



THE TOWERS
AT TOWER LANE

**New Haven Board of Alders
City Services and Environmental Policy
Committee
Public Hearing
March 5, 2026**

**Request to Release Easements
Encumbering The Towers' Property**

Our Community



Tower One
18 Tower Lane
21 Floors
1971

Tower East
1B Towers Lane
13 Floors
1982

Site Area: 4.45 acres

The Towers' Apartments

328 Units

**178 Tower
One
150 Tower
East**

*** 130
Assisted Living Units**

**73%
Below
50% AMI**

**27%
"Forgotten Middle"**

**40 Units
Converting
to Assisted
Living**

**36 of 40 Units
Are 30% AMI**

*** Largest HUD Assisted Living Conversion Project in CT**

The Towers' Residents

79.5
Avg. Age

26 No Family Contact

219
Nursing
Home
Qualified or
About to Be

**67% Need help
w/ADL****

\$1,972
Avg. Income

**Length of Stay
4.7 years*****

** "Activities of Daily Living"

*** CT 18 months, US 22 months

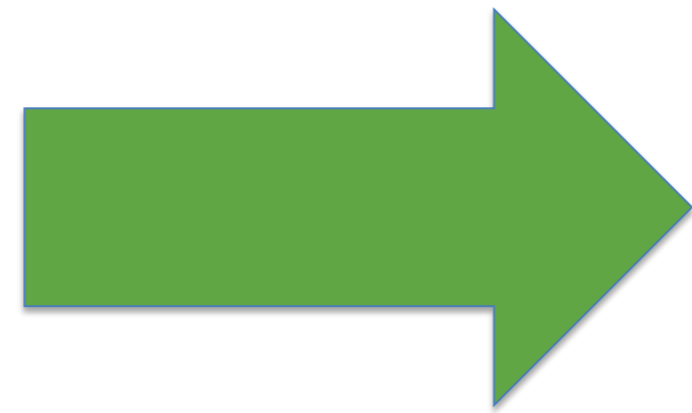
The Towers' Residents

- 107 currently qualify for nursing home
- 112 are near qualifying for nursing home
- 99 cannot manage medications on own

- 26 average hours of care per week
- 6 receiving services through hospice
- 21 have live-in caregivers



Age in Place = Resource Model



We Support “Age in Place”

- Resources On-site
- Staff Coordinates Assistance
- On-Site Service Partners:
 - › Assisted Living / Home Care
 - › Clinic / Mental Health
 - › Physical & Occupational
 - › Personal Emergency Pendants
 - › Meals / Laundry / Housekeeping

Activities - There is lots to do!



Ground Floor Redesign +



- **Housing Model**

- › Federal HUD Rental Subsidies
- › Project-Based Section 8 HAP Vouchers
- › Offer apartments slightly below market

- **Services and Care Model**

- › CT Home Care Program for Elders (Medicaid Waiver)
- › Economies of Scale keep costs low



