



STEERING COMMITTEE MEETING SUMMARY

MEETING #1 – TUESDAY, DECEMBER 5, 2023 – 5:30PM-6:30PM

BOARD OF EDUCATION – 54 MEADOW ST. #3, NEW HAVEN, CT 06519

MEETING PURPOSE

To clarify the Steering Committee's role in the Choice Neighborhood Initiative (CNI) planning process and outline the next steps in the process, discuss community engagement and outreach actions, address any questions or concerns Committee members may have, and hand out Union Square Transformation Plan Summary.

EXPECTED OUTCOMES

Shared understanding of Committee's role in the CNI planning process, enhanced communications and engagement strategies, and next steps.

COMMITTEE MEMBERS PRESENT

Lisa Caruso, Michael Piscatelli, Douglas Housladen, Sgt. Jasmine Sanders, Carlos Eyzaguire, Kymbel Branch, Shenae Draughn, Sean Matteson, Linda Cross, Alder Carmen Rodriguez, Doris Doward, Emily Byrne, Sarah McIver, Laura Brown

COMMITTEE MEMEBERS ABSENT

Scott Kalicki, Salina Manning, Kyle Ballou, Amos Smith, Martiza Bond, Steven Marans, Melani Rossaci, Giovanni Zinn, Dawn Henning

OTHERS PRESENT

Dolores Colon, Rosaly Rosario, Arlevia Samuel, Kate Cooney, Andrei Harwell, Elise Limon,

-PRESENTATION MATERIALS ARE ATTACHED TO THIS DOCUMENT-

Haley Vincent, Program Manager and Jimmy Miller, Development Consultant, welcomes attendees and led introductions.

1.0 Process and Committee Role

Committee members and others present were provided a summary of the CNI process to date. The next step in the process is to conduct a needs assessment for Wolfe residents and a neighborhood survey. The Steering Committee will help develop the survey. The Yale School of Management is working on questions that will help in understanding the needs of the

neighborhood for the planning process. Committee members were asked to think of possible questions that can be included and general ideas about neighborhood change.



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2.0 Role & Responsibilities

The three task forces, the Community Advisory Committee and the Early Action Committee, will develop, create, and refine strategies to address needs. The Steering Committee will prioritize them before sending them to our Master Planner, responsible for preparing the Transformation Plan. TGG has issued an RFQ for Master Planning. The selection of the Master Planner is expected in January 2024.

Once the draft plan is completed (before October 2024), the Steering Committee will review the recommendations. ECC/TGG will develop financing strategies for the plan, which the Steering Committee will review before plan completion. Once the plan is adopted, the process will move into the implementation stage.

3.0 Meeting Standards

The following meeting standards were agreed upon by the committee members by a unanimous voice vote:

- Come prepared for discussion – read all documents ahead of time
- Start and end meetings on time
- Respect the agenda and desired outcomes
- Be open to the ideas of others
- Respect others, avoid personal attacks, and do not interrupt
- Be courteous, listen respectfully
- Stay focused on the issues and content
- Be succinct, and allow everyone a chance to speak.
- Stick to the “big picture” and stay out of “the weeds”
- Keep the outcomes of the process in mind
- Learn from the past, let go of it, and move forward
- Try to be creative when it is appropriate and fact and logic-driven when needed
- Work towards consensus, conclude, then move on
- Allow time at the end of all meetings for questions and comments from non-committee members.

4.0 Planning Handbook

ECC/TGG will develop a Neighborhood Planning Handbook designed to walk CNI participants through the planning process of transforming Robert T. Wolfe and the Union Square community.



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5.0 Communications/Engagement

Committee members reviewed the various forms of communications used by the Planning Team to inform and engage the community in the CNI process. They include social media, newsletters, a website, flyers, emails, phone calls, and the newspaper. Asked if there were any additional ways to reach residents, the Committee recommended that CNI information be included in the Union Square Choice and Housing Authority's newsletters provided to all residents. They also suggested using neighborhood youth to help conduct surveys and get out information about CNI. Committee members reviewed the content of the Union Square website (www.unionsquarechoice.com)

6.0 Upcoming Deliverables/Events

- Submit CNI budget to HUD
- Select Master Planner
- Select Marketing Consultant
- Select Environmental Consultant
- Select Geo-Technical Consultant
- Draft Needs Assessments
- Identify Early Activities Items

7.0 Baseline Data

The Committee was given a brief illustration of how the baseline data that all committees, task forces and working groups will be working with will be presented.

8.0 Questions

9.0 Public Comments

There were no public comments.

