



Arlevia Samuel
Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

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CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

Michael Piscitelli
Economic Development
Administrator

September 7, 2022

The Honorable Tyisha Walker-Myers, President

Board of Alders

City of New Haven

165 Church Street

New Haven, CT 06510

Re: 885 Congress Avenue, 27 Frank Street, 31 Frank Street, 28-50 Thompson Street, and 15-17 Winthrop Avenue

Dear President Walker-Myers:

In accordance with the Board of Alder's Land Disposition Guidelines revisions dated July 6, 2009 and September 5th, 2006, as well as the Board of Alder's May 20th, 1996 order establishing the Livable City Initiative and requiring that said Initiative submit a list of land acquisition and disposition matters, I am writing to respectfully request that the Honorable Board approve the City's disposition of the properties more fully described in the attached submission. In addition, I have attached the City Plan Commission Advisory Reports for these properties as required by the same order referred to above.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Arlevia Samuel

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Executive Director

CHECK LIST FOR ALDERMANIC SUBMISSIONS

☒	Cover Letter
☒	Resolutions/ Orders/ Ordinances
☒	Prior Notification Form
☒	Fiscal Impact Statement - Should include comprehensive budget
☒	Supporting Documentation
☒	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

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

Date Submitted: September 9, 2022

Meeting Submitted For: September 19, 2022

Regular or Suspension Agenda: Regular

Submitted By: Arlevia Samuel

Title of Legislation: **ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING
THE DISPOSITION OF PROPERTIES**

Comments Permission per Board of Alders Order:
Disposition of 885 Congress Avenue, 27 Frank Street, 28-50 Thompson Street, and 15-17 Winthrop
Avenue

Coordinator's Signature: MPL

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

LIST OF PROPERTIES PROPOSED FOR DISPOSITION

September 19, 2022

ADDRESS	Type	Price	Owner	USE	WARD
885 Congress Avenue	Sliver lot	\$765.00 (\$.25 per sq./ft. X 3060 sq./ft.)	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to Johnathan Tirado to be used as a parking area and side-yard.	4
27 Frank Street	Negotiated	\$1,000	City of New Haven	The City of New Haven proposes to dispose of this vacant single-family structure to Neighborhood Housing Services of New Haven, Inc. who will rehabilitate this property and sell it to an owner occupant. <u>This property must be sold to an owner occupant for a combined period not less than ten (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u>	4
28-50 Thompson Street	Non-Profit	\$2,000	City of New Haven	The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied property at this site. <u>This property must be sold to an owner occupant for a combined period not less than ten (10) years, inclusive of successive ownership, unless a</u>	21

				<u>more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven</u>	
15-17 Winthrop Avenue	Non-Profit	\$2,000	City of New Haven	The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied property at this site. <u>This property must be sold to an owner occupant for a combined period not less than ten (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven</u>	3

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION OF 885 CONGRESS AVENUE TO JOHATHAN TIRADO FOR THE SUM OF \$760.00 (2) THE DISPOSITION OF 27 FRANK STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC. FOR THE SUM OF \$1,000.00; (3) THE DISPOSITION OF 28-50 THOMPSON STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC. FOR THE SUM OF \$2,000.00; (4) THE DISPOSITION OF 15-17 WINTHROP AVENUE TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC. FOR THE SUM OF \$2,000.00

BE IT ORDERED by the New Haven Board of Alders that the disposition by the City of New Haven of those properties referenced in the attached list dated September 19, 2022 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009; and

BE IT FURTHER ORDERED that the Mayor of the City of New Haven is authorized to execute and deliver all such instruments as may be necessary or expedient to effectuate the intents and purposes of this Order; and

BE IT FURTHER ORDERED that this Order will expire and be of no further force and effect twelve months from the date of passage of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders.

**ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING THE
DISPOSITION OF PROPERTIES**

**FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERS**

DATE: September 19, 2022

FROM: Livable City Initiative Property Division

SUBMISSION ITEM: FISCAL IMPACT STATEMENT

ORDER OF THE NEW HAVEN BOARD OF ALDERS APPROVING (1) THE DISPOSITION OF 885 CONGRESS AVENUE TO JOHATHAN TIRADO FOR THE SUM OF \$760.00 (2) THE DISPOSITION OF 27 FRANK STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC. FOR THE SUM OF \$1,000.00; (3) THE DISPOSITION OF 28-50 THOMPSON STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC. FOR THE SUM OF \$2,000.00; (4) THE DISPOSITION OF 15-17 WINTHROP AVENUE TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC. FOR THE SUM OF \$2,000.00

I. List Cost:

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item</u> <u>Dept/Act/Obj. Code</u>
A. Personnel				
1. Initial start-up				
2. One-time				
B. Non-Personnel				
1. Initial start-up				
2. One-time expense				
3. Annual				

II. List Revenues:

1. One-time \$5,765.00
2. Annual:

Other Comments:

PAD MEETING MINUTES

March 16, 2022

PRESENT: Hon. Gerald M. Antunes, BoA; Anna Festa, BoA; Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office.

Guest: Laura Brown, City Plan

Meeting called to order at 3:10 PM

A motion to approve the PAD minutes from December 15, 2021 was made by Nate Hougrand, seconded by Steve Fontana, minutes approved unanimously.

New Business

885 Congress Avenue

Evan told the PAD committee this is a small parcel and isn't suitable for residential development. LCI is proposing to sell this sliver lot to an owner occupant at 889 Congress Avenue. The adjacent property at 889 Congress does not have any off-street parking. This lot was used by the previous owner, the lot is partially paved. Given the lot is quite small the City didn't offer to split this parcel with other adjacent property which is a large commercial building (that was once a roller-skating rink, it also has blight issues with graffiti). The lot acts a good buffer between the properties. Evan told the committee that Alder Rodriguez is in support of the sliver lot sale as proposed. Nate asked if this lot would be open to the public? Evan told the committee it is for private use in conjunction with 889 Congress Avenue. Alder Antunes asked if a garage could be built on this parcel. Evan told the committee a garage is permitted subject to zoning review prior to the issuance of a building permit. This is a text-book sliver lot sale in keeping with our previous sliver lot sales. Evan also noted that the commercial building owns a few feet of the land on the side of their building, so they have access to this area if they needed to put up a ladder to get on their roof.

A motion was made by Steve Fontana to approve the item, seconded by Alder Antunes, roll call was taken, Approved unanimously.

27 Frank Street

Evan told the committee LCI proposes to sell this small vacant single-family property to Neighborhood Housing Services of New Haven, Inc (NHS) for \$1,000. They will rehabilitate the property and sell it to an owner-occupant with a minimum 10 year occupancy period. The parcel of land is also quite small. The property was offered to the public in 2019 via RFP but there were no offers. There was also a supportive housing proposal, but it didn't receive support from the community. This portion of Frank Street has several owner occupants. NHS has rehabilitated properties on this block a few years ago. The property is in poor condition and needs a full rehabilitation, it's currently in a state of decay. NHS will conduct a full environmental assessment and the final product will be energy efficient, as well as lead and hazard free. Evan noted the City is also selling the property at 31 Frank Street, having these two structures rehabilitated and occupied will enhance the street.

Alder Antunes asked if NHS keeps all the profit, does any of the money come back to the City? Evan told the committee that NHS keeps the proceeds of the sale, the City does not get any money back based on selling the property for \$1,000. The BoA guidelines give a discount to non-profits rehabilitating properties for deed restricted affordable housing, it acts as an additional subsidy and helps the non-profit.

Steve Fontana noted the parcel size section of the PAD Disposition Summary sheet seems to be wrong because the lot size says 25' by 110' and the total square footage is listed as 3,485, the math doesn't add up. Evan noted that staff utilize the assessor's data to prepare a file. The City sells property via quit claim deed and therefore the buyer is responsible for all due diligence. We don't get surveys of the land to arrive at the precise square footage, we use the assessor's data which has been our past practice.

Nate wanted to confirm the structure will be rehabilitated and not demolished. Evan confirmed the property will be rehabilitated. Alder Festa asked if the property is in fair enough condition to be safely rehabilitated? Evan told the committee that LCI does not believe the property needs to be demolished, the property needs a full renovation. NHS will have a lot of work to do. It doesn't seem fiscally responsible to demolish the house. Creating a homeowner with our non-profit partner is consistent with our goals and objectives.

