AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING FEBRUARY 15, 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: February 15, 2023 PAD Meeting

Time: Feb 15, 2023 03:00 PM Eastern Time (US and Canada) Join Zoom Meeting

https://newhavenct.zoom.us/j/88022431931?pwd=TVBVZEVZQllsRGZxS0JGTGJUZ2FDQT09

Meeting ID: 880 2243 1931 Password: 1234567a

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

I. Call to Order

II. Approval of Minutes from January 18, 2023 PAD Meeting

III. Action Items / New Business / Old Business

Property Address	Type of Sale	Applicant	Ward
0 Albia Street (MBO 067-0953- 00200)	Sliver Lot	New Haven Port Authority	17
144 Columbus Avenue	Sliver lot	J. Pillco	6
71 County Street	Non-Profit	Beulah Land Development Corp	28
262 Dixwell Avenue	Negotiated	Beulah Land Development Corp	21

263 Dixwell Avenue	Negotiated	Beulah Land Development Corp	22
572 Winthrop Avenue	Non-Profit	Beulah Land Development Corp	28

Proposed Amendment to PAD Guidelines

- IV. Open Discussion Land Bank
- 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: February 15, 2023 PAD Meeting

Time: Feb 15, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://newhavenct.zoom.us/j/88022431931?pwd=TVBVZEVZQllsRGZxS0JGTGJUZ2FDQT09

Meeting ID: 880 2243 1931

Password: 1234567a

One tap mobile

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+13092053325,,88022431931# 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)
- +1 564 217 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)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- 833 548 0282 US Toll-free
- 877 853 5257 US Toll-free
- 888 475 4499 US Toll-free
- 833 548 0276 US Toll-free

Meeting ID: 880 2243 1931

Password: 37056759

Find your local number: https://newhavenct.zoom.us/u/k1NDLgkHi

Join by Skype for Business

https://newhavenct.zoom.us/skype/88022431931

PAD MEETING MINUTES January 18, 2023

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 3:10 P.M. Roll Call of Committee members taken

A motion to approve the PAD minutes from December 21, 2022 was made by Alder Antunes, seconded by Clay Williams, roll call was taken, minutes approved unanimously.

New Business

177 Winthrop Avenue

Evan told the committee that LCI is proposing to sell this three-family property to a local non-profit Urban Equity Development Corporation for \$3,000 which is the approved price for non-profits doing affordable housing. The applicant will rehabilitate the property and sell it to an owner occupant with a minimum 10-year occupancy period. The property is near Martin Luther King Boulevard. The applicant has funding to rehabilitate the property. The applicant provided a development schedule and information about funding. The property needs a full renovation. This will be the first project for this nonprofit. The property will be sold below market value as an affordable property. Alder Antunes noted the applicant's paperwork shows the property will be rehabilitated as two units. Nate told the committee the applicant can reduce the density to two units as of right without any zoning approval. Alder Antunes told the committee he discussed this with the Alder of the Ward Tyisha Walker-Myers and she supports this sale. Clay asked if it was a conflict to sell this property because some of this entity's principle members are City employees or have relationships with staff. Evan told the committee this was reviewed by Corporation Counsel and there is no conflict because the entity is a nonprofit and nobody takes a salary.

Clay noted when the City acquired this property a few years ago the plan was for LCI to rehabilitate it. Clay asked why isn't the City doing the rehabilitation of this property? Evan told the committee that LCI decided to focus on other projects such as George Street, Grand Avenue, and Winchester Avenue. The redevelopment plan changed for this property; this happens sometimes just like with 188 Bassett Street. The outcome will be the same, affordable housing will be created. Clay asked about the affordability of the project. Evan said the rental units will be 80% AMI for 20 years, and the buyer will also need to be income qualified. There will likely be several applicants to purchase this property when the rehabilitation is complete, all applicants will need to be income eligible. The property can't be sold to corporation, it will be sold to an individual for a 10-year owner occupancy period. Alder Festa asked why isn't the occupancy requirement forever? Evan noted the owner can sell the property to another owneroccupant to complete the 10-year occupancy period to satisfy any remaining portion of the occupancy period. When the period ends, the property can be sold at market value to anyone. An affidavit is sent to the City to verify the occupancy of any purchaser during the 10-year restriction. The LDA will appear in the title search and the buyer's lawyer will contact the City about this requirement. Alder Festa said 10 years isn't enough, it should be in perpetuity. Evan told the committee this was discussed at LCI Board, and a former

LCI Board member Neil Currie studied this topic in graduate school and studies have shown this type of restriction hurts the buyer's wealth growth and wealth generation over time. LCI increased its occupancy policy from 5 years to 10 years. LCI doesn't want to limit a buyer's wealth growth. Alder Festa said she understand the concern. Given the property is sold to a low-to-moderate income buyer the AMI for the rental units can't be 60% because it won't generate enough income for the owner.

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

PAD Guidelines

Evan discussed the proposed changes to the PAD Guidelines. The biggest proposed change is to decrease the number of committee members from 10 to seven. Other proposed changes include removing the objective of decreasing densities, increasing the cost of commercial sliver lots, and removing the section about "sales to religious entities" which violates a federal law known as RILUPA. Evan noted over the last 15 years the PAD committee was comprised of the departments at the meeting today. The Committee has continued to meet as we have historically. The other updates are making the guidelines gender neutral by changing aldermen to alders. Also proposed is to officially increase the owner occupancy period from 5 year to 10 year and to make affordable rentals a 20-year minimum. The Guidelines require staff to review them every 5 years and it has been over 10 years since the last update.

Clay asked about acquisitions and the lack of any guidelines. Evan noted all acquisitions require approval from the Board of Alders and having guidelines could limit our ability, we need flexibility in this realm. We didn't add any regulations about acquisitions because of the approval process has so much review and oversight. We do acquisitions for many different reasons such as neighborhood stabilization. Clay mentioned we acquired 188 Bassett Street to create a neighborhood laundry but that was never developed. Evan noted there are a lot of checks and balances governing acquisitions and thus we have a good framework and stringent guidelines would hamper our development ability. Evan thought acquisition guidelines would be more appropriate for the Land Bank. We need flexibility in the PAD process for acquisitions.

Clay mentioned ending tax abatements for sliver lots. Several committee members echoed Clay's suggestion. Evan told the committee the PAD Guidelines do not grant sliver lot tax abatements. The abatement come from the Urban Homestead act which was adopted by the Board of Alders. There is a separate legislative process via the Board of Alders to make changes. The PAD Guidelines govern the price of sliver lots, this committee can increase the prices if desired. There was discussion about tax abatement and sliver lot pricing. The City doesn't need to offer discount prices and tax abatements.

