

## **Bowles Park Redevelopment Update**

**November 2016**

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 plan on developing the property, now named 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. The Housing Authority had been pursuing in collaboration with the Development team approval and recently awarded Section 8 vouchers for the residents in good standing to enable successful relocation efforts. HERC relocation counselors are reaching out to residents to assist with the process every step of the way.

On August 22, 2016, residents were sent via registered mail a “Notice of Eligibility” for relocation assistance, a notice to vacate and information regarding their rights and responsibilities during the relocation process. It is very important that residents receive the letter. If the letter was not received, residents are asked to call Housing Education Resource Center (HERC) 860-296-4242 as soon as possible. Persons to contact at HERC are Nancy Vivar-Ramos (Spanish speaking), ext. 100, [NancyVR@herc-inc.org](mailto:NancyVR@herc-inc.org); or Karin Nigol, ext.101, [KarinN@herc-inc.org](mailto:KarinN@herc-inc.org); or Susan Harkett-Turley, ext. 103, [SusanHT@herc-inc.org](mailto:SusanHT@herc-inc.org).

The Housing Authority of the City of Hartford along with the 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 from 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 August 8, 2016 the State of Connecticut Department of Housing held a Public Hearing on the Bowles Park Redevelopment Project.

The Hartford Planning and Zoning Commission approved the Willow Creek Master Plan on August 23, 2016. The plan can be found here:  
<http://www.hartfordhousing.org/filestorage/1930/2312/BowlesParkPreliminaryMasterPlanPresentation082316.pdf>

On Monday, September 15, 2016 the Capital Region Development Authority (“CRDA”) Board of Directors approved a \$5 million grant for demolition that was approved by the State Bond Commission on September 30, 2016.

On Monday, September 19, 2016 at the Boys & Girls Club, the Bowles Park Tenant Association hosted a meeting for the residents to meet with the developers, representatives of the Housing Authority and HERC to get an update on the relocation process. Discussed at the meeting was the re-development schedule, the relocation process, and the Section 8 Process. In addition, residents were able to pick up packing supplies.

On Tuesday, September 29, 2016 the developer met with the Bowles Park Tenant Association at the Boys & Girls Club to give residents an update and answer questions on the relocation process.

Many of the residents are in the process of being relocated, or have been relocated to their new homes at this time.

No meetings are currently scheduled for the rest of the year.