

PAD AGENDA

Special Meeting June 3, 2020

VIA ZOOM
MEETING TIME - 1:00 P. M.

- I. Call to Order
- II. Approval of Minutes for May 20, 2019
- III. Action Items / New Business

<u>Property Address</u>	<u>Type of Sale</u>	<u>Applicant</u>	<u>Ward</u>
98 Bassett Street 102 Bassett Street	Non-Profit	Neighborhood Housing Services of New Haven, Inc.	20
124 Carmel Street	Non-Profit	Beulah Land Development Corporation	28
44 Lilac Street	Non-Profit	Neighborhood Housing Services of New Haven, Inc.	20
260 West Hazel Street	Non-Profit	Neighborhood Housing Services of New Haven, Inc.	21
70 Woolsey Street	Non-Profit	Habitat for Humanity of Greater New haven, Inc.	16

- IV. Adjourn

PAD Meeting Minutes May 20, 2020

Present: Hon Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

Absent: Steve Fontana, Economic Development; Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 4:08 P.M.

A motion to approve the PAD Minutes from November 20, 2020 from was made by Alder Antunes, seconded by Nathan Hougrand, **Approved Unanimously**

Action items

0 Dixwell Avenue MBP 292 0390 03100)

Evan Trachten explained that the City is proposing to sell this lot and an adjacent lot at 324 West Division Street to Columbus House to develop affordable housing with a 20 year deed restriction. This lot will house a two (2) unit affordable rental property for \$2,000. The pricing comes from the Board of Alder pricing for non-profits for deed restricted housing at \$1,000 per unit. This is a partnership build with the Yale School of Architecture Vlock Build Project for 2020.

Nate asked about the driveway along Dixwell, has it been reviewed by Traffic and Parking? Adam Hopfner from Yale informed the committee that access would be via 324 West Division Street with a shared driveway, this came about by working closely with City Plan staff Jenna Montesano. Clay Williams asked about financing, and Adam stated that all finances are in place to move forward. They are ready to begin construction immediately. Only 6 builders will be on site due to the Covid-19 crisis, but this will not delay the project.

Alder Festa asked how long the City has owned these parcels and how they were acquired. Evan reviewed the filed cards and the City has owned it since the early 2000's. These parcels were acquired via foreclosure. There is a large community benefit provided by Yale's involvement in this project. Yale does not own the property; it will be owned by Columbus House. Alder Festa wanted to make sure it would remain taxable and Evan confirmed that he called the Assessor to make sure it would be taxable.

Evan reiterated that this project is shovel ready and asked if the public had any questions. Evan noted that concerned neighbor was on the call. Nobody on the call had a question.

A motion was made by Clay Williams, seconded by Alder Festa, Roll call was taken and the item was approved unanimously.

Clay Williams suggested that the Committee hear the next item for Columbus House since they are on the call. There were no objections from anyone on the committee

324 West Division Street

Evan explained that this site will be used for 2021 Vlock Build site. Columbus House will attempt to develop a two (2) unit owner occupied property, but if they are unable to get Zoning relief they will build a single family property. The price is based on the \$1000 per unit non-profit pricing.

Nate told the committee the site is a non-conforming lot and requires a variance to develop the site as a 2 family. A single family home is as-of-right, but may also need zoning relief. Evan explained that due to this zoning situation we have proposed the development with the flexibility to be one unit or two. Alder Festa told the Committee that the Alder, Steve Winter is in full support of the development. Evan asked if anyone from the public would like to say anything, there was a neighbor on the call previously. There were no questions from anyone.

A motion was made by Alder Festa, seconded by Alder Antunes, Roll call was taken and the item was approved unanimously

56 Hazel Street

Evan explained that we are splitting this sliver lot between an owner occupant and an LLC. The square foot pricing is \$0.25 for owner occupants and \$1.50 when not occupied by the owner. Evan explained why the lot is being split between these applicants and why the corner property at 156 Newhall Street is not being offered a portion of land (due to management issues / on going Housing code violations)

Nate told the committee that selling additional land helps increases the conformity of the properties (Zoning conformity) and that off street parking is beneficial. The owner-occupants (Abubukari) are paying \$262.50 and New Haven Community Development, LLC is paying \$2025.00 based on the pricing guidelines.

Evan told the committee that the City spends money cutting the grass and maintaining sliver lots and has liability exposure as well, so selling lots that are not easily buildable is in the best interest of the City. If zoning regulations change it may be possible to develop very small lots in the future. Alder Festa asked if the Alder and the CMT normally write letters of support for sliver lots? Evan told the committee, not in general. Evan stated that for non-profit sales and other sales we require support letters. Evan asked if there were any further questions before a motion was made. **A motion was made by Clay Williams, seconded by Alder Festa, Roll call was taken and the item was approved unanimously.**

Evan told the Committee that he has several non-profit items and plans to call a Special Meeting in early June (2020). He also thanked everyone for their service and participation.

A motion to adjourn was made by Alder Festa, seconded by Clay Williams, all were in favor, Adjourned at 4:34 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
98 Bassett Street 102 Bassett Street		287 0488 00400 287 0488 00300	RM-2	20	Buildable Lot	Per Zoning	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$37,300			\$ 74,600		34' X 148'	4792 Sq./ Ft.	
\$37,300					32' X 147'	per parcel	
						Per Assessor	
						9584 Total	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$37,700	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Delphine Clyburn 20 th Ward	Yes	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	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	5/5/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant lot that will be developed as a two family owner-occupied property.

General discussion: The applicant will develop a two family owner occupied property at this site. This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.

Owner Occupancy? Sale to owner occupant

Prepared by: *E. Pinsky* Date 5/27/20 Concurred by: *[Signature]* Date 5/27/20

Committee	Date	Action
PAD	6/3/2020	
City Plan	6/17/2020	
L.C.I.	6/24/2020	
Board of Aldermen	8/3/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Hon. Delphine Clyburn Ward 20

DATE: May 21, 2020

FROM: Department LCI
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 lots at 98-102 Bassett Street to Neighborhood Housing Services of New Haven, Inc. to develop a two family owner-occupied property.

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.

102 BASSETT ST

Location 102 BASSETT ST

Mblu 287/ 0488/ 00300/ /

Acct# 287 0488 00300

Owner CITY OF NEW HAVEN

Assessment \$26,110

Appraisal \$37,300

PID 17480

Building Count 1

Current Value

Appraisal		
Valuation Year	Improvements	Land
2019	\$0	\$37,300

Assessment		
Valuation Year	Improvements	Land
2019	\$0	\$26,110

Owner of Record

Owner CITY OF NEW HAVEN
Co-Owner
Address 165 CHURCH ST
 NEW HAVEN, CT 06510

Sale Price \$0
Certificate
Book & Page 6830/ 200
Sale Date 06/15/2004
Instrument 14

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instru
CITY OF NEW HAVEN	\$0		6830/ 200	14
OUTLAW HENRIETTA (EST) OUTLAW*	\$0		4359/ 23	

