

Mayor's St. Paul's Advisory Committee

Meeting Minutes

Date of Meeting: April 15, 2025

Minutes Prepared By: Paige Davis and Krystle Aponte, City of Norfolk

1. Purpose of Meeting: To provide project updates and feedback on the St. Paul's Transformation Area project, including People First update, development update and more.

2. Attendance at Meeting

Mr. Alphonso Albert – absent	Mr. Bruce Brady – absent	Ms. LaEunice Featherston – absent	Ms. Ebony Burnham – absent
Rev. James Curran – absent	Ms. Regina Daye – absent	Ms. Iris Lundy – present	Mr. William Harrell – present
Dr. Kirk Houston – present	Ms. Deirdre Love – present	Councilman John Paige – present	Mr. Christopher Bryant – present
Dr. Glenn Porter – absent	Ms. Danica Royster – present	Ms. Tara Saunders – present	Mr. Christopher Tan – present
Rev. Travis Barnes – absent	Councilman Carlos Clanton – present	Dr. Doreathea White – absent	Mr. Brian Owens – present
Ms. Kim Sudderth – present			

3. Agenda

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------|
| I. Welcome/Roll Call | 6:00 |
| <ul style="list-style-type: none">• Barbara Hamm Lee, SPAC Liaison• Councilpersons John Paige and Carlos Clanton | |
| II. Development Update – Kindred Commercial Update | 6:05 |
| <ul style="list-style-type: none">• Todd Lieberman, Brinshore Development• Nick Carney, Brinshore Development | |
| III. NRHA Redevelopment – Calvert Square and Young Terrace | 6:20 |
| <ul style="list-style-type: none">• Steve Morales, NRHA | |
| IV. People First Update – Rehousing Update | 6:35 |
| <ul style="list-style-type: none">• Steve Morales, NRHA• Nicole Brown, People First ^{USI} | |

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V.	SPAC Open Discussion	7:00
VI.	Adjournment	7:30

4. Meeting Notes

- | | | |
|-----------|-------------------------------------------|-------------|
| I. | Welcome/Roll Call/Opening Comments | 6:00 |
|-----------|-------------------------------------------|-------------|
- *Barbara Hamm Lee, SPAC Liaison*
 - *Councilpersons John Paige and Carlos Clanton*
 - Ms. Hamm Lee began the meeting by conducting roll call and welcoming everyone in attendance.
 - Councilman John Paige encouraged the committee to foster more interactive engagement, emphasizing the importance of moving beyond just information sharing.
 - Councilman Carlos Clanton echoed the sentiment and thanked the committee members for their dedication and continued service.
 - Barbara Hamm Lee then introduced Brinshore representatives Todd Lieberman and Nick Carney to provide a development update on the retail component of the Kindred development.
- | | | |
|------------|---------------------------|-------------|
| II. | Development Update | 6:05 |
|------------|---------------------------|-------------|
- *Kindred Commercial Update*
 - *Todd Lieberman and Nick Carney, Brinshore*
 - Mr. Nick Carney, Vice President of Development at Brinshore Development, opened the retail development update by presenting Brinshore's revised retail strategy. He noted that the team has recently expanded, adding new personnel to strengthen marketing efforts, and that updated listing agreements have been executed to increase visibility and enhance outreach. An overview of these updates is available on presentation slides 5 and 6.
 - Mr. Carney explained that Block 20 will be delivered in "white box" condition, which includes basic finishes and is more suitable for immediate tenant build-out. In contrast, Blocks 17 and 18 will be delivered as "cold, dark shells", meaning they will require full interior build-out by the tenants. The approach is part of Brinshore's broader strategy to attract a mix of national and local tenants by offering tailored support that meets the specific needs of each tenant.
 - Ms. Danica Royster raised a question regarding the tenant improvement (TI) fund, referencing a previous retail update that detailed potential challenges for small businesses—particularly the burden of installing critical systems like HVAC.

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- In response, Ms. Marcia McGill provided an update on the status of the tenant improvement fund. She stated that the program's structure has received positive initial feedback and would be before council for approval soon. Ms. McGill also confirmed that HVAC installation is a current need for Block 20 and that both the City and the developer are actively working on a plan to address this. All other tenant improvements would be considered through the broader TI program.
- Mr. Carney continued with presentation slide 8, providing a block-by-block development update.
- Block 20 includes four smaller retail spaces targeted toward local businesses. These spaces are being actively marketed and will be delivered in "white box" condition to facilitate quicker occupancy.
- Blocks 17 and 18, known as Unity Place, are under construction and this phase will include seven retail units. One of these units in Block 18 has been designated for a McDonald's. Three of the remaining units—H1, H2, and H3—will be delivered in turnkey condition. Block 17 may be subdivided to better accommodate small or local businesses. These spaces are already being marketed by Brinshore's commercial broker and are expected to be available in the third or fourth quarter of this year.
- Blocks 9 and 16 are under construction and projected to be completed in quarters two and four of 2026. These blocks will include five flexible retail spaces suitable for both local and national tenants.
- Block 5 is slated for construction beginning in 2026 and will include a single large retail space that may be demised into smaller units, depending on tenant demand. Marketing for this block will begin six months prior to completion.
- In response to a committee member's question regarding high-traffic locations or locations outfitted with chases for restaurants, Mr. Todd Lieberman stated that such placements would be determined during the build-out phase. He also noted that restaurant tenants would likely be ideal candidates for spaces in Buildings E, I, and J (see presentation slide 12).
- When asked about lease terms, Brinshore confirmed that long-term leases are generally preferred to ensure stability. However, the company is committed to offering flexible lease options, including shorter terms (e.g., one to two years), particularly for small or emerging businesses.
- Ms. Diedre Love highlighted the importance of ensuring that future tenants reflect the community's culture and serve local needs. She also emphasized the need to carefully consider parking as the development progresses.
- Ms. Royster inquired about the cost per square foot for the commercial units. Brinshore committed to following up with this information after the meeting.
- In a related question, Ms. Love asked whether cultural representation would be a factor in tenant selection. Mr. Carney confirmed that Brinshore is working to ensure that selected tenants reflect the culture, character, and history of the surrounding community.
- Ms. Barbara Hamm Lee asked for confirmation that the McDonald's would have a drive-thru, which Mr. Carney confirmed. She also asked whether any national tenants had

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signed leases. Mr. Lieberman confirmed the drive-thru and responded that discussions are ongoing with several national retailers, but no formal announcements can be made at this time.

- Mr. Brian Owens asked how the available retail spaces are being advertised. Mr. Carney noted that listings are currently posted on Costar and managed by Commonwealth Commercial, and marketing materials can be shared with committee members upon request.
- The presentation slides related to this update are attached.

III. **NRHA Redevelopment – Calvert Square and Young Terrace**

6:20

▪ *Steve Morales, NRHA*

- Mr. Morales began the presentation by revisiting the tentative master plan schedule that was previously shared at recent SPAC meetings. He reminded the team that efforts to engage residents are ongoing and held consistently to foster open communication between residents, the NRHA, the design team, and other stakeholders. These engagements are essential for gathering feedback, addressing concerns, and formulating a plan that best serves the community.
- Mr. Steve Morales explained that feedback gathered from previous community meetings will directly inform the upcoming four-day design charrette, scheduled for June. He added that the charrette will offer multiple opportunities each day for the public to review and provide input on the evolving designs in real time.
- Mr. Morales provided an overview of what attendees can expect from the upcoming design workshop, stating that things were advancing at quite a rapid pace. Further details are available on presentation slide 24.
- Mr. Morales noted the next community meetings are scheduled for April 30th in Calvert Square and May 1st in Young Terrace. Ongoing outreach will continue to ensure a comprehensive understanding of the neighborhood's opportunities and challenges, as well as to discuss planning terms for clarity. Key concerns such as flooding, and displacement are being actively addressed as part of the planning process.
- Committee members raised concerns about displacement, and Mr. Morales reassured them that off-site construction is planned to reduce relocations.
- Councilman Clanton asked for a relocation services plan and an update on the Blue Greenway project. Mr. Morales confirmed that street reconnections are planned as east and west connections are currently cut off in the neighborhoods and they are currently working with the city's stormwater team to explore the expansion of the Blue Greenway.
- Ms. Love inquired about comparable redevelopment efforts, and Mr. Morales responded that Tidewater Gardens is being successfully redeveloped within its original footprint, noting the recent groundbreaking ceremony of phase three of Kinship at Kindred.
- Mr. Morales noted that NRHA is looking forward to hearing from stakeholders during the June design charrette, with the goal of collaboratively exploring strategies to develop the community's edges in a way that minimizes the need for significant relocation.

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- A committee member inquired about outreach efforts of the NRHA to ensure residents awareness of the upcoming engagement opportunities.
- Mr. Steve Morales noted the NRHA is using a combination of outreach methods, including door-to-door communication and incentives, to engage residents in the planning process.
- Ms. Love noted that her organization is assisting with community outreach for the resident sessions.
- Councilman Paige highlighted that a recent reduction in a federal grant underscores the need for alternative funding strategies. Mr. Morales said the master planning phase is fully funded by NRHA, but future phases may require federal support.
- In reference to the previous presenter, Mr. Christopher Tan raised concerns about how affordable commercial space will be for small businesses.
- Mr. Brian Owens added a point, inquiring about technical assistance and support needed with consultants and attorneys for prospective business owners to survive.
- Ms. McGill referenced a previous presentation on the TI Program that is being proposed to support the commercial affordability for small businesses and confirmed that technical assistance has been considered as a part of the program to support small business sustainability.
- A question was raised regarding former Tidewater Gardens residents who own businesses and are interested in occupying retail space within the newly developed Kindred community. Ms. McGill responded that People First ^{USI} actively engages with former resident business owners to understand their needs and provide appropriate support.
- The presentation slides related to this update are attached.

IV. Rehousing Update

6:35

- *Steve Morales, NRHA*
- *Nicole Brown, People First ^{USI}*
- Mr. Steve Morales began the presentation by reviewing the “Right to Return” policy and eligibility criteria, which applies to former Tidewater Gardens residents who were present as of February 28, 2019. He noted that a total of 630 families are currently being tracked by the program—down from 651—which includes households that have since split.
- He went on to outline the return preferences and available relocation assistance.
- Mr. Morales also shared that weekly coordination calls were established in the past and will continue as new units come online among key partners—including the NRHA, Brinshore, The Franklin Group, Urban Strategies, and the City—to streamline the notification and application process for returning residents. Additional information is available on slide 29.
- He provided an update on the relocation status of the original 651 families as of March 2025:
 - 72 families have been housed in one of four new communities: Riverside, Reunion, Aspire, and Origin.
 - 286 families are utilizing Housing Choice Vouchers (HCV).

