

PAD Meeting Minutes May 20, 2020

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

Absent: Steve Fontana, Economic Development; Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 4:08 P.M.

A motion to approve the PAD Minutes from November 20, 2020 from was made by Alder Antunes, seconded by Nathan Hougrand, **Approved Unanimously**

Action items

0 Dixwell Avenue MBP 292 0390 03100)

Evan Trachten explained that the City is proposing to sell this lot and an adjacent lot at 324 West Division Street to Columbus House to develop affordable housing with a 20 year deed restriction. This lot will house a two (2) unit affordable rental property for \$2,000. The pricing comes from the Board of Alder pricing for non-profits for deed restricted housing at \$1,000 per unit. This is a partnership build with the Yale School of Architecture Vlock Build Project for 2020.

Nate asked about the driveway along Dixwell, has it been reviewed by Traffic and Parking? Adam Hopfner from Yale informed the committee that access would be via 324 West Division Street with a shared driveway, this came about by working closely with City Plan staff Jenna Montesano. Clay Williams asked about financing, and Adam stated that all finances are in place to move forward. They are ready to begin construction immediately. Only 6 builders will be on site due to the Covid-19 crisis, but this will not delay the project.

Alder Festa asked how long the City has owned these parcels and how they were acquired. Evan reviewed the filed cards and the City has owned it since the early 2000's. These parcels were acquired via foreclosure. There is a large community benefit provided by Yale's involvement in this project. Yale does not own the property; it will be owned by Columbus House. Alder Festa wanted to make sure it would remain taxable and Evan confirmed that he called the Assessor to make sure it would be taxable.

Evan reiterated that this project is shovel ready and asked if the public had any questions. Evan noted that concerned neighbor was on the call. Nobody on the call had a question.

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

Clay Williams suggested that the Committee hear the next item for Columbus House since they are on the call. There were no objections from anyone on the committee

324 West Division Street

Evan explained that this site will be used for 2021 Vlock Build site. Columbus House will attempt to develop a two (2) unit owner occupied property, but if they are unable to get Zoning relief they will build a single family property. The price is based on the \$1000 per unit non-profit pricing.

Nate told the committee the site is a non-conforming lot and requires a variance to develop the site as a 2 family. A single family home is as-of-right, but may also need zoning relief. Evan explained that due to this zoning situation we have proposed the development with the flexibility to be one unit or two. Alder Festa told the Committee that the Alder, Steve Winter is in full support of the development. Evan asked if anyone from the public would like to say anything, there was a neighbor on the call previously. There were no questions from anyone.

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

56 Hazel Street

Evan explained that we are splitting this sliver lot between an owner occupant and an LLC. The square foot pricing is \$0.25 for owner occupants and \$1.50 when not occupied by the owner. Evan explained why the lot is being split between these applicants and why the corner property at 156 Newhall Street is not being offered a portion of land (due to management issues / on going Housing code violations)

Nate told the committee that selling additional land helps increases the conformity of the properties (Zoning conformity) and that off street parking is beneficial. The owner-occupants (Abubukari) are paying \$262.50 and New Haven Community Development, LLC is paying \$2025.00 based on the pricing guidelines.

Evan told the committee that the City spends money cutting the grass and maintaining sliver lots and has liability exposure as well, so selling lots that are not easily buildable is in the best interest of the City. If zoning regulations change it may be possible to develop very small lots in the future. Alder Festa asked if the Alder and the CMT normally write letters of support for sliver lots? Evan told the committee, not in general. Evan stated that for non-profit sales and other sales we require support letters. Evan asked if there were any further questions before a motion was made. **A motion was made by Clay Williams, seconded by Alder Festa, Roll call was taken and the item was approved unanimously.**

Evan told the Committee that he has several non-profit items and plans to call a Special Meeting in early June (2020). He also thanked everyone for their service and participation.

A motion to adjourn was made by Alder Festa, seconded by Clay Williams, all were in favor, Adjourned at 4:34 P.M.