

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **ORDER OF THE BOARD OF ALDERS** Authorizing the City of New Haven to enter into a cooperation agreement with the Housing Authority of the City of New Haven and Glendower Group, INC. And ECC Group II A RAD LLC, with respect to the redevelopment of the HANH RAD Group II A Development (Valley Townhomes); and Designating 210-290 Valley Street to be a development property within the meaning of the Connecticut City and Town Development Act, C.G.S § 7-480 et seq., and eligible for tax exemption pursuant to C.G.S §7-498; and providing a tax abatement pursuant to section §28-4 of the New Haven Code of Ordinances. (Submitted by: Catherine Schroeter, Livable City Initiative)

**REPORT:** 1589-09

**ADVICE:** Approval

### BACKGROUND

Valley Townhomes is a 40-unit community located in the Amity neighborhood. The complex was constructed in 1974 and is slated for redevelopment by the Housing Authority of New Haven and Glendower Group. Following a planning and design process, the Developer and the City are seeking to enter a cooperation agreement and 39-year tax agreement which, if approved, would enable the redevelopment into a 40-unit project to move forward. As per the fiscal impact statement, 32 units would be affordable units with the tax rate fixed at \$350/unit, escalating 3% per year over the 39 year term. The remaining eight units are market rate and subject to regular assessment.

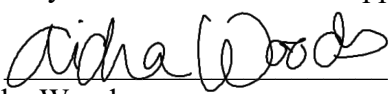
### PLANNING CONSIDERATIONS

The Valley Townhomes project is the latest of recent redevelopment efforts made possible through the US HUD Rental Assistance Demonstration (RAD) process. Through RAD, HUD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public. In this instance, HANH proposes to demolish all of the existing housing units and construct 40 new dwelling units spread amongst 9 buildings, with an additional community building to serve all residents. All new units will provide ADA access, while four units will be completely ADA-accessible. The unit mix will closely match current bedroom types. The proposed building architecture and streetscape is designed to relate better to the character of the neighborhood, including the removal of chain-link fences that currently are prevalent throughout the site. The project was approved at the detailed plan level by the City Plan Commission in March, 2020 (see report 1567-06 PDD 130).

### ADVICE

The Commission finds the proposed cooperation agreement to be consistent with the Comprehensive Plan, affordable housing policy and prior RAD approvals in recent years and recommends approval.

**ADOPTED:** July 21, 2021  
Leslie Radcliffe  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department