

# ANNUAL REPORT 2024

City of New Haven  
Affordable Housing Commission



**Affordable Housing  
Commissioners  
2023-2024**

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# EXECUTIVE SUMMARY

**New Haven is experiencing an affordable housing crisis.** Today, more than half of New Haven residents pay more for housing than they can afford, meaning many individuals are forced to choose between paying rent and purchasing other basic necessities. Rising rents and homeownership costs force lifelong New Haven

**“When our neighbors cannot access safe, quality, and affordable housing, we all experience the consequences.”**

residents from their neighborhoods, isolating families and weakening the social fabric of the communities they leave behind. More and more families are driven into homelessness as they search for affordable housing. Without safe places to live, our neighbors struggle to succeed in school, to participate in democratic processes, and to live long, healthy lives. They are more likely to be pulled into the criminal punishment system, which creates new barriers to economic success and long-term health. A lack of affordable housing in our city does not just impact a few unlucky individuals, although families experiencing housing instability certainly feel the effects of the housing crisis most acutely. When our neighbors cannot access safe, quality, and affordable housing, we all experience the consequences.

In 2018, the Board of Alders assembled an Affordable Housing Task Force to address New Haven’s housing crisis. This team held several public meetings over the span of six months, and ultimately produced a report containing forty-four recommendations for local policymakers.

The first of these recommendations, which called for the creation of a permanent Affordable Housing Commission, was carried out by municipal ordinance just a year later. Today, the Affordable Housing Commission is tasked with recommending innovative strategies and collaborative approaches for addressing New Haven's housing needs.

This report contains the Commission's recommendations for the City of New Haven. It is organized into four chapters:

**Chapter 1** describes the scope of New Haven's affordable housing shortage and provides data-driven insights into our city's housing needs.

**Chapter 2** examines New Haven's current development pipeline, including the amount of housing currently in production and the amount of planned housing development.

**Chapter 3** describes policies and programs already in place to address New Haven's

affordable housing crisis, provides additional recommendations for these initiatives, and outlines policies the City and the AHC should continue to explore in support of these initiatives.

**Chapter 4** summarizes the Commission's recommendations for local policymakers.

Solving New Haven's affordable housing crisis will require long-term effort and collaboration between actors at the local, state, and federal level. Even so, there are steps the city can take right now to ease the impacts of the housing crisis, prevent the displacement of lifelong New Haven residents, and build toward a future where every person has a home. By investing in social housing, strengthening the rights of tenants and unhoused people, and encouraging housing development across all levels of affordability, New Haven can address centuries of unjust housing practices and foster shared prosperity throughout our city.



A property at the Monterey Place Apartments, developed by Elm City Communities

# CHAPTER 1: HOUSING GAP ANALYSIS

**Understanding the scope of New Haven’s housing crisis is the first step for policymakers who seek to implement long-term solutions.** With that in mind, this chapter provides an analysis of the city’s current housing needs. This analysis – called a housing gap analysis – illustrates the gap between the number of households currently living in New Haven and the number of units available for those residents to inhabit.

The data for this analysis were collected from a dataset compiled by the US Department of Housing and Urban Development called the Comprehensive Housing Affordability Strategy, or CHAS. These data were then aggregated by the Connecticut Housing Finance Authority to create the housing gap analysis.

## Area Median Income and “Affordability”

The tables presented later in this chapter, which reflect the gap between households and available housing units, are broken down by household income relative to the Area Median Income (AMI). The following table shows New Haven’s AMI by household size.

Household Size	Area Median Income
1	\$81,300
2	\$92,900
3	\$104,500
4	\$116,100

Source: HUD Income Limits, FY 2024

Throughout this report, household income is frequently described as a percentage of New Haven’s AMI for a household of a particular size. For example, a two-person household earning “30% AMI” makes somewhere around \$27,870, while a two-person household earning “80% AMI” has an income of around \$74,320.

Housing is generally considered affordable when it takes up no more than 30% of a household’s income. So, housing deemed affordable for a two-person household earning 30% AMI would cost no more than \$697 per month. Housing considered affordable for a two-person household earning 80% AMI would cost no more than \$1,858 per month.

Understanding both AMI and “affordability” are important for interpreting the housing gap analysis provided in this chapter, because New Haven’s housing needs vary by affordability level. In other words, the number of housing

units needed for households earning 80% AMI is different than the number of units needed for households earning 30% AMI.

## New Haven’s Housing Gap(s)

The following tables represent the gap between New Haven’s households and the city’s existing housing stock. This “gap” is calculated by first subtracting the number of existing units from the number of households in a particular income band. From there, the number of units currently occupied by households in other income bands is also subtracted. The final metric, also called “the gap”, tells us how many units are needed for households in a particular income band.

**“Understanding the scope of New Haven’s housing crisis is the first step for policymakers who seek to implement long-term solutions.”**

**Table 1: Rental Gap by Income Band**

	Households	Affordable Housing Units	Units Occupied by Lower Income Households	Units Occupied by Higher Income Households	Gap (Households - Affordable Units + Other Income Occupied)
0-30% AMI Renters	13,390	6,820	NA	1,715	8,285
31-50% AMI Renters	7,025	8,975	2,855	2,935	3,840
51-80% AMI Renters	6,575	17,410	8,470	4,195	1,830
81% or Greater AMI Renters	8,350	4,520	1,490	NA	5,320

