

GILPIN COURT RESIDENT ASSESSMENT SURVEY RESULTS

Project Overview

Objective and Purpose

The Department of Housing and Urban Development awarded the Richmond Redevelopment Housing Authority (RRHA), in partnership with the City of Richmond and the Richmond Henrico Health District (RHHD) a Choice Neighborhood Planning Grant. Through this planning grant award, the organizations have collectively worked together to gain insight from residents, businesses, developers, landowners, churches, social service agencies, government organizations, and elected officials to develop the Jackson Ward Community Plan. The plan centers on the redevelopment of the 781-unit Gilpin Court public housing community.

Through extensive community engagement, RRHA, the City, and RHHD worked with residents and community leaders to gain a better understanding of the conditions and needs of residents in Gilpin Court today.

Data Collection and Analysis

RHHD administered the resident assessment from May 2022 to present. RHHD recruited residents in the community to go door to door to ask these questions. Assessments were also available at community plan meetings and other events in the neighborhood. Residents could also fill it out online using a QR code that was available at several locations in the neighborhood.

The City of Richmond staff analyzed the data and grouped findings by the five major themes that are identified in the plan. Data presented in this summary reflects the goals of the major themes that were identified through numerous community meetings.



Assessment Findings

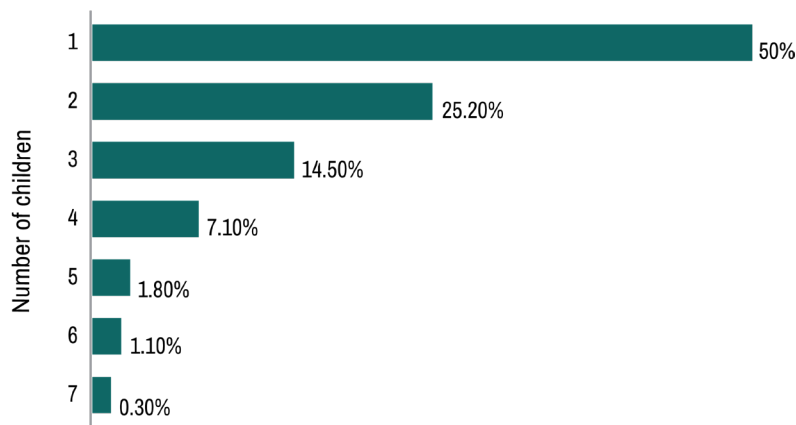
Respondent Profile

490 of the 800 Gilpin Court households (61.3%) responded to the assessment. Most heads of household are under the age 36 years old. The mean age for adult residents in Gilpin Court is 47 years old. The largest age group is 25-34 years old. The majority of adults, 72.3%, are under the age of 45. On average, child residents are 7.4 years old. 33.6% of children are under the age of 6. Households, on average, are small with an average of 1-2 people but can range up to seven members.

Age Range of Adult Respondents

Range	Percentage
18 to 24	17.60%
25 to 34	30.30%
35 to 44	24.40%
45 to 54	12.70%
55 to 64	13.60%
65+	1.40%

Children Per Household



Age Range of Children

Age (Years)	Percentage
Infant (younger than 12 months)	1.80%
Toddler (1-3)	21.40%
Preschooler (3-5)	1.80%
School Age (6-17)	45.10%

Diverse Economy

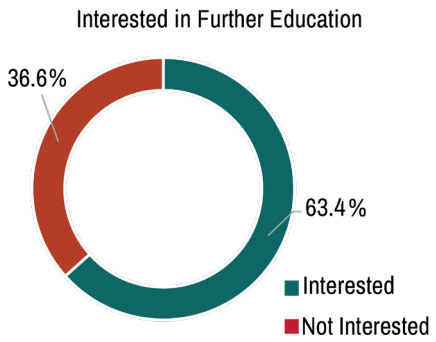


Education

65.1% of Gilpin adults have a High School Diploma, GED, or education beyond high school.

63.4% of Gilpin Court residents indicated interest in further education. Some expressed interest in skill development training including small business training (44.2%) and computer skills (55%).

