CHECK LIST FOR ALDERMANIC SUBMISSIONS

X Cover Letter
X Resolutions/ Orders/ Ordinances
X Prior Notification Form
X Fiscal Impact Statement - Should include comprehensive budget
X Supporting Documentation
X Disk or E-mailed Cover letter & Order

IN ADDITION, IF A GRANT:

x Notice of Intent
x Grant Summary
x Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 1, 2022
Meeting Submitted For: March 21, 2022
Regular or Suspension Agenda: Regular
Submitted By: Cathy Carbonaro-Schroeter

Title of Legislation:
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION DOLLARS AND ZERO CENTS ($2,000,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF REHABILITATION OF 18 TOWER LANE GROUND FLOOR

Comments:

Coordinator's Signature: Michael Piscitelli
Controller's Signature (if grant):
Mayor's Office Signature:

Call 946-7663 with any questions.
March 2, 2022

Honorable Tyisha Walker
President - Board of Aldermen
City of New Haven
165 Church Street
New Haven, CT 06510

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION DOLLARS AND ZERO CENTS ($2,000,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF REHABILITATION OF 18 TOWER LANE GROUND FLOOR

Dear Honorable Tyisha Walker:

The City of New Haven is requesting authorization to act as a pass-through for Urban Act funding from the State of Connecticut to The Towers at Tower Lane. The Towers at Tower Lane will be investing the funding into the Ground Floor of 18 Tower Lane located in Ward 6. The Towers is a senior loving complex where residents are able to age in place and access physical, mental and social programs and services.

We respectfully request your honorable Board’s favorable action on the attached Order to enable the City of New Haven to move forward with this funding on behalf of The Towers at Tower Lane.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-6437.

Respectfully submitted,

Arlevia T. Samuel
Executive Director
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE
CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN
AN AMOUNT NOT TO EXCEED TWO MILLION DOLLARS AND ZERO CENTS ($2,000,000.00)
FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE
PURPOSES OF REHABILITATION OF 18 TOWER LANE GROUND FLOOR

WHEREAS, the State of Connecticut Office of Policy and Management ("OPM")
submitted to the Connecticut State Bond Commission a request for funding for the City of New
Haven (the “City”) as pass through to The Towers at Tower Lane for the rehabilitation of the
ground floor of 18 Tower Lane (“The Towers”); and

WHEREAS, on December 27, 2021, the Bond Commission approved the City for the
award of an Urban Act Grant in the amount of Two Million Dollars and Zero Cents
($2,000,000.00) (“the Urban Act Grant”); and

WHEREAS, the Towers located in Ward 6 consists of 328 units of senior housing of
which 80% are affordable where resident are able to age in place and access on-site physical,
mental and social programs and services; and

WHEREAS, the Urban Act Grant will provide necessary funding for ground floor
redesign/program space to meet changing needs of residents and upgrade kitchen and dining
facilities to bring meal preparation closer to residents.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New
Haven, that the acceptance of the Urban Act Grant in an amount not to exceed Two Million
Dollars and Zero Cents ($2,000,000.00) awarded by OPM is hereby approved.

AND BE IT FURTHER ORDERED THAT The Mayor of the City of New Haven is hereby
authorized to execute and file the Urban Act Grant application with OPM; to act as pass through
for the Urban Act Grant funds; to serve as the City’s authorized representative and to provide
such additional information as may be required by OPM in connection with the City’s grant
application; to provide any documentation as may be required by OPM to effectuate the City’s
application for and acceptance of the Urban Act Grant; to execute and deliver the Urban Act
Grant agreement on behalf of the City; to execute and deliver any amendments or revisions as
may be required by OPM, including but not limited to indemnification of OPM by the City; and to
execute and deliver such other instruments as may be necessary or expedient to effect the
purposes of this Order.
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO: ALDERPERSON CARMEN RODRIGUEZ

DATE: March 1, 2022

FROM: Department LCI
Person Cathy Carbonaro-Schroeter Telephone X 8274

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION DOLLARS AND ZERO CENTS ($2,000,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF REHABILITATION OF 18 TOWER LANE GROUND FLOOR

Check one if this an appointment to a commission
☐ Democrat
☐ Republican
☐ Unaffiliated/Independent/Othe __________________________

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERMEN

DATE: March 2, 2022

FROM: Arlevia T. Samuel, Executive Director

SUBMISSION ITEM:

