

AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY MAY 22, 2024, at 6:00

P.M. WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Topic: LCI Board May 22, 2024

Time: May 22, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/81580025717?pwd=m4GX6DmN5QowbgKeLAZaGxH3tQD35v.1>

Meeting ID: 815 8002 5717 Password: 1234567a

One tap mobile +13052241968,,81580025717# US

Meeting Materials click here: [https://www.newhavenct.gov/government/boards-commissions/boards-com\]missions-listed/livable-city-initiative-board](https://www.newhavenct.gov/government/boards-commissions/boards-com]missions-listed/livable-city-initiative-board)

I. Call to Order / Roll Call of members

II. Approval of Minutes from April 24, 2024 Meeting of LCI Board of Directors

III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
35 Arch Street 39 Arch Street	RFP	Habitat for Humanity of Greater New Haven, Inc.	4
177 Edgewood Avenue	RFP	Neighborhood Housing Services of New Haven, Inc.	2
227 English Street	RFP	Neighborhood Housing Services of New Haven, Inc.	10
596 George Street 598 George Steet	Non-Profit	National Veterans Council for Legal Redress, Inc.	23
211 Rosette Street	RFP	Habitat for Humanity of Greater New Haven, Inc.	4

IV. Old Business / Discussion

- Motion to amend PAD Guidelines
- Nominations for Officers May 22, 2024 / Election of Officers June 27, 2024

V. Adjourn

******Full Zoom Notice below:**

Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

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Meeting ID: 815 8002 5717

Password: 1234567a

One tap mobile

+13052241968,,81580025717# US

+13092053325,,81580025717# US

Dial by your location

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 815 8002 5717

Password: 91672110

Find your local number: <https://newhavenct.zoom.us/j/81580025717>

LCI Board Meeting Minutes
April 24, 2024 (Via Zoom)

PRESENT: Hon. Evelyn Rodriguez, Addie Kimbrough, Seth Poole, John Russo, Arlevia Samuel (Executive Director), Evan Trachten (LCI staff)

Absent: Hon. Richard Furlow, Taneha Edwards

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

Roll call of members

Review of LCI Board meeting minutes from February 28, 2024. A motion to approve was made by Seth Poole, seconded Addie Kimbrough, roll call of members was taken, approved unanimously.

New Business

54 Greenwood Street

Evan told the Board this is a non-profit sliver lot sale to MT. Calvary Hold Church of America, Inc. The applicant owns an adjacent church, and their emergency exit door opens to this parcel. The Church is in the process of opening a daycare and needs this parcel. The Church was planning to utilize this lot as a play-space, but now they will likely utilize this parcel as an entry way and drop-off area for the daycare. The lot is very small at 1280 square feet so it's not suitable for development. Non-profits pay \$1.00 per square foot for sliver lots. The church approached the City about purchasing this lot many years ago but the City was previously seeking to sell the land at fair market value under the disposition guidelines. LCI has been advised by the Office of Corporation Counsel to treat churches as non-profit organizations under a federal law called RLUIPA. The other adjacent property along Legion Avenue already has off-street parking so LCI didn't offer to split the parcel. Given the history of the property LCI felt it was appropriate to sell this entire parcel to the applicant. Addie Kimbrough asked if we would sell the property at the price listed in their letter from 2019? Evan said no, we would be utilizing the Board of Alder pricing for non-profits which is \$1.00 per square foot. Alder Rodriguez asked if given that a business use will occur, was it correct to be offering non-profit pricing? Evan said the lot is sold to the property owner, not the business operator, the property owner is a non-profit, so the correct pricing is being utilized.

A motion was made by John Russo to approve the item, seconded by Alder Rodriguez, roll call was taken, approved unanimously.

400 Legion Avenue

Evan told the Board this sliver lot sale is also proposed to be sold to MT. Calvary Hold Church of America, Inc. This parcel has been under the control of the church for about 20 years. Evan noted we have seen many sales where the adjacent property owner has had possession of City owned lots for many years. The lot is paved and fenced, and utilized as a parking lot. The church thought they already owned this parcel. It recently came to their attention that this lot is City owned. The church has maintained this parcel for

decades. LCI looked at developing a residential structure at this location. LCI determined that Legion Avenue is a busy street and a residential use was not the best option given the history of this parcel and the RLUIPA law. Evan noted there isn't off-street parking on Legion Avenue and keeping this parcel as a parking lot was appropriate. The applicant will pay \$1.00 per square foot as a non-profit. Addie Kimbrough noted this lot currently serves as the entryway for the church. The fencing and paving have been installed by the church. The Church serves the community by doing food and clothing giveaways. Alder Rodriguez noted the letter provided by the church from 2019 which highlights the positivity the church brings to the community. Seth noted that he grew up in this area and the fact that the church does a lot for the community, it's important to ensure that they have parking.

A motion was made by Seth Poole to approve the item, seconded by Addie Kimbrough, roll call was taken, approved unanimously.

21 Haven Street

Evan told the Board this is a sliver lot sale to an adjacent owner occupant at \$0.25 per square foot in a CD-eligible area for a purchase price of \$871.25. The applicant has had possession of this lot for many years, the lot is utilized as a side-yard and for off-street parking. LCI didn't offer to split this parcel because the other adjacent property already has a large lot with almost 80' of frontage. The applicant has a small parcel, and this lot is not conducive to residential development because of it's size. Evan noted that if we did develop a house on this parcel, it would be a tight fit. It is appropriate to sell this sliver lot and consistent with our sliver lot sales. Seth noted that the street view of the property shows that a curb cut is already in place for this parcel.

A motion was made by Seth Poole to approve the item, seconded by John Russo, roll call was taken, approved unanimously.

Seth told the Board that members should review the PAD Guidelines prior to further discussion. Seth wants to have a full Board prior to acting. Seth also wants to wait until the Board vacancies are filled to hold nominations.

PAD Guidelines / Motion to amend

Item passed over / No action taken.

LCI election of officers

Item passed over / No action taken.

A motion to adjourn was made by Seth Poole, seconded by Addie Kimbrough, all were in favor.

Meeting adjourned 6:34 PM

PAD SPECIAL MEETING MINUTES
April 25, 2024

PRESENT: Hon. Anna Festa, BoA; Hon. Kampton Singh, BoA; Steve Fontana, Economic Development; Donnell Hilton, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Tamara Kirby, Tax Office

Meeting called to order at 3:01 P.M.

Roll Call of Members

The PAD minutes from March 20, 2024 were reviewed. A motion was made by Steve Fontana to approve the minutes, seconded by Alder Festa, approved unanimously.

New Business

35-39 Arch Street

Evan told the committee the City is proposing to sell this vacant lot to Habitat for Humanity of Greater New Haven, Inc. for \$75,000. The property was advertised as part of an RFP and Habitat for Humanity was selected to develop the site. Habitat is essentially proposing to develop 2, two-family structures at this site. Habitat for Humanity described their development as constructing a single-family with an attached accessory dwelling unit (ADU). Evan told the committee that under the Building Code the applicant is constructing a two-family residential property. Evan also noted that currently, the Zoning Ordinance only allows as-of-right ADU's to be created in the existing envelope of an existing owner-occupied structure, so for the purpose of our discussion we should be reviewing this as the development of two, two-family residential properties. Evan also told the committee that LCI sets a minimum owner occupancy period of 10-years, but Habitat imposes a 30-year term. The rental unit will also be deed restricted for a 20-year minimum term and Habitat for Humanity is proposing to set the AMI between 60-70%. Evan noted that when non-profits develop two-family houses the AMI is typically set at 80%. Evan also noted that the lot is over 13,000 square feet so there is ample room to develop two structures containing four units. Evan also told the committee that he discussed this proposal with Alder Rodriguez who was supportive of the concept. Evan said Alder Rodriguez thought this development was more desirable than a project with high density given that Arch Street has many 2-family owner occupied structures. The lot is adjacent to the Arch Street greenspace. Owner occupied structures and affordable rental units are needed in the community.

Evan said there isn't a rendering or final site plan, but as additional information is submitted it will be added to the file prior to submission to the Board of Alders. Alder Festa said she agreed that developing two, two-family houses was a better proposal than developing a higher density apartment building. Alder Festa wanted to confirm the owner occupancy and affordable rental requirements. Evan confirmed LCI sets a minimum owner occupant period of 10-years, but Habitat imposes a 30-year term. The rental unit will also be deed restricted for a 20-year minimum term and Habitat for Humanity is proposing to set the AMI between 60-70%. Evan reiterated that the applicant is essentially developing two-family homes. Evan believes this is the first time Habitat for Humanity is developing a two-family house and he believe it's needed, and a good idea. Alder Singh said he supports this proposal and wants to support Alder

Rodriguez. Donnell Hilton said the parcel is a good-sized lot and he's happy they are building multiple units on the lot

A motion was made by Clay Williams to approve the item, seconded by Alder Festa, roll call was taken, approved unanimously.

177 Edgewood Avenue

Evan told the committee the City is proposing to sell this vacant lot as part of the RFP. LCI thought we might receive a proposal for housing development for this lot because of its proximity to downtown, but we didn't. LCI only received one proposal for this property. Neighborhood Housing Services (NHS) offered \$5,000 to purchase this property to use for parking. NHS owns two adjacent rental properties at 171 Edgewood Avenue and 173 Edgewood Avenue. The properties don't have off-street parking. Evan noted that LCI previously offered this property to NHS and the Community Builders who owns the other adjacent property. NHS didn't want to purchase the property when this was discussed several years ago. Evan said the Community Builders has had ample opportunity to acquire this lot and has failed to submit an application to acquire this lot, which is why LCI advertised this site as part of the RFP. Evan noted that the City is receiving double the value that a non-profit would pay for this sliver lot.

Evan told the committee that he contacted Alder Douglass who was generally supportive of the sale of this land. Alder Douglass said he would conduct his due diligence and follow up with LCI staff if he had any concerns about this proposal. Evan noted that Community Builders rents a portion of their abutting building to the operator of a daycare and sometimes parents park on this parcel. Evan thought NHS would allow this to continue as well as making improvements to the lot. Alder Singh asked if Habitat was contacted about this lot? Evan said that Habitat submitted bids on several RFP items and didn't bid on this site. Alder Festa asked how long LCI engaged Community Builders about the Sliver lot? Evan said that LCI spent several years engaging Community Builders and they never followed up about the silver lot. Evan said there is no reason for LCI to keep this lot and spend additional funds to maintain it, fence the site, and to continue cleaning up illegal dumping. The highest and best use is for parking. The land will be taxable in the future. Evan thinks there will be a community benefit from this sale because NHS will improve the site and better serve the community.

A motion was made by Alder Festa to approve the disposition, seconded by Alder Singh, roll call was taken, approved unanimously.

227 English Street

Evan told the committee this lot was also advertised as part of the RFP. Neighborhood Housing Services (NHS) offered \$10,500 and proposes to develop a two-family owner-occupied structure with an 80% AMI affordable rental unit. LCI imposes a 10-year minimum occupancy period and a 20-year affordability period on the rental unit. The lot is a flag lot and has ample room to develop a two-family structure. LCI previously offered this site to Habitat for Humanity because they developed a property on Ferry Street, but they weren't interested in this site. NHS was the only bidder for this site. This is a great opportunity to create an owner occupant, gain an affordable rental unit, and expand the tax base.

Alder Festa asked why we didn't sell this as a sliver lot and allow the neighbors to expand their yard. Evan said LCI looked into a sliver lot sale. Evan said we prefer to create an owner occupant, gain an affordable rental unit, and expand the tax base, to achieve the highest and best

use for the land. If building development wasn't possible, a sliver lot sale would be appropriate. Alder Festa asked if LCI notified the neighbors about the sale of this lot. Evan said LCI didn't contact the neighbors. NHS will do some outreach prior to developing the site. LCI has been in contact with the neighbors over the years because we took control of this parcel, fenced-off the lot along English Street, and have been maintaining it, the neighbors know it's a City owned parcel. Alder Festa asked if Zoning approval would be needed. Evan wasn't sure but noted further review by City Plan, Building, and Traffic and Parking will occur prior to a building permit. Evan believe that NHS's funding will require an owner occupant for at least 20-years, the City requires a 10-year minimum occupancy period and a 20-year affordability period at 80% AMI. NHS has basically a 100% project completion rate, so we are confident in the applicant's abilities.

A motion was made by Clay Williams to approve the disposition, seconded by Alder Festa, roll call was taken, approved unanimously.

596-598 George Street

Evan told the committee this is a non-profit sale to the National Veterans Counsel for Legal Redress, Inc. There are two existing brick structures that the City acquired from Yale New Haven Hospital (YNH). LCI was planning to rehabilitate the properties but is focusing on other projects on Starr Street and Grand Avenue. LCI has done some preliminary site work to stabilize these properties, but they require extensive structural work and full rehabilitaton. The applicant is proposing to rehabilitate these structures and maintain them as affordable rental units at 80% AMI. The applicant will also develop a community room and office at this location. LCI originally planned to rehabilitate these properties and sell them to owner occupants, but the site lacked off-street parking to support multi-family use. There is a letter of support in the file from Board of Alders President Walker-Myers as this site is located in her Ward. The purchase price is \$6,000 which is non-profit pricing (6 units @ \$1000 per unit). The property will be deed restricted for a minimum 20-year affordable term. The non-profit is a local entity lead by the Monk family. They are seeking additional funding for this project.

