

# Richmond Redevelopment and Housing Authority



## Lee Householder Project Manager

October 28, 2004



# NEIGHBORHOODS



**Currently working in 19 Redevelopment and Conservation areas in the City of Richmond.**

## NIB Targeted Areas

- 1) Carver/Newtowne-West
- 2) Church Hill Central
- 3) Blackwell
- 4) Southern Barton Heights
- 5) Highland Park
- 6) Jackson Ward

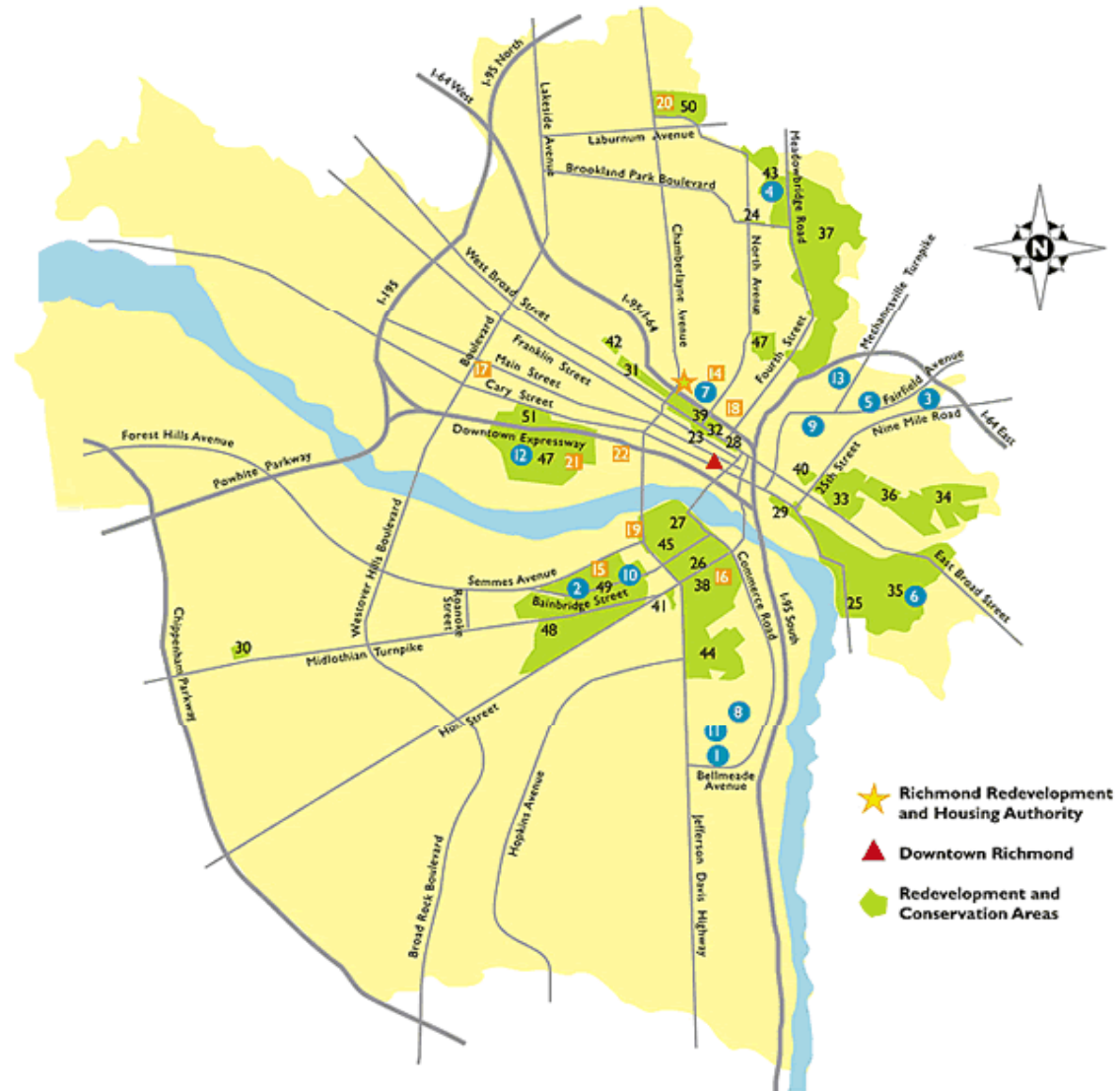
## Non-NIB Areas

- 7) Delmont Area (Providence Park)
- 8) Fulton Redevelopment
- 9) Randolph Redevelopment
- 10) North Third Street (in Jackson Ward)
- 11) Newtown South
- 12) Swansboro Conservation Area
- 13) Old Manchester Redevelopment
- 14) Broad Street Conservation (Downtown)
- 15) Jackson Place Redevelopment
- 16) West Cary Street Conservation
- 17) Beaufont Grove (Formerly Jeff Village)
- 18) Brookland Park Boulevard
- 19) Nine Mile Road / 25<sup>th</sup> Street



