



# **New Haven Affordable Housing Commission**

*Report and Recommendations October 2021*

# New Haven Affordable Housing Commission Report and Recommendations

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## CITY OF NEW HAVEN

*Justin Elicker, Mayor*

### LIVABLE CITY INITIATIVE

*165 Church Street, 3<sup>rd</sup> Floor*

*New Haven, CT 06510*

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***Arlevia T. Samuel***  
***Acting Executive Director***

***Michael Piscitelli***  
***Economic Development***  
***Administrator***

November 9, 2021

The Honorable Tyisha Walker-Myers, President  
Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

Re: Affordable Housing Commission Recommendation Report

Dear President Walker-Myers:

In accordance with the 2018 directive, whereby the Board of Alders, led by Aaron Greenberg, formerly Alder of the 8<sup>th</sup> Ward, convened a series of public meetings to hear and listen to a cross section of the city's voices concerned and committed to preserving affordable housing. New Haven was experiencing a burst of new market rate development projects that did not include the replacement and/or expansion of affordable units throughout the city.

The Board of Alders charged the members of the Affordable Housing Task Force with the task of developing recommendations that would identify opportunities to preserve existing and develop new affordable units. Armed with a strong set of recommendations developed from public meetings, presentations, and working sessions, and supported by an Ordinance adopted by the Board of Alders, we set out to form the Affordable Housing Commission. We cast a wide net and brought to the table some of the region's most thoughtful and committed individuals to move an agenda that is sure to encourage debate and establish a long-term sustainable plan providing affordable housing and other opportunities for some of the region's most vulnerable citizens.

The work included in this report outlines the first phase of the Commission's work in developing a plan. We encourage feedback and suggestions to improve and/or expand the recommendations included in this report to ensure a comprehensive and collaborative strategy for the expansion of affordable housing in the City of New Haven.

Attached, please find the Affordable Housing Commission's Preliminary Recommendation Report.

I would like to take the time to introduce the work included in this report and reaffirm our commitment to the development and preservation of affordable housing in the City of New Haven and the region.

Very truly yours,

**Arlevia T. Samuel**

Arlevia T. Samuel

Acting Executive Director

# Ordinance

Ordinance #1868

Enacted on 08/05/2019

27 yay 0 nays ..

title

ORDINANCE AMENDMENT TO THE CODE OF ORDINANCES ESTABLISHING THE NEW HAVEN AFFORDABLE HOUSING COMMISSION.

..body

WHEREAS, all citizens of the City of New Haven should have access to safe, quality, affordable housing; and

WHEREAS, the City of New Haven recognizes the need for a coordinated, collaborative approach to address the complex issue of affordable housing; and

WHEREAS, the City should be a regional, statewide, and national model advocate for developing innovative strategies and approaches to addressing affordable housing needs; and

WHEREAS, the City would benefit from informed, engaged community members and policy experts reviewing and commenting on the impact of City, State, and Federal policy on the ongoing maintenance and creation of safe and affordable housing in the City of New Haven,

NOW, THEREFORE BE IT ORDAINED, BY THE BOARD OF ALDERS that the New Haven Affordable Housing Commission be established and composed of fifteen (15) members, eight (8) appointed by the President of the Board of Alders, and seven (7) appointed by the Mayor. All appointees must be approved by the Board of Alders.

All members shall serve for a two-year term that can be renewed by re-appointment by the Mayor or Board of Alders, respectively, and must be approved by the Board of Alders.

Membership of the Commission must include one (1) member of the Board of Alders; one (1) representative from the Mayor's office; (1) the Director of the Department of Economic Development, or their designee; (1) the President of Elm City Communities/Housing Authority of the City of New Haven, or their designee; six (6) members of the public with specific and relevant lived experience as tenants or occupants of affordable housing and who reflect the diversity of the City.

The additional five (5) appointees should be subject experts, members of community engagement organizations, members of fair housing organizations, members of the development community, or interested stakeholders. The Commission shall be staffed by the Executive Director of LCI, or their designee.

BE IT FURTHER ORDAINED, that the New Haven Affordable Housing Commission shall be responsible for submitting a yearly report to the Mayor and Board of Alders about the state of affordable housing New Haven, including policy recommendations. Its initial report shall be submitted within six (6) months following the first meeting of the Commission.

# Background

The conversion of Duncan Hotel in 2018, which led to the displacement of 19 low-income residents, galvanized the Board of Alders to initiate a plan to support and preserve affordable housing in the City of New Haven.

In response to the concerns expressed by housing advocates, city officials and the Board of Alders convened an Affordable Housing Task Force (AHTF) to advise the city in developing strategies for an Affordable Housing Plan. Through public testimonies and meetings with housing advocates, legal scholars, city staff, and economic development experts, the Task Force published six recommendations to advance the city's efforts for combating housing shortages and disparities. The Task Force advised the City to:

- (1) Ensure continued action in the creation and preservation of affordable housing.
- (2) Ensure that the City has a wide spectrum of housing options for people at all income levels.
- (3) Increase land-use efficiency.
- (4) Work regionally to create affordable housing, deconcentrate poverty, and promote integration.
- (5) Increase the ability of people to stay in current housing by improving the quality and stability of existing affordable housing.
- (6) Improve access to affordable housing.

