

Affordable Housing Overview

A report from
Livable City Initiative(LCI)
and
Elm City Communities-HANH

EXECUTIVE DIRECTORS

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MAYOR TONI N. HARP, CITY OF NEW HAVEN



Affordable housing inventory and private development in New Haven

Presenters:

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NEW HAVEN STATISTICS

- Housing
 - 34% of housing in New Haven is affordable
 - 57,000 units (50,000 households)
 - 17,000 units are affordable through government subsidy
 - Low income public housing; Housing Choice Vouchers; Low Income Housing Tax Credits; State RAP vouchers; etc.
 - ECC/HANH owns/subsidizes 6,000 units; waitlists exceed 10,000; approximately 400 families leave program annually
 - 41% of New Haven HH are housing burdened
 - 58% of New Haven HH rent for more than \$1000/mo
 - 22% of New Haven HH rent for \$750/mo or less
 - Median rent \$1,090
- Income
 - 27% of households live below the poverty level

17,000
government
assisted units

NEW HAVEN STATISTICS

- Housing wage in New Haven is \$25.31/hour (to rent an average 2 BR apartment a family needs to earn \$53,000 annually)
- Based upon New Haven's actual median income of \$37,000 annually, affordable rent is \$750/month
- Rent burdened low income households in New Haven
 - 10,700 families living at or below 30% AMI
 - 6,230 families living between 30-50% of AMI
 - 5,212 families living between 50-80% of AMI
 - 2920 families living at greater than 80% AMI

**25,062
NEEDED
UNITS**



Owner: 115 Edgewood NavCapMan, LLC

- ✓ **Dwight Coop was in foreclosure w/ HUD**
- ✓ **9 buildings – 80 garden style units –**
 - 20 at 50% AMI,
 - 20 at 60% AMI
 - 20 at 80% AMI and
 - 20 at 120% AMI.TDC
- ✓ **\$13 Million Project -**
 - \$ 4,250,000Champ 8 funding
 - \$7.5M private perm funding
 - \$400,000 City of New Haven HOME
- ✓ **Phase I completed**
- ✓ **Phase 2 this September, 2018**

Dwight Gardens



Owner/Developer:- City of New Haven:

Phase One

- ✓ New Construction 5 – 2-Family Structures - 10 units
- ✓ Judith Terrace in the Fair Haven Heights
- ✓ \$2.4 million project cost
 - NRP 1 (DOH) and City Capital funded project
- ✓ 75% Completion
- ✓ Judith Street paving by City Engineering
- ✓ Completion Date – should be this December 2018

Phase 2

- ✓ New Construction Plan Options
 - ✓ 2 single family homes on Riverview
 - ✓ A 2-Family home on Judith Terrace

Judith Terrace Development



Owner/Developer: City of New Haven:

- ✓ New Construction of new multi-family homeownership units
- ✓ On Thompson & Winchester in Newhallville
- ✓ City owned vacant lots with 18 new units, 9 for homeowners and 9 for rentals
- ✓ New community park with amenities at 506 Winchester Avenue
- ✓ \$3. 8 million project
 - \$2.3 million from NRP 2 program CT DOH
 - \$1.5 million City funding

Thompson & Winchester Development

Owner/Developer:

Northland

Development/Glendower



- ❖ Demolition now underway
- ❖ \$951,000 planning grant through the HUD Challenge to develop Hill to Downtown Community Plan
- ❖ Phased revitalization project on the existing Church Street South Housing Development Site and Robert T. Wolfe Housing Development
- ❖ 5 buildings (25,000 sq ft retail space; 1,100 mixed income rental units
- ❖ 398 Affordable/Working Family units and Union Square Park

UNION SQUARE



UNION SQUARE



22 Gold Street

- ✓ Project that consists of 110 new construction rental
- ✓ 79 market rate and 31 affordable units
- ✓ 2,400 sq ft of commercial space.
- ✓ TDC \$23M of which \$233,000 City non-federal funding and \$5M State flex funding.

