City will have executive authority to implement the overall Plan. The City will hire one or more full-time staff members to drive implementation of the three major elements of the Plan: Neighborhood, Housing and People. The City has already hired the People Plan Manager, who will begin work this summer. The People Plan will include three core components: resident engagement, case management, and community partnerships.



RHA | RHA is responsible for the housing components of the transformation of Gilpin Court.

GUIDING PRINCIPLES

The City and RRHA jointly agree that the Working Group shall adopt the following principles, as guided by the Jackson Ward Community Plan. The transformation process:

- Will incorporate continuous community engagement and community capacity building;
- Will be resident-centered, and will support and partner with residents throughout all phases of implementation;
- Will include meaningful participation by community businesses and organizations;
- Will recognize and incorporates Black art, culture, and traditions;
- Will provide a defined range of neighborhood services and amenities accessible to all residents;
- Will be inclusive of all residents and support individual economic advancement and local community-based businesses;
- Will include a broad range of housing types in the redeveloped neighborhood serving a wide range of household incomes, with priority to the replacement of all Gilpin Court housing units
- Will include multiple homeownership structures for existing and future residents.

COMMUNITY BENEFITS GOALS

The Plan incorporates multiple Community Benefit Goals, including:

- One-for-one replacement of all 781 “deeply affordable” housing units at Gilpin Court, with many replacement units in the current Gilpin footprint and others at sites across the city.
- Prioritizing deeply affordable housing, tenant protections, and building economically diverse neighborhoods that allow all residents to thrive.
- Providing case management support to all residents to help residents meet identified needs, advance economically and educationally, and obtain and maintain stable, quality housing.
- Paying competitive wage rates, conducting job training and job fairs, and prioritizing hiring minority-owned businesses and City residents.

NEXT STEPS

- The structure established by this agreement will both guide the Gilpin Court redevelopment process and serve as a framework for the revitalization of Richmond's remaining public housing communities. Both the City of Richmond and RRHA believe this agreement is a major step forward in driving forward needed progress on one of the city's most pressing and difficult challenges.
- The finalized document is expected to be considered for approval by the RRHA Board this summer. A parallel resolution expressing support for the agreement is also expected to be considered for approval by Richmond City Council this summer.

QUESTIONS?