

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** APPROVING THE APPLICATION FROM DIXWELL HOUSING ASSOCIATES LLC (aka Partnership between non-profit developers Beulah Land Trust Corp. and HELP Development Corp) for Tax Abatement for the 340+ Dixwell Avenue inclusive of the merged lots of 340 Dixwell Avenue, 316 Dixwell Avenue, and 783 Orchard Street).

REPORT: **1574-05**

ADVICE: **Consistent with the Comprehensive Plan**

BACKGROUND

The applicant is a collaboration between two mission based nonprofit organizations. Beulah Land Trust Corp. of New Haven and HELP Development Corp of New York which has come together in order to implement an infill and mixed income development at 340 Dixwell Avenue and adjacent properties. The project includes 69 new construction apartments of which 55 will be affordable to households earning 60% or below the area median income including 14 supportive housing units for homeless families

PLANNING CONSIDERATIONS

It falls under the purview of the Board of Alders Tax Abatement Committee (with guidance from the LISHTA advisory panel) to make recommendations on the financial support for the project. From a land use and comprehensive planning perspective, the City Plan Commission strongly supports the infill development of this site, which includes a vacant gas station, the City-owned Opportunity Center at 316 Dixwell (subject of course to a separate BOA approval) and other adjacent property. This development is highly consistent with the Comprehensive Plan's vision for the revitalization of the commercial corridors and was among the driving reasons for the proposed rezoning of the Dixwell corridor in 2019. Although the rezoning initiative is still ongoing, new projects are coming together with many similar attributes, namely higher density, mixed-income and innovative design. In this instance, the applicant is proposing a green building technology called Mass Timber. This is a cutting-edge approach to construction which is both sustainable and cost-effective.

ADVICE

The Commission finds the project to be consistent with the Comprehensive Plan by increasing the supply of affordable housing and contributing the revitalization of the Dixwell Avenue corridor.

ADOPTED: November 4, 2020
Ed Mattison
Chair

ATTEST: 

Aicha Woods
Executive Director, City Plan Department