98 BASSETT ST

Location 98 BASSETT ST

Mblu 287/ 0488/ 00400/ /

Acct# 287 0488 00400

Owner CITY OF NEW HAVEN

Assessment \$26,110

Appraisal \$37,300

PID 17481

Building Count 1

Current Value

Appraisal		
Valuation Year	Improvements	Land
2019	\$0	\$37,300

Assessment		
Valuation Year	Improvements	Land
2019	\$0	\$26,110

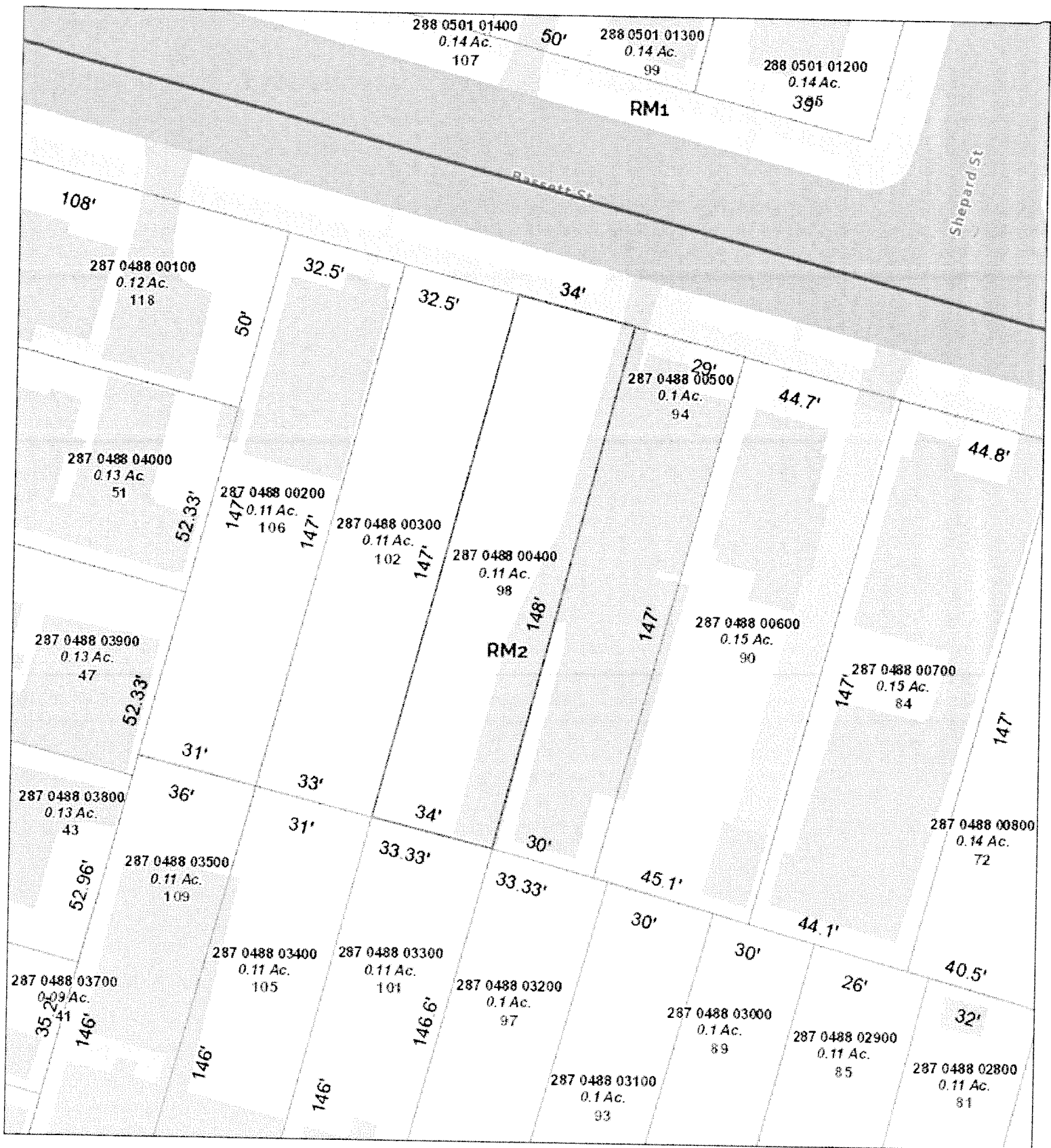
Owner of Record

Owner CITY OF NEW HAVEN
Co-Owner
Address 98 BASSETT ST
 NEW HAVEN, CT 06511




Sale Price \$27,200
Certificate
Book & Page 8453/ 160
Sale Date 10/21/2009
Instrument 14

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instrument
CITY OF NEW HAVEN	\$27,200		8453/ 160	14
SENIOR MARSHALL	\$0			



Legend

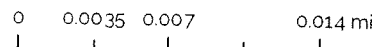
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

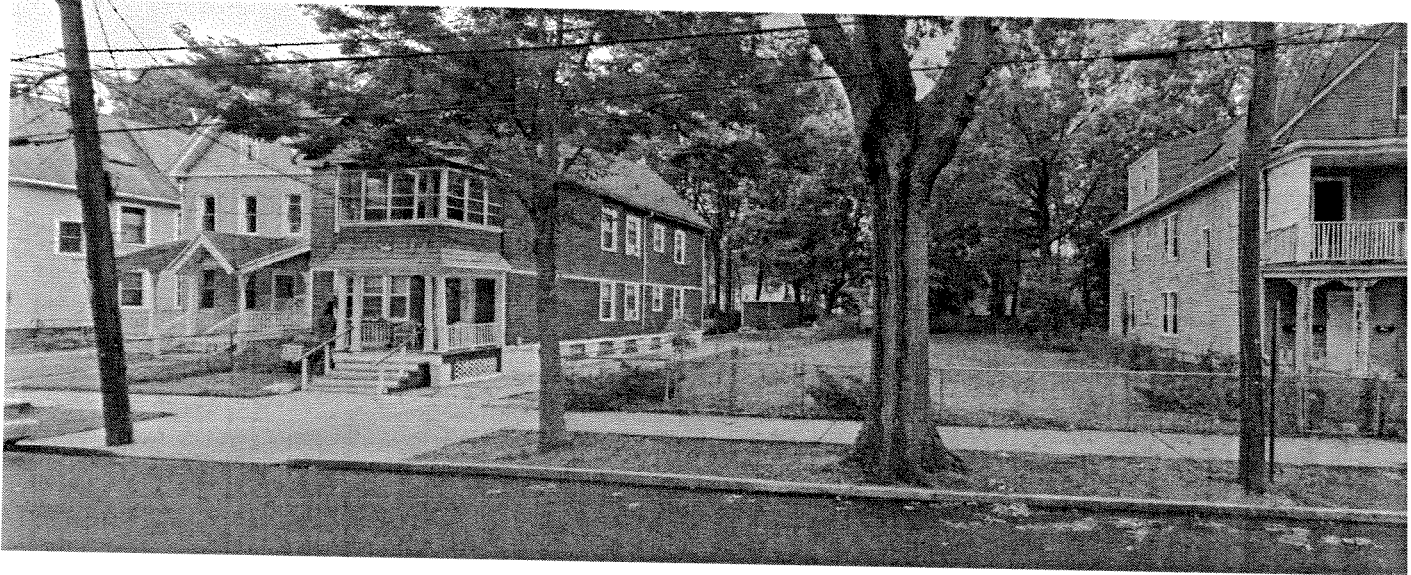
ZONING MAP PRINT

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.

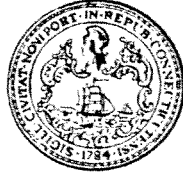


Date: 5/27/2020





98-102 Bassett Street



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Delphine Clyburn
Alder, Ward 20

Chair
Black & Hispanic Caucus
Member
Aldermanic Affairs Committee
Health & Human Services Committee

175 Newhall Street
New Haven, CT 06511-1949

Telephone: (203) 435-2081
E-mail: Ward20@newhavenct.gov

February 11, 2020

Mrs. Serena Neal-Sanjurjo
Director, Livable City Initiatives
City of New Haven

Dear Mrs. Neal-Sanjurjo:

I am pleased to express my support for Neighborhood Housing Services of New Haven (NHS) as they seek to acquire three vacant lots for redevelopment of new homes from the City at 44 Lilac Street, 260 West Hazel Street, and 98-102 Bassett Street. I have had the opportunity to review the plans and enthusiastically support it as presented. Additionally, it is my understanding that NHS is requesting financial support from LCI to assist with the construction of the new homes which I also support.

NHS has completed work in many of New Haven's neighborhoods, and I have the distinct pleasure of representing the 20th Ward, where most of the activity has been focused. With the goal of improving, upgrading and eliminating blight and decay, I believe that NHS's acquiring the above referenced vacant lots will revitalize and enhance homeownership opportunities in the Newhallville community and in our city.

Again, I support Neighborhood Housing Services of New Haven as they seek to acquire three vacant lots as referenced above and encourage others to do the same. Should you have any questions, feel free to contact me at 203 435-2081 or by email at Alderwomanclyburn@gmail.com.

Sincerely,

Hon. Delphine Clyburn
Hon. Delphine Clyburn
Alder, 20th Ward

cc: Cathy Schroeter, LCI

Newhallville Community Management Team
Get Connected - Be Connected - Stay Connected

January 28, 2020

To Whom It May Concern:

I am writing on behalf of the Newhallville Community Management Team (CMT) with respect to Neighborhood Housing Services of New Haven's request for Community Development Block Grant (CDBG) funding from the City of New Haven. I serve as the Chair of the Management Team.

Representatives from NHS made a presentation to our Management Team on January 28, 2020 and described their comprehensive neighborhood revitalization strategy that includes a number of houses in our neighborhood. NHS' objective is to build 3 new houses, making them both suitable for modern living and affordable to low- and moderate-income families. They have a commitment to historic preservation, energy efficiency, and quality construction for long-term sustainability. We greatly value homeownership in our neighborhood and we wish to support organizations that will promote homeownership in our community.