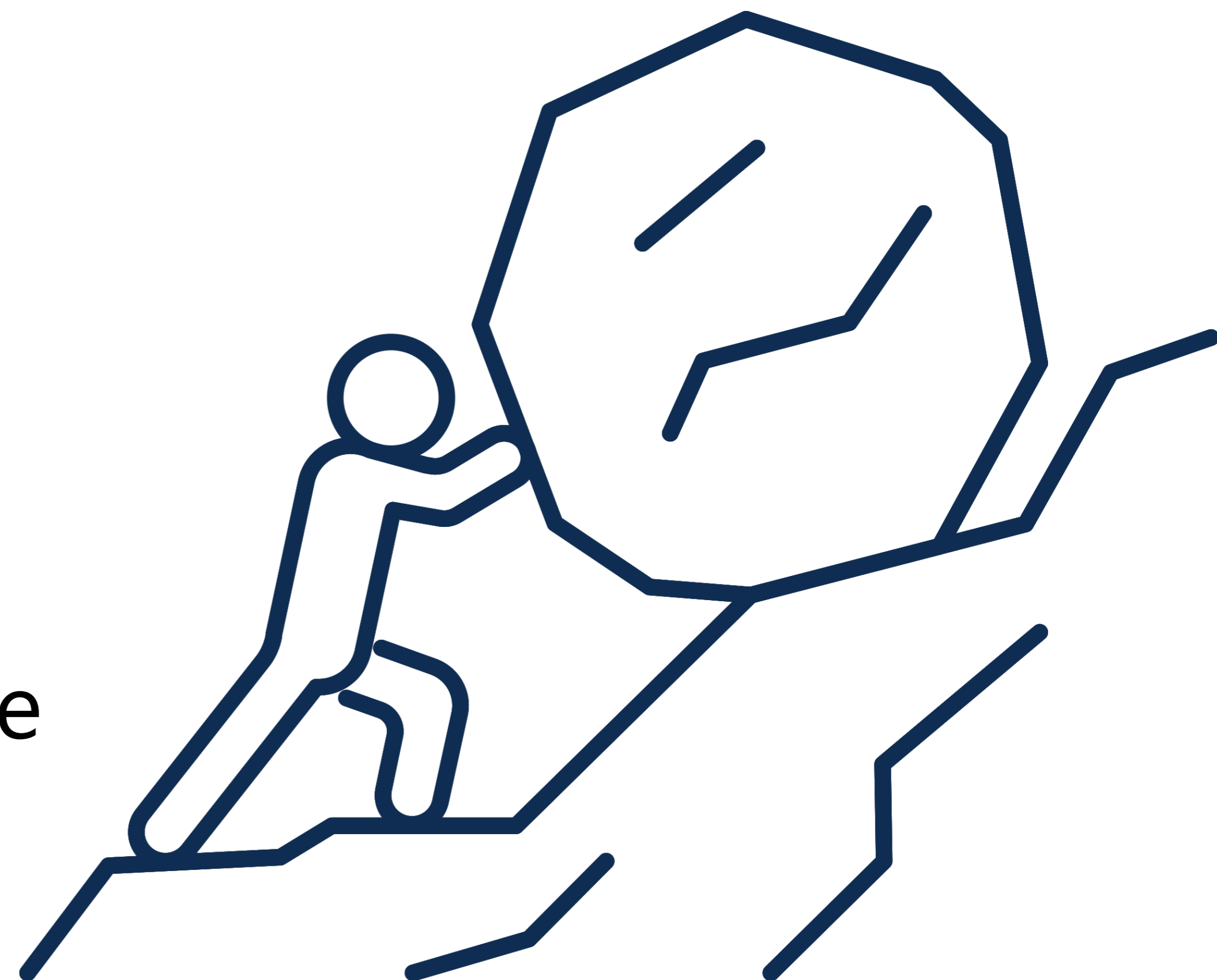
The Towers' Impact Beyond Supporting Our Residents

Stable Well-Paying Jobs

Many Team Members live within New Haven

Where Our Values Lead Us

- **Wait List is Two Years or More:**
 - › Seniors who need care cannot wait
 - › Families struggling to afford care in other settings in New Haven
 - › The Towers is best positioned to care for more seniors in the community
 - › We need to expand The Towers and help more seniors and families

