Affordable Housing Overview

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

EXECUTIVE DIRECTORS

SERENA NEAL-SANJURJO AND KAREN DUBOIS-WALTON

MAYOR TONI N. HARP, CITY OF NEW HAVEN
Affordable housing inventory and private development in New Haven

Presenters:
Serena Neal-Sanjurjo
Karen DuBois-Walton
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
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 1 completed
- Phase 2 this September, 2018
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
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

Owner/Developer:
Northland Development/Glendower
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.
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.
Owner/Developer: New Haven

- Acquire lot back from CUHO
- New construction
- $315,000 project
- Single homeownership unit
- Construction started May 2018.
- Completion December 2018
Owner/Developer: Westmount

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

$14,000 mean family income

95% of families at or below 50% of AMI

6,000+ families served

5,063 HCV leased

5,376 Housing Choice Vouchers funded

1,849 Low Income Public Housing Units

ABOUT US
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
  - Quinnipiac 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

Q-Terrace: View from the hill #2.
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

<table>
<thead>
<tr>
<th>DEVELOPMENT NAME</th>
<th>INITIAL NUMBER OF UNITS</th>
<th>NUMBER OF UNITS DEVELOPED</th>
<th>TOTAL DEVELOPMENT COST</th>
<th>MTW COMMITMENT</th>
<th>DOLLARS LEVERAGED</th>
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<tbody>
<tr>
<td>Elm Haven / Monterey Place</td>
<td>462</td>
<td>392</td>
<td>$80.5M</td>
<td>Redevelopment occurred before MTW designation.</td>
<td>$16.1M*</td>
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<td>Quinnipiac Terrace 1</td>
<td>256</td>
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<td>Quinnipiac Terrace 2</td>
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<td>The New Rowe Bldg</td>
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<td>Farnam</td>
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<td><strong>TOTAL INVESTMENTS</strong></td>
<td><strong>1,873</strong></td>
<td><strong>1,502</strong></td>
<td><strong>$554.2M</strong></td>
<td><strong>$111.5M</strong></td>
<td><strong>$376.8M</strong></td>
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UPCOMING DEVELOPMENT PROJECTS

• Rockview II
• Westville Manor redevelopment
• Valley Townhouses redevelopment
• Rental Assistance Demonstration Project conversions
  • Scattered Sites, McQueeny Towers, Celentano, Fairmont and Ruoppolo
• Robert T. Wolfe – 49 Union Ave.
HOUSING AS AN EQUITY ISSUE

- 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