We are excited that they are continuing their commitment to our neighborhood.

Sincerely,



Kim Harris, Chair

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
124 Carmel Street		332 0304 02100		RM-2	28	Improved	1
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$57,400	47,900		\$ 105,300	\$73,710		32' X 132'	4356 Sq./Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 105,300	Vision	10/1/18	Nonprofit	\$1000 per unit	\$320,000	\$1,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jill Marks 28 th Ward	Yes	N/A

Applicant's Information



Applicant's name, address & telephone:	Name, address & telephone of contact person:
Beulah Land Development Corp 774 Orchard Street New Haven	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	5/5/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant and blighted single family property.

General discussion: The applicant will rehabilitate this single family property and sell it to an owner occupant. **This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by:  Date 5/27/20 Concurred by:  Date 5/27/20

Committee	Date	Action
PAD	6/3/2020	
City Plan	6/17/2020	
L.C.I.	6/24/2020	
Board of Aldermen	8/3/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Hon. Jill Marks Ward 28

DATE: May 21, 2020

FROM: Department LCI
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 single family property at 124 Carmel Street to Beulah Land Development Corporation to rehabilitate as a single family owner-occupied property.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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124 CARMEL ST

Location 124 CARMEL ST

Mblu 332/ 0304/ 02100/ /

Acct# 332 0304 02100

Owner CITY OF NEW HAVEN

Assessment \$73,710

Appraisal \$105,300

PID 21734

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	
2019	\$47,900	\$57,400	
Assessment			
Valuation Year	Improvements	Land	
2019	\$33,530	\$40,180	

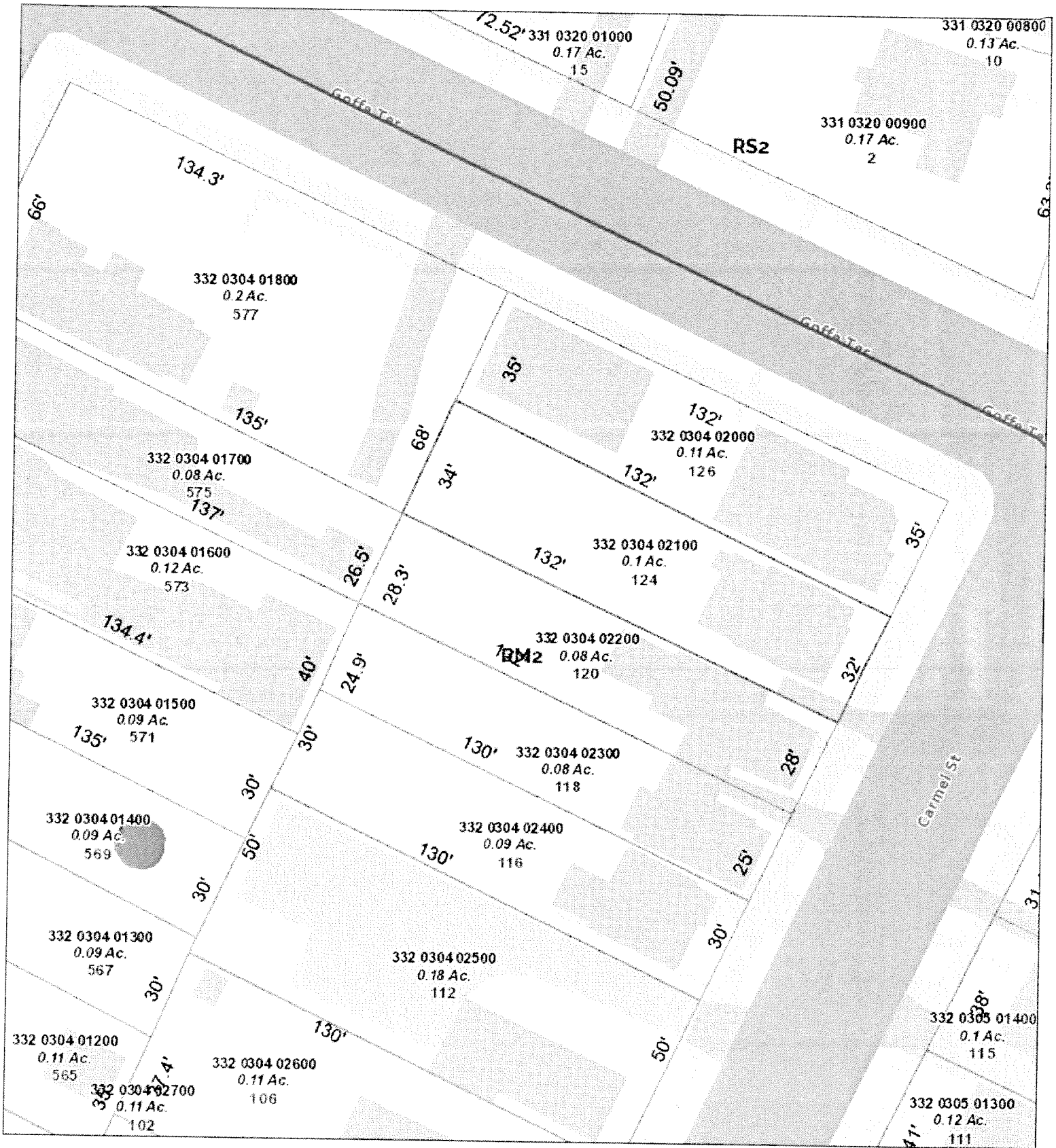
Owner of Record

Owner CITY OF NEW HAVEN
Co-Owner
Address 165 CHURCH ST
 NEW HAVEN, CT 06510




Sale Price \$0
Certificate
Book & Page 9905/ 247
Sale Date 09/12/2019
Instrument 14

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instrument
CITY OF NEW HAVEN	\$0		9905/ 247	14
RUSH SIDNEY	\$0		8497/ 146	25



Legend

-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

ZONING MAP PRINT

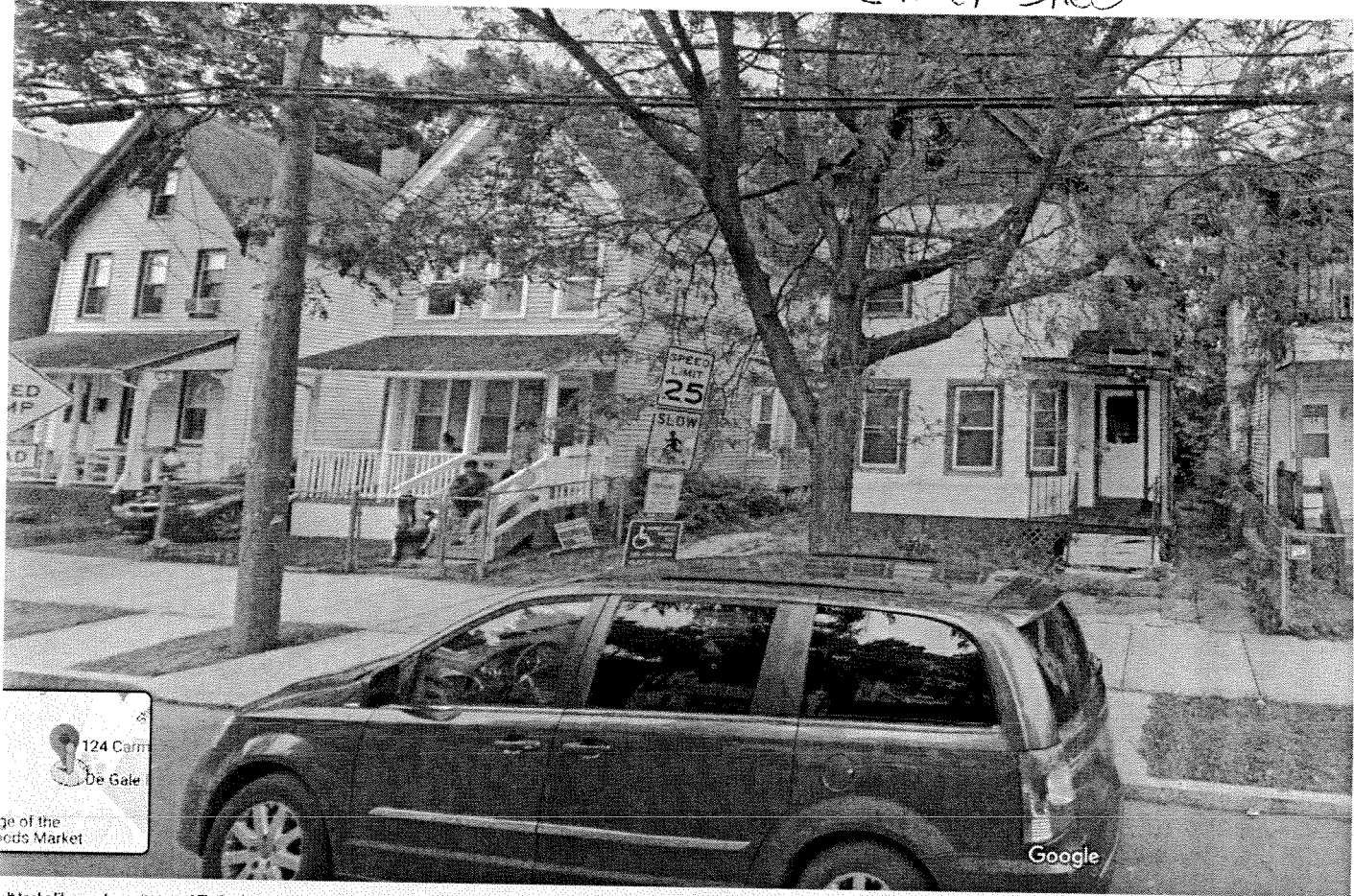
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Date: 5/27/2020

