

LCI Board Meeting Minutes
May 24, 2023 (Via Zoom)

PRESENT: Patricia Brett, Hon. Richard Furlow, Nadine Horton, Addie Kimbrough, Seth Poole, Michael Pinto (Office of Corporation Counsel), Evan Trachten (LCI staff)
Absent: Ernie Santiago, Taneha Edwards, Arlevia Samuel (Executive Director)

Meeting called to order at 6:05 P.M.

Roll call of Members: Addie Kimbrough, Nadine Horton, Hon. Richard Furlow, Seth Poole

Review of LCI Board meeting minutes from April 26, 2023 meeting. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved unanimously.

New Business

47 Foxon Street

Evan told the Board that LCI proposes to sell this lot to Habitat for Humanity for \$1,000. Habitat will construct a single-family owner-occupied property. Part of this lot was used for road re-alignment, and we are proposing to utilize the remaining 4000 square feet to develop a home at this site. The Alder of the ward (Antunes) supports the sale of the property. This is the highest and best use for the land. The applicant will likely need zoning approval but has a hardship based on the particulars of the site. Nadine asked if the large tree in the middle of the lot would be removed, Evan thought the tree would be removed. The new structure will be parallel to the existing structure next-door. Alder Furlow said he was pleased this land will be utilized for housing and urges support of the item.

Pat Brett made a motion to approve the disposition of 47 Foxon Street, seconded by Addie Kimbrough, roll call was taken, approved unanimously.

552-558 Winchester Avenue

Evan told the Board LCI proposed to sell a sliver lot at 552 Winchester Avenue as well as a vacant three-family house at 558 Winchester Avenue to CONNCORP LLC who is a non-profit. The sale price is \$3,000. Under the Zoning Code, two adjacent non-conforming parcels merge. These two parcels together create a nice sized parcel to support the rehabilitation of the property as a three-unit structure. The lot will provide off-street parking and yard area. This property is on the corner and acts as an anchor for the other work LCI has completed (new homes on Winchester Avenue). LCI will be developing additional new construction homes in the future along Starr Street. This sale will complement LCI's development. Affordable rental units are needed. The rental units will be at 80% AMI for a minimum of 20 year minimum term. Alder Furlow asked how long non-profits have to pay the City? Evan said all payments are received at the

closing. Would CONNCORP be seeking a tax abatement? Evan said any tax abatement would have to go through the Board of Alders. The Assessment deferral is an as-of-right program. Nadine asked if this would take a backseat to the Dixwell Development. Evan said CONNCORP has capacity and will complete this project in about a year.

Alder Furlow made a motion to approve the disposition of 552-558 Winchester Avenue, seconded by Pat Brett, roll call was taken, approved unanimously.

Old Business / Discussion

Seth opened the discussion portion of the meeting.

The PAD Guidelines are before LCI Board for review. LCI Board will make recommendations to the Board of Alders. The Board of Alders has full control and review of any proposed changes. Evan said the proposed changes are minimal. Evan highlighted some of the proposed updates: Decreasing the committee to 7 members from 10, updating the objectives, eliminating the section about sales to religious organizations that violates RILUPA, increasing the cost of sliver lot sales for commercial uses, increasing the occupancy term for non-profit sales to 10-years for sale to owner occupants, and 20-years for affordable rental. The “objectives” have also been updated and “decreasing density” is being removed because we are increasing density. We are also proposing to increase the cost of commercial sliver lots to \$3.00 per square foot. Evan said the PAD committee did their due diligence over the last few months reviewing this document. The Guidelines should be updated every 5 years and it has been over 10 years since the last update. Once LCI Board makes their recommendations, Evan will send this as a Motion to Amend to the Board of Alders. Alder Furlow said the legislative session only has a few months left this year. This is also an election year. Alder Furlow recommended trying to get this done before the end of the year.

The Board will review this proposal and will follow up on this topic in the future.

Evan said he has been following up with the City Plan department about doing a workshop on accessory dwelling units. Evan hopes staff from City Plan will be at the June LCI Board meeting. Nadine told the Board she would also like to discuss enforcement issues and the role of the Neighborhood Specialist in terms of code enforcement: an understanding of what they can do and can't do. Nadine mentioned a situation involving an eviction and a fair rent issue, Alder Furlow said to provide his contact info and he would assist the resident. Evan told the Board Neighborhood Specialists are there to guide residents in general. They conduct anti-blight enforcement against vacant properties and vacant lots. Neighborhood Specialists do not enforce Zoning regulations, but can share concerns with Zoning staff. LCI has a separate Housing Code Division that deals with occupied properties and rental properties. Public Works does public space enforcement for trash and recycling totes.

A motion to adjourn was made by Pat Brett, seconded by Alder Furlow, all were in favor.

Meeting adjourned 6:57 PM