

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** Approving the execution of a Tax Abatement Agreement between the City of New Haven and Antillean Estates, LLC for property located at 206 Day Street to be used as affordable housing in accordance with Connecticut General Statutes Section 8-125. (Submitted by: Antillean Estates, LLC)

REPORT: **1580-03**

ADVICE: **Approve**

BACKGROUND

Antillean Estates, LLC is applying for a tax abatement under the City of New Haven's program for Tax Abatements for Low Income, Multi-Family Residential Development ("LISHTA"). The Applicant is planning to demolish a building at 206 Day street, which currently consists of 31 units and is 100% subsidized by a Section 8 Project-Based Subsidy. A new 4-story building will be constructed and will consist of 31 affordable housing units: 5 one-bedroom units, 11 two-bedroom units, 14 three-bedroom units, and 1 four-bedroom unit. All units will be set aside for households earning less than 50% of the Area Median Income (AMI). The project will include an outdoor patio, resident services offices, space for the provision of wellness services, and a bicycle parking area; there will be no commercial space within the development. The redevelopment will allow for the acquisition and repositioning of the property as a multifamily rental.

The project is in the West River Neighborhood Revitalization Zone and within New Haven LCI's development strategy area.

Antillean Estates, LLC is requesting that pursuant to the City's program for Tax Abatement for Low Income, Multi-Family Residential Developments, the Board of Alders grant it a tax abatement for 17 years. The requested abatement is still under review by the LISHTA committee which is responsible for making the recommendation as to the level of subsidy. This tax abatement is necessary in order to provide affordable rents and quality housing to persons and families of varying income levels and to provide necessary related facilities and services (requirements of the City's Tax Abatement program).

PLANNING CONSIDERATIONS

The tax abatement requested by Antillean Estates, LLC for the demolition of the existing building at 206 Day Street and the construction of a new 4-story building consist of 31 affordable housing units supports 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:

"Build diverse housing stock **suitable for all abilities, ages, and incomes**" (Section xxi)

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval.

ADOPTED: January 20, 2021
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department