



November 24, 2020

To the Honorable Council
City of Norfolk, Virginia

Item Number: R-12

Re: A Resolution Reaffirming the Process for the Development of a Plan to Revitalize the St. Paul's Area and Establishing a Standard for the Future, Mixed-Income Community and a Guaranteed Right to Return.

Dear Ladies and Gentlemen:

Attached is a resolution to follow and enhance the Council's previous expression of its support for the plan to revitalize the St. Paul's area. The prior resolution was adopted on January 23, 2018. Today's resolution addresses goals for the plan that were not set out in the prior resolution.

Specifically, this resolution memorializes that the plan shall be sufficient to accommodate the return of all current residents of the Tidewater Gardens community who desire and are able to return and, to support that end, states that the City shall assist such residents in overcoming impediments to returning that may arise.

Finally, if adjustments are made to the plan by adding new housing units to accommodate returning residents, this resolution maintains that the City shall adjust the plan so as to respect and protect the Council's expressed goal of fostering a mixed-income, diverse, safe, healthy and vibrant neighborhood of opportunity for the St. Paul's area.

Respectfully submitted,

Bernard A. Pishko
City Attorney

Recommendation: Adopt Ordinance

Form and Correctness Approved:

BAP

Contents Approved:

By:



Office of the City Attorney

By:



DEPT. City Attorney's Office

NORFOLK, VIRGINIA

Resolution No.

A RESOLUTION REAFFIRMING THE PROCESS FOR THE DEVELOPMENT OF A PLAN TO REVITALIZE THE ST. PAUL'S AREA AND ESTABLISHING A STANDARD FOR THE FUTURE, MIXED-INCOME COMMUNITY AND A GUARANTEED RIGHT TO RETURN.

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WHEREAS, there is a portion of the City of Norfolk that has been the subject of discussions about revitalization which has, over many years, come to be known as the "St. Paul's area," which is defined for purpose of this Resolution as that land presently improved with the public housing communities of Tidewater Gardens, Young Terrace, and Calvert Square as well as their surrounding environs, comprising a total of approximately 200 acres and generally bounded on the west by St. Paul's Avenue, on the north by East Virginia Beach Boulevard, on the east by Tidewater Drive, and on the south by East City Hall Avenue;

WHEREAS, this City Council did, on January 23, 2018, resolve to authorize the City Manager to initiate a process for the development of a plan to revitalize the St. Paul's area ("Plan");

WHEREAS, the execution of the Plan is currently imminent, relying, in part, on grant funds secured from the United States Department of Housing and Urban Development ("HUD") through its Choice Neighborhoods program for that portion of the St. Paul's area that is defined in the Choice Neighborhoods Initiative grant awarded by HUD in May of 2019 ("CNI Area");

WHEREAS, those public housing dwelling units located in the Tidewater Gardens community that are situated in that portion of the St. Paul's area identified as the CNI Area are obsolete as to physical condition, location, or other factors, making them no longer suitable for housing purposes and, therefore, are the subject of an application for demolition and disposition, now pending with HUD;

WHEREAS, the Plan is designed and intended to reduce or eliminate the harmful effects of segregation and poverty by fostering a mixed-income, diverse, safe, healthy and vibrant neighborhood of opportunity and, to that end, reduces the concentration of public housing dwelling units in the CNI Area;

WHEREAS, in order to ensure that the benefits of the revitalization Plan accrue to those who are most impacted by the demolition that will be required in order to accomplish it, every member of every household residing in every dwelling unit in the Tidewater Gardens community as of February 28, 2019 that is hereafter demolished or disposed of should have a right to

return to a new dwelling unit constructed either in accordance with the provisions of the CNI grant or in the St. Paul's area; and

WHEREAS, the City Council desires to clearly establish that the goal for the future community in the St. Paul's area is one that encourages, advances, and preserves residency by persons and families of various levels of income while protecting the right of existing residents to return to the area; now, therefore,

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

Section 1:- That Resolution No. 1,697, adopted on January 23, 2018 ("the Resolution"), is hereby reaffirmed;

Section 2:- That the total number of rent-subsidized and rent-restricted residential dwelling units constructed in the St. Paul's area, which area includes but is not limited to the CNI Area, at the conclusion of the development shall be sufficient to accommodate the return of all current residents of the Tidewater Gardens community who desire and are able to return.

Section 3:- That, in the event that the number of new rent-subsidized and rent-restricted residential dwelling units that are identified and proposed in the Plan as of the date of this Resolution are insufficient to accommodate the return of all those residents of the Tidewater Gardens community who desire and are able to return, the City shall cause to be constructed additional rent-subsidized and rent-restricted residential dwelling units in the St. Paul's area until the number of such units is sufficient to accommodate every person who was a resident of the Tidewater Gardens community as of February 28, 2019 and who desires and is able to return to the St. Paul's area. The ability of any resident to return shall conform to and be consistent with the eligibility for occupancy criteria approved by the Board of Commissioners for the Norfolk Redevelopment and Housing Authority in its Return Policy for Residents of Tidewater Gardens, adopted by resolution dated November 12, 2020.

Section 4:- That that City shall work to ensure that

financial assistance is provided to persons who have and who are exercising the right to return in order to overcome any impediments to returning that may arise, such as fees for early termination of leases, utility service account deposits and connection fees, actual moving expenses, and security deposits.

Section 5:- That, in the event that any new rent-subsidized and rent-restricted residential dwelling units are constructed in the St. Paul's area beyond the maximum number that is identified in the Plan as of the date of this Resolution in order to accommodate the right to return described herein, the City shall adjust the Plan so as to respect and protect the City Council's expressed goal of fostering a mixed-income, diverse, safe, healthy and vibrant neighborhood of opportunity for the St. Paul's area and, to that end, may make accommodation in the Plan for the construction of additional dwelling units that are neither rent-subsidized nor rent-restricted.

Section 6: - That this resolution shall be in effect from the date of its adoption.