

New Haven Development Commission

February 8, 2023

CITY OF NEW HAVEN
JUSTIN ELICKER, MAYOR
BOARD OF ALDERS

TOGETHER
NEW HAVEN

Agenda

1. Approval of Minutes
2. Approval of 2023 Meeting Schedule
3. Land Bank
4. Economic Indicators
5. Economic Development Updates
6. Questions/Discussions



New Haven Land Bank

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NEW HAVEN

CONTEXT

What we want to be able to do:
What we have not been able to do:

Buy and hold for quality opportunities
Address important parcels when available



379 Ferry St
Vacant home



287 Division St
Vacant home



352 Whalley Ave
Corner Store



215 Whalley Av
Clinic

PLANNING TIMELINE

we are here

Planning Phase

- Civic Space Community Outreach
- Parcel / Opportunity Analysis
- BOA \$5M ARPA Allocation
- Small Group Meetings
- Discussions with Other Cities
- Organizing Documents
- Consultant Advisement (HR&A)

Implementation Phase

- Establish Entity
 - Request Tax Exempt Status
 - Initial Board Meetings
- Convene Board of Directors
- Develop Work Plan
- Hire Staff
 - Executive Director search OR
 - Management Agreement RFP
 - AND Administrative + Maintenance Contractors

Activation Phase

- BOA Action to Approve
 - Land Bank Authority Ordinance
 - Amendment to PAD Guidelines
- BOA Action to Create ARPA Fund Transfer Account
- Begin property acquisition

LAND BANK LESSONS LEARNED



Management of blighted properties (500 owned by Hartford), no acquisition, disposition focused on homeownership and local small contractor development, building a pipeline of local developers, providing gap financing.



**WATERBURY
LAND BANK**

Acquisition of small lots, side lot program, seven (7) member Board of Directors, accept donations of land, “traditional” land bank function of maintaining vacant lots.

CAPITALIZATION & FUNDING

The Land Bank will be established with a **three (3) year budget of \$5 million to include:**

- 1. Permanent staffing** for an executive director and two project managers, consultant staffing and operating expenses.
- 2. Acquisition and operating costs** including environmental, purchase and sales agreements as well as legal costs associated with clearing title, property maintenance and other general operating costs.
- 3. Inclusive growth program** including
 - Black- and Brown- small contractor development
 - Homeownership
 - Advisory roundtable of neighborhood development corporations

NEXT STEPS



Prior Work

- HR&A Advisement
- Hartford Land Bank Research
- Meetings with Havenly, Construction Union, EDC, Greater New Haven Community Foundation

February

- Ongoing Small Group Meetings
- BOA Leadership
- PAD

March

- Communication to BOA
Include protocol w/City real estate owned conveyance (agreement or part of order)
- Executive Director Search Process/Organizing Activities
- Development Commission (Workshop)
- LCI Board (Workshop)

