

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** approving the disposal of those parcels of land known as 291 Ashmun Street, 309 Ashmun Street and 178-186 Canal Street, New Haven to RJDA Ashmun Street LLC subject to a Development and Land Disposition Agreement and a Tax Agreement. (Submitted by: Serena Neal-Sanjurjo, Livable City Initiative)

REPORT: **1575-05**

ADVICE: **Approve**

BACKGROUND

Over the past year, the City has participated in the negotiations with RJDA Ashmun Street LLC to purchase property located in Newhallville, consisting of 1.783 acres located at 291 Ashmun Street, 309 Ashmun Street, and 178-186 Canal Street, currently owned by the City.

The negotiated Development and Land Disposition Agreement (DLDA) provides for the construction of a mixed-use project that will promote affordable housing. It will consist of a 150 units apartment building, no higher than five stories, and ground-level parking. No fewer than 50 units shall be restricted and divided at various affordability levels for 20 years,

No fewer than 25 units shall be restricted to families and persons whose income does not exceed Eighty Percent (80%) of the area median income ("AMI") for the New Haven County, Connecticut. No fewer than 15 units shall be restricted to families and persons whose income does not exceed Sixty Percent (60%) of the AMI for the New Haven County, Connecticut, with adjustments for the number of bedrooms in the unit. No fewer than 10 units shall be restricted to families and persons with Section 8 Housing Choice Vouchers (HCV).

The Developer is seeking a tax abatement with respect to a minimum of 50 of the affordable units. The City is proposing a PILOT for the affordable units with a payment of \$400.00 per unit for twenty (20) years. The remainder of the property will be assessed and taxed in accordance with the customary assessment practices applied to all real property within the City.

PLANNING CONSIDERATIONS

The proposed project will bring development to a property that has laid dormant for many years and affords the City potentially more than 50 affordable units meeting three tiers of affordability for New Haven residents.

ADVICE

The tax abatement that will make possible the construction of a total of 150 housing units, with a third of them being affordable, complies with the City's Comprehensive Plan that calls to:

New Haven Vision, 2025, Sec. IV-9:

"Promoting affordable workforce housing remains an integral component of the City's housing strategy."



ADOPTED: November 4, 2020
Ed Mattison
Chair

ATTEST: _____
Aicha Woods
Executive Director, City Plan Department