Sales of building lots to non-profits was discussed. Evan said no tax abatements occur as far as he is aware. The pricing to non-profits is low because no profit is made on the sale. Properties are sold below market value to the end buyer. Evan will seek more information about non-profit tax abatements on this type of sale. Clay asked a few questions about tax abatements for non-profits. Evan will get clarity from the Assessor's office. Clay noted the assessment deferral program is available to non-profits. Alder Festa asked to confirm if non-profits pay taxes on buildable parcels. Clay doesn't support selling at a low price and give a tax abatement. Several committee members agree with Clay.

Alder Antunes questioned the 10-year sliver lot tax abatement and 5-year phase-in, why do we do this? Evan said it was approved by the Board of Alders. The benefit does not come from the PAD

Guidelines. Evan will follow up with Corporation Counsel about this question. LCI is designated as an urban homestead agency. The City grants this benefit automatically. Clay noted its up to the Alders to change the policy. Evan thought it would require an ordinance amendment. Evan noted our purview is the sliver lot pricing. Alder Festa asked why we don't sell sliver lot for the development of tiny-houses? Nate noted a non-conforming lot can only support a single-family house. It is possible to site a tiny house on a sliver lot, but the City has not supported the development of tiny houses. Evan believes it was a policy decision to not re-crowd the neighborhood mixing tiny houses with existing structures. A tiny house is not an ADU under our zoning regulations. The City has prioritized using sliver lots for side-yards, gardens, and other uses.

Alder Festa noted we need clarification on non-profits paying taxes before we can move this item. Alder Antunes would like to know why some Church property is exempt even though it's not used for a church purpose. Evan noted the Assessor's office should be able to shed some light on this topic. Clay noted our conversation is about tax policy. Alder Festa told the committee she sent a communication about this topic but no action was take by the Board of Alders. Alder Antunes and Alder Festa will look into this topic.

A motion to table the PAD Guidelines was made by Clay Williams, seconded by Alder Festa, all were in favor.

Clay thanked Evan for his hard work on this matter and his work with this committee. Alder Festa seconded Clay's thanks. Evan thanked the committee for their work. Evan also thanked Zoom for bringing us together and making attendance much easier.

A motion to adjourn was made by Alder Festa, seconded by Alder Antunes, all were in favor.

Meeting Adjourned 4:01 P.M.

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	erty Address	lress Map-Block-Parcel Zoning Ward Pr				Property Type	Total legal units
0 A	lbia Street	; ; ;	067-0953-00200	IH	IH 17 Sliver lot / NA commercial		
2	021 Assessm	ent Value (100%)	70%	of Assessn	nent Pr	operty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses Lot Size	e Total sq. ft.
\$ 73,600	NA	NA	\$73,600	\$ 51	,520	40' X 11 (triangle	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 73,600	Vision	10/1/20 21	Commercial Sliver lot @ \$2.00 per sq./ft.	\$ 6,800	N/A	\$ 6,800

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Sal Punzo 17th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & tele	phone:	Name, address & telephone of contact person:				
New Haven Port Authority 200 Orange Street New Haven CT 06510		C/O Sally Kruse, Executive Director				
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
Current	2/9/2023	Staff	Current			
<u>Proposal</u> : The City of New Haven Livable	City Initiative pro	pposes the disposition of sliv	er lot.			
General discussion The City proposes to	dispose of a sliv	er lot to the New Haven P	ort Authority. The land will			
be used for site control, laydown use, as	nd port activitie	s. /)				
Owner Occupancy? N/A						
Prepared by: Date	2/8/23 Co	ncurred Also	Date 2/8/2			

Committee	Date	Action
	2/15/2023	
PAD		
	3/15/2023	
City Plan		
	4/22/2023	
L.C.I.		
	4/17/2023	
Board of Alders		

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

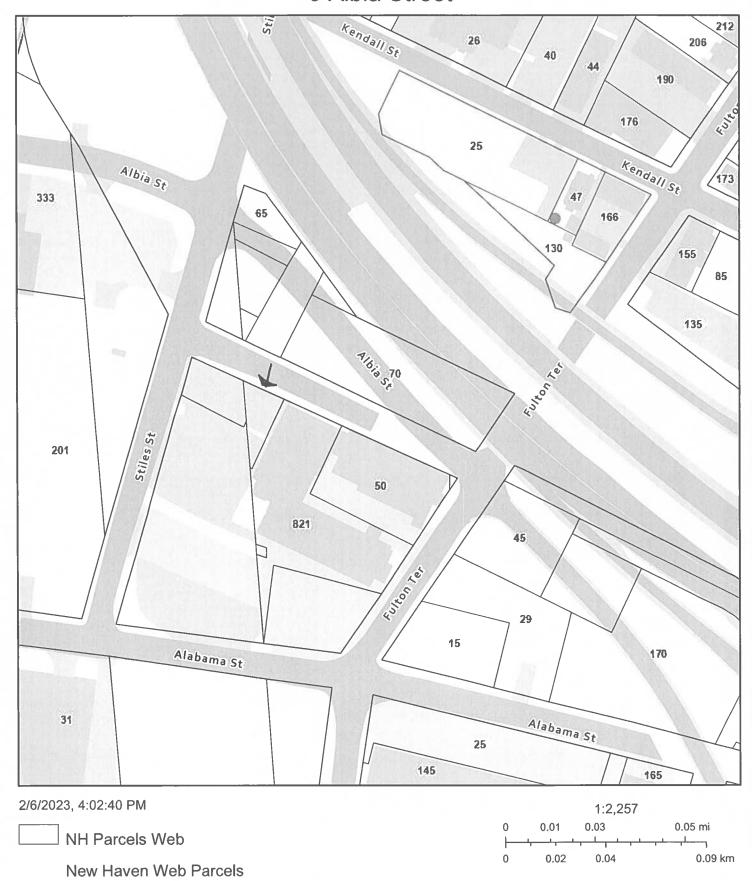
TO:	Hon.	Sal Punzo 17 th Ward	<u> </u>
DATE:	February 9, 2023		
FROM:	Department	Livable City Initiative	
	Person	Evan Trachten	Telephone X 8373
	inform you that the ford of Aldermen.	ollowing matter affecting you	ur ward(s) will be submitted
1 *		trol, laydown use, and port a	Street (MBP 067 -0953-00200).
Check one	e if this an appointment	nt to a commission	
Repub	lican		
Unaffi r	liated/Independent/O	othe	
	INSTR	UCTIONS TO DEPARTM	<u>IENTS</u>
1. Depart	ments are responsible for	sending this form to the alderpers	son(s) affected by the item.