Households were primarily interested in budgeting/finances (37.4%) and computer skills (55%) training. Some (31.1%) reported that none of the skill development training options would be beneficial.



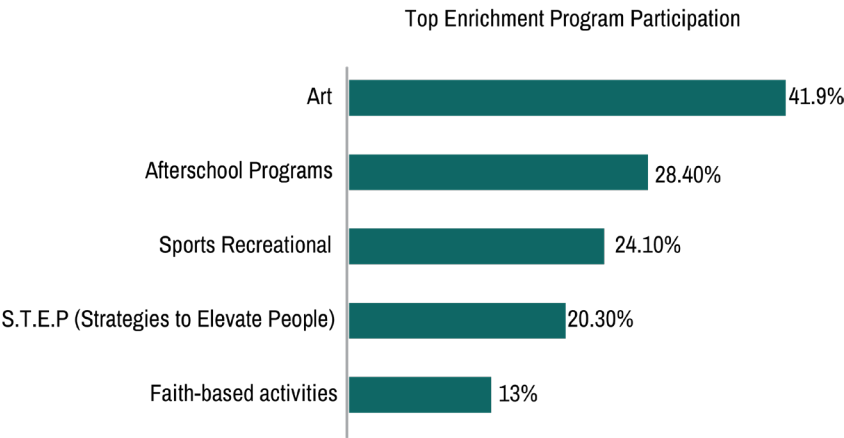
Childcare and School

97.7% of child residents are enrolled in day care or an education program with 10.2% of those enrolled in day care, Head Start, or Pre-K and 87.5% enrolled in K-12 education. 17.7% of children attend day care in the neighborhood. 12.6% of children enrolled have an individualized education program (IEP). Of those who do not have an IEP, 8.1% need one according to their parent or guardian.

75.9% of children have what they need for virtual learning implemented in response to COVID-19. 26.1% need access to WiFi, traditional school supplies, or a computer tablet.

Adult residents were asked to rate their children’s school performance, attendance, and behavior. 81.7% rated this category as excellent or good across all areas.

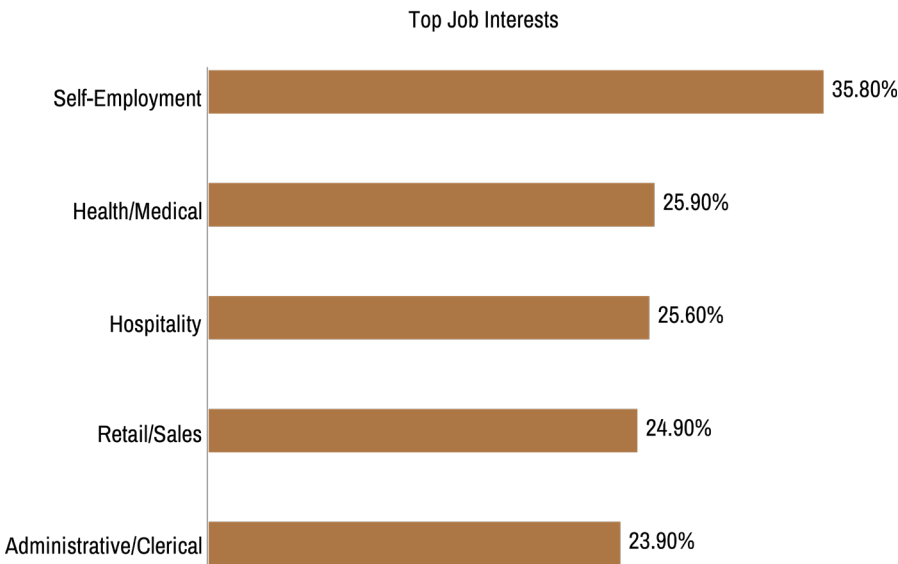
About one-third of children participate in a variety of enrichment activities like art, sports, and computer classes. 17.6% of households report they are currently in need of childcare.



