## **AGENDA / NOTICE OF MEETING**

# CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A SPECIAL MEETING APRIL 25, 2024 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the7 meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Topic: PAD Special Meeting April 25, 2024 at 3PM

Time: Apr 25, 2024 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://newhavenct.zoom.us/j/81592856908?pwd=b9Lcmsbm8sCe8knhTDL6HkVYexARGN.1

Meeting ID: 815 9285 6908 Password: 1234567a

One tap mobile +13092053325,,81592856908# US

Meeting Materials: <a href="https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee">https://www.newhavenct.gov/government/boards-commissions/boards-commissions/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee</a>

I. Call to Order

II. Approval of Minutes from March 20, 2024 PAD Meeting

III. Action Items / New Business

Type of Sale	Applicant	Ward
RFP	Habitat for Humanity of Greater New Haven, Inc.	4
RFP	Neighborhood Housing Services of New	2
	Haven, Inc.	
RFP	Neighborhood Housing Services of New	10
	Haven, Inc.	
	RFP	RFP Habitat for Humanity of Greater New Haven, Inc.  RFP Neighborhood Housing Services of New Haven, Inc.  RFP Neighborhood Housing Services of New

596 George Street 598 George Steet	Non-Profit	National Veterans Council for Legal Redress, Inc.	23
136 Hemingway Street	RFP	Douglas Allen Investment Group, LLC	12
211 Rosette Street	RFP	Habitat for Humanity of Greater New Haven, Inc.	8

IV. Old Business / Open Discussion

V. Adjourn

#### \*\*\*FULL ZOOM NOTICE ATTACHED BELOW\*\*\*\*\*\*\*

Evan Trachten is inviting you to a scheduled Zoom meeting.

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

Topic: PAD Special Meeting April 25, 2024 at 3PM

Time: Apr 25, 2024 03:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting** 

https://newhavenct.zoom.us/j/81592856908?pwd=b9Lcmsbm8sCe8knhTDL6HkVYexARGN.1

Meeting ID: 815 9285 6908

Password: 1234567a

One tap mobile

+13092053325,,81592856908# US

+13126266799,,81592856908# US (Chicago)

Dial by your location

+1 309 205 3325 US

#### PAD MEETING MINUTES March 20, 2024

**PRESENT:** Hon. Anna Festa, BoA; Hon. Kampton Singh, BoA; Steve Fontana, Economic Development; Donnell Hilton, City Plan; Evan Trachten, LCI; Clay Williams,

Business Development; Tamara Kirby, Tax Office

Guests: Nora Grace Flood

Meeting called to order at 3:01 P.M.

#### **Roll Call of Members**

The PAD minutes from December 20, 2023 were reviewed. A motion was made by Alder Festa to approve, seconded by Steve Fontana, approved (Tamara Kirby abstained).

## **New Business**

#### **54 Greenwood Street**

Evan told the committee the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc. as well as a parcel at 400 Legion Avenue. The applicant has been utilizing both lots for almost 20 years. The parcel at 54 Greenwood Street will be utilized as an emergency exit area and as a play area, they have an emergency exit door at this lot. The church is also in the process of opening a daycare. There is a letter in the file from 2019, the church wanted to purchase the lot, but the sale didn't proceed because the City wanted to receive fair market value and the applicant offered \$1.00 per square foot. Sometime ago, LCI was advised by Corporation Counsel that a law called RLUIPA treats churches as non-profit organizations. Sliver lot sales to non-profits are sold at \$1.00 per square foot. This parcel is 1,280 square feet. LCI didn't offer the lot at 54 Greenwood to the other adjacent property owner because they have a driveway and off-street parking, and because of the location of the applicant's emergency exit door. LCI also sees a community benefit by selling the lot to the applicant because they will be creating a daycare that will serve the community. Evan noted that it costs the City money to maintain this lot, cutting the grass and shoveling snow, and dealing with illegal dumping, was well as liability exposure.

Alder Festa asked if the adjacent homeowner was approached? Evan said no and told the committee the plan was always to sell this lot to the applicant because their emergency exit door opens to this location, as well as the other reasons previously stated, there is a long history of the applicant trying to acquire this parcel and we are finally at the committee level. The adjacent property hasn't shown any interest in acquiring the parcel. Steve Fontana expressed concerns about making sure the playground use would not obstruct the emergency exit. Steve would like to add a condition to make sure the parcel is used safely and serves an exit. Alder Singh agreed that adding the language was appropriate. Evan also noted that he called Alder Hurt to discuss this sale and he was supportive of the sale and the future daycare use.

A motion was made by Steve Fontana to approve the item with the condition that this parcel serve as an emergency exit and if any other use occurs (play space) the fire egress must be preserved, seconded by Clay Williams, roll call was taken, approved unanimously.

#### 400 Legion Avenue

Evan told the committee the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc at nonprofit pricing at \$1.00 per square foot. The applicant has been utilizing this parcel as a parking lot for almost 20 years. The applicant paved this lot many years ago and has been maintaining it. It recently came to the attention of the applicant that the City was the owner of this parcel. The applicant is developing a daycare and needs this lot. The applicant's primary entry door faces this parcel. Historically, LCI cleans-up of the facts on the ground by selling sliver lots when we come across a similar situation where the adjacent property owner has been maintaining the property. Evan noted the lot is 39' by 109' and 4,436 square feet. Evan said there isn't parking on Legion Avenue and the applicant has been a good neighbor.

