

Redevelopment of Creighton Court FAQ

Q: What does redevelopment mean?

A: Redevelopment involves the rehabilitation of existing housing or construction of new housing. The City of Richmond, Richmond Redevelopment and Housing Authority (RRHA), and their partner The Community Builders, Inc. (TCB) plan to redevelop the Creighton Court Public Housing Community and support efforts to improve the surrounding neighborhood.

Q: Is redevelopment definitely going to happen? When is it going to happen?

A: Yes, redevelopment is certainly going to happen. Though it may take many months, even years, for shovels to hit the ground, these three groups are deeply committed to this multi-phase process and efforts have gotten underway.

We are in the initial stage of the Creighton Court Public Housing Community redevelopment effort. The initial stage involves gathering resident and other stakeholder input and forming a comprehensive plan for what the redevelopment should look like physically and socially. Please join the discussion! More information is below.

Q: Where are we going to move?

A: Residents of Creighton Court may move to other public housing developments or based on availability, receive Housing Choice Vouchers (HCVs) for housing outside of the public housing developments. The goal is for residents to move directly into new or redeveloped units.

Q: Is it true that we will only move once?

A: It depends on a variety of factors. In some cases, residents will move directly into new apartments that are part of the redevelopment and so they will only move once. In other cases, residents will move to an apartment while redevelopment is taking place, and then choose whether they wish to remain in that location or move back to Creighton once construction is finished and new apartments are available. In that case, residents will move twice.

Q: How is the redevelopment process funded?

A: The overall cost of redeveloping Creighton Court and building opportunity throughout the surrounding neighborhood is in the hundreds of millions of dollars. A number of sources will be required to make that possible, including bank loans, private investment made possible by federal tax credits, a variety of low-interest programs from state and local government, and federal support through HUD.

One frequently talked about funding source is the Choice Neighborhoods Initiative, commonly referred to as "Choice." Since 2010, 8 communities have received awards, on average \$30 million for Choice "Implementation." These awards are highly competitive: last year 49 applicants submitted extremely detailed proposals; 4 new communities are expected to be announced by HUD shortly. The City, RRHA, and TCB believe that the Creighton redevelopment is very much aligned with HUD Choice funding priorities. Resident and community participation is one important component of Choice, but also is at the heart of any successful comprehensive community redevelopment.

Q: What is the Community Needs Assessment?

A: The City, RRHA, and TCB along with 20 to 30 Creighton Court residents serving as volunteer surveyors will conduct a Community Needs Assessment. The assessment is an opportunity for them to gather input from every resident of the Creighton Court community. It is in the form of a highly detailed survey that the City, RRHA, and TCB are requesting each household within Creighton Court to complete.

Please expect surveyors to knock on your door between **mid-July and early September 2014**. This survey is an important part of the planning process because it will help the City and TCB understand who lives in Creighton Court, what types of services will most benefit Creighton Court residents, and what improvements can be incorporated to support the long-term outcomes of Creighton Court residents. The information collected in this survey will be completely anonymous and will not affect your current housing in any way. The surveyors will be trained to ensure the information you share is confidential.

Q: How can I learn more or get involved?

A: The City, RRHA, and TCB love resident participation!

(1) Join a “Working Group” - You are invited and encouraged to be part of the official planning and redevelopment process by joining a “Working Group.”

Residents of Creighton Court are invited to be part of the planning process by working with the planners as part of working groups. These groups will meet every two weeks to form goals (like how to improve education and reduce crime). The groups will also identify best service providers, develop solutions, and create an implementation plan.

- **People Working Group** will focus on strategies that improve the quality of life for all residents in Church Hill North, with focus on health, education and workforce.
- **Neighborhood Working Group** will focus on strategies that improve the public realm with particular emphasis on safety, completed streets, parks and open space.
- **Housing Working Group** will focus on strategies to create high-quality new and rehabilitated mixed income housing.

Key Work Group Date to Remember

Wednesday, August 6, 2014 from 6:00-7:30 p.m. Working Group Meeting Location TBD

(2) Talk to an “Informed Neighbor”

These residents have had training in leadership and housing advocacy and are currently designing an information campaign to get good and current information to their neighbors. They are committed to sharing their knowledge about the process and hope to increase resident engagement throughout the revitalization process.

KEY DATE TO REMEMBER!!!!

Monday, September 8, 2014 from 5:00-6:00 p.m. for **Creighton Court Informed Neighbors Community Meeting**, Creighton Court Recreation Center, 2101 Creighton Rd.



The Community Builders, Inc.