



Justin Elicker
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Michael Piscitelli
Economic Development
Administrator

June 25, 2025

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

RE: 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.

Dear President Walker-Myers:

Enclosed for the Board of Alders' ("BOA") consideration is a submission requesting 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.



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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.

Thank you for your timely consideration of this matter. Please do not hesitate to contact me with any questions or requests for additional information.

Sincerely



Michael Piscitelli, AICP

Economic Development Administrator

enclosures



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cc: Alex Guzhnay, Mayor's Office

Al Lucas, Office of Legislative Services
Arlevia Samuel, Deputy EDA
file