

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 47 FOXON STREET.
MBLU: 118 1034 02000

Disposition of a vacant lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single-family owner-occupied structure.

Submitted by: Evan Trachten, LCI

REPORT: 1631-03

ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	Habitat for Humanity of Greater New Haven, Inc
Price:	\$1,000.00
Site:	5,663 SF
Zone:	RM-1
Use:	Vacant lot
Financing:	
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 lot. 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 of New Haven proposes to dispose of this vacant lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single-family owner-occupied structure. This parcel was utilized for road realignment a few years ago and a small portion remains after the project. The City will retain a portion of the land which is on the right-hand side containing a sidewalk. According to Alder Antunes, this parcel was used by the community as a park, but the land is underutilized. This parcel contains three front-yards according to the Zoning code and will likely need some zoning relief for front yard parking, and potentially other relief as well. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and/or the Board of Alders of the City of New Haven.**

Planning Commission considerations include 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
- 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)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

RECOMMENDATIONS

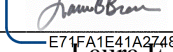
The Commission makes the following recommendations for the proposed disposition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.

ADVICE:

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

ADOPTED: May 17, 2023
Leslie Radcliffe
Chair

ATTEST:  May 19, 2023 | 9:44 AM EDT
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Laura E Brown
Executive Director, City Plan Department

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](http://www.wordiq.com/definition/Pocket_park) schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)