

Best Practices to Promote Health
September 3, 2014 (12:00 pm-1:30 pm)
Peter Paul Development Center
1708 North 22nd Street
Richmond, VA – 23223

Executive Summary

Background information was offered on the initial stages of the redevelopment planning process. Participants gave introductions before a project overview was given. The main objective is to promote the health of residents throughout the proposed housing redevelopment process. Potential activities, the role of the team, and plans for future meetings were also reviewed. Thu Nguyen and Gladys Medder from the developer, The Community Builders, Inc., gave a synopsis on their transformation principles, potential funding sources, and initial plans for redevelopment; and, they answered questions. Elsa Falkenburger spoke to the role of The Urban Institute on the project, which is to provide information on best practices for services to ensure that the parties involved have access to evidence-based information on potential approaches to meet resident and community needs. Finally, the team asked questions, aired concerns, and made suggestions about who else might be included in future meetings.

Welcome – Please enjoy your lunch

Thank you for attending. This meeting launches the Kresge grant and is hosted by the Richmond Promise Neighborhood (RPN) Health and Wellness Results Based Action Team.

Background: presented by Informed Neighbors Corps members Chimere Miles and Stephanie Brewer

- **Redevelopment update:**
 - The Community Builders (TCB) were selected by the City of Richmond and RRHA as the Master Builders of Creighton Court
 - Creighton Court redevelopment planning is in the initial stages and part of a larger East End transformation plan.
 - TCB, RRHA, and The City will apply to HUD for a CHOICE implementation grant
- **Informed Neighbors Corps update:**
 - 12 community leaders living in Creighton Court
 - Richmond Promise Neighborhood
 - Leadership training
 - Housing advocacy and negotiation
 - Engaging Richmond
 - Developed an Informed Neighbors Update
 - Designed and conducted a door-to-door campaign to get information out to neighbors



- Organizing a community meeting for Creighton Residents, which will take place on September 8th at 6:00 P.M. in the Creighton Court Recreation Center
 - Working on another update on compliance
- **Creighton residents' perspective on the redevelopment:**
 - Opportunities
 - Concerns: (i.e. is this really going to happen? Can we return?)
 - Elderly
 - People who struggle with mental illness or disability
 - Families with children: (i.e. resources needed, playgrounds and green spaces, schools)

Introductions: participants state their name and organizational affiliation

- Abigail Baum, Urban Institute
- Adrienne Cole, Peter Paul Development Center
- Albert Walker, Engaging Richmond, VCU Center on Society and Health
- Amber Haley, Engaging Richmond, VCU Center on Society and Health
- Carol Covington, VCU Health System
- Chanel Bea, Engaging Richmond, Richmond Promise Neighborhood
- Charlene Edwards, Richmond Behavioral Health Authority
- Chimere Miles, Engaging Richmond, Informed Neighbors Corps
- Curtis Lee, Challenge Discovery Projects
- Cynthia Newbille, Richmond City Council, East End 7th Voter District
- Damon Jiggets, Peter Paul Development Center
- Dan Stembridge, Challenge Discovery Projects
- Danny Avula, Richmond City Health Department
- Elizabeth Prom-Wormley, VCU Division of Epidemiology
- Elsa Falkenburger, The Urban Institute
- Emily Zimmerman, Engaging Richmond, VCU Center on Society and Health
- Gladys Medder, The Community Builders
- Gwen Corley Creighton, Richmond Promise Neighborhood
- Jameika Sampson, Bon Secours
- Janie Williams, VCU Center on Society and Health
- Jill Hellman, VCU Center on Society and Health
- Lucie Ferguson, Bon Secours
- Mary Dunne Stewart, Fit4Kids
- Michael Parsons, Peter Paul Development Center
- Patti Koval, Richmond Promise Neighborhood
- Priya Saxena, The Urban Institute



- Richard Seeley, 7th District Health and Wellness Initiative
- Robert Bolling, ChildSavers
- Stephanie Brewer, Informed Neighbors Corps
- Thu-Huong Nguyen, The Community Builders
- Trina Williard, Knowledge Advisory Group

