



THE TOWERS
AT TOWER LANE

**New Haven Board of Alders
Legislation Committee
March 10, 2026**

**Petition to Amend Zoning Map Ordinance for
18 & 1B Tower Lane to
BD-3 District for
Tower Three**

Site Location



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





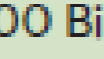


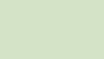






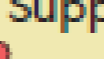
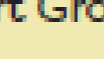

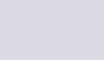
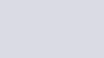

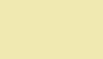
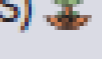
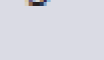

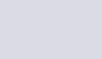
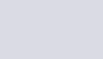
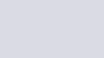


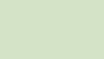






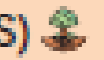



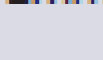
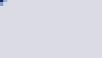

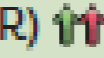







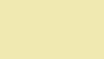

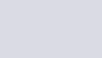


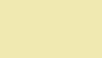
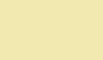


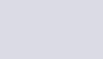
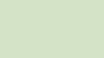

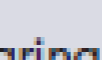

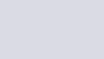
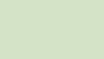
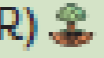





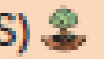


We Support “Age in Place”







- 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!

March 2026

March 1 - March 14

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>1</p> <p>11:30 The Joy of Drumming (S) </p> <p>1:00-3:00 Purimpalooza! (DR) </p> <p>7:00 Movie Night (S) </p> <p> <i>Women's History Month</i></p>	<p>2</p> <p>10:00 Coffee Klatch (DR) </p> <p>12:30 Mynd Immersive VR (CS) </p> <p>1:00 Chair Yoga (DR) </p> <p>2:00 Bingo (DR) </p> <p>6:30 Purim Party with Ruthie (S) </p> <p> <i>Purim</i></p>	<p>3</p> <p>10:30 Meet Cody the Therapy Dog (SOL) </p> <p>10:45 Create a Word (19FL) </p> <p>10:45 Chorus Rehearsal (S) </p> <p>11:30 30-Min Exercise (DR) </p> <p>1:00 Interactive Music (DR) </p> <p>2:00 Dining Mtg (DR) </p> <p>7:00 Documentary Screening "Harriet Tubman" (S) </p>	<p>4</p> <p>10:45 Chorus Rehearsal (S) </p> <p>1:00 Healthy & Fit (DR) </p> <p>2:00 Healthy Minds & Living Support Group (CS) </p> <p>7:00 Documentary- "One Woman One Vote" (S) </p>	<p>5</p> <p>10:30 30-Min Exercise (S) </p> <p>11:15 Brain Boosters (S) </p> <p>1:00 Catholic Service (S) </p> <p>1:00 Art Project with Michael Zieff (CS) </p> <p>7:00 Movie Night (S) </p>	<p>6</p> <p>10:00 Interfaith Bible Study (KCR) </p> <p>11:00 Knitting Group (SOL) </p> <p>11:00 Hopkins Students Visit (CS) </p> <p>11:00 All About You (19FL) </p> <p>1:00 Tai Chi (DR) </p> <p>2:00 Current Events (S) </p> <p>5:15 Shabbos Candle Lighting (DR) </p> <p>6:30 Shabbat (S) </p>	<p>7</p> <p>10:00 Shabbat (S) </p> <p><i>BINGO IS SUNDAY!</i></p> <p>3:30 Christian Worship Service (DR) </p> <p>7:00 Movie Night (S) </p>
<p>8</p> <p>11:30 Dance For All (S) </p> <p>2:00 Bingo hosted by Temple Emmanuel (S) </p> <p>7:00 Movie Night (S) </p> <p> <i>Daylight Savings Time Begins</i></p>	<p>9</p> <p>10:00 Coffee Klatch (DR) </p> <p>11:15 Mindful Art (CS) </p> <p>1:00 Chair Yoga (DR) </p> <p>2:00 Bingo (S) </p> <p>3:00 Book Club Mtg (CS) </p>	<p>10</p> <p>10:30 Meet Cody the Therapy Dog (SOL) </p> <p>10:30 Sewing Group (CS) </p> <p>10:45 Create a Word (19FL) </p> <p>11:30 30-Min Exercise (S) </p> <p>1:00 Interactive Music (DR) </p> <p>2:00 Health Talk with Gina & Dean (S) </p> <p>3:00 Yiddish Group (CS) </p> <p>6:30 Movie & Discussion with Jim Brochin (S) </p>	<p>11</p> <p>10:45 Chorus Rehearsal (S) </p> <p>11:00-1:00 Wilson Library (DR) </p> <p>1:00 Healthy & Fit (S) </p> <p>2:00 Healthy Minds & Living Support Group (S) </p> <p>3:00 Sing Along with Richard Gans (DR) </p> <p>7:00 Applied Civics with Steve & Victor (S) </p>	<p>12</p> <p>10:30 30-Min Exercise (S) </p> <p>11:15 Brain Boosters (CS) </p> <p>1:00 Hearing Loop Test Program (DR) </p> <p>2:00 Art with Betsy Karp (CS) </p> <p>7:00 Movie Night (S) </p>	<p>13</p> <p>10:00 Interfaith Bible Study (KCR) </p> <p>11:00 Knitting Group (SOL) </p> <p>1:00 Tai Chi (DR) </p> <p>2:00 Current Events (S) </p> <p>5:15 Shabbos Candle Lighting (DR) </p> <p>6:30 Shabbat (S) </p>	<p>14</p> <p>10:00 Shabbat (S) </p> <p>2:00 Bingo (S) </p> <p>7:00 Movie Night (S) </p>

Program Pathway Key: Physical Pathway  • Social Pathway 
 Intellectual Pathway  • Emotional Pathway  • Psychological Pathway 
 Spiritual Pathway 

Towers Room Location Key: Creativity Studio (CS) • Dining Room (DR) • Café (C) • Community Garden (CG) • 19th Floor (19FL) • Koral Conference Room (KCR) • Janie Holmes Library (L) • Founder's Conference Room (FCR) • Solarium (SOL) • Courtyard (CY) • Sanctuary (S)

Activities - There is lots to do!



