

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the City of New Haven to enter into three (3) separate Cooperation Agreements with The Housing Authority of the City of New Haven and Glendower Group, Inc. and (1) ECC Group II Rad, LLC, (2) ECC Group III Rad LLC and (3) ECC Group IV Rad LLC, with respect to the redevelopment of the HANH Rad Group 2 Development (Fulton Park, Stanley Justice and Waverly Townhouses), HANH Rad Group 3 Development (Charles T. McQueeney Towers and Winslow-Celentano) and HANH Rad Group 4 Development (Fairmont Heights and Matthew Ruopolo Manor) (Including a Tax Abatement pursuant to Section §28-4 of the New Haven Code of Ordinances) (Submitted By: Cathy Carbonara-Schroeter)

REPORT: 1560-13

ADVICE: Approve

BACKGROUND

The Housing Authority of the City of New Haven and Glendower Group, Inc. have begun to implement plans to redevelop Fulton Park, Stanley Justice, Waverly Townhouses, Charles T. McQueeney Towers, Winslow-Celentano and Fairmont Heights and Matthew Ruopolo located in the City of New Haven, Connecticut. Glendower Group Inc. and ECC Group II RAD, LLC, ECC Group III RAD LLC AND ECC Group IV RAD LLC, respectively have been selected to carry out the developments which involves the ownership, operation, management, construction, and maintenance thereof. What is before the BOA is review and approval of the Cooperation Agreement, for which the City would be a party and in relevant part would agree to the BOA tax schedule of \$350 x # of units with a 3% per annum increase over 39 years. Base tax would be as follows:

- A. RAD II 70 X \$350.00 = \$24,500
- B. RAD III 213 X \$350.00 = \$75,550
- C. RAD IV 201 X \$350.00 = \$70,350

PLANNING CONSIDERATIONS

Over several years, the Housing Authority has worked through its development arm, Glendower Group, to revitalize many of the mid- to small-scale public housing developments in the portfolio through HUD's Rental Assistance Demonstration Program, or RAD. This is a nationwide program which facilitates redevelopment by converting the portfolio to leverage and obtain private financing. Public housing units across the country need more than \$26 billion in repairs and many public housing agencies (PHAs) do not have enough money to keep units in good condition. RAD provides PHAs a way to rehabilitate, or repair, units without depending solely additional money from the government. Here in New Haven, the plan for Phases II – IV will enable rehabilitation and preservation of 484 affordable units at scattered sites citywide. The total value of the investment is just over \$110 million with all projects to be completed by June 2020 as per schedule(s) in the exhibits.

ADVICE

The Commission finds the Order in the best interest of the city and recommends approval.

ADOPTED: August 21, 2019
Leslie Radcliffe
Vice Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department