Kresge grant

- **Project Overview**
 - **Main objective:** to promote the health of residents throughout the proposed housing redevelopment process
 - Align the redevelopment process with residents' needs
 - It is important to get service providers - together with residents - to think about the resources and assets in the community as well as the community's needs
 - Strategize best practices
 - **Activities:**
 - Review evidence-based practices
 - Make recommendations for health-promoting services
 - Present recommendations to local funders, residents, and key players in the redevelopment process
- **Role of this team**
 - Review existing data and evidence
 - Identify gaps and opportunities for expansion of the existing service network
 - Develop and prioritize recommendations
 - The bulk of our time will be spent examining evidence-based practices and evaluating whether the practices fit Richmond City.
 - By the end of the period, service providers will offer specific recommendations to promote the wellbeing of Creighton Court residents.
 - Make presentations to key stakeholders
- **Plans for future meetings**
 - Monthly meetings
 - **Logistics**
 - Hosted by the Richmond Promise Neighborhood Health and Wellness Results-Based Action Team
 - We request approximately 2 hours
 - No strong objections to this meeting place and time of day
 - You will receive meeting reminders and meeting notes.
 - All of you are very important to this process. We understand that you might miss meetings, but we will attempt to loop you back in to our process. Think about an alternate to represent you if you cannot make it to meetings.
 - This is a one-year grant. There are several sources of data that we will be using. This is an opportunity to look at things that have been implemented in other



areas, and to think about their relevance here. And, it is another opportunity to collaborate with one another more cohesively.

- Who else needs to be at the table?
 - We may need to strategically draw people in, so this should be a question that we ask throughout the process.
 - Point of contact from RRHA? (TCB is not legally the Master Developer. It is counterproductive not to have RRHA at the table. RRHA is a partner.)
 - Councilwoman Newbille will reach out to a contact at RRHA.
 - YMCA, Salvation Army, Boys and Girls Club, and daycares
 - An inventory was sent to Thu that captures potential partners, across domains
 - We are planning one, or possibly two, open forums. We want to involve other people's perspectives without growing the group so large that we cannot get things done.
 - Representative from Richmond Public Schools?

A word from The Community Builders, Inc. (TCB)

Thu and Gladys, from TCB, are present at today's meeting. TCB is in their 50th year of work, and they are honored to be working in this community. They will start with the redevelopment of Creighton Court and will be seeking funding over the next year, namely the Low-Income Housing Tax Credit and the CHOICE implementation grant. The hope is that shovels will hit the ground in 2016-2017. TCB is interested in the community, especially the people of Creighton Court. They want to ensure that the process will enhance education for youth and workforce development for adults. TCB is in the process of completing a community-wide assessment to explore the strengths and weaknesses in the community. TCB is really excited that this Kresge gathering has aligned with their timing and they look forward to incorporating our work into their process.

- Relocation would be 1-for-1. Families will have choices.
- The Kresge group recommendations will inform TCB's grant applications. It is best to think about our work as a multidimensional opportunity. We will be attempting to persuade TCB and the City, as well as other stakeholders, that our recommended services and models should be put in place.
- The needs assessment surveyed family composition and any barriers to health or employment, or youth education performance. It also identifies relocation preferences of families.
- Does TCB have experience leveraging non-federal funding sources? TCB has a site, which consists of two high rises. In this location, 70% of residents experience mental illness. Using private dollars, the first floor of one of the buildings was allotted for primary care, and another 700 sq. ft. were added. In sum, TCB has the ability to generate private grants.
- Currently, there are different parallel groups (from the City, RRHA, TCB, etc.) that are meeting. How do we make sure that our traction is not diverted? This



redevelopment is so big that it cannot be addressed in one meeting. However, we will have one transformation plan.

- When would the transition occur? TCB will hear back about the LIHTC in September 2015. Relocation would not start until 2017-2018. TCB is using a build-first model. This means that before any demolition occurs, new construction would occur.