0 0.0035 0.007 0.014 mi

124
Carmel Street



124 Carmel
De Gale
ge of the
ods Market

It looks like you haven't started Firefox in a while. Do you want to clean it up for a fresh, like-new experience? And by the way, welcome back!

Type here to search



Subject Property



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Jill L. Marks
Alder, Ward 28

550 Ellsworth Avenue
New Haven, CT 06511-1632

Telephone: 203-891-5232
E-mail: Ward28@newhavenct.gov

Member
Aldermanic Affairs Committee
Community Development Committee
Cultural Affairs Commission
Black & Hispanic Caucus

December 19, 2019

Mrs. Serena Neal-Sanjurjo
Executive Director
Livable Cities Initiatives
165 Church Street, 3rd floor
New Haven, CT 06510

Dear Mrs. Sanjurjo:

I am writing this letter of support on behalf of Beulah Land Development Corporation (BLDC) as it relates to 124 Carmel Street redevelopment project. As you know, New Haven is facing an affordable housing crisis which is negatively impacting the local economy, the natural environment, and most importantly the thousands of households that cannot reasonably afford housing in today's market.

The development pressure for market rate products has led to the difficulty of identifying suitable sites for affordable housing. With this in mind, urban areas such as New Haven must encourage and support home ownership opportunities. Whether in new or rehabilitated single or duplex homes, cooperative, or mutual housing, home ownership stabilizes neighborhoods and provides increased taxes for city services.

BLDC brings a unique voice and compassion to the problems facing New Haven, particularly around affordable housing and neighborhood neglect. BLDC's past accomplishments begin with the Orchard Street Town Homes, Orchard Street Redevelopment Phase 1, 2 & 3, 33 Henry Street, 335 Munson Street and the 684 Orchard Street multi-family housing currently under construction. The (124 Carmel Street) is an extension of the BLDC's efforts to develop affordable housing and increases homeownership opportunities in the City of New Haven's Beaver Hill community. The project will serve to increase the supply of quality affordable housing available to low-to moderate-income households, as well as establishing and maintaining a suitable living environment for area residents.

Therefore, I offer my support towards this project. If you have questions or need any further information, please feel free to give me a call at your earliest convenience. Thank you for your consideration.

Sincerely,

Honorable Jill Marks
Alder, Ward 28



May 15, 2020

Serena Neal-Sanjurjo
Director, Livable City Initiative
City of New Haven
165 Church Street
New Haven, CT 06510

Dear Serena:

It is with great enthusiasm that we express our support for the Beulah Land Development Corporation's proposed redevelopment of 124 Carmel Street located in the historic Beaver Hills neighborhood.

Having been very familiar with the stellar work of Beulah Land Development Corporation and their commitment to improving the social and economic conditions of New Haven by providing safe, beautiful, affordable housing, I was very excited to learn that they were interested in coming into our neighborhood. As you know, the WEB (Whalley/Edgewood/Beaver Hills) Community Management Team consists of active, dedicated, passionate residents who are organized to serve as a forum for neighborhood problem solving and information exchange. One of the biggest complaints of the management team over the years has been the lack of attention we get on our neighborhood issues such as blight and redevelopment because we sit in the middle of two "neighborhoods of need:" Dixwell and Dwight/West River. While we understand our neighbors on either side of us may need more resources and attention, we need them as well, and look forward to having an organization like BLDC partner with us to make that happen.

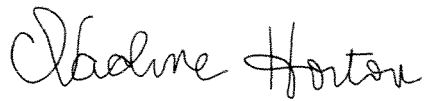
Pride of place and neighborhood cohesion is something that homeownership brings to those who are fortunate enough to achieve it, and Beulah Land Development Corporation helps to make that happen, in particular in neighborhoods of color. The Orchard Street Townhomes

development is a stellar example of this and the 124 Carmel Street project will help to bring stabilization and pride of place to a problem corner in Beaver Hills.

After witnessing all the excellent work they have done in the Dixwell neighborhood and speaking to their executive director Darrell Brooks, we look forward to seeing what they do with 124 Carmel Street and other properties in Beaver Hills!

If you have any questions or need any further information please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Nadine Horton".

Nadine Horton

Chair

Whalley Edgewood Beaver Hills Community Management Team

webmgtnh@gmail.com

(203) 444-5543

Cc: Evan Trachten

Mark Wilson

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
44 Lilac Street		287 0481 00300		RM-2	20	Vacant Lot	Per Zoning
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$37,700			\$ 37,700	\$26,390		35' X 150'	5227 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$37,700	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$1,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Delphine Clyburn 20 th Ward	Yes	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			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	5/5/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant lot that will be developed as a single family owner-occupied property.

General discussion: The applicant will develop a single family owner occupied property at this site. **This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by: *Emm J...* Date *5/27/20* Concurred by: *[Signature]* Date *5/27/20*

Committee	Date	Action
PAD	6/3/2020	
City Plan	6/17/2020	
L.C.I.	6/24/2020	
Board of Aldermen	8/3/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Hon. Delphine Clyburn Ward 20

DATE: **May 21, 2020**

FROM: Department LCI
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 lot at 44 Lilac Street to Neighborhood Housing Services of New Haven, Inc. to develop a single family owner-occupied property.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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44 LILAC ST

