



Washington Village Housing Redevelopment Plan

HUD SITE VISIT

September 22, 2014

Presentation

1. Program
2. Schedule
3. Budget
4. Design



The New Washington Village:

A Vibrant Mixed-Income Community

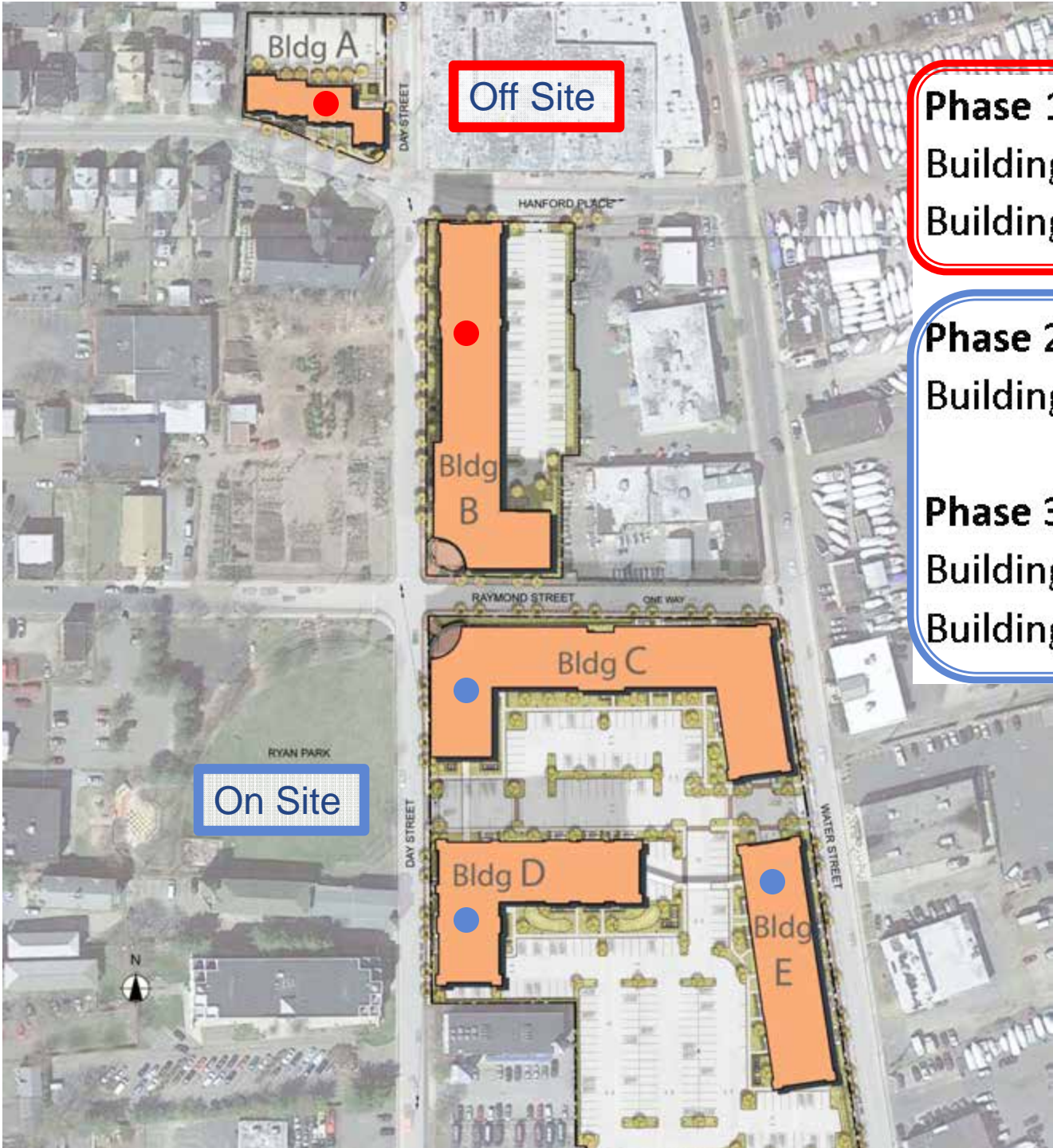
- **273 Residences**
 - **136 replacement public housing units**
 - **137 higher income housing units**
 - **67 Low Income Housing Tax Credit (LIHTC) units**
 - **70 market-rate units**
- **Community/Resource Center and Tenant Amenity Space**

