

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the City of New Haven, acting through the Livable City Initiative, to negotiate and enter into contracts of sale with respect to the new construction properties located at 30 Riverview Street and 40 Riverview Street (Judith Terrace Phase 2) authorizing the Mayor of the City of New Haven to execute and deliver any and all necessary documents to complete the sales of said properties. (Submitted by: Serena Neal-Sanjurjo, Livable City Initiative)

REPORT: 1567-11

ADVICE: Approve

BACKGROUND

The City as owner/developer has carried out construction at 30 Riverview Street and 40 Riverview Street (Judith Terrace Phase 2) and is requesting authorization to negotiate, enter into contracts of sale and sell the properties. It is the City's intent that the properties will represent the cornerstone of continued residential revitalization within this portion of the Fair Haven Heights neighborhood, by way of commencing a revival of the neighborhood's original character as a mixed income homeownership neighborhood.

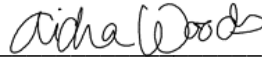
PLANNING CONSIDERATIONS

The properties will be sold subject to a 30-year covenant requiring homeowner occupancy and providing for income restriction of the homeowner to not more than 100% of AMI (or currently \$94,025 for a family of four). Any notification of pending sale will be given to the LCI Board for review prior to closing. Upon completion of any sale to a new homeowner, the Livable City Initiative will send a notification of such sale to the alderperson of the ward in which the property is located and to the President of the Board of Alderman.

ADVICE

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

ADOPTED: March 25, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department