

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSITION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING January 18, 2023 AT 3:00 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 and 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: January 18, 2023 PAD Meeting

Time: Jan 18, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/89993686385?pwd=VzJydWN1Q1BaSlZnQ2ZiaThoeFhUz09>

Meeting ID: 899 9368 6385 Password: 1234567a

Meeting Materials: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>

- I. Call to Order
- II. Approval of Minutes from December 21, 2022 PAD Meeting
- III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
177 Winthrop Avenue	Non-Profit	Urban Equity Development Corporation	23

Proposed Amendment to PAD Guidelines

- IV. Open Discussion
- V. Adjourn

*****FULL ZOOM NOTICE ATTACHED 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

Topic: January 18, 2023 PAD Meeting

Time: Jan 18, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/89993686385?pwd=VzJydWN1Q1BaSlZnQ2ZiaThoeFhUZz09>

Meeting ID: 899 9368 6385

Password: 1234567a

One tap mobile

+13052241968,,89993686385# US

+13092053325,,89993686385# 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)

+1 346 248 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

+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)

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: 899 9368 6385

Password: 57224376

Find your local number: <https://newhavenct.zoom.us/j/89993686385>

Join by Skype for Business

<https://newhavenct.zoom.us/j/89993686385>

PAD MEETING MINUTES
December 21, 2022

PRESENT: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA, Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office

Meeting called to order at 3:05 P.M. Roll Call of Committee members taken

A motion to approve the PAD minutes from November 16, 2022 was made by Steve Fontana, seconded by Alder Festa, roll call was taken, minutes approved unanimously.

New Business

PAD Annual Meeting Schedule

Evan told the committee that PAD will continue to meet the third Wednesday of each month for the regular meeting dates. Steve asked if September 20, 2023 was a holiday? Evan told the committee we schedule regular meetings and cancel as needed.

A motion was made by Clay Williams seconded by Alder Antunes, roll call was taken, approved unanimously.

PAD Guidelines / Sliver lot tax abatements & assessment deferral

Evan reviewed information about sliver lot tax abatements and assessment deferral. Pat Solomon provided a spreadsheet of data. Currently, there is about \$948,186 in value receiving a deferral. The total assessed value of sliver lots within this data set is about \$2,000,000. Alder Festa asked how long the deferral occurs? Under the Urban Homestead Act, the City grants a 10-year tax abatement, followed by a 5-year phase-in for sliver lot sales. The data provides an overview of the last 15 years of sliver lot sales. The City spends a lot of money maintaining properties so there is a benefit to selling these parcels. Alder Festa asked if we have an estimate on the savings? Evan estimated the City saves money because the lost tax revenue is about \$40,000 based on the mill rate, and the cost to maintain the sliver lots is likely greater. Evan said an LCI property maintenance work earns approximately \$40,000. The City spends money cutting the grass, shoveling snow, and removing illegal dumping. Selling sliver lots to private property owners reduces the City's liability and improves the quality of life for property owners and area residents. We are hopeful residents will add taxable value to the lots in the future by making improvements (additions, sheds, etc.). A lot of the sliver lot sales benefit owner occupants. The sale of sliver lots helps neighborhoods because people better maintain these parcels and invest in the neighborhood.

Evan told the committee that no movement has occurred since our last update about the PAD guidelines. A meeting was scheduled to review the Guidelines with Arlevia and Mike Piscitelli, but they were unable to attend due to schedule conflicts. The meeting will be rescheduled. The proposed changes are minimal. The guidelines should be reviewed every five years. Evan expects the guidelines to come to this committee in 2023. Nate asked how long the PAD committee has existed? Evan said it was created in 1997. Evan said he believe the PAD process is very positive and expedites property sales.

A motion to adjourn was made by Alder Festa, seconded by Clay Williams, all were in favor. Meeting Adjourned 3:19 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 177 Winthrop Avenue		Map-Block-Parcel 341 1282 01900	Zoning RM-2	Ward 23	Property Type Multi-Family Residential	Total legal units 3	
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 53,500	Building \$ 248,400	Other N/A	Total Value \$301,900	\$ 211,330		Lot Size 45' X 150'	Total sq. ft. 6534 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 301,900	Vision	10/1/2021	Non-Profit	\$ 3,000	N/A	\$ 3,000

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone: Urban Equity Development Corporation 136 Sherman Avenue New Haven CT 06511		Name, address & telephone of contact person: C/O Virginia Spell, Chair	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	1/10/2023	Staff	Current

Proposal: The City of New Haven Livable City Initiative proposes the acquisition of a vacant three family residential property.

