



Choice Neighborhoods Initiative Implementation Grant

Housing Task Force
Union Square / Robert T. Wolfe Redevelopment
February 17, 2026, at 5 PM





Presentation Outline

PART 1

What is the Choice Neighborhoods Initiative

PART 2

What the Implementation Grant Funds

PART 3

Housing Plan

PART 4

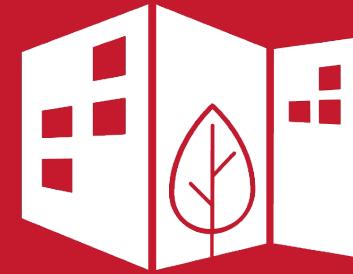
Phasing & Timing

PART 5

What Happens Next?



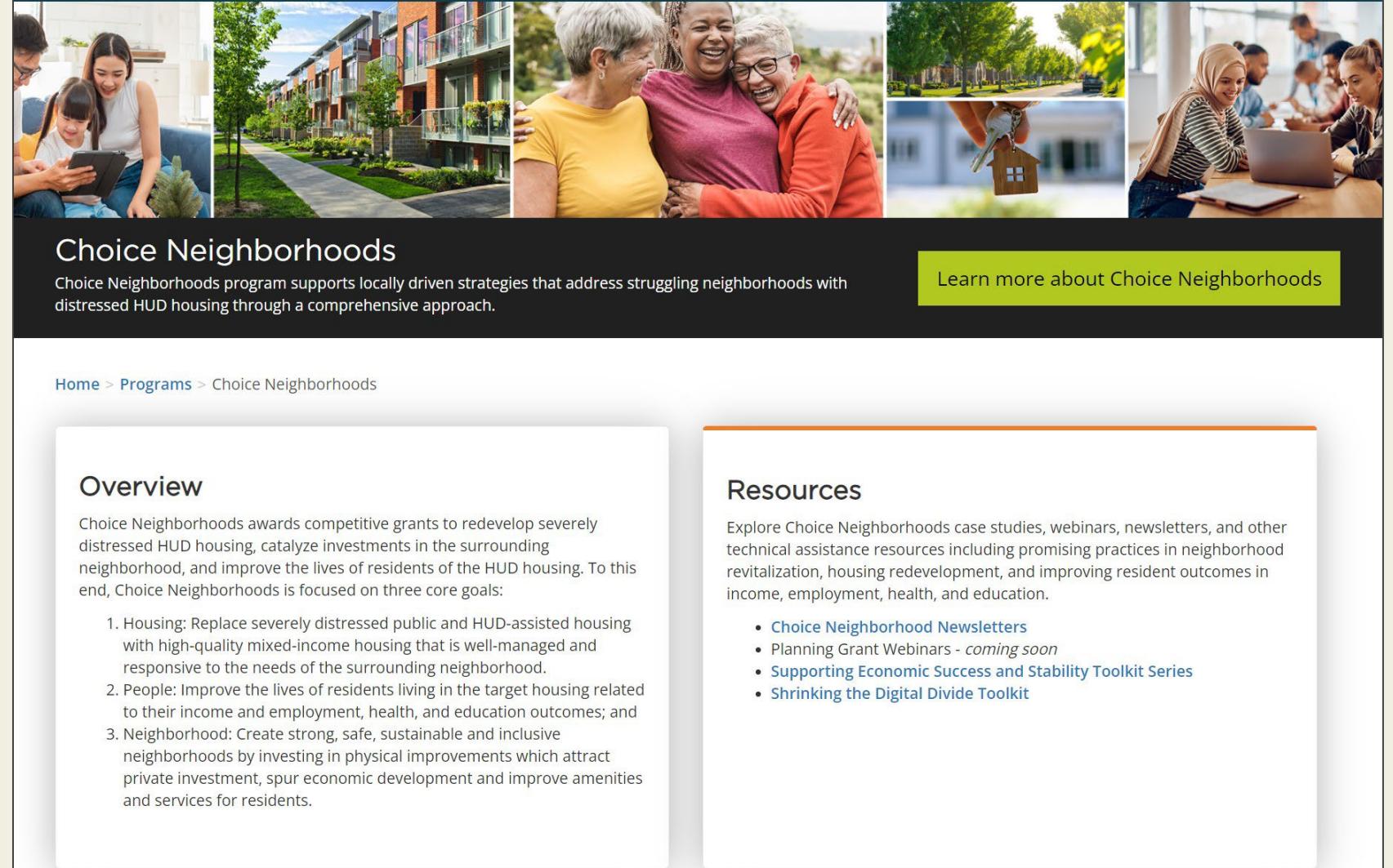
Housing Authority of New Haven



Elm City Communities

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



The screenshot shows the official website for the Choice Neighborhoods program. At the top, there is a horizontal banner featuring five small images: a family using a tablet, a modern apartment complex, two senior women laughing, a residential street, and a person holding a house key. Below the banner, the title "Choice Neighborhoods" is displayed in a bold, sans-serif font. A subtext explains: "Choice Neighborhoods program supports locally driven strategies that address struggling neighborhoods with distressed HUD housing through a comprehensive approach." A "Learn more about Choice