

# AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY APRIL 24, 2024, at

**6:00 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 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 the 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](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

**Topic: LCI Board April 24, 2024**

**Time: Apr 24, 2024 06:00 PM Eastern Time (US and Canada) Join Zoom Meeting**

<https://newhavenct.zoom.us/j/84827426977?pwd=GbYCVxMkAyCvgLJMpaDNbOhpqSlSdZ.1>

**Meeting ID: 848 2742 6977 Password: 1234567a**

**Meeting Materials** click here: [https://www.newhavenct.gov/government/boards-commissions/boards-com\]missions-listed/livable-city-initiative-board](https://www.newhavenct.gov/government/boards-commissions/boards-com]missions-listed/livable-city-initiative-board)

I. Call to Order / Roll Call of members

II. Approval of Minutes from February 28, 2024 Meeting of LCI Board of Directors

III. New Business / Action Items

Property Address	Type of Sale	Applicant	Ward
54 Greenwood Street	Sliver lot	MT. Calvary Holy Church of America, Inc.	3
400 Legion Avenue	Sliver lot	MT. Calvary Holy Church of America Inc.	3
21 Haven Street	Sliver lot	E. Medeiros	8

IV. Old Business / Discussion

- Motion to amend PAD Guidelines
- Nominations for Officers April 24, 2024 / Election of Officers May 22, 2024

V. Adjourn

**\*\*Full Zoom meeting invitation 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: LCI Board April 24, 2024**

**Time: Apr 24, 2024 06:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://newhavenct.zoom.us/j/84827426977?pwd=GbYCVxMkAyCvgLJMpaDNbOhpqSISdZ.1>**

**Meeting ID: 848 2742 6977**

**Password: 1234567a**

**One tap mobile**

**+19292056099,,84827426977# US (New York)**

**+13017158592,,84827426977# US (Washington DC)**

**Dial by your location**

**+1 929 205 6099 US (New York)**

**+1 301 715 8592 US (Washington DC)**

**+1 305 224 1968 US**

**+1 309 205 3325 US**

**+1 312 626 6799 US (Chicago)**

**+1 646 931 3860 US**

**+1 386 347 5053 US**

**+1 507 473 4847 US**

**+1 564 217 2000 US**

**+1 669 444 9171 US**

**+1 669 900 6833 US (San Jose)**

**+1 689 278 1000 US**

**+1 719 359 4580 US**

**+1 253 205 0468 US**

**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**+1 360 209 5623 US**

**888 475 4499 US Toll-free**

**833 548 0276 US Toll-free**

**833 548 0282 US Toll-free**

**877 853 5257 US Toll-free**

**Meeting ID: 848 2742 6977**

**Password: 82662991**

**Find your local number: <https://newhavenct.zoom.us/j/84827426977> number:**

**<https://newhavenct.zoom.us/j/84827426977>**

**LCI Board Meeting Minutes**  
**February 28, 2024 (Via Zoom)**

**PRESENT** Hon. Richard Furlow, Addie Kimbrough, Seth Poole, (Executive Director),  
Evan Trachten (LCI staff), Taneha Edwards

**Absent:** Arlevia Samuel

Prior to the meeting being called to order, Nathaniel Hougrand, Deputy Director of Zoning at the City Plan Department presented information about Accessory Dwelling Units (ADU).

**Meeting called to order at 6:25 P.M.**

**Roll call of members**

**Review of LCI Board meeting minutes from January 24, 2024. A motion to approve was made by Alder Furlow, seconded Taneha Edwards, roll call of members was taken, approved unanimously.**

**New Business**

None

**PAD Guidelines / Motion to amend**

Item passed over / No action taken.

**LCI election of officers**

Item passed over / No action taken.

**A motion to adjourn was made by Seth Poole, seconded by Addie Kimbrough, all were in favor.**

Meeting adjourned 6:31 PM

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b>		<b>Map-Block-Parcel</b>	<b>Zoning</b>	<b>Ward</b>	<b>Property Type</b>	<b>Total legal units</b>	
54 Greenwood Street		314 0155 01800	BA	3	Sliver lot	NA	
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
<b>Land + OB</b>	<b>Building</b>	<b>Other</b>	<b>Total Value</b>			<b>Lot Size</b>	<b>Total sq. ft.</b>
\$4,300	N/A	N/A	\$ 4,300	\$3,010		32' X 41'	1280 Total Per Assessor

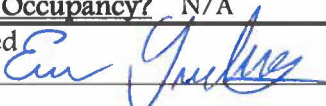

### Property Value Information

<b>Appraised Value</b>	<b>Appraised by</b>	<b>Date</b>	<b>Type of Sale</b>	<b>Offered amount</b>	<b>Rehab costs</b>	<b>LCI Recommended</b>
\$ 4,300	Vision	10/1/2022	Non-profit	\$1.00 per Sq./Ft.	NA	\$1,280

### Prior Notifications Sent to

<b>Aldersperson</b>	<b>Name of Aldersperson</b>	<b>Management Team</b>	<b>Other interested parties</b>
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 <sup>rd</sup> Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
MT Calvary Holy Church of America, Inc. 392 Legion Avenue New Haven CT 06510			
<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
Current	3/11/2024	Staff	Current
<b>Proposal:</b> The City of New Haven proposes to dispose of a sliver lot to a local non-profit to be utilized as a side-yard area.			
<b>General discussion:</b> The City of New Haven proposes to dispose of a sliver lot at 54 Greenwood Street to MT Calvary Holy Church of God, Inc to be used as a side-yard area. An emergency exit from the adjacent property opens onto this parcel.			
<b>Owner Occupancy?</b> N/A			
Prepared by: 		Concurred by: 	
Date: 3/11/2024		Date: 3/11/2024	

Committee	Date	Action
PAD	3/20/2024	Parcel must be utilized for emergency egress if also being utilized as play-space
City Plan	4/17/2024	
L.C.I.	4/24/2024	
Board of Alders	5/20/2024	

# PRIOR NOTIFICATION FORM

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

TO : Alder Ron Hurt 3<sup>rd</sup> Ward

DATE: **February 13, 2024**

FROM: Department Livable City Initiative  
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 sliver lot at 54 Greenwood Street to MT Calvary Holy Church of America, Inc. The lot will be utilized as a side-yard area for an existing emergency exist and a play-space area.**

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.