Clay asked about the status of this applicant's project on Davenport Avenue? Evan said he believes it wasn't approved at the Zoning Board and is being redesigned. Donnell said they are in the process of redesigning so that it doesn't require zoning relief. Clay asked if we are confident the applicant has the finances to do this project? Clay doesn't want to set them up for failure. There was discussion about requiring proof of funding prior to closing as a condition of approval. Evan told the Committee that the City took these properties with conditions from YNH and YNH approves of the proposed use as an affordable rental project done by the National Veterans Counsel for Legal Redress.

Alder Festa asked if the applicant has done any projects in the City. Evan didn't know if they have other projects in New Haven or in other towns because he doesn't manage the non-profit. Evan is aware of the project on Davenport Avenue. Alder Festa asked how much time they have to complete the project and if the property isn't rehabilitated, what happens? Evan said the applicant has 18 months to complete the project, if they fail to complete the project the City has a process to take the property back. The City must go through a reversion process to take it back, which takes time, it's not immediate, it's basically a lawsuit. Clay said we should consider permitting 24 months to complete this project. There was a discussion about safeguards and appropriate guardrails. Evan said he's hearing that the committee wants to require proof of funding prior to closing and to give a little extra time to complete the rehabilitation because this is a larger project. Evan noted the applicant has been in the property and has a cost estimate for this project. Steve noted that "reverter deeds" have issues. Evan said we have required similar conditions on several proposals, and is consistent with our pervious approvals for projects like this. Alder Festa asked if the building can be left sitting or does LCI need to take further action to preserve the structure? Evan said LCI has already stabilized the property.

A motion was made by Clay Williams to approve the disposition subject to proof of funds prior to closing and to permit 24 months to complete the project, seconded by Alder Singh, roll call was taken, approved unanimously.

136 Hemingway Street

Evan told the committee this property was previously approved for sale but the deal never closed because the prior applicant couldn't get a PILOT from LISHTA. LCI offered this lot for sale as part of the recent RFP and we have a proposal from Douglas Allen Investment Group, LLC to develop 15-20 rental units at a sale price of \$75,000. At least 20% of the rental units will be deed restricted at 80% AMI per City policy. The developer plans to construct 2 bedroom, and 3 bedroom units. Clay mentioned the previous proposal was for 40 units at this site. Evan said he feels this is an appropriate use because the property is near Bella Vista and there was a previous approval for greater density. The applicant recently developed a couple multi-family properties and has a pending zoning proposal to develop 4 units at 83 Downing Street. The development wants to make an investment in New Haven and is a competent applicant.

Evan noted the parcel has some wetlands. There is a survey map in the file. If the applicant utilizes the Inclusionary Zoning regulations the affordability could change. Evan said this was the only bid for the site. Evan said the number of units could change but the concept is for 15-20 units. Clay noted the previous sale was for \$40,000 so the City is receiving almost double the purchase price. Evan thinks this is a good proposal and fits within the neighborhood. Alder Festa asked about the wetlands area. Evan said regulations will dictate the location of the structure and it's feasible to develop this site.

A motion was made by Clay Williams to approve the disposition, seconded by Steve Fontana, roll call was taken, approved unanimously.

211 Rosette Street

Evan told the committee this lot was offered as part of the RFP and Habitat for Humanity is being selected to develop this property, they offered \$35,000 for this site. Habitat for Humanity is proposing to develop a single-family house. Evan discussed this sale with Alder Rodriguez and said she would support the development of a two-family property at this site, just like the Arch Street proposal. This lot was used as a garden but was taken over by unhoused individuals. The City would like to see housing development on this parcel. Habitat for Humanity built several houses on Rosette Street several years ago. If they develop a two-family it would have an affordable rental unit with a minimum 20-year term. Alder Festa asked if Habitat for Humanity wants to develop a two-family? Evan said he discussed this with the Director of Construction, and he is looking into it. They will have the option to develop a single family or a two-family. Alder Singh said he knows this lot very well from his volunteer work, and he supports the Alder Rodriguez, and the concept of doing a two-family structure, it's an appropriate location.

A motion was made by Steve Fontana to approve the disposition and allow the applicant to develop a single-family or a two-family property, seconded by Clay Williams, roll call was taken, approved unanimously.

Open Discussion / Old Business

None

A motion to adjourn was made by Clay Williams, seconded by Steve Fontana, all were in favor, meeting adjourned 3:58P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
35 Arch Street 39 Arch Street		301 0097 04200 301 0097 04300	RM-2	4	Building lot	Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$50,700 \$55,800	N/A	N/A	\$106,500	\$74,550		Approximately 70' X 180'	13,194 Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 110,900	Vision	10/1/20 22	RFP # 2024-01- 1622	\$75,000	NA	\$75,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4th Ward	N/A	N/A

Applicant's Information

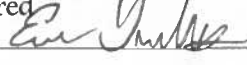

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Habitat for Humanity of Greater New Haven, Inc 37 Union Street New Haven CT 06511	C/O Dennis Michels, Co-Executive Director

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current

Proposal: The City of New Haven proposes to dispose of this building lot as part of RFP # 2024-01-1622.

General discussion: The City of New Haven proposes to dispose of this building lot to Habitat for Humanity of Greater New Haven, Inc. who will develop two (2) single-family owner-occupied properties at this location. Each single-family home will also have an accessory dwelling unit (ADU) that will be rented as an affordable rental at 60-70% Area Median Income (AMI) with a minimum affordability term of twenty (20) years. **Each structure must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years.**

Owner Occupancy? Yes, sale to owner occupant

Prepared by:  Date 4/3/2024 Concurred by:  Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **April 5, 2024**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of building lot at 35-39 Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop two single family homes at this site. Each home will also contain and affordable Accessory dwelling unit (ADU).

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Property Location 39 ARCH ST

Map ID 301/0097/04300//

Bldg Name

State Use 902V

Vision ID 19230

Account # 301 0097 04300

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 4/1/2024 1:01:14 PM

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CITY OF NEW HAVEN								Description	Code	Appraised	Assessed	6093 NEW HAVEN, CT	
165 CHURCH ST								EX COM LN	21	55,800	39,060		
NEW HAVEN CT 06510				SUPPLEMENTAL DATA								VISION	
Alt Prcl ID				I/E REPO									
WARD 04				TAX DIST									
TAXABLE				GIS PROP									
CENSUS 1406													
BLOCK 3001													
QUERY G													
GIS ID 19230				Assoc Pid#									
								Total				55,800	39,060

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
CITY OF NEW HAVEN				9983	0187	03-04-2020	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	
ERKERD ROSE M				9639	0025	11-01-2017	U	V	0	25	2023	21	42,140	2022	21	42,140	2021	5-1	42,140		
ERKERD FRED & ROSE M				2382	0527	10-14-1969		I	0												
												Total		42,140	Total		42,140	Total		42,140	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total				0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name		B	Tracing		Batch									
1900	NORTH HILL														

NOTES												APPRAISED VALUE SUMMARY				
10/1/2017 NEW PICTURE												Appraised Bldg. Value (Card)				0
10/1/2019 IMPROVEMENTS RAISED PER BUILDING DEPT.												Appraised Xf (B) Value (Bldg)				0
10/1/2023 SQUARE FOOTAGE CHANGE PER DEED AND GIS MAP												Appraised Ob (B) Value (Bldg)				0
												Appraised Land Value (Bldg)				55,800
												Special Land Value				0
												Total Appraised Parcel Value				55,800
												Valuation Method				C
												Total Appraised Parcel Value				55,800

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B-18-1472	10-29-2018	DE	Demolish	0		100	05-13-2019	"APPLICATION TO DEMOLIS"		08-16-2011	VA			DM	Data Mailer Sent
										06-01-2011	JW1	04		70	Field Review
										01-11-2011	JEW	03		09	Refusal
										09-06-2001	DA			45	Review Against Field Cd

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	902V	CITY MDL-00	RM2	0		9,268 SF	6.02	1.00000	5	1.00	1900	1.000		1.0000	6.02	55,800		
						Total Card Land Units	9,268 SF	Parcel Total Land Area						0			Total Land Value	55,800

Property Location 35 ARCH ST

Map ID 301/ 0097/ 04200/ /

Bldg Name

State Use 902V

Vision ID 19229

Account # 301 0097 04200

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 4/3/2024 9:29:28 AM

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF NEW HAVEN								Description	Code	Appraised	Assessed	6093 NEW HAVEN, CT
165 CHURCH ST								EX COM LN	21	50,700	35,490	
NEW HAVEN CT 06510				SUPPLEMENTAL DATA								VISION
Alt Prcl ID WARD 04 TAXABLE CENSUS 1406 BLOCK 3001 QUERY G GIS ID 19229				I/E REPO TAX DIST GIS PROP Assoc Pid#								
								Total		50,700	35,490	

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN								6803	0302	05-24-2004	U	I	0	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BIGDELI GHOLAMREZA NASSER								5062	0323	10-30-1996	U	I	0	1	2023	21	35,490	2022	21	35,490	2021	21	35,490
SECRETARY OF HOUSING AND URBAN								4894	0097	08-11-1995	U	I	0										
UNKNOWN								4588	0261	04-08-1993	U	I	18,135										
														Total		35,490	Total		35,490	Total		35,490	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

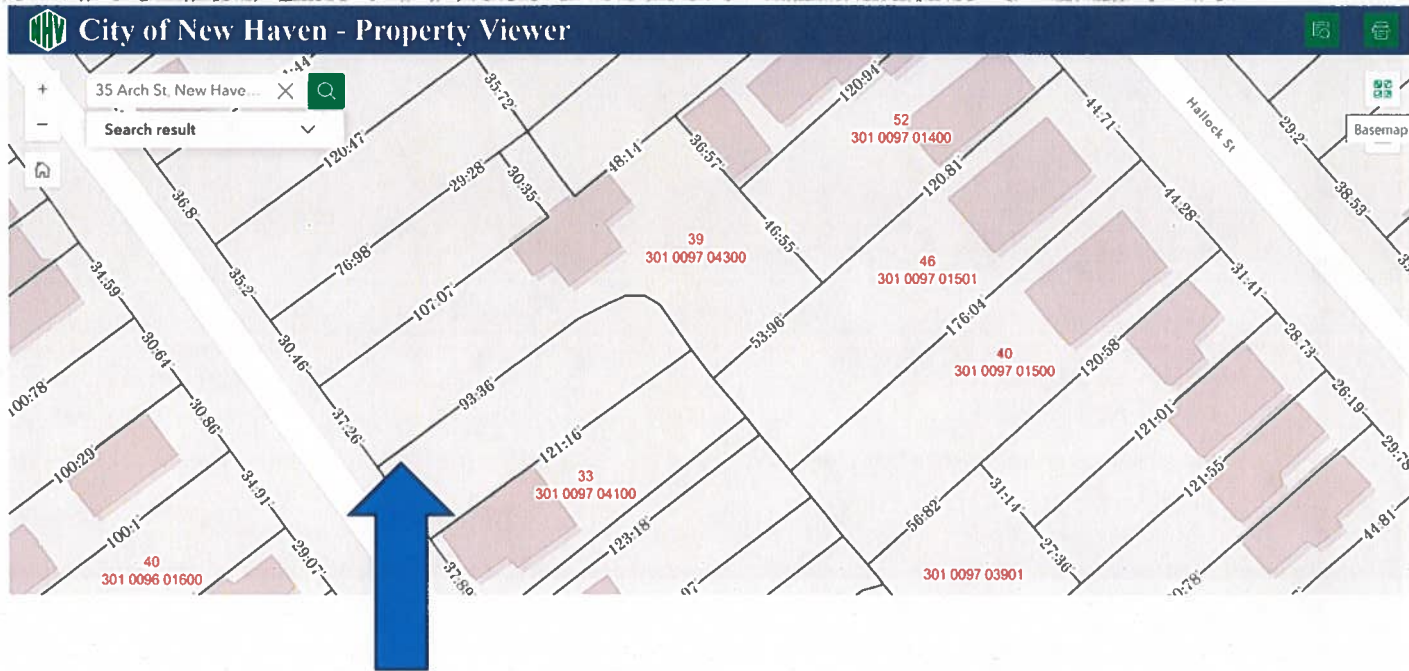
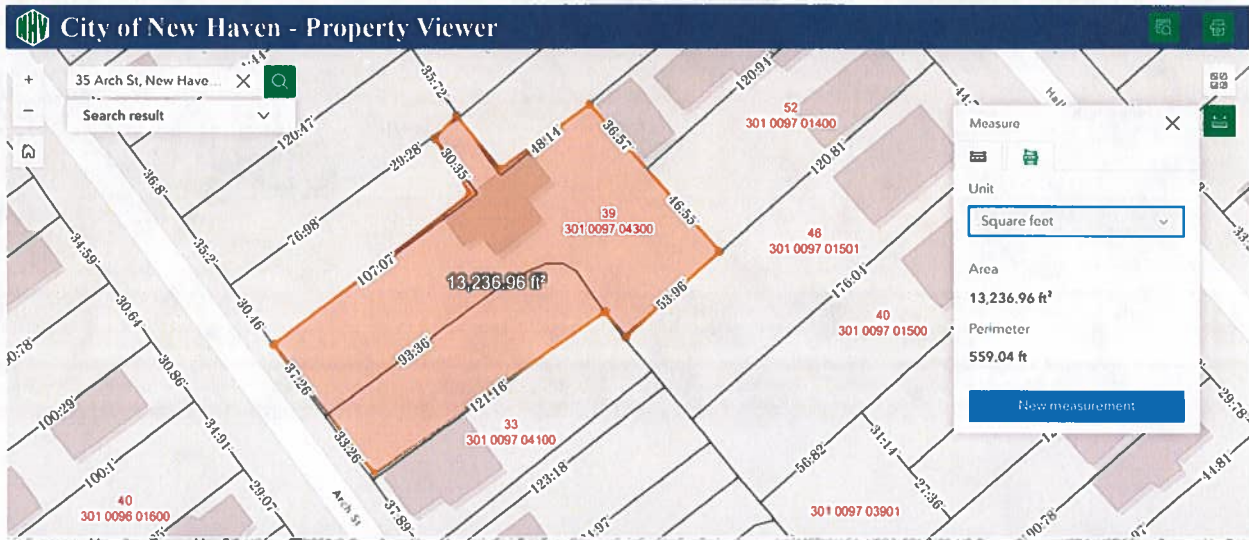
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
1900	NORTH HILL				Appraised Bldg. Value (Card)						0
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						0
					Appraised Land Value (Bldg)						50,700
					Special Land Value						0
					Total Appraised Parcel Value						50,700
					Valuation Method						C
					Total Appraised Parcel Value						50,700

