

PAD MEETING MINUTES
November 15, 2023

PRESENT: Hon. Anna Festa, BoA; Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Esther Rose-Wilen, City Plan; Evan Trachten, LCI; Maurine Villani, Tax Office; Clay Williams, Business Development

Guests: Donnell Hilton, City Plan

Meeting called to order at 3:06 P.M.

Roll Call of Members

The PAD minutes from October 18, 2023 were reviewed and approved unanimously.

New Business

815 East Shore Parkway

Evan told the committee the City is proposing to sell this sliver lot to the New Haven Port Authority for \$2.00 per square foot as a commercial sliver lot sale. The lot is only 215 square feet. The Port owns several adjacent parcels. Alder Festa asked about the GIS map and the shading on the map. Evan explained some areas are paved and some areas are unimproved, and they are different colors. Structures are also shown on the map. Steve Fontana said this is part of a larger initiative for the Port to gain site control of the entire block. Evan noted that staff from City Plan joined the call and asked if they had any comments. Esther said they had no issue with the sale.

A motion was by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously.

Old Business

756-762 Congress Avenue

Evan told the committee the City is proposing to sell this vacant lot as part an RFP process. This proposal was tabled in August because the applicant needed to comply with Residential Licensing, the applicant is in compliance. Denise Keyes is the applicant, and she is proposing to acquire the lot for \$43,025 and will develop a mixed-use structure. The applicant will develop affordable rental units at this location at 80% AMI with a 20-year affordable term. The applicant submitted a narrative explaining her proposal. The applicant owns an adjacent mixed-use structure at 744 Congress Avenue. The applicant would also like to acquire 169 West Street in the future to gain additional parking because it is adjacent to 744-762 Congress Avenue. Evan contact Alder Rodriguez about this development back in August.

LCI believes this project will have a positive influence on the neighborhood. Alder Festa asked about the 80% AMI affordability. Evan said applicants typically need subsidy to bring the AMI below 80%. Evan said the applicant can opt into the Inclusionary Zoning Ordinance if they desire to do so. Alder Antunes mentioned that there is a need for housing at 25%-60% AMI, 80% AMI isn't deeply affordable. Evan noted that he agrees with Alder Antunes that a need exists. Through the PAD disposition process we have

been creating a lot of workforce housing. This project will bring new people to the community and the property will be back on the tax rolls. Alder Festa asked about the elderly housing component. Evan said LCI is treating this as a normal disposition with affordability, it will not be a deed restricted senior development. Alder Festa asked how many units will be affordable. Evan said 20% of the units will be required to be affordable at 80% AMI. Evan wasn't sure if there would be Section 8 vouchers as part of the development. Esther told the committee the applicant mentions a PDU in their narrative, but the site isn't eligible to a PDU, the it may be possible to opt-in to the IZ program. Evan summarized that the project will eliminate blight, create affordable housing at 80% AMI, and pay taxes. Clay noted that a project at 16 Miller Street will have some deeply affordable units. Alder Festa also noted the appraised value is about \$100,000 and we are selling below that value. Evan said the sale price acts as catalyst towards developing affordability, which creates a community benefit. Evan said the applicant's proposal was the most impactful because they would also make improvements to their building at 744 Congress Avenue as part of this sale.

A motion was made to approve the item by Alder Antunes, seconded by Steve Fontana, roll call was taken, approved unanimously

Alder Festa noted that Alder Antunes is not seeking reelection, and this may be his last PAD meeting. She thanked Alder Antunes for his work and wished him a happy Thanksgiving. Other committee members also thanked Alder Antunes. Alder Antunes will be missed. Alder Antunes thanked Alder Festa and the Committee.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:38 P.M.