A motion was made by Alder Antunes to approve the item, seconded by Steven Fontana, roll call was taken, approved unanimously

28-50 Thompson Street

Evan told the committee LCI proposes to sell two sliver parcels as a building lot to Neighborhood Housing Services of New Haven, Inc (NHS) for \$2,000 to develop a two-family owner-occupied property with a 10-year minimum occupancy period. This property is in Alder Winter's Ward, he is supportive of the development and has sent a letter of support. The site can be developed when you combine the 2 parcels, the parcels combined have 44 feet of frontage and over 4000 square feet of lot area. Nate noted this parcel isn't a conforming and would require BZA approval. Nate noted the frontage hasn't changed under recent zoning changes as part of the ADU ordinance, the lot area has changed to 4000 square feet. There is also an issue staff recently observed in Non-Conformity section (Section 67) of the ordinance. Evan thought the regulations did change. Nate told the committee the regulations currently require 50 feet of frontage. Nate and Evan will follow up about any needed zoning relief. If any zoning relief is required the applicant will be required to obtain it prior to closing, this is an automatic safeguard, but this committee may add it to the approval if it so desires.

Alder Festa asked if we should approve this prior to BZA approval, or to wait? Would this hurt NHS? Evan noted this is our customary process and that we approve sales at PAD prior to going to BZA. Safeguards exist to ensure approval prior to closing. Nate also noted that the non-conformity provision of the Zoning ordinance may make development difficult. Evan noted developers currently go to the BZA for approvals on non-conforming parcels and this proposal is in keeping with past practice. Alder Festa asked if one needed to go to BZA if developing a single family? A single family could be developed as of right at this location.

A motion was made by Clay Williams to approve the item, seconded by Steve Fontana; roll call was taken, Approved with one abstention by Nate Hougrand

15-17 Winthrop Avenue

Evan told the committee LCI proposes to sell a building lot at 15-17 Winthrop Avenue to Neighborhood Housing Services of New Haven, Inc (NHS) for \$2,000 to develop a two-family owner-occupied property with 10-year minimum occupancy period. The site can be easily developed when you combine the 2 parcels, combined the site has 50 feet of frontage and sufficient lot area to support a two-family property. NHS has been working on this site for a few years. The neighbor wanted to purchase this land but LCI wanted to develop a structure and expand the tax base. The Alder is aware of the sale and staff will request a letter of support. Alder Festa asked about the impact to the neighbors. Evan said LCI has a responsibility to create affordable housing and to expand the tax base. Selling this land as a parking area isn't in the best interest of the City. Clay asked about a fence he sees in the 2019 google street view. Evan told the committee LCI fenced-off the lot and asked the people to remove their boat and personal property from the City-owned lot. NHS will likely survey the lot.

A motion was made Alder Antunes to approve the item, seconded by Steve Fontana, roll call was taken, approved unanimously.

PAD Guidelines / Discussion

Evan has submitted the proposed changes to the Development Administrator for final review. The Board of Alder has requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process as required by the Code of Ordinances. For years LCI had not submitted the Emergency Order. Our last submission to the Board of Alder via the PAD process contained the Emergency Order. Due to this, Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines. Further conversations need to occur over the next few weeks.

More information will be shared in the future.

A motion to adjourn was made by Clay Williams, seconded by Steve Fontana, all were in favor.

Meeting Adjourned 3:50 P.M.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **885 CONGRESS AVENUE** (MBLU: 310 0127 03700).
Disposition of a silver lot to the adjacent owner-occupant. Located in the BA Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1605-10**
ADVICE: **Approve with conditions.**

PROJECT SUMMARY:

Applicant(s): Jonathan Tirado
Price: \$765.00 (Disposition Price)
Site: 3,060 square feet
Zone: BA
Use: Parking
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned silver lot to the adjacent owner-occupant. The applicant will utilize this land as a driveway and parking area. The parcel is already paved. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property(ies) to the adjacent owner-occupant for use as a driveway and parking area. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.sctgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan. The site is not adjacent to an existing park.

The City Plan Commission recommends that the Land Disposition Agreement include two conditions 1) that the driveway be repaired/repaved to good condition and 2) that the driveway may be used for only residential parking purposes.

