

HOUSING CONNECTICUT

Housing Connecticut:
Developing Healthy and
Sustainable Neighborhoods

Project information

Course Title:

Housing Connecticut: Designing Healthy and Sustainable Neighborhoods

Month/Year Completed:

Inaugural clinic completed December 2022

Role of Nominee:

Instructors

Main Collaborators and Fundings Sources:

3 Professional Schools (School of Architecture, School of Management, Law School)

22 Students (10 MArch, 6 JD, 6 MBA) receiving 3 course credits

3 Local non-profit affordable housing developers, funded by their respective companies

4 Professors (2 Architecture, 1 Law, 1 Management), paid by their respective Schools

1 Fellow in Housing, funded by a grant

2 Teaching Assistants, paid hourly by their respective schools

1 GIS Consultant, funded by a grant

1 Commissioner, State Department of Housing, funded by the State

1 Director of Housing Innovation, State Department of Housing, funded by the State

1 Chief Executive Officer, State Housing Finance Authority, funded by the State

6 outside guests and reviewers, donated their time

Inside and outside the classroom

1



5



2



3



4



(1-3) Students presented to experts and community leaders. (4) Professors led lectures and organized workshops (5) Students listened to community members' needs.

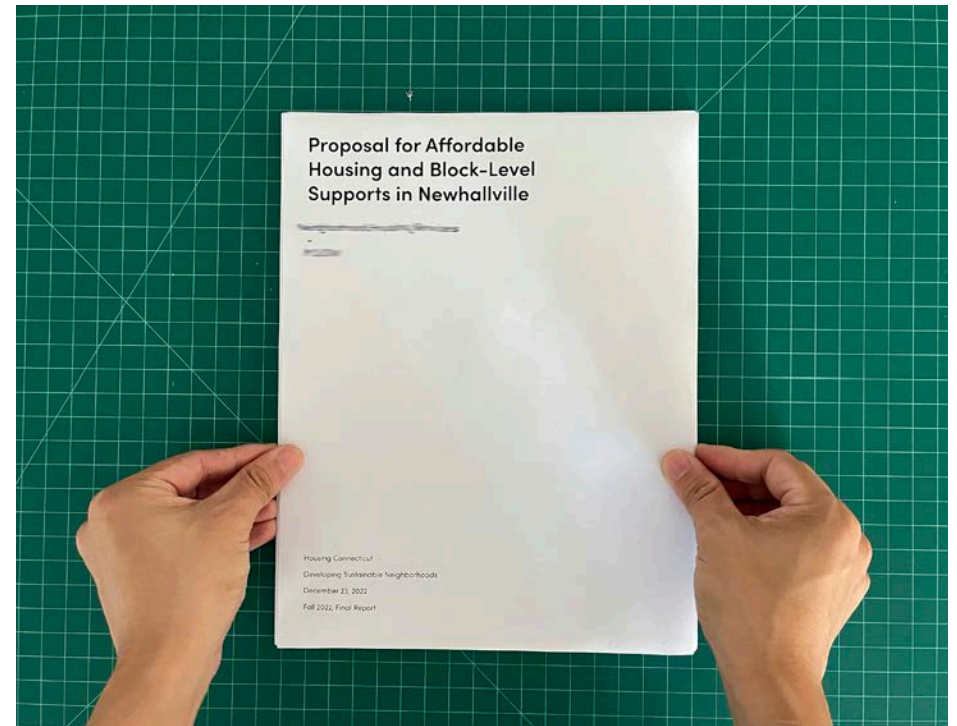
Clinic Project 1: Hazel St

A reinvention of residential typologies in New Haven to provide between 8 and 24 new units of affordable housing for Newhallville.

