

# AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY JANUARY 24, 2024 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](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

**Topic: LCI Board January 24, 2024**

**Time: Jan 24, 2024 06:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://newhavenct.zoom.us/j/83174105987?pwd=oT4qGqgaiRPfmpb6J0Dv24I2CL20ze.1>

**Meeting ID: 831 7410 5987 Password: VjFFg0ZP**

**Meeting Materials** click here: [https://www.newhavenct.gov/government/boards-commissions/boards-com\]missions-listed/livable-city-initiative-board](https://www.newhavenct.gov/government/boards-commissions/boards-com]missions-listed/livable-city-initiative-board)

I. Call to Order

II. Approval of Minutes from November 29, 2023 Special Meeting of LCI Board of Directors

III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
756-762 Congress Avenue	RFP	Congress Development, LLC	4
815 East Shore Parkway	Sliver lot	New Haven Port Authority	17

IV. Old Business

- Motion to amend PAD Guidelines

- Nominations for Officers January 24, 2024 / Election of Officers February 28, 2024

V. Adjourn

**\*\*Full Zoom meeting invitation 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**

**+13052241968,,83174105987# US**

**+13092053325,,83174105987# 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: 831 7410 5987**

**Password: 85875302**

**Find your local number: <https://newhavenct.zoom.us/j/kR44gs7Vz>**

**Join by Skype for Business**

**<https://newhavenct.zoom.us/j/83174105987>**

**LCI Board Special Meeting Minutes**  
**November 29, 2023 (Via Zoom)**

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

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

**Roll call of members**

**Review of LCI Board meeting minutes from September 27, 2023. A motion to approve was made by Seth Poole, seconded Pat Brett, roll call of members was taken, approved unanimously.**

**New Business**

**192 Cedar Street**

Evan told the Board that LCI proposes to sell this sliver lot to the adjacent owner occupants for \$0.25 per square foot for a purchase price of \$762.25. The lot is about 3,000 square feet. The applicant will utilize this area as a side yard. Evan asked the Board to add the applicant's wife's name (Danis D. Calzada-Cortes) to the approval because the application was filed solely in the husband's name. LCI didn't try to split the parcel and proposes to sell the entire lot to the applicants because they are owner-occupants, dividing the property wouldn't accomplish anything in this situation. The other abutting property is a three-family rental property owned by Mandy management.

Seth asked if there was a curb cut? Evan said no. If the applicants want to add a curb it will be at the applicant's expense. The applicant already has a driveway on the other side of the lot. Nadine asked about building a tiny house. Evan said the City is now supporting a policy change to allow building on sliver lots. The Development Administrator would like the LCI Board to add this to the PAD Guidelines which is on our agenda tonight. Evan said the Board could table the proposal while we discuss this potential policy change. There was discussion about developing ADU's on sliver lots. A motion was made, then modified to add Danis D. Calzada-Cortes' name to the application.

**Seth Poole made a motion to approve the disposition of 192 Cedar Street and add Danis D. Calzada-Cortes to the disposition, seconded by Nadine Horton, roll call was taken, approved unanimously.**

**321-325 Dixwell Avenue**

Evan told the Board LCI proposes to sell this vacant lot as a negotiated sale to the Elks Lodge for \$22,500. The applicant is relocating as part of the Dixwell Plaza redevelopment. LCI has been working with the Elks for several

years. At one point, LCI was trying to sell a vacant lot on County Street to the Elks, but they purchased a structure at 329 Dixwell Avenue via a private transaction. The City is proposing to sell the land at \$2.00 per square foot because the Elks worked with the City and were instrumental in the Dixwell Plaza Revitalization by being one of the first property owners to sell their property. The Elks proposed paying \$1.00, but the City negotiated a higher price because of our fiduciary duty. The lot was appraised at \$105,000. There is a letter of support from Alder Jeanette Morrison. The lot will be utilized for site control and parking. The Elks are in the process of obtaining Zoning approval as part of their relocation. Evan urged the Board's support. The Elks have been good neighbors and help the community, they will continue to do so at this new location.

Nadine told the Board that she will support the sale but has concerns because the reduced price given to the Elks. Nadine said we need to be more careful about giving away property far below its value. The City needs to not continue underselling property. Nadine doesn't want to set a precedent. Evan told the Board the Elks pay taxes and this property would be taxed. Evan said he agrees with Nadine, but in this case, because the City made a firm commitment to do everything in its power to assist with the relocation, the price is appropriate.

Taneha asked if the Elks were building an addition at 329 Dixwell Avenue? Evan said the Elks are expanding the structure at 329 Dixwell Avenue and will utilize our lot for parking. Evan said the Elks paid \$180,000 to purchase 329 Dixwell in December of 2021. Addie asked about the Elks addition and how high it would be? Evan didn't know the exact height but said he believes it's two stories tall.

**Nadine Horton made a motion to approve the disposition of 321-325 Dixwell Avenue, seconded by Addie Kimbrough, roll call was taken, approved unanimously.**

### **333 James Street**

Evan told the Board this is a sliver lot sale to the adjacent owner occupant. The City sold the applicant a few feet of this lot many years ago so he could build a second floor egress staircase. The City explored creating a green space at this site, but nothing materialized. This is a corner lot and not conducive to development. Evan met with Alder Herrera about this sale and the Alder supports this disposition as long as the applicant fences the lot. Evan noted the applicant has done some maintenance to the lot over the years. Evan said there is a garden a block down across from Chabaso bakery. The lot is about 2700 square feet.

**Nadine Horton made a motion to approve the disposition of 333 James Street with the requirement that the lot be fenced, seconded by Pat Brett, roll call was taken, approved unanimously.**

### **145 Portsea Street**

Evan told the Board this is a sliver lot sale to the adjacent owner occupant. The parcel is about 10' of frontage and serves as a driveway. The property is already paved and used by the applicant. A portion of the lot was previously sold to the other abutting property owner. This is a classic sliver lot sale of a 1100 square foot lot for \$290.00.

**Seth made a motion to approve the disposition of 145 Portsea Street, seconded by Addie Kimbrough, roll call was taken, approved unanimously.**

### **PAD Guidelines / Motion to amend**

Evan told the Board the Development Administrator supports changes to sliver lots that will allow for the development of affordable housing and owner-occupied housing. LCI would like the Board to consider selling sliver lots at \$7.50 per square foot to develop owner occupied single-family properties with a 10-year occupancy deed restriction and allowing two-unit owner occupied properties with a 20-year deed restricted rental unit at 80% AMI. Additionally, LCI proposed to allow people who already purchased sliver lots to amend their LDA's and pay \$10,000 to develop a single family, or \$15,000 to develop a two family, subject to the above occupancy requirements.

