

AGENDA FOR SPECIAL MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY

MARCH 1, 2023 at 6:00 P.M. WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Meeting Materials click here: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/livable-city-initiative-board>

Topic: LCI Board March 1, 2023 Special Meeting

Time March 1, 2023 06:00 PM Eastern Time (US and Canada) Join Zoom Meeting:

<https://newhavenct.zoom.us/j/85443891922?pwd=YVhFRlFBK2JNMHd4MW9WSnRmdzdudz09>

Meeting ID: 854 4389 1922 Password: 1234567a

I. Call to Order

II. Approval of Minutes from January 25, 2023 Meeting of LCI Board of Directors

III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
262 Dixwell Avenue	Negotiated	Beulah Land Development Corp	21
263 Dixwell Avenue	Negotiated	Beulah Land Development Corp	22
177 Winthrop Avenue	Non-Profit	Urban Equity Development Corporation	23

IV. Old Business / Discussion

Role of LCI Board / LCI Organizational Structure

Discussion of PAD Guidelines

V. Adjourn

***Full Zoom notice below**

Evan Trachten is inviting you to a scheduled Zoom meeting.

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

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One tap mobile

+13092053325,,85443891922# US

+13126266799,,85443891922# US (Chicago)

Dial by your location

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+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)

+1 305 224 1968 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

+1 564 217 2000 US

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

Meeting ID: 854 4389 1922

Password: 47218297

Find your local number: <https://newhavenct.zoom.us/j/85443891922>

Join by Skype for Business

<https://newhavenct.zoom.us/j/85443891922>

LCI Board Meeting Minutes
January 25, 2023 (Via Zoom)

PRESENT: Patricia Brett, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Richard Furlow, Michael Pinto (Office of Corporation Counsel), Arlevia Samuel (Executive Director, Evan Trachten (LCI staff), Frank D'Amore (LCI Deputy Director), Mark Stroud (LCI Deputy Director)

Absent: Hon. Ernie Santiago

Guests: Nora Grace-Flood, Crystal Gooding

Meeting called to order at 6:04 P.M.

Roll call of Members: Pat Brett, Taneha Edwards, Seth Poole, Nadine Horton

Review of LCI Board meeting minutes from December 14, 2022 Special Meeting. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved unanimously.

New Business

Acquisition of 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, 269 Dixwell Avenue

Evan told the Board the City of New Haven proposes to acquire a portfolio of properties on Dixwell Avenue for \$1,300,000 from affiliates of Ocean Management. LCI has confirmed the Main Streets funding must be spent by April 30, 2023. Evan told the Board LCI received appraisals and the value of the properties was \$1,175,000. Mike Pinto noted there was a typo listing the value as \$1,170,000 but the correct value is \$1,175,000. The gap between the appraised value and the purchase price is \$125,000. The portfolio consists of 2, occupied two-family properties located at 262 Dixwell Avenue and 263 Dixwell Avenue, and two vacant mixed-use properties located at 265 Dixwell Avenue and 269 Dixwell Avenue. The City is proposing to do a simultaneous acquisition and disposition of the two-family properties to local non-profit Beulah Land Development at market value (\$495,000). The City will meet with the community to discuss the reuse of the mixed-use properties which will be rehabilitated in the future with an affordable housing component.

Nadine asked a few questions: What is the history of code violations at 262 & 263 Dixwell Avenue. Frank D'Amore told the Board there are no anti-blight violations. Evan told the Board he did some research and 262 has not had any Housing Code violations while owned by Ocean Management. 263 Dixwell was cited for exterior violations during a spring sweep in 2022 but the issues were resolved. Nadine asked for the sale price for 262 & 263 Dixwell Avenue, Arlevia said Beulah Land Development would pay the appraised value of \$495,000 for both properties. Nadine asked about 265 Dixwell the historic jazz club the Monterey, will this property be used as a jazz club like the Mayor stated at a

recent press event? Arlevia told the Board the City will do community engagement to determine the reuse of the mixed-use properties at 265 & 269 Dixwell Avenue. The community will drive the reuse of the property. After the engagement process, the City may do an RFP or develop the property. Nadine asked who will maintain the property. Arlevia said LCI will maintain the property, we have a property management division that maintains City owned parcels. Frank D'Amore said the cost would be minimal but couldn't put an exact dollar figure to keep it clean and secured. Arlevia noted the intention is to turn the properties around quickly and not sit on the properties. Nadine asked how many apartments are at 269 Dixwell Avenue. Evan said there were 3 apartments based on his site inspection: 1 on the first floor (rear area), one on the second floor, and one on the third floor. Evan noted it appeared the units were set up as a rooming house with locks on each bedroom door. Are there any plans to do apartments on the first floor? Arlevia said as part of the community engagement process the use of the property would be determined.

Crystal Gooding asked about 265 Dixwell Avenue's exterior? Frank said we would not alter the exterior during our property management. Crystal said the roof is in poor condition, would we be addressing it? Frank said we may tarp the roof, but he hasn't been inside to see the damage. Crystal said she was inside about two months ago, and the sheetrock was falling from the ceiling on the third floor. Will the City seek historic funds for fix the property? Arlevia said we will explore this type of funding. LCI will be marketing the community engagement process via the Board of Education, Mayor's weekly blast, the Community Management team, we will be doing a lot of outreach to engage the community.

Nadine asked if we are trying to renegotiate the purchase price at the appraised value of \$1,175,000? Arlevia said she discussed this with Ocean Management and they are not willing to go below \$1,300,000. Arlevia said their original price was \$1,800,000 and she negotiated down to \$1,300,000. Alder Furlow joined the meeting, he was attending an education finance meeting at the same time as LCI Board. Seth gave a quick recap of the meeting.

Alder Furlow said the Board of Alders can amend the price and allow Arlevia to keep trying to negotiate a lower price. Attorney Pinto noted the Board has plenary powers and can make changes on the floor of the Board. Arlevia appreciated the offer, but they are not budging based on a few conversations. If we don't purchase the property another developer will take the site. This is an investment in the community. Evan told the Board, the \$125,000 gap over the appraised value is a small premium when you look at the percentage of the total value. The owner has said it's \$1,300,000 or no deal. Evan believes local developers would be happy to pay the appraised value and the City is getting a fair deal. The City needs to gain site control to continue the revitalization of Dixwell Avenue. Attorney Pinto noted the numbers are out there and the City risks losing the deal if the Board approves the sale below \$1,300,000. Nadine wants to get the best deal for our tax-payer money. Pat asked if the Alders can go up or down on the price. Alder Furlow said the Board will not go up on the price. Attorney Pinto said the Board of Alders can change the price, but the sale

must be approved at LCI Board prior to going to the Board of Alders for final action. This proposal had a workshop at the Board of Alder last week.

A motion was made by Seth Poole to approve the acquisition of the properties for \$1,300,000, seconded by Alder Furlow, roll call was taken, approved (4 yes votes and 1 no vote by Nadine Horton)

Old Business / Discussion

Seth opened the discussion. Evan said the PAD Guidelines have been submitted to the PAD Committee for review. The item was tabled at the PAD Committee and they will come to the LCI Board over the next few months.

Seth asked about the status of the new Neighborhood Specialists. Arlevia said the posting closed last Friday and Arlevia and Frank will interview candidates shortly.

