

**NOTICE OF ALDERMANIC MEETING
OF
THE CITY OF NEW HAVEN
GREETINGS**

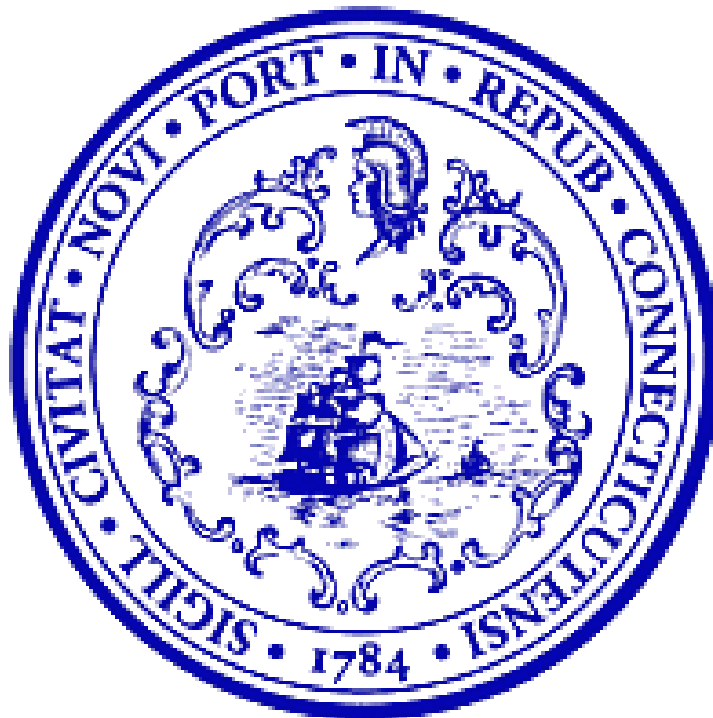
You are hereby required to meet in the Aldermanic Chambers of the City of New Haven on the date and time below.

MONDAY 16th DAY SEPTEMBER 2024

At 7:00 PM

Given under my hand this 13th Day of September 2024


(Hon Justin Elicker)



The Seal of The City of New Haven

BOARD OF ALDERS
REGULAR MEETING
AGENDA
September 16, 2024

Attendance:

Divine Guidance:

Approval of the Journal of September 3, 2024, Board of Alders Meeting.

UNANIMOUS CONSENT

1. From Tax Collector, order de tax refunds (September 16, 2024).
2. Order concerning real property taxes of Dale Cabiness Jr., on motor vehicle tax accounts 57598, 57610, 57102, and 57101.
3. Order concerning real property taxes of Daneque Carr, on motor vehicle tax accounts 58045 and 81901.
4. Order concerning real property taxes of George Cunningham on motor vehicle tax accounts 952210, 928248, 61910, and 62194.
5. Order concerning real property taxes of Hashiem Roberson on motor vehicle tax accounts 94302, 92533, 94912, and 94814.
6. Order concerning real property taxes of Keith Middleton on motor vehicle tax accounts 700211 and 700212.
7. Order concerning real property taxes of Joseph Wells on motor vehicle tax accounts 941996, 96603, 107544, 104649, 805223, and 836796.
8. From the Registrar of Voters submitting an Order of the Board of Alders of the City of New Haven authorizing the Mayor to enter into an agreement with the State of Connecticut to lease voting equipment for the 2024 presidential election.

COMMUNICATIONS

9. From the Executive Director of City Plan submitting a Resolution authorizing the City to apply for and accept a grant from the U.S. Department of Transportation, Reconnecting Communities Pilot Program, in an amount not to exceed \$2 million to support the I-91 Neighborhood Reconnection Initiative.
10. From the Executive Director of City Plan submitting a Resolution authorizing the City to apply for and accept Pathways to Removing Obstacles To Housing (Pro-Housing) grant from the U.S. Department of Housing and Urban Development (HUD) not to exceed \$7 million to support the development and preservation of affordable housing citywide.
11. From the Economic Development Administrator submitting a Resolution designating the City of New Haven as a rehabilitation area and renewing and amending criteria for the eligibility of real property for assessment deferral and administrative procedures.

BOARD OF ALDERS
REGULAR MEETING
AGENDA
September 16, 2024

12. From the Director of the Office of Sustainability submitting an Order of the New Haven Board of Alders authorizing the Mayor to apply for and accept additional funding for the climate pollution reduction related to a networked geothermal and to enter into associated agreements in order to accept the funding and carry out the associated program activities.
13. From the Executive Director of the Christian Community Action agency, submitting a request to rename the corner of Davenport Ave. and Asylum St. to "Rev. Bonita D. Grubbs Corner."
14. From the Executive Director of City Plan submitting the following report from the City Plan Commission meeting of July 31, 2024: **REPORT: 1654-02** ORDER OF THE BOARD OF ALDERS designating the corner of Argyle Street and Dixwell Avenue as "James Walker Way" in perpetuity, for his love, commitment, great contributions, and service to people in the Dixwell neighborhood. **Submitted by:** Troy Streater, Ward 21 Advice: *Approval* **REPORT: 1654-03** ORDER OF THE BOARD OF ALDERS designating the northwest corner of Congress Street and West Street as "Annie Louis Boyd Way" in perpetuity for her love, commitment, great contributions, and service to people in the Hill neighborhood. **Submitted by:** Evelyn Rodriguez, Ward 4 Advice: *Approval* **REPORT: 1654-04** ORDER OF THE BOARD OF ALDERS designating the corner of East Street and Humphrey Street "Raymond C. Wallace, Jr. Way" in perpetuity for his selfless acts of kindness and contributions to residents in the Fair Haven/Mill River neighborhood. **Submitted by:** Ellen Cupo, Ward 8 Advice: *Approval* **REPORT: 1654-05** ORDER OF THE BOARD OF ALDERS approving an amended and restated Development and Land Disposition Agreement between the City of New Haven and District NHV, LLC. **Submitted by:** Michael Piscitelli, Economic Development Administrator Advice: *Item tabled to 9/18 meeting* **REPORT: 1654-06** RESOLUTION OF THE BOARD OF ALDERS authorizing the city of New Haven to apply for and accept a grant from the Department of Economic and Community Development pursuant to the Urban Action Grant program in the amount of \$250,000 to promote the redevelopment and transformation of the Goffe Street Armory. **Submitted by:** Michael Piscitelli, Economic Development Administrator Advice: *Approval* **REPORT: 1654-07** ORDER OF THE BOARD OF ALDERS authorizing the City of New Haven to enter into a cooperation agreement with the Housing Authority of the City of New Haven and Glendower Group, inc. and Glendower Level Heights Limited Partnership with respect to the Heights at West Rock redevelopment of 34 Level Street (including a tax abatement pursuant to section §28-4 of the New Haven Code of Ordinances). **Submitted by:** Michael Piscitelli, Economic Development Administrator Advice: *Approval* **REPORT: 1654-08** ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN to enter into a multiyear agreement with New England Smart Energy Group, LLC in order to provide energy efficiency and home electrification services to New Haven residents. **Submitted by:** Steven Winter, Executive Director Office of Climate & Sustainability Advice: *Approval* **REPORT: 1654-09** ORDER OF THE BOARD OF ALDERS approving the execution of a five-year agreement between the City of New Haven and Lock Management, LLC for the operation and maintenance of the Alling Memorial Golf Course for January 1, 2025 – December 31, 2029. **Submitted by:** Rebecca Bombero, Deputy Chief Administrative Officer Advice: *Approval*.
15. From Matthew Beattie-Callahan submitting a petition to the Board of Alders for assistance concerning his motor vehicle tax accounts 54168 and 54188.

BOARD OF ALDERS
REGULAR MEETING
AGENDA
September 16, 2024

16. From Faina Kotler, of European Skin Care submitting a petition to the Board of Alders for assistance concerning their property taxes for account number 308125.

FIRST READINGS

17. City Services and Environmental Policy. Favorable.

- a. Order of the New Haven Board of Alders designating the corner of Grand Avenue and John Murphy Drive “Malik Jones Corner” in perpetuity, for his love and commitment to residents in the Fair Haven Neighborhood.
- b. Order of the New Haven Board of Alders to read and file the communication to hold “a public hearing to discuss preparations and plans for the November 5th election.”

18. Finance. Favorable.

- a. Order of the Board of Alders of the City of New Haven authorizing the execution of an agreement with Artis Energy Solutions for energy monitoring the Board of Education for the period of July 1, 2024, to June 30, 2025.
- b. Order of the Board of Alders of the City of New Haven authorizing the New Haven Board of Education to enter into an agreement with Connecticut Controls Corporation for HVAC control repairs and maintenance in the amount of three hundred sixty thousand dollars (\$360,000.00) for the period of July 1, 2024, to June 30, 2025
- c. Order of the Board of Alders of the City of New Haven authorizing the use of multi-year inter-departmental MOUs to formalize the obligation of American Rescue Plan funds to various city departments.
- d. Order of the Board of Alders of the City of New Haven approving amendment 1 to the lease, operating, and funding agreement with the State of Connecticut Department of Transportation for the management and operation of the New Haven Union Station and State Street Station campus.
- e. Ordinance Amendment to Appropriating Ordinance # 1 reclassifying the position of Deputy Director Recreation to Deputy Director Administration and Planning within the Department of Parks.
- f. Order of the Board of Alders of the City of New Haven approving the execution of a five-year agreement between the City of New Haven and Lock Management, LLC for the operation and maintenance of the Alling Memorial Golf Course for January 1, 2025, -December 31, 2029.
- g. Ordinance Amendment to Sec 19-16 of the New Haven Code of Ordinances to update the golf course fees and associated rules.

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19. Legislation. Favorable.

Ordinance amendment of the Board of Alders of the City of New Haven amending the process for appeal of Housing Code Citations.

20. Legislation. Leave to Withdraw.

Order of the New Haven Board of Alders granting leave to withdraw to the communication titled: "Ordinance Amendment of the New Haven Code of Ordinances approving the amendment to Title V – Housing Code Par. 102. – penalties of the City of New Haven Code of Ordinances."

21. Youth Services. Favorable.

- a. Resolution authorizing the acceptance from the state of Connecticut in the amount of one million (\$1,000,000) to support the employment of New Haven youth for fiscal year 2025.
- b. Order authorizing the Youth and Recreation Department to enter into a two-year multi-year agreement with Connecticut Violence Intervention and Prevention under the city of New Haven Youth and Recreation Family Fun Day management request for proposal.

SECOND READINGS

22. Community Development. Favorable.

- a. Order approving an amended and restated Development and Land Disposition Agreement between the City of New Haven and District NHV, LLC.
- b. Resolution authorizing the City of New Haven to apply for and accept a grant from the Department of Economic and Community Development pursuant to the Urban Action Grant program in the amount of \$250,000 to promote the redevelopment and transformation of the Goffe Street Armory.
- c. Resolution authorizing the Mayor to accept funding from the Housing Authority of New Haven to construct improvements in and around Trowbridge Square.

23. Legislation. Favorable.

Ordinance amendment of the New Haven Board of Alders to review and approve the New Haven Democracy Fund Board approved code of general ordinance revisions.

24. Joint Community Development/Tax Abatement. Favorable.

Order authorizing the City of New Haven to enter into a cooperation agreement with the Housing Authority of the City of New Haven, Glendower Group, Inc., and Glendower Level Heights Limited partnership with respect to the Heights at West Rock Redevelopment of 34 Level Street (including a tax abatement pursuant to section §28-4 of the Code of Ordinances).

FROM TAX COLLECTOR, ORDER DE TAX REFUNDS (Sep 16,2024)

ORDERED by the New Haven Board of Aldermen that the tax refund applications specified hereinafter by taxpayer's name, account number, and refund amount be and hereby are approved pursuant to the Connecticut General Statutes and the certification of the Tax Collector. The Tax Collector shall draw orders upon the City Treasurer for each payee specified and, pursuant to Section 2-37 of the City Ordinances, the Controller or his designee shall surrender each payment to the payee named thereon after obtaining satisfaction of any and all debts owed to the City of New Haven by the Payee.

NAME	ACCT#	REFUND AMOUNT
ACAR LEASING LTD	50322	\$478.46
ADT AUTOMOTIVE CORP	820988	\$91.90
AMERICAN MEDICAL RESPONSE OF CT	51738	\$9.45
AMERICAN MEDICAL RESPONSE OF CT	51740	\$9.45
AMERICAN MEDICAL RESPONSE OF CT	51741	\$10.59
AMERICAN MEDICAL RESPONSE OF CT	51819	\$5.73
AMERICAN MEDICAL RESPONSE OF CT	51820	\$6.27
AMERICAN MEDICAL RESPONSE OF CT	51821	\$13.60
CORDERO CARMEN I	61328	\$112.65
CORELOGIC	20512	\$3,108.46
FISCO DARLENE	68023	\$71.09
FISCO DARLENE	68024	\$16.23
HADDAD DAVID	72476	\$107.77
HYLTON RODNEY J	75275	\$717.04
HYUNDAI LEASE TITLING TRUST	75406	\$422.64
HYUNDAI LEASE TITLING TRUST	75430	\$569.68
HYUNDAI LEASE TITLING TRUST	75514	\$539.52
HYUNDAI LEASE TITLING TRUST	75597	\$606.22
HYUNDAI LEASE TITLING TRUST	75291	\$317.14
HYUNDAI LEASE TITLING TRUST	75310	\$503.78
HYUNDAI LEASE TITLING TRUST	75411	\$565.78
HYUNDAI LEASE TITLING TRUST	75447	\$74.41

HYUNDAI LEASE TITLING TRUST	75544	\$1,087.34
JIMENEZ-CASTILLO JOSE M	76715	\$126.11
JIMENEZ-CASTILLO JOSE M	76601	\$16.43
KRENZER MARTINA L	77796	\$91.70
LERNER MILDRED H	80019	\$174.03
MILIANO-GARCIA LUISA E	85086	\$233.76
MZJ LLC	15274	\$2,382.38
NISSAN INFINITI LT LLC	87883	\$150.14
PALUMBO ELISA	89707	\$170.42
PARKER KENNETH	89962	\$96.69
PYL LLC	19272	\$3,391.66
SARGEANT CHERYL	98465	\$15.14
TOUBOLETS DMITRY	77847	\$44.63
TOYOTA LEASE TRUST	103998	\$106.16
UNITED CHURCH OF WESTVILLE	104872	\$756.66
YAFTALI HAIDAR SHAH	108585	\$74.99
		\$17,276.10
09.16.2024		
PENDING BOA		