Property Location 54 GREENWOOD ST

Map ID 314/ 0155/ 01800/ /

Bldg Name

State Use 9030

Vision ID 20019

Account # 314 0155 01800

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 3/11/2024 10:24:07 A

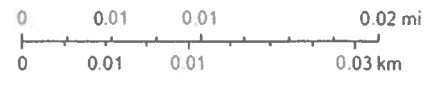
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT <b>VISION</b>								
CITY OF NEW HAVEN						Description	Code	Appraised	Assessed									
165 CHURCH ST						EX COM LN	21	4,300	3,010									
NEW HAVEN CT 06510		<b>SUPPLEMENTAL DATA</b>				Total		4,300	3,010									
Alt Prcl ID		WARD 03		I/E REPO														
TAXABLE		CENSUS 1406		TAX DIST														
BLOCK 4002		QUERY G		GIS PROP														
GIS ID 20019				Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF NEW HAVEN		5700 0117	07-20-2000	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
								2023	21	3,010	2022	21	3,010	2021	21	3,010		
								Total		3,010	Total		3,010	Total		3,010		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	<b>APPRAISED VALUE SUMMARY</b>									
									Appraised Bldg. Value (Card) 0									
									Appraised Xf (B) Value (Bldg) 0									
									Appraised Ob (B) Value (Bldg) 0									
									Appraised Land Value (Bldg) 4,300									
									Special Land Value 3,010									
									Total Appraised Parcel Value 4,300									
									Valuation Method C									
									Total Appraised Parcel Value 4,300									
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
104987	12-14-1995	DE	Demolish	0		100				03-30-2004	WI			14	Quality Cntrl			
										07-11-2001	TM			45	Review Against Field Cd			
<b>LAND LINE VALUATION SECTION</b>																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	903V	MUNICIPAL MD	BA	0		1,280 SF	35.75	1.00000	X	0.15	Y	0.620	UNB		1.0000	3.32	4,300	
Total Card Land Units						1,280 SF	Parcel Total Land Area						0	Total Land Value				4,300





12/15/2023, 3 11 27 PM

1 636



Esri Community Maps Contributors, MassGIS, UConn/CTDEEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

## 54 Greenwood Street / Sliver lot sale





392 LEGION AVENUE  
P.O. Box # 7694  
NEW HAVEN, CT 06519

T (203) 785-1253  
F (203) 785-1258  
E [info@mcRevivalCenter.org](mailto:info@mcRevivalCenter.org)

Elder Daniel B. Bland, Sr. Pastor

[www.mcRevivalCenter.org](http://www.mcRevivalCenter.org)

March 25<sup>th</sup>, 2019

Evan Trachten  
165 Church Street, 3<sup>rd</sup> Floor  
New Haven, CT 06510

**Re: Goodwood Street**

Dear Mr. Trachten:

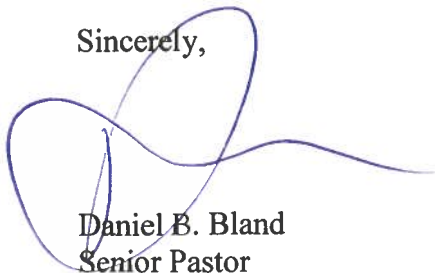
Mount Calvary Holy Church Revival Center has been charged with an ongoing assignment to be a positive influence in the New Haven community. To work towards fulfilling this obligation, we would like to solidify and secure the secondary exit from the building, in case of an emergency. When the inquiry was made regarding this small piece of property, it was our understanding that it was being reserved for our church, when we were in a better financial position to purchase it. We are aware that this a "business rated" parcel. However, we are also aware that the church does not qualify under this rating.

Therefore, we are asking that you consider our offer of \$1,750 as we are a small and growing congregation anxious to move forward. Consider this an investment into a budding future. It is imperative that we make some expansion adjustments if we are to be an effective influence in this community.

If you have any further questions or concerns, please feel free to contact me at (203) 645-2838. Otherwise, we shall await your instructions on how we should address the check for this property. Remember to Invest in "God's plan" is never a bad move!

We look forward to a positive response from you.

Sincerely,



Daniel B. Bland  
Senior Pastor



Giralda Lanier  
Director of Christian Education

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
400 Legion Avenue		314 0155 01500		BA	3	Sliver lot	NA
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$52,700	N/A	\$8,200 (Paving)	\$ 60,900	\$42,630		39' X 109'	4,436 Total Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 60,900	Vision	10/1/2022	Non-profit	\$1.00 per Sq./Ft.	NA	\$4,436

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 <sup>rd</sup> Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
MT Calvary Holy Church of America, Inc. 392 Legion Avenue New Haven CT 06510			
<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
Current	3/11/2024	Staff	Current
<b>Proposal:</b> The City of New Haven proposes to dispose of a sliver lot to a non-profit to be utilized as a side-yard area.			
<b>General discussion:</b> The City of New Haven proposes to dispose of a sliver lot at 400 Legion Avenue Greenwood Street to MT Calvary Holy Church of God, Inc., to be used as a parking area. The applicant has been maintaining this lot for many years and paved the lot many years ago.			
<b>Owner Occupancy?</b> N/A			

Prepared by: *Emm J...* Date: 3/11/2024 Concurred by: *[Signature]* Date: 3/11/24

Committee	Date	Action
PAD	3/20/2024	
City Plan	4/17/2024	
L.C.I.	4/24/2024	
Board of Alders	5/20/2024	

# PRIOR NOTIFICATION FORM

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

TO : Alder Ron Hurt 3<sup>rd</sup> Ward

DATE: February 13, 2024

FROM: Department Livable City Initiative  
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 sliver lot at 400 Legion Avenue to MT Calvary Holy Church of America, Inc. The lot will be utilized as a parking area. The applicant has been utilizing this lot for many years.**

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.

Property Location 400 LEGION AV

Map ID 314/ 0155/ 01500/ /

Bldg Name

State Use 9030

Vision ID 20016

Account # 314 0155 01500

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 3/11/2024 10:25:00 A

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CITY OF NEW HAVEN  165 CHURCH ST  NEW HAVEN CT 06510								Description	Code	Appraised	Assessed	6093 NEW HAVEN, CT  <b>VISION</b>	
								EX COM LN	21	52,700	36,890		
								EX COM CN	24	8,200	5,740		
<b>SUPPLEMENTAL DATA</b>								Total		60,900	42,630		
Alt Prcl ID WARD 03 TAXABLE CENSUS 1406 BLOCK 4002 QUERY G GIS ID 20016				I/E REPO TAX DIST GIS PROP  Assoc Pid#									

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN UNKNOWN				5327 4652	0188 0075	06-18-1998 09-22-1993	U U	I I	0 17,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
														2023	21 24	36,890 5,740	2022	21 24	36,890 5,740
Total										42,630		Total		42,630		Total		42,630	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						0				
Y										Appraised Xf (B) Value (Bldg)						0				
												Appraised Ob (B) Value (Bldg)						8,200		
												Appraised Land Value (Bldg)						52,700		
												Special Land Value						36,890		
												Total Appraised Parcel Value						60,900		
												Valuation Method						C		
												Total Appraised Parcel Value						60,900		

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
106192	04-04-1997	DE	Demolish	0		100		DEMOLISH BLDG		02-15-2011	TMM	03		94	Vacant with Outbuilding