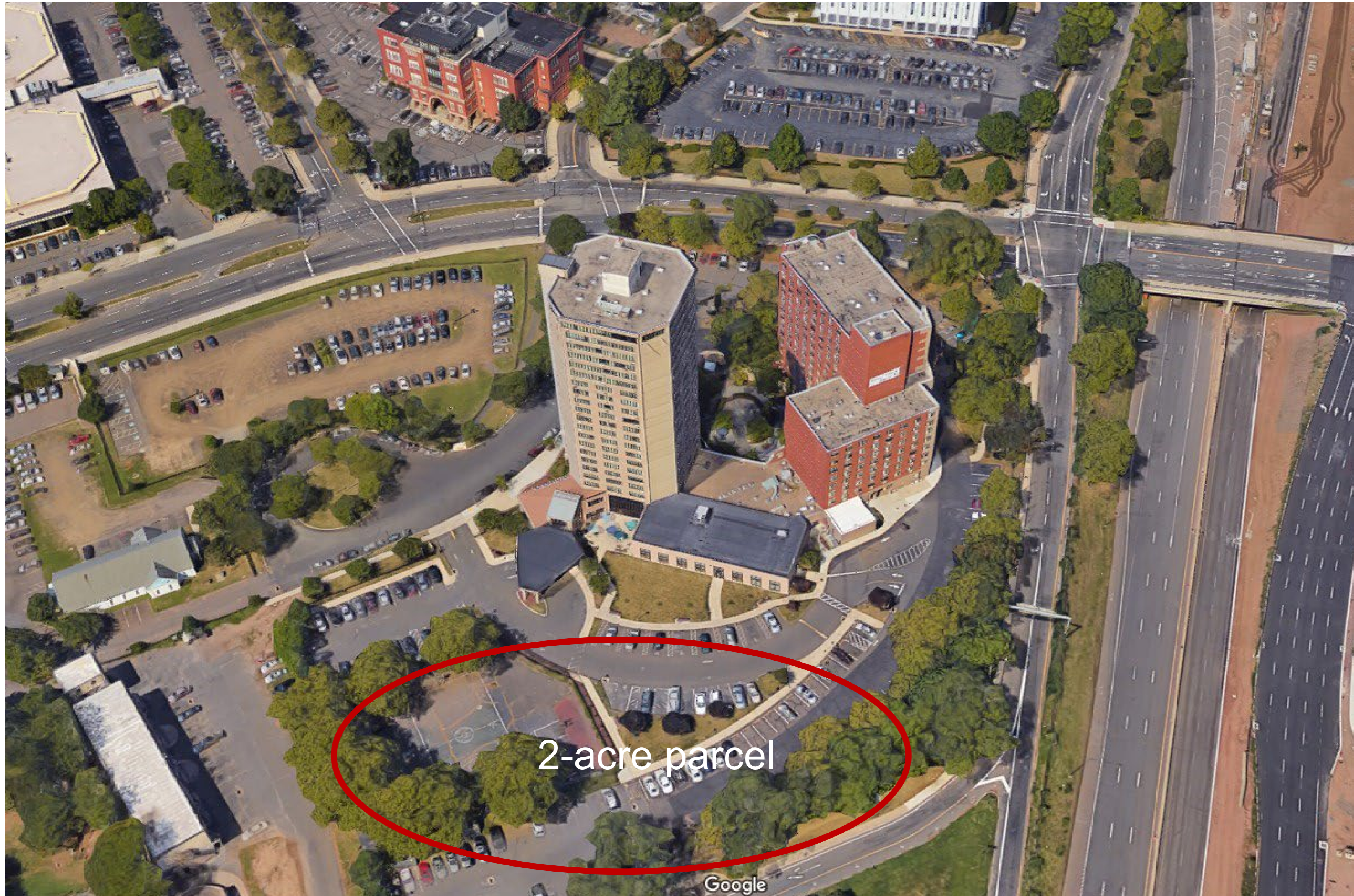


‘New Haven Vision 2034 Plan’

The High Priority Goal 7.6 on page 75 states:

“Encourage or prioritize projects that **combine affordable housing** with **long-term care services**, such as a Program for All-Inclusive Care for the Elderly (PACE) or **state-assisted living programs** to enable older residents to age in place while receiving coordinated care and services.”

