

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **156, 158 HUMPHREY STREET.** Disposition of vacant non-conforming structure (former auto-service garage) and sliver lot for the construction of a 12-unit rental property with four affordable units. (Applicant: Urbane New Haven, LLC.)

REPORT: 1573-17

ADVICE: Approval

PROJECT SUMMARY:

Developer: Urbane New Haven, LLC.

Disposition Price: \$25,000.00

Site: 5,790sf

Zone: RM-2

Use: Residential (12 dwelling-units)

Financing: Private

Subsidy: None

City Lead: Evan Trachten

Agency: Livable City Initiative

Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 5,790sf lot on the corner of Humphrey Street and Mill River Street to be developed as 12 dwelling units of rental housing. The applicant is proposing to develop 6 two-bedroom units and 6 studio units with two of each type (4 total) being deed restricted at 60% AMI (Average Median Income) for a 20 year period, 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.

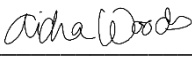
PLANNING CONSIDERATIONS:

The proposed change of density from an underutilized lot with a vacant structure to 12 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 will require zoning relief to be granted by the Board of Zoning Appeals for the density being sought as well as relief from the bulk regulations for the subject zone based on the site plan/drawings submitted as well as an adjustment to the parking requirements.

ADVICE:

Approval.

ADOPTED: September 16, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department