



# **St. Paul's Advisory Committee Meeting**

**Location: Foodbank of Southeastern Virginia and the Eastern Shore**  
**June 17, 2025**

# Agenda

## **Welcome | 6:00**

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

## **People First Update | 6:05**

*Nicole Brown, People First USI*

## **Development Update | 6:25**

*Unity Place Application Update – Steve Morales, NRHA  
Kindred Phase II and III Development Update – Charlene  
Andreas, Brinshore  
Virtual Tour Overview – Paige Davis, NDHCD  
Blue/Greenway Park Construction Manager RFP  
– Ha Chau, NDHCD  
NRHA Redevelopment – Calvert Square and Young Terrace –  
Steve Morales, NRHA*

## **Open Discussion | 7:00**

## **Adjournment | 7:30**

*Barbara Hamm Lee, SPAC Liaison*



# People First <sup>USI</sup> Update

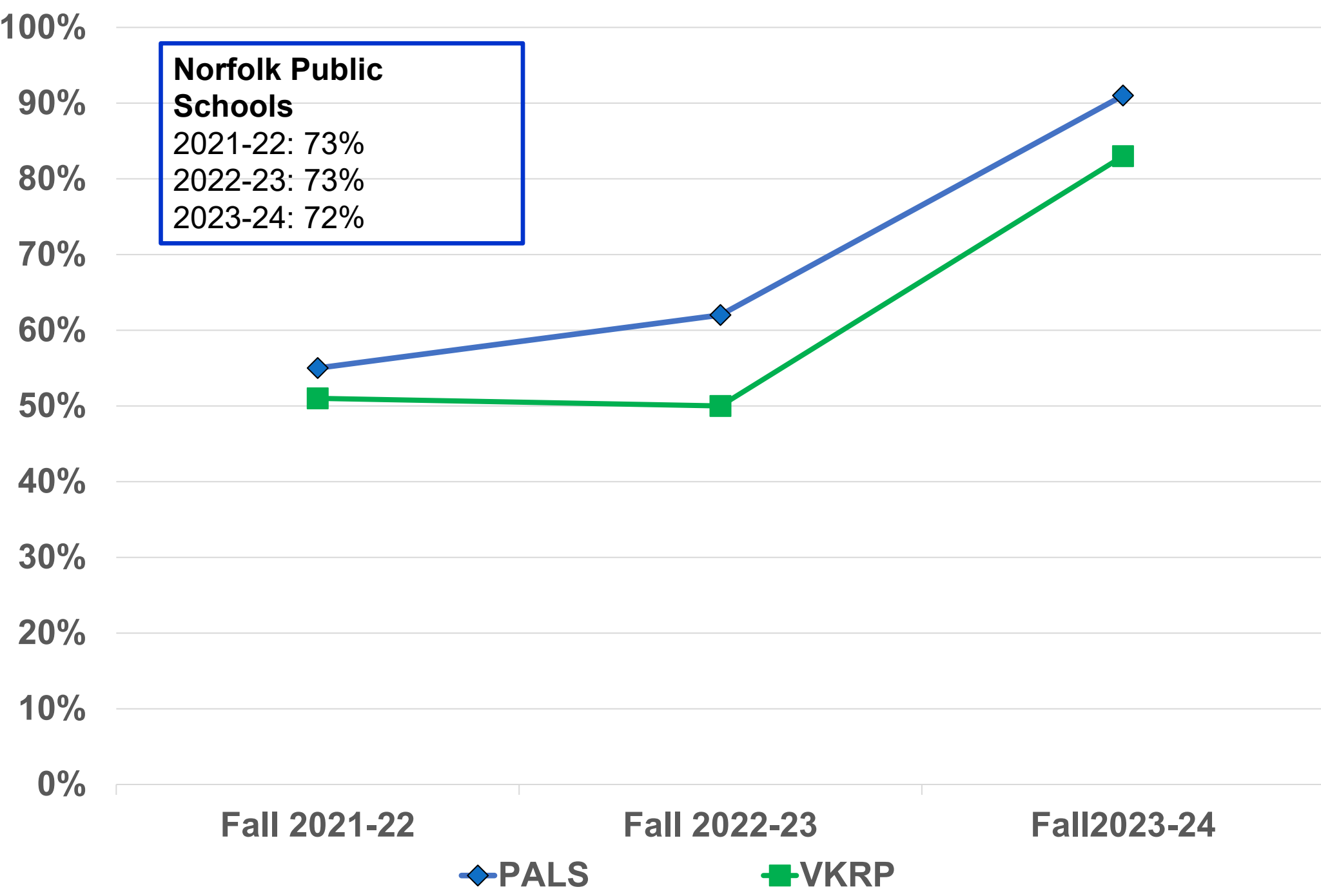
- *Education Overview: Tidewater Gardens K-12 Youth*

*Nicole Brown, People First <sup>USI</sup>*

# Kindergarten Progress:

What does the data suggest?

Target Youth Kindergarten Readiness



Norfolk Public Schools  
2021-22: 73%  
2022-23: 73%  
2023-24: 72%

SY2023-24 is the last year the state of Virginia will administer PALS. PALS is being replaced with VALLSS

Negative Factors (-)

- Unaddressed developmental delays
- Limited access to quality early childhood education
- Cost of quality care
- Subsidy availability, duration, and process
- Location of programs
- Lack of parent education about the benefits of early learning programs
- Fear of placing children in early childcare centers

Positive Factors (+)

- Partnership with NPS Early Learning Department
- Exposure to structured group activities
- Good physical health and development; early identification and support for special needs
- Books in the home
- Home visits
- Two-generation programs (Library partnership)
- LeapPads and Bed-in-a-Box resources

USI Contributions

- 89 families with 108 children ages 0 to 4 (100%) received early learning resources
- 84 out of 96 (89%) children have been screened for delays and provided with intervention supports, as needed
- Pre-pandemic at 12%; 47.8% in 2024; now at 59.7% (April 2025) of children ages 0–4 are participating in early learning programs
- From January 2024 to March 2025 – 38 early learning service linkages and successful participation
- Deliberate collaboration with community-based service providers, such as HRCAP Head Start, CHIP, and the NPS Office of Early Learning, has been one effective strategy

