



City of New Haven

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Meeting Minutes Joint Legislation/Tax Abatement Committee

Tuesday, February 24, 2026

6:30 PM

Aldermanic Chamber

Meeting can be viewed on Board of Alders YouTube.

(Board of Alders Notice New Haven) The Joint Legislation and Tax Abatement Committee of the Board of Alders will meet “in-person” on Tuesday, February 24, 2026, at 6:30 p.m. in the Board of Alders Chamber located at 165 Church Street, 2nd Floor; New Haven, CT to hear and act on the following items:

- 1) [LM-2025-0676](#) ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4.

Attachments: [Elm City Loft LISTA Cover Letter and Ordinance](#)
[Elm City Loft Map Amendment Cover Letter and Ordinance](#)
[Elm City Lofts-LISHTA Application \(Elm \(1\)\)](#)

This Order was Favorable Reportto the Board of Alders

- 2) [OR-2026-0002](#) ZONING ORDINANCE AMENDMENT MAP TO CHANGE THE ZONING DESIGNATION OF 71 SHELTON AVENUE AND 89 A/K/A 91 SHELTON AVENUE FROM INDUSTRY H DISTRICT - HEAVY INDUSTRY (IH) TO RESIDENTIAL GENERAL HIGH DENSITY DISTRICT (RH-2)

Attachments: [Elm City Loft LISTA Cover Letter and Ordinance](#)
[Elm City Loft Map Amendment Cover Letter and Ordinance](#)

This Ordinance was Favorable Reportto the Board of Alders

Per Order: Hon. Richard Furlow, Co-Chair; and
Hon. Troy Streater, Co-Chair

Attest: Hon. Michael Smart, City/Town Clerk

These items are on file and available in the Office of Legislative Services, City Hall, 165 Church Street, 2nd Floor, New Haven, Connecticut 06510.

For accessibility related accommodations, please call (203) 946 7651 (V) or (203) 946 8582 (TTY/TDD).

Public comment/testimony may also be submitted via email to publictestimony@newhavenct.gov before 2:00 pm on the day of the meeting.

This meeting may be viewed on the New Haven Board of Alders YouTube page.

Meeting Minutes