



# *Transformation of Creighton Court*

*Quarterly Community Meeting  
April 28, 2021*



THE **COMMUNITY**  
**BUILDERS**

# Welcome and Introductions

- **Richmond Redevelopment and Housing Authority (RRHA)** (Developer/Owner/Resident Services)
- **Creighton Tenant Council**
- **The Community Builders, Inc. (TCB)** (Developer/Owner/Resident Services)
- **City of Richmond**

# Resident Relocation Updates

- 1-on-1 resident assessments
  - Understand resident preference
  - Determine supports residents might need to achieve relocation preference
- Tenant Protection Voucher application has been submitted to HUD on 4/16 (HUD approval expected July-August).
- Relocation options
  - Tenant Protection Voucher (TPV)
  - Off-site Project Based Voucher (PBV)
  - Staying in the newly transformed Creighton Court Community (temporary move to phase 2 or 3, permanent move to PBV at new Creighton phase)
  - Other RRHA public housing

# Tenant Protection Voucher (TPV)

## **To qualify for a TPV, residents will need:**

- Identification (DMV ID, Social security cards, birth certificates)
- Income verification
- Must be in good standing with RRHA

## **Landlord requirements may vary, but typically include:**

- Credit check – no rental judgements
- Criminal background check
- Utilities – ability to have utilities connected

## **Timeline for TPV:**

- **Now:** Meet with Resident Services to address all qualification requirements to use your voucher.
- **August:** Residents receive voucher and have 120 days to secure a lease. RRHA and HOU will support residents in the search efforts.

# Off-site Project Based Voucher (PBV)

**Qualifications are the same as a TPV.**

## **Timeline for PBV:**

- **Now:** Meet with Resident Services to address all qualification requirements.
- **Now:** Submit application on Rent Cafe Portal to join a waitlist for preferred housing locations.

**RRHA has 282 new PBV units across 14 new developments that will become available within the next few years. Including:**

- Apartments at Kingsridge 2 (8 units) – June 2021
- Bickerstaff Crossing (6 units) – November 2021
- Armstrong Renaissance 2B (45 seniors age 62+) – May 2022

# Staying in the newly transformed Creighton Court Community

**Qualifications are the same as a PBV.**

## **Timeline for remaining at the transformed Creighton:**

- **Now:** Resident preparation for relocation.
- **Summer – Fall 2021:** Resident temporary relocation to Phases 2 or 3.
- **Ongoing:** Meet with Resident Services to address all qualification requirements to use a PBV.
- **2023:** Residents at Phase A move to new homes at Creighton.

# What Can I Do Now?

## Contact Resident Services to Schedule Your 1:1 Meeting:

**Sharon Ince**

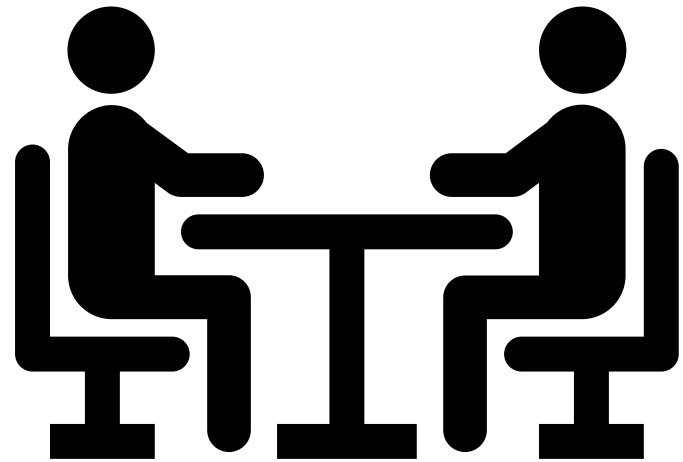
(804) 624-1045

Sharon.ince@rrha.com

**Taja Page**

(804) 584-0279

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# Resident Frequently Asked Questions

## **When will I move?**

Resident Relocation is anticipated to occur this summer through the end of the year. Each resident's move will depend upon their individual family circumstances. Some residents will be prepared to move quickly, and others will need time to prepare by working with Resident Services.

## **When will I know if I qualify for a TPV?**

All Creighton Court residents are eligible for a TPV, but you must meet the criteria to qualify. Please review the TPV FAQ and meet with Resident Services to understand your specific family situation.

## **Can I be on a PBV waiting list while trying to use a TPV?**

Yes, you can receive a TPV while you are on a PBV wait list. If you secure housing with either option, you can return the unused voucher or be removed from the waiting list.



# Resident Frequently Asked Questions

## **If I choose to stay within the development, will I have a choice of my temporary location?**

Your temporary location will be based on availability. However, we will make every effort to accommodate your choice.

## **Am I able to add to my household composition and will that jeopardize my voucher eligibility? Or can my household split?**

No. All additional household members must be approved by RRHA. Residents should reach out to their specialist if there is an expected household composition change.

## **How many PBV units are you building in Phase A?**

The Phase A project that was submitted in March has 68 total units and 21 of those units are PBVs with a priority for Creighton Court residents. As we continue to work with families, we will adjust the number of PBV units at later phases to accommodate all residents that wish to return.

# Proposed Timeline for Relocation / Demolition / Construction (Phase 1 – red)

## **NOW !!**

Resident preparation for relocation

## **Summer – Fall 2021**

Resident relocation

## **Late 2021**

Demolition

## **2022**

Infrastructure construction

## **2022**

Start new construction

## **2023**

Residents move to new homes at Creighton





# Master Planning Update

- The proposed zoning (Community Unit Plan - CUP) has been submitted to the City of Richmond to be introduced at the June 14 City Council meeting.
- The plan includes input from Creighton resident participation fall 2020.





# Funding Update

We submitted a 9% Low Income Housing Tax Credit (LIHTC) application to Virginia Housing on March 18. Awards are anticipated in July.

**New Construction  
(68 units)**



# Ongoing Communication

- Quarterly Newsletter to follow this community meeting
- Quarterly Community Meetings
- Redevelopment website under construction
- (804) 780-4343 Telephone Information Line



Contact us at: [CreightonRedevelopment@gmail.com](mailto:CreightonRedevelopment@gmail.com)

*(Responses provided within 48 business hours)*

## What Questions do you have?

