

# Choice Neighborhoods Planning Grant

Gilpin Court Resident Information Exchange Meeting
May 10, 2022

#### Introduction

Choice Neighborhoods Overview

Schedule + Engagement Process

Q&A

Open House

## May 10, 2022

- **Introduction** | 6:15 6:20 pm
- Choice Neighborhoods Overview | 6:20 6:55 pm
- Schedule + Engagement Process | 6:55 7:00 pm
- **Q&A** | 7:00 7:15 pm
- **Open House** | 7:15 8:00 pm



Choice Neighborhoods Overview

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Lead Grantee & Housing Lead



Co-Grantee & Neighborhood Lead



People Lead



**Engagement Lead** 



**Planning Coordinator** 



**Funding Source** 



Gilpin Court Resident Information Exchange Meeting
May 10, 2022

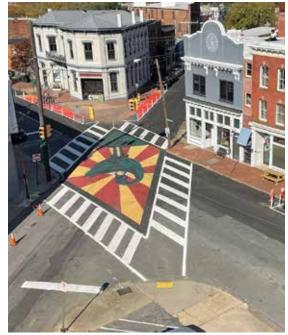
# Pip NEIGHBORHOOD

















Introduction

**Choice Neighborhoods Overview** 

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## What is Choice Neighborhoods?

"The Choice Neighborhoods initiative will transform distressed neighborhoods... into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs... Choice Neighborhood grants will build upon the successes of public housing transformation under HOPE VI to provide support for the preservation and rehabilitation of public and HUD-assisted housing, within the context of a broader approach to concentrated poverty."

Utilizes the framework of the HOPE VI program, while focusing on the revitalization of the surrounding neighborhoods as well as a public housing site.

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## **Planning Grants**

- Supports the development of comprehensive neighborhood revitalization plans
- Focus on transforming public/assisted housing
- o Devises strategies to improve the surrounding neighborhood & create positive outcomes for families
- Creates the "Transformation Plan"
- Funds "Early Action Activities" which evolve from the planning process to enhance & accelerate the transformation of the neighborhood

## **Implementation Grants**

- Supports communities that have undergone a comprehensive local planning process
- Community is ready to implement their Transformation Plan to redevelop the neighborhood
- Begin construction of the Transformation Plan

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## **HUD's Choice Neighborhoods is focused on 3 core goals:**



**NEIGHBORHOOD:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.



**PEOPLE:** Improve outcomes of households living in the target housing related to employment and income, health, and children's education.



**HOUSING:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.



# Neighborhood

Gilpin Court Resident Information Exchange Meeting
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Gilpin Court Housing Site

Jackson Ward Neighborhood

Recent Investment & Planned Projects

Early Action Activities

## Example **NEIGHBORHOOD** strategies are:



Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

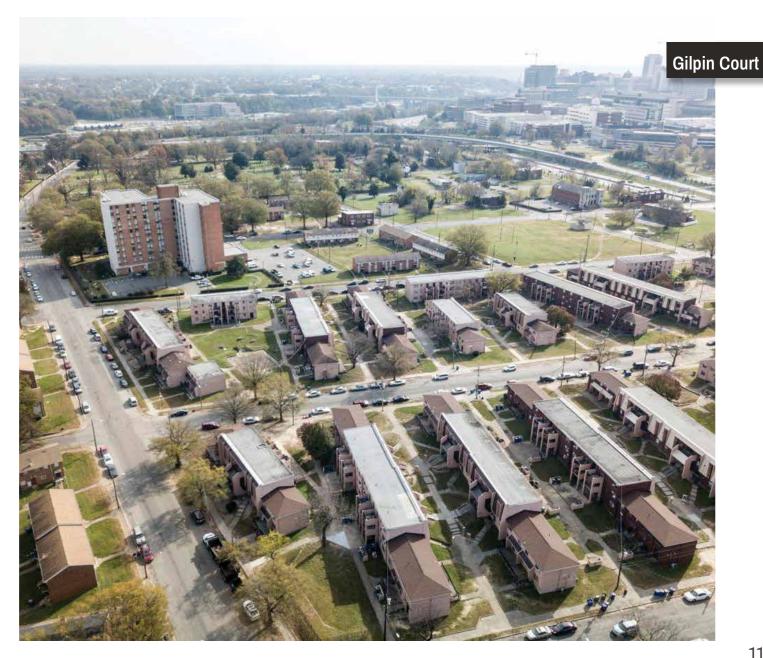
- Infill development
- Business development and retention
- o Infrastructure improvements (streets, sidewalks, lighting, parks, etc.)
- Neighborhood beautification
- Re-purposing deteriorated structures
- Improve neighborhood safety



