

200 Tyler Street Redevelopment

Development Overview 9/29/2016



WinnCompanies – At a Glance

Winn has been a **private, family-owned** company since 1971.

WinnCompanies is a **long term-owner stakeholder**, which has owned many properties for 30+ years.

WinnResidential is the **5th largest** multifamily housing management company in the United States.

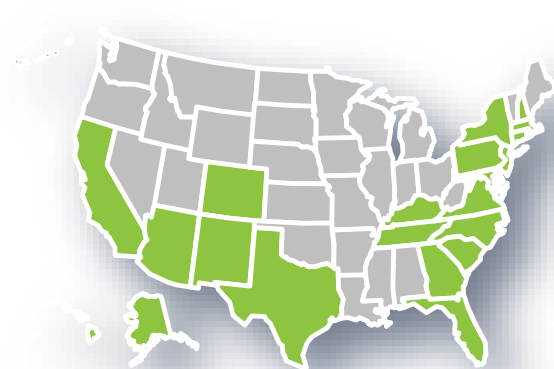
We operate every type of multi-family housing, including market rate, mixed-use, affordable and senior housing, managing more than **98,000 apartments** in more than **570 properties**.

WinnResidential is **the largest manager of privatized military housing** and **affordable housing** in the United States.

WinnCompanies **owns** more than **80 properties in 11 states** – more than 14,000 apartments, including the residential properties that gave the company its start in the early 1970s.

Almost **300,000 people** sleep each night under roofs managed by WinnResidential.

WinnCompanies has **never** missed a mortgage payment or defaulted on a loan since its founding in 1971.



How We Are Organized

WinnCompanies is comprised of three divisions:

WinnDevelopment

WinnDevelopment specializes in housing creation by rehabilitating properties and transforming vacant, historic buildings.

WinnResidential

WinnResidential manages every type of residential property, from public housing to market rate apartments, in 22 states and Washington, DC.

WinnResidential Military Housing Services

WinnResidential Military Housing Services manages 40,000 homes for members of the U.S. Armed Forces and their families.

WinnDevelopment Expertise

- Currently own or manage 50 properties and 4,700 units throughout Connecticut
- Innovative financing for complex projects
- Property rehabilitation and turnaround
- Age restricted housing
- Mixed Income Housing
- Successful experience with CHFA and DOH
- Historic redevelopment
- Onsite property management
- Green development and utilization



Leaders in Historic Adaptive Reuse



WinnCompanies has transformed 30 historic properties into **more than 3,300 units of mixed-income housing** in mixed-use communities **valued at \$550 million**.

Leaders in Historic Adaptive Reuse



No other company in the United States has developed more award-winning historic adaptive reuse properties

Leaders in Green Housing

WinnDevelopment and affiliates oversee sustainability efforts across **multiple states and over 100,000 units** of rental housing.

We **integrate sustainability** early in the design and planning phases, establishing practical goals, and maximizing potential incentives.

We utilize a range of green building frameworks, including:

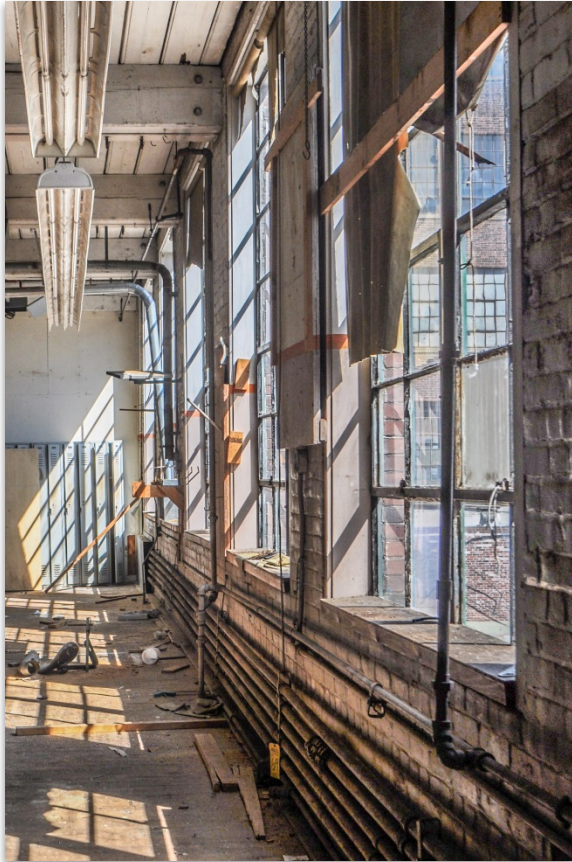
- LEED certification
- CHFA green standards
- Enterprise Green Communities certification
- Passive House
- ENERGY STAR v3 and Home Performance with ENERGY STAR
- Solar deployment
- Energy benchmarking