Affordable Housing Report and Recommendations, January 2019

New Haven's Affordable Housing Commission is the direct product of 2019's Affordable Housing Task Force's recommendation, to ensure the continued action on the creation and preservation of affordable housing by creating a commission to oversee and report on city, state, and federal affordable housing policies and its impact on New Haven residents.

In April 2021, the Affordable Housing Commission convened its first meeting and reviewed New Haven's Affordable Housing Briefing Book (AHBB), a primer on the city's continued need for affordable housing options and economic developments prepared by the Economic Development Corporation of New Haven (EDCNewnHaven) in collaboration with Livable City Initiative, and other City departments and commissions. The AHBB provided commissioners with updated knowledge on the city's housing conditions and the difficulties in creating "stakeholder consensus towards developing housing solutions."

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# Affordable Housing Commissioners

The Affordable Housing Commission consists of thirteen individuals with diverse backgrounds in community advocacy, legal scholarship, real estate, and community development, all proven histories of civic engagement.

Arlevia Samuel, Acting Director of Livable City Initiative, *Staff to the Affordable Housing Commission*

Dr. Karen DuBois-Walton, *President of Elm City Communities*

Jamie Myers-McPhail, *Community Member, lived-experience*

Claudette Kidd, *Community Member, lived experience*

Alberta Witherspoon, *Community Member, lived experience*

Luz Colville, *Community Member, lived experience*

Ebony McCleave, *expert*

Elias Estabrook, *expert*

Rebecca Corbett, *expert*

Serena Neal-Sanjurjo, *expert*

Anika Singh Lemar, *expert*

Honda Smith, *Board of Alders' Representative, (ex-officio)*

Kevin Alvarez, *Mayoral Representative (ex-officio)*

Michael Piscitelli, *Director of City's Economic Development Administration, (ex-officio)*



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## Analysis & Recommendations

New Haven families continue to pay more than 50% of their income towards housing.<sup>1</sup> In 2019, the Affordable Housing Report and Recommendations concluded that 41% of New Haven families were impacted by housing burdens and paid 30% or more of their income towards housing.<sup>2</sup> By 2020, this had increased to 54% of New Haven households.<sup>3</sup> According to researchers, more than 24,000 residents endure housing stress and express frustrations in securing affordable housing options.

In addition to accessibility concerns, income factors such as a disproportionately low Average Median Income (AMI) of \$42,222 combined with the high cost of essentials such as transportation, healthcare, and food expenses further impedes housing affordability.<sup>4</sup> This can result in displacement and negatively impact education, employment, and other essential components of public health. In light of the arduous impact of the pandemic, the city cannot afford to allow housing disparities to further burden its residents.

The recommendations below are starting points to guide New Haven in addressing increased housing burdens and limited access to housing.

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<sup>1</sup> Farnam Associates LLC & Economic Development Corporation of New Haven, *New Haven Affordable Housing Briefing Book*, March 2021, 2.

<sup>2</sup> New Haven Affordable Housing Task Force. (2019). *New Haven Affordable Housing Task Force 2019 Report and Recommendations*. New Haven, CT. 1-2.

<sup>3</sup> Farnam Associates LLC & Economic Development Corporation of New Haven, *New Haven Affordable Housing Briefing Book*, March 2021, 2.

<sup>4</sup> U.S. Census- Average Median Income

## **1. Fill the remaining vacant seats of the Affordable Housing Commission**

Per Ordinance 1868, the Affordable Commission must contain fifteen members: seven appointed by the Mayor and eight appointed by the Board of Alders. Members of the Commission must include (1) member of the Board of Alders; (1) representative from the Mayor's office; (1) the Director of the Department of Economic Development, or their designee; (1) the President of Elm City Communities/Housing Authority of the City of New Haven, or their designee; (6) members of the public who have professional or lived-experience of affordable housing; and (5) appointees should be subject experts who are versed in areas such as community engagement, fair housing organizations, or development. However, there are currently two remaining vacancies. To further support the business and administration of the Commission, we recommend the appointment of an employment expert, ideally an affiliate of New Haven Works or Workforce Alliance with a comprehensive knowledge of employment and income rates of New Haven neighborhoods. Individuals versed in sectors of social services and public health would also be beneficial to the Commission. Currently, the Commission has two openings, a mayoral and a Board of Alders appointment.

### **Recommendations:**

- The City and the Board of Alders should allow Livable City Initiatives (LCI) to submit the names of potential Commissioners who are versed in affordability factors associated with housing such as employment and public health to the mayor and board of alders by February of 2021.
- The Board of Alders should review LCI's recommended candidates by April of 2022 and appoint commissioners to the unfilled seats by July of 2022.