**Gilpin Court Housing Site** 

Jackson Ward Neighborhood

Recent Investment & Planned Projects

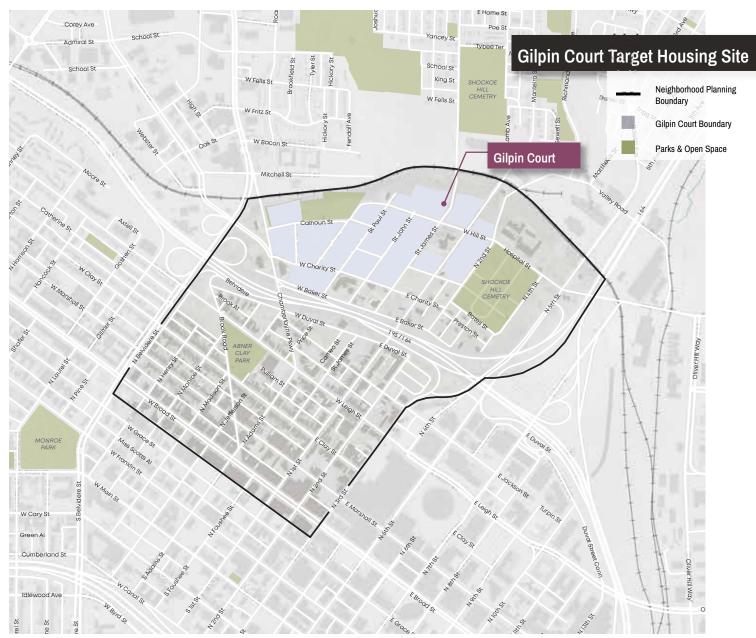




Gilpin Court Housing Site

**Jackson Ward Neighborhood** 

Recent Investment & Planned Projects

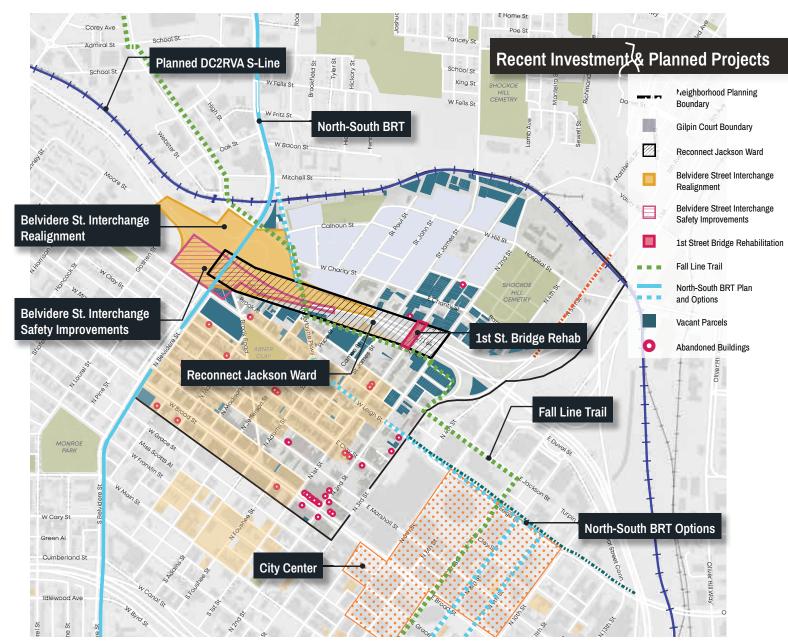




Gilpin Court Housing Site

Jackson Ward Neighborhood

**Recent Investment & Planned Projects** 

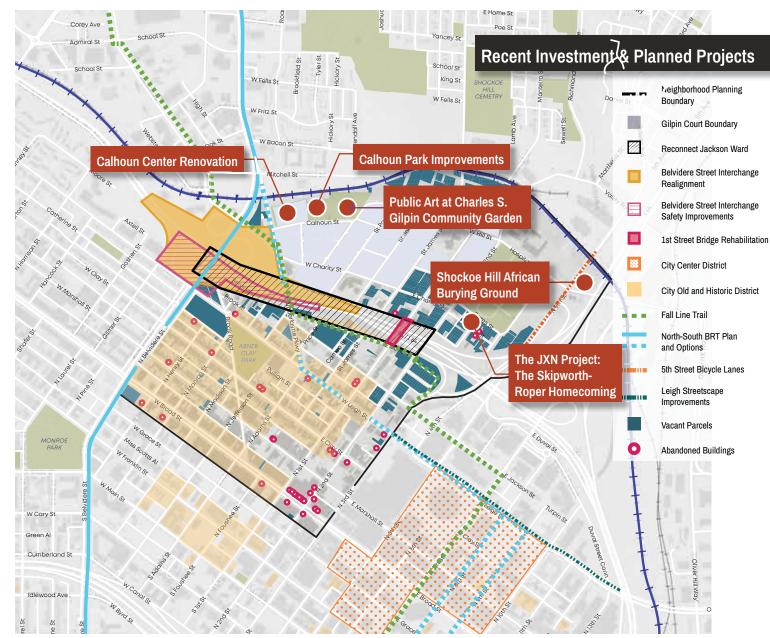




Gilpin Court Housing Site

Jackson Ward Neighborhood

**Recent Investment & Planned Projects** 



# NEIGHBORHOOD

**Example Strategies** 

Gilpin Court Housing Site

Jackson Ward Neighborhood

Recent Investment & Planned Projects

**Early Action Activities** 

Projects that reinforce the planning process through limited physical neighborhood improvements and use HUD funds for innovative solutions to neighborhood challenges, and must be completed within the first two years of the Grant. Examples:

- Reclaiming and recycling vacant property into community gardens, pocket parks, or farmers markets;
- Beautification, placemaking, and community arts projects (signage, murals, sculptures, streetscaping, etc.);
- Fresh food initiatives (farmers markets or mobile fresh food vendors);

- Owner-occupied home or business facade improvement programs;
- Gap financing for economic development projects that are ready to implement and have secured all other necessary funding.