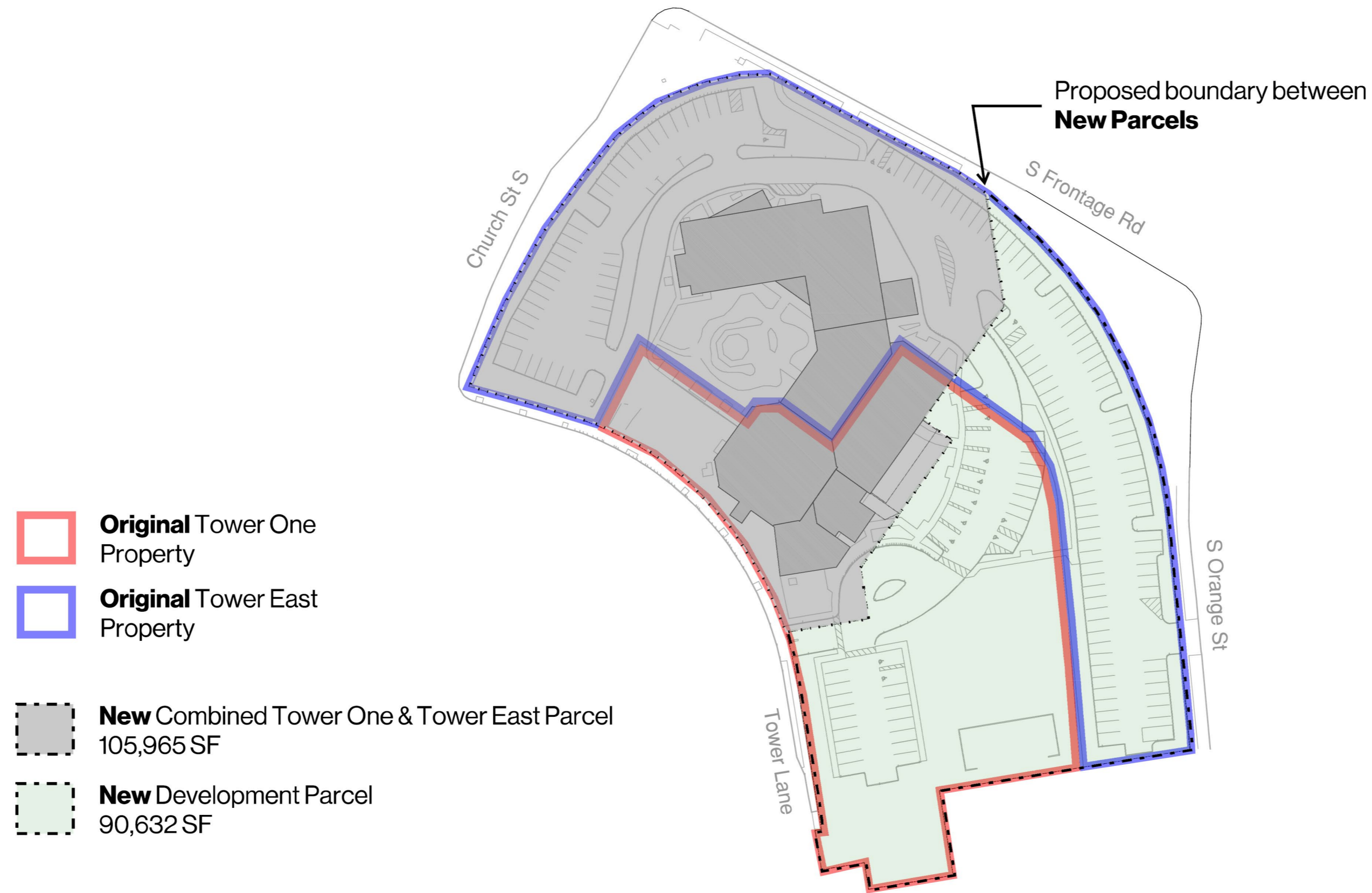
Tower Three Site



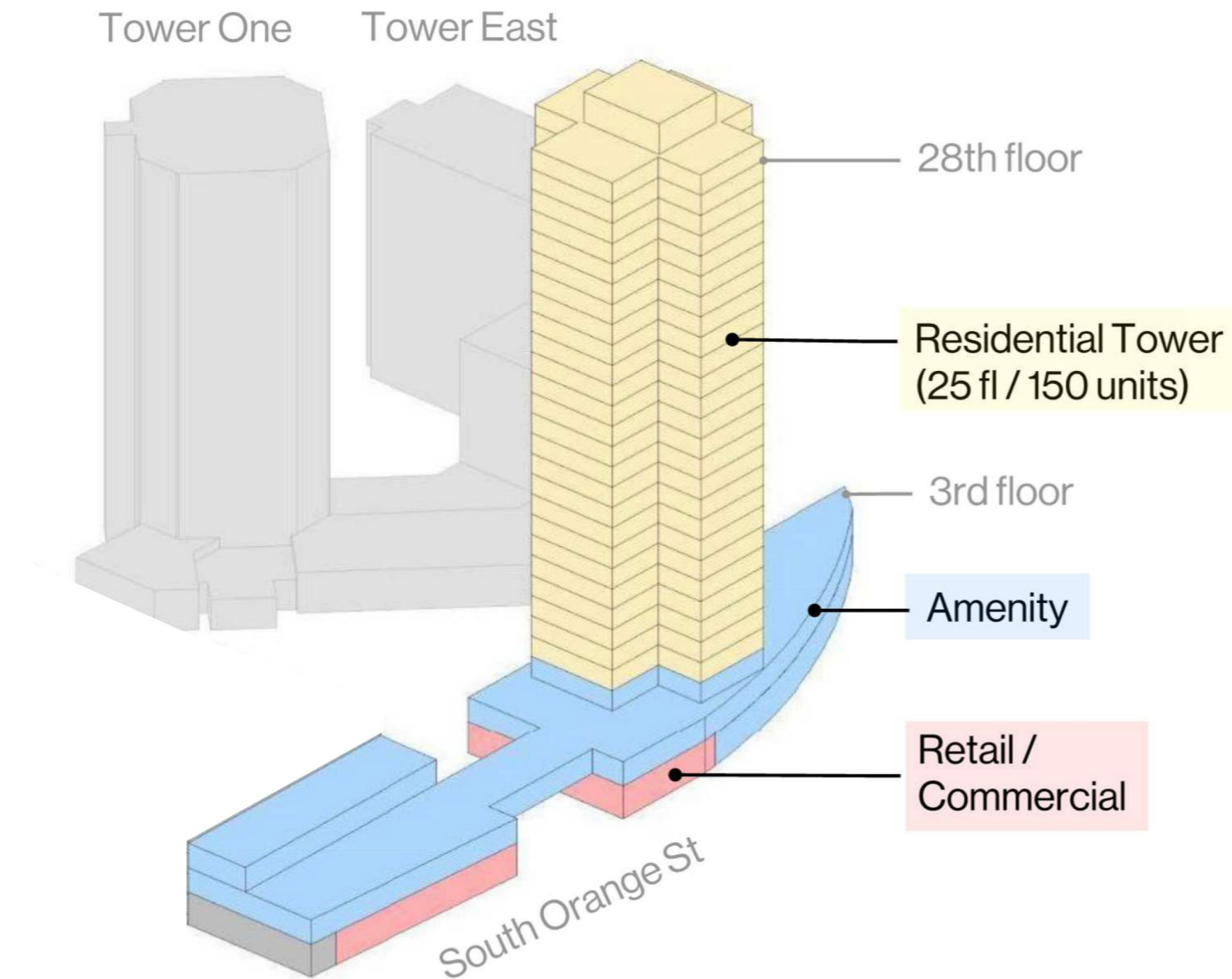
A Vision for Tower Three



