
East Hartford Housing Authority (EHHA)



Request For Qualifications
Disposition of King Court
East Hartford, Connecticut
April 2nd, 2013



Project Team



- **Goodwin College (Co-sponsor)**
 - Locally based, non-profit college
- **JHM Group (Co-sponsor)**
 - Connecticut based real estate firm specializing in affordable housing
- **Imagineers (Property Management & Compliance)**
 - Hartford based property management with over forty years of experience in managing affordable housing

Project Team - Consultants

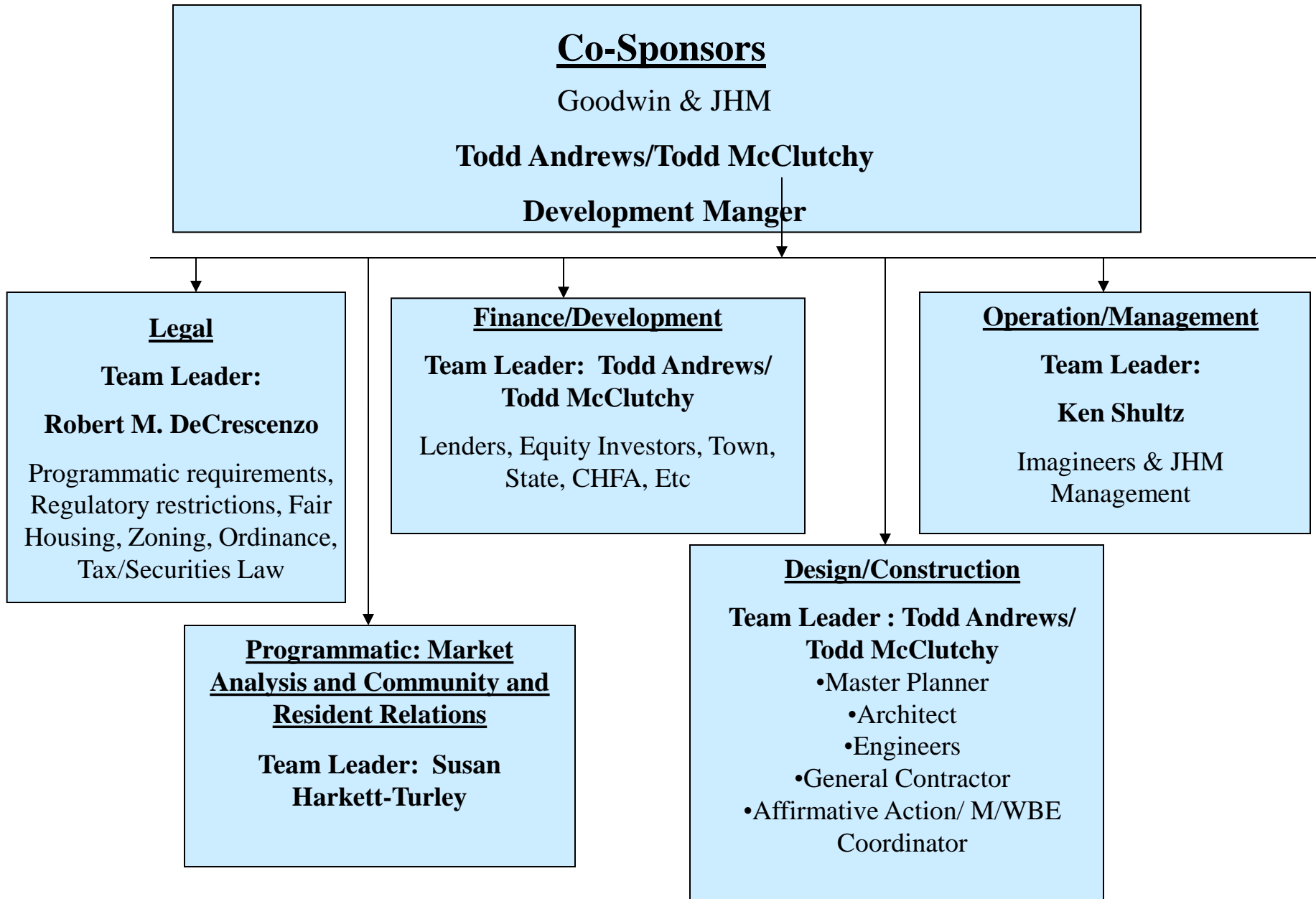


- **Updike, Kelly & Spellacy, P.C. (Legal)**
 - National firm with offices in Hartford, CT. Represented Goodwin for the past _____ and extensive familiarity and background with the Town of East Hartford