NOTES															
DEMO 1998															

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
107291	02-25-1998	DE	Demolish	0		100		DEMOLISHED BLDG		01-24-2011	TMM	03		99	Vacant
104685	08-14-1995	RH	Rehab	30,000		100		INT RENOVATIONS		01-11-2011	PM	03		99	Vacant
										09-11-2001	SB		45	Review Against Field Cd	

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	902V	CITY MDL-00	RM2	0		3,926 SF	12.91	1.00000	5	1.00	1900	1.000		1.0000	12.91	50,700	
Total Card Land Units						3,926 SF	Parcel Total Land Area						0	Total Land Value			50,700

35-39 Arch Street Sale of building lot to Habitat for Humanity of Greater New Haven, Inc. for the development of 2 single family properties each structure will contain an affordable ADU rental unit.



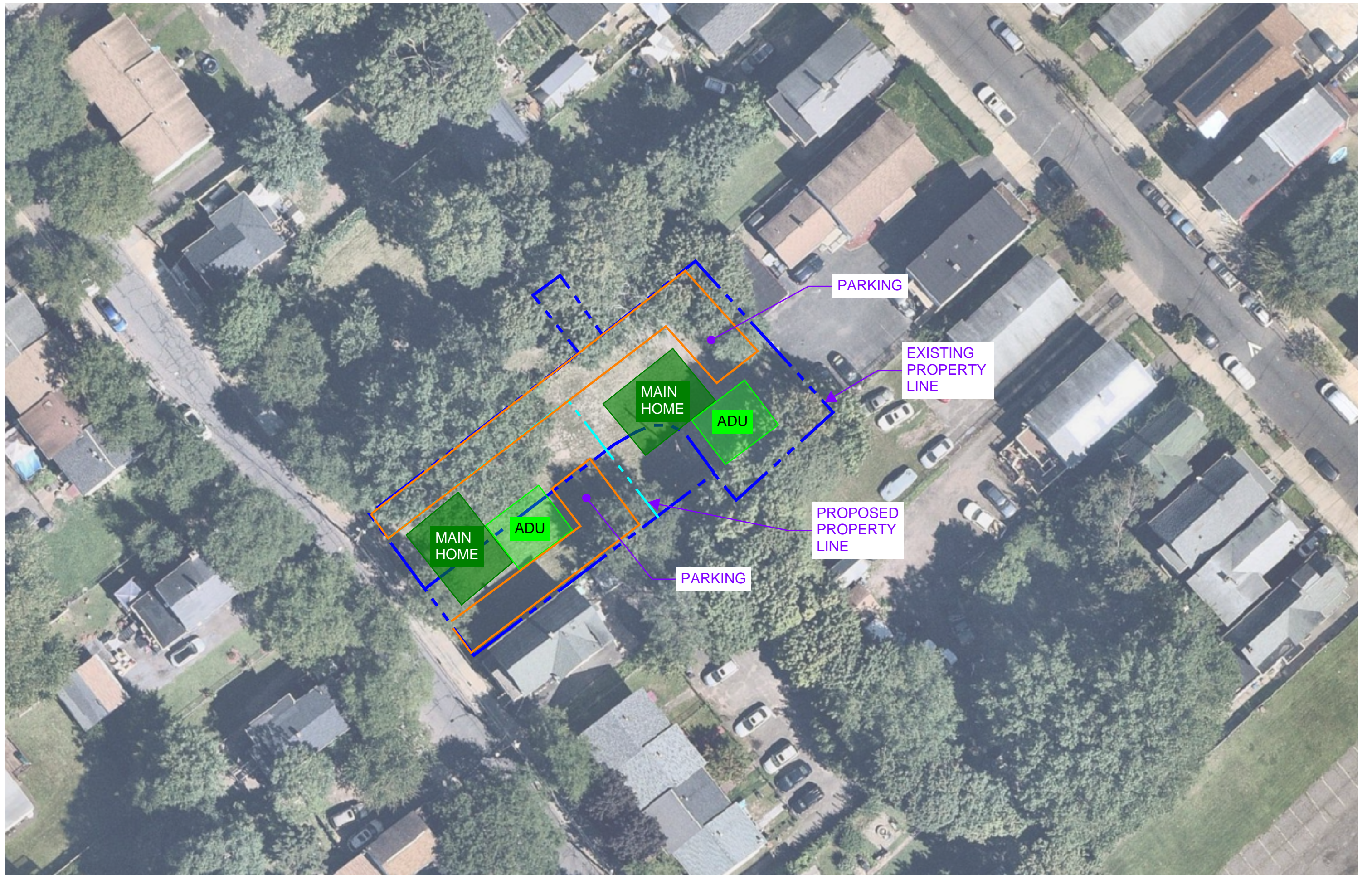
35-39 Arch Street, New Haven, CT 06519



Habitat for Humanity of Greater New Haven, Inc.
35-39 Arch St.
2024 New Construction

Income Sources: (2) Homes w/attached ADU's		
Dec-June	Corporate Grants	\$130,000
Dec-june	Foundation Grants	60,000
Dec-June	Individual Contributions	137,500
2024	CDBG	40,000
Project Income		<u>367,500</u>
	HOME Funds	130,000
Total Sources		<u><u>\$497,500</u></u>

Budgeted Uses:		
	Acquisition	\$ 75,000
	Survey	8,000
	Construction Equipment	5,200
	Sitework	2,000
	Excavation	70,000
	Foundation	30,000
	Framing	30,000
	Stairs	1,800
	Electrical	17,400
	Plumbing/Heat	56,000
	Insulation	10,000
	Roof & Gutters	11,000
	Windows/Doors	15,600
	Drywall	10,800
	Cabinets/Counters	11,000
	Flooring & Trim	14,000
	Siding	11,600
	Porches	9,000
	Sidewalks & Landscaping	3,000
	Misc. Supplies	3,200
	Construction Salaries	70,000
	Disposals	4,600
	Security & Fencing	5,200
	Utilities	1,100
	Contingency	22,000
Total Project Uses		<u><u>\$ 497,500</u></u>



35 - 39 Arch St. New Haven, CT

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
177 Edgewood Avenue		316 0267 03900	RM-2	2	Sliver lot	N/A
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$40,400	N/A	N/A	\$40,400	\$28,280		Approximately 42' X 156'
						Total sq. ft.
						2,358 Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$40,400	Vision	10/1/2022	RFP # 2024-01-1622	\$5,000	NA	\$5,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Frank E. Douglass, Jr. 2 nd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Neighborhood Housing Services of New Haven, Inc 333 Sherman Avenue New Haven CT 06511	C/O James A. Paley, Executive Director

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current

Proposal: The City of New Haven proposes to dispose of this sliver lot as part of RFP # 2024-01-1622

General discussion: The City of New Haven proposes to dispose of this sliver lot to Neighborhood Housing Services of New Haven, Inc. who will utilize this parcel for parking to support affordable rental properties at 171 Edgewood Avenue and at 173 Edgewood Avenue.

Owner Occupancy? No

Prepared by:  Date 4/3/2024 Concurred by:  Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Hon. Frank E. Douglass, Jr. 4th Ward

DATE: **April 5, 2024**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of sliver lot at 177 Edgewood Avenue Neighborhood Housing Services New Haven, Inc. as part of RFP 2024-01-1460. The applicant will utilize this lot for parking to support existing affordable rental properties at 171 Edgewood Avenue and 173 Edgewood Avenue that lack off-street parking.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Property Location 177 EDGEWOOD AV

Map ID 316/ 0267/ 03900/ /

Bldg Name

State Use 9030

Vision ID 20442

Account # 316 0267 03900

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 4/1/2024 1:01:49 PM

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN CT 06510								Description	Code	Appraised	Assessed	6093 NEW HAVEN, CT VISION
								EX COM LN	21	35,700	24,990	
								EX COM CN	24	4,700	3,290	
SUPPLEMENTAL DATA												
Alt Prcl ID				WARD 02		I/E REPO						
TAXABLE				CENSUS		TAX DIST						
BLOCK				5002		GIS PROP						
QUERY G												
GIS ID 20442						Assoc Pid#						
								Total		40,400	28,280	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN HANOMAN REALTY CORPORATION				6998	0164	11-09-2004	U	I	0	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				0	0	04-27-1967			0			2023	21	24,990	2022	21	24,990	2021	21
								0			24	3,290		24	3,290		24	3,290	
								Total		28,280	Total		28,280	Total		28,280	Total		28,280

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1800	CHAPEL WEST		

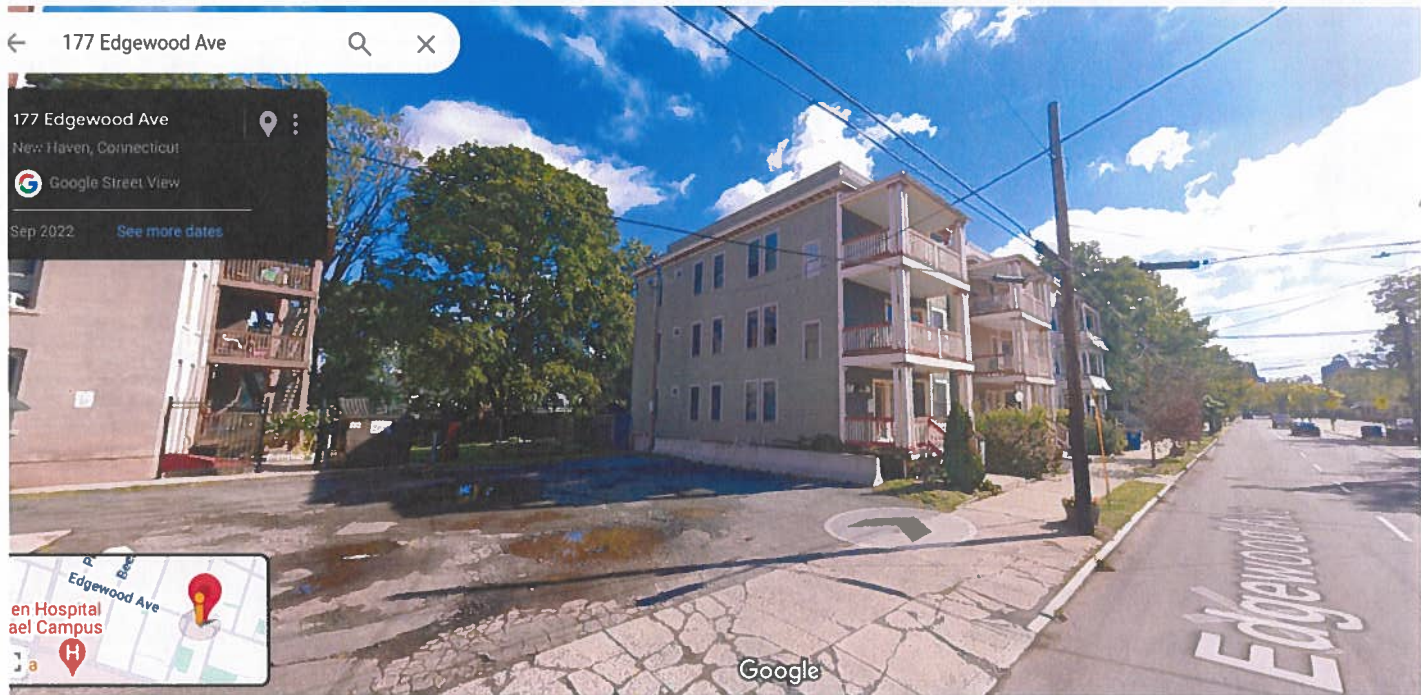
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,700
Appraised Land Value (Bldg)	35,700
Special Land Value	24,990
Total Appraised Parcel Value	40,400
Valuation Method	C
Total Appraised Parcel Value	40,400