Team:

2 Management, 2 Law, 3 Architecture Students 1 non-profit affordable housing developer.

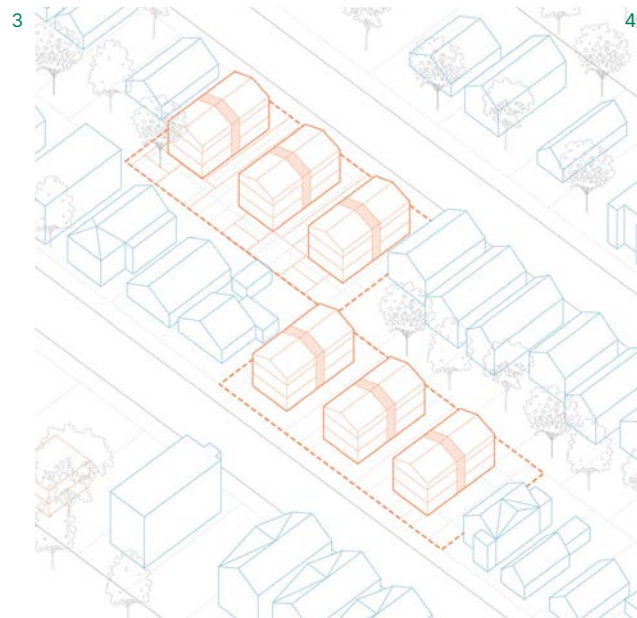
Site: Newhallville, New Haven







(1-3) Project addresses multiple scales. (4) Pro-formas, unit mixes and cash-flow were modeled.



Sources		Uses	
City HOME Funds [a]	\$400,000	Land Acquisition [e]	\$100,000
HTCC Subsidy [b]	\$100,000	Closing Costs	\$2,000
Sale Proceeds [c]	\$880,000	Hard Costs [f]	\$1,628,000
Dept. of Housing Grants [d]	\$587,744	Soft Costs [g]	\$68,131
		Contingency	\$84,807
		Developer Fee	\$84,807
Total	\$1,967,744	Total	\$1,967,745

[a] Assume \$100,000 grant per unit

[b] Assume \$25,000 grant per unit

[c] Assume \$220,000 sale price per unit based on historic NHS sales at around \$240,000 per unit and Livable Cities Initiative's affordable units at Thompson Street sold for \$215,000 per unit

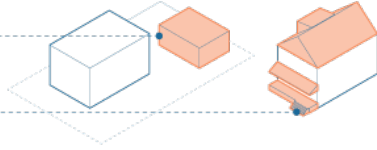
[d] Calculated as gap between development budget and sum of other sources

[e] Land Acquisition Price: Based on listed price

[f] Hard Costs: Assume \$220 per square foot

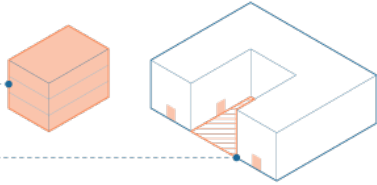
[g] Soft Costs, Contingency, Fees, Miscellaneous Expenses: Assume 10% of total budget

Accessory Dwelling Unit



Front Porch and Gable

Triple Decker

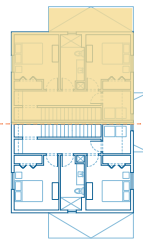
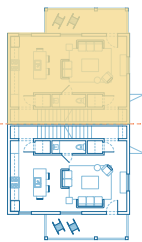
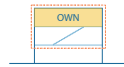
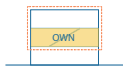
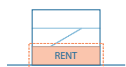
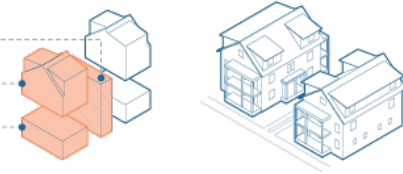