10.0 Next Meeting

Thursday, March 28, 2024

5:30pm at the Board of Education Building

54 Meadow Street, New Haven, CT 06519



Housing Authority of New Haven

Union Square Choice Neighborhoods Planning Steering Committee Meeting

Karen Dubois-Walton, Ph.D.
President

December 5, 2023



Team



Karen DuBois-Walton
*President,
Elm City Communities and
The Glendower Group*



Shenae Draughn
*Executive Vice President,
Elm City Communities and
The Glendower Group*



Edward LaChance
*Vice President,
The Glendower Group*



Haley Vincent
*Project Manager,
The Glendower Group*



Jimmy Miller
Consultant

Project Overview





Project Overview Vision and Goals

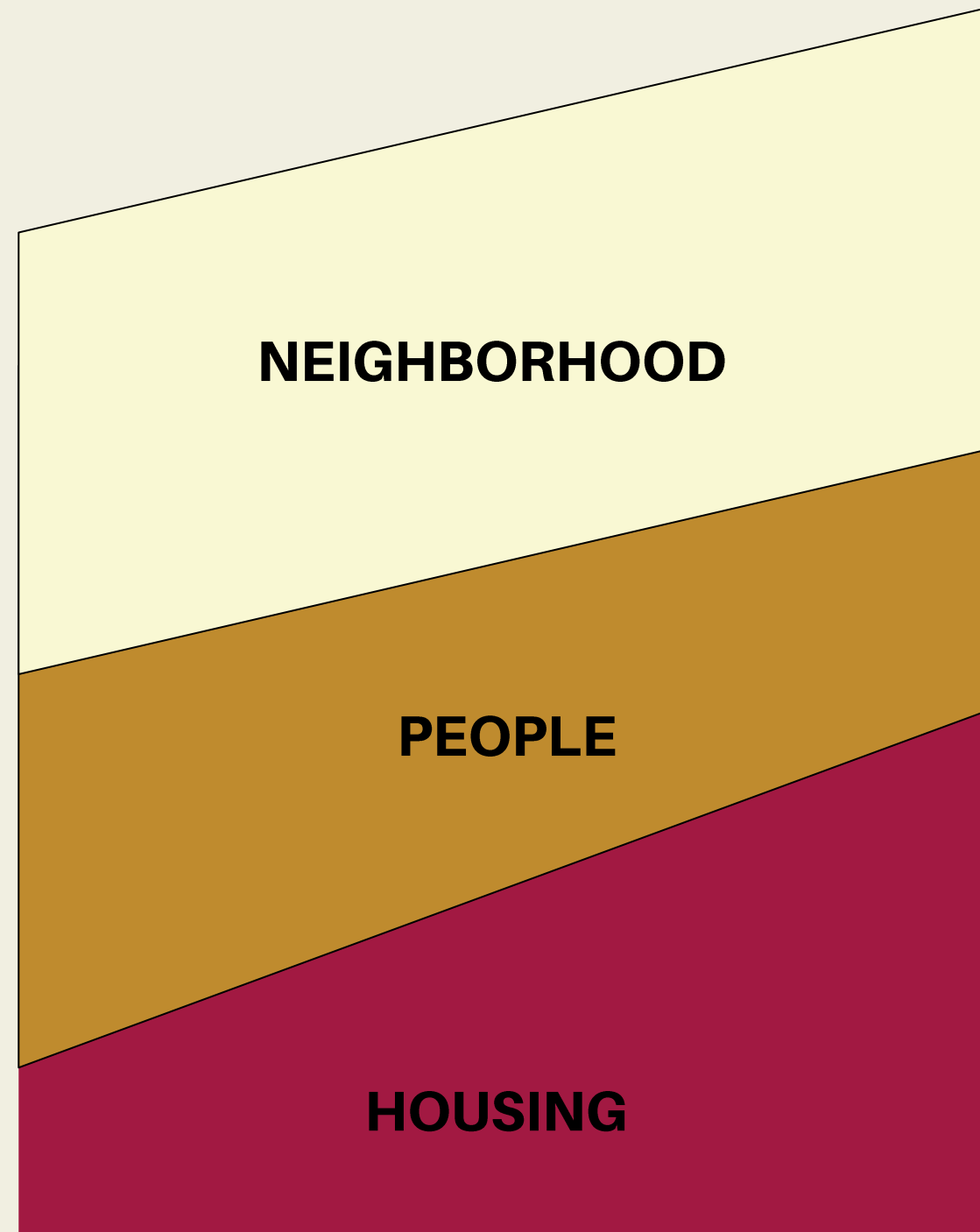
- ❑ Resident and Community-Supported Planning Process
- ❑ Drive reinvestment into the area while creating an inclusive community
- ❑ Build on the existing Hill-To-Downtown Community Plan
- ❑ Create a transit-oriented community
- ❑ Create a Mixed Income and Mixed-Use Community with a service model component
- ❑ Enhance and Improve Economic and Cultural Diversity of Union Square community
- ❑ Green, Sustainable, and Financially Feasible Development
- ❑ Connect with & Leverage Other Local Initiatives