Sample Developments



Voke Lofts Worcester, MA

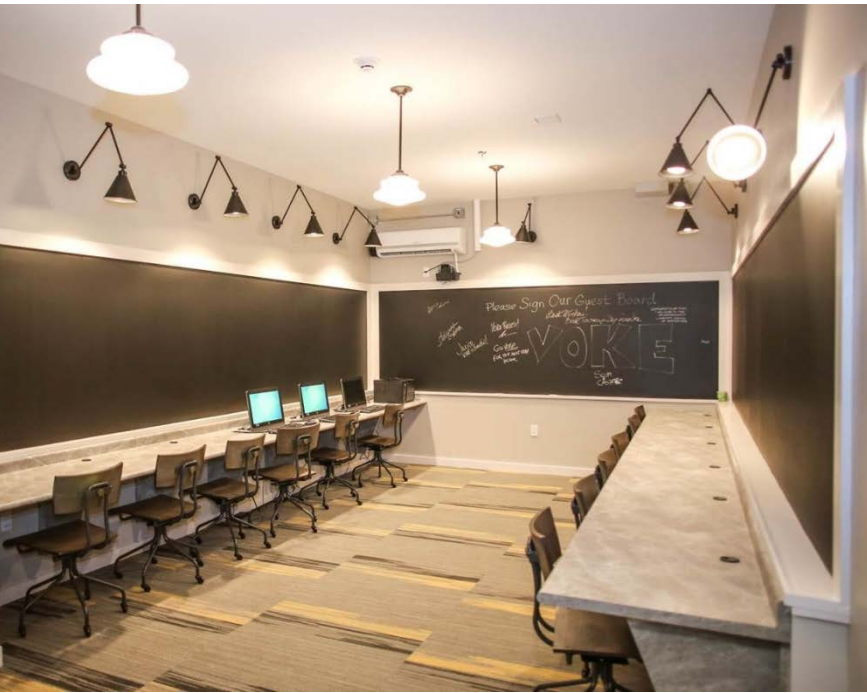


before



84-unit adaptive reuse of a former vocational school,
completed by WinnDevelopment in 2014

Voke Lofts Worcester, MA



after



Voke Lofts Worcester, MA



after

Boott Mills Lowell, MA



before

232 mixed income apartments and 15,000 square feet of corporate uses in a National Historic District

Boott Mills Lowell, MA



after



Malden Mills

Lawrence, MA



before

137 affordable apartments in 5 separate mill buildings part of a larger 1 million square foot mill complex

