

SPECIAL MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD)
JUNE 3, 2020 AT 6 P.M.

AGENDA

I. CALL TO ORDER

II. NEW BUSINESS

Address	Type of Sale	Applicant	Ward
0 Dixwell Avenue (MBP 292 0390 03100)	Non-Profit	Columbus House, Inc.	21
324 West Division Street	Non-Profit	Columbus House, Inc	21

III. ADJOURN

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: Special Meeting of the Livable City Initiative Board of Directors Meeting
Time: Jun 3, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/99494924006?pwd=a1dKLzdGTUhlV1crWCt3eEhleWthQT09>

Meeting ID: 994 9492 4006

Password: 6zL23j9%

One tap mobile

+13126266799,,99494924006# US (Chicago)

+19292056099,,99494924006# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 994 9492 4006

Password: 866244

Find your local number: <https://newhavenct.zoom.us/u/apLcwhyMn>

Join by Skype for Business: <https://newhavenct.zoom.us/skype/99494924006>

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
0 Dixwell Avenue (Rear of 486 Dixwell Avenue)		292 0390 03100	RM-2	21	Vacant Lot	Per Zoning	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$38,100	N/A		\$ 38,100	\$26,670		62' X 78' (rear lot / approximate size)	5871Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 38,100	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$ 2,000

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Columbus House, Inc 586 Ella Grasso Blvd. New Haven CT 06519	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/5/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant lot that will be developed as a two-unit affordable rental property at 25% AMI or below.

General discussion: The applicant will develop a two-unit affordable rental property at this site (25% AMI deed restriction). **This must be maintained as an affordable rental property for a minimum period of twenty (20) years, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? N/A

Prepared by: *Emilie...* Date 3/3/20 Concurred by: *[Signature]* Date 3/3/20

Committee	Date	Action
FAD	3/18/2020	
City Plan	3/18/2020	
L.C.I.	3/25/2020	
Board of Aldermen	4/20/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Steven Winter 21st Ward

DATE: **March 1, 2020**

FROM: Department
Person

LCI Property Division

Evan Trachten

Telephone **946-8373**

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

LCI proposes the disposition of lots at 324 West Division Street and 0 Dixwell Avenue (rear of 486 Dixwell Avenue MBP 292 0390 03100) to Columbus House Inc. The applicant proposes to develop two-units of low income rental at 0 Dixwell Avenue and an owner occupied property at 324 West Division Street (one or two units subject to Zoning approval)

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.

TOPO.	UTILITIES	STRL/ROAD	LOCATION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	U	V	SALE PRICE	V.C.
CITY OF NEW HAVEN DANIEL JAMES W&CATHERINE L&SUR	6555/ 5	09/18/2003 10/03/1978	U	V		

EXEMPTIONS	Amount	Description	Number	Amount	Comm. Int.

OTHER ASSESSMENTS	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Total
	2018	21	26,670	2017	21	26,670	26,670
	2016	21	26,670				26,670