NOTES									

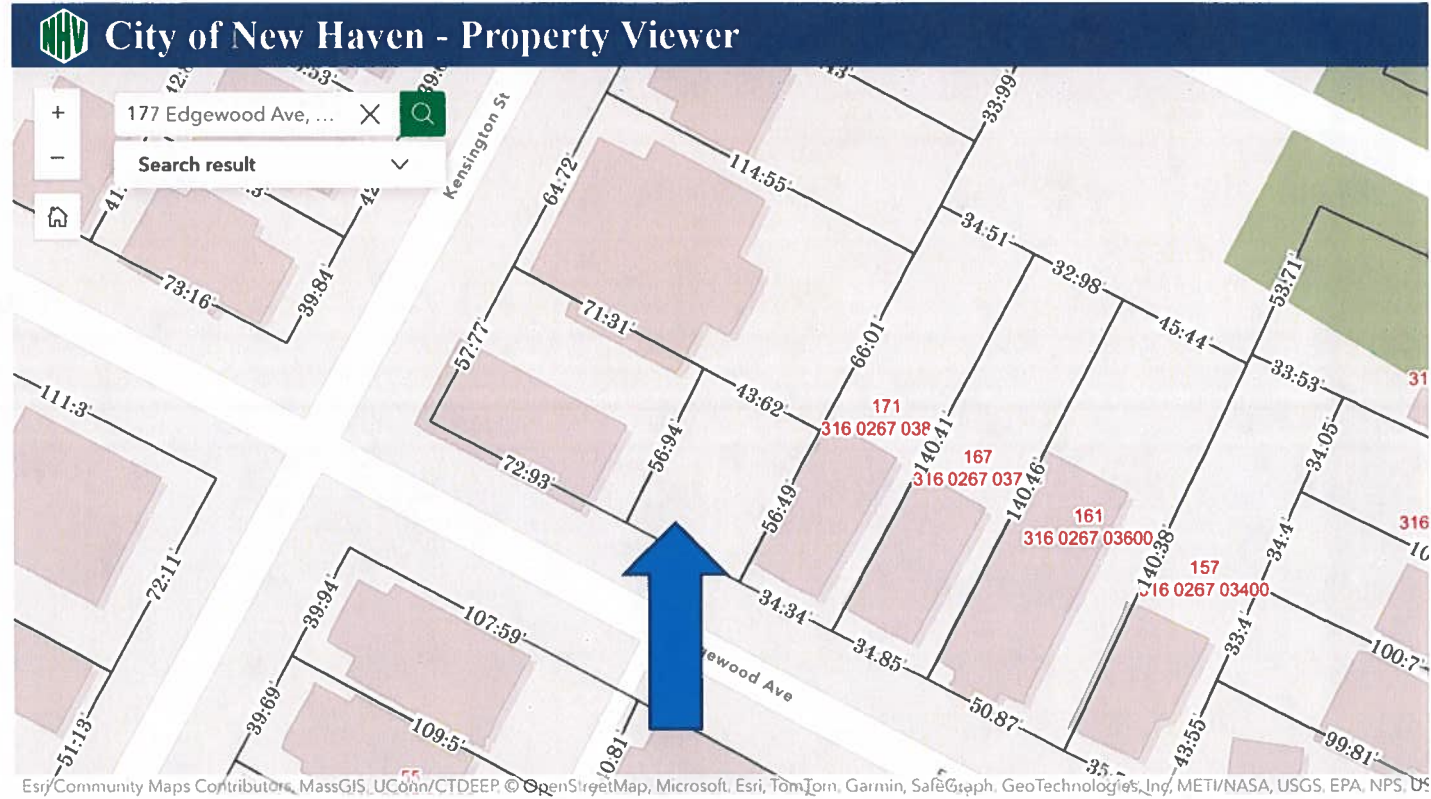
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										06-01-2011	JW1	04		70	Field Review
										01-18-2011	PM	03		99	Vacant
										08-31-2001	TM			45	Review Against Field Cd

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		2,359 SF	17.83	1.00000	5	0.85	1800	1.000		1.0000	15.15	35,700
Total Card Land Units						2,359 SF	Parcel Total Land Area 0						Total Land Value		35,700	

177 Edgewood Avenue, New Haven, CT 06511



Sale of sliver lot at 177 Edgewood Avenue to Neighborhood Housing Services of New Haven, Inc. for parking to support affordable rental properties at 171 Edgewood Avenue and 173 Edgewood Avenue



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
227 English Street		169 0818 01700	RM-2	10	Building lot	Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$46,000	N/A	N/A	\$46,000	\$32,200		Approximately 55'X 100' Flag lot	Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$46,000	Vision	10/1/2022	RFP # 2024-01-1622	\$10,500	NA	\$10,500

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Anna M. Festa 10th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Neighborhood Housing Services of New Haven, Inc 333 Sherman Avenue New Haven CT 06511	C/O James A. Paley, Executive Director

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current

Proposal: The City of New Haven proposes to dispose of this building lot as part of RFP # 2024-01-1622

General discussion: The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied property at this location. One unit will serve as a deed restricted affordable rental at 80% Area Median Income (AMI) for a minimum twenty (20) year term. **Zoning Approval required prior to closing. This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years.**

Owner Occupancy? Yes, sale to owner occupant

Prepared by: *Erin J. [Signature]* Date 4/3/24 Concurred by: *[Signature]* Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Hon. Anna M. Festa 10th Ward

DATE: **April 5, 2024**

FROM: Department Livable City Initiative
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of building lot at 227 English Street to Neighborhood Housing Services of New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop a two-family owner-occupied home at this site.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Property Location 227 ENGLISH ST

Map ID 169/ 0818/ 01700/ /

Bldg Name

State Use 9030

Vision ID 8967

Account # 169 0818 01700

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 03-28-2024 11:21:15

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						6093 NEW HAVEN, CT VISION					
CITY OF NEW HAVEN						Description	Code	Appraised	Assessed								
165 CHURCH ST						EX COM LN	21	46,000	32,200								
NEW HAVEN CT 06510		SUPPLEMENTAL DATA															
		Alt Prcl ID	I/E REPO														
		WARD 10	TAX DIST														
		TAXABLE	GIS PROP														
		CENSUS 1425															
		BLOCK 1025															
		QUERY G															
		GIS ID 8967	Assoc Pid#														
		Total		46,000		32,200											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN		6582 0052	10-14-2003	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
AUSTIN DEVELOPMENT COMPANY		3875 0293	04-19-1988		V	27,000		2023	21	32,200	2022	21	32,200	2021	21	32,200	
		Total		32,200		Total		32,200		Total		32,200		Total		32,200	
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total		0.00															
ASSESSING NEIGHBORHOOD																	
Nbhd	Nbhd Name	B		Tracing		Batch											
0900	FAIR HAVEN N																
NOTES																	
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
										05-11-2011	JW1	04		70	Field Review		
										01-04-2011	PM	03		99	Vacant		
										09-18-2001	DA			45	Review Against Field Cd		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	RM2	0		21,780 SF	2.82	1.00000	5	1.00	0900	0.750		1.0000	2.11	46,000	
Total Card Land Units						21,780 SF	Parcel Total Land Area						1	Total Land Value			46,000

Property Location 227 ENGLISH ST

Map ID 169/ 0818/ 01700/ /

Bldg Name

State Use 9030

Vision ID 8967

Account # 169 0818 01700

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 03-28-2024 11:21:20

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

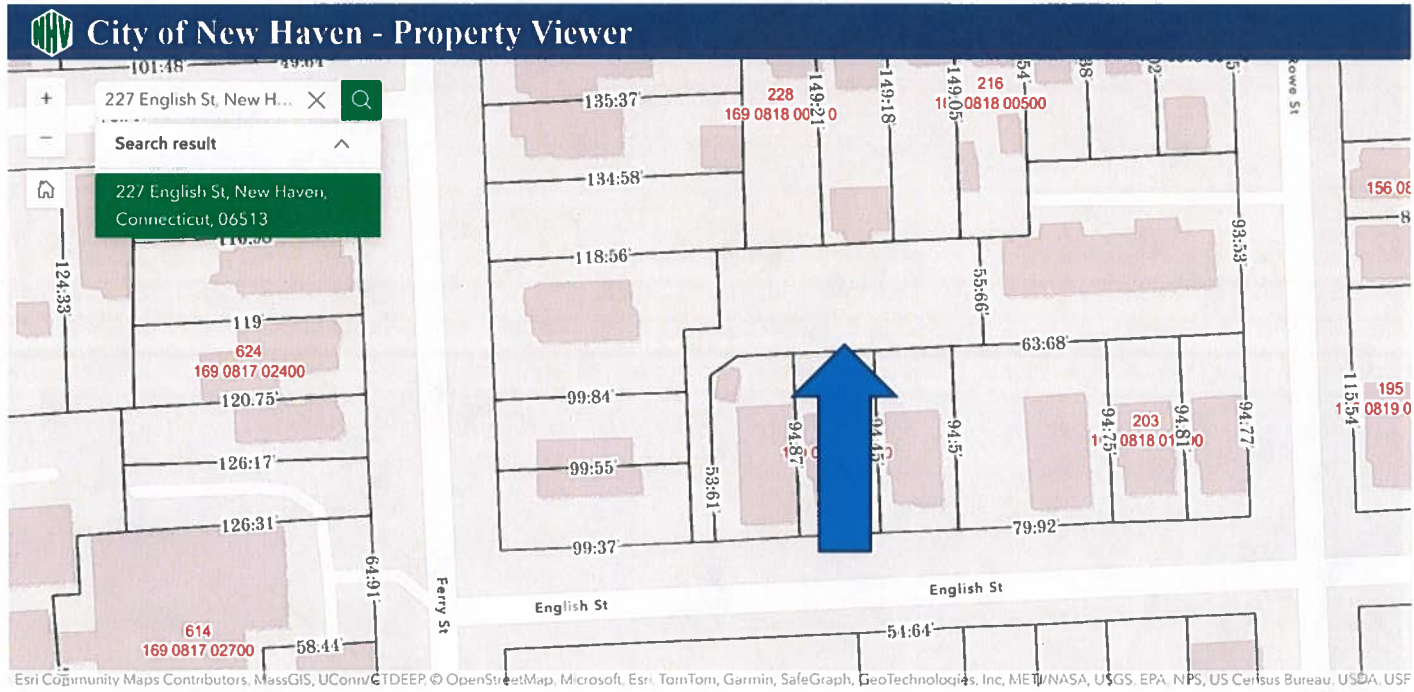
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

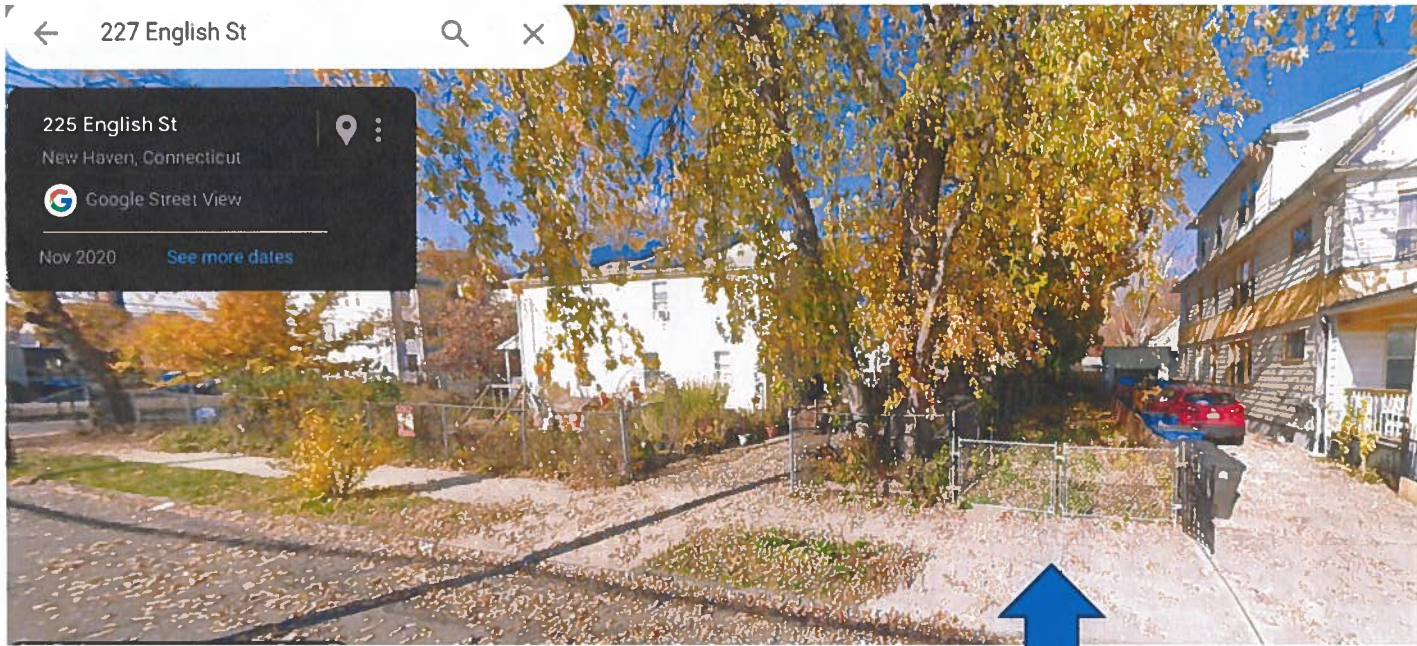
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



227 English Streetsale of building lot to Neighborhood Housing Services of New Haven, Inc. for the development of a two-family property



227 English Street New Haven CT 06513



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
596 George Street	315 1291 00600	RO	23	Improved	3	
598 George Street	315 1292 00500	RO	23	Improved	3	
					6 Total	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value	\$ 460,670 Total	Lot Size	Total sq. ft.
\$66,600	\$276,200	N/A	\$342,800		33' X 129'	4,356 Sq./ Ft.
\$51,200	\$262,200		\$315,300		29' X 129'	Per Assessor
Total: \$658,100					(average frontage see map)	3,838 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 658,100	Vision	10/1/2024	Non-Profit @ \$1,000 per unit	\$6,000	TBD	\$ 6,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Tyisha Walker 23 rd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: National Veterans Council for Legal Redress, Inc.		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date: 4/4/2025	Reviewed by: Staff	Comments: Current

Proposal: Disposition of two existing vacant multi-family structures for rehabilitation as affordable rental properties.

