

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 99 EDGEWOOD AVENUE (formerly known as 115 Edgewood Avenue),  
Authorization for Acquisition of Dwight Gardens from HUD and for  
Disposition to a HUD approved Developer (Director, Livable City Initiative)  
**REPORT:** 1482-08  
**ADVICE:** Approval

### BACKGROUND

The Livable City Initiative is seeking the approval of the Board of Alderman in order to acquire the housing complex at 99 Edgewood Ave., known as the Dwight Cooperative Homes. (aka 115 Edgewood Ave., a/k/a Dwight Gardens). US HUD is considering taking possession of the property because they have determined that First National Development has failed to meet their obligations under their Purchase and Sale agreement with HUD. If HUD re-takes possession of the property they have agreed they would convey the property to the City, who would in turn convey it to a new re-developer.

LCI and HUD have established The Dwight Review Committee to be composed of six persons: two alderperson (including the Alderperson from the 2<sup>nd</sup> Ward) and two residents of Dwight Gardens, one LCI board member, the Executive Director of a local non-profit and two City representatives. The committee would aid in the selection of the new re-developer. LCI is seeking BOA approval conditionally in order to put this re-disposal mechanism in place so that they can move quickly should HUD take the property back. The Board would be notified when and if a re-developer is selected.

### PLANNING CONSIDERATIONS

Dwight Gardens (Dwight Coop) was built in 1968 as an infill project pursuant the Dwight Redevelopment Plan. It was a low income coop, with a small coop fee providing an ownership interest for low income households. The complex is composed of town houses in ten buildings, totaling 80 units, around a central courtyard. While some repairs have taken place since that time, the development is in very poor condition and in need significant investment. Since some (27), but not all of the units are still occupied, it is in the best interests of the residents and the City that any such transfer of ownership happen as swiftly as possible.

**ADVICE:** Approval

**ADOPTED:** September 18, 2013  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director