



# Choice Neighborhoods Initiative Implementation Grant

Housing Task Force

Union Square / Robert T. Wolfe Redevelopment

February 17, 2026, at 5 PM



Housing Authority of New Haven





# Presentation Outline


PART 1	What is the Choice Neighborhoods Initiative
PART 2	What the Implementation Grant Funds
PART 3	Housing Plan
PART 4	Phasing & Timing
PART 5	What Happens Next?





# What is the Choice Neighborhoods Initiative (CNI)?

- A HUD program that invests in Housing, People, and Neighborhoods together
- Focuses on improving quality of life for current residents
- Supports replacement housing, services, and neighborhood improvements
- ECC and City are joint applicants



## Choice Neighborhoods

Choice Neighborhoods program supports locally driven strategies that address struggling neighborhoods with distressed HUD housing through a comprehensive approach.

[Learn more about Choice Neighborhoods](#)

[Home](#) > [Programs](#) > Choice Neighborhoods

### Overview

Choice Neighborhoods awards competitive grants to redevelop severely distressed HUD housing, catalyze investments in the surrounding neighborhood, and improve the lives of residents of the HUD housing. To this end, Choice Neighborhoods is focused on three core goals:

1. **Housing:** Replace severely distressed public and HUD-assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.
2. **People:** Improve the lives of residents living in the target housing related to their income and employment, health, and education outcomes; and
3. **Neighborhood:** Create strong, safe, sustainable and inclusive neighborhoods by investing in physical improvements which attract private investment, spur economic development and improve amenities and services for residents.

### Resources

Explore Choice Neighborhoods case studies, webinars, newsletters, and other technical assistance resources including promising practices in neighborhood revitalization, housing redevelopment, and improving resident outcomes in income, employment, health, and education.

- [Choice Neighborhood Newsletters](#)
- [Planning Grant Webinars - coming soon](#)
- [Supporting Economic Success and Stability Toolkit Series](#)
- [Shrinking the Digital Divide Toolkit](#)



# Housing Task Force

- The Housing Task Force is a multi stakeholder group created to guide, oversee, coordinate housing development, policy, and planning initiatives in a community. Its goal is to ensure that the Union Square initiative meets community needs, regulatory standards, and strategic goals for affordability.





# Why Union Square / Robert T. Wolfe?



- Severely distressed public housing and long-term disinvestment
- Strong location near downtown, transit, jobs, and services
- Years of resident engagement and planning already completed

# What the Implementation Grant Funds

- Replacement and new mixed income housing
- Resident services education, jobs, health, and housing stability
- Neighborhood improvements streets, open space, safety, connections





# Housing Plans: What it Means for Residents

- One-for-one replacement of public housing units
- Right to return for eligible residents
- Modern, safe, energy-efficient homes



## **Vison Statement:**

A thriving and supportive community where quality affordable housing and mixed income housing is a foundation for security and growth for a vibrant community for all.

## **Housing Plan:**

- Create 2.490 residential units over 6 phases
- Phase 1 includes 541 residential units
- Phase 1 includes 271 affordable units and 270 market rate units
- Cost of Phase is estimated at \$460 million



# Union Square Redevelopment

Design Progress  
February 11, 2026

Glendower | Elm City Communities | February 11, 2026

Newman Archi

# Union Square Concept Plan: Overview

# Phasing and Timing

## High Level

- Development happens in phases over multiple years
- Replacement housing delivered early to support return
- Relocation support provided throughout the process





# Unit Replacement Policy

- Existing efficiency (studio) units replaced with one-bedroom units
- No reduction in total number of deeply affordable units
- Supports accessibility, aging in place, and quality of life
- Design reflects resident input and long-term needs