General discussion The City of New Haven proposes to dispose of these structures to a local non-profit. The properties will be rehabilitated and maintained as affordable rental units and an office space. **The properties will deed restricted for a minimum twenty (20) year affordability period. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Directors of Livable City Initiative (LCI), or the Board of Alders of the City of New Haven.**

Owner Occupancy? N/A

Prepared by: *Eric Guitte* Date 4/5/2024 Concurred by: *[Signature]* Date 4/8/24

Committee	Date	Action
PAD	4/15/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Hon. Tyisha Walker-Myers 23rd Ward

DATE: **April 5, 2024**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of vacant residential properties at 596 George Street and 598 George Street to National Veterans Council for Legal Redress, Inc. The applicant will rehabilitate these properties and maintain them as affordable rental properties as well as an office space.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Property Location 596 GEORGE ST

Map ID 315/ 1291/ 00600/ /

Bldg Name

State Use 907U

Vision ID 20208

Account # 315 1291 00600

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 4/3/2024 9:29:50 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF NEW HAVEN						Description	Code	Appraised	Assessed
165 CHURCH ST						EX RES LN	11	66,600	46,620
NEW HAVEN CT 06510						EX R E AC	12	276,200	193,340
SUPPLEMENTAL DATA									
Alt Prcl ID		I/E REPO							
WARD 23		TAX DIST							
TAXABLE		GIS PROP							
CENSUS 1408									
BLOCK 1007									
QUERY G									
GIS ID 20208		Assoc Pid#							
						Total		342,800	239,960

6093
NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
9685 0219	02-27-2018	U	I	0	15	2023	11	46,620	2022	11	46,620	2021	11	46,620
8881 0335	09-11-2012	U	I	0	25		12	193,340		12	193,340		12	193,340
6215 0239	09-24-2002	Q	I	86,000	U									
6211 0003	09-17-2002	Q	I	60,000	U									
4741 0174	05-27-1994		I	0										
Total						239,960		Total		239,960		Total		239,960

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1803	CHAPEL WEST - 3		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	276,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	66,600
Special Land Value	46,620
Total Appraised Parcel Value	342,800
Valuation Method	C
Total Appraised Parcel Value	342,800

NOTES							

BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B-20-00682	10-09-2020	RH		65,244				Structural Rehab Only see pla 3 family #691 2/10/1948	12-15-2020	VA			DM	Data Mailer Sent
									08-16-2011	VA			DM	Data Mailer Sent
									06-01-2011	JW1	04		70	Field Review
									01-14-2011	GM2	03		04	Measur/Vac/Boarded up
									07-11-2001	TM			45	Review Against Field Cd

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	907U	EXEMPT MDL-0	RO	0		4,356 SF	11.77	1.00000	5	1.00	1803	1.300		1.0000	15.3	66,600
Total Card Land Units						4,356 SF	Parcel Total Land Area 0						Total Land Value		66,600	

Property Location 598 GEORGE ST

Map ID 315/ 1291/ 00500/ /

Bldg Name

State Use 9051

Vision ID 20207

Account # 315 1291 00500

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 4/3/2024 9:30:08 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT
						Description	Code	Appraised	Assessed	
CITY OF NEW HAVEN						EX COM LN	21	53,100	37,170	
165 CHURCH ST						EX COM BL	22	259,700	181,790	
REAL_OWNERS CT 06510						EX COM CN	24	2,500	1,750	
SUPPLEMENTAL DATA										
Alt Prcl ID		I/E REPO								
WARD 23		TAX DIST								
TAXABLE		GIS PROP								
CENSUS 1408		Assoc Pid#								
BLOCK 1007										
QUERY G										
GIS ID 20207										
Total							315,300		220,710	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CITY OF NEW HAVEN		9685 0219	02-27-2018	U	I	0	15	2023	21	37,170	2022	21	37,170	2021	21	37,170	
YALE-NEW HAVEN HOSPITAL INC		8881 0335	09-11-2012	U	I	0	25		22	181,790		22	181,790		22	181,790	
HOSPITAL OF SAINT RAPHAEL		5565 0018	09-29-1999	U	I	0	8		24	1,750		24	1,750		24	1,750	
CONTE HARRY ARTHUR		5250 0124	12-22-1997	U	I	0											
UNKNOWN		3289 0264	05-09-1985	U		0											
Total								220,710		Total		220,710		Total		220,710	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
			Total				0.00					

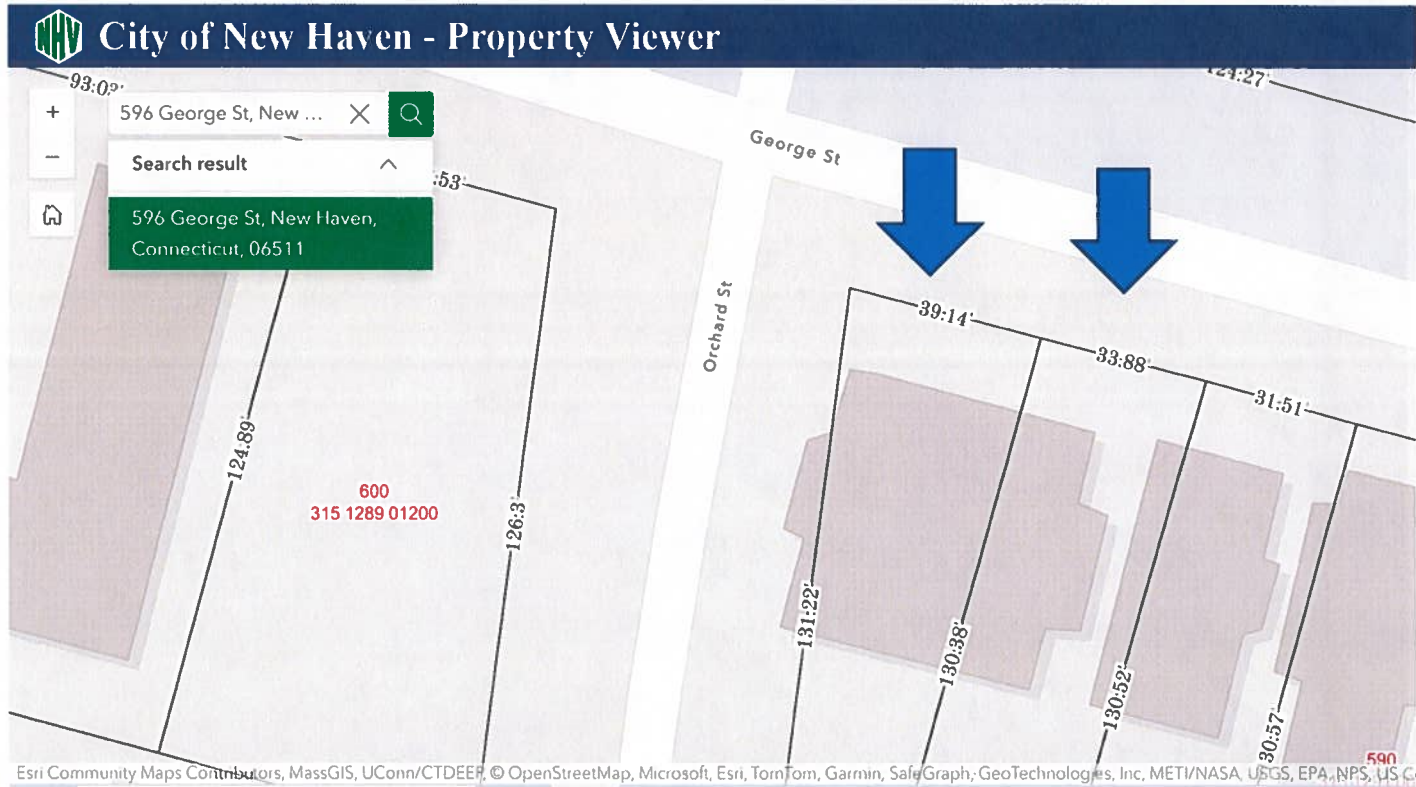
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
G1	GEORGE M339				Appraised Bldg. Value (Card)	259,700		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	2,500		
					Appraised Land Value (Bldg)	53,100		
					Special Land Value	0		
					Total Appraised Parcel Value	315,300		
					Valuation Method	C		
					Total Appraised Parcel Value	315,300		

NOTES											
BUILDING 100% VACANT - 20% OF WINDOWS BOARDED UP											
1ST-2ND: MEDICAL OFFICE 3RD: 1-2BR APT											

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B-20-00683	02-26-2021	RH		65,244				Structural Rehab Only see pla	12-15-2020	VA			DM	Data Mailer Sent
BP-1010	08-24-2005	RH	Rehab	5,000		100		67153 2/20/63 office/doctors	02-15-2011	TMM	03		02	1st Callback
P97-347	11-17-1997	HA	Heating/Air Co	3,000		100		RE-ROOF REAR ADDITION	02-14-2011	TMM	03		01	Measured
									10-31-2001	TM			45	Review Against Field Cd

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	9051	PVT HOSP MDL	RO	0		3,838 SF	13.18	1.00000	5	1.00	G1	1.050		0	13.84	53,100		
Total Card Land Units						3,838 SF	Parcel Total Land Area:						0	Total Land Value				53,100

596-598 George Stree New Haven CT 06511



596-598 George Stree New Haven CT 06511





**CITY OF NEW HAVEN
BOARD OF ALDERS**

Tyisha Walker-Myers
Alder, Ward 23

President of the Board

Vice Chair

Youth & Youth Services Committee

Member

Finance Committee

Black & Hispanic Caucus

Litigation Settlement Committee

225 Winthrop Avenue, 2nd Floor
New Haven, CT 06511-5154

Telephone: (203) 901-3436
E-mail: Ward23@newhavenct.gov

March 25, 2024

Ms. Arlevia Samuel
Executive Director, LCI
165 Church Street
New Haven, Connecticut 06510

Dear Ms. Samuel,

I am writing in support of the National Veterans Council for Legal Redress (NVCLR) application to acquire for affordable veterans housing the property known as 596-598 George Street in the Dwight neighborhood of New Haven. The organization is proposing to rehabilitate a building that has remained dormant for many years in our neighborhood and the Board of Alders has worked diligently to identify and secure safe and affordable housing for the residents of New Haven. Therefore, I am pleased to support the application for NVCLR's to acquire the property. The project has received support from the community and local leadership.

This letter confirms my support for this transformative project and continued investment in the City of New Haven neighborhoods towards growth and opportunity for affordable housing.

Sincerely,

Tyisha Walker-Myers

Hon. Tyisha Walker-Myers
President, New Haven Board of Alders





The Hill North Community Management Team

Howard Boyd, Chair
Dr. Pamela Monk, Kelley Co-Chair
Maxine Harris, Secretary
Jose Dejesus, Treasurer

3/25/24

Letter of Support for National Veterans Council for Legal Redress (NVCLR) - Affordable Housing and Housing Pathways for Veterans, (596 and 598 George Street).

To Whom It May Concern,

The Hill North Community Management Team (HNCMT) writes this letter in strong support of the National Veterans Council for Legal Redress (NVCLR) and its initiative to build affordable housing and provide housing pathways for homeless and disabled veterans.

Honoring Our Veterans

We at HNCMT deeply appreciate the sacrifices made by our veterans who have served our country. It is a moral imperative to ensure they have access to safe and secure housing, a basic need for a dignified life. Unfortunately, many veterans, especially those who are disabled or homeless, face significant challenges in securing affordable housing.

NVCLR's Vital Role

The NVCLR's dedication to this critical cause is truly commendable. Their comprehensive approach that combines building affordable housing units with providing crucial housing pathway programs empowers veterans to transition towards stable housing and self-sufficiency.

Shared Goals, Collaborative Efforts

The HNCMT actively works to improve the well-being of our community, and addressing veteran homelessness is a key priority. We recognize the positive impact that NVCLR's initiative can have on our community. We are confident that by collaborating with NVCLR, we can leverage our combined resources and expertise to create a more supportive environment for veterans.

Specific Areas of Support

HNCMT is particularly interested in collaborating with NVCLR in the following ways:

- Identifying suitable locations for affordable housing development within our community.

- Connecting NVCLR with local resources and service providers to strengthen the housing pathway programs.
- Assisting with outreach and community engagement efforts to garner support for the initiative.

Investment in Our Future

Supporting NVCLR's initiative goes beyond just addressing a social issue; it's an investment in our collective future. By empowering veterans to lead stable and fulfilling lives, we contribute to the overall strength and well-being of our community.

Call to Action

We urge you to lend your support to the NVCLR's initiative. Together, we can make a significant difference in the lives of those who have bravely served our nation.