RMS Development



49 Prince Street –

- ✓ 30 units of safe, affordable rental housing in the Hill-to-Downtown area.
- ✓ Gut rehabilitation of the Welsh Annex School.
- ✓ CDBG \$500,000 complete pre-development activities interior



216 Congress Avenue

- ✓ \$19 million project
 - ✓ 90 new rental units
 - ✓ 30 affordable units
 - ✓ DOH Just in Time Funding
- City of New Haven
Private equity

222 Lafayette Street

- ✓ \$21 million project
- ✓ 104 new rental
- ✓ 32 affordable units
- ✓ DOH Just in Time Funding
- ✓ City of New Haven
- ✓ Private equity



Owner/Developer: New Haven

- ✓ 2 Brownstones (2 or 3 Family)
- ✓ DOH Homeownership NOFA 2018
- ✓ Yale New Haven Hospital sale to CoNH
- ✓ Phase 1 - construction drawings, new roof, re-pointing brick façade and ***deconstruction*** of interior.
- ✓ Phase 2 - rehabilitation of interior.

596-598 George Street



Owner/Developer: New Haven

- ✓ Acquire lot back from CUHO
- ✓ New construction
- ✓ \$315,000 project
- ✓ Single homeownership unit
- ✓ Construction started May 2018.
- ✓ Completion December 2018

384 Blatchley Avenue



Owner/Developer: Westmount

- ✓ 64 rental units
- ✓ Rehab & new construction
- ✓ 100% - Section 8 affordable
- ✓ LCI Property Disposition



HILL CENTRAL Cooperative



Owner/Developer:
Eclipse Development

- ✓ 395 new rental units
- ✓ 20% Affordable & Workforce
- ✓ Redevelopment of contaminated Olin Site C Tract
- ✓ Remediation Underway



201 MUNSON Street Development



Owner/Developer:
Gambardella

- ✓ New construction
- ✓ 145 rental units
- ✓ 30% affordable component
- ✓ Community Ownership of Carriage House



240 Winthrop Avenue



Owner/Developer: WRHC, LLC

- ✓ 56 rental units
- ✓ New townhome construction
- ✓ 100% - Affordable
- ✓ LCI Property Disposition

West River Housing Company, LLC 16 Miller Street



Owner/Developer:

Carabetta, LLC

- ✓ 60 rental units
- ✓ New construction
- ✓ 100% - Affordable
- ✓ Project Based Certificates

Antillean Manor Revitalization Project

AFFORDABLE UNITS RETAINED ON DEVELOPMENT SITES

- Beechwood Gardens – 82 Affordable Units
 - Ninth Square - 188 Units
 - Kensington Square – 216 Units
 - St Martin Townhomes – 63 Units
- LCI worked with community and owner developers to retained affordable units on these sites.