Employment

26.4% of adult residents are employed, 11.2% full-time (35+ hours) and 15.2% part-time (< 35 hours).

69.1% of adult residents are unemployed. Of these, 25.4% are seeking employment, and many are interested in self-employment (35.8%) or the health/medical (25.9%) industry. Choosing to stay home with children, long term limited ability, and personal health reasons are top reasons for not working.



Inclusive Housing

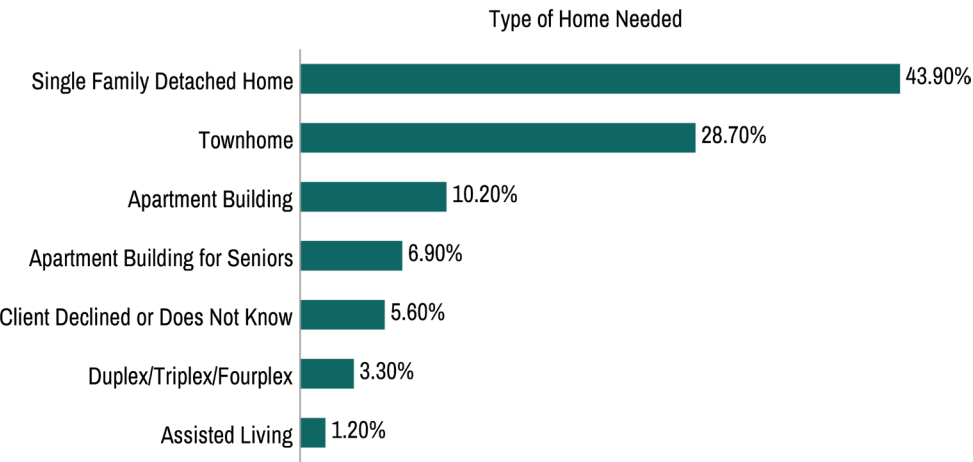


43.9% of households reported that a single family detached home would best meet their family's needs. 28.7% said a townhome would best meet their needs.

Households reported that they would most want central air conditioning (89.3%) and larger units (60.7%) if Gilpin Court was redeveloped.

Nearly all households were either very interested (52%) or somewhat interested (29.6%) in owning their own home.

8.7% of households have plans to move within 6 months while others plan to live in Gilpin Court for another year (14.5%) or two or more years (34.6%). 20.5% of households declined to respond to this question.



Disability and Elder Housing



26.7% of households have at least one resident with a disability, and most report not receiving assistance with basic needs. Adults are most likely to have a physical (66.4%) or emotional (24.8%) disability.

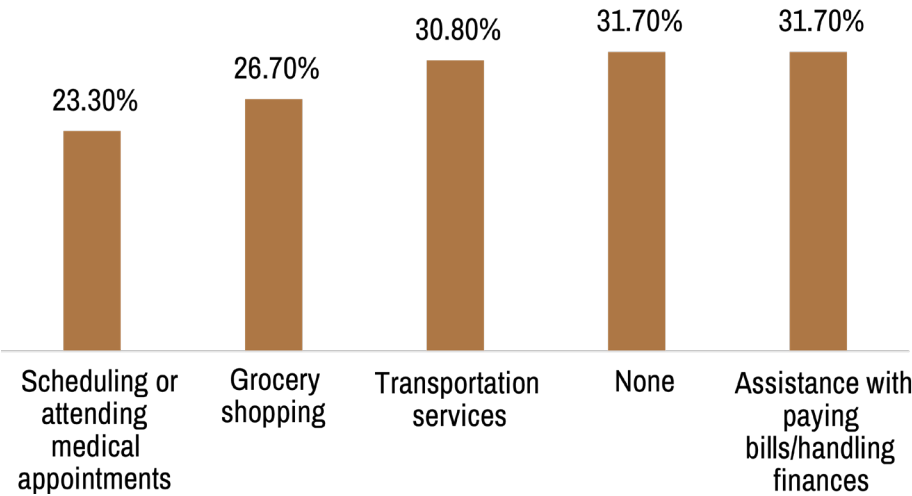
31.2% of households needed help with basic needs for their seniors in the past 6 months and couldn’t get the help.

