

## **Bowles Park Redevelopment Update**

In 2014, Connecticut-based Overlook Village Redevelopment Associates, LP was chosen as the developer for the purpose of redeveloping Chester A. Bowles Park, a 59 building, 410-unit residential development situated on 61.5 acres in the Blue Hills area of the City of Hartford.

Overlook Village Redevelopment Associates, LP (Overlook) is a partnership comprised of the following entities: Richman Group Development Corporation, JHM Financial Group, Imagineers and Nutmeg Planners.

The developers, who plan on developing the property now names Willow Creek in two phases. They have been working with the Housing Authority along with the City of Hartford, HUD, community stakeholders and the residents of Chester A. Bowles Park to implement a re-development plan which includes a resident participation and relocation plan. Overlook Development has been pursuing approval for use of Section 8 vouchers for the residents during the relocations. During the upcoming weeks, residents will receive a "Notice of Eligibility" for relocation assistance, a notice to vacate and information regarding their rights and responsibilities during the relocation process. HERC relocation counselors will reach out to residents to assist with the process every step of the way.

The Housing Authority of the City of Hartford along with Overlook Village development team held an informational session for trade contractors for Phase 2 of the project on July 14, 2016. Phase 2 consists of the new construction of Willow Creek, 29 units of housing in thirteen wood-framed buildings. Over 30 contractors attended the event to learn more about how their companies can get involved in the project. Interested subcontractors should reach out to Kurt Harrison at Nutmeg Planners 860-524-5533.

The development team is in the final stages of financing negotiations. In addition, \$2 million was secured the State of CT Department of Economic and Community Development brownfield remediation grant to pay for part of the cost of demolition, remediation and infrastructure improvements. In March the Connecticut Housing and Finance Authority approved \$1.7 million in low-income housing tax credits.

On Monday, August 8, 2016 at 6:30 p.m. at the Boys and Girls Club, 1 Nahum Drive, Hartford, the State of Connecticut Department of Housing will hold a Public Hearing on the Bowles Park Redevelopment Project. All interested parties are encouraged to attend.