April

- City Plan Commission
- BOA Subcommittee Hearing

May

- BOA First and Second Reading

July

- Land Bank launches

Economic Indicators

Economic Development
Administration

TOGETHER
NEW HAVEN

American Rescue Plan



**Youth
Engagement
& Early
Childhood**



**I'm Home
Initiative**



**Wealth
Creation
& Economy**



**Career
Pathways**

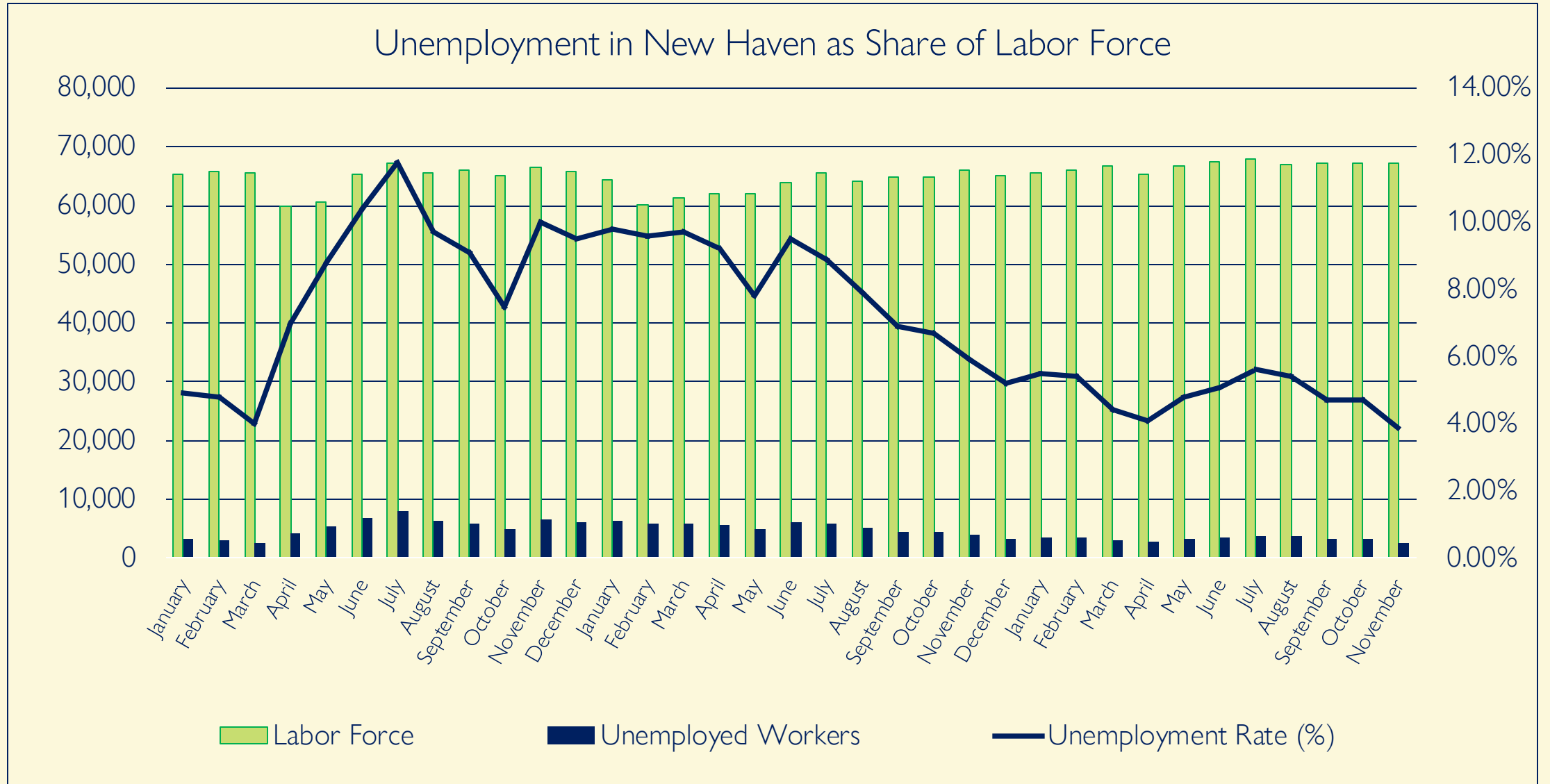


**Climate
Emergency**



COVID 19 and Employment

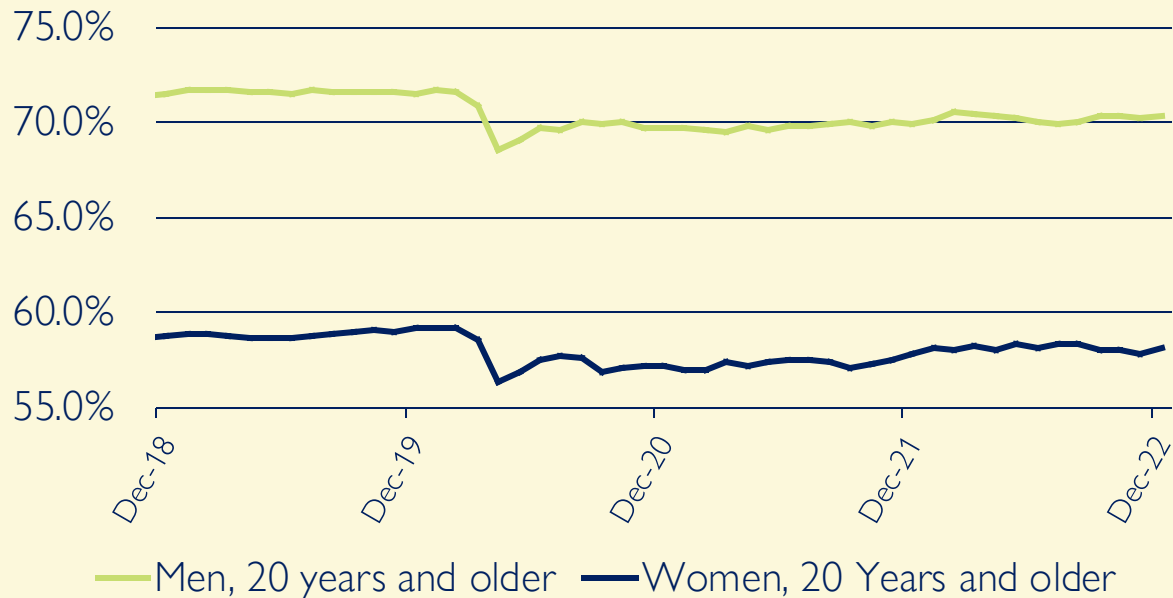
