

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 27 FRANK STREET (MBLU: 302 0072 00600).  
Disposition of 27 Frank Street to Neighborhood Housing Services of New Haven, Inc (NHS) to create/rehabilitate a single-family home. The City will sell the site to NHS to be rehabilitated for owner-occupied home ownership with a minimum occupancy period of ten years. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

**REPORT:** 1605-08  
**ADVICE:** Approve

### PROJECT SUMMARY:

---

**Applicant(s):** Neighborhood Housing Services of New Haven, Inc  
**Price:** \$1,000.00 (Disposition Price)  
**Site:** 3,485 square feet  
**Zone:** RM-2  
**Use:** Single-Family Home  
**Financing:**  
**Subsidy:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned single family property. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City seeks to sell the subject property(ies) for a single-family owner-occupant home with a minimum 10-year occupancy requirement. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

#### Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

---

<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

**PLANNING CONSIDERATIONS:**


The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **"Create diverse housing stock suitable for all abilities, ages and incomes."**
- **"Encourage neighborhood stability."**
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** April 27, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**   
\_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department