Nadine asked about the other proposed changes: Evan noted the removal of gender, removal of the objective to reduce density, adding the Land Bank, the ability of LCI Director or Development Administrator to sign a purchase and sale contract subject to BoA approval. Nadine asked about developing structures. Evan reviewed the proposed regulations. The proposed terms are similar to sales to non-profits: 10-year occupancy requirement and 20-year affordable term at 80% AMI. Evan noted that ADU's and tiny houses could be developed. Evan wants the Board to have time to review this idea. LCI believes these changes will act as a catalyst towards the development of additional owner-occupied and affordable units. Evan noted that a tiny house is a single-family home. Zoning regulations will prevent overdevelopment of these parcels. We want permanent structures and investments in our community, not houses on wheels.

Evan said LCI needs the Board to provide feedback to refine this concept. Seth asked that LCI seek the best practices across the State. Evan said the City Plan Department is leading the City's policy about tiny houses and ADU's. Evan will invite City Plan to a future meeting to discuss this topic. Addie asked if this topic is related to the tiny house development on Rosette Street? Evan said no, the City has been thinking about allowing sliver lots to be developed for some time. The tiny houses on Rosette Street are not code compliant structures. The City wants permanent code compliant structures to be developed, not temporary structures without proper permits. Evan noted a local non-profit developed a two-unit tiny house on Scranton Street. Evan said Rosette Street needed a zoning review and variance to increase the density, prior to obtaining a building permit.

Our proposed changes would not allow someone to put several tiny houses on a sliver lot. LCI Board will review this concept and discuss at a future meeting. **No action taken**

### **LCI meeting dates and election of officers**

The dates for 2024 are listed. There was a bullet point typo that said 2023, but all of the dates listed are 2024 and 2025 so there is no issue.

Seth said he intends to take some time away from the Board after April 2024 when his term expires. LCI needs to nominate a new chair and vice chair. Nadine noted that her term expired some time ago and would like to be reappointed. Evan said the Charter allows members to sit for 10-years, as long as expired members haven't hit the 10-year limit. Expired members are replaced when new members are appointed to the Board. Pat would like a list of members who are on the LCI Board. Pat asked who was eligible to be chair? Evan will send a list to the members.

The Board discussed the legislative process to get on a board. Nadine talked about the process, and the fact that the Board of Alders decides who gets on a committee. Once on a board, officers are elected by the membership. Seth noted we don't have any members from the Hill, Fair Haven, or Quinnipiac. Pat also asked what qualifications are required to be eligible to be the Chair? The Board would like more time to think about this topic. A Special meeting in December could occur. Nadine also noted that Board members aren't paid and give a lot of their time to the City when serving. People serve on boards because they love their neighborhood and City. Addie said she recently ran for Alder in Ward 20 and has lived in New Haven for 40 years and cares about New Haven. Taneha said a social setting would be good for members to get to know each other and be a community within ourselves. **No action taken.**

**A motion to adjourn was made by Seth Poole, seconded by Nadine Horton, all were in favor.**

Meeting adjourned 7:45 PM

**PAD MEETING MINUTES**  
**November 15, 2023**

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

**Guests:** Donnell Hilton, City Plan

**Meeting called to order at 3:06 P.M.**

**Roll Call of Members**

The PAD minutes from October 18, 2023 were reviewed and approved unanimously.

## New Business

### 815 East Shore Parkway

Evan told the committee the City is proposing to sell this sliver lot to the New Haven Port Authority for \$2.00 per square foot as a commercial sliver lot sale. The lot is only 215 square feet. The Port owns several adjacent parcels. Alder Festa asked about the GIS map and the shading on the map. Evan explained some areas are paved and some areas are unimproved, and they are different colors. Structures are also shown on the map. Steve Fontana said this is part of a larger initiative for the Port to gain site control of the entire block. Evan noted that staff from City Plan joined the call and asked if they had any comments. Esther said they had no issue with the sale.

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

### Old Business

#### 756-762 Congress Avenue

Evan told the committee the City is proposing to sell this vacant lot as part an RFP process. This proposal was tabled in August because the applicant needed to comply with Residential Licensing, the applicant is in compliance. Denise Keyes is the applicant, and she is proposing to acquire the lot for \$43,025 and will develop a mixed-use structure. The applicant will develop affordable rental units at this location at 80% AMI with a 20-year affordable term. The applicant submitted a narrative explaining her proposal. The applicant owns an adjacent mixed-use structure at 744 Congress Avenue. The applicant would also like to acquire 169 West Street in the future to gain additional parking because it is adjacent to 744-762 Congress Avenue. Evan contact Alder Rodriguez about this development back in August.

LCI believes this project will have a positive influence on the neighborhood. Alder Festa asked about the 80% AMI affordability. Evan said applicants typically need subsidy to bring the AMI below 80%. Evan said the applicant can opt into the Inclusionary Zoning Ordinance if they desire to do so. Alder Antunes mentioned that there is a need for housing at 25%-60% AMI, 80% AMI isn't deeply affordable. Evan noted that he agrees with Alder Antunes that a need exists. Through the PAD disposition process we have



been creating a lot of workforce housing. This project will bring new people to the community and the property will be back on the tax rolls. Alder Festa asked about the elderly housing component. Evan said LCI is treating this as a normal disposition with affordability, it will not be a deed restricted senior development. Alder Festa asked how many units will be affordable. Evan said 20% of the units will be required to be affordable at 80% AMI. Evan wasn't sure if there would be Section 8 vouchers as part of the development. Esther told the committee the applicant mentions a PDU in their narrative, but the site isn't eligible to a PDU, the it may be possible to opt-in to the IZ program. Evan summarized that the project will eliminate blight, create affordable housing at 80% AMI, and pay taxes. Clay noted that a project at 16 Miller Street will have some deeply affordable units. Alder Festa also noted the appraised value is about \$100,000 and we are selling below that value. Evan said the sale price acts as catalyst towards developing affordability, which creates a community benefit. Evan said the applicant's proposal was the most impactful because they would also make improvements to their building at 744 Congress Avenue as part of this sale.

**A motion was made to approve the item by Alder Antunes, seconded by Steve Fontana, roll call was taken, approved unanimously**

Alder Festa noted that Alder Antunes is not seeking reelection, and this may be his last PAD meeting. She thanked Alder Antunes for his work and wished him a happy Thanksgiving. Other committee members also thanked Alder Antunes. Alder Antunes will be missed. Alder Antunes thanked Alder Festa and the Committee.

**A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:38 P.M.**

**PAD MEETING MINUTES**  
**December 20, 2023**

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

**Absent:** Maurine Villani, Tax Office;

**Guests:** Dean Mack, Economic Development

**Meeting called to order at 3:02 P.M.**

**Roll Call of Members**

The PAD minutes from November 15, 2023 were reviewed and approved unanimously.