Location 44 LILAC ST

Mblu 287/ 0481/ 00300/ /

Acct# 287 0481 00300

Owner CITY OF NEW HAVEN

Assessment \$26,390

Appraisal \$37,700

PID 17459

Building Count 1

Current Value

Appraisal		
Valuation Year	Improvements	Land
2019	\$0	\$37,700

Assessment		
Valuation Year	Improvements	Land
2019	\$0	\$26,390

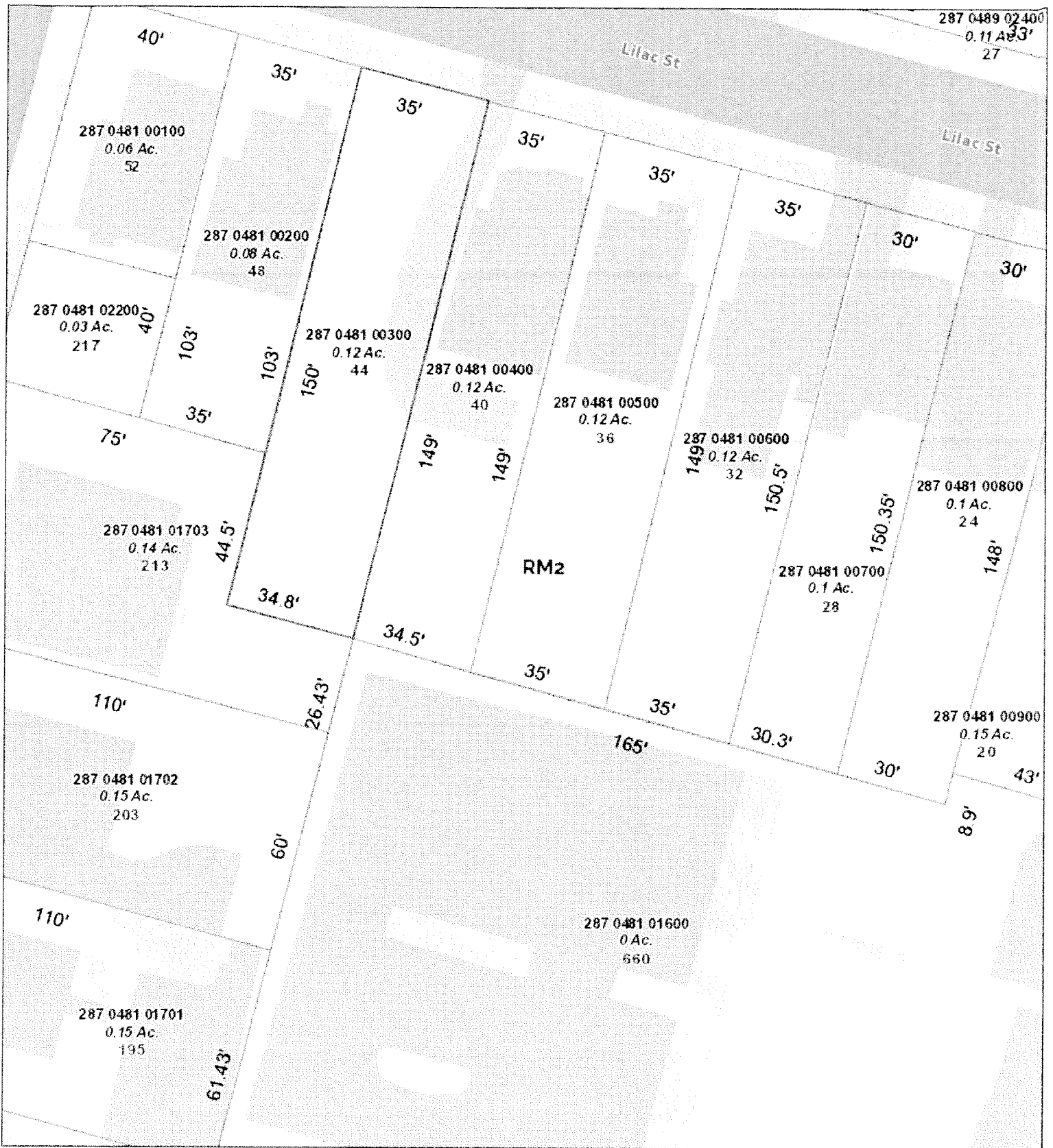
Owner of Record

Owner CITY OF NEW HAVEN
Co-Owner
Address 165 CHURCH STREET
 NEW HAVEN, CT 06510




Sale Price \$0
Certificate
Book & Page 8557/ 302
Sale Date 06/18/2010
Instrument 14

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instrument
CITY OF NEW HAVEN	\$0		8557/ 302	14
LUCAS DALE	\$0		4712/ 241	



Legend

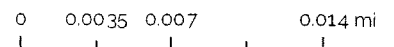
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

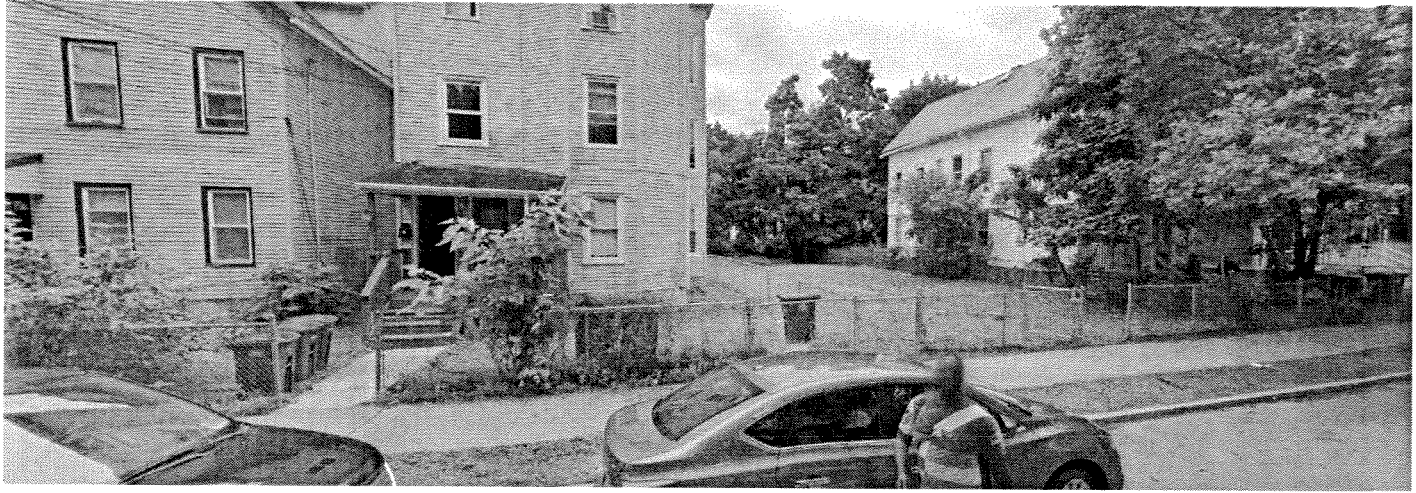
ZONING MAP PRINT

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Date: 5/27/2020





44 Lilac Street



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Delphine Clyburn
Alder, Ward 20

Chair
Black & Hispanic Caucus
Member
Aldermanic Affairs Committee
Health & Human Services Committee

175 Newhall Street
New Haven, CT 06511-1949

Telephone: (203) 435-2081
E-mail: Ward20@newhavenct.gov

February 11, 2020

Mrs. Serena Neal-Sanjurjo
Director, Livable City Initiatives
City of New Haven

Dear Mrs. Neal-Sanjurjo:

I am pleased to express my support for Neighborhood Housing Services of New Haven (NHS) as they seek to acquire three vacant lots for redevelopment of new homes from the City at 44 Lilac Street, 260 West Hazel Street, and 98-102 Bassett Street. I have had the opportunity to review the plans and enthusiastically support it as presented. Additionally, it is my understanding that NHS is requesting financial support from LCI to assist with the construction of the new homes which I also support.

NHS has completed work in many of New Haven's neighborhoods, and I have the distinct pleasure of representing the 20th Ward, where most of the activity has been focused. With the goal of improving, upgrading and eliminating blight and decay, I believe that NHS's acquiring the above referenced vacant lots will revitalize and enhance homeownership opportunities in the Newhallville community and in our city.

Again, I support Neighborhood Housing Services of New Haven as they seek to acquire three vacant lots as referenced above and encourage others to do the same. Should you have any questions, feel free to contact me at 203 435-2081 or by email at Aldervomancllyburn@gmail.com.

Sincerely,

Hon. Delphine Clyburn
Hon. Delphine Clyburn
Alder, 20th Ward

cc: Cathy Schroeter, LCI

Newhallville Community Management Team
Get Connected - Be Connected - Stay Connected

January 28, 2020


To Whom It May Concern:

I am writing on behalf of the Newhallville Community Management Team (CMT) with respect to Neighborhood Housing Services of New Haven's request for Community Development Block Grant (CDBG) funding from the City of New Haven. I serve as the Chair of the Management Team.

Representatives from NHS made a presentation to our Management Team on January 28, 2020 and described their comprehensive neighborhood revitalization strategy that includes a number of houses in our neighborhood. NHS' objective is to build 3 new houses, making them both suitable for modern living and affordable to low- and moderate-income families. They have a commitment to historic preservation, energy efficiency, and quality construction for long-term sustainability. We greatly value homeownership in our neighborhood and we wish to support organizations that will promote homeownership in our community.

We are excited that they are continuing their commitment to our neighborhood.

Sincerely,



Kim Harris, Chair

NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC.

Application to Purchase 44 Lilac Street

Proposed Project Supplemental Information

This project will consist of a single-family house on a nonconforming building lot.

- The development of this new construction project will be financed by one of two revolving lines of credit that are currently available to Neighborhood Housing Services of New Haven by Citizens Bank and Capital for Change.
- The proposed project is for the new construction of a single-family house at 44 Lilac Street. The house will have three bedrooms and either 1.5 or 2 full baths and will be sold to a low-income, first-time homebuyer.
- A Sources and Uses sheet is attached, indicating sources and uses of funds during the construction phase as well as the sources of funds upon sale of the house to a new homeowner.
- Construction will begin on or about October 1, 2020 and will be completed within one year of the construction start date. The projected value of this house after completion of all work will be \$150,000, which equals the sales price. This will be affordable to a low-income buyer. 44 Lilac Street is a nonconforming building lot, but a zoning variance is not expected to pose a problem. The lot is identical to the lot where we previously constructed a single-family house at 32 Lilac Street. Due to the cost of construction, however, the current value of the lot is nominal.