Monthly Reported Unemployment %



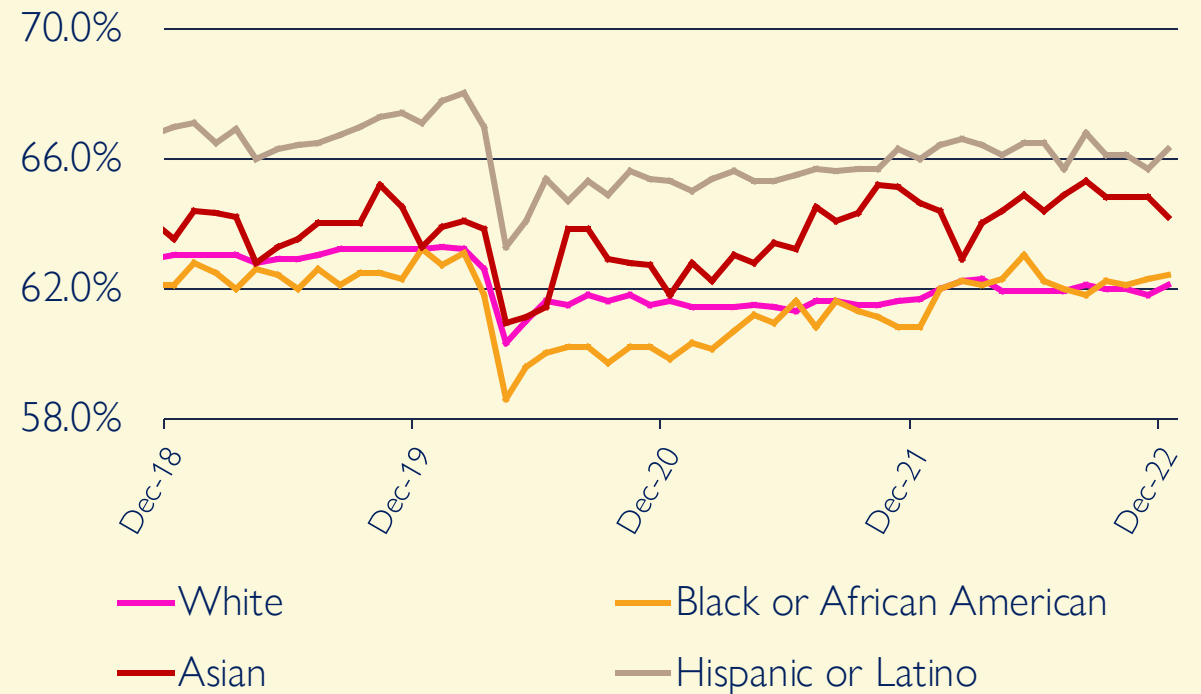
Labor Force Participation

- The labor force participation rate increased in the second half of 2022 by 0.2%. The rate increased among Black or African Americans (0.4%), Latino or Hispanic Americans (0.6%) and White Americans (0.2%). The rate decreased among Asian Americans (-.7%).
- The labor force participation rate decreased (-0.2%) among women and increased (0.5%) among men.

