



Legislation Details (With Text)

**File #:** OR-2023-0015      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Enacted  
**File created:** 3/28/2023      **In control:** City Clerk  
**On agenda:**      **Final action:** 9/18/2023  
**Title:** ORDINANCE OF THE NEW HAVEN BOARD OF ALDERS ESTABLISHING THE NEW HAVEN LAND BANK AUTHORITY PURSUANT TO PUBLIC ACT 19-175 CODIFIED AS CONNECTICUT GENERAL STATUTE 7-148p TO BE CALLED THE NEW HAVEN LAND BANK, INC.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CHECK LIST Coord Signed - Land Bank (FN), 2. Cover Letter New Haven Land Bank March 29 2023, 3. Cover Letter New Haven Land Bank March 29 2023, 4. Land Bank Ordinance Final 03 27 2023, 5. Land Bank Ordinance Final 03 27 2023 (FN2), 6. PRIOR NOTIFICATION FORM - Land Bank, 7. FISCAL IMPACT STATEMENT- Land Bank, 8. Land Bank Bylaws Final Draft\_02 14 2023, 9. New Haven Land Bank\_BOA Update April 3 2023 (FN), 10. Signature Page

| Date      | Ver. | Action By         | Action   | Result |
|-----------|------|-------------------|----------|--------|
| 9/18/2023 | 2    | Board of Alders   | Approved | Pass   |
| 9/5/2023  | 2    | Board of Alders   | Noted    |        |
| 8/14/2023 | 2    | Finance Committee |          |        |
| 4/3/2023  | 1    | Board of Alders   | Referred |        |

ORDINANCE OF THE NEW HAVEN BOARD OF ALDERS ESTABLISHING THE NEW HAVEN LAND BANK AUTHORITY PURSUANT TO PUBLIC ACT 19-175 CODIFIED AS CONNECTICUT GENERAL STATUTE 7-148p TO BE CALLED THE NEW HAVEN LAND BANK, INC.

WHEREAS, there exist in the City of New Haven (the “City”) certain parcels of real property which are blighted, underutilized, or of strategic importance to the economic and social wellbeing of the community; and

WHEREAS, there is a need to accelerate existing efforts concerning rehabilitation, housing development, economic investment and development, and historic preservation in the community in a manner consistent with the land use policies of the City; and

WHEREAS, the State of Connecticut on July 12, 2019 enacted Public Act No. 19-175 “to permit municipalities to establish land bank authorities for the purposes of acquiring real property, maintaining any such real property and disposing of any such real property within such municipalities;” and

WHEREAS, the City initiated the Civic Space community engagement program to solicit input on strategies that address the negative impacts of the COVID-19 public health emergency through social and economic resilience; and

WHEREAS, consistent with President Biden’s Executive Order 13985 on Advancing Racial Equity and Support for Underserved Communities through the Federal Government, the City has underscored the racial wealth gap and opportunities to create intergenerational wealth through the recovery process; and

WHEREAS, it is in the interest of the City of New Haven to create a land bank authority as a tool for the acquisition of real property and for the purposes of promoting rehabilitation, housing development, economic investment and development and historic preservation; and

WHEREAS, on March 11, 2021, President Biden signed into law the American Rescue Plan Act of 2021 (the “Act”) which includes approximately \$1.9 trillion in investments designed to address the public health emergency and the direct and adverse impacts to the economy, to people and to community wellbeing; and

WHEREAS, the Act makes provision for the establishment of State and Local Fiscal Recovery Funds (the “SLFRF”) for use in response to the public health emergency arising out of the Coronavirus Disease 2019 (COVID-19) and the negative economic impacts thereof; and

WHEREAS, on June 7, 2021, the Board of Alders authorized acceptance of the SLFRF pursuant to the Act and on August 1, 2022 the Board of Alders further authorized a \$5.0 million allocation from the SLFRF to be used to establish the New Haven Land Bank and to operate as a land bank authority in a manner consistent the General Statutes of the State of Connecticut.

NOW THEREFORE BE IT ORDAINED, that there is established within the City of New Haven a land bank authority as authorized by Public Act 19-175 (codified as Connecticut General Statute 7-148p), known as the New Haven Land Bank, Inc., which shall have all rights, duties and responsibilities of a land bank authority contained within Public Act 19-175; and the initial Board of Directors of such land bank authority shall be Mayor Justin Elicker, Economic Development Administrator Michael Piscitelli, Livable City Initial Executive Director Arlevia Samuel, and City Plan Department Executive Director Laura E. Brown.

AND BE IT FURTHER ORDAINED, that: The Land Bank’s housing program(s) shall be specifically focused to retain and grow the supply of affordable housing units in the City of New Haven at income levels as recommended by the Affordable Housing Commission in its annual report to the Board of Alders.

AND BE IT FURTHER ORDAINED, Upon the approval of the Bylaws by the initial Board of Directors the regular Board of Directors will be seven (7) members consisting of four (4) ex officio City officials, Mayor, Economic Development Administrator, Director of Livable City Initiative, and Executive Director of City Plan and three (3) electors of the City of New Haven appointed by the President of the Board of Alders, one of whom shall be a member of the Board of Alders and at least one of whom shall be recommended by the Affordable Housing Commission.

AND BE IT FURTHER ORDAINED,

1. A person serving as an *ex officio* director shall serve for as long as such individual remains in the position listed above, without a term. Each appointed director shall have a term of three (3) years and shall continue in office for the term for which he or she is appointed, or until his or her successor has been appointed and has qualified, or until his or her earlier death, resignation, removal or retirement. There shall be no limit on the number of successive terms of office a director may serve.

2. Appointed directors shall be qualified to direct and govern the New Haven Land Bank, Inc. by fulfilling the responsibilities of the Board of Directors as stated in the Bylaws of the New Haven Land Bank, Inc. Appointed directors shall (a) be committed to the mission of the New Haven Land Bank, Inc., (b) be sensitive to the needs of New Haven residents particularly as related to addressing the racial wealth gap, (c) have financial and/or business acumen or relevant experience; (d) have personal integrity and high ethical standards, (e) have sufficient time to devote to the New Haven Land Bank, Inc.'s business as a member of the Board of Directors.

AND BE IT FURTHER ORDAINED, Consistent with the governing priorities of the Board of Alders, the Land Bank shall communicate a copy of its meeting notice(s) to the Affordable Housing Commission and provide the Affordable Housing Commission with an opportunity to comment on proposed disposition(s) of real property and the Affordable Housing Commission shall convene a joint meeting no later than January 31 of each calendar year with the express purpose of informing the annual work plan of the Land Bank and that said work plan shall be communicated to the Board of Alders no later than the first Monday of February of each calendar year.