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	BA	0		4,436 SF	19.17	1.00000	X	1.00	Y	0.620		1.0000	11.89	52,700
Total Card Land Units						4,436	SF	Parcel Total Land Area 0						Total Land Value		52,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	94	Outbuildings			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		0	
Year Built		0	
Effective Year Built		0	
Depreciation Code			
Remodel Rating			
Year Remodeled			
Depreciation %			
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good			
RCNLD		0	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

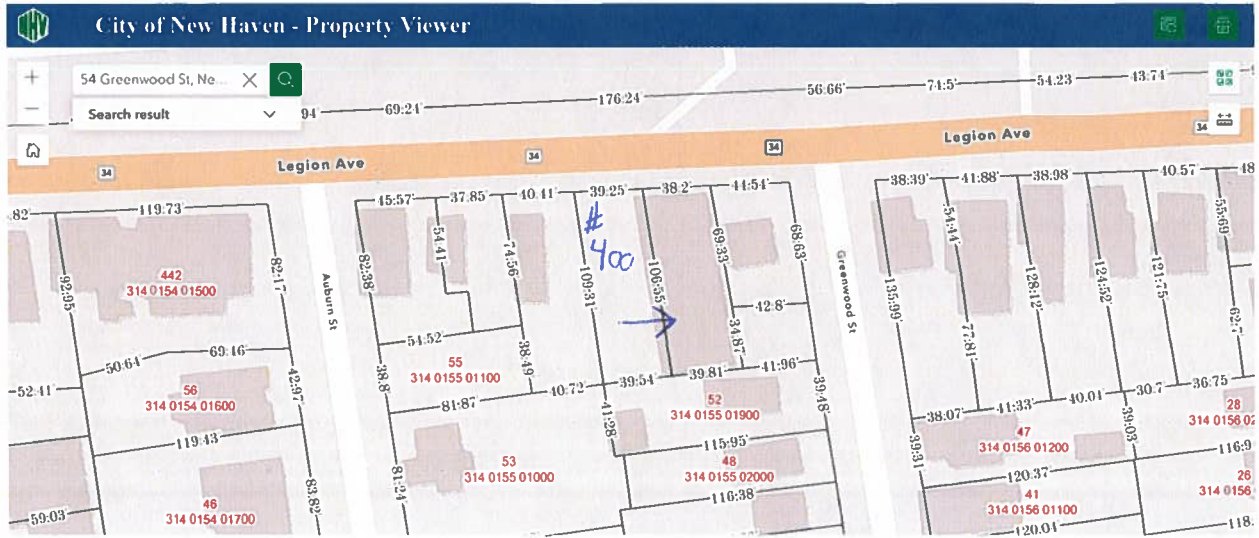
No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	4,000	4.10	2011	A	50	03	1.00	8,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



# 400 Legion Avenue / Sale of Sliver lot



# 400 Legion Avenue / Sliver lot sale



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
21 Haven Street		174 0737 00500		RM-2	8	Sliver lot	NA
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$55,100	N/A	N/A	\$55,100	\$38,570		36' X 100'	3485 Total Per Assessor

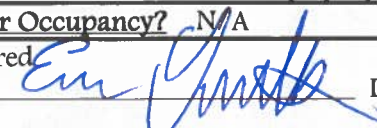
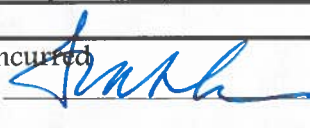
### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 55,100	Vision	10/1/2022	Sliver lot to owner occupant / CD Area	\$0.25 per Sq./Ft.	NA	\$871.25

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8th Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone: Elizabeth Medeiros 25 Haven Street New Haven CT 06513		Name, address & telephone of contact person:	
Applicant's City property tax status: <b>Current</b>	Review date <b>3/11/2024</b>	Reviewed by: <b>Staff</b>	Comments <b>Current</b>
<b>Proposal:</b> The City of New Haven proposes to dispose of a sliver lot to the adjacent owner occupant.			
<b>General discussion:</b> The City of New Haven proposes to dispose of a sliver lot at 21 Haven Street to the adjacent owner occupant at 25 Haven Street. The property will be utilized as a driveway and side yard area.			
Owner Occupancy? <b>N/A</b>			
Prepared by:  Date: <b>3/11/2024</b>		Concurred by:  Date: <b>3/11/24</b>	

Committee	Date	Action
PAD	3/20/2024	
City Plan	4/17/2024	
L.C.I.	4/24/2024	
Board of Alders	5/20/2024	

# PRIOR NOTIFICATION FORM

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

TO : Ellen Cupo 8<sup>th</sup> Ward

DATE: **February 13, 2024**

FROM: Department Livable City Initiative  
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 sliver lot at 21 Haven Street to adjacent property owner. The property will be utilized as a driveway and side yard.**

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.

Property Location 21 HAVEN ST

Map ID 174/ 0737/ 00500/ /

Bldg Name

State Use 9030

Vision ID 9822

Account # 174 0737 00500

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 3/11/2024 10:23:04 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT								
CITY OF NEW HAVEN						Description	Code	Appraised	Assessed									
165 CHURCH ST						EX COM LN	21	55,100	38,570	<b>VISION</b>								
NEW HAVEN CT 06510		SUPPLEMENTAL DATA																
		Alt Prcl ID	I/E REPO															
		WARD 08	TAX DIST															
		TAXABLE	GIS PROP															
		CENSUS 1423																
		BLOCK 1001																
		QUERY G																
		GIS ID 9822	Assoc Pid#															
						Total		55,100	38,570									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF NEW HAVEN		6552 0003	09-16-2003	U	V	7,300		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
NALLEY ANNE G		2893 0114	02-03-1981		V	0		2023	21	38,570	2022	21	38,570	2021	21	38,570		
								Total		38,570	Total		38,570	Total		38,570		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
										<b>APPRAISED VALUE SUMMARY</b>								
										Appraised Bldg. Value (Card) 0								
										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 0								
										Appraised Land Value (Bldg) 55,100								
										Special Land Value 38,570								
										Total Appraised Parcel Value 55,100								
										Valuation Method C								
										Total Appraised Parcel Value 55,100								
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
										05-18-2011	JW1	04		70	Field Review			
										11-24-2010	GM2	03		99	Vacant			
										09-10-2001	DA			45	Review Against Field Cd			
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen	Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	RM2	0		3,485 SF	14.38	1.00000	5	1.00	1100	1.100			1.0000	15.82	55,100	
						Total Card Land Units	3,485 SF	Parcel Total Land Area						0	Total Land Value			55,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					
<b>CONDO DATA</b>					
Parcel Id		C	Owne		
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good					
RCNLD			0		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

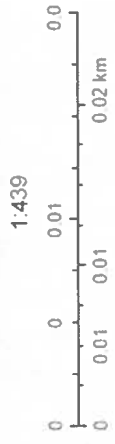
No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0