Ground Floor Redesign +



Welcome to the Ground Floor Renovation Ribbon Cutting
Monday, July 7, 2025

**The Towers at Tower Lane
Towers Foundation**

We wish to acknowledge and thank the following partners for making our 2025 Ground Floor Renovation possible:

- City of Denver
- Colorado Department of Housing
- Colorado Division of Emergency Management and Community Development
- Colorado Housing Finance Authority
- Colorado State Agency
- Firehouse
- Planned Emergency Management Agency
- Department of Housing and Urban Development

Special Thanks to All Our Private Donors and Supporters:

- Project Team: Linda Castellano, Brian Chou, Construction Management, Morgan Construction, Design, CASIA
- Special Thank-You: Commissioner, Gallo Maquerra-Birba, Mayor, Justin Eber, Janet Campbell-Rodriguez, Project Consultant, Pacesetter
- City of Denver: Interim Executive Director, Chris

May these walls echo with the joy, connection and community. May this home contribute to the place where tradition is upheld, where stories are shared and where every resident is embraced with kindness (projects) and Cheered (loving-kindness).

THE TOWERS AT TOWER LANE

Ground Floor Improvements



- **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

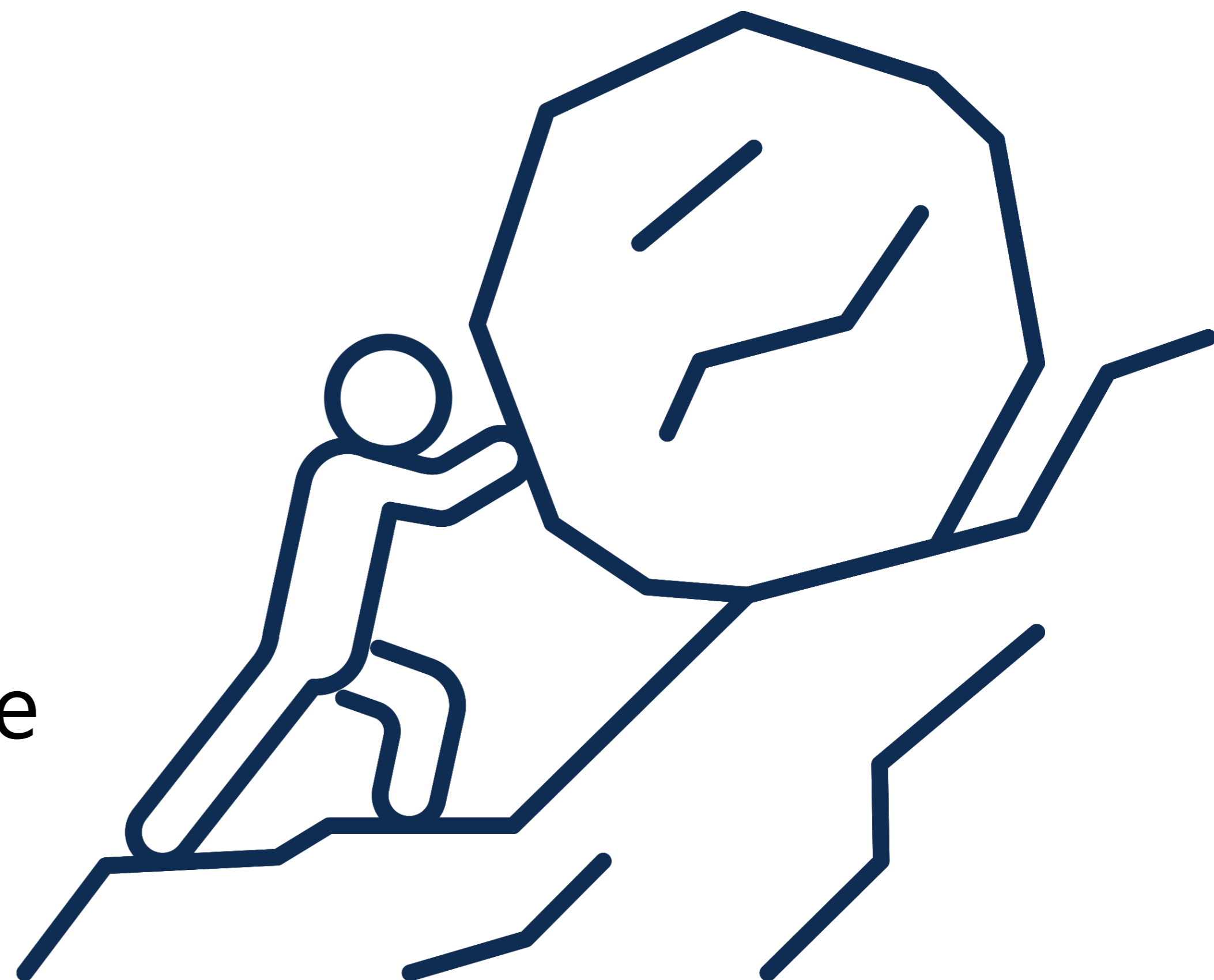
‘New Haven Vision 2034 Plan’

The High Priority Goal 7.6 on page 75 states:

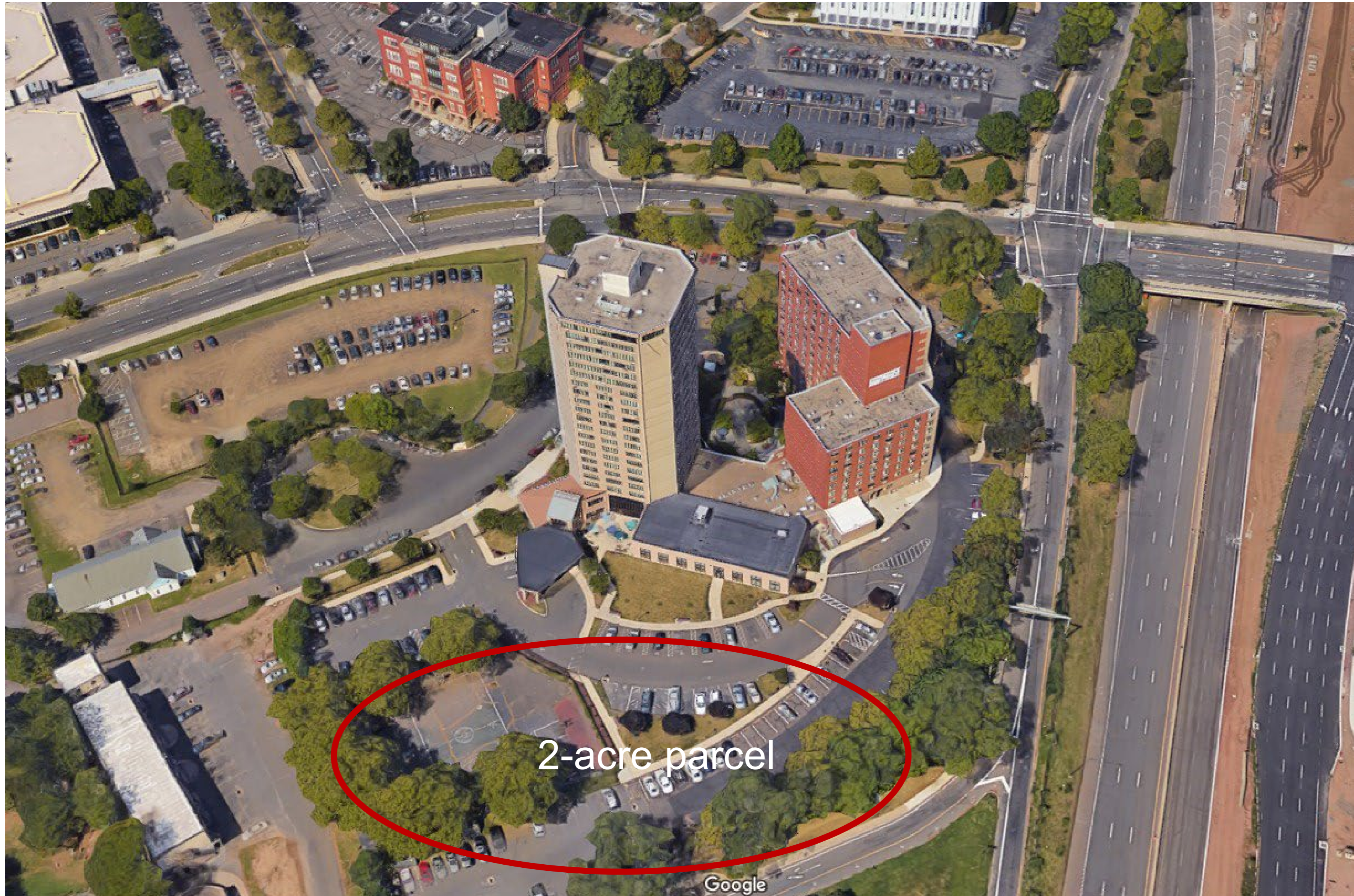
“Encourage or prioritize projects that **combine affordable housing** with **long-term care services**, such as a Program for All-Inclusive Care for the Elderly (PACE) or **state-assisted living programs** to enable older residents to age in place while receiving coordinated care and services.”