Malden Mills

Lawrence, MA

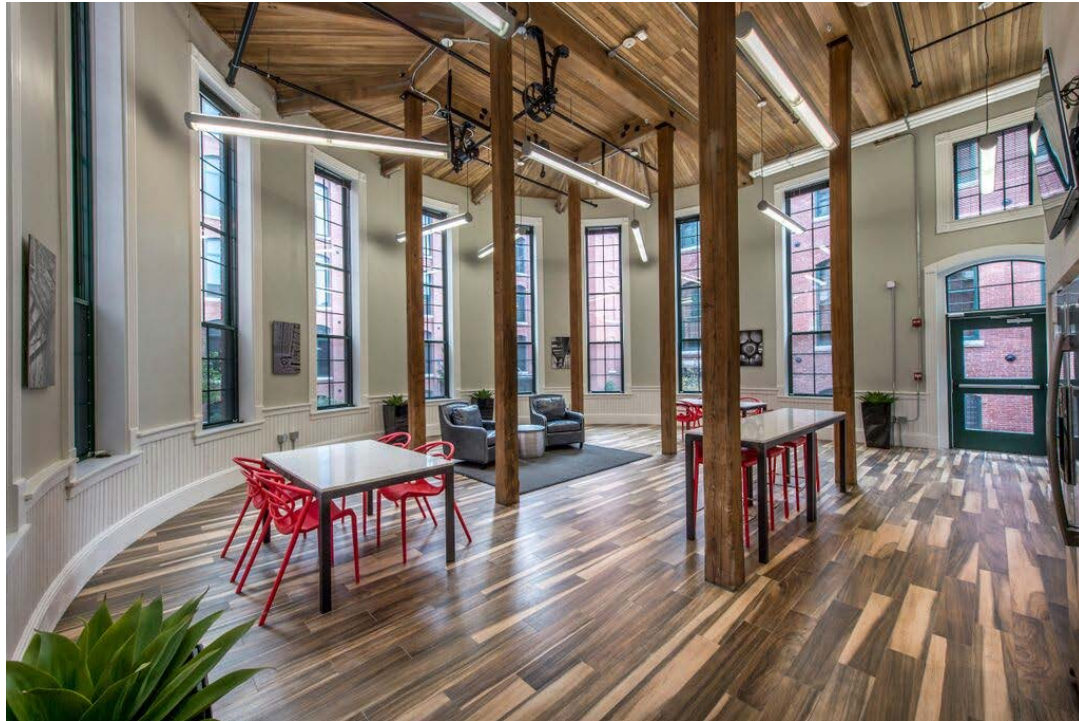


after



Malden Mills

Lawrence, MA



after

Model Development Livingston Apartments

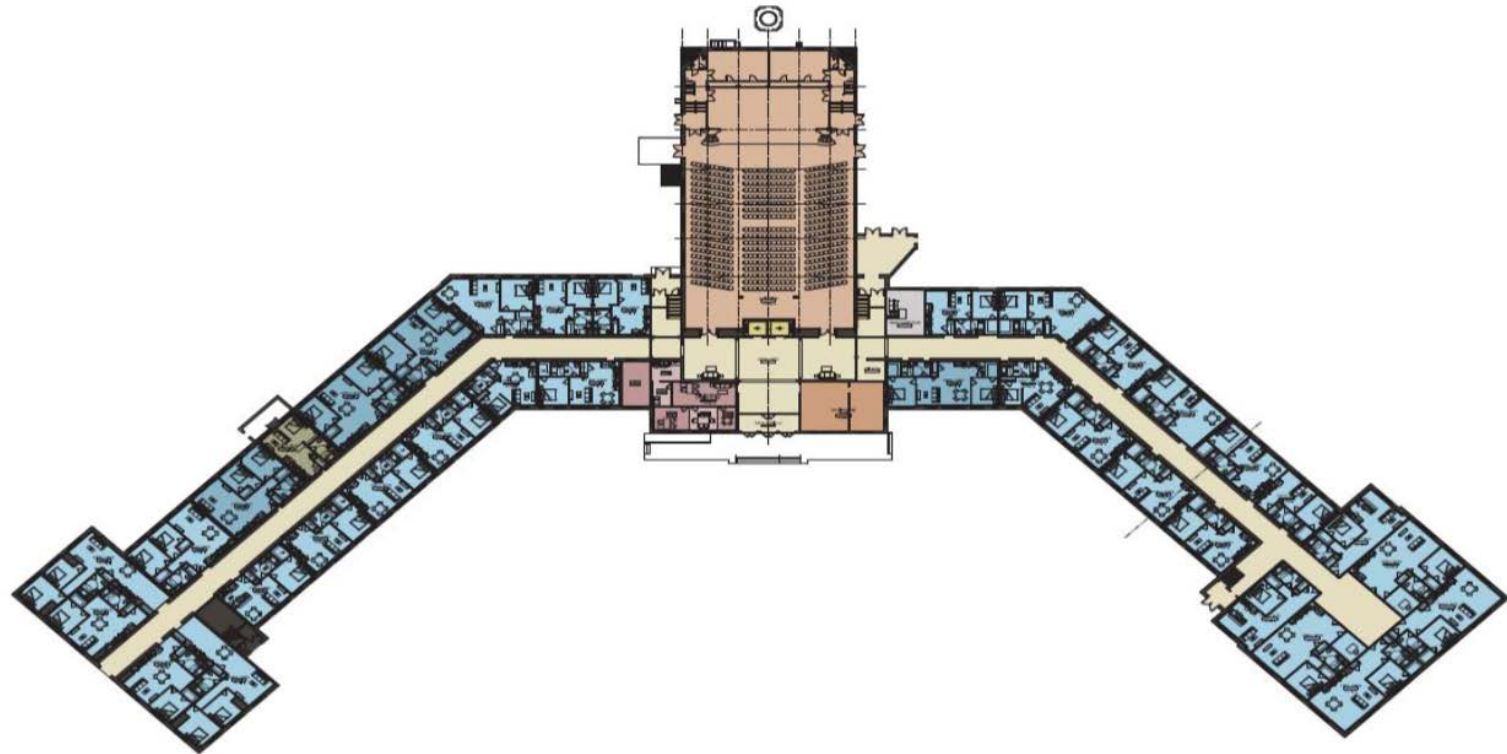


Livingston School Apartments Albany, NY



- 260,000 SF Historic former Philip Livingston Academy
- Vacant since 2007, would not be redeveloped or re-used but for affordable housing tax credits
- Required registering with the National Park Service to secure historic tax credits
- Converted into 103 units of seniors housing
- Completed in 2015
- Similar program as presented at 200 Tyler Street

Livingston School Apartments Albany, NY



Philip Livingston School
Albany NY

First Floor Plan

0 10' 20' 30'



November 15, 2012

DEVELOPER : Winn Developments

ARCHITECT : The Architectural Team

1/2012

tat | the architectural team

Livingston School Apartments Albany, NY



Livingston Apartments



Livingston School Apartments Albany, NY



Livingston Apartments



Community Goals Achieved

- Revitalized an underutilized and dilapidated former landmark
- Preserved the historic nature of the Philip Livingston Magnet School
- Created 140 construction jobs and 4 permanent jobs
- Built and maintained 103 units of much needed affordable age 55+ housing
- Brought the vacant structure back on to municipal tax roll
- 84 percent of all labor hours were performed by workers from the Albany area
- Included resident Amenities such as a Fitness area, Library, Computer Room, Resident Lounge/community space, Wellness Center, Common Area Laundries, Outdoor Gardens
- Provided Resident Services Through WinnResidential, Catholic Charities and the Albany Housing Authority



200 Tyler Street

The Proposed Redevelopment



Key Development Priorities

- Preserve the **historic nature** of former East Haven High School and reengage into Community
- Honor the findings of the **Blue Ribbon Commission**
- Create and maintain the highest quality **age-restricted housing**
- Respect the project's engagement with the **surrounding neighborhood**
- Accomplish long term priorities of the Town of East Haven including contributing an **acquisition price** the Town can utilize to upgrade the pool and gym facilities or other capital improvements, which will remain under municipal ownership
- Develop and plan a project that can be **successfully financed** and awarded by CHFA and DOH



