

Jackson Ward Community Plan
Edits to the June 2024 version, as of 7/16/2026

Page	Type of Edit	Section	Description
Front Cover	Correction	Date at bottom left corner	Updated the publication date from June 2024 to July 2026
2	Correction	Acknowledgements	- Reformatted the layout to fit new additions onto the page. - Added “former” for all personnel no longer serving in their roles. - Under RRHA, added Steven Nesmith and Sherrill Hampton as RRHA staff. - Under City of Richmond, corrected Sherrill Hampton’s former title to “Director of Housing and Community Development”. - Under City of Richmond, added Kevin Vonck, Marianne Pitts, and LaJuan Neal as City staff. - Changed Richmond Henrico Health District’s role from “People Lead” to “Plan Partner”. - Corrected the name of Timmons Group, and also unitalicized Scott Wiley’s name and role. - Added the names of all 2026 board, council, and commission members. - Deleted Urban Strategies’ role as “People Lead”.
3	Correction	Acknowledgements	- Corrected name of Richmond Henrico Health District. - Corrected name of Historic Jackson Ward Association. - Corrected name of Kelli Rowan. - Corrected name of Ryan Rinn. - Added full name for acronym SCAN. - Added full name for acronym STEP. - Added descriptor for Valerie Burton. - Added Kelly Marchal, Jackson Ward resident to the list. - Deleted Kevin Vonck’s name since his name has now been added to the City staff on opposite page.
7	Clarification	Ligure of Figures	For Figure 44, changed the name to “Site Block Map” to avoid misinterpretation that redevelopment will follow a particular sequential order.
23	Correction	Context Map	Corrected the map by adding a label for Virginia Union University.
31	Correction	Third Paragraph	Corrected the placement of the period (.)
32	Correction and Clarification	History Timeline - The Skipwith Cottage Is Built	To clarify facts and correct grammatical and typographical errors, replaced: “Abraham Peyton Skipwith, the first known free Black person, purchases parcels of land on the northern edge of the city of Richmond in what would

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			become Jackson Ward; he built a gambrel-roofed cottage which is one of the city's oldest documented Dwellings.” -with- “Abraham Peyton Skipwith, a freed Black person, purchased parcels of land on the northern edge of the city, becoming the first Black landowner in what would become Jackson Ward. He built a gambrel-roofed cottage, one of the city's oldest documented dwellings.”
32	Addition	History Timeline - Jackson Ward Established	Added a description to provide context to this timeline entry: “Jackson Ward was established as a voting district (or ward) in Reconstruction-era Richmond. The boundaries were intentionally drawn to dilute Black voting power in city politics.”
32	Correction	History Timeline - 1 st Black-owned Bank Chartered in the US	- Changed to past tense. - Deleted the “7” typo. - Corrected the name of Browne by adding an “e”.
32	Addition	History Timeline - 1 st Black Woman-Owned Bank	Added additional language about Maggie Walker: “becoming the nation's first Black woman bank founder and president.”
35	Addition	History Timeline - Jackson Ward as Landmark	Added language that notes Jackson Ward as “becoming the nation’s first Black urban neighborhood to be historically registered”.
39	Correction	Race & Age Distribution	- Added a period at the end of the first summary sentence (in green text). - Fixed typo by deleting “with the rest of from that” and replace with “to the rest”. - Broke the last sentence into two, for improved grammar and better readability.
41	Addition	Housing, bottom portion of the page	As a section header, replaced the data-heavy duplicate text with a summary sentence that reads “Home sale prices have more than doubled (when adjusted for inflation) in just a ten-year period.”
44	Correction/ Clarification	Vacancy, second paragraph	- Subject verb agreement issue, so replaced “City programs like the” with “The City’s”. - Reworded the Façade Improvement Program sentence by deleting “located along Broad Street in parts of Jackson Ward and parts of 1st and 2nd Street” and replaced it with “In Jackson Ward, this includes properties in the blocks along Broad Street and the properties that front 2nd Street south of Leigh Street.”
47	Correction	City Center	Fixed 2nd paragraph to say “City Center Phase One” (capitalizing Phase One and removing the 1)