General discussion The City proposes to dispose of this three-family property to Urban Equity Development Corporation who will rehabilitate the property and sell it to an owner occupant. **This property must be sold to an owner occupant for a combined period not less than ten (10) 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 1/10/23 Concurred by:  Date 1/12/23

Committee	Date	Action
PAD	1/18/2023	
City Plan	2/15/2023	
L.C.I.	2/22/2023	
Board of Alders	3/20/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Tyisha Walker-Myers 23rd Ward

DATE: **January 10, 2023**

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.

Disposition of vacant three family residential structure to Urban Equity Development Corporation (UEDC). The property will be rehabilitated and sold to an owner occupant.

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.

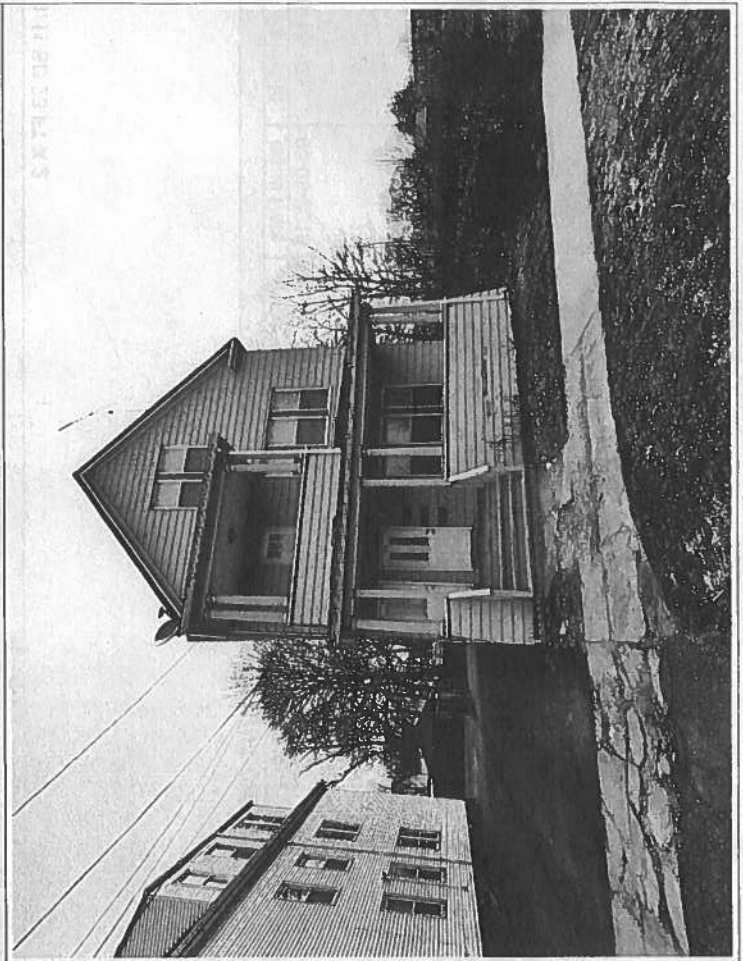
CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	67	3 Family			
Model:	02	Multi-Fam 2-4			
Grade:	C	Average			
Stories:	2.5	2 1/2 Stories			
Occupancy	3	Aluminum Siding			
Exterior Wall 1	26				
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster/Drywal			
Interior Wall 2					
Interior Fir 1	12	Fin WD/Carpet			
Interior Fir 2					
Heat Fuel	02	Oil/Gas			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	06	6 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	14	14 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code	180B	CHAPEL WEST			