Nadine asked about the ongoing issues at 311 Blake Street. Nadine received an email from the Blake Street Tenants Union. Nadine forwarded the email to LCI staff and the LCI Board. Nadine read the email into the record. The tenants have not received follow up from LCI. Deputy Stroud updated the Board: One violation went to warrant, and there is currently only one open issue at this address. Nadine asked where to direct future complaints? Arlevia said to call (203)946-7090 or email housingcode@newhavenct.gov. Seth also noted the Quinnipiac East Management team has not had an LCI representative. Frank noted the City does not recognize this group; they are a spin-off from the original management team. This group is not the official management team. Maggy Fernandez is the Neighborhood Specialist for this area.

A motion to adjourn was made by Taneha, seconded by Pat Brett, all were in favor, approved unanimously.

Meeting adjourned 6:55 PM

PAD MEETING MINUTES
February 15, 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

Guests: John Ward, Dean Mack

Public: Abdul-Razak Mohammed Zachariah

Meeting called to order at 3:08 P.M. Roll Call of Committee members taken

A motion to approve the PAD minutes from January 18, 2023 was made by Clay Williams seconded Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

0 Albia Street MBP (067 0953 00200)

Evan told the committee the City is proposing to sell this sliver lot to the New Haven Port Authority at \$2.00 per square foot. The lot is about 3400 square feet. The parcel will be used for laydown purposes. Alders Antunes asked for the definition of laydown. Evan said goods are unloaded from ships and temporarily stored until the items are picked up and moved. Steve Fontana said laydown uses include temporary storage, construction staging, and truck storage. Alder Antunes asked if the parcel would be taxable, Evan said he believed it would be taxable. Evan noted the lot currently has illegal dumping on site (tires). Evan noted there is a lot of illegal dumping of tires across the City lately. The site is adjacent to the "Colony Hardware Site" and the parcel was not offered to them because it's vacant. The Port Authority owns the adjacent land. The Port Authority will be fencing their site. Alder Festa asked if it would be neat and organized. Evan said the site would be fenced and orderly.

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

144 Columbus Avenue

Evan told the committee this is a sliver lot sale to Jose Pillco who is an owner occupant. The buyer pays \$0.25 per square foot as an owner occupant, \$1,042.50 is the purchase price. The land will be used for yard area. The sliver lot is a corner lot so it's not possible to develop a house at this location. The property is essentially a buffer strip. The City has done some maintenance, but the owner has also cared for this lot over the years. Alder Antunes said it's quite large at 4900 feet. Evan noted the setback for front yard are 17 feet which shrinks the lot, so residential development is not possible. Nate noted the rear yard requirement for develop is 25' and the side yards are 8', so it's not a good site for development. Alder Antunes asked a few questions: Can the buyer build a garage? Evan said yes. Nate confirmed a garage was possible. Can the buyer add a curb-cut, Nate said it would require approval from Transportation Traffic and Parking. Will the buyer be required to fix the sidewalk? Evan said no because that is very costly. Alder Festa asked if the owner will be responsible for snow removal? Evan said yes, he believes the owner has been maintaining this area. Steve noted the Google street-view shows the property boarded. Evan said

the property suffered a fire a few months ago and will be rehabilitated in the spring when the insurance is settled.

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

71 County Street

Evan told the committee the City is proposing to sell this building lot to Beulah Land Development Corp for \$2,000. They will develop a two-family owner-occupied structure. There is will a 10-year minimum occupancy period and the rental unit will be deed restricted at 80% or below for a minimum period of 20-years. Non- profits pay \$1000 per units per the PAD guidelines. The lot is a conforming parcel so it's easy to develop. This site was previously approved for the Elks Lodge, but they purchased a different site. The Alder supports the sale, there is an email in the file. The City will retain 75 County Street which is an adjacent lot. Alder Antunes asked when the construction will begin, Evan said he believes it will begin this summer. No zoning relief will be required. Alder Festa asked if this will be taxable, Evan said yes, although they may be eligible for a reduced assessment because of the deed restricted affordable unit. Alder Festa asked about the size of the apartments, how many bedrooms? Evan said the property is typically 2 or 3 bedrooms on the first floor, and 3 or 4 bedrooms on the second and third floors.

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

262 Dixwell Avenue

Evan told the committee we are proposing to sell this two-family property to Beulah Land Development Corp at market value which is \$245,000. The buyer will maintain the property as an affordable rental at 50%-80% AMI for a minimum affordability period of 20-years. The affordability term could be longer based on the funding the applicant may utilize to rehabilitate the structure. The structure is currently occupied. The tenants will be relocated when the property is renovated. The plan is to offer an apartment at 340 Dixwell which is under construction. Alder Festa asked about the timeframe. Evan said this is part of simultaneous acquisition disposition. In the future 340 Dixwell will be completed but Evan isn't sure on the completion date. Evan believes the City would acquire this property in March 2023. Evan noted the other properties from the Ocean Management Portfolio (265 Dixwell Avenue (Monterey), and 269 Dixwell Avenue) will be retained by the City. Alder Festa asked if the properties would be taxable. They properties will be taxable, but they would be eligible for a discount because of the reduced rent. Nate wanted to confirm this is a two-family property, Evan said yes, there are no plans to increase the density

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

263 Dixwell Avenue

Evan told the committee we are proposing to sell this 2-family property to Beulah Land Development Corp at market value which is \$250,000. The buyer will maintain the property as an affordable rental at 50%-80% AMI for a minimum affordability period of 20-years. The affordability term could be longer based on the funding the applicant may utilize to rehabilitate the structure. The structure is currently occupied. The tenants will be relocated when the property is renovated.

The plan is to offer an apartment at 340 Dixwell which is under construction. Alder Festa asked about the timeframe. Evan said this is an identical proposal to our last item. This property is also an occupied structure.

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

572 Winthrop Avenue

Evan said the City is proposing to sell this property as a non-profit sale to Beulah Land Development for \$1,000 because the property is a single family. This property was a "cat house" that LCI acquired via an Anti-blight foreclosure in 2020. LCI was planning to sell this about a year ago but the previous Alder didn't support the sale because he wanted LCI to sell the property to one of the adjacent property owners. The property is blighted and needs immediate attention. There is a hole in the roof but it's salvageable. The lot is narrow and deep. There was a family of racoons living in the property, the City resolved that issue. Evan urged support for this sale. The property will be subject to a 10-year owner occupancy requirement. Nate noted if the property was demolished, the buyer would require Board of Zoning approval to rebuild. Alder Festa asked about why it would need zoning approval if demolished. Nate explained the regulations within the Zoning code. Alder Festa noted this parcel is about the same size as the sliver lot sale at 144 Columbus Avenue. Evan said the Columbus Avenue parcel was a corner lot and that makes a huge difference for development, this parcel is mid-block.

Alder Festa asked why didn't the previous Alder want to sell this property to Beulah? Evan said the previous Alder wanted to sell the property to the adjacent property owners because they had to deal with this property for many years. The LCI Director wanted it to be sold to one of our non-profit partners due to the limited inventory of City owned properties. The current Alder support this sale, there is also a letter of support from the management team. The property will be taxable. The developer will have 6 months to begin construction and 18 months total to complete the project. The buyer will be eligible for an assessment deferral which keeps the current assessment on the property and then phase-in the improvements. Alder Antunes asked why LCI didn't sell this to the neighbors? Evan said LCI feeds properties to local non-profits, also the adjacent owners already were homeowners, and lastly, non-profit sales create new homeowners. Our Director didn't support the sale to the neighbors because of our development goals. Alder Antunes and Alder Festa noted the City should have given the neighbors the opportunity to purchase the property. Evan said historically, LCI would sell City owned properties to local non-profits and surplus the remaining properties and sell them to the public. LCI has extremely limited inventory. Alder Festa asked about the future sale price, would the non-profit make a profit on the sale of the property? Evan said no, the property is sold below market value and the buyer must be income qualified.