# Richmond Redevelopment and Housing Authority

## Housing Communities and Redevelopment and Conservation Areas



# Blight Removal and Revitalization



## At a Glance:

### FY 2004-2005 Activities:

- |                                     |                        |
|-------------------------------------|------------------------|
| • Acquisition: 81 Properties        | \$2,500,000            |
| • Demolition: 44 Properties         | \$353,000              |
| • Relocation: 30 Clients            | \$313,000              |
| • Rehabilitation Grants: 15 Clients | <u>\$530,000</u>       |
| • Total Public Investment:          | \$3,696,000            |
| • New Construction homes: 110 units | \$150,000 (avg. price) |
| • Anticipated Private Investment:   | \$20,000,000           |

# **Blight Removal and Revitalization**



## **ESTABLISHING AN AUTHORITY APPROVED REDEVELOPMENT AREA**

- I. City Manager Makes Request to RRHA to conduct a Blight Study**
- II. City Council Approves Funding for Blight Study and Redevelopment Plan**
- III. RRHA Procures Consultant**
- IV. Public Meetings Are Held**
  - a. Property owners are notified**
  - b. Other Neighborhood Organizations and Individuals are Notified**
  - c. Series of Meetings/Discussions/Consensus/Draft Plan is Prepared**
- V. Final Redevelopment Plan is Prepared AND Approved by RRHA at**
- VI. City Council Adoption of Plan**
- VII. Funding/Implementation of Plan by RRHA**

# RANDOLPH



## At a Glance:

- The Randolph Urban Renewal Project was implemented in 1972 to eliminate blight. The first single-family homes were priced at \$25,000 and homes are now selling between \$150,000 - 180,000. The unique goal of Randolph was to mix incomes with the first housing units for lower income and the final units at market rate.

Redevelopment Activity Summary		
Activity	Achievement	Investment
Acquisition	304	\$4,500,000
Demolition	172	\$470,000
Relocation	99	\$625,000
New Construction	82	\$7,600,000



# RANDOLPH



## Premiere Homes Development Site



Geographic Information Systems

Legend  
 □ RRHA Owned Property

LOCATED IN RICHMOND



Disclaimer:  
 The Richmond Redevelopment & Housing Authority assumes no liability with respect to any errors, omissions, or inaccuracies in the information provided as part of the course of business or any decisions made, actions taken, or omissions not taken by the user in reliance upon any maps or information provided herein.



### Partnership with Premiere Homes

- 70 single-family homes
- Price range \$150,000 - \$180,000
- \$11,000,000 Project Cost
- Pre-development work complete
- Construction began September 2004.

# CARVER



## At a Glance:

- The twenty-year conservation and redevelopment program, began in 1987, is providing a comprehensive strategy and set of action programs aimed at rehabilitating existing homes and redeveloping the community with single-family housing for homeownership with Victorian style architecture details which will complement the historic character of the area.

Redevelopment Activity Summary		
Activity	Achievement	Investment
Acquisition	188	\$2,600,000
Demolition	72	\$300,000
Relocation	84	\$450,000
New Construction	46	\$3,900,000





# CARVER



## PARTNERSHIP With Crute Construction



700 Block of W. Leigh Street (Carver) - **BEFORE**

•Price range \$100,000 -  
\$110,000

•\$440,000 Project Cost



700 Block of W. Leigh Street - **AFTER** - depicting two rehabilitated houses, and five newly constructed houses. Additional houses to be constructed

# CARVER



## 900-1000 Block of Catherine Street

- 15 single-family homes
- Price range \$125,000 - \$140,000
- \$2,000,000 Project Cost
- Estimated project completion: March 2005

**PARTNERSHIP  
With  
Better Housing Coalition**

# Southern Barton Heights



## At a Glance:

- The Southern Barton Heights Redevelopment Project is a neighborhood program designed to progressively eliminate the dilapidated housing conditions that contribute to a high crime rate in this area. RRHA is working with a local developer to create opportunities for lower and moderate income households by constructing new affordable infill housing, all leading to the revitalization of the area. In January 2003, City Council approved a redevelopment area (Rose Corridor) that is the Southern Barton Heights Project No. 2. The land acquired will be redeveloped with improved infrastructure by RRHA and with 30 to 34 new single-family houses.

Redevelopment Activity Summary		
Activity	Achievement	Investment
Acquisition	29	\$975,000
Demolition	60 (32 mf units)	\$95,000
Relocation	23	\$17,000



