

An aerial photograph of a city street scene, featuring several multi-story buildings, trees, and a road with a median. The entire image is overlaid with a semi-transparent blue filter. The text is centered and white.

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
Steven B. Nesmith, Chief Executive Officer

PRESENTATION TO THE LAND USE, HOUSING & TRANSPORTATION COMMITTEE

April 21, 2026

Who We Are...A Snapshot

- Created in 1940 as an instrumentality of the Commonwealth of Virginia
- Nine-member Board of Commissioners
- **Staff of 242** committed to bettering the lives of others
- Largest Public Housing Authority in Virginia
- **Serve over 6,000** Public Housing Residents and **serve over 4,000** Housing Choice Voucher participants - **therefore in total we assist over 10,000 families**
- Actively seeks out **strategic public/private partnerships** to further our mission

RRHA Managed Communities



- Gilpin Court (anticipated to start in 2028)
- Creighton Court (under redevelopment)
- Fairfield Court
- Hillside Court
- Mosby Court (3 sites)
(Mosby Court South Redevelopment - planned to start in Q2 2027)
- Whitcomb Court



Senior Sites

- 4th Avenue
- Blackwell Cottages I and II
- Decatur
- Fox Manor
- Lombardy
- Old Brook
- Stonewall



Who We Are...A Snapshot Cont'd

RRHA Funding Sources

- HUD Operating Dollars, Capital Funds and Tenant Rental Income (Public Housing)
- Housing Assistance Payments and Admin Fee Dollars (for the Housing Choice Voucher Program)
- Grants (Federal, state and local and private foundations)
- Interest and other fee income (sales proceeds, developer fees, etc.)

Note: RRHA receives 80% of its overall funding from HUD in Washington, DC



Why Redevelopment is Important

- Richmond Redevelopment & Housing Authority (RRHA) has some of the **oldest** housing stock on the Eastern seaboard.
- The Big Six properties were built during the period **1941 – 1970**:
 - Creighton Court - 1952
 - Fairfield Court - 1958
 - Gilpin Court - 1941
 - Hillside Court - 1952
 - Mosby Court (3 sites: 1962-1970)
 - Whitcomb Court - 1958
- Many of the building systems cannot be repaired as they are **obsolete** and many parts are no longer available.
 - HUD, over the past 20 years, has consistently **reduced** the amount of capital funding which can be used to undertake preventive maintenance and needed renovation of public housing sites.



How Redevelopment is Undertaken

- RRHA selects its **Developer Partners** through a competitive RFP process.
- RRHA utilizes an approach to redevelopment that allows for the agency or its nonprofit affiliate or instrumentality, the Richmond Development Corporation (RDC), direct participation in the redevelopment, financial structure and negotiations with investor entities to ensure terms are in the best interest of the agency and residents and that provide options for gaining full control of the asset and maintaining them for public benefit.

- RRHA incorporates **HUD's Seven Redevelopment Universal Principles** (**see the Text Box to the right**) in its redevelopment

HUD's Universal Redevelopment Principles

- 1. Resident Involvement & Empowerment*
- 2. Mixed-Income Communities*
- 3. One-for-One Replacement (or Equivalent)*
- 4. Community & Economic Development*
- 5. Sustainable & Green Design*
- 6. Fair Housing & Equity*
- 7. Long-Term Affordability and Financial Sustainability*



How Redevelopment is Undertaken Cont'd

- RRHA must follow HUD requirements as it relates to relocation activities and is committed to working with the City of Richmond to design and implement a **People Plan** that will aid residents in participating fully in the redevelopment of their property.
- RRHA works with the duly elected tenant council, RTO, and property residents to create a **Tenant Bill of Rights** at each public housing site undergoing redevelopment.
 - **The Tenant Bill of Rights** provides tenants with the **right to return**, if they so choose.
Some of the other important features of the Bill of Rights include:
 - Providing that 1/3 of the redeveloped units will be **deeply affordable** to public housing residents.
 - Committing to an **open, meaningful, and enforceable resident engagement process**.
 - Guaranteeing that **every affected household, as applicable**, will be relocated to a residence which is safe, decent, and sanitary and affordable for their family size and adjusted income.