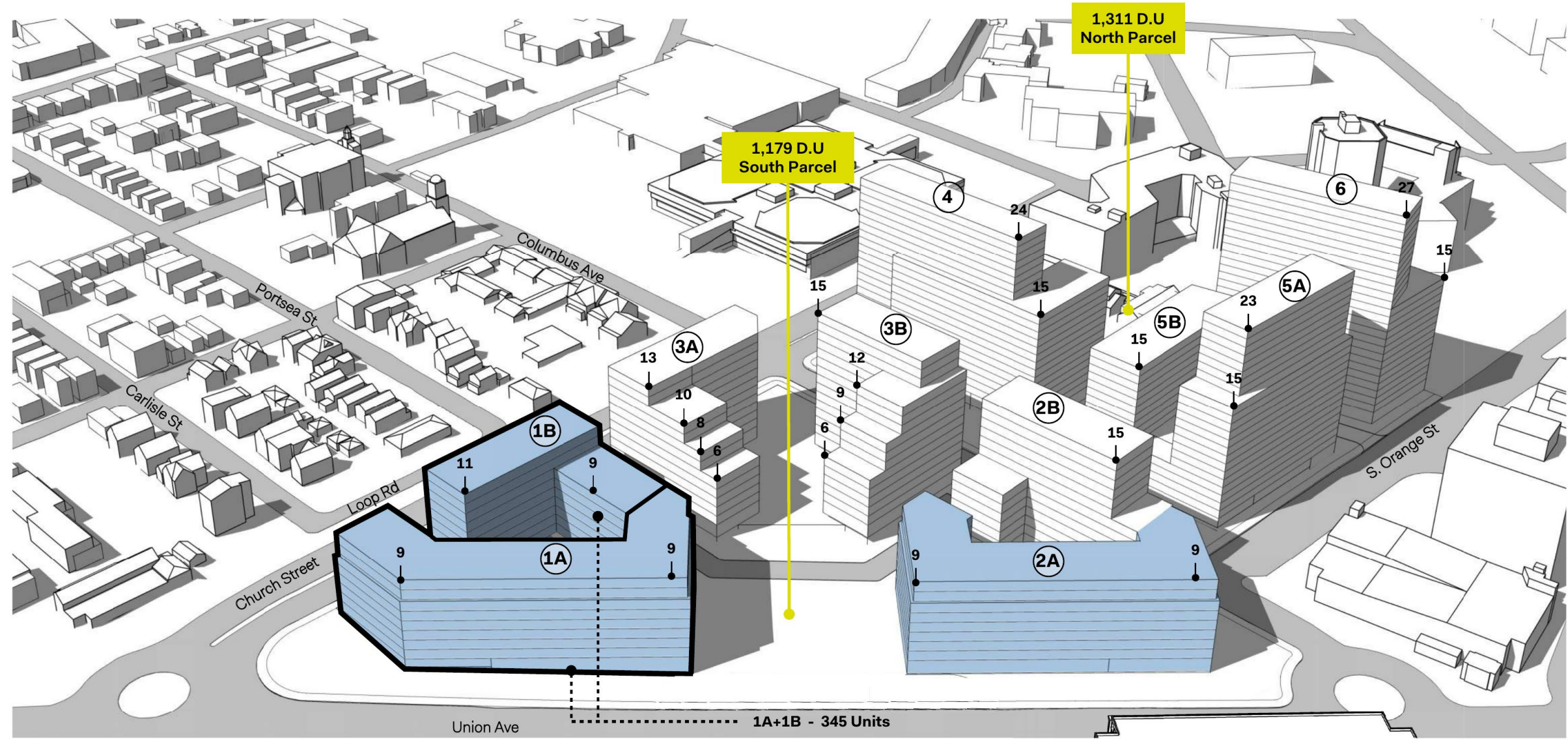
# Project Phase 1 – 1A + 1B + 2A

Building	Number of Units
Building 1A	206 Units
Building 1B	139 Units
Building 2A	196 Units
Total Phase 1 Units	541 Units