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48	Correction	The Pulse BRT, last sentence	- Changing “Currents studies” to “Current studies”. - The sentence is a comma splice. Breaking it up into two sentences. - Changed “workers to have access” to “workers with access”.
56	Correction	Previous Plans	- Caption of the Maggie Walker House Historic Site corrected to include the word “National”. - Last paragraph: Capitalized “Court”. (“Each plan for North Jackson Ward/ Gilpin court...”
57	Correction	Calhoun Center and Park Renovations	Added a period (.) after “ARPA funds”.
66	Correction	First paragraph, 2 nd sentence	- Changed “centered” to “centered on”. - Changed “gather” to “gathering”.
66	Correction	Steering Committee	Replaced “guide” with “ensure”. (“Meets bi-weekly to ensure the overall process stays on track...”)
67	Correction	Community Engagement Team	Rewrite of the sentence from: “Meets monthly to develop content for resident and community engagement, facilitate engagement activities, market/advertise engagement, and identifies a variety of activities to meet a range of residents and community members through out the process.” -to- “Meets monthly to develop content for resident and community engagement, facilitate engagement activities, promote/advertise engagement opportunities, and identify a variety of activities to reach residents and community members throughout the process.”
67	Correction	Working Groups, sentence beginning with “Organized..”	- Added a comma before “they provide”. - Changed “helps” to “help”.
67	Correction	Gilpin Informed Residents	Rewrite of the sentence from: “Meets weekly to administer the Resident Household Needs Assessment, go through training on the Choice Process, planning and urban design approaches, communications, and leadership development.” -to- “Meets weekly to administer the Resident Household Needs Assessment, complete training on the Choice Process, and develop knowledge and skills

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			pertaining to planning and urban design approaches, communications, and leadership.”
71	Clarification	July 11-29, 2022 – Stakeholder Focus Group meetings	Relaced “core objectives” with “Choice Neighborhoods goals”.
78	Correction	Image caption	Deleted duplicate sentence.
80	Clarification	Community Events – October 2023, second paragraph	Added a comma between “makers” and “and”.
83	Correction	Gilpin Informed Residents, 2 nd paragraph	- Inserted missing word: “...the GIRs <i>spent</i> quality time...” - Deleted the duplicate period mark (.) at the end of the sentence.
84	Correction	Top image caption	Corrected the name of Kiara Harris
85	Correction	Spotlight: GIRS IN THE COMMUNITY	- In the Resident Quiz section, corrected “education” to “educate”. - In the Code-Switching section, corrected the spelling of “cultural”.
85	Correction	Last image caption	Corrected the name of Kiara Harris
87	Correction	Roles and Responsibilities	Added periods (.) to the end of each bulleted statement.
90	Correction		Corrected “splashpad” to “splash pad” so it appears as two words for consistency.
90	Clarification/Correction		Rewrite of the sentence from: “The overall Calhoun Recreation Area Master Plan received preliminary approval from the City of Richmond Planning Commission Urban Design Committee Design and design development of the Splash Pad is underway.” -to- “The overall Calhoun Recreation Area Master Plan received preliminary approval from the City of Richmond Planning Commission’s Urban Design Committee. Design and development of the Splash Pad is underway.”
92	Correction / Clarification	Resident Needs Assessment Results	- In the first sentence, replaced “resident assessment” with “Gilpin Resident Needs Assessment” to clarify that it was a survey of Gilpin Court residents. - In the first sentence, provided an end date by replacing “May 2022 to present” with “May through December 2022”.
94	Correction	Community Survey Results	Lowercased “survey”.

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100	Correction	Figure 27: Strategies & Opportunity Areas	Corrected the spelling of “Belvidere”.
106	Correction	Goal 1 summary description	Added a period (.) at the end of the summary description sentence, for consistency.
106	Clarification	Goal 1, Strategy A	- In the second paragraph: For consistency in organization names and to enhance readability, changing “the Richmond City Health District” to “as well as the Richmond Henrico Health District”. - In the third paragraph: inserted missing word “of” between value and quality. - Added a period (.) at the end of each Next Step bullet point, for consistency.
107	Correction	Goal 1, Strategy B	Added a period (.) at the end of the first Next Step bullet point.
108-109	Correction	Goal 2, Strategy A	- Added a period at the end of the “Strategy A: Reduce chronic absenteeism” title. - In the last paragraph, corrected the name of the “Richmond Henrico Health District” for consistency.
111	Correction	Goal 2, Strategy B	Added a period (.) at the end of each Next Step bullet point, for consistency.
113	Correction	Goal 3, Strategy A	- In the second paragraph, corrected the spelling of “make”. - Added a period (.) at the end of each Next Step bullet point, for consistency.
114	Correction	Goal 3, Strategy B	Added a period (.) at the end of each Next Step bullet point, for consistency.
115	Correction	Goal 3, Strategy C	Corrected the timeframe to be “Medium-term”.
116	Change	Goal 3, Strategy D	In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”
116	Change	Goal 3, Strategy E	In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”
117	Correction	Goal 3, Strategy F	Corrected the name of Richmond Henrico Health District in the Lead section.
118	Correction	Goal 3, Strategy G	Added a period (.) at the end of the Next Step bullet point, for consistency.
118	Correction	Goal 3, Strategy H	In the second bullet point of the Next Steps section, corrected the typo to “in the”.
118	Change	Goal 3, Strategy H	In the Lead section, changed from “Office of Community Wealth Building” to “City of Richmond Dept of Economic Development”.
119	Correction	Goal 3, Strategy I	In the second bullet point in the Next Steps section, corrected the typo to “in the”
119	Change	Goal 3, Strategy I	In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”