Evan said he didn't think it would make sense to build a house at this location and take the lot away given the lack of parking and history with the parcel and applicant. Alder Festa asked about the front entry to the Church, Evan said it's about half-way down the side of the building along the parking lot. Alder Festa asked about the property line and noted the GIS map shows the structure over the property line. Evan said the GIS map system has some issues and is slated to be updated in April. Evan said the structure sits on the property line and basically has a zero-lot line. Alder Festa acknowledged the need for additional housing but also the need to serve our neighbors, the applicant has been a good neighbor.

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

#### 21 Haven Street

Evan told the committee that this is another sliver lot sale. The applicant Mr. Medeiros is an owner occupant. Owner occupants pay \$0.25 per square foot in this CD eligible area, the parcel is 3485 square feet, so the purchase price is \$871.25. Evan called Alder Cupo about this sale and she supported it. The applicant has been maintaining this lot for many years. The applicant thought she already owned the parcel. LCI didn't offer to split this lot because the other abutting property owner has a large lot with 78' of frontage. The applicant has a small lot, and this lot will increase their yard area and provide off-street parking. The applicant has been maintaining the lot.

A motion was made by Alder Festa to approve the disposition, seconded by Clay Williams, roll call was taken, approved unanimously.

#### **Open Discussion**

Evan told the committee the City recently did an RFP to sell a few vacant lots. Evan expects these to come before the PAD Committee in the near future. Evan may request a Special meeting to get the process going.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:30 P.M.

#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

Prope	Property Address		o-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units	
	35 Arch Street 39 Arch Street		01 0097 04200 01 0097 04300	RM-2	4	Bui	lding lot	Per Zoning	
2	2022 Assessm	ent Value (1	00%)	70%	of Assessm	nent	Prope	rty Size	
Land + OB	Building	Other	Total Value	For	Tax Purpo	oses	Lot Size	Total sq. ft.	
\$50,700 \$55,800	N/A	N/A	\$106,500		\$74,550		Approximately 70' X 180'	13,194 Total Per Assessor	
\$55,800							70' X 180'	Per As	

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 110,900	Vision	10/1/20 22	RFP # 2024-01- 1622	\$75,000	NA	\$75,000

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Evelyn Rodriguez 4th Ward	N/A	N/A

#### Applicant's Information

Applicant's name, address & telep	hone:	Name, address & telephone of contact person:						
Habitat for Humanity of Greater New Haven, In 37 Union Street New Haven CT 06511	nc	C/O Dennis Michels, Co-Executive Director						
Applicant's City property tax status:	Review date	Reviewed by:	Comments					
Current	4/3/2024	Staff	Current					

General discussion: The City of New Haven proposes to dispose of this building lot to Habitat for Humanity of Greater New Haven, Inc. who will develop two (2) single-family owner-occupied properties at this location. Each single-family home will also have an accessory dwelling unit (ADU) that will be rented as an affordable rental at 60-70% Area Median Income (AMI) with a minimum affordability term of twenty (20) years. Each structure must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years.

Prepared by: Date 13/2029 Concurred by: Date 4/3/24

Committee	Date	Action
	4/25/2024	
PAD		
	5/15/2024	
City Plan		
	5/22/2024	
L.C.I.		
	6/17/2024	
Board of Alders		

## **PRIOR NOTIFICATION FORM**

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

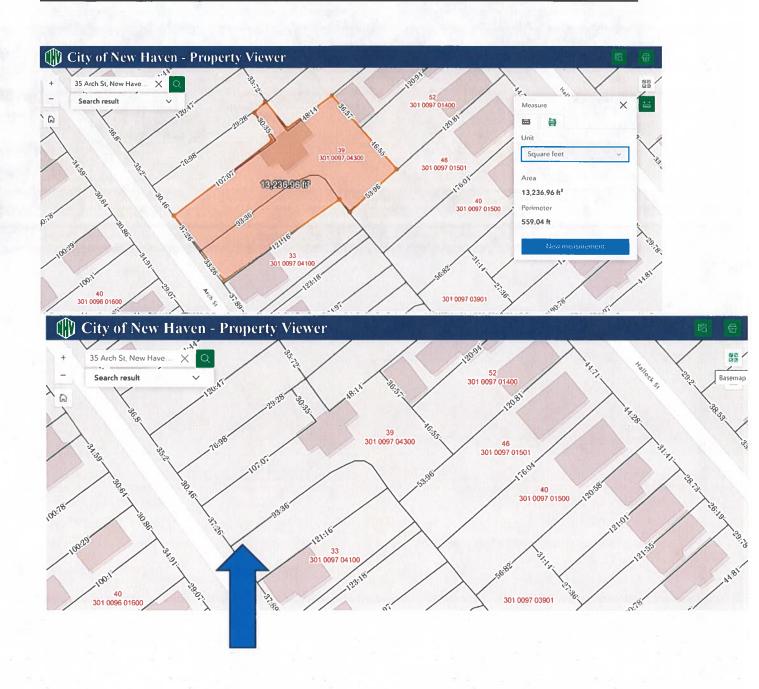
TO:		Hon. E	velyn Rodriguez 4th	Ward
DAT	Œ:	April 5, 2024		
FRO	M:	Department	Livable City Initiative	
		Person	Evan Trachten	Telephone X 8373
		form you that the foll of Aldermen.	lowing matter affecting yo	ur ward(s) will be submitted
part	of RFP	2024-01-1460. The ap		of Greater New Haven, Inc. as agle family homes at this site. and unit (ADU).
				444
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	Unaffili r	ated/Independent/Oth	ne	
		INSTRU	CTIONS TO DEPARTM	<u>IENTS</u>
1.	Departm	ents are responsible for se	ending this form to the alderper	son(s) affected by the item.
2.			red) directly to the alderperson(see Board of Aldermen agenda.	s) <u>before</u> it is submitted to the
3.	The date	entry must be completed	with the date this form was ser	t the alderperson(s).