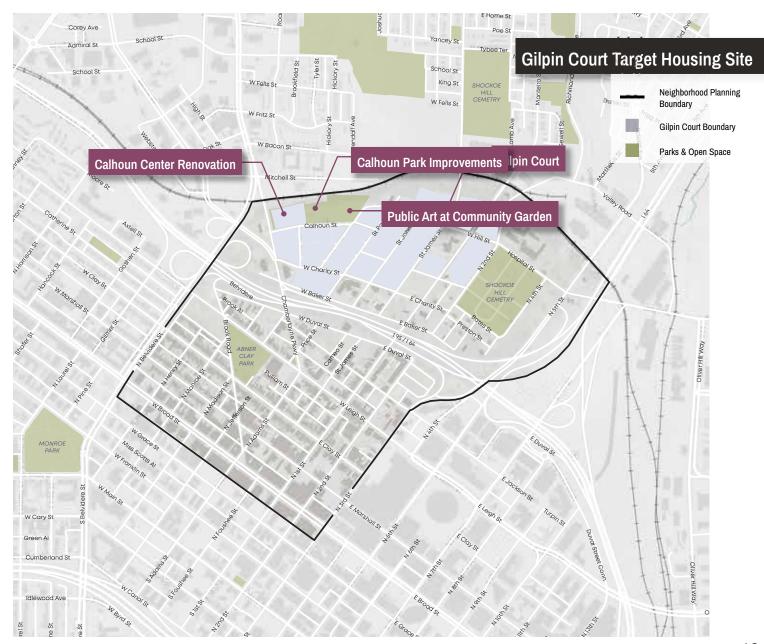




Gilpin Court Housing Site

Jackson Ward Neighborhood

Recent Investment & Planned Projects





Gilpin Court Housing Site

Jackson Ward Neighborhood

Recent Investment & Planned Projects

**Early Action Activities** 

#### **Draft Principles for Selecting Activities**

- · Close or within Gilpin Court
- Uplift existing efforts
- Align with HUD requirements

#### **Process for Selection Activities**

- Discuss principles with Steering Committee and Working Groups in March/April
- Develop list with Steering Committee and Working Groups of projects

#### **Initial Ideas of Projects**

- Calhoun Park Improvements
- · Community Garden Improvements



Gilpin Court Housing Site

Jackson Ward Neighborhood

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**Early Action Activities** 

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- Community Garden Improvements

Other ideas? We'd love to hear your suggestions. Stop by the "Neighborhood Station" after this presentation or email Maritza at maritza.pechin@rva.gov



# People

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## PEOPLE

**Example Strategies** 

**Existing Neighborhood Conditions** 

**Public Participation** 

Resident Assessment

**Gilpin Informed Residents** 

## Example **PEOPLE** strategies are:



Improve outcomes of households living in the target housing related to employment and income, health, and children's education.

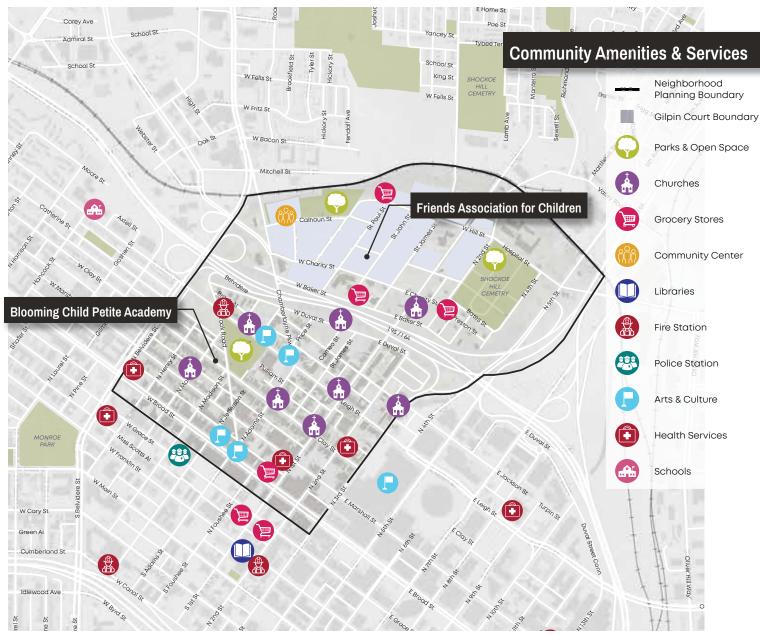
- A high level of resident access to high-quality early learning
- Significant growth in individual resident educational outcomes
- Increase in the residents' income of the target housing over time
- o Improved access to health services and improved health over time
- Housing choice for all residents

