

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:**        **RESOLUTION OF THE BOARD OF ALDERS** authorizing the city to apply for and accept a Pathways to Removing Obstacles to Housing (PRO housing) grant from the U.S. Department of Housing and Urban Development (HUD) not to exceed \$7 million to support the development and preservation of affordable housing citywide.

**Submitted by:** Laura E. Brown, Director, City Plan Department

**REPORT:**    1656-04  
**ADVICE:**    Approval

### **BACKGROUND:**

The proposed resolution seeks to authorize the the application for and execution of a grant agreement between the City of New Haven and the U.S. Department of Housing and Urban Development (HUD) under the Pathways to Removing Obstacles to Housing (PRO Housing) program. This \$7 million grant request aims to address the critical barriers to affordable housing production within our community, aligning with HUD's efforts to promote equitable housing opportunities nationwide.

The proposed initiative will focus on community engagement and planning to address outdated zoning and land use policies, improve neighborhood infrastructure, and establish targeted investment funds and programs. These efforts will include 1) Neighborhood planning and policy development-community engagement and neighborhood planning to target updating land use policies, ensuring that zoning regulations support affordable housing development. 2) Support for priority residential and mixed-use projects that promote affordability and inclusivity through increased housing density while maintaining neighborhood scale and character, enhancing climate resilience and walkability. 3) Anti-displacement strategies that provide direct support - create housing support funds and programs to assist homeowners and developers in building and preserving affordable housing. Incentives will prioritize long-term community stability by protecting vulnerable residents from displacement and fostering inclusive, equitable development that benefits all. Together, these measures will not only increase the number of affordable units but also strengthen neighborhood connectivity and promote sustainable development that benefits both current and future residents. The initiative is designed to foster long-term stability by ensuring that development is implemented in a way that protects vulnerable populations from displacement.

These efforts are a key component of the City's broader commitment to addressing the housing affordability crisis and promoting economic growth in a way that uplifts all residents, particularly those in historically underserved communities. By breaking down barriers to housing, this proposal will support social and economic equity, improve neighborhood well-being, and create new opportunities for residents to thrive.

### **PLANNING CONSIDERATIONS**

The City of New Haven Comprehensive Plan **New Haven Vision 2025** states the following goals:

“Build Affordable, workforce housing developments through necessary Zoning Ordinance amendments and by exploring the feasibility of creating a housing trust fund for the city.” (Sec. xxv)

“Build diverse housing stock suitable for all abilities, ages, and incomes by identifying and seeking funding to promote quality, non-subsidized, mixed-income housing; inciting mixed-use developments with family-friendly amenities and support services; advocating for fair, equitable, and de-centralized government-assisted public housing at regional level.” (Sec. xxv)

“Connect neighborhoods physically and socially by promoting neighborhood-based planning efforts and encouraging neighborhoods formation of non-profit neighborhood organizations and development corporations.” (Sec. xxv).

Authorization and acceptance of the PRO Housing Grant would allow New Haven to improve its land use policy to promote the growth of equitable and affordable housing, which furthers the goals of the City’s Comprehensive plan.

**ADVICE**

Authorization of this grant agreement aligns with the City’s Comprehensive Plan and the State of Connecticut’s goals.

**ADOPTED:** September 25, 2024  
Ernest Pagan  
Acting Chair

**ATTEST:** \_\_\_\_\_  
Laura Brown  
Executive Director, City Plan Department