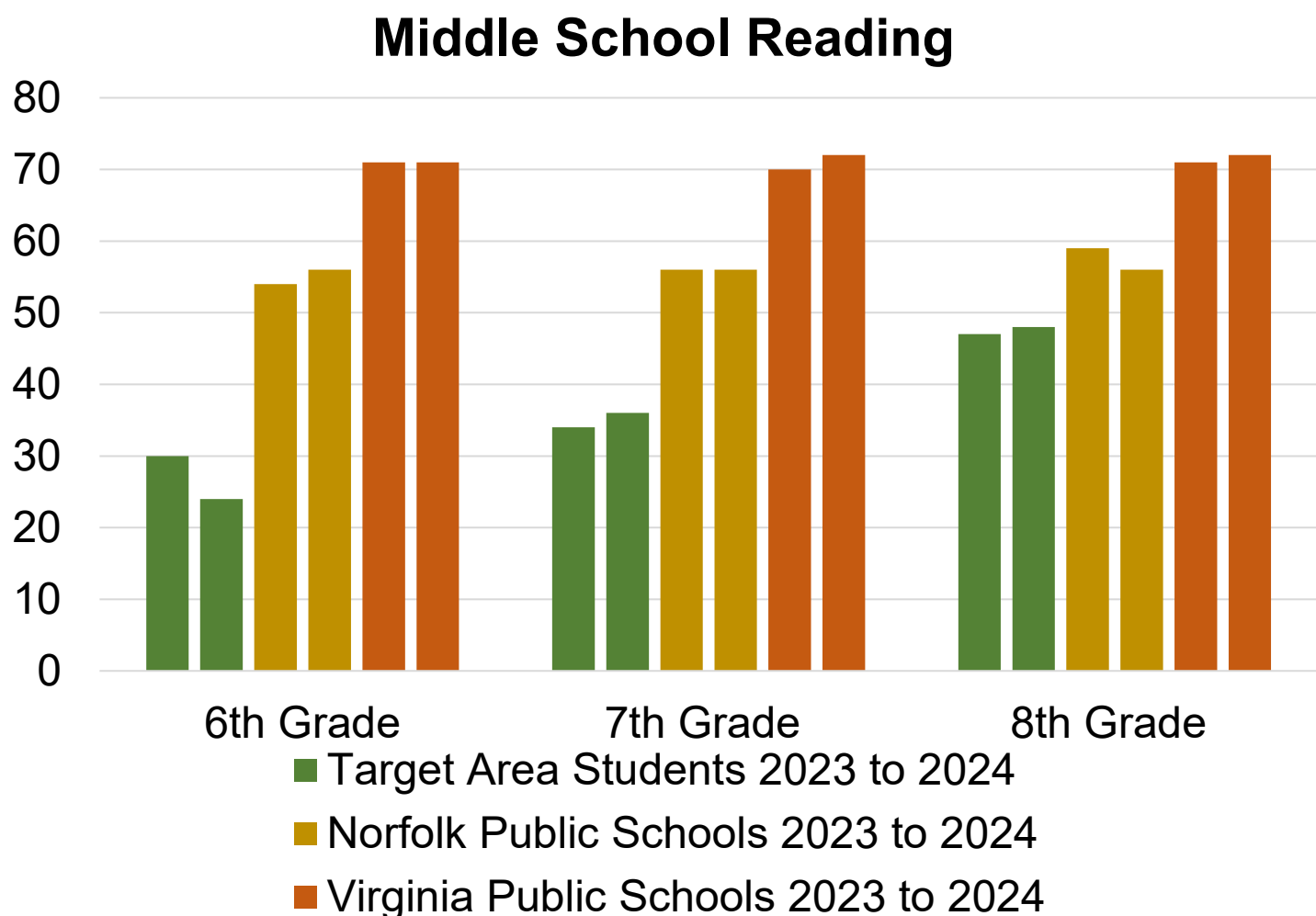
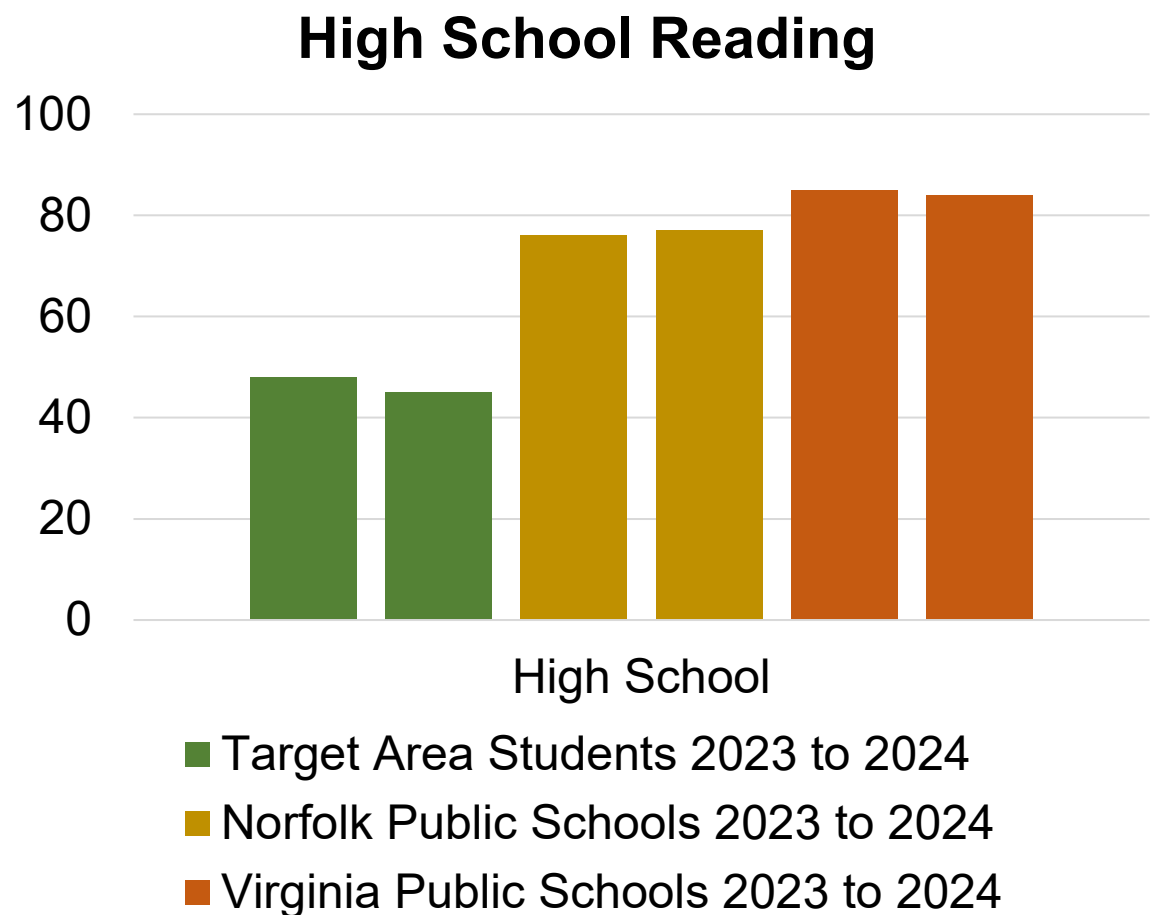
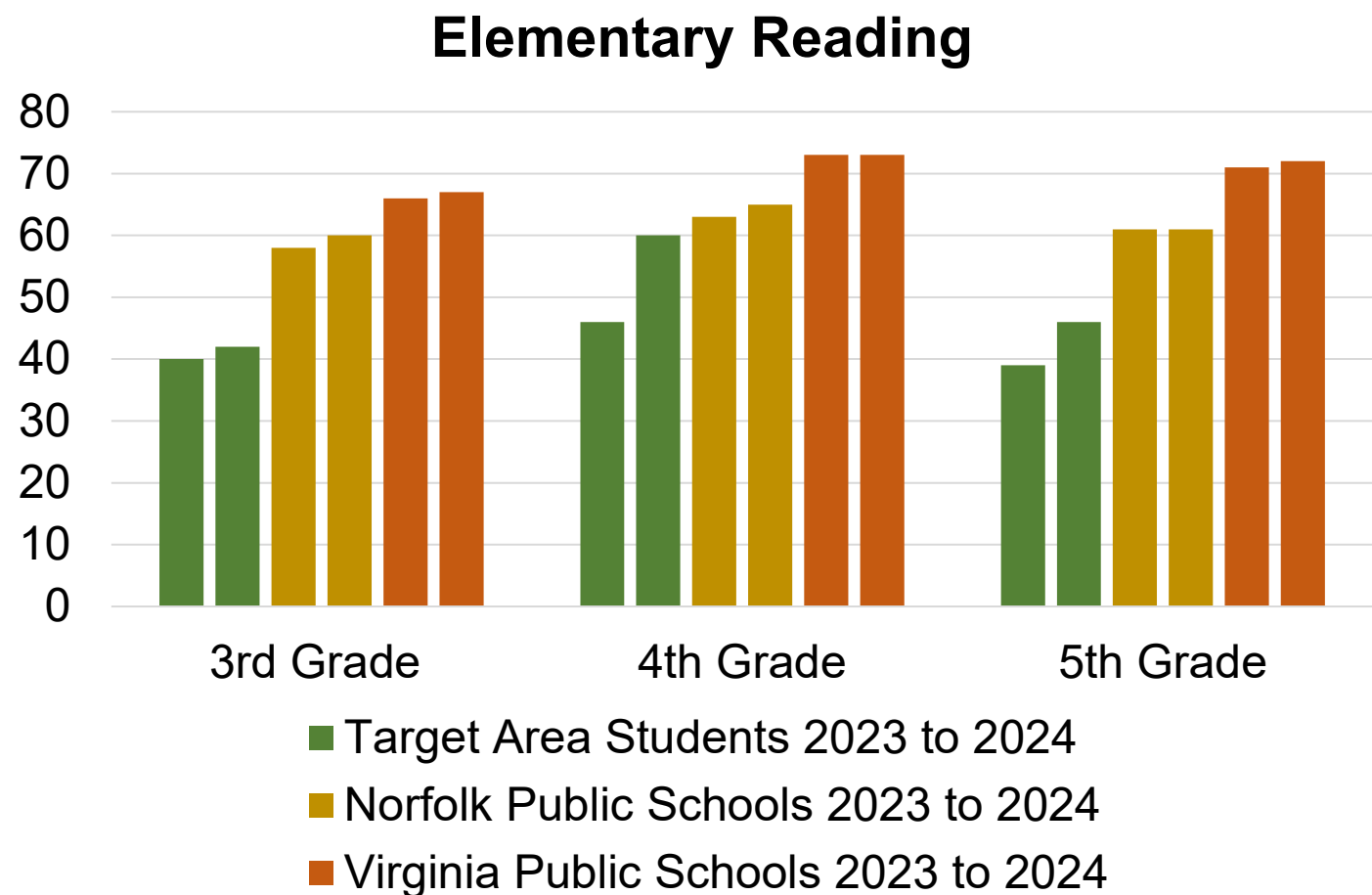
Summary Analysis- Early Wins or Trends

