

Virginia Poverty Law Center



THE PROPOSED NAVY HILL PROJECT AND THE REDEVELOPMENT OF PUBLIC HOUSING IN RICHMOND

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VPLC

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*Committed to leading and
coordinating efforts to seek
justice in civil legal matters
for lower income Virginians*

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VPLC



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The Virginia Poverty Law Center (VPLC)
breaks down systemic barriers keeping
low-income Virginians in the
cycle of poverty

WHAT IS PUBLIC HOUSING?



- Housing owned by a government agency-Richmond Redevelopment and Housing Authority (RRHA)
- Rents (including utilities) set at 30% of household's adjusted income
- Lease term indefinite
- Evictions allowed only for good cause
- Tenants have grievance rights to challenge actions or inactions of RRHA
- Tenants have rights to participate in management and redevelopment decisions: 24 C.F.R. 964

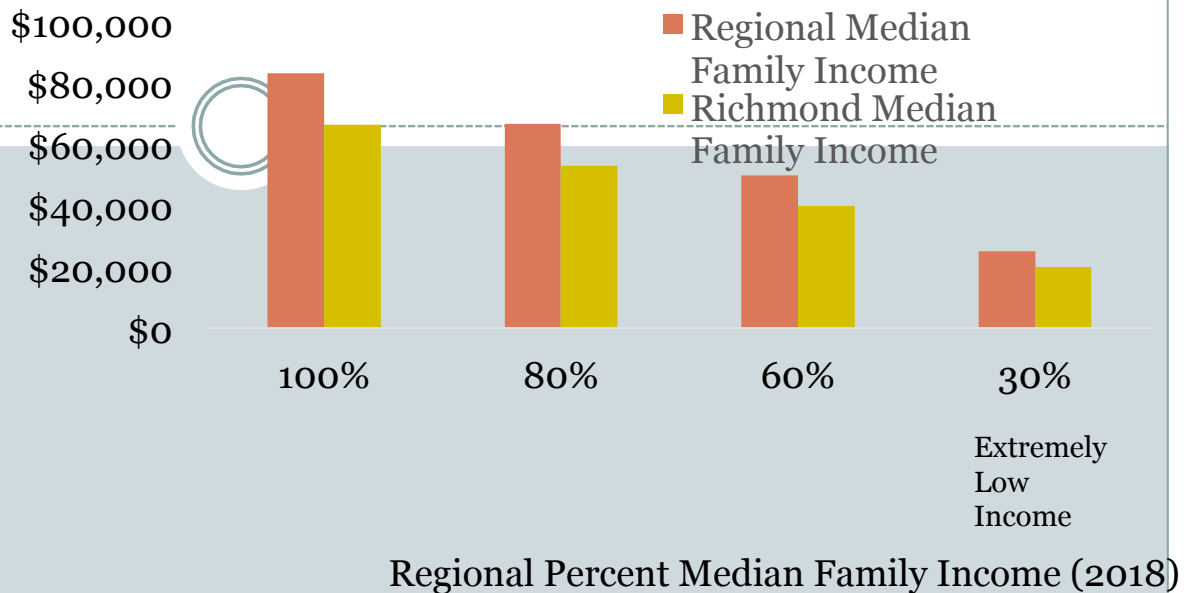
RRHA RESIDENTS AND WAITING LIST



- RRHA OPERATES 3,727 PUBLIC HOUSING UNITS
- AVERAGE ANNUAL HOUSEHOLD INCOME \$9,853 (or \$821 per month)
- 3,485 Families on RRHA's Public Housing Waiting List
- 90% have incomes under 30% of area median income

Sources: RRHA web site; HUD's Resident Characteristics Report for RRHA as of 6/30/19

Defining Affordability in Richmond



Source: HUD 2018 Income Limits; US Census Bureau, American Community Survey 1-Year Estimates.