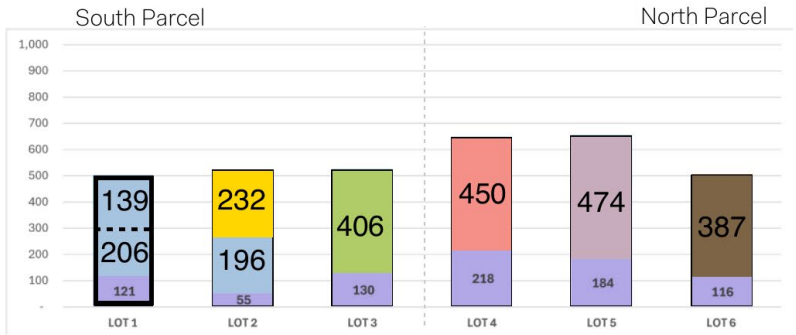


# Phasing Concept: Phase 1 Focus

## PROJECT PHASE 1 - 1A+1B



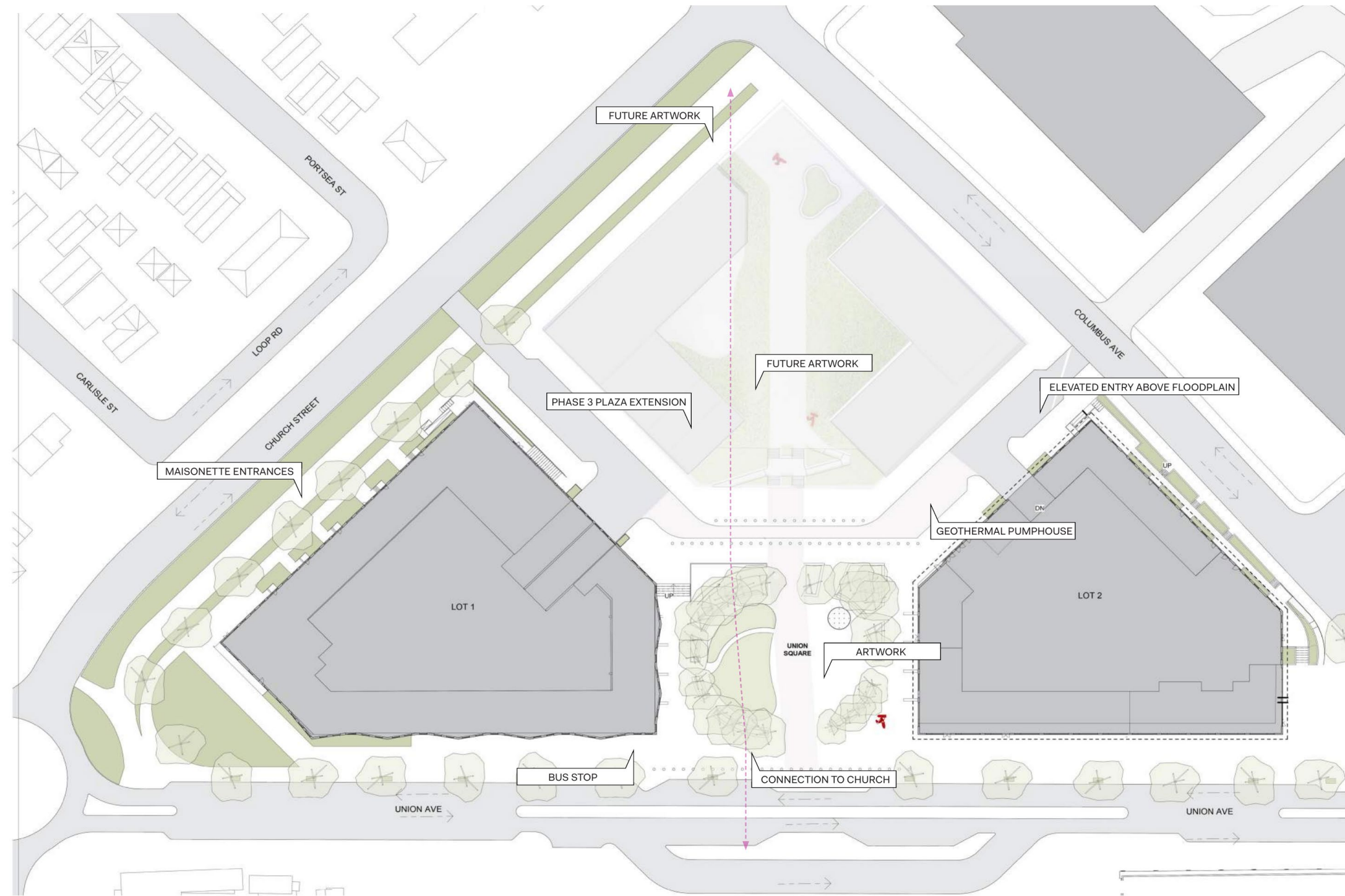
Summary			
Residential Units		Parking Units	
South Parcel:	1,179 Units	South Parcel:	306 Units
North Parcel:	1,311 Units	North Parcel:	518 Units
Total Development:	2,490 Units	Total Development:	824 Units