ACCT#	NAME	ADDRESS	TAX	APPROVED	REFUND AMOUNT
50322	ACAR LEASING LTD	PO BOX 1990 FORT WORTH, TX 76101	\$478.46		\$478.46
820988	ADT AUTOMOTIVE CORP	729 DIXWELL AVE NEW HAVEN, CT 06511	\$91.90		\$91.90
51738	AMERICAN MEDICAL RESPONSE OF CT	FLEET ADM OFF 59 MIDDLETOWN AVE NEW HAVEN, CT 06513	\$9.45		\$9.45
51740	AMERICAN MEDICAL RESPONSE OF CT	FLEET ADM OFF 59 MIDDLETOWN AVE NEW HAVEN, CT 06513	\$9.45		\$9.45
51741	AMERICAN MEDICAL RESPONSE OF CT	FLEET ADM OFF 59 MIDDLETOWN AVE NEW HAVEN, CT 06513	\$10.59		\$10.59
51819	AMERICAN MEDICAL RESPONSE OF CT	FLEET ADM OFF 59 MIDDLETOWN AVE NEW HAVEN, CT 06513	\$5.73		\$5.73
51820	AMERICAN MEDICAL RESPONSE OF CT	FLEET ADM OFF 59 MIDDLETOWN AVE NEW HAVEN, CT 06513	\$6.27		\$6.27
51821	AMERICAN MEDICAL RESPONSE OF CT	FLEET ADM OFF 59 MIDDLETOWN AVE NEW HAVEN, CT 06513	\$13.60		\$13.60
61328	CORBERO CARMEN I	135 DERBY AVENUE #234 NEW HAVEN, CT 065511	\$112.65		\$112.65
20512	CORELOGIC	3001 HACKBERRY ROAD IRVING, TX 75063	\$3,108.46		\$3,108.46
68023	FISCO DARLENE	58 SHEPARD AVENUE NEW HAVEN, CT 06512	\$71.09		\$71.09
68024	FISCO DARLENE	58 SHEPARD AVENUE NEW HAVEN, CT 06512	\$16.23		\$16.23
72476	HADDAD DAVID	18 TOWER LANE APT 765 NEW HAVEN, CT 06519	\$107.77		\$107.77
75275	HYLTON RODNEY J	7 FRANCES HUNTER DR NEW HAVEN, CT 06511	\$717.04		\$717.04
75406	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE #1900 IRVINE, CA 92612	\$422.64		\$422.64
75430	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE #1900 IRVINE, CA 92612	\$569.68		\$569.68
75514	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE #1900 IRVINE, CA 92612	\$539.52		\$539.52
75597	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE #1900 IRVINE, CA 92612	\$606.22		\$606.22
75291	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE #1900 IRVINE, CA 92612	\$317.14		\$317.14
75310	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE #1900 IRVINE, CA 92612	\$503.78		\$503.78
75411	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE #1900 IRVINE, CA 92612	\$565.78		\$565.78
75447	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE #1900 IRVINE, CA 92612	\$74.41		\$74.41
75544	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR STE #1900 IRVINE, CA 92612	\$1,087.34		\$1,087.34
76715	JIMENEZ-CASTILLO JOSE M	32 CARL AVE FRANKLIN SQUARE, NY 11010	\$126.11		\$126.11
76601	JIMENEZ-CASTILLO JOSE M	32 CARL AVE FRANKLIN SQUARE, NY 11010	\$16.43		\$16.43
77796	KRENZER MARTINA L	1654 3RD AVE APT 11 NEW YORK, NY 10128	\$91.70		\$91.70
80019	LEARNER MILDRED H	PO BOX 26374 WEST HAVEN, CT 06516	\$174.03		\$174.03
85086	MILIANO-GARCIA LUISA E	1363 QUINNPIAC AVE NEW HAVEN, CT 06513-1757	\$233.76		\$233.76
15274	MZI LLC	38 LEDGE ROAD OLD SAYBROOK, CT 06475	\$2,382.38		\$2,382.38
87883	NISSAN INFINITI LT LLC	PO BOX 650214 DALLAS, TX 75265-9523	\$150.14		\$150.14
89707	PALUMBO ELISA	63 BURR ST NEW HAVEN, CT 06512-3908	\$170.42		\$170.42
89962	PARKER KENNETH	7 ST. MARY'S ST #203 BIDDEFORD, ME 04005	\$96.69		\$96.69
19272	PVL LLC	38 LEDGE ROAD OLD SAYBROOK, CT 06475	\$3,391.66		\$3,391.66
98465	SARGEANT CHERYL	1533 CHAPEL ST NEW HAVEN, CT 06511	\$15.14		\$15.14
77847	TOUBOLETS DMITRY	4101 ALBEMARIE ST NE #620 WASHINGTON, DE 20016	\$44.63		\$44.63
103998	TOYOTA LEASE TRUST	525 FELLOWSHIP ROAD STE 330 MT. LAUREL, NJ 08054-3415	\$106.16		\$106.16
104872	UNITED CHURCH OF WESTVILLE	34 HARRISON STREET NEW HAVEN, CT 06515-2814	\$756.66		\$756.66
108585	YAFALI HAIDAR SHAH	78 STANLEY STREET NEW HAVEN, CT 06511	\$74.99		\$74.99
	09.16.2024		\$17,276.10		\$17,276.10
	PENDING BOA				\$17,276.10

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF DALE CABINESS JR., ON MOTOR VEHICLE TAX ACCOUNTS 57598, 57610, 57102, AND 57101

..Body

WHEREAS: Dale Cabiness Jr., has old motor vehicle tax accounts; and

WHEREAS: Dale Cabiness Jr., wants to pay these tax bills; and

WHEREAS: Dale Cabiness Jr., is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers 57598, 57610, 57102, and 57101 be forgiven; and

BE IT FURTHER ORDERED that Dale Cabiness Jr., will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts 57598, 57610, 57102, and 57101.

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF HASHIEM ROBERSON ON
MOTOR VEHICLE TAX ACCOUNTS 94302, 92533, 94912, AND 94814

..Body

WHEREAS: Hashiem Roberson has old motor vehicle tax accounts; and

WHEREAS: Hashiem Roberson wants to pay these tax bills; and

WHEREAS: Hashiem Roberson is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers 94302, 92533, 94912, and 94814 be forgiven; and

BE IT FURTHER ORDERED that Hashiem Roberson will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts 94302, 92533, 94912, and 94814.

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF JOSEPH WELLS ON MOTOR VEHICLE TAX ACCOUNTS 941996, 96603, 107544, 104649, 805223, AND 836796

..Body

WHEREAS: Joseph Wells has old motor vehicle tax accounts; and

WHEREAS: Joseph Wells wants to pay these tax bills; and

WHEREAS: Joseph Wells is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers 941996, 96603, 107544, 104649, 805223, and 836796 be forgiven; and

BE IT FURTHER ORDERED that Joseph Wells will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts 941996, 96603, 107544, 104649, 805223, and 836796.

..Title

ORDER CONCERNING REAL PROPERTY TAXES OF KEITH MIDDLETON ON MOTOR VEHICLE TAX ACCOUNTS 700211 AND 700212

..Body

WHEREAS: Keith Middleton has old motor vehicle tax accounts; and

WHEREAS: Keith Middleton wants to pay these tax bills; and

WHEREAS: Keith Middleton is asking for assistance with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the interest for account numbers 700211 and 700212 be forgiven; and

BE IT FURTHER ORDERED that Keith Middleton will pay the outstanding taxes less the interest within ninety days of the passage of this Order or the interest shall be restored on motor vehicle tax accounts 700211 and 700212.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input type="checkbox"/>	Supporting Documentation (if applicable)
<input type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

<input checked="" type="checkbox"/>	Notice of Intent
<input checked="" type="checkbox"/>	Grant Summary
<input checked="" type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: 9/5/2024

Meeting Submitted For: _____

Regular or Suspension Agenda: Regular

Submitted By: Laura E. Brown

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE U.S. DEPARTMENT OF TRANSPORTATION, RECONNECTING COMMUNITIES PILOT PROGRAM, IN AN AMOUNT NOT TO EXCEED \$2 MILLION TO SUPPORT THE I-91 NEIGHBORHOOD RECONNECTION INITIATIVE

Comments: _____

Coordinator's Signature: MPL

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)
	E-mailed Cover letter & Order

IN ADDITION [IF A GRANT]:

X	Notice of Intent
X	Grant Summary
X	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: September 5, 2024

Meeting Submitted For: September 16, 2024

Regular or Suspension Agenda: Regular

Submitted By: Laura E. Brown, City Plan Executive Director

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE U.S. DEPARTMENT OF TRANSPORTATION, RECONNECTING COMMUNITIES PILOT PROGRAM, IN AN AMOUNT NOT TO EXCEED \$2 MILLION TO SUPPORT THE I-91 NEIGHBORHOOD RECONNECTION INITIATIVE

Comments: Legistar File ID: LM-2024-0563

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input type="checkbox"/>	Supporting Documentation (if applicable)
<input type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

<input checked="" type="checkbox"/>	Notice of Intent
<input checked="" type="checkbox"/>	Grant Summary
<input checked="" type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: 9/5/2024

Meeting Submitted For: _____

Regular or Suspension Agenda: Regular

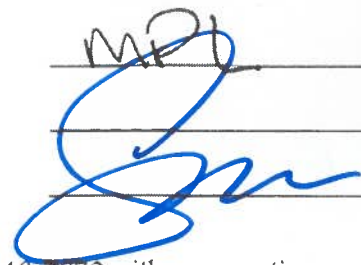
Submitted By: Laura E. Brown

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE U.S. DEPARTMENT OF TRANSPORTATION, RECONNECTING COMMUNITIES PILOT PROGRAM, IN AN AMOUNT NOT TO EXCEED \$2 MILLION TO SUPPORT THE I-91 NEIGHBORHOOD RECONNECTION INITIATIVE

Comments: _____

Coordinator's Signature: _____
Controller's Signature (if grant): _____
Mayor's Office Signature: _____



Call (203) 946-7670 with any questions.
bmONTALVO@newhavenct.gov



NEW HAVEN
CITY PLAN DEPARTMENT

165 Church Street, New Haven, CT 06510
Tel (203) 946-6378 Fax (203) 946-7815

September 5, 2024

Honorable Tyisha Walker-Myers, President
Board of Alders of the City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached resolution authorizing the application for and execution of a grant agreement between the City of New Haven and the U.S. Department of Transportation (USDOT) under the Reconnecting Communities Pilot Program (RCP). This \$2 million grant request, supplemented by \$400,000 in local and federal funds, is aimed at addressing the longstanding barriers created by transportation infrastructure, particularly Interstate 91, which has physically divided neighborhoods and restricted access to essential resources, opportunities, and services.

The proposed I-91 Neighborhood Reconnection Initiative aims to restore community connectivity by exploring strategies to reclaim land, reroute traffic, and create public spaces. Specifically, the initiative will focus on reconnecting neighborhoods from I-91 Exits 3-6 and transforming underutilized areas beneath highways into vibrant public spaces that enhance pedestrian and bicycle access. Additionally, we will explore potential housing development opportunities in the Mill River and River Street areas to promote economic growth and increase residential density.

This effort aligns with the goals of the RCP Program, which seeks to redress the harms caused by transportation infrastructure, particularly in disadvantaged communities. By breaking down the barriers imposed by I-91, this initiative will provide improved access to jobs, healthcare, education, recreation, and other vital services, fostering social and economic equity for the residents of New Haven.

I urge your favorable review and action on this matter.

Very truly yours,

Laura E. Brown
Executive Director, City Plan Department

.. title

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE U.S. DEPARTMENT OF TRANSPORTATION, RECONNECTING COMMUNITIES PILOT PROGRAM, IN AN AMOUNT NOT TO EXCEED \$2 MILLION TO SUPPORT THE I-91 NEIGHBORHOOD RECONNECTION INITIATIVE

.. body

WHEREAS, the U.S. Department of Transportation (USDOT) has established the Reconnecting Communities Pilot Program (“RCP”) Grant Opportunity, which is dedicated to reconnecting communities that were historically cut off from economic opportunities due to the erection of transportation infrastructure; and

WHEREAS, funding from the Reconnecting Communities Pilot Program (the “RCP Program”) supports planning grants to restore community connectivity through the removal, retrofit, mitigation, or replacement of eligible transportation infrastructure facilities; and

WHEREAS, the RCP Program seeks to redress the legacy of harm caused by transportation infrastructure, including barriers to opportunity, displacement, damage to the environment and public health, limited access, and other hardships; and

WHEREAS, in pursuit of this goal, the RCP Program will support and engage economically disadvantaged communities to increase affordable, accessible, and multimodal access to daily destinations like jobs, healthcare, grocery stores, schools, places of worship, recreation, and park space; and

WHEREAS, the construction of Interstate 91 (I-91) in New Haven created a substantial barrier, partitioning the City into distinct eastern and western quadrants, disrupting the social and economic fabric of our neighborhoods; and

WHEREAS, the City of New Haven (the “City”) proposes to seek RCP Program Community Planning funding, along with \$400,000 from a mix of local and federal sources to explore ways to break down barriers and bolster connectivity across the affected areas, from Long Wharf to Fair Haven, by undertaking the following tasks: **1)** developing a buildable strategy for reconnecting the neighborhoods off of I-91 Exits 3-6, along with adjoining amenities, through the reclamation of land and rerouting traffic to efficiently move traffic while reducing the physical divide caused by the highway; **2)** transforming underutilized spaces beneath highways and underpasses into vibrant public realms that enhance bicycle and pedestrian access, fostering a sense of place and ownership for residents; and **3)** exploring potential housing development opportunities on the east side of I-91, specifically in the Mill River and River Street areas, to stimulate economic growth and increase residential density; and

WHEREAS, pursuant to Section 8-169f of the Connecticut General Statutes, the USDOT is authorized to provide financial assistance for economic development projects under Section

107 of the Housing and Community Development Act of 1974, provided that certain conditions are met, including approval by the municipality's legislative body; and

WHEREAS, it is desirable and in the public interest that the City submit an application to the USDOT for an amount not to exceed Two Million Dollars (\$2,000,000.00) to undertake the I-91 Neighborhood Reconnection Initiative in accordance with the goals of the RCP Program.

NOW, THEREFORE, BE IT RESOLVED by the City's Board of Alders that:

- 1). It is cognizant of the conditions and prerequisites for financial assistance imposed by the USDOT.
- 2). That the filing of an application by the City for financial assistance with USDOT for the benefit of the RCP Program by the City in an amount not to exceed Two Million Dollars (\$2,000,000.00) is hereby approved and that Justin Elicker, as Mayor of the City, is hereby authorized and directed to execute and file said application with the USDOT, to provide such additional information as may be required, to execute such other documents as may be required in connection with the application process, to execute an Assistance Agreement with USDOT for financial assistance (if such an agreement is offered), in the amount of \$2,000,000 or for such lesser amount (if any) as may be offered by USDOT (which Assistance Agreement may include an indemnification of USDOT and/or the Federal Government and/or other relevant federal agency), to execute any amendments, rescissions, and revisions thereto, and to act as the authorized representative of the City in connection with all other matters pertaining to said application, and that the Grant Agreement and/or any ancillary document may contain an indemnity of two and/or any other appointee subdivision of the federal government.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): ALL

WARD #

DATE:
9/6/2024

FROM: Department/Office City Plan Department
Person Laura Brown Telephone 946-6380

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

Title of the Legislation

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE U.S. DEPARTMENT OF TRANSPORTATION, RECONNECTING COMMUNITIES PILOT PROGRAM, IN AN AMOUNT NOT TO EXCEED \$2 MILLION TO SUPPORT THE I-91 NEIGHBORHOOD RECONNECTION INITIATIVE

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE: September 6, 2024
FROM (Dept.): City Plan Department
CONTACT: Laura Brown **PHONE** 203-946-6380

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A GRANT FROM THE U.S. DEPARTMENT OF TRANSPORTATION, RECONNECTING COMMUNITIES PILOT PROGRAM, IN AN AMOUNT NOT TO EXCEED \$2 MILLION TO SUPPORT THE I-91 NEIGHBORHOOD RECONNECTION INITIATIVE

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel				
1. Initial start up	\$0	\$0	\$400,000	Mill River Bond Funds
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	
B. Non-personnel				
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$2,000,000	Reconnecting Communities Grant
3. Annual	\$0	\$0	\$0	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

1. One-time

2. Annual

Other Comments:

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

October 1, 2024 – September 1, 2030

PROGRAM NAME:

(X) NEW () CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: \$2,000,000

FUNDING SOURCE: USDOT

PURPOSE OF PROGRAM: The purpose of the Reconnecting Communities Pilot (RCP) Program is to support projects that reconnect communities by removing, retrofitting, or mitigating highways or other transportation facilities that create barriers to community connectivity, including to mobility, access, or economic development.