## **2. Create a rental registry of Below Market Rental (BMR) units**

New Haven residents' access to affordable housing remains limited, in spite of the increased production of housing developments. Housing analysts estimated that New Haven's upcoming housing pipeline would create 3,856 affordable rental units and 64 affordable

homeownership units.<sup>5</sup> However, it is unclear how the public will access these affordable units and how the City will track its need to create 25,000 affordable housing units.<sup>6</sup>

In addition to the scarcity of affordable housing access, prospective renters are faced with rental cost increases of approximately 11% to 27% above that of The Department of Housing and Urban Development's (HUD) Fair Market Rate (FMR).<sup>7</sup> Based on HUD's FMR projections, the average rental cost of one-bedroom apartments in New Haven should be approximately \$1,181 whereas three-bedrooms units should average \$1,793.<sup>8</sup> However, New Haven rental costs exceed HUD's rental rates, as noted above, and can pay anywhere between \$1,400 to \$1,625 for one-bedroom apartments and \$1,800 to \$2,016 for three-bedroom apartments.

In response to these heightened rental rates, Commissioners of the Affordable Housing commission examined the income rates of New Haven residents, particularly those of households without subsidized housing, and their efforts to secure affordable housing. In doing so, Commissioners discovered that non-subsidized families found it difficult to obtain income-restricted units or affordable housing due to waiting lists and landlords' preference of housing subsidies such as Section 8 vouchers and other governmental-supported rental assistance programs. Legal housing scholars suggest that landlords prefer Section 8 vouchers due to market rate compensations rather than non-subsidized working households, whose affordability requirements offer lower compensation rates to landlords. Additionally, economists indicate that the AMI in New Haven has remained relatively stagnant, with a slight increase of approximately

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<sup>5</sup> Farnam Associates LLC & Economic Development Corporation of New Haven, *New Haven Affordable Housing Briefing Book*, March 2021, 4.

<sup>6</sup> New Haven Affordable Housing Task Force. (2019). *New Haven Affordable Housing Task Force 2019 Report and Recommendations*. New Haven, CT.

<sup>7</sup> *Average rent in New Haven, CT and cost information*. Zumper. (n.d.). Retrieved October 2, 2021, from <https://www.zumper.com/rent-research/new-haven-ct>.

City of New Haven (June 2019), *2019 DOWNTOWN HOUSING REPORT*

<sup>8</sup> *Average rent in New Haven, CT and cost information*. Zumper. (n.d.). Retrieved October 2, 2021, from <https://www.zumper.com/rent-research/new-haven-ct>.

City of New Haven (June 2019), *2019 DOWNTOWN HOUSING REPORT*,

<https://www.newhavenct.gov/civicax/filebank/blobdload.aspx?blobid=37819>  
*Out of reach: Connecticut*. National Low-Income Housing Coalition. (2021, July 12). Retrieved from <https://reports.nlihc.org/oor/connecticut>.

2.63% between 2018-2020. This is in contrast to rental rates, which have increased by 10% or more within the last two or three years.

Municipalities throughout the country such as Stamford, San Carlos, Oakland, Cambridge, and San Francisco created Below Market Rate (BMR) programs to address the public's access to affordable housing, to promote economic diversity, and enhance the social integrity of their cities by offering beneficial housing that fosters the health, safety, and welfare of its residents and environment.<sup>9</sup> The creation of a BMR registry will not solve New Haven's affordable housing crisis, but it will provide the public with access to affordable housing. It will also ensure that developers and leasing officers comply with Inclusionary Zoning requirements and HUD's regulations for Low-Income Tax Credits, as well as make it possible to track the city's progress towards making affordable housing accessible for all. For example, the city of Stamford's BMR program includes over 250 affordable units, along with the contact information of leasing offices, and it has placed over 700 nonsubsidized households into affordable housing.

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### **Recommendations:**

- The City and Board of Alders should use the remaining funds of the American Rescue Plan and other funding sources to create and invest in a Below Market Rate (BMR) rental registry of affordable housing units.
- The BMR registry should be “user-friendly and accurate and provide timely documentation of the existence and availability of its affordable housing resources (i.e., partnerships with landlords, rental assistance programs).”
- The City should require developers who benefit from inclusionary zoning incentives and tax abatements to list their affordable units within the BMR rental registry.

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<sup>9</sup> See Appendix F.

<sup>10</sup> *Stamford, CT*. Below Market Rate Dwelling Units | Stamford, CT. (n.d.). Retrieved November 9, 2021, from <https://www.stamfordct.gov/government/operations/land-use-bureau-planning-zoning-zoning-enforcement/community-development/below-market-rate-dwelling-units>.