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



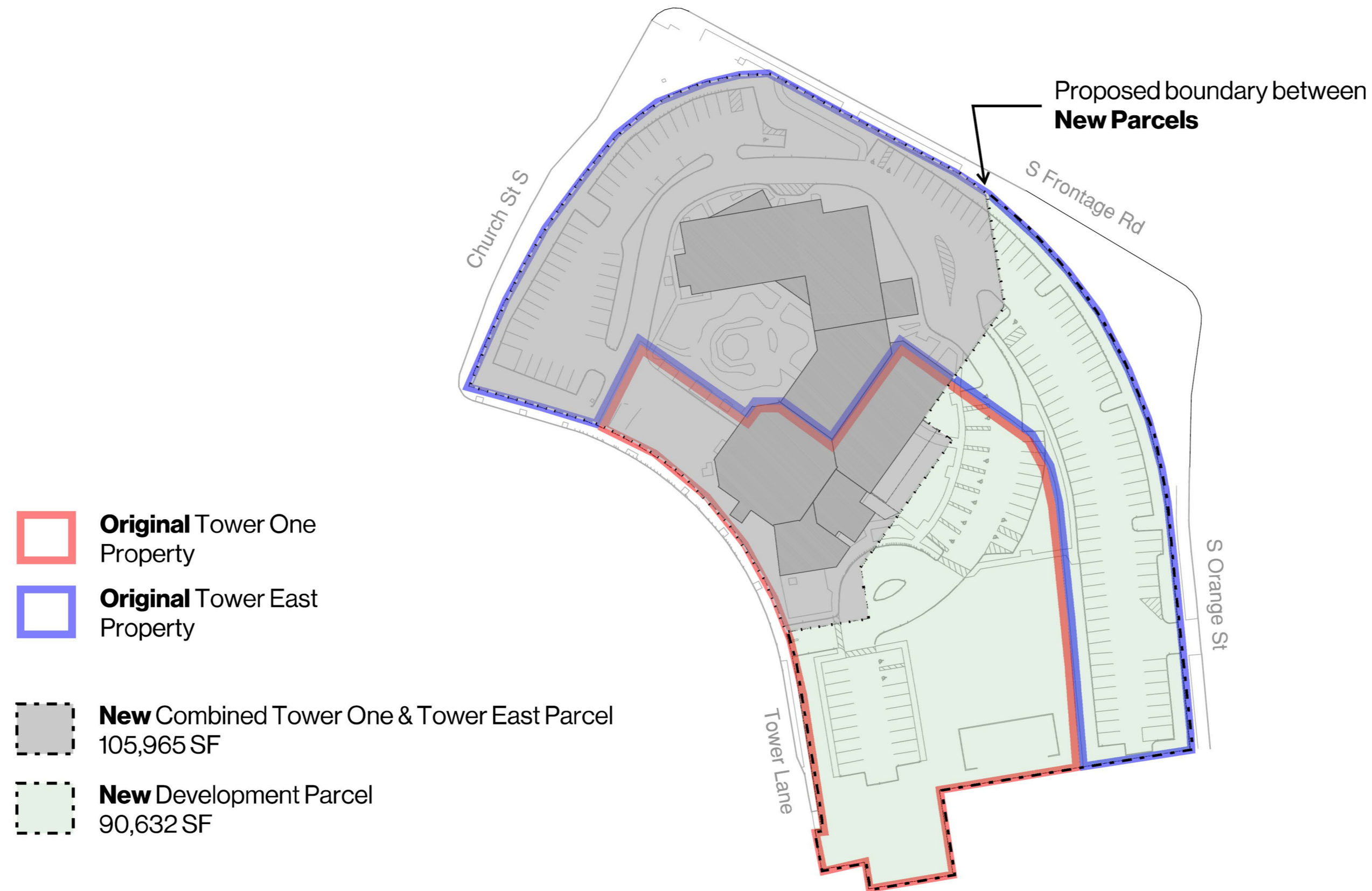
Tower Three Site



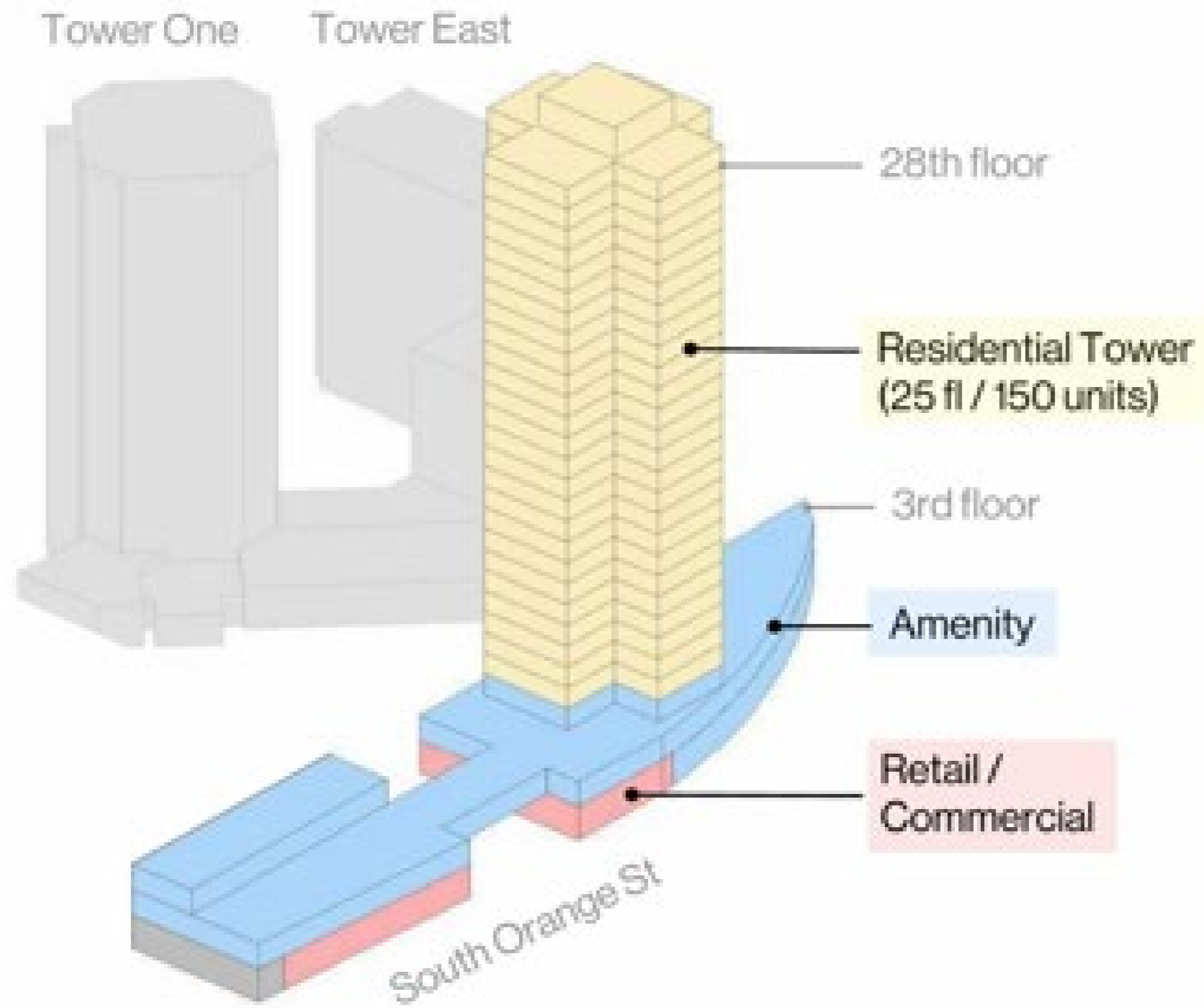
A Vision for Tower Three



Site Sub-Division



Study Massing and Unit Distribution

