## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: RESOLUTION OF THE BOARD OF ALDERS authorizing the City of New Haven to

undertake programs and projects authorized under the City and Town Development Act, to assume and as appropriate to exercise all of the rights, powers, obligation and privileges under said Act and authorizing such other actions as may be necessary to implement the purposes of the act. (Submitted by: Michael Piscitelli, Acting Economic Development Administrator)

REPORT: 1

1561-08

**ADVICE:** 

**Approve** 

## **BACKGROUND**

On August 8, 1975 the Connecticut General Assembly passed the City and Town Development Act (hereinafter, the "Act") which Act is set forth in Chapter 114 (Sections 7-480 through 7-503) of the Connecticut General Statutes. Pursuant to the Act, the State of Connecticut confers various authorizations to qualifying municipalities for use on a project-specific basis as approved by the legislative body, in this case the Board of Alders. For example, the Act enables the Board of Alders to to issue development project bonds or to address outstanding debt or address land title issues as they might arise over time. The Act must renewed on a five-year basis and is due for renewal by January 1, 2020.

## PLANNING CONSIDERATIONS

Although used sparingly, the Act is an essential component to the development program in New Haven and was most recently used by the City and Board of Alders to enable the relaunch of the Residences at Ninth Square. In that case, the City worked closely with state partners and the new owner, Beacon Communities, to settle outstanding debt(s), preserve affordable housing and set forth a revitalization project. As part of that effort, Beacon is making capital improvements to the complex and the City gained title to undeveloped land. This is one of the ways in which the Act can put into motion a shared vision for redevelopment by untangling past agreements or projects originally conceived many years ago.

## **ADVICE**

The Commission finds the Resolution in the best interest of the City of New Haven and recommends approval.

ADOPTED:

September 18, 2019

**Edward Mattison** 

Chair

ATTEST:

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Executive Director, City Plan Department