- During the pandemic, there was a sharp drop in Kindergarten Readiness
- Since 2021, standardized test scores have improved. Literacy scores rose from 50% to 90%, while numeracy scores increased from 50% to 80%, both above pre-pandemic levels.
- Increase in early learning participation in programs and services.



# Reading Progress:

*What does the data suggest?*



**Summary Analysis – Early Wins or Trends**

- Before the pandemic, target youth outcomes were low, but were not as staggering compared to the district.
- Target students suffered more severe drops in outcomes from pandemic related disruptions; however, widening the achievement gap.
- Data suggests target youth are slowly rebounding but still experiencing unequal results, yet the last two years have seen more progress.
- 5<sup>th</sup> through 8<sup>th</sup> grade have seen significant progress.
- 100% promotion rate in elementary and middle schools.

- Negative Factors (-)**
- Underperforming schools
  - Lack of access to or connection with basic services
  - Trauma and lack of a sense of security (violence and unsafe environments)Lack of mentorship
  - Lack of individualized support
  - Transportation barriers
  - High ACEs scores
  - Pandemic-related disruptions
  - Chronic absence impacts outcomes (at least 20% of the target population is chronically absent in 2024, compared to 16.8% for Norfolk Public Schools)

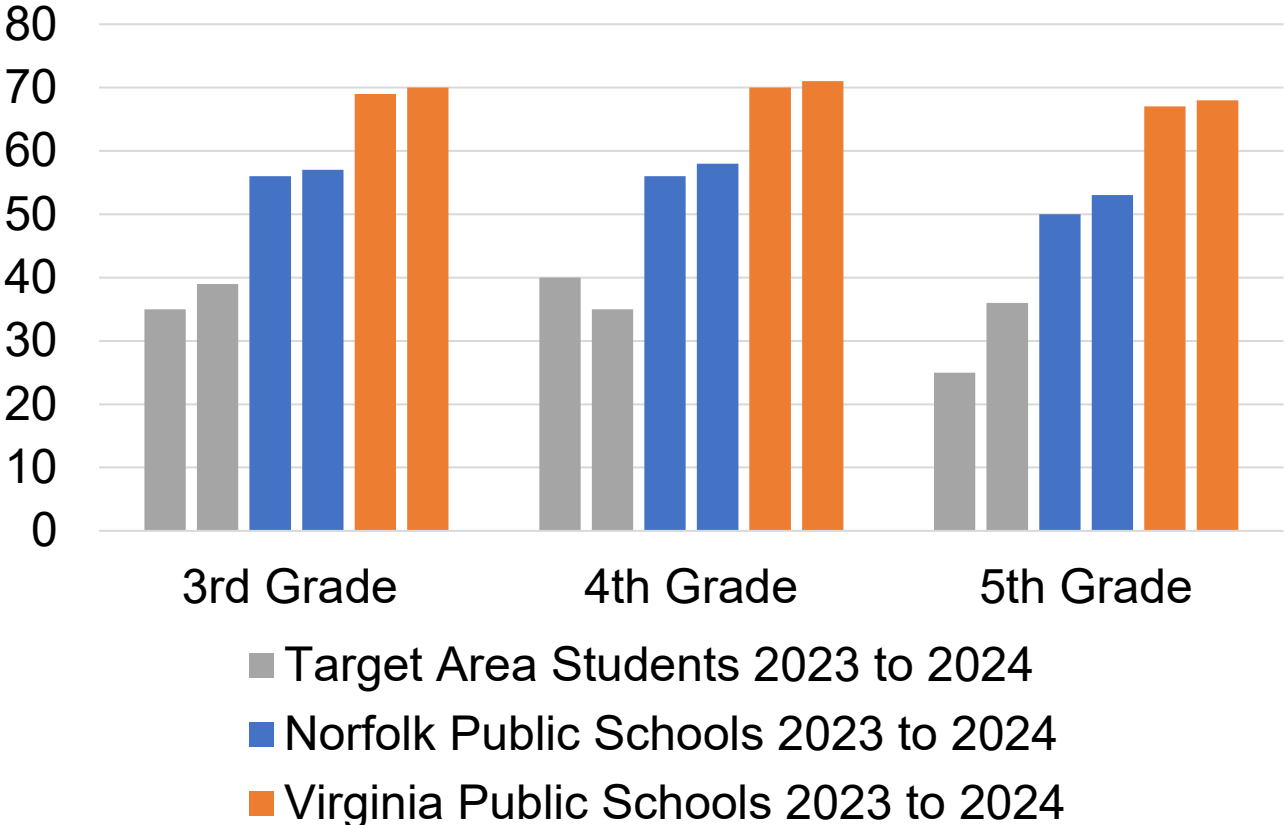
- Positive Factors (+)**
- USI Individualized Strategies
  - Continued NPS funding of specialized programs despite federal budget cuts
  - Intentional USI connection to enrichment opportunities/contracted services
  - USI Wrap around support
  - Scholar conferencing between FSS/ES
  - Student Success Conferences w/school staff about ind/ students
  - IEP Conferences with parents

- USI Contributions**
- Intentional USI connection to enrichment opportunities
  - USI wraparound support
  - Community partnerships, including NPS
  - ES has met with 12 parents since January 2025 to offer support by assisting them in advocating for IEP and 504 assessments
  - 254 students (42.4%) are enrolled in youth enrichment activities

