

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 350 GRAND AVENUE (MBLU: 173 0746 03100) Acquisition of 350 Grand Avenue from the Fair Haven Health Clinic to create/rehabilitate 2 dwelling units. Upon completion of the rehabilitation the City will sell the site for low-income owner-occupied home ownership. Located in the BA-1 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1594-07
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Fair Haven Health Clinic
Price: \$155,000 (Acquisition Cost) – Below Market Value
Site: Approximately 0.1 acres (3,845square feet)
Zone: BA-1
Use: Fair Haven Health Clinic Offices
Financing:
Subsidy: Yes offered from purchaser
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Office (LCI) regarding the acquisition of a City owned parcel of land. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to acquire the subject property for the rehabilitation/creation of 2 dwelling units. Upon completion of the rehabilitation/creation of the 2 dwelling units, the City will sell the subject site to a low-income individual/family for owner-occupied home ownership. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- That the site is not adjacent to a park to create additional park land.
- That the property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The enclosed maps provide the land uses and aerial of the surrounding the site.

PLANNING CONSIDERATIONS:

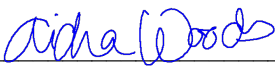
The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- Create diverse housing stock suitable for all abilities, ages and incomes.
- Encourage neighborhood stability.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use to sale the property after the purchase and rehabilitation occurs.
- **“Encourage transit-oriented land use developments with reduced parking requirements and appropriate densities in suitable locations in the center city and along transit-served arterials to facilitate further transit use.”** (The City’s Comprehensive Plan)
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to create affordable owner-occupied home ownership.
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: October 20, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department