# ArcGIS Web Map



Esri Community Maps Contributors, MassGIS, U  
CTDEEP © OpenStreetMap, Microsoft, Esri,  
Garmin, SafeGraph, GeoTechnologies, Inc. METI  
USGS, EPA, NPS, US Census Bureau, USDA

## 21 Haven Street / Sliver lot sale to 25 Haven Street





*Arlevia T. Samuel, M.S.*  
*Executive Director*

## **CITY OF NEW HAVEN**

*Justin Elicker, Mayor*

### **LIVABLE CITY INITIATIVE**

*165 Church Street, 3<sup>rd</sup> Floor*

*New Haven, CT 06510*

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



*Michael Piscitelli*  
*Economic Development*  
*Administrator*

## **Summary of proposed changes to PAD Guidelines**

- Update document to remove gender
- Reduce the number of committee members from 9 to 7
- Removing the objective to reduce density
- Adding the Land Bank to the guidelines
- Removing regulations about selling properties to religious organization
- Increasing the cost of commercial sliver lots from \$2.00 to \$3.00 per square foot
- Increase minimum owner occupancy period to ten (10) years on dispositions to owner-occupants
- Imposing a 20-year minimum affordable rental period on affordable rental dispositions

### **Additional recommendations:**

Charge different prices based on the use of a sliver lot: open space (side-yard, parking, open space) utilize existing pricing. Building structure on sliver lot at \$5.00 per square foot for new dispositions.

Address old sliver lot LDA's that would like to be developed for housing: Charge a fee, require an owner occupancy term 10-years, 80% AMI for 20-years for rental properties:

1. Applicants will be charged \$10,000 to develop previously sold sliver lots upon amendment by BoA (\$15,000 if building a two-family)
2. All properties must be owner occupied for 10-years (or sold with this covenant to owner occupants)
3. If building a two-unit structure the second units must be deed restricted at 80% AMI for 20 years
4. Standard LDA with 18-month completion period and penalty provision for incomplete projects



**Arlevia T. Samuel, M.S.**  
Executive Director

## **CITY OF NEW HAVEN**

*Justin Elicker, Mayor*

### **LIVABLE CITY INITIATIVE**

*165 Church Street, 3<sup>rd</sup> Floor  
New Haven, CT 06510*

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



*Michael Piscitelli*  
Economic Development  
Administrator

# **Proposed use changes for sliver lots**

- Charge different prices based on use (ex. open space, side-yard, parking at current pricing), buildable land (new pricing)
- Address old sliver lot LDA's that would like to be developed for affordable housing: Charge a fee, require owner occupancy, 80% AMI for 20-year term if rental
- Proposed cost of sliver lots for purpose of building affordable housing: \$7.50 per square foot

Sliver parcels previously sold by the City:

1. Applicants will be charged \$10,000 to develop previously sold sliver lots upon amendment by BoA (\$15,000 if building a two-family)
2. All properties must be owner occupied for 10-years (or sold with this covenant to owner occupants)
3. If building a two-unit structure the second units will be deed restricted at 80% AMI for 20 years
4. Standard LDA with 18-month completion period and penalty provision for incomplete projects

### Insert new section under Sliver lots:

The City may dispose of sliver lots for the purpose of the development of affordable housing. All sliver lots previously sold by the City of New Haven are hereby permitted to be developed via an Amendment to the Land Disposition Agreement: (1) as owner-occupied residential housing with a minimum occupancy period of ten (10) years; (2) as affordable rental housing subject to a twenty (20) year minimum affordability period at eighty (80%) percent Area Median Income (AMI) as defined by HUD. All amendments are subject to approval by the New Haven Board of Alders.

ORDER OF THE NEW HAVEN BOARD OF ALDERS AMENDING A MATTER PREVIOUSLY ADOPTED ON July 6, 2009 APPROVING THE LAND DISPOSITION AGREEMENT GUIDELINES BY AMENDING CERTAIN PORTIONS HEREIN:

WHEREAS: The New Haven Board of Aldermen approved an amended version of the Land Disposition Agreement Guidelines on July 6, 2009; and

WHEREAS: The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties; and

WHEREAS; The guidelines provide for periodic updates of the same in order to ensure that the guidelines reflect City policies and procedures, and current objectives of housing policy.

NOW THEREFORE BE IT ORDERED BY THE NEW HAVEN BOARD OF ALDERS that the Land Disposition Guidelines as passed by the Board of Aldermen on July 6, 2009 be and are hereby amended as follows:

LAND DISPOSITION GUIDELINES

SECTION I: PURPOSE

These amended land disposition guidelines clarify and supersede the land disposition process for properties owned by the City of New Haven (City) and update the pricing guidelines established by the Board of Aldermen in the original order of December 1, 1997 as amended from time to time.

SECTION II: DEFINITIONS:

Sliver Lot: Any lot that does not meet the minimum required lot area (pursuant to the Zoning Ordinance) for new residential construction, or is otherwise determined to be unsuitable for new development as determined by the Zoning Enforcement Officer after considering site features (including but not limited to topography, flood zone, soils, wetlands and watercourses).

CDBG: Community Development Block Grant. ("CDBG") Pursuant to Title 1 of the Housing and Community Development Act of 1975 and 24 CFR Part 570, the City of New Haven receives an annual grant from the US Department of Housing and Urban Development. Based on federal criteria, certain areas of the City are designated eligible areas to receive CDBG funds.

City Land Use Policy: Means collectively the goals and objectives of the Comprehensive Plan of Development; Empowerment Zone Neighborhood Plans; Consolidated Plan of Housing Development; New Haven Strategic Plan; Municipal Development Plans; Redevelopment Plans; and Neighborhood Revitalization Plans as each may be applicable to a particular parcel.

City Plan Commission: Per Section 64 New Haven Code of Ordinances

**PAD:** Property Acquisition and Disposition Committee ("PAD"). PAD is established pursuant to land disposition guidelines approved by the Board of Aldermen on December 1, 1997, as amended from time to time. There shall be seven (7) members of PAD, composed as follows: Development Administrator, or designee; Deputy Director of the Office of Economic Development, or designee; Livable City Initiative Director, or designee; City Plan Department Director, or designee; Controller, or designee; two (2) members of the Board of Alders as designated by the "Board of Alders."

**LCI:** The Livable City Initiative ("LCI"). For LCI powers and duties, see Code of Ordinances, Article IV. The LCI Property Division shall be responsible for day-to-day administration and activities covered under these guidelines.

### Section III TYPES OF DISPOSITIONS

The disposition of City-owned property shall occur in a manner consistent with City policy as approved by the Board of Alders. This means that any proposed disposition shall be reviewed for financial viability, for consistency with City plans and policies, and for consistency with the City's Plan of Conservation and Development. This includes disposition of City-owned property to any land bank authority in the City of New Haven.

