

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **552 AND 558 WINCHESTER AVENUE.**
 MBLU: 286 0449 01000; 286 0449 00900

Disposition of a vacant three-family property and sliver lot to CONNCORP who will rehabilitate this property as an affordable rental property

Submitted by: Evan Trachten, LCI

REPORT: **1631-04**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): CONNCORP, LLC
Price: \$3,000.00
Site: 6,685 SF
Zone: RM-2
Use: Affordable rental property
Financing:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City of New Haven proposes to dispose of this vacant three-family property and sliver lot to CONNCORP who will rehabilitate this property as an affordable rental property. The adjacent sliver lot will be utilized as additional yard area and parking. Under the rules of zoning two non-conforming parcels under common ownership are merged, therefore the house and lot are being sold together. The City purchased this house to gain site control a few years ago. LCI considered selling part of the lot to the property at 550 Winchester Avenue but did not move forward due to zoning code regulations and the property already having a driveway and off-street parking. LCI recently built several new houses along Winchester Avenue, and was going to rehabilitate this property as part of the future phase-two development in this area but decided to have CONNCORP rehabilitate the property as LCI focuses on the new construction aspect of the City's phase-two development plans for the area. CONNCORP is already very active in the Dixwell and Newhallville neighborhoods, with facilities for their employment training programs located just down Winchester Avenue from these properties, in Science Park, and a recent CPC approval for their proposed redevelopment of Dixwell Plaza.

This property must be maintained as an affordable rental property at eighty percent (80%) Area Median Income (AMI) or below for a minimum period of twenty (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition

Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **"Create diverse housing stock suitable for all abilities, ages and incomes."**
- **"Encourage neighborhood stability."**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- Provide residents open space.
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight.
- These properties lie within the Winchester Repeating Arms Company National Register Historic District and thus need to comply with state and local legislation regarding historic districts.

RECOMMENDATIONS

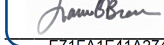
The Commission makes the following recommendations for the proposed disposition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: May 17, 2023
Leslie Radcliffe
Chair

ATTEST:  May 19, 2023 | 9:44 AM EDT
E71EA1E41A27483
Laura E Brown
Executive Director, City Plan Department

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](http://www.urbanregeneration.com) schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)