NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **15-17 WINTHROP AVENUE** (MBLUs: 312 0143 04300; 312 0143 04400). Disposition of two adjacent lots to Neighborhood Housing Services of New Haven, Inc (NHS). NHS will develop a two-unit residential structure with a minimum owner-occupancy period of ten years. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1605-07**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services of New Haven, Inc
Price:	$2,000.00 (Disposition Price for both lots)
Site:	5,228 square feet
Zone:	RM-2
Use:	Two-Family Home
Financing:	
Subsidy:	
City Lead:	Evan Trachten
Agency:	Livable City Initiative
Phone:	203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of two adjacent vacant City-owned lots. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property(ies) for a two-family owner-occupant home with a minimum 10-year occupancy requirement. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is adjacent to a park to create additional park land.
- The property is an interior lot.[1]
- The site could be used as a pocket park or community garden.[2]
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

[1] Interior Lot - "a lot other than a corner lot with only one frontage on a street " (http://parcelsales.scgov.net/Definitions.aspx)
[2] Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:
The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **"Continue to use the city's Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design."** (The City's Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **"Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general."** (The City's Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **"Create diverse housing stock suitable for all abilities, ages and incomes."**
- **"Encourage neighborhood stability."**
- **"Increase homeownership rate."** (The City's Comprehensive Plan)
- **"Improve housing affordability."** (The City's Comprehensive Plan)
- **"Enhance quality of the housing stock."** (The City's Comprehensive Plan)
- **"Preserve existing, historic housing stock."** (The City's Comprehensive Plan)
- **"Encourage sustainable housing developments."** (The City's Comprehensive Plan)
- **"Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends."** (The City's Comprehensive Plan)

ADVICE:
To approve based on this proposal's alignment with the City's Comprehensive Plan. The site is not adjacent to a park and there are several community gardens close by.

ADOPTED: April 27, 2022 **ATTEST:** _____
Leslie Radcliffe Laura E Brown
Chair Executive Director, City Plan Department