## New Business

**27 County Street, 107 Farren Avenue, 21 Kimberly Avenue, 16 Waverly Street, 18 Waverly Street**

Evan told the committee the City is proposing to sell these vacant lots to the New Haven Land Bank, LLC for \$1.00. The Land Bank was recently created by the Board of Alders. As part of the Land Bank's creation, the City is providing a few parcels that it can sell-off. LCI advertised all of these lots previously as part of an RFP. LCI didn't receive bids on several of the parcels, or the bids were very low, so the parcels were not sold via the RFP. This sale will seed the Land Bank a few properties to sell. The Land Bank will keep rolling over sale proceeds as a revolving fund.

Dean Mack from Economic Development told the committee about the Land Bank and its membership of City staff, Alders, and the public. The Land Bank is an independent entity, and they are applying to be a tax exempt 501 (c)3. Clay Williams asked if selling the parcels for \$1.00 will set a precedent for future transfer for the Land Bank? Evan said no, this is the initial seeding of the Land Bank and was part of the plan that was approved by the Board of Alders. We are teeing up these properties for transfer as the Land Bank is in the process of being completely set up (need executive director, Board, staff, tax exempt status). Dean said the properties would be tax-exempt while held by the Land Bank, but taxable upon future sale. The LLC is eligible for tax exempt status. There are no plans for the parcels to be developed yet.

Dean said the Land Bank will work in parallel with the City to achieve goals of home ownership, affordable housing, and community development. Alder Festa asked a few questions about the parcels. Evan said the lots are buildable, and there was little interest from the public when the lots were offered for sale. The Land Bank will be able to acquire properties outside of the City of New Haven process. Alder Festa asked what role LCI will play given there is a Land Bank? Evan said LCI will continue to buy and sell properties, but the Land Bank will compliment our activities in the open market and will be able to purchase properties much faster than the City's acquisition process. Dean said the Land Bank will act as an LCI-accelerator, and its by-laws focus on affordable housing, owner occupied properties, and community development.

Evan reiterated the proposal is to seed the Land Bank. There were concerns about selling the parcels for \$1.00 total. Alder Festa asked if all sales would be taxable? Dean said it's possible, but the Land Bank may sell to non-profits, so it depends on who is the end buyer, and the use. Alder Festa would like to see taxable uses. Alder Antunes

asked who gets the proceeds from Land Bank sales? Evan said the Land Bank. Alder Antunes said we should sell each parcel for \$1.00 and not set a precedent. Alder Antunes also questioned if Habitat for Humanity had any interest in these parcels. Evan said they didn't apply for these parcels as part of the RFP when they were made available to the public. This proposal is to seed the Land Bank. We can impose requirements in the LDA, but we don't want to tie the hands of the Land Bank. The City imposes restrictions such as 10-year owner-occupancy, 80% AMI rentals for 20-year terms in LDA's. Steve Fontana Made a motion to approve, Alder Antunes offered a friendly amendment to sell the parcels at \$1.00 per parcel. The friendly amendment was approved. Another motion was made to clarify the previous motion.

**A motion was by Clay Williams to move the item as amended, seconded by Alder Antunes, roll call was taken, approved unanimously at \$1.00 per parcel.**

### **2024 Meeting Dates**

It was noted June 19, 2024 is a holiday and thus, we won't be meeting on that date.

**A motion was made by Clay Williams to accept the 2024 meeting dates, seconded by Steve Fontana, roll call was taken, approved unanimously.**

### **Open Discussion**

Clay thanked everyone for their hard work on this committee and wished everyone well for the holidays and New Year. Alder Antunes thanked Evan for his work, and thanked everyone for their hard work. Alder Festa thanked Antunes for his work and wished him the best in his future endeavors. Alder Antunes thanked Alder Festa and the Committee. Steve Fontana thanked Alder Antunes for his public service and the committee for its work. Evan also thanked Alder Antunes for helping him grow in his role over the last 10-years, and the committee for their work by sharing knowledge and helping him grow.

**A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor, meeting adjourned 3:38 P.M.**

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b> 815 East Shore Parkway		<b>Map-Block-Parcel</b> 067-0953-00600	<b>Zoning</b> IH	<b>Ward</b> 17	<b>Property Type</b> Sliver lot / commercial	<b>Total legal units</b> NA
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b> \$ 980	<b>Property Size</b>	
<b>Land + OB</b> \$ 1,400	<b>Building</b> NA	<b>Other</b> NA	<b>Total Value</b> \$1,400		<b>Lot Size</b> 0.005 AC (See map)	<b>Total sq. ft.</b> 215 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 1,400	Vision	10/1/2022	Commercial Sliver lot @ \$2.00 per sq./ft.	\$ 430.00	N/A	\$ 430.00

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Sal Punzo 17th Ward	N/A	N/A

### Applicant's Information



<b>Applicant's name, address &amp; telephone:</b> New Haven Port Authority 200 Orange Street New Haven CT 06510	<b>Name, address &amp; telephone of contact person:</b> C/O Sally Kruse, Executive Director
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Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	11/8/2023	Staff	Current

**Proposal:** The City of New Haven Livable City Initiative proposes the disposition of sliver lot.

**General discussion** The City of New Haven proposes to dispose of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities.

**Owner Occupancy?** N/A

Prepared by:  Date 11/7/2023 Concurred by:  Date 11/7/23

Committee	Date	Action
PAD	11/15/2023	
City Plan	12/20/2023	
L.C.I.	1/24/2024	
Board of Alders	2/20/2024	

# PRIOR NOTIFICATION FORM

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

TO : Hon. Sal Punzo 17<sup>th</sup> Ward

DATE: **November 9, 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 sliver lot to New Haven Port Authority at 815 East Shore Parkway). The land will utilized for site control, laydown use, and port activities

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

### INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT
NEW HAVEN CITY OF					Code Assessed 3-1 1,400 Assessed 980
165 CHURCH ST					IND LAND
NEW HAVEN CT 06510					6093 NEW HAVEN, CT

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
NEW HAVEN CITY OF	10572	301	08-15-2023	U	V	0	14
AMENDOLA LUIGI	0	0		U	V	0	
Total							

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					

OTHER ASSESSMENTS		Year <th>Code <th>Assessed</th> <th>Year <th>Code <th>Assessed</th> </th></th></th>	Code <th>Assessed</th> <th>Year <th>Code <th>Assessed</th> </th></th>	Assessed	Year <th>Code <th>Assessed</th> </th>	Code <th>Assessed</th>	Assessed
		2022	3-1	980	2021	3-1	980
Total		980	Total	980	Total	980	980