- The City should allow the Economic Development Corporation of New Haven in partnership with Livable City Initiative to maintain, regulate, and update the BMR registry.
- The City should establish Below Market Rate Agreements with developers. The Board of Alders and the city should require developers and landlords to submit their total number of affordable units and their availability to the BMR registry.
- The BMR registry should be featured on the Affordable Housing Commission's web page, [https://www.newhavenct.gov/gov/depts/comm/affordable\\_housing\\_commission.htm](https://www.newhavenct.gov/gov/depts/comm/affordable_housing_commission.htm).
- The BMR must be made accessible to the public, and the City should encourage regional municipalities to do the same.
- The City should also fund housing navigators. Even with the BMR registry, relocation services are essential for helping families to assist families in navigating a complicated and fragmented system.
- The City should fund application fees, security deposits, and 1<sup>st</sup>-month rent for families in need of affordable housing.
- The City should use the BMR registry to track its efforts towards creating its goal of 25,000 affordable housing units.
- The City should work towards including a homeownership options on the BMR, when they are available.

### **3. Support affordable homeownership programs.**

Research indicates that New Haven's homeownership rate is 38% below the state's percentage of homeownership. Connecticut's homeownership rate of 66% is favorable in comparison to the national average which ranges between 64% to 65.8%. The City of New Haven, however, has an anomalously low homeownership rate with a 28% homeownership rate. Through their examination of accessibility factors to homeownership, the Commission discovered a demand for affordable homeownership alternatives that provide financial and educational resources such as

down payments assistance and pre-foreclosure education. Factors of racial discrimination and employment disparities also play a role in New Haven's low rates of homeownership. According to researchers, White and Asian households are more likely to own homes in comparison to Blacks and Latinos.

One of the impediment variables to homeownership in New Haven is the outdated and limited supply of affordable home options. Housing analysts report that New Haven's housing stock is outdated and prone to environmental concerns such as lead-contaminated soils. Although New Haven has a dense Downtown urban fabric, there are alternative neighborhoods without impeding environmental concerns such as the Annex, Amity, Quinnipiac Meadows, East Shore, West Rock, and Cedar Hill. Each of these neighborhoods would benefit from renovations and the creations of affordable condos, single-family communities, and townhouses.

A second variable is the competitive purchasing struggles between private investors and owner-occupants. Prospective buyers indicate that the aggressive competitive sales market results from sellers' preference for cash sales rather than mortgages. With the price of homes in New Haven averaging between \$199,000 to \$243,497, private investors with financial assets can easily raise capital, commit to higher purchase sales, and offer cash transactions. Sellers in various cases throughout the city favor cash transactions with private investors rather than sellers who are dependent on mortgages.

Furthermore, for the past five years, developers have strategically focused their housing development within New Haven's Downtown corridors and the City has supported this; however, planning to reinvigorate New Haven's central points has overlooked the need for alternative homeownership options. This oversight motivated numerous families to relocate to towns such as Meriden, Branford, East Haven, and West Haven in search of affordability, aesthetic features, and environmentally safe homes. Although the variables affecting New Haven's progress in homeownership rates are complicated, the city should strive to create affordable homes that consider and addresses the needs of current and prospective residents beyond the Downtown area.

To advance homeownership rates, Commissioners petition the Board of Alders to consider a diverse development of housing options beyond Downtown and its corridor

neighborhoods, expanding the production of affordable homeownership units throughout neighborhoods in need of stabilization. Examples of such initiatives of this work can be found in the neighborhoods of Newhallville, Fair Haven Heights, and the Hill, where nearly twenty units were sold to New Haven residents.

**Recommendations:**

- The City and Board of Alders should use remaining federal funds from CARES Act and the American Rescue Plan to further support LCI's Down Payment/Closing Cost Assistance Program and increase the program's funds.
- The City should "ensure a wide spectrum of housing options for people at all income levels" as suggested in 2019's Affordable Housing Task Force.
- Monetary sums collected from in-lieu fees paid into a housing fund should be used to subsidize the development of affordable homes.
- Ensure that affordable homes financed through housing funds require a fixed duration of owner-occupancy requirements.
- Livable City Initiatives should collaborate with Elm City Communities to assist public housing residents and vouchers holders to secure down payment/closing cost assistance.
- The city should encourage banks to offer lower interest rates and homeownership resources to communities historically denied mortgages by the government.
- The city should recruit developers who are interested in creating single-family homes and condos.
- The City should create a housing fund supported by the contributions in-lieu fees for developers who opt out of affordable units. Contributions to the housing fund will assist the City to purchase, rehabilitate, or build new units for sale (or rent) at affordable prices to New Haven residents.
- The City should include affordable homeownership sales on the BMR, when affordable sales are available.