Site Sub-Division



Study Massing and Unit Distribution

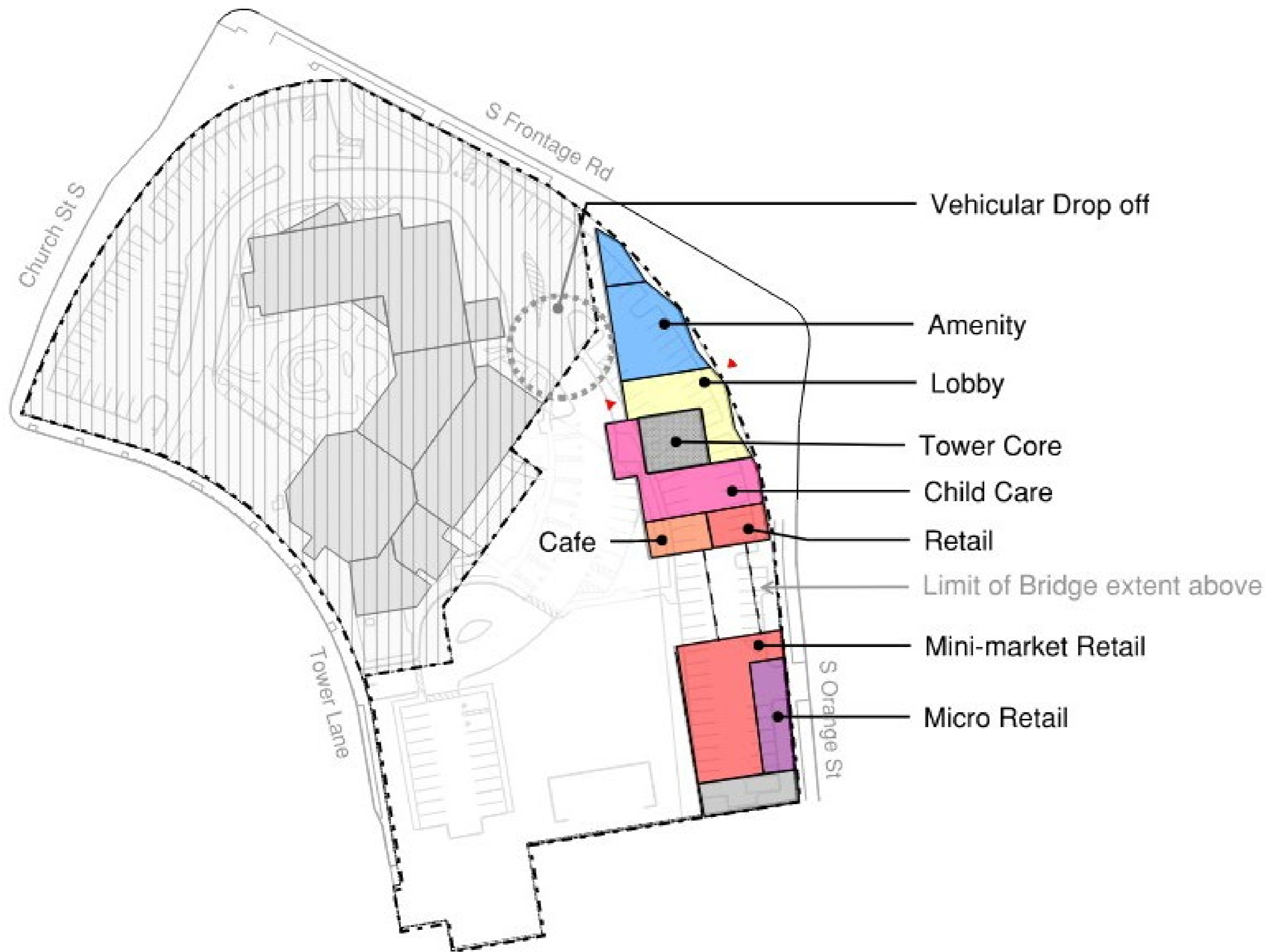