How Redevelopment is Undertaken Cont'd

- Providing a minimum of three (3) potential relocation options based on the tenant household's eligibility.
- Agreeing to bear all **reasonable relocation costs** for every affected tenant if RRHA requires them to move away from their residence to facilitate the redevelopment.
- Committing to not permanently relocate any affected tenant household who is in **Good Standing, meets occupancy standards, eligibility requirements and who chooses to return.**
- Agreeing to undertake all reasonable efforts to ensure that as many current residents as possible are able to **meet eligibility requirements for housing voucher assistance.**
- Committing to provide self sufficiency, personal money management and other services, along with tracking and follow-up, either through a **People Plan or hybrid People Plan** to help prepare affected residents to live successfully during and after redevelopment.
- Committing to maximizing opportunities for resident employment, education, and vocational training during the redevelopment process by including Section 3



How Redevelopment is Undertaken Cont'd

Resident Transition Supports

- Resident Services is the responsible department in RRHA for the provision of support services and currently offers a number of programs and activities that assist in building resident self-sufficiency through collaboration with various community partners and local nonprofits.
- Presently, RRHA is working collaboratively with the City of Richmond on the creation and implementation of a *People Plan* for the Gilpin Court Redevelopment and will use the agreed upon *People Plan* or a hybrid of the Plan for the agency's other public housing redevelopment projects. **Note that *People Plans* are normally synonymous with the receipt of a Choice Neighborhood Implementation Grant from HUD. While RRHA received a HUD Choice Neighborhood (CNI) Planning Grant in 2021, the agency has not received, to date, an Implementation Grant under the CNI Program.** The City of Richmond is funding and will serve as the **implementation lead** (RRHA with "Partner" with the City) and, as such they will provide specific



How Redevelopment is Undertaken Cont'd

Resident Transition Supports Cont'd

- The proposed implementation of the *People Plan* or its hybrid, whichever is applicable, will include a continuum of care or abbreviated continuum of care and comprehensive or intense one-on-one case management for each resident. The proposed *People Plan* may involve utilization of an enhanced network of community service providers in coordination with RRHA's Resident Services Department. We do not want to get ahead of the Mayoral or group announcement about the details about the *People Plan*. The specific details of the *People Plan* will be later announced by the City as it is the lead.



MAYORAL ACTION PLAN (MAP)

RRHA Outcomes

Thriving Neighborhoods - Goal A:

How many new homes are being added annually?

Number of new units and/or homes added annually (see below and Slides 10 and 11 for information on applicable completed and other projects) (Asterisk denotes a project on the Southside)*

○ Under the Big Six Redevelopment :

Creighton: In 2025- 68 units completed and in 2026- 72 units completed.

○ Under the Project-Based Voucher (PBV)

Year	Multifamily Project	# of New Units	# of PBVs
2023	Cameo	67	12
2024	Cool Lane	86	86
	Brookland Park Apts	66	7
2026	Liberty Townhomes*	40	10
TOTAL		259	115



MAYORAL ACTION PLAN (MAP) Cont'd

RRHA Outcomes

Thriving Neighborhoods - Goal A:

How many new homes are being added annually?

Number of new units and/or homes added annually

Note: Another 339 new multifamily units with a total of 77 PBVs awarded across 5 projects will be completed by the end of 2026.

- **Under RRHA's Conduit Bond Program:** (see below for information on projects completed, underway and/or planned) (Asterisk* denotes a project on the Southside)

Year	Multifamily Project	# of New Units to be Built or Preserved	AMI Served	Status
2023	South Gate (Renovation) *	112	100 Units @ 50% AMI and 12 Units @ 60% AMI	Completed
	Chippenham Place (Renovation) *	144	16 Units @ 40% AMI and 128 Units at 50% AMI	Completed
2024	Walmsley Gardens -	216	60% AMI to be served by	Construction Anticipated



MAYORAL ACTION PLAN (MAP) Cont'd

RRHA Outcomes

Thriving Neighborhoods - Goal A:

How many new homes are being added annually?

Number of new units and/or homes added annually

- Under RRHA's Conduit Bond Program cont'd: (see below for information on projects completed, underway and/or planned) (Asterisk* denotes a project on the Southside)

Year	Multifamily Project	# of New Units to be Built or Preserved	AMI Served	Status
2024 cont'd	Walmsley Gardens - Senior*	128	60% AMI to be served by this project	Construction Anticipated to be Completed 4/30/26
2025	Joyfield at German School Road*	234	Up to 60% AMI	Pre-Development Stage
	Rady Street	288	Up to 60% AMI	Pre-Development Stage
	West Commerce Residential*	77	Up to 60% AMI	Pre-Development Stage
TOTAL (Includes Slide 10		1,199		



MAYORAL ACTION PLAN (MAP) Cont'd

RRHA Outcomes

Thriving Neighborhoods - Goal B:

How is redevelopment strengthening long-term housing stability and affordability?