ASSESSING NEIGHBORHOOD	Street Index Name	Tracing	Batch
NEW HALLVILLE			

EXEMPTIONS	Year	Type	Description	Amount	Code

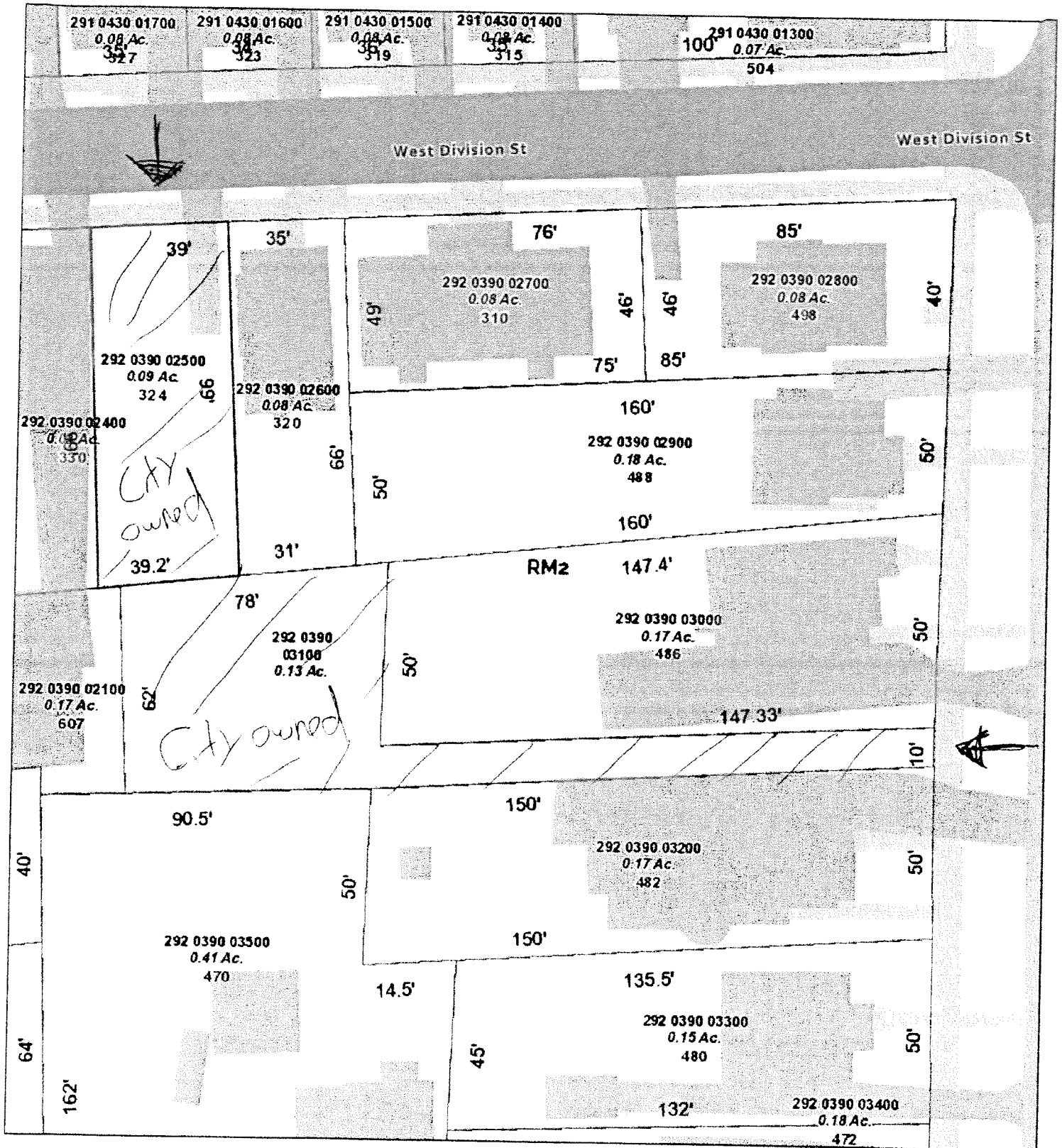
ASSESSING NEIGHBORHOOD	Street Index Name	Tracing	Batch
NEW HALLVILLE			

NOTES	Amount	Insp. Date	% Comp.	Date Comp.	Comments




NET TOTAL APPRAISED PARCEL VALUE	38,100
Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value	

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Description

LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION	
Zone	Depth	Unit Price	Factor S.A.
RM2 0	10	222	7.21 1.0000
Units	5,871 SF		Factor Idx
			1.00 1600
Adj.	0.90		
Notes- Adj.			
Special Pricing			
Spec Use			
Spec Cate.			
S Adj			
Fact	1.00		
Adj. Unit Price	6.49		
Land Value	38,100		
Total Card Land Units: 5,871 SF		Parcel Total Land Area: 5,871 SF	
Total Land Value: 38,100		Total Land Value: 38,100	



Legend

-  PDU Overlay Zone
-  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: 2/28/2020



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Steven Winter
Alder, Ward 21

Member

City Services & Environmental Policy Committee
Tax Abatement Committee
Youth Services Committee

426 Prospect Street, Apt. 1
New Haven, CT 06511-2122

Telephone: (203) 903-4342
E-mail: Ward21@newhavenct.gov

February 26, 2020

Frank D'Amore
Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiative
165 Church St | 3rd Floor
New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear)
Columbus House, Acquisition Application

Dear Mr. D'Amore and Mr. Trachten,

As Alder for the ward that includes the two City-owned lots at 324 West Division and 486 Dixwell (rear) I write to add my support for a favorable recommendation by LCI for the proposed development by Columbus House. I have met with Columbus House representatives and support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