- **Housing Education Resources (Programmatic Compliance & Resident Relations)**
 - Hartford based tenant based advocacy group focusing on protecting and preserving tenants rights

- **Capital Studio Architects (Master Planning & Design)**
 - Hartford based architectural design firm with extensive history and experience with East Hartford

ORGANIZATION STRUCTURE



Goodwin College



- Investment of over \$200 million in construction to revitalize a once blighted industrial area
- Opened up public access to the CT River
- Over 3,200 students and 570 employees
- Significant contributions to surrounding community
- Responsibility to ensure safe, well maintained neighborhood
- Owns/manages over 70 rental housing units in surrounding neighborhood

Vision



Redevelop King Court and its surrounding neighborhood in a manner that ensures the health safety and welfare of all while securing the ongoing availability of long-term affordable housing for all King Court residents

Conceptual Plan

(Architectural Rendering For Sample Purposes Only)

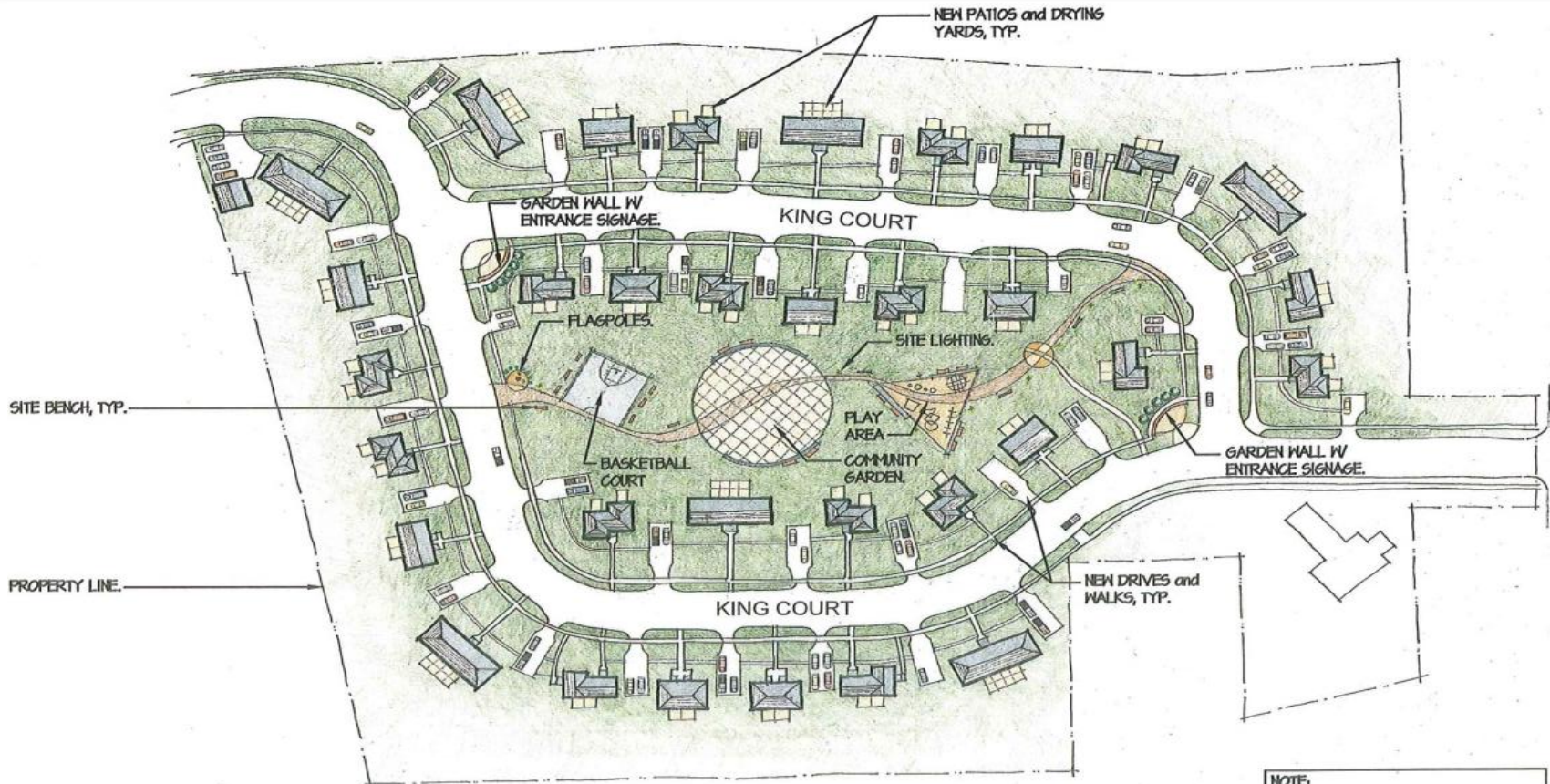


- Maintain the continued occupancy by current King Court tenants
- Rehabilitate occupied units to ensure they are both safe and functional
- Rehabilitate unoccupied units



Conceptual Site Plan

(For Sample Purposes Only)



NOTE:
EXISTING MATURE TREES TO BE
EVALUATED FOR HEALTH and SAFETY.
LIMB/PRUNE OR REMOVE AS REQUIRED.

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Conceptual Plan

(Architectural Rendering For Sample Purposes Only)



- Rent units in accordance with the requirements set out in RFQ and the State Mod Program
- Provide eligible families with affordable housing opportunities, some of which may be Goodwin College students and their families
- All funding is private/secured; Goodwin is ready to close ASAP.