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
		P		
VACANT LAND				
LAND AREA PER GIS				
NON BUILDING LOT				

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

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 Adjustment	Adj Unit P	Land Value
1	4420 IND LD UD	IH	0		215 SF	35.75	1.00000	A	0.10	P	1.800	UNB	1.0000	6.44	1,400
Total Card Land Units 215 SF Parcel Total Land Area 0 Total Land Value 1,400															

This signature acknowledges a visit by a Data Collector or Assessor

**APPRaised VALUE SUMMARY**

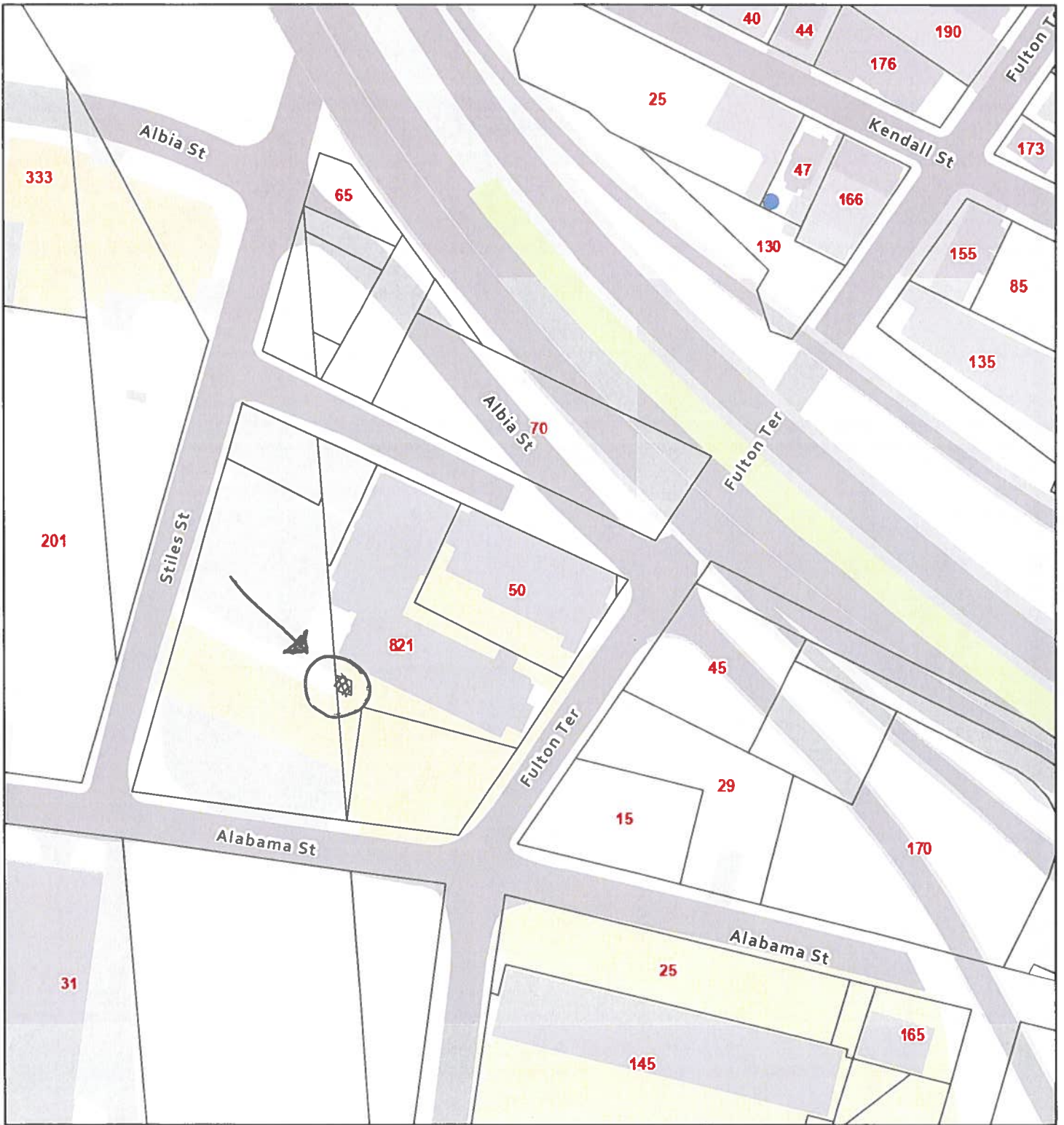
Appraised Bldg. Value (Card) 0  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 1,400  
 Special Land Value 0  
 Total Appraised Parcel Value 1,400  
 Valuation Method C

**VISIT / CHANGE HISTORY**

Total Appraised Parcel Value 1,400

Date	Id	Type	Is	Cd	Purpose/Result
03-30-2011	TWM	03		99	Vacant
10-02-2001	PH			45	Review Against Field Cd

# 815 East Shore Parkway

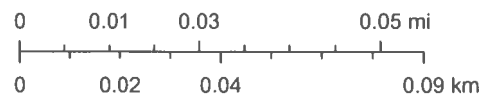


10/16/2023, 11:05:39 AM

1:2,257

 NH Parcels Web

New Haven Web Parcels



# Sale of sliver lot at 815 East Shore Parkway to New Haven Port Authority





# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
756 Congress Avenue 762 Congress Avenue		303 0094 03700 303 0094 03600		BA	4	Building Lot	Per Zoning
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$ 50,700 \$ 50,700	N/A	N/A	\$ 101,400	\$ 70,980		60' X 124'	7840 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 101,400	Vision	10/1/20 22	RFP	\$43,025	N/A	\$43,025

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 <sup>th</sup> Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Congress Development, LLC 20 Vernon Street New Haven CT 06519		C/ O Denise Keyes	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/8/2023	Staff	Current

**Proposal:** The City of New Haven Livable City Initiative proposes the disposition of a building lot.

**General discussion:** As part of RFP 2022-12-1497, the City of New Haven proposes to dispose of this vacant lot to Congress Development, LLC who will develop this lot with a new structure to be used as an affordable rental structure. **This property must be maintained as an affordable rental property at eighty percent (80%) Area Median Income (AMI) for a minimum period of twenty (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) and / or the Board of Alders of the City of New Haven. Zoning approval is required prior to closing.**

Owner Occupancy? N/A

Prepared by: *Em Jullie* Date 8/8/23 Concurred by: *Stalk* Date 8/4/23

Committee	Date	Action
PAD	8/16/2023	<i>Tabled</i>
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

# PRIOR NOTIFICATION FORM

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

TO : Hon. Evelyn Rodriguez 4<sup>th</sup> Ward

DATE: August 7, 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 building lot at 756-762 Congress Avenue to Congress Development, LLC as part of RFP 2022-12-1497. The applicant proposes to develop affordable rental units at 80% AMI at this location.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

