

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the City of New Haven, to convey those properties known As 29 Kensington Street, 17 Kensington Street, 21 Kensington Street, 33 Kensington Street and 25 Kensington Street to The Community Builders for the purpose of the construction of affordable housing and authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete such conveyance in accordance with the provisions of this Order and approving the substitution of park properties. (Submitted by: Serena Neal-Sanjurjo, Executive Director of Livable City Initiative)

REPORT: **1571-13**

ADVICE: **Approve**

BACKGROUND

The City of New Haven owns properties at 17, 21, 25, 29 & 33 Kensington Street in the Dwight neighborhood. Currently the properties are undeveloped. Working with the local Dwight community and the State of Connecticut Department of Housing the City is in the process of rehabilitating and constructing affordable housing within the Dwight neighborhood pursuant to the New Kensington Square II Project. The City proposes to convey the Properties to The Community Builders (“TCB”) for the sum \$1 for the purposes of the Project, said conveyance is subject to a loan agreement between the City and TCB pursuant to which TCB or/and affiliates of TCB created for the purposes of affordable housing financing, shall agree to construct fifteen affordable units (60% AMI and under) on the Properties as part of the Project, and upgrade the park amenities at the Chapel- Day Street Sitting Park located at the corner of Day Street and Chapel Street. as part of the Project, in accordance with plans and specifications approved by the Dwight community, City of New Haven Parks Department and the New Haven Police Department, provided that the cost of any such upgrade in excess of the sum of \$80,000 shall be borne by the City.

PLANNING CONSIDERATIONS

The City of New Haven has the opportunity to implement a plan to further affordable housing in the Dwight neighborhood, and obtain improvements for an existing visible and accessible park for the community. The approval of conveyance is in line with the City’s efforts to create more affordable housing in the City, and complies with the City’s Comprehensive Plan Goals:

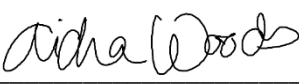
New Haven Vision 2025, Sec. xxi:

“Build diverse housing stock **suitable for all abilities, ages, and incomes**”

ADVICE

The Commission recommends approval and advises the Board of Alders to discuss the future of maintenance plans with City staff and the builder.

ADOPTED: August 19, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department