

Resident Advisory Meeting
Thu, Jan 16, 2025

Summary:

Laura Woodie coordinated attendance and reminded participants to log in, while the group encountered technical difficulties with Zoom, delaying the start of the meeting. Ms. Vincent (PM) confirmed that they would begin soon despite the camera issues, focusing on ensuring everyone was settled.

Ms. Vincent provided an update on the transformation plan, indicating that a comprehensive document is being prepared for HUD's review. She mentioned HUD's interest in featuring attendees in their national grantee newsletter and encouraged those interested to reach out to him or Christina.

Ms. Vincent ran through the agenda and described it included discussions on the people plan, housing goals, and next steps, with a focus on enhancing access to services, improving economic health, and addressing educational outcomes based on community feedback. Ms. Vincent outlined the housing development plan, which aims to create 2,500 affordable housing units, emphasizing the importance of community input in shaping the financial structure and types of housing to be developed. She also discussed the strategy for ensuring that 20–30% of new developments consist of affordable units that match the quality of market-rate offerings.

Ms. Vincent addressed the timeline for submitting the draft transformation plan to HUD in February and the subsequent application for implementation grants. He expressed frustration over maintenance issues in his home, including heating problems and noise complaints, and emphasized the need for improved security measures. Wolfe concluded by stressing the importance of resident feedback in planning and the challenges of securing funding for necessary repairs and overall project costs.

Chapters & Topics:

Technical Difficulties and Meeting Logistics

There were technical issues with Zoom, as some participants were having trouble connecting. Ms. Vincent confirmed that they would begin the meeting shortly despite these challenges.

Updates on Transformation Plan and Building Conditions

The Team led by Haley Vincent and Ken Boroson discussed the ongoing transformation plan, emphasizing that it aims to prepare for the demolition of the current building and the construction of new units within the next five to ten years. She highlighted improvements made

to the building's conditions based on resident feedback, including maintenance staff presence and repairs to emergency signs. Ms Vincent also noted that the stairwell is scheduled to be painted next week.

* Relocation Process: Plans for relocating residents during the building demolition.

Concerns About Apartment Conditions and Privacy Issues

Residents raised issues regarding bed bugs in his apartment, indicating that he had reported the problem but had not received any assistance. He also criticized the way rent payment notices were delivered, stating that they were left in a visible location, compromising tenant privacy. Ms Vincent emphasized the importance of addressing these issues for the well-being of residents.

People Plan and Housing Goals Overview

Ms. Vincent discussed the people plan, which incorporates community feedback to improve access to services and economic health. Key components include education goals for K-12, health goals addressing housing conditions, and strategies for enhancing community resources. The transformation plan, nearing completion, is set for submission to HUD by mid-2025.

* Transformation Plan: Overview and timeline for the housing transformation plan.

* Housing Conditions: Discussion on current living conditions and proposed improvements.

Discussion on Entrepreneurship and Personal Experiences

A discussion among Wolfe resident, where she discussed her passion for gardening and making her own medicine, indicating a strong interest in entrepreneurship. She specifically mentioned wanting to sell Seamoss at a food market and emphasized her budgeting skills, which she developed out of necessity. The resident also expressed her independence and ability to manage her finances effectively.

Community-Based Health and Food Initiatives

Ms. Vincent emphasized the development of community-based food programs, such as a food hall and chef training for immigrants and refugees. She mentioned strategies to improve access to health services, including transportation partnerships and health literacy programs. Additionally, Ms. Vincent proposed establishing mental health outreach clinics and collaborations with local universities.

* Community Programs: Development of food programs and entrepreneurship opportunities for residents.

Housing Transformation Plan Discussion

Ms Vincent and Mr. Boronson laid out the ongoing planning process for the housing transformation plan, highlighting the need to finalize strategies and apply for a significant HUD grant. He noted that community feedback from the charrette has been instrumental in shaping the plan, which aims to create diverse and affordable housing options

while improving infrastructure and public spaces.

* Community Engagement: Strategies for involving residents in the planning process and gathering feedback.

Housing Development Plans and Community Feedback

Mr. Boronson outlined the housing development plan targeting 2,500 units, incorporating input from residents and city officials. The design prioritizes affordable housing and includes family-oriented townhouses facing a central green space. Additionally, there are plans for commercial spaces, such as a grocery store, to enhance community vibrancy.

Affordable Housing Strategy Discussion

He reported the outline of the plan for affordable housing, aiming for 20-30% of units to be affordable while maintaining quality comparable to market-rate units. He noted that the federal government's funding limitations hinder proper maintenance of existing properties. The new model, utilizing tax credits and vouchers, aims to ensure consistent funding for maintenance.

Project Funding and Relocation Planning

Ms. Vincent outlined the process for submitting the draft transformation plan to HUD and applying for implementation grants, which could total between \$30 million and \$50 million. She highlighted the frustrations surrounding the restrictions on using grant funds for repairs and the substantial overall project costs, estimated between \$1.25 and \$2 billion. Wolfe reassured participants that efforts are being made to secure funding for redevelopment and relocation.

Resident Concerns and Community Updates

Several residents voiced concerns about unresolved maintenance issues, specifically related to heating and noise in her home. She highlighted the need for better security measures and expressed her desire for designated areas for elderly residents. Residents emphasized the importance of resident input in the planning process for community improvements.

Action Items:

* Ms. Vincent will coordinate with Christina to gather any additional input for the HUD national grantee newsletter from interested participants after the meeting.

* The maintenance staff will log all maintenance activities daily, overseen by TGG.