Source: HUD CHAS data aggregated by the Connecticut Housing Finance Authority

**Table 2: Ownership Gap by Income Band**

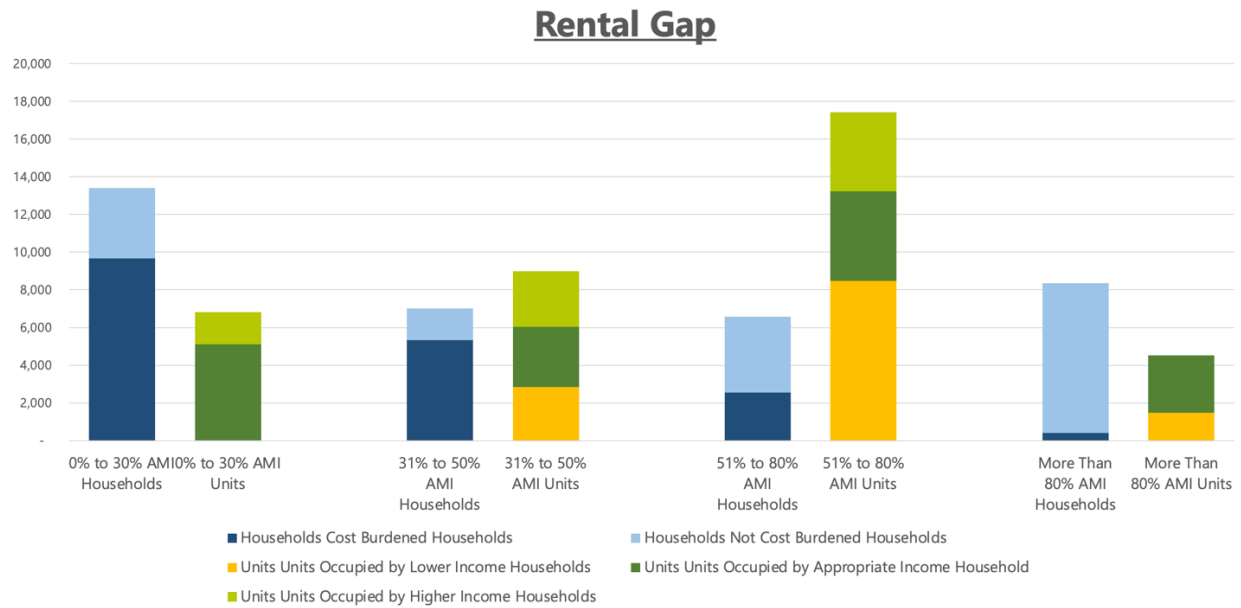
	Households	Affordable Housing Units	Units Occupied by Lower Income Households	Units Occupied by Higher Income Households	Gap (Households - Affordable Units + Other Income Occupied)
0-50% AMI Owners	3,220	5,475	NA	3,475	1,220
51-80% AMI Owners	2,200	4,960	990	3,205	1,435
81-100% AMI Owners	1,665	1,410	365	895	1,515
100% or Greater AMI Owners	6,630	2,105	410	NA	4,935

Source: HUD CHAS data aggregated by the Connecticut Housing Finance Authority

**“Solving New Haven’s affordable housing crisis will require the city to produce more housing across all levels of affordability.”**

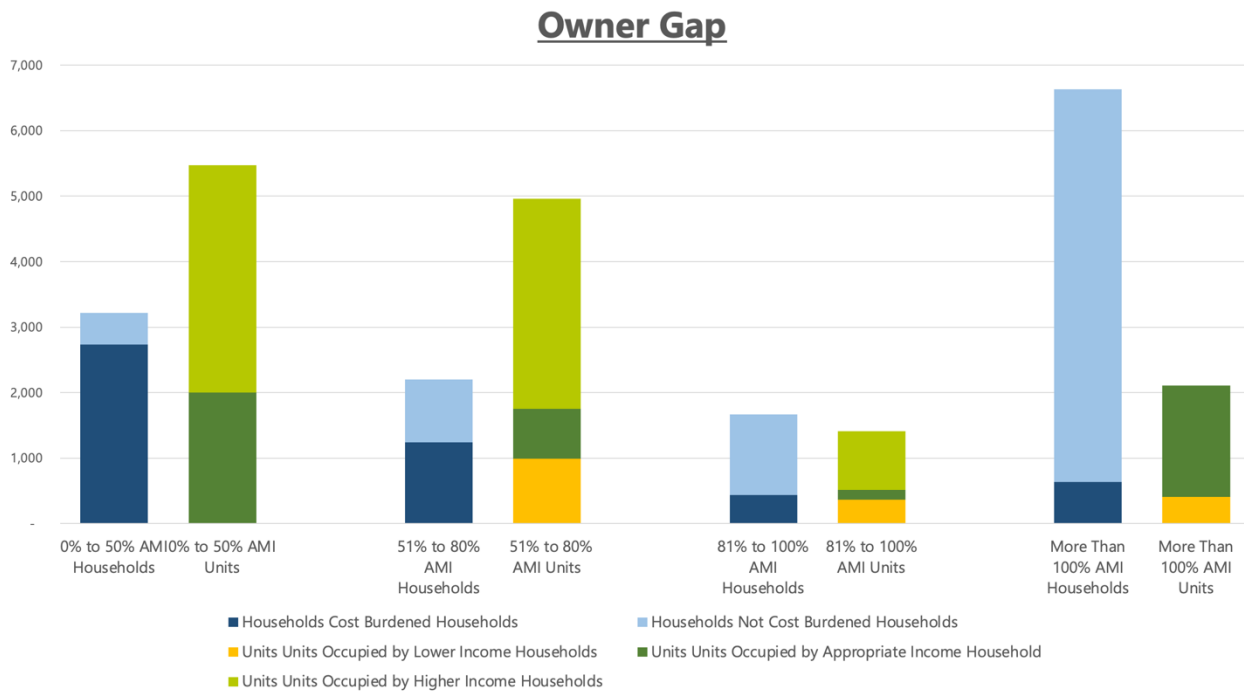
The following charts provide a visual representation of the same data outlined in the tables above. Within each chart, blue columns indicate how many households are currently living at various income levels, with the dark blue portion of each column indicating “cost burdened” households – or households spending more than 30% of their income on housing costs – and the light blue portion of each column indicating households that are not cost burdened. Green / yellow columns indicate the number of units considered “appropriate” for families at each level of income, with the dark green portion of each column showing how many units are occupied by households in that income bracket, light green portions representing units occupied by higher income households, and yellow portions reflecting units occupied by lower income households.