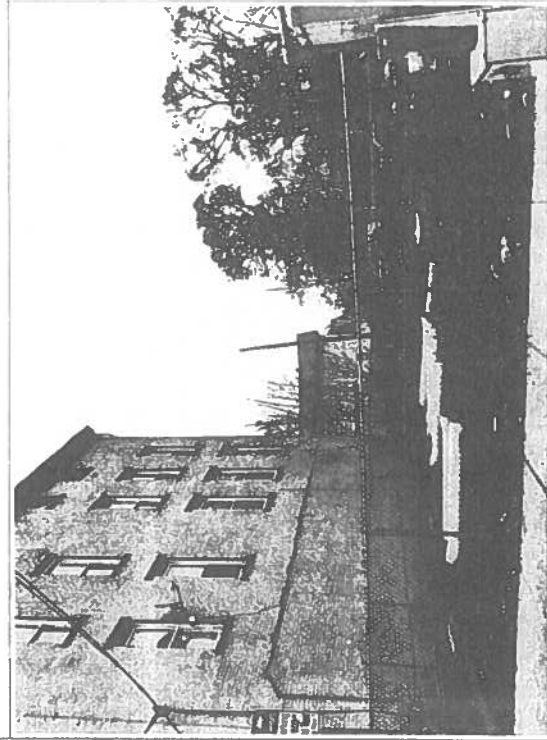
### INSTRUCTIONS TO DEPARTMENTS

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

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
CITY OF NEW HAVEN										Code	Assessed	Code	Assessed
756 CONGRESS AV										53	50,700	53	35,490
NEW HAVEN CT	06511												6093
													NEW HAVEN, CT
<b>VISION</b>													
SUPPLEMENTAL DATA		AIR Pict ID		WARD		TAXABLE		CENSUS		BLOCK		QUERY G	
		04		1406		3004							
Assoc Pict#		GIS ID		19586									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC	
CITY OF NEW HAVEN		8395 0260		06-12-2009		U		V		0		14	
BRISSETT ROLLINTINE A		3706 0228		07-02-1987		V		V		0		0	
EXEMPTIONS		Amount		Code		Description		Number		Amount		Comm Int	
		0.00											
Total		0.00											
ASSESSING-NEIGHBORHOOD		Nbhnd		NORTH HILL		Tracing		Batch					
1900													
NOTES													
APPRaised VALUE SUMMARY		Appraised Bldg Value (Card)		0		Appraised X1 (B) Value (Bldg)		0		Appraised Ob (B) Value (Bldg)		0	
		Appraised Land Value (Bldg)		50,700		Special Land Value		0		Total Appraised Parcel Value		50,700	
		Valuation Method		C									
Total Appraised Parcel Value		50,700											
BUILDING PERMIT RECORD		Amount		Insp Date		% Comp		Date Comp		Comments			
VISIT / CHANGE HISTORY		Date		Id		Type		Is		Cd		Purpost/Result	
		02-08-2011		RB		03		99		Vacant			
		01-14-2011		RMH		03		99		Vacant			
Total Appraised Parcel Value		50,700											
LAND LINE VALUATION SECTION		Zone		LA		Land Units		Unit Price		Size Adj		Site Index	
1		9099		EC VACANT		3,920 SF		12.93		1,00000		5	
Notes		Location		Adjustmen		Adj Unit P		Land Value					
				1,0000		12.93		50,700					

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style	99		
Model	00		
Grade	Vacant Land		
Stories	Vacant		
Occupancy			
Exterior Wall 1			
Exterior Wall 2			
Roof Structure			
Roof Cover			
Interior Wall 1			
Interior Wall 2			
Interior Flr 1			
Interior Flr 2			
Heat Fuel			
Heat Type			
AC Type			
Total Bedrooms			
Total Bthrms			
Total Half Baths			
Total Xtra Fixtr			
Total Rooms			
Bath Style			
Kitchen Style			
Interior Conditi			
Fin Bsmnt Area			
Fin Bsmnt Qual			
NBHD Code			



CONDO DATA		COST / MARKET VALUATION	
Parcel Id	Code	Description	Factor%
		Building Value New	0
		Year Built	0
		Effective Year Built	0
		Depreciation Code	
		Remodel Rating	
		Year Remodeled	
		Depreciation %	
		Functional Obsol	0
		External Obsol	1
		Trend Factor	
		Condition	
		Condition %	
		Percent Good	
		RCNLD	0
		Dep % Ovr	
		Dep Ovr Comment	
		Misc Imp Ovr	
		Misc Imp Ovr Comment	
		Cost to Cure Ovr	
		Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)										
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond Cd	% Gd	Grade	Grade Adj	Appr Value

