

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH for, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$2,500,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF DEVELOPMENT OF 300 STATE STREET, 742-746 CHAPEL STREET AND 756-760 CHAPEL STREET
(Submitted by: Arlevia Samuel, Director - LCI)

REPORT: 1608-11

ADVICE: Approve.

BACKGROUND

The City seeks to enhance the urban environment around the State Street Train Station by making it a more livable, walkable, and pedestrian-friendly area with a myriad of non-automobile dependent commercial offerings. As part of this, the City is working diligently to also make living within this area of Downtown more affordable.

In 2021, the City was awarded an Urban Act Grant in the amount of \$2,500,000 from the Connecticut State Office of Policy and Management to construct a mixed-use affordable mixed-income development. This development will replace the surface parking lot located nearest the intersection of State Street and Chapel Street. The Development was approved by the City Plan Commission in November 2021, CPC Report #1596-01. Consequently, the grant's procurement process requires the City's involvement for Beacon Communities Services, LLC. to receive the grant funding.

The grant funds may be used for economic and community development; transportation; housing; recreation development; solid waste disposal; public safety; and social-services related projects. These Urban Act Grant funds are given to only distressed municipalities, public investment communities or urban centers as defined by the State's Plan of Conservation and Development. Accordingly, New Haven is a distressed municipality and an urban center.

The City's Livable City Initiative ventures to partner with organizations that foster affordable housing. Accordingly, LCI seeks approval from the Board of Alders to accept \$2,500,000 in grant funding.

PLANNING CONSIDERATIONS

In accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, **"Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, [grant funding], the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which**

the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed.” Accordingly, the Board of Alders seeks guidance regarding the proposed amendment.

The Board of Alder seeks guidance as to:

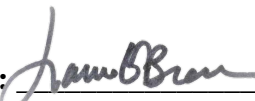
- Whether the proposal is aligned with the City’s Comprehensive Plan.
- The City’s Comprehensive Plan states, as a goal, to **“Improve housing affordability.”**

ADVICE

The proposal is aligned with the City’s Comprehensive Plan because it:

- **“In areas closer within Downtown or closer to the edge of Downtown, the Commission encourages high-density, mixed-use environments generally with pedestrian-level retail/restaurant/ office type uses and predominantly multi-floor residential space.”** (The Comprehensive Plan of Development)
- **“Promoting affordable workforce housing remains an integral component of the City’s housing strategy.”** (The Comprehensive Plan of Development)
- **“Promote diverse housing stock suitable for people of all ages and incomes.”** (The Comprehensive Plan of Development)
- **“Encourage dense, mixed-use housing opportunities along transit corridors.”** (The Comprehensive Plan of Development)

ADOPTED: May 18, 2022
Leslie Radcliffe
Chair

ATTEST: 

Laura E Brown
Executive Director, City Plan Department