The New Washington Village:

A Mixed-Income Community with Family Housing

Unit Mix

	PHU	Tax Cred.	Mkt	Total	%
One-Bed	31	25	39	95	34.8%
Two Bed	70	42	31	143	52.4%
Three-Bed	31	0	0	31	11.4%
Four-Bed	4	0	0	4	1.5%
Total	136	67	70	273	100%
%	49.8%	24.5%	25.6%	100%	



Off Site

Phase 1	80 Units
Building A:	10 Units
Building B:	70 Units

Phase 2	85 Units
Building C:	85 Units
Phase 3	108 Units
Building D:	50 Units
Building E:	58 Units

On Site

Schedule

Phase I -- Buildings A & B

Closing & Construction Start
Construction Completion -- 14 mos

DATES

November-2014
January-2016

Phase II -- Building C

Closing
Demolition Start
Construction Start
Construction Completion -- 18 mos

November-2015
February-2016
May-2016
August-2017

Phase III -- Buildings D & E

Closing
Demolition Start
Construction Start
Construction Completion -- 18 mos

July-2017
September-2017
December-2017
March-2019

Budget

	Phase 1*	Phase 2	Phase 3	Total
<u>USES:</u>				
Total Development Cost	\$32,942,074	\$34,199,304	\$39,621,309	\$106,762,687
<u>PERMANENT SOURCES:</u>				
Permanent Mortgage	\$2,810,000	\$3,315,000	\$3,888,000	\$10,013,000
LIHTC Equity	\$20,276,484	\$19,226,136	\$13,247,067	\$52,749,687
Choice Neighborhood Funds		\$3,513,758	\$14,486,242	\$18,000,000
CDBG - DR Funds "Sandy"	\$9,855,590	\$5,144,410		\$15,000,000
Urban Act (State) Funds			\$5,000,000	\$5,000,000
CT-DOH Flex or CHAMP Funds		\$3,000,000	\$3,000,000	\$6,000,000
Total Permanent Sources	\$32,942,074	\$34,199,304	\$39,621,309	\$106,762,687

*Note: Phase One has also been awarded up to \$1.3 mm in Brownfield Remediation Funding from Connecticut's Department of Economic and Community Development (DECD)

Architect's Presentation

1. Overall Design
2. Flood Resiliency
3. Accessibility
4. Green Energy Compliance

TOD Zoning

- ✓ 5 Stories
- ✓ Setback to street
- ✓ Min 1.25 FAR
- ✓ Primary Use at Street/ screened parking
- ✓ Recreation Area
- ✓ Residential Density



