

Livable City Initiative Board of Directors (LCI Board) Via Zoom Minutes June 24, 2020

Present: Hon Delphine Clyburn, Tim Yolen, Pat Brett; Neil Currie, Serena Neal-Sanjurjo, Hon. Ernie Santiago, Seth Poole, Evan Trachten

Absent: Mary Wadley

The meeting was called to order by Tim Yolen at 6:02 P.M.

A motion to approve the minutes from January 22, 2020 was made by Tim Yolen, seconded by Seth Poole, Approved Unanimously.

A motion to approve the minutes from June 3, 2020 was made by Alder Clyburn, seconded by Neil Currie, Approved with Seth Poole abstained.

Board Members welcomed Alder Ernie Santiago to the LCI Board who was in attendance.

Action items

98-102 Bassett Street

Evan Trachten explained that the City is proposing to sell these two sliver lots to Neighborhood Services of New Haven, Inc for \$2,000. The applicant plans to build a two family house, non-profit's pay \$1,000 per unit and that price comes from the Board of Alders Pricing Guidelines. Evan told the Board this item has Community Management Support (CMT) and the item is in Alder Clyburn's ward. The property must be sold to an owner occupant for a minimum for 5 years.

Tim asked to Alder Clyburn about the item. Alder Clyburn told the Board she supports this sale. Neighborhood Housing has done a lot of work in the area. Owner occupancy is good for this neighborhood. Tim asked if the lots would be combined into one parcel, Evan confirmed that would occur. The lot is a good size and can support 2 units.

Seth Poole asked if this site was a park or greenspace on the corner. Evan told the Board this is not a park. A Google Street view was shown to the Board and Alder Clyburn walked the Board through the location of this site between Newhall Street and Butler Street.

A motion to approve the item was made by Alder Clyburn, seconded by Pat Brett, Approved unanimously.

124 Carmel Street

Evan told the Board the City is proposing to sell this vacant single-family property to Beulah Land Development Corp. for \$1,000. The price is \$1,000 because non-profits pay \$1,000 per unit for affordable housing, this will remain a one unit / single family property. The property is in poor condition and a candidate for demolition. Evan described the inside of the property as being very damaged by holes in the roof, falling sheet rock, with mold and filth throughout.

Neil Currie asked if we offered to sell the property to the neighbors prior to this applicant and the process in general. Evan explained that we have that ability to sell it to a neighbor but that did not occur. The property will be subject to a very high standard of rehabilitation by a non-profit due to the funds they use which require an environmental review and sign-off. Evan told the Board a sale to the neighbor could not guarantee the same outcome in terms of environmental matters. The Board asked why that would be? Evan explained that although an individual would be required to seek building permits to do rehabilitation work, they are not subject to environmental testing like to applicant, there is less oversight. Serena added that there are project managers from LCI who oversee these projects to ensure the desired high-quality outcome.

Seth told the Board he knows this property and it has likely been vacant for 20 years. Seth pointed out that the property was wrapped in asbestos. The google street view showed the exterior of the property and the siding likely is asbestos. Serena told the Board Beulah Land Development focuses their activities on the Dixwell / Newhallville area. Non-Profits work with the City to identify properties and have an annual plan to execute.

A motion to approve the item was made by Tim Yolen, seconded by Pat Brett, Approved unanimously.

Evan told the Board there was a typo on the agenda and the Board already acted upon the Columbus House items last month, there was also an issue with the information on Hazel Street some members had that information in their packets, others did not. Evan apologized for the issue and error. The Board moved onto the next item which was 44 Lilac Street.

44 Lilac Street

Evan told the Board this is another sale to Neighborhood Housing Services of New Haven, Inc. They are proposing to develop a single-family property at this site. As a non-profit they will pay \$1,000 to develop a one-unit structure. Evan told the Board this site is also in Alder Clyburn's Ward. Alder Clyburn told the Board she was in support of this item, Evan added that there is CMT support for this sale. The site will be sold to an owner occupant for a 5 year minimum period like all non-profit sales.

A motion to approve the item was made by Alder Clyburn, seconded by Neil Currie, Approved unanimously

260 West Hazel Street

Evan told the Board that Neighborhood Housing Services of New Haven, Inc. is proposing to develop a two-unit owner occupied structure at this site. The parcel is in Alder Steve Winter's ward (ward 21) and he supports this development. Evan told the Board NHS has done development on this street previously. There is support from the CMT for this project.