**Figure 1: Rental Gap by Income Band**



Source: HUD CHAS data aggregated by the Connecticut Housing Finance Authority

**Figure 2: Ownership Gap by Income Band**



Source: HUD CHAS data aggregated by the Connecticut Housing Finance Authority



It is important to note that the gap between households and units **does not necessarily indicate** the number of new units that need to be constructed. If we compare just the number of households in New Haven against the total number of housing units, it can be observed that there are actually 2,600 more housing units than there are households. However, this small overall surplus is not distributed evenly across income levels. Figure 1 shows that at both ends of the rental spectrum (households earning less than 30% AMI and households earning more than 81% AMI) there are more households than there are appropriately priced units.

This means many families are forced to rent units outside of what can be considered affordable based on their income. Because there are insufficient units at the lowest end of the spectrum, families earning less than 30% AMI are forced to rent units they cannot truly afford. Meanwhile, because there are more households earning over 81% AMI than there are appropriate units, these households are forced

to occupy units that might otherwise be rented by families earning less income. Building more units at both ends of the spectrum – more deeply affordable units *and* more market rate units – would enable both kinds of renters to move into more appropriate housing, freeing up units for households earning 51% - 80% AMI without building any new units in that affordability range. These data help illustrate why solving New Haven’s affordable housing crisis will require the city to produce more housing across all levels of affordability.

## Defining Future Need

The City of New Haven has estimated that the city will have 150,000 residents by 2034 if current growth trends continue. The addition of 10,000 new residents in the next 10 years means that the city will need to create room for approximately 4,200 new households, in addition to the needed units described above.

For more information about this housing gap analysis, check out CHFA’s 2023 housing needs assessment at [chfa.org/hna](https://chfa.org/hna).

# CHAPTER 2: NEW HAVEN'S DEVELOPMENT PIPELINE

New Haven's development pipeline is a list of all housing developments currently planned or under construction in the city. This list contains information about the developer behind each new project, the number of units projected both at market rate and below market rate, and the total amount of funding invested into each project. It also describes whether each project is new development or a conversion of an existing building. This pipeline can provide city leaders with a sense of how many new housing units are being developed across the city, and what portion of those homes will be provided below market rate.

## **Table Abbreviations**

"-" = No data

Total Units = The total number of housing units in each development

BMR Units = The total number of below-market-rate units in each development

Total Investment = The total development cost for each development

City Investment = The amount of funding provided for each project by the City of New Haven

Type = Indicates whether the development is new construction (listed as “New”) or a conversion of existing development (listed as “Conversion” or “Rehab”)

<b>Name</b>	<b>Investor/Developer</b>	<b>Total Units</b>	<b>BMR Units</b>	<b>Total Investment</b>	<b>City Investment</b>	<b>Type</b>
DSEL Properties Project	DSEL Properties	102	0	-	-	New
Square Ten	LWLP New Haven LLC	500	100	\$400,000,000	-	New
The Archive I	Article Student Living	46	0	-	-	New
The Archive II	Article Student Living	120	0	-	-	New
James English Building	MOD Equities	39	0	-	-	Conversion
Acme Project	Spiritos Properties	18	0	-	-	Conversion
The Vanguard on State	Alpha Acquisitions LLC	15	2	-	-	New
PMC Chapel Street Project	PMC Property Group	87	0	-	-	Conversion
500 Blake Street	Ocean Management	129	0	-	-	New
RMS/Yale Project	RMS Companies	112	0	-	-	New
Monson Building	BC Chapel Street LLC	35	35	-	-	Conversion
Beacon Project	BC Chapel Street LLC	44	44	-	-	New
809 Chapel Street	Yosheph Mashbir Bapaz	11	0	-	-	Conversion
Former Lehman Printing	Ocean Management	30	0	\$10,000,000	\$0	New
View on the Green LLC	920 Whalley LLC	92	14	-	-	Conversion
Fair Street Project	Spinnaker Real Estate Partners/Epimoni/Adam America Real Estate	185	0	-	-	New

Electrix Building Project	Vesta Liberty Street LLC	150	150	-	-	New
Clock Factory Lofts	Taom Heritage New Haven LLC	120	120	\$40,400,000	\$400,000	Conversion
Congress/Davenport Development	Catalina Buffalo Holdings/West River Development	194	10	-	-	New
West Rock Views Project	West Rock Views, LLC	140	7	-	-	New
Grand Avenue Apartments	JS Dorothy LLC	112	12	-	-	New
Power Gas Site	S&S Enterprises Inc.	44	0	-	-	New
Former Harold's Formal Wear	The Hakimian Organization	96	0	-	-	New
St. Rose's Church Site	Mandy/Netz	18	0	-	-	Conversion
PMC State Street Project	PMC Property Group	105	0	-	-	New
Fitch & Whalley Apartments	50 Fitch LLC	245	12	-	-	New
Wintergreen at Westville	446A Blake LLC	144	12	-	-	New/ Conversion
Wooster Lofts	Wooster Lofts	64	7	-	-	New
Former Delaney's Site	Lior Construction	22	0	-	-	New
Ann Taylor Offices	Carriage House LLC	87	0	-	-	Conversion
Union Phase II	Cooper Church LLC	105	0	-	-	New
LoRicco Tower Site	Ron LoRicco	106	0	-	-	New/ Conversion
PMC 78 Olive Project	PMC Property Group	136	14	-	-	New
Village Suites Conversion	NHR Housing	112	TBD	-	-	Conversion
Former Webster Bank	Spinnaker Real Estate Partners/ Olympia Properties	132	20	-	-	New
Olympia Project	Olympia Building LLC	60	0	-	-	New