A motion was made by Steve Fontana, seconded by Clay Williams, roll call was taken, approved (5-1 Alder Antunes voted no).

PAD Guidelines

Evan discussed the status of the PAD Guidelines. Evan said the Development Administrator asked LCI to add one sentence to the Guidelines about the Land Bank. Evan also noted that he sent an email from Cliff in the assessor's office about non-profit sales being taxable. Corporation Counsel is looking into the Urban Homestead Act and will follow up on this topic at our next meeting. Evan would like to leave this item tabled; he is not in a rush to push the guideline through. Alder Festa

asked about tax abatement. Evan noted sliver lot tax abatement are different from property abatements.

Land Bank

Economic Development Officer Dean Mack made a presentation about the New Haven Land Bank. Currently Dean is doing outreach. The Land Bank proposal will be submitted to the Board of Alders in March as an ordinance proposal. There is \$5 million in ARPA funding allocated for the Land Bank. Dean said a land bank will allow the City to move more quickly on acquisitions, currently our process is lengthy. Dean gave an overview of the steps taken to arrive at this proposal. Dean told the committee about the Hartford Land Bank. Waterbury also has a land bank. The New Haven landscape is different so our land bank will be different. Our land bank will focus on selling to local minority contractors. Dean described the proposed Board of the Land Bank as containing 7 members: 4 City staff as ex-officio plus 3 members of the public including an Alder appointed by the president of the Board of Alders. Dean reviewed the proposed budget, only 10% of which would go to staff salaries.

Dean gave a timeline, and he hopes the land bank is approved by July 2023. Alder Antunes asked about the Board of Directors structure. Dean said 4 City staff: the Mayor, City Plan Director, LCI Director, Economic Development Administrator would be ex-officio member, plus 3 others, one of whom would be an Alder, plus two members of the community. Alder Antunes asked, why only one Alder? Dean said this was discussed at Leadership, but he wasn't part of the conversation. Alder Antunes thought more Alder representation was needed. Dean noted there will be a lot of opportunities for feedback. Alder Festa asked a question, how does the land bank take ownership of the properties? John Ward said the goal is for the land bank to acquire properties quickly in the open market. The City will not be the buyer, the land bank is the buyer. The land bank will allow for strategic acquisitions to support development, sales to non-profits, and will be an extension of LCI / Economic Development. Evan said it will allow the City via the land bank to go to foreclosure sales, currently we do not have that ability. Evan said having that ability is essential for development. Dean noted the land bank will likely acquire properties and transfer them back to LCI. Alder Festa asked about how many foreclosure auctions occur in New Haven? Evan said there are a lot of auctions each Saturday, but he doesn't have the exact number. Evan said the local real estate market is moved by investors. The City is a passive bystander. In the future we will be able to participate as a buyer via the land bank.

Evan opened the floor for new discussion items, there were none.

A motion to adjourn was made by Clay Williams, seconded by Steve Fontana, all were in favor.

Meeting Adjourned 4:28 P.M.

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 non-profit. 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 non-profit 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 owner-occupant 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

Property Address 262 Dixwell Avenue		Map-Block-Parcel 294 0343 00700	Zoning BA	Ward 21	Property Type Residential / Multi-Family	Total legal units 2	
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 47,900	Building 154,500	Other N/A	Total Value \$ 202,400	For Tax Purposes \$ 141,680		Lot Size 35' X 179'	Total sq. ft. 6195 Sq./ Ft. Per Assessor

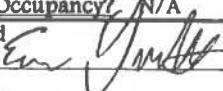

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 245,000	William F. Esposito, Jr.	1/19/2023	Negotiated	\$245,000	TBD	\$245,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Maceo Streater 21 st Ward	N/A	No

Applicant's Information

Applicant's name, address & telephone: Beulah Land Development Corp 774 Orchard Street New haven CT 06511		Name, address & telephone of contact person: C/O Darrell Brooks	
Applicant's City property tax status: Current	Review date 2/6/23	Reviewed by: Staff	Comments Current
Proposal: 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. <u>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.</u>			
Owner Occupancy? N/A			
Prepared by:  Date 2/6/2023		Concurred by:  Date 2/6/23	

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

PRIOR NOTIFICATION FORM

**NOTICE OF MATTER TO BE SUBMITTED TO
THE BOARD OF ALDERS**

TO : Hon. Maceo Streater 21st Ward

DATE: **February 6, 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 two-family residential structure at 262 Dixwell Avenue to Beulah Land Development Corp who will rehabilitate the property and maintain the property as an affordable rental at 50%-80% AMI for a minimum 20 year affordability term.

- 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 Alders 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 Alders.

Property Location 262 DIXWELL AV Map ID 294 0343 00700 / 1 Card # 1 of 1 State Use 1040
 Vision ID 18298 Account # 294 0343 00700 Bldg # 1 Bldg # 1 Print Date 10/24/2022 2:09:43 P

CURRENT OWNER		UTILITIES		START/ROAD		LOCATION	
OCEAN 104 DEL LLC						6093 NEW HAVEN, CT	
PO BOX 2970		SUPPLEMENTAL DATA		RES LAND		Assessed	
NEW HAVEN CT 06515		TAX DIST		DWELLING		33,530 108,150	
GIS ID 18298		Assoc Pict#		Code		Assessed	
				1-1		47,900	
				1-3		154,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		SALE PRICE		VC	
OCEAN 104 DEL LLC		9956 0174		01-10-2019		0		3	
530 EASTERN NH LLC		9894 0109		03-22-2018		0		3	
GREEN MACHINE NH LLC		9577 0340		05-26-2017		90,000		3	
262 DIXWELL AVENUE LLC		9455 0029		08-04-2016		0		3	
DWIGHT RE LLC		9455 0026		08-04-2016		90,000		50	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Amount	Comm Int
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbhd	1600
Nbhd Name	NEWMALLVILLE
Tracing	

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Cont)	154,500
Appraised X1 (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	47,900
Special Land Value	0
Total Appraised Parcel Value	202,400
Valuation Method	C

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
12-15-2020	VA	04		00	Data Mailer Sent
06-01-2011	MI	04		70	Field Review
05-02-2011	GM2	03		00	Measure+Listed
02-12-2011	RMH	03		09	Refusal
07-25-2001	TM			45	Review Against Field Cd