Street View



View North on Day Street



View from Ryan Park



Bird's Eye View



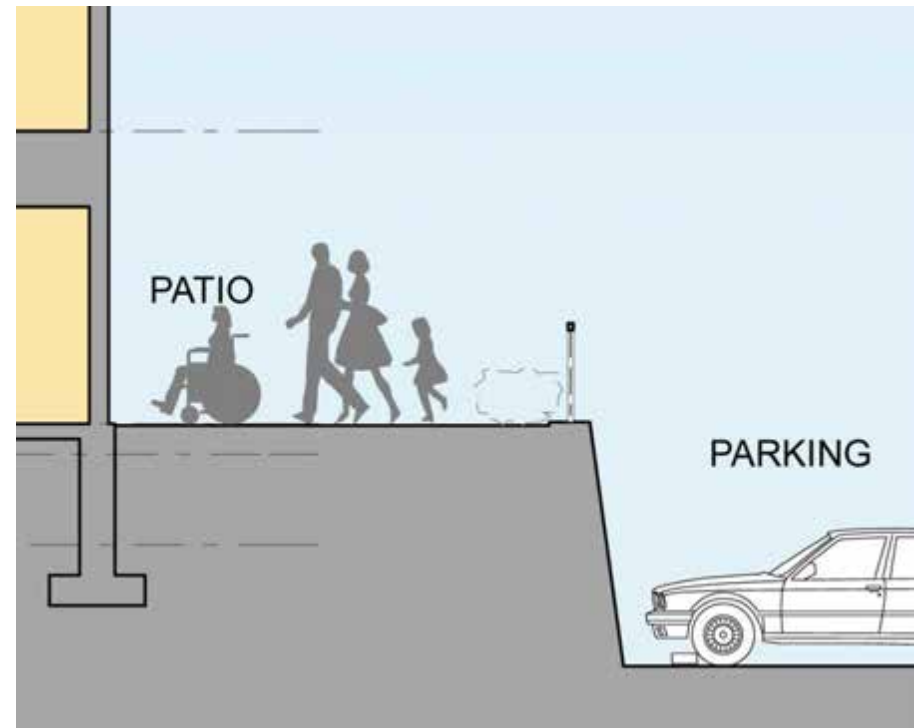
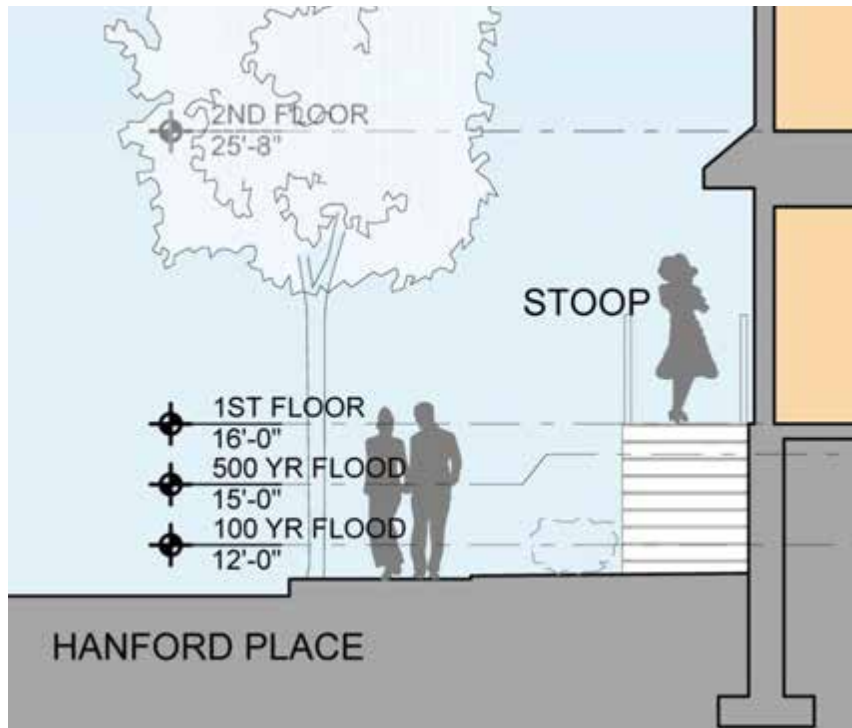
Resiliency Features

- Raised residential uses above flood levels
- Wet-flood-proofed ground level
- Elevated mechanical systems
 - Raised transformer and emergency generator
 - Elevator machine room on upper floor
- Backflow preventers at sewer connections
- Flood Management Plan