Role of The Urban Institute (UI)

- Provide guidance on best practices based upon experiences in HOPE VI and other redevelopment initiatives.
- Provide information on best practices for services to ensure that the parties involved have access to evidence-based information on potential approaches to meet resident and community needs
- Sue Popkin of Urban Institute began working in Chicago, in the midst of the redevelopment of two properties. During this process her team realized that different residents had different needs. They recognized that there were highest needs families, often with health at the base of issues, and that these families might be left behind or ill served during the redevelopment process. They wanted to provide strong relocation assistance programs with wrap-around services geared toward the head of household. They found that families had improved on employment (around 2006-2007) as well as stabilized health. While everyone is going to experience instability during relocation, the one alarming thing that they found was that kids were doing worse.
- Coming out of this research, UI developed HOST. That project is going on in Chicago, Portland, and D.C. It is 2-generation wrap-around services. HOST emphasizes community engagement and the importance of involving the community, as well as asking the community about priorities. Health is our focus, for Kresge, but HOST focuses on the communities' needs and wants, in general. At the core of HOST, there is always some component of service coordination and making use of existing resources within the community. A lot of times, people don't trust service providers and do not want to leave their community. Consequently, Urban Institute asks, who are the trusted service providers? And, what are the issues that the community wants to prioritize?
- Urban Institute also works with D.C. Promise Neighborhood. UI is the data partner and brought best practices and data to the working groups. They work back and forth to create a model, together, for something that would fit for the specific community. Want to make something that will be useful for the community.

Questions and discussion

- Information you would like to share with us
- Questions
- Concerns
- Suggestions



1. RRHA should be represented at the table. I want tangible and specific results, and I am currently curious about a timeline for the redevelopment process. Monthly meetings should also be used for updates. Feels encouraged to see so many partners at the table and hopeful for the potential accomplishments.
2. What is the expectation of group members for outside of the meetings? There may be information to review prior to meetings. VCU will provide summaries of best practices, and they will be brief. What are residents expecting as far as a timeline? What do we need to do for the residents? The Informed Neighbors Corps talked to residents, heard their concerns and questions, and put together an FAQ.
3. The macro and micro perspectives are different. The process requires a mutual exchange. How is this going to happen? We have a future idea of what this community might look like. How is that all going to happen as part of our conversation about health?
4. Will our recommendations be a living and breathing document?
5. RBATs have prided themselves in accomplishing things. The concern is that this group sounds like a lot of ideas; but 6 months from now, we might still be working on ideas. The community has been looking to RPN for action. We have to help people see how redevelopment is going to change their lives now.
6. The Informed Neighbors Corps is beginning a document on compliance.
7. TCB is engaging the community by hosting workshops and facilitating conversations about what residents need to do now. Our findings will support TCB in working with residents.
8. We would like the group to participate in designing this Kresge process.
9. A tangible timeline would help us anticipate necessary steps.
10. Everyone at the table interfaces with the community. Ideally, we will look at a best practice that might fit with our organizations. Someone might say, "We can implement a pilot project right now."
11. We could do leadership/team-building activities in the community. We must utilize existing resources.
12. Without pride in the community, there can be no change. Until this can happen, we may not change anything. With the same people in a different household, we have just moved a situation rather than helped a situation.
13. RPN agreed to host the group knowing that there is a tremendous opportunity. RPN still wants to honor the existence of the RBAT. There may be an opportunity for the RBAT to do the things that might come out of this. RPN is still not clear on what that might look like.
14. We should not be blinded by funders. If we are to do any kind of work to bring funders along, there will be delay related to it. Some of us have closer relationships with different funders. We can mention this process to potential funding sources with whom we have relationships.



15. One concern is the transition piece. It has to be polished, consistent, and implemented. Residents must be informed so they will have the opportunity to come back.

16. Service providers should distribute information to the populations with whom they work. We will keep participants up-to-date about the working groups and the charrette process. On Tuesday, September 16th and Wednesday, September 17th, a mini-charrette will draw out what phase 1 will look like. It will be held at the East District Family Resource Center.