ADOPTED: April 27, 2022
Leslie Radcliffe
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **27 FRANK STREET** (MBLU: 302 0072 00600).
Disposition of 27 Frank Street to Neighborhood Housing Services of New Haven, Inc (NHS) to create/rehabilitate a single-family home. The City will sell the site to NHS to be rehabilitated for owner-occupied home ownership with a minimum occupancy period of ten years. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1605-08**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): Neighborhood Housing Services of New Haven, Inc
Price: \$1,000.00 (Disposition Price)
Site: 3,485 square feet
Zone: RM-2
Use: Single-Family Home
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned single family property. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property(ies) for a single-family owner-occupant home with a minimum 10-year occupancy requirement. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

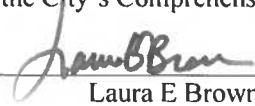
The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: April 27, 2022
Leslie Radcliffe
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **28-30 THOMPSON STREET** (MBLUs: 286 0433 00400; 286 0433 00500).
Disposition of two adjacent lots to Neighborhood Housing Services of New Haven, Inc (NHS). NHS will develop a two-unit residential structure with a minimum owner-occupancy period of ten years. Located in the RM-2 Zoning District (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1605-09**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): Neighborhood Housing Services of New Haven, Inc
Price: \$2,000.00 (Disposition Price for both lots)
Site: 7,863 square feet
Zone: RM-2
Use: Two-Family Home
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of two vacant adjacent City-owned lots. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property(ies) for a two-family owner-occupant home with a minimum 10-year occupancy requirement. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

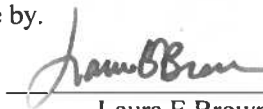
- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan. The site is not adjacent to a park and there are several community gardens close by.

ADOPTED: April 27, 2022
Leslie Radcliffe
Chair

ATTEST:



Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **15-17 WINTHROP AVENUE** (MBLUs: 312 0143 04300; 312 0143 04400).
Disposition of two adjacent lots to Neighborhood Housing Services of New Haven, Inc (NHS). NHS will develop a two-unit residential structure with a minimum owner-occupancy period of ten years. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1605-07**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): Neighborhood Housing Services of New Haven, Inc
Price: \$2,000.00 (Disposition Price for both lots)
Site: 5,228 square feet
Zone: RM-2
Use: Two-Family Home
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of two adjacent vacant City-owned lots. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property(ies) for a two-family owner-occupant home with a minimum 10-year occupancy requirement. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

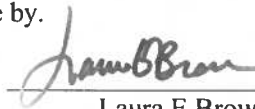
- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan. The site is not adjacent to a park and there are several community gardens close by.

ADOPTED: April 27, 2022
Leslie Radcliffe
Chair

ATTEST:



Laura E Brown
Executive Director, City Plan Department

LCI Board Meeting Minutes
August 24, 2022 (Via Zoom)

PRESENT: Hon. Richard Furlow, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Evan Trachten (LCI staff)

Absent: Patricia Brett, Arlevia Samuel (Executive Director) Michael Pinto (Office of Corporation Counsel)

Guests: None

Meeting called to order at 6:20 P.M.

**Roll call of Members: Alder Richard Furlow, Alder Ernie Santiago
Nadine Horton, Seth Poole**

Review of LCI Board meeting minutes from April 27, 2022. A motion to approve was made by Nadine Horton, seconded by Seth Poole, roll call of members was taken, approved unanimously.

New Business

885 Congress Avenue

Evan told the Board LCI proposes to sell this sliver lot to Jonathan Tirado who is an owner occupant next door at 889 Congress Avenue. The applicant will pay \$0.25 per square foot. The lot is about 3000 square feet. The area will be used for parking. This land has been used for parking for many years. LCI did not offer the land to the commercial building next door because this land serves as a buffer area between the properties. The commercial building owns a few feet of land next to the lot, so they have access if needed. The lot is 35' X 80' so building a house was not optimal. Evan discussed this sale with Alder Rodriguez who was supportive.

Alder Santiago asked if there was an existing curb cut? Evan said there was a curb cut because this area has been used for parking for many years.

A motion was made by Alder Santiago, seconded by Alder Furlow, approved.

27 Frank Street

Evan told the Board LCI proposes to sell this vacant property to NHS for \$1,000. The property will be rehabilitated and sold to an owner occupant. NHS has rehabilitated a few homes on Frank Street in past years. This property lacks a driveway but there is on-street parking. The house is quite small. Jim Paley of NHS recently updated LCI about NHS's current development activities last month.

LCI has owned this property for a few years and it's good the City is selling it because of its poor condition. Homeownership will help the block.