BRIEF SUMMARY OF CITY’S PROPOSAL: The City of New Haven is seeking \$2m in funding through the USDOT Reconnecting Communities Pilot (RCP) Program to undertake a comprehensive community planning effort aimed at breaking down barriers created by I-91 and enhancing connectivity between key neighborhoods, including Long Wharf and Fair Haven. The project will focus on three main tasks: (1) **Reconnection & Safety:** developing a buildable strategy to reconnect neighborhoods along I-91 Exits 3-6 by reclaiming land and rerouting traffic to reduce the highway's physical divide; (2) **Integrative Design:** transforming underutilized spaces beneath highways into vibrant public areas that improve bicycle and pedestrian access and foster a sense of community; and (3) **Housing & Zoning:** exploring housing development opportunities in the Mill River area, located east of I-91, to support equitable growth and revitalization.

MATCH REQUIREMENT FROM GENERAL FUND (if any): \$0

ALLOWABLE INDIRECT COST: \$0

DEPARTMENT SUBMITTING APPLICATION: City Plan Department

CONTACT PERSON: Laura Brown

DATE: 9/5/2024

GRANT SUMMARY

Grant Title:	Reconnecting Communities Pilot Program
MUNIS #:	Unknown until grant is received
City Department:	City Plan Department
City Contact Person & Phone:	Laura Brown 203-946-6380
Funding Level:	\$2,000,000
Funding Period:	Three years from receipt of the grant
Funding Source:	USDOT
Funding Source Contact Person & Phone	Unknown until grant is received
Purpose of Program:	The I-91 Neighborhood Reconnection Initiative aims to address the long-standing barriers created by Interstate 91, which has physically divided neighborhoods in New Haven. Through the USDOT Reconnecting Communities Pilot Program, this initiative seeks \$2 million in funding, supplemented by \$400,000 from local and federal sources, to develop strategies focused on equitable development, restoring community connections, enhancing climate resilience, and improving mobility.
Personnel (salary):	\$200,000 over 3 years
Personnel (Worker's Comp):	Unknown
Personnel (Med. Benefit):	\$200,000 over 3 years
Non-Personnel (total):	\$2,000,000
Non-Personnel (M & U):	NA
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	<u>Unknown</u>
Reporting requirements: Fiscal	Unknown until grant is received
Reporting requirements: Programmatic	Unknown until grant is received
Due date of first report:	Unknown until grant is received
Audit Requirements:	Single Audit

EXECUTIVE SUMMARY

The U.S. Department of Transportation's (USDOT) Reconnecting Communities Pilot Program offers a transformative opportunity for the City of New Haven to address the long-standing barriers created by Interstate 91. With up to \$607 million available, the City is seeking \$2 million in planning funds, supplemented by \$400,000 from local and federal sources, to support the I-91 Neighborhood Reconnection Initiative. This project focuses on equitable development, community restoration, climate resilience, and improved mobility to reconnect neighborhoods and enhance quality of life for residents.

This initiative is an essential component of the City's broader economic recovery strategy. Through the Together New Haven partnership, the City has developed a comprehensive framework that integrates planning, infrastructure, and small business development, promoting sustainable growth across neighborhoods. New Haven has been a key driver of statewide economic growth, particularly in life sciences, which is supported by a strong sense of place and an inclusive growth strategy that benefits all residents.

New Haven is one of the most diverse cities in Connecticut and the nation. According to the 2020 U.S. Census, the population is 36.6% Black or African American, 31.2% Hispanic or Latino, 29.5% White, and 5% Asian. The neighborhoods of East Rock, Cedar Hill/Mill River, Fair Haven, and Wooster Square reflect this diversity. East Rock is 8% Black, 10% Hispanic, 14% Asian, and 58% White. Cedar Hill/Mill River is 14.4% Black, 55.1% Hispanic, 2% Asian, and 24.3% White. Fair Haven is 21% Black, 64% Hispanic, 1% Asian, and 11% White. Wooster Square, home to many immigrant-owned businesses, is 13% Black, 20% Hispanic, and 6% Asian. Despite the City's diversity and recent economic growth, income inequality remains a significant challenge. With 26.5% of residents living below the poverty line and a per capita income of \$26,429, many neighborhoods continue to experience lower health outcomes and persistent poverty. The I-91 Neighborhood Reconnection Initiative seeks to bridge these gaps, aligning with USDOT's Equity Action Plan and the Justice40 Initiative, and using tools like the USDOT Equitable Transportation Community (ETC) Explorer to ensure that historically disadvantaged communities are prioritized.

The neighborhoods involved play a crucial role in providing residents, particularly those without personal vehicles, with access to essential services, employment opportunities, and an enhanced quality of life. This project aims to restore physical and social connections disrupted by past infrastructure, facilitating economic revitalization, reducing exclusionary zoning, and providing equitable access to transportation and public spaces. By reconnecting these historically linked but divided communities, the project will promote business formation, workforce development, and inclusive growth, creating vibrant spaces for all. Additionally, it prioritizes long-term community stability, anti-displacement measures, and climate resilience, ensuring that New Haven's future growth is sustainable and equitable for all its residents.

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input type="checkbox"/>	Supporting Documentation (if applicable)
<input type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

<input checked="" type="checkbox"/>	Notice of Intent
<input checked="" type="checkbox"/>	Grant Summary
<input checked="" type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: September 10, 2024

Meeting Submitted For: September 16, 2024

Regular or Suspension Agenda: Regular

Submitted By: Laura E. Brown

Title of Legislation:

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A PATHWAYS TO REMOVING OBSTACLES TO HOUSING (PRO HOUSING) GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) NOT TO EXCEED \$7 MILLION TO SUPPORT THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING CITYWIDE.

Comments: Legistar File ID: LM-2024-0564

Coordinator's Signature: MPL

Controller's Signature (if grant): [Signature]

Mayor's Office Signature: [Signature]

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED



NEW HAVEN
CITY PLAN DEPARTMENT

165 Church Street, New Haven, CT 06510
Tel (203) 946-6378 Fax (203) 946-7815

September 10, 2024

Honorable Tyisha Walker-Myers, President
Board of Alders of the City of New Haven
165 Church Street
New Haven, CT 06510

Dear President Walker-Myers:

I am pleased to submit for your consideration the attached resolution authorizing the application for and execution of a grant agreement between the City of New Haven and the U.S. Department of Housing and Urban Development (HUD) under the Pathways to Removing Obstacles to Housing (PRO Housing) program. This \$7 million grant request aims to address the critical barriers to affordable housing production within our community, aligning with HUD's efforts to promote equitable housing opportunities nationwide.

The proposed initiative will focus on community engagement and planning to address outdated zoning and land use policies, improve neighborhood infrastructure, and establish targeted investment funds and programs. These efforts will include 1) Neighborhood planning and policy development- community engagement and neighborhood planning to target updating land use policies, ensuring that zoning regulations support affordable housing development. 2) Support for priority residential and mixed-use projects that promote affordability and inclusivity through increased housing density while maintaining neighborhood scale and character, enhancing climate resilience and walkability. 3) Anti-displacement strategies that provide direct support - create housing support funds and programs to assist homeowners and developers in building and preserving affordable housing. Incentives will prioritize long-term community stability by protecting vulnerable residents from displacement and fostering inclusive, equitable development that benefits all. Together, these measures will not only increase the number of affordable units but also strengthen neighborhood connectivity and promote sustainable development that benefits both current and future residents. The initiative is designed to foster long-term stability by ensuring that development is implemented in a way that protects vulnerable populations from displacement.

These efforts are a key component of the City's broader commitment to addressing the housing affordability crisis and promoting economic growth in a way that uplifts all residents, particularly those in historically underserved communities. By breaking down barriers to housing, this proposal will support social and economic equity, improve neighborhood well-being, and create new opportunities for residents to thrive. I urge your favorable review and action on this matter.

Very truly yours,

Laura E. Brown
Executive Director

..TITLE

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A PATHWAYS TO REMOVING OBSTACLES TO HOUSING (PRO HOUSING) GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) NOT TO EXCEED \$7 MILLION TO SUPPORT THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING CITYWIDE.

..BODY

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) is making available \$100 million in grant funding under the Consolidated Appropriations Act, 2024 (Public Law 118-12242, approved March 9, 2024), for the identification and removal of barriers to affordable housing production and preservation through the Pathways to Removing Obstacles to Housing (PRO Housing) initiative; and

WHEREAS, communities across the nation, including the City of New Haven (the “City”), face significant challenges in providing affordable housing, due to shrinking land availability, outdated zoning and land use policies, deteriorating infrastructure, and redevelopment pressures that threaten the preservation of existing affordable housing; and

WHEREAS, the City recognizes that housing affordability is crucial for its residents' well-being and the overall economic health of the community, and that the production of new housing units, particularly affordable units, is a key strategy for addressing this need; and

WHEREAS, the City is committed to updating land use policies, improving housing strategies, and implementing anti-displacement measures to ensure that new housing development occurs in a manner that promotes long-term community stability and protects vulnerable residents, particularly in historically marginalized communities; and

WHEREAS, the City’s proposed scope of work for the PRO Housing Grant includes three key elements: neighborhood engagement and planning, policy development and zoning improvements, and direct investment into anti-displacement strategies, all organized around the theme of “development without displacement,” to balance the need for more housing units citywide with the protection of existing communities; and

WHEREAS, pursuant to Section 8-169f of the Connecticut General Statutes, HUD is authorized to provide financial assistance for economic development projects under Section 107 of the Housing and Community Development Act of 1974, provided that certain conditions are met, including approval by the municipality's legislative body; and

WHEREAS, it is desirable and in the public interest for the City to apply for and accept a PRO Housing Grant from HUD in an amount not to exceed \$7 million, in order to implement these strategies and remove barriers to the creation of affordable housing citywide.

NOW, THEREFORE, BE IT RESOLVED by the City’s Board of Alders that:

1. It is cognizant of the conditions and prerequisites for financial assistance imposed by Section 8-169f of the Connecticut General Statutes.
2. That the filing of an application by the City for financial assistance from HUD under the PRO Housing initiative in an amount not to exceed \$7 million is hereby approved and that Justin Elicker, as Mayor of the City, is hereby authorized and directed to execute and file said application with the HUD, to provide such additional information as may be required, to execute such other documents as may be required in connection with the application process, to execute an Assistance Agreement with 4m or for such lesser amount (if any) as may be offered by HUD (which Assistance Agreement may include an indemnification of HUD and/or the Federal Government and/or other relevant federal agency), to execute any amendments, rescissions, and revisions thereto, and to act as the authorized representative of the City in connection with all other matters pertaining to said application, and that the Grant Agreement and/or any ancillary document may contain an indemnity of two and/or any other appointee subdivision of the federal government.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): ALL

WARD # ALL

DATE: September 10, 2024

FROM: Department/Office City Plan Department
Person Laura Brown Telephone 203-946-6380

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

Title of the Legislation

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A PATHWAYS TO REMOVING OBSTACLES TO HOUSING (PRO HOUSING) GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) NOT TO EXCEED \$7 MILLION TO SUPPORT THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING CITYWIDE.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).

4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE: September 10, 2024
FROM (Dept.): City Plan Department
CONTACT: Laura Brown, Executive Director **PHONE** (203) 946-6380

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT A PATHWAYS TO REMOVING OBSTACLES TO HOUSING (PRO HOUSING) GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) NOT TO EXCEED \$7 MILLION TO SUPPORT THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING CITYWIDE.

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL FUND	SPECIAL FUNDS	BOND FUNDING	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	
B. Non-personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO
 YES

- 1. One-time
- 2. Annual

Other Comments:

NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERS REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

(HUD Fiscal Year) October 31, 2024 - November 1, 2030

PROGRAM NAME:

NEW **CONTINUATION**
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: \$4,000,000

FUNDING SOURCE: HUD

PURPOSE OF PROGRAM: The purpose of the HUD Pathways to Removing Obstacles grant is to address barriers to affordable housing. Funds support efforts to update zoning, improve infrastructure, and develop policies for creating and preserving affordable housing, aiming to enhance accessibility and promote sustainable community growth, affordable housing production and preservation.

BRIEF SUMMARY OF CITY'S PROPOSAL: The City of New Haven is seeking \$4 million in funding through HUD's PRO Housing initiative to address housing disparities and promote equitable economic growth. The project focuses on three main tasks: **(1) Land Use & Zoning:** conducting a community engagement and neighborhood planning study to update land use policies and ensure zoning regulations support affordable housing development; **(2) Neighborhood Scale Density:** establishing design guidelines for Neighborhood Scale Density Developments that increase housing density while preserving neighborhood character and enhancing walkability and climate resilience; and **(3) Housing Support:** creating funds and programs to assist homeowners and developers in building and preserving affordable housing, ensuring long-term community stability and protecting vulnerable residents from displacement.

MATCH REQUIREMENT FROM GENERAL FUND (if any): \$0

ALLOWABLE INDIRECT COST: \$0

DEPARTMENT SUBMITTING APPLICATION: City Plan Department

CONTACT PERSON: Laura Brown

DATE: 09/06/24

GRANT SUMMARY

Grant Title:	HUD Pathways to Removing Obstacles
MUNIS #:	Unknown until grant is received
City Department:	City Plan Department
City Contact Person & Phone:	Laura Brown 203-946-6380
Funding Level:	\$7,000,000
Funding Period:	Three years from receipt of the grant
Funding Source:	HUD
Funding Source Contact Person & Phone	Unknown until grant is received
Purpose of Program:	The City of New Haven is seeking \$7 million in funding through HUD's PRO Housing initiative to address housing disparities and promote equitable economic growth. The project focuses on three main tasks: (1) Land Use, Zoning, & Policy: conducting a community engagement and neighborhood planning study to update land use and legislative policies and ensure zoning regulations support affordable housing development; (2) Neighborhood Scale Density: establishing design guidelines for Neighborhood Scale Density Developments that increase housing density while preserving neighborhood character and enhancing walkability and climate resilience; and (3) Housing Support: creating funds and programs to assist homeowners and developers in building and preserving affordable housing, ensuring long-term community stability and protecting vulnerable residents from displacement.
Personnel (salary):	Unknown
Personnel (Worker's Comp):	Unknown
Personnel (Med. Benefit):	Unknown
Non-Personnel (total):	\$4,000,000
Non-Personnel (M & U):	NA
New or Renewal?	New
Limits on spending (e.g., Admin. Cap)?	<u>Unknown</u>
Reporting requirements: Fiscal	Unknown until grant is received
Reporting requirements:	Unknown until grant is received

Programmatic	
Due date of first report:	Unknown until grant is received
Audit Requirements:	Single Audit

EXECUTIVE SUMMARY

The U.S. Department of Housing and Urban Development's (HUD) Pathways to Removing Obstacles to Housing (PRO Housing) Grant offers a critical opportunity for the City of New Haven to address long-standing barriers to affordable housing development and preservation. With \$100 million available nationwide, the City is seeking \$7 million in funding to support initiatives that target outdated zoning, deteriorating infrastructure, and anti-displacement measures. These efforts are essential to ensuring the city's housing growth remains equitable, resilient, and inclusive.