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION DOLLARS AND ZERO CENTS ($2,000,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF REHABILITATION OF 18 TOWER LANE GROUND FLOOR

I. List Cost:

<table>
<thead>
<tr>
<th>Line Item</th>
<th>General</th>
<th>Special</th>
<th>Capital/Bond</th>
<th>Dept/Act/Obj. Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Personnel</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1. Initial start-up</td>
<td>N/A</td>
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<tr>
<td>2. One-time</td>
<td>N/A</td>
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<td>B. Non-Personnel</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1. Initial start-up</td>
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<td>2. One-time</td>
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<tr>
<td>3. Annual</td>
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</tr>
</tbody>
</table>

II. List Revenues: Will this item result in any revenues for the City? Please list amount and type.

1. One-time: $2,000,000 – State of CT OPM

2. Annual:

Other Comments: Funding is a pass-through for non-profit entity from State of Connecticut to City of New Haven to The Towers at Tower Lane
### 2021 House Bond Request Form

<table>
<thead>
<tr>
<th><strong>1. Name of project:</strong></th>
<th>The Towers At Tower Lane (The Towers)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2. Address of project:</strong></td>
<td>18 Tower Lane, New Haven, CT 06510</td>
</tr>
</tbody>
</table>
| **3. Legislators supporting:** | Juan Candeleria  
**4. Date submitted February 1, 2021** |
| **5. Amount of state bond request:** | $3,368,567 |
| **6. Total cost of project:** | $7,468,567 |
| **7. Sources of other funding for this project and amounts:** (i.e. federal, local, private) | The project has obtained approximately 50% of the funding to cover the development’s expenses as $3,500,000 will be paid from the property’s reserves. In addition, The Towers intends to apply for City of New Haven CDBG and HOME funds in the amount of $100,000 and for Housing Tax Credit Contribution Funds through the Connecticut Housing Finance Authority in the amount of $500,000. As you can see, a total of $4,100,000 has already been identified. The Tower is requesting that the gap of $3,368,567 be contributed by the State of CT. |
| **Description of project:** | The Tower One building opened in 1971, designed by Charles Moore, and then Tower East in 1982. These buildings together provide affordable housing options to 328 households ages 62+ years of age or older. The buildings’ legal entities and overall operations were merged in 2017 to be one entity instead of two. These buildings are located in the heart of Downtown New Haven in the Hill neighborhood. The purpose of this initiative is to reimagine the 30,000 sq. ft. of ground floor common areas and program spaces to increase resident-use space and allow multiple evidence-based wellness programs to run concurrently. We are renovating because all the evidence-based programs (Klaatch, Matter of Balance, Aging Mastery) that are proven to improve people’s lives and the footprint of the building itself will promote healthier lives and match the needs of the coming generations of seniors. The renovations will transform the seniors’ meal program experience and options by allowing for open and participatory meal preparation and multiple dining venues. The project includes: 1) full implementation of our new Proactive Partner Program (i.e. person-specific geri-focused assessments and personalized goal setting with baseline and progression tracking). The new resident-focused gathering spaces will allow for multiple physical, social and cognitive programs to be run concurrently; 2) flexible spaces for the goal-oriented programs (large, medium and intimate gatherings) and create new spaces for art therapy (e.g. visual, paint and clay). We have had great success with our “Opening Minds through Art,” for residents in the second stage of dementia, that we realized that we need a space that allows for the messes that art creation make (e.g. paint spills, clay splatters etc.) 3) update kitchen layout and systems in a purposeful effort to bring meal preparation closer to residents. This will allow for residents to be part of meal preparation with an open kitchen connected directly to our Café and Dining Room. Meal preparation will also be televised through multiple cameras and broadcasted through our Towers Television service directly into resident apartments. Residents will be able to dine alongside meal preparation or choose to have a meal made fresh in front of them and taken to go. These new systems and the “display kitchen” will encourage more meal plan participation and increase access to fresh healthy meals verses frozen meals often purchased by our seniors who are no longer able to cook for themselves. Residents will smell and hear foods being cooked before they dine and freely give their opinions to the chef about what he/she is doing right or wrong and be engaged through the meal experience. |
| **9. Status of project:** (i.e. current phase, permits received, designed, federal or local approval, ready for construction): | The project is in the predevelopment stage, all development team members have been identified, schematic plans are completed, local approvals are underway, and a permit is expected to be issued by mid-May. |
10. Contact person and contact information (Name, phone number, email address, etc.):
Gustave (Gus) Keach-Longo, President/CEO
18 Tower Lane, New Haven CT 06519 - P: 203.772.1816 ext.320
Gus@TowerLane.org - website: www.towerlane.org