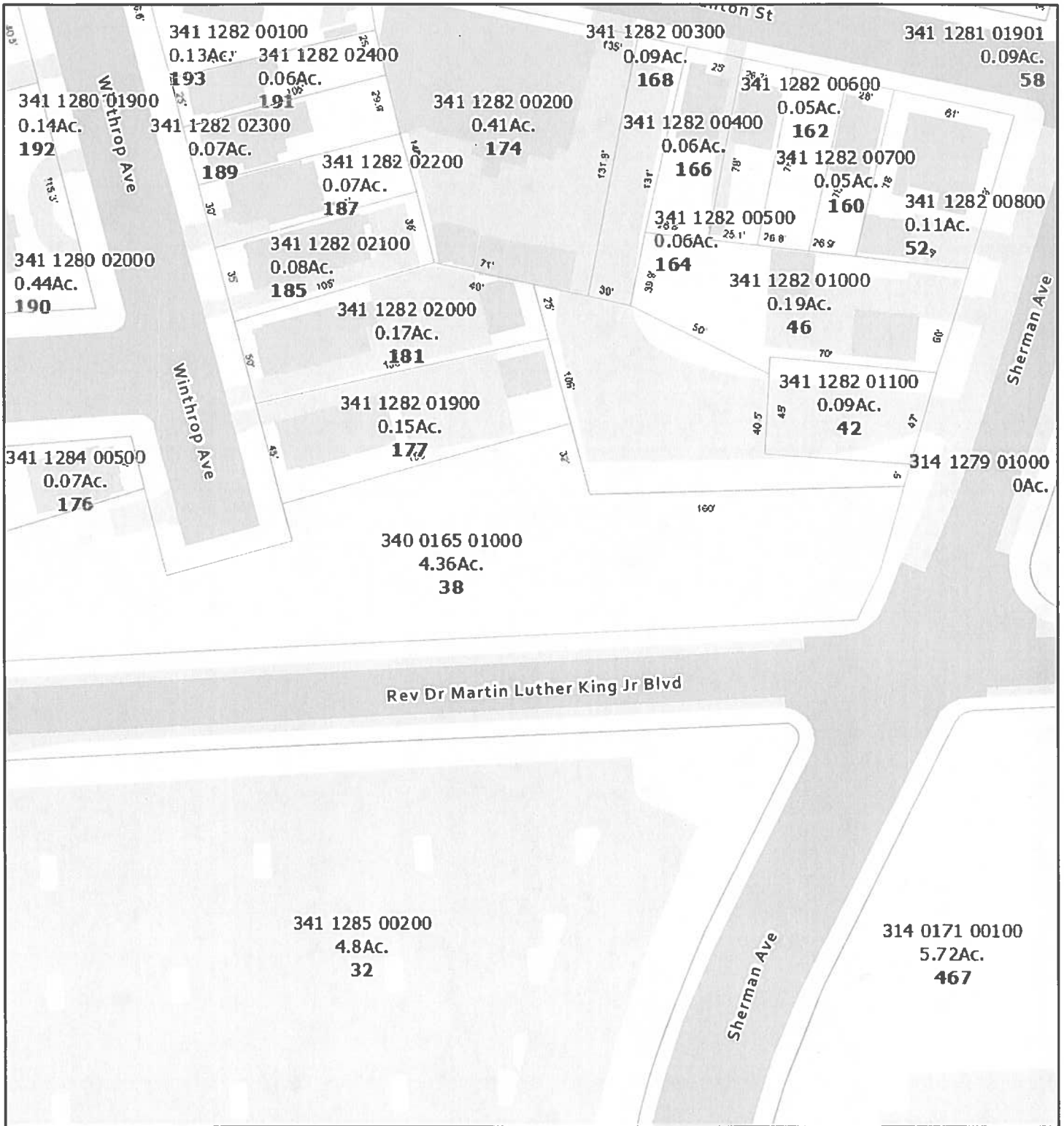
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE-AVE	L	396	35.00	1948	A	50	03	1.00	6,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	92.28	106,312
FHS	Finished Half Story	749	1,152	749	60.00	69,121
FOP	Open Porch	0	358	72	18.56	6,645
FUS	Finished Upper Story	1,152	1,152	1,152	92.28	106,312
UBM	Unfinished Basement	0	1,152	230	18.42	21,226
Ttl Gross Liv / Lease Area					4,966	309,616

5	8	5	FOP (x3)	24	48
11	12	7	FOP (x3)	24	48



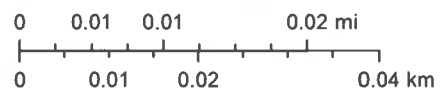
177 Winthrop Avenue



4/6/2022, 3:27:15 PM

1:1,128

 NewHaven_Parcels



New Haven Web Parcels



Urban League of
Southern Connecticut

Empowering Communities
Changing Lives

April 5, 2022

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

Dear Ms. Samuel,

We are writing to support Urban Equity Development Corporation's acquisition of 177 Winthrop Avenue. For many years, the Urban League of Southern Connecticut has sought partnerships to achieve our goals for neighborhood stabilization. We have assured that the work outlined for the neighborhood through UEDC will support those efforts.