# Site Plan and Public Spaces

## SITE PLAN





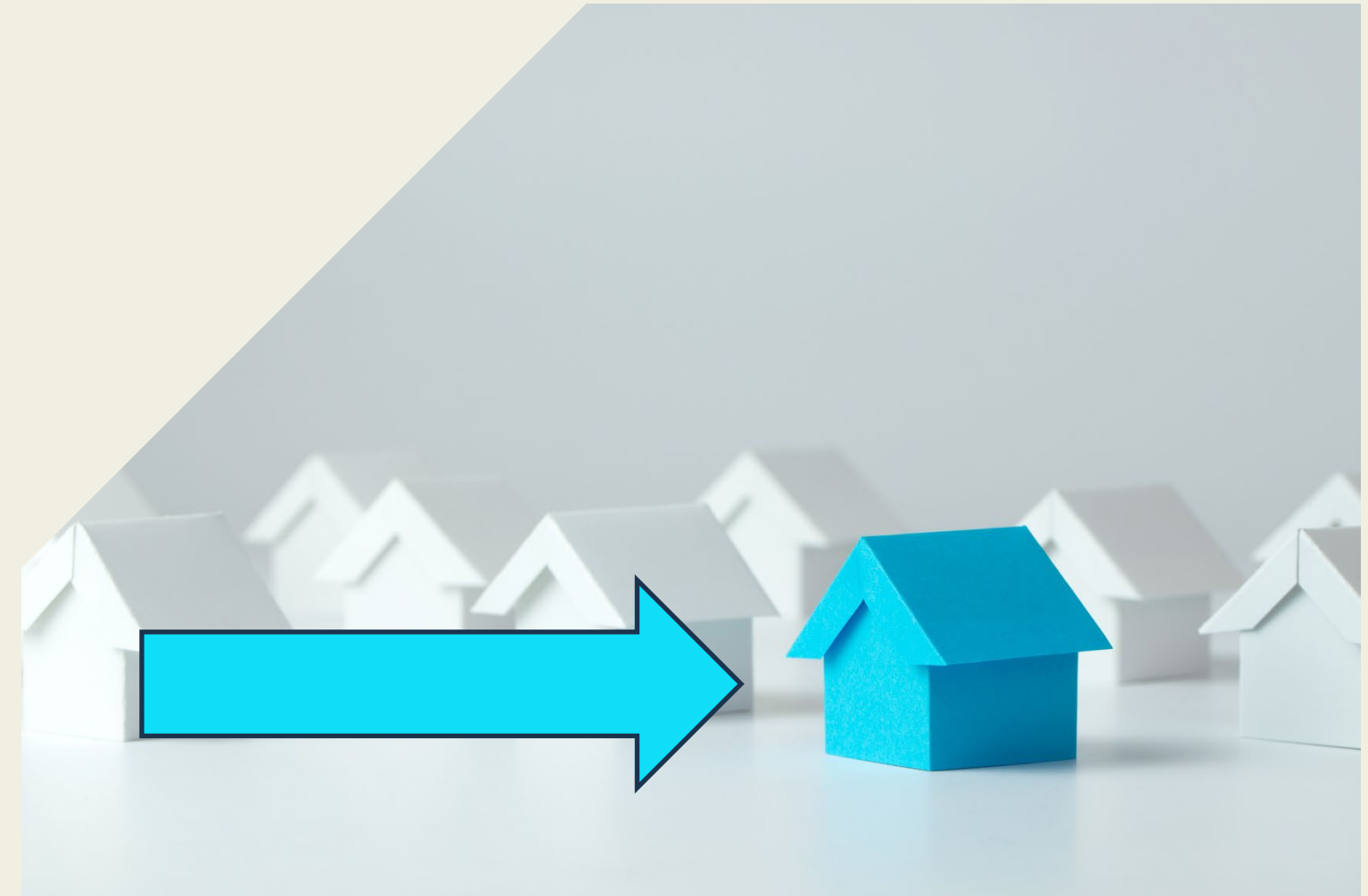
# Right to Return: Resident Protections

- Guaranteed Right to Return for eligible Robert T. Wolfe residents
- One-for-one replacement of public housing units
- Deep affordability and rental assistance preserved
- Clear communication and relocation counseling throughout



# What Does Right to Return Mean for You?

- You can move back into the new housing if you are eligible
- Your rent stays affordable based on your income
- You do not lose housing assistance due to redevelopment
- Moving and return costs are covered with staff support







## Build First: One Move Strategy

- Replacement housing built before relocation occurs
- Goal is to prevent residents from moving twice
- Moves happen only when new units are ready or nearly ready
- Each household receives an individual relocation plan

# Relocation Timeline (Simplified)

PHASE 1	PHASE 2	PHASE 3
<ul style="list-style-type: none"><li>• Build new replacement homes</li></ul>	<ul style="list-style-type: none"><li>• Residents move directly into new homes</li></ul>	<ul style="list-style-type: none"><li>• Old buildings are cleared after moves are complete</li></ul>

- **Residents receive advance notice at every step**





# Resident Commitments and Assurance

- One-for-one replacement housing
- Guaranteed Right to Return
- Efficiency units upgraded to one-bedroom units
- Build-first approach to minimize disruption
- Ongoing Resident Advisory Committee oversight

# What Happens Next?

## STEP 1

- HUD reviews and scores the application

## STEP 2

- If awarded, implementation begins with clear timelines

## STEP 3

- Residents remain informed at every step





**UNION SQUARE**  
A CHOICE NEIGHBORHOOD

# Questions and Answers

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