Sincerely,

Howard Boyd, Chair

Hill North Community Management Team

PROJECT SUMMARY

586-598 GEORGE STREET

DEVELOPMENT:

596-98 GEORGE STREET

OWNER:

NVCLR

TOTAL UNITS

6 units+ Office Space

DEVELOPMENT COSTS

Predevelopment & Feasibility

Building & Property Value

Construction Cost

Professional Services

TOTAL 3,500,000

583,000 per unit

DEVELOPMENT BUDGET

Predevelopment & Feasibility

Appraiser	5000
Architect	70000
Engineer (MEP)	20000
Environmental Reviews/Reports	15000
Consultant	25000
Application Fees	15000

Building & Property Value

Existing Building	5000
-------------------	------

Construction Costs

Base Construction Costs	3300000
435 per sq ft	

Carrying Costs

Inspection & Draw Fees	10000
Property Insurance	35000

TOTAL DEVELOPMENT COSTS

3,500,000

SOURCE OF FUNDS

CONH

CIF

1,500,000

FUNDED

CT DOH	SPECIAL FUND	500,000	PENDING
ECC/CT DOH	VASH	TBD	PENDING AWARD
PHILANTHROPIC		250,000	PENDING
TOTAL SOURCES			2,250,000

GAP			1,250,000
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LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
211 Rosette Street		275 0039 02300	RM-2	4	Building lot	Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$35,600	N/A	N/A	\$35,600		48' X 149'	7841 Total Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 35,600	Vision	10/1/2022	RFP # 2024-01-1622	\$35,000	NA	\$35,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Habitat for Humanity of Greater New Haven, Inc 37 Union Street New Haven CT 06511	Dennis Michels Co-Executive Director

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current

Proposal: The City of New Haven proposes to dispose of this building lot as part of RFP # 2024-01-1622

General discussion: The City of New Haven proposes to dispose of a building lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single family owner-occupied property at this location. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Yes, sale to owner occupant

Prepared by: *[Signature]* Date 4/3/2024 Concurred by: *[Signature]* Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	Option to develop single family or 2-family structure
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO: Hon. Evelyn Rodriguez 4th Ward

DATE: **April 5, 2024**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Sale of building lot at 211 Rosette Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop a single family homes at this site.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Property Location 211 ROSETTE ST

Map ID 275/ 0039/ 02300/ /

Bldg Name

State Use 902V

Vision ID 16319

Account # 275 0039 02300

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 4/1/2024 12:59:54 PM

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF NEW HAVEN								Description	Code	Appraised	Assessed	6093 NEW HAVEN, CT VISION
165 CHURCH ST								EX COM LN	21	35,600	24,920	
NEW HAVEN CT 06510												
SUPPLEMENTAL DATA												
Alt Prcl ID				WARD 04			I/E REPO					
TAXABLE				CENSUS 1405			TAX DIST					
BLOCK				QUERY G 1010			GIS PROP					
GIS ID 16319				Assoc Pid#								
									Total	35,600	24,920	

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN								7019	0327	12-01-2004	U	I	0	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MARTIN ANDREW P								0	0	01-17-1975		I	12,000		2023	21	24,920	2022	21	24,920	2021	21	24,920
									Total					24,920	Total		24,920	Total		24,920			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch		APPRAISED VALUE SUMMARY											
2000		SOUTH HILL								Appraised Bldg. Value (Card) 0											
										Appraised Xf (B) Value (Bldg) 0											
										Appraised Ob (B) Value (Bldg) 0											
										Appraised Land Value (Bldg) 35,600											
										Special Land Value 0											
										Total Appraised Parcel Value 35,600											
										Valuation Method C											
										Total Appraised Parcel Value 35,600											

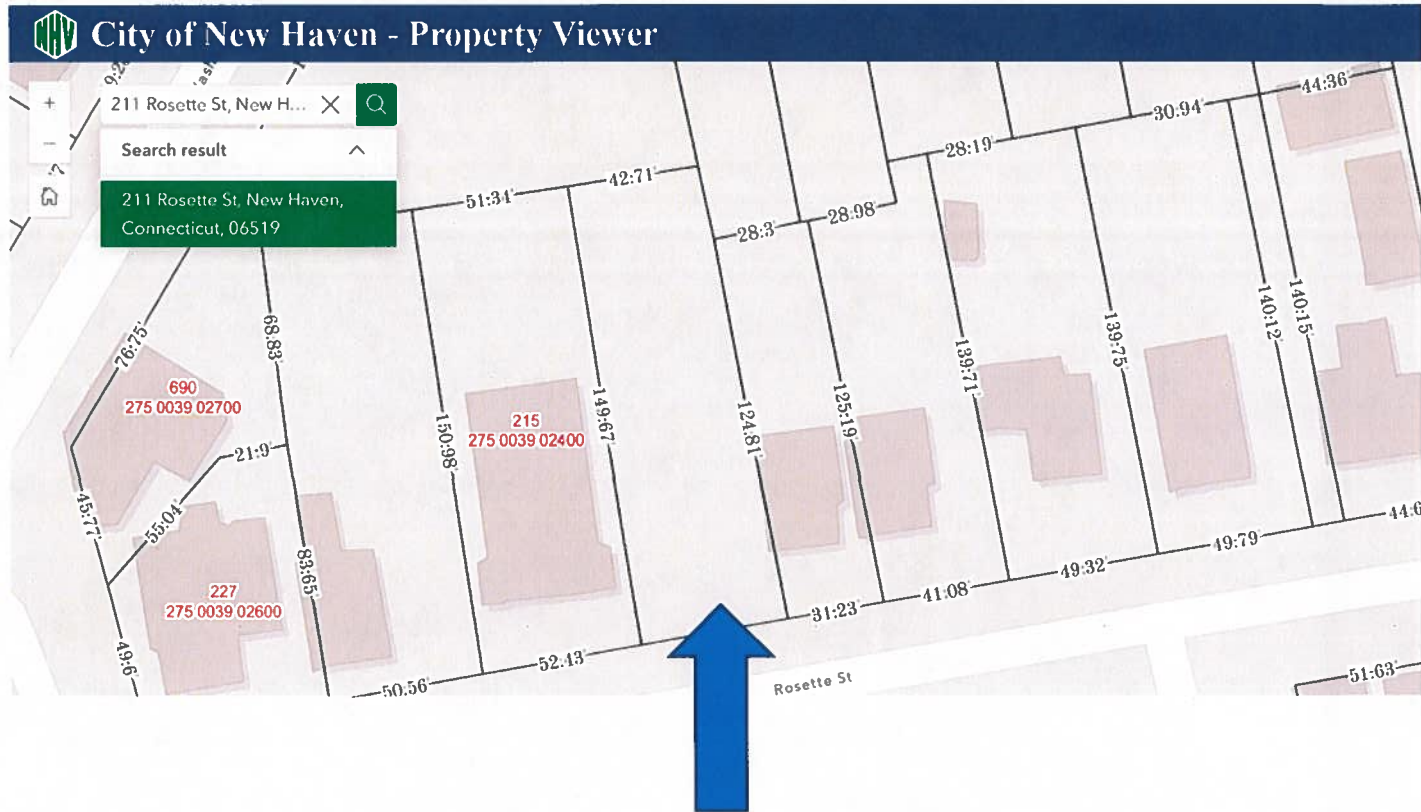
BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
											12-20-2010	PM	03		99	Vacant
											12-16-2010	TWM	03		99	Vacant
											07-24-2001	TM			45	Review Against Field Cd

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	902V	CITY MDL-00	RM2	0		7,841 SF	6.98	1.00000	5	1.00	2000	0.650		1.0000	4.54	35,600	
Total Card Land Units						7,841 SF	Parcel Total Land Area 0						Total Land Value 35,600				



211 Rosette St. New Haven, CT

Sale of vacant lot at 211 Rosette Street to Habitat for Humanity of Greater New Haven, Inc. for the development of an owner occupied single family home



211 Rosette Street, New Haven, CT 06519



Habitat for Humanity of Greater New Haven, Inc.
211 Rosette St.
2024 New Construction

Income Sources:

Dec-June	Corporate Grants	\$ 60,000
Dec-june	Foundation Grants	30,000
Dec-June	Individual Contributions	64,000
2024	CDBG	30,000
Project Income		<u>184,000</u>
	HOME Funds	<u>65,000</u>
Total Sources		<u><u>\$249,000</u></u>

Budgeted Uses:

Acquisition	\$ 35,000
Survey	2,420
Arch fees	100
Permits	8,790
Sitework	5,132
Excavation	30,042
Foundation	17,535
Framing	14,350
Stairs	3,433
Electrical	8,820
Plumbing/Heat	24,360
Insulation	3,489
Roof & Gutters	5,860
Windows/Doors	10,430
Drywall	5,468
Cabinets/Counters	3,411
Flooring & Trim	4,780
Siding	4,060
Porches	2,000
Sidewalks & Landscaping	168
Misc. Supplies	3,945
Construction Salaries	32,000
Disposals	4,383
Security & Fencing	200
Utilities	780
Contingency	<u>18,045</u>
	<u><u>\$ 249,000</u></u>

Total Project Uses



Arlevia T. Samuel, M.S.
Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

Phone: (203) 946-7090 Fax: (203) 946-4899



Michael Piscitelli
Economic Development
Administrator

Proposed use changes for sliver lots

- Charge different prices based on use (ex. open space, side-yard, parking at current pricing), buildable land (new pricing)
- Address old sliver lot LDA's that would like to be developed for affordable housing: Charge a fee, require owner occupancy, 80% AMI for 20-year term if rental
- Proposed cost of sliver lots for purpose of building affordable housing: \$7.50 per square foot

Sliver parcels previously sold by the City:

1. Applicants will be charged \$10,000 to develop previously sold sliver lots upon amendment by BoA (\$15,000 if building a two-family)
2. All properties must be owner occupied for 10-years (or sold with this covenant to owner occupants)
3. If building a two-unit structure the second units will be deed restricted at 80% AMI for 20 years
4. Standard LDA with 18-month completion period and penalty provision for incomplete projects

Insert new section under Sliver lots:

The City may dispose of sliver lots for the purpose of the development of affordable housing. All sliver lots previously sold by the City of New Haven are hereby permitted to be developed via an Amendment to the Land Disposition Agreement: (1) as owner-occupied residential housing with a minimum occupancy period of ten (10) years; (2) as affordable rental housing subject to a twenty (20) year minimum affordability period at eighty (80%) percent Area Median Income (AMI) as defined by HUD. All amendments are subject to approval by the New Haven Board of Alders.



Arlevia T. Samuel, M.S.
Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

Phone: (203) 946-7090 Fax: (203) 946-4899



Michael Piscitelli
Economic Development
Administrator

Summary of proposed changes to PAD Guidelines

- Update document to remove gender
- Reduce the number of committee members from 9 to 7
- Removing the objective to reduce density
- Adding the Land Bank to the guidelines
- Removing regulations about selling properties to religious organization
- Increasing the cost of commercial sliver lots from \$2.00 to \$3.00 per square foot
- Increase minimum owner occupancy period to ten (10) years on dispositions to owner-occupants
- Imposing a 20-year minimum affordable rental period on affordable rental dispositions

Additional recommendations:

Charge different prices based on the use of a sliver lot: open space (side-yard, parking, open space) utilize existing pricing. Building structure on sliver lot at \$5.00 per square foot for new dispositions.

Address old sliver lot LDA's that would like to be developed for housing: Charge a fee, require an owner occupancy term 10-years, 80% AMI for 20-years for rental properties:

1. Applicants will be charged \$10,000 to develop previously sold sliver lots upon amendment by BoA (\$15,000 if building a two-family)
2. All properties must be owner occupied for 10-years (or sold with this covenant to owner occupants)
3. If building a two-unit structure the second units must be deed restricted at 80% AMI for 20 years
4. Standard LDA with 18-month completion period and penalty provision for incomplete projects

ORDER OF THE NEW HAVEN BOARD OF ALDERS AMENDING A MATTER PREVIOUSLY ADOPTED ON July 6, 2009 APPROVING THE LAND DISPOSITION AGREEMENT GUIDELINES BY AMENDING CERTAIN PORTIONS HEREIN:

WHEREAS: The New Haven Board of Aldermen approved an amended version of the Land Disposition Agreement Guidelines on July 6, 2009; and

WHEREAS: The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties; and

WHEREAS; The guidelines provide for periodic updates of the same in order to ensure that the guidelines reflect City policies and procedures, and current objectives of housing policy.

NOW THEREFORE BE IT ORDERED BY THE NEW HAVEN BOARD OF ALDERS that the Land Disposition Guidelines as passed by the Board of Aldermen on July 6, 2009 be and are hereby amended as follows:

LAND DISPOSITION GUIDELINES

SECTION I: PURPOSE

These amended land disposition guidelines clarify and supersede the land disposition process for properties owned by the City of New Haven (City) and update the pricing guidelines established by the Board of Aldermen in the original order of December 1, 1997 as amended from time to time.

SECTION II: DEFINITIONS:

Sliver Lot: Any lot that does not meet the minimum required lot area (pursuant to the Zoning Ordinance) for new residential construction, or is otherwise determined to be unsuitable for new development as determined by the Zoning Enforcement Officer after considering site features (including but not limited to topography, flood zone, soils, wetlands and watercourses).