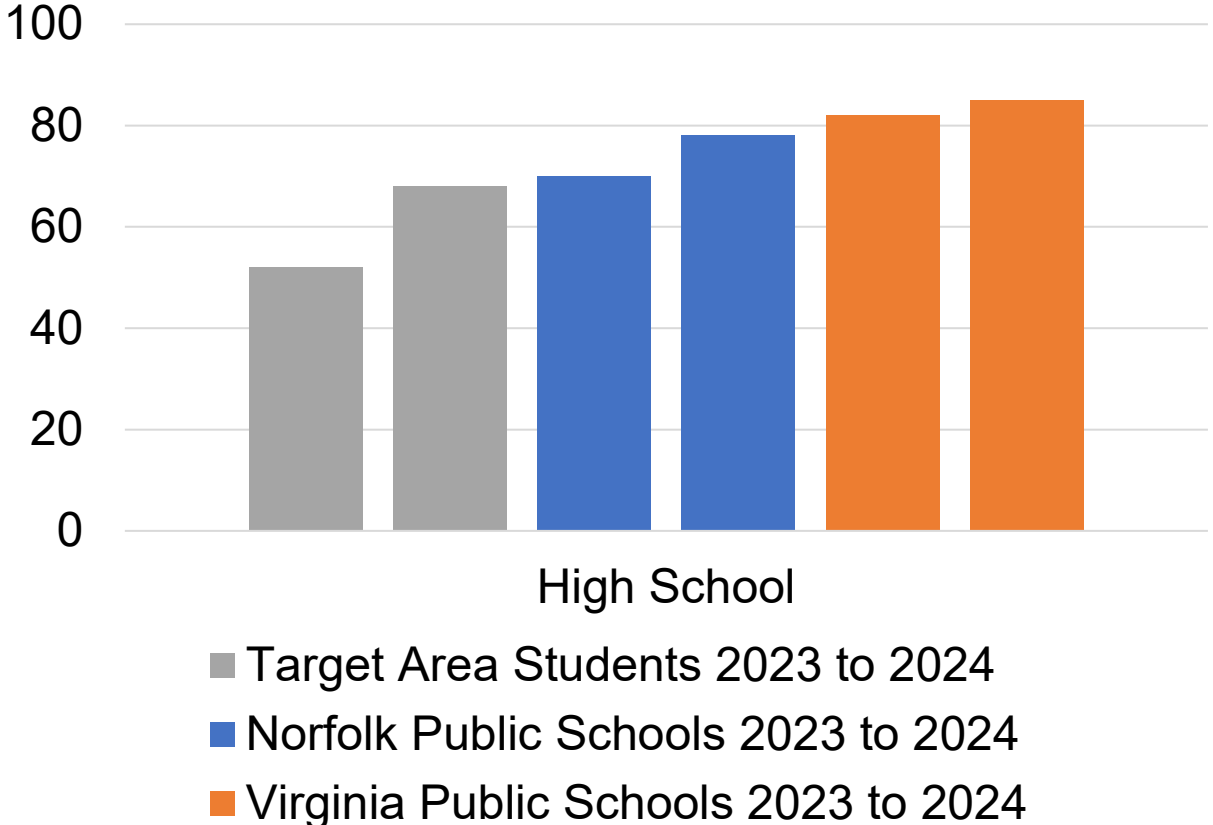
# Math Progress:

*What does the data suggest?*

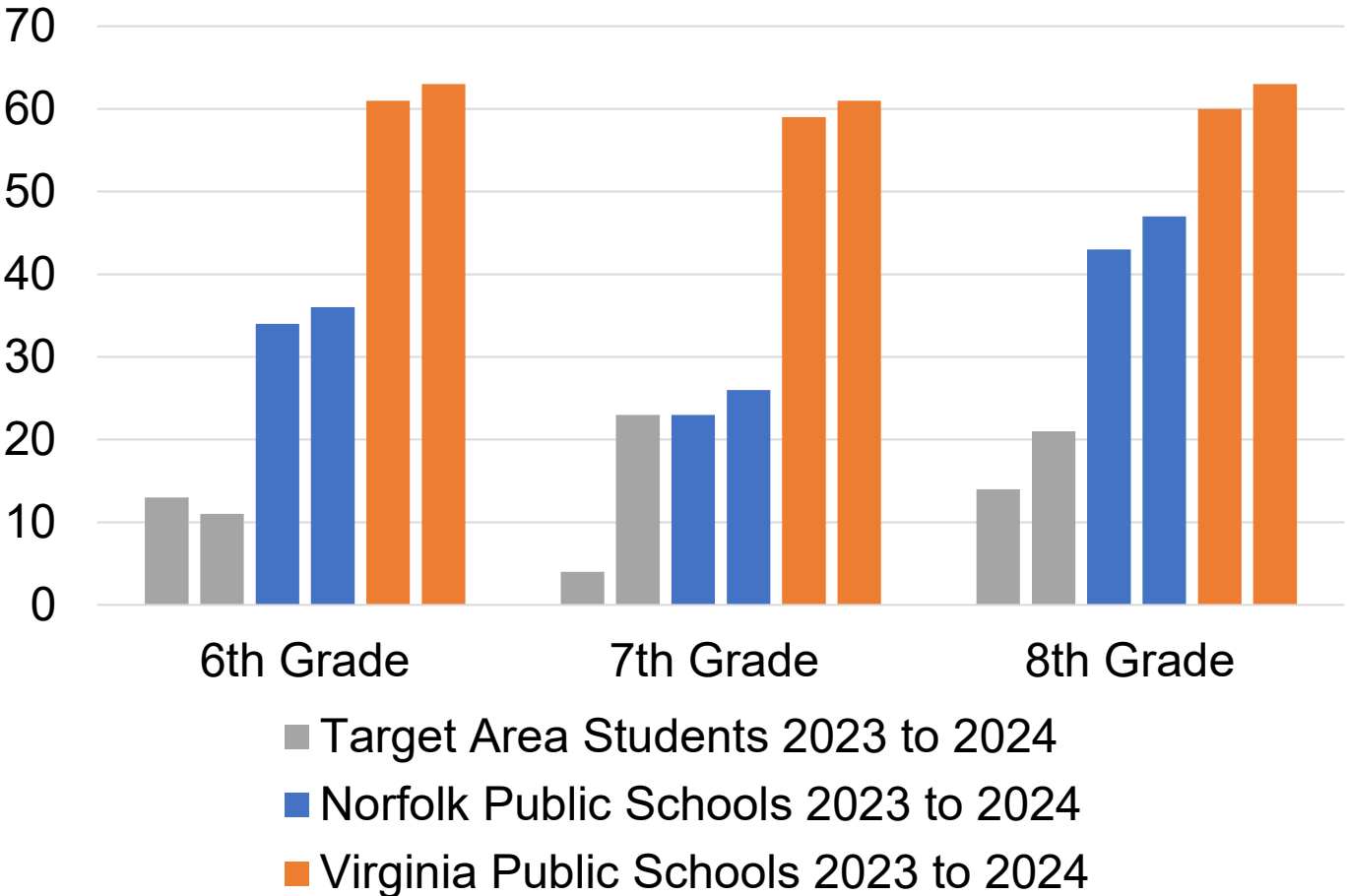
Elementary Math



High School Math



Middle School Math



Summary Analysis – Early Wins or Trends

- Pre-pandemic, outcomes in elementary math closely aligned with the district’s outcomes.
- Significant losses began to appear during middle school.
- Pandemic-related disruptions had a more severe impact on math for both target students and the district compared to reading scores, leading to significant losses.
- There is a gradual rebound back to pre-pandemic levels, with high schoolers doing particularly well.
- 100% promotion rate in elementary and middle schools.

Negative Factors (-)

- Summer Slide
- Crime /Violence Trauma
- Lack of mentorship
- Lack of individualized support
- Transportation barriers
- High ACES score
- Pandemic disruption

Positive Factors (+)

- USI Family Support
  - Increased housing and family stability, parental involvement. enrichment opportunities.
- Continued NPS funding of specialized programs despite budget cuts
- Increased youth utilization of NPS curriculum -based services/tracking
- USI Individualized support/ contracts
- Community partnerships.