City-owned property may be disposed in one of four (4) methods: (a) by Development Competition; (b) by Programmatic Disposition; (c) by Negotiated Sale; or (d) by a General Disposition method. LCI shall have the authority to select which type of disposition process shall be utilized.

In the majority of cases in which the City is prepared to dispose of a property, a Request for Proposal (RFP) will be issued or program guidelines will be publicly distributed, contingent upon the disposition method selected by the LCI Property Division, to obtain proposals that best meet the City's interests.

Regardless of method, a Land Disposition Agreement (LDA) containing terms and conditions of the dispositions shall be prepared, executed and recorded on the New Haven Land Records. The LDA shall include appropriate covenants to ensure compliance with City policy and the purchaser's stated intentions. Appropriate reversionary covenants shall be included in the LDA.

#### A. Development Competition Dispositions

1. Certain properties are of significant public and/or neighborhood interest and, therefore, may warrant a competitive disposition process.
2. LCI shall issue a Request for Proposal (RFP). The RFP shall include a property description, a description of the City's redevelopment intentions and standards (in accordance with established City policy as more fully described in subsections C.5 and D.2, and the process for selection of a proposal and all other standard due diligence materials/required submissions.

3. LCI shall review all responses for completeness. Complete applications shall be forwarded to a Select Committee for review.

4. The Development Administrator shall appoint the Select Committee, which may include interested residents, members of the Board of Alder and City officials. The Development Administrator, or designee, shall chair the Select Committee.

5. The Select Committee shall recommend up to three (3) proposals, with a summary of the recommendations.

6. The Select Committee shall evaluate proposals based on a combination of factors, including but not limited to the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, any requested financial assistance from the City and the financial benefit to the City both in terms of price offered and future tax revenues and any/all other information which as articulated in the RFP.

7. The Development Administrator, acting through LCI shall communicate the selected proposal to the City Plan Commission for advisory review and then to the Board of Alders for action on the disposition.

8. A favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

#### B. Programmatic

1. Programmatic dispositions refer to properties acquired by the City through a Board of Alders-approved Redevelopment Plan and/or Municipal Development Plan (MDP).
2. The disposition of these properties shall be in a manner consistent with an approved plan as enabled under state statute (examples include Redevelopment Plan, Municipal Development Plan, Neighborhood Revitalization Zone Plan), under the local purview of either the New Haven Redevelopment Agency the New Haven Development Commission .
3. LCI and/or the Development Administrator shall administer these dispositions in a manner consistent with the approved plan.
4. Upon referral from the City Plan Commission, a favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property.

#### C. Negotiated Sale

1. Certain properties, including, but not limited to, those acquired through tax foreclosure, mortgage foreclosure or surplus city property, are appropriate for disposition through a negotiated sale.
2. A negotiated sale refers to those dispositions in which the purchaser proposes to meet one or more city policy objectives as identified in Section C.5.

3. LCI shall determine which properties are available for disposition.
4. LCI shall seek and entertain offers to purchase available properties.
5. In determining compliance with City Land Use Policy, LCI shall, in all instances review the following:
  - (a) LCI Objectives
    - (i) Removal of blight and blighting influences.
    - (ii) Provision of homeownership opportunities.
    - (iii) Provision of affordable housing.
    - (iv) Generation of tax revenue.
  - (b) Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time
  - (c) Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.
  - (d) Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.
  - (e) Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans Consult Alders-approved plans when in effect for the subject area.
6. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives as outlined in City Land Use Policy. The LCI Property Division shall include a brief statement relating the proposed disposition to City Land Use Policy as expressed in one or more of these documents as part of the PAD review package.
7. When LCI finds that a proposed negotiated sale appears to be in the best interest of the City, the LCI Property Division shall negotiate price and terms within a reasonable time frame in which the property is formally or informally optioned to a potential purchaser.
8. The option period shall be of reasonable duration – six (6) months on average. The recommended purchaser shall be given a reasonable amount of time to option the property and complete a development proposal and to assemble financing.
9. Once the LCI Property Division is satisfied with the proposed terms, the proposal shall be forwarded in the following sequence for further vetting: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).
10. An approved proposal shall then be forwarded to the Board of Alders for action on the disposition.
11. A favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

#### D. General

1. Certain properties, including but not limited to Sliver Lots, not made available through a negotiated sale and / or development competition, shall be made available to the public in general in a manner consistent with City Land Use Policy.
2. In determining compliance with City Land Use Policy, the LCI shall in all instances review the following:

##### LCI Objectives.

- (i) Removal of blight and blighting influences.
- (ii) Provision of homeownership opportunities.
- (iii) Provision of affordable housing.
- (iv) Generation of tax revenue.

Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time

Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.

Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.

Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans  
Consult Alders-approved plans when in effect for the subject area.

3. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives of City Land Use Policy. LCI shall include a brief statement relating the proposed disposition to City policy as expressed in one or more of the City Land Use Policy documents as part of the PAD review package.
4. LCI shall maintain a portfolio of available properties. The portfolio of available properties (including address and assessor's code number) shall be available on a quarterly basis for public inspection in the office of the LCI Property Division.
5. LCI shall regularly advertise properties in the portfolio of available properties and use various promotional methods to generate interest.
6. However, in the event a property is advertised, all proposals received within the first sixty (60) days of listing shall be considered together. After 60 days, LCI shall review the proposals as submitted and select a recommended purchaser.
7. The recommended purchaser shall be given up to 30 days to complete a development proposal and to assemble financing.

8. The proposal shall be forwarded in following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).

9. An approved proposal shall then be forwarded to the Board of Alders for action on the disposition.

10. A favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

1. (E) City of New Haven Development (New Construction & Rehabilitation)

The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties. Given that time is of the essence, these properties for sale through a licensed realtor shall be brought directly before the Board of Alders for approval. This type of sale shall require a signed contract between the City of New Haven and a prospective buyer stating that the sale is subject to Board of Alders approval. Additionally, the Economic Development Administrator or the Director of the Livable City Initiative are authorized to execute a Purchase and Sale agreement with the express condition that such contract is subject to BoA of Alders approval.

Note on Selection Criteria: In selecting a recommended purchaser, LCI and all reviewing bodies shall evaluate proposals based on a combination of factors, including but not limited to, the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, the financial benefit to the City both in terms of price offered and future tax revenues and its consistency with established City policy as outlined in subsections C.5 and D.2.

Note on Sliver Parcels: It is City policy to offer a sliver parcel to adjoining property owners and give each adjacent property owner one-half, if both parties are interested, and submit appropriate plans for site improvements. In the event that only one of the adjoining property owners is interested in purchasing a sliver parcel, the entire parcel will be offered to the interested property owner. Although the provision of residential off-street parking for the adjoining property owners is a priority, the City will consider other uses. The proposed use of a sliver parcel must be included in the proposal and any zoning relief must be granted prior to and as a condition of final conveyance.