The initiative is a key component of New Haven's broader strategy to tackle housing affordability while promoting economic development. As part of the "Together New Haven" framework, the City integrates housing policy, infrastructure upgrades, and community-based investments to support both current and future residents. By removing barriers to affordable housing, New Haven aims to address the critical housing shortage while promoting neighborhood connectivity and sustainability.

New Haven is one of Connecticut's most diverse cities, as reflected in the 2020 U.S. Census: the population is 36.6% Black or African American, 31.2% Hispanic or Latino, 29.5% White, and 5% Asian. However, despite this diversity, income inequality remains a pressing challenge. Approximately 26.5% of New Haven residents live below the poverty line, and many neighborhoods experience poor health outcomes and persistent economic hardship.

The City is committed to addressing housing disparities, particularly the affordability crisis, while promoting economic growth that uplifts all residents. This effort aligns with HUD's goals of removing barriers to housing production. The planning proposal centers on three key components: **1) Neighborhood planning and policy development-** community engagement and neighborhood planning to target updating land use policies, ensuring that zoning regulations support affordable housing development. **2) Support for priority residential and mixed-use projects** that promote affordability and inclusivity through increased housing density while maintaining neighborhood scale and character, enhancing climate resilience and walkability. **3) Anti-displacement strategies that provide direct support** - create housing support funds and programs to assist homeowners and developers in building and preserving affordable housing. Incentives will prioritize long-term community stability by protecting vulnerable residents from displacement and fostering inclusive, equitable development that benefits all.

This proposal aims to promote economic revitalization, workforce development, and climate resilience. It emphasizes New Haven's commitment to creating vibrant, thriving neighborhoods where all residents—regardless of socioeconomic background—can access affordable housing and essential services. The City looks forward to working with HUD to turn these objectives into reality for New Haven's diverse and dynamic population

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation (if applicable)
X	E-mailed Cover letter & Order

IN ADDITION [IF A GRANT]:

N/A	Notice of Intent
N/A	Grant Summary
N/A	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: September 10, 2024

Meeting Submitted For: September 16, 2024

Regular or Suspension Agenda: Regular

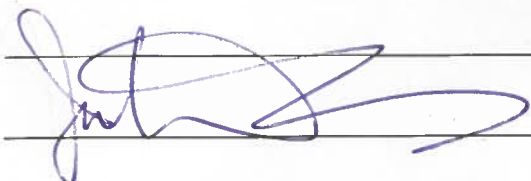
Submitted By: Michael Piscitelli, Economic Development Administrator

Title of Legislation:

RESOLUTION OF THE BOARD OF ALDERS DESIGNATING THE CITY OF NEW HAVEN AS A REHABILITATION AREA AND RENEWING AND AMENDING CRITERIA FOR THE ELIGIBILITY OF REAL PROPERTY FOR ASSESSMENT DEFERRAL AND ADMINISTRATIVE PROCEDURES

Comments: Legistar File ID: LM-2024-0565

Coordinator's Signature: MPL

Controller's Signature (if grant): 

Mayor's Office Signature: _____

Call (203) 927-0802 or email aguzhnay@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED



Justin Elicker
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Michael Piscitelli
Economic Development
Administrator

September 6, 2024

The Honorable Tyisha Walker-Myers, President
Board of Alders
City of New Haven
165 Church Street, 2nd floor
New Haven, CT 06510

RE: RESOLUTION OF THE BOARD OF ALDERS DESIGNATING THE CITY OF NEW HAVEN AS A REHABILITATION AREA AND RENEWING AND AMENDING CRITERIA FOR THE ELIGIBILITY OF REAL PROPERTY FOR ASSESSMENT DEFERRAL AND ADMINISTRATIVE PROCEDURES

Dear President Walker-Myers,

I am pleased to submit to you, for consideration by the Honorable Board of Alders, the attached request to renew and amend the City of New Haven’s (the “City”) Assessment Deferral program (the “Program”) by passing the above-captioned proposed Resolution. Since the City’s mandatory five-year sunset provision expires on December 31, 2024, the attached Resolution, if approved, will take effect on January 1, 2025 and extend the Program through December 31, 2029.

Approving the proposed Resolution would preserve a valuable development tool and business incentive to continue to improve the City’s housing and commercial building stock and support the growth of its Grand List. The Program is the primary business incentive that the City has available to attract new businesses and is of particular importance given that, by virtue of its being citywide, it extends into areas not covered by similar assessment deferral programs, including the State of Connecticut’s Enterprise Zone program, which are limited to certain parts of New Haven.

By way of additional information concerning the history, purpose, nature, and current operations of the Program, I also attach a copy of the latest Joint Report of the Office Economic Development and Livable City Initiative.

Thank you for your attention to, and consideration of, this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Michael Piscitelli, AICP
Economic Development Administrator

Attachments

cc: Mayor’s Office
file

..title

RESOLUTION OF THE BOARD OF ALDERS DESIGNATING THE CITY OF NEW HAVEN AS A REHABILITATION AREA AND RENEWING AND AMENDING CRITERIA FOR THE ELIGIBILITY OF REAL PROPERTY FOR ASSESSMENT DEFERRAL AND ADMINISTRATIVE PROCEDURES

..body

WHEREAS, the extensive rehabilitation or development of New Haven properties is critical to the needs of the City of New Haven as a means of improving New Haven's housing stock, increasing employment opportunities, and expanding New Haven's tax base; and

WHEREAS, the significant increases in property tax assessments brought about by extensive rehabilitation or development have been found to discourage this sorely needed investment in the City of New Haven; and

WHEREAS, on August 4, 1975, the Board of Aldermen passed a resolution in accordance with State statute to implement a limited assessment deferral program; and

WHEREAS, on October 5, 1981, the Board of Aldermen repealed and rescinded its resolution of August 4, 1975, and on December 7, 1981, passed a resolution designating the City of New Haven as a rehabilitation area, establishing criteria for the eligibility of real property within the designated rehabilitation area for fixing of assessments during the period of rehabilitation, and for deferral of increased assessments attributable to such rehabilitation (the "Resolution"); and

WHEREAS, the Resolution contained a termination date of January 1, 1985; and

WHEREAS, the Resolution was amended by the Board of Aldermen on December 3, 1984, to extend the termination date to January 1, 1989; and

WHEREAS, the Resolution was amended by the Board of Aldermen on December 19, 1988, to extend the termination date to January 1, 1992; and

WHEREAS, the Resolution expired on January 1, 1992; and

WHEREAS, the Board of Aldermen passed a new resolution similar to the Resolution on October 17, 1994; and

WHEREAS, that resolution expired on January 1, 2000; and

WHEREAS, the Board of Aldermen passed a new resolution similar to the Resolution on October 16, 2000; and

WHEREAS, that resolution expired on January 1, 2005; and

WHEREAS, in 2005, the Board of Aldermen passed a new resolution similar to the 2001 resolution which extended the termination date to January 1, 2010; and

WHEREAS, in 2010, the Board of Aldermen passed a new resolution similar to the 2005 resolution further designating the City of New Haven as a rehabilitation area and establishing criteria for the tax deferral program; and

WHEREAS, in 2014, the Board of Alders passed a new resolution similar to the 2010 resolution which extended the termination date to January 1, 2020; and

WHEREAS, that resolution expired on January 1, 2020; and

WHEREAS, in 2019, the Board of Alders passed a new resolution similar to the 2014 resolution, with some modifications, which extended the termination date to January 1, 2025, and

WHEREAS, in 2022 that resolution was modified to clarify that property owners can refinance properties enhanced with the Assessment Deferral Program and that, should a mortgagee to a property foreclose on a property enhanced with Assessment Deferral, that they can resell the property without losing the Assessment Deferral benefits, and

WHEREAS, the current resolution expires on January 1, 2025, and

WHEREAS, renewal of the city-wide assessment deferral program will continue to encourage the rehabilitation of aging or deteriorating structures, encourage the construction of new housing stock, and subject to the need for adjustments to the operation of the program as hereafter set forth, encourage the provision of affordable housing within the City of New Haven.

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 12-65d et seq, of the Connecticut General Statutes (1958 Rev.) as amended, the Board of Alders of the City of New Haven hereby designates all territory within the City of New Haven as a Rehabilitation Area, and establishes criteria for eligibility of real property within the designated rehabilitation area for fixing of assessments during the period of rehabilitation and for deferral of increased assessments attributable to such rehabilitation.

CRITERIA FOR ELIGIBILITY

I. Use

Except as expressly stated herein, there shall be no restrictions on use for properties eligible for assessment fixing and deferral, subject to existing zoning regulations and current planning policy.

II. Initial Condition of Property

In order to be eligible for the fixing of assessments and deferral of increased assessments attributable to rehabilitation pursuant to Section 12-65c and 12-65f of the Connecticut

General Statutes, a property must fail to comply with one of the following prior to rehabilitation:

- A. the State Building Code, as adopted under Section 29-252 of the General Statutes as amended; or
- B. the State Fire Safety Code, as adopted under Section 29-292 et. seq. of the General Statutes as amended; or
- C. the State Public Health Code and regulations, as adopted under Section 19a-36 of the General Statutes, as amended; or
- D. the Housing Code of the City of New Haven, as adopted under Section 47a-52 and Chapter 833a of the General Statutes as amended.

III. Extent and Nature of Improvement

- A. In general, an eligible property is any property with a structure to be rehabilitated, or any proposed new construction of residential rental or cooperative housing, for which the nature and extent of the rehabilitation work or construction:
 - (1) Results in an increase in the assessed value of the property of not less than thirty-five percent (35%); and
 - (2) Corrects any and all non-compliance with codes described in Section II, above; and
 - (3) Results in a structure that conforms to the standards and requirements of the Zoning Ordinance of the City of New Haven.
- B. A "Certified Historic Structure" as defined in the Code of Federal Regulations (36 CFR §67) and other such structures as may from time to time be designated by the Historic District Commission as historically significant, shall be eligible, provided that the rehabilitation meets the "Standards of Rehabilitation" as defined in the Code of Federal Regulations (36 CFR §67.2).

IV. Exceptions

- A. The following properties and property owners are not eligible:
 - (i) Any property receiving abatement or deferral of increases caused by the rehabilitation under any other assessment deferral or tax abatement program.

- (ii) Occupied residential structures being converted to residential condominiums within five (5) years following the issuance of the first Certificate of Occupancy for a dwelling unit within such rehabilitated residential structures. Notwithstanding the foregoing, a residential structure being converted to residential condominiums shall be eligible if the structure is being converted to a residential condominium with the written approval of all tenants lawfully residing within the structure.
- (iii) Any property already receiving property tax relief through state subsidies which include payment of local taxes for more than twenty-five percent (25%) of the dwelling units, or payment in lieu of taxes through an Agreement with the City of New Haven.
- (iv) Any property on which property taxes are delinquent unless such delinquency is cleared before commencement of rehabilitation or construction or the Tax Collector and the Board of Alders have agreed to a schedule for the payment of delinquent taxes.
- (v) Any property owner who has a legal or equitable interest in any property in the City of New Haven for which property taxes are delinquent, as verified by the Tax Collector, unless any such delinquency is cleared before the commencement of rehabilitation or construction.

B. The following businesses/industries are not eligible:

Energy Production, Transmission, Distribution Facilities
 Utilities
 Outdoor Advertising
 Adult Entertainment Facilities
 Parking Structures Greater than Three (3) Stories
 Self Storage Facilities

V. Effect of General Revaluation by the City of New Haven

In the event of a general revaluation by the City of New Haven in the year in which such rehabilitation or construction is completed, resulting in any increase in assessment on a property, only that portion of the increase resulting from such rehabilitation or construction shall be deferred; and in the event of a general revaluation in any year after the year in which such rehabilitation or construction is completed, such deferred assessment shall be increased or decreased in proportion to the increase or decrease in the total assessment on such property as a result of such general revaluation.

VI. Procedures for Obtaining and Execution of Assessment Fixing and Deferral: Residential Properties with fewer than Five (5) Units (AD SMALL Program)

An eligible property owner seeking the fixing of the assessment and deferral of increases due to rehabilitation of his or her residential property with fewer than five (5) units shall follow the following procedures:

- A. Prior to filing any application for a building permit (other than any exploratory demolition permits), such eligible property owner shall file an Application with the Livable City Initiative for a preliminary determination of eligibility.
 - B. The fixing of assessments and deferral of increased assessments shall be made pursuant to an agreement entered into between the title holder to such real property and the City of New Haven (the “Section VI Agreement”) upon a determination of eligibility. Such Section VI Agreement shall provide that the assessment of a property shall be fixed pursuant to Section 12-65e of the General Statutes during the period of rehabilitation or construction as of the date of the Section VI Agreement until occupancy as determined by the issuance of a final Certificate of Occupancy or one (1) year from the date of the Section VI Agreement; or the date on which the work is sufficiently complete so the property owner can use it for which it is intended as determined by the Office of Building Inspection and Enforcement, whichever event is earliest. Upon termination of the period of such rehabilitation or construction, any increase in assessment attributable to such rehabilitation or construction shall be phased in as hereafter described, contingent upon the continued use of the property for the purposes specified in the Section VI Agreement providing such property continues to meet the eligibility criteria of this Resolution and provided further such deferral shall be determined as follows: For the first year following completion of such rehabilitation or construction, the entire increase shall be deferred; thereafter twenty percent (20%) of the increase shall be assessed against the property each year until one hundred percent (100%) of such increase has been so assessed.
 - C. Upon the execution of the Section VI Agreement, the owner shall commence such rehabilitation or construction work not more than one hundred and eighty (180) calendar days from the effective date of the Section VI Agreement. Failure to commence the work within this time period shall constitute a breach of the Section VI Agreement.
 - D. The Section VI Agreement to fix and defer assessment shall expressly provide that the Section VI Agreement shall run with the land for the effective period of the Section VI Agreement and shall remain in effect upon the sale or transfer of the property, and shall inure to the benefit of the purchaser or transferee, provided the use of the property is continued for those purposes for which the deferral was granted.
- VII. Procedures for Obtaining and Execution of Assessment Fixing and Deferral: Residential and Mixed-Use Properties with Five (5) or more Market Rate Residential Units, Commercial Properties, and Industrial Properties (AD STANDARD Program)

An eligible property owner seeking the fixing of the assessment and deferral of increases due to rehabilitation of his or her residential property with five (5) or more units, or mixed-use, commercial, or industrial property, shall follow the following procedures:

- A. Prior to filing any application for a building permit (other than any exploratory demolition permits), such eligible property owner shall file an Application with the Office of Economic Development for a preliminary determination of eligibility.
- B. The fixing of assessments and deferral of increased assessments shall be made pursuant to an agreement (the "Section VII Agreement") entered into between the title holder to such real property and the City of New Haven, upon a determination of eligibility. Such Section VII Agreement shall provide that the assessment of a property shall be fixed pursuant to Section 12-65e of the General Statutes during the period of rehabilitation or construction as of the date of the Section VII Agreement until occupancy as determined by the issuance of a final Certificate of Occupancy, or one (1) year from the date of the Section VII Agreement, or the date on which the work is sufficiently complete so the property owner can use it for which it is intended as determined by the Office of Building Inspection and Enforcement, whichever event is earliest. Upon termination of the period of such rehabilitation or construction, any increase in assessment attributable to such rehabilitation or construction shall be phased in as hereafter described, which phase-in period together with the period of rehabilitation and construction shall be known as the "Deferment Period," provided (i) that the property remains in continued use for the purposes specified in the Section VII Agreement, (ii) that such property continues to meet the eligibility criteria of this Resolution, (iii) that subject to the provisions of VII.E below, the property owner does not sell, convey, or otherwise transfer any form of equitable interest in the property during the Deferment Period in excess of fifty (50%) percent (except as described below, (a "Non-Affiliate Transfer") in which case the deferral shall terminate immediately and the full value of the increase shall be assessed immediately against the property, and (iv) that such deferral shall be phased in as follows: For the first year following completion of such rehabilitation or construction, the entire increase shall be deferred; the following year thirty-five percent (35%) of the increase shall be assessed against the property; the following year sixty-five percent (65%) of the increase shall be assessed against the property; the following year sixty-five percent (65%) of the increase shall be assessed against the property, and the following year, and each year thereafter, one hundred percent (100%) of the increase shall be assessed against the property.
- C. Upon the execution of the Section VII Agreement, the owner shall commence such rehabilitation or construction work not more than one hundred and eighty (180) calendar days from the effective date of the Section VII Agreement. Failure to commence the work within this time period shall constitute a breach of the Section VII Agreement.
- D. The Section VII Agreement to fix and defer assessment shall expressly provide that the Section VII Agreement shall run with the land for the effective period of the Section VII Agreement, provided the use of the property is continued for those purposes for which the deferral was granted, unless the property owner sells, conveys, or otherwise transfers any form of equitable interest in the subject

property in excess of fifty percent (50%) except as described in Section VII.E below, in which case the deferral shall terminate immediately and the full value of the increase shall be assessed immediately against the property.

