

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 0 DIXWELL AVENUE. Disposition of vacant lot to develop as a two dwelling-unit structure. (Columbus House Inc.)
REPORT: 1569-11
ADVICE: Approval

PROJECT SUMMARY:

Developer: Columbus House Inc.
Disposition Price: \$2,000.00
Site: 5,871sf
Zone: RM-2
Use: Residential (2 dwelling units)
Financing: Non-Profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 5,871sf vacant lot located to the rear of 486 Dixwell Avenue to be developed as a two-unit affordable rental property at 25% AMI (Average Median Income) for a minimum period of 20 years, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI), and/or the Board of Alders of the City of New Haven.

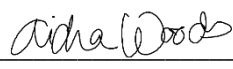
PLANNING CONSIDERATIONS:

The proposed change of density from a vacant lot to 2 dwelling units will provide the City of New Haven with much needed affordable housing and is in alignment with recommendations set forth by the Affordable Housing Task Force. The proposal meets the permitted density requirements set forth by the NHZO for the subject zone but may require zoning relief depending on how the structure is configured on the property and if parking requirements are satisfied.

ADVICE:

Approval.

ADOPTED: May 20, 2020
Edward Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department