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

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# 35-39 Arch Street Sale of building lot to Habitat for Humanity of Greater New Haven, Inc. for the development of 2 single family properties each structure will contain an affordable ADU rental unit.



## 35-39 Arch Street, New Haven, CT 06519



#### Habitat for Humanity of Greater New Haven, Inc. 35-39 Arch St. 2024 New Construction

	rces: (2) Homes w/attached /	ADU's
Dec-June	Corporate Grants	\$130,000
Dec-june	Foundation Grants	60,000
Dec-June	Individual Contributions	137,500
2024	CDBG	40,000
Project Inco	me	367,500
	HOME Funds	130,000
Total Source	es	\$497,500
		<del></del>
Budgeted U	ses:	
	Acquisition	\$ 75,000
	Survey	8,000
	Construction Equipment	5,200
	Sitework	2,000
	Excavation	70,000
	Foundation	30,000
	Framing	30,000
	Stairs	1,800
	Electrical	17,400
	Plumbing/Heat	56,000
	Insulation	10,000
	Roof & Gutters	11,000
	Windows/Doors	15,600
	Drywall	10,800
	Cabinets/Counters	11,000
	Flooring & Trlm	14,000
	Siding	11,600
	Porches	9,000
	Sidewalks & Landscaping	3,000
	Misc. Supplies	3,200
	Construction Salaries	70,000
	Disposals	4,600
	Security & Fencing	5,200
	Utilities	1,100
	Contingency	22,000
Total Project	t Uses	\$497,500

## LIVABLE CITY INITIATIVE -PROPERTY DIVISION

### **Disposition Summary Sheet**

#### **Property Description**

Property Address Map-Block-Parcel				Zoning	Ward	Proj	perty Type	Total legal units		
177 Edg	gewood Avenue	3	16 0267 03900	RM-2	2	S	liver lot	N/A		
2 Land + OB	2022 Assessm		100%) Total Value		70% of Assessment Prope For Tax Purposes Lot Size		rty Size Total sq. ft.			
\$40,400					\$28,280	0363	Approximatel 42'X 156'			

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$40,400	Vision	10/1/20 22	RFP # 2024-01- 1622	\$5,000	NA	\$5,000

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Frank E. Douglass, Jr. 2 <sup>nd</sup> Ward	N/A	N/A

#### Applicant's Information

Applicant's name, address & tele	phone:	Name, address & telephone of contact person: C/O James A. Paley, Executive Director			
Neighborhood Housing Services of New Haver 333 Sherman Avenue New Haven CT 06511	n, Inc				
Applicant's City property tax status:	Review date	Reviewed by:	Comments		
Current	4/3/2024	Staff	Current		
Proposal: The City of New Haven propo	ses to dispose of t	his sliver lot as part of RFP	# 2024-01-1622		
	n proposes to dispos	se of this sliver lot to Neighbo	rhood Housing Services of New		

Committee	Date	Action
	4/25/2024	
PAD		
	5/15/2024	
City Plan		
	5/22/2024	
L.C.I.		
	6/17/2024	
Board of Alders		

## **PRIOR NOTIFICATION FORM**

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

TO:	Hon. 1	Frank E. Douglass, Jr. 4th Ward
DATE:	April 5, 2024	
FROM:	Department	Livable City Initiative
	Person	Evan Trachten Telephone X 8373
	inform you that the fo ard of Aldermen.	llowing matter affecting your ward(s) will be submitted
as part of existing a	RFP 2024-01-1460. Th	d Avenue Neighborhood Housing Services New Haven, Inc. e applicant will utilize this lot for parking to support ties at 171 Edgewood Avenue and 173 Edgewood Avenue
Check on Demo	e if this an appointmen	nt to a commission
Repu	blican	
Unaff r	filiated/Independent/O	the
	INSTR	UCTIONS TO DEPARTMENTS
1. Depar	tments are responsible for	sending this form to the alderperson(s) affected by the item.
		ered) directly to the alderperson(s) <b>before</b> it is submitted to the he Board of Aldermen agenda.
3. The d	ate entry must be complete	ed with the date this form was sent the alderperson(s).

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

24,990 NEW HAVEN, CT	VISION		Assessed 24,990 3,290	28,280	E S	0	0	35,700	24,990	40,400 C	40,400	Result	Field Cd	l and Value		35,700
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CURRENT O	NEW HAVEN	RECO	CITY OF NEW HAVEN HANOMAN REALTY CORPORATION		Code		_	Nbhd	1900				The second second	0000		
CITY OF	NEW		HANC		Year							Permit Id		-		

## 177 Edgewood Avenue, New Haven, CT 06511



Sale of sliver lot at 177 Edgewood Avenue to Neighborhood Housing Services of New Haven, Inc. for parking to support affordable rental properies at 171 Edgewood Avenue and 173 Edgewood Avenue



#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

Prope	erty Address	M	ap-Block-Parcel	Zoning	Ward	Prop	perty Type	Total legal units
227 E	English Street 169 0818 01700		169 0818 01700	RM-2 15 Build		lding lot Per Zoning		
Land + OB	2022 Assessm	ent Value Other	(100%) Total Value		of Assessn		Prop	erty Size Total sq. ft.
\$46,000	N/A	N/A	\$46,000		\$32,200		Approximate 55'X 100' Flag lot	

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$46,000	Vision	10/1/20 22	RFP # 2024-01- 1622	\$10,500	NA	\$10,500

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Anna M. Festa 10th Ward	N/A	N/A

#### Applicant's Information

Applicant's name, address & telej	phone:	Name, address & telephone of contact person:  C/O James A. Paley, Executive Director		
Neighborhood Housing Services of New Haver 333 Sherman Avenue New Haven CT 06511	ı, Inc			
Applicant's City property tax status:	Review date	Reviewed by:	Comments	
Current	4/3/2024	Staff	Current	

General discussion: The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied property at this location. One unit will serve as a deed restricted affordable rental at 80% Area Median Income (AMI) for a minimum twenty (20) year term. Zoning Approval required prior to closing. This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years.