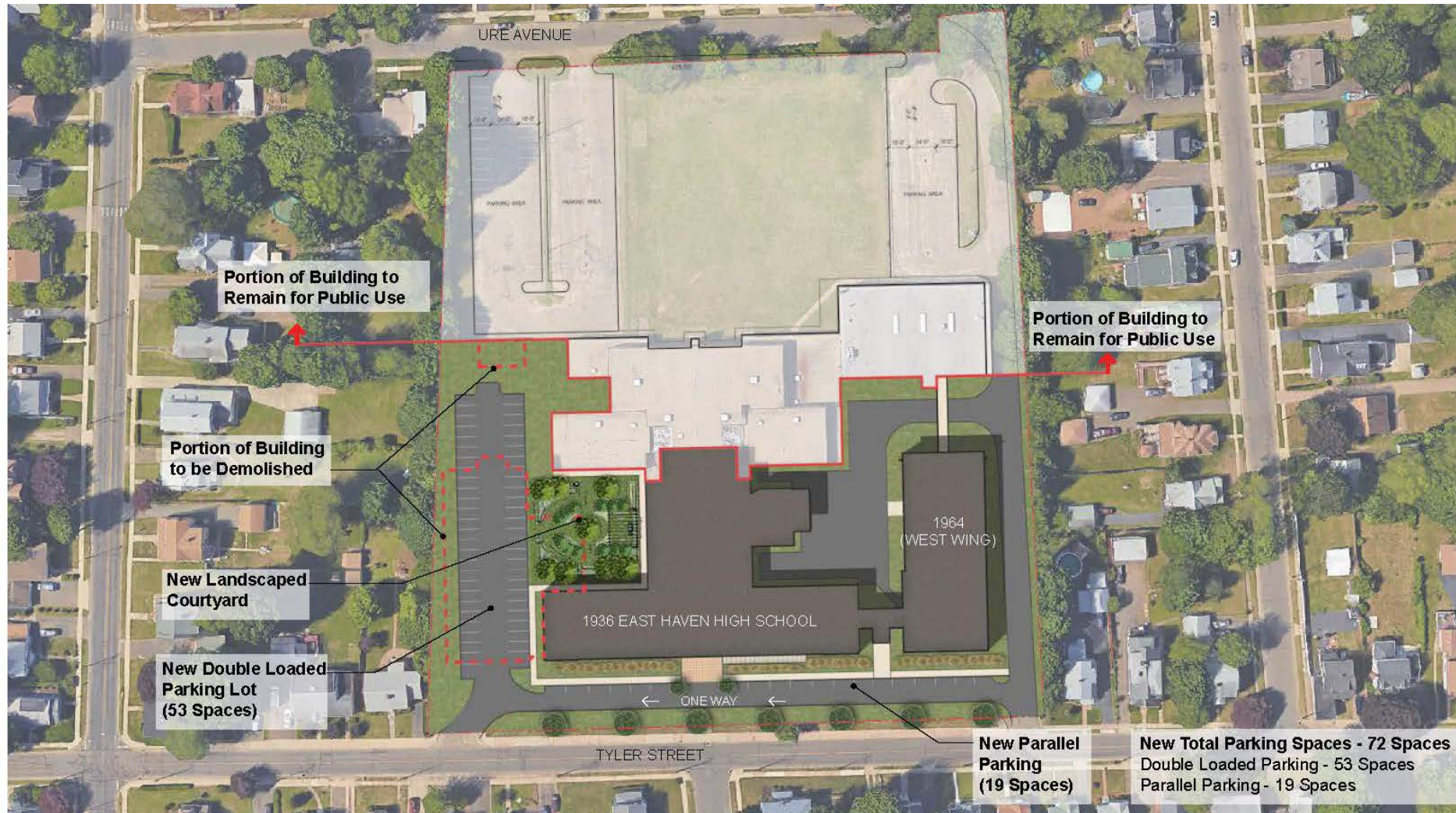
image source: patch.com

200 Tyler Street- Rendering

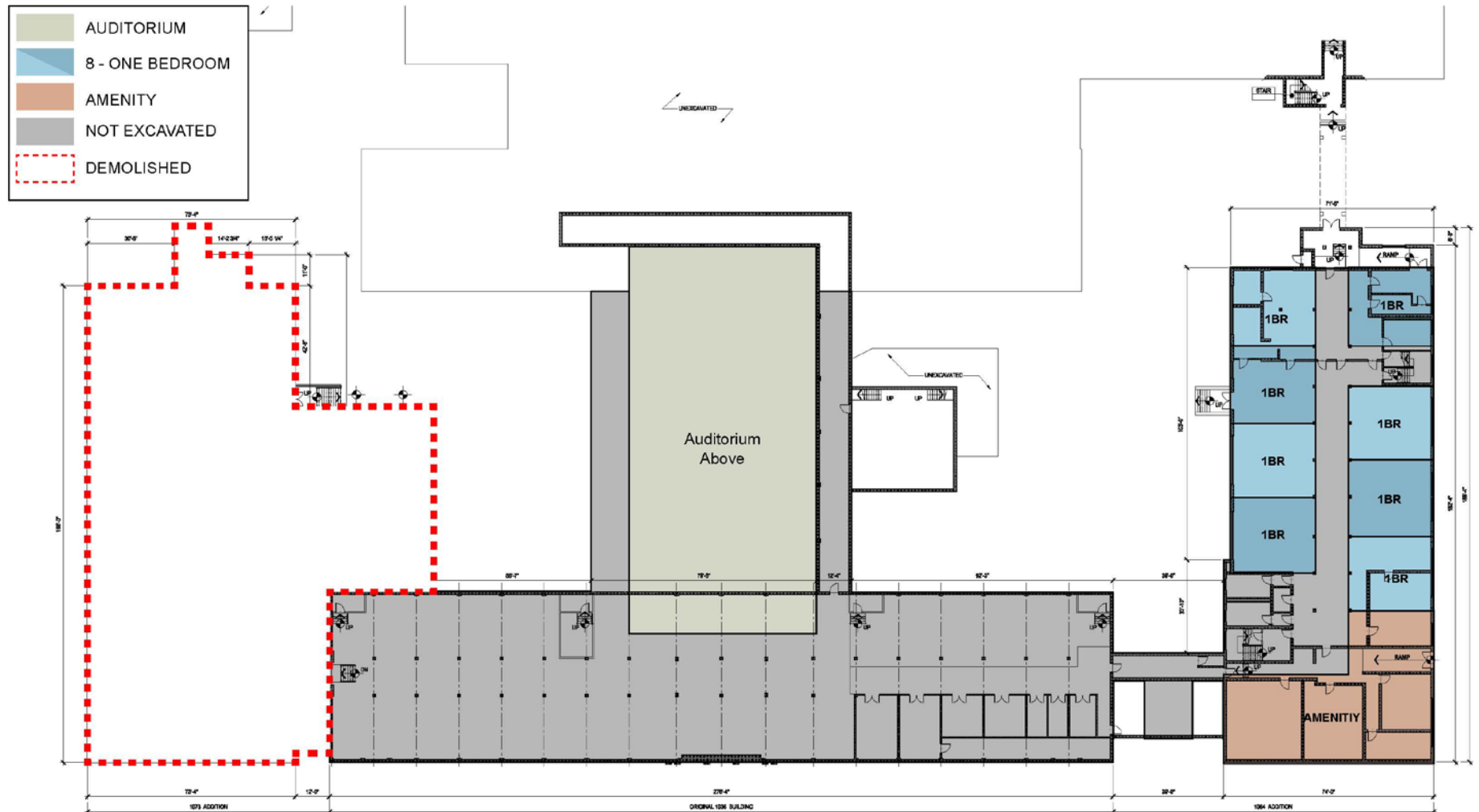


Unit Type	1BR	2 BR	Total
Market Rate Units	19	1	20
Affordable Units	49	1	50
Total	68	2	70

