



To the Honorable Council  
City of Norfolk, Virginia

January 23, 2018

From: Susan Perry, Special Assistant to the City Manager  
Office of Resilience

**Subject:** Resolution for the development  
of a revitalization plan for the St. Paul's  
area

Reviewed: \_\_\_\_\_  
James A. Rogers, Deputy City Manager

**Ward/Superward:** 4/7

Approved: \_\_\_\_\_  
Douglas L. Smith, City Manager

**Item Number:** **R-03**

I. **Recommendation:** Adopt Resolution and Approve

II. **Applicant:** City of Norfolk

III. **Description:**

This agenda item is a resolution to authorize the City Manager to work with NRHA to engage residents and other community stakeholders in a planning process to redevelop the St. Paul's area, including Tidewater Gardens, Young Terrace and Calvert Square. If approved, this entire process will happen in several phases over the next ten years or more.

IV. **Analysis**

- The Tidewater Gardens, Young Terrace and Calvert Square communities were built in the early to mid-1950's to provide safe and affordable housing to thousands of low-income Norfolk residents;
- The communities have served families well, but development in Norfolk and regionally has left them isolated, economically challenged and vulnerable to recurrent flooding due to sea level rise and the low-lying terrain they were built on;
- A series of community meetings was held with residents, institutions and businesses to gather input about what is desired for the area to become, the results of which have been shared with all community participants in the report including desired features, housing improvements, physical amenities and human development programs;
- Comprehensive human development services that prioritizes each families goals will be critical to the achievement of self-sufficiency and independence and must include job training, employment assistance, mental health and wellness services, education and lifelong learning opportunities.
- The City and Norfolk Redevelopment and Housing Authority desire to partner with community stakeholders to transform the communities of Tidewater Gardens, Calvert Square, and Young Terrace and their surrounding environs, and the lives of its residents

by creating safe and thriving mixed-income, mixed-used neighborhoods and improving access to quality affordable housing, jobs, services and amenities.

**V. Financial Impact**

Early estimates indicate a phased Human Services Transformation Plan will cost approximately \$3M a year over and above what is currently being spent in the communities or through city departments. City Council will consider this as part of their budget discussions in April-May, 2018.

**VI. Environmental**

N/A

**VII. Community Outreach/Notification**

A series of community meetings were held with residents, institutions, and businesses to gather input about what is desired for the area to become, the results of which have been shared with all community participants.

Additionally, a newsletter outlining the resolution and the human services transformation plan was sent to all residents, business owners and community stakeholders.

Public notification for this agenda item was conducted through the City's agenda notification process.

**VIII. Board/Commission Action**

N/A

**IX. Coordination/Outreach**

This resolution has been coordinated with the City Manager's Office, the City Manager's Office of Resilience, City Attorney's Office, and the Norfolk Redevelopment and Housing Authority.

Supporting Material from the City Manager's Office:

- Resolution

Form and Correctness Approved:

By [Signature]  
Office of the City Attorney

Contents Approved:

By [Signature]  
DEPT. Susan Perry  
Office of Resilience

NORFOLK, VIRGINIA

## Resolution

A RESOLUTION AUTHORIZING THE CITY MANAGER TO INITIATE A PROCESS FOR THE DEVELOPMENT OF A PLAN TO REVITALIZE THAT AREA OF THE CITY COMPRISED OF THE TIDEWATER GARDENS, YOUNG TERRACE AND CALVERT SQUARE COMMUNITIES.

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WHEREAS, the Tidewater Gardens, Young Terrace and Calvert Square communities were built in the early to mid-1950s to provide safe, sanitary and affordable housing to thousands of low income Norfolk residents displaced by large-scale post-World War II federally funded redevelopment projects in and around downtown; and

WHEREAS, these communities have served deserving families well, but development and growth in Norfolk and regionally since then has left them isolated, economically challenged and vulnerable to recurrent flooding due to sea level rise and the low-lying terrain they were built on; and

WHEREAS, a series of community meetings has been held with residents, institutions and businesses to gather input about what is desired for the area to become, the results of which have been shared with all community participants in a report including desired features, housing improvements,

physical amenities and human development programs to build better communities in the St. Paul's area; and

WHEREAS, the desired features, housing improvements and physical amenities cannot be achieved without the demolition of the existing housing units in the Tidewater Gardens, Young Terrace and Calvert Square communities; and

WHEREAS, the City and Norfolk Redevelopment and Housing Authority desire to partner with community stakeholders to transform these communities and their surrounding environs, comprising an approximate 200-acre area, and the lives of its residents by creating safe and thriving mixed-income, mixed-use neighborhoods and improving access to quality affordable housing, jobs, services and amenities; and

WHEREAS, it is recognized that comprehensive human development services will be critical to the achievement of self-sufficiency and independence for current residents of these communities, including job training, employment assistance, education and life-long learning opportunities; and

WHEREAS, the Norfolk City Council has authorized the establishment of a Mayor's Advisory Committee for the St. Paul's area to be chaired by two members of City Council to provide leadership and work collaboratively with residents, Council members and the city manager and Norfolk Redevelopment and

Housing Authority on the revitalization of the St. Paul's area;  
now, therefore,

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That the City Manager is hereby directed to work with the Norfolk Redevelopment and Housing Authority to engage community stakeholders in the development of a revitalization plan for that part of the city generally bounded by Virginia Beach Boulevard on the north, City Hall Avenue on the south, Tidewater Drive on the east and St. Paul's Boulevard on the west, which includes the Young Terrace, Tidewater Gardens and Calvert Square communities.

Section 2:- That the City Manager is hereby directed to develop a human services transformation plan that provides supportive service programs aimed at enhancing life outcomes for residents and involving intensive case management where each family's needs and circumstances are holistically assessed and services are provided based on identified priorities.

Section 3:- That the City and Norfolk Redevelopment and Housing Authority, in collaboration with residents, shall develop a coordinated, comprehensive revitalization plan in a manner that recognizes the following guiding principles:

a. Community redevelopment decisions shall be family-focused and family priorities will be paramount in service delivery and relocation decisions;

b. Honoring the housing choices of families affected by the redevelopment of their communities shall be the highest priority;

c. Collaborative partnerships shall be pursued to implement a human development plan that will include high quality supportive services in the areas of employment, education, public safety, housing services and health;

d. Economic development benefits can mitigate costs but not outweigh family-focused decision making;

e. Revitalization strategies shall strive to have positive impacts on surrounding neighborhoods; and

f. Decision making will reflect continuous input, transparency and feedback from residents and all other stakeholders.

Section 4:- That the City Manager is authorized to submit support letters to the Norfolk Redevelopment and Housing Authority to fulfill Annual Plan and transformation processes as required by the U. S. Department of Housing and Urban Development.

Section 5:- That the City Manager is directed to provide regular reports to City Council on the revitalization planning and, if applicable, implementation process.

Section 6:- That this resolution shall be in effect from and after its adoption.