Proposed Benefits



Goodwin plans to offer current residents the following:

- Significantly reduced tuition
- Employment opportunities at the college
- Use of college Community Room, classrooms and auditorium
- Access to school library and computer labs
- Use of recreational facilities
- 24/7 security patrol

JHM Group



- Creation of partnership to jointly acquire, redevelop, maintain and manage King Court
- Long history and record of success in affordable housing, as well as the State Mod Program.
- Accomplished in the creation of collaborative resident participation programs, a key piece to the revitalization of King Court.

Process



Develop an open, transparent and collaborative process that engages all stakeholders in the planning and redevelopment of King Court and ensures that all stakeholder interests are addressed

Holistic Approach



- Goodwin/JHM take a holistic approach to the development process.
- Goodwin/JHM act as a conduit to deliver the EHHA and its stakeholders' their goals and visions:
 - Mission
 - Experience
 - Capability
 - Commitment
 - Financial Resource

Working Together to Create a Harmonious Community



Finance Team



Legal Team

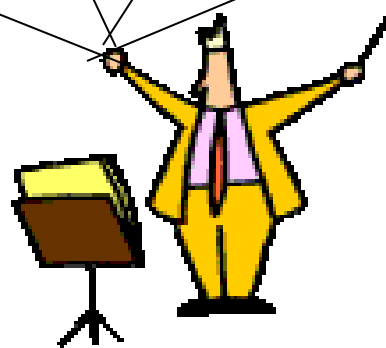
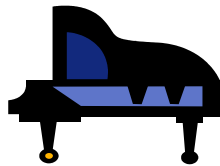


Market & Sales Team



Management Team

Design/Construction Team



What We Do & How We Do It



- Specialize in transforming troubled urban housing into high quality, affordable rental and for sale housing;
- Innovative and creative –not one size fits all
- Develop within the context of a community – not an island
- Combine housing with human service
- Expertise in financial structuring – creatively combine and leverage public and private sources
- Work in public/private partnerships– team approach

