

EXHIBIT 1

REPORT OF THE JOINT COMMUNITY DEVELOPMENT AND TAX ABATEMENT COMMITTEE
6/3/97
FAVORABLE AS AMENDED

FROM THE LIVABLE CITY INITIATIVE A REQUEST FOR APPROVAL OF A RESOLUTION
AUTHORIZING THE ABATEMENT OF REAL PROPERTY TAXES ON SLIVER PARCELS
CONVEYED BY THE LIVABLE CITY INITIATIVE TO URBAN HOMESTEADERS ACQUIRING
TITLE TO SUCH LOTS

WHEREAS: there exists within the City of New Haven a large number of vacant lots located in blighted and dilapidated areas and which contribute to the further decline of such blighted and dilapidated areas; and

WHEREAS: the Livable City Initiative Bureau has been designated by Section 21-25 of the Code of Ordinances for the City of New Haven as the City of New Haven's Urban Homesteading Agency pursuant to Connecticut General Statutes Section 8-169o et seq.; and

WHEREAS: Connecticut General Statutes Sections 8-169s and 8-169t authorize such an agency to engage in the conveyance of title to urban homesteading property acquired by such an agency to urban homesteaders as defined by Connecticut General Statutes Section 8-169p (h); and

WHEREAS: the Livable City Initiative Bureau intends to acquire title to the extent possible, to vacant lots resulting from its demolition efforts, and subsequently will endeavor to dispose of the same to adjacent property owners; and

WHEREAS: the Livable City Initiative Bureau is seeking to make the acquisition of a sliver lot by an adjacent landowner an economically feasible option for the landowner; and

WHEREAS: Connecticut General Statutes Section 8-169u (c) authorizes such an agency to recommend to the Board of Aldermen the abatement of real property taxes due on an urban homestead program property conveyed to an urban homesteader; and

WHEREAS: the abatement of real property taxes on sliver lots that are acquired by urban homesteaders is consistent with The Livable City Initiative Bureau's effort to reduce density in the City of New Haven.

NOW, THEREFORE BE IT RESOLVED, that the Board of Aldermen hereby authorizes the abatement of real property taxes on sliver lots that are conveyed by the Livable City Initiative to urban homesteaders, and that such abatement will be carried out in a fifteen (15) year scheme according to the following terms and conditions as generally set forth herein: the real property taxes on such sliver lots will be abated for the first ten (10) years after the conveyance; the tax assessment on the sliver lots will be gradually phased in at a rate of twenty percent (20%) per year for the five year period following the aforementioned ten year period by abating eighty percent (80%) of the real property taxes in the eleventh year, sixty percent (60%) in the twelfth year, forty percent (40%) in the thirteenth year, twenty percent (20%) in the fourteenth year, and zero percent (0%) in the fifteenth year.

BE IT FURTHER RESOLVED that the grant/loan program that the City will use to give deferred loans to property owners who buy adjacent sliver parcels is only available for persons whose income qualifies them under U.S. Department of Housing and Urban Development guidelines as low income.

BE IT ALSO FURTHER RESOLVED that if a shed, garage, or similar structure is built upon any of these sliver parcels the structure shall be taxable but the parcel shall retain the benefits of the abatement and phase in scheme set forth herein.

BE IT ALSO FURTHER RESOLVED that the abatement is not transferable to a full property owner who acquires the property through an arms length sale.

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