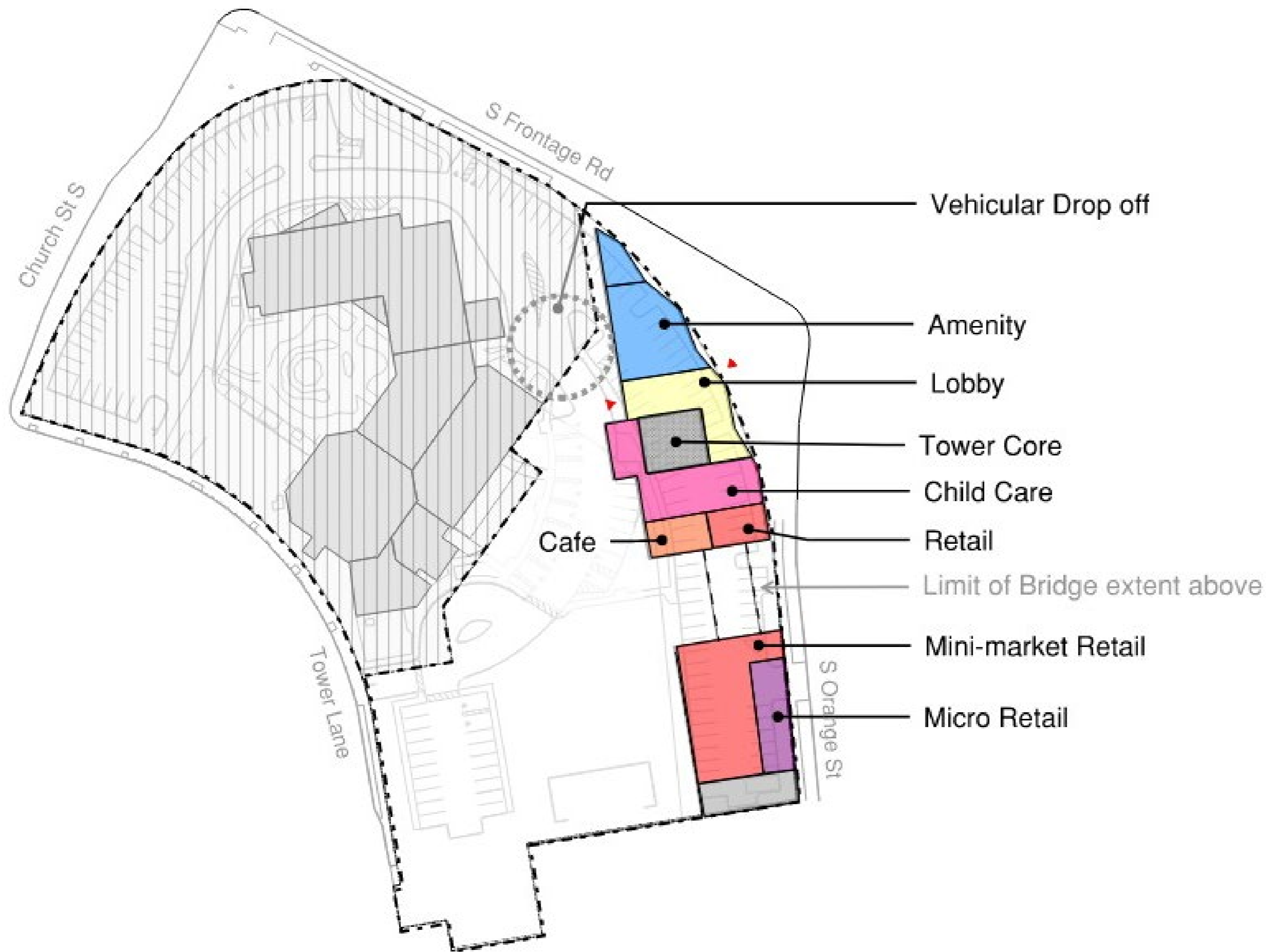


Anticipated Income & Age Restrictions

	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



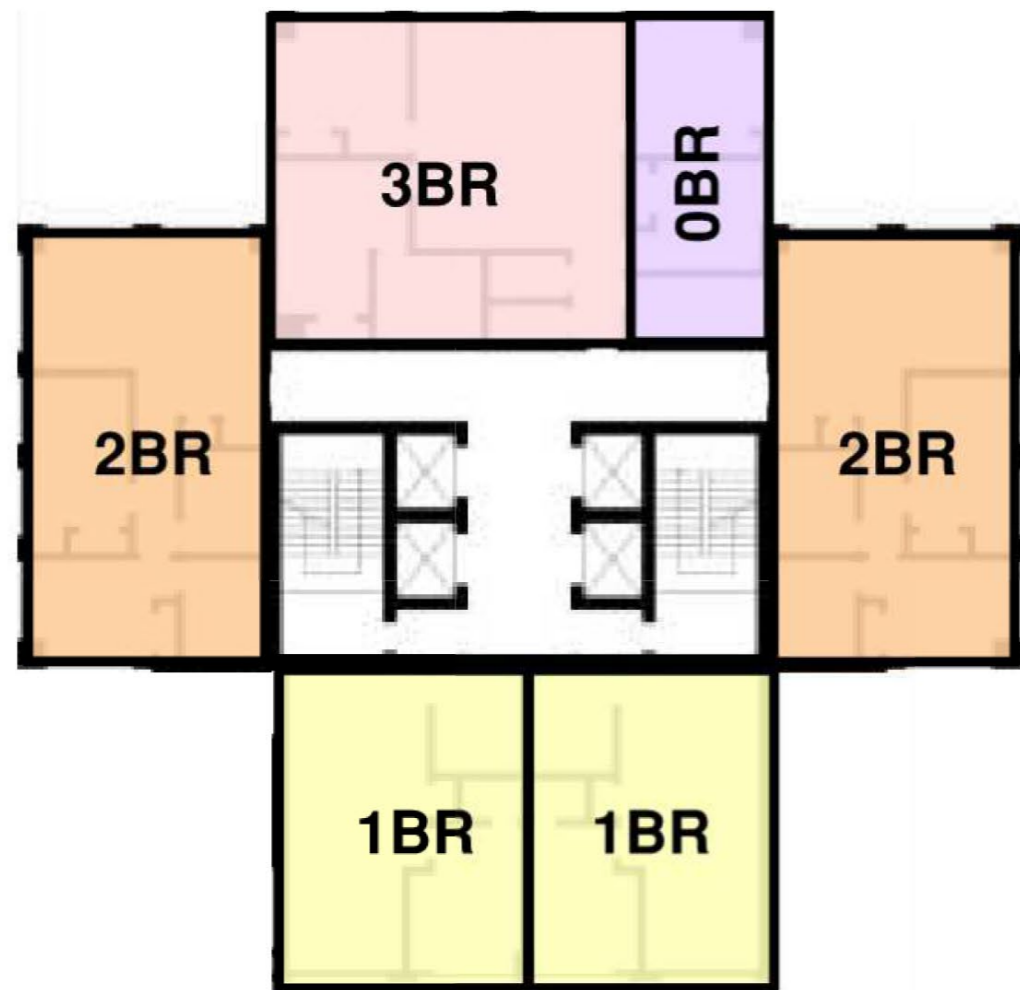
Neighborhood Square



An oasis....