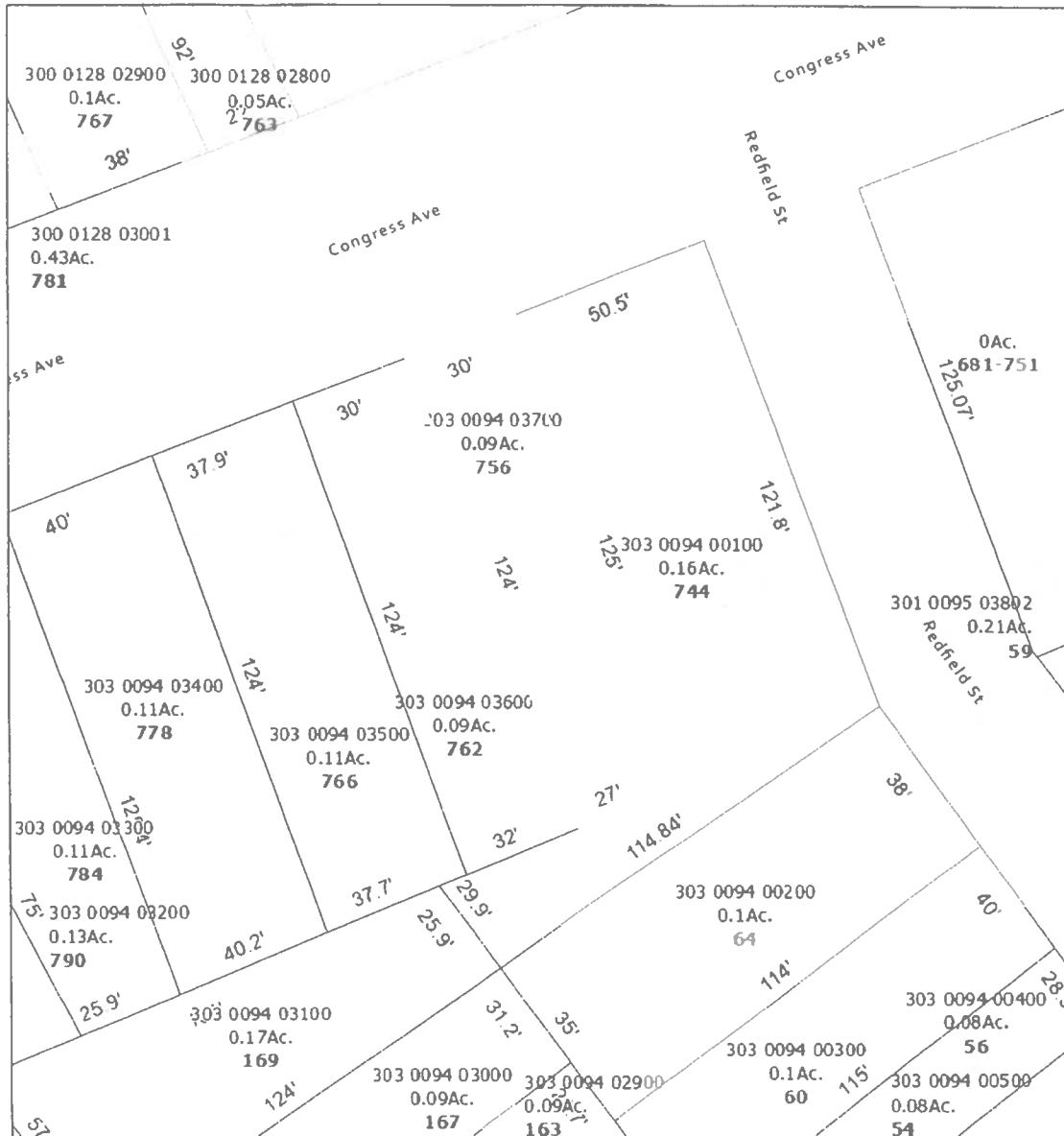
  

BUILDING SUB-AREA SUMMARY SECTION			
Description	Floor Area	Floor Area	Undeprec Value




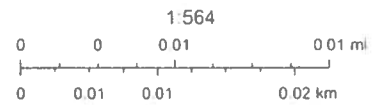


# 756-762 Congress Avenue



6/6/2023, 10:05 40 AM

 NH Parcels Web  
New Haven Web Parcels



**752-756 Congress Avenue / Sale of Building lot as part of RFP 2022-12-1497**





City of New Haven  
Bureau of Purchases  
200 Orange Street, Room 301  
New Haven, CT 06510

**Re: LCI Property Sale- RFP# 2022-12-1497**  
**Purchase of Building Lots 752-756 (756-762) Congress Avenue Ward 4**

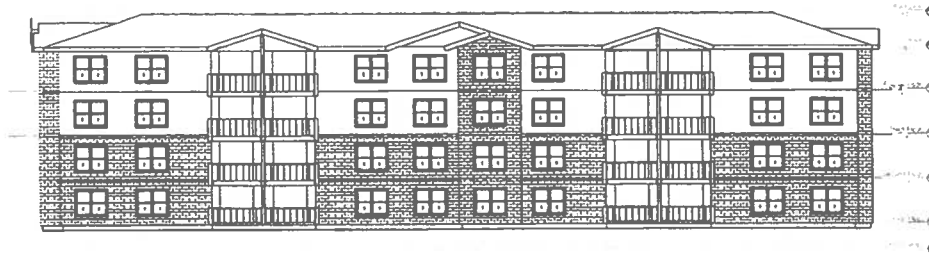
To Whom It May Concern,

K & G Holdings LLC along with Denise Keyes would like to express our interest in providing new senior housing in The Hill (Ward 4) section of New Haven through the City Surplus Property Acquisition process of 756-762 Congress Avenue. As a long time, City investor in real estate in New Haven, this land is adjacent to property that I own at 744 Congress Avenue. During the past four to five years, I have been working with my development team on improving my building at 744 Congress Avenue and trying to develop options on how the available land could work in conjunction with my property to build a new Senior/Affordable facility in New Haven. Ironically, in December, the City issued an RFP for the purchase of surplus land. We are excited about the opportunity to work with the City and combine my existing property with the available parcel to provide a great senior housing facility.

Beginning in 1998 with the purchase of a two-family home, I have built up my portfolio to include multiple two & three family homes and mixed-use buildings totally almost \$5 million in real estate holdings. I am a hands-on owner and will be living in one of my new units once it gets built. Sixteen years ago, I purchased 744-750 Congress Avenue with the ambition to be a small local developer of quality real estate. Currently my mixed-use property is debt free, fully occupied, and commercial businesses on the ground floor.

It has been my intention to purchase the adjacent lot to combine with my commercial property into one larger parcel, utilizing the total land area to increase the density with a complementary design. AEPMI, my Minority Architect, has developed a brief site concept that we have included for your review. As you know, there are multiple design opportunities, one of which is below.

**SAMPLE DESIGN**



Attachments: Preliminary Project Cost Estimate, Conceptual Site Plan.

With the opportunity to bridge between the new building and my existing building, I will be able to utilize an elevator to increase density and improve our ability to house both affordable residents as well as senior residents of New Haven.

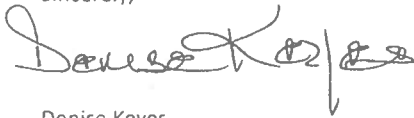
The combination of the lot at 756-762 Congress Avenue as well as my property at 744-750 Congress Avenue will contribute to a better master plan of both sites. Currently, as it stands neither the community nor The City of New Haven are benefiting from the parcel lying dormant. The vacant land is occupied by litter and overgrown trees. Despite the city's effort to fence the parcel off, it contributes to blight, providing opportunity for drug trafficking and other illegal activities.

My design team is proposing to establish a Planned Unit Development consisting of 20 units of senior housing within a new 4 story structure, while renovating my existing building to expand to 6 apartments and 2 commercial spaces within the mixed-use building (744-750). Our plan will include beautification of both properties with new landscaping as a part of our combined development. We would like the opportunity to participate in the improvement of the social, economic, and environmental standards of Congress Avenue North.

It is my intent to influence a positive change in the community by providing reasonable and affordable housing within our neighborhood. As a result, we feel everyone would benefit from much-needed housing that will be provided to the community by a group located within the community. We also believe that our plan constitutes a recipe for positive change to the Hill Section of New Haven. Our goal is to create a domino effect by developing housing for the residents, creating jobs, beautifying the community, eliminating drug traffic, increasing the City's tax base, and ultimately providing the residents with a sense of pride living in The Hill.

Our source of funding will be provided by HUD/FHA, HUD 221[d]4, CHFA, SBA 7A, Energy and Urban Renewal Grants, LIHTC, DOH HTF and banking institutions.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Keyes". The signature is fluid and cursive, with a vertical line extending downwards from the end of the name.

Denise Keyes  
Owner- 744-750 Congress Avenue  
CEO-K&G Holdings LLC  
646-338-3119

Attachments: Preliminary Project Cost Estimate, Conceptual Site Plan.

