



NEWS

Developers plan to build 150 affordable apartments in New Haven's Hill section

By **Mark Zaretsky**, Staff Writer

Feb 1, 2024



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An architectural rendering of the proposed 150-unit apartment building at 10 Liberty St. in New Haven.
Contributed / 10 Liberty Street Owners LLC via City of New Haven

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NEW HAVEN — A former factory site in the Hill section will soon be home to 150 affordable apartments.

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The city plans to use nearly \$1 million in state grant funds to help a developer demolish four old buildings to clear the way. The \$995,600 grant, which Gov. Ned Lamont announced in December, will pay a portion of the demolition and remediation costs for the former Electrix Illumination architectural lighting property at Liberty, Putnam and Spring streets.

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The developer, 10 Liberty Street Owners LLC, [received City Plan Commission approval in 2022](#) to build a five-story apartment building at 10 Liberty St. It will have 150 units available to people who earn up to 80 percent of the area median income.

The Board of Alders' Community Development Commission, chaired by Hill/City Point Alder Carmen Rodriguez, D-6, in whose ward the development would be, unanimously approved the city's request to apply for and accept the grant Wednesday night.

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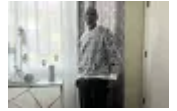
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The project will include streets, sidewalks and 140,000 square feet of living space, officials said.

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It also will include 136 parking spaces, as well as inside and outside storage for 45 bikes, a team that included Helen Rosenberg of the city's Economic Development Department and Jonathan Cortell, of 10 Liberty Street Owners, told committee members.

Cortell said the developers are "not contemplating public-facing ground floor retail spaces," but will look to include some ground floor amenities that might "reach out to immediate neighbors" on Putnam, Liberty and Spring streets.

"We want to provide for life and activity that will be dynamic," he said.

Any matching costs for the grant would be passed through to the developer, Rosenberg said.

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Cortell, of Maplewood, N.J., said he expects the remediation and demolition covered by the grant to take about six months. Actual new construction is likely to begin in the spring of 2025 and take two years to complete.

"Preliminary remediation was done as part the preparedness for this step," he told the alders.

The developer plans to enhance the neighborhood "by delivering quality workforce housing within a short walk" of Union Station, Cortell said.

The shuttered Electrix Illumination factory, which consists of four buildings currently owned by Vesta Liberty Street LLC, went out of business in December 2020.

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Rodriguez, who represents Ward 6, Vice Chairman and Dwight Alder Frank Douglass, D-2, and alders Frank Redente Jr., D-15, Brian Wingate, D-29, and Kimberly Edwards, D-19, all voted in favor of the resolution.

"I'm very happy to see what the developers have presented," said Rodriguez. "It's going to take a little while to go through ... but I think this is in agreement with what's on the agenda for affordability."

Cortell said they had reached out to neighbors but might want to do more before construction begins.

Rodriguez said that the previous time the developer aired the plan to neighbors was during the height of the COVID-19 pandemic, so the meeting was held on Zoom.

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Wingate also supported the project.

"I think this project is in line with what we're pushing for affordable housing," Wingate said. "I am excited about it."

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Feb 1, 2024

**Mark Zaretsky**

REPORTER



Mark Zaretsky is a reporter with the New Haven Register. Zaretsky is a Chicago native and longtime New Haven resident and an award-winning reporter and music writer for the New Haven Register and Hearst Connecticut Media Group. His beats include East Haven and Branford, regional issues and occasional blues and roots music stories. He also makes a point of knowing where all the good ethnic and hole-in-the-wall restaurants, bars and bakeries are -- and is an unapologetic Cubs, Bears, Blackhawks and Bulls fan. In addition to his work as a journalist, Zaretsky is a front man for The Cobalt Rhythm Kings and The Chicago Dawgs and occasionally performs with Rock & Roll Hall of Famer Mark Naftalin and the Paul Butterfield Blues Band.

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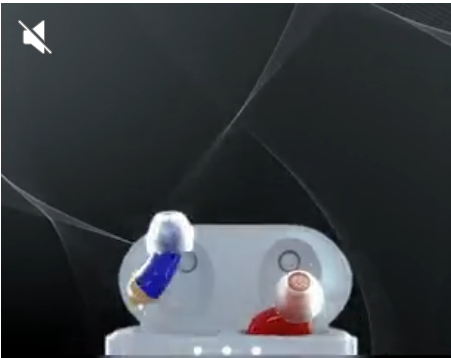
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