Neighborhoods" button is located in the bottom right corner of the banner area. The main content area has a light gray background. At the top left, a breadcrumb navigation shows "Home > Programs > Choice Neighborhoods". The "Overview" section contains text about the program's goals and three core goals: 1. Housing, 2. People, and 3. Neighborhood. The "Resources" section on the right lists "Choice Neighborhood Newsletters", "Planning Grant Webinars - coming soon", "Supporting Economic Success and Stability Toolkit Series", and "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**



Vision 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 Concept Plan: Overview

Union Square Redevelopment

Design Progress
February 11, 2026

Glendower | Elm City Communities | February 11, 2026

Newman Architect

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

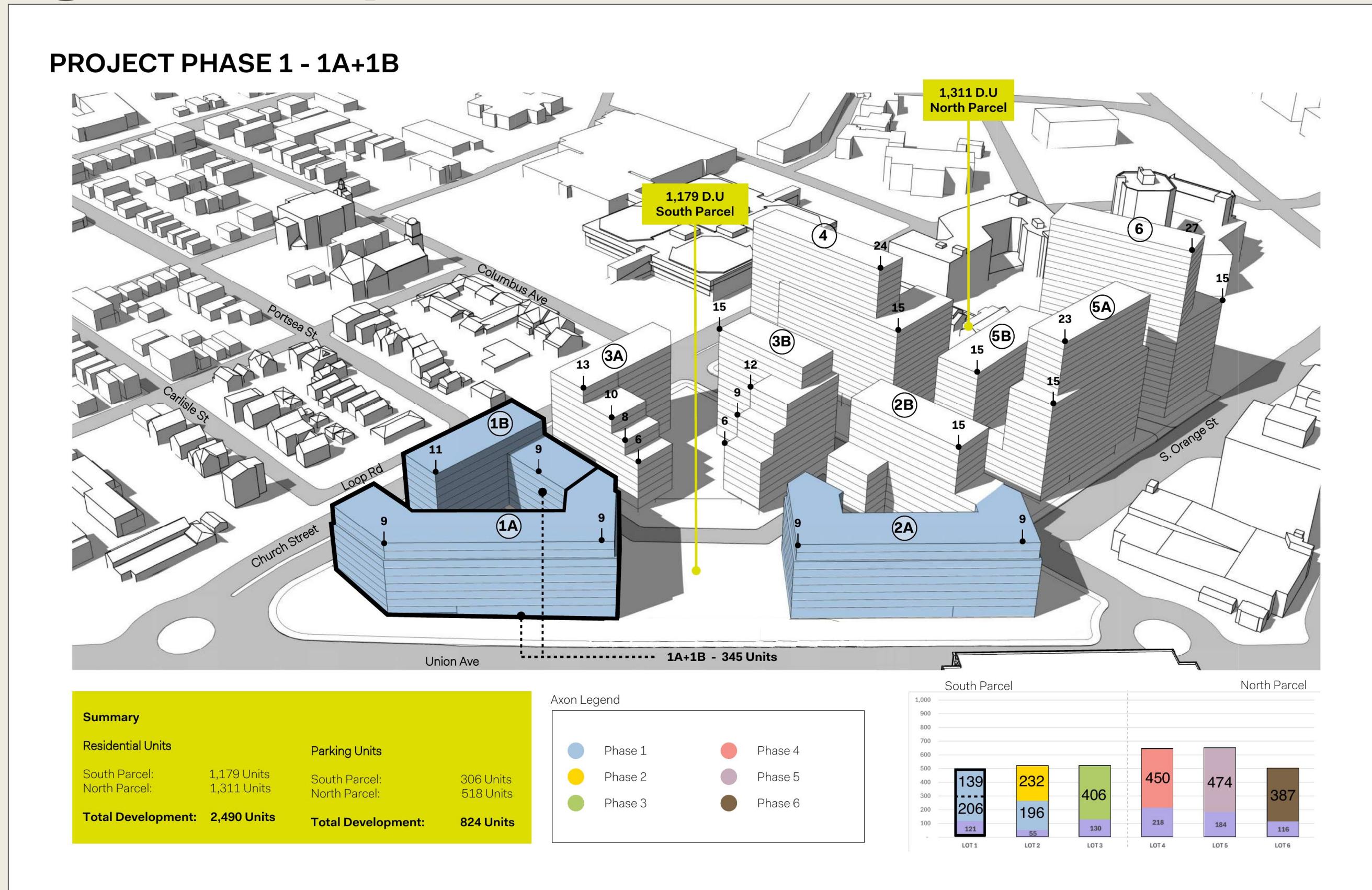
- Existing efficiency (studio) units replaced with one-bedroom units
- No reduction in total number of deeply affordable units
- Supports accessibility, aging in place, and quality of life
- Design reflects resident input and long-term needs