Note on Sales Price: Certain sliver parcels and single buildable parcels in CD-eligible areas shall be disposed at pre-determined prices, as defined in Section III herein.

#### SECTION IV: Pricing Guidelines

##### 1. Sliver Parcels

In the event that more than one of the categories below applies to a Sliver Parcel, the applicable category consisting of the highest price shall determine pricing.

Pricing Guidelines for Sliver Parcels:

- Twenty-Five cents (\$0.25) per square foot for adjacent residential owner occupants in CD-eligible areas.
- One dollar fifty Cents (\$1.50) per square foot for adjacent residential property not occupied by owner in CD-eligible areas.
- One dollar (\$1.00) per square foot for homeowners and non-profits in other neighborhoods.
- Two dollars (\$2.00) per square foot for adjacent residential property not occupied by an owner.
- Three Two dollars (\$3.00) per square foot for commercial uses.

2. Single Buildable Housing Lots. Buildable lots, which are not owned jointly with adjacent property, shall be made available for new residential construction. Although the provision of housing for homeownership is the priority, the City will consider other uses as appropriate. The proposed use of a Single Buildable Housing Lot must be included in the proposal to purchase the property, and any required zoning relief must be granted prior to disposition or included as a covenant in the LDA. The effectiveness and applicability of the pricing guidelines set forth in this Section III may be reviewed and updated by the City every five (5) years to provide a discount to purchasers that approximates the discount recognized when the guidelines were adopted in 1997.

Pricing Guidelines for Single Buildable Housing Lots:

- Market value or.
- One Thousand dollars (\$1,000) per unit for deed restricted affordable housing with a twenty (20) year minimum affordability period for rental housing and a ten (10) year minimum occupancy period for sales to owner occupants



ORDER OF THE NEW HAVEN BOARD OF ALDERS AMENDING A MATTER PREVIOUSLY ADOPTED ON July 6, 2009 APPROVING THE LAND DISPOSITION AGREEMENT GUIDELINES BY AMENDING CERTAIN PORTIONS HEREIN:

WHEREAS: The New Haven Board of Aldermen approved an amended version of the Land Disposition Agreement Guidelines on July 6, 2009; and

Formatted: Not Highlight

WHEREAS: The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties; and

WHEREAS: The guidelines provide for periodic updates of the same in order to ensure that the guidelines reflect City policies and procedures, and current objectives of housing policy.

Formatted: Font: (Default) Arial, 11 pt

Formatted: Font: (Default) Arial, 11 pt

Formatted: Normal

NOW THEREFORE BE IT ORDERED BY THE NEW HAVEN BOARD OF ALDERS that the Land Disposition Guidelines as passed by the Board of Aldermen on July 6, 2009 be and are hereby amended as follows:

LAND DISPOSITION GUIDELINES

DEFINITIONS:

Sliver Lot: ~~Any lot that does not meet the minimum required lot area (pursuant to the Zoning Ordinance) for new residential construction, or is otherwise determined to be unsuitable for new development as determined by the Zoning Enforcement Officer after considering site features (including but not limited to topography, flood zone, soils, wetlands and watercourses).~~

Commented [MP1]: Review Def. Update?

CDBG: ~~Community Development Block Grant ("CDBG") Pursuant to Title 1 of the Housing and Community Development Act of 1975 and 24 CFR Part 570, the City of New Haven receives an annual grant from the US Department of Housing and Urban Development. Based on federal criteria, certain areas of the City are designated eligible areas to receive CDBG funds.~~

PAD: ~~Property Acquisition and Disposition Committee ("PAD"). PAD is established pursuant to land disposition guidelines approved by the Board of Aldermen on December 1, 1997, as amended from time to time. There shall be seven nine (7-9) members of PAD, composed as follows: Development Administrator, or designee; Deputy Director of the Office of Economic Development, or designee; Livable City Initiative Director, or designee; City Plan Department Director, or designee; Controller, or designee; Chief Administrative Officer, or designee; two three (23) members of the Board of Aldermen, as designated by the Board of Aldermen.~~

LCI: ~~The Livable City Initiative ("LCI"). For LCI powers and duties, see Code of Ordinances, Article IV. The LCI Property Division shall be responsible for day-to-day administration and activities covered under these guidelines.~~

City Plan Commission: ~~Per Section XXXX Code of Ordinances~~

Commented [MP2]: Define CPC and COC review in purview of Comprehensive Plan

## SECTION I: PURPOSE

These amended land disposition guidelines clarify and ~~supercedes~~supersedes the land disposition process for properties owned by the City of New Haven (City) and update the pricing guidelines established by the Board of Aldermen in the original order of December 1, 1997 ~~and-s~~ amended from time to time.

## SECTION II: DEFINITIONS:

Sliver Lot: Any lot that does not meet the minimum required lot area (pursuant to the Zoning Ordinance) for new residential construction, or is otherwise determined to be unsuitable for new development as determined by the Zoning Enforcement Officer after considering site features (including but not limited to topography, flood zone, soils, wetlands and watercourses).

Commented [MP3]: Review Def. Update?

CDBG: Community Development Block Grant. ("CDBG") Pursuant to Title 1 of the Housing and Community Development Act of 1975 and 24 CFR Part 570, the City of New Have receives an annual grant from the US Department of Housing and Urban Development. Based on federal criteria, certain areas of the City are designated eligible areas to receive CDBG funds.

City Land Use Policy: Means collectively the goals and objectives of the Comprehensive Plan of Development; Empowerment Zone Neighborhood Plans; Consolidated Plan of Housing Development; New Haven Strategic Plan; Municipal Development Plans; Redevelopment Plans; and Neighborhood Revitalization Plans as each may be applicable to a particular parcel.

City Plan Commission: Per Section 64, Code of Ordinances

Commented [MP4]: Define CPC and CPC review in purview of Comprehensive Plan

PAD: Property Acquisition and Disposition Committee ("PAD"). PAD is established pursuant to land disposition guidelines approved by the Board of Aldermen on December 1, 1997, as amended from time to time. There shall be seven (7 ) members of PAD, composed as follows: Development Administrator, or designee; Deputy Director of the Office of Economic Development, or designee; Livable City Initiative Director, or designee; City Plan Department Director, or designee; Controller, or designee; two (2) members of the Board of Alders as designated by the "Board of Alders.

Formatted: Underline

Formatted: Font color: Blue

LCI: The Livable City Initiative ("LCI"). For LCI powers and duties, see Code of Ordinances, Article IV. The LCI Property Division shall be responsible for day-to-day administration and activities covered under these guidelines.