2018 Median Family Income

Region	\$83,200
City	\$66,400

80% Regional AMI =
100% City

60% Regional AMI =
75% City

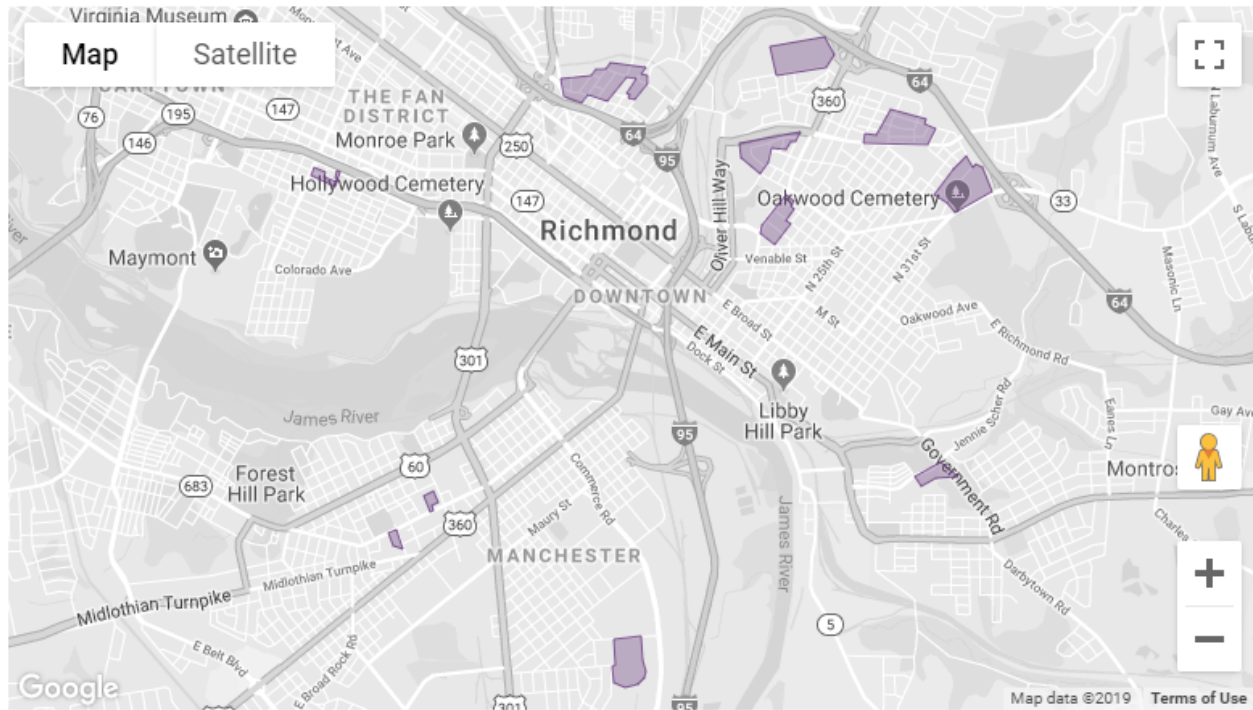
NAVY HILL AND PUBLIC HOUSING



RRHA PUBLIC HOUSING COMMUNITIES

OUR COMMUNITIES

RRHA Public Housing Family Developments



RRHA's CURRENT PUBLIC HOUSING STOCK



- **Big Six:**
 - **Creighton:** 504 units opened 1952
 - **Fairfield:** 447 units opened 1958
 - **Gilpin:** 783 units opened 1942; later phases opened 1957 & 1970
 - **Hillside:** 402 units opened 1952
 - **Mosby:** 458 units opened 1962; later phase opened 1970
 - **Whitcomb:** 447 units opened 1958
- **Totals 3,041 units Average age 65 years**

Source: RRHA web site:

<https://www.rrha.com/public-housing/community-information/>

RRHA's CURRENT HOUSING STOCK



- 6 Other Family Developments

Totals 214 units, average age 40 years

- 7 Elderly and Disabled Developments

Total 472 units; average age 42 years

Source: RRHA web site:

<https://www.rrha.com/public-housing/community-information/>

RRHA's REDEVELOPMENT PLANS

- Redevelopment Plans are described in RRHA's One and Five Year Plans approved by RRHA Board on 6/19/19.*
- Plans available at:
<https://www.rrha.com/wp-content/uploads/2019/05/RRHA-Five-Year-Agency-Plan-Fiscal-Years-2020-2024-Part-1.pdf>

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY

PHA Plans

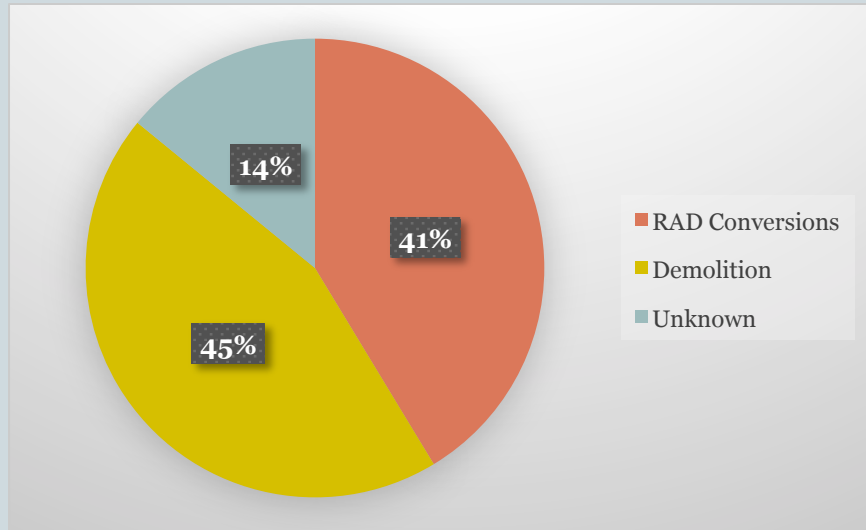
Annual Agency Plan for
Fiscal Year 2019-2020