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120-123	Correction	Education Partnership Grid	• In the summary description, added the missing word “be” before “proficient.” • In the summary description, changed “college and workforce ready” to “college- and workforce- ready”. • For the City of Richmond Office of Community Wealth Building, corrected the sentence to read as “Will offer employment and training services, financial literacy services, and youth development services.” • For Greater Richmond Stop Child Abuse Now (SCAN), added the missing word “prepare” after the word “and”. • For Imagination Library RVA, Mayor’s Youth Academy, NextUp RVA, Thrive Birth to Five and Virginia Union University, added a period (.) at the end of each of these descriptions.
124	Correction	Goal 4, Strategy A	• Added a period (.) at the end of the second bullet point in the Next Step section, for consistency.
124	Change	Goal 4, Strategy A	• In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”
125	Correction	Goal 4, Strategy B	• In the last bullet point of the Next Steps section, added missing words “Work with” at the start of the sentence
125	Change	Goal 4, Strategy B	• In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”
125	Change	Goal 4, Strategy C	• In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”.
127	Correction	Goal 4, Strategy E	• In the Lead section, corrected agency name to “Dept of Planning and Development Review”
127	Correction	Goal 4, Strategy F	• Added a period (.) at the end of the last bullet point in the Next Step section, for consistency.
127	Change	Goal 4, Strategy F	• In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”. • In the Partners section, deleted “USI-CDFI” to remove reference to Urban Strategies.
129	Correction	Goal 5, Strategy A	• Replaced “the United States” with “the nation’s”. • Replaced “first female bank president, Maggie Walker and” to “first Black female bank president Maggie Walker, and” for factual accuracy and proper punctuation.

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130	Correction	Goal 5, Strategy D	In the Lead section, corrected agency name to “Dept of Planning and Development Review”.
131	Correction	Goal 5, Strategy E	Changed “entrepreneur” to “entrepreneurs”.
131	Correction	Goal 5, Strategy F	Changed “to brings” to “will bring”.
138	Change	Goal 7, Strategy A	In the Lead section, changed from “Urban Strategies” to “City of Richmond Dept of Housing and Community Development”.
138	Change	Goal 7, Strategy B	In the Lead section, changed from “Urban Strategies” to “City of Richmond Dept of Housing and Community Development”.
138	Correction	Goal 7, Strategy B	- In the Partners section, corrected the name to “Southside Community Development & Housing Corporation (SCDHC)” - In the Partners section, corrected the name of “Maggie Walker Community Land Trust”.
139	Correction	Goal 7, Strategy D	In the Next Steps section, replaced the comma with the word “and” and added a period (.) at the end of the sentence.
140	Correction	Goal 8, Strategy A	- For consistency, changed “Resident Bill of Rights” to “Tenant Bill of Rights” to match the language found in the Next Steps section of the strategy and also match the language found on page 232. - In the Partners section, corrected the name of the “Central Virginia Legal Aid Society”.
140	Clarification	Goal 8, Strategy A	For clarification, added “in collaboration” after “established”.
140	Correction	Goal 8, Strategy B	In the Next Steps section, added a period (.) at the end of the sentence.
140	Change	Goal 8, Strategy B	- Changed from “Urban Strategies will conduct an assessment” to “An assessment will be conducted”. - In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio.”
141	Change	Goal 8, Strategy C	- Changed from “Urban Strategies will assist residents” to “Support will be given to residents”. - In the Lead section, changed from “Urban Strategies” to “City of Richmond Dept of Housing and Community Development”.
148	Correction	Proposed Housing Concept Plan map	For Baker Street Closed to Vehicular Circulation note, corrected the page number to “189”.
155	Correction	Image caption in bottom right corner	Corrected the sentence to read as “...throughout the neighborhood, while...”