USI Contributions

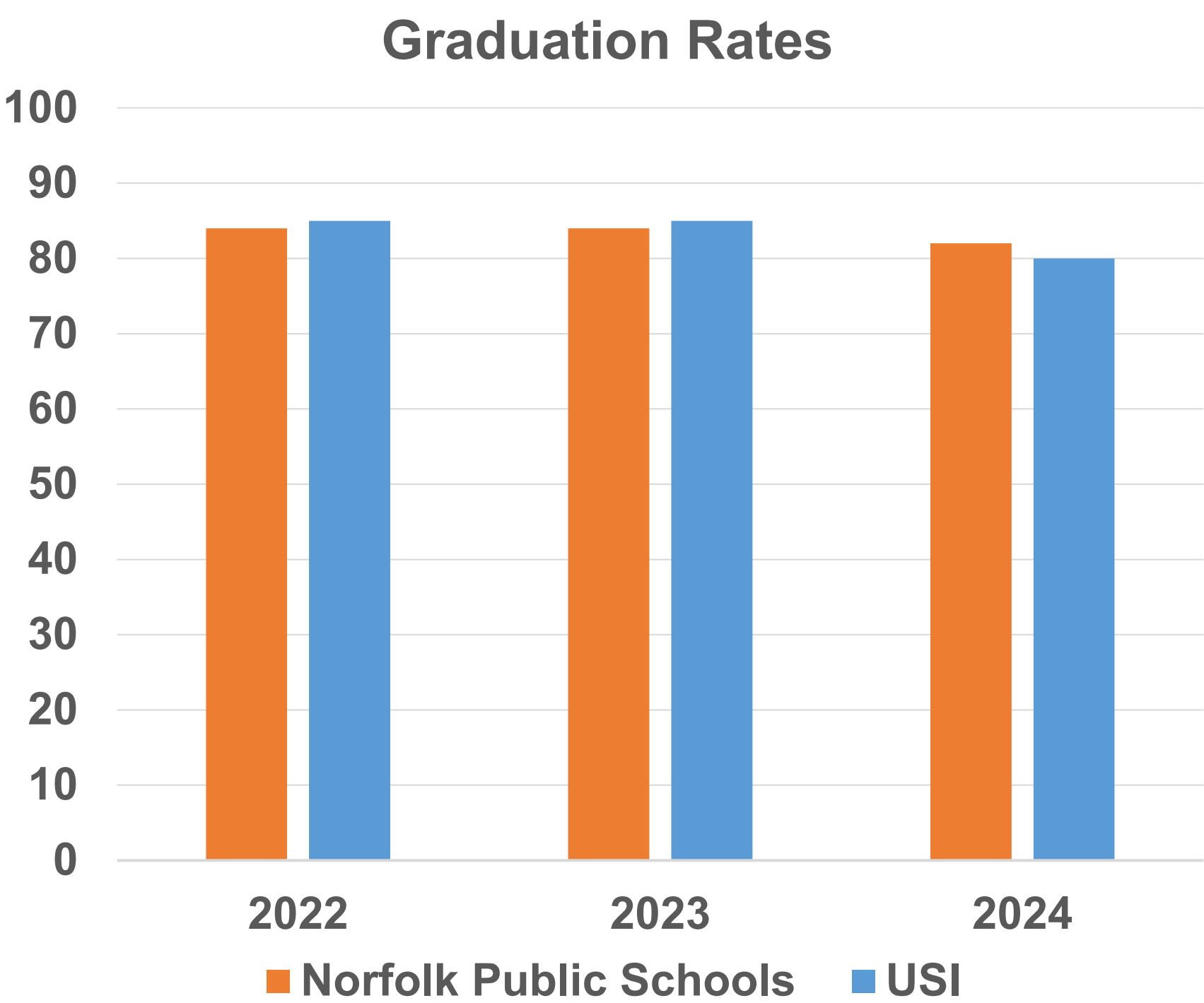
- Monthly Scholar conferencing to discuss individual students between ES/FSS
- ES meeting with 12 parents since January 2025 to offer support by assisting parents with advocating for IEP and 504 assessments
- Provided support and educated parents for students to attend Math after school remediation.
- 254 (42.4%) students are enrolled in youth enrichment activities.

# HS Grad Progress:

*What does the data suggest?*

Summary Analysis – Early Wins or Trends

- High school graduation rates in Norfolk and the target population are similar, alternating between which is higher.
- Maintained an average on-time graduation rate of at least 82.5% for all high school seniors.
- Marginal decreases observed in 2024.



Negative Factors (-)

- Underperforming/underfunded schools.
- Lack of access/connection to basic services
- Trauma and lack of security (violence and unsafe environments)
- Lack of mentorship
- Lack of individualized support
- Transportation barriers
- High ACES score
- Pandemic disruptions

Positive Factors (+)

- Continued NPS funding of specialized programs despite budget cuts
- Intentional USI connection to enrichment opportunities/contracts
- Wraparound support provided by USI
- ES meets with 10 NPS Graduation Coaches about target youth
- Scholar conferencing

USI Contributions

- ES partners with the local high schools to pay senior dues, prom fees, and cap and gown fees for 13 Students. USI has paid over \$3,000
- ES meets face-to-face with 10 Graduation Coaches monthly, spending approximately 24+ hours a week to ensure continued on-time graduation



# How do we know if children are better off?

To know if target youth are better off, USI reviews and evaluates outcomes across several strategies/ domains using survey assessments, quantitative indicators and qualitative data			
Strategies / Domain	Purpose/Results Count Frame	Early Wins or Trends	Needle Change
Family Support and Scholar Conferencing <i>Domains: Housing Support, Mental Health, Reduction involvement with Justice System</i>	Families with clear goals for their children ages 0-18 and are on track to achieving those education goals <b>(How much?)</b>	From Jan 2024- present , USI Staff has worked with families created 480 Goals all in service to Youth being prepared for College and Career. Of those goals, 148 have been successfully completed. It took 1,299 task progress notes (steps toward goal completion) to assist families obtain goals	↑
School and Partner Data (Service Linkages) <i>Domains: Academics, Social and Emotional Learning, Mentorship</i>	Participation, Progress <b>(How much?)(How well?)</b>	From 2019 - present , there has been 1,599 referrals made for resources pertaining to youth.	↑
Surveys and Check-Ins <i>Domains: Increase Self-Efficacy, Parent Participation</i>	Understand parent/family experience and satisfaction with USI and partners <b>(How well?)</b>	33.5% response rate on parent satisfaction survey with over 50% being satisfied with academic programs and 64% being satisfied with youth development programs, (1 month)	↑
Contracted Tutoring for Core Subjects <i>Domains: Academic, Social and Emotional</i>	Personalized, One-on-One Support, More time, More touchpoints, Targeted Academic Intervention, Flexibility <b>(Better Off)</b>	Contract with Champions and Crestar to serve 50 students.  Additionally, individualized tutoring services provided by Local Licensed Teacher based on need.	↑
Education Specialists <i>Domains: Academics, College and Career Readiness (Economic Mobility), Mentorship, Youth Leadership</i>	Direct involvement with high-need families/youth <b>(Difference Made)</b>	Estimated 24+ hours each week spent working with high school students in their schools to support graduation (reviewing credits, mentoring) and parents with early learners; FSS Support of Education Service Linkages	↑
Partnership with School District <i>Domains: Academics, Data Collection, Curriculum, Summer School</i>	Collaborate on indicator level results <b>(Better Off)</b>	Early Learning – Upward Progress; Reading Proficiency –Closing slowly the academic gap; Math Proficiency – We see high schoolers improving in math; Children being promoted at 100% in elementary and middle; and fewer non-graduates in high school; High School Graduation is aligned with Norfolk (gap is closing)	↔
Family Stories (changes made in youth lives) <i>Domain: Self-efficacy, Data collection</i>	Understand connection, learning, advocacy and change <b>(Difference Made)</b>	60+ Stories Shared with Positive Change	↑



A resident shared with the FSS that increasing her employment wages was a goal. The FSS communicated this goal with the Workforce Specialist (WFS). Together, the PF staff created a plan for better employment with increased wages.

The WFS worked with the resident as she began struggling with transportation and decreased work hours. As a single mother, she began to lose hope for better opportunities.

