

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation (if applicable)
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: November 22, 2022

Meeting Submitted For: December 5, 2022

Regular or Suspension Agenda: Regular

Submitted By: Michael Piscitelli on behalf of Science Park Devel Corp.

Title of Legislation:

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN 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 AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH THE OWNER OF THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT IN ACCORDANCE WITH CONN. GEN. STAT SEC. 8-215, CITY OF NEW HAVEN CHARTER, TITLE 1, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4

Comments: Legistar File ID: OR-2022-0033

Coordinator's Signature:

MPL

Controller's Signature (if grant):

Mayor's Office Signature:

[Signature]

Call (203) 946-7670 or email bmontalvo@newhavenct.gov with any questions.

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November 18, 2022

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

Re: City of New Haven Application for Tax Abatement for Low-Income Multi-Family Residential Developments

Dear President Walker-Myers:

Winchester LIHTC Owner LLC (the, "Applicant") is pleased to submit this application that will enable fifty-seven (57) affordable units (the "Affordable Units") to be constructed at Winchester Green in Science Park. The tax abatement will allow the transformation of an underutilized surface parking lot into a ground-up, mixed-use building that will include 283 residential apartments and approximately 12,000 SF of community focused retail space (the "Project"). The Project will create hundreds of construction jobs, provide much needed affordable housing, better connect Science Park with the Newhallville and Dixwell neighborhoods, and generate additional tax revenue for the City of New Haven.

These Affordable Units will be restricted to residents earning an Average Median Income of 50%. All of the residents will have access to a landscaped courtyard and a full amenity suite including a game room, gym, and yoga studio. The affordable residents will also have the same finish standards as the other units in the Project. The infrastructure work contemplated by the Project will improve the surrounding traffic patterns and open up Science Park to its neighbors. A community park called Mason Place is another benefit to the Affordable Units and the surrounding neighborhood.

We have communicated our Tax Abatement request with the City, the local community, Alders, and Management Teams. A community meeting was held on November 16th, 2022 at 115 Munson Street where our plans were shared and a follow-up meeting with the Dixwell Management Team occurred on November 17th, 2022.

Enclosed please find our application and a check for \$350.

Sincerely,



Winchester LIHTC Owner LLC

..title

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN 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 AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH THE OWNER OF THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT IN ACCORDANCE WITH CONN. GEN. STAT SEC. 8-215, CITY OF NEW HAVEN CHARTER, TITLE 1, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4

..body

WHEREAS, the Winchester Green Project is a mixed-use and mixed-income project, approved by the New Haven City Plan Commission on July 6, 2022 (CPC Report 1608-02), which will be constructed on a property that is currently used as a parking lot and is located at 315 Winchester Avenue (the “Property”) in the Science Park section of the Dixwell and Newhallville neighborhoods of New Haven; and

WHEREAS, the Winchester Green building will be five stories high, contain approximately 265,000 square feet and be comprised of 283 apartments (including studios and 1-3 bedroom units) as well as approximately 12,000 square feet of retail and restaurant space, and approximately 12,700 square feet of amenity space that includes a game room, a gym and a yoga studio in addition to a private courtyard with lounge areas and barbecue grilles; and

WHEREAS, fifty-seven (57) of the residential units in the Winchester Green Project (20% of the total units) will be set aside for individuals and families whose income on average is 50% of the average 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 (the “Affordable Housing Units” or the “Affordable Housing Component”); and

WHEREAS, the Affordable Housing Units will be distributed proportionately among the unit types, will have the same finishes as the units that are not classified as the Affordable Housing Units (the “Market Rate Units”) and will have access to the same amenities to which the Market Rate Units will have access; and

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

WHEREAS, the Winchester LIHTC Owner LLC (the "Applicant") is the owner of the Affordable Housing Component of the Winchester Green Project; and

WHEREAS, the Applicant has applied to the Connecticut Housing Finance Authority for 4% Low Income Housing Tax Credits for the Affordable Units; and

WHEREAS, the Applicant has also applied for a tax abatement for the Affordable Unit Component of the Winchester Green project for 17 Grand List years in the amount of \$400 per unit plus a 3% annual increase after the first year of the tax abatement as well as a freeze on the assessment of 20 % of the Property during the first two years of the construction of the Winchester Green Project under the City of New Haven's program for Tax Abatement for Low Income Multi-Family Developments (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 provide the Affordable Units; 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 Project, (ii) effect occupancy of the Winchester Green project by persons and families of varying income levels and (iii) provide necessary related facilities and services for the Winchester Green 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 City of New Haven Charter, Title 1, 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 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 17 consecutive Grand List years following a two year freeze of the assessment of 20% of the Property and which Tax Abatement Agreement shall further provide that the taxes levied during the abatement period shall be \$400 per Affordable 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 Affordable Unit Component of the Winchester Green Project regarding its compliance with the affordability requirements of the tax abatement 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 be and hereby is authorized to execute and delivered 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 program for Tax Abatement for Low Income Multi-Family Developments.

11M3457

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN 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 AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH THE OWNER OF THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT IN ACCORDANCE WITH CONN. GEN. STAT SEC. 8-215, CITY OF NEW HAVEN CHARTER, TITLE 1, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4

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11M3457

PRIOR NOTIFICATION FORM
NOTICE OF MATTER TO BE SUBMITTED TO
THE BOARD OF ALDERS

TO (list applicable alder):

Jeanette L. Morrison, Alder 22nd Ward
Devin Avshalom-Smith, Alder 20th Ward
Steven Winter Alder 21st Ward
Kimberly R. Edwards, Alder 19th Ward

DATE: **November 22, 2022**

FROM: Department Economic Development
 Person Michael Piscitelli Telephone (203) 946-2867

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders.

ORDINANCE AMENDING THE NEW HAVEN CODE OF ORDINANCES FOR THE PURPOSES OF (i) CLASSIFYING THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN 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 AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT AND (iii) AUTHORIZING THE MAYOR TO ENTER INTO A TAX ABATEMENT AGREEMENT WITH THE OWNER OF THE AFFORDABLE UNITS COMPONENT OF THE WINCHESTER GREEN PROJECT IN ACCORDANCE WITH CONN. GEN. STAT SEC. 8-215, CITY OF NEW HAVEN CHARTER, TITLE 1, ARTICLE IV, SECTION 6, AND CITY OF NEW HAVEN CODE OF GENERAL ORDINANCES, SECTION 28-4.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE: November 22, 2022
FROM (Dept.): Economic Development Administration
CONTACT: Michael Piscitelli **PHONE** 203-946-2366

SUBMISSION ITEM (Title of Legislation):

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List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose. NONE

	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE		
	GENERAL	SPECIAL	BOND
A. Personnel			
1. Initial start up	...	...
2. One-time	...	...
3. Annual	...	...
B. Non-personnel			
1. Initial start up	...	...
2. One-time	...	...
3. Annual	TBD	N/A	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input type="checkbox"/>
YES	<input checked="" type="checkbox"/>

- 1. One-time \$... (see below)
- 2. Annual TBD (see below)

Taxes of \$400/Unit 57 Units (\$22,800) plus a 3% annual escalator will be paid for 17 years.

Other Comments: One-time: The City The City also anticipates receiving an indeterminate amount of one-time building fees from the construction of ... on the parcels created as a result of this proposed sale.
Annual: The City expects to receive an indeterminate amount of ongoing annual real property taxes once these properties return to the City's taxable Grand List.