11. Project is anticipated to begin upon receiving state funding (check one):

<table>
<thead>
<tr>
<th>Immediately</th>
<th>Within 6 months</th>
<th>Within 12 months</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments _______________________________________________________________________________

12. Anticipated length of project (months/years): 12 month construction schedule.

13. Temporary jobs created or retained: 50

14. Permanent jobs created or retained: ___________

15. Who will benefit from this project and how: The Towers at Tower Lane (The Towers) is a vibrant senior community with HUD-backed mortgage and project-based Section 8 rental assistance vouchers. We are located in the Hill section of New Haven. The Towers is home to approximately 328 seniors, the majority of who are low-income and from minority communities. The average age in our community is 83 and the average annual income falls between $15,000 and $20,000. Seventy-three percent of our population receives rental assistance to enable them to afford their housing at The Towers. Seventy percent of our residents require assistance with their activities of daily living to remain in the community and avoid premature placement in long term care settings. While The Towers was originally founded by the New Haven Jewish community, The Towers is proud to be a diverse community welcoming all individuals from all backgrounds. The majority of our residents come from our local African American, Latinx and Jewish communities.

The Towers has always been on the forefront of innovation in older adult community-based services. We are proud to deliver a wide variety of services in-house to enable our residents to age in place. We also offer numerous life enrichment programs that enable our residents opportunities to live their best lives, regardless of their specific financial situations. The renovation of our ground floor is key to us being able to fully implement our new Proactive Partner Model. This model is a collaboration with Quinnipiac University to provide each resident geri-focused assessments and develop person-specific wellness goals targeted on their specific needs. This type of model is not offered in other senior-centric communities, including private pay for-profit retirement communities. Since this model is fully funded through our supporting organization, The Towers Foundation, there is no out-of-pocket costs to our seniors who elect to participate. All senior have equal access to all our programs and services due to the donations and grants received by the Towers Foundation. At this time, we need to renovate our ground floor spaces so that we have more program spaces and can fully roll out this new model. We need several resident spaces that offer us the ability to run our evidenced-based programs concurrently.

16. Additional details (if applicable):
Please attach a detailed budget that accounts for how the funds will be spent.
Please attach site plans, quotes, pictures and any additional support information if applicable.
Aerial View of the Towers - Existing

A Vision for the Future
Our Community

328 Total Units
  › Tower One 178 Units
  › Tower East 150 Units

Average Age: 83 years (see chart)
Average Income of our Subsidized Residents: $1,346
Average Length of Stay: 5.5 years (omitting residents < 1 yr)

Aging in Place – Money Follows the Person
70% (230 of 328) of our residents need personal care

  › 57% of our residents are considered “Frail”
    (Needing Assistance with 3 or more ADLs)

  › 13% of our residents are considered “At-Risk”
    (Needing Assistance with 1 or 2 ADLs)

New residents moving in much more frail
Redesign Ground Floor Program Space

Proposed Revisioned Plan

Tower East

Courtyard

Covered Outdoor Dining

New Covered Drop-Off

Tower One
Limited Common Area Sun
Our Entrance and Living Room
Our Dining Ventures
Meal Preparation Closer to Residents
Impact

Proactive Partner Program

Resident-specific information with individualized goals
• Not available in other senior-centric settings or service models

Delay or avoid resident placement into long term care settings
• Can model help reduce amount of ADL assistance needed?
• Increase length of stay at The Towers
• All residents would be on Medicaid if in LTC

Construction Project Projections

75+ Temporary Construction jobs over 14 to 16 months

7 Permanent Food Service jobs with new dining model
NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERMEN REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

PROGRAM NAME: The Towers at Tower Lane – Ground Floor

( x ) NEW                  ( ) CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: $2,000,000

FUNDING SOURCE: OPM – Bond/Flex Funding

PURPOSE OF PROGRAM: Improvements to 18 Tower Lane (The Towers) for Ground Floor redesign/program space/dining/kitchen improvements

BRIEF SUMMARY OF CITY’S PROPOSAL:

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION DOLLARS AND ZERO CENTS ($2,000,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF REHABILITATION OF 18 TOWER LANE GROUND FLOOR