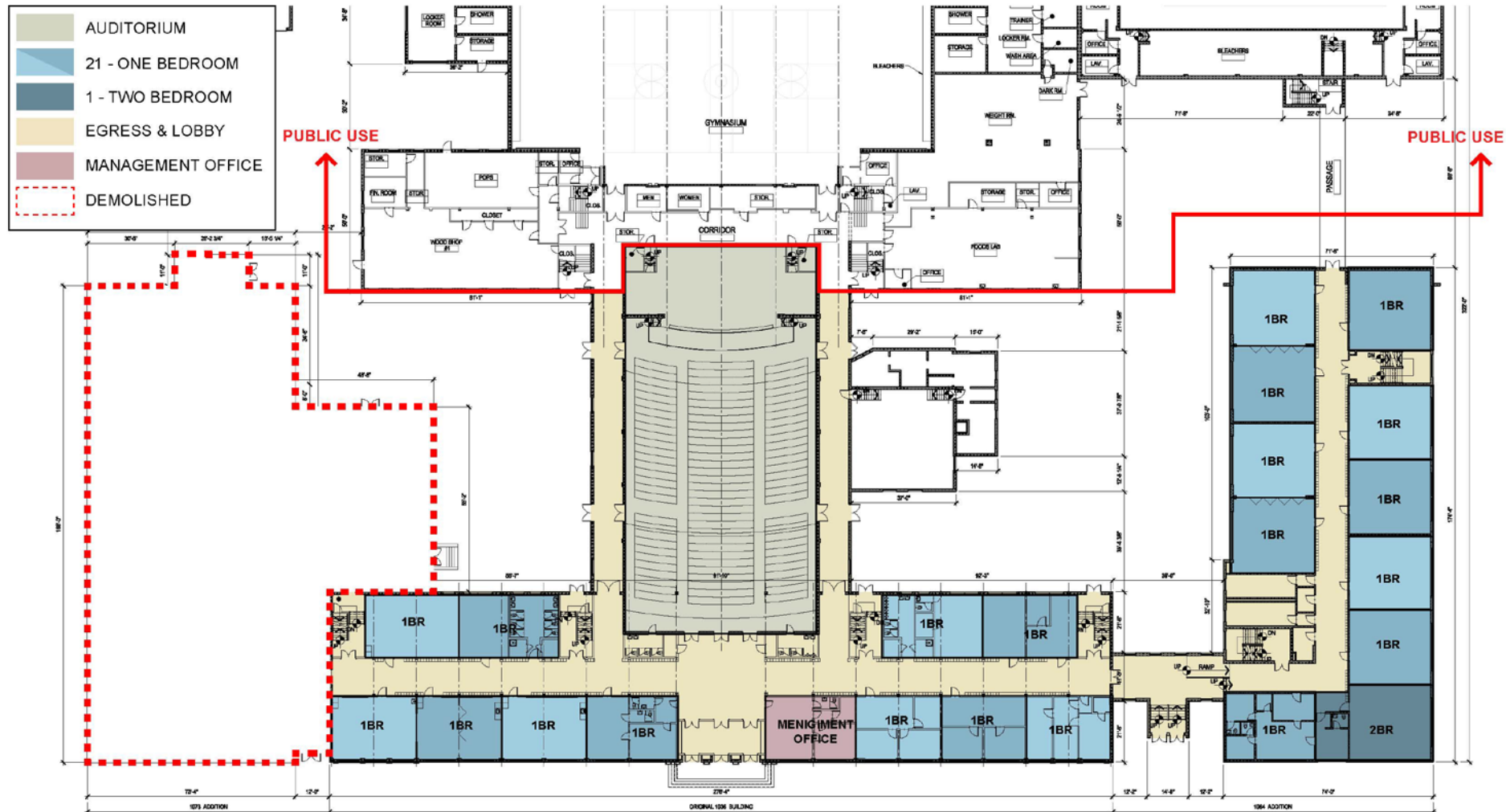
Site Plan Proposal



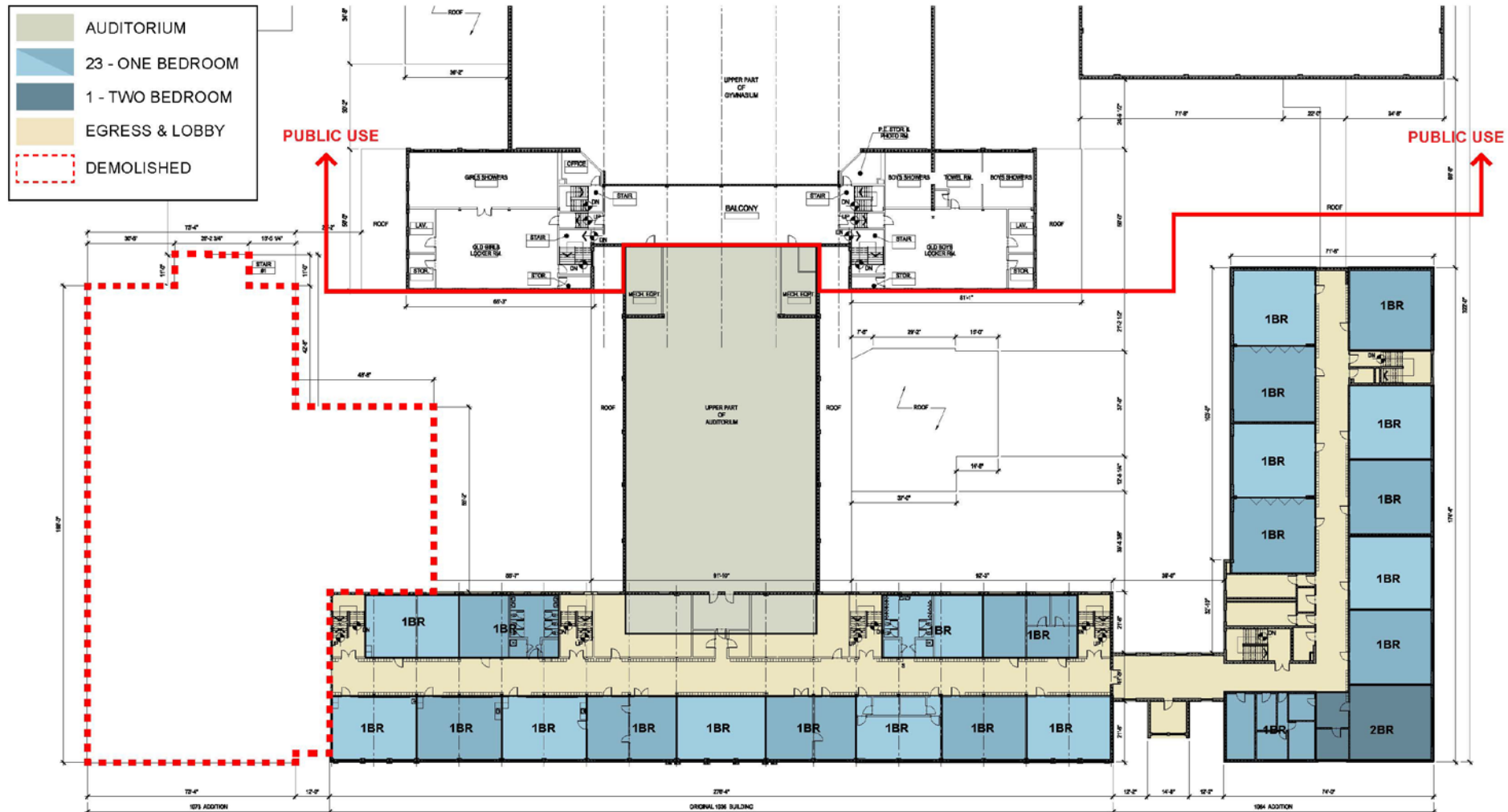
Interior Layout (basement)