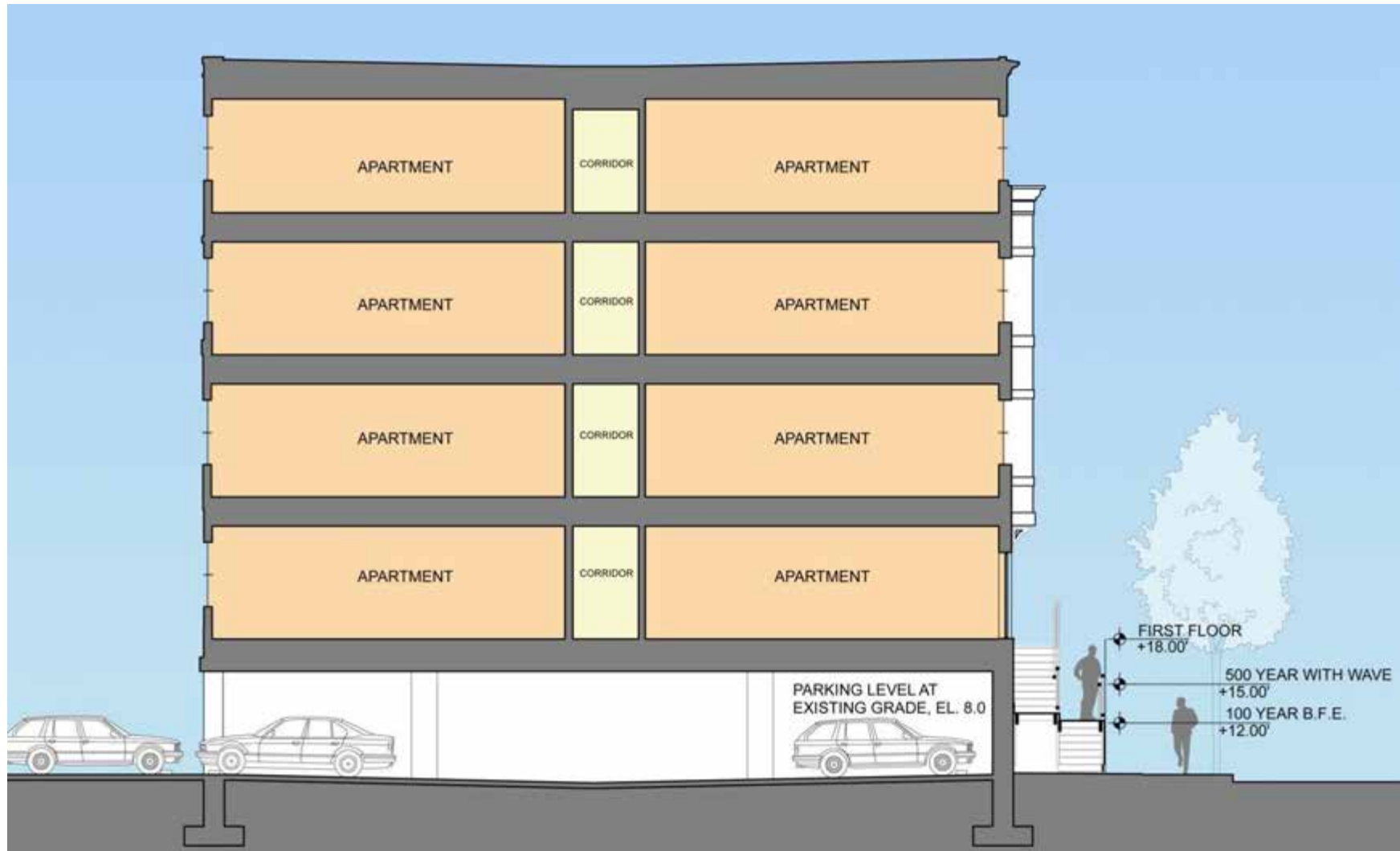
Resiliency Features : 13 Day



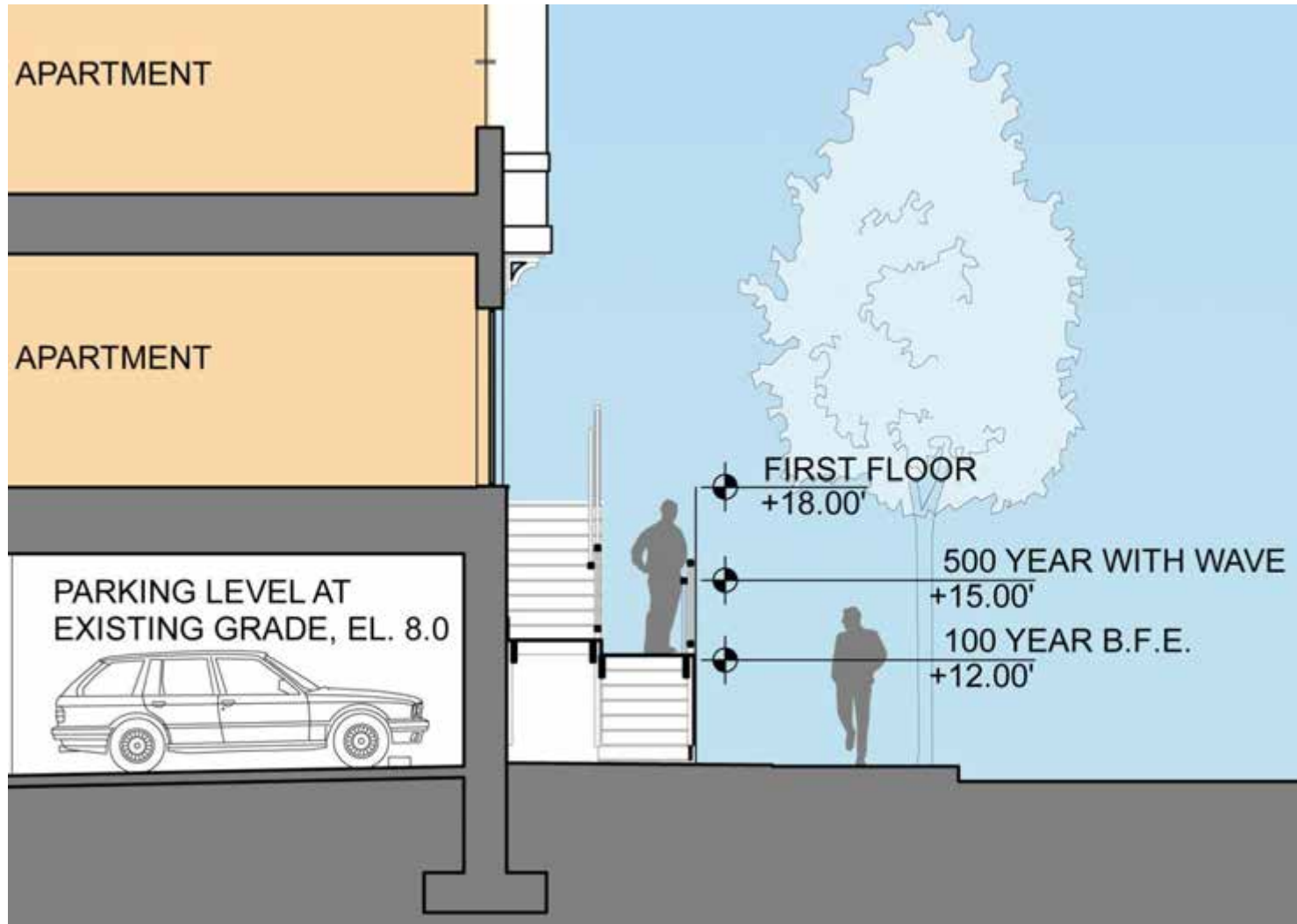
Resiliency Features : 13 Day



Resiliency Features : 20 Day



Resiliency Features : 20 Day



Accessibility

- 10% apartments are ADA accessible; 2% Hearing
- 13 Day Street:
 - 2BR barrier-free flat
 - Ground floor visitable
 - Raised backyards
- 20 Day Street:
 - Elevators
 - 9 total apartments 3 x 1BR; 4 x 2BR; 2x 3BR
 - Adaptable units (removable cabinets)



Sustainability

- EnergyStar and Enterprise Green Communities
- High performance thermal envelope – including windows
- High efficiency MEP Systems
- Water efficient fixtures
- EnergyStar qualified appliances and light fixtures
- Recycling Program
- Resident training on “green” features



Questions/Discussion



Reference slides at the end...