- E. Notwithstanding the provisions of Section VII.B(ii) and Section VII.D above, the financing of a rehabilitation or construction project secured by the owner through a mortgage or mortgages on the property and/or any subsequent financing of the completed project secured by an owner through a mortgage or mortgages on the property, shall not be deemed a Non-Affiliate Transfer or a breach of the owner's obligations during the Deferment Period. Further, neither the acquisition of the property by a mortgagee (or successor mortgagee), whether by way of foreclosure or by way of a bona fide deed in lieu of foreclosure arising out of a mortgage default by the owner, nor the disposition or sale of the property by any such mortgagee (or successor mortgagee) to a new owner (or new owners) shall be deemed to be a Non-Affiliate Transfer or otherwise a breach of the owner's obligations, provided that any new owner (or new owners) obtaining title to all or any portion of the property from such mortgagee or successor mortgagee shall be subject to all of the restrictions against a Non-Affiliate Transfer for the then-remaining portion of the Deferment Period.

VIII. Alternate Procedures for Obtaining and Execution of Assessment Fixing and Deferral: Residential and Mixed-Use Properties Units Subject to the Inclusionary Zoning Ordinance of the City of New Haven Located in the "Strong" and "Remainder" Areas of the City and All Projects that Receive a Tax Abatement under the City of New Haven's Low Income Supportive Housing Tax Abatement (LISHTA) Program (AD-IZ Program)

Notwithstanding Section VII above, an eligible property owner seeking the fixing of the assessment and deferral of increases due to rehabilitation of his or her residential or mixed-use property subject to the City of New Haven's Inclusionary Zoning Ordinance and located in the "Strong" or "Remainder areas of the City (as defined by the Ordinance) and all projects that receive a tax abatement under the Low Income Supportive Housing Tax Abatement (LISHTA) Program may elect to follow the following procedures:

- A. Prior to filing any application for a building permit (other than any exploratory demolition permits), such eligible property owner shall file an Application with the Office of Economic Development for a preliminary determination of eligibility.
- B. The fixing of assessments and deferral of increased assessments shall be made pursuant to an agreement (the "Section VIII Agreement") entered into between the title holder to such real property and the City of New Haven, upon a determination of eligibility. Such Section VIII Agreement shall provide that the assessment of a property shall be fixed pursuant to Section 12-65e of the General Statutes during the period of rehabilitation or construction as of the date of the Section VIII Agreement until occupancy as determined by the issuance of a final Certificate of Occupancy, or one (1) year from the date of the Section VIII

Agreement, or the date on which the work is sufficiently complete so the property owner can use it for which it is intended as determined by the Office of Building Inspection and Enforcement, whichever event is earliest. Upon termination of the period of such rehabilitation or construction, any increase in assessment attributable to such rehabilitation or construction shall be phased in as hereafter described, which phase-in period together with the period of rehabilitation and construction shall together be known as the “Deferment Period,” provided (1) that the property remains in continued for the purposes specified in the Section VIII Agreement, (ii) that such property continues to meet the eligibility criteria of this Resolution, (iii) that, subject to and except as provided in Section VIII.E below, the property owner does not make a Non-Affiliate Transfer, in which case the deferral shall terminate immediately and the full value of the increase shall be assessed immediately against the property, and (iv) that such deferral shall be phased in as follows: For the first year following completion of such rehabilitation or construction, the entire increase shall be deferred; the following year twenty percent (20%) of the increase shall be assessed against the property; the following year forty percent (40%) of the increase shall be assessed against the property; the following year sixty percent (60%) of the increase shall be assessed against the property; the following year eighty percent (80%) of the increase shall be assessed against the property; and the following year, and each year thereafter, one hundred percent (100%) of the increase shall be assessed against the property.

- C. Upon the execution of the Section VIII Agreement, the owner shall commence such rehabilitation or construction work not more than one hundred and eighty (180) calendar days from the effective date of the Section VIII Agreement. Failure to commence the work within this time period shall constitute a breach of the Section VIII Agreement.
- D. The Section VIII Agreement to fix and defer assessment shall expressly provide that the Section VIII Agreement shall run with the land for the effective period of the Section VIII Agreement,, provided the use of the property is continued for those purposes for which the deferral was granted, unless the property owner sells, conveys, or otherwise transfers any form of equitable interest in the subject property in excess of fifty (50%) percent (except as described in Section VIII.E below) in which case the deferral shall terminate immediately and the full value of the increase shall be assessed immediately against the property.
- E. Notwithstanding the provisions of Section VIII.B(ii) and Section VIII.D above, the financing of a rehabilitation or construction project secured by the owner through a mortgage or mortgages on the property and/or any subsequent financing of the completed project secured by an owner through a mortgage or mortgages on the property, shall not be deemed a Non-Affiliate Transfer or a breach of the owner’s obligations during the Deferment Period. Further, neither the acquisition of the property by a mortgagee (or successor mortgagee), whether by way of foreclosure or by way of a bona fide deed in lieu of foreclosure arising out of a mortgage default by the owner, nor the disposition or sale of the property by any such mortgagee (or successor mortgagee) to a new owner (or

new owners) shall be deemed to be a Non-Affiliate Transfer or otherwise a breach of the owner's obligations, provided that any new owner (or new owners) obtaining title to all or any portion of the property from such mortgagee or successor mortgagee shall be subject to all of the restrictions against a Non-Affiliate Transfer for the then-remaining portion of the Deferment Period.

IX. Alternate Procedures for Obtaining and Execution of Assessment Fixing and Deferral: Residential and Mixed-Use Properties Units Subject to the Inclusionary Zoning Ordinance of the City of New Haven Located in the "Core" Area of the City and Those Projects Located in the "Strong" and "Remainder" Areas of the City That Provide 200% or More of the Required Affordable Housing Units Required by the Ordinance (AD-IZ PLUS Program)

Notwithstanding Section VII above, an eligible property owner seeking the fixing of the assessment and deferral of increases due to rehabilitation of his or her residential or mixed-use property subject to the City of New Haven's Inclusionary Zoning Ordinance and located in the "Core" area of the City or located in the "Strong" or "Remainder" areas of the City (as defined by the Ordinance) that provide 200% or more of the required affordable housing units required by the Ordinance may elect to follow the following procedures:

- A. Prior to filing any application for a building permit (other than any exploratory demolition permits), such eligible property owner shall file an Application with the Office of Economic Development for a preliminary determination of eligibility.
- B. The fixing of assessments and deferral of increased assessments shall be made pursuant to an agreement (the "Section XI Agreement") entered into between the title holder to such real property and the City of New Haven, upon a determination of eligibility. Such Section XI Agreement shall provide that the assessment of a property shall be fixed pursuant to Section 12-65e of the General Statutes during the period of rehabilitation or construction as of the date of the Section XI Agreement until occupancy as determined by the issuance of a final Certificate of Occupancy, or one (1) year from the date of the Section XI Agreement, or the date on which the work is sufficiently complete so the property owner can use it for which it is intended as determined by the Office of Building Inspection and Enforcement, whichever event is earliest. Upon termination of the period of such rehabilitation or construction, any increase in assessment attributable to such rehabilitation or construction shall be phased in as hereafter described, which phase-in period together with the period of rehabilitation and construction shall together be known as the "Deferment Period," provided (1) that the property remains in continued for the purposes specified in the Section XI Agreement, (ii) that such property continues to meet the eligibility criteria of this Resolution, (iii) that, subject to and except as provided in Section IX.E below, the property owner does not make a Non-Affiliate Transfer, in which case the deferral shall terminate immediately and the full value of the increase shall be assessed immediately against the property, and (iv) that such deferral shall be phased in as follows: For the first year following

completion of such rehabilitation or construction, the entire increase shall be deferred; the following year twenty percent (20%) of the increase shall be assessed against the property; the following year forty percent (40%) of the increase shall be assessed against the property; the following year fifty percent (50%) of the increase shall be assessed against the property; the following year sixty percent (60%) of the increase shall be assessed against the property; the following year seventy percent (70%) of the increase shall be assessed against the property; the following year eighty percent (80%) of the increase shall be assessed against the property; the following year ninety percent (90%) of the increase shall be assessed against the property and the following year, and each year thereafter, one hundred percent (100%) of the increase shall be assessed against the property.

- C. Upon the execution of the Section XI Agreement, the owner shall commence such rehabilitation or construction work not more than one hundred and eighty (180) calendar days from the effective date of the Section XI Agreement. Failure to commence the work within this time period shall constitute a breach of the Section XI Agreement.
- D. The Section XI Agreement to fix and defer assessment shall expressly provide that the Section XI Agreement shall run with the land for the effective period of the Section XI Agreement, provided the use of the property is continued for those purposes for which the deferral was granted, unless the property owner sells, conveys, or otherwise transfers any form of equitable interest in the subject property in excess of fifty (50%) percent (except as described in Section IX.E below) in which case the deferral shall terminate immediately and the full value of the increase shall be assessed immediately against the property.
- E. Notwithstanding the provisions of Section IX.B(ii) and Section IX.D above, the financing of a rehabilitation or construction project secured by the owner through a mortgage or mortgages on the property and/or any subsequent financing of the completed project secured by an owner through a mortgage or mortgages on the property, shall not be deemed a Non-Affiliate Transfer or a breach of the owner's obligations during the Deferment Period. Further, neither the acquisition of the property by a mortgagee (or successor mortgagee), whether by way of foreclosure or by way of a bona fide deed in lieu of foreclosure arising out of a mortgage default by the owner, nor the disposition or sale of the property by any such mortgagee (or successor mortgagee) to a new owner (or new owners) shall be deemed to be a Non-Affiliate Transfer or otherwise a breach of the owner's obligations, provided that any new owner (or new owners) obtaining title to all or any portion of the property from such mortgagee or successor mortgagee shall be subject to all of the restrictions against a Non-Affiliate Transfer for the then-remaining portion of the Deferment Period.

X. Effective Date of This Resolution and Procedure for Pending Applications

This Resolution, passed in accordance with Sections 12-65c through 12-65f of the Connecticut General Statutes (1958 Rev.), as amended, shall take effect January 1, 2025.

XI. Sunset Provision

This Resolution shall terminate and have no further effect as of January 1, 2025.

ADMINISTRATIVE PROCEDURES FOR THE PROCESSING OF APPLICATIONS FOR ASSESSMENT DEFERRAL IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 12-65c THROUGH 12-65f OF THE GENERAL STATUTES (1958 Rev.), AS AMENDED, AND THE PROVISIONS OF THE RESOLUTION DESIGNATING THE CITY OF NEW HAVEN AS A REHABILITATION AREA IN ACCORDANCE WITH STATE STATUTE, ESTABLISHING CRITERIA FOR ELIGIBILITY OF REAL PROPERTY FOR ASSESSMENT DEFERRAL

Section 1. Definitions.

As used herein, the following terms shall have the following meanings:

- A. “Agreement” means an agreement entered into by and among the City of New Haven, acting by and through the Mayor and the Property Owner for fixing the assessment and deferring increases in assessments for properties meeting the requirements of this Ordinance.
- B. “Application” means an application submitted by a Property Owner for a fixing of assessment and deferral of increase in assessments, and containing all information required by Section 3.C. of these procedures.
- C. “Property” means such real property which is subject of an application.
- D. “Property Owner” means the person having a legal title to real property, which is the subject of an Application.
- E. “Rehabilitation” means the improvement or repair of a structure or facilities appurtenant thereto, exclusive of general maintenance or minor repairs.
- F. “Rehabilitation Statute” means Sections 12-65c through 12-65f of the Connecticut General Statutes, as the same may hereinafter be amended.
- G. “Resolution” means the Resolution designating the City of New Haven as a Rehabilitation Area, pursuant to Section 12-65 through Section 12-65f of the Connecticut General Statutes and establishing criteria for the eligibility of real property for assessment deferral.
- H. “Substantial Completion of Rehabilitation or Construction” means the date on which the work is sufficiently complete such that the Property Owner can occupy or utilize the Property or portion thereof for the use for which it is intended, as determined by the Office of Building Inspection and Enforcement.

Section 2. Procedure for Filing, Review and Approval of Applications.

- A. Applications shall be filed prior to application for a building permit (the “Building Permit”). Thereafter, the Agreement with respect to any approved Application shall be dated and shall commence as of the date of issuance of the Building Permit, and the

Base Assessment attributable to the Property shall be determined in accordance with the then current Grand List year.

- B. Application forms, filing procedures, and general information shall be available from the Office of Economic Development, the Livable City Initiative, and other offices as may, from time to time, be designated. The Application forms shall require at least the following information:
- (1) The nature of the Property Owner's legal or beneficial interest in the property which is the subject of the Application;
 - (2) The condition of the structure (if any) as required by the Resolution;
 - (3) One set of preliminary drawings; one set of outline specifications; one copy of an itemized rehabilitation cost estimate;
 - (4) Sworn statement by the Property Owner that: (a) all property taxes assessed against the Property which are due and payable have been paid and that the Property Owner has no legal or equitable interest in any property in the city on which property taxes are delinquent; or (b) all property taxes assessed against the property which are delinquent will be paid prior to the commencement of construction or according to a schedule agreed to by the Tax Collector and approved by the Board of Alders, and any delinquent taxes on New Haven properties in which the Property Owner has a legal or equitable interest will be paid prior to the commencement of construction.
- C. Applications shall be reviewed by the City commencing on the first business day of the month following the date of receipt of a complete application. The review shall be completed with forty-five (45) days. Such review shall evaluate eligibility on the basis of submission date and criteria of eligibility under the Resolution. This review shall be conducted sequentially in the following three stages: first, by the Livable City Initiative (for residential properties) or the Office of Economic Development (for commercial properties); second, by the Office of Building Inspection and Enforcement; and third, by the City Assessor. Approval is needed in all three of these stages for a Property owner to receive an assessment deferral.
- D. Property Owners whose application is rejected shall have fifteen (15) days from the date of the Property Owner's receipt of written notice from the City of such rejection to appeal the decision to the Tax Abatement Committee. The decision of the Tax Abatement Committee shall be based on an error in fact relating to the eligibility of the applicant, and shall be subject to appeal pursuant to Section 12-65f of the General Statutes.
- E. Property Owners whose application is found to be eligible shall enter into an Agreement with the City of New Haven in accordance with the provisions of the Resolution and the Rehabilitation Statute.