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- 63 families reside in project-based units.
 - 20 HCV recipients chose to relocate to another city.
 - 101 families currently reside in public housing.
 - 57 opted to rent independently and are no longer in the assisted rental program.
 - 4 families purchased homes.
 - 22 residents are deceased.
 - 26 families were either evicted, terminated, skipped, or moved without notice.
- A question was raised about the number of family splits. Mr. Morales explained that youth present in the household at the time of relocation from the former Tidewater Gardens community were given the opportunity, upon reaching adulthood, to establish their own household. According to Ms. Nicole Brown, this led to 59 family splits.
- With no further questions directed to Mr. Morales, Ms. Nicole Brown continued the presentation by outlining the return process and progress for the former Tidewater Gardens families.
- Ms. Brown emphasized that staff maintain consistent communication with families to ensure they are informed of upcoming housing opportunities in a timely manner.
- Ms. Brown also highlighted that their team continues to provide wraparound services to families, covering areas such as education, employment, housing stability, health care, and other needs that arise during relocation.
- She noted that common reoccupancy challenges identified include increased utility costs, discomfort with apartment living, complex relocation logistics, and difficulty adjusting to new neighborhoods.
- To address these issues, People First ^{USI} launched a program called *Building Communities*, designed to help residents build stability and reduce the risk of eviction.
- Councilman Paige shared resident feedback, underscoring the need for clearer communication to ensure all families are aware of the support available through the City's People First ^{USI} Program.
- Ms. Brown acknowledged his comments and reiterated USI's commitment to supporting all household members and working diligently to help every family thrive.
- Ms. Love emphasized the importance of long-term, holistic support for families affected by generational poverty and expressed appreciation for the staff of People First ^{USI} continued dedication.
- Ms. McGill encouraged committee members to continue to share any resident concerns in real time, so that the City, NRHA and People First ^{USI} can respond appropriately.
- When asked about the reasonableness of lease terms for returning families, Ms. Brown clarified that lease agreements follow standard terms, and People First ^{USI} remains actively involved during and after lease-up to explain and reinforce those terms. Within the first 30 days of move-in, USI staff meet one-on-one with each resident.
- In response to a question about whether People First ^{USI} participates in the Young Terrace and Calvert Square community engagement meetings, Ms. Brown explained that while they are not involved in the design charrettes or NRHA's current work, they continue to

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work directly with former Tidewater Gardens families that relocated to these communities.

- Ms. Brown added there are currently, 49 former Tidewater Gardens residents that are living in Calvert Square and Young Terrace.
- The presentation slides corresponding to this update are attached.

IV. SPAC Open Discussion

7:00

▪ SPAC Members

- Barbara Hamm Lee invited members to share any additional questions or topics for the next agenda. Reminding the group of the request that were already made during the meeting, which included Councilman Paige's request for a contingency plan from NRHA, if federal funds are suddenly no longer available.
- Ms. Love requested that NRHA send calendar invitations for the upcoming community meetings to ensure higher turnout. Nicole Brown invited the committee to a family line dancing event on April 30th at the Norview Community Center.
- In consideration of the recent vendor fair hosted at Black Brand, Mr. Owens requested Brinshore provide economic inclusion effort updates as it relates to Harkins.
- Ms. Royster requested a follow-up from Brinshore with specific square-foot rental rates and clarification on whether the TI is a one-time or recurring resource. Ms. McGill confirmed that it was a one-time resource.
- Mr. Lieberman committed to following up with Ms. Royster directly regarding her questions.
- Ms. Royster requested an update on the outcomes from the City's budget meeting regarding the St. Paul's Transformation project after City Councils approval of the budget.
- Councilman Paige requested updates on parking plans, even if they are preliminary.

V. Adjournment

7:30

- Ms. Hamm Lee stated that the meeting was adjourned and thanked everyone for coming.



St. Paul's Advisory Committee Meeting

Location: Foodbank of Southeastern Virginia and the Eastern Shore
April 15, 2025

Agenda

Welcome | 6:00

*Barbara Hamm Lee, SPAC Liaison
Councilpersons John Paige and Carlos Clanton*

Open Discussion | 7:00

Adjournment | 7:30

Kindred Commercial Update | 6:05

Todd Lieberman and Nick Carney, Brinshore

NRHA Redevelopment – Calvert Square and Young Terrace | 6:20

Steve Morales, NRHA

Rehousing Update | 6:35

*Steve Morales, NRHA
Nicole Brown, People First USI*

Barbara Hamm Lee, SPAC Liaison

Kindred Commercial Update

*Todd Lieberman and Nick
Carney, Brinshore*

AGENDA

1. Overview
2. Origin Circle (Block 20)
3. Unity Place (Blocks 17 and 18)
4. Kinship (Blocks 9 and 10)
5. Resilience (Block 5)

COMMERCIAL SPACE OVERVIEW

Refreshed Retail Approach

- New commercial team members.
- Updated listing agreements with broker.
- Marketing materials for Unity Place.
- Meetings on Origin Circle leasing.
- Continued collaboration with City partners on tenant improvement fund.



COMMERCIAL SPACE OVERVIEW

General Approach

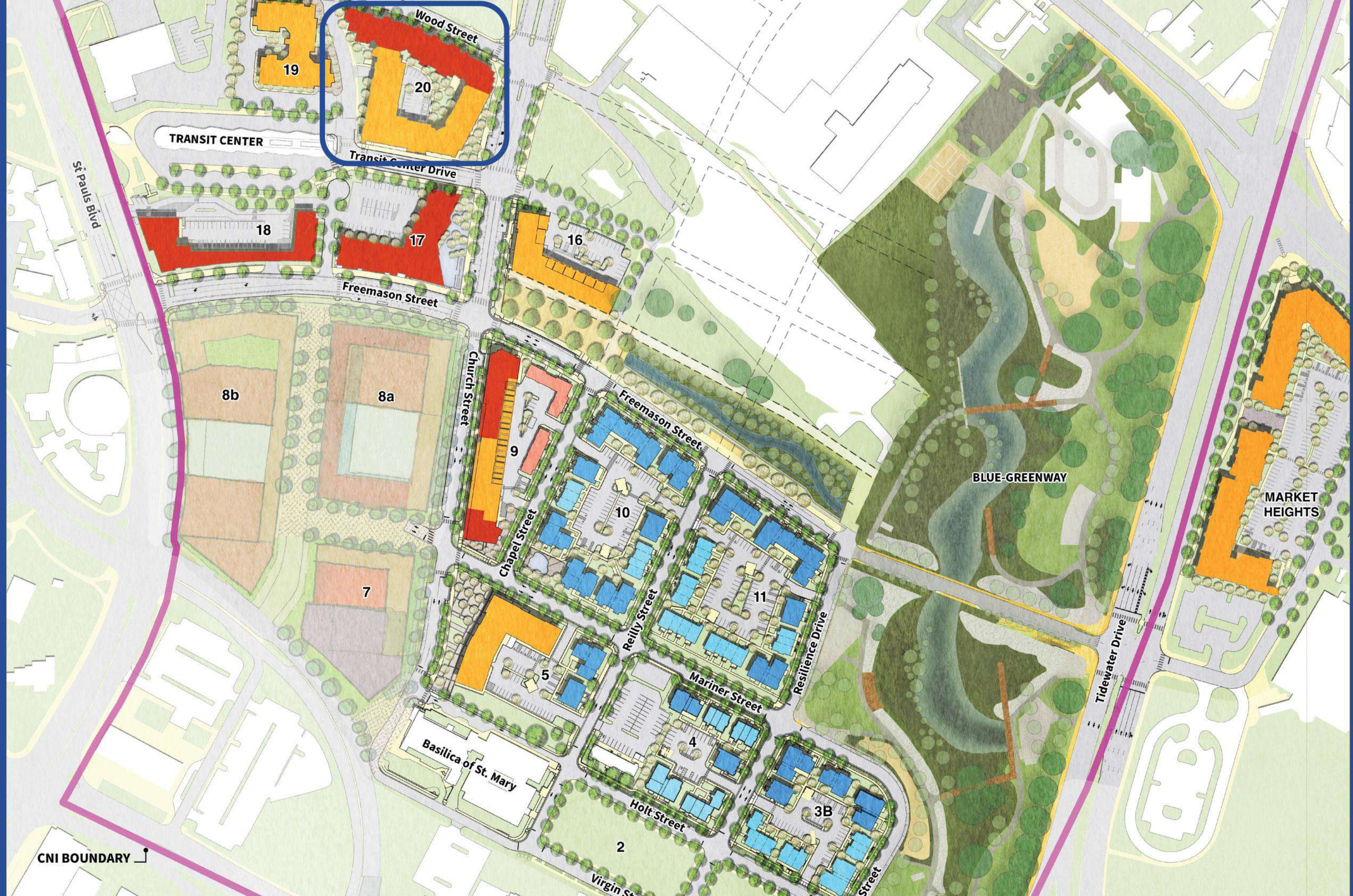
- Blend of national and local tenants.
- Mix of uses (small retail, office, healthcare).
- Need to balance:
 - Unique tenant needs.
 - Level of tenant resources.

Buildout Considerations

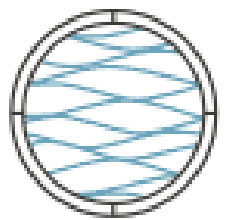
- Finishes vary by block.
- Buildout: “Turnkey” condition + tenant customization.
- Bringing local tenant spaces to turnkey condition.