* ECC will address the issue of bed bugs and ensure that the maintenance team is informed to inspect the reported areas.

* TGG will ensure that a copy of the finalized transformation plan is printed for each participant once it is completed.

* ECC/TGG will finalize the transformation plan and submit it to HUD

by the second quarter of 2025.

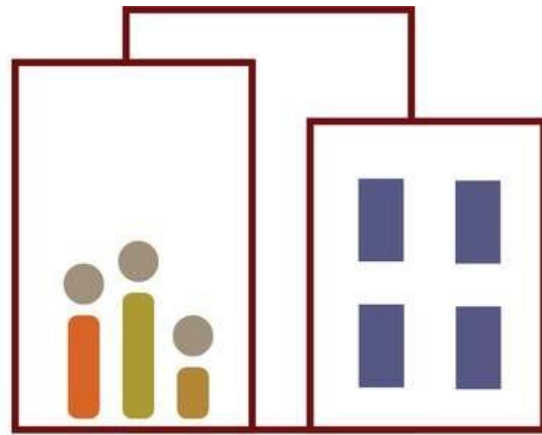
* TGG will work on developing community-based food programs and entrepreneurship opportunities for residents interested in starting small businesses.

Key Questions:

* What is the timeline for the transformation plan and when will the community see changes?

* What specific strategies will be implemented to improve housing conditions?

* How will the relocation process be managed for residents when the building is demolished?



UNION SQUARE

A CHOICE NEIGHBORHOOD

Welcome!

RESIDENT ADVISORY COMMITTEE

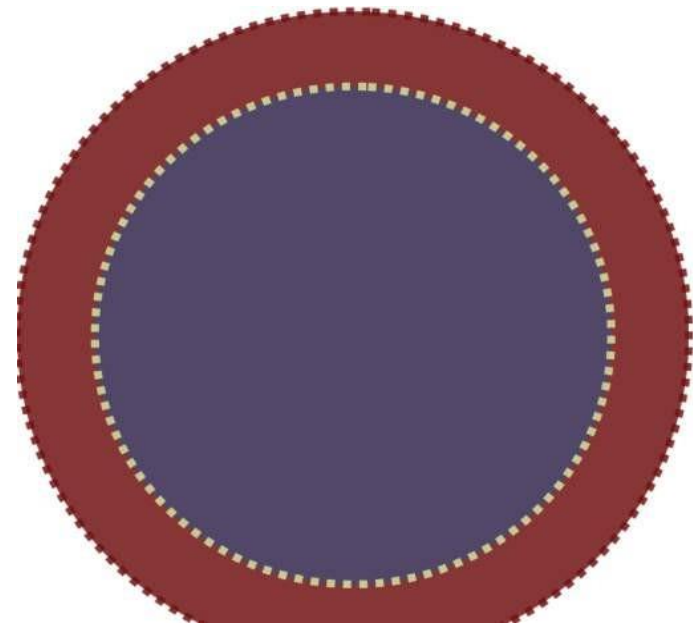
49 Union Ave, January 16, 2025



For More Information Visit
UNIONSQUARECHOICE.COM

TONIGHTS AGENDA:

- Greeting and Welcome!
- Where Are We in the Planning process?
- People Plan: Goals and Strategies
- Questions and Answers
- Next Steps in the Process



OUR PARTNERS:

Thank you for making this process possible!

**ROBERT T. WOLFE
RESIDENTS**

**FORMER CHURCH
STREET SOUTH
RESIDENTS**



New Haven Adult & Continuing Education Center



New Haven Public Schools



& MORE!

3

People Plan



THE TRANSFORMATION PLAN

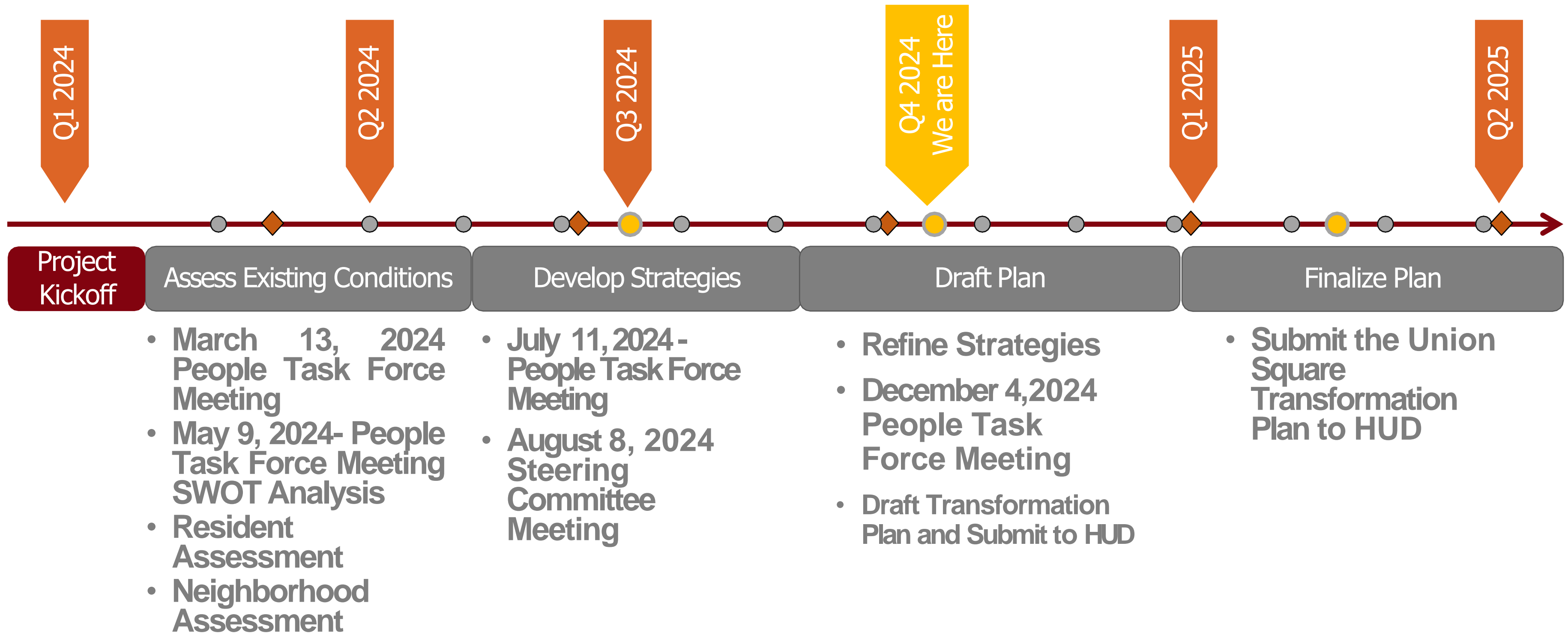
A Choice Neighborhood *Transformation Plan* Has 3 Components:

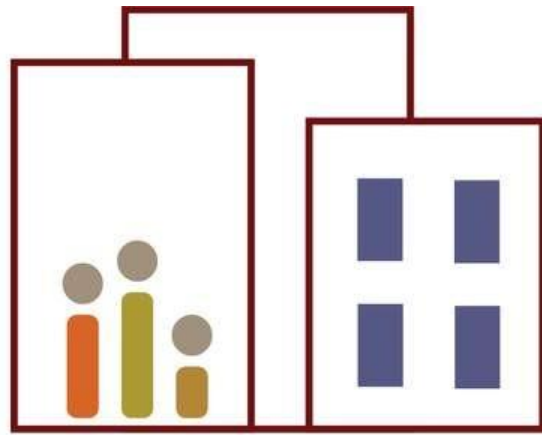
- **Housing**
 - Plan to build affordable, mixed-income, and mixed-use development at Union Square.
- **Neighborhood**
 - Plan to improve the Hill neighborhood through programs and site improvements.
- **People**
 - Plan to increase access to services and improve economic, health and education outcomes of residents.



www.unionsquarechoice.com

WHERE ARE WE?





UNION SQUARE

A CHOICE NEIGHBORHOOD

PEOPLE PLAN: GOALS AND STRATEGIES



For More Information Visit
UNIONSQUARECHOICE.COM

WHAT WE'VE HEARD:

“Community not working together”

“Need access to affordable, fresh food”



“Increase access to adult education”

“Lack of resources for early childhood education”

“Improve school academics”

“Provide affordable daycare”



“Want a job but can't find one that meets my needs”

“Adult education for ESL”

The Consensus People Plan

Vision Statement

An engaged and thriving Hill and Union Square community with quality education, ample employment opportunities, social interactions, and excellent health care for all.



Road Trip!

Vision for the Hill Community

An engaged and thriving Hill and Union Square community with quality education, ample employment opportunities, social interactions, and excellent health care for all.

People Goals

GOAL 1 ENHANCE THE QUALITY OF EDUCATION TO ALL RESIDENTS IN THE NEIGHBORHOOD

GOAL 2 ENSURE EXCELLENT HEALTH CARE FOR ALL RESIDENTS IN THE NEIGHBORHOOD

GOAL 3 STRENGTHEN COMMUNITY ENGAGEMENT AND PARTICIPATION

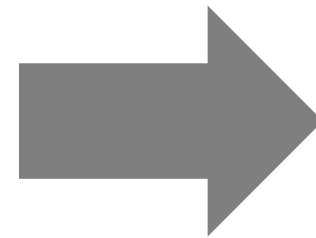
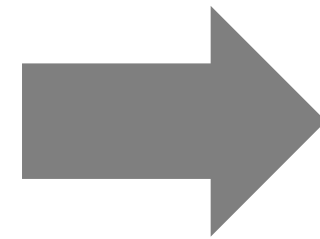
GOAL 4 SUPPORT YOUTH DEVELOPMENT

