



# City of New Haven

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## Signature Copy

Resolution: LM-2025-0363

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**File Number: LM-2025-0363**

**RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY 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.**

WHEREAS, 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"); and,

WHEREAS, as part of CIF Round 5, the City of New Haven (the "City") is proposing a Planning Project (the "Project") to study, design, and implement a citywide Technical and Financial Assistance Program for Accessory Dwelling Units (ADUs) and Small Healthy Homes; and,

WHEREAS, the Project represents a critical component of the City's equitable housing strategy and addresses the significant affordable housing gap, which is currently estimated at 38,000 units by Elm City Communities/New Haven Housing Authority-and, according to the South Central Regional Council of Governments (SCRCOG), more than 85% of households earning less than \$20,000 annually face severe housing cost burdens; and,

WHEREAS, the City's neighborhoods, particularly those most impacted by housing insecurity and historic disinvestment, continue to face significant barriers to infill housing development, including regulatory burdens, high permitting costs, and lack of access to capital; and,

WHEREAS, the Project will promote equitable housing outcomes through the development of an ADU Technical Assistance Program (ADUA) and associated reforms, including: zoning and permitting amendments, pre-approved architectural plans, matched financing partners, and predevelopment grant support for low- to moderate-income property owners; and,

WHEREAS, this initiative will also support aging in place, multigenerational living, sustainable construction, and neighborhood stabilization, while reducing the strain on the city's overburdened housing stock; and,

WHEREAS, pursuant to Section 32-763 of the Connecticut General Statutes, the Department of Economic and Community Development ("DECD") of the State of Connecticut (the "State") is authorized to extend financial assistance for economic development projects; and,

WHEREAS, it is desirable and in the public interest that the City make an application to DECD for Two Hundred Fifty Thousand Dollars and Zero Cents (\$250,000.00), in order to (a) conduct planning, research, and community engagement to assess interest, identify barriers, and inform program design; (b) collaborate with architects, engineers, planners, and contractors to develop a library of pre-approved, code-compliant ADU designs to streamline permitting and reduce soft costs; (c) establish a zoning and permitting reform strategy modeled after successful jurisdictions such as Los Angeles and Boston; (d) design a grant and loan program, in partnership with banks

and local lenders, to assist income-eligible homeowners with financing ADU and small home construction; and (e) develop a comprehensive Technical Assistance Program to guide participating property owners through each phase of the development process, including design, permitting, financing, and construction oversight.

NOW, THEREFORE, BE IT RESOLVED by the New Haven Board of Alders that:

- 1). It is cognizant of the conditions and prerequisites for financial assistance imposed by Section 32-763 of the Connecticut General Statutes; and,
- 2). The filing of an application(s) by the City for financial assistance from DECD for the benefit of the Project by the City in an amount not to exceed Two Hundred Fifty Thousand Dollars and Zero Cents (\$250,000.00) is hereby approved and that Justin Elicker, Mayor of the City, is hereby authorized and directed to execute and file such application with DECD; to provide such additional information as may be required; to execute such other documents as may be required in the application process; to execute an Assistance Agreement with DECD for financial assistance (if such an agreement is offered), in the amount of \$250,000.00 or such lesser or greater amount (if any) as may be offered by DECD (which Assistance Agreement may include an indemnification of DECD and/or the State and/or other appropriate agencies of the State); to execute any amendments, rescissions, and revisions thereto; and to act as the authorized representative of the City with respect to all other matters pertaining to said application.

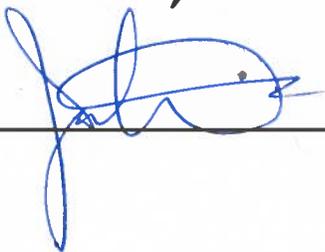
This Resolution was Adopted by the Board of Alders on 9/2/2025.

Attest, City Clerk \_\_\_\_\_ 

Date 8/4/2025

Signed, City Clerk \_\_\_\_\_ 

Date 9/19/2025

Signed, Mayor \_\_\_\_\_ 

Date 9/24/2025