AND

Five Year Agency Plan
for
Fiscal Years 2020-2024

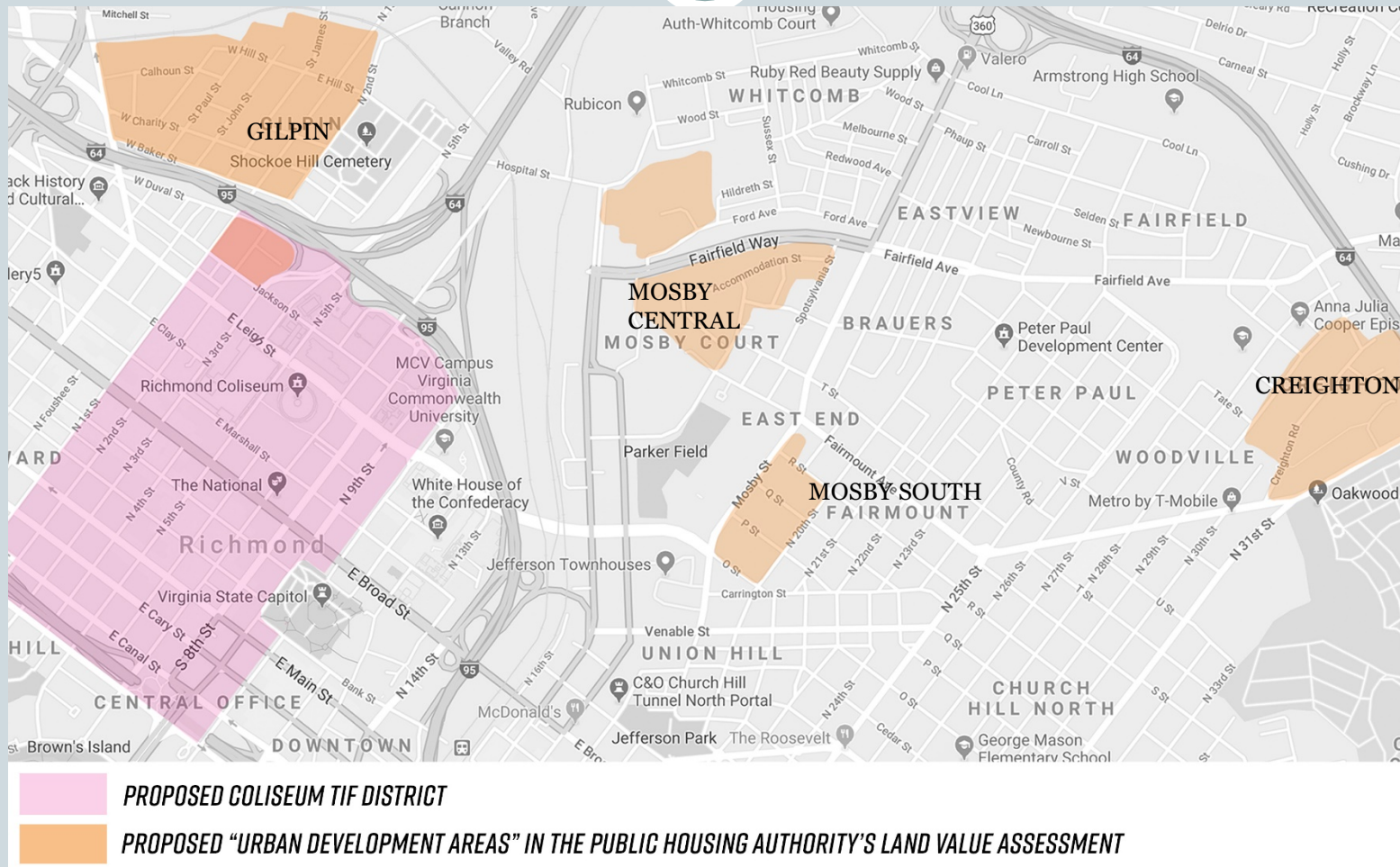


RRHA's REDEVELOPMENT PLANS



- Rental Assistance Demonstration (RAD) Conversion: 1,535 units (elderly/disabled plus Hillside and Whitcomb)
- Demolition: 1,656 units (Gilpin, Mosby Central & South, Creighton)
- Unknown: 523 units (Mosby North & Fairfield)

WHAT ABOUT THE 1,391 UNITS AT GILPIN, MOSBY CENTRAL & SOUTH AND CREIGHTON SLATED FOR DEMOLITION?



PLANS UNDER CONSIDERATION



CONFIDENTIAL DRAFT



RECOMMENDED APPROACHES



- Sell the land for fair market value and use the funds to create affordable housing elsewhere in the city
- Redevelop affordable or mixed-income housing back on the site by obtaining 4% or 9% tax credits and project-basing the TPVs (Tenant Protection Vouchers) (which receive fair market rents)

TPVs issued by HUD as replacement for demolished public housing units.

CURRENT APPROACHES WILL CAUSE DISPLACEMENT

- 
- Sale of land will displace all ELI Households from existing public housing communities.
 - Mixed Income approach will displace a majority of ELI Households in favor of wealthier households from existing public housing communities.
 - Where will displaced households go?
 - Redevelopment requires a 1 for 1 replacement strategy for all units demolished.
 - Using Vouchers will not deconcentrate poverty as noted in City's Consolidated Plan.
 - Scattering replacement units across Richmond could deconcentrate poverty.

Gilpin: Demolition planned. CNI grant denied by HUD. PHA plan contemplates demolition application submission on 1/30/20.



