

### CEO Corner

As 2024 draws to a close, I am reminded of the milestones that happened during the last quarter of the year.

Our nearly three month "Compassion Action" Initiative provided more than 700 public housing families the opportunity to stay housed by entering a Last Chance repayment agreement. We thank those families that continue to honor their agreement.

We strengthened relationships with Continuum of Care agencies that help house those who need housing and convened for the first time nearly 30 community partners and agencies in September 2024 to discuss available resources and services to assist public housing residents that may be transitioning out of public housing.

We introduced an initiative known as "Promises Made. Promises Kept." This commitment that I made to RRHA's seniors was to locate funding to upgrade and renovate all of our senior public housing locations. We are using capital funds for the renovations and are currently underway at our 700 South Lombardy senior site location. We plan to start renovations at Stonewall in January 2025 and I have a scheduled plan to renovate all six senior sites.

The transfer of the Calhoun Family Investment Center to the City of Richmond is scheduled to take place before the end of 2024. The City of Richmond will expand programs and services to benefit public housing residents by expanding opportunities at Calhoun.

And lastly, internally, we have filled key senior management positions to enable us to maintain and improve the overall operations and implement needed reforms throughout the agency for our public housing families, voucher holders, landlords and other clients.



**Steven B. Nesmith**  
RRHA CEO

## RRHA FY24–25 Plans Published

RRHA has published its revised plans for Fiscal Year 2025:



- Housing Choice Voucher (HCV) Administrative Plan
- Admissions & Continued Occupancy Policy (ACOP)
- Annual Agency Plan

Read the plans at ► [rrha.info/plans](https://rrha.info/plans)

The revised plans are also available in person at 600 East Broad Street, Suite 400, or at any Property Management Office.

**Submit a comment card**  
**November 4–December 20**

Comment cards are available at each Property Management Office to leave feedback in person, or comments can be emailed to [info@rrha.com](mailto:info@rrha.com).

**Participate in the public meeting**  
**December 19**

There will be an in-person and virtual meeting held on Thursday, 12/19, at 5:30 PM to address the public comments on the plans. Members of the public are invited to attend the meeting at 600 East Broad Street in the 5th floor boardroom, or virtually via phone or Zoom call. For more information, visit [rrha.info/m412](https://rrha.info/m412).

# PHASE "B" OF CREIGHTON COURT

## BEGINNING CONSTRUCTION



**THIS SEPTEMBER**, RRHA officially began the next phase in Creighton Court's multi-phase redevelopment alongside nonprofit developer The Community Builders (TCB).

The fully revitalized Creighton Court will feature **600–700 public housing units**.

Phase B's 72 units includes **18 Project Based Voucher (PBV) units and 54 low income individual and family units**.

*"The start of Creighton Court Phase B is a significant milestone in reshaping Richmond's east end with new investment and opportunity."*

Juan Powell, TCB Senior Vice President of Real Estate Development, Mid-Atlantic

*"Access to affordable housing for RRHA residents is the catalyst that our communities need to elevate families into the middle class. Creighton is just the beginning."*

RRHA CEO Steven B. Nesmith

READ THE PRESS RELEASE ► [rrha.info/phaseb](http://rrha.info/phaseb)

**DEMOLITION PHASE 1:** Completed

**DEMOLITION PHASE 2:** Completed

**DEMOLITION PHASE 3:** Completed

**PHASE A CONSTRUCTION (68 UNITS):** Began January 2024, leasing anticipated February 2025

**PHASE B CONSTRUCTION (72 UNITS):** Began September 2024, leasing anticipated Fall 2025

**PHASE C CONSTRUCTION (60 UNITS):** TBA

**PHASES D–L CONSTRUCTION (APPROX. 481 UNITS):** TBA

LEARN MORE ABOUT THE CREIGHTON COURT TRANSFORMATION:

► [rrha.com/redevelopment/creighton](http://rrha.com/redevelopment/creighton)

## SENIOR SITE RENOVATIONS: "PROMISES MADE. PROMISES KEPT"

**RRHA IS MAKING MUCH-NEEDED IMPROVEMENTS TO ALL OF THE AUTHORITY'S SENIOR HOUSING COMMUNITIES.**

In July, after replacing the air conditioning unit at the Stonewall Place community, it became clear how much work remained to be done at each senior housing community. CEO Steven Nesmith made a commitment to RRHA's seniors "... to totally renovate Stonewall and all the senior sites."

Current efforts, Nesmith says, show "Promises Made, Promises Kept." Renovations began at the 700 Lombardy Street community in August and will begin at 1920 Stonewall Place in January 2025.



