



Project Name: Townhomes at East Church

Project Type: Twelve affordable and stylish townhouses

Year Built: 2007

Investment: \$12 million

Project Description: Continuing the completion in 2006 of the West Church project, NRHA, with input from the Church Street Task Force and Norfolk Planning Commission, worked to create a first-class project in the Church Street corridor of the city, bringing about much needed change and revitalization as the neighborhood continues towards renewal. The Townhomes at East Church, just two blocks north of the historic and recently renovated Attucks Theatre, are a welcome addition to the neighborhood and part of the larger picture of the area's revitalization efforts. The project resulted in 12 affordable and stylish new townhouses that complemented the adjacent West Church neighborhood of 26 mixed-income single-

family detached homes. The homes were carefully designed using brick exteriors, HardiPlank siding and two-car carriage house-style garages. The two- or three-story homes include three to four bedrooms and two- and a half to three- and a half baths in three different plan types ranging from 1,500 to over 2,000 square feet. Priced between \$165,000 and \$225,000, the units were among the best values in the Hampton Roads region, where the average townhouse price for new construction was \$296,000.



New townhome owners and builder share their pride with NRHA Executive Director Shurl Montgomery and Board Chair Shep Miller

East Church

The decision to build townhouses made for more efficient land use, allowing for an increased number of units. Since the townhouse style has been used for centuries, the Townhomes at East Church development restores the early 20th century charm and character to the Church Street corridor.



This project stands as an example of how the Church Street Corridor is not only being revived, but is thriving.

Board Chairman Shep Miller



In addition to continuing the revival of the Church Street section of Norfolk and the city's renaissance as a whole, the Townhomes at East Church have been noted for their quality in both design and construction. While the units look as though they should come with hefty price tags, they were priced below the average new construction town homes in Hampton Roads, making them very affordable. Additionally, half of the homes were reserved for lower income families while the remaining units sold at market rate.

Despite a slowing market, the construction of the townhouses began in March 2007 and all units were sold by early summer 2007.