Detailed Unit Mix

PHU	LIHTC	Mkt	Total	%
-----	-------	-----	-------	---

PHASE ONE

BUILDING A

One-Bed	0	0	0	0	0.0%
Two Bed	0	3	0	3	30.0%
Three-Bed	3	0	0	3	30.0%
Four-Bed	4	0	0	4	40.0%
Total	7	3	0	10	100.0%
%	70.0%	30.0%	0.0%	100.0%	12.5%

BUILDING B

One-Bed	12	5	10	27	38.6%
Two Bed	16	10	12	38	54.3%
Three-Bed	5	0	0	5	7.1%
Four-Bed	0	0	0	0	0.0%
Total	33	15	22	70	100.0%
%	47.1%	21.4%	31.4%	100.0%	87.5%

PHASE ONE TOTAL

One-Bed	12	5	10	27	38.6%
Two Bed	16	13	12	41	51.3%
Three-Bed	8	0	0	8	10.0%
Four-Bed	4	0	0	4	5.0%
Total	40	18	22	80	100.0%
%	50.0%	22.5%	27.5%	100.0%	100.0%

PHASE TWO

BUILDING C

One-Bed	11	9	13	33	38.8%
Two Bed	26	12	10	48	56.5%
Three-Bed	4	0	0	4	4.7%
Four-Bed	0	0	0	0	0.0%
Total	41	21	23	85	100.0%
%	48.2%	24.7%	27.1%	100.0%	100.0%

PHU	LIHTC	Mkt	Total	%
-----	-------	-----	-------	---

PHASE THREE

BUILDING D

One-Bed	0	0	2	2	4.0%
Two Bed	18	15	6	39	78.0%
Three-Bed	9	0	0	9	18.0%
Four-Bed	0	0	0	0	0.0%
Total	27	15	8	50	100.0%
%	54.0%	30.0%	16.0%	100.0%	46.3%

BUILDING E

One-Bed	8	11	14	33	56.9%
Two Bed	10	2	3	15	25.9%
Three-Bed	10	0	0	10	17.2%
Four-Bed	0	0	0	0	0.0%
Total	28	13	17	58	100.0%
%	48.3%	22.4%	29.3%	100.0%	53.7%

PHASE THREE TOTAL

One-Bed	8	11	16	35	32.4%
Two Bed	28	17	9	54	50.0%
Three-Bed	19	0	0	19	17.6%
Four-Bed	0	0	0	0	0.0%
Total	55	28	25	108	100.0%
%	50.9%	25.9%	23.1%	100.0%	100.0%

PROJECT TOTALS

ALL BUILDINGS

One-Bed	31	25	39	95	34.8%
Two Bed	70	42	31	143	52.4%
Three-Bed	31	0	0	31	11.4%
Four-Bed	4	0	0	4	1.5%
Total	136	67	70	273	100.0%
%	49.8%	24.5%	25.6%	100.0%	100.0%

New Enlarged Units – 2 BR

(new units are more than 50% larger)