Owner Occupancy? Yes, sale to owner occupant

Prepared Concurred

Concurred

Prepared by: Date 4/3/224 by: Date 4/3/24

Committee	Date	Action
	4/25/2024	
PAD		
	5/15/2024	
City Plan		
	5/22/2024	
L.C.I.		
	6/17/2024	
Board of Alders		

## **PRIOR NOTIFICATION FORM**

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

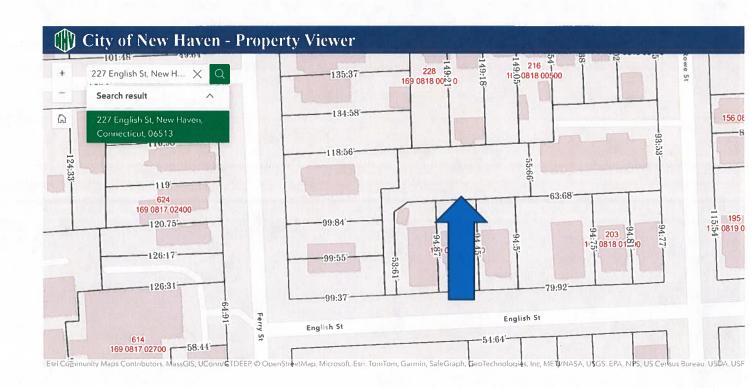
ТО	:	Hon. A	nna M. Festa 10 <sup>th</sup> Ward
DA	TE:	April 5, 2024	
FRO	οM·	Department	Livable City Initiative
1100	J1 <b>41</b> ,	Person	Evan Trachten (Sq.) Telephone X 8373
		form you that the follo	owing matter affecting your ward(s) will be submitted
Inc.		of RFP 2024-01-1460.	Street to Neighborhood Housing Services of New Haven, The applicant will develop a two-family owner-occupied
Che	eck one i Democr	f this an appointment at	to a commission
	Republi	can	
	Unaffili r	ated/Independent/Oth	e
		INSTRUC	CTIONS TO DEPARTMENTS
1.	Departm	ents are responsible for se	nding this form to the alderperson(s) affected by the item.
2.			ed) directly to the alderperson(s) <b>before</b> it is submitted to the Board of Aldermen agenda.
3.	The date	entry must be completed	with the date this form was sent the alderperson(s).

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

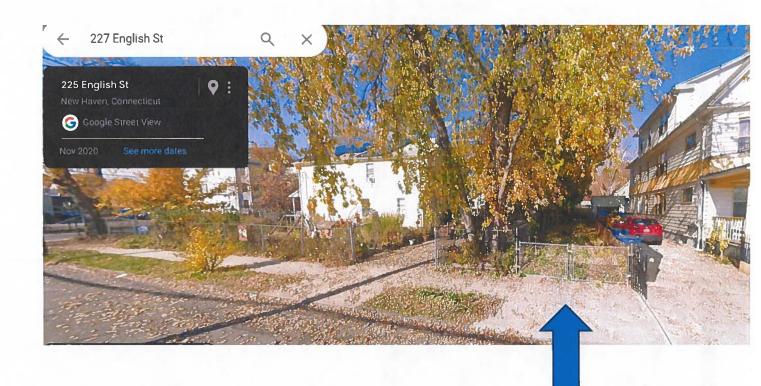
Print Date 03-28-2024 11:21:15		6093	NEW HAVEN, CT	VISION		Assessed	32,200	32,200			0	0	46,000	32 200	46,000	O	46,000	Result	Field Cd	Land Value	46,000	
		9	NEW H/	VIS VIS		Code	21	Total	or Assessor	IARY								Purpost/Result	Field Review Vacant Review Against Field Cd	Adj Unit P	2.11	
	-	32,200			2,200	Year	2021		Collector	SUMA									<del></del>	stmen	1.0000	
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Account #		1		<u>885299</u>		2	<b>&gt;</b>		ONS				Nbhd Name	FAIK HAVEN N				Desc		Pe [A	0	_
	R			06510		NERSH	OMPAN		EXEMPTIONS Description		-		a E	FAIR				Type	26	Zone	MD RM2	_
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Vision ID		CITY	6	NEW F		VII	AUST		Year									Permit Id		B Use	-	_

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Vision ID 8967		Element Cd Vac; Model 00 Vac; Style: 99 Vac; Stories: Cocupancy Exterior Wall 1 Exterior Wall 2 Exterior Wall 2 Interior Fir 1 Interior Condition Fir 1 Interior Fir 1 Interior Condition Fir 1 Interior Fir 1 Inte	

# 227 English Streetsale of building lot to Neighborhood Housing Services of New Haven, Inc. for the development of a two-family property



## 227 English Street New Haven CT 06513





#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

Prope	erty Address	Ma	ip-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
	George Street		315 1291 00600	RO	23	In	proved	3
598 C	George Street		315 1292 00500	RO	23	In	nproved	3
	2022Assessm				of Assessr			6 Total perty Size
\$66,600 \$51,200	<b>Building</b> \$276,200 \$262,200	Other N/A	Total Value \$342,800 \$315,300 Total: \$658,100		Tax Purp		29' X 129 (average frontage so	4,356 Sq./ Ft. Per Assessor 3,838 Sq./ Ft.
			***************************************				map)	T CT ASSESSUE