We hope you will consider our support for this project an indication of the partnership we are forging in revitalizing the West River neighborhood.

We look forward to your favorable award for these properties.

Sincerely,


Virginia Spell
Interim President/CEO

**URBAN EQUITY DEVELOPMENT CORPORATION
136 SHERMAN AVENUE
NEW HAVEN, CONNECTICUT 06511
203-327-5810(P) 203-406-0008(F)**

ATTACHMENT 2

SOURCES AND USES STATEMENT

SOURCES

UEDC Funds -(C)	50,000
West River Award-(C)	250,000
Public Funds (Pending)	25,000
Lead Funds (Projected)	20,000
TOTAL REVENUES	345,000

USES

Construction	300000
A/E	7500
Contingency Allowance	10000
Public	
Facilities/Improvements	15000
Construction Management	12500
TOTAL EXPENSES	345000

008(F)

ATTACHMENT 3/ 4**COST SUMMARY/ DEVELOPMENT SCHEDULE**

UEDC preliminary project cost is estimated to be \$345,000 and projected to take up to six (6) months for completion. UEDC anticipates costs will include construction management , design, construction, site work, and permits. Additionally, UEDC will complete the required remediation and lead clean up in accordance with the Phase II Environmental Assessment Report.

Project Phase	Duration of Phase in Months	Month Sequence	Budget
Architectural & Engineering /CM	1	1-6	\$20,000
Site Clean-Up/Remediation/Site Prep	1	1-2	\$7,500
Contingency	6	1-6	10,000
Site Work, Improvements , and Infrastructure	2	1-6	\$7,500
Construction Rehab: 2-Family Home (2 units)	6	2-6	\$300,000
Project Soft Costs		\$45,000	
Total			\$345,000

**URBAN EQUITY DEVELOPMENT CORPORATION
136 SHERMAN AVENUE
NEW HAVEN, CONNECTICUT 06511
203-327-5810(P) 203-406-0008(F)**

ATTACHMENT 5

Rehabilitation Plan

Urban Equity Development Corporation (UEDC), operating as a non-profit development corporation in the City of New Haven. UEDC has adopted a mission of providing opportunities in areas of need throughout the city to advance homeownership and business development for residents. UEDC will concentrate efforts on affordable housing, commercial/retail corridor improvements to preserve the fabric of neighborhood-based revitalization.

UEDC will rehabilitate 177 Winthrop Avenue for owner occupied homeownership with a rental component. The home will feature state of the art renovations, energy efficient appliances and HVAC. UEDC will seek consultant services from a qualified architect and construction management services.

As a part of its mission to revitalize West River housing, UEDC will develop a marketing plan and work along with a realtor to sell the property. UEDC anticipates selling the property to an affordable buyer and the market will bear a sale of the property in the range of \$195,000 to \$225,000.

**URBAN EQUITY DEVELOPMENT CORPORATION
NEW HAVEN, CONNECTICUT 06511
203-327-5810(P) 203-406-0008(F)**

ATTACHMENT 6

Project Experience/Professional Development Team

Urban Equity Development Corporation(UEDC) has been operating for a little over a year as a non-profit. This West River Economic Revitalization Plan establishes an action plan and path to revitalization of the West River Neighborhood as a community of choice and opportunity where families and individuals are thriving in a safe, economically and socially healthy environment. This plan was developed by the Urban Equities, a subsidiary of the Urban League of Southern Connecticut (ULSC), in collaboration with the West River Neighborhood Revitalization Zone(WRNRZ), West River Self-Help Investment Plan (WRSHIP), and local business leaders with technical assistance from the City of New Haven Livable City Initiative (LCI) and the Economic Development Corporation of New Haven (EDCNH). The plan is centered around building wealth in our neighborhood, to specifically address the economic disparity between West River and other neighborhoods in the City of New Haven.

UEDC has methodically and with intention sought out the support and technical assistance resources of those partners listed above to achieve the highest standards for the corporation and greatest opportunity for sustainability.

UEDC will pilot this project as its initial homeownership opportunity.

Professional Development Team

Virginia Spell- Acting CEO Urban League/ Chair West River NRZ

Serena Neal-Sanjurjo – Development Consultant

James Farnam- Farnam Associates

Keri Humpfries- Farnam Associates

Jerry Poole- Community Activist/West River SHP

Valerie Shultz- Past CEO Urban League

ORDER OF THE NEW HAVEN BOARD OF ALDERMEN AMENDING A MATTER PREVIOUSLY ADOPTED ON September 6, 2006 APPROVING THE LAND DISPOSITION AGREEMENT GUIDELINES BY CREATING A NEW TYPE OF DISPOSITION AND AMENDING BY SUBSTITUTION SECTION III: PRICING GUIDELINES.