Courtyard Apartment

Stair

2 Floor Unit

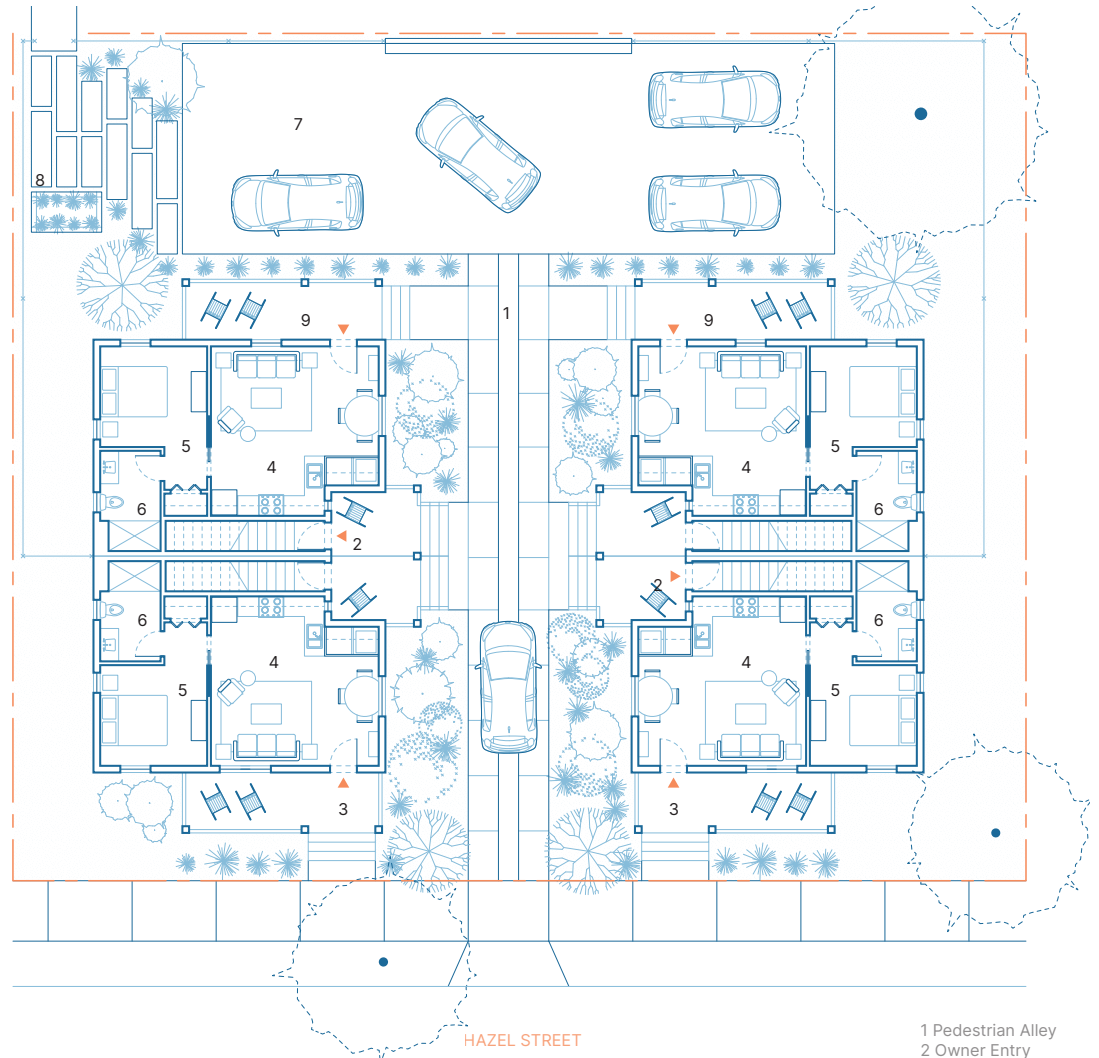
1 Floor Unit



GF

2F

3F



HAZEL STREET

- 1 Pedestrian Alley
- 2 Owner Entry
- 3 Tenant Entry
- 4 Living/Dining
- 5 Bedroom
- 6 Bathroom/WC
- 7 Parking
- 8 Community Garden
- 9 Balcony

