

# City of New Haven

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## Meeting Minutes

Tuesday, May 2, 2023

6:00 PM

Meeting can be viewed on Board of Alders YouTube.

Aldermanic Chamber

**Joint Community Development/Legislation**

(Board of Alders Notice New Haven) The Joint Community Development/Legislation Committee of the Board of Alders will meet “in-person” on Tuesday, May 2, 2023 at 6:00 p.m. in the Board of Alders Chamber located at 165 Church Street, 2nd Floor; New Haven, CT to hear and act on the following items:

[LM-2023-0216](#) ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN  
APPROVING A DEVELOPMENT AND LAND DISPOSITION  
AGREEMENT WITH RESPECT TO THOSE PROPERTIES KNOWN AS  
69 GRAND AVENUE, 19 CLINTON AVENUE AND AN UNNUMBERED  
PARCEL ON PERKINS STREET, NEW HAVEN, CONNECTICUT,  
FORMERLY KNOWN AS THE HORACE H. STRONG SCHOOL

[LM-2023-0234](#) ZONING MAP AMENDMENT TO CHANGE THE ZONING  
DESIGNATION OF APPROXIMATELY 0.46 ACRES KNOWN AS 19  
CLINTON AVENUE (MBLU 160-0761-02200, PID 7509) AND AN  
UNNUMBERED PARCEL ON PERKINS STREET (MBLU  
160-0761-02101, PID 7508) FROM RM-1 (LOW-MIDDLE DENSITY  
RESIDENCE) TO BA-1 (NEIGHBORHOOD CENTER MIXED USE  
BUSINESS).

Per Order: Hon. Ellen Cupo, Co-Chair and Hon. Frank Douglass, Jr., Co-Chair

Attest: Hon. Michael Smart, City Clerk

These items are on file and available in the Office of the City Clerk, Room 202 at 200 Orange Street; New Haven, CT 06510.

For accessibility related accommodations, please call (203) 946 7651 (V) or (203) 946 8582 (TTY/TDD).

Public comment/testimony may also be submitted via email to [publictestimony@newhavenct.gov](mailto:publictestimony@newhavenct.gov) before 2:00 pm on the day of the meeting.

This meeting may be viewed on the New Haven Board of Alders YouTube page.

## Minutes

Alder Ellen Cupo, Co-Chair, called the public hearing to order at 6:10 p.m.

Present were Alders Ellen Cupo, Co-Chair; Frank Douglass, Jr., Co-Chair; Richard Furlow; Jeanette L. Morrison; Adam J. Marchand; Evelyn Rodriguez, Eli Sabin, Brian Wingate, Salvatore DeCola, and Carmen Rodriguez.

Non-committee members in attendance were Alders Sarah Miller.

1. ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A DEVELOPMENT AND LAND DISPOSITION AGREEMENT WITH RESPECT TO THOSE PROPERTIES KNOWN AS 69 GRAND AVENUE, 19 CLINTON AVENUE AND AN UNNUMBERED PARCEL ON PERKINS STREET, NEW HAVEN, CONNECTICUT, FORMERLY KNOWN AS THE HORACE H. STRONG SCHOOL.

## PUBLIC TESTIMONY

Carlos Eyzaguirre, Economic Development Officer; Steven Winter, Executive Director of Climate and Sustainability; Karmen Cheung, Senior Developer at Penrose, Brooklyn, NY; Meaghan Miles and Daniel Chapple on behalf of Carmody Law; Johnny Adams, Penrose presented this project. A copy of the presentation is on file in the Office of Legislative Services.

In response to Alder Sabin, Ms. Cheung reviewed how around 15-20 years, they need to complete major maintenance such as HVAC systems and around the same time they start looking for funding that would support maintaining the property and reapplying for tax benefits to maintain the property's affordable housing. Confirmed most of their properties are 80% affordable units and 20% market rate. Reviewed how the loans on the property would have to be paid off before the property could be converted to market rate units.

In response to Alder Douglass, Ms. Cheung reviewed how the if the loans are on the property, the owner is not allowed to list the units as market rate units.

In response to Alder Marchand, Director Winter reviewed how the building would use solar, and the panels would be 20% efficient. Mr. Eyzaguirre spoke how the employees hired would be mostly for temporary work, less permanent. Confirmed it was defined in section 1.2(D). Ms. Cheung confirmed the mix of units is mostly studio and 1-bedroom with some 2-bedrooms due to the project being limited by the classroom size of the pre-existing school.

