



FACT SHEET

DATE: January 15, 2020

MEDIA CONTACT: Angela D. Fountain, RRHA Communications & Public Relations Director
(804)780-4167 phone | (804)718-5876 cell

FACTS CONCERNING CREIGHTON COURT COMMUNITY'S REVITALIZATION

The Richmond Redevelopment and Housing Authority is committed to providing quality, affordable housing to the residents we serve. The work that we do is designed with the singular focus of improving or replacing inadequate housing and providing a range of housing choices for the families we serve.

Concerning the revitalization of the Creighton Court Community,

Here are the facts:

- FACT:** RRHA's Board of Commissioners voted on January 15, 2020 at 5:30 p.m. to move forward with Section 18 Application to the Department of Housing and Urban Development Special Application Center to revitalize Creighton Court. While RRHA has had many informal discussions with HUD about redeveloping Creighton Court, Board approval of this resolution authorizes the CEO to *formally* consider the application to begin the revitalization process. The application does not propose a timeframe for redevelopment, which RRHA intends to develop over the coming months with input from residents and the general public. Approval of the application by the Board of Commissioners allows us to address the funding gap between the capital needs of Creighton Court that has outpaced Federal funding.
- FACT:** The Creighton revitalization process is being implemented consistent with the US Department of Housing and Urban Development (HUD) and Fair Housing and Equal Opportunity (FHEO) requirements. HUD's Office of FHEO will guide RRHA through every step of the redevelopment process to ensure the particular needs of our residents are met.
- FACT:** Revitalizing Creighton Court has been an RRHA priority since 2011 when the Richmond community came together to create the East End Transformation Plan. HUD and Public Housing Authority's under HUD's direction have prioritized the comprehensive redevelopment /revitalization of obsolete housing stock. Creighton Court is amongst the HUD-funded housing stock in need of transformative initiatives.
- FACT:** Revitalization efforts are anticipated to begin in Creighton Court in 2020 with new construction activities in 2021 and 2022.

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"Building Vibrant Communities," is the vision of the Richmond Redevelopment and Housing Authority. As Virginia's largest public housing authority, RRHA serves over 10,000 residents and manages nearly 4,000 units through the public housing program. RRHA provides subsidized housing assistance to more than 3,000 families and is a catalyst for quality affordable housing and community revitalization. For more information about RRHA programs and objectives, visit rrha.com, [Facebook](#) or [Twitter](#).

- FACT:** RRHA will offer a range of housing options accessible and affordable to each Creighton resident affected by redevelopment. RRHA will ensure that residents have multiple options, to include staying in the community and moving to another location with the assistance of a project based or tenant based vouchers.
- FACT:** One of the revitalization goals of RRHA for the redevelopment of the Creighton Court community is to increase density (i.e. build MORE units than what is currently there now). Subject to resident and community input, the number of units that will be built on or adjacent to the current Creighton Community will increase substantially (a minimum of 50 percent).
- FACT:** RRHA is utilizing a “build-first” approach to redevelopment, which will address concerns about a lack of housing affordable to tenant-based voucher-holders. This approach protects our existing families by providing units they can move into BEFORE their occupancy on the existing site ends. We then will not forcibly displace them throughout the transformation process.
- FACT:** Attrition in the Creighton community began in 2019. RRHA is warehousing units in order to offer swing space while we are building new units. The sole purpose of this policy is to minimize disruption for existing residents later in the development process.
- FACT:** RRHA will also prioritize the use of project-based vouchers, to ensure the availability of housing affordable to our residents in order to minimize the need for voucher-holders to extensively search for unsubsidized homes on the private market.
- FACT:** Residents of Creighton will move automatically to the top of the waitlist for all replacement units that RRHA builds. To date, 28 (13 into 1B. 15 will move to 1A) Creighton families have moved to Armstrong Renaissance.
- FACT:** Several meetings have been held with the Creighton community:
- January 14, 2019
 - May 6, 2019
 - May 7, 2019 (2)
 - May 9, 2019
 - September 5, 2019
 - January 14, 2020 – Woodville Elementary School
- At these meetings, RRHA provides a detailed explanation to residents about project updates in the Creighton Court community and the options that Creighton Court families have.
- FACT:** There have been a significant amount of resources invested in the revitalization strategies for Creighton Court and the East End Community. In 2016, RRHA applied for a Choice Neighborhoods Implementation Grant. Although we were not funded, many of the planning activities received directly from the resident input is being implemented today.

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