**4. Petition the state and federal government to continue its funding of eviction and foreclosure legal resources and rental assistance.**

Governor Lamont’s Executive Orders on eviction and federal foreclosure moratoriums reduced the housing stress of renters and homeowners caused by the pandemic. From March 2020 to July 2021, households who lost employment or whose incomes were diminished as a result of the pandemic were eligible under the Coronavirus Aid, Relief, and Economic Act (CARES Act) to receive temporary housing assistance through New Haven’s Coronavirus Assistance and Security Tenant Landlord Emergency Program (CASTLE) and the state’s Unite CT and Emergency Mortgage Deferral Programs. In addition, the CARES offered provisions of additional weekly payments to the unemployed. Collectively, these supplemental resources diminished residents’ risks of foreclosures and evictions. Furthermore, housing analysts indicate that the Department of Labor’s pandemic employment compensations of an additional \$600 per week from April 5, 2020, to July 26, 2020, alleviated New Haven’s disproportionate ratio of income to rental costs by making housing affordable at 30% of applicants’ monthly income.<sup>11</sup>

Similar to direct financial payouts, the CARES Act also established provisions for the legal representation of individuals facing evictions and foreclosures. Recipients of federal funds the Connecticut Bar Association, New Haven Legal Aid, and Connecticut Fair Housing have diligently worked to make participation in Unite CT a requirement prior to the filing of evictions. Collectively, these housing resources cannot continue without federal and state funds and affirmative legislation.

**Recommendations:**

- Partner with Connecticut’s Bar Association to lobby the state and the federal government to continue its funding of legal services associated with evictions and foreclosures.
- The city should market all rental assistance programs, especially New Haven’s CASTLE program within the human resource offices, transportations hubs, community outreach

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<sup>11</sup> See Appendix D: Rent Affordability January 2021, Zillow Research Center

See Appendix E: US Department of Labor Statistics (2021), *New Haven, CT Economy at a Glance*.



programs, community management meetings, libraries, religious centers, supermarkets, and schools.

## **5. Further research the impact of Inclusionary Zoning**

In June 2021, Aicha Woods, the Executive Director of City Plan, offered a presentation on New Haven's mandatory Inclusionary Zoning (IZ) and invited Commissioners to participate in City Plan's July public hearing. According to Woods and urban scholars, there are over 300 jurisdictions-counties, cities, and towns throughout the nation that have implemented an IZ ordinance. Since its creation in 1972, IZ has been a controversial topic within numerous jurisdictions however Woods acknowledges the controversial nature of IZ and values the importance of public feedback, research, and the advice of the Affordable Housing Commission.

The Affordable Housing Commission has not come to a consensus on the city's efforts to pass an IZ ordinance and is vocal about their various opinions. Commissioners who oppose IZ argue that New Haven's current IZ proposal fails to offer a substantial number of affordable units needed, perpetuates the City's history of segregation and redlining by its attempt to incorporate overlaying zoning reforms, and creates a restrictive development market that awards large developers with "big" incentives. Similarly, Urban Studies and Economic researchers in California and North Carolina concluded that Inclusionary Zoning "had measurable effects on the housing markets in jurisdictions that adopted them; specifically the price of single-family houses increased as the square footage of single-family houses decreased."<sup>12</sup>

Most importantly, developers have historically expressed strong criticism of mandatory IZ programs due to IZ's building policies in jurisdictions that require developers to sell or rent a portion of the units at below-market levels, thus reducing or cutting into their profits. To compensate for their loss, developers shift their loss of revenue to market-rate rentals and sales.

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<sup>12</sup> Bento, A., Lowe, S., Knaap, G.-J., & Chakraborty, A. (2009). Housing Market Effects of Inclusionary Zoning. *Cityscape*, 11(2), 7–26. <http://www.jstor.org/stable/20868701>

In response to the concerns of developers and opponents of IZ, New Haven's IZ ordinance offers incentives such as density bonuses and eliminates parking requirements to offset developers' cost burdens and losses.

On the other hand, Commissioners in favor of IZ acknowledge the marginalizing impact of redlining, segregated zoning, and the limited production of affordable housing. However, they further reason that IZ, if approved by the Board of Alders with an increased mandatory affordable housing component of 15%-20% serves as a starting point for the city's effort to increase affordable rentals. Proponents affirm that effective management, standard and transparent tax abatements, the creation of in-lieu fees guaranteed to fund the development and rehabilitation of affordable units, and the tracking of displacement and stringency indexes can increase affordable units and multifamily developments in New Haven.

Furthermore, researchers and advocates of IZ within San Francisco, Washington DC, and Suburban Boston areas describe IZ as an affordable housing tool that links the production of affordable housing to the production of market-rate housing. According to supporters, without IZ, many cities would not offer affordable housing in key locations such as town centers and Downtown corridors. If IZ is effectively implemented to match the City of New Haven's AMI rather than the proscribed county or region's AMI, it has the ability to promote economic and racial integration. Researchers also note that IZ can fast-track housing productions and permit requirements, unlike conventional zoning regulations. Supporters also reason that IZ is more fiscally sustainable because it requires fewer direct public subsidies than traditional affordable housing initiatives.

