

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**  
approving a tax abatement agreement between the City of New Haven and The NHP Foundation for the construction of 10 multi-family townhouses and 56 residential dwelling units at 16 Miller Street in a RM-1 and RM-2 zone.

**Submitted by:** The NHP Foundation

**REPORT:** 1624-10

**ADVICE:** Approval

**BACKGROUND**The Property

The project site encompasses an area of approximately 182,162 SF (4.18 acres) and consists of a vacant grassy lot, sidewalks along the east and west ends of the site, multiple trees, and the West River Peace Garden on the west end. The site is bounded by North Frontage Road in the north, Evergreen Court in the east, Legion Avenue in the south, and Ella T. Grasso in the west. The parcel is owned by the City of New Haven with an address of 16 Miller Street, and is located in the RM1/RM2 zone.

Project Description

This development will provide much needed affordable housing to the New Haven community. The proposed development plan for this 4.18 acre site is to build an affordable housing development consisting of 10 multi-family townhouses with 56 residential dwelling units. A special Permit was also granted to allow for a coffee shop/bakery for residents and the surrounding community, and there is also a planned community center, gazebo, playground, and parking lot with several spaces for electric vehicle charging. The following is a breakdown of units, their affordability band, and rental amounts provided by the applicant:

Unit Type	Number of Units	Affordability Band	Rental Amount
1-BR	4	30% AMI and below	\$1,601 (Section 8)
2-BR	3	30% AMI and below	\$1,955 (Section 8)
2-BR	4	30% AMI	\$760
2-BR	18	50% AMI	\$1,267
2-BR	5	60% AMI	\$1,521
2-BR	8	Market Rate	\$2,229
3-BR	1	30% AMI and below	\$2,401 (Section 8)
3-BR	2	30% AMI	\$878
3-BR	5	50% AMI	\$1,464
3-BR	2	60% AMI	\$1,757
3-BR	4	Market Rate	\$2,971

*Note: 30%-60% AMI project rents are not net of CT-Department of Housing Utility allowances. The owners ore to pay for 100% of utility costs for the project at this time. 12 of the 44 Units are for Supportive Housing*

*residents, 8 of which will be covered by Project Based Vouchers.*

This is a prime location in the West River neighborhood, down the street from Westville Music Bowl and Barnard Nature Center and directly on a main bus line. The property is on the Connecticut Transit bus line, near services, and is adequately supported by all required utilities, including water, sewer, electric, gas and telecommunications.

Like many other cities across the country, New Haven is experiencing an affordable housing crisis. The city of New Haven and its residents have been vocal about addressing the needs of its local residents. In New Haven, about 57% of renter households and 26.6% of the owner households earn less than 50% of the area median income (AMI) totaling 23,859 households. These households often experience housing instability, may rely on housing assistance, and are typically spending more on housing as a percentage of their overall income.

#### The Financing Plan

The development will be financed using Federal low-income housing tax credits (9%), with other funding to be provided by the City of New Haven, Connecticut Housing Finance Authority (CHFA), Connecticut Department of Housing, and Federal Home Loan Bank.

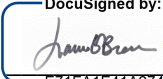
#### Tax Abatement

The proposed duration of the rental tax exemption is 17 years. On October 24, 2019, the project received a 17-year PILOT Agreement for \$700 per unit /year, a development unit that escalates 5% every 5 years.

### **PLANNING CONSIDERATIONS**

This Commission previously approved the Site Plan, Coastal Site Plan, and a Special Exception for The NHP Foundation development (CPC Reports #1548-01 and #1561-11). The new development meets many of the city's overall goals from both an affordable housing and neighborhood development perspective. While the tax agreement will be further reviewed by the appropriate city entities, the Commission lends its support to the project as highly consistent with the Comprehensive Plan of Development.

**ADOPTED:** January 25, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**  February 7, 2023 | 9:34 A  
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Laura E Brown  
Executive Director, City Plan Department