

MOVING FORWARD TOGETHER

A new model for resident-centered public housing redevelopment.

Mayor Danny Avula

RRHA Board Meeting

November 19, 2025



**CITY OF
RICHMOND**



Thriving:



City Hall



Neighborhoods



Families



Economy



Inclusive Communities



Sustainable Built Environment



Storytelling

THRIVING NEIGHBORHOODS



Meet the housing needs of a growing city, so that Richmonders at every income level can afford good housing in safe neighborhoods with strong public amenities.

- Build more homes for more people.
- **Develop a new model of affordable housing and strengthen housing stability.**
- Connect neighborhoods across the city to high-quality amenities like parks, public pools, and libraries.
- Keep our neighborhoods safe and prepared.

A NEW MODEL



Develop a new model of affordable housing and strengthen housing stability.

What are some metrics that will help us know we're making progress?

Progress toward redevelopment of large public housing communities that **commits to 1:1 replacement** of our region's subsidized housing units.

MY REQUESTS



RRHA should use the Jackson Ward Community Plan as its guidance for the Gilpin Court redevelopment, and seek City Council approval of the plan as called for by the Richmond 300.



RRHA should revitalize the Gilpin Informed Neighbors initiative to ensure residents have access to accurate information and a trusted way to relay feedback and concerns to RRHA.



All 781 Gilpin Court units are to be replaced by project-based voucher units in the Gilpin footprint and across the city, as stated by the Jackson Ward Community Plan.



RRHA should distribute materials showing the timeline and steps for redevelopment; housing options for Gilpin residents; and resources available to Gilpin residents before, during, and after redevelopment.



RRHA should ensure all Gilpin Court residents have adequate information and opportunity to become lease compliant and eligible for housing vouchers.



RRHA should withdraw its proposal to convey Gilpin Court to RDC until major concerns about RDC's governance structure are addressed.



RRHA should establish, in collaboration with the City of Richmond, an ongoing Jackson Ward Community Plan Steering Committee to provide advice, ensure implementation, and celebrate the achievements.



RRHA must commit to providing the City detailed information about RRHA finances, resources and programming, and detailed information about the physical condition of RRHA properties.

SHARED GOVERNANCE

Joint Gilpin Transformation Working Group must help implement and monitor three plans:

1. Housing development
2. Community development
3. People support



Membership of the **Joint Gilpin Transformation Working Group**:

- RRHA Board Chair, Executive Director
- Mayor, CAO, DCAOs, and Relevant Directors/Senior Staff, City Council Member
- Community partners (to include RPS and other stakeholders)
- Development partners
- Gilpin resident representation, *including but not limited to* tenant council leaders

A GREAT PEOPLE PLAN



All current residents have opportunity to move to a subsidized housing unit of **similar or better quality** to their current units.



All current residents are **connected to services** that bolster employment, education, credentials, and future income capacity and address barriers and current challenges — including childcare, transportation, health support, mental health support, and substance abuse support.



All current residents receive support in becoming **lease compliant**.



New **neighborhood environments** are created that provide safety, economic opportunities, positive amenities, strong educational opportunities, and connect residents with the fabric of the wider city.



Measurable improvements in education, employment, income, and positive youth development.

TAKEAWAYS

1

A **great** People Plan

2

Shared governance through Joint Gilpin Transformation Working Group

3

Answer remaining requests and **commit to working together** by December 17, 2025