GOAL 5 FOSTER JOB CREATION AND ECONOMIC DEVELOPMENT

PEOPLE PLAN

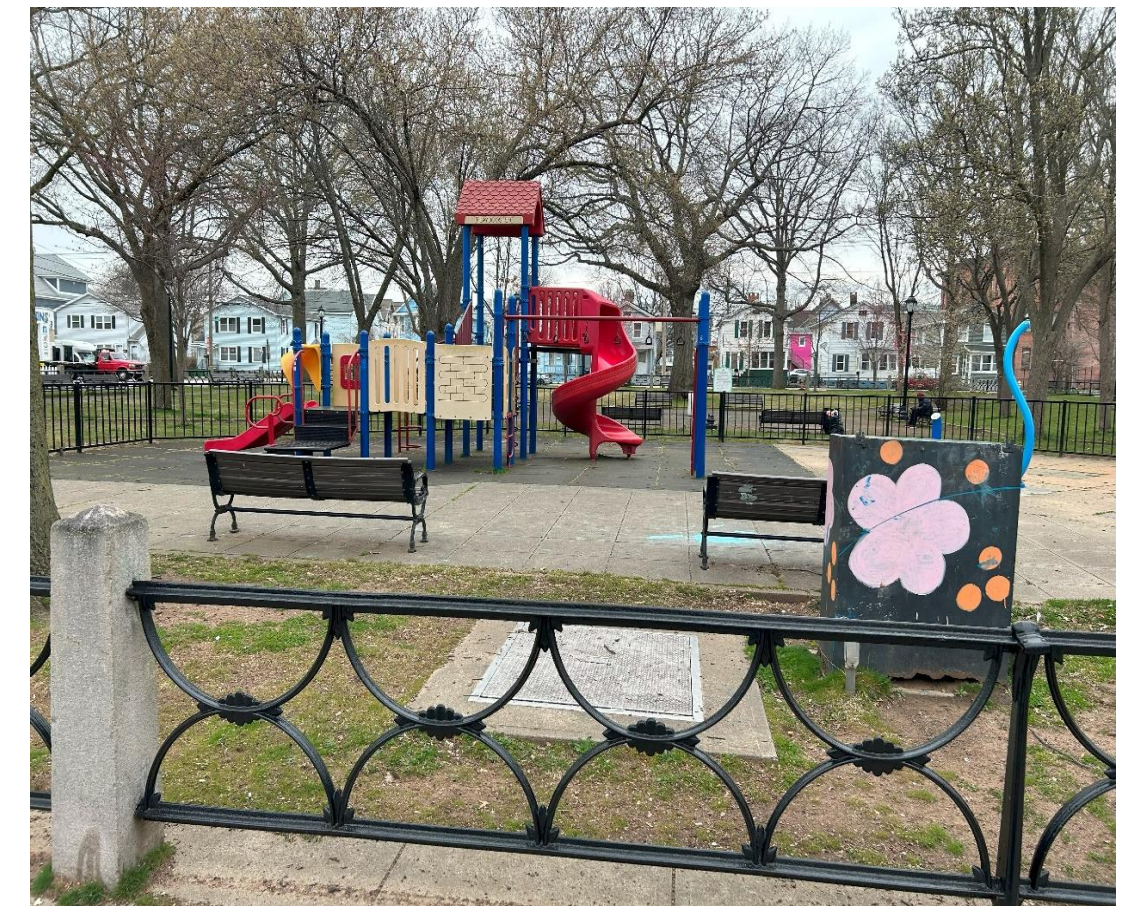
EDUCATION GOALS

- Improve K-12 educational outcomes.
- Increase access to early childhood education programs for children aged six weeks to five years old.



EDUCATION STRATEGIES

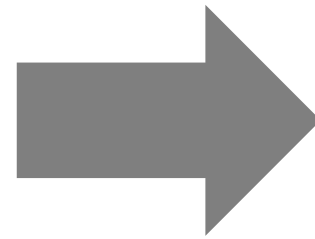
- Academic after school support
- Literacy and reading programs.
- Summer learning.
- STEM and creative arts enrichment.
- Mapping and coordinating services.
- Collaboration with early childhood providers.
- Centralized referral system.
- Promoting early childhood best practices .
- Improving access to high quality early childhood education.
- Promoting inclusion and diversity



PEOPLE PLAN

HEALTH GOALS

- Improve housing conditions, including lead abatement, mold and remediation.



HEALTH STRATEGIES

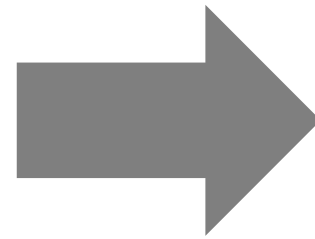
- Develop partnerships LCI, ECC, Neighborhood Works, YNHH, Hill Health Center .
- Aid residents facing unsafe housing.
- Offer free home repairs for low-income homeowners.



PEOPLE PLAN

HEALTH GOALS

- **Increase access to affordable and healthy foods.**



HEALTH STRATEGIES

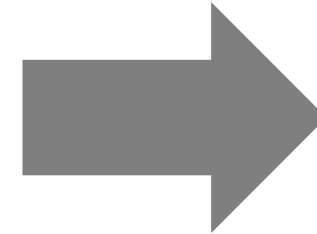
- **Provide access to food programs such as CT Food Bank and farmers' market.**
- **Develop community-based food programs that support local farmers markets and mobile markets.**
- **Food Hall with collection of small restaurants offering counter service, with shared seating to Union Square residents.**



PEOPLE PLAN

HEALTH GOALS

- **Increase access to affordable, and healthy foods.**



HEALTH STRATEGIES

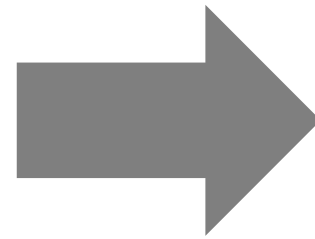
- **Community education campaign to raise awareness of healthy food options and nutrition**
- **Chef Training Program for immigrant and refugee residents ran by CitySeed. The program consists of four months of culinary training and job skills, as well as a two-month culinary and hospitality internship.**



PEOPLE PLAN

HEALTH GOALS

- **Address transportation barriers that prevent access to healthcare facilities and services.**



HEALTH STRATEGIES

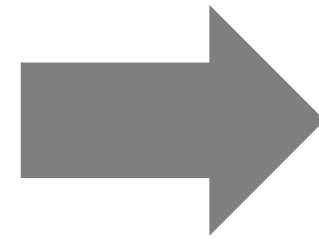
- **Provide access to non-emergency medical importation services.**
- **Partnerships with transportation companies to have dedicated community shuttles.**
- **Bring healthcare to the community with a Health Hub.**
- **The Hub will provide snapshot of resident's physical health to identify and address risk factors such as high cholesterol and high blood pressure in one centralized location on site.**