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 658,100	Vision	10/1/20 24	Non-Profit @ \$1,000 per unit	\$6,000	TBD	\$ 6,000

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Tyisha Walker 23rd Ward	N/A	N/A

#### Applicant's Information

Applicant's name, address & telep		Name, address & telep	phone of contact person:
National Veterans Council for Legal Redress, In	ic.		
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/4/2025	Staff	Current

General discussion The City of New Haven proposes to dispose of these structures to a local non-profit. The properties will be rehabilitated and maintained as affordable rental units and an office space. The properties will deed restricted for a minimum twenty (20) year affordability period. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than 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), or the Board of Alders of the City of New Haven.

Owner Occupancy? N/A

Prepared Date 4/5/24 Concurred by:

Date 4/8/24'

Committee	Date	Action
	4/15/2024	
PAD		
	5/15/2024	
City Plan		
	5/22/2024	
L.C.I.		

## **PRIOR NOTIFICATION FORM**

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

TO:	Hon.	Tyisha Wlaker-Myers 23 <sup>rd</sup> Ward
DATE:	April 5, 2024	
FROM:	Department	Livable City Initiative
	Person	Evan Trachten ( Telephone X 8373
	inform you that the fourd of Aldermen.	ollowing matter affecting your ward(s) will be submitted
National V	eterans Council for I	erties at 596 George Street and 598 George Street to Legal Redress, Inc. The applicant will rehabilitate these
		s affordable rental properties as well as an office space.
		<u> </u>
Check one Demo	e if this an appointme	ent to a commission
Reput	olican	
Unaff r	iliated/Independent/C	Othe
	INSTR	RUCTIONS TO DEPARTMENTS
1. Depar	tments are responsible for	r sending this form to the alderperson(s) affected by the item.
		vered) directly to the alderperson(s) <b>before</b> it is submitted to the

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

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

3.

4.

en Adj Unit P Land Value															
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342,800 C	Je	arcel Valu	Total Appraised Parcel Value Valuation Method	Total Ap Valuatio											
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ctor or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	viedges a vi	ture acknow	1	Comm Int	Amount	ESSME	Number Amo	Description 07	Code De		Δ	TIONS	EXEMPTIONS	Vear Code
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## 596-598 George Stree New Haven CT 06511



## 596-598 George Stree New Haven CT 06511





Tyisha Walker-Myers Alder, Ward 23

President of the Board

Vice Chair Youth & Youth Services Committee

Member
Finance Committee
Black & Hispanic Caucus
Litigation Settlement Committee

225 Winthrop Avenue, 2<sup>nd</sup> Floor New Haven, CT 06511-5154

Telephone: (203) 901-3436 E-mail: Ward23@newhavenct.gov

March 25, 2024

Ms. Arlevia Samuel
Executive Director, LCI
165 Church Street
New Haven, Connecticut 06510

Dear Ms. Samuel,

I am writing in support of the National Veterans Council for Legal Redress (NVCLR) application to acquire for affordable veterans housing the property known as 596-598 George Street in the Dwight neighborhood of New Haven. The organization is proposing to rehabilitate a building that has remained dormant for many years in our neighborhood and the Board of Alders has worked diligently to identify and secure safe and affordable housing for the residents of New Haven. Therefore, I am pleased to support the application for NVCLR's to acquire the property. The project has received support from the community and local leadership.

This letter confirms my support for this transformative project and continued investment in the City of New Haven neighborhoods towards growth and opportunity for affordable housing.

Sincerely,

Dyroka Walter-Myers
Hon. Tyisha Walker-Myers

President, New Haven Board of Alders



### The Hill North Community Management Team



Howard Boyd, Chair
Dr. Pamela Monk, Kelley Co-Chair
Maxine Harris, Secretary
Jose Dejesus, Treasurer

3/25/24

Letter of Support for National Veterans Council for Legal Redress (NVCLR) - Affordable Housing and Housing Pathways for Veterans, (596 and 598 George Street).

#### To Whom It May Concern,

The Hill North Community Management Team (HNCMT) writes this letter in strong support of the National Veterans Council for Legal Redress (NVCLR) and its initiative to build affordable housing and provide housing pathways for homeless and disabled veterans.

#### **Honoring Our Veterans**

We at HNCMT deeply appreciate the sacrifices made by our veterans who have served our country. It is a moral imperative to ensure they have access to safe and secure housing, a basic need for a dignified life. Unfortunately, many veterans, especially those who are disabled or homeless, face significant challenges in securing affordable housing.

#### **NVCLR's Vital Role**

The NVCLR's dedication to this critical cause is truly commendable. Their comprehensive approach that combines building affordable housing units with providing crucial housing pathway programs empowers veterans to transition towards stable housing and self-sufficiency.

#### **Shared Goals, Collaborative Efforts**

The HNCMT actively works to improve the well-being of our community, and addressing veteran homelessness is a key priority. We recognize the positive impact that NVCLR's initiative can have on our community. We are confident that by collaborating with NVCLR, we can leverage our combined resources and expertise to create a more supportive environment for veterans.

#### **Specific Areas of Support**

HNCT is particularly interested in collaborating with NVCLR in the following ways:

Identifying suitable locations for affordable housing development within our community.

Connecting NVCLR with local resources and service providers to strengthen the housing pathway programs.

Assisting with outreach and community engagement efforts to garner support for the

initiative.