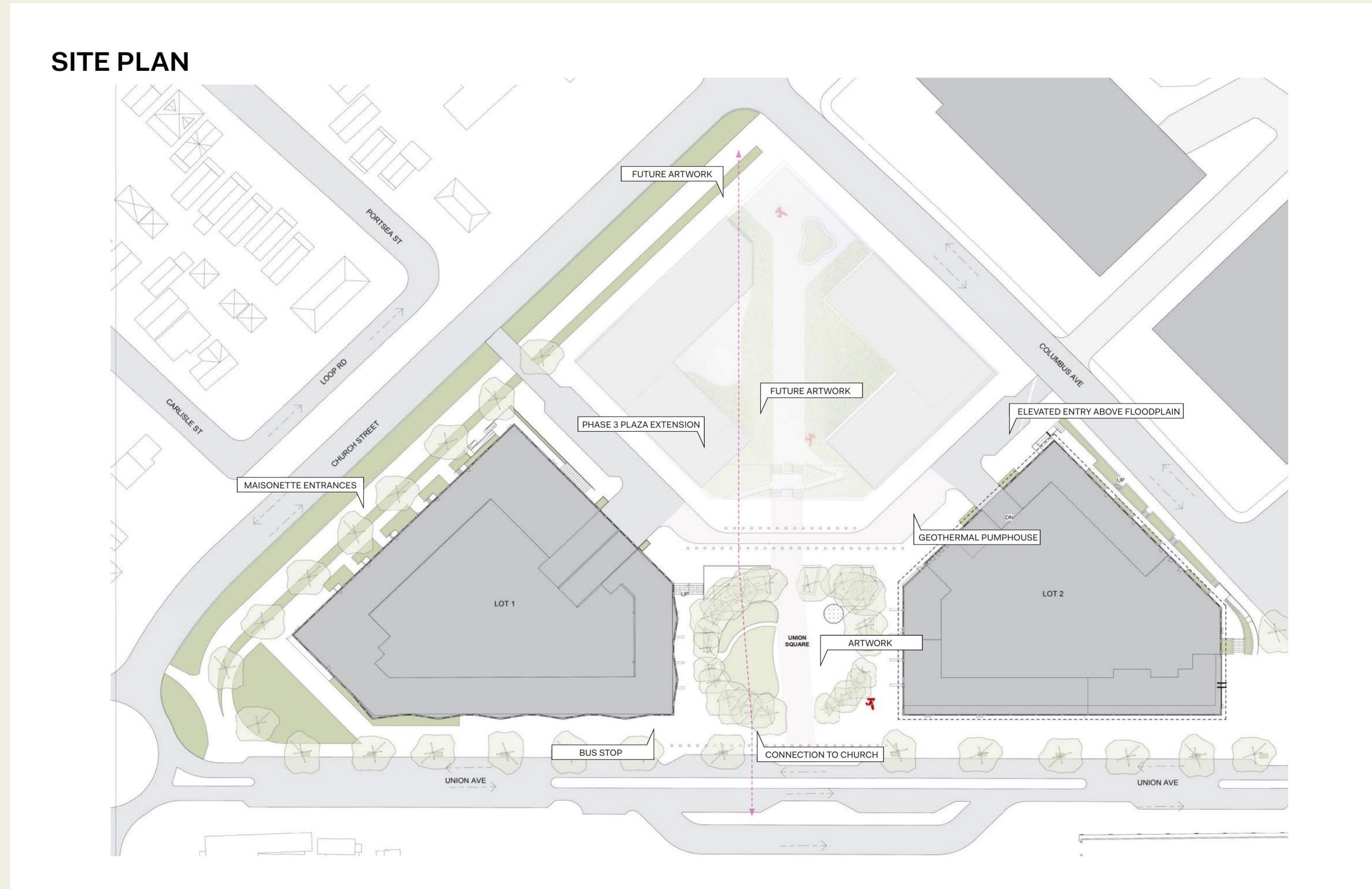
Project Phase 1 – 1A + 1B + 2A

| 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



Site Plan and Public Spaces



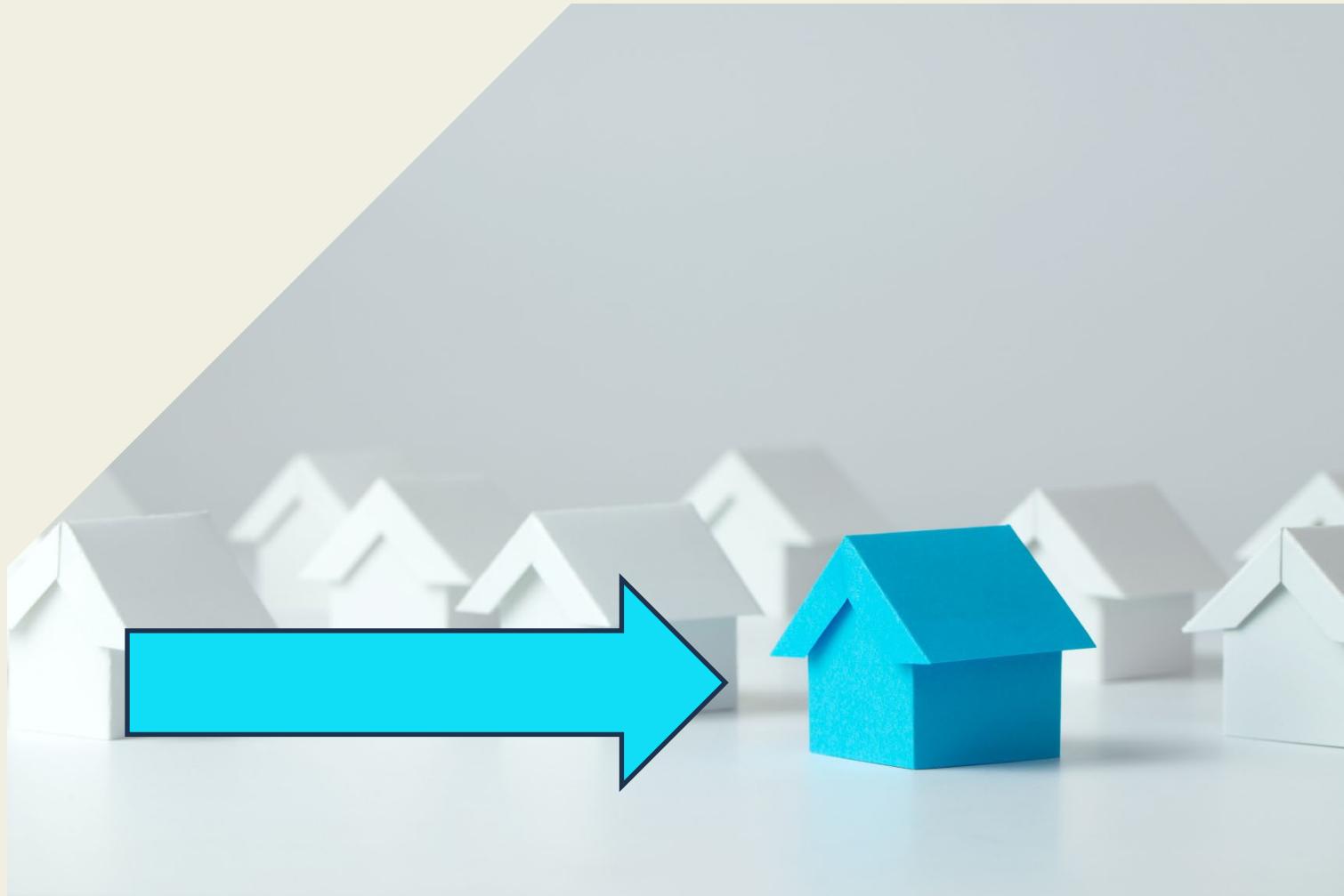
Right to Return: Resident Protections

- 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

- Build new replacement homes

PHASE 2

- Residents move directly into new homes

PHASE 3

- Old buildings are cleared after moves are complete

- **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

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

Questions and Answers