Fusco Harbor/Maritime Project	The Fusco Corporation, Fusco Harbor Associates LLC, and Fusco Maritime Associates LLC	400	0	-	-	New
95-99 Howe Street	91 Howe LLC	30	0	-	-	New/ Conversion
Frews Project	Bob & Susan Frew	26	1	-	-	New/ Conversion
Olin/Munson Street	Ironburgh Organization	398	40	\$80,000,000	\$0	New
596 and 598 George Street	LCI City of New Haven	6	4	\$2,000,000	\$1,000,000	Rehab
NHS Historic Rehab Phase 1	NHS	1	1	\$600,000	\$130,000	Rehab
RAD 1	Glendower	144	144	\$26,699,000	\$0	Rehab
RAD 2 A	Glendower	70	70	\$25,809,000	\$0	Rehab
Thompson/Winchester Phase 1	LCI City of New Haven	18	3	\$5,500,000	\$1,000,000	New
The Residences at Canal Place	RJ Development	176	50	-	-	New
Valley Townhouses	Glendower	40	40	\$20,805,000	\$0	Rehab
Kensington Square Phase 2	Community Builders	120	120	\$9,000,000	\$250,000	Rehab
Monarch Apartment Homes	Honeycomb Real Estate/Vesta Corporation	64	64	-	-	New
Orchard Street Phase III	Beulah Land Development	1	1	\$445,000	\$168,500	New
177 Winthrop	LCI City of New Haven	2	1	\$450,000	\$450,000	Rehab
455 Howard Avenue	LCI City of New Haven	2	1	\$450,000	\$450,000	New
NHS Historic Rehab Phase 2	NHS Historic Rehab Phase 2	-	-	-	\$240,000	Rehab
Richard Street Preservation	Mutual Housing Association	3	3	\$1,900,000	\$25,000	Rehab
Richard Street Preservation	Mutual Housing Association	3	3	-	\$65,000	Rehab
Westville Phase 1	Glendower	50	40	\$27,567,926	\$0	New
Westville Phase 2	Glendower	59	47	\$29,925,100	\$0	New
Antillean Manor - Day Street	Carabetta	31	31	\$13,000,000	\$400,000	New
Mill River Crossing Phase 2	Glendower	295	264	\$43,000,000	\$4,000,000	New

RAD 3	Glendower	213	213	\$52,204,000	\$0	Rehab
RAD 4	Glendower	201	201	\$30,708,000	\$0	Rehab
Judith Terrace Phase 2	LCI City of New Haven	2	0	\$1,300,000	\$1,300,000	Rehab
St. Lukes	HANH / SLDC	44	39	\$32,798,300	0	New
201 Hazel	HANH/Newhallville	40	36	-	-	New
McConaughy Terrace	HANH	222	196	\$57,425,842	0	New
West Ridge Development	West Ridge Apts LLC	65	52	\$26,000,000	\$300,000	New
Starr/ Winchester P2	City of New Haven	18	11	\$6,300,000	\$2,500,000	New
Fair Haven Homeownership	City of New Haven	6	4	\$2,200,000	\$2,200,000	Rehab
274 Russell Street	Habitat	1	1	\$200,865	\$55,000	New
596 and 598 George Street	City of New Haven	6	6	\$3,400,00	\$1,700,000	Rehab
572 Winthrop Avenue	Beulah	1	1	\$550,000	\$225,000	Rehab
163-165 Ivy Street	ConnCorp	2	2	\$575,000	\$200,000	Rehab
251 West Hazel Street	ConnCorp	2	2	\$575,000	\$200,000	Rehab
306 Dixwell Avenue	City of New Haven	2	2	\$500,00	\$500,000	Rehab
LaPuerta Development	LaPuerta CDC	50	50	\$20,000,000	\$200,000	New
State/Chapel Project	Beacon	76	60	\$48,000,000	\$2,000,000	-
Winchester Works P2	Science Park Dev Corp	283	57	\$30,000,000	\$0	New
10-30 Liberty Street	10 Liberty Owners LLC	150	150	\$64,000,000	\$0	New
Fountain Heights	B'nai B'rith New Haven	40	40	\$13,000,000	\$300,000	Rehab
558 Winchester Avenue	ConnCorp	2	2	\$690,000	\$0	Rehab
Strong School	Pennrose	58	58	\$27,000,000	0	Rehab
245 Munson Street	Beulah	1	1	\$425,000	\$299,702	New
340 Dixwell Avenue	Beulah	69	55	\$24,000,000	\$2,000,000	New
MLK/Tyler – 16 Miller	West River Housing	56	44	\$28,000,000	\$1,995,000	New

NHS Phase 3 Vacant Lots	NHS	8	8	\$26,100,00	\$375,000	New
400 Elm Street	Seabury Coop	87	-	\$770,000	\$500,000	Rehab
<b>TOTALS</b>		<b>7401</b>	<b>2778</b>	<b>\$1,204,273,033</b>	<b>\$25,428,202</b>	

# CHAPTER 3: CITY HOUSING INITIATIVES

This chapter describes initiatives currently in place to address New Haven’s housing crisis, provides data regarding the status and impact of existing initiatives, and outlines the Commission’s recommendations for each initiative. Each initiative corresponds with one of the core goals articulated by the Affordable Housing Task Force’s 2019 report, as illustrated in the following table.

Initiative Name	Goal
Affordable Housing Commission	Ensure continued action in the creation and preservation of affordable housing
Inclusionary Zoning	Ensure continued action in the creation and preservation of affordable housing
Land Bank	Ensure continued action in the creation and preservation of affordable housing
Down Payment / Closing Cost Assistance Program (DAP)	Ensure the City has a wide spectrum of housing options for people at all income levels
Housing Development	Ensure the City has a wide spectrum of housing options for people at all income levels
Accessory Dwelling Unit Amendment	Increase land use efficiency
Regional Advocacy Work	Work regionally to create affordable housing, deconcentrate poverty, and promote integration
Coronavirus Assistance and Security Tenant Emergency Program (CASTLE)	Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing



Emergency Elderly / Disabled Repair Program	Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing
Energy Efficiency Repair Assistance Program (EERAP)	Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing
Residential Rental Business License Program (RRBLP)	Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing
Natural Person Ordinance	Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing
“I’m Home” Initiative Security Deposit Assistance	Improve access to affordable housing
Below Market Registry	Improve access to affordable housing

# Affordable Housing Commission

*Goal: Ensure continued action in the creation and preservation of affordable housing*

The Affordable Housing Commission was formally established in 2019 to “ensure continued action on the creation and preservation of affordable housing by monitoring, addressing, and making recommendations on affordable housing.” Since then, the AHC has actively researched and made recommendations on a wide range of housing issues at the local and state level, including:

- Local zoning reforms
- Strategies to reduce displacement of New Haven residents and catalyze owner occupancy of homes
- The creation of a local rental registry
- Strategies to increase household income as a complement to improved housing affordability
- Local and state investment into public transit as a complement to affordable housing
- Reforms to local and state eviction/foreclosure policies
- Regional planning efforts led by the South Central Regional Council of Governments
- Regional strategies for the increased production of affordable housing
- Local distribution of ARPA funds
- The impacts of short-term rentals in New Haven
- Investments made by the City of New Haven into the development and preservation of affordable housing
- The creation of a municipally operated Land Bank within the City of New Haven

The Affordable Housing Commission will continue to seek out creative and strategic ways to advance just and equitable policies for the creation and preservation of affordable housing, both in New Haven and throughout the State of Connecticut. The Commission openly welcomes feedback, questions, and insights from members of the public.