SITE PLAN

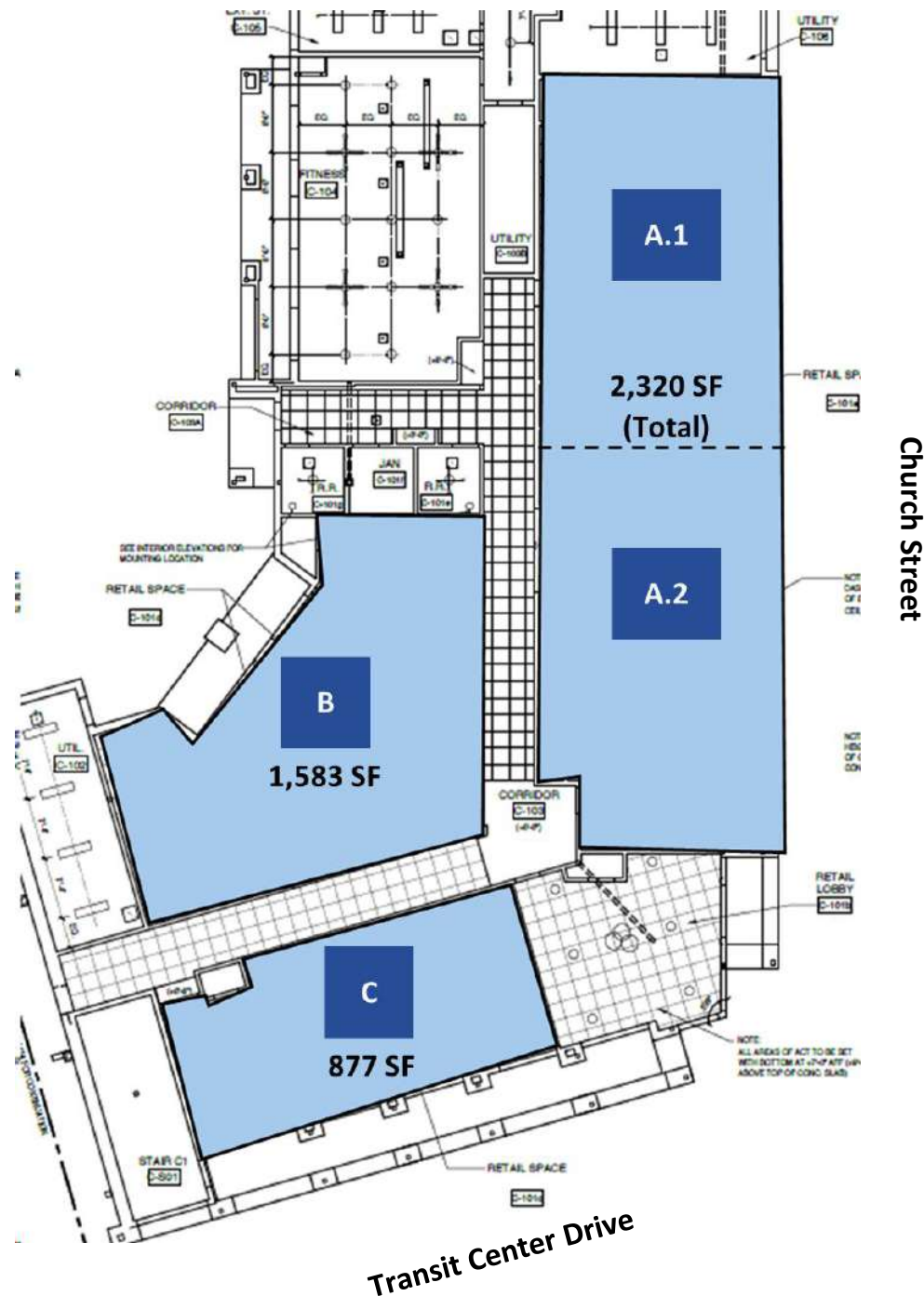


STATUS BY BLOCK – ORIGIN CIRCLE (BLOCK 20)



ORIGIN CIRCLE
AT KINDRED

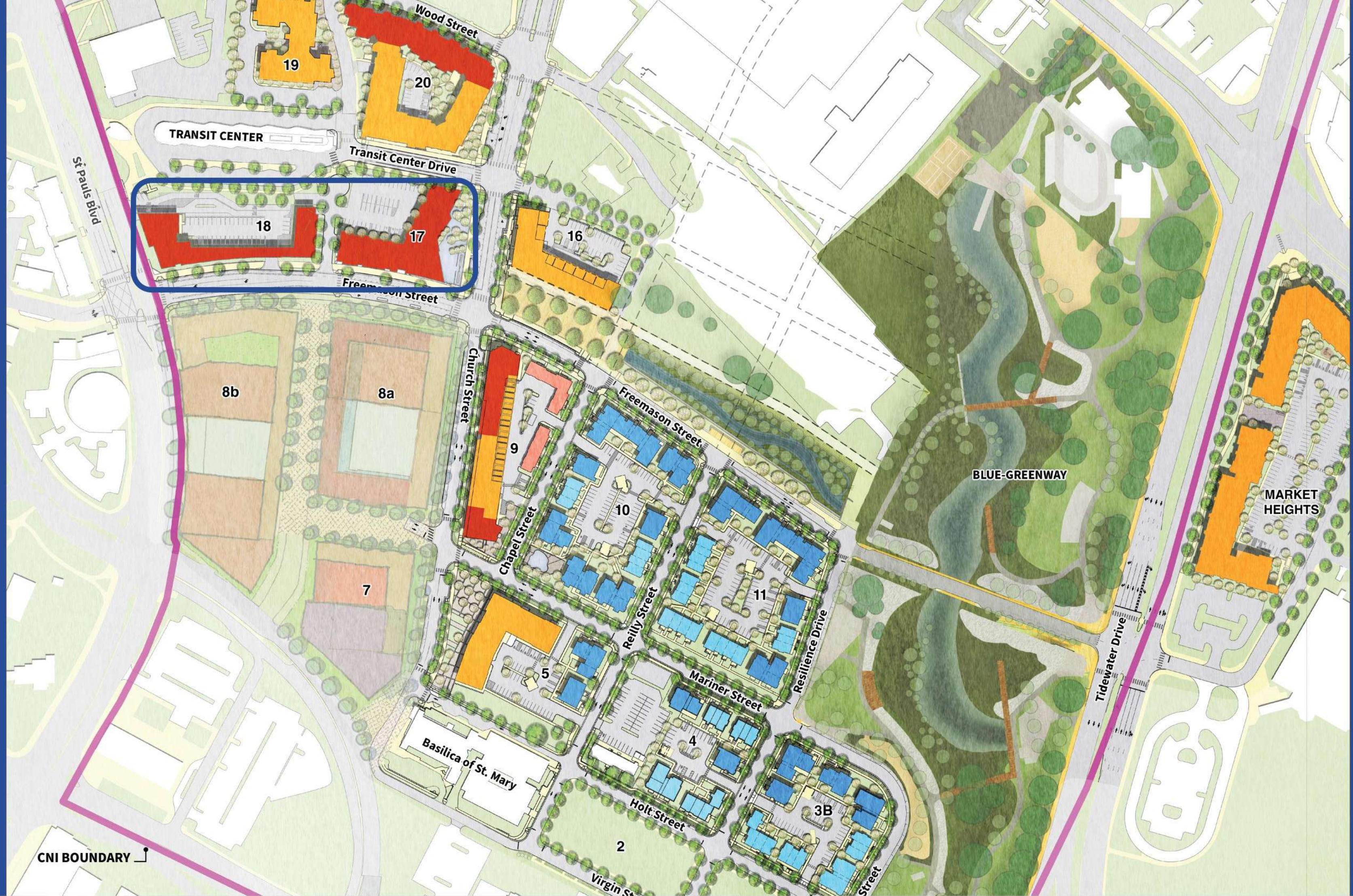
STATUS BY BLOCK – ORIGIN CIRCLE (BLOCK 20)



Status

- Residential space complete and occupied; retail leasing underway.
- Four retail spaces (suite A to be demised); ±4,780 SF.
- Target tenants: Neighborhood and Small/local retailers providing experiential amenities on site for residents.
- HVAC installation moving forward.
- Restarting negotiation with prospective tenants—aiming for 2025 occupancy.

SITE PLAN



STATUS BY BLOCK – UNITY PLACE (BLOCKS 17/18)