**Example Strategies** 

**Existing Neighborhood Conditions** 

**Public Participation** 

**Resident Assessment** 

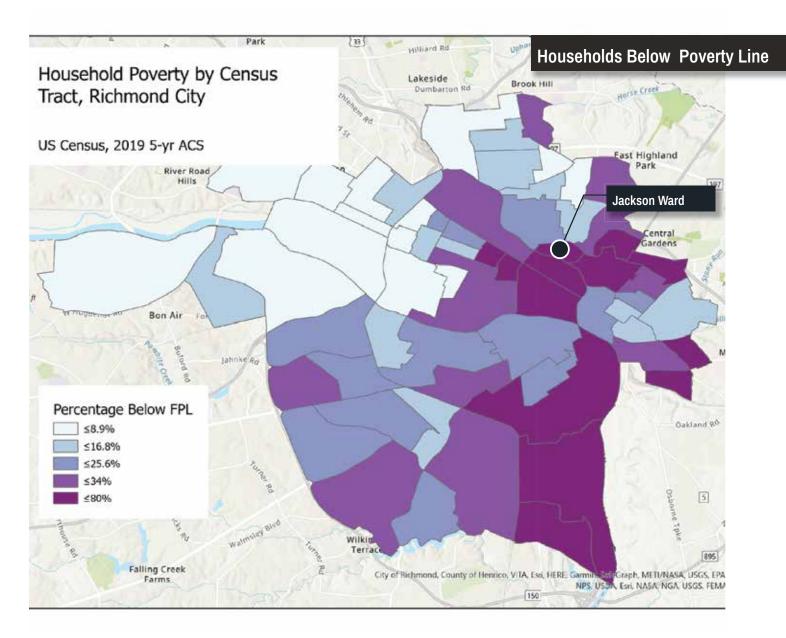


**Example Strategies** 

**Existing Neighborhood Conditions** 

**Public Participation** 

**Resident Assessment** 

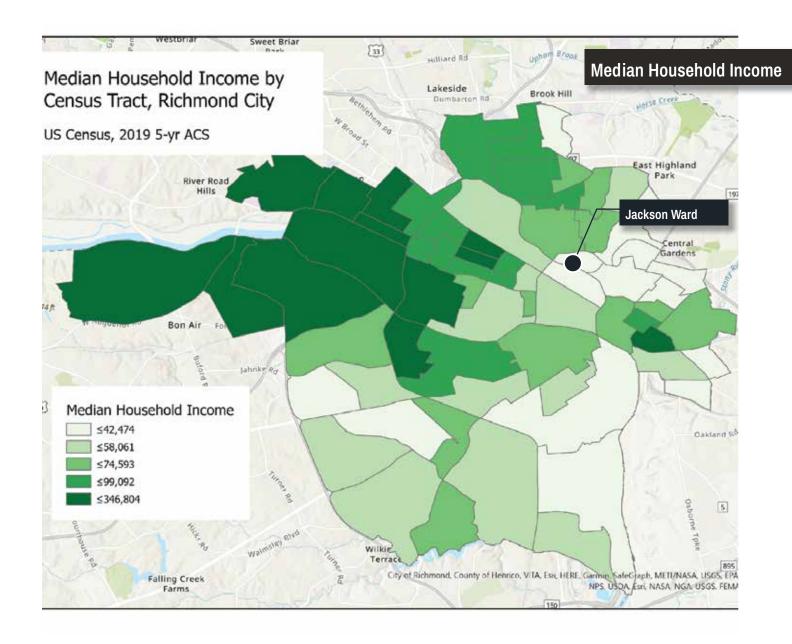


**Example Strategies** 

**Existing Neighborhood Conditions** 

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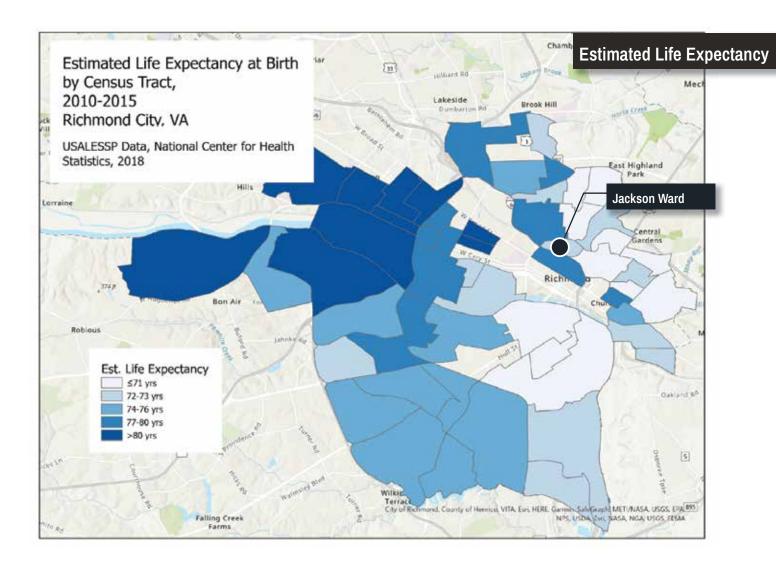


**Example Strategies** 

**Existing Neighborhood Conditions** 

**Public Participation** 

**Resident Assessment** 



**Example Strategies** 

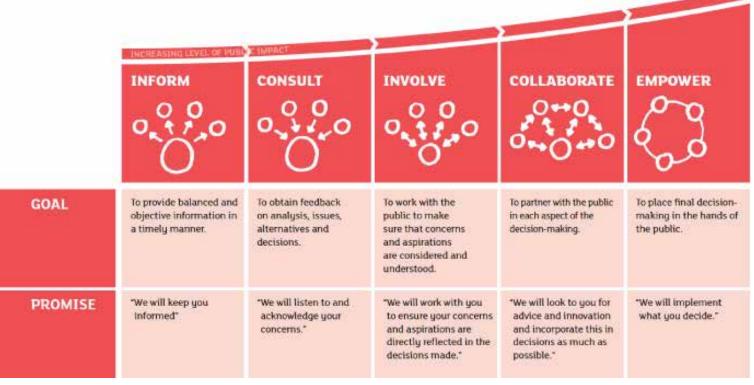
**Existing Neighborhood Conditions** 

**Public Participation** 

**Resident Assessment** 

**Gilpin Informed Residents** 

# IAP2 SPECTRUM OF PUBLIC PARTICIPATION



**Example Strategies** 

**Existing Neighborhood Conditions** 

Public Participation

**Resident Assessment** 

**Gilpin Informed Residents** 

#### **Resident Assessment**

**Purpose:** Within the first 12 months a household-level assessment of Gilpin Court residents will assess assets and needs related to the Housing, People, and Neighborhood goals to better design solutions for challenges facing the children and families of HUD housing.

#### Delivery & Reach:

- Both paper and electronic options
- Launch at Resident Information Exchange on May 10 and will run through mid-September.
- 781 units in Gilpin Court Goal to reach as many units as possible, more than 60% of households

## **Community Survey**

**Purpose:** A modified version of the Resident Assessment will be given to Jackson Ward community members outside of Gilpin Court to identify assets, challenges, and gaps in services or programming through out the neighborhood.

#### Delivery & Reach:

- Both paper and electronic options
- Launch at Community Information Exchange on May 12 and will run through mid-September

## PEOPLE

**Example Strategies** 

**Existing Neighborhood Conditions** 

**Public Participation** 

Resident Assessment

**Gilpin Informed Residents** 

## Hire Gilpin Informed Resident Coordinator to work up to 20 Hours a week

- Developing Informed Neighbors community engagement plan
- Building a culture of trust, transparency, knowledge and joy on Informed Neighbors team
- Supervising Gilpin Informed Neighbors Team
- Coordinating with health literacy grantee partners

## Hire Gilpin Informed Residents to work up to 12 hours a week

- Participating in Informed Neighbors community meetings and support community engagement efforts
- Relaying feedback from the community to the Gilpin Planning Team
- Encouraging community residents to participate in local meetings & community surveys to ensure community voice in local decision making



# Housing

Gilpin Court Resident Information Exchange Meeting
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Gilpin Court Housing Site

**Demographic Overview** 

Market Study

**Housing Choice** 

## Example **HOUSING** strategies are:



Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.