# Inclusionary Zoning

*Goal: Ensure continued action in the creation and preservation of affordable housing*

On February 18, 2022, the City of New Haven passed the Inclusionary Zoning Ordinance. The ordinance was created to support New Haven's housing needs through the creation and preservation of affordable housing units in areas receiving significant new private investment. The ordinance establishes policies and practices that mandate or provide incentives for inclusion of affordable housing units in new developments. The goal is to encourage mixed-income neighborhoods and increase the supply and availability of affordable housing. The Ordinance requires that qualifying developers of market-rate housing create affordable housing units by:

- Providing a set-aside of new Inclusionary Zoning units (IZ Affordable units) built to be priced affordably for households at designated Area Median Income (AMI) levels; or
- Contributing an in-lieu fee to support affordable housing in the City; or
- A combination of these options.

In the Core Market of the Inclusionary Zone Overlay District (IZO), developers are required to set aside ten percent (10%) of the total number of dwelling units as affordable. In the Strong Market of the IZO, developers are required to set aside not less than five percent (5%) of the total number of dwelling units as affordable units.

There are currently 34 inclusionary zoning units in the city's development pipeline. To date no inclusionary zoning units have been completed, and no developers have opted out of the program. All Inclusionary Zoning units are deed restricted for 99 years.

## **Recommendations:**

The IZ Ordinance can be a powerful tool for building a base of affordable units in new developments and large rehabilitation projects. Some opponents of the ordinance argue that a greater percentage of units should be set aside as affordable while others argue that it will suppress development and hinder the supply of housing in the city. With this in mind, the Commission's recommendations for the Inclusionary Zoning Ordinance include:

1. The IZ Ordinance should be reassessed every three (3) years for its effectiveness in providing affordable units. This reassessment should be conducted annually if the City's development pipeline stagnates. The IZ Ordinance is currently scheduled to be reviewed in 2025.

2. Payments made in lieu of developing affordable housing units and fees collected for non-compliance should be set aside and used for the development of additional affordable housing units throughout the City.
3. The IZ Ordinance, to effectively ensure the preservation of affordable units, should include that if, during any new development the developer demolishes or displaces any affordable housing units, these units should be replaced or recovered by the developer in addition to the IZ required affordable units.

# Land Bank

*Goal: Ensure continued action in the creation and preservation of affordable housing*

The City of New Haven has various parcels of property throughout its neighborhoods that are blighted, underutilized or of strategic importance to the economic and social wellbeing of the community. The New Haven Land Bank, Inc. will be a tool for accelerating efforts concerning rehabilitation, housing development, economic development, and historic preservation on these parcels, by acquiring, maintaining, developing, and disposing of property in a manner consistent with City Land Use Policy. The New Haven Land Bank, Inc. will be a “land bank authority” as defined by the State of Connecticut Public Act No. 19-175, and will have all powers, duties and functions conferred by the Act. The Affordable Housing Commission is pleased to see legislation passed by the Board of Alders formally establishing the Land Bank.

## Recommendations:

1. Since the primary goal of the Land Bank is to restore blighted and abandoned properties to the City’s tax rolls, the City should provide ongoing funding to ensure the success of the Land Bank.
2. The City should use a portion of the property taxes generated by newly rehabilitated properties to continue to fund the Land Bank.
3. Develop a pipeline to include a cadre of local non-profits and contractors who can quickly rehabilitate properties and get them back on the tax rolls. Create workforce opportunities for local SBE’s, MBE’s and WBE’s.
4. The Affordable Housing Commission will work collaboratively with the City administration to develop a viable structure and an implementation plan for the overall functions of the Land Bank.

## Policies to support this initiative:

1. Expedite zoning and City Plan reviews for affordable housing projects.
2. Provide more incentives for existing landlords to offer affordable units.

3. Encourage greater density where possible throughout the city and incentivize developers to add affordable units.
4. Use the Land Bank to acquire blighted and vacant properties with an aim to develop affordable units.

## **Down Payment / Closing Cost Assistance Program (DAP)**

*Goal: Ensure the City has a wide spectrum of housing options for people at all income levels*

This program provides financial assistance for first-time homebuyers, whose income does not exceed 80% Area Median Income (AMI) as defined by HUD, for down payment and closing costs. The amount of assistance is up to \$10,000. The City will provide a zero (0%) interest, forgivable loan that will be forgiven at a rate of 20% per year, over a five-year period. An additional \$2,500 is available for City of New Haven employees, police officers, firefighters, military personnel and teachers, for a total assistance of up to \$12,500. In addition, first-time homebuyers whose income meets the 300% Federal Poverty Guidance (FPG), an additional \$15,000 is available.

From January 2023 through December 2023 there were 10 applications received and 9 approved. Total assistance during this timeframe was \$135,782.18. The first recipient was a BOE Employee who received \$27,500 in down-payment assistance.

### **Recommendations:**

1. The City should earmark funds to ensure that the Down Payment Assistance Program can continue to assist first-time homebuyers.
2. The City's Livable City Initiative and/or Economic Development Administration should begin an intensive marketing strategy for this program.
3. Review annual data to determine if assistance should include households whose average medium income exceeds 80% AMI to include working families.

# Housing Development

*Goal: Ensure the City has a wide spectrum of housing options for people at all income levels*

At the time of this report's publication there are **7,401 units** in the city's development pipeline. Of these, **2,778 (approximately 38%)** are projected to rent below market rate. A more complete overview of New Haven's development pipeline can be found in Chapter 2 of this report.

