

ELM CITY LOFTS, LLC
C/O VESTA CORPORATION
175 POWDER FOREST DRIVE
WEATOGUE, CT 06089

VIA HAND DELIVERY

December 30, 2025

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

Re: Application for Tax Abatement for Low and Moderate Income Multi-Family Residential Developments (LISHTA) for the Elm City Lofts Project

Dear Alder Walker-Myers:

Elm City Lofts, LLC (the "Applicant") is pleased to submit this application that will enable 240 affordable units (the "Affordable Units") to be constructed at 71 Shelton Avenue and 89 a/k/a 91 Shelton Avenue (collectively the "Shelton Avenue Properties") in the Newhallville neighborhood. The tax abatement will allow the transformation of a 175,000 square foot mill building that is mostly vacant and dilapidated and the construction of two new buildings on vacant land so that the Shelton Avenue Properties are better integrated with the residential context that surrounds it. The Shelton Avenue Properties will be environmentally remediated to permit residential use on the site. The Elm City Lofts Project will create numerous construction jobs.

Most significantly, the Elm City Lofts Project will provide much needed affordable housing. These affordable units will be restricted to individuals and families whose income is 60% or below of the Area Median Income ("AMI"). At least 20% of the units will be set aside for residents whose income is at or below 50% of the AMI. The project will include a range of apartment types, including studios and one and two bedroom units. All of the residents will have access to onsite amenities, including fitness centers, community centers and extensive outdoor space, such as the Farmington Canal Greenway.

Enclosed please find our application, a proposed Ordinance and a check for \$350 for the filing fee. We are pleased to be a part of the effort of the City and the Board of Alders to provide quality affordable housing. Please let us know if you need any additional information and thank you for considering this application.

Sincerely,

Elm City Lofts, LLC

By: Joshua Greenblatt

Enclosures

cc: Arlevia Samuel, Director, Livable City Initiative
Mark Wilson, Manager of Neighborhood and Commercial Development
Catherine Schroeter, Deputy Director of Administrative Services
Albert Lucas, Director of Legislative Services
Carolyn W. Kone

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE ELM CITY LOFTS PROJECT AS A PROPERTY USED FOR HOUSING SOLELY FOR LOW OR MODERATE INCOME PERSONS OR FAMILIES, (ii) PROVIDING AN ABATEMENT OF REAL ESTATE TAXES FOR THE ELM CITY LOFTS PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH ELM CITY LOFTS, LLC IN ACCORDANCE WITH CONN. GEN. STAT. SEC. 8-215, ANNOTATED CHARTER OF THE CITY OF NEW HAVEN, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4.

WHEREAS, the Elm City Lofts Project is a 240 unit multi-family affordable housing project; and

WHEREAS, the housing to be developed for the Elm City Lofts Project will be located in three buildings, one of which is a largely vacant and dilapidated 175,000 square foot historic mill building, which will be restored to its historic footprint and in accordance with the Secretary of the Interior's guidelines, and two of which will be newly constructed; and

WHEREAS, the Elm City Lofts Project will be located on two properties in the Newhallville Neighborhood, Shelton Avenue and 89 a/k/a 91 Shelton Avenue (the "Shelton Avenue Properties"), which will be environmentally remediated to allow housing to be located on the Shelton Avenue Properties; and

WHEREAS, the Elm City Lofts Project will provide a number of amenities to the residents of the Elm City Lofts Project, including community rooms, fitness centers, and extensive outdoor recreational space; and

WHEREAS, the Elm City Lofts Project will also border the Farmington Canal Greenway, providing an area for walking and bicycling for residents; and

WHEREAS, all of the residential units in the Elm City Lofts Project will be set aside for individuals and families whose income are at or below 60% of the Area Median Income ("AMI") of persons and families living in the New Haven/Meriden area, as established by the United States Department of Housing and Urban Development and a minimum of 20% of the units will be set aside for residents whose income is at or below 50% of the AMI; and

WHEREAS, there is a shortage of affordable rental units in New Haven, and the construction of the Elm City Lofts Project will create additional affordable housing units needed in the City; and

WHEREAS, Elm City Lofts, LLC (the “Applicant”) will acquire the Shelton Avenue Properties; and

WHEREAS, the Applicant has applied to the Connecticut Housing Finance Authority for 4% Low Income Housing Tax Credits and to the Connecticut Department of Housing for loans to assist in the development of the Elm City Lofts Project; and

WHEREAS, the Applicant has also applied to the City of New Haven’s Board of Alders (the “Board of Alders”) for a tax abatement for 17 Grand List years under which the assessment for the Shelton Avenue Properties will be frozen for two years and thereafter the taxes to be paid will be in the amount of \$450 per unit plus a 3% annual increase after the first year during the following fourteen (14) years under the City of New Haven’s program for Tax Abatement for Low Income Multi-Family Developments (the “LISHTA Program”) (the “Application”); and

WHEREAS, the Applicant has provided all of the information and materials required by the Board of Alders to make a determination regarding the Applicant’s eligibility for the tax abatement requested; and

WHEREAS, the Applicant requires the tax abatement requested in the Application in order to develop the Elm City Lofts Project; and

WHEREAS, the tax abatement requested by the Applicant is similar to tax abatements granted by the Board of Alders for comparable projects; and

WHEREAS, the Board of Alders finds that the tax abatement requested by the Applicant will be used to (i) reduce rents below the levels which would be achieved in the absence of the abatement and to improve the quality and design of the Elm City Lofts Project, (ii) effect occupancy of the Elm City Lofts Project by persons and families of varying income levels and (iii) provide necessary related facilities and services for the Elm City Lofts Project; and

WHEREAS, the Board of Alders has the authority to grant the Application for a tax abatement pursuant to Conn. Gen. Stat. Sec. 8-215, the Annotated Charter of the City of New Haven Charter, Article IV, Section 6 and the City of New Haven Code of General Ordinances, Section 28-4.

NOW THEREFORE, BE IT ORDAINED that the Application for a tax abatement is hereby approved.

AND BE IT FURTHER ORDAINED that the City of New Haven (the “City”) and the Applicant shall enter into a tax abatement agreement (the “Tax Abatement Agreement”) which shall provide that the Affordable Unit Component will be entitled to a tax abatement for 15 consecutive Grand List years following a two year freeze of the assessments of the Shelton Avenue Properties and which Tax Abatement Agreement shall further provide that the taxes levied during the abatement period shall be \$450 per housing unit, which amount shall be increased by 3% for each year subsequent to the first year of the abatement period.

AND BE IT FURTHER ORDAINED that the Tax Abatement Agreement shall also provide that the City will conduct an Annual Compliance Review of the Elm City Lofts Project regarding its compliance with the affordability requirements of the LISHTA program and related matters and that the Tax Abatement Agreement shall be filed on the land records of the City.

AND BE IT FURTHER ORDAINED that the Mayor of the City be and hereby is authorized to execute and deliver on behalf of the City the Tax Abatement Agreement together with such ancillary documents as may be necessary to implement the intent of this Ordinance and the City's LISHTA program.