Anticipated Income & Age Restrictions

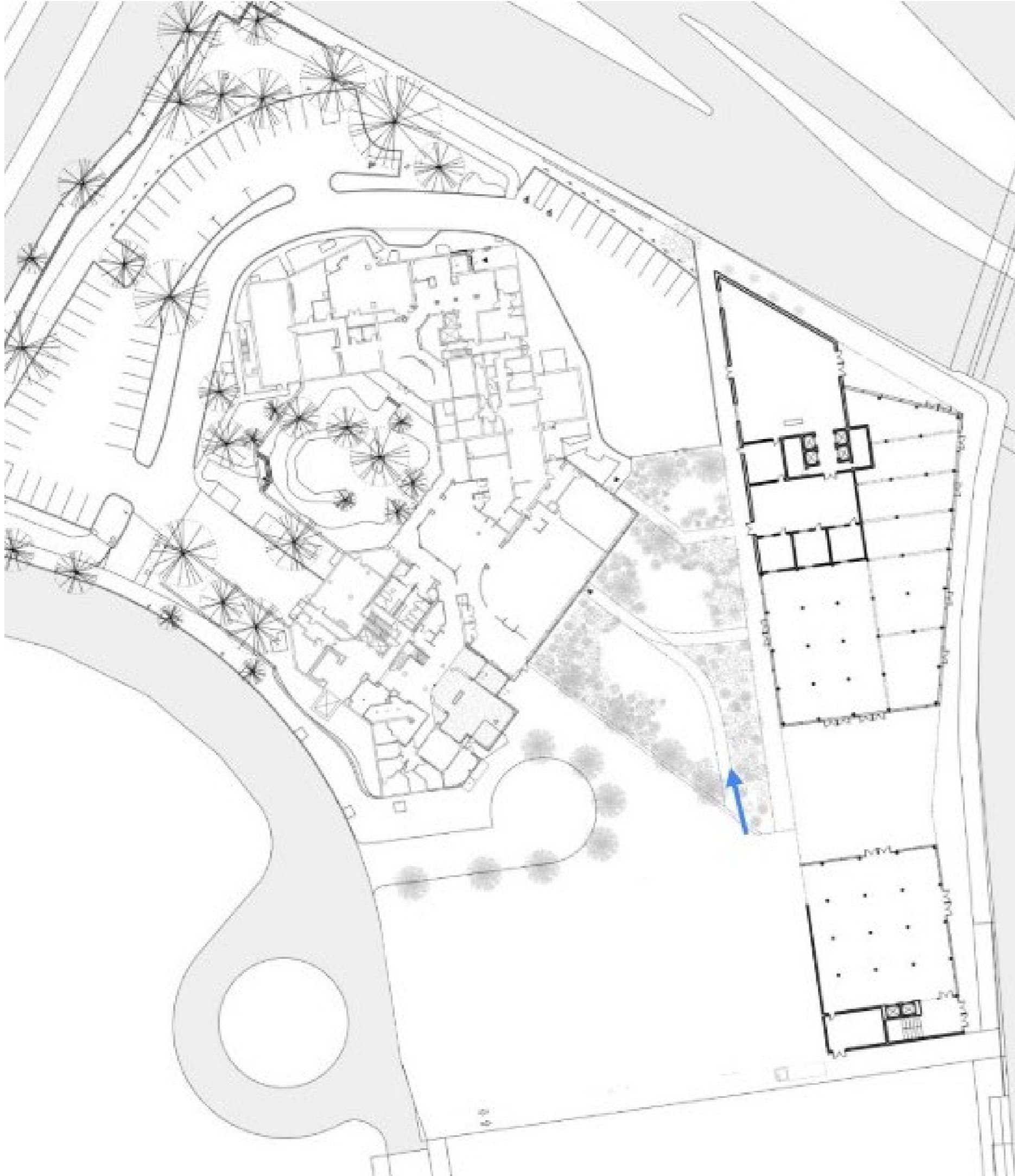
	Seniors	Not Age Restricted*	Sub-Total
Subsidized Units 0-60% AMI	106	0	106
Workforce Units 60-119% AMI	11	19	30
Market Rate 120%+ AMI	14	0	14
Total Units	131	19	150