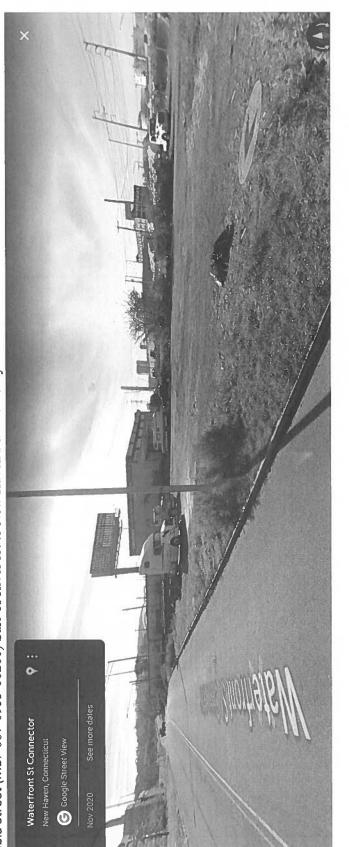
- This form must be sent (or delivered) directly to the alderperson(s) before it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
- 3. The date entry must be completed with the date this form was sent the alderperson(s).
- Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen. 4.

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Property Location ALBIA SI Vision ID 2921	Element Cd Style: 99 Model 000 Grade: Stories: 00cupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Structure: Roof Structure: Roof Structure: Roof Structure: Roof Structure: Ac Style: Interior Fir 1 Interior Fir 2 Heat Type: AC Type: Total Bathms: Total Bathms: Total Bath Style: Kitchen Style: Kitchen Style: Interior Conditio Fin Bsmnt Area Fin Bsmnt Area Fin Bsmnt Qual NBHD Code	Code Description I/B Ur Code Description I/B Ur Tel Grace 1 iv / 1

0 Albia Street





Albia Street (MBP 067-0953-00200) Sale of sliver lot to New Haven Port Authority

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	rty Address	Map	-Block-Parcel	Zoning	Ward	Proper	ty Type	Total legal units	
144	Columbus	2	264 0082 00100	RM-2	RM-2 6 Sliver lot N/A			N/A	
	Avenue	<u> </u>		8			i		
2	2021 Assessment Value (100%)				of Assessm	ent	Property Size		
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses	Lot Size	Total sq. ft.	
\$ 52,100	N/A	N/A	52,100	\$ 36	,470		35' X 142'	4970	
	1					- 1		Sq./ Ft.	
								Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 52,100	Vision	10/1/20 21	Sliver lot to owner-occupant / CD area	\$0.25 per sq./ft. @ 4970 sq./ft. \$1,242.50		\$ 1,242.50

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Carmen Rodriguez 6th Ward	N/A	N/A

Applicant's Information			· ·
Applicant's name, address & tele	phone:	Name, address & tel	ephone of contact person:
Jose M. Pillco			
150 Columbus Avenue New Haven CT 06519		_	*
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	1/23/2023	Staff	Current
<u>Proposal</u> : The City of New Haven Livable	City Initiative prop	oses the disposition of a s	liver lot to an owner occupant
General discussion The City proposes to	dispose of this sliv	er lot to the adjacent pr	roperty owner. This parcel
will be utilized as side-yard area.			
Owner Occupancy? N/A,		1/2	
Prepared Sulle Date	Conc by: _	urrende	Date

Committee	Date	Action
	2/15/2023	
PAD		
	3/15/2023	
City Plan		
' .	3/22/2023	
L.C.I.		
	4/17/2023	
Board of Alders		

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO:	Hon. C	Carmen Rodriguez 6 th Ward
DATE	: January 24, 2023	
FROM	I: Department	Livable City Initiative
	Person	Evan Trachten Telephone X 8373
	to inform you that the foll Board of Aldermen.	lowing matter affecting your ward(s) will be submitted
	ition of sliver lot at 144 Colu I as additional yard area.	mbus Avenue to adjacent owner occupant. The property will
	ab additional yard arou.	
	one if this an appointment	to a commission
Re	publican	
Ur r	naffiliated/Independent/Oth	ne
	<u>INSTRU</u>	CTIONS TO DEPARTMENTS
1. De	epartments are responsible for se	ending this form to the alderperson(s) affected by the item.
	nis form must be sent (or deliver egislative Services Office for the	red) directly to the alderperson(s) <u>before</u> it is submitted to the Board of Aldermen agenda.

The date entry must be completed with the date this form was sent the alderperson(s).

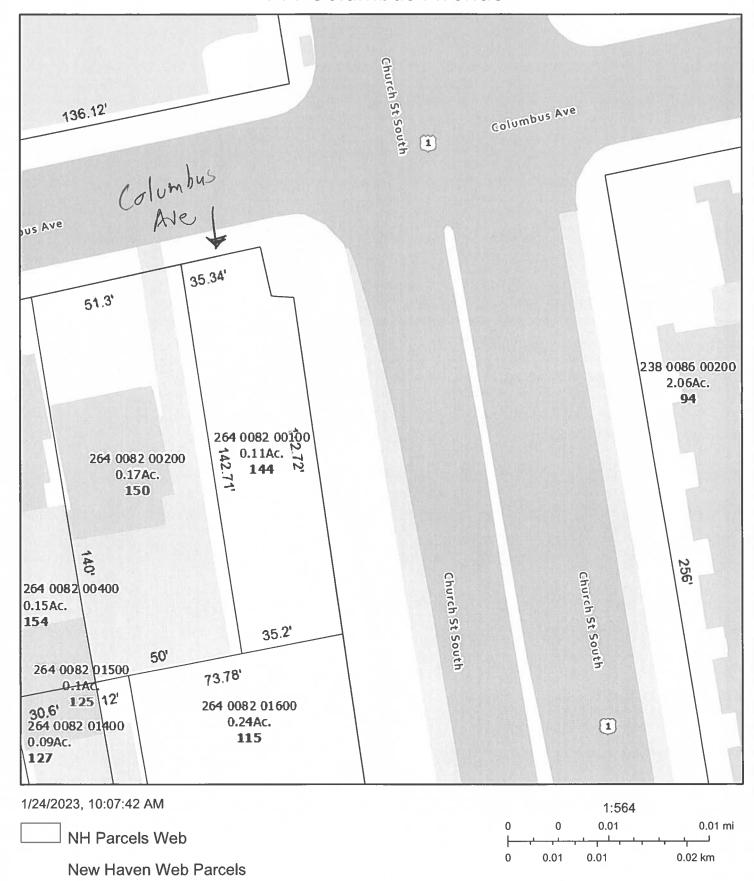
3.