Labor Force Participation Rate by Gender



Labor Force Participation Rate by Race

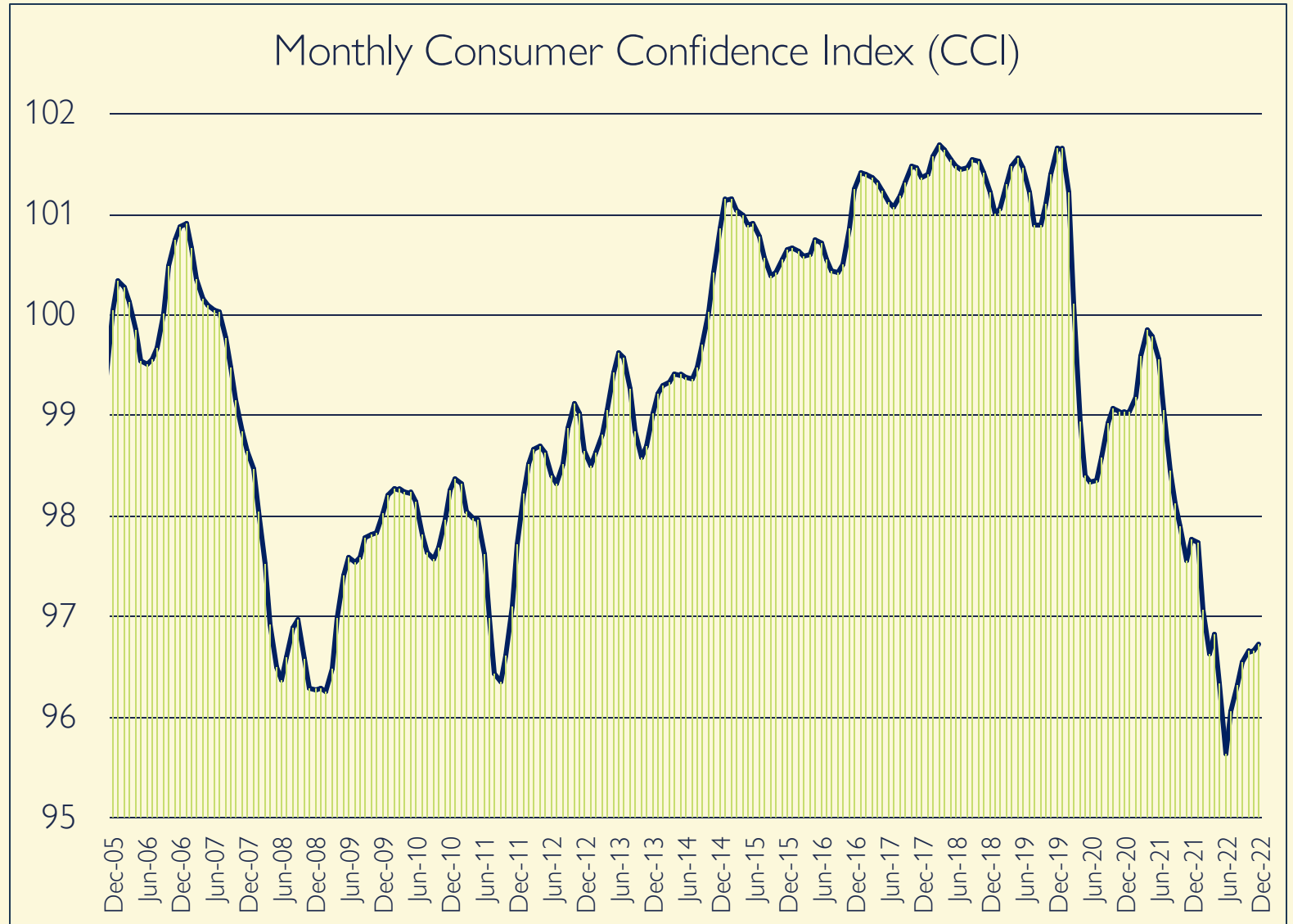




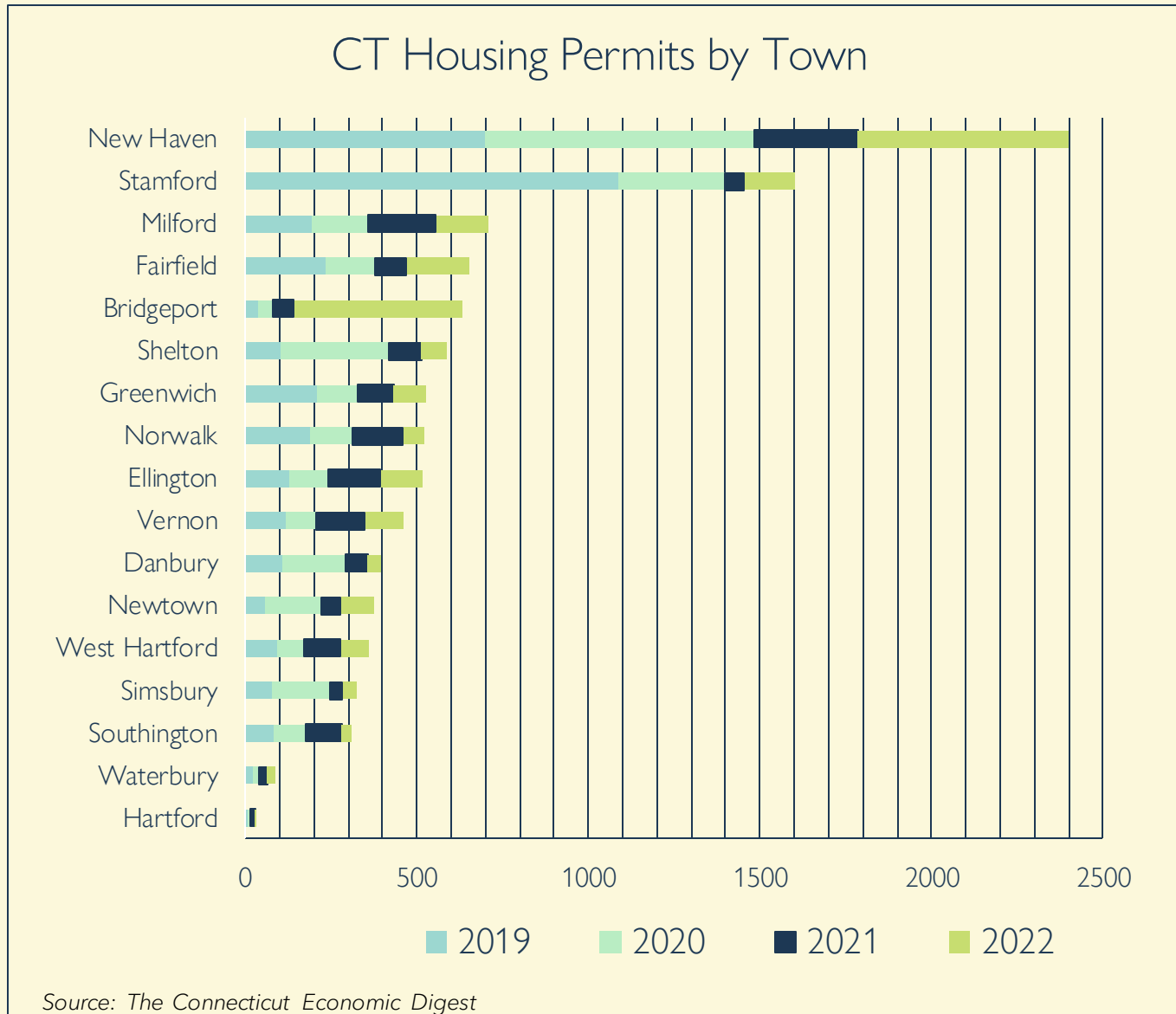
Tracking Recovery

Consumer Confidence Index

An indicator above 100 signals a boost in the consumers' confidence towards the future economic situation because of which they are less prone to save, and more inclined to spend money on major purchases in the next 12 months. Values below 100 indicate a pessimistic attitude towards future developments in the economy possibly resulting in a tendency to save more and consume less.