EXISTING UNIT TYPE SUMMARY

Historic

1-Bedroom Units	100
2-Bedroom Units	134
3-Bedroom Units	48
4-Bedroom Units	20
Historic Subtotal	302

Addition

2-Bedroom Units	192
3-Bedroom Units	102
4-Bedroom Units	44
Addition Subtotal	338

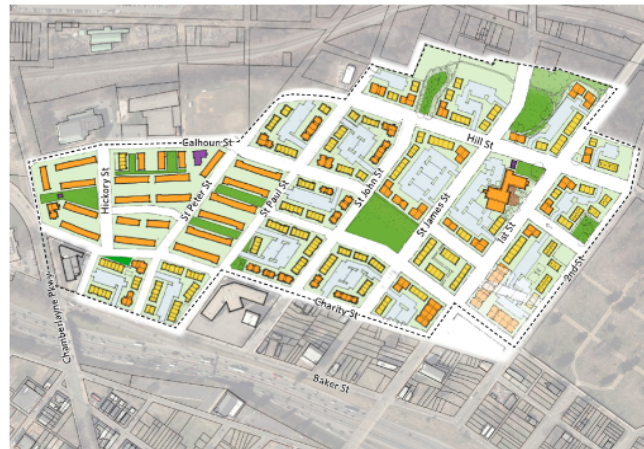
Extension

2-Bedroom Units	36
3-Bedroom Units	68
4-Bedroom Units	36
5-Bedroom Units	2
Extension Subtotal	142

Total Site

1-Bedroom Units	100
2-Bedroom Units	362
3-Bedroom Units	218
4-Bedroom Units	100
5-Bedroom Units	2
TOTAL	782

CONFIDENTIAL DRAFT



Preferred Mixed-Income Redevelopment Plan

INCOME MIX

	Maximum Potential		Mix in Plan	
	Households	Percentage	Units in plan	Percentage
Below 30% (public housing replacement)	332	29.5%	296	30.0%
30%-60% (LHFC)	226	23.7%	296	30.0%
60%-80% (affordable)	131	11.7%	—	—
80%-100% (market rate)	92	8.2%	80	8.0%
Above 100% (market rate)	303	26.9%	316	32.0%
Total	1,124	100%	988	100%

PREFERRED PLAN UNIT TYPE MIX

	Units
Studio units	78
1-Bedroom Units	270
2-Bedroom Units	498
3-Bedroom Units	102
4-Bedroom Units	40
Total Unit Count	988

Plan for mixed income community with 296 PH replacement units on site; need another 486 units for 1 for 1 replacement.

Mosby Central and South: Demolition planned no application submitted to HUD. PHA Plan contemplates submission on 1/30/20



- Mixed Income plan for Mosby South preserves all 106 ELI units and increases total unit number to 410.
- UDA report recommends a “wait and see approach” for Mosby Central.

INCOME MIX

	Maximum Potential		Mix in Plan	
	Households	Percentage	Units in plan	Percentage
Below 30% (public housing replacement)	477	29.8%	106	26.0%
30%-60% (LIHTC)	384	24.0%	124	30.2%
60%-80% (affordable)	188	11.7%	—	—
80%-100% (market rate)	135	8.4%	60	14.6%
Above 100% (market rate)	419	26.1%	120	29.3%
Total	1,603	100%	410	100%
Density (on 13.3 ac. site)	120 du/ac.		31 du/ac.	





PREFERRED PLAN UNIT TYPE MIX

	Units
Studio Units	75
1-Bedroom Units	144
2-Bedroom Units	134
3-Bedroom Units	29
4-Bedroom Units	14
5-Bedroom Units	4
Total Unit Count	410

Creighton: Demolition planned but no application submitted to HUD. RRHA not filling vacant units: as of last October 95 of 504 units vacant.



EXISTING UNIT TYPE SUMMARY

	1-Bedroom Units	132
	2-Bedroom Units	198
	3-Bedroom Units	128
	4-Bedroom Units	46
Total		504

INCOME MIX BY UNIT TYPE (RENTAL PROGRAM)

	New Construction					Total
	Studio	1-BR	2-BR	3-BR	4-BR	
Below 30% (Public housing replacement)	—	50	112	56	32	250
Subsidized (30%-60% AMI)		52	86	34		172
Market Rate (above 80% AMI)	140	90	136			366
Total	140	192	334	90	32	788

Plan for mixed income community with 250 PH replacement units on site. Still need 254 more units for 1 for 1 replacement.