Section 3. Completion of Work, Certification, Recording, and Notice.

Upon completion of the rehabilitation or construction work described in this Agreement, the Office of Building Inspection and Enforcement shall verify the performance of the Agreement by the Property Owner and the Land Records of the City of New Haven, and shall notify the Assessor to re-assess the Property. The Assessor shall give written notice to the Property Owner of the re-assessment and a schedule of the phased-in increases in accordance with the provisions of Section V of the Resolution and Agreement.

Section 4. Reports, Data Collection, and Program Evaluation.

The Mayor of the City shall include in the annual budget submission to the Board of Alders a report containing a list of all Applications under the Program, the status of each such application, the base assessment the forecasted assessment upon completion and the date and duration of each Agreement.

The City shall also maintain a central file of all assessment deferral applications and agreements, which shall include the reason for any rejected Application.

Section 5. Effective Date.

These Administrative Procedures shall be effective as of January 1, 2025.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of): ALL

WARD # ALL

DATE: **September 9, 2024**

FROM: Department/Office Office of Economic Development
Person Michael Piscitelli Telephone 203-946-2367

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

RESOLUTION OF THE BOARD OF ALDERS DESIGNATING THE CITY OF NEW HAVEN AS A REHABILITATION AREA AND RENEWING AND AMENDING CRITERIA FOR THE ELIGIBILITY OF REAL PROPERTY FOR ASSESSMENT DEFERRAL AND ADMINISTRATIVE PROCEDURES

Check one if this an appointment to a Board or Commission:

- Democrat
- Republican
- Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE: September 10, 2024
FROM (Dept.): Economic Development Administration
CONTACT: Michael Piscitelli, EDA Administrator **PHONE** (203) 946-2867

SUBMISSION ITEM (Title of Legislation):

RESOLUTION OF THE BOARD OF ALDERS DESIGNATING THE CITY OF NEW HAVEN AS A REHABILITATION AREA AND RENEWING AND AMENDING CRITERIA FOR THE ELIGIBILITY OF REAL PROPERTY FOR ASSESSMENT DEFERRAL AND ADMINISTRATIVE PROCEDURES

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.	GENERAL	SPECIAL	BOND	CAPITAL/LINE
	FUND	FUNDS	FUNDING	ITEM/DEPT/ACT/OBJ CODE
A. Personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	
B. Non-personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input checked="" type="checkbox"/>
YES	<input type="checkbox"/>

- 1. One-time
- 2. Annual

Other Comments: The City-Wide Assessment Deferral Program will inevitably have a fiscal impact when the program is utilized, but it is impossible to quantify in the absence of information regarding any specific project(s).

Please note, however, that the Program never reduces existing taxes or the value of the Grand List. Rather, it defers and phases in additional taxes attributable to the value of improvements made to properties through development or rehabilitation and has the overall effect of encouraging development that creates net new revenue.

Rev.
Bonita D. Grubbs
Corner





Rev. Bonita D. Grubbs

TO: Alder Tyisha Walker Myers, President of the Board of Alders

RE: Proposed "Rev. Bonita D. Grubbs Corner" for The Hill

Neighbors and supporters of Christian Community Action, Inc. petition the Board of Alders to rename the SE corner of Davenport Avenue and Asylum Street to honor Rev. Bonita D. Grubbs, recognizing her 35 year legacy of leading CCA and "providing Help, Housing, and Hope to those in need in New Haven."

As Executive Director of CCA from 1988 through 2023, Rev. Grubbs has overseen the expansion of CCA's programs to bring dignified, person-centered assistance and care to families, senior citizens, and individuals with disabilities. In that time, countless hundreds of families and individuals have had their lives improved and their burdens lightened, by the work of Rev. Bonita Grubbs and the generations of staff and volunteers she has inspired.

The undersigned, neighbors of CCA and residents of the City of New Haven, respectfully request your consideration and approval of this request to honor a most worthy servant leader of New Haven.

PARA: Concejal Tyisha Walker Myers, Presidenta de la Junta de Concejales

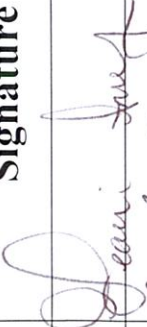

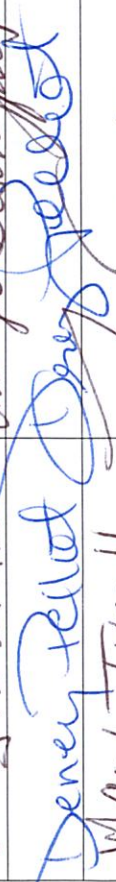




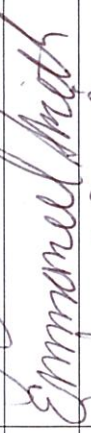







RE: Propuesta Rev. Bonita D. Grubbs Esquina para La Colina

Petición de vecinos y partidarios de Christian Community Action, Inc. la Junta de Alders para cambiar el nombre de la esquina SE de Davenport Avenue y Asylum Street en honor a la Rev. Bonita D. Grubbs, reconociendo sus 35 años legado de liderar CCA y "brindar Ayuda, Vivienda y Esperanza a los necesitados en New Haven".

Como Director Ejecutivo de CCA desde 1988 hasta 2023, Rev. Grubbs ha supervisado la expansión de los programas de CCA para brindar educación digna, atención y atención centrada en la persona a familias, personas mayores, Personas con discapacidad. En ese tiempo, cientos de familias incontables y las personas han visto sus vidas mejoradas y sus cargas aligerado, por el trabajo de la Rev. Bonita Grubbs y las generaciones de personal y voluntarios que ella ha inspirado.

Los abajo firmantes, vecinos de CCA y residentes de la Ciudad de Nueva Haven, solicita respetuosamente su consideración y aprobación de este Solicitud de honrar al líder servidor más digno de New Haven.

Printed Name	Signature	Address	Date
Isabel Rojas	Isabel Rojas	425 GREENWICH AVE New Haven CT 06519	2/15/24
Elia C. Santos	Elia C. Santos	Fillmore St New Haven	2-15-24
Jamika Cooper	Jamika Cooper	54 Arch St	2/15/24
Viviane Cooper	Viviane Cooper	54 Arch St	2/15/2024
Kevin Green	Kevin Green	32 Ellsworth Ave.	2/15/2008
Nelly Perez	Nelly Perez	24 West St New Haven CT	2/15/24
Mariana Perez	Mariana Perez	460 Russell St New Haven, CT	2/15/24
T. Wright McCoy	T. Wright McCoy	23 Skyview Ln	2/15/24
Ladell Edwards	Ladell Edwards	573 Orchard St	2/15/24
Man Mary	Man Mary	1625 SATO ST Man Mary	2-15-24
Theresa Bellamy	Theresa Bellamy	473 Whalley Ave	2-15-24
Christoph the	Christoph the	215 Healy St	2.15.24
MONIQUE HARRELL	MONIQUE HARRELL	319 Sherman Ave	2/15/24
Laura Stewart	Laura Stewart	104 Butler Street	02/15/24
Micah Stewart	Micah Stewart	104 Butler Street	02/15/24
Jessica Bruce	Jessica Bruce	428 Columbus Ave.	2/21/24
George C. Lindsay	George C. Lindsay	154 Lambertson St.	2-21-24
Debra L. Brown	Debra L. Brown	65 Aspinum St.	2-11-24
Wm Pauls	Wm Pauls	126 Minor St	2-21-24
ANGELA HATLEY	ANGELA HATLEY	292 GREENWICH Ave	21 FEB 24
Evelyn DeLeon	Evelyn DeLeon	400 S. Water St	2/22/24

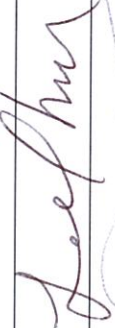



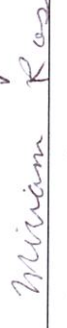










Printed Name	Signature	Address	Zip	Date
Giovani Snipes		660 Winchester Ave #208	06511	3/27/24
Carolyn Deschiffart		27 Sheffield Ave	06511	3/27/24
Doreen Pellet		75 W. Ave S	06511	3/27/24
Mary Tyrrell		100 York St 14N	06511	3/27/24
Demiluz M. Burgos		124 Sylvan Ave 11	06519	3/27/24
Shellina Lawrence		108 Davenport Ave	06519	3/27/24
Trinity James		124 Sylvan Ave	06519	3-27-24
Emmanuel Smith		76-1 Montauk Blvd	06902	3-27-24
Verkisha Williams		33 Lerder St, New Haven 168 Davenport Ave	06519	3/27/24
T.C. Cotman		168 Davenport Ave	06519	3/27/24
Ana McCallum		168 Davenport Ave	06519	3/27/24
Baibie Barbosa		440 Winchester Ave APT 203	06511	3/27/24
Deshaia Dacia		124 Sullivan Ave	06519	3/27/24
Lorraine Torres		124 Soyl van Ave	06519	3/27/24
Ashley Ramirez		155 West St	06519	3/27/24

Printed Name	Signature	Address	Date
Jose DeJesus		619 Congress Ave #3 New Haven	2/8/24
Priscilla Montalvo		619 Congress Ave B3 New Haven	2-8-24
Danny Ruiz		unit B-4 619 Congress Ave. NH	2-8-24
Naomi Pagalday		619 Congress Ave NH	2-8-24
Teffrey Moreno		1105 Church St New Haven	2-8-24
Amos L Smith		419 Whalley Ave	2/8/24
Carmen Rodney		71 Sea St.	2/8/24
Jose Romero		71 Sea St	2/8/24
Rosalyn Rosario		125 DeWitt St NH CT 06519	2/8/2024
Alicia Ferrer		49 Union Ave NH CT. 06511	2/8/24
Doris Doward		49 Union Ave 0602	2/8/24
Sarah McIVER		21 Arthur St	2/8/24
Douglas Haus		119 Olive St	2/8/24
Isiah Ferron		619 Congress Ave, B4	2/8/24
Daniel Barpong		200 Blaine St. #4320, N.H.	2/9/24
Eric Singleton		140 Raymond Rd New Haven CT	2/9/24
IMRAN SAEED		1869 CHAPEL ST. NH 3, 06515	2/9/24
Tempest Latham		4 Hilltop Rd New Haven CT 06515	2/9/24
KAREN WANG		2 Elgitchill Rd New Haven CT 06511	2/9/24
Rhonda Sheffield		39 Bassett St New Haven, CT 06511	2/15/2024
Sharon Correa		904 Elm St New Haven 06511	2/15/2024
Cheryl Hanley		422 Leglar Ave New Haven, CT 06519	2/15/2024

Printed Name	Signature	Address	Date
Tracey Suggs 75400 a W	Tracey Suggs	260 Davenport Ave New Haven, CT 06519	1/24/24
Ernest Howlet	[Signature]	261 Davenport Ave New Haven, CT 06519	1/24/24
Corckell Borden	[Signature]	81 Elliot St NH 06519	1/24/24
Sandra path	[Signature]	63 Congress Ave	1/24/24
ANTONIA Cr.	Antonina Cr.	620 Congress Av.	1/24/24
Stacey Footman	Stacey Footman	870 Congress Ave	1-24-24
Janice Brewster	[Signature]	18 Hazel St NH	1-24-24
Alden Raul Hunt	[Signature]	574 Congress Ave	1/24/24
Bard Lane	[Signature]	552 Congress	1-24-24
Paul Wilkerson	[Signature]	13 Lodge St	1-24-24
Floyd Little	F. Little Jr.	120 Valley St	1-24-2024
James Parker	James Parker	16 Cassique St	1-24, 24
Ramulpea	[Signature]	CONGRESS ST	1-12-24
Kim Bennett	Kim Barrett	640 Howard Ave	1-24-24
[Signature]	[Signature]	27A	1/24/24
Christy [Signature]	[Signature]	NH	1/24/24
Alex River	[Signature]	241 Davenport	1/24/24
[Signature]	[Signature]	28 Am S	1/24/24
Christopher Borden	Christopher Borden	16 Stevens St	1/24/24
Ned Woods	[Signature]	20 Stevens St	1/24/24

Printed Name	Signature	Address	Date
Myra Smith		471 Winthrop Ave NH CT 06511	1-18-24
Charmain Yun		267 Dwight Ave. NH-CT 06511	1-18-24
Marisol M. Vega		660 Winchester Ave N.H. CT. 06511	1-18-24
HANNAH G. CROSMUN		47 Dyer St. New Haven, CT 06511	1-18-24
Lupajia Lesane		24 Robertson St New Haven, CT 06511	1/18/24
Chouchette Kidd		187 Howard Ave N-H 06519	1/18/24
Schleesathomant		ll	1/18/24
Sheila Smith		232 Dorr - 06511 Elseworth Ave NH	1-19-24
Mervis Dues		40 Asylum St	3-14-24
Pauline Johnson		36 Asylum	3-14-24
Georgia James		93 Plymouth	3-14-24
Jennifer Arvelo		33 Asylum St	3-14-24
Juan Rin		33 Asylum St	3-14-24
Ana P. E.		180 Davenport	03-14-24
Valerie Graham		190 Davenport Ave	03.14.24
Freddie Rivera		193 Davenport Ave	3-14-24
Ximena Lopez Cappello		177 Davenport Av.	3-14-24
Nenise Mills		158 West St and 1700	3-20-24
Bobby J. Beer		456 Logan Ave	3/20/24
Jocelyn Gonzalez		130 Sylvan ave.	3/21/24
Olga Romero		182 Davenport Ave	3/21/24
Joel Suarez		180 Davenport Ave	3/21/24


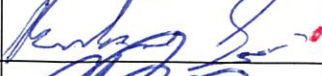


Printed Name	Signature	Address	Date
Shavonchi Miller	Shavonchi Miller	178 Bissett St #2 New Haven	1/26/24
REGINA RUSSELL KITTLE	Regina Russell Kittle	2 FRONT ST NEW HAVEN	01/27/2024
Theresa L. Morant	Theresa L. Morant	185 Weybosset St NH Ct 06513	1/27/2024
Kampton Singh	Kampton Singh	145 Kimberly Ave	1-27-24
Carmen Rodriguez	Carmen Rodriguez	71 Sea St	1/27/24
Sal Purnzo	Sal Purnzo	675 Townsend Ave	1/27/24
Robert Santana	Robert Santana	39 Clifton St	1/27/24
Brian Moberly-Nida	Brian Moberly-Nida	23 Thompson Street	1/27/24
Honda Smirz	Honda Smirz	133 HARPER AVE	1/27/24
Brian Wingate	Brian Wingate	1500 E 11A I GRASSO	1-27-24
Maceo T. Strat	Maceo T. Strat	428 Dixwell	1-27-24
Frank Redente Jr	Frank Redente Jr	401 Poplar St	1/27/24
Evelyn Rodriguez	Evelyn Rodriguez	79 Arch St	1/27/24
H.R. Murphy &	H.R. Murphy &	321 EASTERN ST.	1/27/24
Ellen Cupo	Ellen Cupo	20 Brown St.	1/27/24
Jeanette Morrison	Jeanette Morrison	130 Winchester Ave	1/27/24
ALBERT WASS	Albert Wass	60 HARBOR COSE	1/27/24
Amy Marx	Amy Marx	290 Knollwood	1/27/24
Tom Ficklin	Tom Ficklin	390 Belkvue Rd	1/27/24
Tyisha Walker Myers	Tyisha Walker Myers	225 Winthrop Ave	1-27-24
Richard Furber	Richard Furber	62 Fairfield St	1-27-24
Elisablu	Elisablu	834 State St	1-27-24