CDBG: Community Development Block Grant. ("CDBG") Pursuant to Title 1 of the Housing and Community Development Act of 1975 and 24 CFR Part 570, the City of New Haven receives an annual grant from the US Department of Housing and Urban Development. Based on federal criteria, certain areas of the City are designated eligible areas to receive CDBG funds.

City Land Use Policy: Means collectively the goals and objectives of the Comprehensive Plan of Development; Empowerment Zone Neighborhood Plans; Consolidated Plan of Housing Development; New Haven Strategic Plan; Municipal Development Plans; Redevelopment Plans; and Neighborhood Revitalization Plans as each may be applicable to a particular parcel.

City Plan Commission: Per Section 64 New Haven Code of Ordinances

PAD: Property Acquisition and Disposition Committee ("PAD"). PAD is established pursuant to land disposition guidelines approved by the Board of Aldermen on December 1, 1997, as amended from time to time. There shall be seven (7) members of PAD, composed as follows: Development Administrator, or designee; Deputy Director of the Office of Economic Development, or designee; Livable City Initiative Director, or designee; City Plan Department Director, or designee; Controller, or designee; two (2) members of the Board of Alders as designated by the "Board of Alders."

LCI: The Livable City Initiative ("LCI"). For LCI powers and duties, see Code of Ordinances, Article IV. The LCI Property Division shall be responsible for day-to-day administration and activities covered under these guidelines.

Section III TYPES OF DISPOSITIONS

The disposition of City-owned property shall occur in a manner consistent with City policy as approved by the Board of Alders. This means that any proposed disposition shall be reviewed for financial viability, for consistency with City plans and policies, and for consistency with the City's Plan of Conservation and Development. This includes disposition of City-owned property to any land bank authority in the City of New Haven.

City-owned property may be disposed in one of four (4) methods: (a) by Development Competition; (b) by Programmatic Disposition; (c) by Negotiated Sale; or (d) by a General Disposition method. LCI shall have the authority to select which type of disposition process shall be utilized.

In the majority of cases in which the City is prepared to dispose of a property, a Request for Proposal (RFP) will be issued or program guidelines will be publicly distributed, contingent upon the disposition method selected by the LCI Property Division, to obtain proposals that best meet the City's interests.

Regardless of method, a Land Disposition Agreement (LDA) containing terms and conditions of the dispositions shall be prepared, executed and recorded on the New Haven Land Records. The LDA shall include appropriate covenants to ensure compliance with City policy and the purchaser's stated intentions. Appropriate reversionary covenants shall be included in the LDA.

A. Development Competition Dispositions

1. Certain properties are of significant public and/or neighborhood interest and, therefore, may warrant a competitive disposition process.
2. LCI shall issue a Request for Proposal (RFP). The RFP shall include a property description, a description of the City's redevelopment intentions and standards (in accordance with established City policy as more fully described in subsections C.5 and D.2, and the process for selection of a proposal and all other standard due diligence materials/required submissions.

3. LCI shall review all responses for completeness. Complete applications shall be forwarded to a Select Committee for review.

4. The Development Administrator shall appoint the Select Committee, which may include interested residents, members of the Board of Alder and City officials. The Development Administrator, or designee, shall chair the Select Committee.

5. The Select Committee shall recommend up to three (3) proposals, with a summary of the recommendations.

6. The Select Committee shall evaluate proposals based on a combination of factors, including but not limited to the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, any requested financial assistance from the City and the financial benefit to the City both in terms of price offered and future tax revenues and any/all other information which as articulated in the RFP.

7. The Development Administrator, acting through LCI shall communicate the selected proposal to the City Plan Commission for advisory review and then to the Board of Alders for action on the disposition.

8. A favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

B. Programmatic

1. Programmatic dispositions refer to properties acquired by the City through a Board of Alders-approved Redevelopment Plan and/or Municipal Development Plan (MDP).
2. The disposition of these properties shall be in a manner consistent with an approved plan as enabled under state statute (examples include Redevelopment Plan, Municipal Development Plan, Neighborhood Revitalization Zone Plan), under the local purview of either the New Haven Redevelopment Agency the New Haven Development Commission .
3. LCI and/or the Development Administrator shall administer these dispositions in a manner consistent with the approved plan.
4. Upon referral from the City Plan Commission, a favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property.

C. Negotiated Sale

1. Certain properties, including, but not limited to, those acquired through tax foreclosure, mortgage foreclosure or surplus city property, are appropriate for disposition through a negotiated sale.
2. A negotiated sale refers to those dispositions in which the purchaser proposes to meet one or more city policy objectives as identified in Section C.5.

3. LCI shall determine which properties are available for disposition.
4. LCI shall seek and entertain offers to purchase available properties.
5. In determining compliance with City Land Use Policy, LCI shall, in all instances review the following:
 - (a) LCI Objectives
 - (i) Removal of blight and blighting influences.
 - (ii) Provision of homeownership opportunities.
 - (iii) Provision of affordable housing.
 - (iv) Generation of tax revenue.
 - (b) Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time
 - (c) Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.
 - (d) Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.
 - (e) Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans Consult Alders-approved plans when in effect for the subject area.
6. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives as outlined in City Land Use Policy. The LCI Property Division shall include a brief statement relating the proposed disposition to City Land Use Policy as expressed in one or more of these documents as part of the PAD review package.
7. When LCI finds that a proposed negotiated sale appears to be in the best interest of the City, the LCI Property Division shall negotiate price and terms within a reasonable time frame in which the property is formally or informally optioned to a potential purchaser.
8. The option period shall be of reasonable duration – six (6) months on average. The recommended purchaser shall be given a reasonable amount of time to option the property and complete a development proposal and to assemble financing.
9. Once the LCI Property Division is satisfied with the proposed terms, the proposal shall be forwarded in the following sequence for further vetting: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).
10. An approved proposal shall then be forwarded to the Board of Alders for action on the disposition.
11. A favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

D. General

1. Certain properties, including but not limited to Sliver Lots, not made available through a negotiated sale and / or development competition, shall be made available to the public in general in a manner consistent with City Land Use Policy.

2. In determining compliance with City Land Use Policy, the LCI shall in all instances review the following:

LCI Objectives.

- (i) Removal of blight and blighting influences.
- (ii) Provision of homeownership opportunities.
- (iii) Provision of affordable housing.
- (iv) Generation of tax revenue.

Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time

Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.

Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.

Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans
Consult Alders-approved plans when in effect for the subject area.

3. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives of City Land Use Policy. LCI shall include a brief statement relating the proposed disposition to City policy as expressed in one or more of the City Land Use Policy documents as part of the PAD review package.

4. LCI shall maintain a portfolio of available properties. The portfolio of available properties (including address and assessor's code number) shall be available on a quarterly basis for public inspection in the office of the LCI Property Division.

5. LCI shall regularly advertise properties in the portfolio of available properties and use various promotional methods to generate interest.

6. However, in the event a property is advertised, all proposals received within the first sixty (60) days of listing shall be considered together. After 60 days, LCI shall review the proposals as submitted and select a recommended purchaser.

7. The recommended purchaser shall be given up to 30 days to complete a development proposal and to assemble financing.

8. The proposal shall be forwarded in following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).

9. An approved proposal shall then be forwarded to the Board of Alders for action on the disposition.

10. A favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

1. (E) City of New Haven Development (New Construction & Rehabilitation)

The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties. Given that time is of the essence, these properties for sale through a licensed realtor shall be brought directly before the Board of Alders for approval. This type of sale shall require a signed contract between the City of New Haven and a prospective buyer stating that the sale is subject to Board of Alders approval. Additionally, the Economic Development Administrator or the Director of the Livable City Initiative are authorized to execute a Purchase and Sale agreement with the express condition that such contract is subject to BoA of Alders approval.

Note on Selection Criteria: In selecting a recommended purchaser, LCI and all reviewing bodies shall evaluate proposals based on a combination of factors, including but not limited to, the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, the financial benefit to the City both in terms of price offered and future tax revenues and its consistency with established City policy as outlined in subsections C.5 and D.2.

Note on Sliver Parcels: It is City policy to offer a sliver parcel to adjoining property owners and give each adjacent property owner one-half, if both parties are interested, and submit appropriate plans for site improvements. In the event that only one of the adjoining property owners is interested in purchasing a sliver parcel, the entire parcel will be offered to the interested property owner. Although the provision of residential off-street parking for the adjoining property owners is a priority, the City will consider other uses. The proposed use of a sliver parcel must be included in the proposal and any zoning relief must be granted prior to and as a condition of final conveyance.

Note on Sales Price: Certain sliver parcels and single buildable parcels in CD-eligible areas shall be disposed at pre-determined prices, as defined in Section III herein.

SECTION IV: Pricing Guidelines

1. Sliver Parcels

In the event that more than one of the categories below applies to a Sliver Parcel, the applicable category consisting of the highest price shall determine pricing.

Pricing Guidelines for Sliver Parcels:

- Twenty-Five cents (\$0.25) per square foot for adjacent residential owner occupants in CD-eligible areas.
- One dollar fifty Cents (\$1.50) per square foot for adjacent residential property not occupied by owner in CD-eligible areas.
- One dollar (\$1.00) per square foot for homeowners and non-profits in other neighborhoods.
- Two dollars (\$2.00) per square foot for adjacent residential property not occupied by an owner.
- Three Two dollars (\$3.00) per square foot for commercial uses.

2. Single Buildable Housing Lots. Buildable lots, which are not owned jointly with adjacent property, shall be made available for new residential construction. Although the provision of housing for homeownership is the priority, the City will consider other uses as appropriate. The proposed use of a Single Buildable Housing Lot must be included in the proposal to purchase the property, and any required zoning relief must be granted prior to disposition or included as a covenant in the LDA. The effectiveness and applicability of the pricing guidelines set forth in this Section III may be reviewed and updated by the City every five (5) years to provide a discount to purchasers that approximates the discount recognized when the guidelines were adopted in 1997.

Pricing Guidelines for Single Buildable Housing Lots:

- Market value or.
- One Thousand dollars (\$1,000) per unit for deed restricted affordable housing with a twenty (20) year minimum affordability period for rental housing and a ten (10) year minimum occupancy period for sales to owner occupants



ORDER OF THE NEW HAVEN BOARD OF ALDERS AMENDING A MATTER PREVIOUSLY ADOPTED ON July 6, 2009 APPROVING THE LAND DISPOSITION AGREEMENT GUIDELINES BY AMENDING CERTAIN PORTIONS HEREIN:

WHEREAS: The New Haven Board of Aldermen approved an amended version of the Land Disposition Agreement Guidelines on July 6, 2009; and

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WHEREAS: The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties; and

WHEREAS: The guidelines provide for periodic updates of the same in order to ensure that the guidelines reflect City policies and procedures, and current objectives of housing policy.

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NOW THEREFORE BE IT ORDERED BY THE NEW HAVEN BOARD OF ALDERS that the Land Disposition Guidelines as passed by the Board of Aldermen on July 6, 2009 be and are hereby amended as follows:

LAND DISPOSITION GUIDELINES

DEFINITIONS:

Sliver Lot: ~~Any lot that does not meet the minimum required lot area (pursuant to the Zoning Ordinance) for new residential construction, or is otherwise determined to be unsuitable for new development as determined by the Zoning Enforcement Officer after considering site features (including but not limited to topography, flood zone, soils, wetlands and watercourses).~~

Commented [MP1]: Review Def. Update?

CDBG: ~~Community Development Block Grant ("CDBG") Pursuant to Title 1 of the Housing and Community Development Act of 1975 and 24 CFR Part 570, the City of New Haven receives an annual grant from the US Department of Housing and Urban Development. Based on federal criteria, certain areas of the City are designated eligible areas to receive CDBG funds.~~

PAD: ~~Property Acquisition and Disposition Committee ("PAD"). PAD is established pursuant to land disposition guidelines approved by the Board of Aldermen on December 1, 1997, as amended from time to time. There shall be seven nine (7-9) members of PAD, composed as follows: Development Administrator, or designee; Deputy Director of the Office of Economic Development, or designee; Livable City Initiative Director, or designee; City Plan Department Director, or designee; Controller, or designee; Chief Administrative Officer, or designee; two three (23) members of the Board of Aldermen, as designated by the Board of Aldermen.~~

LCI: ~~The Livable City Initiative ("LCI"). For LCI powers and duties, see Code of Ordinances, Article IV. The LCI Property Division shall be responsible for day-to-day administration and activities covered under these guidelines.~~

City Plan Commission: ~~Per Section XXXX Code of Ordinances~~

Commented [MP2]: Define CPC and COC review in purview of Comprehensive Plan

SECTION I: PURPOSE

These amended land disposition guidelines clarify and ~~supercedes~~supersedes the land disposition process for properties owned by the City of New Haven (City) and update the pricing guidelines established by the Board of Aldermen in the original order of December 1, 1997 ~~and-s~~ amended from time to time.

SECTION II: DEFINITIONS:

Sliver Lot: Any lot that does not meet the minimum required lot area (pursuant to the Zoning Ordinance) for new residential construction, or is otherwise determined to be unsuitable for new development as determined by the Zoning Enforcement Officer after considering site features (including but not limited to topography, flood zone, soils, wetlands and watercourses).

Commented [MP3]: Review Def. Update?

CDBG: Community Development Block Grant. ("CDBG") Pursuant to Title 1 of the Housing and Community Development Act of 1975 and 24 CFR Part 570, the City of New Have receives an annual grant from the US Department of Housing and Urban Development. Based on federal criteria, certain areas of the City are designated eligible areas to receive CDBG funds.