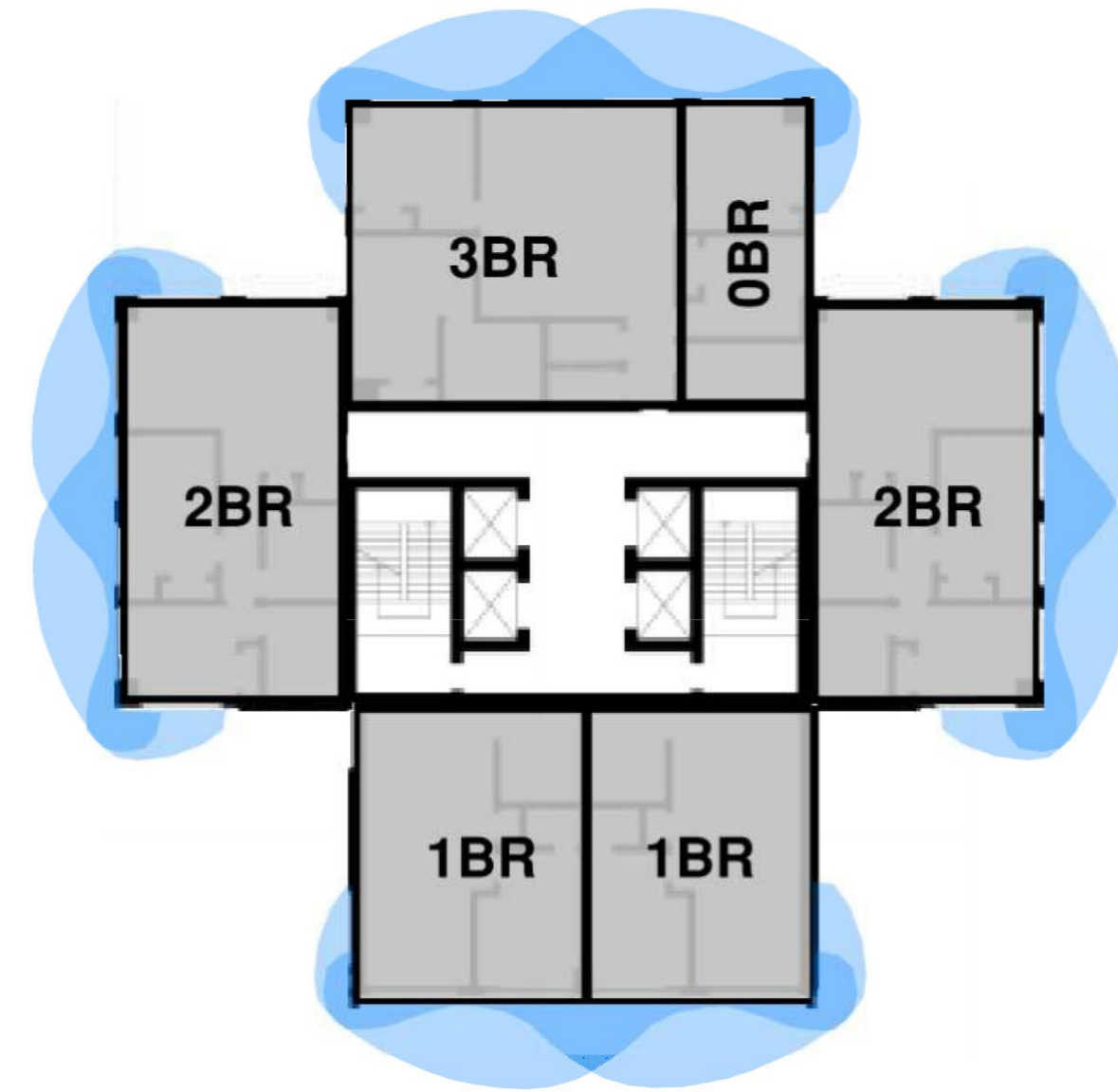


Study Tower Plans



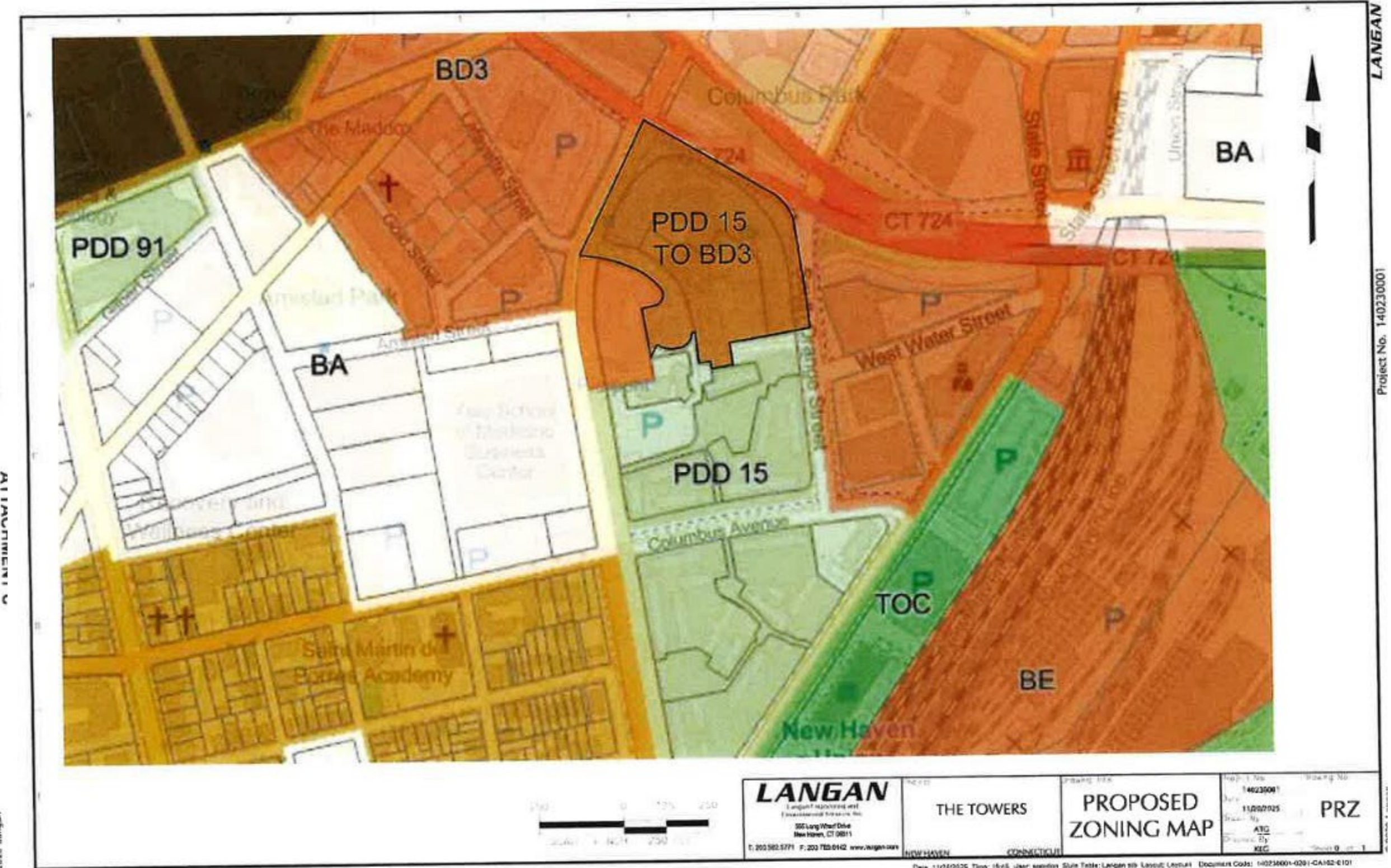
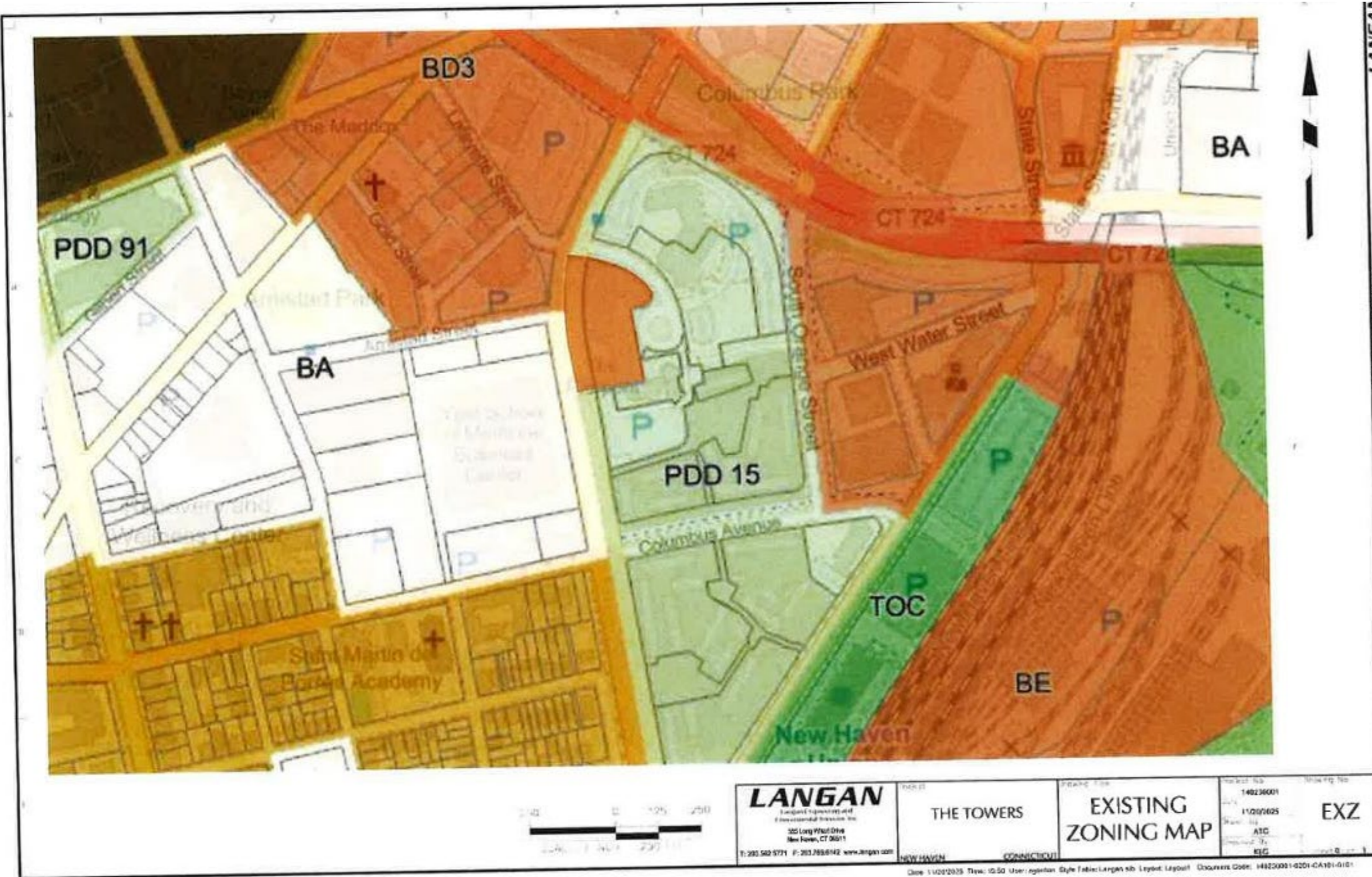
**Typical Tower
Floor plan**