**TOTAL AFFORDABLE HOUSING UNITS COMPLETED/PROPOSED/RETAINED
IN THE
CITY OF NEW HAVEN**

2015 TO DATE:

1464

ELM CITY COMMUNITIES



ABOUT US

1,849 Low
Income
Public
Housing
Units

5,376
Housing
Choice
Vouchers
funded

5,063
HCV
leased

6,000+
families
served

14,000
individuals
housed

95% of
families at
or below
50% of
AMI

\$14,000
mean
family
income

\$123 M
annual
budget

\$62 M+
annually
into local
economy
as HAP
payments

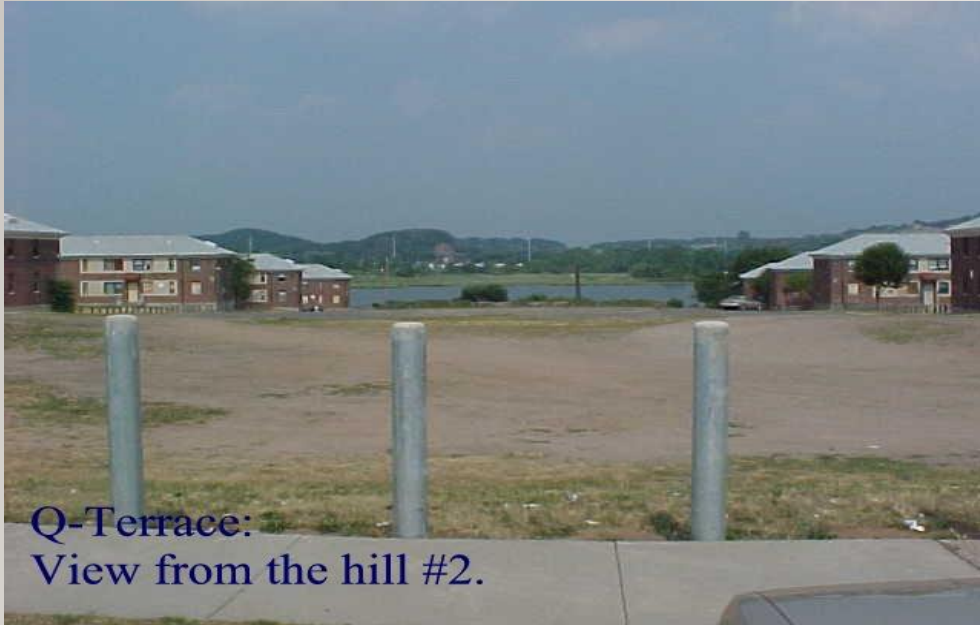
CREATING HOUSING CHOICE

- ❑ Approximately 1,900 units redeveloped
- ❑ Over \$554 M in investment
- ❑ \$112 M in public dollars leveraged over \$380M in private funds
 - ❑ Elm Haven to Monterey Place
 - ❑ Quinpiac Terrace Phases I, II and III
 - ❑ Eastview Terrace redevelopment
 - ❑ “New” William T. Rowe redevelopment
 - ❑ West Rock redevelopment- Brookside, Rockview and Ribicoff (Twin Brooks)
 - ❑ 122 Wilmot Road redevelopment
 - ❑ Farnam Courts/Fair Haven/Mill River Crossing

MONTEREY PLACE -392 UNITS



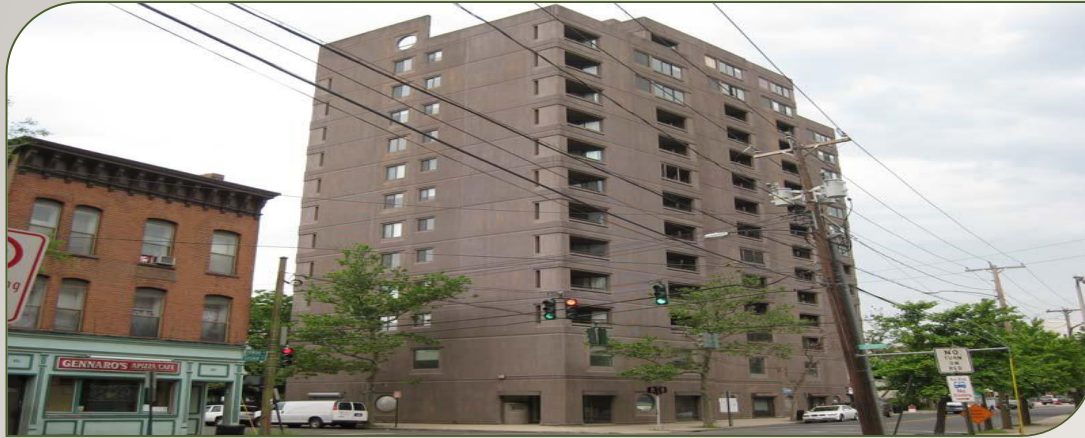
QUINNIPIAC TERRACE- 193 UNITS



EASTVIEW TERRACE - 102 UNITS



THE “NEW” ROWE BUILDING -104 UNITS





THE "NEW" ROWE BUILDING





BROOKSIDE ESTATES-202 UNITS





BROOKSIDE ESTATES – HOMEOWNERSHIP- 12 UNITS



122 WILMOT ROAD-WILMONT CROSSING -47 UNITS



RIBICOFF COTTAGES – TWIN BROOK ESTATES - 106 UNITS



FAIR HAVEN -2 SITES -57 UNITS



MILL RIVER CROSSING- 111 UNITS COMPLETED (228 AFFORDABLE UPON COMPLETION)



ELDERLY DEVELOPMENTS PORTFOLIO- PRESERVATION

- Katherine Harvey Terrace
- Newhall Gardens
- Prescott Bush
- Constance Baker Motley

