

October 3, 2022

The Honorable Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street, 2nd Floor
New Haven, CT 06510

RE: Request for an Order Approving and Amending a Matter Previously Adopted

Dear President Walker-Myers:

At its December 2, 2019 meeting, the Board of Alders adopted a Resolution (File Number LM-2019-0564) that designates the City of New Haven as a rehabilitation area, and establishes criteria for the eligibility of real property within the designated rehabilitation area for fixing of assessments during the period of rehabilitation and for deferral of increased assessments attributable to such rehabilitation (the "Assessment Deferral Program Resolution"). You will recall the Resolution was amended earlier this year to address language that (unintentionally) had the effect of preventing certain multifamily housing developers from refinancing.

I bring to your attention a new and equally unintentional matter, which relates to mixed-income projects. Consistent with our affordable housing policies, the City and Board of Alders have supported new projects with a blend of units affordable to households with very-low- to moderate income in part through use of LISHTA and Inclusionary Zoning tax benefits. However, the current LISHTA and Assessment Deferral programs only work in tandem when the affordable housing units and market-rate housing units are separated into unique buildings or parcels.

Given our collective effort to enhance mixed-income communities in the same building, the City wishes to bring forward Amendment #2 to the Assessment Deferral Program Resolution to account for and encourage the further development of mixed income projects.

I thank you for your consideration of this matter and urge your support.

Respectfully submitted,

Jeanette Morrison
Alder, Ward 22