PEOPLE PLAN

HEALTH GOALS

- **Promote health literacy and community engagement.**



HEALTH STRATEGIES

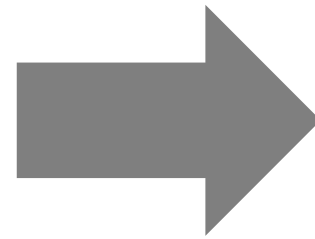
- **Implement health literacy programs.**
- **Use local and social media to spread awareness about available healthcare.**
- **Develop school-based health care education.**



PEOPLE PLAN

HEALTH GOALS

- **Strengthen mental health and substance abuse support.**



HEALTH STRATEGIES

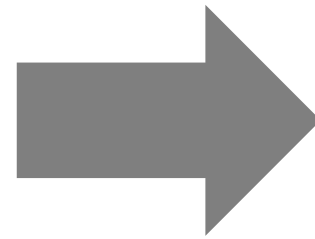
- **Create and promote mental health services.**
- **Establish mental health outreach clinics in the Hill/Union Square.**
- **Develop a peer recovery support network.**
- **Promote collaboration between local universities and health systems.**
- **Promote digital health tools.**



PEOPLE PLAN

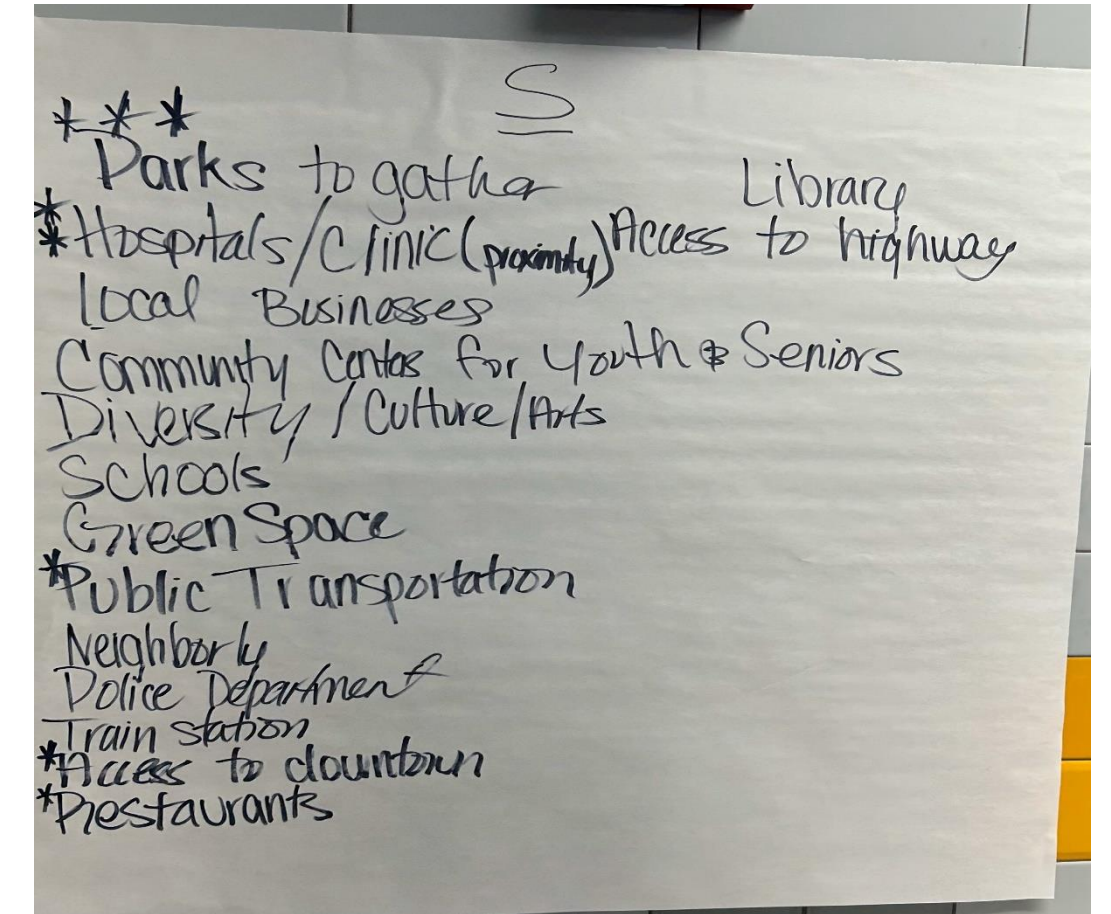
HEALTH GOALS

- Incorporate healthcare and wellness programs into local youth programs.



HEALTH STRATEGIES

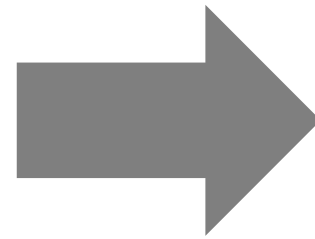
- Work with the Boys and Girls Club to provide safe, structured sports and recreational activities.
- Work with LEAP to incorporate health and Wellness education into its programs
- Work with LEAP to introduce a “Healthy Life Initiative” in Union Square.