## **Recommendations:**

1. Increase annual funding to the Housing Development program to ensure that the City is doing its fair share toward the development of affordable housing units.
2. Set an annual goal for the number of affordable units the City should develop and implement a viable strategy to achieve this. City leaders should use the Housing Gap Analysis provided earlier in this report to inform the annual housing goal.

## **Policies to support this initiative:**

1. Advance policies that allow housing to be developed more easily across all affordability levels, including market-rate housing. Currently, much of the city's older housing stock is occupied by higher-income renters who can afford a wider variety of housing options – this is commonly referred to as “renting down”. When higher-income renters have newer units to rent, older units rent for cheaper, as they did for much of history. In order to have housing filter through the market like this and prevent excess renting down from higher-income renters, the City needs to ensure that the market for new rental units is competitive and that it is not needlessly preventing market-rate development that would help open up units at all pricing levels.



# Accessory Dwelling Unit Zoning Amendment

## *Goal: Increase Land Use Efficiency*

An accessory dwelling unit is either an interior, attached, or small detached secondary dwelling unit that shares the residential building lot of a larger primary home. They are generally designed to provide additional income or to house members of an extended family. The City's ADU zoning amendment allows for an owner occupant to add one interior, attached, or detached unit as of right.

The purpose of the ADU zoning amendment is to:

1. Increase affordable housing choices for residents of all income levels, especially very low-income residents in all neighborhoods.
2. Provide diverse housing types that respond to changing family needs, smaller households, and increasing housing costs.
3. Provide income streams for homeowners to build equity in neighborhoods and prevent displacement.
4. Provide accessible housing for seniors and persons with disabilities.
5. Create new housing units while respecting the scale of historic fabric and neighborhood patterns of development.
6. Offer environmentally friendly housing choices with less average space per person and smaller associated carbon footprint, with efficient use of existing housing stock, infrastructure, and open space.
7. Create small contractor work force opportunities.
8. Bring "illegal" rental units into compliance; and,
9. Make more "sliver lots" buildable for affordable infill housing.

Although 11 ADUs have been approved by BZA, none have been permitted as of right.

## **Recommendations:**

1. New Haven’s City Plan Department has developed an ordinance that will expand the types of ADUs that can be developed as-of-right and remove several barriers for prospective ADU developers. The Affordable Housing Commission supports this policy, and encourages the Board of Alders to approve this legislation.

## **Policies to support this initiative:**

1. Continue rezoning for greater density.
2. Create a City-run program to fund the expansion of ADUs.
3. Market to and encourage residents aging in place to participate in the development of ADUs.

## Regional Advocacy Work

*Goal: Work regionally to create affordable housing, deconcentrate poverty, and promote integration*

New Haven’s housing market is regional. Jobs in New Haven attract workers in neighboring towns and vice-versa. That said, many neighboring towns lack affordable options, and use their land use and housing policies to exclude and segregate. Our regional housing policies concentrate poverty in a few neighborhoods in New Haven while reducing regional access to jobs and constraining opportunity.

The City of New Haven, along with many members of this commission and the commission itself as an institution, has advocated at the state level and worked with regional partners to begin to fix our region’s exclusionary history. This has included pushing the state legislature to pass several bills on land use and housing, including:

- Fair Share Planning and Zoning
- Expanded Public Housing Authority Jurisdiction
- Statewide ADU legalization
- Reforms to character clauses in obstacles to development
- Transit-Oriented Development reforms

A few of these bills have passed in recent years, but there is more to do.

### Recommendations

1. The City should continue to push for reforms like those mentioned above and work with partners and neighbors to ensure we’re desegregating and creating opportunity for all of the city’s residents. The City should also develop a more comprehensive housing strategy that aligns the needs of city residents, the demands of the marketplace, and long-term economic development and housing plans with state-level legislation. The City should work with community partners and other common interests to build a coalition around the most important state-level reforms, with a clear sense of prioritization and collaboration.
2. The City should continue to support and encourage the establishment of tenant unions. Empower the unions to work alongside the City’s Fair Rent Commission to fight against no-fault and retaliatory evictions.
3. Support workforce development programs designed to increase the number of New Haven residents that are employed in a well-paying job, enabling them to better afford increasing housing costs.

4. Increase the City’s living wage over the next two years to \$31.93 per hour to mirror Connecticut’s current two-bedroom housing wage.

**Policies to support this initiative:**

1. Although the 2024 legislative session has ended, The City of New Haven should continue partnering with pro-housing coalitions working to advance statewide housing policy. Such coalitions include Growing Together CT, Desegregate CT, the Connecticut Tenants Union, and HomeCT.

# Coronavirus Assistance and Security Tenant Landlord Emergency Program (“CASTLE”)

*Goal: Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing*

The City of New Haven’s Coronavirus Assistance and Security Tenant Landlord Emergency Program (“CASTLE”) was established to assist tenants and homeowners in New Haven who have experienced income loss due to Covid-19 and are experiencing housing insecurity. The program was designed to assist in mitigating the risk of eviction and/or foreclosures due to the Coronavirus pandemic and provide housing stability. The program will fund up to \$15,000 in rent or mortgage arrearages (from March 2020 forward) for applicants who meet certain income requirements (80% of the Area Median Income) and have experienced a verifiable loss in income due to the COVID pandemic.

## **Recommendations:**

1. While the CASTLE program was designed to assist tenants and landlords through the COVID pandemic and since the residual effects of income loss are still be realized post-COVID, the City should create ongoing funding to support a similar program.

# Emergency Elderly / Disabled Repair Program

*Goal: Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing*

This program provides a zero (0%) interest loan for up to \$15,000 to elderly and/or disabled homeowners. The loan is forgiven at a rate of 20% over a five-year period. The homeowner's income cannot exceed 80% of the Area Median Income (AMI). The funds are available to assist in EMERGENCY repairs such as; heating systems, roofs, electrical repairs, plumbing repairs and any issues that impede on the health/life/safety of the owner and their family.

The Emergency Elderly/Disabled Repair Program, from January 2023 through December 2023 assisted 2 homeowners with a total of \$28,525.00 in assistance.

