



The **Community Builders**, Inc.

## Broad Creek – Norfolk, VA



*In the years following World War II, new federal legislation made the creation of public housing authorities possible and Norfolk, Virginia was one of the first cities to take advantage of this opportunity. The City's worst neighborhoods were replaced with new public housing complexes, like Roberts Village and Bowling Green, and residents were eager to live in them. Over the next 50 years, though, these complexes steadily deteriorated and eventually were overrun by crime and violence.*

In 2000, Norfolk obtained a \$35 million HOPE VI grant and enlisted The Community Builders, Inc. (TCB) to implement its vision of a revitalized neighborhood where the public housing communities of Roberts Village and Bowling Green stood. The new neighborhood is named "Broad Creek Renaissance", after a nearby body of water. TCB's roles include master developer of three rental phases, coordination of the demolition, infrastructure engineering and property management.

The HOPE VI plan is ambitious—over 600 units of replacement housing on the site of the two former public housing communities, including market rate rental housing, senior apartments, homeownership and commercial uses all woven into a New Urbanist Plan. The buildings are designed in regional styles—modest four-square bungalows, shingle style two-story homes and some transitional designs with traditional porches, brick and fiber cement siding. Attractive landscaping and rear loaded parking areas contribute to the New Urbanist aesthetic of the property.

The first phase of rental housing was a senior project of 100 units developed by a local Norfolk company. The second, third, and fourth phases of Broad Creek comprise TCB's work, totaling 300 units. Completed in 2006, the Broad Creek Renaissance redevelopment boasts over 280 affordable units and 19 market-rate units. Broad Creek's future phases will include various types of homeownership products, including rowhouses, condo flats, and single family detached homes.

### **Regional Hubs**

#### **BOSTON**

95 Berkeley Street  
Suite 500  
Boston, MA 02116  
P: 617-695-9595

#### **WASHINGTON, DC**

1602 L Street, NW  
Suite 401  
Washington, DC 20036  
P: 202-552-2500

#### **CHICAGO**

135 South LaSalle Street  
Suite 3350  
Chicago, IL 60603  
P: 312-577-5555

## *Broad Creek* at a Glance

- 300 family and senior rental units, 300 homeownership units, commercial space, and all new infrastructure.
- **TCB Role:** Master Planner, Owner, Developer, Community Support and Services Provider, Management Agent
- **Sponsor:** Norfolk Redevelopment and Housing Authority (NRHA)
- **Financial Participants:** HUD HOPE VI, Federal Home Loan Bank (FHLB), private debt, equity
- **Total Development Cost:** \$40 million