

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 558 WINCHESTER AVENUE. Acquisition of vacant three family property for redevelopment into homeowner occupied housing with an affordability restriction. (Applicant: City of New Haven)

**REPORT:** 1580-07

**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** City of New Haven  
**Owner:** Yisroel Rabinowitz  
**Disposition Price:** \$155,000  
**Site:** 3,485 SF  
**Zone:** RM-2  
**Use:** Residential (three-family)  
**Financing:** Public  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to acquire the vacant blighted three-family property lot located at 558 Winchester Avenue. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and a 80% AMI affordability restriction. LCI intends to make this parcel part of the Thompson/Winchester Phase II Homeownership Project, serving as the next phase of the recently developed nine (9) structures known as Thompson/Winchester Phase I. The existing vacant three-family structure may be demolished but the final decision has not yet been made.

### PLANNING CONSIDERATIONS:

The redevelopment of the lot into affordable multi-unit owner occupied housing will provide the City of New Haven with much needed affordable housing and is in alignment with recommendations set forth by the New Haven Affordable Housing Task Force. The City intends on maximizing development potential on the parcel and may need to seek zoning relief depending on the proposal.

### ADVICE:

Approval.

**ADOPTED:** January 20, 2021  
Ed Mattison  
Chair

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