The remaining senior sites will be scheduled for renovation in the future, including the 4th Avenue, Fox Manor, Decatur Street, and Old Brook Circle sites. Residents will be informed of any renovation plans 60–90 days before they begin.

RRHA will relocate residents to other units in the same building when possible, or in rare cases, to another building, at no cost to residents. Movers will help residents move in and out, and free boxes and packing material will be provided to residents ahead of time. Any rent payments, services, or agreements will continue at the new location during the renovations.

RRHA is keeping residents informed with the new **RRHA Silver VIBE** newsletter, distributed to senior communities. It includes news, renovation timelines, upcoming events, and important information about the ongoing work being done.



# NEW FACES in RRHA Leadership

Recently, RRHA has welcomed three new members to its senior leadership team. With decades of combined experience working with housing authorities across the country, each of them brings a proven history of expertise, along with diverse perspectives that will help RRHA best serve our communities.



**Kim Cole, Chief of Staff**

Having served in leadership positions at the Charlotte and D.C. housing authorities, as well as consulting and providing management services for many more, Kim Cole will be overseeing RRHA operations at a high level as part of the CEO's Senior Executive Team. Steven Nesmith calls her "a results-oriented leader, strategic thinker, resourceful problem solver, and excellent communicator."

Cole is excited to bring her talents to Richmond. "I am moved by the level of dedication and commitment that the staff has in serving the residents of RRHA and I look forward to playing a role in positively impacting the lives of RRHA families."



**Corey Franklin, SVP Affordable Housing**

As Senior Vice President of Affordable Housing, Corey Franklin is overseeing and managing RRHA's largest department. "I think I have inherited a talented staff," Franklin said, emphasizing that his top three goals are to improve department communications, streamline internal processes through technology, and grow the program with grants and other opportunities.

Franklin most recently served in a leadership role at the Houston Housing Authority, and has worked for housing authorities in Shreveport, Daytona Beach, Corpus Christi, Baltimore, and more. Franklin is a U.S. Army veteran who was deployed to Afghanistan.



**Sherrill Hampton, SVP Real Estate and Community Development**

With experience managing numerous housing authorities and government housing agencies, Sherrill Hampton counts over 3,000 affordable housing units created over the course of her career. Her determined social justice advocacy is paired with reliable and extensive specialties in project management, development, and financing.

As the Director of Housing and Community Development for the City of Richmond, Hampton has intimate knowledge of Richmond's public housing environment. She has worked alongside RRHA in the past and is enthusiastic about joining our team.

## Let's Make Our Communities Safe!

RRHA's Public Safety Division is here to respond to potential dangers facing residents in their communities. Use the tip line to anonymously report:

- **Unsolved Crimes**
- **Drug Activities**
- **Illegal Activity**
- **Robberies**
- **Violence**
- **Trafficking**
- **Illegal Weapons**
- **Other Safety Concerns**

**RRHA Tip Line:**

(804) 780-4244



**Happy Holidays**



RRHA offices will be **CLOSED** on the following dates:

**Friday, December 20, 2024**  
(closing at 12:30 pm) through  
**Friday, January 3, 2025**



**To request maintenance or repairs for a public housing property, call:**

**Monday-Friday, 8:30 am–5 pm:  
804-780-8700**

**After-hours, weekends, & holidays:  
804-780-4100**

RRHA offices will re-open on **Monday, January 6.**  
Resident walk-in hours will resume on  
**Tuesday, January 7.**

**RESIDENT WALK-IN HOURS**  
**Tuesdays: 9 am–12 pm**  
**Thursdays: 1 pm–4 pm**

# Recent Events



Mosby Community Day | Saturday, September 14



Highland Grove Groundbreaking | Thursday, September 19

1, 2, & 3 bed apartments and townhomes will feature energy-efficient appliances, walk-in closets, an internet cafe, and a fitness center. Located in Henrico County's Highland Park Southern Tip neighborhood. More at [highlandgroveapts.com](http://highlandgroveapts.com)



Mosby Court Community Day | Saturday, October 12



Hillside Court Pumpkin Decorating Contest | Thursday, October 31



Fairfield Trunk or Treat | Thursday, October 31



"Fill a Bag for a Survivor" RRHA staff donations to The James House in honor of Domestic Violence Awareness Month | October



VISIT  
[rrha.com/calendar](http://rrha.com/calendar)  
for upcoming events



804-780-4200 | [info@rrha.com](mailto:info@rrha.com)

@VibrantRRHA