WHEREAS: the New Haven Board of Aldermen approved an amended version of the Land Disposition Agreement Guidelines on September 6, 2006; 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; Given that time is of the essence, these properties for sale through a licensed realtor shall be brought directly before the Board of Aldermen for approval. This type of sale shall require a signed contract between the City of New Haven and a proposed buyer stating that the sale is subject to Board of Aldermen approval prior to conveyance; and

WHEREAS; the City owns and maintains sliver lots throughout the city; and

WHEREAS; the City would like to encourage abutting property owners to take title to the sliver lots.

NOW THEREFORE BE IT ORDERED BY THE NEW HAVEN BOARD OF ALDERMEN that the Land Disposition Guidelines as passed by the Board of Aldermen on September 6, 2006 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).
- 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 nine (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; three (3) 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.

SECTION I: PURPOSE

These amended land disposition guidelines clarify and supercede 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.

SECTION II: TYPES OF DISPOSITIONS

The disposition of City-owned property occurs in a manner consistent with City policy as approved by the Board of Aldermen. This means that any proposed disposition be reviewed for financial viability, for consistency with City plans and polices, and for consistency with the City's Plan of Conservation and Development.

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 where 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 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 Aldermen, 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 Aldermen for action on the disposition.
8. A favorable action of the Board of Aldermen authorizes the Mayor, acting on behalf of the City, to execute documents and convey the property to the buyer.

B. Programmatic

1. Programmatic dispositions refer to properties acquired by the City through a Board of Aldermen-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 Aldermen authorizes the Mayor, acting on behalf of the City, to execute 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 Policy, LCI shall, in all instances review the following:
 - I. 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.
 - 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. Consult the neighborhood plans 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.
6. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives. The LCI Property Division shall include a brief statement relating the proposed disposition to City 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 Aldermen for action on the disposition.

11. A favorable action of the Board of Aldermen authorizes the Mayor, acting on behalf of the City, to execute 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.

D. General

1. Certain properties, 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 policy.

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

I 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.

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. LCI shall include a brief statement relating the proposed disposition to City policy as expressed in one or more of these 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 Aldermen for action on the disposition.

10. A favorable action of the Board of Aldermen authorizes the Mayor, acting on behalf of the City, to execute 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.

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 Aldermen 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 Aldermen 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.

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.
- 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.

Formatted: Bullets and Numbering

Pricing Guidelines for Single Buildable Housing Lots:

- Market value or.
- \$1,000 per unit for deed restricted affordable housing

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

Formatted: Not Highlight

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.

Formatted: Font: (Default) Arial, 11 pt

Formatted: Font: (Default) Arial, 11 pt

Formatted: Normal

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 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.~~

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 (2-3) 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.

Formatted: Underline

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 Aldersmen. This means that any proposed disposition be ~~must~~ 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.

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 Aldersmen, 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.

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

- ⊖(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.

Formatted: Indent: Left: 0"

Formatted: Bullets and Numbering

Formatted: Body Text Indent 3, No bullets or numbering

(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

Commented [MP6]: I believe this was the 2003 plan with the three directives suggest edit as noted

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

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Font: (Default) Arial

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

Formatted: List Paragraph, No bullets or numbering

Formatted: Body Text Indent 3, Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

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

Formatted: Font: (Default) Arial

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

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

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

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

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.

Formatted: Indent: Left: 0"

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.~~

Formatted: Indent: Left: 0.25", No bullets or numbering

Formatted: Numbered + Level: 1 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Numbered + Level: 1 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Indent: First line: 0.5"

Formatted: Indent: Left: 0.25", No bullets or numbering

Formatted: Indent: Left: 0.25", No bullets or numbering

Formatted: Indent: Left: 0.5", No bullets or numbering

Formatted: Font: (Default) Arial

Formatted: List Paragraph, No bullets or numbering

Formatted: Font: (Default) Arial

Formatted: Body Text Indent 3, No bullets or numbering

Formatted: Indent: Left: 0.25", No bullets or numbering

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.

Formatted: Bullets and Numbering

~~— 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 Aldermen 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 Aldermen 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

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.~~

Formatted: Bullets and Numbering

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