

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:**               **RESOLUTION OF THE BOARD OF ALDERS** authorizing the City of New Haven to apply for and accept a grant from the Connecticut Department of Economic and Community Development in an amount not to exceed \$250,000 to support the planning and design of a technical and financial assistance program for ADU and small healthy home development.

**Submitted by:** Michael Piscitelli, Economic Development Administrator, City of New Haven

**REPORT:**   1669-13

**ADVICE:**   Approve

**BACKGROUND**

The Economic Development Administration requests approval of a resolution for a \$250,000 planning grant to support technical and financial strategies for the construction of accessory dwelling units and small healthy homes.

The State of Connecticut is making available over \$800 million to support transformative investments in communities such as New Haven through the Community Investment Fund (“CIF”). As part of CIF Round 5, the City of New Haven (the “City”) is proposing a Planning Grant project (the “Project”) to explore and design a financial assistance and technical support program that will expand Accessory Dwelling Unit (ADU) development and Small Healthy Homes across New Haven’s neighborhoods.

The CIF planning grant will be used to:

- Conduct community outreach, surveying, and interviews with homeowners in targeted neighborhoods;
- Amend local zoning and permitting procedures to remove cost and regulatory barriers to ADU construction;
- Design an ADU Technical Assistance Program (ADUA) that offers pre-approved architectural plans and direct support to property owners;
- Establish partnerships with lenders, contractors, and housing nonprofits; and  
Develop a sustainable grant and loan model to subsidize the development of income-eligible ADUs and health-forward infill housing.

This planning project represents a critical component of the City’s equitable housing strategy. Through the Together New Haven framework, the City has advanced a coordinated system of planning, infrastructure investment, and economic inclusion. While New Haven is a statewide economic engine—particularly in higher education, health care, and life sciences—our neighborhoods continue to face steep housing costs and unequal access to wealth-building opportunities like property ownership. New Haven is the most diverse municipality in Connecticut and among the most diverse in the country. According to the 2020 U.S. Census, 36.6% of residents identify as Black, 31.2% as Latino, 29.5% as White, and 5% as Asian. Our highest-density neighborhoods—such as the Hill, Newhallville, Fair

Haven, and Dwight—are majority-minority communities where the majority of renters face housing cost burdens and lack access to intergenerational wealth. Despite recent growth, 26.5% of New Haven residents live below the poverty line, and the city’s per capita income remains below \$27,000.

This initiative seeks to close that gap by supporting modest, cost-effective infill housing that creates affordable rental opportunities and builds generational wealth for homeowners. Accessory dwelling units and small homes allow multigenerational families to remain together, aging adults to downsize while staying in their communities, and low-income residents to access high-opportunity areas without displacement.

In promoting ADUs and small healthy homes, this project advances multiple public benefits:

- Housing equity for residents unable to access traditional market options;
- Support for seniors, caregivers, and low-income homeowners;
- Healthier, more sustainable construction standards; and
- Economic uplift through home equity, rental income, and construction jobs.

By designing a replicable, well-structured ADU financial assistance program, New Haven will build a roadmap for small-scale housing infill that aligns with state climate goals, affordability strategies, and sustainable development principles.

## PLANNING CONSIDERATIONS

This grant proposal is in alignment with the goals of the City’s adopted comprehensive plan (Vision 2025) from the standpoint of:

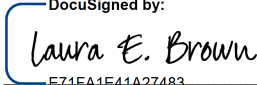
- Creating opportunities for affordable homeownership and rental properties
- Creating opportunities for aging in place
- Creating opportunities for gentle densification within the existing urban fabric
- Supporting small, local, and minority-owned contractors, developers and owner-occupants

Therefore, authorization of this grant application aligns with the City’s Comprehensive Plan goals.

## ADVICE

Recommend approval.

**ADOPTED:** July 22, 2025  
Ernest Pagan  
Chair

**ATTEST:**   
Laura E Brown  
Executive Director, City Plan Department