Results



The redevelopment of the King Court Neighborhood such that it provides mixed-income housing and mixed-use developments in a sustainable manner that ensures long-term economic opportunity for all of its residents

Key Takeaways



- **The Goodwin/JHM solution is the best for all stakeholders**
- Participation from all stakeholders including the KC Resident Association to address Residents concerns & goals
 - Funding for the acquisition and redevelopment of King Court provided by Development Team
 - Most qualified, experienced and capitalized developers with over 55,000 residential units valued in excess of \$5.5 billion
 - Abundant educational opportunities & amenities offered by Goodwin College
 - Energy efficient construction will be utilized
 - Training opportunities for residents for construction
 - Improved safety/security features, community/recreational space, landscaping, etc.
 - Maintain 80 units of affordable housing for a period of 40 years
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Project Profile:

The Heights at Darien, Darien, CT



The Heights at Darien is formerly known as Allen-O'Neill Houses ("AON"), Darien, CT – AON is a 53 unit existing CT State Moderate Rental housing development that was built in the early 1950s and is owned and operated by the Darien Housing Authority. It is being demolished and rebuilt to include the new construction 106 housing units and community building. Construction and permanent financing are being provided by Citibank, as well as the CT Department of Economic and Community Development, the Darien Housing Authority and The Town of Darien. This development is important as it has many of the same characteristics as the present opportunity including MR-36 program requirements, relocation, redevelopment, working with all stakeholders (residents, Town, Housing Authority, State, CHFA, etc.).

Address: Allen O'Neill Drive Darien, CT 06820

Date Opening: Opening in phases from October 2012 through 2013

Type of Community: Transit oriented and mixed income multifamily units.

Units to be Produced: 106 1, 2, and 3 bedroom apartments.

Total Development Costs: \$ 38.2 million

Financing: Federal LIHTC, CT DECD, Town of Darien, Darien Housing Authority, conventional and developer equity



Project Profile: The Heights at Darien, Darien, CT



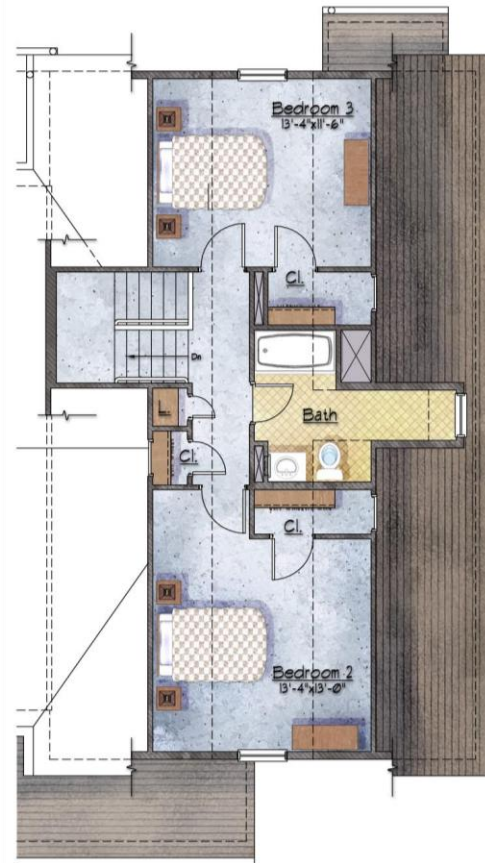
Project Profile: The Heights at Darien



Project Profile: The Heights at Darien



ONE BEDROOM FLAT 720 SF.
SCALE: 1/8"=1'-0"



