



Justin Elicker
Mayor

CITY OF NEW HAVEN

ECONOMIC DEVELOPMENT HOUSING ADMINISTRATION AND DEVELOPMENT

165 Church Street, 3rd Floor

New Haven, CT 06510

Phone: (203) 946-7090 Fax: (203) 946-4899



Arlevia T. Samuel, M.S.
Deputy Administrator

July 22, 2026

Honorable Tyisha Walker-Myers
President - Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

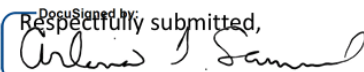
Re: **MOTION TO AMEND LM-2024-0670: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO ENTER INTO A COOPERATION AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN AND GLENDOWER GROUP, INC. AND ST. LUKE'S DEVELOPMENT CORPORATION AND ST. LUKE'S GLENDOWER LLC, WITH RESPECT TO THE REDEVELOPMENT OF 117-125 & 129 WHALLEY AVENUE, 10-12 DICKERMAN STREET, AND 34-36 SPERRY STREET (INCLUDING A TAX ABATEMENT PURSUANT TO SECTION §28-4 OF THE NEW HAVEN CODE OF ORDINANCES) AND TO ENTER INTO A MEMORANDUM OF AGREEMENT CONCERNING DOCUMENTATION AND PRESERVATION OF HISTORIC BUILDINGS AFFECTED OR POTENTIALLY AFFECTED BY SUCH REDEVELOPMENT PURSUANT TO SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT**

Dear President Walker-Myers:

The Housing Authority of the City of New Haven and Glendower Group, Inc. are in the final stages of implementing plans and financing to redevelop 117-125 & 129 Whalley Avenue, 10-12 Dickerman Street, and 34-36 Sperry Street. Changes in market conditions, construction costs, and financing conditions **rendered the unit mix that included forty-four (44) affordable and five (5) market rate units economically infeasible**; and the Owners desire to amend the Cooperation Agreement to reflect the change of unit mix to forty-nine (49) units all will be Rental Assistance Demonstration Program based voucher units, with no market rate units along with approximately four thousand eighty-eight (4,088) square feet of commercial/retail and community space.

In conjunction with these projects, we respectfully request your honorable Board's favorable action on the attached Order and Cooperation Agreement(s) to enable the Housing Authority of the City of New Haven to move forward with this project.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-6437.

Respectfully submitted,

Arlevia T. Samuel

Deputy Economic Development Administrator - Housing