I hosted a meeting of neighbors who lived in close proximity to the parcels on November 19 and attended the November Community Management Team meeting. The proposal received good results at both gatherings. The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

I recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Sincerely,
Steven Winter
Alder, Ward 21

Newhallville Community Management Team
Get Connected - Be Connected - Stay Connected

February 9, 2020

Frank D'Amore
Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiative
165 Church St | 3rd Floor
New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear)
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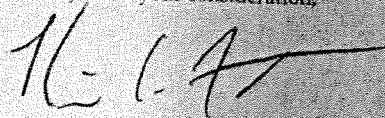
Dear Mr. D'Amore and Mr. Trachten,

As the executive board of the Newhallville Management Team we write to add our support for a favorable recommendation by LCI regarding the proposed development of 324 West Division and 486 Dixwell (rear) by Columbus House. Through the Columbus House and Yale School of Architecture visit to our management team and a tour of the City-owned lots, it is clear that this project would benefit both the block and the neighborhood. We support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

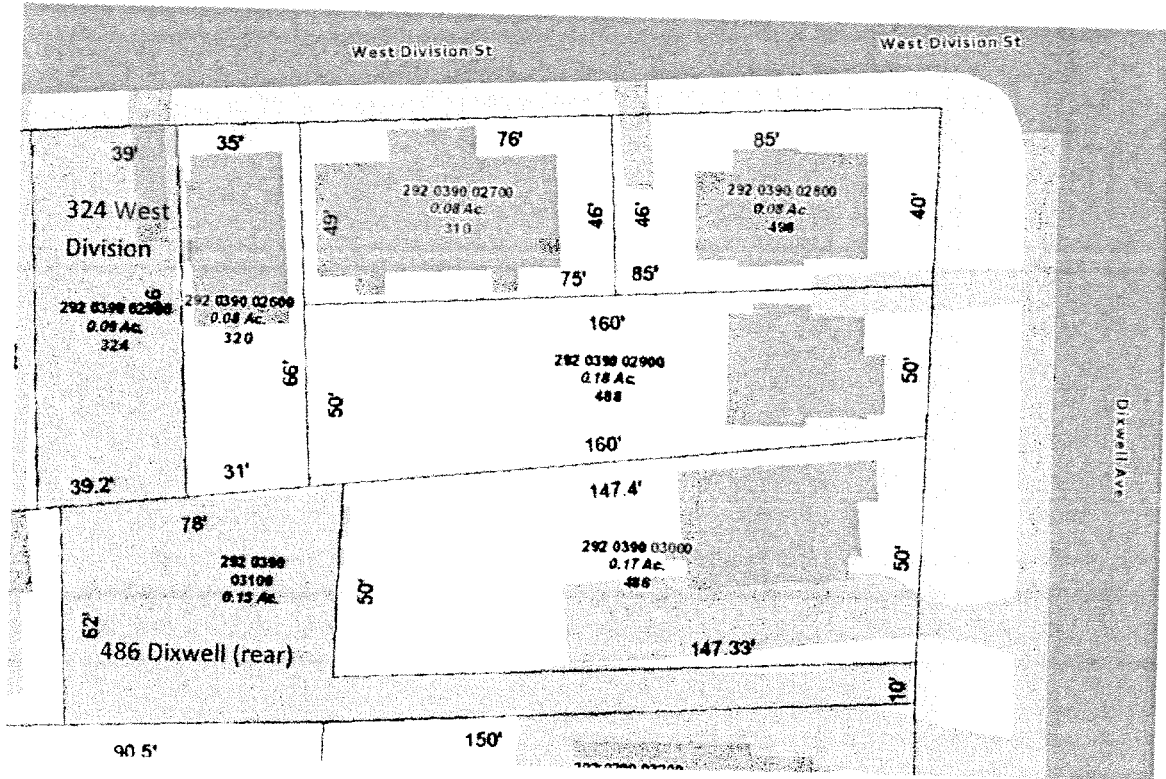
We recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Thank you for your consideration,



Kim Harris, Chair

Impacted lots at 324 West Division and 486 Dixwell



Yale Building

In 2020, Columbus House proposes to build another two household residence at 486 Dixwell Street in collaboration with the Yale School of Architecture. This juried initiative will involve design work by Yale students, under the supervision of Yale faculty, similar to projects over the past three years. The structure will be built with the hands-on assistance of Yale students and licensed trades. Occupancy is proposed by households who have experienced homelessness.