Neighborhood Map



Note: The Hill is bounded by Route 34/Oak Street Connector and Legion Avenue at the north, the Long Wharf neighborhood at the east, the city of West Haven at the west, and Long Island Sound at the south.



HUD's Choice Neighborhoods is focused on 3 core goals:

1. **NEIGHBORHOOD:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.
2. **PEOPLE:** Improve outcomes of households living in the target housing related to employment and income, health, children's education, et al.
3. **HOUSING:** Replace distressed public and assisted housing with high-quality mixed-income housing in a transit-oriented community.

The Planning Process

Phase 1: Laying the Groundwork

- Needs Assessment & Recommendations
- Inventory of Neighborhood Resources
- Inventory of Existing Buildings and Infrastructure
- Market and Economic Analysis
- Establish Goals

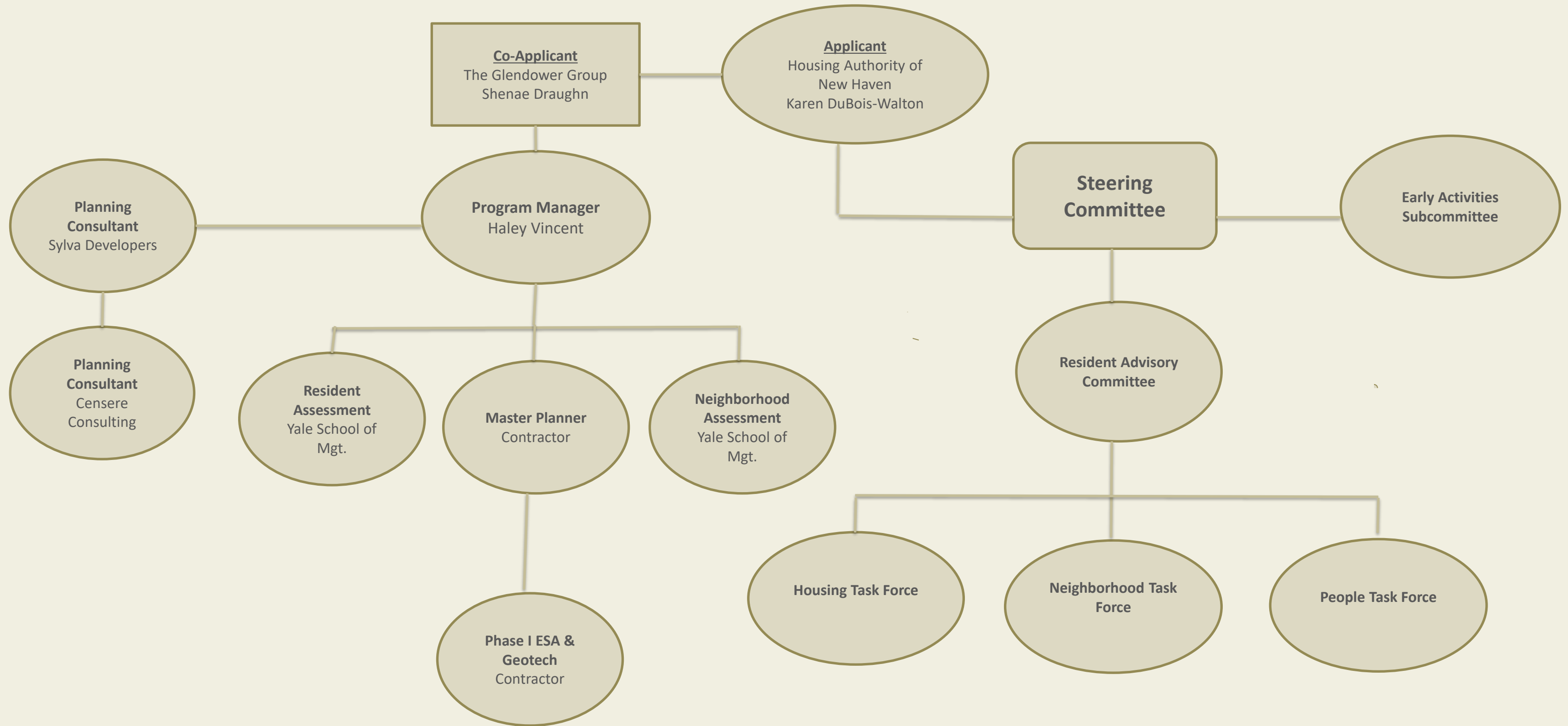
Phase 2: Explore Options/Alternatives

- Relocation/Rehousing
- Demolition
- Off Site Replacement Opportunities
- Site Designs, Structure Types, and Accessibility
- Housing Mix
- Development Phasing
- Commercial/Retail Vision