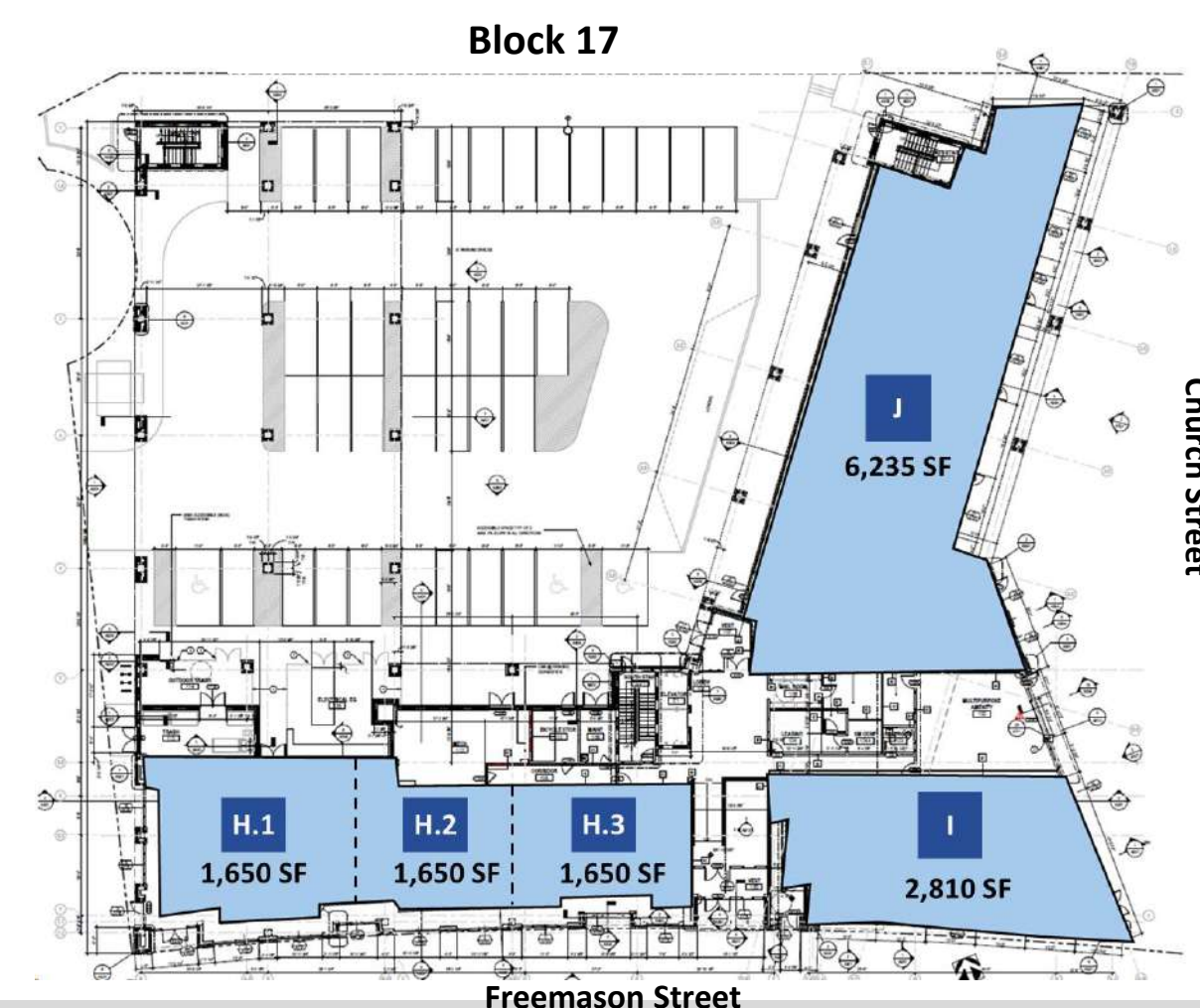
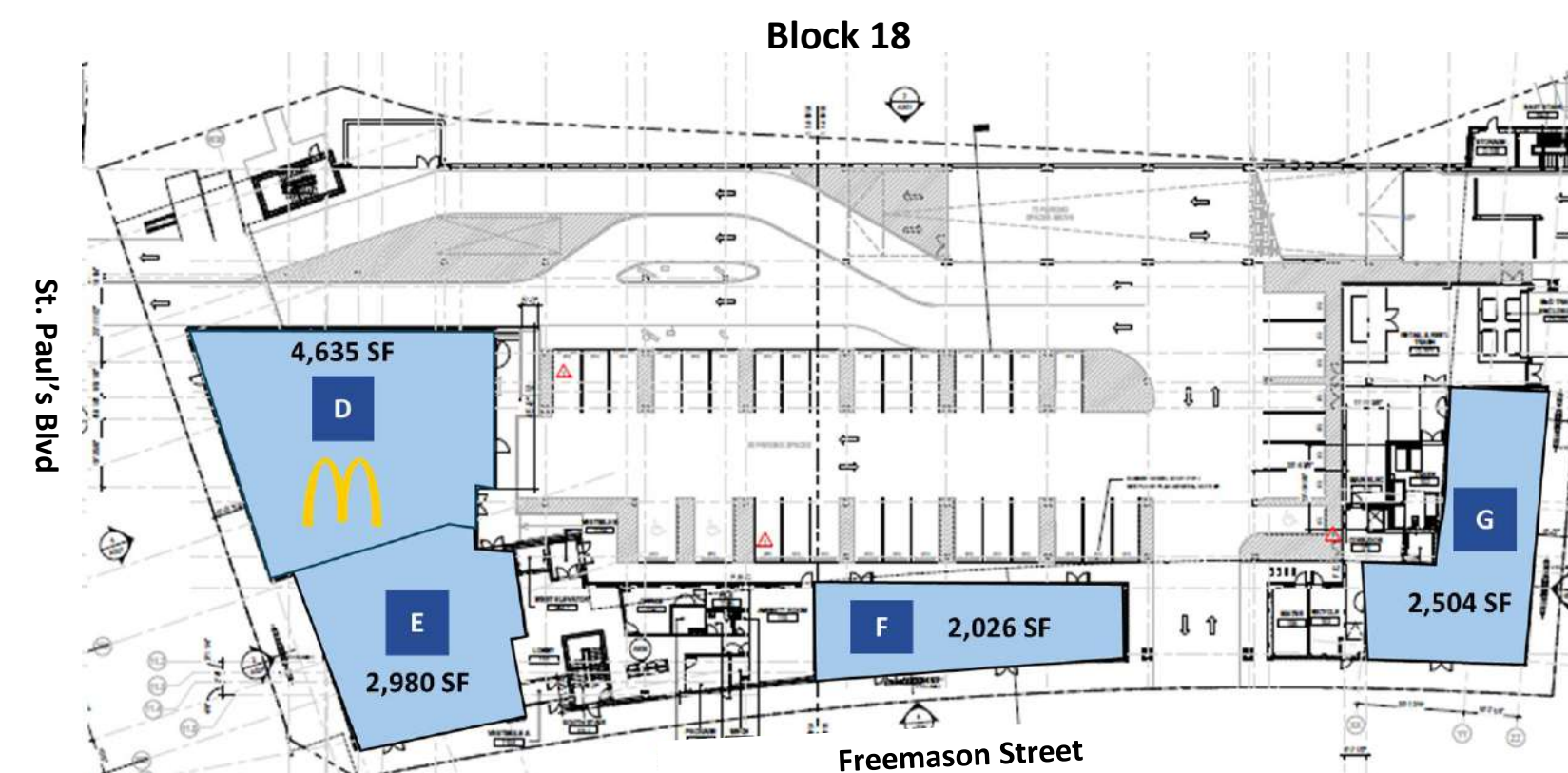


Unity Place
AT KINDRED

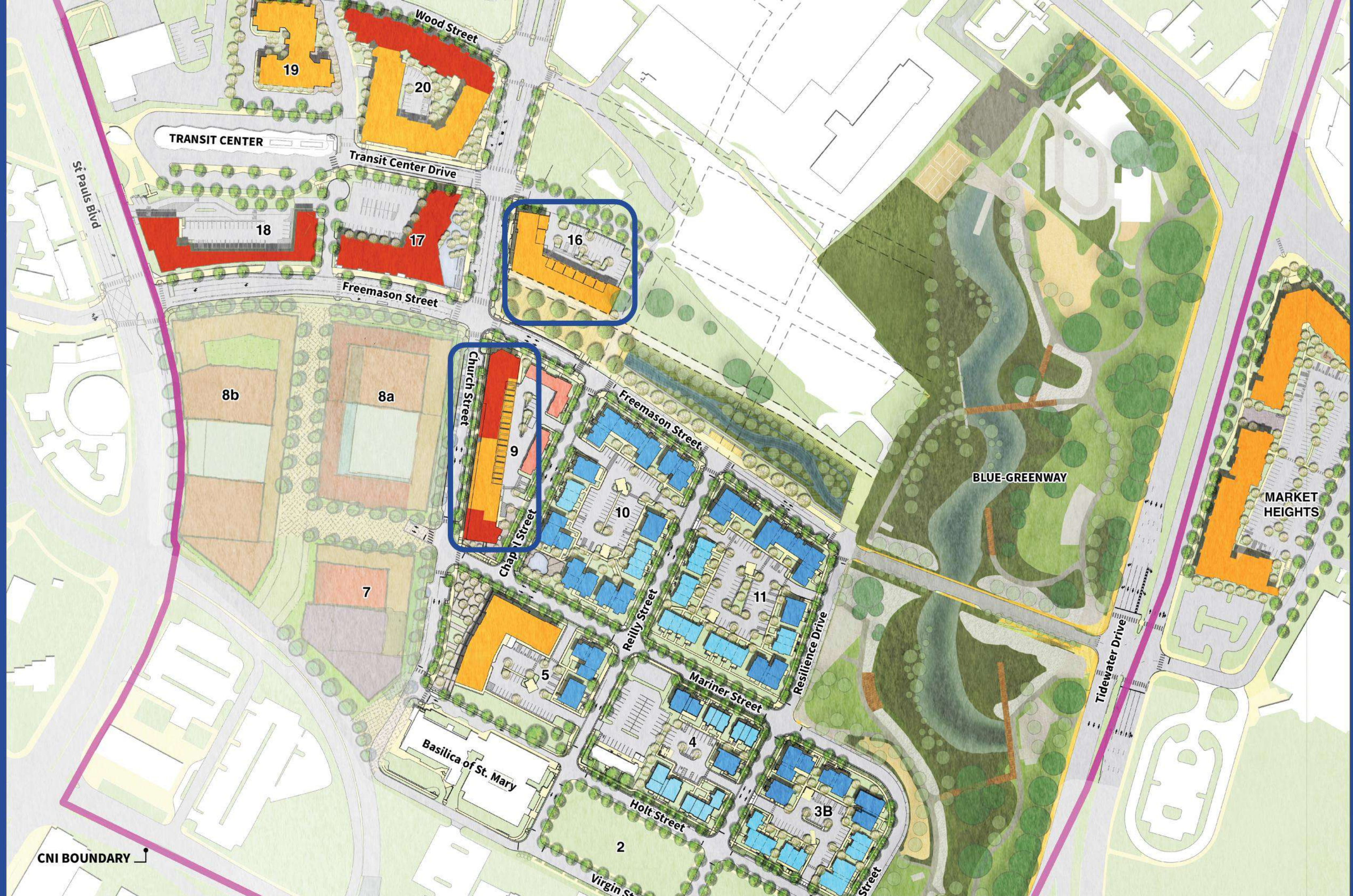
STATUS BY BLOCK – UNITY PLACE (BLOCKS 17/18)

Status

- Construction completion 3rd/4th Qtr 2025.
- Seven retail spaces (suite H to be demised); ±26,140 SF.
- Confirmed anchor tenant: McDonald's.
- Broker actively marketing remaining spaces.
- Bringing spaces to turnkey condition for small/local tenants (anticipating 2-5 spaces).
- Engagement with City Department of Economic Development on potential tenants.