- o Demolition of distressed housing
- Construct market-responsive mixed-income housing
- Energy efficient, sustainable, healthy, accessible units
- Re-purposing existing structures
- Construct new community amenities (community facilities, recreation areas, etc.)
- o Provide adequate resident and visitor parking



**Gilpin Court Housing Site** 

Demographic Overview

Market Study

**Housing Choice** 





Gilpin Court Housing Site

Demographic Overview

**Market Study** 

**Housing Choice** 

## 2019 Market Study

- Average annual market potential above 100% AMI is nearly 30%
- 20% is between 60-100% AMI
- Based on market absorption income mixing potential is positive

#### **Average Annual Market Potential**

_	Below 30% AMI	31% to 60% AMI	61% to 80% AMI	81% to 100% AMI	Above 100% AMI	Subtotal
Multi-Family For-Rent:	332	266	131	92	303	1,124
Multi-Family For-Sale:	33	31	16	9	52	141
Single-Family Attached For-Sale:	45	36	20	14	60	175
Single-Family Detached For-Sale:	73	<u>75</u>	40	32	130	350
Total: Percent:	483 27.0%	408 22.8%	207 11.6%	147 8.2%	545 30.4%	1,790 100.0%

Note: For fiscal year 2018, the Richmond, VA MSA Median Family Income for a family of four is \$83,200.

SOURCE: Claritas, Inc.

Zimmerman/Volk Associates, Inc.



Gilpin Court Housing Site

Demographic Overview

**Market Study** 

**Housing Choice** 

## **Section 18 | Demolition & Disposition**

- The demolition and disposition of public housing is authorized under Section 18 of the Housing Act of 1937 (the Act), as amended.
- Virginia Law Resident notification and one year waiting period prior to application submission to HUD.
- · Letter to Gilpin Families to start process.



Gilpin Court Housing Site

Demographic Overview

Market Study

**Housing Choice** 

## **Housing Choice | Relocation**

- Family Assessment
- Comparable Housing
  - Tenant Protection Vouchers (TPV)
  - Return to Gilpin Court
  - Relocation to another Public Housing Community
- Actual and reasonable relocation expenses
  - · RRHA moving assistance
  - Self Move
  - Department of Transportation (DOT) payment
- 90 Day Notice to Move
- Necessary Counseling
- Mobility Counseling



Gilpin Court Housing Site

Demographic Overview

Market Study

**Housing Choice** 

#### **Build First Strategy**

- RRHA's commitment, where applicable, is to build replacement housing units first before demolition of public housing.
- This is accomplished by:
  - RRHA building units for families to relocate
  - Assisting families in finding homes based on the selection of their housing options via:
    - 1. Tenant Protection Voucher
    - 2. Project Based Voucher
    - 3. Return to Gilpin Court
    - 4. Relocation to another public housing community

# HOUSING

**Example Strategies** 

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**Housing Choice** 

## Gilpin Court Revitalization Plan





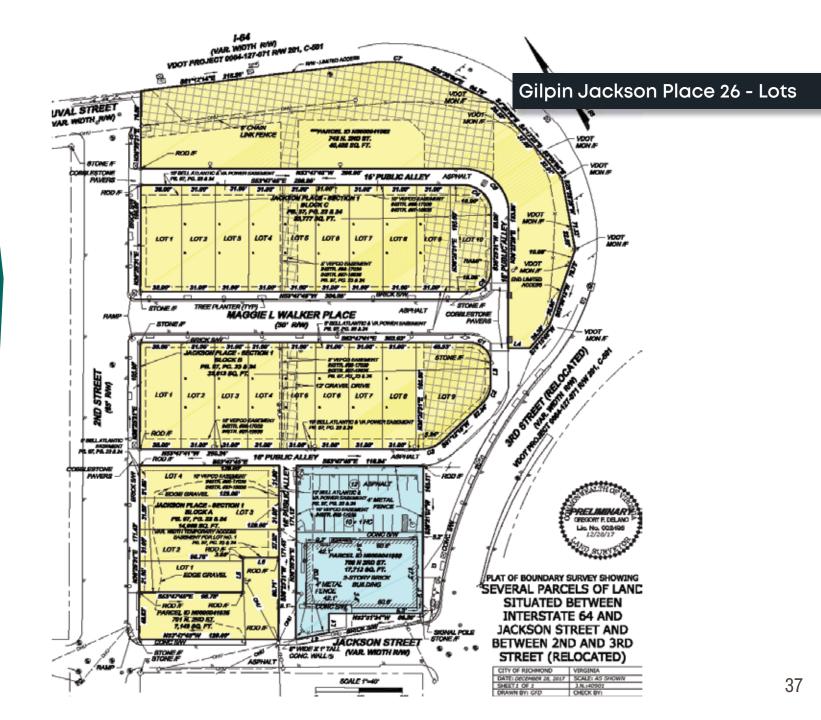
**Example Strategies** 

Gilpin Court Housing Site

**Demographic Overview** 

**Market Study** 

**Housing Choice** 





**Example Strategies** 

Gilpin Court Housing Site

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**Housing Choice** 

## **Public Housing**

Rental assistance is for specific units and properties.

Assistance is tied to a unit.



Project-Based Rental
Assistance
(PBRA)

Rental assistance is attached to a specific number of units in a building. The assistance stays with the unit even after you move out.

### **Housing Choice Vouchers (HCV)**

Rental vouchers let you choose your own housing where you want to live. The voucher moves with you either one or two years after RAD Conversion.