Housing Permit Activity



- New Haven leads the state for the third straight year with 614 housing permits so far in 2022.
- New Haven has had 2,398 housing permits issued since 2019, the most in the state. Stamford (1603) and Milford (707) and Fairfield (654) are the cities with the next highest counts during that period.

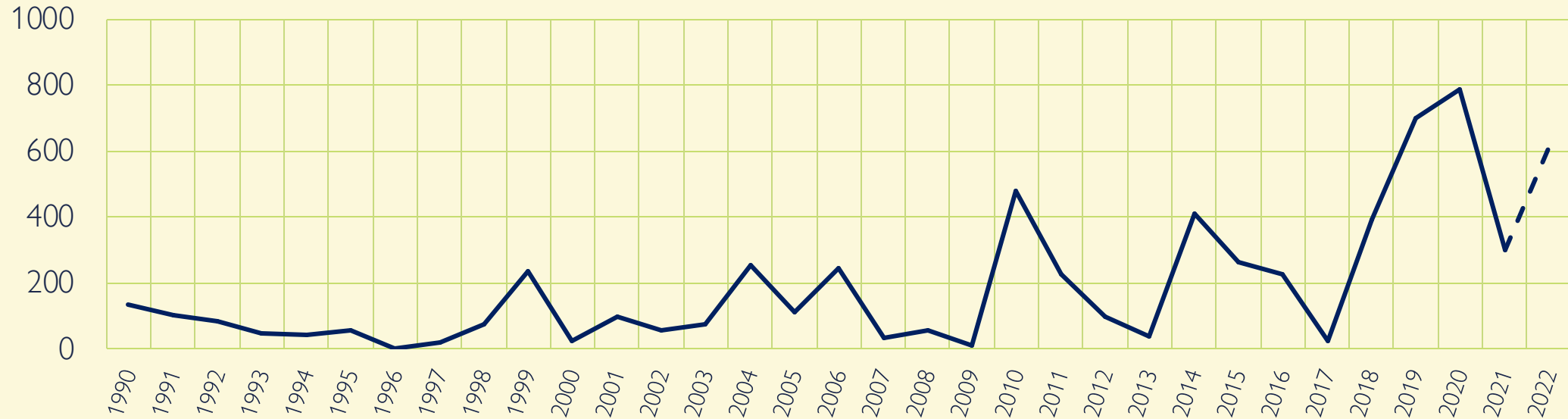
Housing Permit Activity

In the past four years (2019-2022) New Haven has granted 2,398 Housing permits. In the seven years prior to 2018 (2011-2018) New Haven granted 1,290 total housing permits.