K&G Holdings LLC  
Preliminary Project Cost Estimate  
756-762 Congress Avenue  
New Haven, CT.

Land Acquisition*		\$	43,025
Legal & Soft Costs		\$	250,000
New Construction Costs	756-762	\$	3,000,000
Renovation Construction Costs	744	\$	<u>750,000</u>
<b>Total Project Investment</b>		<b>\$</b>	<b><u>4,043,025</u></b>

*\* Land Acquisition cost is based on the estimated value of raw land in New Haven at \$250,000 per acre.  
Parcel size is .172 acres*

**AEPMI**

ARCHITECTURAL FIRM  
 287 751 WOOD  
 NEW HAVEN, CT 06511

PROPOSED SITE PLAN, LOCATION PLAN AND ZONING INFORMATION

DATE	3/1/2021
SCALE	1"=20'
PROJECT NO.	CP-1
CLIENT	744, 760, 762, 768 CONGRESS AVENUE AND 168 WEST STREET, NEW HAVEN, CT 06511

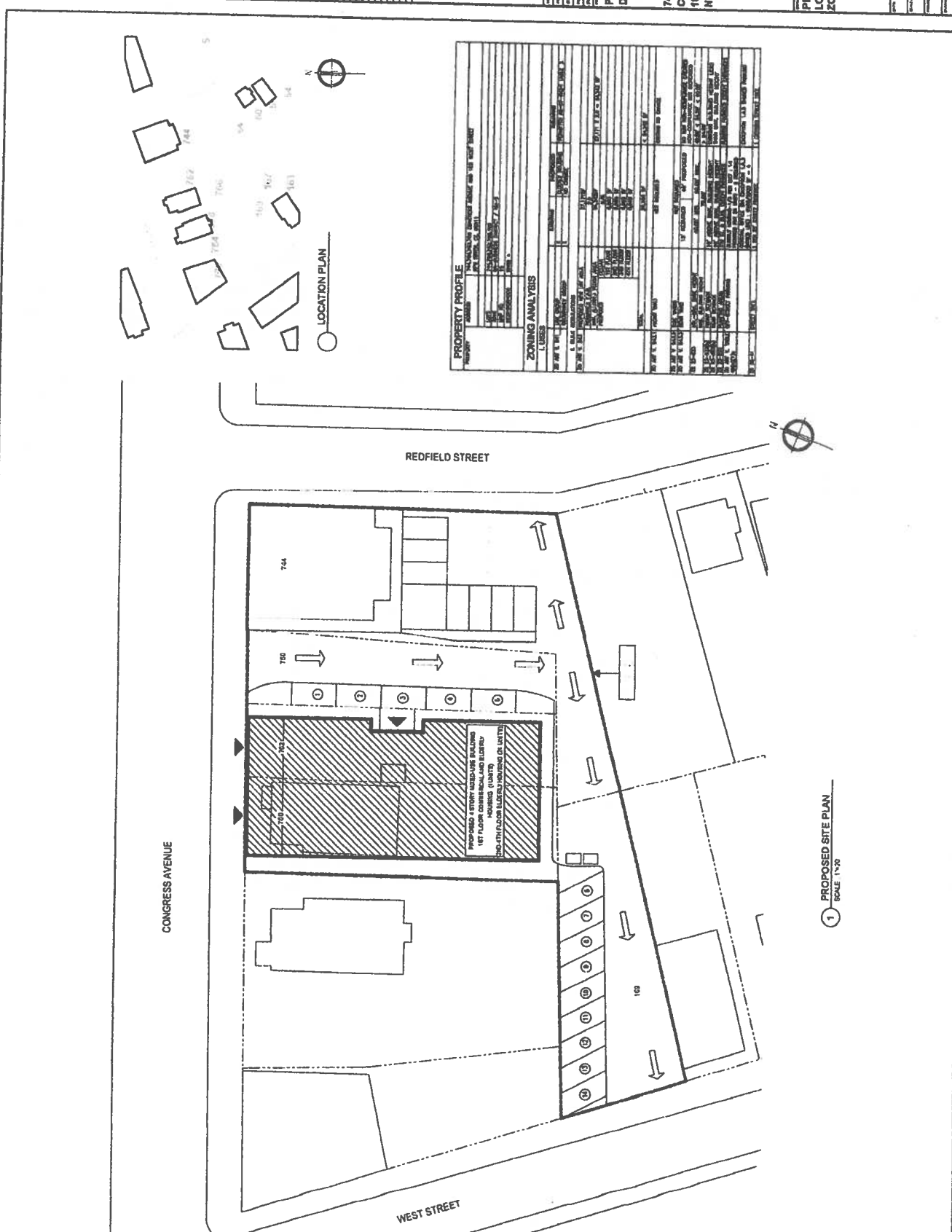
NO.	DESCRIPTION
1	PROPOSED 4 STORY MEASURE BALCONY
2	PROPOSED 1ST FLOOR COMMERCIAL AND BLURRY HOUSING (UNIT)
3	PROPOSED 1ST FLOOR COMMERCIAL AND BLURRY HOUSING (UNIT)
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**PROPOSED PLANNED UNIT DEVELOPMENT**

744, 760, 762, 768 CONGRESS AVENUE AND 168 WEST STREET, NEW HAVEN, CT 06511

**PROPOSED SITE PLAN, LOCATION PLAN AND ZONING INFORMATION**

DATE: MARCH 1, 2021  
 SCALE: 1"=20'  
 PROJECT NO.: CP-1



1 PROPOSED SITE PLAN  
 SCALE 1"=20'

**AEPMI**

ARCHITECTS  
NEW YORK, NEW YORK

201 N. 10th  
NEW YORK, NY 10002

PROPOSED PLANNED UNIT DEVELOPMENT  
744, 768, 782, 768  
CONGRESS AVENUE AND  
188 WEST STREET,  
NEW HAVEN, CT 06611

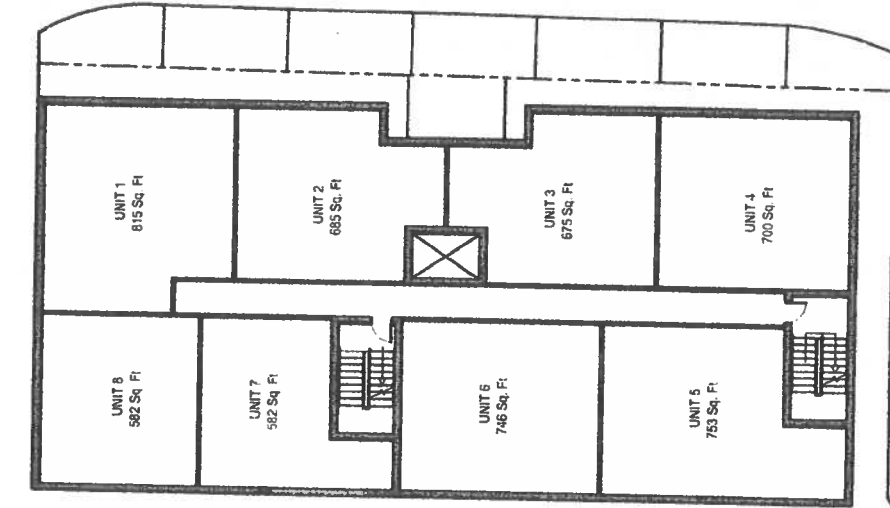
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PROPOSED PLANNED UNIT DEVELOPMENT  
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CONGRESS AVENUE AND  
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NEW HAVEN, CT 06611