4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

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	No Sketch	

144 Columbus Avenue



Sliver lot at 144 Columbus Avenue



LIVABLE CITY INITIATIVE —PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	erty Address	Ma	p-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
71 C	ounty Street	32	20 0300 01400	RM-2	28	Buil	lding Lot	Per Zoning
2	2021 Assessm	ent Value (1		70%	of Assessm	ent	Pro	perty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses	Lot Size	Total sq. ft.
\$47,800	N/A	N/A	\$ 47,800		\$33,460		50' X 120	' 6098 Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 47,800	Vision	10/1/20 21	Non-profit	\$2,000	TBD	\$2,000

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Tom Ficklin 28th Ward	Yes	N/A

Applicant's Information

phone:	Name, address & tele	phone of contact person:
Review date	Reviewed hy	Comments
2/6/2023	Staff	Current
	Review date	Review date Reviewed by:

Proposal: The City of New Haven proposes to dispose of a buildable lot to a local non-profit for the development of owner-occupied affordable housing.

General discussion: The City of New Haven proposes to dispose of a vacant lot at 71 County Street to Beulah Land Development Corp. The applicant will develop a two-family property. The property will be sold to an owner-occupant. This property must be owner occupied for a minimum period of ten (10) years, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative

(LCI) and / or the Board of Alders o	f the City of New Hav	ven.	
Owner Occupancy? N/A			
Prepared by:	_ Date <u>2/6/2</u> ~23	Concurred MA	Date 2-6-23

Committee	Date	Action
	2/15/2023	
PAD		
	3/15/2023	
City Plan		
	3/22/2023	
L.C.I.		
	4/3/2023	
Board of Alders		

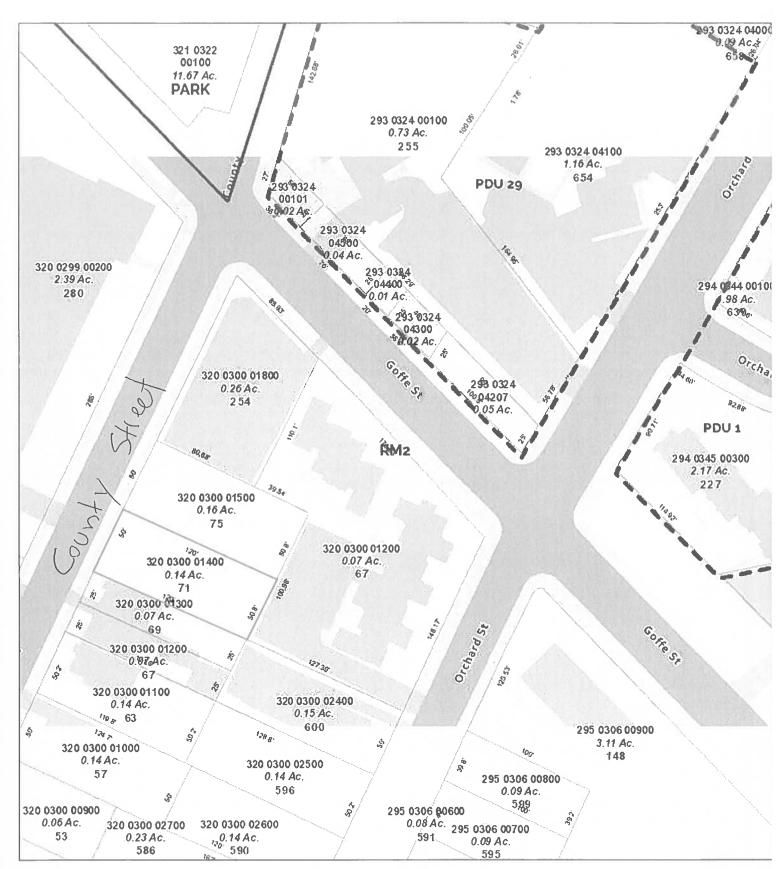
NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO:	Alder Thomas Ficklin 28th Ward
DATE:	February 7, 2023
FROM:	Department Livable City Initiative
This is t	Person Evan Trachten Telephone X 8373 o inform you that the following matter affecting your ward(s) will be submitted
	oard of Aldermen.
i	ouilding lot at 71 County Street to Beulah Land Development Corp who will develop mily owner occupied property at this site.
	one if this an appointment to a commission nocrat
Rep	ublican
Una r	ffiliated/Independent/Othe
	INSTRUCTIONS TO DEPARTMENTS
1. Dep	artments are responsible for sending this form to the alderperson(s) affected by the item.
	s form must be sent (or delivered) directly to the alderperson(s) <u>before</u> it is submitted to the islative 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).

Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

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		ENT	ASSESSMENT		CURRENT			CATION	700	STRT / ROAD		UTILITIES		TOPO	_	NER	CURRENT OWNER	CUR

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BUILDING SUB-AREA Description Living Area	ea ual OB - OUTBUILDING & YARD ITEMS(L) scription					Vacant Land Vacant	Cd Description
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		NO SACIO	No or other transfer of the control				



Legend

PDU Overlay Zone

Zoning Boundaries

New Haven Parcels

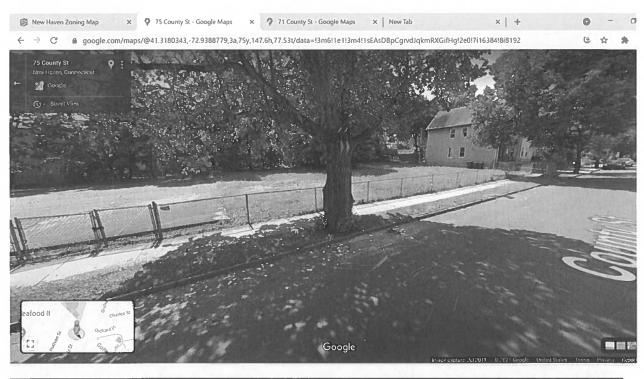
ZONING MAP PRINT

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: 5/12/20

71 County Street





Evan Trachten

From: FICKLIN MEDIA <tomficklin@aol.com>

Sent: Wednesday, January 18, 2023 11:30 AM

To: Evan Trachten; Darryl brooks; rebecca cramer; Silvia Taylor; Gary Hogan;

jess.corbett@sbcglobal.net

Subject: darrel has my complete support in purchase of

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Great Morning Evan,

Darrel Brooks- beaulah land, has my complete support and endorsement of purchasing the properties at. 572 Winthrop and at 71 County Street.