By updating her resume with skills identified by the WFS, the mother was encouraged to continue her search for better employment. In partnership, the resident and WFS researched opportunities that would positively impact her financially, allow her to be available for her children, and address her transportation needs.

After weeks of job searching, the team identified an opportunity that met all her needs. The WFS conducted mock interviews, assisted with soft skills training, and provided pep talks prior to the interview.

The resident was selected for the opportunity, meeting her initial goal of increased wages and allowing her to continue supporting her children.

## Difference Made: Economic Mobility (Success Stories)

The resident stated employment as a goal but felt he was too old to start over. Receiving support and encouragement from his Family Support Specialist (FSS), he agreed to meet with the Workforce Specialist (WFS).

The WFS met with the resident to assess his employment goals and the type of employment he was interested in pursuing.

The resident's ultimate desire was to travel and earn money, but once again, doubt about his age hampered his confidence.

The WFS continued to support the resident's goal, encouraging him along the way. The resident agreed to apply for the Mid-Atlantic Maritime program.

He successfully completed the program and will start his new career as a Maritime Seaman, shipping out in the latter part of April.

With the support and encouragement of the FSS and ES, the resident was able to accomplish goals he could not previously envision for himself.

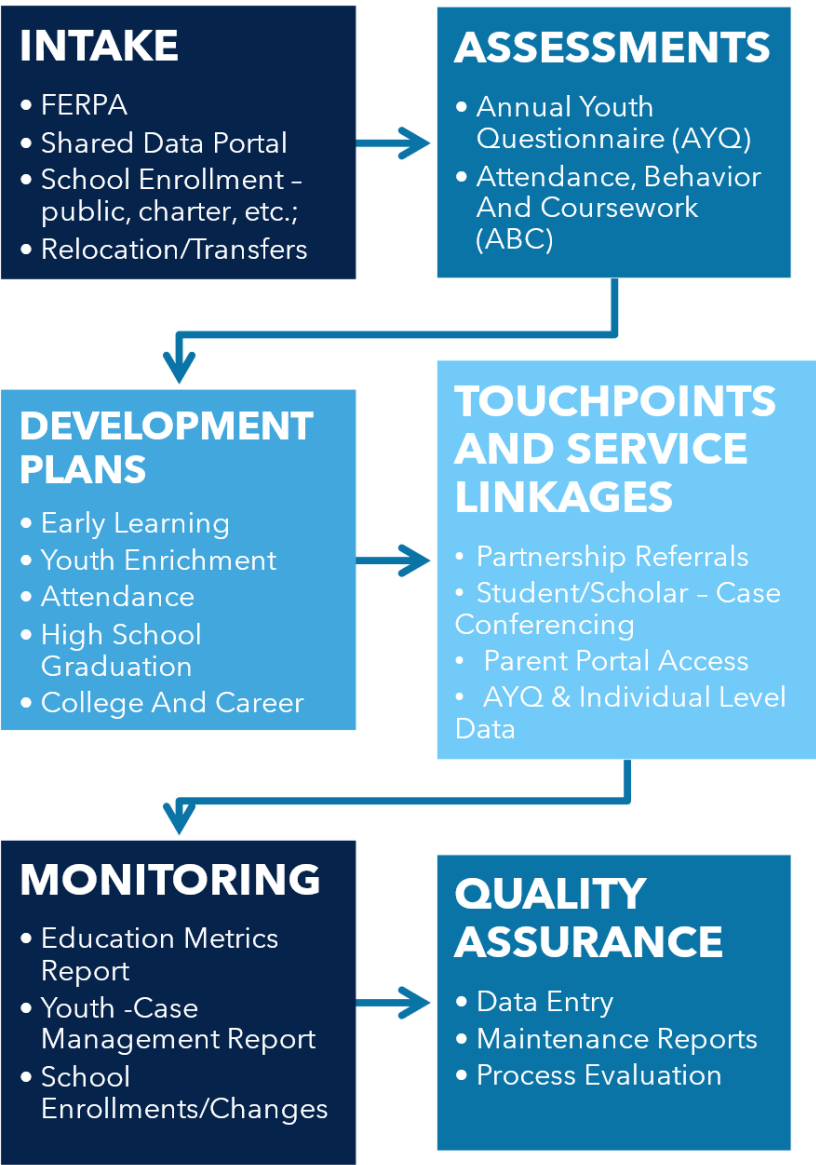


# Efforts to Outcomes:

Our Integrated Approach and Partnerships with School District and Community Based Partners

## EDUCATION PROCESS MAP

(INTEGRATION WITH FAMILY SUPPORT)



**Partnership with NPS** shows target students actively using additional elementary literacy supports: Lexia Learning Core (K-5 Literacy):176 (94.1%) spent a total of 217,695 minutes using the program, averaging 1,236.9 minutes per student.

### Service Linkages - 2/2019 to Present

#### Basic Needs and Health and Wellness

- CHIP – 65 Students
- EVMS – 98 Students
- Kaleidoscope Counseling and Case Management – 203
- The UP Center – 239

#### College and Career Prep

- Norfolk State University – 28
- Tidewater Community College – 41
- Norfolk Emerging Leaders – 88

#### Academics

- Communities in Schools – 15
- HRCAP Head Start – 39
- Norfolk Public Library – 4
- Norfolk Public Schools – 415
- Crestar Health Tutoring Services – 18

#### Youth Enrichment

- Boys and Girls Club of Southeastern VA – 169
- Next Steps to Success – 22
- Teens with a Purpose – 129
- Norfolk Parks and Rec – 20
- NPS Adult Education - 6

**Total - 1599**



# Unity Place Application Update-CNI

*Steve Morales, NRHA*





# Unity Place Applications for Assisted Apartments

NRHA opened the waitlist exclusively for former Tidewater Gardens families on April 30, 2025

Residents were sent direct mail-letter with information on the project, the Right to Return policy, USI contact information, NRHA contact information and timeframe

Exclusive Waitlist closed June 16, 2025, and is now open for general public

- As of June 9, 2025 – 42 former Tidewater families have applied - there are 48 Replacement Units between two buildings
- 20 applications for one -bedroom apartment (Project has 7 one-bedroom Project based Voucher Units)
- 14 applications for two-bedroom apartment (Project has 30 two-bedroom Project based Voucher Units)
- 7 applications for three-bedroom apartment (Project has 11 three-bedroom Project based Voucher Units)
- 1 application for four-bedroom apartment (Project has no four-bedroom Project based Voucher Units)

Website – <https://unityatkindred.com>

First building is scheduled to be completed by the end of July or early August

Second building is scheduled to be completed in October





# Kindred Phase II and III Development Update

- *Development Update*

*Charlene Andreas, Brinshore*



# Unity Place – Block 17 and 18

## Block 17

- Building is fully powered
- Interior cleaning in progress
- Appliance installation in progress
- Carpet installation in progress

## Block 18

- Cabinets installation in progress
- Elevator installation in progress
- Ground floor metal stud framing nearly complete
- Brick exterior completed; exterior siding nearly complete





# Kinship at Kindred – Blocks 9, 10, 16

## Block 16

- Rigid Inclusions complete
- Water underground complete

## Block 9

- Settlement monitoring complete
- Rigid inclusions in progress
- Sanitary piping underground in progress
- Storm piping underground in progress

## Block 10

- Settlement monitoring in progress
- Sanitary piping underground in progress
- Building pads in progress





# Economic Inclusion Updates



The following criteria will be used to measure the Developer’s compliance with the Master Development Agreement:

	Goals
MBE (SWAM Minority or National / Regional MBE Certification)	12.0%
WBE (SWAM Woman or National / Regional WBE Certification)	13.3%
Combined	25.3%

For calculating the above percentages

- The denominator will include:
- The cost of Construction Trades
  - The costs of Non-Construction Trades included in Exhibit A