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162	Correction	Goal 11, Strategies A & B	• In the Lead section of both strategies, replaced the name of “Office of Equitable Development” to “City of Richmond Dept of Planning and Development Review” • In the Partners section of both strategies, corrected the name of “Historic Jackson Ward Association”.
165	Correction	Goal 12, Strategy A	• Changed from “meets residents needs” to “meet residents’ needs” for grammar. • In the Time Frame section, changed “Mid term” to “Medium-term” for consistency. • In the Lead section, changed “Park” to “Parks”. • In the Partners section, corrected the name of Historic Jackson Ward Association.
165	Correction	Goal 12, Strategy B	• In the Lead section, changed “Park” to “Parks”. • In the Partners section, replaced the name of “Office of Equitable Development” to “City of Richmond Dept of Planning and Development Review”
166	Correction	Goal 12, Strategy D	• In the Lead section, replaced the name of “Office of Equitable Development” to “City of Richmond Dept of Planning and Development Review”
169	Correction	Goal 13, Strategy A	• In the Lead section, added “Review” to correct the name of the Department of Planning and Development Review.
170	Clarification and Correction	Goal 13, Strategy B	• In the Next Steps section, added “Calhoun Center’s” for context in second bullet point. • In the Lead section, replaced the name of “Office of Equitable Development” to “City of Richmond Dept of Planning and Development Review” • In the Partners section, corrected the name of Richmond Henrico Health District. • Replaced the HJWA abbreviation with “Historic Jackson Ward Association”. • Replaced GIR abbreviation with “Gilpin Informed Residents”.
173	Correction	Goal 13, Strategy D	• Changed “The Department of Planning and Development Review (PDR) and the Economic Development Authority (EDA) of the City of Richmond have managed and administered this program from 2013 to 2022” -to-

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			“Funded by the City in 2013 & 2022, the program is managed and administered by the Department of Planning & Development Review (PDR) and the Economic Development Authority (EDA)”. • Changed “The City has supported 35 grants” to “As of 2023, the City has awarded 35 grants”. • In the image caption, changed “Culture” to “Cultural”.
173	Addition	Goal 13, Strategy D	• In the Next Steps section, added “2nd Street”.
174	Addition/ Change	Goal 14, Strategy A	• In the Lead section, added “City of Richmond Human Services Portfolio” as one of the leads.
174	Correction	Goal 14, Strategy A	• In the Partners section, corrected the name to Richmond “Region” Tourism.
174	Clarification	Goal 14, Strategy B	• Added context by adding “Virginia” before the Department of Transportation • Corrected the name from “City Cultural Resources Management Plan” to “Cultural Heritage Stewardship Plan”.
175	Correction	Goal 14, Strategy C	• Changed “from Choice planning process” to “from the Choice Neighborhoods planning process”.
175	Change	Goal 14, Strategy C	• In the Partners section, deleted Urban Strategies.
175	Correction	Goal 14, Strategy D	• In the Lead section, replaced the name of “Office of Equitable Development” to “Dept of Planning and Development Review” • In the Partners section, corrected the name of the Richmond Henrico Health District • In the Partners section, changed the HJWA abbreviation to “Historic Jackson Ward Association”
176	Correction	Goal 15, Strategy B	• In the Partners section, changed the HJWA abbreviation to “Historic Jackson Ward Association”
177	Change	Goal 15, Strategy C	• Delete the last sentence beginning with “With Staff trained...” because it refers to Urban Strategies. • In the Next Steps section, deleted “USI-led”. • In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”.
177	Correction	Goal 15, Strategy C	• In the Partners section, added a comma between “Gilpin Informed Residents” and “Richmond Police Department”
177	Correction	Goal 15, Strategy D	• Added a period (.) between “communities” and “Prior”.

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			In the Partners section, corrected the name to City of Richmond Police Department.
179	Correction	Goal 15, Strategy F	In the Partners section, corrected the name to City of Richmond Police Department.
179	Correction	Goal 15, Strategy G	- In the Lead section, corrected the name to City of Richmond Police Department. - In the Lead section, changed the HJWA abbreviation to “Historic Jackson Ward Association”. - In the Partners section, corrected the name of Kinfolk Community. - In the Partners section, corrected the name of the Richmond Henrico Health District.
185	Addition	Goal 16, Strategy C	Under the Partners column, added “Bike Walk RVA”.
187	Correction	Goal 17, Strategy B	- Lowercased “installing”. - In the Partners section, corrected the name of Office of Equitable “Transit” and Mobility.
187	Correction	Goal 17, Strategy C	In the Partners section, corrected the name of Richmond “Region” Tourism.
187	Correction	Goal 17, Strategy D	In the Partners section, corrected the name of Office of Equitable “Transit” and Mobility.
188	Correction	Goal 17, Strategy E	In the Partners section, corrected the name of Office of Equitable “Transit” and Mobility.
188	Correction	Goal 17, Strategy F	Added the word “a” before “shared use “path/greenway.”
191	Correction	Goal 18, Strategy A	- In the Partners section, changed the abbreviation from HJWA to Historic Jackson Ward Association. - In the Partners section, deleted Gilpin Tenants Association since the name is incorrect and the Gilpin Tenant Council is already included in the list. - In the Partners section, corrected the name of Office of Equitable “Transit” and Mobility.
198	Change	Goal 19, Strategy A	In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”.
199	Change	Goal 19, Strategy B	In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”.
199	Correction	Goal 19, Strategy B	In the Partners section, corrected the name of the Richmond Henrico Health District.