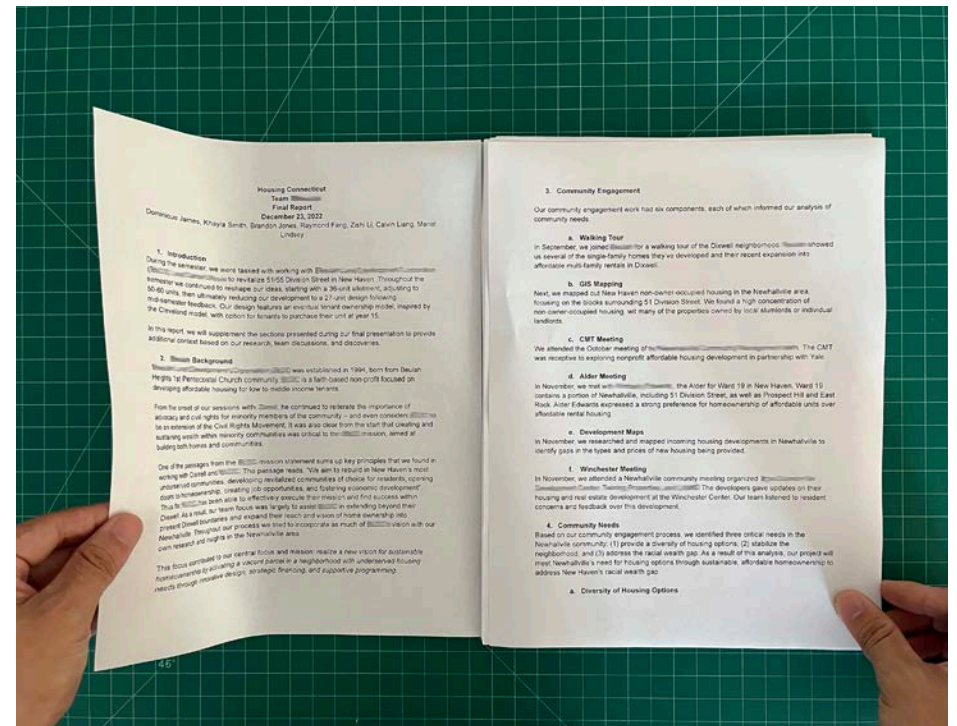
Clinic Project 2: Division St

The Division St team project proposed 27 units of housing making use of new ADU laws to provide a flexible model of home ownership.

Team:

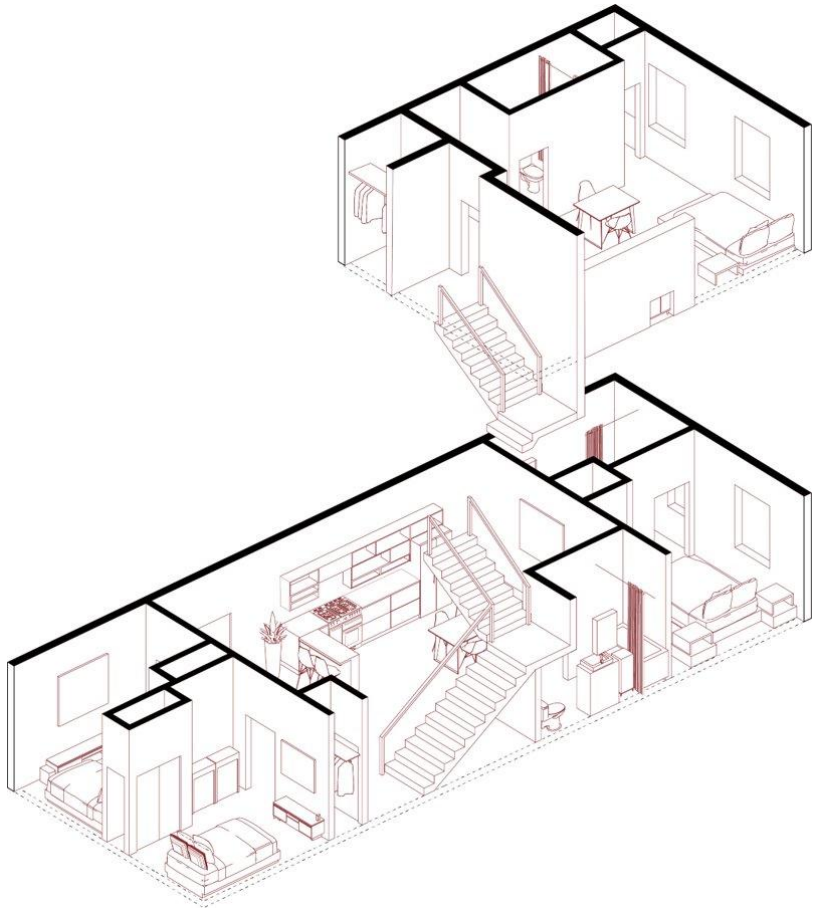
2 Management, 2 Law, 3 Architecture Students 1 non-profit affordable housing developer.