SITE PLAN



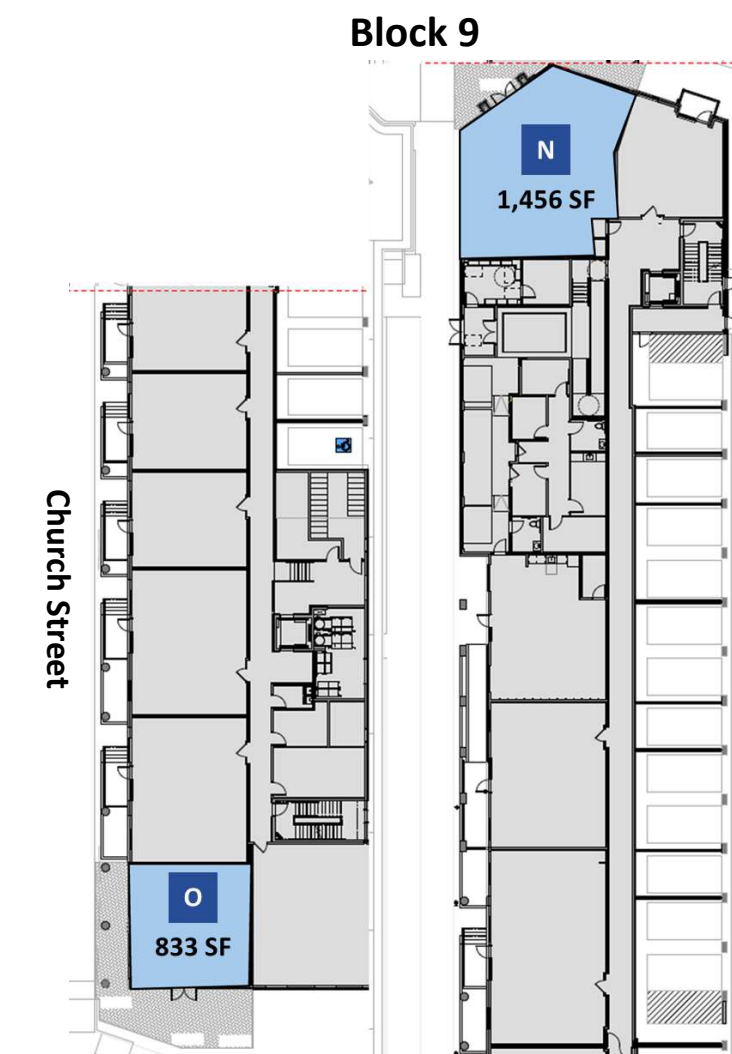
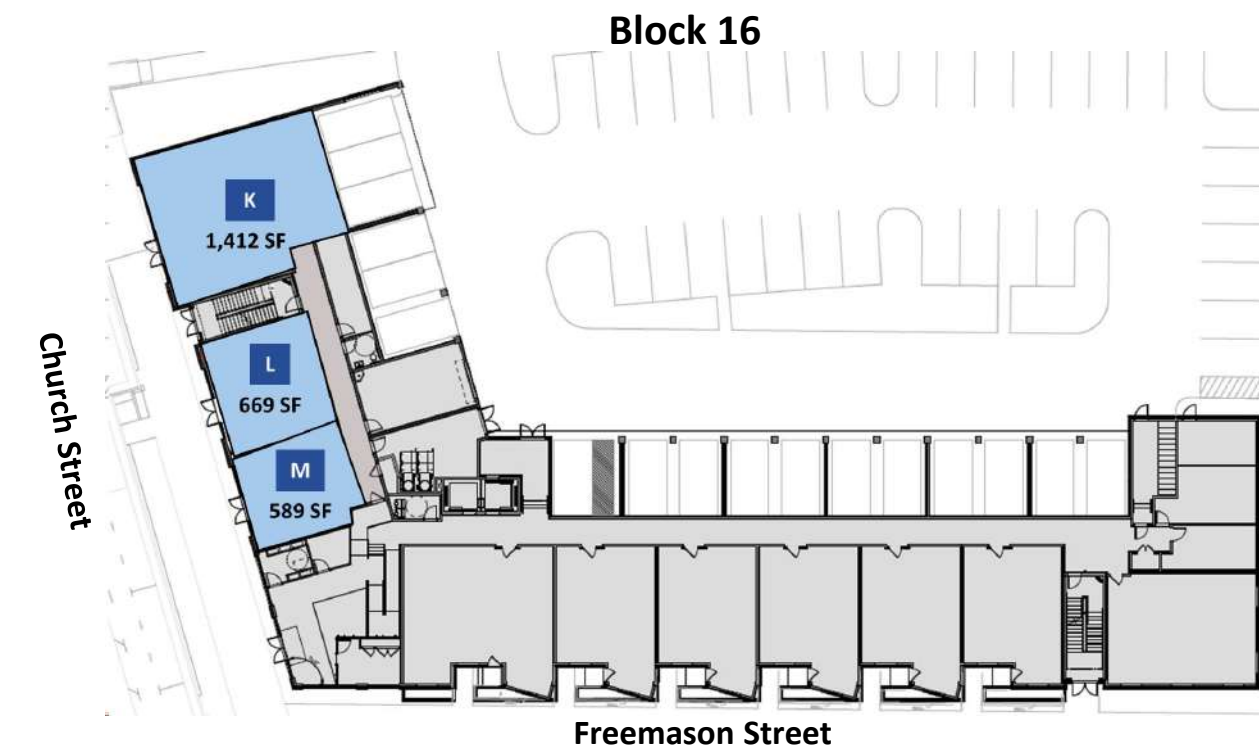
STATUS BY BLOCK – KINSHIP (BLOCKS 9/16)



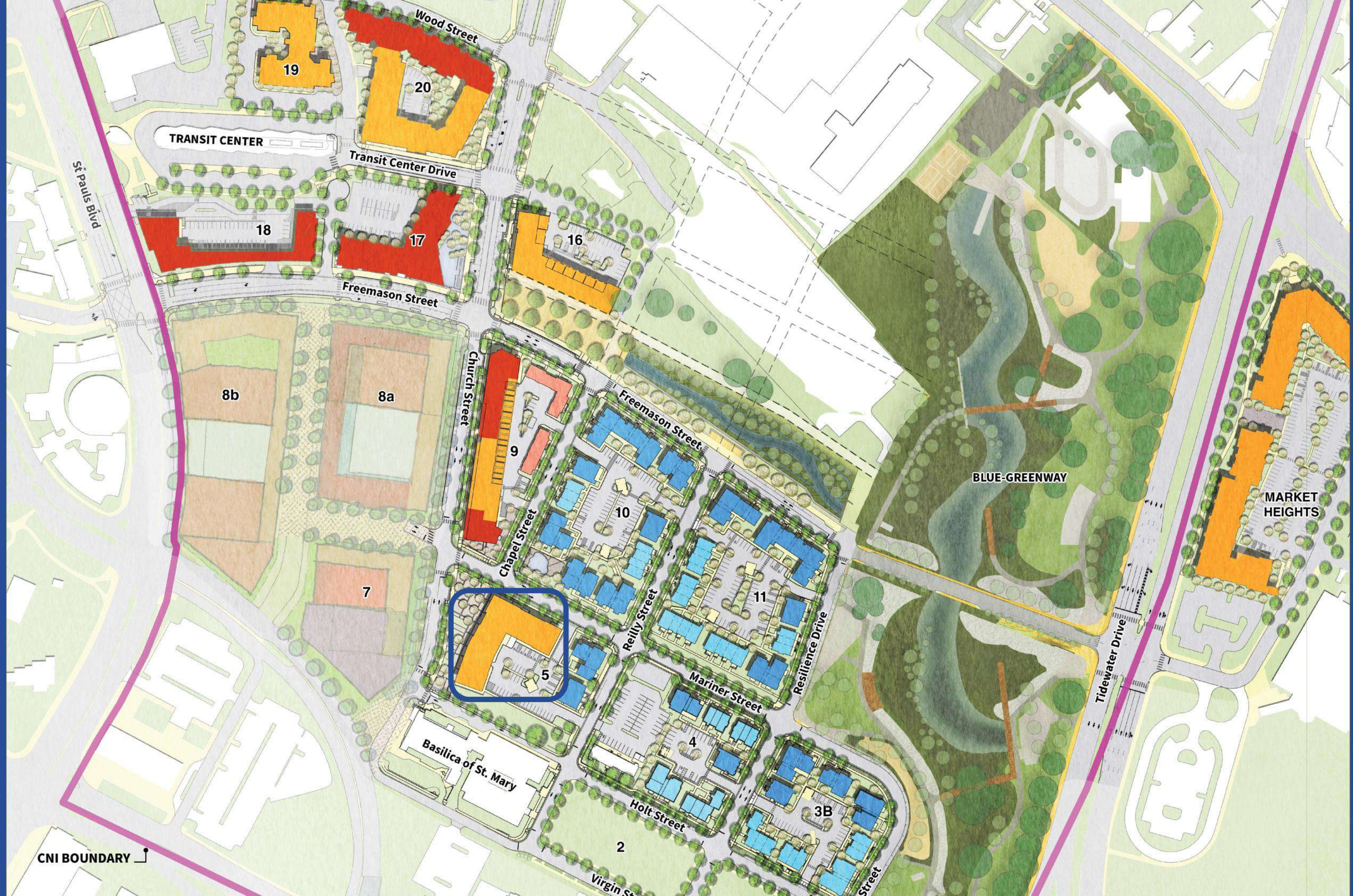
STATUS BY BLOCK – KINSHIP (BLOCKS 9/16)

Kinship (Blocks 9 and 16)

- Under construction; completion Q2-Q4 2026.
- Five retail spaces; ±4,959 SF.
- Broker to begin actively marketing spaces approx. 6 months prior to completion.
- Anticipating 2+ spaces to be aimed at small/local retailers.



SITE PLAN



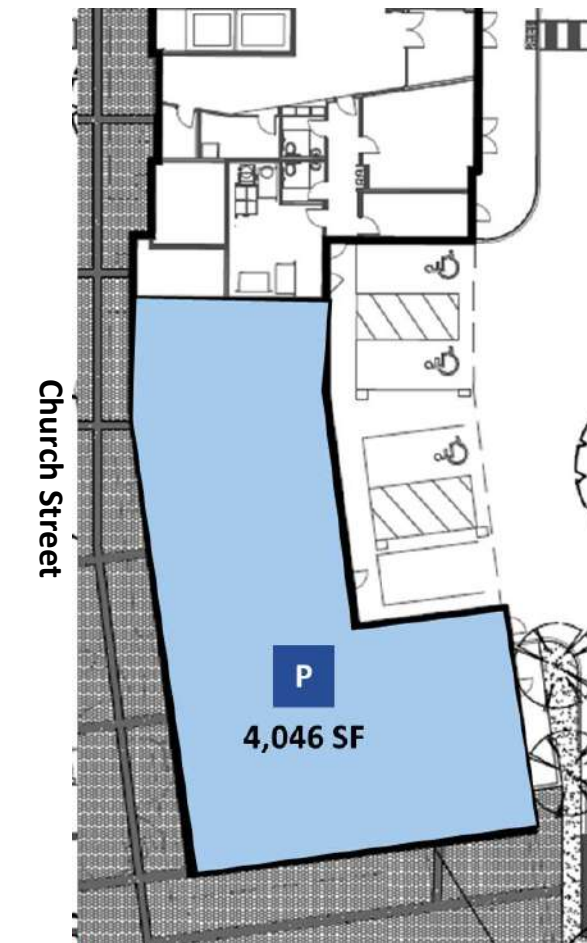
STATUS BY BLOCK – RESILIENCE (BLOCK 5)



STATUS BY BLOCK – RESILIENCE (BLOCK 5)

Resilience (Block 5)

- Aiming for construction start Q2 2026.
- One retail space; 4,046 SF.
- Broker to begin actively marketing spaces approx. 6 months prior to completion.
- Potential for small/local or national tenant.