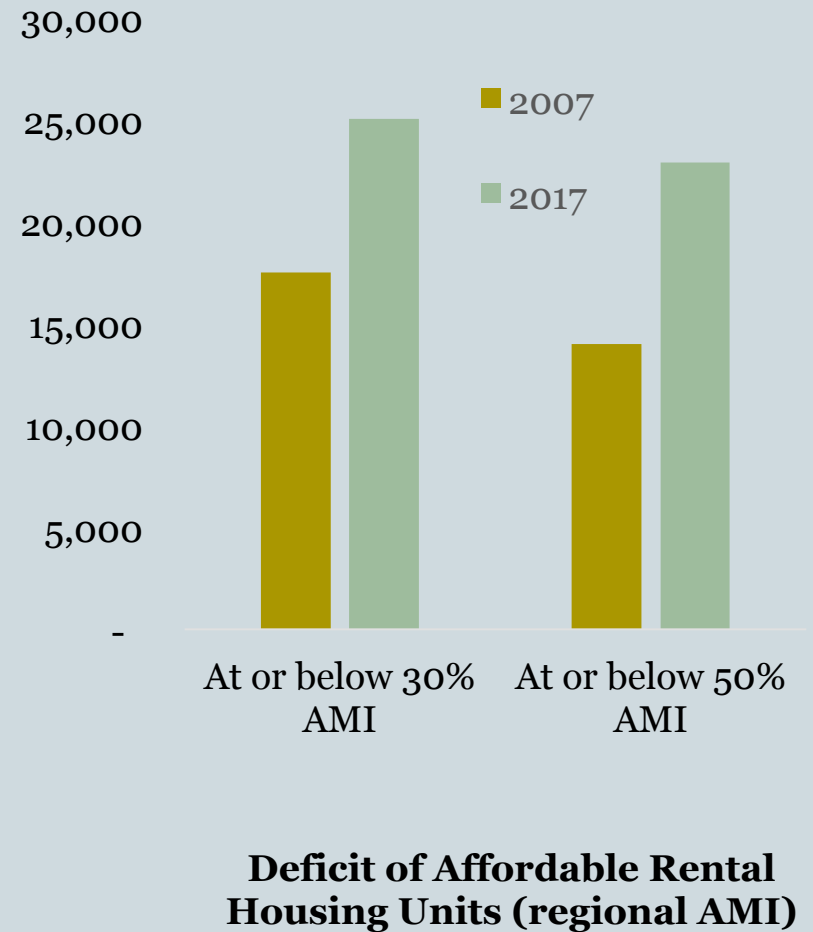
RELATIONSHIP BETWEEN NAVY HILL PROJECT AND RRHA REDEVELOPMENT



- Navy Hill Project supposed to create 480 “affordable units.”
- Currently, none of 480 units reserved for households earning less than 30% of Richmond City Median Income (ELI units).
- RRHA demolition program will require replacement of up to 1,656 ELI units (perhaps only 1,000 if some ELI units replaced in mixed income developments).
- That number could increase if RRHA plans to demolish Mosby North (76 units) and Fairfield (447 units): 523 units total.
- Potential need for 2,200 units affordable to ELI households due to RRHA redevelopment alone.

NAVY HILL'S AFFORDABLE HOUSING COMPONENT DOES NOT ADDRESS THE MOST PRESSING NEEDS

- Even if all 480 Navy Hill “affordable units” reserved for displaced public housing residents, still need at least another 520 and as many as 1,176 ELI units, excluding Mosby North and Fairfield.
- This is on top of the 25,000 unit deficit for households at or below 30% of median income.



Thank You



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