The building will situated to allow for required setbacks .

We will use the lot at 324 West Division Street as a staging area and access point for the 2020 residence.

Easement will also be provided to the owner of the adjacent, easterly lot at 320 West Division to allow access to the property rear to access for parking.

Columbus House is seeking assistance with removal of abandoned cars on the Dixwell Steet site. We are proposing to leave the CMU wall standing with some selective access points and could use help with the dismantling of the garage. The portions of the wall that are to remain will be covered with greenery.

In 2021, a two story, owner occupied structure will be constructed at the 486 Dixwell site. Our plans for a owner occupied duplex will require relief from the zoning board of appeals. This effort will be attempted in the spring of 2020. Should our request be denied we will construct a two story, one family owner occupied residence.

In either case, the building at will have a fifteen foot width to allow for required setbacks and the easement.

Between the two lots, four parking slots will be provided.

Columbus House
Financing

Financing is through:

- Cash and in-kind Donations from supporters of Columbus House
- In-kind donations from supporters of YSOA Vlock Building Project
- Volunteer labor from students of the Yale School of Architecture
- Donation of a manufactured home
- Potential government grants (if available)

Columbus House
Development Schedule and Cost Breakdown

Development Schedule

	YSOA Vlock Building Project	Manufactured homeownership
Engage surveyor	3/1/2020	3/1/2020
Phase One Executed	3/1/2020	3/1/2020
Acquisition process completed	4/15/2020	4/15/2020
Site preparation initiated	5/1/2019	5/1/2020
Construction commences	5/1/2020	
Manufactured home laid on foundation		9/1/2020
Manufactured home connected to utilities		9/15/2020
CO secured	12/15/2020	12/15/2020

Cost Breakdown

	YSOA Vlock Building	Manufactured Home
Acquisition	2,000	1,000
Phase One	2,500	2,500
Survey	2,000	2,000
Legal	2,000	2,000
Construction	195,000	80,000
Furniture	5,000	3,000
Total	208,500	90,500

Estimated Appraised Value

YSOA Vlock Building	\$126,000
Manufactured Home	\$115,000

Past projects of the Vlock Building Project and Columbus House

Address	Months to complete (year)
54 Adeline Street	8 (2017)
41 Button Street	8 (2018)
162 Plymouth Street	9 (2019)

Columbus House and the Yale School of Architecture are engaged in a five year agreement to produce small multi-family affordable housing structures. The proposed project in Newhallville is the fourth year of the agreement. With the support of the Hill South Management Team, LCI and the Board of Alders we have successfully completed three structures in Hill South.

The structures built in 2017 and 2018 have had the same occupants since the buildings were opened and are managed by the applicant. The 2019 structure should have occupants in January 2020.

Entitled the Vlock Building Project, after one of the donors of the project, this 2020 proposal targeted for Newhallville seeks the support of LCI to build a two unit rental structure on the Dixwell site. As with past projects, Yale students in a graduate level course will design options for the site, with the successful design selected at the end of the spring semester. Students will then participate in unlicensed tasks to build the structure during the summer of 2020.

Separate from the Vlock project, one of Columbus House's donors has made arrangements for a manufactured home to be donated for the purpose of additional affordable housing. This part of the building plans will be separate from the Vlock initiated but slated for the adjacent West Division Street site. There is a coordinated building schedule to reduce costs of installation. The applicant proposes offering the structure to an owner occupant with household income less than 50% of area median income, to fulfill the interest of the neighborhood to add to the homeownership mix. Affordability will be maintained through a mortgage and deed restrictions.

Evan Trachten

From: K.C. Hopes ~~kc.hopes367@hotmail.com~~
Sent: Wednesday, May 20, 2020 4:47 PM
To: Evan Trachten
Subject: Re: 324 West Division Street, New Haven, CT

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I was kicked out of the meeting due technical difficulties. I would like my public statement put on the record. I own and rent the property on 320 W. Division Street. My husband and I were approached several years ago to purchase a sliver lot (only half the lot) and we were told we could not build on the lot. That didn't make any sense to us at the time. My tenants have used the lot for the past 16 years. When we learned about Yale and Columbus House's proposal, we were shocked as we were told nothing could be built there. There was talk of an easement and Yale and the Columbus house being nice neighbors. However, an easement would be horrendous. Easements are a sure way to bring ill will between neighbors. Parking on W. Division street is extremely tight. And to my utter surprise, Adam proposed today to use the lot on 324 West Division Street as a pass through to the house on Dixwell Avenue. This would be quite disruptive to West Division Street. That lot is not big enough to put a house on it and to grant parking to everyone and access to a rear lot. I ask you to consider would you like that to happen next to your home.