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199	Correction	Goal 19, Strategy C	- Capitalized the “C” in care (Primary “Care” Physicians). - In the Next Steps section, added periods (.) at the end of the first and second bullet points. - In the Next Steps section, changed “Assure” and “Assuring” to “Ensure”. - In the Partners section, corrected the name of Richmond Henrico Health District.
199	Change	Goal 19, Strategy C	In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”.
200	Change	Goal 19, Strategy D	In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”.
200	Correction	Goal 19, Strategy E	In the Partners section, corrected the name of Richmond Henrico Health District.
201	Change	Goal 19, Strategy F	In the Lead section, changed from “Urban Strategies” to “City of Richmond Human Services Portfolio”.
203	Correction	Goal 20, Strategy D	In the Next Steps section, added “District” before “boundaries”.
205	Correction	Goal 21, Strategy D	In the Partners section, corrected the name of Richmond Public Library.
210	Clarification	Implementing the Plan	- Capitalized the word “Plan” as a proper noun when referring the Jackson Ward Community Plan (three instances). - In the first sentence, changed the punctuation for improved readability so as not to imply that the multiple groups make up Gilpin Court. Changed to read as: “The goals and strategies outlined in this Plan were created in a collective effort among Gilpin Court and Jackson Ward residents, stakeholders, and community organizations; the City of Richmond; Richmond Redevelopment & Housing Authority (RRHA); Urban Strategies; and Richmond Henrico Health District (RHHD).”
210	Correction	Implementing the Plan	In the vision, capitalized “Black” for consistency with the previously-stated vision on page 98.
210		Figure 42 – Implementation Leads	- Edited the People icon to list “City of Richmond” as the People Lead. - Edited the Housing icon to list “City of Richmond (with RRHA & HRIC at Gilpin Court)” as the Housing Lead.

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211	Addition/ Change	Implementing the Plan – Implementation Framework	Made changes to the language regarding Plan coordination and implementation responsibilities, from: “The City of Richmond (City), Richmond Redevelopment & Housing Authority (RRHA), and HRI Communities will work together to implement the Transformation Plan. The entities will have support from the Richmond Henrico Health District (RHHD) and Urban Strategies, Inc. The City and RRHA will have primary responsibility for coordinating implementation of the plan.” -to- “The City of Richmond (City) will have primary responsibility for coordinating and implementing the Plan. The City and the Richmond Redevelopment & Housing Authority (RRHA) will partner to implement the elements of the Gilpin Court housing plan.”
211	Addition/ Change	Implementing the Plan – Implementation Leads	Made changes to the language regarding all component Leads, by removing references to HRI Communities, Urban Strategies and Richmond Henrico Health District. Listed the City as the Neighborhood Lead and People Lead, and listed both the City and RRHA as Housing Leads. Also removed the references to an Education Lead (which is part of the People component of the Plan.) -From- “The City, RRHA, Urban Strategies, and RHHD will collaborate with the numerous organizations already working within Gilpin Court and the Jackson Ward neighborhood. Implementation of this Community Plan will rely heavily on their experiences, expertise, and success serving the neighborhood. As required by the Choice Neighborhoods Program, we have identified the following Leads: RRHA and HRI Communities will serve as the Housing Lead to redevelop the Gilpin Court community and properties controlled by RRHA. The City of Richmond will serve as the Neighborhood Lead and will implement the neighborhood components of the Plan. Urban Strategies will serve as the People Lead with support from the Richmond Henrico Health District.

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			Additionally, the City of Richmond Office of Children and Families will serve as the Education Lead with support from Urban Strategies.” -To- “The City and RRHA will collaborate with the numerous organizations already working within Gilpin Court and the Jackson Ward neighborhood. Implementation of this Community Plan will rely heavily on their experiences, expertise, and success serving the neighborhood. As required by the Choice Neighborhoods Program, we have identified the following Leads: The City and RRHA will serve as the Housing Leads. RRHA and selected developer HRI Communities (HRIC) will have lead responsibility in redeveloping the Gilpin Court community and properties controlled by RRHA. The City will have lead responsibility in overseeing and implementing housing components of the Plan for all other portions of the Jackson Ward neighborhood. The City will serve as the Neighborhood Lead and will implement the neighborhood components of the Plan. The City will serve as the People Lead and will implement the people components of the Plan with assistance from RRHA and various community partners.”
211	Clarification	Implementing the Plan – Implementation Leads	• For improved readability, changed the punctuation to read as “within Gilpin Court and the Jackson Ward neighborhood.”
211	Correction	Ongoing Engagement and Capacity Building	• In the first paragraph, last sentence: deleted the word “keep”. • In the second paragraph, added the word “and” before “ensure”.
211	Change	Ongoing Engagement and Capacity Building	• In the third paragraph, replaced “Urban Strategies” with “the City” (within both the first sentence and the last sentence).
212	Correction	Big Moves For Implementation	• Changed “five” to “six”
212	Change	Big Moves For Implementation – Establish a Small Business Hub	• Changed “Office of Community Wealth Building” to “City of Richmond”.
212	Change	Big Moves For Implementation –	• Changed from “Urban Strategies” to “the City of Richmond Human Service Portfolio”