Let me know if you need anything from me further, take real care, tom, alder ward 28

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	erty Address	M	ap-Block-Parcel	Zoning	Ward	Property	Type	Total legal units
262 Di	xwell Avenue		294 0343 00700	BA	21	Residential Famil	i	2
2	2021 Assessm	ent Value	(100%)	70%	of Assessr	nent	Prop	erty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses	Lot Size	Total sq. ft.
\$ 47,900	154,500	N/A	\$ 202,400	\$	141,680	3	35' X 179'	6195 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 245,000	William F. Esposito, Jr.	1/19/20 23	Negotiated	\$245,000	TBD	\$245,000

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Maceo Streater 21 st Ward	N/A	No

Applicant's Information

Applicant's name, address & tele	phone:	Name, address & tele	phone of contact person:
Beulah Land Development Corp 774 Orchard Street		C/O Darrell Brooks	
New haven CT 06511			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/6/23	Staff	Current

<u>Proposal</u>: The City of New Haven Livable City Initiative proposes the disposition of a two-family residential property.

General discussion The City of New Haven proposes to dispose of a two-family property to Beulah Land Development Corp. The applicant will rehabilitate the property and maintain the property as a low to moderate affordable rental property at 50% - 80% AMI. The property will deed restricted for a minimum twenty (20) year period. This property must be maintained as an affordable rental property at 50%-80% AMI for not less than 20 (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Directors of Livable City Initiative (LCI), or the Board of Alders of the City of New Haven.

Owner Occupancy? N/A			
Prepared MMH	_ Date 2/6/2023	Concurred by:	Date 2/6/23

Committee	Date	Action
	2/15/2023	
PAD		
	2/15/2023	
City Plan		
	2/22/2023	
L.C.I.		
Board of Alders	3/6/2023	

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

ТО	:	Hon. M	Maceo Streater 21st Ward
DA	TE:	February 6, 2023	
ED.	2) (The block of the Total of the
FK	OM:	Department	Livable City Initiative Evan Trachten Telephone X 8373
		Person	Evan Trachten Telephone X 8373
		form you that the following for Aldermen.	owing matter affecting your ward(s) will be submitted
Dev	elopmen	t Corp who will rehabili	l structure at 262 Dixwell Avenue to Beulah Land itate the property and maintain the property as an affordable num 20 year affordability term.
Che	eck one i	f this an appointment	to a commission
	Democr	^ ^	
	Republi	can	
	Unaffili r	ated/Independent/Oth	e
ш	1		
		INSTRU	CTIONS TO DEPARTMENTS
1.	Departm	ents are responsible for se	ending this form to the alderperson(s) affected by the item.
2.		n must be sent (or delivere ve Services Office for the	ed) directly to the alderperson(s) <u>before</u> it is submitted to the Board of Alders agenda.

The date entry must be completed with the date this form was sent the alderperson(s).

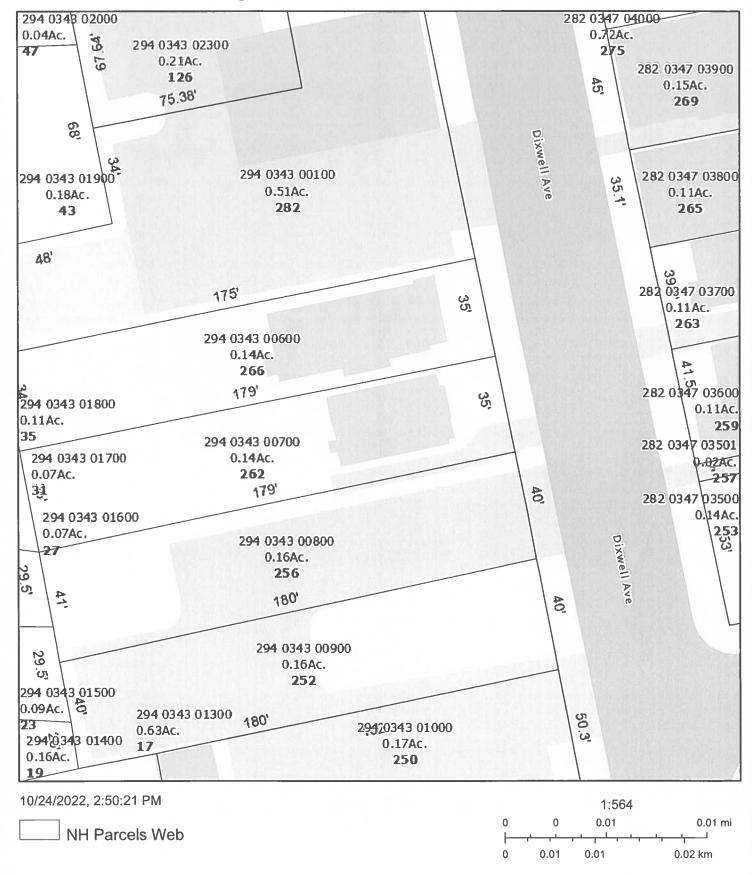
Copies to: alderperson(s); sponsoring department; attached to submission to Board of Alders.

