



Justin Elicker
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Michael Piscitelli, AICP
Economic Development
Administrator

March 28, 2023

The Honorable Tyisha Walker-Myers, President
New Haven Board of Alders
165 Church Street
New Haven, CT 06510

RE: ORDINANCE OF THE NEW HAVEN BOARD OF ALDERS ESTABLISHING THE NEW HAVEN LAND BANK AUTHORITY PURSUANT TO PUBLIC ACT 19-175 CODIFIED AS CONNECTICUT GENERAL STATUTE 7-148p TO BE CALLED THE NEW HAVEN LAND BANK, INC.

Dear President Walker-Myers,

Thank you and members of the Board of Alders for your strong support of American Rescue Plan initiatives related to affordable housing and the economic wellbeing of our community.

New Haven has one of the highest demand real estate markets, resulting in low vacancy rates. The Board has been very involved in working through this challenge and with the new regulatory tools such as inclusionary zoning, transparency in ownership and tenant unions, we are taking important steps to unlock the supply of affordable housing of high quality.

Current market demand for vacant and blighted properties may not always lead to productive end use as many properties have broader strategic importance to the economic and social wellbeing of the community. Building upon the Board's prior authorization to establish the New Haven Land Bank and to deploy \$5.0 million from the American Rescue Plan State and Local Recovery Fund, this proposed Ordinance sets forth the operational structure (including the bylaws); authorizes use of certain tools available under State enabling statutes and sets forth policy direction for with a clear focus on these broader strategies as articulated through the Civic Space process.

Thank you for your timely consideration of this matter. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Michael Piscitelli, AICP
Economic Development Administrator

cc-Barbara Montalvo, Office of the Mayor, file.