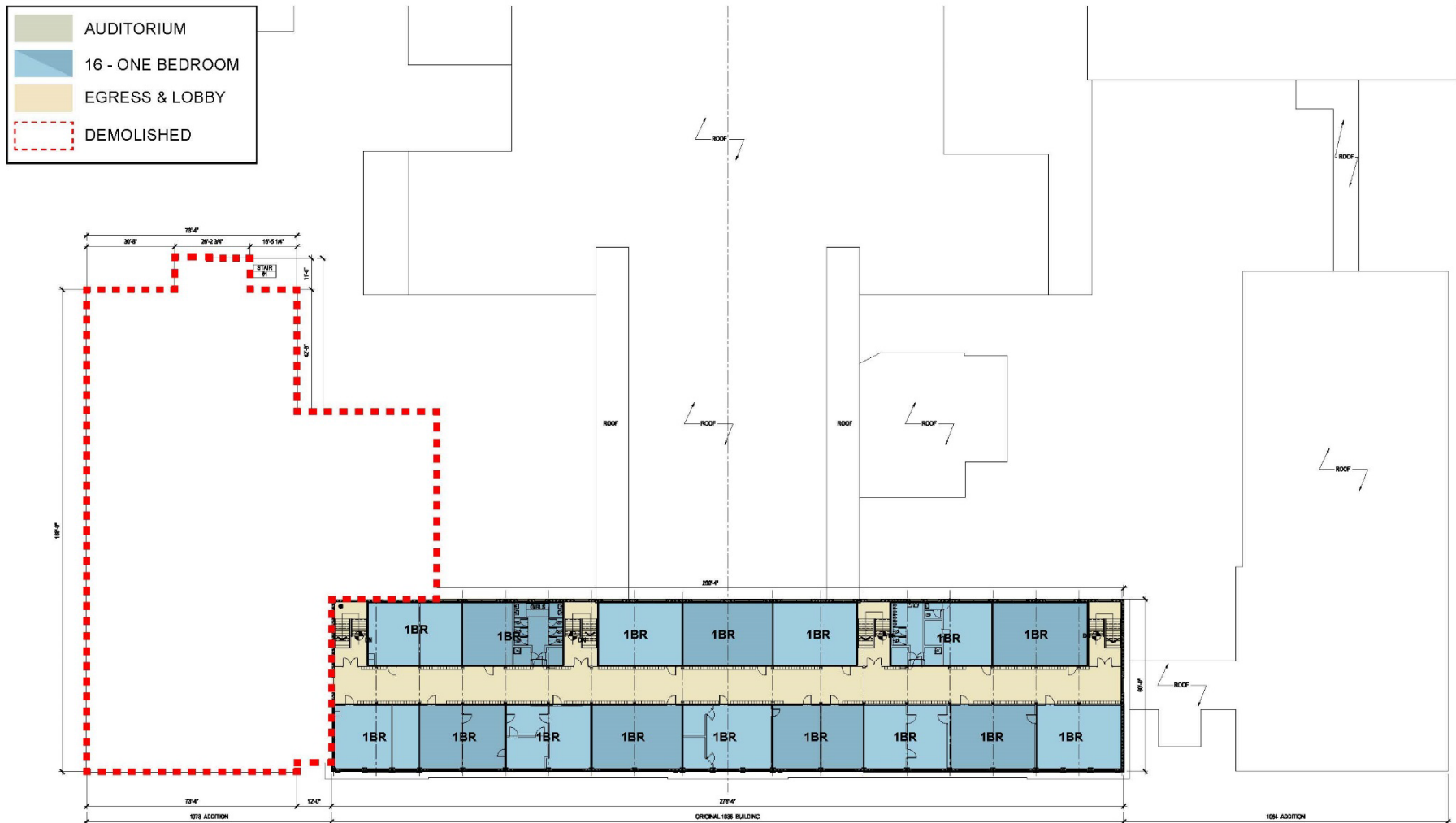
Interior Layout (first floor)



Interior Layout (second floor)



Interior Layout (third floor)



Proposed Development

- 70 units of 55+ independent living in the former High School building and auditorium. Pool and gym to be retained under town ownership and maintenance.
- A mix of incomes including a market rate component
- Estimated \$22 million of direct construction costs.
- Approximately \$30 million of total development costs.