PEOPLE PLAN

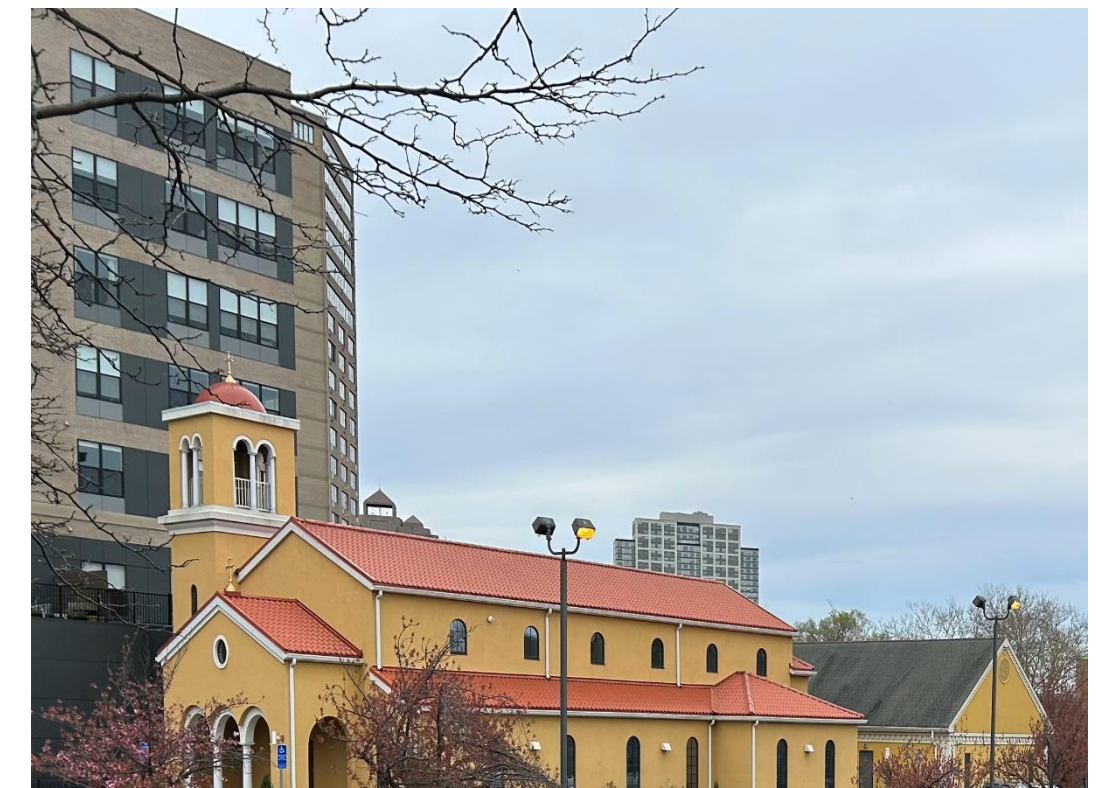
HEALTH GOALS

- Incorporate healthcare and wellness programs into local youth programs.



HEALTH STRATEGIES

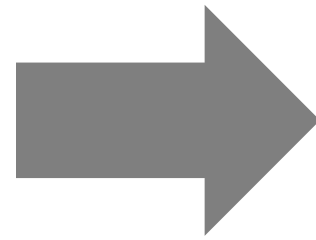
- Work with LULAC to provide regular health screening for children.
- Work with LULAC to incorporate physical activities and wellness education into its curriculum.
- Work with LULAC and healthcare partners to connect families to medical, dental, and mental health services.



PEOPLE PLAN

COMMUNITY ENGAGEMENT GOALS

- Enhance community engagement and partnerships.



COMMUNITY ENGAGEMENT STRATEGIES

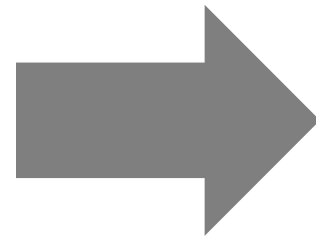
- Work with community organizations to host informational sessions, career fairs, and community events in Union Square.
- Establish mentorship and peer support programs with Gateway students and alumni from Union Square.



