

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** approving an application for Tax Abatement for New Production Affordable Housing - 300 State Street Development 1 New Haven, CT. (Submitted by: Chief Executive Officer of Beacon Communities LLC)

REPORT: **1574-04**

ADVICE: **Consistent with the Comprehensive Plan**

BACKGROUND

Beacon Communities, the new owner of the Residences at Ninth Square, also recently purchased the development lot at 300 State Street and the mixed-use buildings at the corner of State Street and Chapel Street. For the 300 State Street project, Beacon is seeking approval through the City's abatement program for low income housing (LISHTA) to support the development of 48 affordable units out of 60 total units, all new construction. Beacon is also seeking funding from other state and federal sources in order to close the gap for an estimated \$26.1 million project.


PLANNING CONSIDERATIONS

It falls under the purview of the Board of Alders Tax Abatement Committee (with guidance from the LISHTA advisory panel) to make recommendations on the financial support for the project. From a land use and comprehensive planning perspective, the City Plan Commission strongly supports the infill development of parking lots such as the one at 300 State Street and has previously approved the site plan for this project when first proposed by the prior owner as a fully-market rate development. The approved site plan (see report #1552-04) also recognized previously-approved zoning relief to reduce the required number of parking spaces, which is in keeping with an overall goal to promote bike/ped and transit modes of travel. Within walking distance of State Street Station, residents will likewise have access to jobs along the passenger rail line across Connecticut.

ADVICE

The Commission finds the project to be consistent with the Comprehensive Plan by increasing the supply of affordable housing, supporting the vibrancy of the Ninth Square and increasing the overall density of the Downtown.

ADOPTED: November 4, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department