#### **Investment in Our Future**

Supporting NVCLR's initiative goes beyond just addressing a social issue; it's an investment in our collective future. By empowering veterans to lead stable and fulfilling lives, we contribute to the overall strength and well-being of our community.

#### **Call to Action**

We urge you to lend your support to the NVCLR's initiative. Together, we can make a significant difference in the lives of those who have bravely served our nation.

Sincerely,

Howard Boyd, Chair

Hill North Community Management Team

#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

Prope	erty Address	M	ap-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
136 Hei	mingway Street	1	16 1033 01200	PDU 81	12	Vac	ant Land	Per Zoning
2	2019 Assessme	nt Value (	(100%)	70%	of Assessn	nent	Prop	erty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses	Lot Size	Total sq. ft.
\$191,600	N/A		\$ 191,600		\$134,120		100' X 735	55,295 Total Sq./ Ft. Per Assessor

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 191,600	Vision	10/1/2022	RFP # 2024- 01-1622	\$75,000	N/A	\$ 75,000
				į į		

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Theresa Morant 12th Ward	N/A	N/A

#### Applicant's Information

Applicant's name, address & tele	phone:	Name, address & telephone of contact person:		
Douglas Allen Investment Group, LLC 554 Boston Post Road Milford CT 06460		C/O Douglas Woods, Jr.	4	
Applicant's City property tax status:	Review date	Reviewed by:	Comments	
	04/03/2024	Staff	······································	

General discussion: The applicant proposes to develop rental housing at this location. The applicant proposes to build 15-20 rental units at this location (2-3 bedroom units). Zoning approval is required prior to closing (if needed). At least twenty percent (20%) of all units must be affordable rental units. The property will be deed restricted for a minimum twenty (20) year period. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than 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), or the Board of Alders of the City of New Haven. This sale is subject to other applicable local Ordinances in addition to the standard Livable City Initiative conditions contained/herein.

Owner Occupancy? N/A			1	/
by: July	Date <u>4/3/2</u> 024	Concurred by:	lag	Date 4/3/24

Committee	Date	Action
	4/25/2024	
PAD		
	5/15/2024	
City Plan		
	5/25/2024	
L.C.I.		
-	6/17/2024	

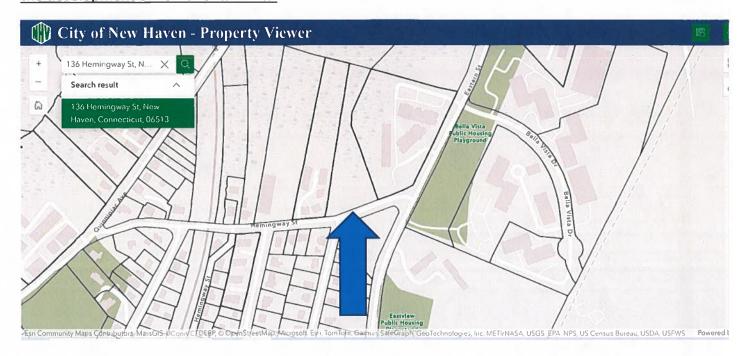
## **PRIOR NOTIFICATION FORM**

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

ТО	:	Theresa	Morant 12 <sup>th</sup>	Ward		
DA	ГЕ:	April 5, 2024				
FRC	OM:	Department	Livable City Ini	tiative		
		Person	Evan Trachten		Telephone _	X 8373
		form you that the follo of Aldermen.	owing matter affec	cting your w	vard(s) will be s	submitted
will	develop units wil	nt land at 136 Heming approximately 15-20 u l be affordable rental u	inits of rental hous	sing. At leas	t twenty percen	nt (20%) of
	ck one i Democr	f this an appointment at	to a commission			
	Republi	can				
	Unaffili r	ated/Independent/Oth	e			
		INSTRU	CTIONS TO DE	PARTMEN	<u>ITS</u>	
1.	Departm	ents are responsible for se	nding this form to the	alderperson(s	s) affected by the i	tem.
2.		n must be sent (or delivere ve Services Office for the			<b>fore</b> it is submitted	d to the
3.	The date	entry must be completed	with the date this forr	n was sent the	alderperson(s).	
4.	Copies to	o: alderperson(s); sponsori	ng department; attach	ned to submiss	ion to Board of A	ldermen.

