

NEW HAVEN, CT
LEGAL NOTICE
PUBLIC HEARING
DEVELOPMENT COMMISSION

The New Haven Development Commission will hold a Public Hearing at a Special Meeting to be held on Wednesday, June 12, 2024 in Meeting Room 3, City Hall, 165 Church Street, New Haven, CT at 8:00 A.M. in order to receive public comment as regards the proposed resolution by the City of New Haven to re-adopt the powers set forth in the City and Town Development Act.

Summary: The City and Town Development Act (the “Act”), as set forth in Sections 7-480 through 7-503 of the Connecticut General Statutes, enables the City of New Haven (the “City”) to approve and assist qualified redevelopment projects by various means, including the granting of tax deferrals or tax exemptions and providing financing, through notes or bonds, on a project-by-project basis.

To be eligible for assistance, a project must establish to the City’s satisfaction (including, and ultimately by and through, the Board of Alders) that it will provide a substantial benefit to the City and its residents, by such means as restoring buildings to productive use, appropriately redeveloping vacant land, creating good-paying jobs, preserving historic properties, and improving the quality and amount of housing stock.

To reauthorize the City’s ability to exercise the powers that it receives under the Act, the Board of Alders must determine, by resolution:

1. that the City may ameliorate the following ongoing conditions by continuing to exercise the powers granted to it under the Act:
 - substantial and persistent unemployment or underemployment;
 - obsolete, inefficient, dilapidated, or abandoned residential, industrial, commercial, and manufacturing facilities, creating conditions of deterioration and blight;
 - industrial, manufacturing, and commercial facilities far from or not easily accessible to the places of residence of unemployed and underemployed persons; and
 - a significant number of City residents who have difficulty finding employment and adequate, safe, and sanitary housing.
2. that private enterprise is not meeting the City’s housing, job creation, and blight reduction needs, and that the City may address the need for employment and adequate, safe, and sanitary housing by continuing to exercise the powers it receives under the Act.

Following the adoption of the resolution, the Act requires that the Board of Alders submit the resolution to the City's electors. Accordingly, provided the resolution is adopted by the Board of Alders, it will be submitted to the electors as a ballot question at the regular election of November 5, 2024, and the resolution will not be effective unless it is approved by the majority of those voting.

A copy of the draft resolution may be found on the City of New Haven's website and, in accordance with the provisions of the City and Town Development Act, a copy of the draft resolution is on file in the Town Clerk's office.

Dated at New Haven, CT this 9th day of May, 2024.