

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 35-39 ARCH STREET
 MBLUS: 301 0097 04200; 301 0097 04300

Disposition of building lot at 35-39 Arch Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop two single family homes at this site. Each home will also contain an affordable Accessory Dwelling Unit (ADU).

Submitted by: Evan Trachten, LCI

REPORT: 1650-03
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Habitat for Humanity of Greater New Haven, Inc
Price: \$75,000
Site: 13,194 SF
Zone: RM-2
Use: Two single family homes with affordable accessory dwelling units
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 two parcels and their existing associated structure. 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 building lot to Habitat for Humanity of Greater New Haven, Inc. who will develop two (2) single-family owner-occupied properties at this location. Each single-family home will also have an accessory dwelling unit (ADU) that will be rented as an affordable rental at 60-70% Area Median Income (AMI) with a minimum affordability term of twenty (20) years. **Each structure must be sold to an owner occupant for a combined period not less than (10) 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. This property must be maintained as an affordable rental property at 80% Area Median Income AMI for not less than twenty (20) years.**

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)

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 15, 2024
Leslie Radcliffe
Chair

ATTEST:  May 21, 2024 | 5:26 PM EDT
E71FA1E41A27483
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.wordiq.com/definition/Pocket_park) schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**RE: 177 EDGEWOOD AVENUE**
MBLU: 316 0267 03900

Disposition of a sliver lot to Neighborhood Housing Services of New Haven, Inc. who will utilize this parcel for parking to support affordable rental properties at 171 Edgewood Avenue and at 173 Edgewood Avenue.

Submitted by: Evan Trachten, LCI

REPORT: 1650-04
ADVICE: Approve**PROJECT SUMMARY:**

Applicant(s): Neighborhood Housing Services of New Haven, Inc
Price: \$5,000
Site: 2,358 Sq Ft
Zone: RM-2
Use: Sliver lot
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 sliver lot to Neighborhood Housing Services (NHS) of New Haven, Inc. who will utilize this parcel for parking to support affordable rental properties at 171 Edgewood Avenue and at 173 Edgewood Avenue. At the PAD meeting on April 25, 2024, PAD Evan Trachten said that NHS owns two adjacent rental properties at 171 Edgewood Avenue and 173 Edgewood Avenue, which do not have off-street parking. Evan noted that LCI previously offered this property to NHS and the Community Builders who owns the other adjacent property. NHS did not want to purchase the property when this was discussed several years ago.

Alder Douglass is generally supportive of the sale of this land and said he would conduct his due diligence and follow up with LCI staff if he had any concerns about this proposal. There will be a community benefit from this sale because NHS will improve the site and better serve the community and the land will be taxable in the future.

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.
- **"Encourage neighborhood stability."**
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

RECOMMENDATIONS

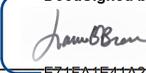
The Commission makes the following recommendations for the proposed disposition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.
- The applicant should consider repairing sidewalks to city standard and improving grading on the site to improve drainage.

ADVICE:

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

ADOPTED: May 15, 2024
Leslie Radcliffe
Chair

ATTEST:  May 21, 2024 | 5:26 PM EDT
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Laura E Brown
Executive Director, City Plan Department

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NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**RE: 227 ENGLISH STREET**
MBLU:169 0818 01700

Disposition of a vacant flag lot to Neighborhood Housing Services of New Haven, Inc (NHS) for the development of a two-unit residential structure with a minimum owner-occupancy period of ten years.

Submitted by: Evan Trachten, LCI

REPORT: 1650-05
ADVICE: Approve**PROJECT SUMMARY:**

Applicant(s): Neighborhood Housing Services of New Haven, Inc
Price: \$10,500
Site: 21,780 square feet
Zone: RM-2
Use: Two-Family Home
Financing:
Subsidy:
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 City-owned flag 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 seeks to sell the subject property to Neighborhood Housing Services of New Haven, Inc for the development of a two-unit owner-occupant home with a minimum 10-year occupancy requirement. **This property must be sold to an owner occupant for a combined period not less than (10) 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, 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

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

- 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.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“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."**
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

RECOMMENDATIONS

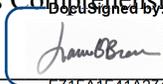
The Commission makes the following recommendations for the proposed disposition:

- 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 15, 2024
Leslie Radcliffe
Chair

ATTEST:  May 21, 2024 | 5:26 PM EDT
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 Laura E Brown
 Executive Director, City Plan Department

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NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 596-598 GEORGE STREET
 MBLU: 315 1291 00600; 315 1291 00500

Disposition of two vacant multi-family structures to the National Veterans Counsel for Legal Redress, Inc. who will rehabilitate them into affordable rental properties.

Submitted by: Evan Trachten, LCI

REPORT: 1650-06

ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): National Veterans Counsel for Legal Redress, Inc.
Price: \$6,000.00
Site: 8,194 SF
Zone: RO
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 two parcels and their existing associated structure. 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 two vacant multi-family structures to the National Veterans Counsel for Legal Redress, Inc. who will rehabilitate the structures into affordable rental properties. LCI has done preliminary site work to stabilize both properties, but each structure will require extensive structural work and full rehabilitation. The Property Acquisition & Disposition Committee approved the disposition with conditions that the applicant provide proof of funds prior to closing and to permit 24 months to complete the project. **These properties will be deed restricted and maintained as affordable rental properties 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)

RECOMMENDATIONS

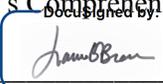
The Commission makes the following recommendations for the proposed disposition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.
- The LCI Board of Directors shall consider the conditions recommended by the PAD Committee that the applicant provide proof of funds prior to closing on the property and shall be permitted 24 months to complete the project.

ADVICE:

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

ADOPTED: May 15, 2024
Leslie Radcliffe
Chair

ATTEST:  May 21, 2024 | 5:26 PM EDT
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Laura E Brown
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NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**RE: 211 ROSETTE STREET**
MBLU: 275 0039 02300

Disposition of a vacant lot to Habitat for Humanity of Greater New Haven, Inc. for the development of single-family or a two-family owner-occupied structure.

Submitted by: Evan Trachten, LCI**REPORT: 1650-07****ADVICE: Approve****PROJECT SUMMARY:**

Applicant(s):	Habitat for Humanity of Greater New Haven, Inc
Price:	\$35,000.00
Site:	7,841 SF
Zone:	RM-2
Use:	Vacant lot
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 lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single-family or two-family owner-occupied structure. **This property must be sold to an owner occupant for a combined period not less than (10) 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

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

- 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)

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.
- The applicant shall consider developing a two-family structure on the property.

ADVICE:

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

ADOPTED: May 15, 2024
Leslie Radcliffe
Chair

ATTEST:  May 21, 2024 | 5:26 PM EDT
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Laura E Brown
Executive Director, City Plan Department

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