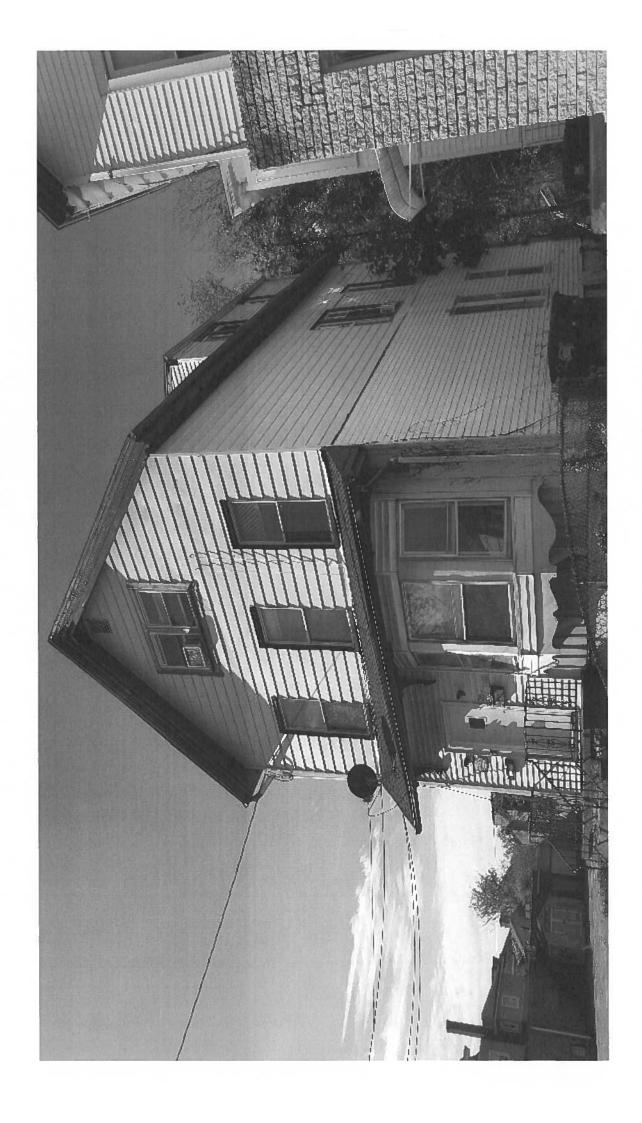
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		wedges a visit t	DINA SIGNATURE OF THE STATE OF	Comm Int	n Number Amount	Number	Description	Code	Amount	A	Nescription		Year Code
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3 00/00 CONSTRUCTION DETAIL Element Cd		CONDO DATA	Adjust Type Code Description Condo Fir Condo Unit COST / MARKET VALUATION	Building Value New	Year Built Effective Year Built Depreciation Code Remodel Ratino	Terney Remodeled Depreciation % Functional Obsol External Obsol Trend Factor	Condition Condition % Percent Good RCNLD	Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr	BUILDING EXTRA FEAT		r Area Eff Area Unit Cost	83.8 33.8 83.6	
N DETAIL CONS Description Eleme	2 Family Multi-Fam 2-4 Average	2 1/2 Stories Vinyl Siding		Fin WD/Carpet Bu	Oil/Gas Hot Water None 5 Bedrooms De	oms ge ge	HALLVILLE		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(scription UB Units Unit Price Yr Bit Cond. Cd % Gd Grade Grade Adj	BUILDING SUBJAREA SUMMARY SECTION	n Living Area Floor Area		() () () () () () () () () ()
Vision ID 18298 Ac CONSTRUCTION DETAIL Flamont Cd Descri	880	52 52 52 52 52 52		12	05 05 01 3	0 1 0	90		Code Description UB U		Code Description	First Floor Finished Half Story Open Porch Finished Upper Story	Unfinished Basement

Disposition of 262 Dixwell Avenue





LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address Map-Block-Parcel		Zoning	Coning Ward Property Type		Total legal units		
263 Di	xwell Avenue	!	282 0347 03700	BA	22	Residential / Multi- Family	2
2	021 Assessm	ent Valu	e (100%)	70%	of Assessi	ment Pro	operty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses Lot Size	Total sq. ft.
\$ 46,600	\$126,60	N/A	\$ 173,100	\$	121,240	40' X 120'	4764 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 250,000	William F. Esposito, Jr.	1/19/20 23	Negotiated	\$250,000	TBD	\$250,000

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon Jeanette Morrison 22 nd Ward	N/A	No

Applicant's Information

Applicant's name, address & telep	ohone:	Name, address & telep	phone of contact person:
Applicant's City property tax status:	Review date	Reviewed by:	Comments
		Staff	

<u>Proposal</u>: The City of New Haven Livable City Initiative proposes the disposition of a two-family residential property.

General discussion The City of New Haven proposes to dispose of a two-family property to Beulah Land Development Corp. The applicant will rehabilitate the property and maintain the property as a low to moderate affordable rental property at 50% - 80% AMI. The property will deed restricted for a minimum twenty (20) year period. This property must be maintained as an affordable rental property at 50%-80% AMI for not less than 20 (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Directors of Livable City Initiative (LCI), or the Board of Alders of the City of New Haven.

Owner Occupancy? N/A		
Prepared by: Date 7/6/2033	Concurred by:	Date 2/6/23

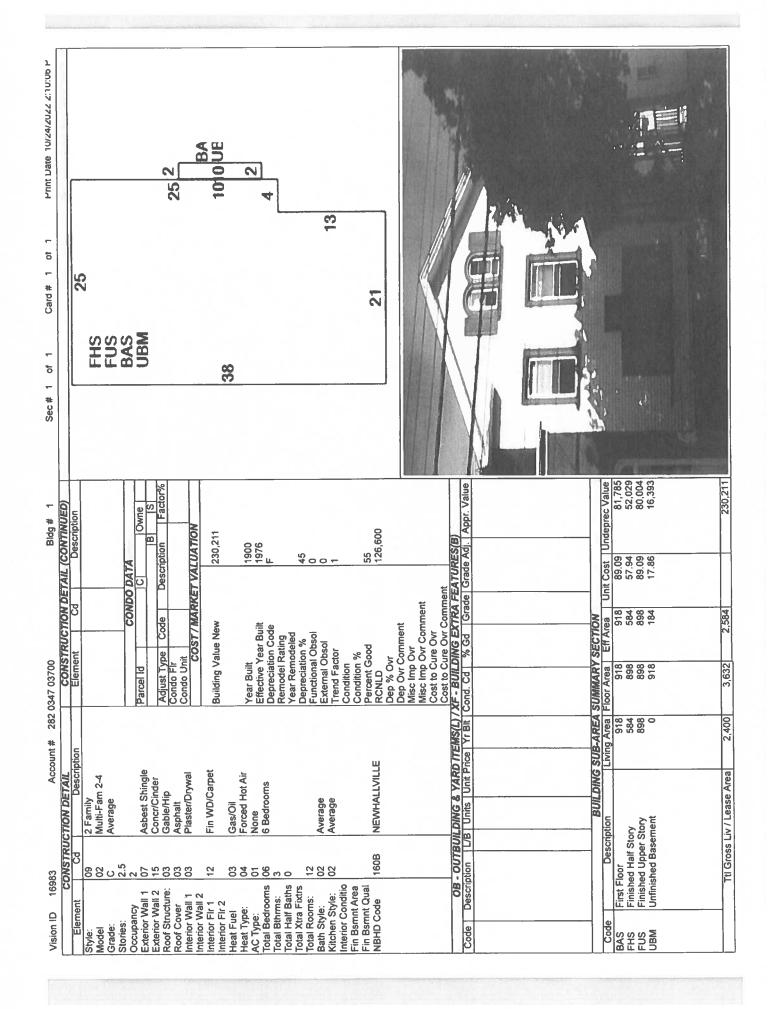
Date	Action
2/15/2023	
2/15/2023	
2/22/2023	
3/6/2023	
	2/15/2023 2/15/2023 2/22/2023