Printed Name	Signature	Address	Zip	Date
Louides Roman		812 Congress Av N.H.C.	06519	3-22-24
David Rangelan		264 Howard Ave	06519	3-22-24
Milagros Gombaz		130 Sylvan Ave	06519	3/22/24
Orlando Cepeda		135 Sylvan Ave #509	06519	3/22/24
Miriam Rozado		135 Sylvan Ave 314	06519	3/22/24
Kirby Keene		64 Steven St 209	06519	3/22/24
Terrence Cramer		64 Steven St 209	06519	3/22/24
Lu Skania Harris		14 Stevens St 2F	06519	3/22/24
Kerith wester		260 Davenport Av	06519	3/22/24
Nick Mathis		Sylvan	06519	3x22
ERRIKAH 1/4/24		Sylvan	06519	3x22
Malden Biberon		130 Sylvan Ave	06519	3-22-24
Jesse Dyer Thomas		585 Stevens Street	096519	3-22-24
Jay Waddick		135 Sylvan Ave APT 90	06519	3-22-24
Felix Diaz		156 West St	06519	3/22/24







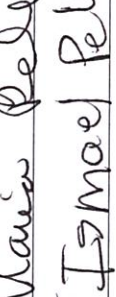
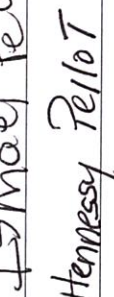





Printed Name	Signature	Address	Zip	Date
Luis Sanchez	Luis Sanchez		06851	3/22/24
Maribel Talavera	Maribel Talavera	142 Sylvan ave	06519	3-22-24
Zoraida Burgos	Zoraida Burgos	135 Sylvan ave	06519	3-22-24
Regreia Valentin	Regreia Valentin	135 Sylvan Ave	06519	3-22-24
Margarita Rivas	Margarita Rivas	120 Anderson Ave	06516	3-23-24
Eugenio Quintana	Eugenio Quintana	508 Sylvan Ave	06519	3-23-24
MARISOL DETRES	Marisol Detres	135 Sylvan Ave.	06519	03-22-24
Luis Lopez	Luis Lopez	135 SYLVAN AVE	06519	3-22-24
Diego	Diego	129 Sylvan Ave	06519	3-22-24
Yordano Jugu	Yordano Jugu	241 Sylvan Ave	06519	3-22-24
Yvonne Rogers	Yvonne Rogers	260 Dayvenant Ave	06519	3-22-24
Alfonso Soto	Alfonso Soto	251 Dayvenant Ave	06519	3-22-24
Laura DAVALE	Laura DAVALE	135 Sylvan Ave	06519	3-22-24
Miriam Soto	Miriam Soto	135 Sylvan Ave	06519	3-22-24

Printed Name	Signature	Address	Zip	Date
Marneth Wilson	M. Wilson	17 Adanti Ave.	06401	8/22/24
Vivian Jeffers	Vivian	450 Ellsworth Ave	06511	8/22/24
Olga Dones	Olga Dones	10 Salem St.	06519	8/22/24
Catherine Campbell	Catherine Campbell	185 Rosette	06519	8/22/24
Jackie Simvel	Jackie Simvel	12 Baton St	06519	8/22/24
Diana Molina	Diana Molina	117 Clay St	06513	8/22/24
Angélica Ordiales	Angélica Ordiales	212 Kimberly Ave	06519	8/22/24
Thalia Cobian	Thalia Cobian	112 Plymouth St	06519	8/22/24
Bryan Esson	Bryan Esson	49 Union Ave	06519	9/10/24
Matthew McCoy	Matthew McCoy	71 Hallock St.	06519	9/10/24
Doris Doward	Doris Doward	49 Union Ave. #602	06519	9/10/24
Albento Golden	Albento Golden	49 Union Ave #413	06519	9-10-24
FRANCES MERCEZ	FRANCES MERCEZ	49 Union Ave. 501	06519	9/10/24
Shirley Byrne	Shirley Byrne	49 Union Ave 406	06519	9/10/24
Regina Mena	REGINA MENA	49 Union Ave. 1810	06519	9/10/24

Printed Name	Signature	Address	Date
Sudrett	<i>[Signature]</i>	115 West	17/1/24
Maxine Harris	<i>[Signature]</i>	14 Stevens St	1-18-24
Carlos Rojas	<i>[Signature]</i>	Homeless	1-18-24
<i>[Signature]</i>	<i>[Signature]</i>	224 Davenport	1-15-24
Stephen "Chip" Anderson	<i>[Signature]</i>	122 Carlisle St	1-21-24
Angela D Williams	<i>[Signature]</i>	72 Kenneth Ave	1-21-24
Tamela Hayes	<i>[Signature]</i>	116 Morgan Lane	1-21-24
Jenny Ayres	<i>[Signature]</i>	116 Morgan Lane	1-21-24
Tiffany Towles	<i>[Signature]</i>		
Denise Holmes	<i>[Signature]</i>	20 Arthur St	1-24-24

Printed Name	Signature	Address	Date
Michael Azzaro		20 Stevens St	1-24-24
Anthony Contron		40 Elliot St	1-24-24
Matthew Colville		266 State St N.H.	1-24-24
Keith Gianetti		266 State St	1/24/24

Printed Name	Signature	Address	Zip	Date
Brenda A Harris	Brenda Harris	719 grand ave APT 4101	06511	3-27-24
Janila Washington	Janila Washington	1414 Hampton St unit 10	06511	3/27/24
Jenny Cajigas	Jenny Cajigas	135 Kimberly Ave	06519	3/27/24
Camille Cravell	Camille Cravell	50 Del Rio Dr	06513	3/27/24
Karen Guillev	Karen Guillev	1590 Quanicpac ave	06513	3-27-24
Tishema Burrell	Tishema Burrell	104 Howard Ave	06519	3-27-24
Ronnie Villano	Ronnie Villano	5 Mountain Ridge Terrace Apt 36 New Haven CT	06513	3-29-24
Tarsha Calloway	Tarsha Calloway	218 Pine St. New Haven CT	06513	3/28/24
Deborah Powell	Deborah Powell	31 Lombard St	06513	3/28/24
Rev. Miguel Castro	Rev. Miguel Castro	180. Carlisle St	06519	4/4/24
CRISTIAN CARIAS	CRISTIAN CARIAS	81 Henry St New HA	06516	4/4/24

Printed Name	Signature	Address	Zip	Date
Juanita Vega		6604 Winchester Ave	06511	3/27/24
Fernando Gomez		75 Norton St New unit New Haven	06511	3/28/24
Adelia Rodriguez		122 Drumport Ave unit 2	06519	3/28/24
Denise Melendez		75 Norton St New Haven	06511	3/28/24
Chasity Ramirez		75 Norton St New Haven, CT	06511	3/30/24
Ismarie Pellet		41 Arden St New Haven, CT	06512	6/31/24
Maricabelled		75 Norton St unit 2 New Haven CT	06511	3/31/24
Issmael Pellet		75 Norton St unit 2 New Haven CT	06511	3/31/24
Hennesy Pellet		75 Norton St New Haven CT unit #2	06511	3/31/24
Wanna Melendez		75 Norton St unit 5 New Haven CT	06511	3/31/24
Wanna de Jesus		122 Drumport Ave unit 3	06519	3/31/24
Orlando Robles		122 Drumport Ave apt 3 New Haven	06511	3/31/24
Ramon Pellet		75 Norton St New Haven	06511	4/1/2024

Printed Name	Signature	Address	Zip	Date
Ester Barrientos	E Barrientos	135 Sylvan ^{top} #360	06519	9/19/24
Luis Sanchez Jura, MA	Luis Sanchez Ju del	135 Sylvan ^{top} #311	06519	9/22/24
Miguel Martinez	Miguel Martinez	135 Sylvan #610	06519	9/12/24
Marguel River	Marguel River	144 Spivan ave	06519	9/12/24
Melissa Long	M Long	130 Sylvan ave	06519	9/12/24
Ruth Py Stone	Ri Stone	72 Academy St.	06519	9/12/24
Frederick Hanley	Frederick Hanley	422 Legion 2nd Fl.	06511	9/12/24
Alyson Brand	Alyson Brand	422 Pond St	06511	9/12/24
Nolan Bass	Nolan Bass	60 Stevens St.	06519	12/28/24
Ned Woods	Ned Woods	90 Stevens St. #147	06519	09/16/24
Margaret Pittman St	Margaret Pittman St	88 Orchard Street	06519	9/12/24
Aramkallum	Aramkallum	168 Davenport Ave.	06079	9/13/24
Chaudefte Kidd	Chaudefte Kidd	187 Townsend Ave	06814	9/13/24

Printed Name	Signature	Address	Zip	Date
Calvin E. Hudson	Calvin E Hudson	220 ANN ST	06519	9/12/24
Angelica colon	Angelica colon	241 Davenport Ave	06519	9/12/24
Margarita Rivera	Margarita Rivera	241 Davenport Ave.	06519	9/12/24
Edwardo colon	Edwardo colon	241 Davenport ave	06519	9/12/24
Ariel Garcia	Ariel Garcia	188 Davenport St	06519	9/12/24
Frank Benjamin	Frank Benjamin	53-Bond st	06511	9/12/24
Thany Spanh	Thany Spanh	169 Davenport Av.	06519	9/12/24
Frank Spanh	Frank Spanh	169 Davenport Ave	06519	9/12/24
Marvin Keon	Marvin Keon	169 Davenport Ave	06519	9/12/24
Coreal Profit	Coreal Profit	169 Davenport ave	06519	9/12/24
Kandace Saunders	Kandace Saunders	169 Davenport Ave	06519	9-12-24
VICTOR ORTEGA	VICTOR ORTEGA	24 VIRE ST. #1	06519	9-12-24
ALIZ LAESAOE	ALIZ LAESAOE	129 SYLVAN AVE	06519	9-12-24
Luis Lopez	Luis Lopez	135 SYLVAN AVE #202	06519	9-12-24
Dennis	Dennis	124 SYLVAN #7	06519	9/12/24



NEW HAVEN CITY PLAN DEPARTMENT
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 FAX (203) 946-7815

September 10, 2024

Board of Alders
City Hall, 165 Church Street
New Haven, CT 06510

Honorable Board of Alders:

In accordance with our customary procedure, the attached reports referenced below were considered by the City Plan Commission at its meeting of July 31, 2024, and are forwarded to you for your consideration:

1654-02 **ORDER OF THE BOARD OF ALDERS** designating the corner of Argyle Street and Dixwell Avenue as “James Walker Way” in perpetuity, for his love, commitment, great contributions, and service to people in the Dixwell neighborhood.

Submitted by: Troy Streater, Ward 21

Advice: *Approval*

1654-03 **ORDER OF THE BOARD OF ALDERS** designating the northwest corner of Congress Street and West Street as “Annie Louis Boyd Way” in perpetuity for her love, commitment, great contributions, and service to people in the Hill neighborhood.

Submitted by: Evelyn Rodriguez, Ward 4

Advice: *Approval*

1654-04 **ORDER OF THE BOARD OF ALDERS** designating the corner of East Street and Humphrey Street “Raymond C. Wallace, Jr. Way” in perpetuity for his selfless acts of kindness and contributions to residents in the Fair Haven/Mill River neighborhood.

Submitted by: Ellen Cupo, Ward 8

Advice: *Approval*

1654-05 **ORDER OF THE BOARD OF ALDERS** approving an amended and restated Development and Land Disposition Agreement between the City of New Haven and District NHV, LLC.

Submitted by: Michael Piscitelli, Economic Development Administrator

Advice: *Item tabled to 9/18 meeting*

1654-06 **RESOLUTION OF THE BOARD OF ALDERS** authorizing the city of New Haven to apply for and accept a grant from the Department of Economic and Community Development pursuant to the Urban Action Grant program in the amount of \$250,000 to promote the redevelopment and transformation of the Goffe Street Armory.

Submitted by: Michael Piscitelli, Economic Development Administrator

Advice: *Approval*

1654-07 **ORDER OF THE BOARD OF ALDERS** authorizing the City of New Haven to enter into a cooperation agreement with the Housing Authority of the City of New Haven and Glendower Group, inc. and Glendower Level Heights Limited Partnership with respect to the Heights at West Rock redevelopment of 34 Level Street (including a tax abatement pursuant to section §28-4 of the New Haven Code of Ordinances).

Submitted by: Michael Piscitelli, Economic Development Administrator

Advice: *Approval*

1654-08 **ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN** to enter into a multiyear agreement with New England Smart Energy Group, LLC in order to provide energy efficiency and home electrification services to New Haven residents.

Submitted by: Steven Winter, Executive Director Office of Climate & Sustainability

Advice: *Approval*

1654-09 **ORDER OF THE BOARD OF ALDERS** approving the execution of a five-year agreement between the City of New Haven and Lock Management, LLC for the operation and maintenance of the Alling Memorial Golf Course for January 1, 2025 – December 31, 2029.

Submitted by: Rebecca Bombero, Deputy Chief Administrative Officer

Advice: *Approval*

Respectfully submitted,

Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS designating the corner of Argyle Street and Dixwell Avenue as “James Walker Way” in perpetuity, for his love, commitment, great contributions, and service to people in the Dixwell Neighborhood.

Submitted by: Troy Streater, Ward 21

REPORT: 1654-02

ADVICE: Approve with conditions.

BACKGROUND

This request comes from the Board of Alders regarding an ordinance to designate the northwest corner of Congress Street and West Street as “Annie Louis Boyd Way”. According to Section 18-2(a)(3) of Title III, Chapter 18, Article I of the City’s Code requires, **“Each submission shall contain:**

- (i) **Plan of the site of the proposed location indicating all structures and street features as well as the proposed signage drawn to scale for review by the city.**
- (ii) **Proposed wording of the signage.**
- (iii) **A petition of at least two hundred fifty (250) city resident signatures in favor of the proposed naming, of which at least two-thirds (2/3 (one hundred sixty-six ((166)) shall be residents of the neighborhood of the proposed sign location.”**

James Walkers impact on the Dixwell community is demonstrated by his myriad contributions towards the betterment of the Dixwell and Newhallville Neighborhoods. He established the *I Believe in Me Corporation* (BIMEC) on the corner of Dixwell Avenue and Argyle Street to provide services to those impacted by the residual adverse effects of incarceration. His other contributions include holding annual community beautification projects, operating a food pantry, and overseeing neighborhood surveillance to ensure community safety. During the COVID-19 pandemic, he provided housing and supportive programs for those in need. By these contributions, James Walker is deserving of this honor and recognition.

PLANNING CONSIDERATIONS

This proposal in accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, **“Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed.”** Accordingly, the Board of Alders seeks guidance regarding the proposed amendment.

The Board of Alder seeks guidance as to:

- Whether the proposal is aligned with the City’s Comprehensive Plan.

- Whether the proposal is “complete” and meets the criteria set forth in Section 18-2(a)(3) of Title III, Chapter 18, Article I of the City Code.

ADVICE

The proposal is aligned with the City’s Comprehensive Plan because it:

- Fosters a greater “sense of place” and neighborhood pride.
- Honors a community leader who made great contributions to her neighborhood and supported and inspired young people in New Haven.