TWO BEDROOM - EXISTING
608 SQ FT



TWO BEDROOM - NEW
952 SQ FT



EXISTING TWO BEDROOM
OVERLAID ON
NEW TWO BEDROOM



New Two Bedroom Unit



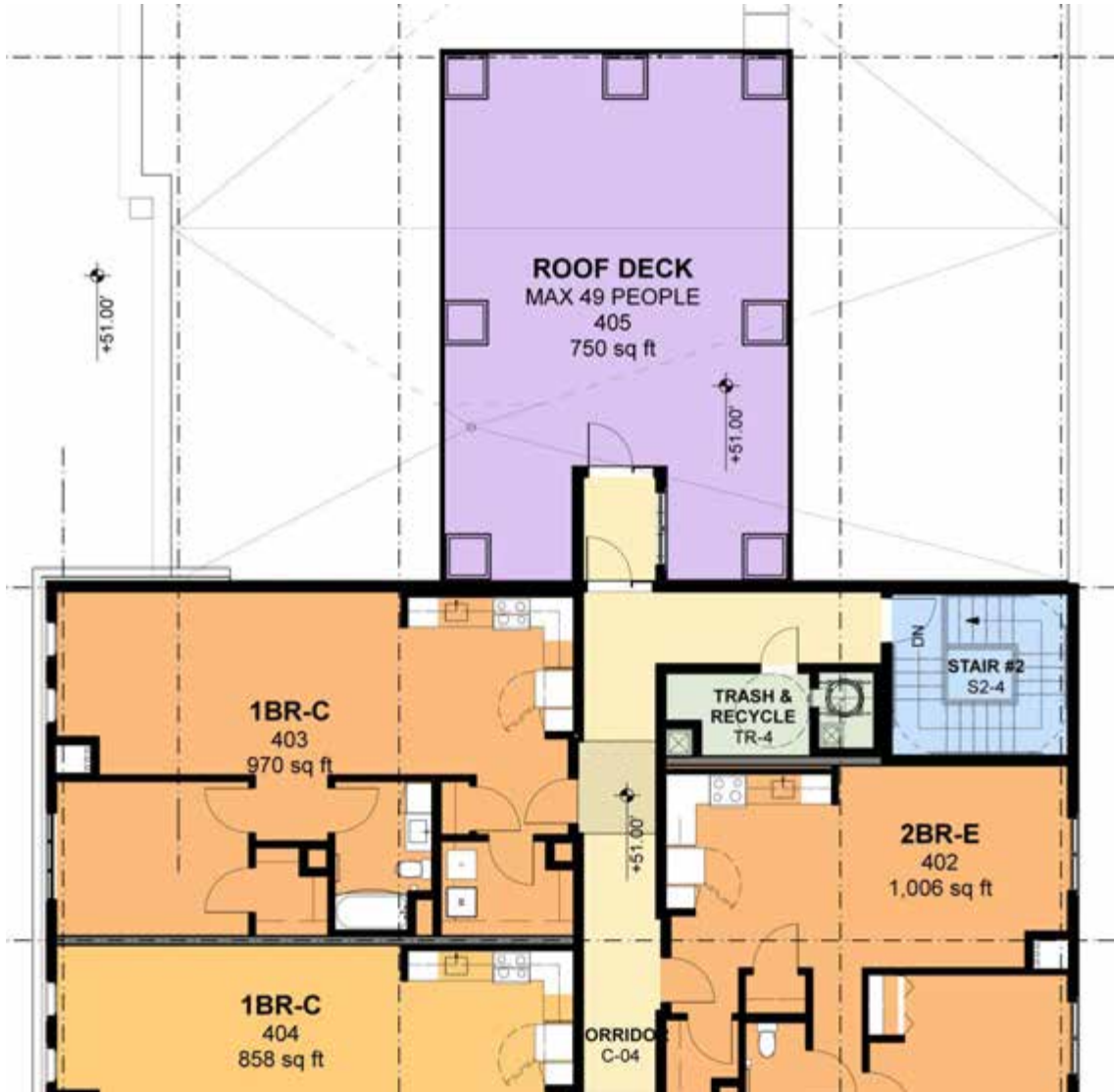
First Floor



Fourth Floor

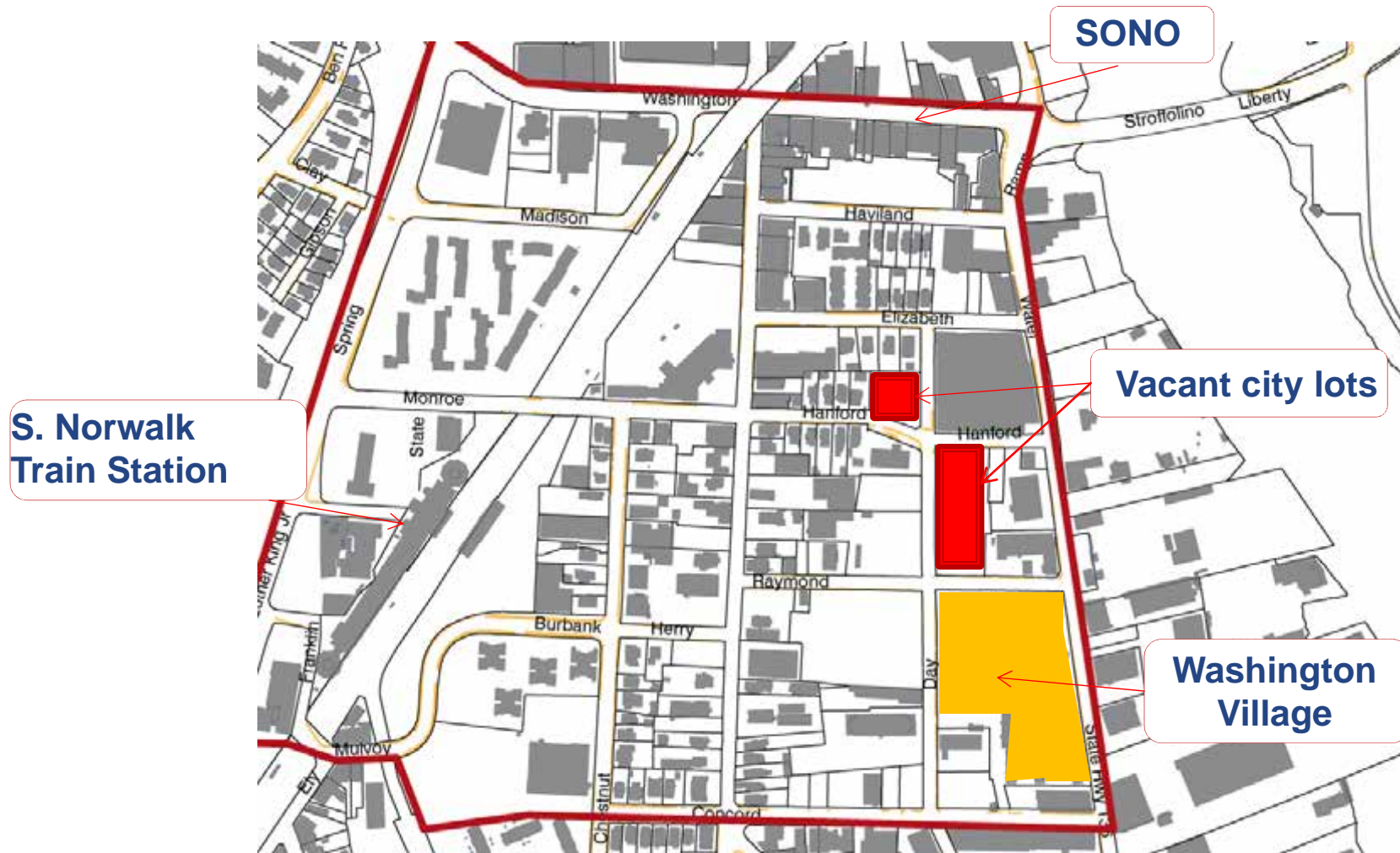


Roof Deck





South Norwalk Location



Current Washington Village: Oldest Public Housing in CT



- 136 Public Housing Units
- Obsolete
- Cramped Apartments
- Damaged by Flooding
- Inwardly Focused Urban Design from a By-Gone Era