

LCI Board Special Meeting Minutes
March 1, 2023 (Via Zoom)

PRESENT: Hon. Ernie Santiago, Hon. Richard Furlow, Nadine Horton, Seth Poole, Michael Pinto (Office of Corporation Counsel), Evan Trachten (LCI staff)
Absent: Patricia Brett, Taneha Edwards, Arlevia Samuel (Executive Director)

Meeting called to order at 6:03 P.M.

Roll call of Members: Hon. Ernie Santiago, Hon. Richard Furlow Nadine Horton, Seth Poole

Review of LCI Board meeting minutes from January 25, 2023. A motion to approve was made by Nadine Horton, seconded by Alder Furlow, roll call of members was taken, approved unanimously.

New Business

262 Dixwell Avenue

Evan told the Board the City of New Haven proposes to sell this two-family property to Beulah Land Development Corp at market value which is \$245,000. This property is part of the portfolio of properties the City is purchasing (262, 263, 265, and 269 Dixwell Avenue). This sale will complete the simultaneous acquisition and disposition of the properties. The Board of Alders recently approved this proposal. The applicant will rehabilitate the property and maintain the property as an affordable rental with an AML of 50%-80% for a minimum period of 20-years. Evan noted the last LCI Board meeting suffered a posting notice issue so we are here today holding a special meeting for these items.

The property is currently occupied, and the City doesn't want to be a landlord, so we are planning to sell this property immediately upon taking title. The applicant will not displace the occupants as part of this project, the occupants will have the ability to return to their units after the property is rehabilitated, if they desire to do so. The residents will have the ability to move to 340 Dixwell or a vacant unit within 262 and 263 Dixwell during construction.

Alder Furlow made a motion to approve the disposition of 262 Dixwell Avenue, seconded by Alder Santiago, roll call was taken, approved unanimously.

263 Dixwell Avenue

Evan told the Board this proposal is very similar to the previous item. The City is proposing to sell this property for fair market value to Beulah Land Development for \$250,000. They will rehabilitate this two-family property as proposed in the previous item with the same terms and conditions. Evan said the occupants will be moved when there is a vacancy. The LDA will allow 18 months

to complete the project. The occupants may be able to move to 340 Dixwell or across the street to 262 Dixwell. Nobody will be displaced. The properties will be completely renovated at the end of this project. Alder Santiago asked to verify the price, Evan said its \$250,000. Alder Furlow noted it would be better to lock-in the AMI and not have such a broad range from 50%-80% AMI. A tighter range would be better. Evan told the Board given that we are selling this property at market value the range is broad, a property at 50% AMI would likely need a subsidy. Alder Furlow said he would support the sale.

Alder Furlow made a motion to approve the disposition of 262 Dixwell Avenue, seconded by Alder Santiago, roll call was taken, approved unanimously

177 Winthrop Avenue

Evan told the Board this is a three-family property that will be rehabilitated as a 2-family property. Evan said the sale price for this non-profit is \$2,000 per the guidelines, the cover sheet had a typo listing the price as \$3,000. The applicant Urban Equities Development Corporation is based in the Dwight area and made up of several neighborhood stakeholders. Evan said the City was going to rehabilitate the property but made it available to this non-profit because LCI is focused on project on Winchester Avenue, Grand Avenue, and George Street. The property requires a full rehabilitation. The property is located near the end of Winthrop Avenue by the Route 34 connector. The property must be sold to an owner occupant for a minimum 10-year occupancy period unless a longer period is required due to funding. The rental unit will be deed restricted at 80% AMI for 20 years. Evan said the construction budget is about \$350,000. Evan said the budget seems correct given increased constructions cost and labor costs, paying living wages, and the scope of work.

Alder Santiago asked which ward the property was in? Evan said the property is in Board President Tyisha Walker-Myers' ward. Alder Santiago asked why is the building being reduced to a two-family? Evan said the LCI model is to create an affordable rental unit and a large owner's unit by combining the second and third floors. Evan noted the existing units are small. Alder Furlow commented that it's important to keep as many units as possible. Reducing units is not consistent with the goals of our housing policy. We have updated our legislation over the last few years to permit ADU's and we should not remove units from the City whenever possible, this is part of our legislative agenda. He will support the item because the Alder of the Ward supports it.

Seth Poole made a motion to approve the disposition of 177 Winthrop Avenue for \$2,000, seconded by Nadine Horton, roll call was taken, approved unanimously

Old Business / Discussion

Seth opened the discussion portion of the meeting. Nadine asked about adding ADU's as a discussion item at a future meeting to help educate the public and share information on this topic. Evan updated the Board about the status of the new Neighborhood Specialists. Evan said Arlevia sent Human Resources a request to hire new staff. It's in HR's hands now. Evan said he has been helping in several neighborhoods. Evan said staff can respond to any issues, please give him a call if you have any concerns. Seth thanked Evan for his commitment and work in the neighborhoods. Alder Furlow asked about the Neighborhood Specialists, did LCI ask to add new Neighborhood Specialists in the new budget? Evan said he wasn't sure, but there are currently three vacancies: the Hill, Dixwell, and Beaver Hills. Evan said the vacancies are a result to staff leaving as well as a promotion. Alder Furlow asked if there is a problem filling the positions or issues with the salary? Evan said there was a healthy pool of applicants and was unsure of the salary aspect of this situation.

A motion to adjourn was made by Seth, seconded by Alder Santiago, all were in favor, approved unanimously.

Meeting adjourned 6:29 PM