Site: Prospect Hill, New Haven

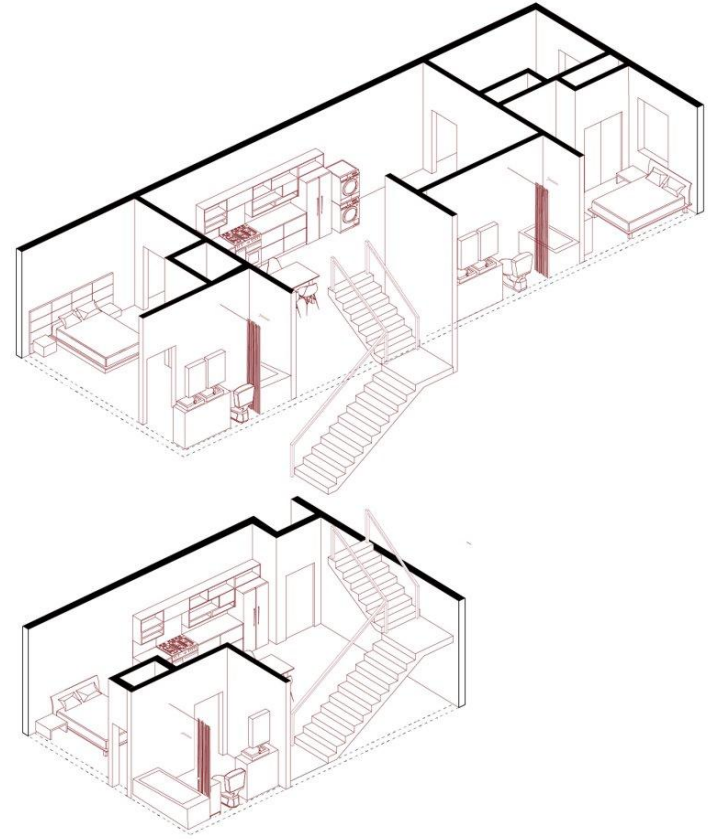


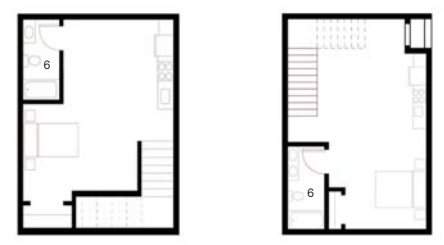
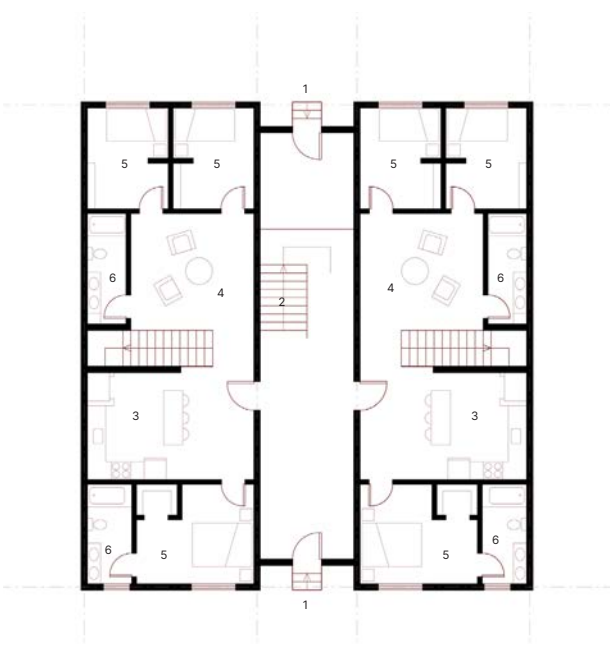
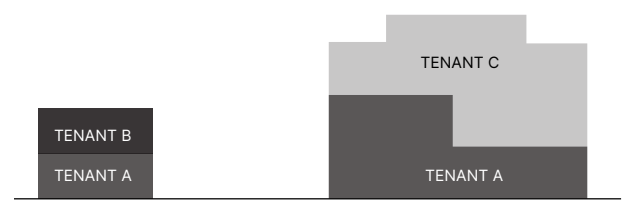
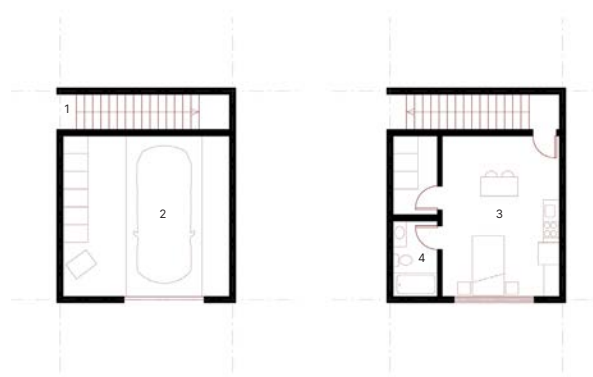
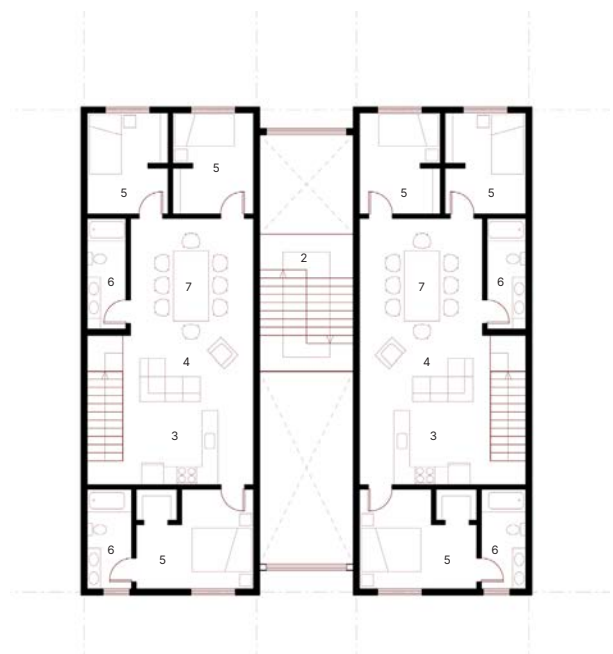