# Schedule + Engagement Process

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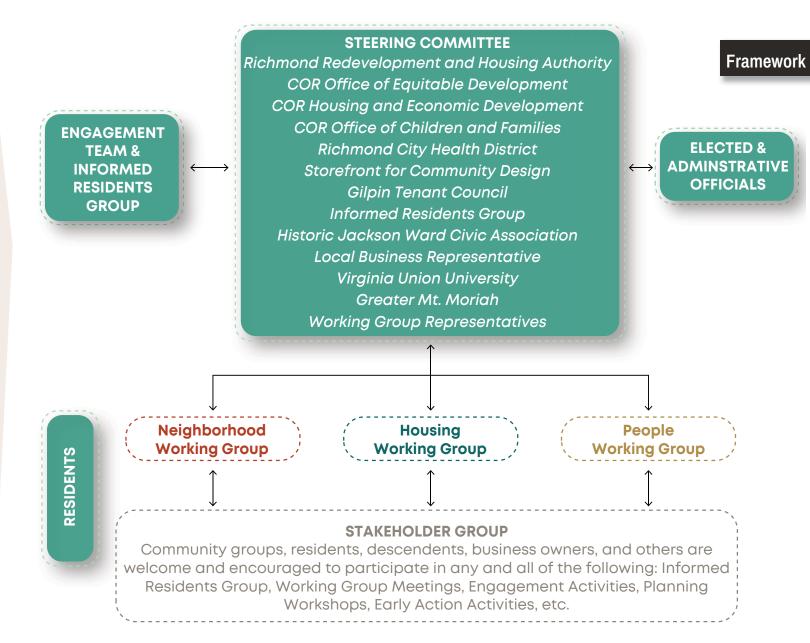
Introduction