**Recommendations:**

- The Board of Alders should require the City to quantify the dollar amount of incentives awarded to developers to understand the monetary benefits of IZ and its financial impact on New Haven taxpayers and residents.
- The City should research the disparate impact of Inclusionary Zoning based on race and socio-economic standards.
- The City should require all IZ developments to list their affordable housing availabilities on the BMR registry when it is created.

- The Board of Alders should increase affordability requirements to either 15% or 20%.
- The City should increase the area/zone where affordable units are required to include Science Park.
- The Board of Alders should advocate for the most progressive AMI% (the current proposal of 50% is superior to most other cities with IZ. But still isn't affordable to anyone below New Haven's median income.)

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# Future Priorities of the Affordable Housing Commission

For the remainder of 2021, the Affordable Housing Commission will meet with Otis Johnson, Executive Director of the Fair Rent Commission, to discuss significant concerns of tenants and landlords' compliance with the rulings of the Fair Rent Commission. In November, the commission will also meet with David Fink, the lead housing expert of South Central Region Council of Government (SCRCOG), to discuss the results of SCRCOG's Housing Survey.

Within December, the Commission will engage the economics of affordable housing in consultation with the Department of Economic Development.

Next year, the Affordable Housing Commission will rigorously engage the following topics to support the preservation and creation of affordable housing in New Haven.

- Discuss the Board of Alders' feedback on the Commission's 2021 Affordable Housing Report.
- Conduct affordable housing public hearing sessions and meet with community management teams.
- Invite the Department of City Plan to further discuss the IZ ordinance.
- Invite representatives from LISHTA and Development Commissions to present on New Haven's tax abatement policies for affordable housing developments.
- Review Livable City Initiatives' enforcement of housing codes and discuss both Yale Law School's and the Commissioners' recommendations to combat slumlords and LLCs who aggressively target New Haven's housing markets.
- Research the creation of Short-Term Rental Taxes and Regulations while examining the policies of other states.
- Discuss the development and transactional concerns of affordable housing developers and realtors in New Haven.
- Examine the barriers of affordable housing for vulnerable populations such as refugees and prison re-entry populations.

## Presentation Resources from April 2021 to October 2021

Meeting	Topic(s)	Expert Presenters
April 2021	The state of Affordable Housing in the City of New Haven  -Presentation of the Affordable Housing Briefing Book	-Arlevia Samuel, Acting Director of Livable City Initiative  -Jim Farnam, Farnam Associates, housing analyst
May 2021	New Haven's Need of Affordable Housing  Evictions and Foreclosure Moratorium	-David Fink, Affordable Housing Expert of South-Central Region's Council of Government -Camille Seaberry, DataHaven  - Erin Kemple, Executive Director of Connecticut's Fair Housing Center
June 2021	Zoning Reforms: Accessory Dwelling Units and Inclusionary Zoning	- Aicha Woods, Executive Director of City Plan
<i>July 2021</i>	<i>Commission participated in Public Hearing on Inclusionary Zoning and Accessory Dwelling Units</i>	
August 2021	Affordable Housing Development and Homeownership	Ali Robinson and Jaclyn Alves, Housing Development Fund
September 2021	Working Group Session I, Commissioners formulated recommendations to be presented to Board of Alders and City staff.	
October 2021	Working Group Session II , Commissioners reviewed draft I of the Affordable Housing Report and Recommendations.	

\*See comprehensive meeting minutes and slide presentations for further details.

# Meeting Attendance

MONTHLY MEETING ATTENDANCE	
APRIL 2021	Arlevia Samuel, Michael Piscitelli, Rebecca Corbett, Claudette Kidd, Aicha Woods, Honda Smith, Anika Singh-Lemar, T. Anderson, Karen DuBois-Walton, Shanae Draughn, Elias Estabrook, Jamie Myers McPhail, Luz Colville, Alberta Witherspoon, Serena Neal Sanjuro, Kevin Alvarez, Ebony McCleave
MAY 2021	Arlevia Samuel, Michael Pistecelli, Roberta Corbett, Claudette Kidd, Aicha Woods, Honda Smith, Anika Singh-Lemar, Al Lucas, Shanae Draughn, Elias Estabrook, Jamie Myers McPhail, Luz Colville, Alberta Witherspoon, Serena Neal Sanjuro, Ebony McCleave
JUNE 2021	Elias Estabrook, Anika Singh Lemar, Claudette Kidd, Jamie Myers-McPhail, Serena Sanjuro-Neal, Honda Smith , Rebecca Corbett, Luz Colville, Alberta Witherspoon, Ebony McCleave, Serena Neal Sanjuro
JULY 2021	<i>Commissioners attended City Plan Commission's public hearing on inclusionary zoning.</i>
AUGUST 2021	Anika Singh Lemar, Claudette Kidd, Elias Estabrook, Arlevia Samuel, Rebecca Corbett, Claudette Kidd, Serena, Honda Smith, Elias Estabrook, Jamie Myers McPhail, Luz Colville, Alberta Witherspoon, Serena Neal Sanjuro
SEPTEMBER 2021	Arlevia Samuel, Jamie Myers McPhail, Serena Neal Sanjuro, Claudette Kidd, Elias Estabrook, Luz Colville*, Vivian Rodriguez, Honda Smith
OCTOBER 2021	Anika Singh Lemar, Claudette Kid, Karen DuBois-Walton, Honda Smith, Elias Estabrook, Arlevia Samuel, Jamie Myers McPhail, Ebony McCleave, Rebecca Corbett

