

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/ Orders/ Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution)
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
	Supporting Documentation (if applicable)
	E-mailed Cover letter & Order

IN ADDITION [IF A GRANT]:

N/A	Notice of Intent
N/A	Grant Summary
N/A	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 13, 2024

Meeting Submitted For: March 4, 2024

Regular or Suspension Agenda: Regular

Submitted By: Cathy Schroeter, Deputy Director LCI

Title of Legislation:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTY LOCATED AT 455 HOWARD AVENUE, AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALE OF THE PROPERTY

Comments:

Coordinator's Signature: Michael Piscitelli

Controller's Signature (if grant):

Mayor's Office Signature:

Call (203) 946-7670 or email bmontalvo@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED



Arlevia T. Samuel, M.S.
Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

Phone: (203) 946-7090 Fax: (203) 946-4899



Michael Piscitelli
Economic Development
Administrator

February 9, 2024

Honorable Tyisha Walker-Myers
President - Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

RE: **ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTY LOCATED AT 455 HOWARD AVENUE, AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALE OF THE PROPERTY**

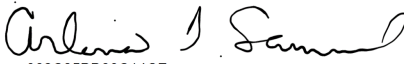
Dear Honorable Walker-Myers:

I respectfully submit an Order requesting authorization to negotiate, enter into contracts of sale and sell the property located at 455 Howard Avenue (the "Property") in a manner consistent with past protocol.

The City as Owner/Developer in partnership with Hill South Management Team has carried out the construction work at the Property, and it is intended that the Property will enhance the residential revitalization within this portion of the Hill neighborhood.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-6437.

Respectfully submitted,

DocuSigned by:

062C86BB66C146F
Arlevia T. Samuel
Executive Director

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTY LOCATED AT 455 HOWARD AVENUE, AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALE OF THE PROPERTY

WHEREAS: the City of New Haven (the "City") is the owner/developer of a two-family new construction structures at 455 Howard Avenue, in the Hill neighborhood (the "Property") which Property was acquired by the City through tax foreclosure and which Property has been vacant land for over eighteen (18) years.

WHEREAS: the City in partnership with the Hill South Management Team has carried out the new construction work at the Property with City local funding for housing development; and

WHEREAS: the construction of the Property is due to be completed on or before April 1, 2024, and the Property is currently being aggressively marketed; and

WHEREAS: it is easier for potential purchasers to secure mortgage funding from a lending institution when a sales contract contains no other approval contingency on the part of the Seller; and

WHEREAS: the City proposes to sell the Property pursuant to a negotiated sale, obtaining the maximum value that the market will allow for a two-family structure considering the affordability restriction in the Hill neighborhood; and

WHEREAS: the Property will be sold subject to a thirty (30) year covenant that will run with the Property requiring homeowner occupancy and providing for an income restriction that each homeowner and/or his or her assigns shall have an income of not more than eighty percent (80%) of the area median income which, as of this date of this Resolution, is \$91,750.00 for a family of four (4); and

WHEREAS: the Property will be sold subject to a ten (10) year Anti Speculation Provision regarding sale and refinance of the structure for the purposes of accessing equity, stating that in the event the homeowner refinances for cash out and/or sells the property during the ten (10) year period the City shall recapture fifty (50%) of those Net Proceeds; and

WHEREAS: in the event of any proposed sale to any potential purchaser that is a contractor or vender to the City or is an elected official of the City then the procedures described in this Order shall not apply and such potential purchaser shall be processed in accordance with the 2006 Disposition Guidelines approved by the Board of Alders; and

WHEREAS: in order to ensure a final check that all proper procedures have been followed, the City will send a Notification of Pending Sale to the LCI Board, for review prior to any closing.

WHEREAS, upon completion of any sale to a new homeowner, the Livable City Initiative shall send a notification of such sale to the alder of the ward in which the property is located and to the President of the Board of Alderman.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven the City, acting through the Livable City Initiative, is hereby authorized to negotiate and enter into contracts of sale with respect to the Properties in accordance with the terms and Intent set forth in this Order.

BE IT FURTHER ORDERED that the Mayor of the City is hereby authorized to execute and deliver such contracts of sale and, thereafter, to execute and deliver all documents as may be necessary or desirable to complete the sale of the Property.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of):

Kampton Singh

WARD #5

DATE: **February 13, 2024**

FROM:	Department/Office	Livable City Initiative		
	Person	Cathy Schroeter, Deputy Director	Telephone	203/946-8274

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTY LOCATED AT 455 HOWARD AVENUE, AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALE OF THE PROPERTY

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

FISCAL IMPACT STATEMENT

DATE: February 13, 2024
FROM (Dept.): Livable City Initiative
CONTACT: Cathy Schroeter, Deputy Director **PHONE** (203) 946-8274
ccarbona@newhavenct.gov

SUBMISSION ITEM (Title of Legislation):
ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTY LOCATED AT 455 HOWARD AVENUE, AND FURTHER AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALE OF THE PROPERTY

List Cost: Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

	GENERAL	SPECIAL	BOND	CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE
A. Personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$0	\$0	
3. Annual	\$0	\$0	\$0	
B. Non-personnel	\$0	\$0	\$0	
1. Initial start up	\$0	\$0	\$0	
2. One-time	\$0	\$230,000	\$0	
3. Annual	\$11,000	\$0	\$0	

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO	<input type="checkbox"/>
YES	<input checked="" type="checkbox"/>

1. One-time \$230,000
2. Annual \$11,000

Other Comments:
1. **One Time:** Total Revenue shall be Purchase Prices less sale costs approx. \$230,000
*Revenue must be returned to Housing development repayment as PROGRAM INCOME and used to develop homeownership units
2. **Annual:** **Tax Revenue** - Tax Estimation to be \$11,000 for structure