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		Institute a Jackson Ward Civic Network	
212	Correction	Big Moves For Implementation – Institute a Jackson Ward Civic Network	Corrected name of Historic Jackson Ward Association
212	Correction	Big Moves For Implementation – Rezone Jackson Ward	Corrected name of the “Office of Equitable Development at the City of Richmond” to the “City of Richmond Department of Planning and Development Review.
212	Correction	Big Moves For Implementation – Reconnect Jackson Ward	In the second paragraph, corrected the name of the Office of Equitable “Transit and Mobility”.
213	Correction	Big Moves For Implementation – Implement Fall Line Trail	Added a period at the end of the paragraph.
213	Corrections and Clarification	Big Moves For Implementation – Develop a Build-First Strategy	Made changes to language, by capitalizing the goal titles, replacing 300 with 325 to more accurately reflect the number of units planned for phases 1 and 2, deleting the sentence about the Calhoun Center improvements, and other edits to improve readability: From: “In order to implement Goals 6 (diverse housing options) and 10 (expanding housing opportunities) of this transformation plan, RRHA will acquire property and secure financing to build new-units on vacant land north of the highway and begin implementation (phase 1 &2) of the Gilpin housing redevelopment program prior to the demolition of Gilpin. This will include the redevelopment of Fay Tower (phase 1) & using RRHA vacant parcels (phase 2) to develop on prior to the demolition of Gilpin. This includes a total of 300 dwelling units approximately. Approximately 110 units will be set aside as replacement units for Gilpin Court. Pre-implementation actions such as the improvement of Calhoun Park with the splash pad being a catalyst for the park improvements will take place along with the renovations of the Calhoun Community Center. These activities, which will be led by RRHA, HRI Communities, and local

			development partners, will help to set up the stage for the implementation of the plan.” -to- “In order to implement Goals 6 (Diverse Housing Options) and 10 (Expanding Housing Opportunities) of this transformation plan, RRHA will acquire property and secure financing to build new-units on vacant land north of the highway and begin implementation (phases 1 & 2) of the Gilpin housing redevelopment program prior to the demolition of Gilpin. This will include the redevelopment of Fay Towers (phase 1) & development of RRHA-owned vacant parcels (phase 2) prior to the demolition of Gilpin. This includes a total of approximately 325 dwelling units. Approximately 110 units will be set aside as replacement units for Gilpin Court. These activities, which will be led by RRHA, HRI Communities, and local development partners, will help to set up the stage for the implementation of the plan.”
215	Correction	Early Start Accomplishments – Calhoun Center Disposition	To correct the goal number, maintain consistency in the Calhoun Center’s name, and improve readability, changed the first two sentences from: “Goal eleven of this community plan focuses on publicly owned assets. Specifically, Strategy A of this goals is to reposition the Calhoun Family Investment Center.” -to- “Goal 12, Strategy A of this plan calls for the repositioning of the Calhoun Center.”
215	Clarification	Early Start Accomplishments – Early Action Activity Progress	To clarify that the Early Action Activity is the splash pad, added “Splash Pad” to the heading title.
215	Correction	Early Start Accomplishments – Early Action Activity Progress	- Corrected the word “Accomplishments” to “Activity” to maintain consistency throughout the plan. - Subject-verb agreement: changed “steps” to “step”. - Capitalized “City”. - To maintain consistency, changed “Calhoun Park” to “Calhoun Recreation Area”. - In the Scheduled Task table: - For the Permitting task, added “—Aug 2026”.