NRHA Redevelopment – Calvert Square and Young Terrace

- *Master Planning Progress Update*

Steve Morales, NRHA



Young Terrace and Calvert Square Master Planning



- Young and Calvert Master Planning

SCHEDULE

February 26-27, 2025

Introduction to Community Planning Process

March 1, 2025

Resident Community Forum

March 26-27, 2025

Building Blocks of a Neighborhood

April 30 - May 1, 2025*

Planning Opportunities and Challenges

June 2025*

4-Day Design Workshop

August 2025*

Follow-up Community Meeting

* Dates are tentative and could change



TENTATIVE MASTER PLAN SCHEDULE



1. Issue RFP Master Developer	January 31
2. St. Paul's Advisory Committee	Monthly
3. Stakeholder-Calvert TMC	February 26
4. Stakeholder-Young TMC	February 27
5. Resident Forum	March 1
6. Stakeholder Interviews	March - April (TBD)
7. Additional Calvert Square Engagement (Feb - May)	Monthly
8. Additional Young Terrace Engagement (Feb - May)	Monthly
9. Stakeholder-Calvert Residents	March 26
10. Stakeholder-Young Residents	March 27
11. Additional Calvert Square Engagement	TBD
12. Additional Young Terrace Engagement	TBD
13. Stakeholder-Calvert Residents	April 30
14. Stakeholder-Young Residents	May 1
15. Master Developer Selected	June (TBD)
16. 4 Day Workshop (Charrette)	June 23rd – June 26th
17. Community Meeting Draft Plan	August (TBD)
18. Community review/Plan Commission	August (TBD)
19. Master Plan Final	September 2025
20. HUD Section 18 Submittal	Target Late 2025
21. First Off-site LIHTC Submittal	March 2026

**Community Input for Charette
Yellow – Where we are today**

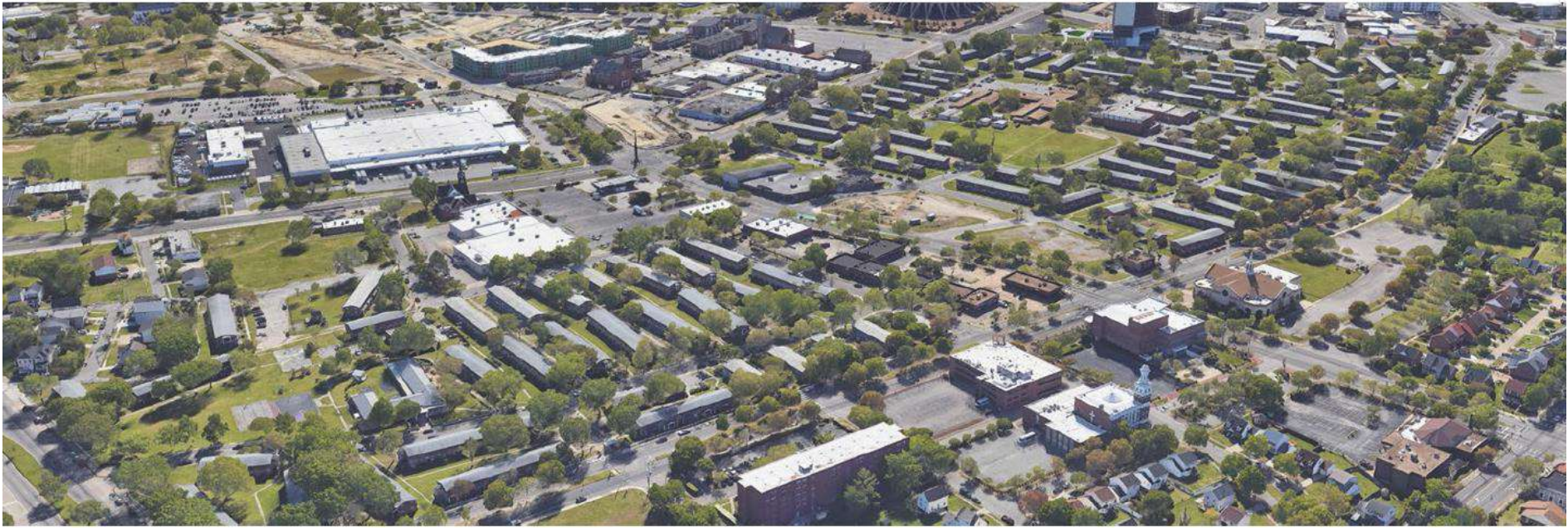
**Full Community/Public
Participation**

COMMUNITY ENGAGEMENT PROCESS



ST. PAUL'S TRANSFORMATION - PHASE 2

Young Terrace and Calvert Square
Resident and Stakeholder Meetings
March 26-27, 2025



February

Introduction to Community Planning Project

- Getting to know residents
- Listening to concerns

March

Building Blocks of a Neighborhood

- Planning Components
- Discussion of upcoming Design Workshop

April/May

Planning Opportunities and Challenges

- Review of Building Blocks
- Additional Planning Terms
- Infrastructure: Utilities, Flood Zones and Stormwater Management
- Phasing, Timeline, Density, Zoning, mixed-use, mixed-income
- Get Excited about Design Workshop

June

4 Day Design workshop



BUILDING BLOCKS - STREETS - MAKING CONNECTIONS



Complete Streets Example Section: Opportunities for all types of mobility



What does "multi-modal" mean?

"A well-functioning multi-modal transportation system provides safe facilities and balances the needs of all travel modes. Pedestrians, bicyclists, scooter riders, buses, trucks, private automobiles, and ride-share vehicles are all users of the multimodal transportation system" (From Multimodal Norfolk Transportation Master Plan 2022)



STREETS DESIGNED FOR PEOPLE



STREETS DESIGNED FOR PEOPLE

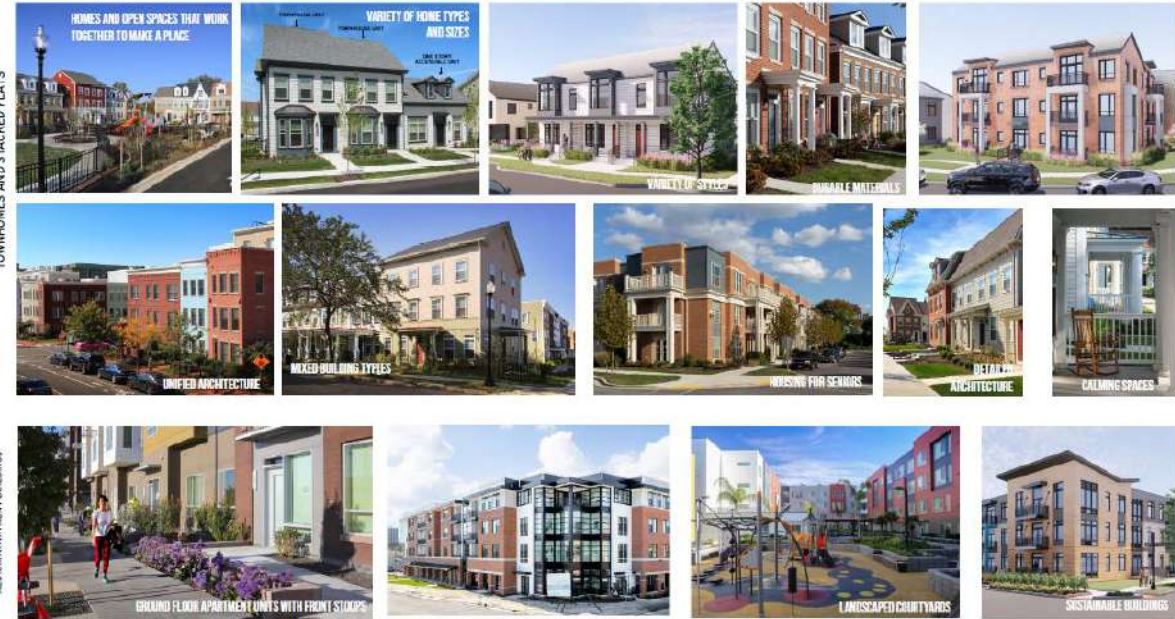


SAFE STREET CROSSINGS

Do you feel that your neighborhood is connected or cut off from the areas around you? Why?

What do you think would improve your neighborhood streets and connections?

BUILDING BLOCKS - BUILDINGS - ELEMENTS



What are things you currently enjoy about your home?

What are things or you'd like to have in new housing after the transformation of your neighborhood?

BUILDING BLOCKS - OTHER AMENITIES AND SERVICES



What amenities and services currently in your neighborhood do you enjoy and wish to be preserved or improved?

What new amenities and services would you want to see in the transformation of your neighborhood?



LOOKING BACK - WHAT WE HAVE HEARD SO FAR

Common Themes

- Affordable housing options for all members of the community – including seniors
- Access to resources, services, and other community programs for residents
- Plan to address flooding and other environmental concerns

Shared Concerns

- Displacement and Relocation
- Range of Affordability

DESIGN WORKSHOP – WHAT TO EXPECT

	DAY ONE	DAY TWO	DAY THREE	DAY FOUR
Morning/ Afternoon		OPEN HOUSE WORK SESSIONS	OPEN HOUSE WORK SESSIONS	OPEN HOUSE WORK SESSIONS
Evening	KICK OFF MEETING	PROGRESS MEETING		COMMUNITY PLAN PRESENTATION

We are eager to hear from all of you so we are providing flexible times over several days so everyone has an opportunity to contribute to the design process of the redevelopment.



- Young and Calvert Master Planning

Next Steps



April 30th – Calvert Square
May 1st- Young Terrace

Scheduling Sessions with Stakeholders
April 30 and May 1

Coming up!

What to expect in our next meeting:

- **Understand the neighborhood's opportunities and challenges**
- **Discuss planning terms** like phasing, timeline, density, zoning, and mixed-use, mixed-income development
- **Talk about infrastructure** – utilities, flood zone, stormwater management
- **Get excited for the Design Workshop!**



Rehousing Update

- *Return Process/Progress*

Steve Morales, NRHA

Right to Return

It is the goal to maximize the number of original Tidewater Gardens households that return to the newly constructed units.

All original Tidewater Gardens residents who are lease-compliant and meet the requirements below are eligible for a new unit and will have a right to return to a new unit at the redeveloped site.

