

What we have built together

Presentation to Board of Commissioners – July 21, 2020

Elm City Communities

3 inter-related companies creating affordable housing of choice and opportunities to thrive

Mission and Vision

- Vision
- **We envision a New Haven where every resident has a safe and decent home that they can afford and opportunities to fulfill their goals.**
- Mission:
- **To make a positive difference in the lives of residents of the City of New Haven through the development and operation of affordable communities of choice and by providing opportunities for greater self-sufficiency.**

Elm City Communities

- Housing Authority of the City of New Haven
 - Public Housing Program
 - Housing Choice Voucher Program
 - Planning and Modernization
 - Community and Economic Development
 - Central Office
- The Glendower Group, Inc.
 - Development services
 - Relocation services
- 360 MGT Group, Co.
 - Property management
 - Compliance

HANH

- Maintained MTW status and expanded use of
- Served 20% more families than prior to MTW status
- Re-positioning of portfolio to leverage additional resources to invest in properties to improve housing choice
- RAD conversion of hundreds of units
- Capital program investment in capital needs
 - \$1m lead abatement program underway
- Significant increase in occupancy
- Improved customer service, efficiency and self-sufficiency and supportive services
 - 26% increase in household income for FSS families
 - Increase in average Full CARES family income to \$39,525
 - Over 50 new homeowners
 - Improved school attendance and academic achievement for students engaged in ECC/HANH Belleves!
 - One of first CT PHAs to implement Re-entry program and services

The Glendower Group, Inc.

- Over 2,000 units redeveloped
 - Eastview, Wilmont Crossing, Twin Brooks, Fair Haven Chatham, Mill River, RAD 1, RAD 2, RAD 3
 - Brookside, Rockview, Quinpiac Terrace, Rowe
 - Monterey Place
- Over \$650 million capital improvement program
 - Over \$500 million leveraged dollars
- 41% of dollars spent through EEO program with MBEs, WBEs and Section 3 businesses
- Projects underway
 - RAD 4
 - Valley Townhouses
 - Westville Manor
- Relocation assistance provided to thousands of families
- Community creation
 - Green spaces, bike lanes, amenities and services
 - Road connections
 - Removal of the infamous Hamden fence

360 MGT Group

- Launched in 2017
- Recruited leadership and team
- Management of mixed finance properties, RAD and LIHTC
- Strategic plan for expansion and long term sustainability underway
- Focus on exemplary investor relations and property management services

Leader in affordable housing

- ECC/HANH has been a leading voice in advocacy for affordable housing in New Haven, the region and state
- National platform through Board membership and active involvement in national industry groups
- Launched 12-point Inclusive CT agenda to desegregate CT neighborhoods and town
 - #InclusiveCT

Positioned for success

- The work that we have undertaken over the past decade has positioned the agency for a sustainable future
 - Diversification of income streams
 - Strong agency balance sheet and reserves
 - Strong fiscal management
 - Knowledgeable and committed team
 - Compliance with laws, regulations, statutes, policies and ordinances
 - Risk management strategy
 - Strategic planning
 - Equity focus
- Prepared us to respond to the unforeseen COVID-19 pandemic
 - Protections for residents and participants and landlords
 - Staff protections
 - Continuity of operations

Thank you

- Support of the Board of Commissioners
- An amazing team at ECC/HANH/GG/360 MGT
- Board of Directors of the instrumentalities
- City administration
- 14,000 residents and participants household members
- Hundreds of partners!