Selling the property is a good idea because a demolition is costly. NHS as a proven track record rehabilitating property. Alder Santiago wanted to confirm this is a single-family property, Evan said it was one unit. Nadine asked about the front door location. Evan said the door is located on the left side of the house.

A motion was made by Nadine Horton, seconded by Alder Furlow, roll call was taken, approved unanimously.

28-50 Thompson Street

Evan told the Board this is another proposal to sell NHS vacant land for \$2,000. NHS will develop a two-family property. Merging two sliver lots at this location will create a building lot. Alder Winter supports this proposal. This is a good reuse of the vacant land. LCI built homes in this area and NHS's efforts will compliment the investment LCI has made in the area.

Nadine asked if there will be off-street parking. Evan told the Board there would be off-street parking. The development will also increase the tax base.

A motion was made by Alder Furlow, seconded by Nadine Horton, roll call was taken, approved unanimously.

15-17 Winthrop Avenue

Evan told the Board this is another proposal to sell NHS vacant land for \$2,000. NHS will develop a two-family property. Merging two sliver lots at this location will create a building lot. The neighbor has been utilizing some of this land for parking but building a house takes priority over parking. The site is centrally located and is close to the hospital and many parts of New Haven. Alder Santiago noted the current fencing of the lot connects the land to #13 Winthrop Avenue. Evan said the property is City owned and the neighbors have been utilizing some of the land for parking. Nadine asked about the future driveway. NHS will likely develop a driveway to the right side of the lot and may grant an easement to #13 Winthrop Avenue. The off-street parking will be behind the future house at 15-17 Winthrop.

A motion was made by Alder Santiago, seconded by Nadine Horton, roll call was taken, approved unanimously.

Old Business / Discussion

Nadine reminded the Board about our on-going conversation about transparency around LCI Board and information requested by the LCI Board. Seth said we would keep this on the agenda and discuss at a future meeting when more members are present.

PAD Guidelines / Discussion

Evan told the Board that no movement has occurred since his last update. LCI was preparing to submit proposed changes for committee review at the beginning of 2022. At the beginning of the year the Board of Alders requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process. Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines and the elimination of the Emergency Order letter from the Mayor. Further conversations need to occur.

More information will be shared in the future. This item will remain on our agenda.

A motion to adjourn was made by Nadine Horton, seconded by Alder Santiago. Roll call was taken, approved unanimously.

Meeting adjourned 6:56PM

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
885 Congress Avenue	310-0127-03700	BA	4	Sliver lot	N A
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB	Building	Other	Total Value		Lot Size
\$57,300	N/A	N/A	\$57,300	\$44,110	35' X 80'
					Total sq. ft.
					3060 Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 57,300	Vision	10/1/2021	Sliver lot	Owner-occupant CD Eligible area @ \$0.25 per Sq./ft.	N/A	\$765.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No ☐	Hon. Evelyn Rodriguez 4 th Ward	N/A	Yes

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Jonathan Tirado 889 Congress Avenue New Haven CT 06519			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/8/2022	Staff	Current
Proposal: The City of New Haven proposes to dispose of a sliver lot to the adjacent owner occupant			
General discussion: The applicant will utilize this land as a driveway and parking area. This parcel is already paved.			
Owner Occupancy: Yes			

Prepared by: Eun Kim Date 3/8/2022 Concurred by: [Signature] Date 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **February 8, 2022**

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.

Disposition of sliver lot at 885 Congress Avenue to owner occupant at 889 Congress Avenue to be use as a driveway and a parking area.

