

OFFICE OF THE CORPORATION COUNSEL

MEMORANDUM



TO: Mayor Justin Elicker,
Michael Piscitelli, EDA
Arlevia Samuel, LCI Director

FROM: Michael J. Pinto, Assistant Corporation Counsel

DATE: March 23, 2023

RE: BOA Submission for Approval of the DLDA for 16 Miller Street (Rt 34 Parcel 1)

Please find the enclosed Board of Alders submission documents for the approval of the DLDA for redevelopment of Rt 34 Parcel 1 – also known as 16 Miller Street, along the former Rt 34 corridor. The development property is a vacant, unimproved parcel of land comprising ± 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 NHPF 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.

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 (“NHPF”), was designated co-Developer with WRSHIP, to pursue development of the Property.

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.

Thank you,
Michael Pinto

☒ Corporation Counsel:

Approved as to form and Correctness

☒ Coordinator Review:

Approved as to form and Correctness