# Southern Barton Heights



REDEVELOPMENT  
& HOUSING  
AUTHORITY



# Southern Barton Heights

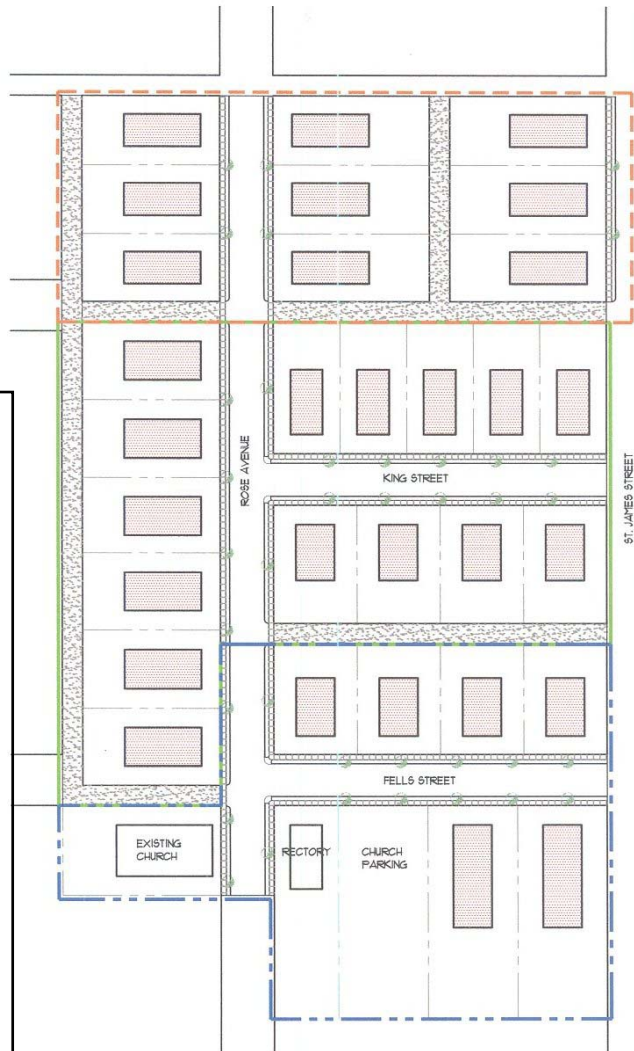


REDEVELOPMENT  
& HOUSING  
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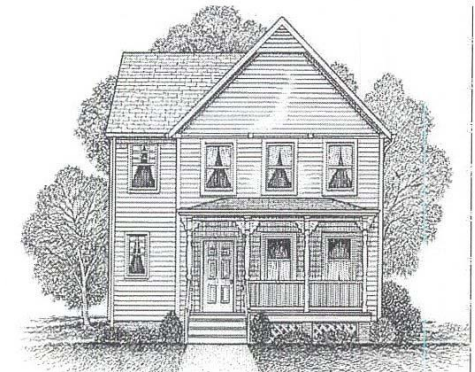


## Rose Corridor (1700-1800 blocks of Rose Ave)

- Proposed Construction of 30 single-family units
- Price range \$125,000 - \$140,000
- \$3,500,000 Project Cost
- Pre-development of Phase 1 is complete. Construction begins December 2004.



**PARTNERSHIP  
With  
Collaboration  
Makes  
Neighborhoods  
CMN, LLC**



# WEST CARY STREET



## At a Glance:

The West Cary Street Conservation and Redevelopment Area is one of the primary entryways to Downtown Richmond and is a key transitional area adjacent to the Fan and Randolph neighborhoods, the revitalized West Main Street Business area, and Virginia Commonwealth University. On July 28, 1997, City Council adopted the West Cary Street Conservation and Redevelopment Plan. The primary goal is to assure a residential community of predominantly single-family home ownership with limited development of multi-family housing and related amenities. A secondary goal is to accommodate retail and service-oriented commercial uses that will preclude adverse impacts on the residential community.

Redevelopment Activity Summary		
Activity	Achievement	Investment
Acquisition	15	2,800,000
Demolition	13	\$70,000
Relocation	4	\$80,000



# WEST CARY STREET

*Partnership with EW Partners*



REDEVELOPMENT  
& HOUSING  
AUTHORITY



## 1900 Block West Cary St.

- Mixed Use Development Proposed
- \$2,500,000 Project Cost



# OTHER REDEVELOPMENT INITIATIVES



## **Blackwell HOPE VI:**

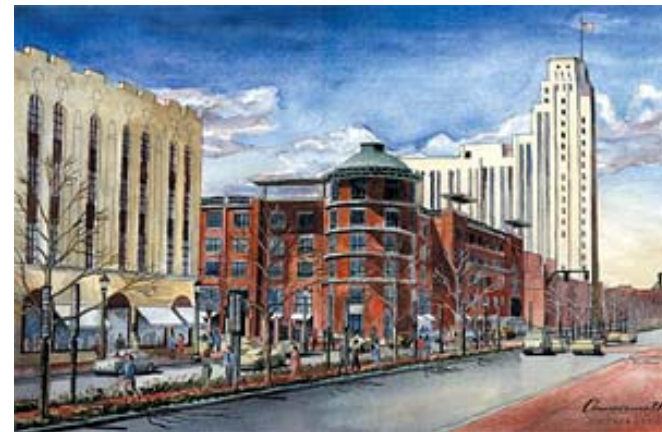
- 26.9 Million HUD Grant
- 440 Public housing units demolished
- 540 New ownership and rental units to be built

## **25<sup>th</sup> Street/ Nine Mile Road:**

- Redevelopment and Conservation area established in 2003
- Completed first of five phases of acquisition
- Combination of commercial and residential uses

## **Downtown Revitalization:**

- Acquisition of vacant downtown office/retail buildings
- Supported by \$69,000,000 Community Development Authority (CDA) Bond revenue





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Project Manager

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