## **Recommendations:**

1. With the increase in construction costs and the costs of materials, increase the loan amount to \$20,000 per household.
2. Streamline the application process using electronically submitted documentation. Tap into other City departments, as well as non-profit providers to assist elderly residents to navigate the application process.

# Energy Efficiency Repair Assistance Program (EERAP)

*Goal: Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing*

Up to \$30,000 in funding is available to assist homeowners to create a home that provides an energy efficient living condition. The funds are distributed in the form of a 10-year deferred loan forgiven at 10% annually, provided the homeowner continues to occupy the unit. The funds can be used for air sealing, insulation, roof repairs, heating system replacement, windows, exterior doors, exterior siding, and any improvements that will enhance the health and safety of the occupants.

With the rise in utility costs and as the City moves towards a greener approach to reduce its carbon footprint, the program is considering offering solar panel installation as an eligible expense. This will help in lowering the cost of electrical utility bills and provide greater affordability.

EERAP from January 2023 through December 2023 has assisted 18 homeowners with a total of \$511,780.00 in assistance.

## **Recommendations:**

1. With the rise in utility costs, the program should increase the amount of funding available per household.
2. Fully fund the Solar Panel Initiative.

## Code Enforcement

*Goal: Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing*

The Housing Code Division of LCI enforces the Housing Code Ordinance of the City of New Haven to ensure the basic health, safety and welfare of all city residents. Inspections are initiated by complaints from the general public, referrals from State and Local Service Agencies and through proactive neighborhood surveys. The division conducted 3,347 inspections (including both initial and secondary inspections) in 2023.

The Affordable Housing Commission has advocated for increased fines and the reorganization of LCI to more effectively focus on inspections. The Affordable Housing Commission is pleased that the state legislature authorized an increase in fines during the 2023 legislative session. Furthermore, the reorganization of LCI was approved by New Haven's Board of Alders for FY 24-25.

### Recommendations:

1. Adequately fund LCI to ensure the timely and thorough resolution of code violations throughout the city.
2. Develop a process for utilizing the Emergency Repair Program, which allows the city to resolve code violations and bill landlords for any repairs made.



# Residential Rental Business License Program (RRBLP)

*Goal: Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing*

The overall purpose of the RRBLP is to protect the safety, health, and welfare of New Haven residents by identifying deficiencies on the premises. The program will protect the character and stability of residential areas, educate the public about basic housing code standards as they relate to health and life safety issues, prevent overcrowding, and improve property values throughout New Haven. A Residential Rental Business License helps assure renters and those charged with protecting the City that the licensed property has met minimum housing standards and provides landlords with consistent enforcement of codes. 3,197 units were due for inspection in 2023, with 47% of all units passing initial inspection. 8,837 units were inspected in total through RRBLP in 2023, and 701 licenses were issued.

## **Recommendations:**

1. Increase funding to enable this program to inspect all residential units annually.

# Natural Person Ordinance

*Goal: Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing*

The Natural Person Ordinance requires that landlords registering for a Residential Rental License provide an actual or “natural” person’s name and contact information. This ordinance will bring transparency to the licensing program and will enable the enforcement division to easily identify a landlord and/or managing partners when issues arise.

The Affordable Housing Commission has previously advocated for an increase in the fines a municipality can charge landlords for housing code violations, and is pleased to note that the limit for such fines has increased from \$250.00 to \$2500.00

## **Recommendations:**

1. Increase the fine amounts that the City can levy against landlords who refuse to comply with the Natural Person Ordinance.

## **Policies to support this initiative:**

1. Increase enforcement of the housing code to ensure safe/decent/healthy rental units.
2. Adequately fund LCI’s Housing Code Division to increase the number of inspections conducted annually.
3. Educate landlords on implementing preventative maintenance plans.

# **“I’m Home” Initiative Security Deposit Assistance**

## *Goal: Improve Access to Affordable Housing*

The mission of the “I’m Home” Initiative Security Deposit Assistance Program is to strengthen the economic recovery for households at risk of entering homelessness. Grants are available to prevent homelessness and to stabilize neighborhoods.

Livable City Initiative (LCI) offers a one-time assistance grant (up to \$5,000) to individuals and families in need of security deposit assistance to move to permanent sustainable housing and to prevent homelessness. LCI prioritizes assistance for individuals and families with the greatest need and who can sustainably remain in permanent housing. Applicants must be able to demonstrate their ability to attain long-term self-sufficiency.

The “I’m Home” Initiative was officially launched in September 2022. In 2023, the “I’m Home” Initiative assisted 205 households and distributed \$636,823.00 in security deposit assistance.

## **Recommendations:**

1. Request additional funding for the “I’m Home” Initiative.
2. Increase the amount of the one-time assistance grant.
3. Fund an intensive marketing program to include outreach throughout the City.

# Below Market Registry

## *Goal: Improve Access to Affordable Housing*

The Below Market Registry (BMR) gathers and maintains data on housing units that are restricted as affordable based on income relative to a specific location. Affordable units are restricted for people who are at or below the HUD-determined 80% AMI (Area Median Income) in the Greater New Haven area. The collected data identifies affordable units across the City of New Haven and bordering towns. In January 2023, the Livable City Initiative hired a Project Manager (P.M.) to begin establishing the BMR, and to market the registry to individuals searching for affordable units and to track the City's progress towards reaching its goal of providing 10,000 affordable units. The Below Market Registry was launched in 2024.

### **Recommendations:**

1. Encourage the cooperation of local for-profit and non-profit property owners across the City of New Haven and bordering towns to provide data on their affordable units.
2. Develop a financial sustainability strategy for the BMR, as funding for this program is currently scheduled to end in 2026.
3. Create an evaluation strategy for the BMR to assess users' experiences and identify potential improvements to the system.

# CHAPTER 4: RECOMMENDATIONS

## **Inclusionary Zoning**

1. The IZ Ordinance should be reassessed every three (3) years for its effectiveness in providing affordable units. This reassessment should be conducted annually if the City's development pipeline stagnates.
2. Payments made in lieu of developing affordable housing units and fees collected for non-compliance should be set aside and used for the development of additional affordable housing units throughout the City.
3. The IZ Ordinance, to effectively ensure the preservation of affordable units, should include that if, during any new development the developer demolishes or displaces any affordable housing units, these units should be replaced or recovered by the developer in addition to the IZ-required affordable units.