Sources and Uses of Funds: 44 Lilac Street

Uses of Funds

Acquisition	\$ 1,000
Hard Construction Costs	250,000
Soft Costs	<u>24,000</u>
Total Project Development Costs	\$ 275,000

Sources of Funds

Revolving Line of Credit	\$ 100,000
City HOME Funds	75,000
NHS Equity	50,000
State Housing Tax Credit Program	<u>50,000</u>
TOTAL	\$ 275,000

At time of sale of property...

Sales price	\$ 150,000
City HOME Funds	75,000
State Housing Tax Credit Program	<u>50,000</u>
TOTAL	\$ 275,000

Project Schedule: 44 Lilac Street

One-family detached house

October 2020: Excavating the site
October 2020: Pouring the foundation
October 2020: Begin framing
November 2020: Complete framing
December 2020: Mechanicals
January 2021: Drywall and taping
February 2021: Interior finishes
March 2021: Interior painting
April 2021: Complete kitchen and bathrooms and C of O
May 2021: Punch list items
June 2021: Project completion and sale of the house

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
260 West Hazel Street		324 0540 00600	RM-2	20	Vacant Lot	Per Zoning	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$38,200			\$38,200		40' X 110	4356 Sq./ Ft. Per Assessor	
				\$26,740			

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$38,200	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Steven Winter 21 st Ward	Yes	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			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	5/5/2020	Staff	Current
Proposal: LCI proposes the sale of a vacant lot that will be developed as a two family owner-occupied property.			
General discussion: The applicant will develop a two family owner occupied property at this site. <u>This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u>			
Owner Occupancy? Sale to owner occupant			

Prepared by: *Emily Grady* Date: 5/27/2020 Concurred by: *[Signature]* Date: 5/27/20

Committee	Date	Action
PAD	6/3/2020	
City Plan	6/17/2020	
L.C.I.	6/24/2020	
Board of Aldermen	8/3/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Hon. Steven Winter Ward 21

DATE: **May 21, 2020**

FROM: Department LCI
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 lot at 260 West Hazel Street to Neighborhood Housing Services of New Haven, Inc. to develop a two family owner-occupied property.

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.

260 WEST HAZEL ST

Location 260 WEST HAZEL ST

Mblu 324/ 0450/ 00600/ /

Acct# 324 0450 00600

Owner CITY OF NEW HAVEN

Assessment \$26,740

Appraisal \$38,200

PID 20866

Building Count 1

Current Value

Appraisal		
Valuation Year	Improvements	Land
2019	\$1,300	\$36,900
Assessment		
Valuation Year	Improvements	Land
2019	\$910	\$25,830

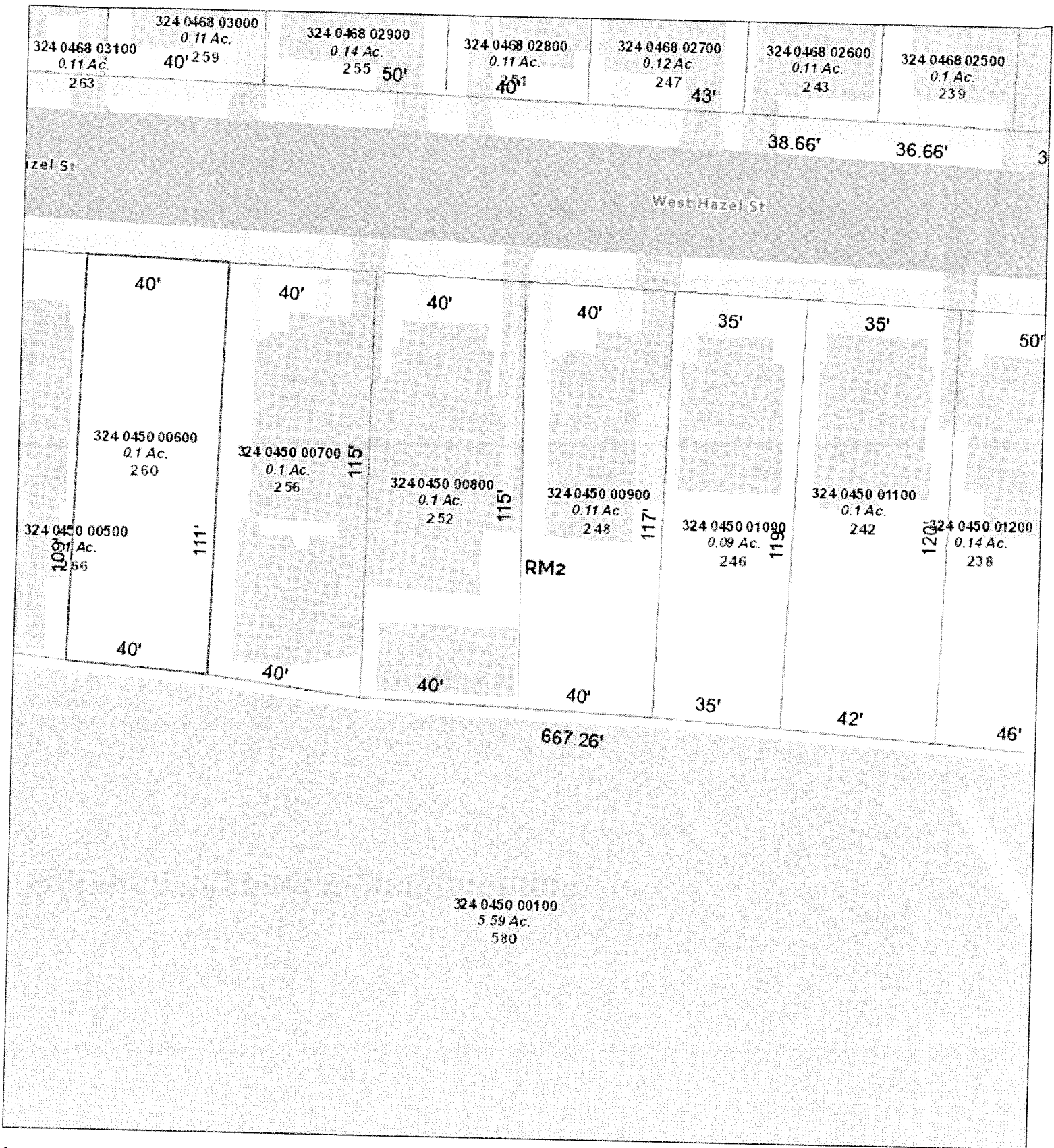
Owner of Record




Owner CITY OF NEW HAVEN
Co-Owner
Address 165 CHURCH STREET
 NEW HAVEN, CT 06510

Sale Price \$0
Certificate
Book & Page 8572/ 58
Sale Date 07/20/2010
Instrument 14

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instrument
CITY OF NEW HAVEN	\$0		8572/ 58	14
DAVIS BEULAH EVE	\$0			



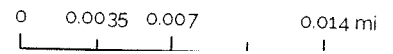
- Legend**
-  PDU Overlay Zone
 -  Zoning Boundaries
 -  New Haven Parcels