My current tenant Sally Lopez, a registered New Haven voter and absolutely the best tenant is petrified about what this would do to her ability to park and have peace of mind. My husband and I would like to purchase the lot. Please share this with the committee members or please provide their addresses and I'll share.

Thank you for your attention to this matter.

Kirsten C. Hopes-McFadden, Esq.
HopeSpringsEternal (Keeping it REAL)
"If you believe it, you can achieve it."

??

~~203-237-5111~~
~~203-612-9043~~

??

- *Realtor. Landlord*
- *Education: Teacher*
- *Author: Coming Soon?? Monet Love Mysteries: Mistaken Identity*
- *Lawyer*

From: Evan Trachten <etrachte@newhavenct.gov>
Sent: Wednesday, May 13, 2020 12:18 PM

Evan Trachten

From: K.C. Hopes <~~mailto:kchopes@newhavenct.gov~~>
Sent: Wednesday, March 18, 2020 1:55 PM
To: Evan Trachten
Subject: Fw: 324 West Division Street, New Haven, CT

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kirsten C. Hopes-McFadden, Esq.
HopeSpringsEternal (Keeping it REAL)
"If you believe it, you can achieve it."

??

~~203-793-1111~~
~~203-793-1111~~

??

- * Realtor. Landlord
- * Education:Teacher
- * Author: Coming Soon??Monet Love Mysteries: Mistaken Identity
- * Lawyer

From: K.C. Hopes <~~mailto:kchopes@newhavenct.gov~~>
Sent: Wednesday, March 18, 2020 10:49:18 AM
To: Etrachen@newhavenct.gov <Etrachen@newhavenct.gov>
Subject: 324 West Division Street, New Haven, CT

Hello,

I hope all is well. I was given your name by Steve Winter with regard to the purchase of 324 West Division Street. I was told that a meeting was to happen today. I planned on being there prior to the city hall shutdown. I would like to purchase the lot as my tenant uses the lot for parking. There is very little off street parking and my adjacent lot at 320 West Division Street does not allow for parking. There was talk about an easement but those are notoriously hard to enforce and make for bad neighbors. My husband and I were approached years ago to purchase a sliver lot. I still have the application and would like to submit it. Please advise on what the next steps are and when a meeting open to the public will occur.

Thank you,

Kirsten C. Hopes-McFadden, Esq.
HopeSpringsEternal (Keeping it REAL)
"If you believe it, you can achieve it."

??

~~203-793-1111~~
~~203-793-1111~~

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- * Realtor. Landlord
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LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
324 West Division Street		292 0390 02500	RM-2	21	Sliver lot	Per Zoning	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$36,500	N/A		\$ 36,500	\$25,550		39' X 99'	3920 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 36,500	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$ 2,000

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Columbus House, Inc 586 Ella Grasso Blvd. New Haven CT 06519	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/5/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant lot that will be developed as a two-unit owner-occupied property.

General discussion: The applicant will apply for Zoning relief to develop a two-unit owner occupied property at this site. If the applicant does not receive Zoning approval to develop a two-unit structure the applicant will develop one unit at this location (and the purchase price will be \$1,000.00). The applicant will be given 24 months from closing to develop this site. The applicant plans to utilize this site to access a development site a 0 Dixwell Avenue (rear of 486 Dixwell Avenue) and develop this parcel the following year. **This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by: *[Signature]* Date 3/3/20 Concluded by: *[Signature]* Date 3/3/20

Committee	Date	Action
PAD	3/18/2020	
City Plan	3/18/2020	
L.C.I.	3/25/2020	
Board of Aldermen	4/20/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Steven Winter 21st Ward

DATE: **March 1, 2020**

FROM: Department
Person

LCI Property Division

Evan Trachten

Telephone 946-8373

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

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Republican

Unaffiliated/Independent/Other _____

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

Property Location: 524 WEST DIVISION ST
 Vision ID: 18086
 Account # 292 0390 02500
 MAP ID: 292/ 0390/ 02500/ /
 Bldg #: 1 of 1
 Bldg Name: 6093
 State Use: 9030
 Print Date: 02/03/2020 09:26

CURRENT ASSESSMENT
 Code 21 Appraised Value 36,500 Assessed Value 25,550

EX COM LN

STRL/ROAD LOCATION

UTILITIES

TOPO.