0BR	17%
1BR	33%
2BR	33%
3BR	17%

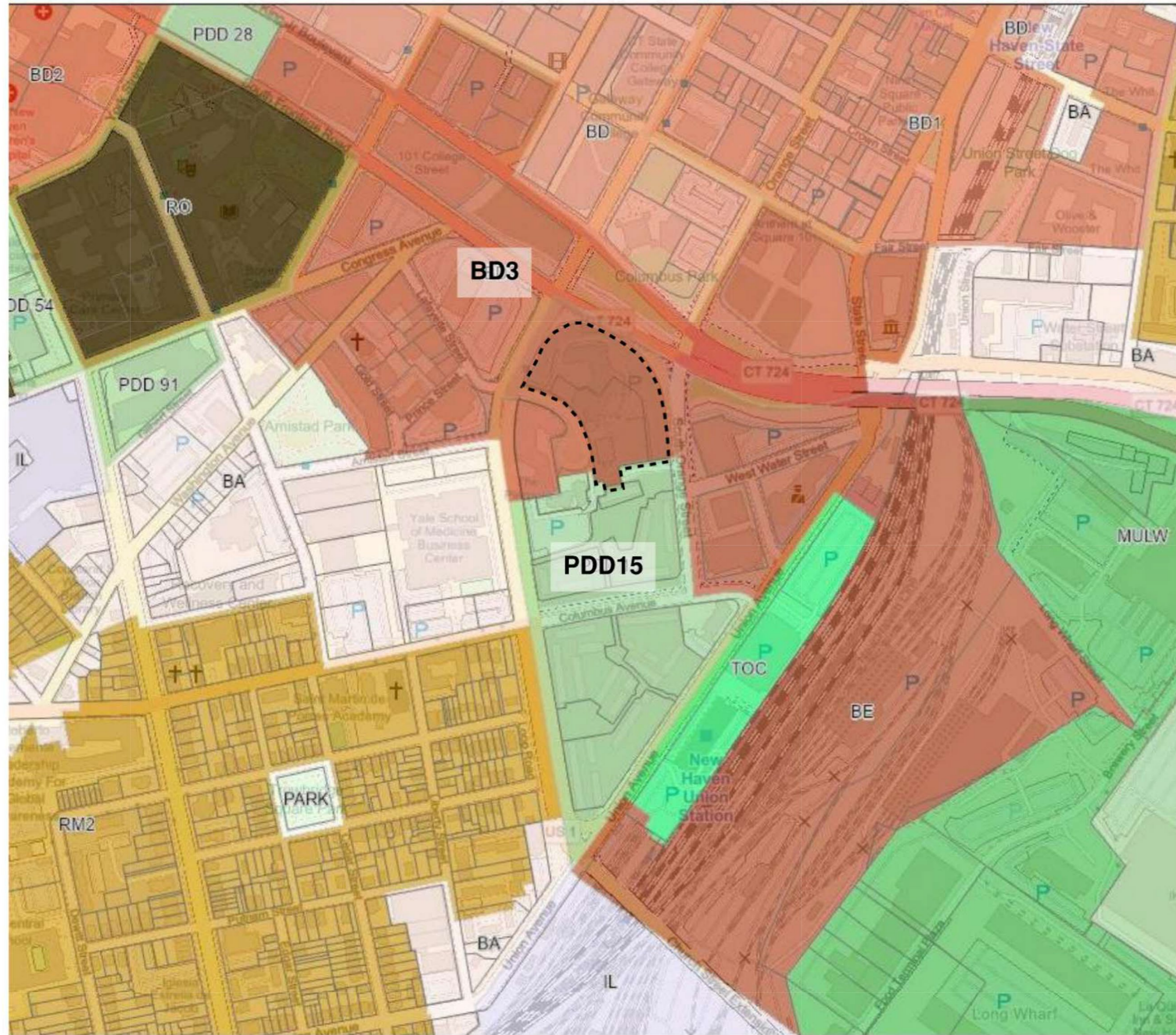


**Balcony
Variations**

Proposed Zoning Map



Zoning Change Rationale



- BD-3 Rezoning of the Towers properties is an extension of the adjacent zoning, creating dense residential developments that activate streets and make them safe.
- BD-3 Rezoning of the Towers properties will permit Parcel 1 (Tower One & Tower East) to be zoning compliant, allowing the mortgages to be released and new financing to be obtained for Parcel 1 and Parcel 2 (the new development).
- BD-3 Rezoning will attract a number of qualified development partner candidates, ensuring as-of-right zoning for the new elderly assisted living building while allowing flexibility in the form that such a building can take.
- BD-3 Rezoning will permit a wide variety of mixed uses for the building, creating a lively development without burdensome parking reqs.
- BD-3 Rezoning will demonstrate to the State that the project is making progress.