In response to Alder C. Rodriguez, Ms. Cheung discussed how due to the Fair Housing Act, they must be careful how they advertise the property and cannot restrict applicants.

In response to Alder Morrison, Ms. Cheung discussed how they plan to extend the property as affordable housing by continuing to apply for funding from state agencies in the future. Mr.

Eyzaguirre explained the city's process.

Public Testimony – See below.

#### COMMITTEE ACTION

Through the Co-Chairs, the following information was requested:

Alder Wingate requested: (1) more intentional language regarding using the New Haven Works program and (2) would like to see the application that will be used for tenants;

Alder Morrison requested: stronger language that will support the continued affordability beyond 30 years; and

Alder Sabin requested: an appraised/assessed value of the property the city is using.

Alder DeCola moved item # 1, seconded by Alder Marchand. All of the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

2. ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF APPROXIMATELY 0.46 ACRES KNOWN AS 19 CLINTON AVENUE (MBLU 160 0761 02200, PID 7509) AND AN UNNUMBERED PARCEL ON PERKINS STREET (MBLU 160 0761 02101, PID 7508) FROM RM 1 (LOW MIDDLE DENSITY RESIDENCE) TO BA 1 (NEIGHBORHOOD CENTER MIXED USE BUSINESS).

#### PUBLIC TESTIMONY

Carlos Eyzaguirre, Economic Development Officer; Steven Winter, Executive Director of Climate and Sustainability; Karmen Cheung, Senior Developer at Penrose, Brooklyn, NY; Meaghan Miles and Daniel Chapple on behalf of Carmody Law; Johnny Adams, Penrose presented this zoning amendment. A copy of the presentation is on file in the Office of Legislative Services.

In response to Alder Furlow, Attorney Miles reviewed how they would still need to go to City Plan to ensure the project works with the residential community surrounding it. Confirmed Alder Sarah Miller lives in one of the properties near the project.

In response to Alder Sabin, Attorney Miles confirmed they do have a list of the zoning restrictions.

In response to Alder Marchand, Attorney Miles discussed spot zoning and how this does not qualify as spot zoning because it is not violation.

In response to Alder Sabin, Attorney Miles reviewed how the number of parking spaces has not been determined yet and would be addressed with City Plan. Director Winter confirmed there is a parking lot at 84 Grand Avenue.

Public Testimony – The following public testimony was given regarding both this item and the item above regarding the land disposition agreement above.

Esther Armmand, 664 Quinnipiac Avenue, spoke in support of these items. A copy of the testimony is on file in the Office of Legislative Services.

David Hunter, President and CEO of Mary Wade, 118 Clinton Avenue, spoke in support of these items. A copy of the testimony is on file in the Office of Legislative Services.

Erick Gonzalez, Grand Avenue Special Services District, 266 Grand Avenue, spoke in support of these items. A copy of the testimony is on file in the Office of Legislative Services.

Juan Carlos Soto, Executive Director of New Haven Pride Center, 625 Orange Street, spoke in support of these items. A copy of the testimony is on file in the Office of Legislative Services.

Fereshteh Bekhrad, 195 Front Street, spoke in support of these items. A copy of the testimony is on file in the Office of Legislative Services.

David Weinreb, 51 Perkins Street, spoke in support of these items. A copy of the testimony is on file in the Office of Legislative Services.

Chris Ozylk, 603 Quinnipiac Avenue, spoke in support of these items.

Suzanne Largarde, MD, CEO, Fair Haven Community Health Clinic, 374 Grand Avenue, spoke in support of these items. A copy of the testimony is on file in the Office of Legislative Services.

Hon. Sarah Miller, 29 Clinton Avenue, spoke in support of these items.

#### COMMITTEE ACTION

Alder DeCola moved item # 2, seconded by Alder Marchand. All of the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

Alder Wingate moved to close the public hearing, seconded by Alder Morrison. The motion was unanimously approved at 7:36 p.m.

Alder DeCola moved to adjourn, seconded by Alder Wingate. The motion was unanimously approved.

Adjourn: 7:51 p.m.

New Haven Independent Article:

[https://www.newhavenindependent.org/article/strong\\_school\\_redev](https://www.newhavenindependent.org/article/strong_school_redev)

A recording of this meeting can be viewed on the Board of Alders' YouTube channel here:  
<https://www.youtube.com/channel/UCzL3Hv9xzwe7XK3Vqeu8qyg>.

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Respectfully submitted,  
Misty Maza, J.D., Legislative Aide II