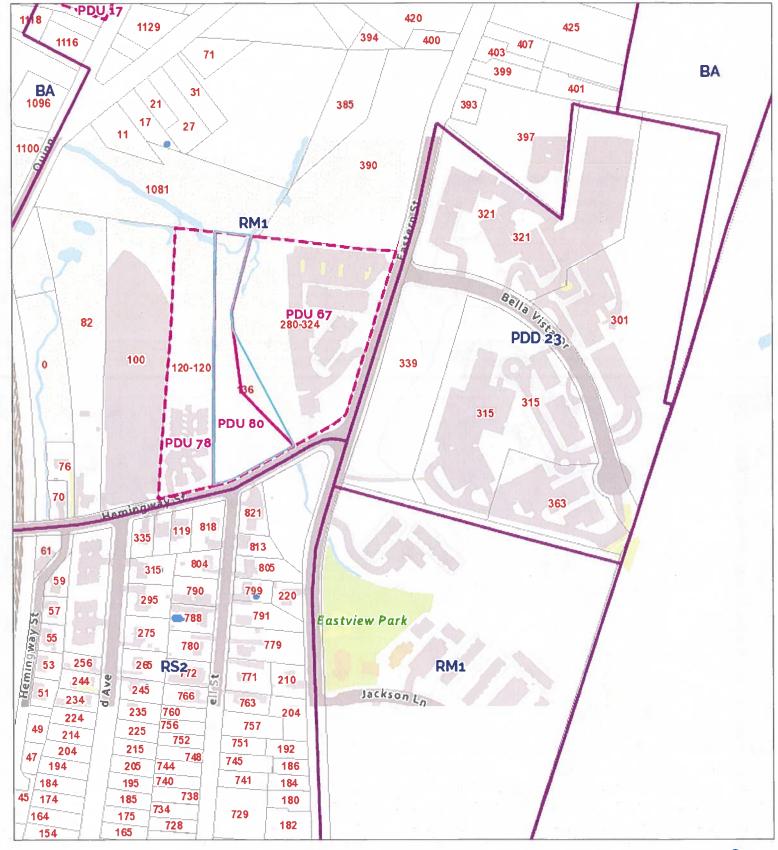
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TOPO	ssessed 134,120		134,120 (HISTORY)	4,120 2021	a Data Collector	VALUE SUMN						ANGE HISTOI	4 4 5		1.0000
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MART   TOPO	Appra		197 MOUS ASSE	2022 2	T sture acknowled	AP	ed Bldg. Valued Xf (B) Val	ed Ob (B) Va	Land Value	praised Pare	ppraised Par	ŀ		otes	
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TOPO	escription OM LN		l 📙		Total	Comm		Satch					ments	Nbhd. Adj	1.050
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Commerce	/RO/	E REPO AX DIST SIS PROP	(A)		OTHE	ription							Comp	Size Adj Si	
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Ait Prof ID WARD CENSUS BLOCK QUERY G GIS ID CENSUS BLOCK QUERY G GIS ID CENSUS BLOCK ACTION CORP GIS ID CONTRACT ACTION CORP	SUPP	03	E S				0.00	SING NEIGH	NOTES			JING PERMI		Land Units	
Alf F		S S S	526 <b>BK-VOL</b>			Am		ASSES						Land Type	V. A. A. S. 1951
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CODE OF OR OTHER ACT OF OTHER OF OTHER OF OTHER OF OTHER OTH	NT OWNER		lt a	VEN CQUISITION CO	EXEME	Desci			4				The second	Ť	
CITY OF CITY O		NEW HAVEN	RECOR	CITY OF NEW HAVEN 300 EASTERN ACQUIS IPPONA LLC UNKNOWN		ar Code		Nbhd	0800				Permit Id Issu	Use Code	902V CIT

Sale of building lot at 136 Hemingway Avenue to Douglas Allen Investment Group, LLC. for the development of 15-20 rental units.

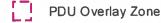




136 Hemingway Street (vacant lot on left side of photo)



#### Legend



Zoning Boundaries

New Haven Parcels

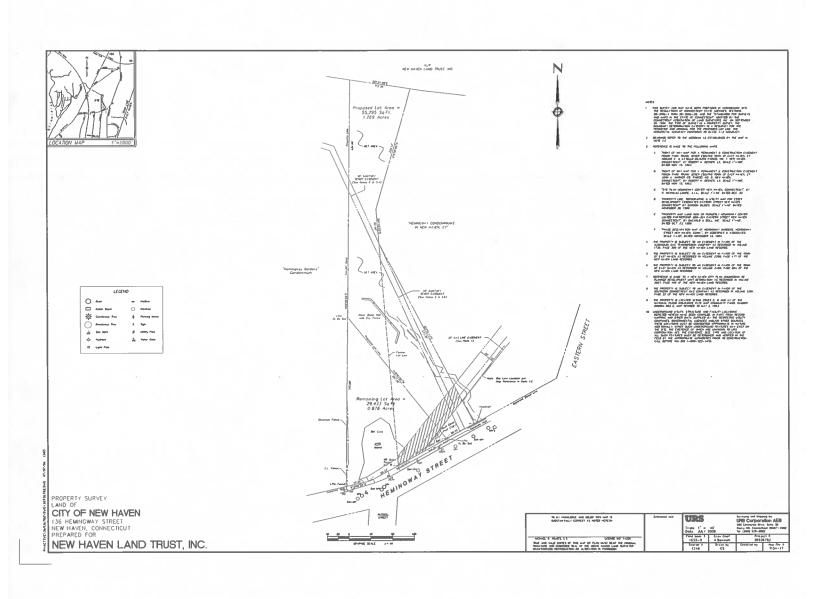
#### **ZONING MAP PRINT**

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 6/21/2021

0 0.03 0.06 0.12 mi



#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

Prope	erty Address	Mar	o-Block-Parcel	Zoning	Zoning Ward		erty Type	Total legal units	
211 R	Rosette Street	27	275 0039 02300		RM-2 4 Buil		lding lot	Per Zoning	
Land + OB	2022 Assessm Building	nent Value (1 Other	00%) Total Value		of Assessm		Prop	perty Size Total sq. ft.	
\$35,600	N/A	N/A	\$35,600		\$24,920		48' X 149'		

#### **Property Value Information**

Appraised Value Appra	ised by Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 35,600 Vi	sion 10/1/20 22	0 RFP # 2024-01- 1622	\$35,000	NA	\$35,000

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Evelyn Rodriguez 4th Ward	N/A	N/A

#### Applicant's Information

Applicant's name, address & tele	phone:	Name, address & telephone of contact person		
Habitat for Humanity of Greater New Haven, I 37 Union Street New Haven CT 06511	Dennis Michels Co-Executive Director			
Applicant's City property tax status:	Review date	Reviewed by:	Comments	
Current	4/3/2024	Staff	Current	

General discussion: The City of New Haven proposes to dispose of a building lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single family owner-occupied property at this location. This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.

