Informed Neighbors Update on Creighton Redevelopment

Q: What does redevelopment mean?

A: Redevelopment means (1) increasing and improving the quality of housing for people of all income within the East End footprint; (2) reinvesting in neighborhood-level amenities, such as grocery stores, streetscape, and parks; and most importantly (3) enhancing the long-term outcomes of residents in public housing.

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

A: The City of Richmond, Richmond Redevelopment and Housing Authority (RRHA), and their partner The Community Builders, Inc. (TCB) are fully committed to the redevelopment process starting with the Creighton Court Public Housing Community and supporting efforts to improve the surrounding neighborhood.

We are currently in the initial stage of the Creighton Court redevelopment planning effort. This stage involves gathering community input and forming a comprehensive plan for how the community should look and function and what we need to do to get there. Resident and community participation is at the heart of any successful community redevelopment. Please join the discussion! More information is below. We expect that it will take at least one year for the first shovel to hit the ground and at least ten years for construction completion.

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.

What is the Community Needs Assessment?

The City, RRHA, and TCB, along with 18 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 list of questions.

This survey will help the City, RRHA, 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 Creighton Court residents. The information collected in this survey will be completely anonymous, meaning that your answers will not be connected back to you or your address, and will not affect your current housing in any way. The surveyors are trained to ensure the information you share is confidential. Please expect surveyors to knock on your door between mid-July and early September 2014.

Examples of other redeveloped sites
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. 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.” The City, RRHA, and TCB will apply for a Choice award, but these awards are highly competitive. If Choice funding is not received the City, RRHA, and TCB will use other funding.

Join a “Working Group”

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

KEY DATE TO REMEMBER

Working Group Orientation Meeting: Wednesday, August 6, 2014 from 6:00-7:30 p.m. at the East District Initiative, 701 N. 25th St. Ongoing meetings will take place every first and third week of the month.

Residents of Creighton Court are invited to be part of the planning process by working with members of the City, RRHA, and TCB as part of a working group. 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.

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

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

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Text “updates” to (804) 220-0762 to receive redevelopment updates