## **New Haven Land Bank**

1. Since the primary goal of the Land Bank is to restore blighted and abandoned properties to the City's tax rolls, the City should provide ongoing funding to ensure the success of the Land Bank.
2. The City should use a portion of the property taxes generated by newly rehabilitated properties to continue to fund the Land Bank.
3. Develop a pipeline to include a cadre of local non-profits and contractors who can quickly rehabilitate properties and get them back on the tax rolls. Create workforce opportunities for local SBE's, MBE's and WBE's.

4. The Affordable Housing Commission will work collaboratively with the City administration to develop a viable structure and an implementation plan for the overall functions of the Land Bank.

#### **Policies to support this initiative:**

1. Expedite zoning and City Plan reviews for affordable housing projects.
2. Provide more incentives for existing landlords to offer affordable units.
3. Encourage greater density where possible throughout the city and incentivize developers to add affordable units.
4. Use the Land Bank to acquire blighted and vacant properties with an aim to develop affordable units.

#### **Down Payment / Closing Cost Assistance Program**

1. The City should earmark funds to ensure that the Down Payment Assistance Program can continue to assist first-time homebuyers.
2. The City's Livable City Initiative and/or Economic Development Administration should begin an intensive marketing strategy for this program.
3. Review annual data to determine if assistance should include households whose average medium income exceeds 80% AMI to include working families.

#### **Housing Development**

1. Increase annual funding to the Housing Development program to ensure that the City is doing its fair share toward the development of affordable housing units.
2. Set an annual goal for the number of affordable units the City should develop and implement a viable strategy to achieve this. City leaders should use the Housing Gap Analysis provided earlier in this report to inform the annual housing goal.

#### **Policies to support this initiative:**

1. Streamline market-rate development to prevent higher-income renters renting down. Much of the city's older housing stock is occupied by higher-income renters who can afford a wider

variety of housing options. When higher-income renters have newer units to rent, older units rent for cheaper, as they did for much of history. In order to have housing filter through the market like this and prevent excess renting down from higher-income renters, the city needs to ensure that the market for new rental units is competitive and that it is not needlessly preventing market-rate development that would help open up units at all pricing levels.

## **Accessory Dwelling Unit Zoning Amendment**

1. New Haven's City Plan Department has developed an ordinance that will expand the types of ADUs that can be developed as-of-right and remove several barriers for prospective ADU developers. The Affordable Housing Commission supports this policy, and encourages the Board of Alders to approve this legislation.

### **Policies to support this initiative:**

1. Continue rezoning for greater density.
2. Create a City-run program to fund the expansion of ADUs.
3. Market to and encourage residents aging in place to participate in the development of ADUs.

## **Regional Advocacy Work**

1. The City should continue to push for reforms like those mentioned above and work with partners and neighbors to ensure we're desegregating and creating opportunity for all of the city's residents. The City should also develop a more comprehensive housing strategy that aligns the needs of City residents, the demands of the marketplace, and long-term economic development and housing plans with state-level legislation. The City should work with community partners and other common interests to build a coalition around the most important state-level reforms, with a clear sense of prioritization and collaboration.
2. The City should continue to support and encourage the establishment of tenant unions. Empower the unions to work alongside the City's Fair Rent Commission to fight against no-fault and retaliatory evictions.
3. Support workforce development programs designed to increase the number of New Haven residents that are employed in a well-paying job, enabling them to better afford increasing housing costs.
4. Increase the City's living wage over the next two years to \$31.93 per hour to mirror Connecticut's current two-bedroom housing wage.

## Policies to support this initiative:

1. Although the 2024 legislative session has ended, The City of New Haven should continue partnering with pro-housing coalitions working to advance statewide housing policy. Such coalitions include Growing Together CT, Desegregate CT, the Connecticut Tenants Union, and HomeCT.

## **Coronavirus Assistance and Security Tenant Landlord Emergency Program (CASTLE)**

1. While the CASTLE program was designed to assist tenants and landlords through the COVID pandemic and since the residual effects of income loss are still be realized post COVID, the City should create ongoing funding to support a similar program.

## **Emergency Elderly / Disabled Repair Program**

1. With the increase in construction costs and the costs of materials, increase the loan amount to \$20,000 per household.
2. Streamline the application process using electronically submitted documentation. Tap into other City departments, as well as non-profit providers to assist elderly residents to navigate the application process.

## **Energy Efficiency Repair Assistance Program (EERAP)**

1. With the rise in utility costs, the program should increase the amount of funding available per household.
2. Fully fund the Solar Panel Initiative.

## **Code Enforcement**

1. Adequately fund LCI to ensure the timely and thorough resolution of code violations throughout the city.



2. Develop a process for utilizing the Emergency Repair Program, which allows the city to resolve code violations and bill landlords for any repairs made.

## **Residential Rental Business License Program (RRBLP)**

1. Increase funding to enable this program to inspect all residential units annually.

## **Natural Person Ordinance**

1. Increase the fine amounts that the City can levy against landlords who refuse to comply with the Natural Person Ordinance.

### **Policies to support this initiative:**

1. Support policies such as Connecticut's H.B. 6666, An Act Expanding Renters' Rights.
  - a. Raise the fine a municipality can charge a landlord for housing code violations from \$250.00 to \$1,000.00
2. Increase enforcement of the housing code to ensure safe/decent/healthy rental units.
3. Adequately fund LCI's Housing Code Division to increase the number of inspections conducted annually.
4. Educate landlords on implementing preventative maintenance plans.

## **"I'm Home" Initiative Security Deposit Assistance**

1. Request additional funding for the "I'm Home" Initiative.
2. Increase the amount of the one-time assistance grant.
3. Fund an intensive marketing program to include outreach throughout the City.

## **Below Market Registry**

1. Encourage the cooperation of local for-profit and non-profit property owners across the City of New Haven and bordering towns to provide data on their affordable units.