SUPPLEMENTAL DATA
 WARD 21
 TAXABLE
 CENSUS TRAC 1415
 BLOCK 7007
 QUERY GROUJ
 GIS ID: 18086

ASSOC PID#

RECORD OF OWNERSHIP
 CITY OF NEW HAVEN
 BK-VOL/PAGE 3606/ 6
 SALE DATE 01/08/1987
 SALE PRICE V.C. 0

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Total
2018	21	25,550	2017	21	25,550	25,550
Total:		25,550	Total:		25,550	25,550

PREVIOUS ASSESSMENTS (HISTORY)

EXEMPTIONS

Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:						

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD
 NBHD Name NEWHALLVILLE
 Street Index Name Tracing
 Batch

NOTES

Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 36,500
 Special Land Value 0
 Total Appraised Parcel Value 36,500
 Valuation Method: C
 Adjustment: 0

NET TOTAL APPRAISED PARCEL VALUE 36,500

APPRaised VALUE SUMMARY

Date	Type	IS	ID	Cd.	Purpose/Result
06/01/2011	04		MI	70	Field Review
01/22/2011	03		TWM	99	Vacant

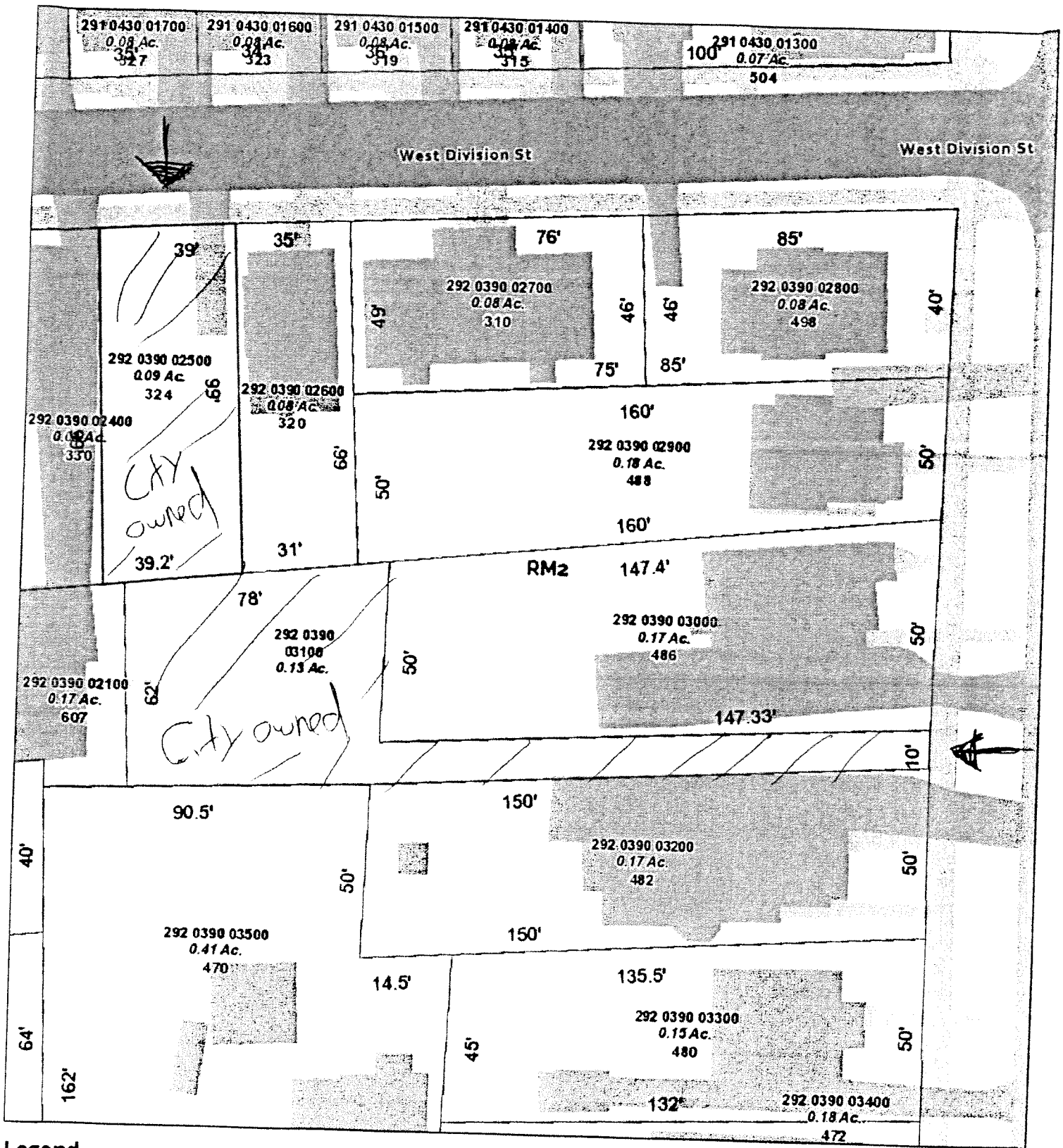
BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments




LAND LINE VALUATION SECTION

Zone D	Front	Depth	Units	Unit Price	Factor S.A	C. ST	Factor	Adj.	Notes-Adj
R2M-00	39	99	3,920 SF	10.35	1.0000	5	1.00	1600	0.90

Total Card Land Units: 3,920 SF
Parcel Total Land Area: 3,920 SF
Total Land Value: 36,500



Legend

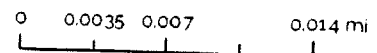
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-  New Haven Parcels

ZONING MAP PRINT

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Date: 2/28/2020





**CITY OF NEW HAVEN
BOARD OF ALDERS**

Steven Winter
Alder, Ward 21

426 Prospect Street, Apt. 1
New Haven, CT 06511-2122

Telephone: (203) 903-4342
E-mail: Ward21@newhavenct.gov

Member
City Services & Environmental Policy Committee
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Youth Services Committee

February 26, 2020

Frank D'Amore
Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiative
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RE: 324 West Division and 486 Dixwell (rear)
Columbus House, Acquisition Application

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I hosted a meeting of neighbors who lived in close proximity to the parcels on November 19 and attended the November Community Management Team meeting. The proposal received good results at both gatherings. The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

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Sincerely,
Steven Winter
Alder, Ward 21

Newhallville Community Management Team
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February 9, 2020

Frank D'Amore
Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiative
165 Church St 1 3rd Floor
New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear)
Columbus House, Acquisition Application

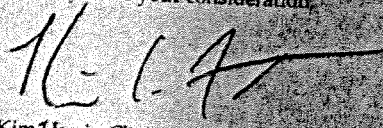
Dear Mr. D'Amore and Mr. Trachten,

As the executive board of the Newhallville Management Team we write to add our support for a favorable recommendation by LCI regarding the proposed development of 324 West Division and 486 Dixwell (rear) by Columbus House. Through the Columbus House and Yale School of Architecture visit to our management team and a tour of the City-owned lots, it is clear that this project would benefit both the block and the neighborhood. We support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