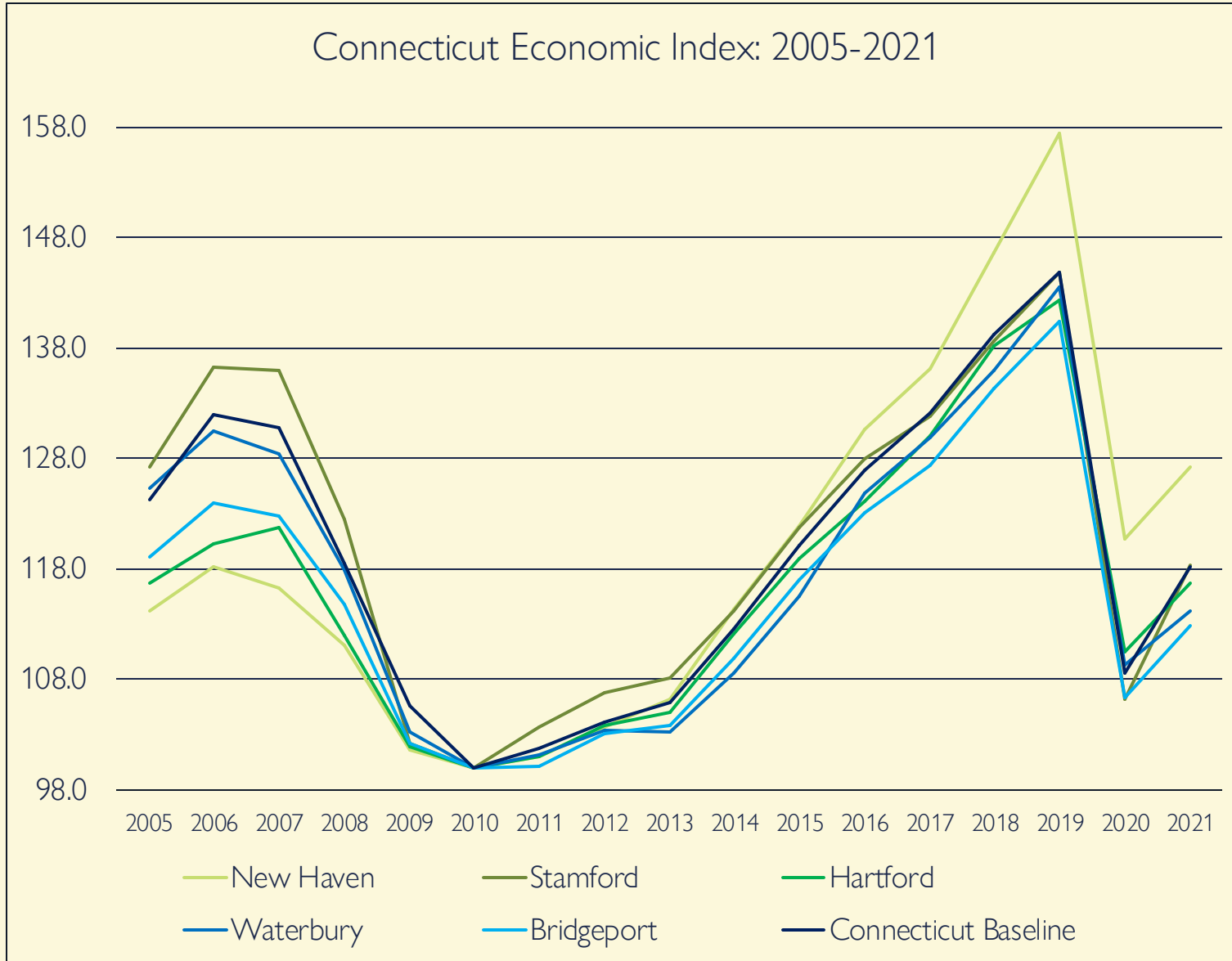
Five of the top seven years for housing permit activity since 1990 have occurred in the past five years.

Annual Housing Permits	
2020	786
2019	699
2022 ytd	614
2010	478
2014	412
2018	393
2021	299
2015	262

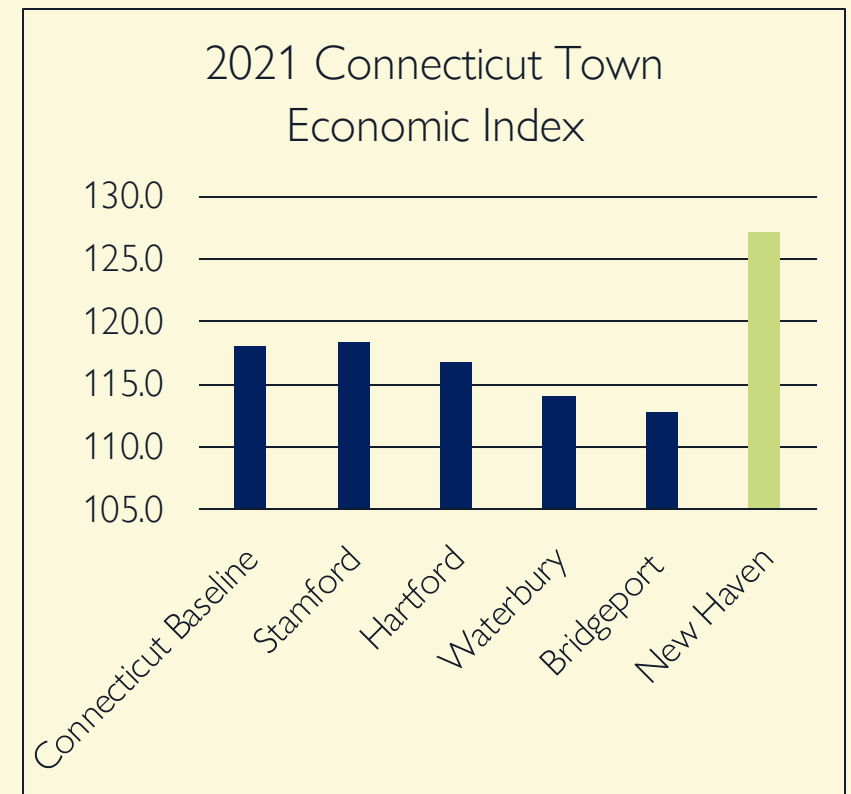
Annual Housing Permit Data
New Haven 1990-2022