Phase 3: Preferred Plan

- Replacement Housing Plan
- Building/Improving on Neighborhood Assets
- Land Use, Density, Open Space, Connectivity, Zoning
- Infrastructure
- Commercial & Retail Strategy
- Feasible Financing Plan
- Partners & Implementation

Union Square CNI Planning Grant Organizational Chart



Committees, Task Forces Roles & Responsibilities



Steering Committee



Steering Committee

- Role & Responsibilities

Role and Responsibilities

The working groups (subgroups within the task forces) and Resident Advisory Committee will develop, create and refine strategies to address needs.

The Steering Committee will prioritize them prior to sending them to our planning consultant [TBD] who is responsible for preparing the Transformation Plan.

Once the draft plan is completed (prior to October 2024), the recommendations will be reviewed and experts (ECC & TGG, and others) will develop financing strategies for the plan, which will be reviewed by the Steering Committee prior to plan completion. Once the plan is adopted, the process will move into implementation.

Resident Advisory Committee



Resident Advisory Committee

- Role & Responsibilities

Role and Responsibilities

Members of this committee will be comprised of Wolf residents and residents from the greater Union Square community.

The committee will provide an additional review of task force findings and recommendations, to ensure that strategies and actions were aligned clearly with challenges of and opportunities for the resident, and that there were no gaps in the plan.

Early Actions Subcommittee



Early Actions Subcommittee

- Role & Responsibilities

Role and Responsibilities

This subcommittee will work to identify specific initiatives that can be undertaken within the two-year planning grant timeline to demonstrate progress towards neighborhood transformation. The subcommittee will include residents and property owners who will develop the scopes of the selected activities, that when implemented, are considered to have the greatest positive impact on the neighborhood.

Housing Task Force



Housing

- Roles & Responsibilities

Roles & Responsibilities

The role of the task force members is to commit to the CNI process, actively participate in meetings and be an ambassador and champion of the CNI process.

The purpose of the task force is to prepare the housing plan component. This component aims to replace the distressed public housing at Robert T. Wolfe with high quality mixed-income housing that is more responsive to the needs of the surrounding neighborhood.