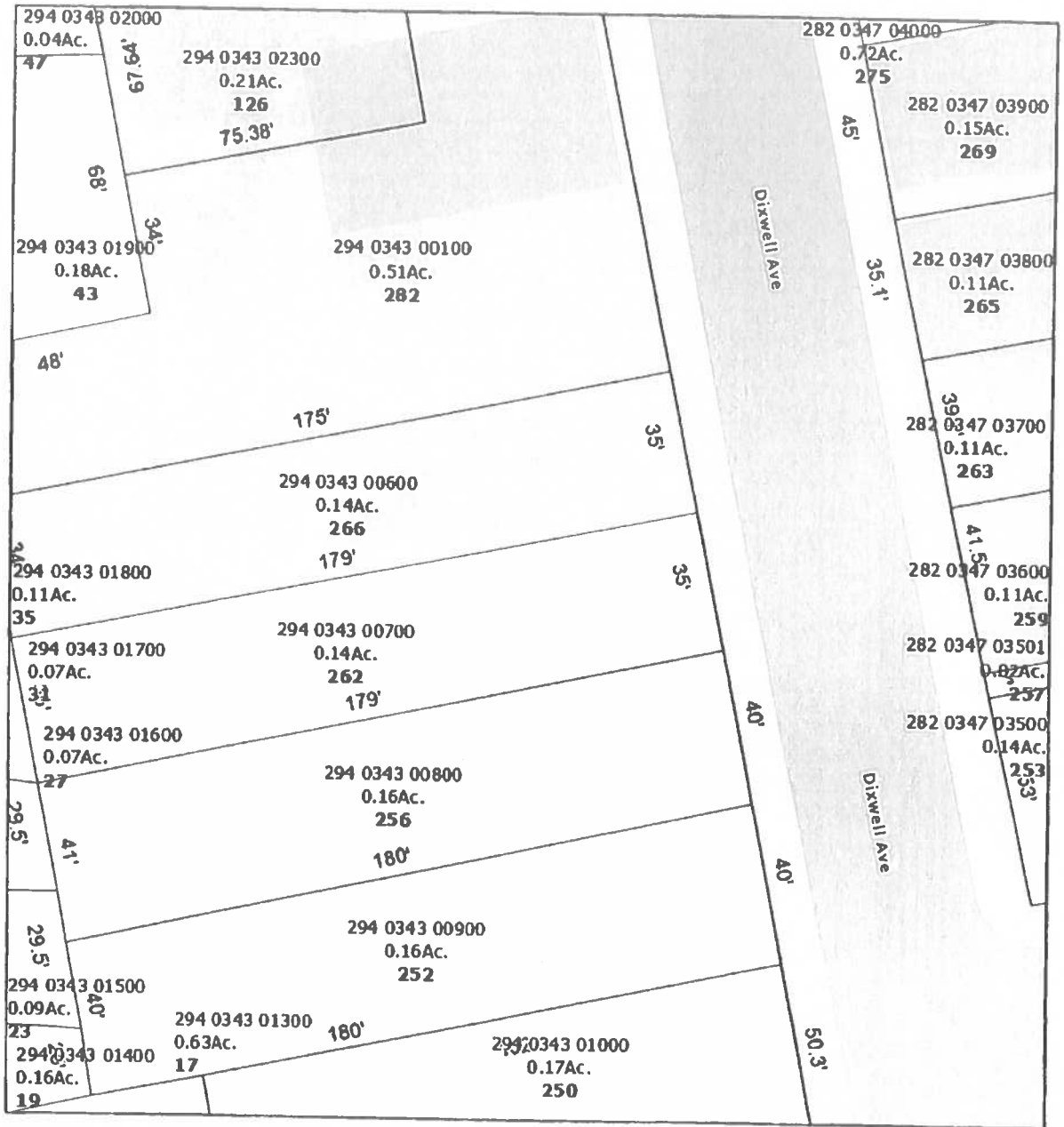
BUILDING PERMIT RE COND								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
98-028	01-30-1998	C	Legal Complain	0	100	100	01-30-1998	VISUAL
106849	09-23-1997	RH	Rehab	5,000	100	100		INT RENO 1ST & 2ND FLOO
106553	07-11-1997	RH	Rehab	2,000	100	100		REHAB 3RD FLOOR SHEET

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd	Nbhd Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	Two Family	BA	0		6,195 SF	8.59	1.00000	5	1.00	1600	0.900		1.0000	7.73	47,900

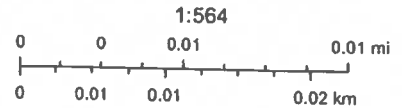
CONSTRUCTION DETAIL		Element	Description	CD	Unit	Price	% Bld	% Cd	Grade	Grade Adj	Appr. Value																																																																																											
09	Style:	2	Family																																																																																																			
02	Model:		Multi-Fam 2-4																																																																																																			
C	Grade:		Average																																																																																																			
2	Stories:		2 1/2 Stories																																																																																																			
25	Occupancy:		Vnyl Siding																																																																																																			
26	Exterior Wall 1:		Aluminum Siding																																																																																																			
03	Roof Structure:		Gable/Hip																																																																																																			
03	Roof Cover:		Asphalt																																																																																																			
03	Interior Wall 1:		Plaster/Drywal																																																																																																			
12	Interior Wall 2:		Fin WD/Carpet																																																																																																			
02	Interior Fir 1:		Oil/Gas																																																																																																			
05	Heat Fuel:		Hot Water																																																																																																			
01	AC Type:		None																																																																																																			
05	Total Bedrooms:		5 Bedrooms																																																																																																			
3	Total Bthms:																																																																																																					
0	Total Half Baths:																																																																																																					
11	Total Xtra Fltrs:		11 Rooms																																																																																																			
02	Total Rooms:		Average																																																																																																			
02	Bath Style:		Average																																																																																																			
G	Kitchen Style:		Good																																																																																																			
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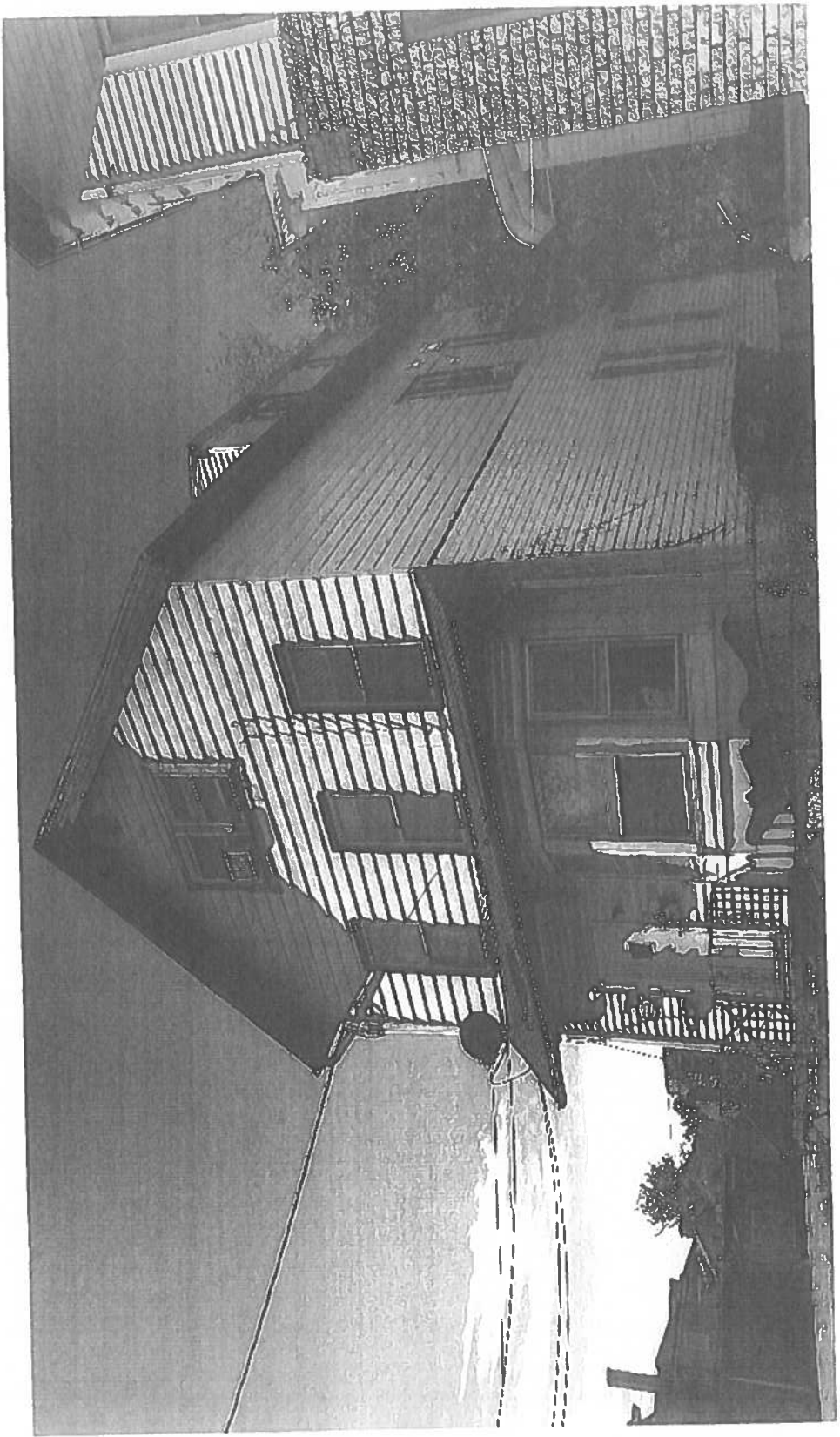
Disposition of 262 Dixwell Avenue