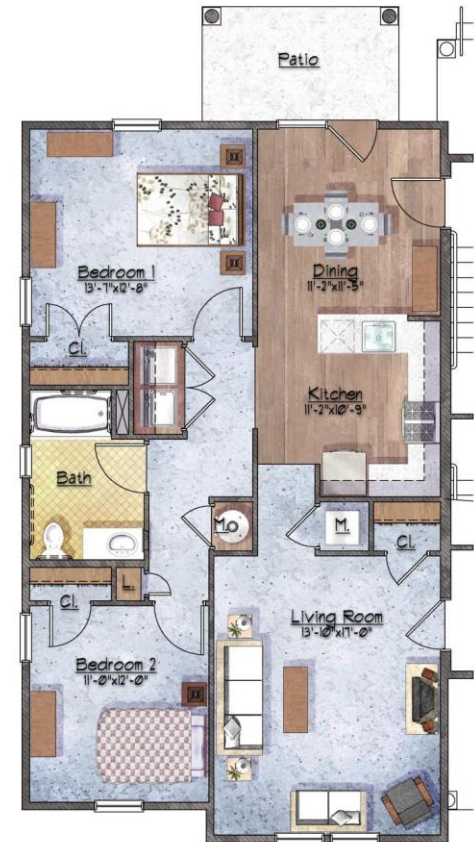
THREE BEDROOM TOWNHOUSE 1671 SF.
SCALE: 1/8"=1'-0"



Project Profile: The Heights at Darien



TWO BEDROOM TOWNHOUSE 1260 SF.
SCALE: 1/8"=1'-0"



TWO BEDROOM FLAT 1058 SF.
SCALE: 1/8"=1'-0"

Project Profile: River Commons, Norwalk, CT



River Commons Apartments is a 34 unit affordable housing development that was originally built in the 1980's and is currently undergoing a moderate rehabilitation. As the first step in this process was finding temporary relocation housing for each of the residents within the building before the construction could begin. The development team successfully identified and relocated all residents wishing to come back to the property in temporary housing in the local market. The rehabilitation will consist of the upgrading of the exterior building envelope, windows, site drainage and mechanical systems with a particular focus on creating

Address: 15 School Street Norwalk, CT

Date Opening: October 2013

Type of Community: Transit oriented and mixed income multifamily units.

Units to be Produced: 34 1 and 2 bedroom apartments.

Total Development Costs: \$ 10.5 million

Financing: Federal LIHTC, CT DECD, CHFA bonds and developer equity

Project Profile:

Wharfside Commons, Middletown, CT



Wharfside Commons is a multi-family development under construction on Ferry Street in Middletown, CT. It consists of 96 units of affordable housing in 6 four-story buildings. All units will be rented to households at or below 60% of the area median income (AMI) with 20% of the units to be rented to households at or below 25% of AMI, and 11% to households at or below 50% of AMI. The development will also include a club room with library and computer center, state-of-the-art fitness center and a new playground and park for the surrounding neighborhood to enjoy. Wharfside Commons will be a substantial improvement to the existing community as it will replace deteriorating structures and play an important role in the revitalization of the downtown.

Address: 50 Ferry St
Middletown, CT 06457

Date Opened: Under construction

Type of Community: Mixed Income Multifamily Apartments

Units Produced: 96 – 1, 2, and 3 bedroom apartments

Total Development Costs: \$21.3 million

Financing: Tax Credit Equity, Bank of America, Citizen's Bank, City of Middletown