For calculating the above percentages

- The denominator will include:
- The cost of Construction Trades
  - The costs of Non-Construction Trades included in Exhibit A

- The numerator will include
- The costs of Construction Trades
  - The costs of Non-Construction Trades included in Exhibit A
  - Development Fees paid to MWBE JV Partners
  - Developer’s contribution of 10% of paid Developer Fee to a Resident Services Fund
  - The value of philanthropic grants made by the Developer or its established partnership group to the project
  - Other financial contributions derived from the Developer’s efforts (to be approved by the City and NRHA)

# Blocks 19 and 20 – Project Complete

## General Contractor: Marlyn Development

Subcontractor	SWAM Certification #	Total subcontract amount: MBE (12% goal)	Total subcontract amount: WBE (13.3% goal)	Total subcontract amount: Combined (25.30% goal)
A and S Contract Co	824121	\$2,469,035		
Coastal Pipeline Services	725696		\$2,584,119	
Majk	671876	\$44,000		
Rican Cleaning Service LLC	817679		\$20,000	
Saunders Fence Co	656813		\$48,596	
United Contractors Inc	688773		\$1,539,580	
Dominion Builders and Contractors LLC	701275	\$126,296		
TTR Enterprises, LLLC	810564	\$90,000		
<b>Totals:</b>		<b>\$2,729,331</b>	<b>\$4,192,295</b>	<b>\$6,921,926</b>
<b>Percentage of Total Contract Amount (Trades only)</b>		<b>6.93%</b>	<b>10.65%</b>	<b>17.59%</b>

# Progress Toward Goals – Blocks 17 and 18



Project nearing completion  
General Contractor: Breeden

Subcontractor	SWAM Certification #	Scope	Total subcontract amount: MBE (12.00%)	Total subcontract amount: WBE (13.30%)	Total subcontract amount: Combined (25.30%)
New Media Systems	5606	Aerial Photography	\$2,121.50		
Colonial Construction Materials	663589	Silt Fencing		\$30,543.90	
Jaswal Corp	726701	Electrical	\$4,324,300.20		
Trinity Construction Services	653456	Site Work	\$3,433,010.78		
84 Lumber	686367	Lumber		\$998,616.58	
Brick Solution Inc	662653	Masonry	\$2,889,002.93		
Venemex LLC	814061	Drywall	\$1,871,034.00		
Barrier Cable Systems Inc	719255	Barrier Cables		\$29,000.00	
Zuleta Sheet Metal Inc	831557	HVAC	\$2,429,766.34		
Staff Zone	NWBOC RCW22438	Temp Labor		\$37,485.35	
Blue Sky Contracting	827123	Painting	\$616,000.00		
Clearly Clean	829064	Final Clean		\$120,531.99	
Totals:			\$15,565,235.75	\$1,216,117.82	\$16,781,353.57
Total Contract Amount (Trades): \$44,083,314.06					
Percentage of Total Contract Amount (Trades only)			35.31%	2.76%	38.07%

# Progress Toward Goals – Blocks 9, 10, and 16



Project in progress  
General Contractor: Breeden

Subcontractor	SWAM Certification #	Scope	Total subcontract amount: MBE (12.00%)	Total subcontract amount: WBE (13.30%)	Total subcontract amount: Combined (25.30%)
New Media Systems	5606	Aerial Photography	\$6,050.00		
Trinity Construction Services	653456	Site Work	\$6,482,504.00		
84 Lumber	686367	Lumber		\$1,735,894.84	
Brick Solution Inc	662653	Masonry	\$3,171,000.00		
Triad Mechanical		HVAC		\$2,603,233.00	
Totals:			\$9,659,554.00	\$4,339,127.84	\$13,998,681.84
Total Contract Amount (Trades): \$59,153,123.00					
Percentage of Total Contract Amount (Trades only)			16.33%	7.34%	23.67%



# Next Steps

TWG B Vendor Fair- Technical Assistance Workshop	June 18, 2025
TWG Phase B3 (Block 5)- 9% Award- VHDA Board Resolution	June 17, 2025
TWG Phase B2 (Blocks 3B and 11)- 4% application due	July 1, 2025
Block 17 & 18 Completion	August-October

# Virtual Tour Update

*Paige Davis, NDHCD*

# 3D Virtual Tours for New Housing

## St. Paul's Transformation

- **Goal:** Enable Former Tidewater Gardens families to preview units before buildings open
- **Audience:** Former Tidewater Gardens residents & general public
- **Timing:** Tours produced once developers grant access
- **Distribution:** Sent to families via Urban Strategies, Inc. (USI)
- **Featured Floor Plan:**



**Type A2: 1 Bedroom /  
1 Bath**

# 3D Virtual Tour Preview

Unity Place at Kindred (Block 17)



Unity Place  
AT KINDRED

## Available Tours:

- . 3 Bedroom / 2 Bathroom: [View Tour](#)
- . 2 Bedroom / 2 Bathroom: [View Tour](#)
- . 1 Bedroom / 1 Bathroom: [View Tour](#)

**Note:** Building 17 did not have permanent power during filming (June 9–11). Temporary lighting was used, causing variations in lighting throughout the tours.



# **Blue/Greenway Park Construction Manager RFP**

*Ha Chau, NDHCD*



# Blue/Greenway Park - Construction Manager RFP

Seeking Qualified Contractors for Construction Management Services

- Scope includes: preconstruction services, construction oversight, quality control, coordination across contractors, field issue resolution, documentation management, payment review, project closeout, community engagement, and support for the City in identifying opportunities for SWaM businesses.

Per Section 33.1-11 of the Norfolk City Code:

- Request for Interest (RFI): Issued and received 68 responses as of May 30, 2025
- Sheltered Solicitation for SWaM Businesses: Issued on June 12, 2025
- Outreach Efforts:
  - Email and Social Media Outreach: Conducted via the DHCD database
  - City Departments: Office of Diversity, Equity, and Inclusion; The Hendrix Business Center
  - State Partners: SBSD, VDOT BOWD Center
  - Local Partners: BlackBrand, ODU Business Center



## REQUEST FOR PROPOSALS

### CONSTRUCTION MANAGEMENT SERVICES AT ST. PAUL'S BLUE GREENWAY PARK

 The City of Norfolk is soliciting proposals from qualified contractors interested in providing Construction Management (CM) services for the St. Paul's Blue/Greenway Park Project according to the terms, conditions and specifications of this solicitation. This is a sheltered procurement pursuant to Section 33.1-11 of the Norfolk City Code. Proposals will only be accepted from firms certified as small, women, minority-owned business entities by the Virginia Department of Small Business and Supplier Diversity.

**APPLY:**

[www.Norfolk.gov/BlueGreenwayRFP](http://www.Norfolk.gov/BlueGreenwayRFP)



Question Submission Deadline: July 31, 4 p.m.

Proposal Submission Deadline: August 14, 4 p.m.