### Section III. TYPES OF DISPOSITIONS

The disposition of City-owned property ~~occurs~~ shall occur in a manner consistent with City policy as approved by the Board of Alders~~rmen~~. This means that any proposed disposition be ~~must~~ shall be reviewed for financial viability, for consistency with City plans and polices, and for consistency with the City's Plan of Conservation and Development. This includes disposition of City-owned property to any land bank authority in the City of New Haven.

City-owned property may be disposed in one of four (4) methods: (a) by Development Competition; (b) by Programmatic Disposition; (c) by Negotiated Sale; or (d) by a General Disposition method. LCI shall have the authority to select which type of disposition process shall be utilized.

In the majority of cases in which the City is prepared to dispose of a property, a Request for Proposal (RFP) will be issued or program guidelines will be publicly distributed, contingent upon the disposition method selected by the LCI Property Division, to obtain proposals that best meet the City's interests.

Regardless of method, a Land Disposition Agreement (LDA) containing terms and conditions of the dispositions shall be prepared, executed and recorded on the New Haven Land Records. The LDA shall include appropriate covenants to ensure compliance with City policy and the purchaser's stated intentions. Appropriate reversionary covenants shall be included in the LDA.

#### A. Development Competition Dispositions

1. Certain properties are of significant public and/or neighborhood interest and, therefore, may warrant a competitive disposition process.
2. LCI shall issue a Request for Proposal (RFP). The RFP shall include a property description, a description of the City's redevelopment intentions and standards (in accordance with established City policy as more fully described in subsections C.5 and D.2, and the process for selection of a proposal and all other standard due diligence materials/required submissions.
3. LCI shall review all responses for completeness. Complete applications shall be forwarded to a Select Committee for review.
4. The Development Administrator shall appoint the Select Committee, which may include interested residents, members of the Board of Alders~~rmen~~, and City officials. The Development Administrator, or designee, shall chair the Select Committee.

5. The Select Committee shall recommend up to three (3) proposals, with a summary of the recommendations.

6. The Select Committee shall evaluate proposals based on a combination of factors, including but not limited to the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, any requested financial assistance from the City and the financial benefit to the City both in terms of price offered and future tax revenues and any/all other information which as articulated in the RFP.

7. The Development Administrator, acting through LCI shall communicate the selected proposal to the City Plan Commission for advisory review and then to the Board of Aldersmen for action on the disposition.

8. A favorable action of the Board of Aldersmen authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

#### B. Programmatic

1. Programmatic dispositions refer to properties acquired by the City through a Board of Aldersmen-approved Redevelopment Plan and/or Municipal Development Plan (MDP).
2. The disposition of these properties shall be in a manner consistent with an approved plan as enabled under state statute (examples include Redevelopment Plan, Municipal Development Plan, Neighborhood Revitalization Zone Plan), under the local purview of either the New Haven Redevelopment Agency the New Haven Development Commission .
3. LCI and/or the Development Administrator shall administer these dispositions in a manner consistent with the approved plan.
4. Upon referral from the City Plan Commission, a favorable action of the Board of Aldersmen authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property.

#### C. Negotiated Sale

1. Certain properties, including, but not limited to, those acquired through tax foreclosure, mortgage foreclosure or surplus city property, are appropriate for disposition through a negotiated sale.
2. A negotiated sale refers to those dispositions in which the purchaser proposes to meet one or more city policy objectives as identified in Section C.5.
3. LCI shall determine which properties are available for disposition.
4. LCI shall seek and entertain offers to purchase available properties.

5. In determining compliance with City Land Use Policy, LCI shall, in all instances review the following:

**Commented [MP5]:** Do we want a definition of "City Land Use Policy" which takes into account §C.5 (a)-(f) – Insert in § II above

(a) I. LCI Objectives.

- ⊖(i) Removal of blight and blighting influences.
- ⊖(ii) Provision of homeownership opportunities.
- ⊖(iii) Provision of affordable housing.
- ⊖(iv) Reduction of density to levels at or below current zoning standards.
- ⊖(v) Generation of tax revenue.

**Formatted:** Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

**Formatted:** Indent: Left: 0"

**Formatted:** Bullets and Numbering

**Formatted:** Body Text Indent 3, No bullets or numbering

(b) II. Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time's plan of development is organized around three (3) directives. A proposed land use map is included in the plan.

**Commented [MP6]:** I believe this was the 2003 plan with the three directives suggest edit as noted

**Formatted:** Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

**Formatted:** Font: (Default) Arial

(a) III. Empowerment Zone (EZ) Neighborhood Plans. Consult the neighborhood plans prepared for certain EZ neighborhoods.

**Formatted:** List Paragraph, No bullets or numbering

(c) Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.

**Formatted:** Body Text Indent 3, Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

**Formatted:** Font: (Default) Arial

(d) IV. Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.

**Formatted:** Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

V. New Haven Strategic Plan. Consult the Office of Management and Budget's strategic plan.

**Formatted:** Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

(e) VI. Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans Consult Aldersmanic-approved plans when in effect for the subject area.

**Formatted:** Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

6. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives as outlined in City Land Use Policy. The LCI Property Division shall include a brief statement relating the proposed disposition to City Land Use Policy as expressed in one or more of these documents as part of the PAD review package.

**Formatted:** Indent: Left: 0"

7. When LCI finds that a proposed negotiated sale appears to be in the best interest of the City, the LCI Property Division shall negotiate price and terms within a reasonable time frame in which the property is formally or informally optioned to a potential purchaser.

8. The option period shall be of reasonable duration – six (6) months on average. The recommended purchaser shall be given a reasonable amount of time to option the property and complete a development proposal and to assemble financing.

9. Once the LCI Property Division is satisfied with the proposed terms, the proposal shall be forwarded in the following sequence for further vetting: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).

10. An approved proposal shall then be forwarded to the Board of Aldersmen for action on the disposition.

11. A favorable action of the Board of Aldersmen authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

12. ~~Unless extended by LCI, the purchaser shall have a maximum of 60 days (following aldermanic approval) to close without penalty. (remove BoA Approval gives one year for the order to expire)~~

D. General

1. Certain properties, including but not limited to Sliver Lots, not made available through a negotiated sale and / or development competition, shall be made available to the public in general in a manner consistent with City Land Use Policy policy.

2. In determining compliance with City Land Use Policy, the LCI shall in all instances review the following:

LCI Objectives.

- (i) Removal of blight and blighting influences.
- (ii) Provision of homeownership opportunities.
- (iii) Provision of affordable housing.
- (iv) ~~[Reduce Density Levels].~~
- (v) Generation of tax revenue.

Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time

Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.

~~Comprehensive Plan of Development. The City Plan Commission's plan of development is organized around three (3) directives. A proposed land use map is included in the plan~~

~~Empowerment Zone (EZ) Neighborhood Plans. Consult the neighborhood plans prepared for certain EZ neighborhoods.~~

Consolidated Plan of Housing and Community Development. Consult the then-current 5-year annual plan and the annual strategic plan.