10/24/2022, 2:50:21 PM

 NH Parcels Web





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 262 DIXWELL AVENUE.
MBLU: 294 0343 00700
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned two-family property to Beulah Land Development Corp.

REPORT: 1627-05
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Beulah Land Development Corp
Price:
Site: 6,195 SF
Zone: BA
Use: Two-family house
Financing:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned three-family house. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

On November 30, 2022, the City Plan Commission recommended approval of a PAD referral for the acquisition of four properties on Dixwell Avenue, including 262 Dixwell Avenue (CPC Report #1622-02). The City is currently in the process of finalizing acquisition of the properties. The acquisition proposal noted that the City planned to then dispose of the 262 and 263 Dixwell Avenue properties to a nonprofit organization.

The City of New Haven now proposes to dispose of the two-family property at 262 Dixwell Avenue 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 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. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.

- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

Planning Staff note that the structure at 262 Dixwell Avenue is listed in Historic Resource Inventories and is identified as contributing structures in the Winchester Repeating Arms Company National Historic District. The structure retains notable features of the historic facade. Any full or partial demolition of this structure proposed in the future is subject to City Charter Title III, Chapter 9, Article II, Section 9-50-Delay of demolition of historic resources.

RECOMMENDATIONS

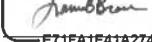
The Commission makes the following recommendations for the proposed acquisition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Due to the site’s location, including proximity to the Farmington Canal Trail, special attention should be given to supporting bicycle and pedestrian access.
- Historic features on the façade of 262 Dixwell Avenue should be preserved.

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: February 15, 2023
Leslie Radcliffe
Chair

ATTEST:  February 22, 2023 | 2:57 PM EST
E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)
² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 263 Dixwell Avenue		Map-Block-Parcel 282 0347 03700	Zoning BA	Ward 22	Property Type Residential Multi Family	Total legal units 2
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes \$ 121,240	Property Size	
Land + OB \$ 46,600	Building \$ 126,60	Other N/A	Total Value \$ 173,100		Lot Size 40' X 120'	Total sq. ft. 4 64

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 250,000	William F. Esposito, Jr.	1/19/2023	Negotiated	\$250,000	TBD	\$250,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon Jeanette Morrison 22 nd Ward	N/A	No

Applicant's Information

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

Proposal: 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: *Erin J. [Signature]* Date 2/6/2023 Concurred by: *[Signature]* Date 2/6/23

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

PRIOR NOTIFICATION FORM

**NOTICE OF MATTER TO BE SUBMITTED TO
THE BOARD OF ALDERS**

TO : Hon. Jeanette Morrison Ward

DATE: **February 6, 2023**

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

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

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Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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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 Alders 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 Alders.

Property Location 263 DIXWELL AV
 Vision ID 16983
 Account # 282 0347 03700
 Msp ID 282 0347 03700 / 1
 Bldg # 1 of 1
 State Use 1040
 Print Date 10/24/2022 2:10:04 P

CURRENT OWNER
 OCEAN 104 DEL LLC
 50 FITCH ST STE 2068
 NEW HAVEN CT 06515
 NEW HAVEN, CT 06993

TOPO
 UTILITIES
 STRIT/ROAD
 LOCATION

CURRENT ASSESSMENT
 Code Assessed
 1-1 46,600
 1-3 126,600

RES LAND DWELLING
 Assessed 32,620
 88,620

SUPPLEMENTAL DATA
 TAX DIST
 GIS ID 16983

VISION

Year	Code	EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
2021	1-1			0	3				
2020	1-1			0	3				
2019	1-3			100,000	00				
2018	1-3			37,500	7				
Total		OTHER ASSESSMENTS		Amount		Number		Amount	
Total				121,240		121,240		71,510	

RECORD OF OWNERSHIP

BIC	VOL	PAGE	SALE DATE	OUT	VI	SALE PRICE	VC
9956	0174		01-10-2020	U		0	3
9694	0112		03-22-2018	U		0	3
9472	0284		09-13-2016	U		0	3
9468	0388		09-01-2016	Q		100,000	00
8567	0334		08-23-2010	U		37,500	7

ASSASSING NEIGHBORHOOD
 B NEWHALLVILLE
 Tracing

NOTES
 *SIDE EST
 10/01/2015 CORRECTED ROOM COUNTS, ADDED BATH, RECENTLY RENOVATED PER LISTING. FAIR CONDITION.
 10/01/2016 GARAGE REMOVED

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	126,600
Appraised X1 (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	46,800
Special Land Value	0
Total Appraised Parcel Value	173,200
Valuation Method	C

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-16-589	05-02-2016	DE	Demolish	0	09-20-2016	100	06-16-2016	APP TO DEMO VACANT GAR

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Contd.	Nbhd.	Nbhd. Adj
1	Two Family	BA	0		4,764 SF	10.87	1.00000	5	1.00	1600	0.900