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

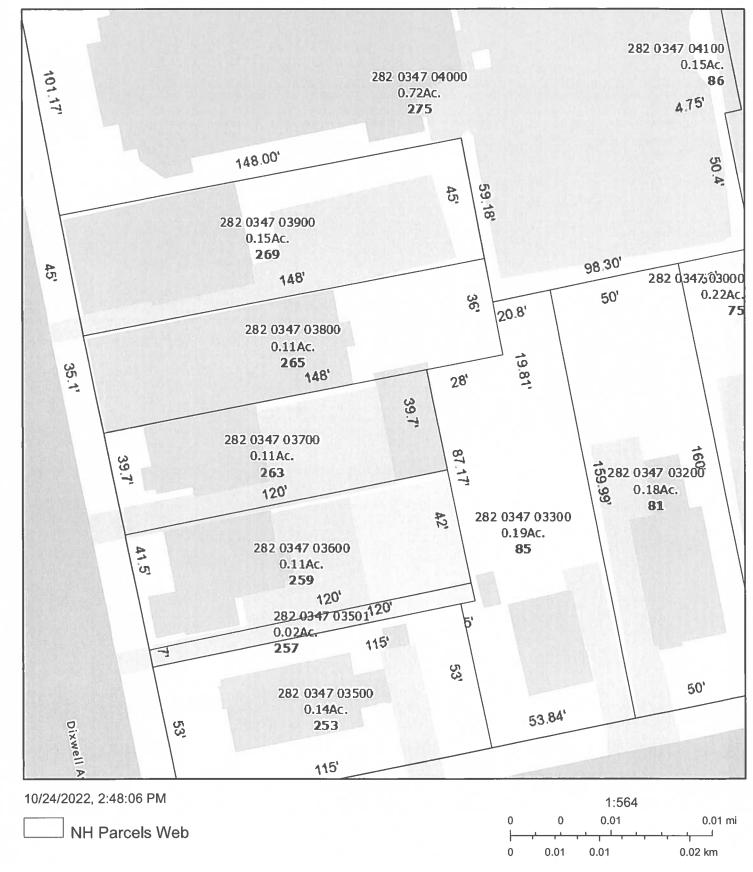
TO:	Hon. J	eanette Morrison Ward	
DATE:	February 6, 2023		
FROM:	Department	Livable City Initiative	
	Person	Evan Trachten	Telephone X 8373
	nform you that the foll rd of Aldermen.	owing matter affecting your w	ard(s) will be submitted
Developme	nt Corp who will rehabil	I structure at 263 Dixwell Avenue itate the property and maintain thoum 20 year affordability term.	
Check one	if this an appointment	to a commission	
Repub	lican		
Unaffi r	liated/Independent/Oth	ne	
	INSTRU	CTIONS TO DEPARTMEN	<u>rs</u>
1. Departs	ments are responsible for se	ending this form to the alderperson(s)	affected by the item.
	rm must be sent (or deliver	ed) directly to the alderperson(s) bef Board of Alders agenda.	ore it is submitted to the

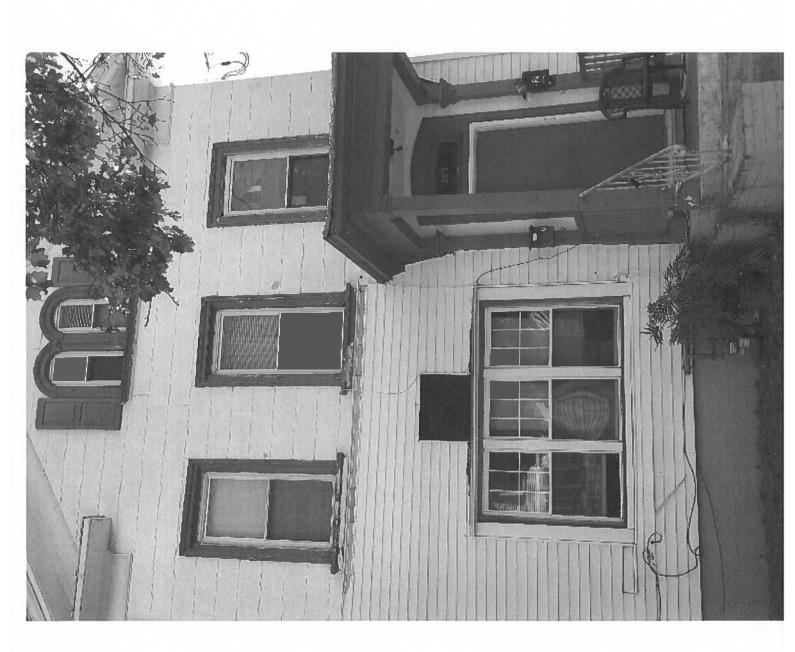
3. The date entry must be completed with the date this form was sent the alderperson(s).

Copies to: alderperson(s); sponsoring department; attached to submission to Board of Alders.



Disposition of 263 Dixwell Avenue





LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address Map-Block-Parcel			Zoning	Zoning Ward Proper			rty Type Total legal units	
572 Winthrop Avenue			332 0295 03600	RM-2	RM-2 28 Sin		gle Family Per Zoning	
2	021 Assessm	ent Value	(100%)	70%	of Assessm	nent	Pro	perty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	oses	Lot Size	Total sq. ft.
\$ 47,500	\$108,900	N/A	\$ 156,400	\$	109,480		30' X 196	5663 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 156,400	Vision	10/1/20 21	Non-Profit Deed restricted @ \$1,000 per unit	\$ 1,000	N/A	\$1,000

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No □	Hon. Thomas R. Ficklin, Jr. 28th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & tele	phone:	Name, address & telephone of contact person:		
Beulah Land Development Corp. 774 Orchard Street New haven CT 06511		C/O Darrell Brooks		
Applicant's City property tax status:	Review date	Reviewed by:	Comments	
Current	2/6/2023	Staff	Current	

<u>Proposal</u>: The City of New Haven Livable City Initiative proposes the disposition of a vacant single-family property to a local non-profit.