Wharfside Commons

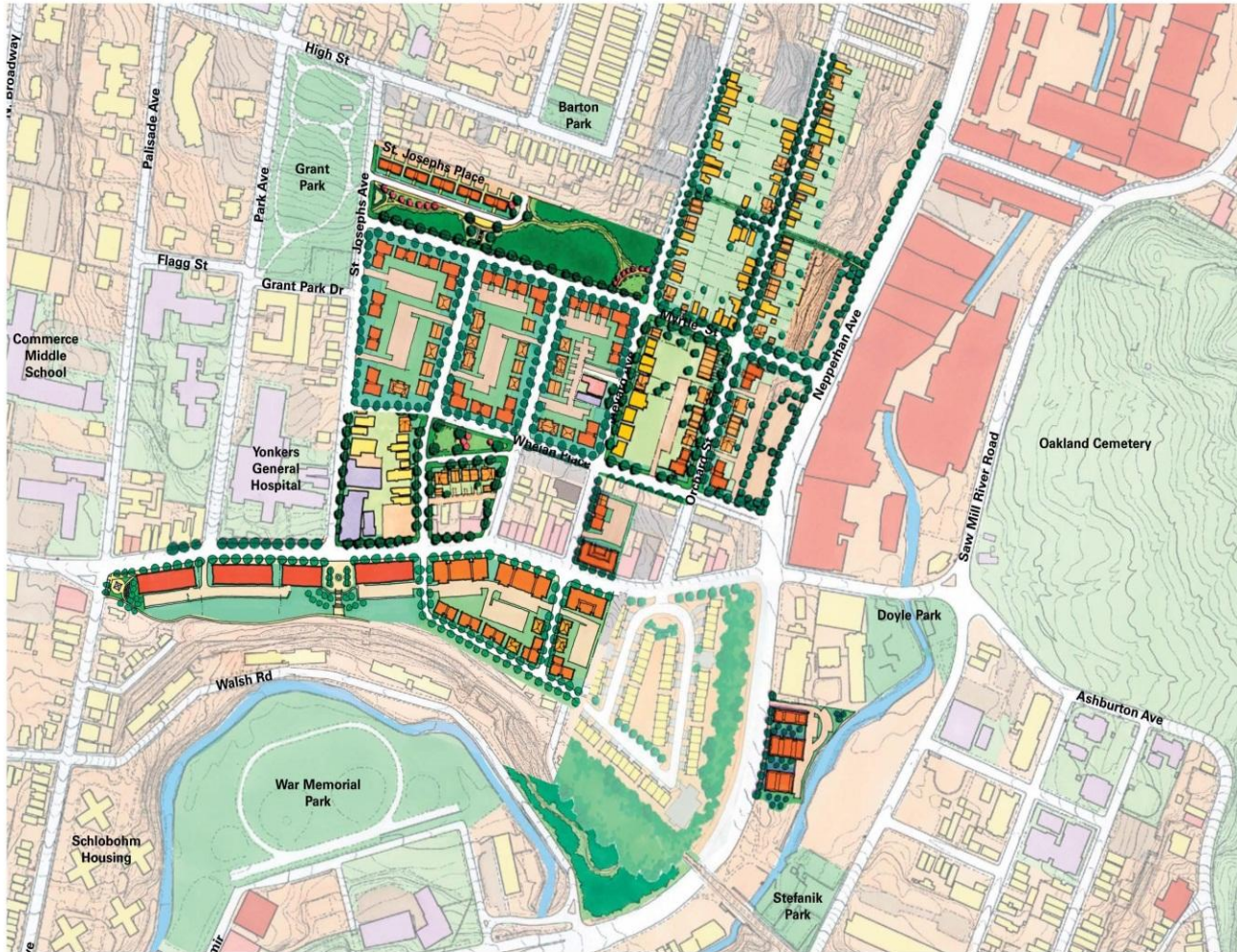
Wharfside Commons Middletown, CT



Wharfside Commons Middletown, CT



Mulford Gardens Master Plan Yonkers, NY



Project Description

- Urban infill project in several urban renewal areas.
- 400 rental and home ownership units, and commercial space.

Project Profile: Park Vista, Yonkers, NY



The construction of Croton Heights Apartments will help revitalize not only Ashburton Avenue, a major commercial thoroughfare in Yonkers, but the entire St. Joseph's neighborhood where the site is located. The project, which will replace an underutilized parking lot, will offer new affordable housing targeted to families. Amenities in the high-rise community will include a large community room, computer center, state-of-the-art fitness center, tot lot, laundry facilities and storage rooms. Croton Heights is part of a larger plan to revitalize the Ashburton Avenue corridor and rebuild the public housing complex Mulford Gardens.

Address: 193 Ashburton Avenue
Yonkers, NY 10701

Status: October 2008

Type of Community: HOPE VI development.

