



LIVABLE CITY INITIATIVE - CITY OF NEW HAVEN
CITY OF NEIGHBORHOODS

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CITY OF NEW HAVEN
AN ECONOMIC DEVELOPMENT DEPT.

Michael Piscitelli
*Economic Development
Administrator*

Affordable Housing Commission

Wednesday, February 23, 2022, at 6:00 P.M.

ATTENDANCE: Elias Estabrook, Jaime Myers McPhail, Rebecca Corbett, Serena Neal Sanjuro, Anika Lemar Singh, Karen DuBois Walton, Claudette Kidd, Ebony McCleave

CITY OFFICIALS: Aicha Woods, Arlevia Samuel, Micheal Piscitelli

CALL TO ORDER: 6:36 pm

Use this link to join the meeting: <https://us02web.zoom.us/j/86456721552>

Call-in Number: **+1-929-205-6099**

Meeting ID: **864 5672 1552**

Introduction

- SCRCOG's consultants RGK provided a brief history of their experience with housing in Connecticut.
- CGS 8-30j requires municipalities to submit their affordable housing plans to the state by July 2022. Many municipalities, particularly those with sewage concerns, are delayed in developing their plans and oppose CGS 8-30j.

Data Review

- In terms of geographic mobility, New Haven saw its greatest increase in population from people moving from abroad, whereas the larger SCRCOG region saw its greatest population increase from people moving from another county within Connecticut.
- The New Haven occupation data suggests that most individual jobs pay less than the industry averages they are associated with (Table 1), with the majority of workers earning between \$20,000 - \$60,000 which may make it more difficult to find price-appropriate housing in New Haven.
- Along with New Haven's relatively small population decline over the last decade, the city also saw a loss of roughly 991 total housing units. These net losses do not include new construction that occurred in 2020 or 2021 and it should be noted that the majority of unit losses were single-family structures.

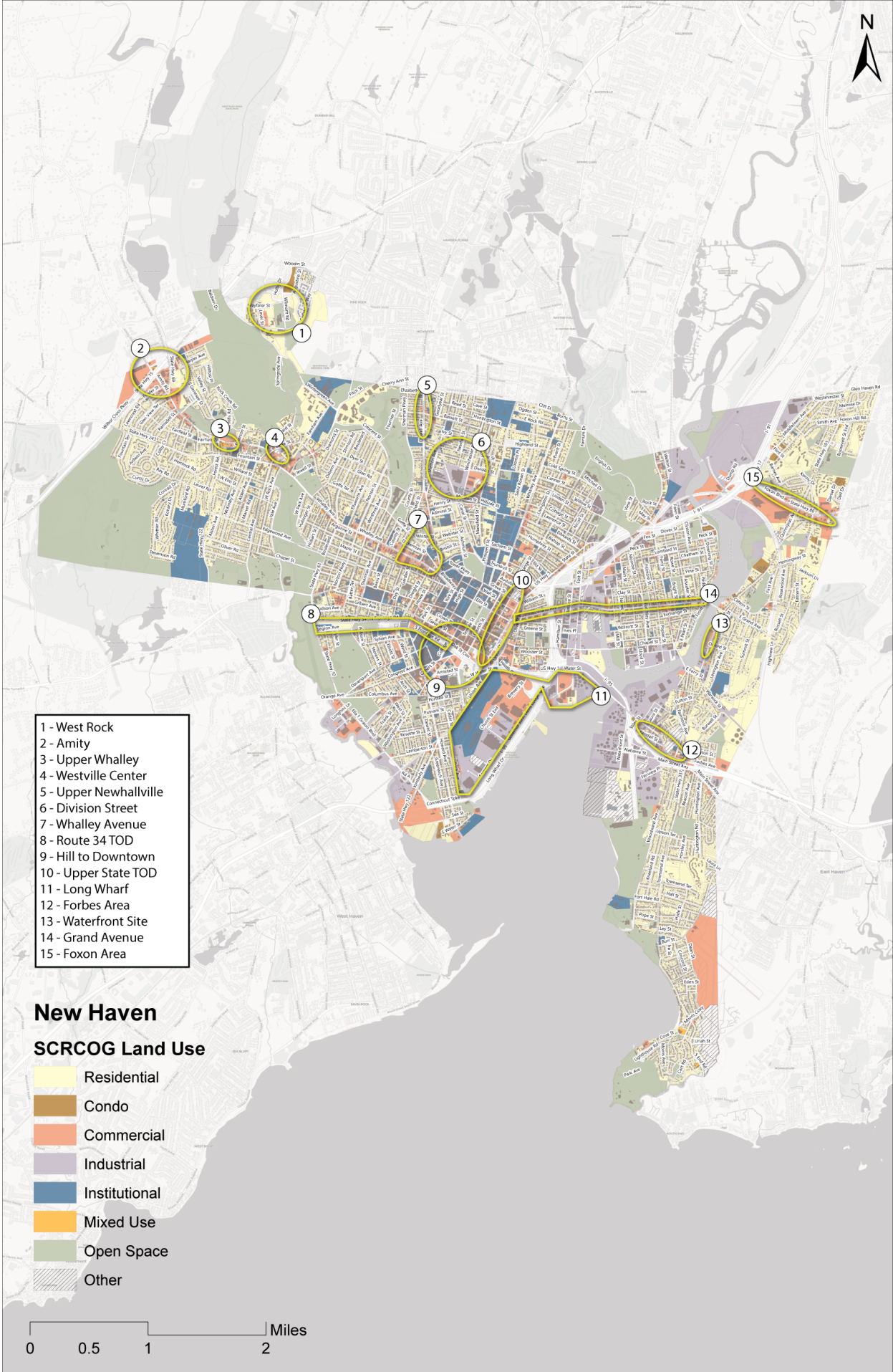
- The median sale price for homes in New Haven has increased from \$160,000 in 2015 to \$320,000 in 2021.
- Gross rent, which is rent plus utilities, has increased by 8.7% between 2011 to 2019 to a high of \$1,196 per month.

Housing Goals Discussion

- Housing Related Goals in your Community
 - What are the existing housing goals in your community?
 - Commissioners discussed the following goals.
 - Increase production of multi-family homes
 - Strategize to reduce displacement of New Haven residents and support owner-occupied housing initiatives.
 - Homeownership down payment assistance
 - Zoning reforms that promote affordable housing development within New Haven and considering towns.
 - Continued eviction and foreclosure assistance programs
 - Better paying employment and education opportunities for New Haven residents
 - Providing direct financial assistance for renters by using ARPA funding.
 - Creating a fund for security deposit
 - What would you like to see addressed?
 - Commissioners invited RGK to include neighborhoods of such as Amity, Morris Cove, and Quinnipiac Meadows for housing developments rather than focusing on Downtown corridors.

Locational Analysis

- Consultants reviewed an analysis map of the following neighborhoods.
 - West Rock
 - Amity
 - Upper Whalley
 - Westville Center
 - Upper Newhallville
 - Division Street
 - Whalley Avenue
 - Route 34 TOD
 - Hill to Downtown
 - Upper State TOD
 - Long Wharf
 - Forbes Area
 - Waterfront Site:
 - Grand Avenue
 - Foxon Area



SCRCOG and RGK Follow up steps

- Strategy Meetings and Draft of Affordable Housing Plans – SCRCOG revised its report according to the feedback of commissioners and propose a meeting date to review the final draft.

Special Meeting Needed:

- Preparation for March's Connecticut General Assembly- Housing Committee
- Discussion on the mayor's American Rescue Plan's proposal on housing to the Finance Committee.

Commissioners scheduled a special meeting for March 7, 2020.