Check one if this an appointment to a commission

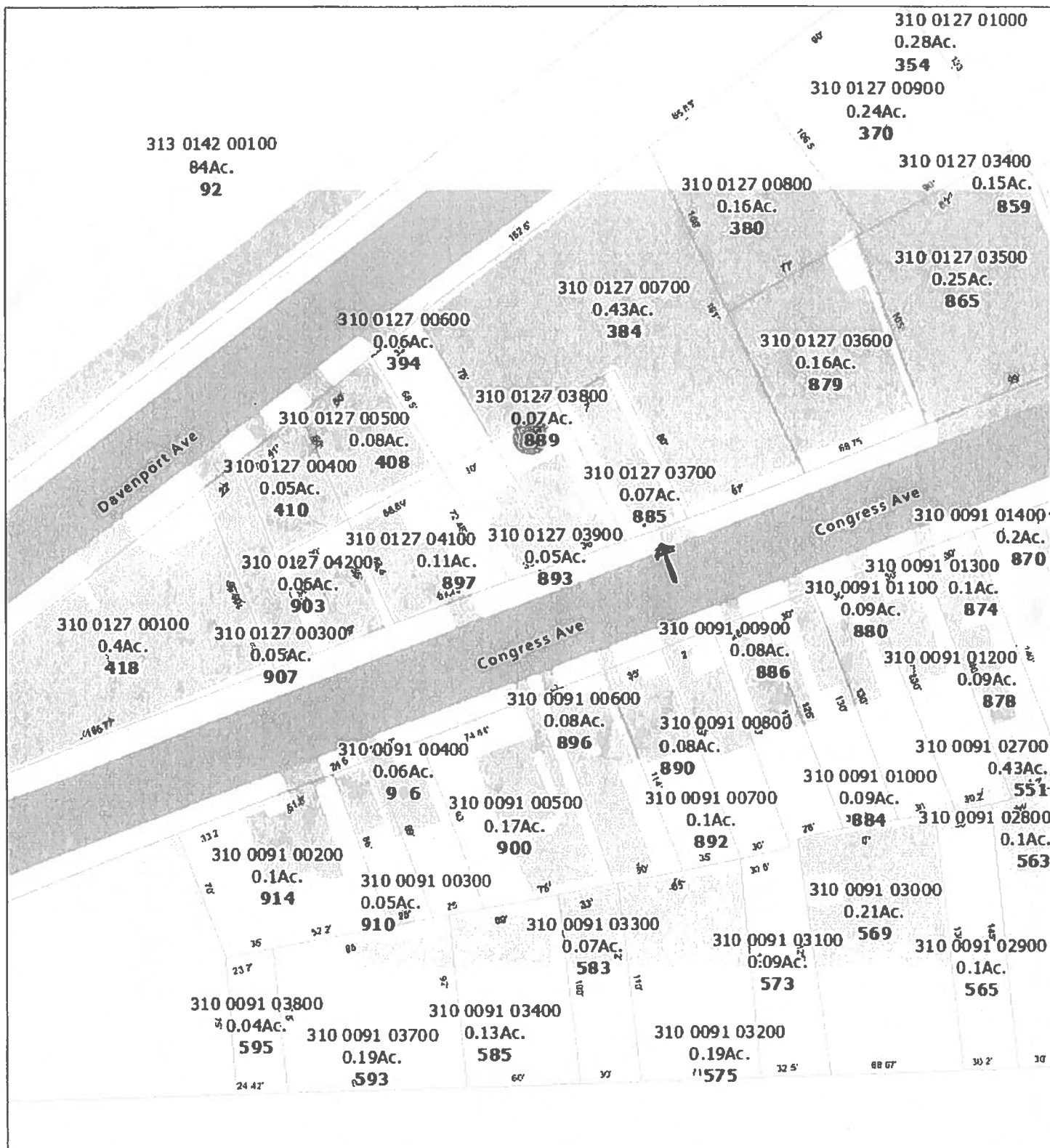
☐ Democrat

☐ 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.



