



### Frequently Asked Questions (FAQs)

1. **This has been discussed for years, what has been going on?** Since 2011, Richmond Redevelopment and Housing Authority (RRHA) has actively engaged residents in an ongoing planning process related to the East End Transformation Plan, an application for the 2016 Choice Neighborhoods Implementation Grant, and the partnership with The Community Builders, Inc. (TCB) to develop the former Armstrong high school site. Unfortunately, the 2016 Choice Neighborhoods grant was unsuccessful.
2. **Why is Creighton Court being torn down?** Creighton Court was built in 1953 and is out-of-date with today's housing standards. The buildings no longer meet current building code requirements. Additionally, the site has structural and design problems that connect to health and safety issues. The cost to correct these issues would cost more than to build new housing on the site.
3. **What progress has happened so far?** In 2017, Armstrong High School was donated by the City of Richmond to develop the "build-first" site for the Creighton Court redevelopment. The first three rental phases (175 units) of Armstrong Renaissance were completed and are fully occupied. The final rental phase began construction in April 2021. The homeownership portion (36 houses – eight (8) are affordable) will begin construction in early 2021. Creighton residents receive priority for many of the units in Armstrong Renaissance.
4. **What is happening now?** Redevelopment efforts are taking place in Creighton Court. The U.S. Department of Housing and Urban Development (HUD) has approved RRHA's Section 18 application for Phase 1 of Creighton. The application for Phases 2 and 3 was submitted in December 2020 and is currently under HUD review. There are two main parts to the redevelopment process: 1) Land Planning; and 2) Relocation and Re-Occupancy Planning. RRHA is working with the City of Richmond to approve the land plan and zoning. RRHA and The Community Builders (TCB), with input from Creighton Court families, completed the Master Plan for Creighton Court. All residents in Phase 1 have been assessed for their relocation preference. These families are now meeting with Resident Services and the Tenant Selection Office (TSO) to discuss their specific needs and concerns for relocation.
5. **How does this decision affect me?** Creighton Court families will have housing options that include utilizing a Tenant Protection Voucher (TPV), a Project-Based Voucher (PBV), staying at the newly rebuilt Creighton site, or relocating to another RRHA public housing community. RRHA's Resident Services team has partnered with Housing Opportunities Unlimited (HOU) to work with you regarding your preference and prepare each family for their preferred housing options.
6. **How are Creighton Court residents involved in this redevelopment?** The Tenants' Bill of Rights was created with a lot of input from the Creighton Court Tenant Council, RRHA and the City of Richmond. This provides the basis for resident housing choice, resident support services, and monthly communications. Although the Master Plan is complete, resident input is needed for continued planning and transformation of Creighton Court.
7. **When will demolition, relocation and re-occupancy of families start to occur?** The development team submitted a funding application in March 2021 to the state finance agency (Virginia Housing) for Low-Income Housing Tax Credits (LIHTC).





- Phase 1:** The first phase of Creighton Court units to be relocated and re-occupied. The following schedule is not set in stone, and is subject to change as a result of other events and factors that may occur this year. Creighton Court has been divided into three phases for the purpose of transformation. Transformation of Phase 1 is anticipated to begin in 2021.

2021	Summer – Fall 2021	Resident Relocation
	Late 2021	Demolition
2022		Infrastructure Construction
		Start New Construction
2023		Residents move to new homes at Creighton

Prior to any relocation, you will meet with a Resident Services Advisor to determine your replacement housing needs and options. It is only after you meet with your advisor and select your housing option, that you will be relocated.

- Who is responsible for relocating residents?** RRHA and The Community Builders have partnered with Housing Opportunities Unlimited (HOU) to work on the next steps for resident relocation. HOU specializes in assisting tenants and residents that are in transition due to major redevelopment construction projects. HOU’s mission is to ensure that residents are treated fairly and experience minimal physical and emotional stress during the relocation process.
- What are my options for relocating?** *(you may qualify for the following)*
  - 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
- Did RRHA stop leasing units at Creighton Court?** Yes. We have started some activities ahead of our applications being approved. Creighton Court is in the process of being re-developed. Because of this, there are strict regulations that TCB and RRHA must follow. As part of our commitment to our families, RRHA used a **“build first”** strategy to cause less disruption to our families and provide a smooth relocation experience. New units constructed at the Armstrong Renaissance have provided relocation options to many Creighton families as the build-first site. Because development will occur at the original site, the vacated units must remain vacant until the redevelopment work can begin. The U.S. Department of Housing and Urban Development (HUD) requires that we do not re-lease units that have been designated for removal. As always, our Agency looks for every opportunity to be a strong community partner. We assist however we can within the guidelines and processes that govern our existence.
- Will units be replaced one-for-one?** Every Creighton family will be provided housing. In transforming Creighton Court and the remaining 2,855 units located in the Big 6 public housing communities (Creighton, Fairfield, Gilpin, Hillside, Mosby and Whitcomb), RRHA is committed to providing the SAME NUMBER (2,855) of subsidized housing options for the current households who live in our communities.





**Creighton Court Transformation**

- 12. How will RRHA ensure all Creighton families are housed?** RRHA will increase the number of units on the sites to offer other affordable and market rate houses to Creighton and other Richmond families. This will be achieved through greater use of Tenant Protection and Project Based Voucher options for families.
- 13. What are Tenant Protection Vouchers (TPVs) and Project Based Vouchers (PBVs)?** TPVs and PBVs are part of the Housing Choice Voucher (HCV) program. Tenant Protection Vouchers are committed by HUD to RRHA in assisting families with relocation or replacement housing due to the redevelopment of Creighton Court. With a TPV, families will choose their own unit to use the voucher, paying 30% of their income toward rent. The rest is paid to the landlord by RRHA. PBVs are vouchers that are assigned to a unit, which is most often within a newly developed apartment complex. A PBV works the same way for residents, but the assistance stays with the unit. RRHA has awarded over 493 PBVs to neighborhoods in the Richmond Community. Creighton Court families generally have priority to leasing these units.
- 14. How will I know what is going on?** The Community Builders and RRHA are committed to open and full communication with the Creighton Court Tenant Council and the Creighton families. Here are ways available to connect:
- Email us at [CreightonRedevelopment@gmail.com](mailto:CreightonRedevelopment@gmail.com) (*you will receive a response within 48 business hours*)
  - Information Line: (804) 780-4343 (*This line is for information purposes only. You may NOT leave a message on this line*)
  - Quarterly “Creighton Connections” newsletter distributed by hand and via email to all Creighton families
  - Quarterly Meetings for 2021: January 27, 2021 at Noon & 6 p.m. | April 28, 2021 at Noon & 6 p.m. | July 28, 2021 at Noon & 6 p.m. | October 27, 2021 at Noon & 6 p.m.
  - Updates on RRHA’s social media platforms: Facebook, Instagram and Twitter
  - Dedicated website: [www.creightontransformation.com](http://www.creightontransformation.com)

**For Questions regarding the Creighton Court Transformation, call RRHA’s Customer Call Center at (804) 780-4200 or Email: [CreightonRedevelopment@gmail.com](mailto:CreightonRedevelopment@gmail.com)**