

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDINANCE AMENDMENT OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN updating the processes for rooming houses and receiverships.

Submitted by: Sinclair Williams, Assistant Corporation Counsel, LCI

REPORT: 1666-08

ADVICE: Approve.

BACKGROUND

This request comes from Sinclair Williams, Assistant Corporation Counsel, Livable City Initiative (LCI).

This proposal will amend the procedures for rooming house permitting and receivership actions to align with current state statutory requirements, including 1) to allow for denial of rooming house permits to be appealed to a hearing officer rather than a board of code appeals and 2) to update the receivership ordinance to reference the current state statute rather than the outdated - nonexistent - statute.

The proposed amendment also proposes other minor clarifications to the process, minor grammatical updates, and updates the language to accommodate gender neutrality.

HISTORY

Article 4 of the New Haven Housing Code currently requires a person denied a rooming house permit to appeal to the “board of code appeals.” LCI does not have a board of code appeals, but rather hearing officers appointed under C.G.S. 7-152c. The City must amend the Housing Code ordinance to align with our current practice and state statute, to ensure that the owners of rooming houses can be effectively regulated and maintain their legal right to an appeal. Furthermore, Article 5 – the process for LCI to bring receivership actions - currently references outdated state statutes which has moved to a different part of the Connecticut General Statutes. The City must amend the housing code ordinance to reference the current state statute.

PLANNING CONSIDERATIONS

This amendment is aligned with the City of New Haven’s goals to provide safe, livable housing for all residents, to maintain the legal right of appeal to those which the City regulates, and to ensure the City’s regulations are consistent with state statute.

ADVICE

Recommend approval.

ADOPTED: May 21, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department