UNIT A



UNIT B





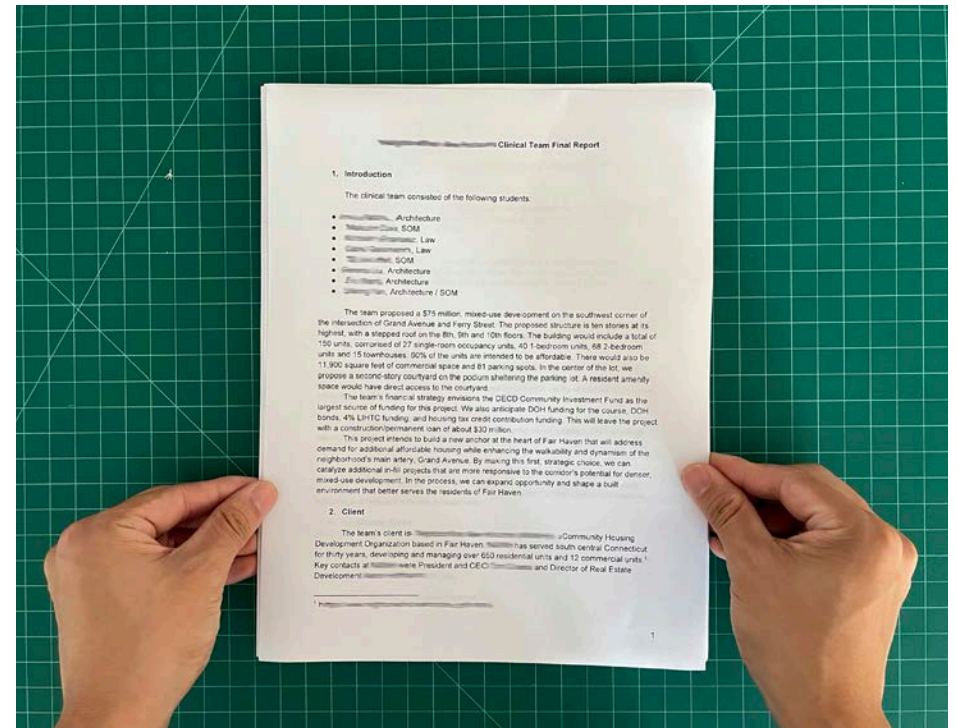
Clinic Project 3: Grand Av

The Grand Avenue team proposed an ambitious 150-unit, mixed-use development in the heart of