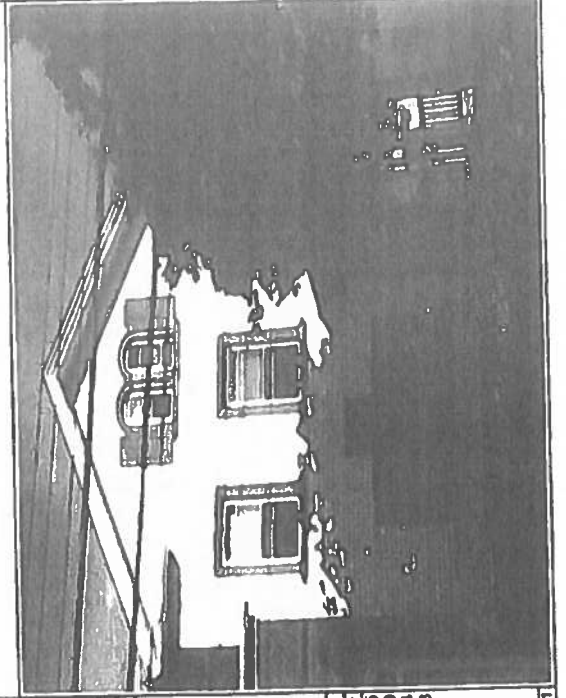
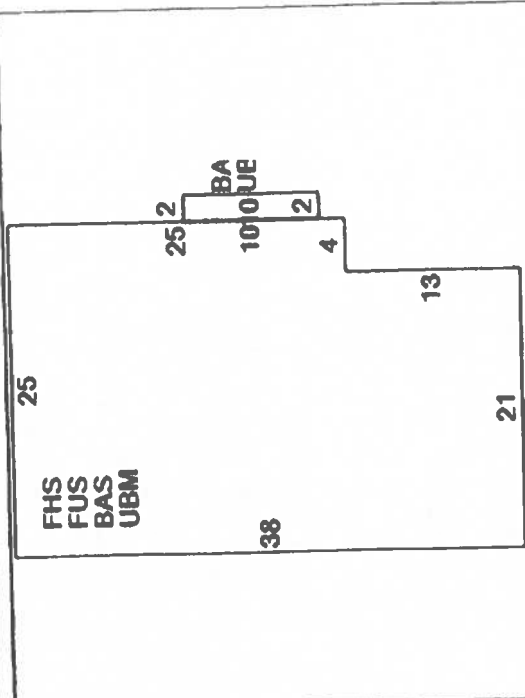
VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
12-15-2020	VA	02			DM Data Mailer Sent
09-20-2016	SF	02			47 BP Inspection
10-20-2015	SF	02			52 Field Inspection
09-08-2011	VA				71 Data Mailer No Change
08-16-2011	VA				DM Data Mailer Sent
08-01-2011	MI	04			70 Field Review
02-14-2011	JEW	03			01 Measured

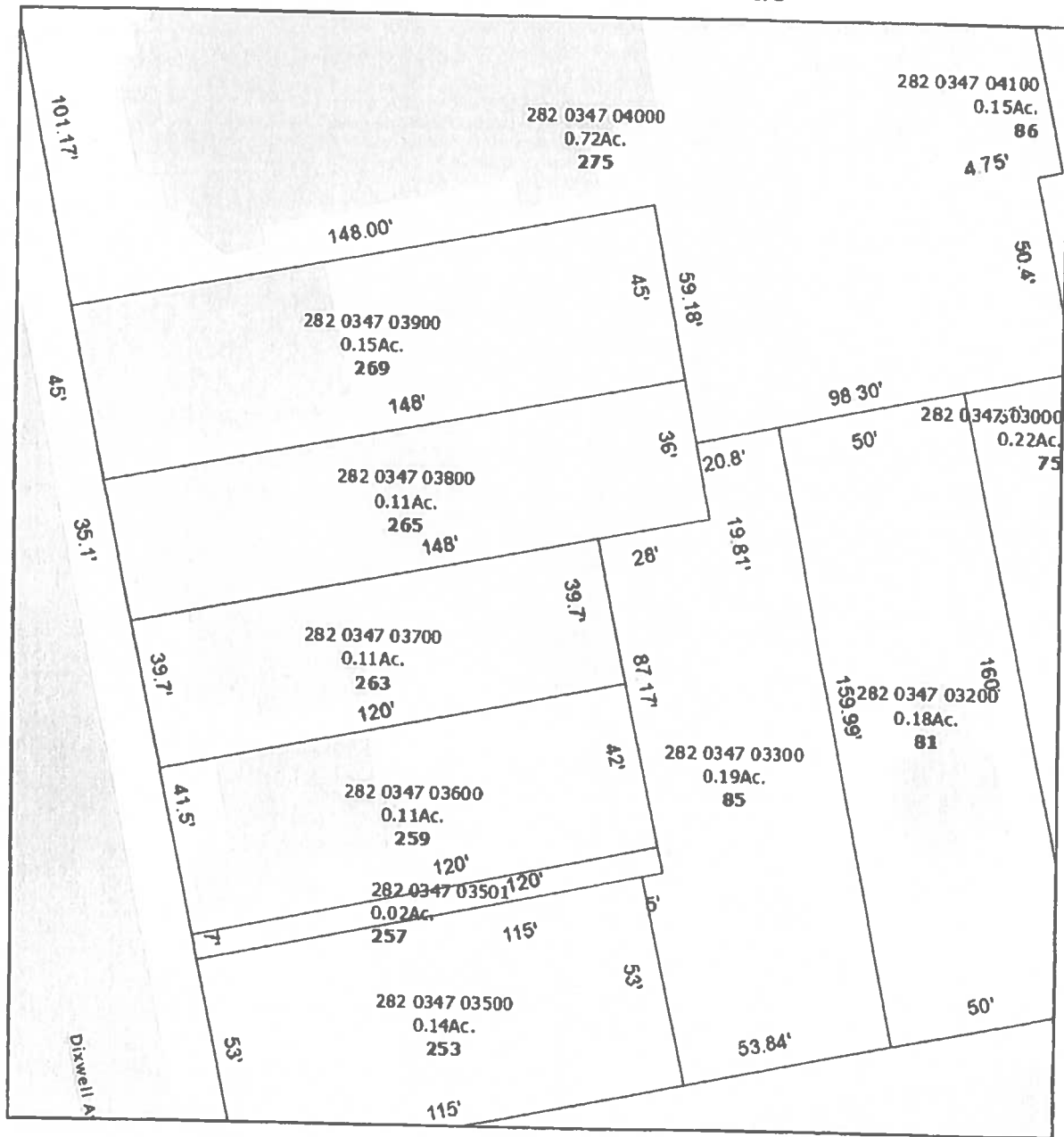
LOCATION ADJUSTMENT

Location Adjustment	Adj	Unit P	Land Value
1 0000		9 78	46,600

Vision ID 18983		Account # 282 0347 03700		Bkg # 1	
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)			
Element	Code	Description	Element	Code	Description
Style: Model	09	2 Family Multi-Fam 2-4 Average	Building Value New		230,211
Grade: C	02		Year Built	1900	
Stories: 2.5	02		Effective Year Built	1976	
Occupancy	07	Asbest Shingle	Remodel Rating	F	
Exterior Wall 1	15	Concrete/Concrete	Year Remodeled	45	
Exterior Wall 2	03	Gable/Hip	Depreciation %	0	
Roof Structure:	03	Asphalt	Functional Obsol	0	
Roof Cover	03	Plaster/Drywal	External Obsol	1	
Interior Wall 1	03		Trend Factor		
Interior Wall 2	12	Fm WD/Carpet	Condition %	55	
Interior Flr 1	03	Gas/Oil	Percent Good	126,600	
Interior Flr 2	04	Forced Hot Air	RC/NLD		
Heat Fuel	01	None	Dep % Ovr		
AC Type:	06	6 Bedrooms	Dep Ovr Comment		
Total Bedrooms:	3		Misc Imp Ovr		
Total Half Baths	0		Misc Imp Ovr Comment		
Total Xtra Fixts	0		Cost to Cure Ovr		
Total Rooms:	12	Average	Cost to Cure Ovr Comment		
Bath Style:	02	Average	OB - OUTBUILDING & YARD ITEMS(L)/XP - BUILDING EXTRA FEATURES(O)		
Kitchen Style:	02	Average	Unit Price	Yr Bilt	Contd. Cd
Interior Comptio	1608	NEWHALLVILLE	% Gd	Grade	Grade Adj
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					
			BUILDING SUB-AREA SUMMARY SECTION		
Code	Description	Living Area	Floor Area	Eft Area	Unit Cost
BAS	First Floor	918	918	918	89.09
FHS	Finished Half Story	594	594	504	57.94
FUS	Finished Upper Story	898	898	898	89.09
UBM	Unfinished Basement	0	0	184	17.86
					Appr. Value
TU Gross Liv / Lease Area					2,400
					3,632
					2,564
					230,211

