

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS authorizing the City of New Haven to apply for and accept a grant in an amount not to exceed twenty-six million dollars and zero cents (\$26,000,000.00) from the United States Department of Housing and Urban Development Choice Neighborhood Implementation Grant for the Union Square project F/K/A Church Street South

Submitted by: Deputy Economic Development Administrator

REPORT: 1677-03

ADVICE: Approval

BACKGROUND:

This grant request, which could be an amount up to \$26 million, aims to assist in the implementation to replace distressed public and assisted housing, improve outcomes for residents, and create conditions for public safety, quality education, and economic opportunity. The Memorandum of Understanding (MOU) affirms our commitment to collaborate with the designated People Partner to ensure full integration of Housing, People, and Neighborhood strategies in accordance with HUD requirements to implement the Transformation Plan as developed under the earlier Choice Neighborhoods Initiative planning grant. The City recognizes aging public housing stock, rising construction costs, and increasing demand for safe, quality housing options have created significant challenges for the City of New Haven and Elm City Communities in meeting the needs of residents.

PLANNING CONSIDERATIONS

[Vision 2034](#), **New Haven's Comprehensive Plan**, includes the following goals and strategies:

Great Places to Live

Goal 1: Increase the number of deeply affordable housing units.

- Strategy 1.3: Expand funding streams available to the City and partners for affordable housing including the Affordable Housing Fund.
- Strategy 1.4: Support expansion and redevelopment of public housing projects.

Goal 5: Support place-based programs, policies, and improvements that align with the unique assets and goals of each neighborhood and residents' quality of life.

- Support mixed-use development and ensure that such development is sensitive to the neighborhood.

Authorization and acceptance of the CNI grant would enable New Haven to develop a significant number of housing units close to Union Station. This level of development would promote the growth of equitable and affordable housing, which furthers the goals of the City's Comprehensive plan.

ADVICE

Authorization of this grant agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: January 27, 2026
Ernest Pagan
Chair

ATTEST: _____
Laura Brown
Executive Director, City Plan Department