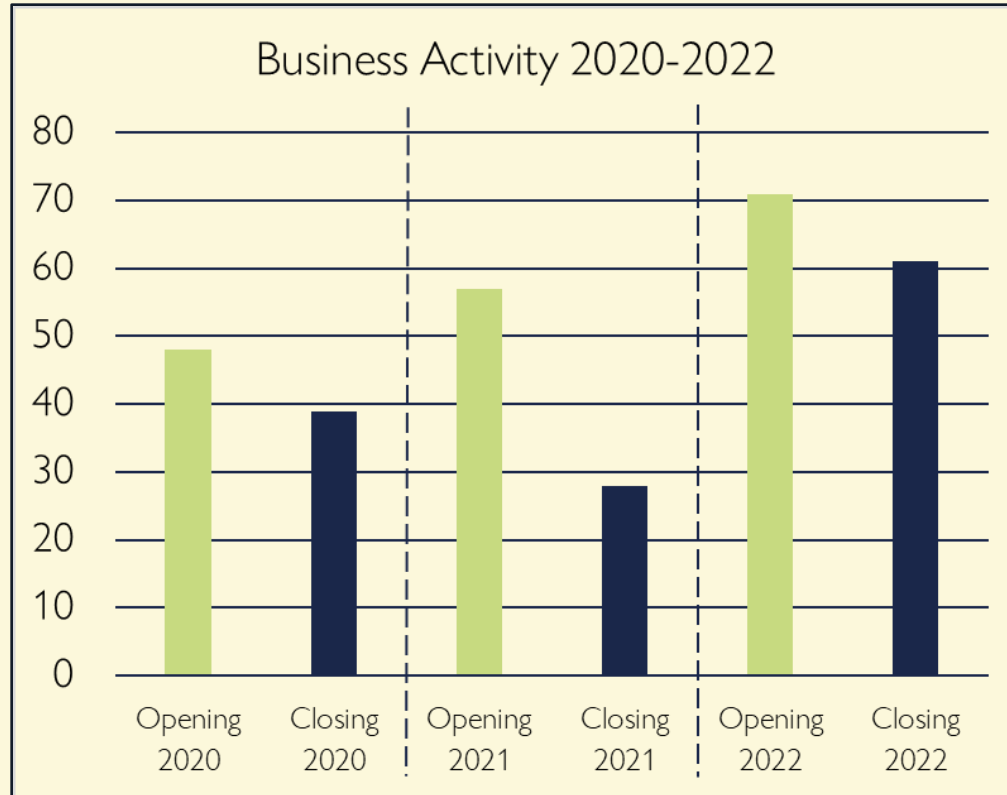
Connecticut Economic Index



The Connecticut Town Economic Indexes (CTEI) reflect changes in four categories: business establishments, employment, real wages and unemployment rate. The baseline is the state of the economy in 2010.



Business Openings and Closings



	2020	2021	2022
Opening	48	57	71
Closing	39	28	61

**This is a working list based on media reports, visual inspections and other information sources for first-floor commercial businesses.*

Economic Updates

Economic Development
Administration

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NEW HAVEN

American Rescue Plan



**Youth
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**Wealth
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**Career
Pathways**



**Climate
Emergency**

American Rescue Plan

Career Pathways Strategic Plan RFP

- **RFP:** Closed
- **Goal:** Identify a qualified project partner to develop and/or manage implementation of City's career pathway program and potential academy.

Will be evaluating proposals soon!



American Rescue Plan

Career Exploration and Readiness Projects RFP, Round 1

- **RFP:** Closed
- **Goal:** Funding will allow community-based organizations to create or expand career-readiness programming.

Awards letters were sent!