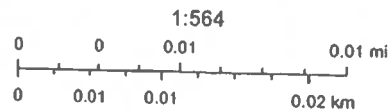


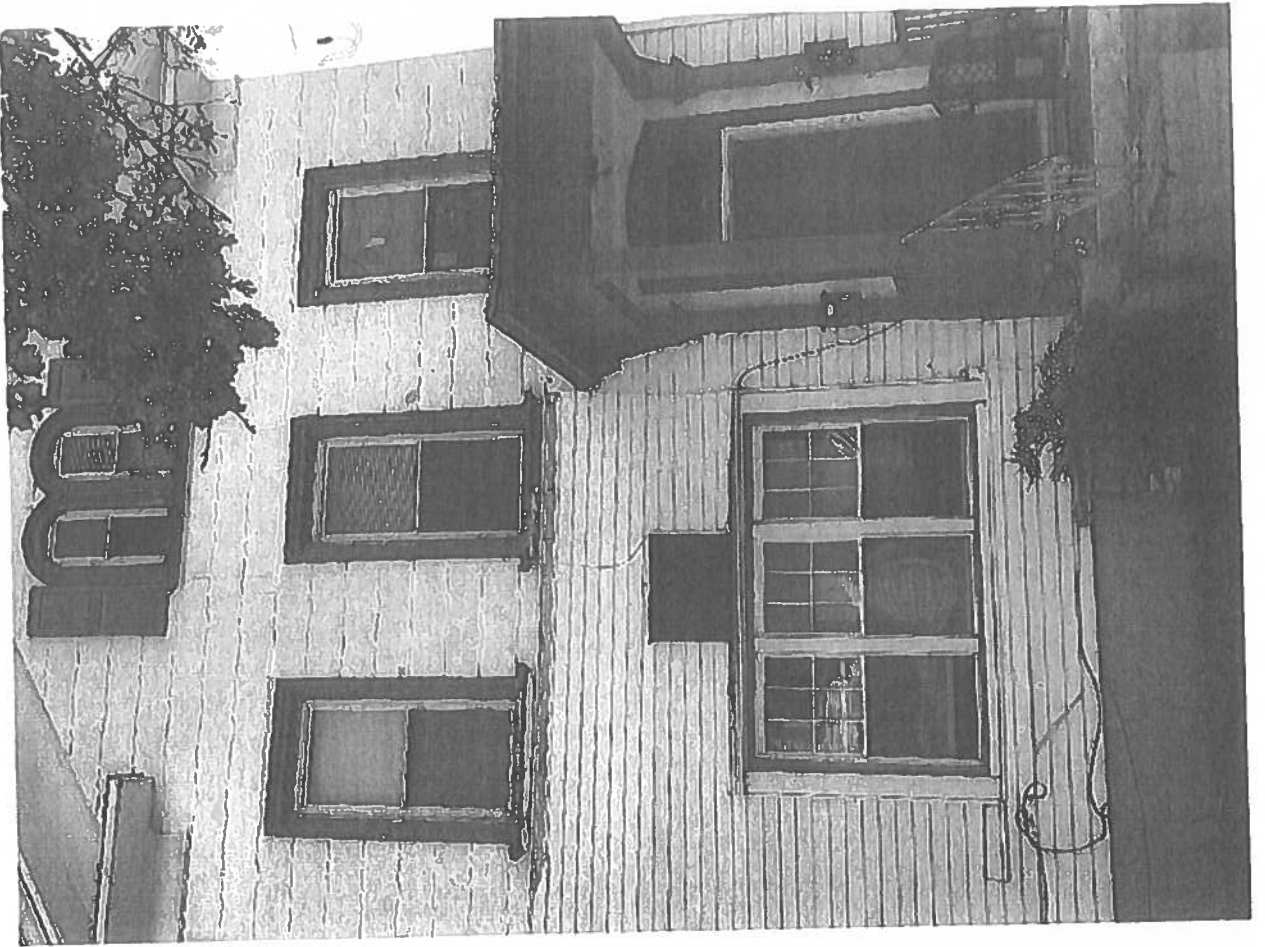
Disposition of 263 Dixwell Avenue



10/24/2022, 2:48:06 PM

 NH Parcels Web





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 263 DIXWELL AVENUE.
MBLU: 282 0347 03700
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned two-family property to Beulah Land Development Corp.

REPORT: 1627-06
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Beulah Land Development Corp
Price:
Site: 4,764 SF
Zone: BA
Use: Two-family house
Financing:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City’s Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned three-family house. This is in accordance with Section D(8) of the City’s Land Disposition Agreement Guidelines, “**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**” Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

On November 30, 2022, the City Plan Commission recommended approval of a PAD referral for the acquisition of four properties on Dixwell Avenue, including 263 Dixwell Avenue (CPC Report #1622-02). The City is currently in the process of finalizing acquisition of the properties. The acquisition proposal noted that the City planned to then dispose of the 262 and 263 Dixwell Avenue properties to a nonprofit organization.

The City of New Haven now proposes to dispose of the two-family property at 263 Dixwell Avenue 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 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.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

Planning Staff note that the structure at 263 Dixwell Avenue is listed in Historic Resource Inventories and is identified as contributing structures in the Winchester Repeating Arms Company National Historic District. The structure retains notable features of the historic facade. Any full or partial demolition of this structure proposed in the future is subject to City Charter Title III, Chapter 9, Article II, Section 9-50-Delay of demolition of historic resources.

RECOMMENDATIONS


The Commission makes the following recommendations for the proposed acquisition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Due to the site’s location, including proximity to the Farmington Canal Trail, special attention should be given to supporting bicycle and pedestrian access.
- Historic features on the façade of 263 Dixwell Avenue should be preserved.