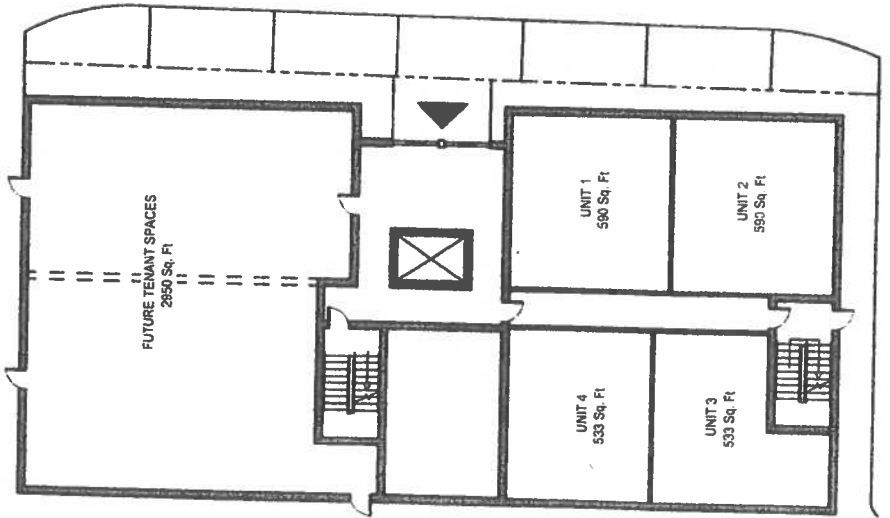
PROPOSED PLANNED UNIT DEVELOPMENT  
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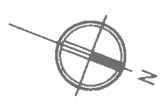
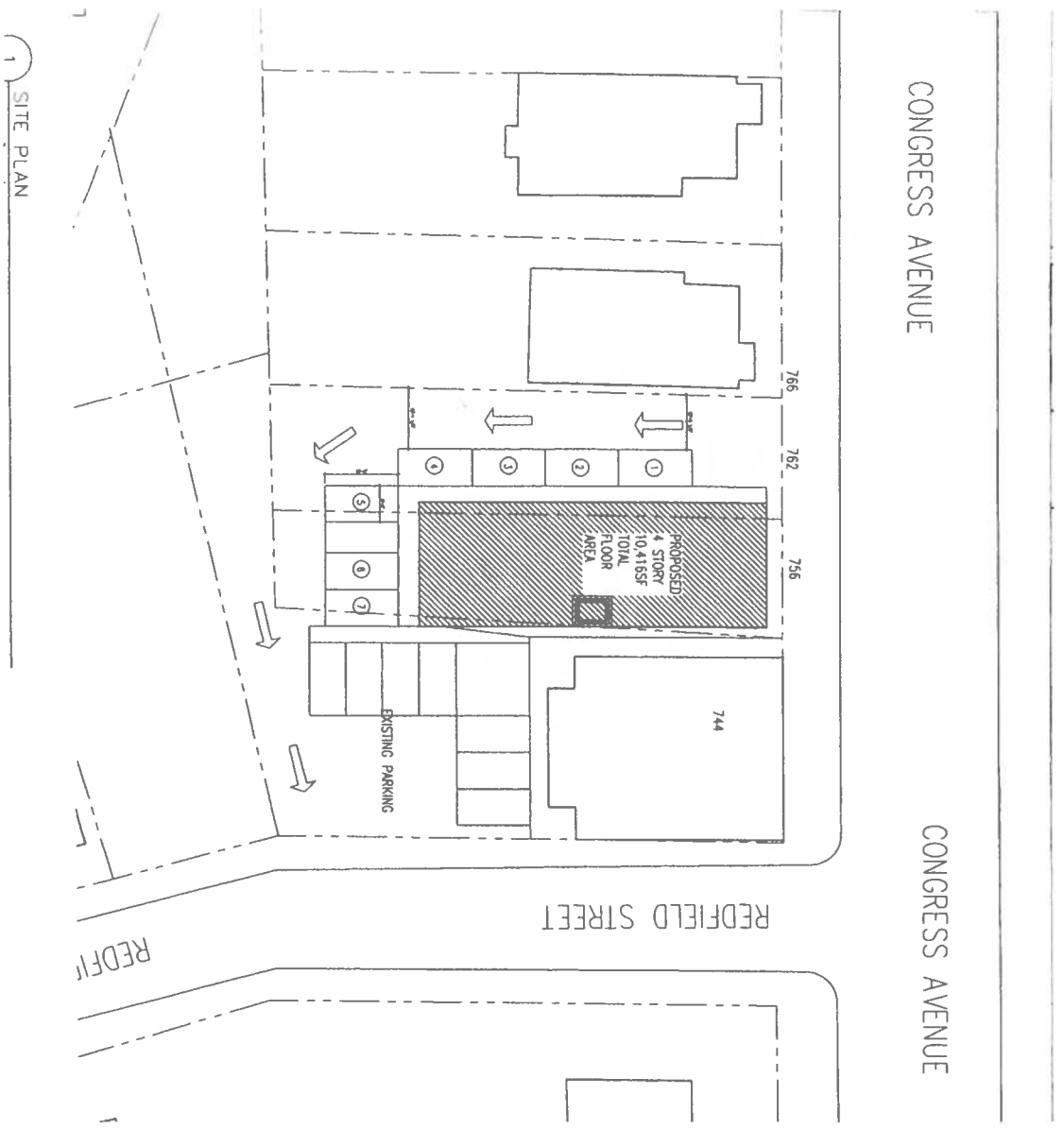
PROPOSED FLOOR PLANS  
MARCH 8, 2023  
CP-2



1 PROPOSED FIRST FLOOR PLAN



2 PROPOSED 2nd - 4th FLOOR PLAN



<b>PROPERTY P</b>	
PROPERTY ADDRESS	
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ZONING	
MAP AND RECORDS	
<b>ZONING ANAL</b>	
1 USES	
ZONING V. 541	USE OR OCCUPA