

INTRODUCED: July 28, 2025

AN ORDINANCE No. 2025-183

To declare that Council has not authorized redevelopment of Gilpin Court and prohibit undertakings pursuant to a certain Master Development Agreement to redevelop Gilpin Court without Council authorization.

Patron – Ms. Gibson

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 22 2025 AT 6 P.M.

WHEREAS, the Richmond Redevelopment and Housing Authority (the “RRHA”) is a political subdivision of the Commonwealth of Virginia, the creation of which was authorized and is governed by the Housing Authorities Law, Title 36, Chapter 1 of the 1950 Code of Virginia (the “Code”), as amended; and

WHEREAS, Title 36, Chapter 1, Article 7 of the Code, and particularly §36-49 and §36-51, provides that RRHA shall not implement any redevelopment plan until the Council has approved the redevelopment plan; and

WHEREAS, Title 36, Chapter 1, Article 7 of the Code, and particularly §36-19.2, prohibits RRHA from making any contract for the construction of any additional housing not

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

authorized by City Council as of April 1, 1952, or to undertake any land acquisition, purchase of materials for the construction or installation of, any sewerage, streets, sidewalks, lights, power, water, or any other facilities for any such additional housing not authorized or approved on such date, unless and until such additional housing has been authorized or approved by the Council; and

WHEREAS, on May 20, 2025, the Chief Executive Officer of RRHA executed a Master Development Agreement (“MDA”) with HRI Communities, LLC (“HRI”), that authorizes HRI to develop a “Transformation Plan” and to conduct, or cause to be conducted, design of public infrastructure work; coordinate public infrastructure work; construct public infrastructure; oversee coordination of between construction contractors for infrastructure and housing; and coordinate acceptance of public infrastructure by the City; and

WHEREAS, the “Transformation Plan” to be developed by HRI essentially serves as a redevelopment plan and the additional activities to be undertaken pursuant to the MDA consist of activities that would be set out in a redevelopment plan and include additional housing construction; and

WHEREAS, the Council has not approved any redevelopment plan for Gilpin Court; and

WHEREAS, the Council has not approved any additional housing relating to any redevelopment of Gilpin Court; and

WHEREAS, the Council finds that RRHA has taken and continues to take actions contrary to the laws governing the Council’s oversight and approval rights;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That Council does not authorize any additional housing relating to the redevelopment of Gilpin Court.

§ 2. Council does not authorize any redevelopment plan for Gilpin Court.

§ 3. RRHA is hereby prohibited from undertaking any activities under the MDA or otherwise regarding the redevelopment of Gilpin Court until such time as RRHA complies with the laws requiring Council authorization for such redevelopment and activities relating thereto by presenting the Council with a redevelopment plan for Gilpin Court.

§ 4. This ordinance shall be in force and effect upon adoption.



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Laura Drewry, City Attorney

THRU R.J. Warren, Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

COPY Kenya Gibson, 3rd District Council Member
Sarandon Elliot, 3rd District Council Liaison
Tabrica Rentz, Deputy City Attorney
Will Perkins, Legislative Services Manager

DATE July 23, 2025

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TITLE **Declaring that Council has not authorized redevelopment of Gilpin Court and prohibiting undertakings under the Master Development Agreement to redevelop Gilpin Court with Council authorization.**

This is a request for the drafting of an **Ordinance** ☒ **Resolution** ☐

REQUESTING COUNCILMEMBER/PATRON

Kenya Gibson

SUGGESTED STANDING COMMITTEE

Land Use, Housing & Transportation

ORDINANCE/RESOLUTION SUMMARY

Declares that the Council:

- 1.) does not authorize additional housing related redevelopment of Gilpin Court;
- 2.) does not authorize any redevelopment plan for Gilpin Court; and
- 3.) prohibiting undertakings or any other activities under the Master Development Agreement (MDA) regarding Gilpin Court until such RRHA complies with all laws requiring Council authorization of any redevelopment Gilpin Court after a redevelopment plan has been presented to the Council.

The patron would like for the ordinance to be effective upon adoption.

BACKGROUND

Council has not authorized any housing related redevelopment of Gilpin Court. Council has not authorized a master development agreement or use of the Richmond Development Corporation to redevelop Gilpin Court.

The RRHA and its executives are known to be taking actions that are not endorsed by the Council for redevelop Gilpin Court that are not authorized nor endorsed by the Council.

FISCAL IMPACT STATEMENT

Fiscal Impact Yes ☐ No ☒

Budget Amendment Required Yes ☐ No ☒

Estimated Cost or Revenue Impact \$ N/A

Note: N/A. No cost are anticipated.

Attachment/s Yes ☐ No ☒