~~New Haven Strategic Plan. Consult the Office of Management and Budget's strategic plan.~~

Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans Consult Alders-approved plans when in effect for the subject area.

Formatted: Indent: Left: 0.25", No bullets or numbering

Formatted: Numbered + Level: 1 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Numbered + Level: 1 + Numbering Style: i, ii, iii, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Indent: First line: 0.5"

Formatted: Indent: Left: 0.25", No bullets or numbering

Formatted: Indent: Left: 0.25", No bullets or numbering

Formatted: Indent: Left: 0.5", No bullets or numbering

Formatted: Font: (Default) Arial

Formatted: List Paragraph, No bullets or numbering

Formatted: Font: (Default) Arial

Formatted: Body Text Indent 3, No bullets or numbering

Formatted: Indent: Left: 0.25", No bullets or numbering

LCI Objectives.

- Removal of blight and blighting influences.
- Provision of homeownership opportunities.
- Provision of affordable housing.
- Reduction of density to levels at or below current zoning standards.
- Generation of tax revenue.

Formatted: Bullets and Numbering

~~II Comprehensive Plan of Development. The City Plan Commission's plan of development is organized around three (3) directives. A proposed land use map is included in the plan.~~

~~III Empowerment Zone Neighborhood Plans. Neighborhood plans are prepared for certain EZ neighborhoods.~~

~~IV Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.~~

~~V New Haven Strategic Plan. Consult the Office of Management and Budget's strategic plan.~~

~~VI. Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans. Consult aldermanic approved plans when in effect for the subject area.~~

3. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives of City Land Use Policy. LCI shall include a brief statement relating the proposed disposition to City policy as expressed in one or more of these the City Land Use Policy documents as part of the PAD review package.

4. LCI shall maintain a portfolio of available properties. The portfolio of available properties (including address and assessor's code number) shall be available on a quarterly basis for public inspection in the office of the LCI Property Division.

5. LCI shall regularly advertise properties in the portfolio of available properties and use various promotional methods to generate interest.

Commented [MP7]: Do we still do this?

6. However, in the event a property is advertised, all proposals received within the first sixty (60) days of listing shall be considered together. After 60 days, LCI shall review the proposals as submitted and select a recommended purchaser.

7. The recommended purchaser shall be given up to 30 days to complete a development proposal and to assemble financing.

8. The proposal shall be forwarded in following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).

9. An approved proposal shall then be forwarded to the Board of Aldersmen for action on the disposition.

10. A favorable action of the Board of Aldersmen authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

11. ~~Unless extended by LCI, the purchaser shall have a maximum of 60 days (following aldermanic approval) to close without penalty. (BoA approval gives an Order a 1 year expiration~~

E. City of New Haven Development ( New Construction & Rehabilitation)

The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties. Given that time is of the essence, these properties for sale through a licensed realtor shall be brought directly before the Board of Aldersmen for approval. This type of sale shall require a signed contract between the City of New Haven and a prospective buyer stating that the sale is subject to Board of Aldersmen approval. Additionally, the Economic Development Administrator or the Director of the Livable City Initiative are authorized to execute a Purchase and Sale agreement with the express condition that such contract is subject to BoA of Alders approval.

**Commented [MP8]:** Can we insert authority for EDA Administrator or LCI director to execute P&S – with the express condition that such contract is subject to BOA approval

**Formatted:** Underline, Font color: Red

Note on Selection Criteria: In selecting a recommended purchaser, LCI and all reviewing bodies shall evaluate proposals based on a combination of factors, including but not limited to, the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, the financial benefit to the City both in terms of price offered and future tax revenues and its consistency with established City policy as outlined in subsections C.5 and D.2.

Note on Sliver Parcels: It is City policy to offer a sliver parcel to adjoining property owners and give each adjacent property owner one-half, if both parties are interested, and submit appropriate plans for site improvements. In the event that only one of the adjoining property owners is interested in purchasing a sliver parcel, the entire parcel will be offered to the interested property owner. Although the provision of residential off-street parking for the adjoining property owners is a priority, the City will consider other uses. The proposed use of a sliver parcel must be included in the proposal and any zoning relief must be granted prior to and as a condition of final conveyance.

Note on Sales Price: Certain sliver parcels and single buildable parcels in CD-eligible areas shall be disposed at pre-determined prices, as defined in Section III herein.

~~Note on Sales to Religious Organizations: Notwithstanding any provision of these guidelines, the City shall not sell any City owned property to a religious organization or an entity affiliated with and/or subsidiary to a religious organization for use wholly or partially for religious purposes at a sales price that is less than fair market value.~~

~~Any religious organization or an entity affiliated with and/or subsidiary to a religious organization desiring to purchase City owned property for use for religious purposes shall provide a certified appraisal to the City regarding fair market value of the subject property.~~

In the event that the City sells property to any religious organization for use for secular purposes and the sales price is less than fair market value, the LDA shall provide that the property shall be used exclusively for secular purposes.

### SECTION III: Pricing Guidelines

~~1. Sliver Parcels.— This section shall be suspended from March 1, 2009 through August 1, 2010. During this period sliver lots will be disposed of for zeroone dollar (\$ 01.00) compensation to all applicants. Applicants will be responsible for the cost of recording all closing documents on the New Haven Land Records. After August 1, 2010 the pricing below shall apply again.~~

In the event that more than one of the categories below applies to a Sliver Parcel, the applicable category consisting of the highest price shall determine pricing.

#### Pricing Guidelines for Sliver Parcels:

- 25 Cents per square foot for adjacent residential owner occupants in CD-eligible areas.
- One dollar fifty Cents per square foot for adjacent residential property not occupied by owner in CD-eligible areas.
- One dollar per square foot for homeowners and non-profits in other neighborhoods.
- Two dollars per square foot for adjacent residential property not occupied by an owner.
- ~~Three~~ Two dollars per square foot for commercial uses.

~~3.2. Single Buildable Housing Lots. Buildable lots, which are not owned jointly with adjacent property, shall be made available for new residential construction. Although the provision of housing for homeownership is the priority, the City will consider other uses as appropriate. The proposed use of a Single Buildable Housing Lot must be included in the proposal to purchase the property, and any required zoning relief must be granted prior to disposition or included as a covenant in the LDA. The effectiveness and applicability of the pricing guidelines set forth in this Section III may be reviewed and updated by the City every five (5) years to provide a discount to purchasers that approximates the discount recognized when the guidelines were adopted in 1997.~~

Formatted: Bullets and Numbering

#### Pricing Guidelines for Single Buildable Housing Lots:

- Market value or.
- \$1,000 per unit for deed restricted affordable housing with a twenty (20) year minimum affordability period for rental housing and a ten (10) year minimum occupancy period for sales to owner occupants