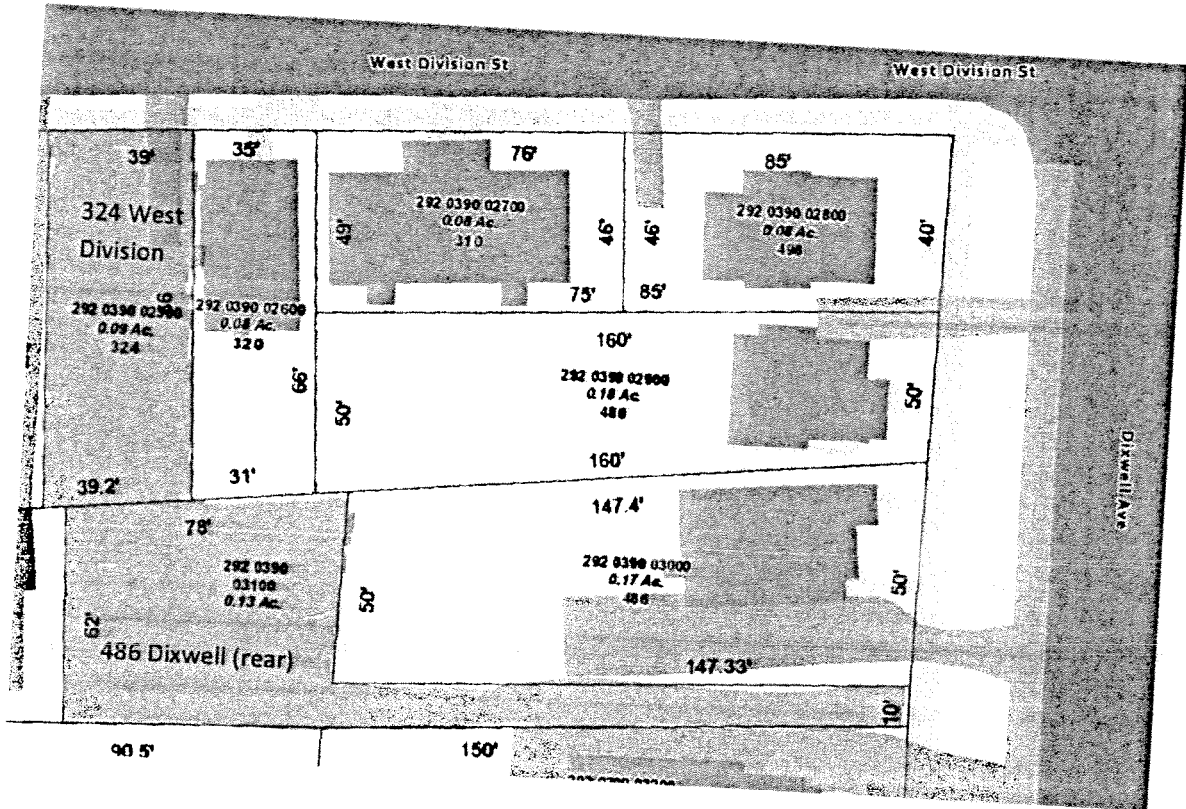
We recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Thank you for your consideration.



Kim Harris, Chair

Impacted lots at 324 West Division and 486 Dixwell



Yale Building

In 2020, Columbus House proposes to build another two household residence at 486 Dixwell Street in collaboration with the Yale School of Architecture. This juried initiative will involve design work by Yale students, under the supervision of Yale faculty, similar to projects over the past three years. The structure will be built with the hands-on assistance of Yale students and licensed trades. Occupancy is proposed by households who have experienced homelessness.

The building will situated to allow for required setbacks .

We will use the lot at 324 West Division Street as a staging area and access point for the 2020 residence.

Easement will also be provided to the owner of the adjacent, easterly lot at 320 West Division to allow access to the property rear to access for parking.

Columbus House is seeking assistance with removal of abandoned cars on the Dixwell Steet site. We are proposing to leave the CMU wall standing with some selective access points and could use help with the dismantling of the garage. The portions of the wall that are to remain will be covered with greenery.

In 2021, a two story, owner occupied structure will be constructed at the 486 Dixwell site. Our plans for a owner occupied duplex will require relief from the zoning board of appeals. This effort will be attempted in the spring of 2020. Should our request be denied we will construct a two story, one family owner occupied residence.

In either case, the building at will have a fifteen foot width to allow for required setbacks and the easement.

Between the two lots, four parking slots will be provided.



324 West Division Street (Vacant Lot)



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Steven Winter
Alder, Ward 21

426 Prospect Street, Apt. 1
New Haven, CT 06511-2122

Member

City Services & Environmental Policy Committee
Education Committee
Health & Human Services Committee
Equal Opportunities Commission

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February 21, 2020

Serena Neal-Sanjurjo
Livable City Initiative
165 Church Street
New Haven, CT 06510

Re: 260 W Hazel Street

Dear, Ms. Neal- Sanjurjo,

As Alder of the 21st ward, I write to express my support for NHS New Haven, they plan to acquire and develop 260 W Hazel Street into a two-family, owner-occupied property. They plan on constructing a home with a style that fits in with the surrounding properties in the neighborhood as there is no historic preservation component to this property.

I offer this letter of support at the request of NHS New Haven. If you have any questions, please don't hesitate to contact me.

Sincerely,

Steven Winter
Ward 21st , Alder