31.7% of households with seniors reported there were no services that they needed or were interested in learning more about for their senior. Some mentioned assistance with grocery shopping, bills or finances, and medical appointments.

6.9% of households indicated that housing to accommodate the needs of seniors is needed in the neighborhood. 55.1% reported that the senior(s) in their household would be interested in senior housing (e.g., 55+ housing, assisted housing).



Senior Services Needed



High Quality Places

Neighborhood



88.3% of households rated their neighborhood as a fair or poor place to live and raise children, whereas 6.5% rated the neighborhood as good or excellent.

Households were asked what they consider to be the strengths of their neighborhood. 71.6% mentioned housing affordability as a top strength. Others included location (54%), public transportation (34.4%), history (30.3%), and close to family/friends (28.4%).

Many households would like to see neighborhood improvements related to cleaning up trash and debris and fixing up and improving houses. 55.5% of residents would like to see trash and debris removed, improvements for walking (33.8%), fixed-up and improved houses (59.7%), farmer's market (32.9%), and a community resource center (28%).



Services & Amenities

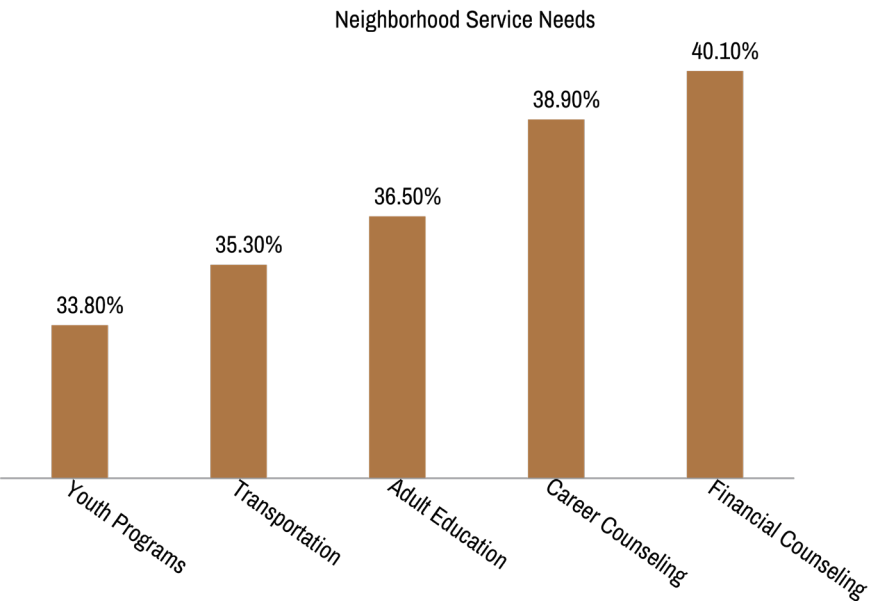
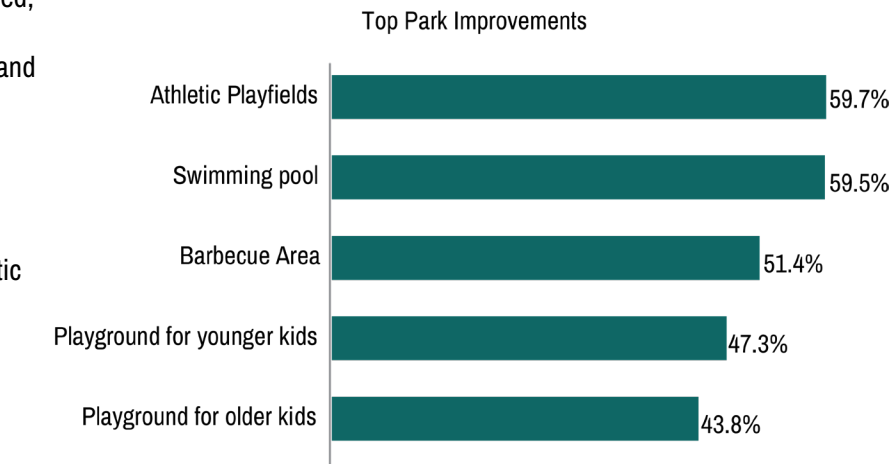
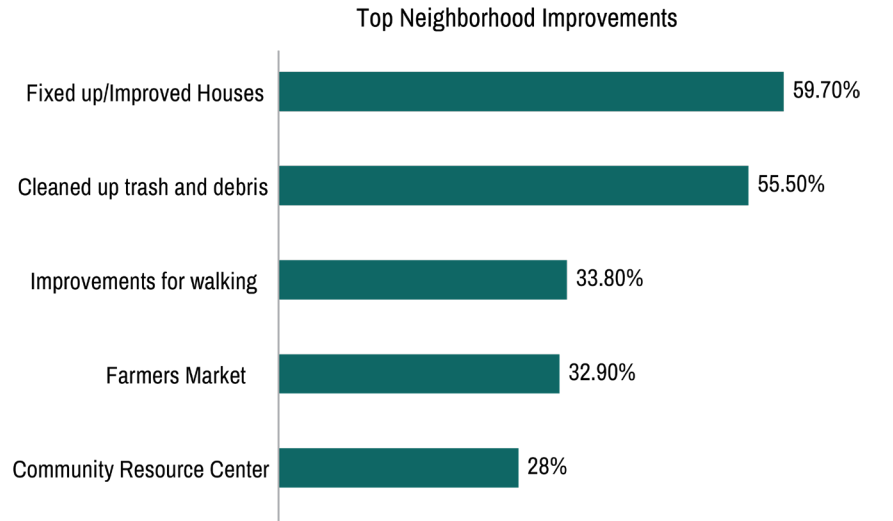
Households were asked which park features they would most like to have in new or existing parks. The top features were athletic playfields (59.7%), barbeque area (51.4%), and swimming pool (59.5%).