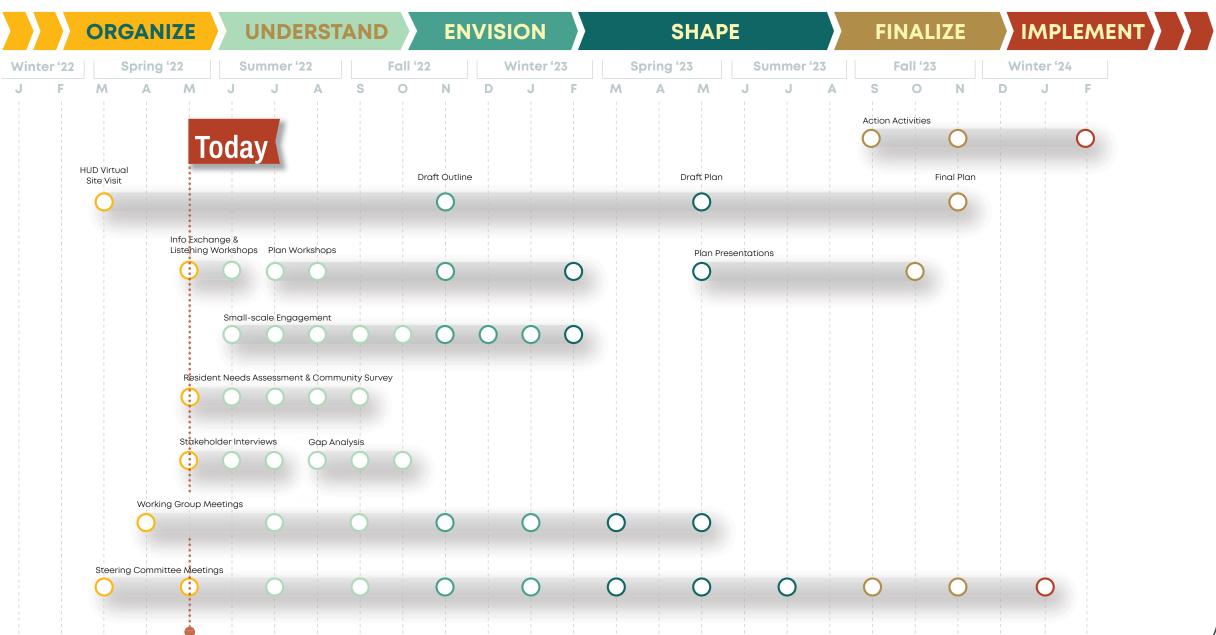
Choice Neighborhoods Overview

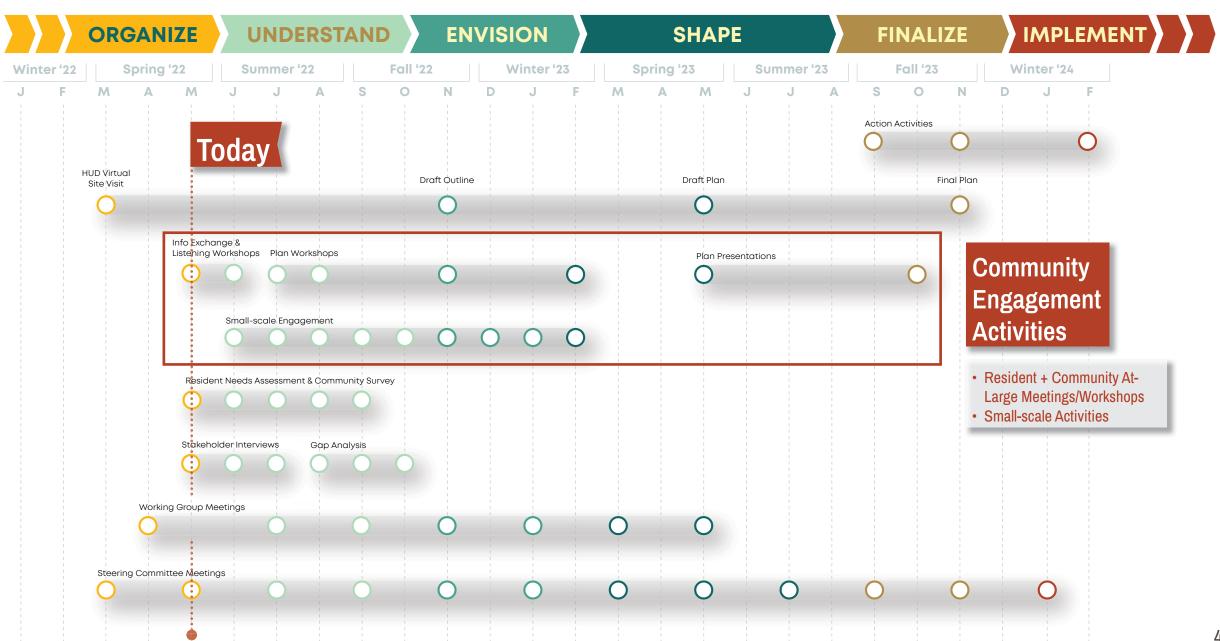
**Schedule + Engagement Process** 

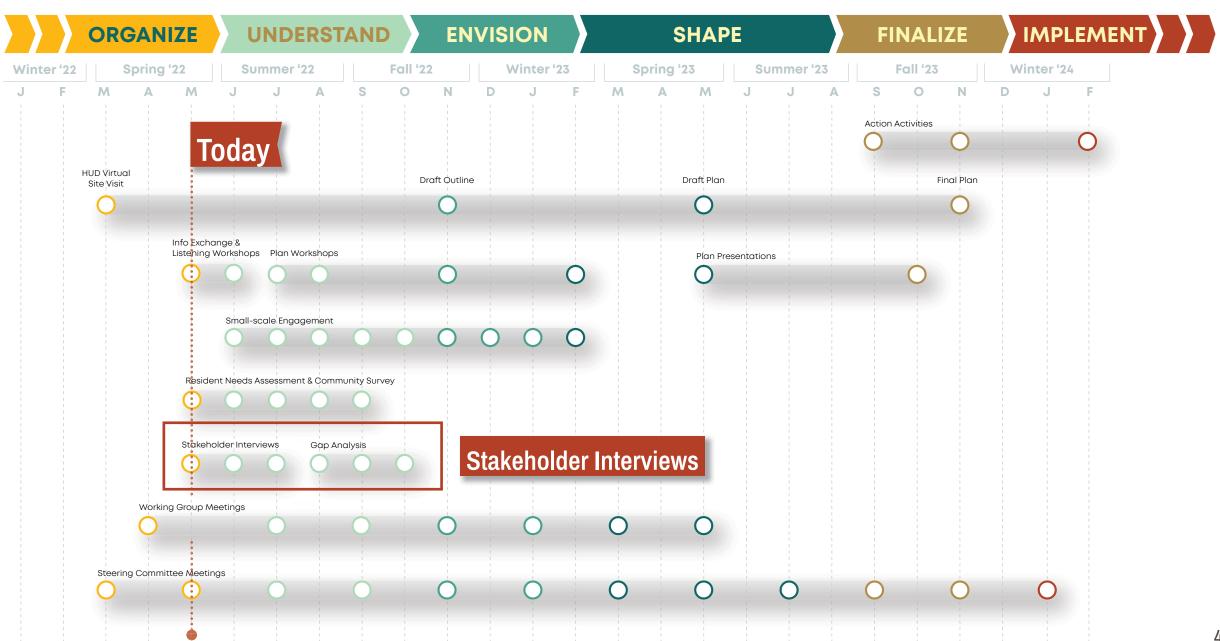
Q&A

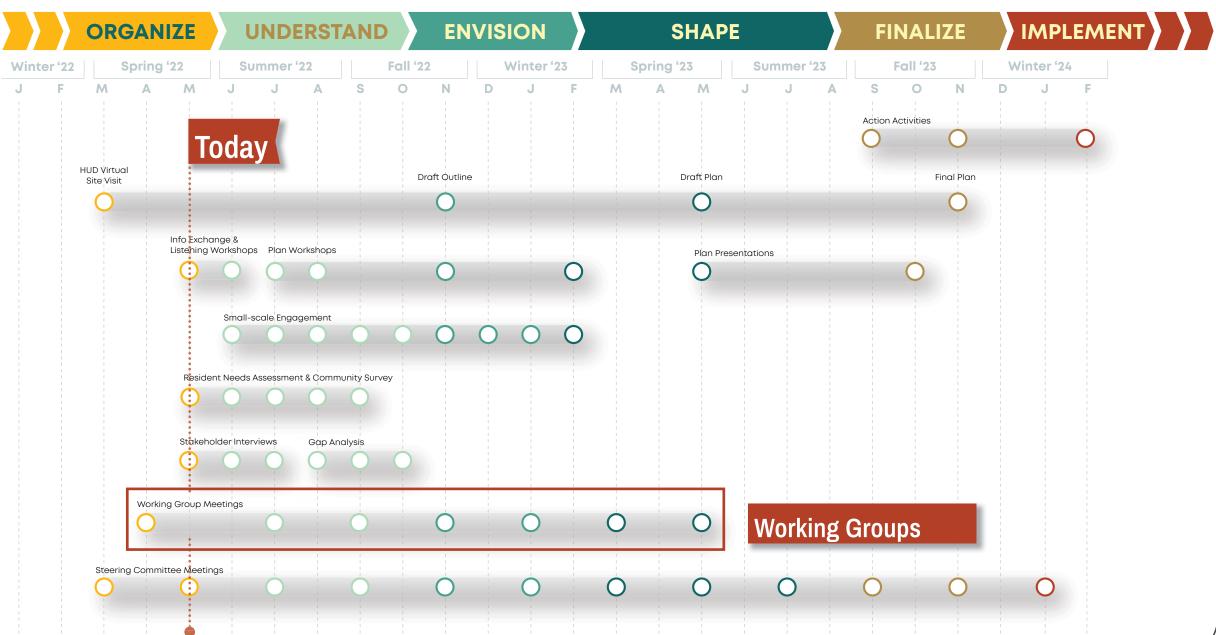
Open House

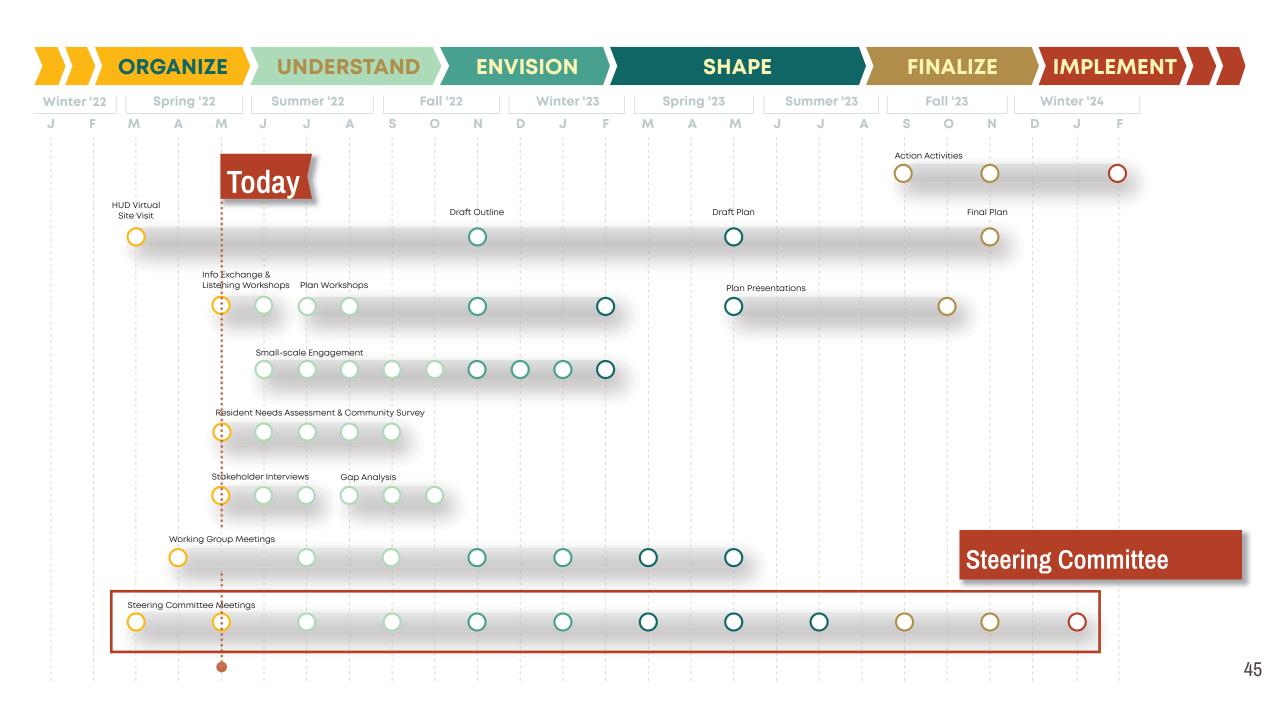












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Choice Neighborhoods Overview

**Schedule + Engagement Process** 

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## **Community Engagement Activities**



### Gilpin Resident Meetings/ Workshop

- Community Meeting
- Community Workshop
- Community Open House



## Community-at-Large Meetings/ Workshop

- Community Meeting
- Community Workshop
- Community Open House



#### Small Scale Engagement Activity

- Block Talks
- Pop-up Lemonade Stand
- Storefront Conversations









Introduction

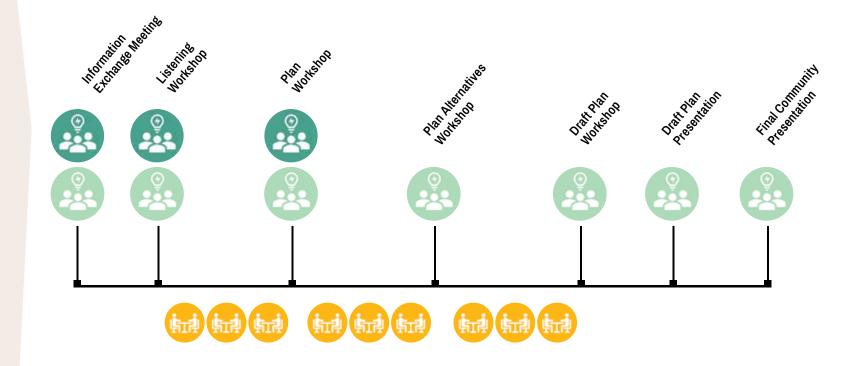
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## The Cadence of Community Meetings and Events



- Gilpin Resident Meetings/Workshop
- Community-at-large Meetings/Workshop
- Small Scale Engagement Activity

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# Join us at Upcoming Meetings!



Community Expo | Thursday, May 12th Hippodrome Theater, 6-8pm



Resident Listening Workshop | Tuesday, June 14th Fay Towers, 6-8pm



Community Listening Workshop | Thursday, June 16th Gallery5, 6-8pm



# **Q&A**

Gilpin Court Resident Information Exchange Meeting
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Visit the website:

JacksonWardChoice.com

Reach out to the Planning Team:

JacksonWard@RRHA.com



# **Open House**

Gilpin Court Resident Information Exchange Meeting
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Pick up a RESIDENT PASSPORT and visit all the stations to learn more about the Jackson Ward Community Plan.

Get a stamp at each station and enter for a raffle before you leave!

Station 1: Neighborhood

Station 2: People

Station 3: Housing

Station 4: Process

Station 5: Resident Assessment