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: February 15, 2023
Leslie Radcliffe
Chair

ATTEST:  February 22, 2023 | 2:57 PM EST
E71FA1E41A27483
Laura E Brown
Executive Director, City Plan Department

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

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:	Name, address & telephone of contact person:
Urban Equity Development Corporation 136 Sherman Avenue New Haven CT 06511	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 disposition 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: *Emy Yucht* Date 1/10/23 Concurred by: *Franklin* 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 _____

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

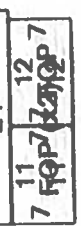
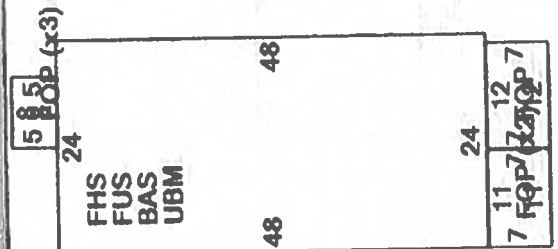
Card # 1 of 1

CONSTRUCTION DETAIL		Element	Description	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	Gable/Hip			
Exterior Wall 2:	03	Asphalt			
Roof Structure:	03	Plaster/Drywal			
Roof Cover:	03	Fin WD/Carpet			
Interior Wall 1:	12	Oil/Gas			
Interior Wall 2:	02	Forced Hot Air			
Interior Fir 1:	04	None			
Interior Fir 2:	01	6 Bedrooms			
Heat Fuel:	06	14 Rooms			
Heat Type:	3	Average			
AC Type:	0	Average			
Total Bedrooms:	14	CHAPEL WEST			
Total Bathrooms:	02				
Total Half Baths:	0				
Total Xtra Fbtrs:	0				
Total Rooms:	14				
Bath Style:	02				
Kitchen Style:	02				
Interior Condito:	180B				
Fin Bsmnt Area:					
Fin Bsmnt Qual:					
NBHD Code:					

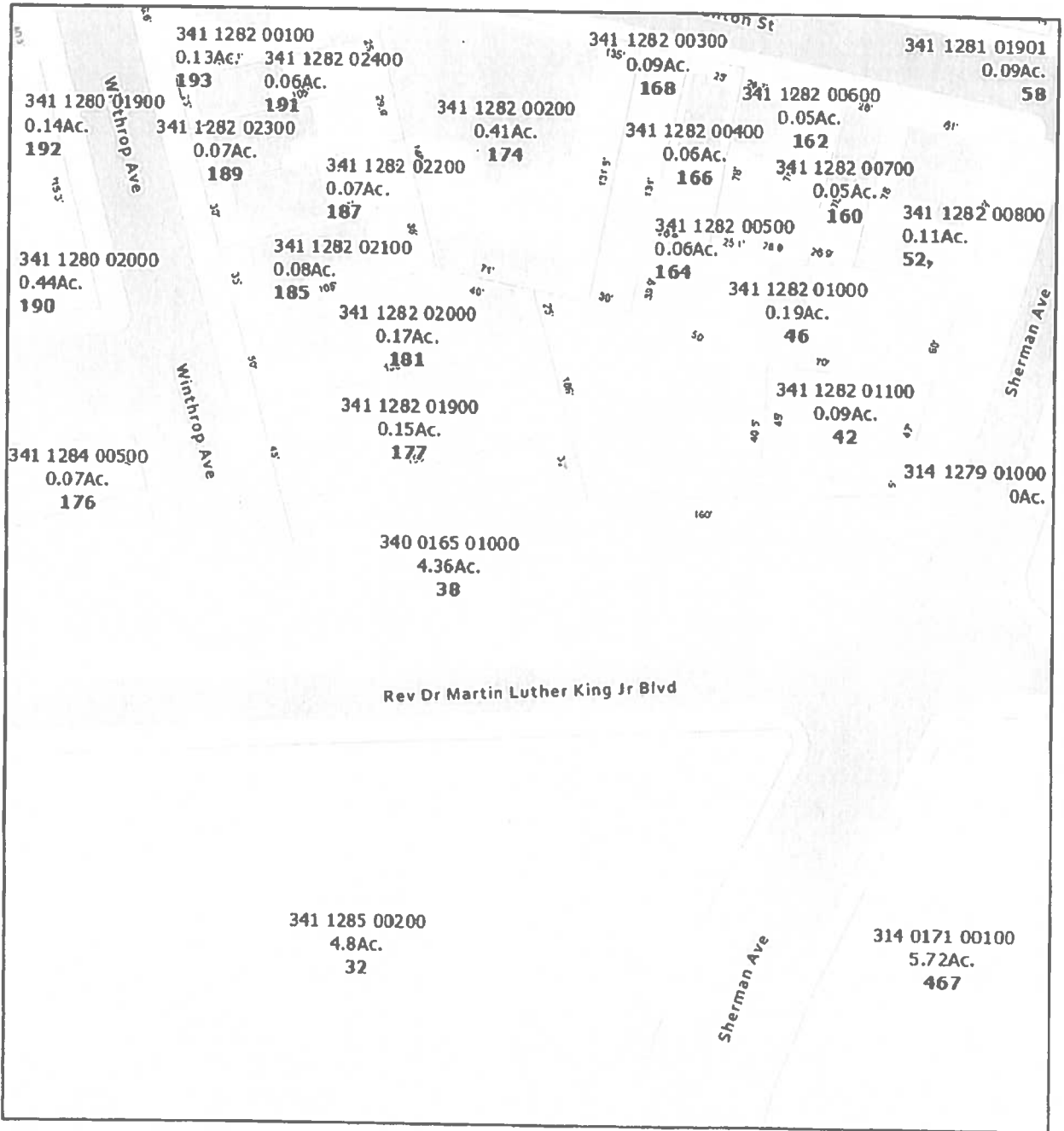
CONSTRUCTION DETAILS (CONTINUED)		Element	Description	Cd	Description
COMBO DATA					
Parcel Id	C	Description	B	S	Factor%
Adjust Type					
Condo Fir					
Condo Unit					
COST/MARKET VALUATION					
Building Value New					309,616
Year Built					1918
Effective Year Built					1999
Depreciation Code					G
Remodel Rating					
Year Remodeled					22
Depreciation %					0
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					78
Percent Good					241,500
RCNLD					
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

OB - OUTBUILDING YARDWORK (BUILDINGS OR FEATURES)										
Code	Description	UB	Units	Unit Price	Yr Bt	Cond	Cd	% Gd	Grade	Appr. Value
FGRT	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
TO Gross Liv / Lease Area					3,053	4,966
					3,355	309,616

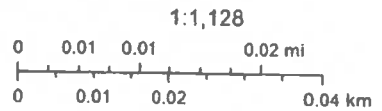


177 Winthrop Avenue



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

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,

A handwritten signature in black ink, appearing to read 'Virginia Spell', with a long horizontal line extending to the right.

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

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 177 WINTRHOP AVENUE (MBLU: 341 1282 01900).
Disposition of a vacant three-family residential structure to Urban Equity Development Corporation (UEDC). The Property will be rehabilitated and sold to an owner-occupant. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1626-03
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Urban Equity Development Corporation (UEDC)
Price: \$3,000.00 (Disposition Price)
Site: 6,534 SF
Zone: RM-2
Use: Two-family house
Financing: UEDC funds, grants, public funds, and lead funds
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned three-family house. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property to Urban Equity Development Corporation (UEDC), a local nonprofit, which will rehabilitate the property for use as an owner-occupied, two-family house with a 10-year owner-occupancy requirement. The disposition price to UEDC is \$3,000 which is the approved price for nonprofits doing affordable housing. UEDC would then sell the property below market value to an owner-occupant who is income-qualified. The rental units will be affordable at 80% AMI. The reduction in one unit (from three-family to two-family) is permitted as-of-right in the zone. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:


- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: February 1, 2023
Leslie Radcliffe
Chair

ATTEST:

 February 7, 2023 | 10:02 AM EST
Laura E Brown
Executive Director, City Plan Department