

PAD MEETING MINUTES
August 16, 2023

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

Guests: Esther Rose-Wilen

Meeting called to order at 3:03 P.M.

Roll Call of Members

The PAD minutes from July 19, 2023 were passed over because the minutes from April 19, 2023 were inadvertently attached to the PAD packet.

New Business

1589 Chapel Street

Evan told the committee the City is proposing to sell this vacant lot to Neighborhood Housing Services of New Haven, Inc. (NHS) for \$21,000 as part of RFP 2022-12-1497. NHS is proposing to develop 4 units at this site. NHS will develop 2, two-family side-by-side (row house) style buildings. Each structure will be sold to an owner occupant subject to a 10-year minimum occupancy period. Each rental unit will be deed-restricted for 20 years at 80% AMI. NHS has a good track record of completing projects across the City.

Nate noted that NHS will be required to appear before the City Plan Commission for site plan review. They may also need zoning relief and it's difficult to establish a hardship when doing new construction. Nate said the applicant should submit a preliminary site plan prior to closing so staff can determine if zoning relief will be required. Alder Festa asked if lack of available housing was a hardship, Nate said no.

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

756-762 Congress Avenue

Evan told the committee we are going to table this item because the applicant lacks a Residential Rental License at her adjacent property. LCI sent an award letter to the applicant but was later made aware of the lack of compliance with the rental license program. The applicant did file an application, but the property hasn't been inspected and we were asked to table the item until the property passes the inspection.

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

252 Davenport Avenue

Evan told the committee the City is proposing to sell this vacant lot to National Veterans Council for Legal Redress for \$4,000 as part of RFP 2022-12-1497. They are proposing to develop an affordable rental property with 3 units at this site. The property

will be deed restricted at 80% AMI for 20-years. The applicant has been working with the City for a few years to develop a site and is prepared to develop this site. Nate noted that the development of 3-units requires site plan review and may require parking relief from the Board of Zoning. Evan said the site can support the development of 3 units. The applicant's focus is on housing veterans and disabled individuals. The applicant was the only bidder for this site. They offered \$1,000 but the City negotiated a price increase to \$4,000.

Alder Antunes asked if this would be owner occupied? Evan said no. There is a need for affordable rental units. Alder Festa asked if veterans will have priority for these units? Evan didn't know, but noted their mission is to serve veterans and disabled individuals. Alder Antunes thought an owner-occupied property would better serve the community. Evan told the committee the applicant is local and comprised of members of the Monk family. Alder Festa asked who will manage the property? Evan said the applicant will manage the property because they are local. This is the applicants' first project, but they have received technical assistance from the Yale Law School over the last few years.

A motion was made to approve the item by Steve Fontana, seconded by Maurine Villani, roll call was taken, approved (6 yes votes – 1 no vote by Alder Antunes).

309 Dyer Street

Evan told the committee the City is proposing to sell this vacant lot to Habitat for Humanity of Greater New Haven, Inc. for \$15,000 as part of RFP 2022-12-1497. The applicant will develop a single-family owner-occupied property at this location subject to a minimum 10-year owner occupancy period. Habitat has a good track record of completing projects. The site is near the intersection of Fitch Street.

Alder Antunes noted the applicant builds the same structure on every lot, they only have one design. Evan noted that Habitat builds an energy efficient property, and the buyer will get a 0% interest mortgage from Habitat.

A motion to approve the item was made by Alder Antunes, seconded by Clay Williams, roll call was taken, all were in favor, approved unanimously.

634 Howard Avenue

Evan told the committee the City is proposing to sell this vacant lot to Neighborhood Housing Services of New Haven, Inc. (NHS) for \$10,500 as part of RFP 2022-12-1497. NHS is proposing to develop 2 units at this site. NHS will develop a two-family owner-occupied structure subject to a 10-year minimum occupancy period. The rental unit will be deed-restricted for 20 years at 80% AMI. NHS has a good track record of completing projects and has worked in the Hill neighborhood previously. Evan expects the applicant to develop a contextual-style structure to match the architecture of Howard Avenue.

A motion to approve the item was made by Alder Antunes, seconded Steve Fontana, roll call as taken, all were in favor, approved unanimously.

83 Lombard Street

Evan told the committee the City is proposing to sell this vacant lot to Douglas Allen Investment Group, LLC for \$55,000 as part of RFP 2022-12-1497. The applicant recently constructed two structures adjacent to this site at Downing and Lombard. The applicant is proposing to develop 4-8

affordable rental units at 80% AMI for a minimum 20-year affordability term, subject to zoning and site plan review. Evan called Alder Santiago about this development, and he is supportive of this project. Alder Festa asked if the applicant is offering affordable units where he just built next door, Evan said no, they are market rate with no restrictions. Alder Festa asked if 80% AMI is the best they can do. Evan said without a subsidy it's difficult to offer 60% AMI units. The applicant will be eligible for the Assessment Deferral Program. Steve Fontana told the committee this property would qualify for the Citywide Assessment Deferral program. Clay asked if we knew anything else about the applicant, Evan said no; we selected them based on their development activities next door. Steve asked if there were any environmental issues, Evan wasn't aware of any issues.

A motion to approve the item was made by Steve Fontana, seconded Maurine Villani, roll call as taken, all were in favor, approved unanimously.

18 Mill River Street

Evan told the committee this is a sliver lot sale to the adjacent property owners. One applicant is an owner-occupant (Martinez) and the other applicant is an LLC, which is owned by Town Clerk, Michael Smart. There is a disclosure form in the file and there isn't a conflict selling this lot to the LLC. The lot is already evenly split between the applicants and the site is fenced and well maintained. The applicants have cared for the land for many years and this sale will put the sliver lot back on the tax rolls. The owner occupant pays \$0.25 per square foot and the LLC will pay \$1.50 per square foot per the disposition guidelines. This sale will clean up our records.

Alder Festa asked if building was possible, Evan said a single family could be built but because the property has been well cared for by the applicants for so many years LCI didn't want to look into development. The City historically encouraged neighbors to care for sliver lots while the City pursued tax foreclosures. The applicants have invested money and taken good care of this land. LCI wants to support owner-occupants and therefore supports this sale, we don't want to pull the carpet out from under them now.

A motion to approve the item was made by Steve Fontana, seconded Alder Antunes, roll call as taken, all were in favor, approved unanimously.

13 Walnut Street

Evan told the committee that we are proposing a three-way split of this sliver lot. 15 Walnut LLC will acquire one-half of the lot. The remaining portion will be split between two owner occupants at 11 Walnut Street and 16 Mill River Street. This lot has also has been cared for by the adjacent property owners. This lot only has 30' of frontage so development wasn't an option. Evan discussed this sale with Alder Cupo and she supports the proposal. Evan noted the lot is well maintained. The owner occupants pay \$0.25 per square foot and the LLC will pay \$1.50 per square foot per the disposition guidelines. LCI wants to support the owner occupants and the applicants at 11 Walnut Street and 18 Mill River Street have very small parcels, acquiring this land will greatly benefit the applicants.

A motion to approve the item was made by Alder Antunes, seconded Steve Fontana, roll call as taken, all were in favor, approved unanimously.

A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor, meeting adjourned 3:40PM.