

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTIES LOCATED AT 15 THOMPSON STREET, 23 THOMPSON STREET, 27 THOMPSON STREET, 523 WINCHESTER AVENUE, 531 WINCHESTER AVENUE, 532 WINCHESTER AVENUE, 535 WINCHESTER AVENUE, 539 WINCHESTER AVENUE AND 575 WINCHESTER AVENUE AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALES OF SAID PROPERTIES

REPORT: **1577-02**

ADVICE: The City Plan Commission advises the Board of Alders to thoroughly examine sale prices to ensure that they are realistic for actual income levels of New Haven residents

BACKGROUND

The City of New Haven is the owner/developer of 9 new construction structures at 15 Thompson Street, 23 Thompson Street, 27 Thompson Street, 523 Winchester Avenue, 531 Winchester Avenue, 532 Winchester Avenue, 535 Winchester Avenue, 539 Winchester Avenue, and 575 Winchester Avenue, in the Newhallville neighborhood. The City acquired these properties through tax foreclosure after they have been vacant land for over ten years.

The City has carried out new construction work at the properties with the State of Connecticut grant funding known as Neighborhood Renewal Program 2 funding leveraged with City of New Haven non-federal funding. The sales prices of the Properties will represent the residential development within this portion of the Newhallville neighborhood, by way of commencing a revival of the neighborhood's original character as a mixed-income homeownership neighborhood;

The Properties construction is due to be completed on or before January 1, 2021, and the Properties have been aggressively marketed. However, it is easier for potential purchasers to obtain funding from a lending institution when a sales contract contains no other approval contingency on the part of the Seller.

The City proposes to sell seven properties at a purchase price of \$215,000 for homebuyers at 100% AMI and under, and two of the properties at a purchase price of \$170,000 for homebuyers at 80% AMI and under, which are fair prices within said Newhallville neighborhood.

The Properties will be sold subject to a thirty-year covenant that will run with each of the Properties requiring homeowner occupancy and providing for an income restriction that each homeowner (100% of the area median income which, as of this date of this Resolution, is \$92,800.00 for a family of four).

PLANNING CONSIDERATIONS

The City of New Haven Comprehensive Plan **New Haven Vision 2025, Sec. IV-18:**

“Strategic and targeted planning efforts are recommended within Dixwell and Newhallville neighborhoods such as: consolidation of vacant and underutilized sites, sliver lots, and/or non-conforming lots to create sizable opportunity sites for development.”

Selling the properties at the Newhallville Neighborhood will support the City’s efforts of continued residential revitalization, and mixed-income homeownership complies with the City's Comprehensive Plan.

ADVICE

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ADOPTED: November 18, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department