General discussion The City of New Haven proposes to dispose of this vacant single-family residential structure to Beulah Land Development Corp. who will rehabilitate this structure and sell it to an owner occupant. This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable

City Initiative (LCI) and / or the Board of Alders of the City of New Haven

Owner Occupancy? Sale to owner occupant		· ,
by: Date \frac{2/6/2023}	Concurred hy:	Date $2/6/202$

Date	Action
2/15/2023	
3/15/2023	
3/22/2023	
4/3/2023	
	2/15/2023 3/15/2023

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

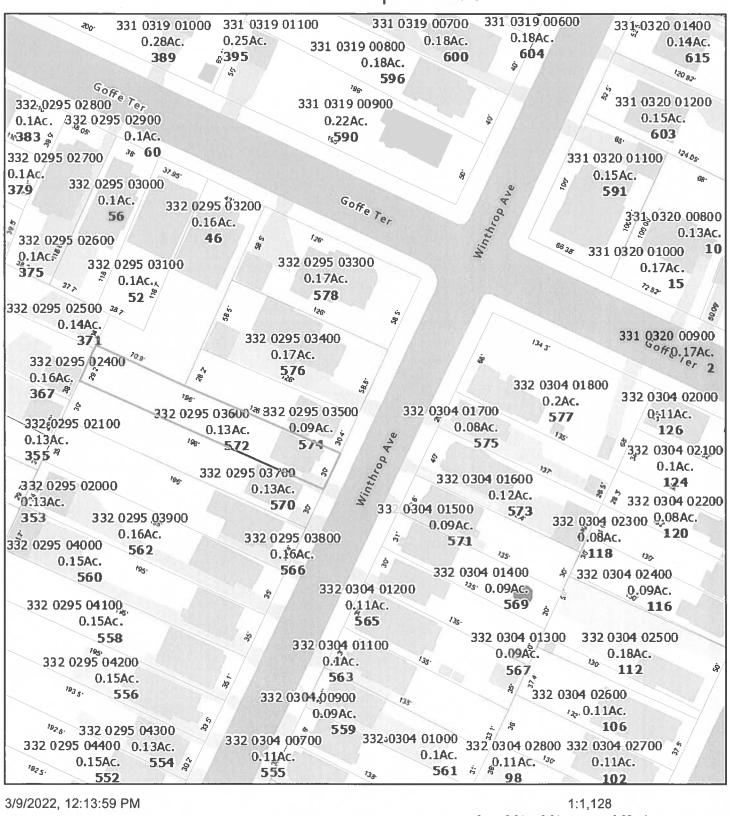
TO:	Hon. Thomas R. Ficklin, Jr. 28th Ward
DATE	: January 20, 2023
FROM	I: Department Livable City Initiative
	Person Evan Trachten Telephone X 8373
	to inform you that the following matter affecting your ward(s) will be submitted Board of Aldermen.
	ition of City-owned vacant single-family residential structure at 572 Winthrop Avenue to Land Development Corp who will rehabilitate the property and sell it to an owner nt.
	one if this an appointment to a commission emocrat
Re	epublican
Uı r	naffiliated/Independent/Othe
	INSTRUCTIONS TO DEPARTMENTS
1. De	epartments are responsible for sending this form to the alderperson(s) affected by the item.
	nis form must be sent (or delivered) directly to the alderperson(s) <u>before</u> it is submitted to the egislative Services Office for the Board of Alders agenda.

The date entry must be completed with the date this form was sent the alderperson(s).

Copies to: alderperson(s); sponsoring department; attached to submission to Board of Alders.

108,900 Assessed 6093 47,500 33,250 76,230 NEW HAVEN, CT VISION 156,400 109,480	### Code Assessed V Year Code Assessed Assessed Year Code Assessed Ass	Value (Card) 108,900 Value (Bldg) 0 Value (Bldg) 47,500 Iue 0 Parcel Value 156,400 d C Parcel Value 156,400	VISIT / CHANGE HISTORY Id Type Is Cd Purpost/Result VA DM Data Mailer Sent VA DM Data Mailer Sent MI 04 70 Field Review MILA 03 01 Measured TM 45 Review Against Field Cd	Location Adjustmen Adj Unit P Land Value
Code Assessed 21 47, 22 108, Total 156,	S	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value	Date 12-15-2020 08-19-2011 06-01-2011 02-08-2011 06-20-2001	Notes
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D 28 .E 1414 3001 G 21624	8K-VOL/PAGE SALE DATE 9986 0135 03-24-2020 5656 0268 04-18-2000 5656 0267 04-18-2000	Total 0.00 ASSESSING NEIGHBORHOOD B NOTES	on Amount Insp Date %	Land Type Land Units Un 5,663 SF
T 06510 CENSUS BLOCK QUERY G	NEW HAVEN SHTON DAVID L JOHN SR EXEMPTIONS Code Description	Nbhd Name NEWHALLVILLE	ate Type Description	Zone LA
CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN CT 0	CITY OF NEW HAVEN MCNAUGHTON DAVID L DANIELS JOHN SR Year Code	Nbhd 1600	Permit Id Issue Date	B Use Code Description

572 Winthrop Avenue







S72 Smrthict Prenue

January 21, 2023

Dear Ms. Samuel and Mr. Trachten,

On behalf of the Whalley-Edgewood-Beaver Hills Community Management Team, I am writing to express our support of the Beulah Land Development Corporation's request to purchase and rehabilitate 572 Winthrop Avenue.

Beulah Land Development Corporation's mission is to rebuild in New Haven's most underserved communities, developing revitalized communities of choice for residents, opening doors to homeownership, creating job opportunities, and fostering economic development. This mission resonates directly with members of our CMT, as we are concerned about the lack of affordable housing in our community, the roadblocks that first-time homebuyers face, and the blight that occurs when homeowners do not have the support needed to maintain their properties. We have seen firsthand the investment Beulah has made in our community with the work they have done at 124 Carmel Street, and we are heartened that they will continue to rehabilitate our neighborhood and create an opportunity for a new homeowner to become a part of our community at 572 Winthrop Avenue.

We wholeheartedly support Beulah's request to purchase this property and are grateful for their work to build affordable housing, develop pathways to homeownership for people in our community, and rehabilitate blighted properties in our neighborhood.

If you have any questions, please feel free to contact me, and thank you for your consideration.

With best wishes,

Rebecca Cramer

Chair, Whalley-Edgewood-Beaver Hills Community Management Team

203-584-7627

rebecca.k.cramer@gmail.com

Evan Trachten

From:

FICKLIN MEDIA < tomficklin@aol.com>

Sent:

Wednesday, January 18, 2023 11:30 AM

To:

Evan Trachten; Darryl brooks; rebecca cramer; Silvia Taylor; Gary Hogan;

jess.corbett@sbcglobal.net

Subject:

darrel has my complete support in purchase of

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Great Morning Evan,

Darrel Brooks- beaulah land, has my complete support and endorsement of purchasing the properties at. 572 Winthrop and at 71 County Street.

Let me know if you need anything from me further, take real care, tom, alder ward 28