PEOPLE PLAN

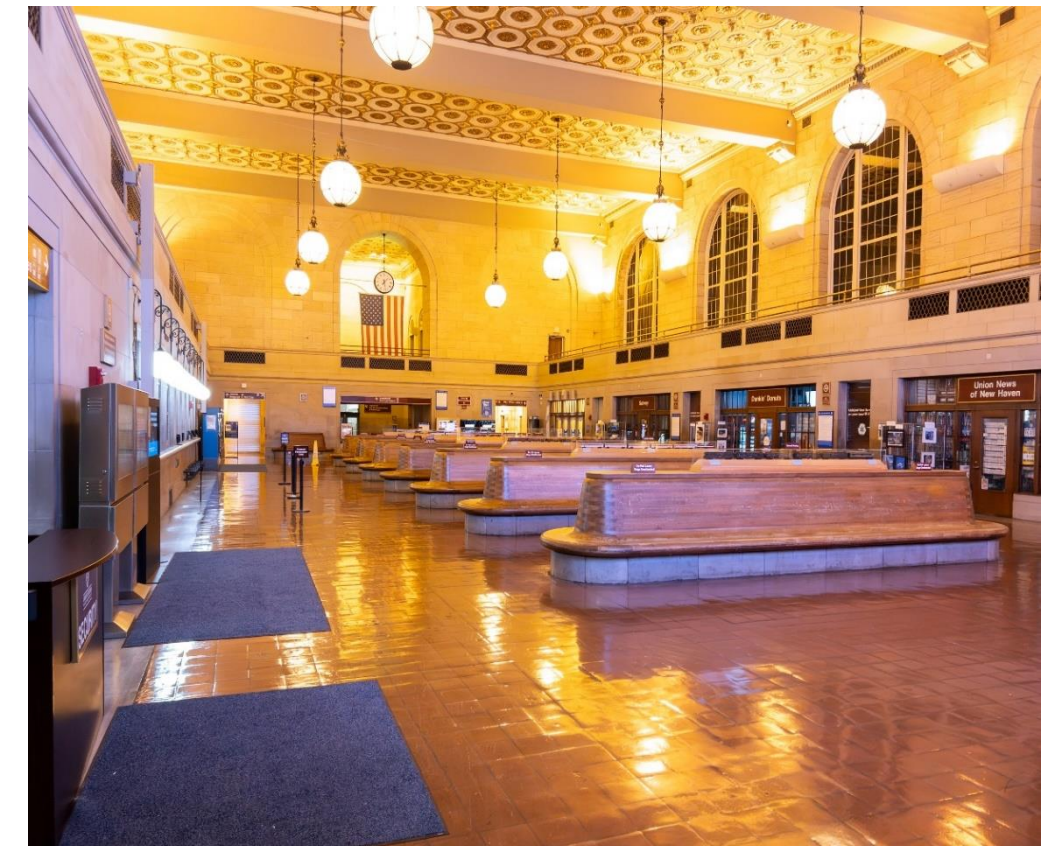
COMMUNITY ENGAGEMENT GOALS

- Enhance community engagement and partnerships.



COMMUNITY ENGAGEMENT STRATEGIES

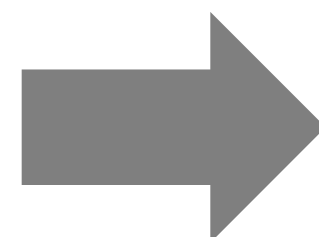
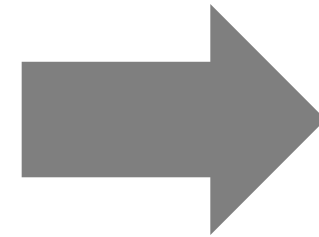
- Nonprofit collaboration between the Boys and Girls Club and other local organizations to help expand the services available to youth and families.
- Establish partnerships between the Boys and Girls Club, CitySeed, Work Force Alliance and local businesses to provide internships.



PEOPLE PLAN

YOUTH DEVELOPMENT

- Promote leadership skills, social development, and mentoring for Union Square youth



YOUTH DEVELOPMENT STRATEGIES

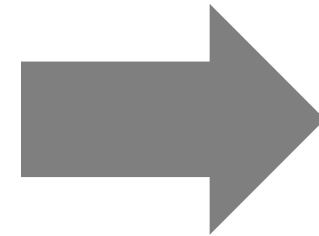
- Work with Gateway and other community organizations to host information sessions, career fairs, and community events in Union Square in an outreach to reach residents.
- Work with retail tenants to hire and train residents.
- Surround the Central Green with Retail and Amenities.
- Bring a Grocery Store to Union Square.
- Design incubator retail spaces for local small businesses.



PEOPLE PLAN

YOYTH DEVELOPMENT

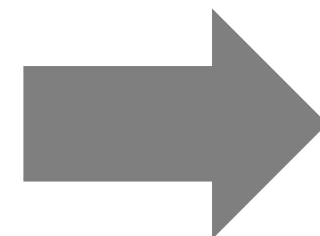
- Design space for retail and commercial development.



YOUTH DEVELOPMENT STRATEGES

- Surround the Central Green with Retail and Amenities.
- Bring a Grocery Store to Union Square.
- Design incubator retail spaces for local small businesses

- Create job training opportunities.



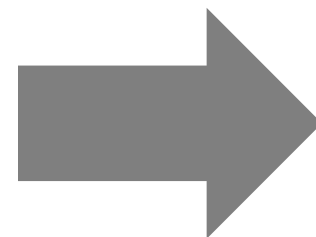
- Work with retail tenants to hire and train residents.



PEOPLE PLAN

JOB CREATION

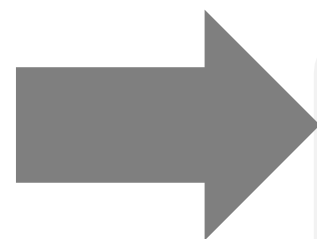
- Higher education and vocational training.



EMPLOYMENT STRATEGIES

- Provide adult basic literacy
- Create “bridge” programs for H.S. students.
- Financial aid for low-income students.
- Provide access to industry certification programs.
- Enhance job placement services.

- Expand employment opportunities for people with disabilities disabilities.



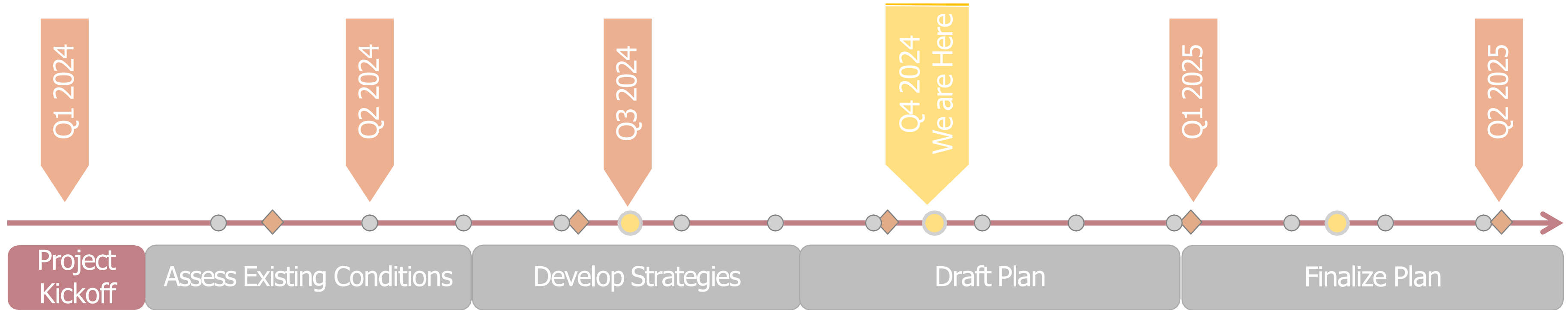
- Tailor job training programs for elderly and people with disabilities.