- Resident was located at Tidewater Gardens as of February 28, 2019.
- Resident was lease-compliant when relocating from Tidewater Gardens.
- Resident continued to remain lease-compliant during the relocation period with no eviction proceedings or judgment for eviction, including those who are subject to any court-ordered stipulation agreement.
- Resident can show evidence that they can pay rent, which will continue to be 30% to 40% of adjusted income.
- Resident shall have no outstanding debts to NRHA and any other PHA.
- Resident shall refrain from any criminal activity throughout the relocation period.
- The head of household must be able to establish utilities in their own name since units will be individually metered.
- Resident must not have been terminated or have a termination pending from the Housing Choice Voucher program.
- Resident must meet applicable income limits and household composition applicable to the Low-Income Housing Tax Credit program.

Right to Return

Return Preference

Returning residents shall be provided a preference for occupancy in the newly developed housing.

- Preference applies to on-site or off-site replacement units before such units are made available to any other eligible households.
- Preference applies to affordable units by utilizing an approved Housing Choice Voucher (HCV).
- Preference remains available for five (5) years from the lease-up date for the replacement units and until the initial lease-up of the affordable units.

Notification

- Right of Return Letter to Residents and Project Status Update
- Advance/Exclusive period to sign up on for Wait List for Upcoming Projects (Unity –July 2025/Begin process April 2025)

Relocation Assistance

- Moving Costs
- Security Deposits
- Breakage Fees

Current Relocation Status

Relocation Status	Households
Moved into CNI Housing Units	72
In Housing Choice Voucher (HCV) Program	286
In Project Based Voucher Unit	63
Housing Choice Voucher Ported to another City	20
In NRHA Public Housing	101
Rented Elsewhere No longer in Assisted Rental Program	57
Purchased a Home	4
Deceased	22
Evicted/Terminated/Skipped/Moved without Notice	26
as of March 2025	651





There are 651 families that are tracked as part of the Choice Neighborhoods Initiative

These include the original households at the beginning and the addition of new households created from household splits.

State/City	Households
Georgia	3
Atlanta	1
Grovetown	1
Norcross	1
Maryland	2
Columbia	1
Oxon Hill	1
North Carolina	2
Greensboro	1
Greenville	1
New Jersey	1
Linden	1
South Carolina	2
Columbia	1
Sumter	1
Virginia	593
Norfolk	547
23324	1
23462	1
23501	2
23502	54
23503	20
23504	197
23505	40
23508	17
23509	20
23510	66
23513	58
23517	6
23518	11
23523	53
23704	1
Chesapeake	9
Portsmouth	13
Virginia Beach	23
Grand Total	603





Completed CNI Developments	Replacement (PBVs)	Affordable	Market	Total Apartments
 Riverside Station-Offsite	23	97		120
 On-site	24	44	4	72
 On-site	37	46	37	120
 Aspire-Offsite	21	64	0	85
Total Apartments Completed	105	251	41	312

Former Tidewater Families	Replacement (PBVs)	Affordable	Market	Total former Tidewater Families
Riverside Station-Offsite	9	3	0	12
Reunion at Kindred	9	4	0	13
Origin at Kindred	23	9	0	32
Aspire-Offsite	14	1	0	15
Totals	55	17	0	72

CNI Apartment Development In Process				
In construction	121	145	65	331
In Finance/Approvals	78	43	70	191
Unallocated PBVs	18	0	0	18
Total Remaining	217	188	135	540



Return Status



Former Tidewater Families	Replacement (PBVs)	Affordable	Total former Tidewater Families
Choice Neighborhood Projects on and off-site			
Riverside Station-Offsite	9	3	12
Reunion at Kindred	9	4	13
Origin at Kindred	23	9	32
Aspire-Offsite	14	1	15
Totals	55	17	72

Former Tidewater Families	PBV Units	LIHTC	Total former Tidewater Families
Off-site non-Chocie Projects Near-by			
Market Heights	14	4	18
St. Paul's Apartments	4	3	7
The Retreat	4	1	5
The Aston	1	5	6
Totals	23	13	36

For Market Heights, NRHA has provided Tidewater Gardens with a preference for the Project Based Voucher units for a period of 5 years from lease up

NRHA has provided a preference for any vacancies for St. Paul's Apartments to any Public Housing resident begin displaced as a result of section 18 action



People First ^{USI} Update

- *Return Process/Progress*

Nicole Brown, People First ^{USI}

Key Service Pillars and Results Statements

Education: All children and youth in Tidewater Gardens are ready for school, thrive in and out of school, graduate from high school, and are prepared for college, career and life.



Economic Mobility: All households in Tidewater Gardens, before and after redevelopment, are economically independent.



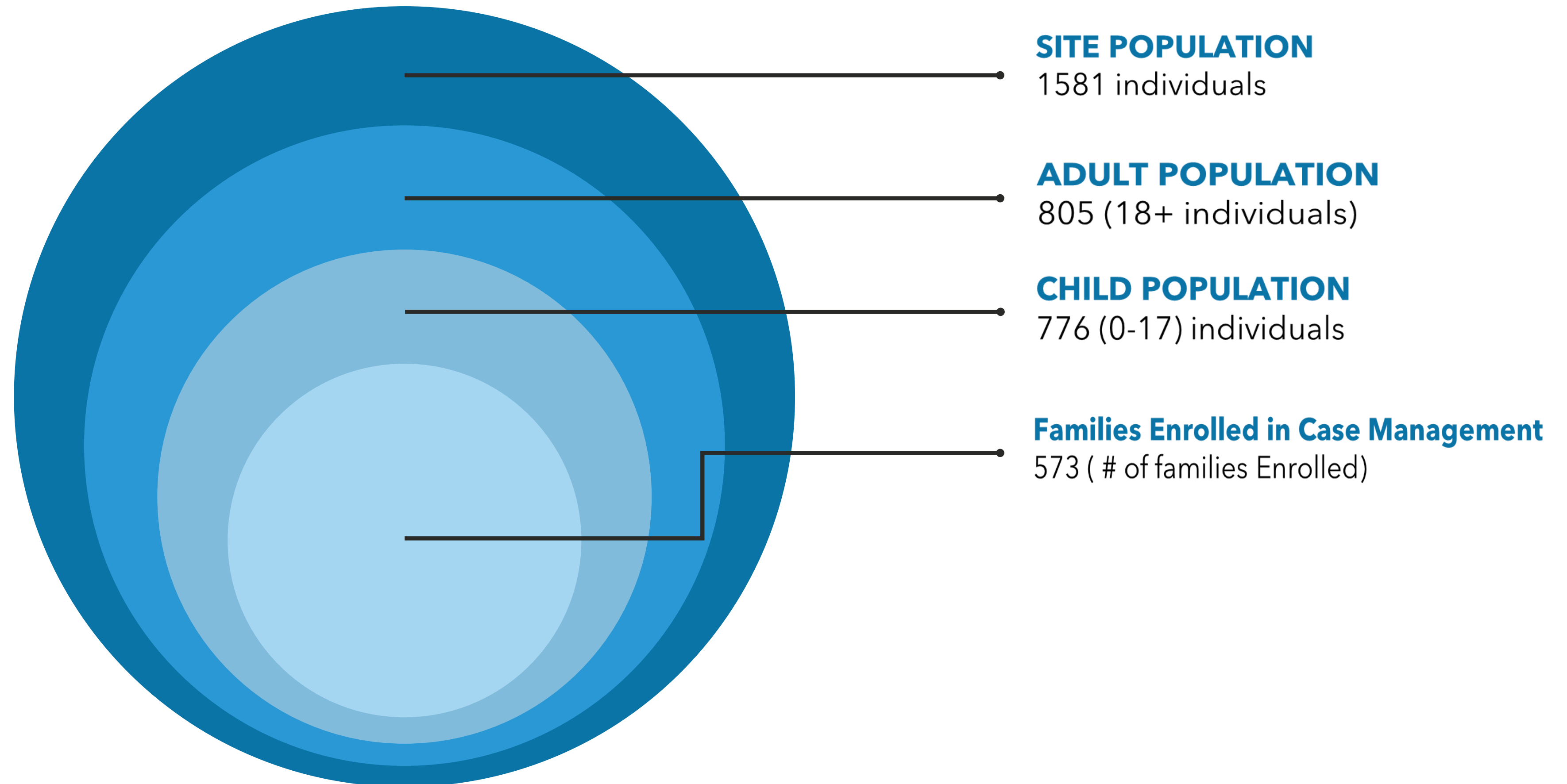
Health: All children and adults living in Tidewater Gardens, before and after redevelopment, are mentally and physically healthy.



