

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:**               **6 and 8 EVERGREEN COURT** (MBLU: 342 0152 00500 and 342 0152 00501, respectively) Disposition of 6 and 8 Evergreen Court to rehabilitate 1 dwelling unit. National Construction, LLC. seeks to purchase the property. Upon completion of the rehabilitation, these sites will be sold for a home-owner occupancy of a minimum of ten (10) years. Located in the RM-1 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

**REPORT:**           **1596-05**  
**ADVICE:**           **Approve**

### PROJECT SUMMARY:

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**Applicant(s):**       National Construction, LLC.  
**Price:**               \$15,000 (Deposition Price)  
**Site:**                2,178 square feet and 2,454 square feet, respectively  
**Zone:**                RM-1  
**Use:**                 Single Family Dwelling  
**Financing:**  
**Subsidy:**  
**City Lead:**         Evan Trachten  
**Agency:**          Livable City Initiative  
**Phone:**             203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Office (LCI) regarding the acquisition of a City owned parcel of land. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City seeks to sell the subject property(ies) for the rehabilitation/creation of a single-family dwelling unit. Upon completion of the rehabilitation/creation of the single-family dwelling unit, the subject sites will be sold to a low-income individual/family for owner-occupied home ownership of a minimum of ten (10) years. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- That the site is not adjacent to a park to create additional park land.
- That the property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>

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<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.
- The enclosed maps provide the land uses and aerial of the surrounding the site.

**PLANNING CONSIDERATIONS:**

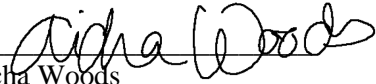
The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- Create diverse housing stock suitable for all abilities, ages and incomes.
- Encourage neighborhood stability.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use to sale the property after the purchase and rehabilitation occurs.
- **“Encourage transit-oriented land use developments with reduced parking requirements and appropriate densities in suitable locations in the center city and along transit-served arterials to facilitate further transit use.”** (The City’s Comprehensive Plan)
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to create affordable owner-occupied home ownership.
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** November 17, 2021  
Leslie Radcliffe  
Chair

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