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			○ For the Demo, Site Prep, Construction task, replaced “Mar/Apr 2024” with “Jun-Aug 2026”. ○ For the Construction and Ribbon Cutting task, replaced “Mar/Apr 2024” with “Jun-Aug 2026”.
216	Change	People Lead	• Replaced the description about Urban Strategies with a new description about the City of Richmond Human Services Portfolio, which reads: “The City of Richmond will serve as the People Lead. The Office of Community Wealth Building (OCWB) will be the City’s lead agency tasked with coordinating services within the city with: Dept of Social Services; Dept. of Justice Services; Office of Neighborhood Services; Dept. of Parks, Recreation, and Community Facilities; Dept. of Housing and Community Development; and the Dept. of Economic Development. Additionally, OCWB will coordinate with other quasi-government agencies including Richmond Redevelopment and Housing Authority, Richmond Public Library, Richmond Behavioral Health Authority, and Richmond Henrico Health District. Together OCWB and its partners will deliver a multitude of resident-centered services to ensure households have the support, stability and access to economic opportunities and mobility.”
217	Change	Data Collection & Performance Tracking – Implementation Matrix	• Replaced “track evolving timeframes, responsible partners, and metrics” with “track responsible partners and metrics”.
217-227	Formatting	Data Collection & Performance Tracking – Implementation Matrix	• Renamed column heading from “Lead Agency & Partners” to “Potential Partners”. • Removed all references to RRHA and City of Richmond departments and agencies since the Plan no longer lists lead agencies in this table. • Listed names of partner organizations for each strategy in this table so that they match the corresponding Strategies section of the Plan (Strategies: 1A, 1B, 2A, 2B, 3A, 3D – 3I, 4D, 5A, 5C – 5E, 6A, 6B, 7B, 7D, 8A – 8C, 9A, 10A – 10C,

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			11A, 11B, 12A, 12C, 12D, 13A – 13C, 14A, 14C, 15A, 15F, 15G, 16B, 17A, 17D, 18A, 18B, and 20C). Replaced the “Timeframe” column with a new “Plan Component” column, showing the corresponding Neighborhood, People or Housing icon for each strategy.
217-227	Change	Data Collection & Performance Tracking – Implementation Matrix	- Strategy 4C: deleted “USI-COFI,” to remove the reference to Urban Strategies. - Strategy 4F: deleted “USI-CDFI,” to remove the reference to Urban Strategies. - Removed all referenced to “Urban Strategies” since they will no longer serve as a lead agency for this Plan.
224	Addition	Data Collection & Performance Tracking – Implementation Matrix	Strategy 16C: Under the Potential Partners column, added “Bike Walk RVA”.
217-227	Correction and Clarification	Data Collection & Performance Tracking – Implementation Matrix	- Added periods (.) at the end of each strategy when one was missing (Strategies 1B, 2A, 2B, 3A, 3B). - Strategy 7B: corrected the name of the “Southside Community Development & Housing Corporation” - Strategy 8A: Changed “Resident Bill of Rights” to “Tenant Bill of Rights” for consistency throughout document. - Strategies 11A and 11B: Corrected the name of Office of Equitable Development to “City of Richmond Dept of Planning and Development Review”. - Strategy 12A: Corrected the name of “Historic Jackson Ward Association”. - Strategy 12B: Reformatted and corrected the names of partners. - Strategy 13B: Corrected the name of “Historic Jackson Ward Association”. - Strategy 14A: Corrected the name of “Historic Jackson Ward Association”. - Strategy 14D: Corrected the abbreviation of “RHHD”, and corrected the name of “Historic Jackson Ward Association”. - Strategy 15B: Corrected the name of “Historic Jackson Ward Association”. - Strategy 15G: Corrected the name of “Historic Jackson Ward Association”. - Strategy 16A: Corrected the name of “Historic Jackson Ward Association”. - Strategy 17C: Corrected the name of “Richmond Region Tourism”. - Goal 18: Correct the name of this goal to “Streets, Bridges, and Connections”. - Strategy 18A: Corrected the names of “Gilpin Tenant Council”.

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			• Strategy 19B: Corrected the name of the “Richmond Henrico Health District”. • Strategy 19C: Capitalized the “C” in care (Primary “Care” Physicians), and corrected the name of the “Richmond Henrico Health District”. • Strategy 19E: Corrected the name of the “Richmond Henrico Health District”. • Strategy 19F: Replaced incorrect partner names by adding the correct organizations: “Boys and Girls Club, YMCA, SCOR Richmond, Recreation Soccer”. • Strategy 20A: Corrected the name of “HRI Communities”. • Strategy 21B: Corrected the name of “Historic Jackson Ward Association”.
228	Clarification	Housing Lead	• Retitled the heading from “Housing Lead” to “Gilpin Court Housing Lead”.
228	Correction	Housing Lead	• In the third paragraph, corrected the name of the Choice “Neighborhoods” Initiative. • In the fourth paragraph, corrected “serves” to “served”.
229	Change	Mixed Income Housing Strategy	• Replaced the entire page of text from: “The mixed-income housing plan anticipates the one-for-one replacement of the 781 public housing units of Gilpin Court with new construction units. The overall housing plan includes developing approximately 1,900 new construction units, of which 1,300 of the units will be rental units and 600 will be homeownership units. Of the 1,300 rental units, the transformation plan has one-third (approximately 450 units) designated as replacement units for families living in Gilpin Court. These rental units will be made affordable through RRHA’s Project-Based Voucher (PBV) Program. The second-third of the rental units will be income-restricted affordable units and the remaining-third will be market-rate units. With 450 public housing units being replaced on-site at Gilpin Court, the remaining 331 replacement units will be replaced through the development of Project-Based Voucher units throughout the City of Richmond. These units will be developed on property owned by RRHA throughout Richmond, including land owned by the housing authority in Jackson Ward. Additionally, project-based voucher units will be developed by developers through a Request for Proposal procurement process on an annual basis. The remaining rental and for-sale units to be newly