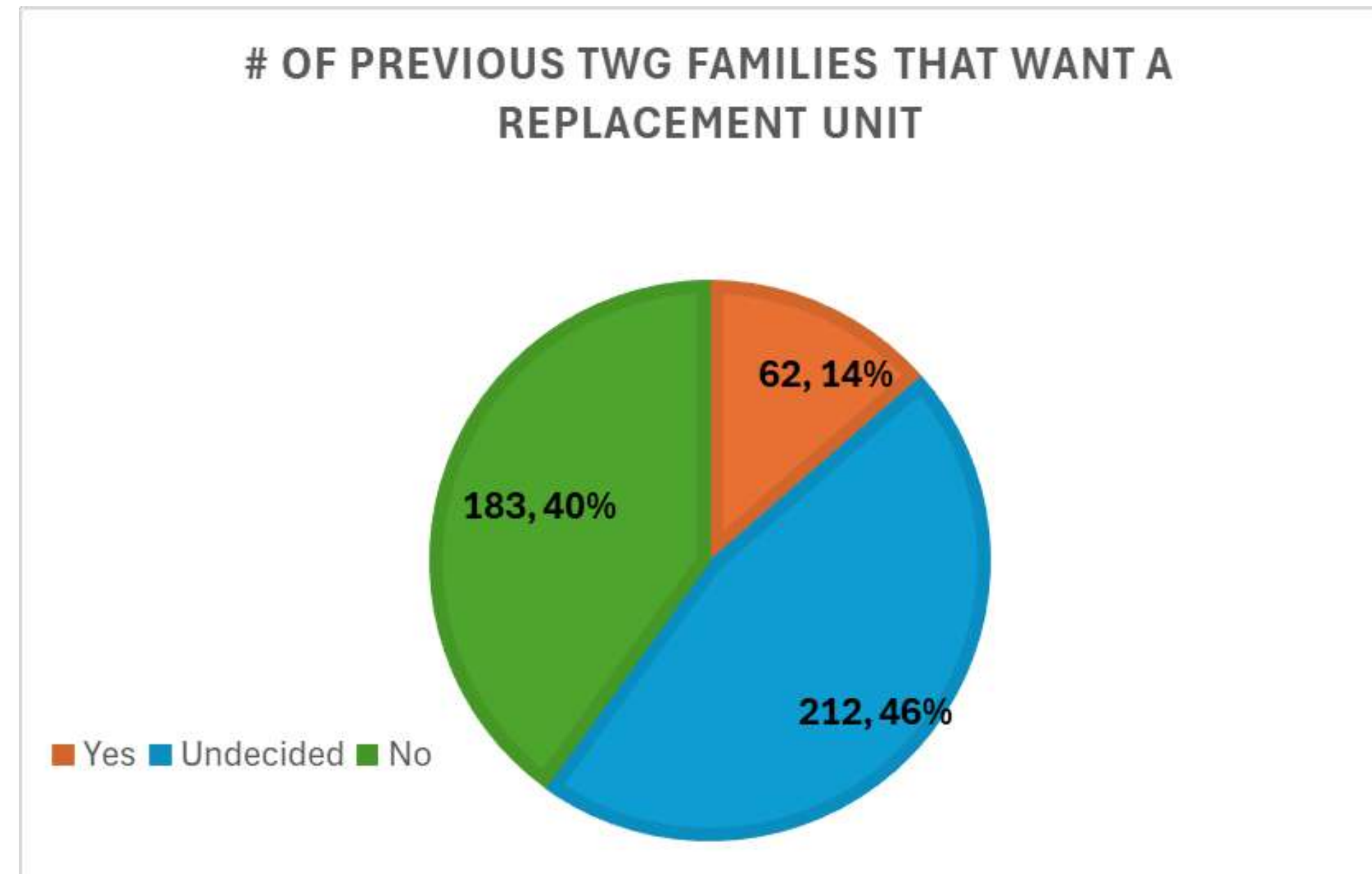
Housing Stability: All Tidewater Gardens households remain stably housed in their housing of choice.



Tidewater Gardens Population



Re-occupancy Breakdown



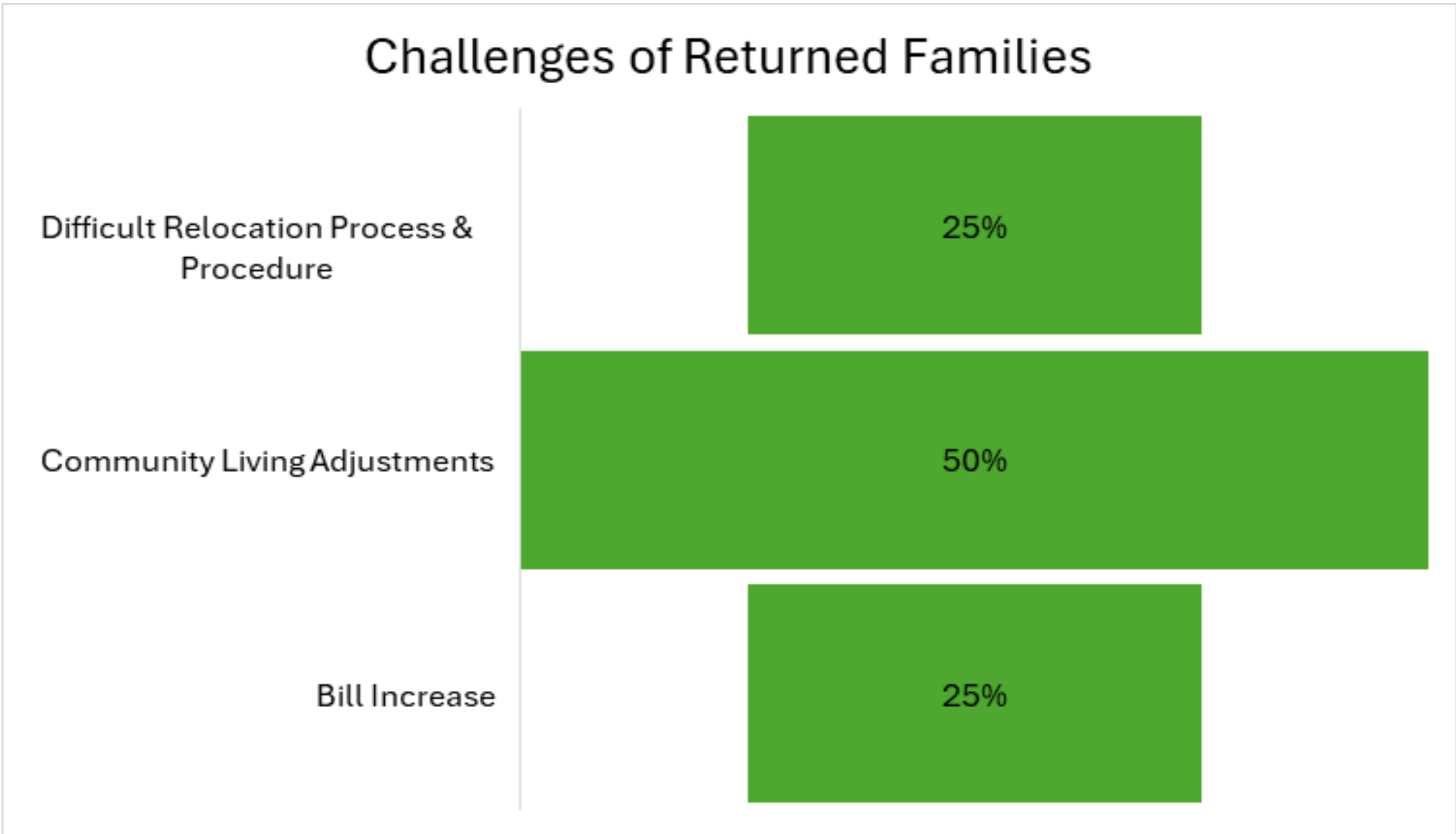
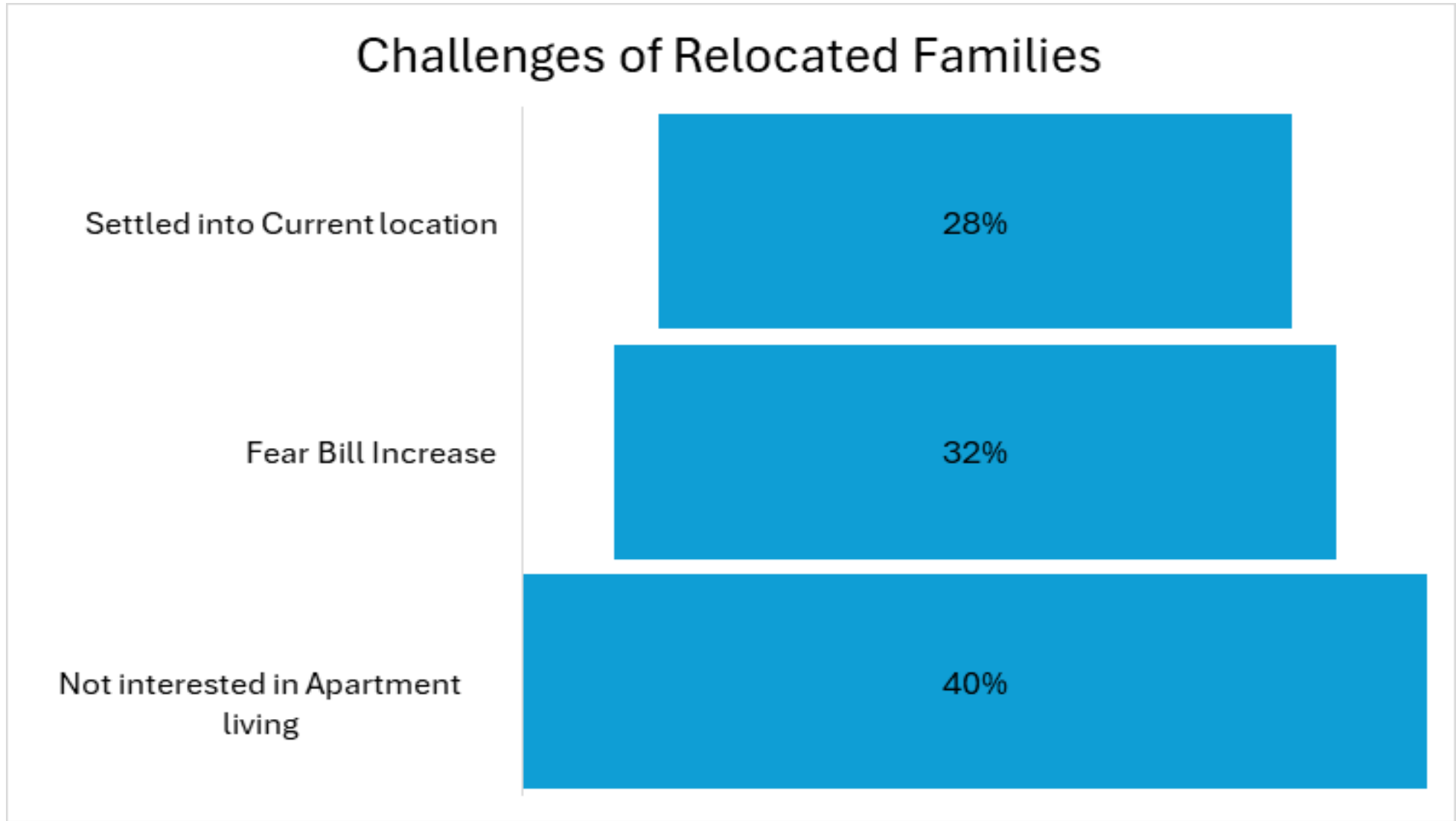
Re-occupancy Challenges

Rising Utility Costs: Some families currently pay a single utility bill and are concerned about the added financial burden of separate bills for gas, electricity, and water.

Apartment Living Concerns: Families in homes or townhomes are hesitant to return to apartments, citing reduced space, privacy, and comfort.

Complex Relocation Process: Many families have found the re-occupancy procedures difficult to navigate.

Community Adjustment Issues: Adapting to new community rules—such as noise control, trash disposal, guest management, and parking regulations—has been challenging for some families.



SPAC Open Discussion

- *SPAC Open Discussion*

SPAC Members

Adjournment