City Land Use Policy: Means collectively the goals and objectives of the Comprehensive Plan of Development; Empowerment Zone Neighborhood Plans; Consolidated Plan of Housing Development; New Haven Strategic Plan; Municipal Development Plans; Redevelopment Plans; and Neighborhood Revitalization Plans as each may be applicable to a particular parcel.

City Plan Commission: Per Section 64, Code of Ordinances

Commented [MP4]: Define CPC and CPC review in purview of Comprehensive Plan

PAD: Property Acquisition and Disposition Committee ("PAD"). PAD is established pursuant to land disposition guidelines approved by the Board of Aldermen on December 1, 1997, as amended from time to time. There shall be seven (7) members of PAD, composed as follows: Development Administrator, or designee; Deputy Director of the Office of Economic Development, or designee; Livable City Initiative Director, or designee; City Plan Department Director, or designee; Controller, or designee; two (2) members of the Board of Alders as designated by the "Board of Alders.

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LCI: The Livable City Initiative ("LCI"). For LCI powers and duties, see Code of Ordinances, Article IV. The LCI Property Division shall be responsible for day-to-day administration and activities covered under these guidelines.

Section III. TYPES OF DISPOSITIONS

The disposition of City-owned property ~~occurs~~ shall occur in a manner consistent with City policy as approved by the Board of Alders~~rmen~~. This means that any proposed disposition be ~~must~~ shall be reviewed for financial viability, for consistency with City plans and polices, and for consistency with the City's Plan of Conservation and Development. This includes disposition of City-owned property to any land bank authority in the City of New Haven.

City-owned property may be disposed in one of four (4) methods: (a) by Development Competition; (b) by Programmatic Disposition; (c) by Negotiated Sale; or (d) by a General Disposition method. LCI shall have the authority to select which type of disposition process shall be utilized.

In the majority of cases in which the City is prepared to dispose of a property, a Request for Proposal (RFP) will be issued or program guidelines will be publicly distributed, contingent upon the disposition method selected by the LCI Property Division, to obtain proposals that best meet the City's interests.

Regardless of method, a Land Disposition Agreement (LDA) containing terms and conditions of the dispositions shall be prepared, executed and recorded on the New Haven Land Records. The LDA shall include appropriate covenants to ensure compliance with City policy and the purchaser's stated intentions. Appropriate reversionary covenants shall be included in the LDA.

A. Development Competition Dispositions

1. Certain properties are of significant public and/or neighborhood interest and, therefore, may warrant a competitive disposition process.
2. LCI shall issue a Request for Proposal (RFP). The RFP shall include a property description, a description of the City's redevelopment intentions and standards (in accordance with established City policy as more fully described in subsections C.5 and D.2, and the process for selection of a proposal and all other standard due diligence materials/required submissions.
3. LCI shall review all responses for completeness. Complete applications shall be forwarded to a Select Committee for review.
4. The Development Administrator shall appoint the Select Committee, which may include interested residents, members of the Board of Alders~~rmen~~, and City officials. The Development Administrator, or designee, shall chair the Select Committee.

5. The Select Committee shall recommend up to three (3) proposals, with a summary of the recommendations.

6. The Select Committee shall evaluate proposals based on a combination of factors, including but not limited to the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, any requested financial assistance from the City and the financial benefit to the City both in terms of price offered and future tax revenues and any/all other information which as articulated in the RFP.

7. The Development Administrator, acting through LCI shall communicate the selected proposal to the City Plan Commission for advisory review and then to the Board of Aldersmen for action on the disposition.

8. A favorable action of the Board of Aldersmen authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

B. Programmatic

1. Programmatic dispositions refer to properties acquired by the City through a Board of Aldersmen-approved Redevelopment Plan and/or Municipal Development Plan (MDP).
2. The disposition of these properties shall be in a manner consistent with an approved plan as enabled under state statute (examples include Redevelopment Plan, Municipal Development Plan, Neighborhood Revitalization Zone Plan), under the local purview of either the New Haven Redevelopment Agency the New Haven Development Commission .
3. LCI and/or the Development Administrator shall administer these dispositions in a manner consistent with the approved plan.
4. Upon referral from the City Plan Commission, a favorable action of the Board of Aldersmen authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property.

C. Negotiated Sale

1. Certain properties, including, but not limited to, those acquired through tax foreclosure, mortgage foreclosure or surplus city property, are appropriate for disposition through a negotiated sale.
2. A negotiated sale refers to those dispositions in which the purchaser proposes to meet one or more city policy objectives as identified in Section C.5.
3. LCI shall determine which properties are available for disposition.
4. LCI shall seek and entertain offers to purchase available properties.

5. In determining compliance with City Land Use Policy, LCI shall, in all instances review the following:

Commented [MP5]: Do we want a definition of "City Land Use Policy" which takes into account §C.5 (a)-(f) – Insert in § II above

(a) I. LCI Objectives.

- ⊖(i) Removal of blight and blighting influences.
- ⊖(ii) Provision of homeownership opportunities.
- ⊖(iii) Provision of affordable housing.
- ⊖(iv) Reduction of density to levels at or below current zoning standards.
- ⊖(v) Generation of tax revenue.

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(b) II. Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time's plan of development is organized around three (3) directives. A proposed land use map is included in the plan.

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(a) III. Empowerment Zone (EZ) Neighborhood Plans. Consult the neighborhood plans prepared for certain EZ neighborhoods.

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(c) Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.

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(d) IV. Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.

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V. New Haven Strategic Plan. Consult the Office of Management and Budget's strategic plan.

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(e) VI. Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans Consult Aldersmanic-approved plans when in effect for the subject area.

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6. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives as outlined in City Land Use Policy. The LCI Property Division shall include a brief statement relating the proposed disposition to City Land Use Policy as expressed in one or more of these documents as part of the PAD review package.

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7. When LCI finds that a proposed negotiated sale appears to be in the best interest of the City, the LCI Property Division shall negotiate price and terms within a reasonable time frame in which the property is formally or informally optioned to a potential purchaser.

8. The option period shall be of reasonable duration – six (6) months on average. The recommended purchaser shall be given a reasonable amount of time to option the property and complete a development proposal and to assemble financing.

9. Once the LCI Property Division is satisfied with the proposed terms, the proposal shall be forwarded in the following sequence for further vetting: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).

10. An approved proposal shall then be forwarded to the Board of Aldersmen for action on the disposition.

11. A favorable action of the Board of Aldersmen authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

12. ~~Unless extended by LCI, the purchaser shall have a maximum of 60 days (following aldermanic approval) to close without penalty. (remove BoA Approval gives one year for the order to expire)~~

D. General

1. Certain properties, including but not limited to Sliver Lots, not made available through a negotiated sale and / or development competition, shall be made available to the public in general in a manner consistent with City Land Use Policy policy.

2. In determining compliance with City Land Use Policy, the LCI shall in all instances review the following:

LCI Objectives.

- (i) Removal of blight and blighting influences.
- (ii) Provision of homeownership opportunities.
- (iii) Provision of affordable housing.
- (iv) ~~[Reduce Density Levels].~~
- (v) Generation of tax revenue.

Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time

Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.

~~Comprehensive Plan of Development. The City Plan Commission's plan of development is organized around three (3) directives. A proposed land use map is included in the plan~~

~~Empowerment Zone (EZ) Neighborhood Plans. Consult the neighborhood plans prepared for certain EZ neighborhoods.~~

Consolidated Plan of Housing and Community Development. Consult the then-current 5-year annual plan and the annual strategic plan.

~~New Haven Strategic Plan. Consult the Office of Management and Budget's strategic plan.~~

Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans Consult Alders-approved plans when in effect for the subject area.

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LCI Objectives.

- Removal of blight and blighting influences.
- Provision of homeownership opportunities.
- Provision of affordable housing.
- Reduction of density to levels at or below current zoning standards.
- Generation of tax revenue.

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~~II Comprehensive Plan of Development. The City Plan Commission's plan of development is organized around three (3) directives. A proposed land use map is included in the plan.~~

~~III Empowerment Zone Neighborhood Plans. Neighborhood plans are prepared for certain EZ neighborhoods.~~

~~IV Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.~~

~~V New Haven Strategic Plan. Consult the Office of Management and Budget's strategic plan.~~

~~VI. Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans. Consult aldermanic approved plans when in effect for the subject area.~~

3. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives of City Land Use Policy. LCI shall include a brief statement relating the proposed disposition to City policy as expressed in one or more of ~~these the City Land Use Policy~~ documents as part of the PAD review package.

4. LCI shall maintain a portfolio of available properties. The portfolio of available properties (including address and assessor's code number) shall be available on a quarterly basis for public inspection in the office of the LCI Property Division.

5. LCI shall regularly advertise properties in the portfolio of available properties and use various promotional methods to generate interest.

Commented [MP7]: Do we still do this?

6. However, in the event a property is advertised, all proposals received within the first sixty (60) days of listing shall be considered together. After 60 days, LCI shall review the proposals as submitted and select a recommended purchaser.

7. The recommended purchaser shall be given up to 30 days to complete a development proposal and to assemble financing.

8. The proposal shall be forwarded in following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).

9. An approved proposal shall then be forwarded to the Board of Aldersmen for action on the disposition.

10. A favorable action of the Board of Aldersmen authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

11. ~~Unless extended by LCI, the purchaser shall have a maximum of 60 days (following aldermanic approval) to close without penalty. (BoA approval gives an Order a 1 year expiration~~

E. City of New Haven Development (New Construction & Rehabilitation)

The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties. Given that time is of the essence, these properties for sale through a licensed realtor shall be brought directly before the Board of Aldersmen for approval. This type of sale shall require a signed contract between the City of New Haven and a prospective buyer stating that the sale is subject to Board of Aldersmen approval. Additionally, the Economic Development Administrator or the Director of the Livable City Initiative are authorized to execute a Purchase and Sale agreement with the express condition that such contract is subject to BoA of Alders approval.

Commented [MP8]: Can we insert authority for EDA Administrator or LCI director to execute P&S – with the express condition that such contract is subject to BOA approval

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Note on Selection Criteria: In selecting a recommended purchaser, LCI and all reviewing bodies shall evaluate proposals based on a combination of factors, including but not limited to, the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, the financial benefit to the City both in terms of price offered and future tax revenues and its consistency with established City policy as outlined in subsections C.5 and D.2.

Note on Sliver Parcels: It is City policy to offer a sliver parcel to adjoining property owners and give each adjacent property owner one-half, if both parties are interested, and submit appropriate plans for site improvements. In the event that only one of the adjoining property owners is interested in purchasing a sliver parcel, the entire parcel will be offered to the interested property owner. Although the provision of residential off-street parking for the adjoining property owners is a priority, the City will consider other uses. The proposed use of a sliver parcel must be included in the proposal and any zoning relief must be granted prior to and as a condition of final conveyance.

Note on Sales Price: Certain sliver parcels and single buildable parcels in CD-eligible areas shall be disposed at pre-determined prices, as defined in Section III herein.

~~Note on Sales to Religious Organizations: Notwithstanding any provision of these guidelines, the City shall not sell any City-owned property to a religious organization or an entity affiliated with and/or subsidiary to a religious organization for use wholly or partially for religious purposes at a sales price that is less than fair market value.~~

~~Any religious organization or an entity affiliated with and/or subsidiary to a religious organization desiring to purchase City-owned property for use for religious purposes shall provide a certified appraisal to the City regarding fair market value of the subject property.~~

In the event that the City sells property to any religious organization for use for secular purposes and the sales price is less than fair market value, the LDA shall provide that the property shall be used exclusively for secular purposes.

SECTION III: Pricing Guidelines

~~1. Sliver Parcels.— This section shall be suspended from March 1, 2009 through August 1, 2010. During this period sliver lots will be disposed of for zeroone dollar (\$ 01.00) compensation to all applicants. Applicants will be responsible for the cost of recording all closing documents on the New Haven Land Records. After August 1, 2010 the pricing below shall apply again.~~

In the event that more than one of the categories below applies to a Sliver Parcel, the applicable category consisting of the highest price shall determine pricing.

Pricing Guidelines for Sliver Parcels:

- 25 Cents per square foot for adjacent residential owner occupants in CD-eligible areas.
- One dollar fifty Cents per square foot for adjacent residential property not occupied by owner in CD-eligible areas.
- One dollar per square foot for homeowners and non-profits in other neighborhoods.
- Two dollars per square foot for adjacent residential property not occupied by an owner.
- ~~Three~~ Two dollars per square foot for commercial uses.

~~3.2. Single Buildable Housing Lots. Buildable lots, which are not owned jointly with adjacent property, shall be made available for new residential construction. Although the provision of housing for homeownership is the priority, the City will consider other uses as appropriate. The proposed use of a Single Buildable Housing Lot must be included in the proposal to purchase the property, and any required zoning relief must be granted prior to disposition or included as a covenant in the LDA. The effectiveness and applicability of the pricing guidelines set forth in this Section III may be reviewed and updated by the City every five (5) years to provide a discount to purchasers that approximates the discount recognized when the guidelines were adopted in 1997.~~

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Pricing Guidelines for Single Buildable Housing Lots:

- Market value or.
- \$1,000 per unit for deed restricted affordable housing with a twenty (20) year minimum affordability period for rental housing and a ten (10) year minimum occupancy period for sales to owner occupants