Legend

New Haven Web Parcels

New Haven Parcels



New Haven Parcels

MY MAP

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



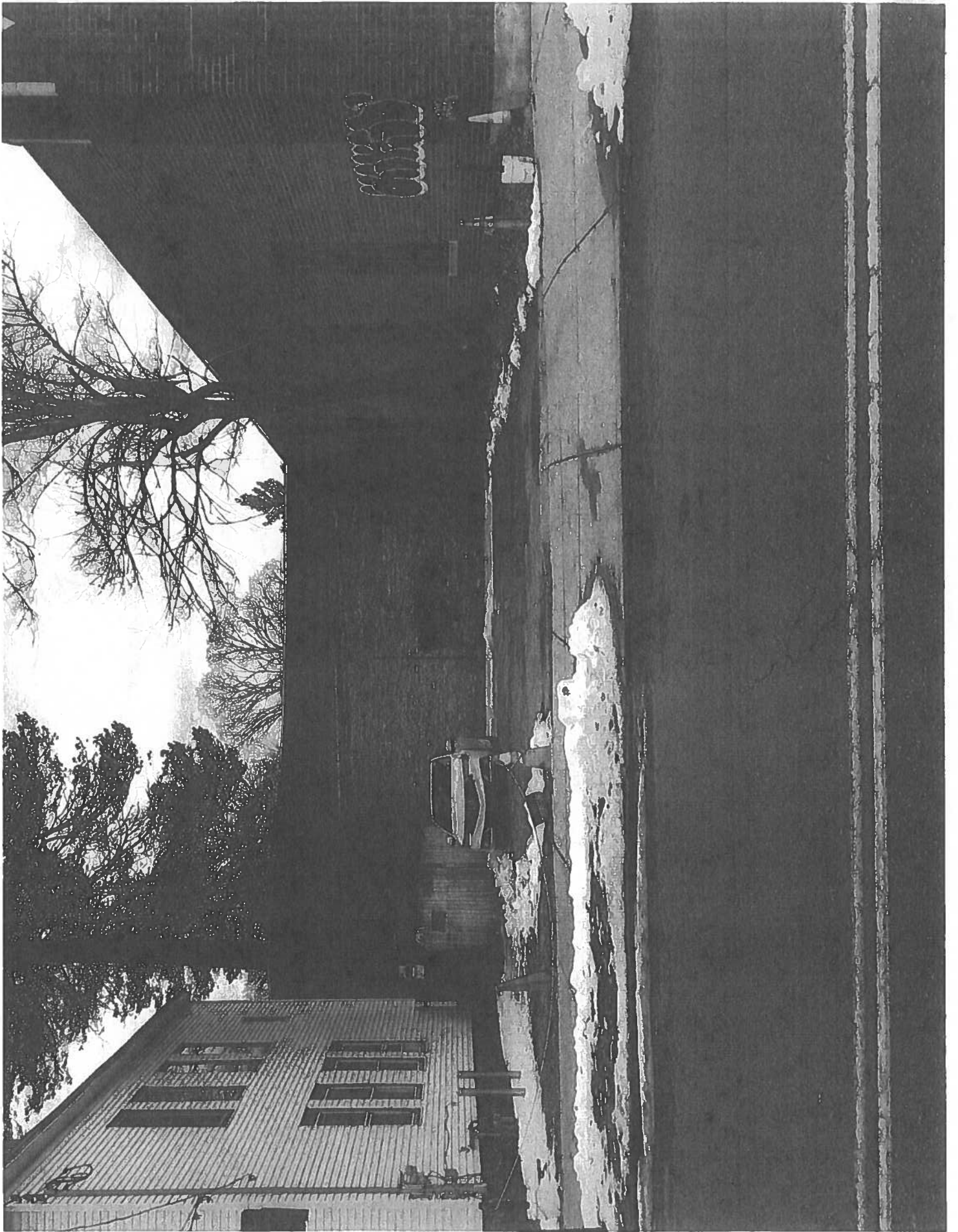
Date: 1/7/2022

0 0.0075 0.015 0.03 mi



885 Congress Avenue

Sliver lot sale to 889 Congress Avenue to be used for off-street parking and additional yard area





BUREAU OF PURCHASES CITY OF NEW HAVEN

Michael V. Fumiatti, Purchasing Agent
200 Orange Street, New Haven, Connecticut 06510
Telephone (203) 946-8201
Facsimile (203) 946-8206

NON-COLLUSION AFFIDAVIT (INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH THE CITY OF NEW HAVEN)

1. Personally appeared, Jonathan Tirado who being duly sworn, deposes and says that:
 1. I am over the age of eighteen and I understand the obligation of an oath.
 2. I am the owner of property that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.
 3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.
 4. Such application, bid, proposal, request is genuine and is not collusive or a sham.
 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or of any other individual/entity, or to fix the same of the application/bid/proposal/request or prices/quotes/estimates/costs/overhead/figures/profits/amount of any other individual/entity, or to secure through any collusion, conspiracy/connivance or unlawful agreement any advantage against the City of New Haven or any individual/entity interested in the proposed application/bid/proposal/request.
 6. The prices/quotes/estimates/costs/overhead/figures/profits/amount in the contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant; and
 7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request or in the supplies, materials, equipment,

work or labor to which it relates, or in any of the profits thereof (This paragraph is hereinafter referred to as "conflict of interest.").

