

STARR-WINCHESTER HOMEOWNERSHIP PROJECT

NARRATIVE

The City of New Haven's Livable City Initiative is serving as owner/developer of the Starr-Winchester Homeownership Project ("Project"). The Project consists of the construction of fifteen (15) homeownership units, (3) rental units and one (1) single family on Starr Street between Winchester Avenue and Shelton Ave and along with Winchester Avenue between Starr Street and Ivy Street in the Newhallville neighborhood. The Project encompasses the redevelopment of ten (11) city owned vacant lots for the construction of (5) duplex style homeownership, (4) two-family and (1) single family new structures all available for sale to homeowners. The total Redevelopment Project will encompass three (3) city blocks and a total of nineteen (19) net new units to include fifteen (15) homeownership units and four (4) rental units.

New Haven's Livable City Initiative is concentrating its efforts to stabilize some of its most distressed neighborhoods through enhanced homeownership strategies that include new construction and rehabilitation of blighted structures. Although work is underway on the periphery of the city, many of our urban neighborhoods continue to suffer from speculative development that has virtually left our neighborhoods void of homeowners that have a vested interest in building equity and community.

The Project will provide significant impact focusing on the remaining blocks which are currently comprised of properties that have a majority homeownership occupancy and the availability of land for acquisition to transform the block into 90-100% homeowner occupancy. The Project will provide homeownership and/or rentals for families with a mixture of income for 300% FPG (federal poverty guidance) and up to 100% AMI (HUD Area Media Income). Newhallville saw very little new construction for residential homeownership units until the Thompson-Winchester Homeownership Development in 2020 wherein the State of Connecticut Department of Housing and City of New Haven partnered to see this project to completion. The neighborhood's population of approximately 8,400 includes 50% of the population as families that remain above the median for many of New Haven's neighborhood. Most of the housing stock in the neighborhood is more than 75 years old with no net new structures added to the current inventory. The market for new construction multi-family structures in this neighborhood is ever-growing and remains a constant for new and first-time homebuyers. The opportunity for rental income is appealing to many of the city's buyers because of the strong rental market throughout the City. This project will seek to stabilize a price point of approximately \$180,000-\$250,000 based on income and consistent with New Haven's affordable homeownership market.

The Newhallville neighborhood is bordered on the north by the town of Hamden on the east by Winchester Avenue, on the south by Munson Street, on the southwest by Crescent Street, and on the northwest by Fournier Street. The main routes are Dixwell Avenue, Shelton Avenue, Winchester Avenue, and Bassett Street. Once home to Winchester Arms Manufacturing as well as small and light industrial industries, the neighborhood has become entirely residential. The historic Farmington Canal runs through the middle of the neighborhood.

This Project will leverage more than \$100M in private investment, leveraged by state and local funding. Newhallville has undergone an economic boom with the development of Science Park Development Park, development of Higher One, Winstanley Enterprises, ConnCorp and Yale University along with Forest City's transforming an abandoned rifle factory that was once the economic engine of Newhallville into a \$54 million historic rehab project called Winchester Lofts.