- RRHA utilizes two (2) tools that helps to maintain housing affordability for very low- income tenants. They are **Tenant Protection Vouchers (TPVs)** and **Project-Based Vouchers (PBVs)**.
- **TPVs** are additional vouchers issued to a public housing authority when families are displaced from their federally subsidized housing due to an action taken by the public housing authority, i.e. redevelopment. After one year, HUD allows the TPVs to be rolled into the overall baseline of allocated vouchers. The TPVs can then be used to determine the number of Project-Based Vouchers that can be assigned, allowing RRHA to create more affordable "hard units" in the City of Richmond.



MAYORAL ACTION PLAN (MAP) Cont'd

RRHA Outcomes

Thriving Neighborhoods - Goal B:

How is redevelopment strengthening long-term housing stability and affordability?

Generally, a housing authority can **project-based** up to 20% of its authorized allocation of general vouchers from HUD. These type vouchers are for specific properties. RRHA uses this tool to **facilitate the development of new affordable rental units** through a competitive RFP process, or it can use the PBVs for its own development or redevelopment projects, e.g. Creighton Court Redevelopment. In Creighton Phase A - 21 PBVs were allocated and in Phase B - 18 PBVs were allocated. In Creighton Phase C - 15 PBVs are allocated.

○ As most all development or redevelopment projects utilize Low-Income Housing Tax Credits (LIHTC) to finance their projects, this is another tool that helps maintain low-term affordability by its designated income restrictions.

○ Residents being affected by redevelopment can use **TPVs, PBVs or the designated LIHTC income restrictions to aid them in returning to the property after redevelopment or based on their choice, for finding a**



MAYORAL ACTION PLAN (MAP) Cont'd

RRHA Outcomes

Thriving Neighborhoods - Goal B: Progress toward 1 for 1 replacement

○ As shown in Slide 5, **1 for 1 replacement** is one of the HUD Universal Principles that RRHA follows in all of its redevelopment efforts. However, RRHA will never reconstitute poverty in any of its redevelopment projects. Therefore, **not** every deeply affordable unit demolished will be built back onsite at the property being redeveloped but will be available offsite, too.. The goal is to create **mixed-income communities**. RRHA utilizes a dual strategy as it relates to 1 for 1 replacement - replacement housing onsite and replacement housing offsite, as HUD allows.

○ RRHA effectuates 1 for 1 replacement by ensuring that at least a 1/3 of the new units at the redeveloped property is **deeply affordable**. In addition, the **TPVs** ensure that displaced residents can find affordable housing offsite. RRHA identifies offsite

properties and will engage with landlords to assist displaced tenants in finding a new home.



MAYORAL ACTION PLAN (MAP) Cont'd

RRHA Outcomes

Thriving Economy - Goal F:

How does this work increase public investment and opportunity in Southside neighborhoods?

○ See the table below for RRHA's investment to date in Southside:

Year	Project	# of Units Built or Preserved	Subsidy Assistance and/or Conduit Bond	Value of Assistance or Bond Amount
2023	South Gate (Renovation) *	112	Conduit Bonds Only	\$10,000,000
	Chippenham Place (Renovation)	144	Conduit Bonds Only	\$25,000,000
2024	Walmsley Gardens - Family	216	Conduit Bonds Only	\$32,000,000
	Walmsley Gardens - Senior	128	Conduit Bonds Only	\$14,000,000
2025	Joyfield at German School Road	234	62 PBVs and Conduit Bonds	PBV value being determined under the subsidy layering review by HUD and



MAYORAL ACTION PLAN (MAP) Cont'd

RRHA Outcomes

Thriving Economy - Goal F:

How does this work increase public investment and opportunity in Southside neighborhoods?

○ See the table below for the investment to date in Southside Cont'd:

Year	Project	# of Units Built or Preserved	Subsidy Assistance an/or Conduit Bonds	Value of Assistance
2026	Liberty Townhomes	40	10 PBVs	\$1,802,808
TOTAL (Includes Slide 15 numbers)		951	72 PBVs/7 Projects w/ Conduit Bonds	\$1,802,808 in PBV Subsidy and \$139,500,000 in Conduit Bonds



Closing Statement

Thank you for your time and attention today. RRHA stands firm in its mission to provide affordable housing and assist our residents in finding a PATH to self-sufficiency -- and where appropriate -- homeownership. We value our partnership with the City Council and look forward to continuing our collaboration.

