



**Serena Neal-Sanjurjo**  
*Executive Director*

## **CITY OF NEW HAVEN**

*Justin Elicker, Mayor*

### **LIVABLE CITY INITIATIVE**

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**Michael Piscitelli**  
*Economic Development  
Administrator*

March 23, 2023

Hon. Tyisha Walker Myers  
President, New Haven Board of Alders  
165 Church Street, 2<sup>nd</sup> Floor  
New Haven, CT 06510

**Re: RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A DEVELOPMENT AND LAND DISPOSITION AGREEMENT BY AND BETWEEN THE CITY OF NEW HAVEN AND WEST RIVER HOUSING COMPANY, LLC FOR THE DEVELOPMENT OF ROUTE 34, PARCEL 1 (A/K/A 16 MILLER STREET), NEW HAVEN, CONNECTICUT, INCLUDING A REVISED TAX AGREEMENT; APPROVING THE ACQUISITION OF CERTAIN SLIVER LOTS ALONG LEGION AVENUE AND TYLER STREET FROM THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION; AND APPROVING THE DISPOSITION OF 16 MILLER STREET AND THE ADJACENT DEPARTMENT OF TRANSPORTATION SLIVER PARCELS TO WEST RIVER HOUSING COMPANY, LLC.** Dear President Walker-Myers:

Please find the enclosed Resolution for the sale of Route 34 Parcel 1 (A/K/A 16 Miller Street) and the "Development and Land Disposition Agreement between the City of New Haven, and West River Housing Company, LLC for the Conveyance and Development of Real Property Known as Route 34 Parcel 1 (A/K/A 16 Miller Street, New Haven, Connecticut." The Economic Development Administrator and the Executive Director of LCI in coordination with West River Housing Company, LLC, respectfully request your honorable Board's favorable action on this Resolution and Development and Land Disposition Agreement to move forward with this important West River project.

This project is the first significant development effort by the West River Self Help Improvement Plan ("WRSHIP"), a New Haven community development organization, and a local chapter of a national movement of self-help investment plans ("SHIPs") active since the 1960s involving pooled resources for development purposes within communities, which historically had difficulty in accessing development capital through traditional banks and financing. In 2016, the City in coordination with WRSHIP, issued a request for proposals seeking a development partner to partner with WRSHIP in the development of the Property. The NHP Foundation, a 501(c)(3) not for profit developer, owner, and resident services provider of more than 10,000 low- and

moderate-income rental apartments in 16 States and the District of Columbia (“NHPP”), was designated co-Developer with WRSHIP, to pursue development of the Property.

The development property is a vacant, unimproved parcel of land comprising  $\pm 4.3$  acres, located between the West River, Dwight, and Hill neighborhoods, which the City desires to redevelop and put to productive economic use. WRSHIP and NHPP have proposed the development of 56 units of multi-family residential rental housing, of which 44 of the units have been reserved as affordable and restricted to households whose income does not exceed 60 percent of the Area Median Income. The “market rate” units are income restricted to households at or below 120 Percent of AMI. The project design also includes supporting uses including a clubhouse community center; coffee shop/bakery; required parking; and playground and community gazebo. The project has previously received the required zoning approval and site plan approvals necessary to construct the project.

The Resolution also requests approval for the acquisition of and disposition of certain sliver parcels, located along Legion Avenue and Tyler Street, which were retained by the Connecticut Department of Transportation (“CTDOT”) at the time the City acquired the Property from the State. CTDOT has determined are no longer needed for state purposes and has approved the transfer to the City.

Accordingly, we respectfully request your honorable Board’s favorable action on the attached Development and Land Disposition Agreement to move forward with this project. Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-2366.

Respectfully submitted,

Arlevia Samuel  
Executive Director, LCI

enclosures

cc: Michael Piscitelli, EDA  
file

## **Project Narrative**

### **Background**

Prior to 1966, the site, and an adjoining vacant Parcel 2 to the east, contained an array of businesses, small shops and homes and apartments. Between 1966 and 1970, the Connecticut Department of Transportation acquired 26 acres of land in this area to construct a multi-lane, east-west highway. Approximately 600 families and 65 businesses were displaced to make room for future highway expansion and all structures within the State rights of way were demolished. In 1980, Legion Avenue and North Frontage Road were developed as a transition between the highway expansion and Ella T. Grasso Boulevard (Route 34). In 2004, however, the State of Connecticut agreed not to further expand Route 34 and instead deeded the remaining vacant lands to the City of New Haven for development purposes. In 2016, the City of New Haven and West River Self Help Investment Plan (WRSHIP, a New Haven community development organization) issued a request (RFP) for proposals seeking a development partner for the Site. In 2017, The National Housing Partnership (NHP) Foundation was designated co-Developer with New Haven WRSHIP, to pursue development of a vacant parcel.

### **The Development Plan**

The proposed development includes the new construction of 44 affordable and 12 market rate apartments. The development will include a community center, required interior off-street parking, a playground, and a community gazebo. The project will also include a coffee shop/bakery use of 700 square feet to serve project residents and to create a neighborhood retail use for the community in the immediate vicinity of the development. The apartments are being constructed within the existing contextual (low rise residential) zoning established for the site by the City of New Haven. An adjoining municipal use, the New Haven United Nations International Peace Garden (created in 2011), shall remain on the development parcel separate from the new housing use.

The project has been designed to serve households earning 25% AMI, 50% AMI, 60% AMI and 120% AMI. The 120% AMI units are the designated “market rate” units within the development and the 120% AMI units serve to make the project, overall, a mixed income development.

### **Connecting Communities**

The development Site connects the West River, Dwight, and Hill neighborhoods. Surrounding land uses include vacant land as well as residential (single-family, low-rise apartments), commercial and institutional uses (Yale University, Yale/New Haven Hospital, Continuum of Care). Educational uses are Hill Regional High School and Barnard Environmental Magnet School. Recreational uses include West River Park, United Nations International Peace Garden (adjacent to development Site), Edgewood Park Pond and Yale University Athletic Fields. The proposed development will be able to leverage these recreational, commercial, and educational assets adjacent to the Site and within the West River neighborhood and will re-invigorate the West River, Dwight, and Hill neighborhoods.