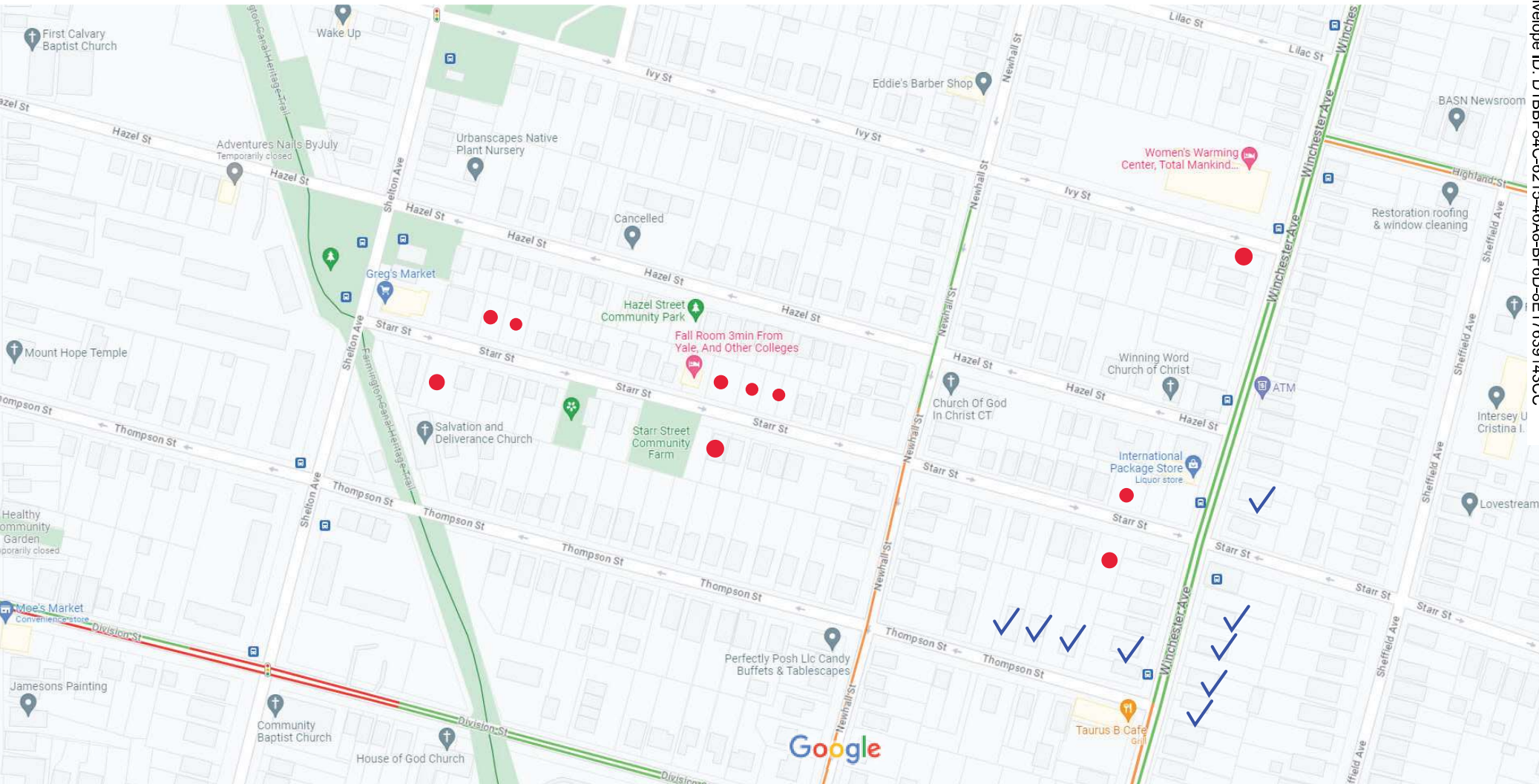
This Project will be centrally located on transportation routes for easy access and are on or within walking distance to the main thoroughfare Winchester Ave (attached bus route map). Additionally, the Project is within a block of Science Park that is fast growing as the economic hub for Newhallville. New Haven has been a pioneer of safe street design in Connecticut with New Haven Complete Streets design manual and its commitment to implementing these design standards where possible.

Properties

Address	Style	Type	H/O AMI	Rental AMI
136 Starr Street	Up and Down			
- Unit A		1	80%	
- Unit B		1		80%
209 Starr St	Duplex			
- Unit A		1	80%	
- Unit B		1	100%	
213 Starr St	Duplex			
- Unit A		1	300%	
- Unit B		1	100%	
215 Starr St	Duplex			
- Unit A		1	80%	
- Unit B		1	100%	
261 Starr St	Up and Down			
- Unit A		1	100%	
- Unit B		1		65%
265 Starr St	Up and Down			
- Unit A		1	300%	
- Unit B		1		100%
632 Winchester ave	Single	1	100%	
139 Starr Street	Duplex			
- Unit A		1	80%	
- Unit B		1	300%	
274 Starr Street	Duplex			
- Unit A		1	80%	
- Unit B		1	300%	
222 Starr St - Need 15 Ft Big Garden	Up and Down			
- Unit A		1	80%	
- Unit B		1		65%

Mix		Units	H/O	Rental
TOTALS		19	15	4
Units 80% AMI Under			6	1
Units 300% AMI Under/65% Under			4	2
Units 100% AMI under			5	1
Duplex	5			
2 Family	4			
Single	1			

STARR WINCHESTER HOMEOWNERSHIP



Map data ©2023 Google 100 ft

Live traffic Fast Slow

- ✓ Thompson - Winchester Homeownership - 100% sold H/O
- Starr - Winchester Homeownership