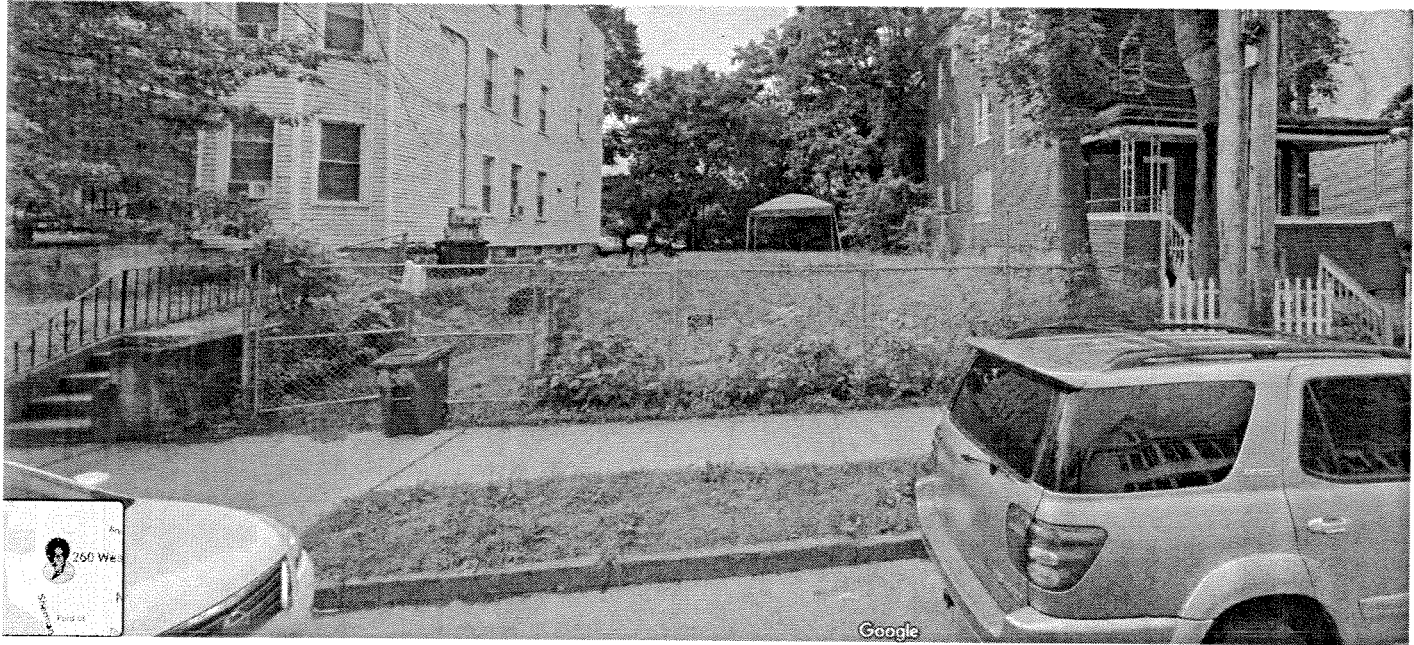
ZONING MAP PRINT

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 5/27/2020





260 West Hazel Street



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Delphine Clyburn
Alder, Ward 20

Chair
Black & Hispanic Caucus
Member
Aldermanic Affairs Committee
Health & Human Services Committee

175 Newhall Street
New Haven, CT 06511-1949

Telephone: (203) 435-2081
E-mail: Ward20@newhavenct.gov

February 11, 2020

Mrs. Serena Neal-Sanjurjo
Director, Livable City Initiatives
City of New Haven

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Sincerely,

Hon. Delphine Clyburn
Hon. Delphine Clyburn
Alder, 20th Ward

cc: Cathy Schroeter, LCI

Newhallville Community Management Team
Get Connected - Be Connected - Stay Connected

January 28, 2020

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Representatives from NHS made a presentation to our Management Team on January 28, 2020 and described their comprehensive neighborhood revitalization strategy that includes a number of houses in our neighborhood. NHS' objective is to build 3 new houses, making them both suitable for modern living and affordable to low- and moderate-income families. They have a commitment to historic preservation, energy efficiency, and quality construction for long-term sustainability. We greatly value homeownership in our neighborhood and we wish to support organizations that will promote homeownership in our community.

We are excited that they are continuing their commitment to our neighborhood.

Sincerely,



Kim Harris, Chair

NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC.

Application to Purchase 98-102 Bassett Street

Proposed Project Supplemental Information

This project will consist of a two-family house on a conforming building lot resulting from combining two City-owned vacant lots.

- The development of this new construction project will be financed by one of two revolving lines of credit that are currently available to Neighborhood Housing Services of New Haven by Citizens Bank and Capital for Change.
- The proposed project is for the new construction of a two-family house at 98-102 Bassett Street. The house will have three bedrooms and either 1.5 or 2 full baths in the owner's unit and two bedrooms and one bath in the tenant's unit. The house will be sold to a low-income, first-time homebuyer.
- A Sources and Uses sheet is attached, indicating sources and uses of funds during the construction phase as well as the sources of funds upon sale of the house to a new homeowner.
- Construction will begin on or about October 1, 2020 and will be completed within one year of the construction start date. The projected value of this house after completion of all work will be \$210,000, which equals the sales price. This will be affordable to a low-income buyer. 98-102 Bassett Street will become a conforming building lot by combining two City-owned vacant lots. Due to the cost of construction, however, the current value of the lot is nominal.

Sources and Uses of Funds: 98-102 Bassett Street

One detached two-family house

Uses of Funds

Acquisition	\$ 2,000
Hard Construction Costs	315,000
Soft Costs	<u>43,000</u>
Total Project Development Costs	\$ 360,000

Sources of Funds

Revolving Line of Credit	\$ 135,000
City HOME Funds	75,000
NHS Equity	75,000
State Housing Tax Credit Program	<u>75,000</u>
TOTAL	\$ 360,000

At time of sale of property...

Sales price	\$ 210,000
City HOME Funds	75,000
State Housing Tax Credit Program	<u>75,000</u>
TOTAL	\$ 360,000

Project Schedule: 98-102 Bassett Street

Two-family detached house

- October 2020: Excavating the site
- October 2020: Pouring the foundation
- October 2020: Begin framing
- November 2020: Complete framing
- December 2020: Mechanicals
- January 2021: Drywall and taping
- February 2021: Interior finishes
- March 2021: Interior painting
- April 2021: Complete kitchen and bathrooms and C of O
- May 2021: Punch list items
- June 2021: Project completion and sale of the house



Justin Elicker
Mayor

Michael V. Fumiatti
Purchasing Agent

CITY OF NEW HAVEN
BUREAU OF PURCHASES



200 ORANGE STREET
ROOM 401
NEW HAVEN, CONNECTICUT 06510
Tel. (203) 946-8201 - Fax. (203) 946-8206

**NON-COLLUSION AFFIDAVIT
(INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH
THE CITY OF NEW HAVEN)**

1. Personally appeared, Mark J. Cotte who being duly sworn, deposes and says that:
 1. I am over the age of eighteen and I understand the obligation of an oath.
 2. I am the Director of Finance of the Neighborhood Housing Services of New Haven, Inc. that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.
 3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.
 4. Such application, bid, proposal, request is genuine and is not collusive or a sham.
 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or of any other individual/entity, or to fix the same of the application/bid/proposal/request or prices/quotes/estimates/costs/overhead/figures/profits/amount of any other individual/entity, or to secure through any collusion, conspiracy/connivance or unlawful agreement any advantage against the City of New Haven or any individual/entity interested in the proposed application/bid/proposal/request.
 6. The prices/quotes/estimates/costs/overhead/figures/profits/amount in the contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant; and
 7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request or in the supplies, materials, equipment, work or labor to which

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
70 Woolsey Street		173 0738 03100	RM-2	16	Vacant Lot	Per Zoning	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$45,600			\$ 45,600		41' X 110'	4792 Sq./ Ft. Per Assessor	
				\$ 31,920			

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 45,600	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$1,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jose Crespo 16 th Ward	Yes	N/A

Applicant's Information



Applicant's name, address & telephone:	Name, address & telephone of contact person:
Habitat for Humanity of Greater New Haven, Inc. New Haven CT 06511	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	5/5/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant lot that will be developed as a single family owner-occupied property.

General discussion: The applicant will develop a single family owner occupied property at this site. **This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by:  Date 5/27/20 Concurred by:  Date 5/27/20

Committee	Date	Action
PAD	6/3/2020	
City Plan	6/17/2020	
L.C.I.	6/24/2020	
Board of Aldermen	8/3/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Hon. Jose Crespo Ward 16

DATE: **May 21, 2020**

FROM: Department LCI
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 lot at 70 Woolsey Street to Habitat for Humanity of Greater New Haven, Inc. to develop a single family owner-occupied property.

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.