Neighborhood Task Force



Neighborhood

- Role & Responsibilities
- Union Square Neighborhood

Role and Responsibilities

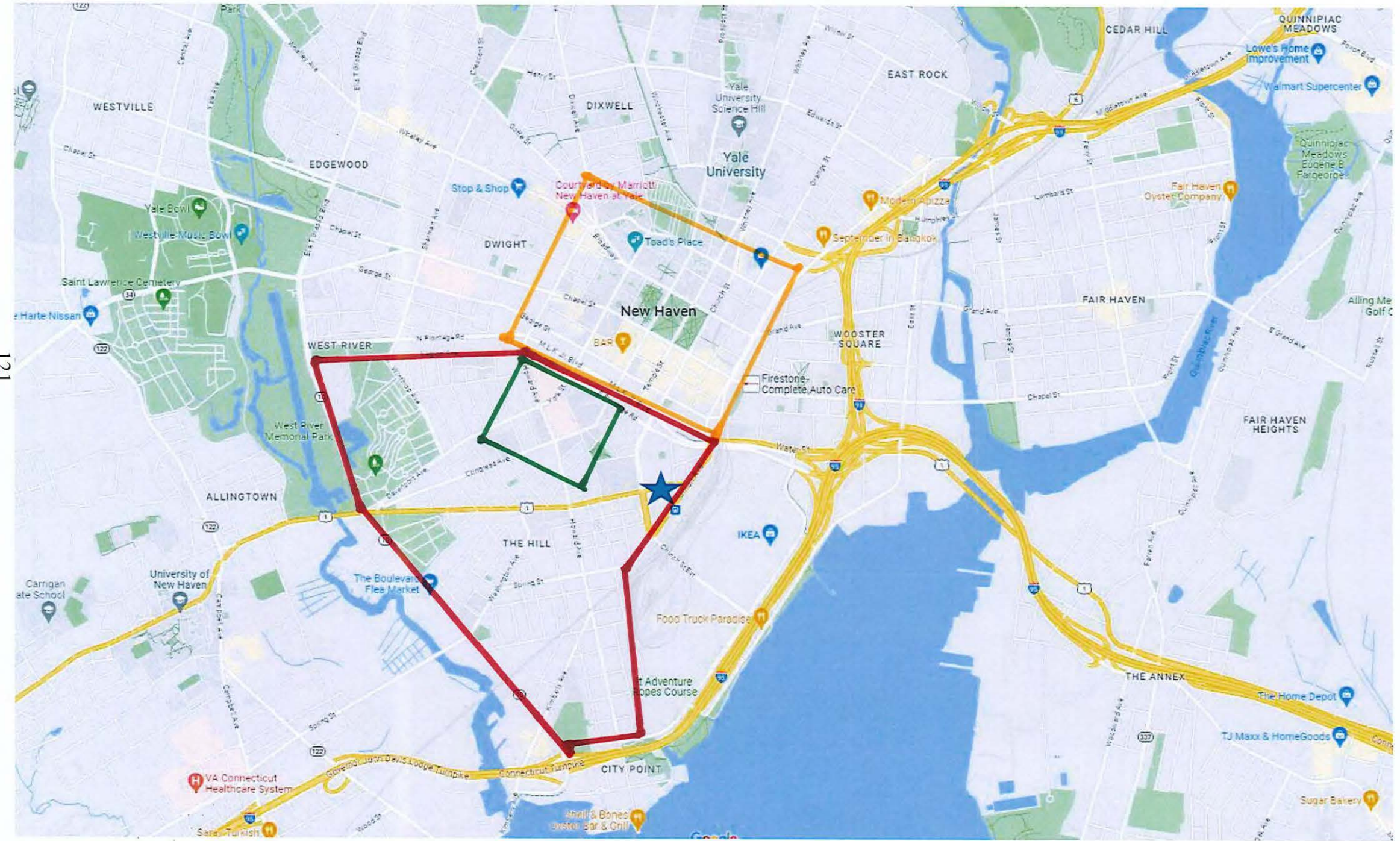
The role of the task force members is to commit to the CNI process, actively participate in meetings and be an ambassador and champion of the CNI process.

The purpose of the task force is to prepare the neighborhood plan component. This component aims to transform the existing older neighborhood into a neighborhood where people choose to live that is safe, connected to the city and region, and has high quality amenities.

Neighborhood

- Roles & Responsibility
- Union Square Neighborhood

New Haven Vicinity



★ Robert T Wolfe Target Housing

Union Square Target Area

Yale New Haven Hospital

New Haven CBD

Note: The Hill is bounded by Route 34/Oak Street Connector and Legion Avenue at the north, the Long Wharf neighborhood at the east, the city of West Haven at the west, and Long Island Sound at the south.

People Task Force



People Task Force

- Roles & Responsibilities

Role & Responsibilities:

The role of the task force members is to commit to the CNI process, actively participate in meetings and be an ambassador and champion of the CNI process.

The purpose of the task force is to prepare the people plan component. The task force will not just talk challenges and solutions but identify tangible outcomes that will be incorporated into the plan to transform the community.

Schedule & Engagement



Community Engagement

The Cadence of Community Meetings and Events



Community Engagement

- Community Engagement Activities
- Schedule

Steering Committee – Once a Quarter

Resident Advisory Committee – Once a Month

Housing Task Force – 1st Wednesday of Each Month

People Task Force – 2nd Wednesday of Each Month

Neighborhood Task Force – 3rd Wednesday of Each Month

Committee meeting dates, times and location can be found at:
<https://unionsquarechoice.com/>

Upcoming Deliverables / Events



Upcoming Deliverables/Events/ Next Steps

Submit CNI budget to HUD – 12/10/2023

Select Master Planner – Mid-January 2024

Complete Marketing Analysis – March 2024

Complete Environmental Assessment - March 2024

Identify Early Activities Items – March 2024

Draft Needs Assessments – June 2024

Complete Conceptual Site Plans – July 2024

Complete Geo-Technical Assessment – July 2024

Complete Early Action Items – October 2024

Complete Draft Transformation Plan – October 2024

Final Transformation Plan – November 2024

Committee meeting dates, times and location can be found at:
<https://unionsquarechoice.com/>



Housing Authority of New Haven



Thank you for your continued support in our efforts to make a difference in the lives of New Haven residents everyday.

Questions and Answers