# Additional Economic Inclusion Efforts

To prepare businesses for the upcoming construction contracting opportunities:

## Norfolk Housing & Neighborhood Infrastructure Contracting Symposium

- DHCD held its first symposium on April 8, 2025, in partnership with SBSD
- Supported local small businesses' participation in housing and neighborhood infrastructure projects
  - Topics included: business credentialing, bonding basics, working capital, procurement processes, and estimating and bidding techniques
  - Networking and one-on-one discussions
- 113 attendees participated

## Monthly Technical Assistance Workshop

- In partnership with Virginia SBSD and VDOT
- Covered SWaM/DBE certification information and the VDOT prequalification process overview

## Community Engagement & Outreach

- 2025 Small Business Symposium: Access to Capital and Supply Chain Opportunities
- Developer Vendor Fairs
- Ongoing collaboration with the Norfolk Office of Diversity, Equity, and Inclusion; the Virginia Department of Small Business and Supplier Diversity; and the VDOT BOWD Center





# NRHA Redevelopment – Calvert Square and Young Terrace

- *Master Planning Progress Update*

*Steve Morales, NRHA*



# 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.	<i>Stakeholder Interviews</i>	<i>March - April (TBD)</i>
7.	<i>Additional Calvert Square Engagement (Feb - May)</i>	<i>Monthly</i>
8.	<i>Additional Young Terrace Engagement (Feb – May)</i>	<i>Monthly</i>
9.	Stakeholder-Calvert Residents	March 26
10.	Stakeholder-Young Residents	March 27
11.	Stakeholder-Calvert Residents	April 30
12.	Stakeholder-Young Residents	May 1
13.	Developer Public Presentation	June 4
14.	Developer 1 Interview	June 5
15.	Developer 2 Interview	June 11
16.	<b>Developer 3 Interview</b>	<b>June 18</b>
17.	Selection Committee Site Visit – (Optional)	June 23 -27
18.	Master Developer Selected	Early July
19.	<b>4 Day Workshop (Charrette)</b>	<b>July 14 - 17</b>
20.	Community Meeting Draft Plan	August (TBD)
21.	Community review/Plan Commission	August (TBD)
22.	<b>Master Plan Final</b>	<b>September 2025</b>
23.	HUD Section 18 Submittal	Target Late 2025
24.	First Off-site LIHTC Submittal	March 2026

**Yellow – Where we are today**

**Full Community/Public Participation**





# Calvert Square and Young Terrace Resident Surveys

## RESIDENT NEEDS ASSESSMENT

We want to hear from YOU!

We're planning improvements in your community, and your feedback is essential. Tell us what's working, what's not, and how we can better support you and your neighbors.

The survey is **anonymous** and takes just **15 minutes** to complete, making you eligible for a raffle prize, pulling names each week!

*Your voice matters—let's build a better community together!*

Norfolk Redevelopment Housing  
Authority (NRHA) ~ Resident  
Needs Assessment



Have questions? Reach out at [COMMUNITY@NRHA.US](mailto:COMMUNITY@NRHA.US) or  
call us at (757) 624-8609.

## GROUP SURVEY SESSIONS

We're here to help YOU!

Join us for Group Survey Sessions at the Calvert Square Computer Lab!

Every Tuesday & Thursday in June  
⌚ 10:00 AM – 12:00 PM  
⌚ 4:00 PM – 6:00 PM

*\*ONE Weekend Accommodation on Saturday June 7, 2025 from 10:00 AM – 12:00 PM*

Stop by and complete the community survey with support available on-site!

*No registration needed, just drop in and see us!*



Have questions? Reach out at [COMMUNITY@NRHA.US](mailto:COMMUNITY@NRHA.US) or  
call us at (757) 624-8609.

As part of our ongoing efforts to improve services and programming for NRHA residents, we are currently collecting feedback through a **Resident Needs Assessment**. This 15-minute survey is designed to help us better understand residents' needs, experiences, and priorities so we can tailor our efforts more effectively for Calvert Square & Young Terrace redevelopment.

### Key Points:

- The survey is **anonymous** and available online.
- Residents who complete the survey will be entered into a raffle drawing.
- As part of this rollout, our Communications team will be posting an announcement on both the website and social media platforms. In addition, our team is conducting group sessions (flyer attached), door-to-door outreach, and tabling at community events.
- United Way has also integrated the survey into their enrollment process.





# Calvert Square and Young Terrace Developer Presentation

- **Gilbane Development Company** presented three previous projects for comparison, in Washington, D.C. It was a two-phase building project with properties that included conference, fitness, gaming and community rooms, and provided access to public transportation, grocery and retail spaces. It is comprised of 345 residential units.
- **The NHP Foundation** presented a case study in Baltimore, Maryland. The affordable, senior housing community was completed in 2025 and includes common areas and one- and two-bedroom floor plans. The firm has worked on more than 750 projects in Norfolk.
- **PPP** showcased several case studies, a 456-unit public housing family community noting that it is similar to the community-engagement logistics within the Calvert Square and Young Terrace communities.



The full Presentation can be viewed on NRHA's [Youtube](#) page.

**Three Finalists for Master Developer of Calvert Square and Young Terrace**



# Calvert Square and Young Terrace Charette Draft Schedule

**Location:** The Murray Center, 455 E. Brambleton Ave, Norfolk, VA 23510.  
**Date:** July 14-17, 2025. 8:30 a.m. – 7:00 p.m.

	Location	Day One (Closed to Public) Sunday, July 13, 2025	Day Two Monday, July 14, 2025	Day Three Tuesday, July 15, 2025		Day Four Wednesday, July 16, 2025		Day Five Thursday, July 17, 2025	
8:30am - 12:30pm	TBD		Design Work Session <b>(Residents / Stakeholders Welcome)</b> (8:30-12:30)	Design Work Session <b>(Residents / Stakeholders Welcome)</b> (8:30-12:00)	Meetings led by TGP Principals and Project Managers while other Team Members are in the work session.  Interest Group Meeting (8:30 - 9:30)  Interest Group Meeting (10:00 - 11:00)  Interest Group Meeting (11:30 - 12:30)	Design Work Session <b>(Residents / Stakeholders Welcome)</b> (8:30-12:00)	Meetings led by TGP Principals and Project Managers while other Team Members are in the work session.  Meeting (8:30 - 9:30)  Meeting (10:00 - 11:00)  Meeting (11:30 - 12:30)	Design Work Session <b>(Residents / Stakeholders Welcome)</b> (8:30-12:00)	
12:00pm - 1:30pm	TBD		Working Lunch (12:30 - 1:30)	Lunch Team Meeting to discuss progress and evening presentation (12:30 - 1:30)		Working Lunch (12:30 - 1:30)		Working Lunch (12:30 - 1:30)	
1:30pm - 5:30pm	TBD	Set Up, Site Tour / Design Team Coordination <b>(Coordinate time with church if a church is the facility)</b>	Team Meeting	Drop-In Design Work Session <b>(Residents / Stakeholders Welcome)</b> (1:30 - 4:30)	Meetings led by TGP Principals and Project Managers while other Team Members are in the work session.  Interest Group Meeting (2:00 - 3:00)  Interest Group Meeting (3:30 - 4:30)	Drop-In Design Work Session <b>(Residents / Stakeholders Welcome)</b> (1:30 - 4:30)	Meetings led by TGP Principals and Project Managers while other Team Members are in the work session.  Meeting (2:00 - 3:00)  Meeting (3:30 - 4:30)	Design Work Session and Prep for Meeting	
		Design Work Session	Prep for Meeting (3:30 - 5:30)						
		Prep for Meeting (4:30 - 5:30)		Design Work Session (4:30 to 9:00)					
5:30pm - 7:00pm	TBD		Workshop Kick Off Meeting (5:30 - 7:00)	Progress Presentation / Meeting (5:30 to 7:00)		No Meeting		Master Plan Presentation (5:30 to 7:00)	

Pre-Charette Prep Work

4 – Day Open Workshop



## Young and Calvert Master Planning

# Next Steps:

### 1. Master Developer Interviews

**Dates:** June 18, 2025

**Lead:** NRHA & City of Norfolk

### 2. Master Developer Selection Committee Scoring

**Due:** ongoing until June 30, 2025

**Lead:** NRHA & City of Norfolk

### 3. Master Developer Site Visits

**Dates:** Week of June 24–27, 2025

**Lead:** NRHA & City of Norfolk

### 4. Calvert Square & Young Terrace Charrette – Logistics Coordination

**Status:** Ongoing

**Lead:** NRHA

### 5. Public Charrette & Review of Master Plan Concepts

**Dates:** July 14–17, 2025

**Lead:** NRHA



# SPAC Open Discussion

- *SPAC Open Discussion*

*SPAC Members*

# Adjournment