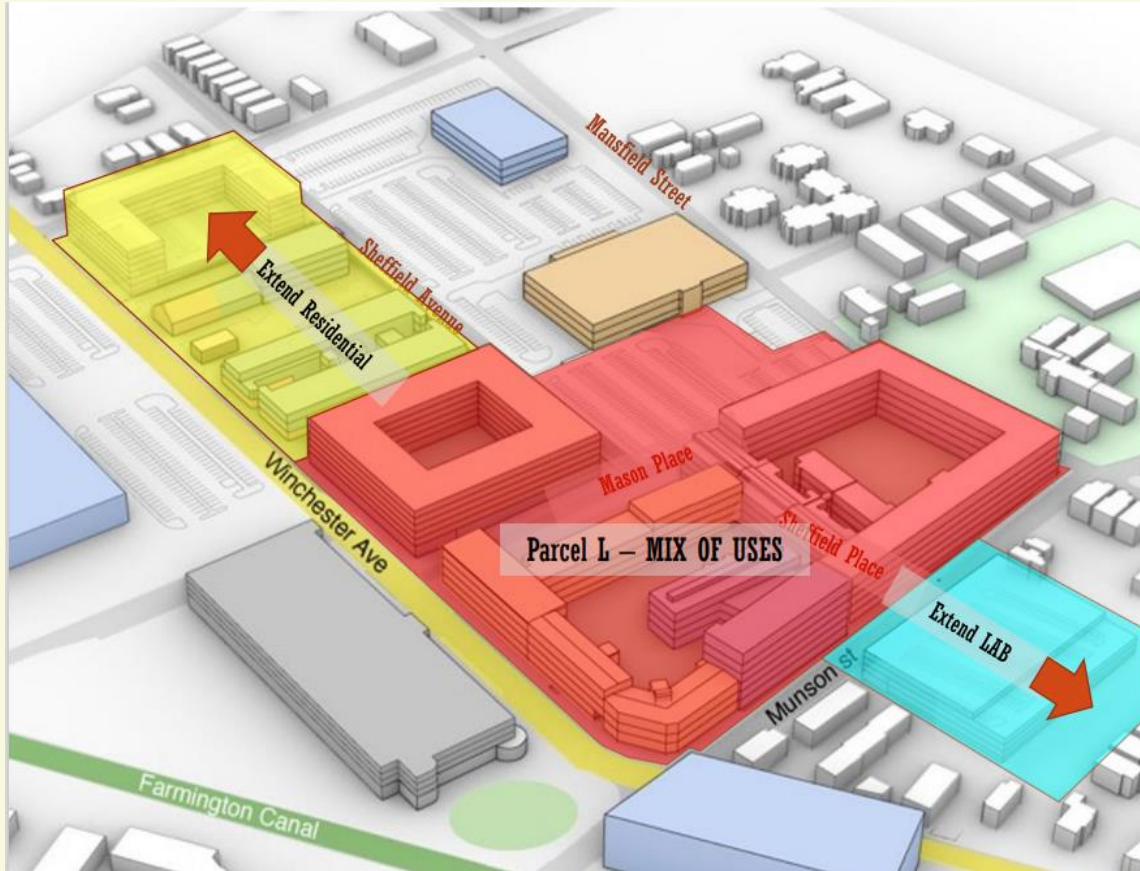
Neighborhood Commercial Clean-up

- RFP: Closed
- Goal: Improve quality of life and environmental health, attract new and retain existing businesses, and increase pedestrian traffic.

Contract is being drafted!



"Winchester Center" update



AMEND PDD#49 TO ALLOW MIX OF USES

- **TODAY | MXD Zoning**
 - Parcel L ONLY.
- **NEXT | Expand MXD**
 - Extend North to allow Residential Use.
 - Extend South to allow Lab.
- **CITY | Approvals**
 - Board of Alders

City Plan voted in support of a request to amend the Planned Development District (PDD) #49. It requests to:

- Add 88, 110 and 116 Munson St. to the PDD under the title of "Parcel M" and allow potential lab use.
- Allow for the demolition of the (now contaminated) former Winchester Factory buildings at Munson and Mansfield. & approve a parking structure topped with a mixed-use building
- Grant residential and retail uses while reducing the required number of parking and loading spaces at "Parcel B," a PDD lot located at the corner of Division Street and Winchester Avenue.

Square 10: 275 S Orange St.



Newly divided Parcels 1A, 1C and 1B.



The former Coliseum site, where Phase 1A is now under construction.

While construction began on 200 new apartments (Phase 1A), City Plan approved another 120 new apartments, a new 657-space parking-garage, and 11-story lab/office building.

Economic Development Updates

National Pizza Day Press Event

THURSDAY, FEBRUARY 9TH, 1-2PM



Valentine's Day Press Event

FRIDAY, FEBRUARY 10TH, 10:30-11:30AM



Thank You / Discussion

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