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# Appendices

## **A. Meetings Planning Resources**

### **a. April 2021 Meeting Planning Resources**

- Brown, M. A. (2021, March 31). *At home: Lecture: Model city*. Yale Center for British Art. Retrieved 2021, from <https://britishart.yale.edu/videos/home-lecture-model-city>.
- City Plan. New Haven, CT- City Plan. (n.d.) Retrieved March 2021, from <https://www.newhavenct.gov/gov/depts/planning/default.htm>
- Covid-19 in Connecticut: Data Analysis*. (2020, November). Retrieved March 2021, from <https://ctdatahaven.org/reports/covid-19-connecticut-data-analysis>.
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- Data Haven. (August 2020.), *Housing and Housing Subsidies in New Haven*, New Haven, CT. Economic Development Administration. New Haven, CT- Economic Development Administration. (n.d.). Retrieved March 2021, from <https://www.newhavenct.gov/gov/depts/ed/>
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### **d. July 2021-City Plan Commission’s Inclusionary Zoning Public Hearing**



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**f. September 2021 -Working Group Session I**

**\*Review of resources from April 2021 to August 2021**

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**g. October 2021- Working Group Session II**  
**Review of Affordable Housing Report and Recommendations (Draft 1)**

\*Commissioners shared their feedback on the report and recommendations; and made proposed edits to the final report.

**B. Ordinances, Drafts, and Advisory Reports presented to the Affordable Housing Commission**

<b>Ordinance</b>	<b>Amendment Draft or Advisory Report</b>	<b>Description</b>
1868 <i>(Livable City Initiative)</i>		Establishment of the Affordable Housing Commission
	Inclusionary Zoning Text Amendment <i>(City Plan)</i>	Petition for an Ordinance Text and Map Amendment to the New Haven Zoning Ordinance to Require and Incentivize the Inclusion of Affordable Housing Units in Market Rate Development.
	Inclusionary Zoning Overlay <i>(City Plan)</i>	Map of potential inclusionary zoning neighborhoods.
	Inclusionary Zoning Advisory Report to the Board of Alders <i>(City Plan)</i>	Proposed inclusionary affordable housing zoning text and map amendment. This amendment would make it mandatory for developments within the City’s Downtown (Core Market Area) and its surroundings (Strong Market Area) to provide affordable housing units within sites that are being renovated, newly constructed and/or converted into market rate housing and/or mixed-use developments.
	Accessory Dwelling Units <i>(City Plan)</i>	Create new housing units while respecting while respecting neighborhood patterns and to allow homeowners in participate in rental markets.
	Accessory Dwelling Unit Advisory Report to the Board of Alders <i>(City Plan)</i>	Approving proposed zoning text amendment allowing accessory dwelling units as-of-right within the city’s single-family, low-middle density and high-middle density zoning districts.

### C. Federal and State Legislation and Resources

State	Reference
<b>Connecticut's Affordable Housing Land Use and Appeals</b>	Sec. 8-30g Sec. 8-30h Sec. 8-30i Sec. 8-30j
Eviction Moratorium	Executive Order No. 7X Executive Order No. 7000 Executive Order No. 9E Executive Order No. 9H Executive Order No. 10A Executive Order No. 11 Executive Order No. 11E Executive Order No. 12D Executive-Order-No-14A
Federal	
CARES Act	H.R. 748, CARES Act, Public Law 116-136  116th Congress (2019-2020)
Biden-Harris Administration- Exclusionary Zoning	The United States Government. (2021, June 17). <i>Exclusionary zoning: Its effect on racial discrimination in the housing market</i> . The White House. Retrieved June 19, 2021, from <a href="https://www.whitehouse.gov/cea/blog/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/">https://www.whitehouse.gov/cea/blog/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/</a> .
American Housing and Mobility Act	Sec.1368 - 117th Congress (2021-2022)
American Rescue Plan	H.R.1319 - 117th Congress (2021-2022)
Reconciliation Act	H.R.1319 - 117th Congress (2021-2022)