Fair Haven to address demand for affordable housing while providing space for community-use.

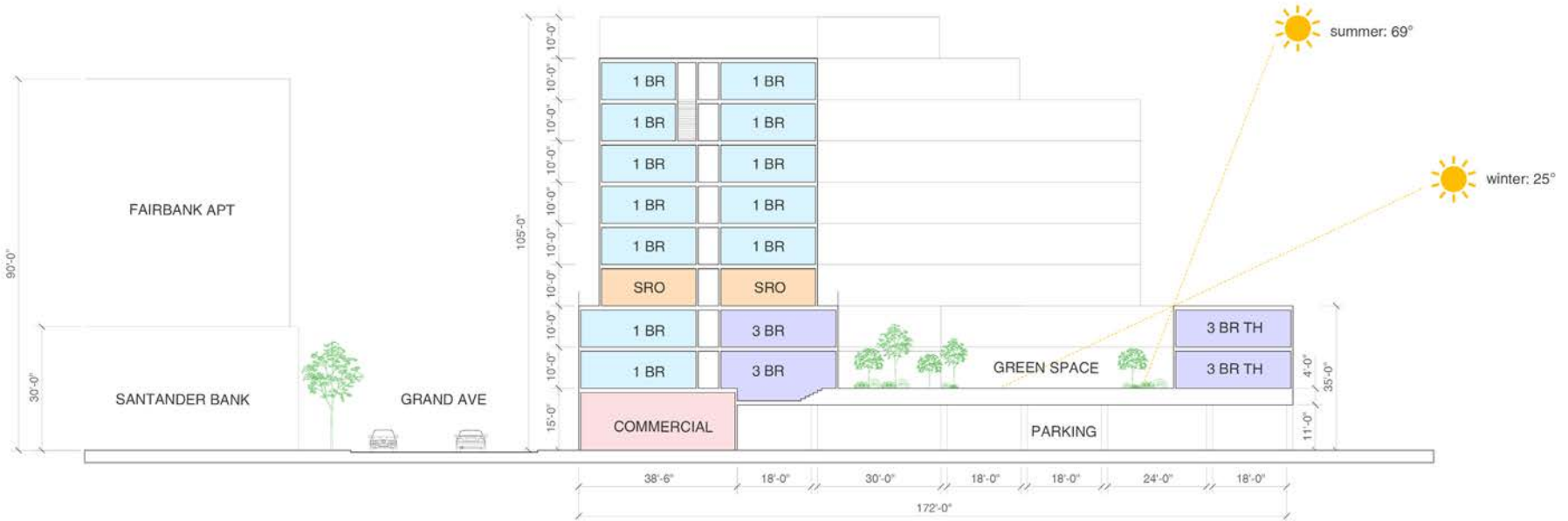
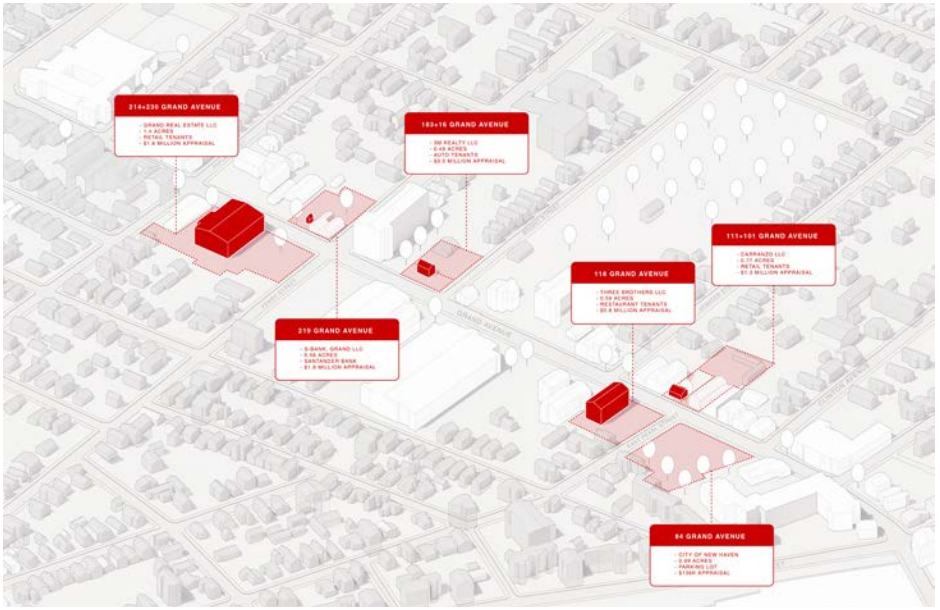
Team:

2 Management, 2 Law, 4 Architecture Students 1 local non-profit affordable housing developer.

Site: Fairhaven, New Haven









Post-clinic: Hazel St + Report

The Hazel Street project continues to be developed and is moving towards construction. A final report that summarizes the clinic was compiled during Spring 2022.



Clinic Report Fall 2022

HOUSING CONNECTICUT

Three projects for affordable housing:
1. Hazel St, 2. Division St, 3. Grand Av

organized by the



Student Testimonials

"I can't underscore enough the value in forging relationships with students from Management and Law... Hopefully the work can keep going and the conversations we are having with the clients and instructors will lead to a series of potential models for affordable housing not only in New Haven but in other places of need in the US." (Architecture Student)

"I take pride in the relationships our team has begun to establish with members of the community... I am heartened by the fact that these various community relationships, in addition to our more formal one with the developer, will live on past this clinic." (Law Student)

"I look forward to leveraging the insights that I gained from this class and identifying ways to address similar issues inside and outside of New Haven." (Management Student)

"I greatly appreciated the boot camp style of the first half of the semester. I was exposed to histories, frameworks, and tools that I may not otherwise have had access to. I was particularly interested in learning about ArcGIS as a tool and the architectural styles of affordable housing... This class presented a complimentary but unique practice alongside my other clinic training." (Law Student)

"The discussions with our client and in class showed that locating a ready-to-build site is not an easy process. I have never thought about the possible contamination of the soil, the difficulties in approaching the current owner and buying out the current leases, and how a high acquisition fee could set a bad example in the area that could lead to gentrification. I think it is beneficial for me as a future architect to be aware of these issues." (Architecture Student)

"The great strength of this clinic is the multi-disciplinary collaboration between graduate students in Law, Architecture, and Management. As a third-year Law student this was the first course I've taken that involved working with a team of peers across schools, and will inform how I work with other professionals outside of the legal field in the future." (Law Student)