WHERE ARE WE HEADED?

KEY

- ◆ Steering Committee Meetings
- (3) Committees Meetings
- Public Meetings



Project Kickoff

Assess Existing Conditions

Develop Strategies

Draft Plan

Finalize Plan

- March 20th Housing and Neighborhood Task Force Meeting
- May 23rd Housing Task Force Meeting
- June 6th Housing/Steering Committee Meeting
- June 20th Listening Session

- July 18th Housing Task Force Meeting
- July 25th Neighborhood Task Force Meeting
- August 8th Steering Committee Meeting
- Multi-day Charrette: September 9th – 12th

- Refine Charrette Masterplan
- **November 11th Joint Neighborhood & Housing Task Force Meeting**
- Draft Transformation Plan and Submit to HUD

- Submit the Union Square Transformation Plan to HUD



What Comes Next?

WHATS NEXT:

- Finalize **Strategies**
- Draft & Finish **The Transformation Plan**
 - The Transformation plan will lay out a road map for how to accomplish the goals and strategies we've produced together
- Apply for a **HUD Implementation Grant**
 - \$30-\$50 million to carry out the Plan



+ CONTINUE
EARLY
ACTION
ACTIVITIES

+ PREPARING THE
UNION SQUARE
SITE FOR
DEVELOPMENT

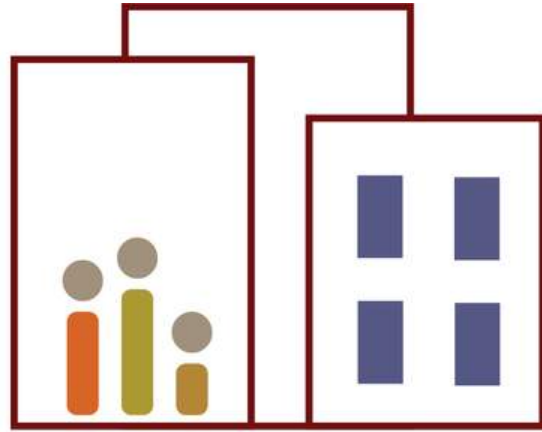


COLUMBUS AVE

CHURCH ST S

UNION AVE

OPEN HOUSE



UNION SQUARE

A CHOICE NEIGHBORHOOD

HOUSING TRANSFORMTION PLAN



For More Information Visit
UNIONSQUARECHOICE.COM

THE HOUSING TRANSFORMATION PLAN

The Housing Portion of the Transformation Plan is broken up into two major parts:

1. The Planning Process

- How did we get to this point?
- Explains the engagement process and how we received your feedback

2. Housing Strategies

- From your feedback, we created goals and have written the plan as a road map to achieve those goals



www.unionsquarechoice.com

1. The Planning Process



WHAT WE'VE HEARD:

“Union Square will be the Front Door to the City of New Haven”

“Improve access to public transportation and parking”



“Create clean, walkable, safe housing”

“Create a bigger affordable housing community”

“Open space to come together as a neighborhood”

“Create spaces for people of all ages”



“We want to de-isolate and connect the community”

“Offer community-focused Amenities and Retail”

2. Housing Strategies

- Six Housing Plan Goals were developed in collaboration with the residents, stakeholders, and the larger Union Square Neighborhood.

1.0 Right to return for current Robert T. Wolfe Residents and former Church Street South residents

2.0 Provide affordable, safe, and high-quality housing choices

3.0 Provide new infrastructure for flood resiliency, pedestrian connectivity, parking, and access to public transit

4.0 Provide amenities for community gathering, social support, and recreation

5.0 Design space for retail and commercial development

6.0 Create job training opportunities

Strategies

1.0 Right to return for current Robert T. Wolfe Residents and former Church Street South residents

- **Transparent** Process
- Listen to and include **feedback** from residents



2.0 Provide affordable, safe, and high-quality housing choices

- Housing **diversity**
- **Modern**, up-to-date homes
- Private **outdoor** space
- Designing **safe** places



Strategies

3.0 Provide new infrastructure for flood resiliency, pedestrian connectivity, parking, and access to transit

- Designed **to prevent flooding**
- **Connect** Union Square to The Hill and Downtown
- Design **safe** and **comfortable** outdoor spaces – good lighting and landscaping
- **Transit** access
- Sustainable energy systems – **geothermal**



Strategies

4.0 Provide amenities for community gathering, social support, and recreation

- Community **open space** for festivals, farmers markets, etc.
- Design space in the buildings for community use – **daycare**, senior and after school **programs, incubator** space
- Space for **kids** of all ages



Strategies

5.0 Design space for commercial and retail development

- **Retail** stores around the Central Green
- Bring a **grocery store** to Union Square
- Incubator retail, support **small business**



6.0 Create job training opportunities

- Business and **entrepreneurship** opportunities
- Coordinated with the **People Plan**

