

PAD Special Meeting Minutes June 3, 2020

Present: Hon Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development; Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

Absent:; Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 4:03 P.M.

A motion to approve the PAD Minutes from May 20, 2020 from was made by Alder Antunes, seconded by Alder Festa, **Approved (Steve Fontana abstained) Alder Antunes told the committee that Robert's Rules of order does not require an abstention if you were not present at the meeting.**

Action items

98 Bassett Street & 102 Bassett Street

Evan Trachten explained that the City is proposing to sell these two lots to Neighborhood Housing Services of New Haven, Inc. for \$2,000 and they will combine the lots and develop an owner occupied two family house with a minimum 5 year occupancy period. Alder Festa noted there was CMT and Alder support for this project. Steve Fontana asked if it was an affordable property, Evan explained the buyer would be within a certain income and thus it was affordable.

A motion was made by Alder Antunes, seconded by Clay Williams, Roll call was taken and the item was approved unanimously.

124 Carmel Street

Evan explained to the committee that Beulah Land Development is proposing to rehabilitate this single family property. The price is \$1000 which is based on Board of Alders pricing for non-profits doing affordable housing. There is a letter of support from the Alder and the Management Team.

A motion was made by Clay Williams, seconded by Alder Antunes, Roll call was taken and the item was approved unanimously.

44 Lilac Street

Evan Trachten explained that the City is proposing to sell this lot to Neighborhood Housing Services of New Haven, Inc. for \$1,000 and they will combine the lots and develop an owner occupied single family house with a minimum 5 year occupancy period. Evan noted this is a non-conforming lot and a single family property is as of right to develop. The lot has 35' of frontage. The City will get an owner occupant, building permit fees, and future taxes.

Alder Festa asked what happens if the owner loses the house? Evan explained that a new owner-occupant would have to live in the property to satisfy the remainder of the occupancy period. Steve Fontana asked if these lots were RFP'd? Evan told the committee that each non-profit serves an area and they search Vision Appraisal and the Land Records to identify property, they also talk to staff such as Serena, Cathy Schroeter, and staff at City Plan, and LCI staff.

Alder Antunes asked if no abutting property is interested in the non-conforming lot does it go on the open market for sale? Evan explained that we do not sell these lots on the open market. Non-conforming lots can be developed subject to Zoning review and approval. There is a lot of confusion about the definition of non-buildable and non-conforming land. Sliver lots are non-conforming but can be developed. Its quite technical. Nate agreed with Evan.

Evan noted Alder support and CMT support as well.

A motion was made by Steve Fontana, seconded by Alder Festa , Roll call was taken and the item was approved unanimously.

260 West Hazel Street

Evan Trachten explained that the City is proposing to sell this lot to Neighborhood Housing Services of New Haven, Inc. for \$2,000 and they will develop an owner occupied two family house with a minimum 5 year occupancy period. This property will require some zoning relief to develop a two family. Alder Festa noted there was CMT and Alder support for this project. The project is funded and ready to go. Steve asked Evan to display a photo of the lot. Evan reminded the committee it costs the City money to cut the grass, shovel snow, and remove debris from the site and the City has liability as the owner.

A motion was made by Steve Fontana, seconded by Alder Festa, Roll call was taken and the item was approved unanimously.

70 Woolsey Street

Evan told the Committee Habitat for Humanity is proposing to develop a single family property for \$1000. The lot has 41 feet for frontage and 100 feet deep so the lot is ideal to develop a single family property. Evan told the committee each future owner-occupant works 400 hours on the development of the property. Habitat has a 100% completion rate in New Haven. Evan mentioned Habitat is looking into purchasing the adjacent property. Alder Festa told the committee the Alder is in support and the CMT too.

A motion was made by Clay Williams, seconded by Alder Antuens, Roll call was taken and the item was approved unanimously.

Clay Williams mentioned last months items 0 Dixwell / 324 West Division Street sale to Columbus House, the neighbor has emailed staff about her concerns. Evan updated the committee that the neighbor who is opposed to the development of West Division street has talked to Columbus House and the item 324 West Division St. will likely be tabled at LCI Board to allow time for more discussion. 324 West Division Street will likely come back to Committee as a new proposal. The conversation is on-going

Motion to adjourn by Steve Fontana, Second by Evan Trachten, All were in favor. Meeting adjourned at 4:30 P.M.