Neil Currie told the Board he is familiar with this area between Sherman Parkway and Dixwell Avenue. He told the Board there is a parking shortage on the street. Would there be off-street parking for this development? Evan told the Board the applicant has not indicated any special exception to reduce parking. Board members questioned if there should be a requirement in the approval. Evan told the Board that given this a new construction the applicant would have to demonstrate there were off-street parking spaces prior to being issued a building permit or they would need zoning relief. Neil asked if stacked parking was permitted and Evan told the Board he did not know. Board members discussed adding a safeguard for the parking concern raised by Neil. A motion was made and there was some discussion, a friendly amendment as added by Neil.

A motion was made by Neil Currie to approve the item with the condition that there be two off-street parking spaces, seconded by Alder Santiago, approved unanimously.

70 Woolsey Street

Evan told the Board Habitat for Humanity of Greater New Haven, Inc. is proposing to develop a single family property at this site. As a non-profit Habitat pays \$1,000 unit and the property must be owner occupied for a 5 year minimum. Evan told the Board Habitat has a 100% completion rate and is ready to develop this site. Evan has discussed the project with Ward 15 Alder Jose Crespo and he supports this development. There is also support for the CMT.

Neil Currie told the Board that Google maps indicated that this parcel was a community garden. Evan told the Board there may have been a garden here five or ten years ago but the site has been abandoned. A picture from goggle street view was displayed showing an extremely overgrown fenced lot. Evan told the Board that the Land Trust (now known as Gather New Haven) and the Urban Resource Initiative (URI) have long term leases with the City and sites like this are added to the lease and deleted based on neighborhood support and demand. This garden likely ended due to lack of resident participation. There are many other gardens. Evan also mentioned that housing development gives the City tax revenue so utilizing this land for housing is in the City's best interest.

Neil also highlighted that there was a street tree in the google street view. Could the Board require that tree to remain or be replaced? Serena told the Board that part of a development is a landscape plan. We should not require the tree to remain in this exact place because we do not have a final site plan yet. There was more discussion about safeguarding

landscape concerns, if the street tree is removed it should be replaced. Alder Santiago expressed support for the tree being replaced.

A motion was made by Alder Santiago to approve the item subject to a landscape plan being part of this development, seconded by Neil Currie, approved unanimously.

Board members wanted to go back to 56 Hazel Street. Several Board Member had the information in their packets. Neil expressed concerns about the item being property noticed on the agenda. Evan told the Board the items was posted.

56 Hazel Street

Evan told the Board LCI is proposing to split this silver lot between 60 Hazel Street and 152 Newhall Street, the property was not offered to 156 Newhall Street due to on-going issues with code enforcement and too many vehicles. This parcel is also in Alder Clyburn's ward. She told the Board she supports this sale.

Evan displayed a map and described the proposed split: The front portion of the lot (30' X 45') will be added to 60 Hazel Street and the rear portion (35' X 30') will be joined with 152 Newhall Street. Pat Brett noted that the Disposition Summary sheet says the land at 152 Newhall Street will be utilized as a play space and a parking area. Evan told the Board that 60 Hazel Street will use their portion for parking. Tim asked why we are not developing this site with a structure? Evan told the Board that the parcel is only 30' X 80' so under current zoning regulations development is difficult.

Alder Santiago asked about the pricing. Evan told the Board the applicants at 152 Newhall Street are owner occupants and pay \$0.25 per square foot for the land. The owners of 60 Hazel Street area an out-of-state LLC and they pay \$1.50 per square foot. Alder Santiago asked if we can charge more money for the land, Evan told the Board that the pricing Guidelines can be updated. Alder Santiago expressed his support to increase the pricing for out-of-state LLC's.

A motion was made by Alder Clyburn to approve the item, seconded by Pat Brett, approved unanimously

Evan mentioned that we still have an election to conduct and that will remain on our agenda until it occurs. Evan mentioned that at a previous meeting a motion was approved that when all Board members are in attendance, we will conduct the election. Tim confirmed that is correct and given Mary is not here tonight we will not be able to conduct the election.

A motion to adjourn was made by Alder Clyburn, seconded by Pat Brett, approved unanimously . Meeting adjourned at approximately 7:15 P.M.