Affordable Senior Housing

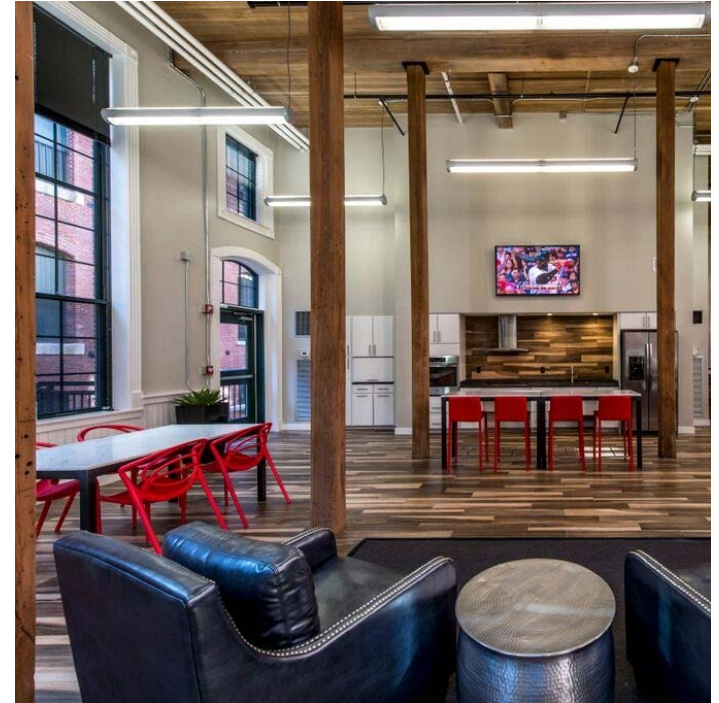
- WinnResidential currently manages 57 properties and 8,000+ units nationwide that are age restricted to 55+ or 62+ independent living
- 50% Area Median Income (East Haven region)
 - \$30,650 per 1 person household
 - \$35,000 per 2 person household
- Rental limits:
 - \$820 for 1 Bedroom
 - \$985 for 2 bedroom
- Estimated 6,130 people over 62+ years of age currently living in East Haven*
- Approximately 26.1% of the total East Haven population makes at or below \$35,000 per year, the target income for the affordable units*

*US Census Data



Building Program

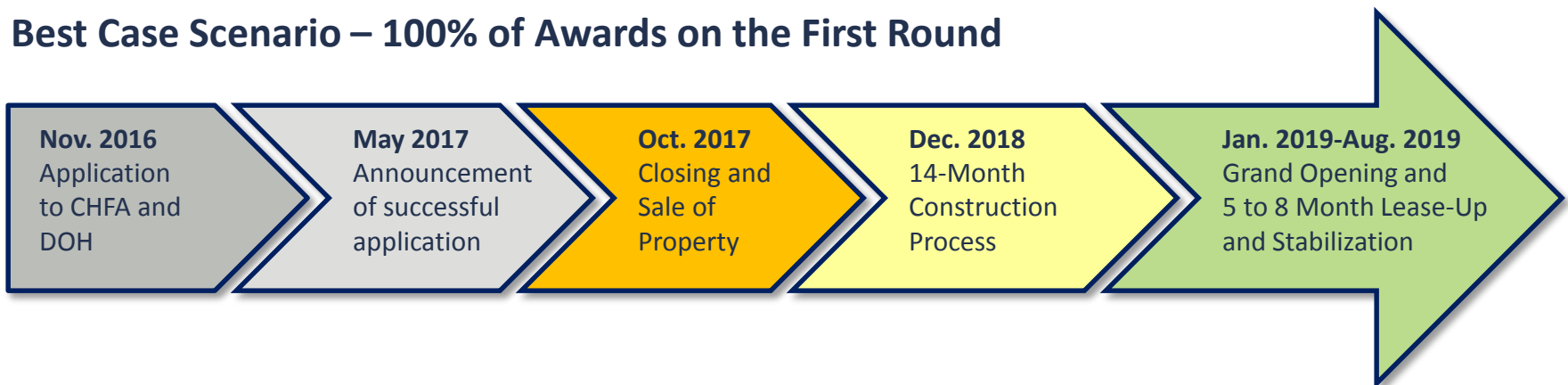
- Full time on-site management by WinnResidential
- Potential building amenities include:
 - Monitored security system
 - Controlled building access
 - Fitness/wellness center
 - Library/computer room
 - On-site parking
 - Gathering areas- interior and exterior
 - Laundry facilities
 - Large multi-purpose community room
- Supportive housing services for 10% of units administered by a qualified service provider such as Catholic Charities



Timeline for Development

- Highly competitive process with CHFA and DOH, with once-per-year funding awards
- Typically takes multiple rounds of awards to secure all necessary financing
- Historical designation process with NPS and SHPO can be a lengthy endeavor
- Goal is to minimize the time impact to Biddy basketball, pool facilities, etc.

Best Case Scenario – 100% of Awards on the First Round



What We Are Requesting from Town Council Tonight

- Passage of a resolution by the Legislative Town Council approving this DPDA
- Grant of authority, in connection with the resolution approving the DPDA, to the Mayor to execute the DPDA between the Parties by the Legislative Town Council
- General municipal support needed to proceed with first application funding round to CHFA and DOH
- Authorization to pursue with zoning and planning approvals required to make said application

Thank You