MATCH REQUIREMENT FROM GENERAL FUND (if any): NONE

ALLOWABLE INDIRECT COST: NONE

DEPARTMENT SUBMITTING APPLICATION: LCI

CONTACT PERSON: ARLEVIA T. SAMUEL, EXECUTIVE DIRECTOR

DATE: MARCH 2, 2022
<table>
<thead>
<tr>
<th><strong>GRANT SUMMARY</strong></th>
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</thead>
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<td><strong>Grant Title:</strong></td>
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<tr>
<td><strong>MUNIS #:</strong></td>
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<tr>
<td><strong>City Department:</strong></td>
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<tr>
<td><strong>City Contact Person &amp; Phone:</strong></td>
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<tr>
<td><strong>Funding Level:</strong></td>
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<td><strong>Funding Period:</strong></td>
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<td><strong>Funding Source:</strong></td>
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<td><strong>Funding Source Contact Person &amp; Phone:</strong></td>
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<tr>
<td><strong>Purpose of Program:</strong></td>
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<td><strong>Personnel (salary):</strong></td>
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<tr>
<td><strong>Personnel (Worker’s Comp):</strong></td>
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<td><strong>Personnel (Med. Benefit):</strong></td>
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<td><strong>Non-Personnel (total):</strong></td>
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<td><strong>Non-Personnel (M &amp; U):</strong></td>
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<tr>
<td><strong>New or Renewal?</strong></td>
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<td><strong>Limits on spending (e.g., Admin. Cap)?</strong></td>
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<tr>
<td><strong>Reporting requirements:</strong></td>
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<tr>
<td><strong>Reporting requirements:</strong></td>
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<tr>
<td><strong>Due date of first report:</strong></td>
</tr>
<tr>
<td><strong>Audit Requirements:</strong></td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY

The Towers at Tower Lane
18 Tower Lane “The Towers”

Background

The Tower One building opened in 1971, designed by Charles Moore, and then Tower East in 1982. These buildings together provide affordable housing options to 328 households ages 62+ years of age or older. The buildings’ legal entities and overall operations were merged in 2017 to be one entity instead of two. These buildings are in the heart of Downtown New Haven in the Hill neighborhood. The purpose of this initiative is to reimagine the 30,000 sq. ft. of ground floor common areas and program spaces to increase resident-use space and allow multiple evidence-based wellness programs to run concurrently.

Mission:

The Towers at Tower Lane (The Towers) is a vibrant senior community with HUD-backed mortgage and project-based Section 8 rental assistance vouchers. The Towers is located in the Hill section of New Haven. The Towers is home to approximately 328 seniors, the majority of who are low-income and from minority communities. The average age in our community is 83 and the average annual income falls between $15,000 and $20,000. Seventy-three percent of our population receives rental assistance to enable them to afford their housing at The Towers. Seventy percent of our residents require assistance with their activities of daily living to remain in the community and avoid premature placement in long term care settings. While The Towers was originally founded by the New Haven Jewish community, The Towers is proud to be a diverse community welcoming all individuals from all backgrounds. The majority of our residents come from our local African American, Latinx and Jewish...
communities.

The Towers has always been on the forefront of innovation in older adult community-based services. We are proud to deliver a wide variety of services in-house to enable our residents to age in place. We also offer numerous life enrichment programs that enable our residents’ opportunities to live their best lives, regardless of their specific financial situations.

**Goals:**
The project (Redesign of Ground Floor) includes:

- The new resident-focused gathering spaces will allow for multiple physical, social and cognitive programs to be run concurrently;

- flexible spaces for the goal-oriented programs (large, medium and intimate gatherings) and create new spaces for art therapy (e.g. visual, paint and clay). We have had great success with our “Opening Minds through Art,” for residents in the second stage of dementia, that we realized that we need a space that allows for the messes that art creation make (e.g. paint spills, clay splatters etc.)

- update kitchen layout and systems in a purposeful effort to bring meal preparation closer to residents. This will allow for residents to be part of meal preparation with an open kitchen connected directly to our Café and Dining Room. Meal preparation will also be televised through multiple cameras and broadcasted through our Towers Television service directly into resident apartments. Residents will be able to dine alongside meal preparation or choose to have a meal made fresh in front of them and taken to go. These new systems and the “display kitchen” will encourage more meal plan participation and increase access to fresh healthy meals verses frozen meals often purchased by our seniors who are no longer able to cook for themselves. Residents will smell and hear foods being cooked before they dine and freely give their opinions to the chef about what he/she is doing right or wrong and be engaged through the meal experience.