Households reported multiple services that they felt would benefit their families including financial counseling (40.1%), career counseling (38.9%), and adult education (36.5%) among others.

Safety

Households report feeling safer during the day than after dark in their neighborhood. 48.4% felt safe during the day while 4.3% felt safe after dark.

Households report that community policing and youth violence/crime prevention programs (54.1%) would make them feel safer in their neighborhood. Other helpful safety implementations and methods include better security systems (33.1%), community crime watch program (28.6%), and a cleaner community (28.4%).



Communications

The majority of devices in homes are cell phones and almost 76% of households report having reliable internet in their homes other than through their cell phone.

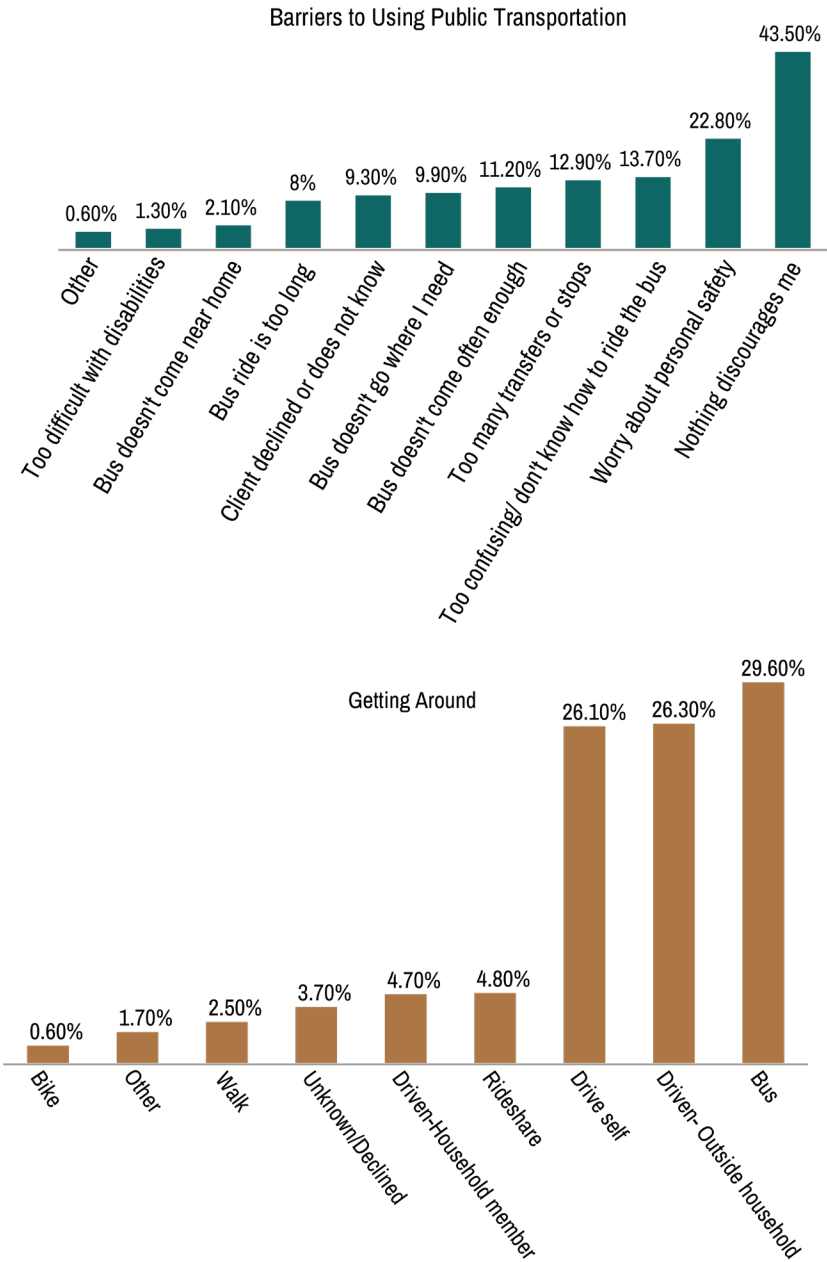
Nearly all households reported having a cell phone in their homes while fewer reported having a tablet (36.5%) or computer (20.5%). 2% reported having none of these devices.



Equitable Transportation

Households report that their primary means of reliable transportation is take the bus (29.6%), be driven by friends or family outside the household (26.3%), or drive themselves (26.1%).

Households were asked about what discourages them from riding the bus. The top response was nothing discourages them from riding (43.5%), others reported they worry about their personal safety (22.8%), or that the bus was confusing to them (13.7%).



Thriving Environment



Food Access

91.7% of households receive financial benefits. 80.2% of households reported receiving public assistance in the form of food stamps.

Most households do their grocery shopping at a grocery store or large retail store (92.2%). Almost half of households reported having some food insecurity at some point due to a lack of money for food (77.4%).

59.6% of Gilpin Court households said they always have enough food.

In terms of desired services pertaining to healthy living resources, households were more interested in having access to a garden (11.3%) than in taking a class on healthy living, nutrition, and/or cooking (8.6%). 13.5% reported being very interested in a

class, 34.2% somewhat interested, and 46.7% not interested.



Health

54.5% of adults rated their health as either good or fair while the health of nearly all children, 83.1%, was rated as excellent, very good, or good. 96.3% of parents have gotten their children a routine physical in the last year.

Adult residents (35.3%) are more likely than children (9%) to have a chronic health condition. Almost all children with chronic conditions (9%) are connected with the health care needed to manage their condition. The top conditions for adults include mental health issues (41.2%), asthma (49.6%), and hypertension (45.3%), while the top conditions for children include asthma (37.5%) and mental health issues (8.4%).

86% of adult residents have a regular doctor or medical home that they access for their health care needs outside of emergency care.

96.7% of all adult residents are covered by health insurance. The majority of adults (81.1%) rely on Medicaid for their insurance.

Barriers to Food Security



Adult and Child Chronic Conditions

