

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDINANCE AMENDMENT**, Amendment #8 to the By-Laws of the Whalley Avenue Special Services District (WASSD) regarding Real Property Levy (Executive Director, WASSD).

REPORT: 1436-13

ADVICE: Approval

BACKGROUND:

Whalley Avenue is the oldest special services district in the state, formed pursuant to state enabling legislation in 1983. Special Services Districts levy a small additional property tax on properties within the approved boundaries of their district. This levy is collected by the City and returned to the SSDs which spend it according to their priorities. The City current has four separate SSDs, the Whalley Avenue Special Services District, the Town Green Special Service District, the Chapel West Special Services District, and the most recent, the Grand Avenue Special Services District; all of which are retail shopping and neighborhood service areas. The districts hire staff and consultants as necessary to market, improve and maintain the appearance and security of their districts in order to make them appealing and successful shopping areas. The proposed amendment is to article V. of the bylaws which sets the formula for the real property tax levy. The amendment makes the formula simpler, and relates it directly to the assessed value of the property. The actual levy is set each year by the Board of Commissioners of the Special Services District, which then submits that to the Board of Aldermen.

PLANNING CONSIDERATIONS

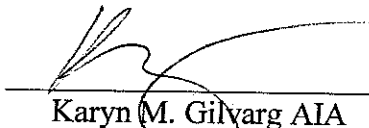
The Special Services Districts are self governing bodies that democratically determine the priorities of their districts and levy real property taxes to support those priorities. The visible improvements they make and the organizational, marketing and recruiting efforts they undertake help keep New Haven neighborhoods vibrant. The bylaw change was duly noticed to the membership and discussed and approved at a Whalley Board of Commissioners meeting. The Commission supports the Whalley Board of Commissioners' recommendation.

ADVICE

The Commission recommends approval of Amendment number eight of the By-Laws of the Whalley Avenue Special Services District.

ADOPTED: January 20, 2010
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg AIA
Executive Director