ELM CITY COMMUNITIES REDEVELOPMENT SUMMARY

DEVELOPMENT NAME	INITIAL NUMBER OF UNITS	NUMBER OF UNITS DEVELOPED	TOTAL DEVELOPMENT COST	MTW COMMITMENT	DOLLARS LEVERAGED
Elm Haven / Monterey Place	462	392 (339 rental units and 53 homeownership)	\$80.5M	Redevelopment occurred before MTW designation.	\$16.1M*
Quinnipiac Terrace I	256	81	\$72.3M	\$3.8M	\$21M
Quinnipiac Terrace 2		79		\$3.4M	\$29.2M
Quinnipiac Terrace 3		33		\$2.9M	\$12.1M
The New Rowe Bldg	175	104	\$36.4 M	\$6.6M	\$29.8M
122 Wilmot Road	0	47	\$19.2M	\$4.6M	\$14.6M
Brookside I	295	101	\$45.5M	\$14M	\$31.5M
Brookside II		101	\$29M	\$3.4M	\$25.6M
Brookside HO	0	12	\$6.7M	\$2.5M	\$4.2M
Rockview I	195	77	\$29.8M	\$5.3M	\$24.5M
Eastview Terrace	150	102	\$45M	\$28.4M	\$16.6M
Ribicoff I	100	55	\$27M	\$3.6M	\$22M
Ribicoff II		51	\$21M	\$9.7M	\$11.3M
Farnam	240	210	\$111M	\$16.8M	\$94M
Eastview II/Chatham	0	57	\$30.8M	\$6.5M	\$24.3M
TOTAL INVESTMENTS	1,873	1,502	\$554.2M	\$111.5M	\$376.8M

UPCOMING DEVELOPMENT PROJECTS

- Rockview II
- Westville Manor redevelopment
- Valley Townhouses redevelopment
- Rental Assistance Demonstration Project conversions
 - Scattered Sites, McQueeney Towers, Celentano, Fairmont and Ruoppolo
- Robert T. Wolfe – 49 Union Ave.

HOUSING AS AN EQUITY ISSUE

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- Shortage of affordable housing represents a housing crisis. Segregation of affordable housing represents an equity and civil rights issue
 - CT's challenge is how to foster diverse neighborhoods
 - Investments in cities
 - Reverse segregation and provide choice in housing
 - Racial inequities in opportunity areas
 - Southcentral CT
 - Population 570,000; 73% white
 - Largest percentage of people of color reside in New Haven, West Haven, Meriden and Hamden
 - In 2015, Milford and New Haven issue the highest number of residential building permits
 - New Haven is the only city in the region with majority renters -63% (others range from 9% in Woodbridge to 40% in West Haven)
 - 12% of the units in the Region are subsidized
 - 30% of New Haven's units
 - Less than 1% in Bethany and Woodbridge
 - 3% of Branford's units
 - 5% of Wallingford, North Haven and Milford's units
 - 8% of East Haven and Hamden's units
 - 13% of West Haven's units
 - 16% of Meriden's units

HOUSING AS AN EQUITY ISSUE

- Many towns determined to be “opportunity areas” have very little subsidized housing
 - Opportunity areas are defined as low poverty areas with high performing schools and job opportunities
- CT lacks a regional approach to address this
 - Cities provide the affordable housing, shelters, support services etc. for the entire region
 - Areas of opportunity are slow to develop options and are often not seen as welcoming to diverse populations
- Contributes to continuing patterns of segregation by economic and race/ethnicity
- Income disparities underlie the housing crisis

WAYS TO IMPACT

- New Haven solutions
 - Economic development – must raise the income level of our residents – Require New Haven businesses to pay a “housing wage” not a “livable wage”
 - Equity based reparative actions that restore wealth to communities
 - Reinvestment in New Haven’s existing portfolio; reinvestment in New Haven’s neighborhoods
 - Equitable distribution of affordable housing resources in New Haven’s downtown and neighborhoods
 - Educate developers on ways to develop affordable housing
 - Incentivize developers
- Regional solutions
 - Development of new opportunities
 - Requirement to lease to families on **urban** waitlists
 - Address zoning and land use issues in suburban communities
 - Allow urban PHA to develop beyond municipality
 - Regional funding of services delivered by urban centers
- State and Federal solutions
 - Advocate for greater subsidy dollars- State and Federal
 - Streamline information and access to affordable housing units

Thank You!

QUESTIONS & COMMENTS