			constructed on-site at Gilpin Court will be income-restricted affordable units and market-rate units. In all newly constructed units, modern amenities will be included in the units which will include washers and dryers, modern appliances and cabinetry, and central air conditioning. The plan is estimated to be completed in eleven phases over the next ten years. In each construction phase, there will be accessible units for persons with mobility, hearing, or visual disabilities. In accordance with Section 504, in each new construction phase with federally assisted financing, at least five percent (5%) of the dwelling units will be accessible to persons with mobility disabilities and two percent (2%) of the dwelling units will be accessible for those with hearing or visual impairments. Additionally, phases of construction receiving funding from Virginia Housing will meet their Minimum Design and Construction Requirements. The phasing approach of the housing plan will not only create a mixed-income community but will also: • Provide speed of execution for redevelopment • Incorporate a variety of housing options to meet the needs of current and future residents. • Build the infrastructure with phases in a rational way to spread the cost. • Incorporate high-quality architecture, landscape, and urban design to realign the current Gilpin community with the rest of Jackson Ward. • Incorporate security strategies to keep residents safe. • Re-establish the historic grid of Jackson Ward.” -to- “The Gilpin Court redevelopment plan incorporates a mixed-income housing strategy to ensure that an ample number of residential units are available to accommodate households at various income levels. This will enable households to remain in the community as they earn more income and advance up the economic ladder. It will also provide residents with greater opportunities and resources to achieve economic success as they pursue
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			workforce readiness, entrepreneurship, education, and personal wealth building goals. As new housing is built, affordable units will be integrated throughout the new Gilpin community. Rental units for different income bands will be interlaced and will be indistinguishable from units of other income levels. To ensure that there is a strong mix of rental units serving a variety of households, the plan strives for an equal allotment of units for each income level. RRHA commits to one-for-one replacement of all 781 public housing units currently in Gilpin Court; however, no more than 25% of the total rental units constructed onsite may be reserved as replacement units for extremely low-income households within each stage of development. The remaining replacement units will be integrated into other mixed-income developments located offsite in places like Jackson Ward, City Center, the Downtown Core, Shockoe, the Diamond District, Randolph and other areas of the city. Opportunities for homeownership will also be part of the mixed-income housing strategy. Approximately 600 “for sale” units will be developed throughout Jackson Ward, to include single-family homes, townhomes, condos, and co-op units. Most of these units will be market-rate, but affordable units will also be constructed for households earning under 80% AMI. Some homeownership units will be integrated onsite within the new Gilpin community. (NOTE: The 2026 Area Median Income for the Richmond Metropolitan Statistical Area is \$113,500 for a household of 4 people and \$79,500 for a household of one person.) The plan is estimated to be completed in block-by-block sections over the next ten years. In each construction block, there will be accessible units for persons with mobility, hearing, or visual disabilities. Additionally, construction blocks receiving funding from Virginia Housing will meet their Minimum Design and Construction Requirements. All new units will include modern amenities such as washers and dryers, modern appliances and cabinetry, and central air conditioning. The development approach of the housing plan will not only create a mixed-income community but will also:
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			• Incorporate a variety of housing options to meet the needs of current and future residents. • Build the infrastructure needed a strong community. • Attract economic investment and community amenities by creating additional market demand. • Promote daily interactions between residents of different social circles and help expand networks. • Naturally help bridge a person's access to more opportunities and equitable outcomes. • Create a sustainable, attractive living environment and high quality of life for all."
229	Clarification	Mixed Income Housing Strategy	• Added the word "Proposed" before the title of the page "Mixed Income Housing Strategy". • Replaced "in eleven phases" with "in block-by-block sections". • Replaced "construction phase" with "construction block". • Replaced "phases of construction" with "blocks of construction". • Replaced "phasing approach" with "development approach".
229	Correction	Mixed Income Housing Strategy	• In the last paragraph, added a period (.) at the end of the first bullet point.
234-243	Change	Phasing Strategy	• Removed this section from the Jackson Ward Community Plan. This section is not appropriate for a small area plan, which should be general in nature.