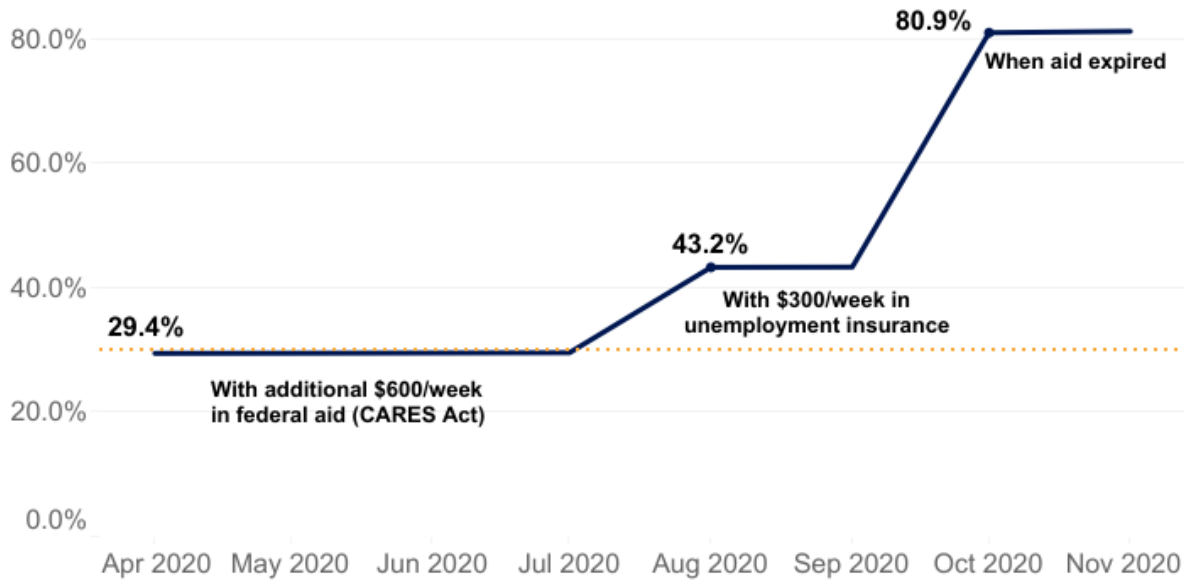
## D. Unemployment Assistance

### Federal assistance goes a long way in easing unemployed renters' housing cost burdens

Share of income spent on rent by the typical unemployed renter

Region

United States



## E. U.S. Department of Labor Statistics

Retrieved from <https://data.bls.gov/pdq/SurveyOutputServlet>

## F. Listing Municipalities with Below Market Registries (BMR)

Municipalities	Link to BMR	# of Households Served
Cambridge, MA	<a href="https://www.cambridgema.gov/Services/applyforaffordablehousing">https://www.cambridgema.gov/Services/applyforaffordablehousing</a> * Includes homeownership programs	Over 2,000
Menlo Park, CA	<a href="https://www.menlopark.org/369/Below-Market-Rate-BMR-housing-program">https://www.menlopark.org/369/Below-Market-Rate-BMR-housing-program</a> *Include homeownership and commercial programs	Over 800 (currently conducted 68 homeownership sales)
Oakland, CA	<a href="https://www.hellohousing.org/wp-content/uploads/2019/07/Oaktown-Roots-MLS-Offer-Package.pdf">https://www.hellohousing.org/wp-content/uploads/2019/07/Oaktown-Roots-MLS-Offer-Package.pdf</a> *Managed by a nonprofit, Hello Housing	--
Palo Alto, CA	<a href="https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Long-Range-Planning/Housing-Policies-and-Programs/Below-Market-Rate-Housing">https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Long-Range-Planning/Housing-Policies-and-Programs/Below-Market-Rate-Housing</a> *Homeownership program	---
San Carlos, CA	<a href="https://www.cityofsancarlos.org/government/departments/community-development/housing/affordable-housing">https://www.cityofsancarlos.org/government/departments/community-development/housing/affordable-housing</a>	Over 3,000
San Francisco, CA	<a href="https://sfmohcd.org/current-bmr-homeownership-listings">https://sfmohcd.org/current-bmr-homeownership-listings</a> * Includes homeownership programs	Over 800
Stamford, CT	<a href="https://www.stamfordct.gov/government/operations/land-use-bureau-planning-zoning-zoning-enforcement/community-development/below-market-rate-dwelling-units">https://www.stamfordct.gov/government/operations/land-use-bureau-planning-zoning-zoning-enforcement/community-development/below-market-rate-dwelling-units</a> <i>*most user friendly site for the public</i>	Over 700
Walnut Creek, CA	<a href="https://www.walnut-creek.org/departments/community-and-economic-development/housing-programs/homeownership-programs/below-market-rate-homeownership-program">https://www.walnut-creek.org/departments/community-and-economic-development/housing-programs/homeownership-programs/below-market-rate-homeownership-program</a> *Includes homeownership program	Over 250 (# of affordable home sales unknown)