Owner Occupancy? Yes, sale to owner occupant		1	1
Prepared by:	by: Da	ate $\frac{4}{3}$	24'

Committee	Date	Action
	4/25/2024	
PAD		
	5/15/2024	
City Plan		
	5/22/2024	
L.C.I.		
	6/17/2024	
Board of Alders		

## **PRIOR NOTIFICATION FORM**

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

TO	:	Hon. E	velyn Rodriguez	4 <sup>th</sup> Ward					
DA	TE:	April 5, 2024							
FR(	OM:	Department	Livable City Initia						
		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.									
Sale of building lot at 211 Rosette Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop a single family homes at this site.									
Che	eck one i	f this an appointment	to a commission						
Democrat									
Republican									
Unaffiliated/Independent/Othe									
INSTRUCTIONS TO DEPARTMENTS									
1.	Departm	ents are responsible for se	ending this form to the ald	derperson(s) affected by the item.					
2.	2. This form must be sent (or delivered) directly to the alderperson(s) <b>before</b> it is submitted to the Legislative Services Office for the Board of Aldermen agenda.								

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

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

3.

4.

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6093 NEW HAVEN, CT	VISION	Code A 21 Total	or Assessor				Purpost/Result Vacant Review Against Field Cd	Adj Unit P	4.54	Total Land Walite
24,920	24,920 STORY	7 Year 2021	wedges a visit by a Data Collector or Asa APPRAISED VALUE SUMMAR				Is Cd Scant 99 Vacant 45 Review		1.0000	10401
Assessed 24,	ENTS (HR	24,920 24,920 24,920	visit by a Da SED VAL	dg) (dg) (g)	eg e	lue	Type Is 03	Location Adjustmen		
Appraised 35,600	35,600	Year Code Assessed V Year   2022   21   24,920   2027   24,920   2027   24,920   2027   24,920   24,920	APPRA!	Value (Bit Value (Bid Value (Bid	Parcel Val	Parcel Va	Id Type PM 03 TWM 03			
Code Appraised 21 35,60	Total Total	Assessed Year 24,920 2022 24,920 2022	This signature acknowledges a visit by a Data Collector or Assessor  APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)	Appraised Xt (b) Value (Bidg) Appraised Ob (B) Value (Bidg) Appraised Land Value (Bidg)	Special Land Value Total Appraised Parcel Value Valuation Method	Total Appraised Parcel Value	Date 12-20-2010 12-16-2010 07-24-2001	Notes		
Description C		Code Asset	n Int	Batch			ents	Nbhd. Adj	0.650	
EX CO	<u> </u>	14 Year 2023	NTS Amount	Ba			Comments	Nbhd.	2000	40
	3 18 18 18 18 18 18 18 18 18 18 18 18 18	00	ESSMEN				0	Cond.	1.00	
	# SALE PRICE		OTHER ASSESSMENTS n Number Amo	Tracing			Date Comp	ze Adj Site Index Cond. Nbhd.	ĸ	
DATA ME REPO	TAX DIST GIS PROP Assoc Pid#		Description				Comp	Size Adj	6.98 1.00000	
MENTAL	SAI FDATE			ВОКНОО			Insp Date % Comp	Unit Price	86.9	
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Alt Prci ID	WARD 04 TAXABLE CENSUS 1405 BLOCK 1010 QUERY G GIS ID 16319 RK.VOI (PAGE	7019		Totai				Land Type		
<b>         </b>			TONS tion	Nbhd Name SOUTH HILL			Description	Zone LA	RM2 0	
N N N N N N N N N N N N N N N N N N N	06510		EXEMPTIONS Description	ž OS	ZED		Type			1000
CURRENT OWNER VEW HAVEN CCH ST	FIN CT 06510	HAVEN REW P			S BEEN RA		Issue Date	Description	CITY MDL-00	
CITY OF NEW HAVEN	NEW HAVEN	CITY OF NEW HAVEN	Year Code	Nbhd 2000	VACANT BUILDING HAS BEEN RAZED		Permit id	Use Code	902V C	
<u>5</u> <u>c</u>	Z	ัว≩ั	<u> </u>		≥ 3		1	m	-	1

Sale of vacant lot at 211 Rosette Street to Habitat for Humanity of Greater New Haven, Inc. for the development of an owner occupied single family home



## 211 Rosette Street, New Haven, CT 06519



#### Habitat for Humanity of Greater New Haven, Inc. 211 Rosette St. 2024 New Construction

income Sou	irces:	
Dec-June	Corporate Grants	\$ 60,000
Dec-june	Foundation Grants	30,000
Dec-June	Individual Contributions	64,000
2024	CDBG	30,000
Project Inco	me	184,000
	HOME Funds	65,000
<b>Total Source</b>	\$249,000	
Budgeted U	ses:	
•	Acquisition	\$ 35,000
	Survey	2,420
	Arch fees	100
	Permits	8,790
	Sitework	5,132
	Excavation	30,042
	Foundation	17,535
	Framing	14,350
	Stairs	3,433
	Electrical	8,820
	Plumbing/Heat	24,360
	Insulation	3,489
	Roof & Gutters	5,860
	Windows/Doors	10,430
	Drywall	5,468
	Cabinets/Counters	3,411
	Flooring & Trim	4,780
	Siding	4,060
	Porches	2,000
	Sidewalks & Landscaping	168
	Misc. Supplies	3,945
	Construction Salaries	32,000
	Disposals	4,383
	Security & Fencing	200
	Utilities	780
	Contingency	18,045
		\$249,000
T 4 4 D 1		7 2 13,444

**Total Project Uses**