

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDINANCE AMENDMENT TO CHAPTER 28 OF NEW HAVEN CODE OF ORDINANCES**, classifying Tower One, **18 TOWER LANE** as a property used solely for housing low- or moderate-income persons or families in accordance with CGS §8-215 (Corporation Counsel).

REPORT: 1436-16

ADVICE: Approval

BACKGROUND

The New Haven Jewish Community Housing Corporation, a non-profit corporation, owns and operates Tower One at 18 Tower Lane, New Haven. Tower One is solely used for housing low- and moderate-income persons or families.

Section 8-215 of the CGS requires approval of an ordinance classifying Tower One as being used solely for housing low- or moderate-income persons or families as a prerequisite to the City granting a partial tax abatement to it.

PLANNING CONSIDERATIONS


Section 8-215 of CGS states that "any municipality may by ordinance provide for the abatement in part or in whole of real property taxes on any housing provided solely for low- or moderate-income persons or families and may by ordinance classify the property on which such housing is situated as property used for housing solely for low or moderate-income persons or families. Such tax abatement shall be used for one or more of the following purposes: (1) to reduce rents below the levels which would be achieved in the absence of such abatement and to improve the quality and design of such housing; (2) to effect occupancy of such housing by persons and families of varying income levels within limits determined by the Commissioner of Economic and Community Development by regulation, or (3) to provide necessary related facilities or services in such housing."

Therefore, a new section is proposed to be added to Chapter 28 of the New Haven Code of Ordinances.

ADVICE

The Commission supports the ordinance and authorizes the Board of Aldermen to add a new section to Chapter 28 of the New Haven Code of Ordinances that classifies Tower One as a property solely used for housing low- and moderate-income persons or families.

ADOPTED: January 20, 2010
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

