

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **177 WINTRHOP AVENUE** (MBLU: 341 1282 01900).
Disposition of a vacant three-family residential structure to Urban Equity Development Corporation (UEDC). The Property will be rehabilitated and sold to an owner-occupant. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1626-03**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): Urban Equity Development Corporation (UEDC)
Price: \$3,000.00 (Disposition Price)
Site: 6,534 SF
Zone: RM-2
Use: Two-family house
Financing: UEDC funds, grants, public funds, and lead funds
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 three-family house. 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 to Urban Equity Development Corporation (UEDC), a local nonprofit, which will rehabilitate the property for use as an owner-occupied, two-family house with a 10-year owner-occupancy requirement. The disposition price to UEDC is \$3,000 which is the approved price for nonprofits doing affordable housing. UEDC would then sell the property below market value to an owner-occupant who is income-qualified. The rental units will be affordable at 80% AMI. The reduction in one unit (from three-family to two-family) is permitted as-of-right in the zone. 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.¹
- The site could be used as a pocket park or community garden.²

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

² 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)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

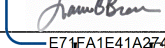
The proposal will achieve the following Comprehensive Plan Goals:

- 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.”**
- **“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."**
- **“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)

ADVICE:

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

ADOPTED: February 1, 2023
Leslie Radcliffe
Chair

ATTEST:  February 7, 2023 | 10:02 AM EST
DocuSigned by:
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 Laura E Brown
 Executive Director, City Plan Department