

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: QUINNIPIAC TERRACE PHASE III, Third Amendment to the Quinnipiac Terrace Cooperation Agreement between the Housing Authority of New Haven and Trinity New Haven LLC (Acting Executive Director, Livable City Initiative).

REPORT:1435-03

ADVICE: Approval

BACKGROUND

Before the Board is an Amendment to the Cooperation Agreement between the Housing Authority of New Haven and Trinity New Haven LLC with respect to Phase III of the Quinnipiac Terrace Redevelopment project. The original Cooperation Agreement and Master Development Agreement approved by the Board in 2004 (see CPC 1351-07 05/19/04) and amended in 2006 and 2007, provided the framework within which the Quinnipiac Terrace public housing project in the northeastern quadrant of Fair Haven could be redeveloped through a HOPE VI award from the United States Department of Housing and Urban Development and several other funding sources including substantial City of New Haven capital funds.

The project involved the demolition of the 240-unit Quinnipiac Terrace and Riverview public housing projects owned by the Housing Authority, reconstruction of new roads and infrastructure, and construction of 245 new units as a blend of public family, market rate, homeownership and elderly housing in a phased development. The first two phases of the development are now complete and the ground is laid for Phase III with the creation of two new Planned Development Units approved in February 2009. Detailed Plans for the two PDUs have been approved by the City Plan Commission in March 2009.

PLANNING CONSIDERATIONS

The Cooperation Agreement protects the city's financial and policy interests to ensure that the program is consistent with the objectives of the master plan and grant application, particularly related to the integration of the new Quinnipiac Terrace with the neighborhood in terms of income levels and aesthetics. Trinity New Haven LLC and ECCO Nehemiah Development Corporation (ECCO) were originally chosen by the Housing Authority as private developers who would develop the project. The Cooperation Agreement as amended provides that in the event that ECCO did not fulfill its obligations under the Purchase and Sale Agreement, Trinity would succeed ECCO's right to develop those units. Trinity has now submitted its request to the Housing Authority to succeed ECCO's rights and has agreed to develop 33 additional rental units (Phase III Rental) including 17 additional public housing/low-income housing tax credit units and 16 additional low-income housing tax credit /Section 8 project based voucher units.

The Third Amendment to the Cooperative Agreement incorporates language changes which acknowledge Trinity's succession to ECCO as the developer of the Phase III rental units with clarifications that Phase III rental shall mean the 33 affordable rental units. The 16 Section 8 units are also acknowledged. The Project timetable is amended to provide Trinity until December 31, 2012 to complete Phase III Rental activities.

Other language changes relate to Dover Beach Park and the Housing Authority's conveyance of Parcels 23, 24, and 26 to the City and to commit the City to carrying out necessary repair work with respect to the seawall along the park (work recently permitted by Connecticut Department of Environmental Protection). The City is currently holding \$100,000 to perform this work. Total cost for Phase III Rental is now \$14,095,776 as broken down in Appendix B.

ADVICE

The Commission notes that Trinity has been successful in its redevelopment of the first two Phases of the Quinnipiac Terrace project, which is now occupied and operational. It recommends that the Board of Aldermen approve the Amendments to the Cooperation Agreement.

ADOPTED: December 16, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director