However, prior to the Board of Alders rendering any decisions, the Planning Commission suggests having the applicant meet Section 18-2(a)(3) of the City Code by providing the following as required:

- (i) Plan of the site of the proposed location indicating all structures and street features as well as the proposed signage drawn to scale for review by the city.
- (ii) Proposed wording of the signage.

ADOPTED: September 5, 2024
Leslie Radcliffe
Chair

ATTEST: DocuSigned by: *Laura E. Brown* September 9, 2024 | 11:00
E71FA1E41A27483...
 Laura E Brown
 Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS designating the northwest corner of Congress Street and West Street as “Annie Louis Boyd Way” in perpetuity for her love, commitment, great contributions, and service to people in the Hill neighborhood.

Submitted by: Evelyn Rodriguez, Ward 4

REPORT: 1654-03

ADVICE: Approve with conditions.

BACKGROUND

This request comes from the Board of Alders regarding an ordinance to designate the northwest corner of Congress Street and West Street as “Annie Louis Boyd Way”. According to Section 18-2(a)(3) of Title III, Chapter 18, Article I of the City’s Code requires, **“Each submission shall contain:**

- (i) **Plan of the site of the proposed location indicating all structures and street features as well as the proposed signage drawn to scale for review by the city.**
- (ii) **Proposed wording of the signage.**
- (iii) **A petition of at least two hundred fifty (250) city resident signatures in favor of the proposed naming, of which at least two-thirds (2/3 (one hundred sixty-six ((166)) shall be residents of the neighborhood of the proposed sign location.”**

Annie Louis Boyd is a highly regarded member of the Hill neighborhood, having engaged herself in both community service and civic pursuits. She served as the chair Project MORE, a nonprofit organization dedicated to reintegrating previously incarcerated individuals. In 2015, she was appointed to the Community and Police Relations Task Force by Mayor Toni Harp and has served on various committees over the past four decades, including the New Haven Democratic Town Committee, the Board of the Community Action Agency, the Hill Development Corporation, and the Hill North Management Team. Annie Louis Boyd’s service to her community and the City of New Haven demonstrates her compassionate nature and love for the City.

PLANNING CONSIDERATIONS

This proposal in accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, **“Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed.”** Accordingly, the Board of Alders seeks guidance regarding the proposed amendment.

The Board of Alder seeks guidance as to:

- Whether the proposal is aligned with the City’s Comprehensive Plan.

- Whether the proposal is “complete” and meets the criteria set forth in Section 18-2(a)(3) of Title III, Chapter 18, Article I of the City Code.

ADVICE

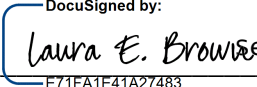
The proposal is aligned with the City’s Comprehensive Plan because it:

- Fosters a greater “sense of place” and neighborhood pride.
- Honors a community leader who made great contributions to her neighborhood and supported and inspired young people in New Haven.

However, prior to the Board of Alders rendering any decisions, the Planning Commission suggests having the applicant meet Section 18-2(a)(3) of the City Code by providing the following as required:

- (i) Plan of the site of the proposed location indicating all structures and street features as well as the proposed signage drawn to scale for review by the city.
- (ii) Proposed wording of the signage.

ADOPTED: September 5, 2024
Leslie Radcliffe
Chair

ATTEST:  September 9, 2024 | 11
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS designating the corner of East Street and Humphrey Street “Raymond C. Wallace, Jr. Way” in perpetuity for his selfless acts of kindness and contributions to residents in the Fair Haven/Mill River neighborhood.

Submitted by: Ellen Cupo, Ward 8

REPORT: 1654-04

ADVICE: Approve with conditions.

BACKGROUND

This request comes from the Board of Alders regarding an ordinance to designate the corner of East Street and Humphrey Street “Raymond C. Wallace, Jr. Way”. According to Section 18-2(a)(3) of Title III, Chapter 18, Article I of the City’s Code requires, “**Each submission shall contain:**

- (i) **Plan of the site of the proposed location indicating all structures and street features as well as the proposed signage drawn to scale for review by the city.**
- (ii) **Proposed wording of the signage.**
- (iii) **A petition of at least two hundred fifty (250) city resident signatures in favor of the proposed naming, of which at least two-thirds (2/3 (one hundred sixty-six ((166)) shall be residents of the neighborhood of the proposed sign location.”**

A New Haven native of over fifty years, Raymond C. Wallace, Jr. was a beloved member of the New Haven community. In 2004 he and his mother founded the nonprofit organization “Guns Down Books Up”. Distributing books, school supplies, and clothing to children in need at Jocelyn Square Park. Working with the elderly, homeless, and less fortunate populations were among his selfless contributions that included street cleanups, basketball tournaments, and mentoring countless youth. Mr. Wallace led by example, demonstrating to young people that they too could turn away from violence to a life of self-respect, responsibility, and love for their community.

PLANNING CONSIDERATIONS

This proposal in accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, “**Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed.**” Accordingly, the Board of Alders seeks guidance regarding the proposed amendment.

The Board of Alder seeks guidance as to:

- Whether the proposal is aligned with the City’s Comprehensive Plan.

- Whether the proposal is “complete” and meets the criteria set forth in Section 18-2(a)(3) of Title III, Chapter 18, Article I of the City Code.

ADVICE

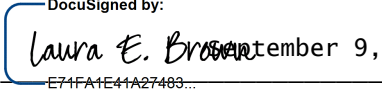
The proposal is aligned with the City’s Comprehensive Plan because it:

- Fosters a greater “sense of place” and neighborhood pride.
- Honors a community leader who made great contributions to her neighborhood and supported and inspired young people in New Haven.

However, prior to the Board of Alders rendering any decisions, the Planning Commission suggests having the applicant meet Section 18-2(a)(3) of the City Code by providing the following as required:

- (i) Plan of the site of the proposed location indicating all structures and street features as well as the proposed signage drawn to scale for review by the city.
- (ii) Proposed wording of the signage.

ADOPTED: September 5, 2024
Leslie Radcliffe
Chair

ATTEST:  September 9, 2024 | 11:07
DocuSigned by:
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 Laura E Brown
 Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS authorizing the city of New Haven to apply for and accept a grant from the Department of Economic and Community Development pursuant to the Urban Action Grant program in the amount of \$250,000 to promote the redevelopment and transformation of the Goffe Street Armory.

Submitted by: Michael Piscitelli, Economic Development Administrator

REPORT: 1654-06

ADVICE: Approve.

BACKGROUND

The City of New Haven has engaged with the State of Connecticut Department of Economic and Community Development via the Urban Action Grant program and is seeking \$250,000 in funding to support detailed planning for the revitalization of the vacant Goffe Street Armory. The 155,000 square foot building was constructed in 1930 by the National Guard and was listed on the National Register of Historic Places in 2021. The building has been used to host a variety of events, including the New Haven Black Expo, concerts, mayoral galas, art shows, and other public events. Funding would be used in partnership with locally identified partners and the Armory Community Advisory Committee conduct a Phase 1 and Phase 2 Feasibility Study for the project and to support the promotion of a financing plan for the next phase of the redevelopment of the Armory.

PLANNING CONSIDERATIONS

In accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, **"Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, [grant funding], the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed."** Accordingly, the Board of Alders seeks guidance regarding the proposed amendment.


The Board of Alder seeks guidance as to:

- Whether the proposal is aligned with the City's Comprehensive Plan.
- The City's Comprehensive Plan states, as a goal, to grow **"community interaction through effective programming"** and **"by encouraging dramatically new neighborhood forms at select locations."** Further, the plan states the need to preserve the **"Historic character of neighborhoods"**

ADVICE

The proposal is aligned with the City's Comprehensive Plan and should be approved.

ADOPTED: September 5, 2024
Leslie Radcliffe
Chair

ATTEST:  September 9, 2024 | 11:07 AM E
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** authorizing the City of New Haven to enter into a cooperation agreement with the Housing Authority of the City of New Haven and Glendower Group, inc. and Glendower Level Heights Limited Partnership with respect to the Heights at West Rock redevelopment of 34 Level Street (including a tax abatement pursuant to section §28-4 of the New Haven Code of Ordinances).

Submitted by: Michael Piscitelli, Economic Development Administrator

REPORT: **1654-07**

ADVICE: **Approve**

BACKGROUND

The Housing Authority of the City of New Haven and Glendower Group, Inc. have begun to implement plans to redevelop The Heights at West Rock located at 34 Level Street in the City of New Haven, Connecticut. Glendower Group Inc. (“Developer”), and Glendower Level Heights Limited Partnership, respectively have been selected to carry out the developments which involve the ownership, operation, management, construction, and maintenance thereof, using funds received from the United States Department of Housing and Urban Development, together with other funding sources.

Section 28-4 of the City of New Haven Code of Ordinances provides that the Mayor may, with the approval of the board of aldermen, enter into contracts for the city with owners of low and moderate income housing, granting abatement, in whole or in part, of the taxes on the real estate used for such low and moderate income housing, or which provides for a payment or payments in lieu of taxes, or both, provided that any such agreement does not remain in effect for a period greater than thirty nine (39) years. The Developer has submitted a proposed Cooperation Agreement between the City of New Haven, HANH, Owners and the Developer pursuant to which the Developer agrees to undertake and complete the Project and the City of New Haven agrees to perform certain functions to facilitate the Project and the proposed Cooperation Agreement includes provisions for a Tax Agreement pursuant to New Haven Code Ord. §28-4.

An application for the development of the subject property is under review by the City Plan Department, and includes the construction of a three-story 50-unit independent living elderly housing facility.

PLANNING CONSIDERATIONS

This cooperation agreement provides vital support for a project that would improve the quality of life and affordability of housing for New Havens Elderly population. The West Rock Neighborhood would benefit directly from this agreement.

ADVICE

Authorization of the execution of this cooperation agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: September 5, 2024
Leslie Radcliffe
Chair

ATTEST: DocuSigned by: *Laura E. Brown* September 9, 2024 | 11:07 AM E
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Laura Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN**
to enter into a multiyear agreement with New England Smart Energy Group, LLC
in order to provide energy efficiency and home electrification services to New
Haven residents.

Submitted by: Steven Winter, Executive Director Office of Climate & Sustainability

REPORT: **1654-08**

ADVICE: **Approve**

BACKGROUND

A key strategy of the Carbon Free Future Program in the City's American Rescue Plan Local Recovery Fund (ARPA) is the implementation of energy efficiency and home electrification improvements for impacted or disproportionately impacted households residing in one to four family buildings. These buildings predominate the City's federally designated disadvantaged communities and are generally older housing units in need of investment. Removing barriers to energy efficiency such as mold, asbestos, and knob and tube wiring and making energy efficiency and electrification improvements not only lower residents' energy bills but also improve public health and enhance resiliency.

The City has selected New England Smart Energy Group, LLC (NESEG) an Energize CT vendor with expertise in energy assessments and completing installations of heat pumps to shift homes to high efficiency, all-electric heating and cooling systems.

The \$1.6M agreement through December 31, 2026 between NESEG and the City of New Haven would aim to leverage Energize CT funding and ARPA funding to complete over 1,500 energy assessments and install more than 150 heat pumps and 70 heat pump water heaters in New Haven. Special focus for marketing would be placed on reaching residents in DEEP-designated environmental justice census tracts in West Rock/West Hills, Newhallville, Dixwell, the Hill, Fair Haven, and the Annex neighborhoods.

PLANNING CONSIDERATIONS

The New Haven vision 2025 plan stresses the importance of preserving existing high-quality housing stock, and enhancing the quality of distressed, privately-owned property. The Housing and Neighborhood Planning topic in particular refers to the need to rehabilitate existing housing stock to promote home ownership especially among residents with low and moderate incomes. Authorizing this agreement would do much to improve the quality of New Haven's older housing stock, while creating tangible sustainability impacts. The social benefit of healthier, comfortable, and affordable homes is evident. This partnership with New England Smart Energy Group, LLC is an opportunity to further each of these action areas.

ADVICE

Authorization of this multiyear agreement aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: September 5, 2024
Leslie Radcliffe
Chair

ATTEST: DocuSigned by:
Laura E. Brown September 9, 2024 | 11:07 AM EDT
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Laura Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** approving the execution of a five-year agreement between the City of New Haven and Lock Management, LLC for the operation and maintenance of the Alling Memorial Golf Course for January 1, 2025 – December 31, 2029.

Submitted by: Rebecca Bombero, Deputy Chief Administrative Officer

REPORT: 1654-09

ADVICE: Approval

BACKGROUND

After 28 years with the City, Alling Memorial Golf Club, Inc. has opted not to renew its option to operate and maintain the Alling Memorial Golf Course. A new venture has been established by other key staff at the course. Lock Management, LLC were the sole respondent to an RFP to manage the course. The proposal was recommended by the Golf Course Advisory Board and the Parks Commission.

PLANNING CONSIDERATIONS

Each year the course has a positive result of operations that allows the City to cover all debt service payments and make additional upgrades to the facility.

The contract will be very similar to the existing terms with the following exceptions:

- Will include a new menu and a 12-month operation for the new restaurant at the course.
- Reduces the operators share for the first portion of revenue from 80% to 75% but moves the threshold for split to \$1M. The renewal option will keep the 75% but move to \$1.1M to keep pace with cost escalators. Revenue above the threshold is split 30% operator. The City’s portion remains in the enterprise fund and is used for debt service and course improvements.
- Will include a new golf simulator revenue from which will be included in the revenue calculations.
- Will update the five-year fee schedule to reflect current market conditions.

The vast majority of the course is in East Haven, but the a small portion is within New Haven and designated for Park use.

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval.

ADOPTED: September 5, 2024
Leslie Radcliffe
Chair

ATTEST: *Laura E. Brown* September 9, 2024 | 11:00
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Laura E Brown
Executive Director, City Plan Department

September 10, 2024

To: Board of Alders

From: Donald Hayden, Tax Abatement Committee Staff

Matthew Beattie-Callahan has submitted a petition to the Board of Alders for assistance concerning his motor vehicle tax accounts 54168 and 54188.

ORDER CONCERNING REAL PROPERTY TAXES OF MATTHEW BEATTIE-CALLAHAN
ON MOTOR VEHICLE TAX ACCOUNTS 54168 AND 54188.

WHEREAS: Mr. Beattie-Callahan has two old motor vehicle tax accounts; and

WHEREAS: Mr. Beattie-Callahan was in the military in 2018 and 2019; and

WHEREAS: Under State of Connecticut law Mr. Beattie-Callahan is authorized one car to be tax exempt; and

WHEREAS: These tax bills are too old for the Assessor's office to make the correction; and

WHEREAS: Mr. Beattie-Callahan is asking for assistance from the Board of Alders with these accounts.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that the that the taxes, fees and interest on accounts 54168 and 54188 be forgiven.

September 12, 2024

To: Board of Alders

From: Donald Hayden, Tax Abatement Committee Staff

Faina Kotler, of European Skin Care has submitted a petition to the Board of Alders for assistance concerning their personal property taxes for account number 308125.

ORDER CONCERNING REAL PROPERTY TAXES OF FAINA KOTLER, OF EUROPEAN SKIN CARE, TAX ACCOUNT NUMBER 308125.

WHEREAS: Mr. Kotler owned a store located at 1312 Whalley Avenue, and

WHEREAS: Mr. Kotler closed his store in 2016, and

WHEREAS: The personal property taxes were sent to his home address, which he never received, and

WHEREAS: Mr. Kotler has outstanding taxes from GL 2015 through GL 2022

WHEREAS Mr. Kotler is asking for assistance with this account.

NOW THEREFORE BE IT ORDERED by the New Haven Board of Alders that