*Non-age-restricted units are focused on middle aged people who need some support or care services.

Study Podium Plans



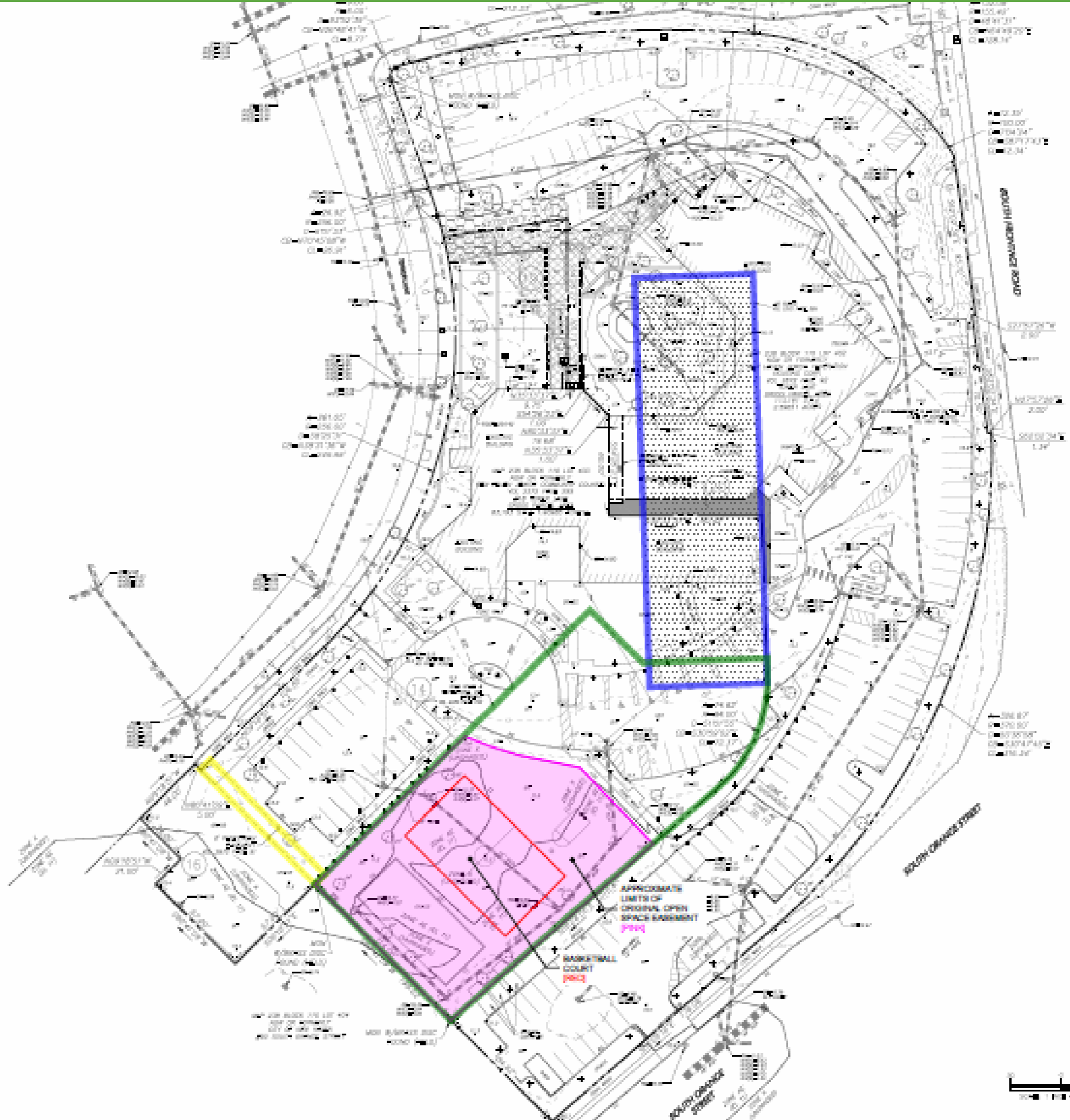
Neighborhood Square



An oasis....



Easement Map



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
approving the release of easements that encumber 18 Tower Lane and 1B Tower Lane.

Submitted by: The New Haven Jewish Community Council Housing Corporation

REPORT: 1678-08
ADVICE: Approve

BACKGROUND

The New Haven Jewish Community Council Housing Corporation requests from the Board of Alders approval of the release of easements that encumber their properties known as 18 Tower Lane and 1B Tower Lane. (the "Towers' Properties"). This request is made in tandem with a recent zoning map amendment for the Towers' Properties to change the existing Planned Development District 15 (PDD 15) to a BD-3 Zone.

Both this request for the release of easements and the related zoning map amendment are proposed to support the construction of a third residential tower on the Tower's Properties that will be known as "Tower Three." The proposed Tower Three will continue the model of the Towers' existing properties (Tower One and Tower East) by providing independent living and assisted living services to elderly low- and moderate-income residents so that they may age in place within New Haven.

The request for release of three City-owned easements that encumber these properties is a necessary step in obtaining financing for the development of Tower Three as the release will establish clean title of the Towers' Properties. The easements limit the extent of developable area for the project and maintain agreements with the City of New Haven on the use of these areas that were never realized or are no longer needed.

The easements were established through a Land Disposition Agreement, Quit Claim Deeds, and a Grant of Easement that resulted in three separate easements originally in service of the creation and access of open recreational space. The history of those easements is described below, following by a map depicting their current location:

Air Rights Easement (Blue Area)

March 13, 1969 – The City of New Haven, New Haven Redevelopment Agency (NHRA), and the New Haven Jewish Community Council Housing Corporation executed a Land Disposition Agreement for the reuse of land that was then known as "Parcel 1-A, Block K in the Church Street Redevelopment and Renewal Area" for the purposes of residential development. The land would later become known as 18 Tower Lane. The March 1969 Land Disposition Agreement was preceded by an authorization by the Board of Alders approving the execution of such agreement in October 1967 and a resolution by the NHRA for the same purpose in January 1969.

Community Engagement Strategy

- Tower Three Advisory Committee
- Tower Three Steering Committee
- Hill South Management Team Meetings
- City-Wide Public Meeting at the library
- Monthly Town Hall Meetings with The Towers' residents
- Meetings with the City, Housing Authority and Parking Authority
- Meetings with state agencies
- Surveys



Letters of Support

- Agency on Aging of South Central Connecticut
- Casa Otoñal
- RMS Companies
- The Towers Residents and/or Family Members
 - David Addams
 - Ella D. McGhee
- Thrive at Home with Whitney Center
- Yale School of Architecture