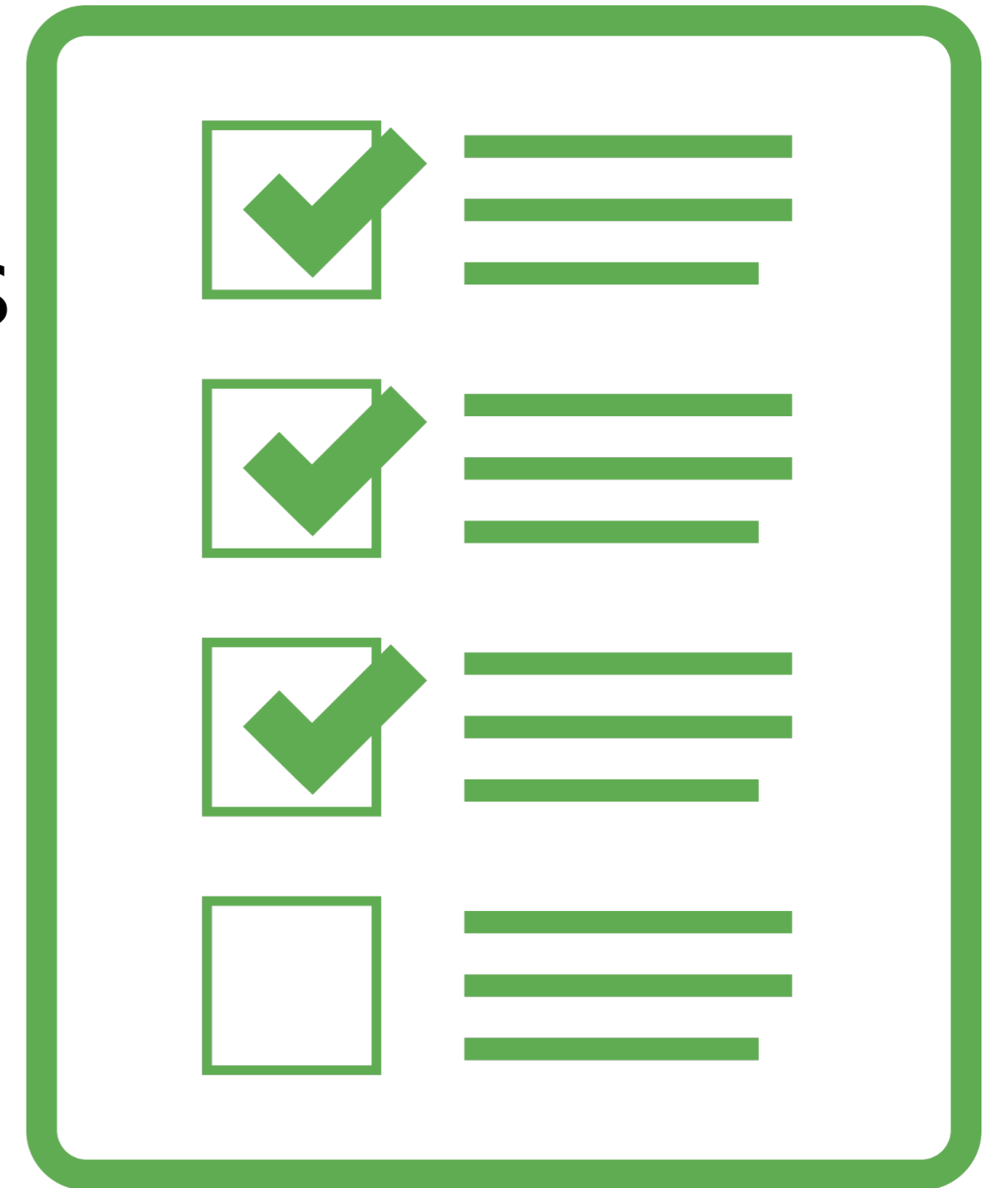
Community Engagement Strategy

- 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
- Mayor Justin Elicker (Support for The Towers CIF Application)
- RMS Companies
- The Towers Residents and/or Family Members
 - David Addams
 - Holly Gomez
 - Ella D. McGhee
- Thrive at Home with Whitney Center
- Yale School of Architecture



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE MAP to change the zoning designation of 18 Tower Lane and 1B Tower Lane from Planned Development District #15 to BD-3 Central Business/Mixed-Use District.
Owner/Applicant: Gustave Keach-Longo, New Haven Jewish Community Council Housing Corporation)

REPORT: 1677-02

ADVICE: Approval

PROJECT ADDRESSES:

- 18 Tower Lane (Map/Block/Parcel 238/0110/00400)
- 1B Tower Lane (Map/Block/Parcel 239/0110/00402)

APPLICANT/OWNER:

Gustave Keach-Longo
New Haven Jewish Community Council Housing Corporation

SUBMISSION:

This petition for this ordinance amendment was dated for and received at the January 5, 2026 Board of Alders meeting. Legistar File ID: LM-2025-0675. The submission included:

- Submission checklist form
- Fiscal impact statement
- Prior notification form
- Cover Letter
- Signed Petition including:
 - Attachment A: Petition for Zoning Map Amendment
 - Attachment B Proposed Ordinance for Zoning Map Amendment
 - Attachment C: Existing and Proposed Zoning Maps
 - Attachment D: Legal Description of Parcels to be Re-Zoned
- Filing fee

BACKGROUND AND PDD HISTORY

18 Tower Lane consists of two parcels and encompasses an area of approximately 4.4 acres. The parcels are Map/Block/Parcel 239/0110/00402 situated on the south side of South Frontage Road (Route 34) and bounded to the west by Church Street South, Tower Lane and South Orange Street and Map/Block/Parcel 238/0110/00400 on the east side of Tower Lane and bounded by Map/Block/Parcel 239/0110/00402 parcel to the north owned by the New Haven Jewish Community Council Housing Corporation.

The parcels described are occupied by two residential Senior Living Apartment high-rise buildings called "The Towers at Tower Lane." One building is a 21-story tower ("Tower One") and the second is a 13-story tower ("Tower East.") The site also includes a yard and a paved parking area. The facility is a 54-year-old independent and assisted living community which serves low income, very low income and moderate-income elderly residents and provides care services.