

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 53 SHELTON AVENUE. Disposition of vacant lot for construction of affordable housing units. (Applicant: Believe In Me Empowerment Corporation)  
**REPORT:** 1535-10R2  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Developer:** Believe In Me Empowerment Corporation  
**Disposition Price:** \$1,000  
**Site:** 12,932 SF  
**Zone:** RH-2  
**Use:** Affordable housing  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND:

The City proposes to dispose of this building lot to Believe In Me Empowerment Corporation who will construct two (2) new structures that will consist of a mix of affordable units at 80% AMI or below (efficiency and one (1) bedroom units). The property was zoned IH at the time that the Commission first heard this item on September 19, 2017. The property has since been zoned RH-2.

### PLANNING CONSIDERATIONS:

The redevelopment of the lot into affordable rental units will provide the City of New Haven with much needed affordable housing and is in alignment with recommendations set forth by the New Haven Affordable Housing Task Force. Residential use is permitted in the RH-2 zone as of right (per Zoning Ordinance Sections 16(a)(4) and (b)(2)(b)). There has been no determination whether zoning relief will be required. The applicant will need to apply to the City Plan Commission for Site Plan Review approval should the proposal include three (3) or more new residential units.

### ADVICE:

The Commission advises that the Board of Alders to approve the disposition.

**ADOPTED:** February 17, 2021  
Ed Mattison  
Chair

**ATTEST:** Aicha Woods  
Aicha Woods  
Executive Director, City Plan Department