

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN**
approving a tax abatement agreement between the City of New Haven and West Ridge
Apartments for a low-income multi-family residential development at 7-17 Stone Street.

Submitted by: West Ridge Apts, LLC

REPORT: 1622-09

ADVICE: Approval

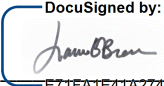
BACKGROUND

West Ridge Apts LLC is seeking a 17-year fixed tax rate of \$350/affordable housing unit as part of new construction and adaptive reuse at 7-17 Stone Street. The project includes a new building and relocation and renovations to an existing historic building, on Stone Street in PDD 32. In terms of affordability, 52 units will be affordable. The remaining units in the new building (13) will be at market rate. The target population to be served by this development will be elderly (62 and older) and persons with disabilities, 18 and older. There will be one unit in the relocated historic house. The development will include 14 Supportive Housing Units to be occupied by 16 individuals.

PLANNING CONSIDERATIONS

This Commission previously approved general plans and a Coastal Site Plan for a text and map amendment to PDD 32 for this project (CPC Report #1561-02). The Board of Alders approved the Zoning Text and Map Amendment to expand PDD 32 to include the parcels on Stone Street that are the subject of this referral on October 7, 2019 (OR-2019-0039, CPC referral report #1560-11). The new development meets many of the city’s overall goals from both an affordable housing and neighborhood development perspective. While the tax agreement will be further reviewed by the appropriate city entities, the Commission lends its support to the project as highly consistent with the Comprehensive Plan of Development.

ADOPTED: November 30, 2022
Leslie Radcliffe
Chair

ATTEST:  December 2, 2022 | 10:2
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Laura E Brown
Executive Director, City Plan Department