



RRHA December 2009 Community.....Connection

Reconnecting and Revitalizing Communities and Lives

THE NEWSLETTER FOR THE REVITALIZATION OF THE NORTH JACKSON WARD AND DOVE STREET AREAS

Moving the Vision Forward

RRHA's Chief Executive Officer, Anthony Scott



As you know in March 2009, the Richmond Redevelopment and Housing Authority (RRHA) concluded its Master Plan for the revitalization of the North Jackson Ward community. We were very pleased with the level of resident participation and look forward to continuing to work with you to bring a vibrant, mixed-income/mixed-use community with quality affordable housing opportunities, services and features which will represent the best this community has to offer!

We want to take this opportunity to remind you that our work is not done! With this newsletter, we want to share important information with you and share how RRHA is continuing to work to move the vision and plan forward.

Also, if you missed any of the Master Planning public meetings, or need past issues of this newsletter, please visit the RRHA Capacity Building Office at 200 Hospital Street. There, you can log on to our website, www.rrha.com to access Master Planning information and view videos of the public meetings.

You can also call the RRHA Communications Office at 780-4344 or email us at info@rrha.state.va.us.

On behalf of the entire staff at RRHA, thank you for your ongoing participation and support. As always, you have my personal commitment to provide you and every RRHA resident with the information and personal assistance you may need.

Thank you.

Anthony Scott

Chief Executive Officer

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- Resident Services re-tools for more dynamic programs and services
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North Jackson Ward/ First Street



North Jackson Ward Public Charrette



North Jackson Ward - Single-Family Townhouse Units

North Jackson Ward Revitalization Progress Report

RRHA is excited to share with its residents, stakeholders and community members the developments that have taken place during the Master Planning process of the North Jackson Ward area. The participation and valuable input from the local community has helped RRHA tremendously in achieving many of the Master Planning goals.

“There is still much work to be done!” said Project Manager, Eric Leabough. “Support and participation will continue to be extremely important during the next stages of the process.”

Below, we would like you to see the steps that have been completed thus far, tasks that are currently taking place and next steps of the Implementation process.

Completed

- First draft of a Request for Qualifications for a Master Developer
- Application process for additional funding to support RRHA's ongoing efforts to develop replacement housing options (i.e. Competitive Stimulus Funds)
- First draft of an agency-wide relocation plan that will outline the agency's relocation policies and procedures (completed with the assistance and input of the public housing residents)
- Re-tooled its resident services department

Next Steps

- Select a Master Developer that will work with RRHA to implement all aspects of the NJW Master Plan
- Prepare a supportive service and self-sufficiency plan
- Create a project steering committee (to include residents)
- Develop a replacement housing strategy
- Submit demolition/disposition application to HUD
- Determine project phasing based on demolition, utility, infrastructure, and relocation plans and analysis
- Develop financing plan

On-going

- Continue to identify funding sources for the acquisition of non-RRHA land
- Continue to meet with the Mayor, City Council and other members of the City's administration regarding simple mentation elements of the North Jackson Ward Master Plan
- Continue to meet with State officials regarding infrastructure funding
- Continue to discuss with the School Board the possibility of a new school in North Jackson Ward

RRHA would like to thank those who have participated in the Master Planning process and encourages the community's continued support as we strive toward creating vibrant communities that reflect the greatness of our city and its residents!



Eric Leabough, RRHA Project Manager



North Jackson Ward Preferred Alternative

Resident Services Re-tools For More Dynamic Programs and Services



North Jackson Ward Public Meeting



Grace Lewis, Director of Resident Services



*Residents tour Alexandria
Redevelopment and Housing Authority*

From training workshops to offering youth enrichment activities, the Resident Services Division has retooled its offerings to provide more comprehensive information, referral services and programs that promote self-sufficiency and increased economic opportunities for RRHA residents.

The major goal for the new Resident Services Division is to provide a menu of services that speak directly to resident needs in education, life skills management, employment preparation, recreation, and personal enrichment. “Our customized training, tools and resources can truly impact and transform lives” said Grace Lewis, Director of the newly re-tooled Resident Services Division.

“The services available to all public housing residents include, but are not limited to: computer literacy, financial literacy, pre-employment and tuition assistance.” The division also offers services for elderly residents and youth.

The department is in the process of re-strategizing to better serve residents through the development of new services and dynamic partnerships that will significantly and positively impact their ability to take advantage of new opportunities that will arise with the revitalization of resident communities. Lewis shared that opportunities include not only skills enhancement, but the increased capacity to secure better housing through vouchers, market rate rentals, and homeownership opportunities.

Resident Services will work to develop the Relocation plan, policies and procedures for the Supportive Services and Self-Sufficiency Plan – with the assistance and input from Gilpin and Fay Towers public housing residents. Please look out for information on how you can be involved!

Resident Services typically operates between the hours of 8:30 am to 5:00 p.m., but times vary according to the programs. The division is located at 200 Hospital Street. Additionally, contact your Resident Services Advisor in your community for more information or call 780-4835.

RRHA Guiding Principles

- Every resident of Gilpin Court and Fay Towers, in good standing, that is directly impacted by this initiative will have a safe and affordable place to live.
- RRHA will seek to maximize employment opportunities for residents during the redevelopment effort by implementing a strong Section 3 plan.
- RRHA will develop a relocation plan and identify replacement housing options as one of the first important steps in the Master Planning Process. No one will be moved until HUD has approved RRHA's relocation plan which will describe the relocation process, resident rights, replacement housing options, and re-occupancy standards.
- RRHA will provide a Personal Care Manager to help affected residents with relocation benefits and transition services provided through the RRHA Capacity Building Office.
- RRHA commits to the involvement and engagement of the residents throughout the Master Planning Process.
- RRHA is committed to helping area residents realize their dream of living in a thriving, vibrant community which includes mixed-income housing with necessary, up-to-date amenities and safer streets.

Rumor Control

Hear a Rumor?? Stop a Rumor! The Following Is Provided To Give You Accurate Information.

Rumor: RRHA is getting rid of all public housing and residents will have no place to go.

FACT: RRHA will continue to provide public housing for the city of Richmond. Although there will be changes in public housing, RRHA's goal is to continue to provide 4,100 public housing units in the City. RRHA would not, and by regulation, cannot demolish public housing without a place for residents to relocate.

Rumor: No one will be able to come back to the Jackson Ward neighborhood because the brand new neighborhood will be too expensive.

FACT: The new revitalized neighborhood will be a mixed income neighborhood which means there will be public housing through market rate rents. The goal is that the revitalized housing is affordable for a range of income levels.

Rumor: RRHA will tear down Gilpin Court very soon.

FACT: The soonest RRHA will begin demolition will be in approximately 2 years (2012 to 2013). RRHA will first complete the Master Plan for the area before any redevelopment will take place.

**IF YOU HEAR A RUMOR, STOP A RUMOR!
CALL 780-4344 FOR THE FACTS!**



For more information on the MASTER PLAN for NORTH JACKSON WARD:

Call the RRHA Communications Office at: **780-4344**
Or e-mail: info@rrha.state.va.us
Or visit our website: www.rrha.com

For more information on Resident Services and Transition Planning:

Call the RRHA Capacity Building Office at: **780-4835**
Or visit **200 Hospital Street**



Richmond **Redevelopment
& Housing Authority**

**901 Chamberlayne Parkway
Richmond, VA 23220
780-4344
TDD Dial 711
www.rrha.com**

