



City of New Haven

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Legislation Details (With Text)

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Title: ORDER 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).

Sponsors:

Indexes:

Code sections:

Attachments: 1. beulah lishta, 2. beulah lishta part 2, 3. beulah dixwell part 3, 4. LM-2020-0417

Date	Ver.	Action By	Action	Result
11/5/2020	1	Board of Alders	Passed	Pass
11/5/2020	1	Board of Alders	Discharged From Committee	
10/27/2020	1	Joint Community Development/Tax Abatement	No Action	
10/5/2020	1	Board of Alders	Referred	

ORDER 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).

WHEREAS, the City of New Haven (the “City”) is the owner of those certain parcels of land located in the Newhallville neighborhood of the City, consisting of approximately 1.783 acres and located at 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, New Haven, Connecticut (together the “Property”); and

WHEREAS, the DLDA provides for the construction of a mixed-used project that will promote affordable housing; and

WHEREAS, the DLDA provides for a twenty (20) year Payment In Lieu Of Taxes Agreement (the “Tax Agreement”) between the City and DIXWELL HOUSING ASSOCIATES LLC (aka Partnership between non-profit developers Beulah Land Trust Corp. and HELP Development Corp) with respect to said affordable units to be constructed and maintained as a requirement of the Project upon the specific terms and conditions set forth on the Tax Agreement and the DLDA; and

WHEREAS, On November 7, 2019, the Board of Alders adopted a Resolution, effective for five (5) years, authorizing the City of New Haven to undertake programs and projects as authorized under the Connecticut City and Town Development Act (the “Act”) to assume and, as appropriate, to exercise all of the rights, powers, obligations and privileges under said Act, which Act includes the authority to enter into an agreement with respect to payment in lieu of taxes, and authorizing such other actions as may be necessary to implement the purposes of the Act (File Number LM-2019-0556); and

WHEREAS, the Board of Alders has reviewed the Project and finds the same to be in the best interest of the City.

NOW, THEREFORE, BE IT ORDERED that the Mayor of the City be and hereby is authorized to execute and deliver on behalf of the City the DLDA substantially in the form attached hereto (meaning that no “substantive amendments” may be made to the same without further approval by the Board of Alders, “substantive amendments” being as defined by the Board of Aldermen by resolution adopted April 30, 2002), and will upon approval of the disposition of the 316 Dixwell Avenue execute and deliver deed conveying the Property to DIXWELL HOUSING ASSOCIATES LLC (aka Partnership between non-profit developers Beulah Land Trust Corp. and HELP Development Corp), in accordance with the DLDA and to execute and deliver such other instruments and agreements as may be described in the DLDA or otherwise necessary or appropriate, from time to time, in order to implement and defect the intent and purposes of this Order (the “Ancillary Documents”) and that the City-Town Clerk of the City be and hereby is authorized to impress and attest the official seal of the City upon the DLDA, the Ancillary Documents (to the extent necessary) and this Order; and

FURTHER, IT IS HEREBY ORDERED that the City shall enter into the Tax Agreement with DIXWELL HOUSING ASSOCIATES LLC (aka Partnership between non-profit developers Beulah Land Trust Corp. and HELP Development Corp) in substantially in the form attached hereto (meaning that no “substantive amendments” may be made to the same without further approval by the Board of Alders, “substantive amendments” being as defined by the Board of Aldermen by resolution adopted April 30, 2002), for which purpose it is acknowledged by the Board of Alders that pursuant to the provisions of the Act, that DIXWELL HOUSING ASSOCIATES LLC (aka Partnership between non-profit developers Beulah Land Trust Corp. and HELP Development Corp) be designated as a “sponsor” under the Act, that the Property be designated as “development property” within the meaning Act and DIXWELL HOUSING ASSOCIATES LLC (aka Partnership between non-profit developers Beulah Land Trust Corp. and HELP Development Corp) shall make PILOT payments to the City in accordance with the Tax Agreement.