



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

---

**File #:** ORD. 2025-183, **Version:** 1

---

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.

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 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.