Units Produced: 60 – 1,2, and 3 bedrooms

Total Development Costs: \$20 million

Financing: \$1,000,000 Annual Federal LIHTC, \$200,000 Annual New York State LIHTC, \$1,800,000 Housing Trust Funds, Federal Home Loan Bank, HOPE VI, Section 8 and Section 9

Project Profile: Park Terrace, Yonkers, NY



Address: 110 Ashburton Avenue
Yonkers, NY 10701

Date Opened: April 2011

Type of Community: HOPE VI development.
Affordable, green, senior rental apartments
(4 story).

Units Produced: 49 - 1 bedroom apartments

Total Development Costs: \$19.1 million

Financing: New York State HFA Tax-exempt
Bonds, LIHTC, Westchester Infrastructure
Funds, Federal Home Loan Bank, Citibank,
HOPE VI, Section 8 and Section 9

Supported by both the mayor's Ashburton Urban Renewal Plan and the Hope VI Revitalization Plan, Park Terrace is one of many indicators of the Ashburton Avenue corridor's revitalization. Designated for seniors, the complex will feature underground parking, elevator access, a community room and on-site laundry. In addition to providing a symbol of positive change in the community of Yonkers, through the building's attainment of LEED Silver Status for environmentally friendly building practices and materials used during construction, Park Terrace also represents a heightened awareness of the environment. Other green highlights include modular construction which will hopefully make the building more airtight, increased wall and roof insulation high efficiency furnace, low-flow water fixtures, Energy Star windows, Energy Star appliances and light fixtures in the apartments and bi-level lights fixtures in the stairwells! Also the building is walking distance to public transit and services and the landscaping will be designed to use less irrigation than typical.

Project Profile: Grant Park, Yonkers, NY



Grant Park is the first section of a larger, 240-unit housing community. As part of both the mayor's Ashburton Urban Renewal Plan and the Hope VI Revitalization Plan, Grant Park is one of many efforts to revitalize the Ashburton Avenue area of Yonkers. It is located at the site of the historic Mulford Gardens Public Housing Complex, one of the nation's oldest public housing developments and once home to thousands of Yonkers residents. Comprised of four buildings, Grant Park will also feature a community clubhouse for residents which will include a club room, computer room, fitness center, and on-site management office.

Address: 35 Vineyard Ave.
Yonkers, NY 10701

Date Opened: April – May 2011

Type of Community: HOPE VI development. 60% AMI

Units Produced: 100 – 1, 2, and 3 bedroom apartments

Total Development Costs: \$ 45.5 million

Financing: New York State HFA Tax-exempt Bonds, LIHTC, Westchester Infrastructure Funds, Federal Home Loan Bank, Bank of America, HOPE VI, Section 8 and Section 9

Project Profile: Rippowam Park, Stamford, CT



To renovate Rippowam Park, a 430 unit, 100 building apartment community, JHM Development worked with the state legislature and passed legislation to allow for the first ever privatization of state moderate public housing. Formerly known as William C. Ward Homes, the building complex was overtaken by drug dealing, prostitution, abandoned cars, 25% vacancy due to inhabitable apartments and a general sense of hopelessness. JHM transformed the housing complex by conducting regular resident meetings and completing a substantial gut rehabilitation around existing residents. The development was so successful it won an Architecture in the Community Award from the American Institute of Architects.

Address: 133 Connecticut Avenue
Stamford CT

Type of Community: Affordable Multifamily Rental Apartments; all units at 25%, 50% and 60% AMI

Units Produced: 430

Total Development Costs: \$ 36 million

Financing: DECD Loan, Tax Credit Equity, Stamford Housing Authority Tax-Exempt Bonds



Rippowam Park Apartments Stamford, Connecticut



Project Type

- First ever privatization of state public housing in the State of Connecticut
- Gut rehab of 430 units for families
- Newly constructed clubhouse containing a fitness center, laundry facility, computer lab, and full service daycare center

Rippowam Park Apartments Stamford, Connecticut



Rippowam Park Apartments Stamford, Connecticut



Rippowam Park Apartments Stamford, Connecticut



Questions & Answers



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