70 WOOLSEY ST

Location 70 WOOLSEY ST

Mblu 173/ 0738/ 03100/ /

Acct# 173 0738 03100

Owner CITY OF NEW HAVEN

Assessment \$31,920

Appraisal \$45,600

PID 9645

Building Count 1

Current Value

Appraisal		
Valuation Year	Improvements	Land
2019	\$0	\$45,600

Assessment		
Valuation Year	Improvements	Land
2019	\$0	\$31,920

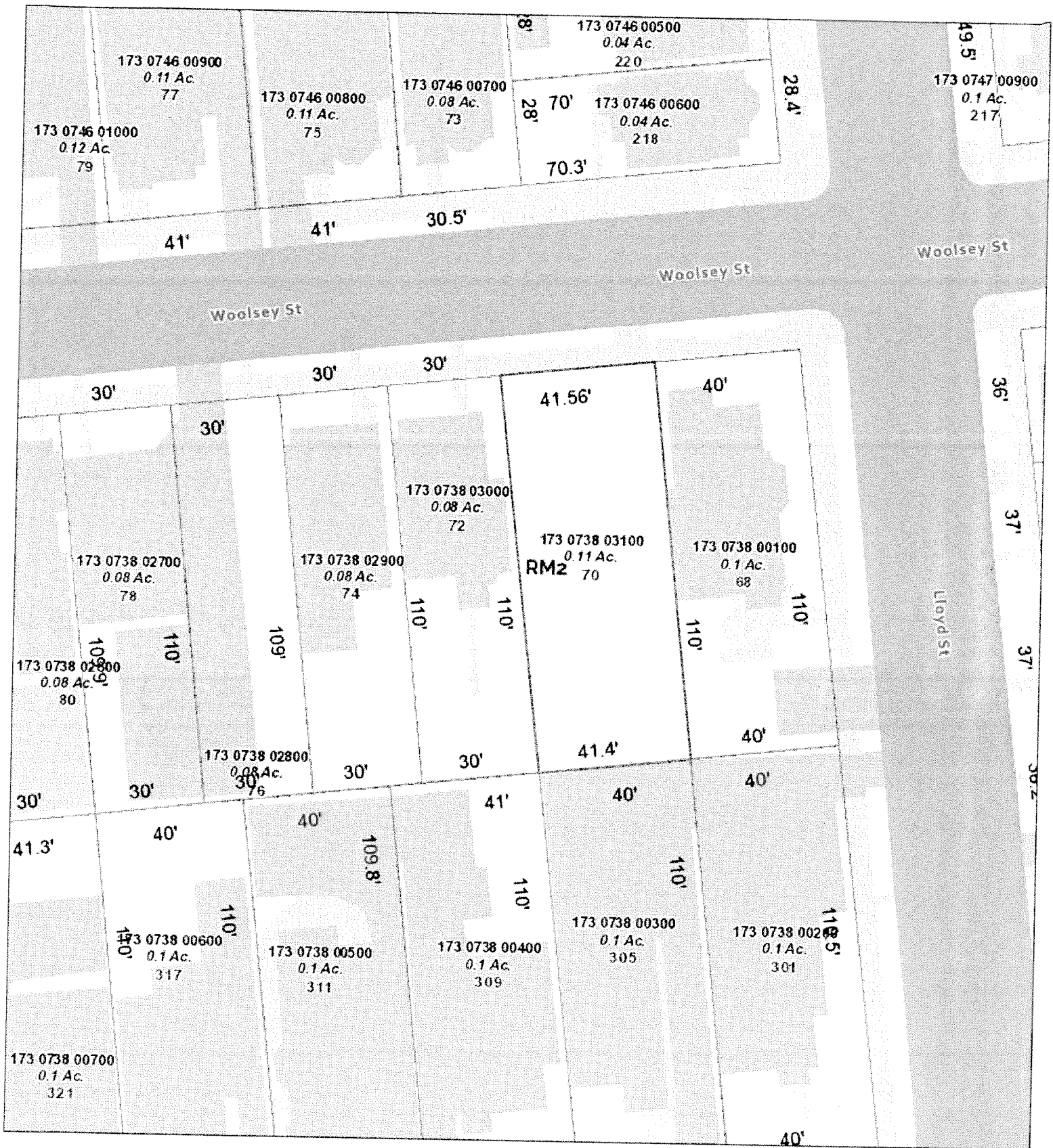
Owner of Record

Owner CITY OF NEW HAVEN
Co-Owner
Address 165 CHURCH ST
 NEW HAVEN, CT 06510




Sale Price \$0
Certificate
Book & Page 5699/ 222
Sale Date 07/19/2000
Instrument 1

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instrument
CITY OF NEW HAVEN	\$0		5699/ 222	1
MIRANDA	\$2,652		4810/ 148	



Legend

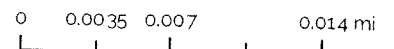
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

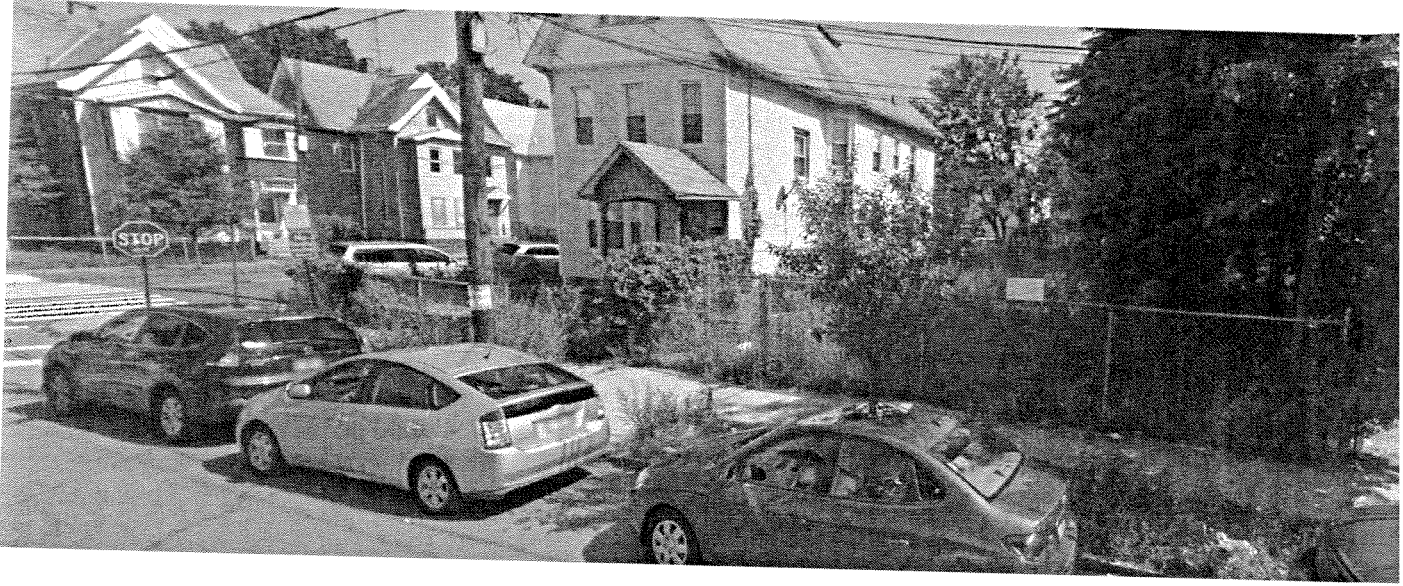
ZONING MAP PRINT

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Date: 5/27/2020





70 Woolsey Street

Fair Haven Community Management Team
295 Blatchley Ave
New Haven, CT 06513
www.fairhavencmt.org

April 20th, 2020

Dear Habitat for Humanity,

At a recent meeting of the Fair Haven Community Management Team, representatives from **Habitat for Humanity** presented about their work, answered all questions from the community, and requested support for their purchase of 70 Woolsey Street in our community.

The Fair Haven Community Management Team supports their purchasing of this site. We thank you for keeping the community engaged and informed about the positive contributions your organization is bringing to our neighborhood. If you have any questions, feel free to reach out to us anytime.

Sincerely,

Diane Ecton
ectondiane@yahoo.com
Chair

Michelle Lee Rodriguez
michelle.lee.rodriguez@gmail.com
Chair

Explanation of Financing:

Habitat for Humanity of Greater New Haven (Habitat) finances its homes primarily through annual fundraising activities. Habitat has a commitment of sponsorship for this project in the amount of \$50,000 from private donations. Additionally, Habitat maintains a cash balance sufficient to cover any construction expenses in excess of this amount.

Development Schedule:

Habitat is prepared to start construction immediately following the transfer of ownership of this property. Once started, the project will be completed and occupied within eight months.

Appraised Value Upon Completion:

Market value- \$135,000 Habitat sells its homes to low income owners for \$95,000 with a 0% interest mortgage.

List of Past Projects:

Habitat has completed more than 115 homes for low income families in New Haven since 1986.

Habitat builds homes throughout the City of New Haven.