8. The individual/entity referred to in paragraph 3 above has no outstanding financial or other obligations to the City of New Haven or to any state or federal government that funds the individual's/entity's activity, nor is it a party to a lawsuit that may affect the use of any funds that will be derived from the contract/agreement/grant/loan.

9. The individual/entity has filed a list of taxable personal/real property with the City of New Haven and is not delinquent in the same.

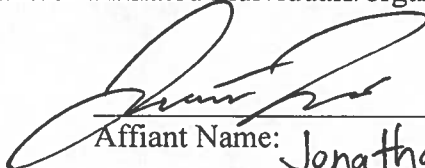
10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this affiant as well as any conflict-of-interest as described herein in paragraph numbered 8 above, and any applicable local, state or federal law, involving the same.

11. The attached Schedule A further contains a list of any members of my immediate family who are either employed by the City of New Haven or who are members of city boards, commissions, agencies or task forces.

12. Except as disclosed in the attached Schedule A, the affiant is not and no member of his/her immediate family is not a city employee or, having been a city employee in the past 12 months, seeking employment with any individual/entity engaged in business with the City of New Haven.

13. Except as disclosed in the attached Schedule A, the affiant has not and no member of his/her immediate family has applied for within the last twelve month for any city/state/federal program or benefit over which he/she has had control, influence or discretionary authority.

14. Except as disclosed in the attached Schedule A, the individual/organization has no intention of transacting business with any related and/or affiliated individuals/organizations.

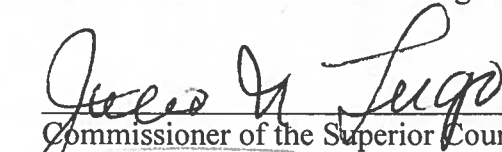

Affiant Name: Jonathan Tirado

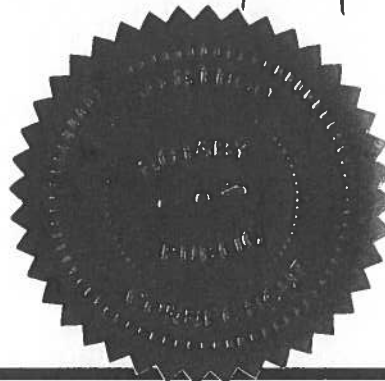
STATE OF CONNECTICUT)

) ss: New Haven December 1, 2021

COUNTY OF NEW HAVEN)

Personally appeared Jonathan Tirado of New Haven, CT who identified himself/herself as such and who subscribed and swore to the truth of the foregoing before me this 1 day of December, 2021.


Commissioner of the Superior Court
Notary Public
My commission expires on: 08/31/2026



SCHEDULE "A"

Please list your responses to Items 10-14 below. If your response is none, please print or type "N/A" by each number. **Applicant's signature must appear on this schedule.**

- 10. N/A
- 11. N/A
- 12. N/A
- 13. N/A
- 14. N/A


Affiant Signature

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 27 Frank Street		Map-Block-Parcel 302 0072 00600	Zoning RM-2	Ward 4	Property Type Single Family	Total legal units Per Zoning
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB \$ 29,300	Building \$ 102,900	Other N/A	Total Value \$ 132,200	\$ 92,540	Lot Size 25' X 110'	Total sq. ft. 3485 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value \$ 132,200	Appraised by Vision	Date 10/1/2021	Type of Sale Non-Profit Deed restricted @ \$1,000 per unit	Offered amount \$ 1,000	Rehab costs N/A	LCI Recommended \$1,000
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Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No ☐	Hon. Evelyn Rodriguez 4 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		Name, address & telephone of contact person: C/O James Paley, Executive Director	
Applicant's City property tax status: Current	Review date 3/8/2022	Reviewed by: Staff	Comments Current
Proposal: The City of New Haven Livable City Initiative proposes the disposition of a vacant single family property to to a local non-profit.			
General discussion The City of New Haven proposes to dispose of this vacant single family residential structure to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will rehabilitate this structure and sell it to an owner occupant. <u>This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u>			
Owner Occupancy? Sale to owner occupant			

Prepared by: E. Yurk Date 3/8/2022 Concurred by: [Signature] Date 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **March 7, 2022**

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.

Disposition of City-owned vacant single-family residential structure at 27 Frank Street to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will rehabilitate the property and sell it to an owner occupant.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

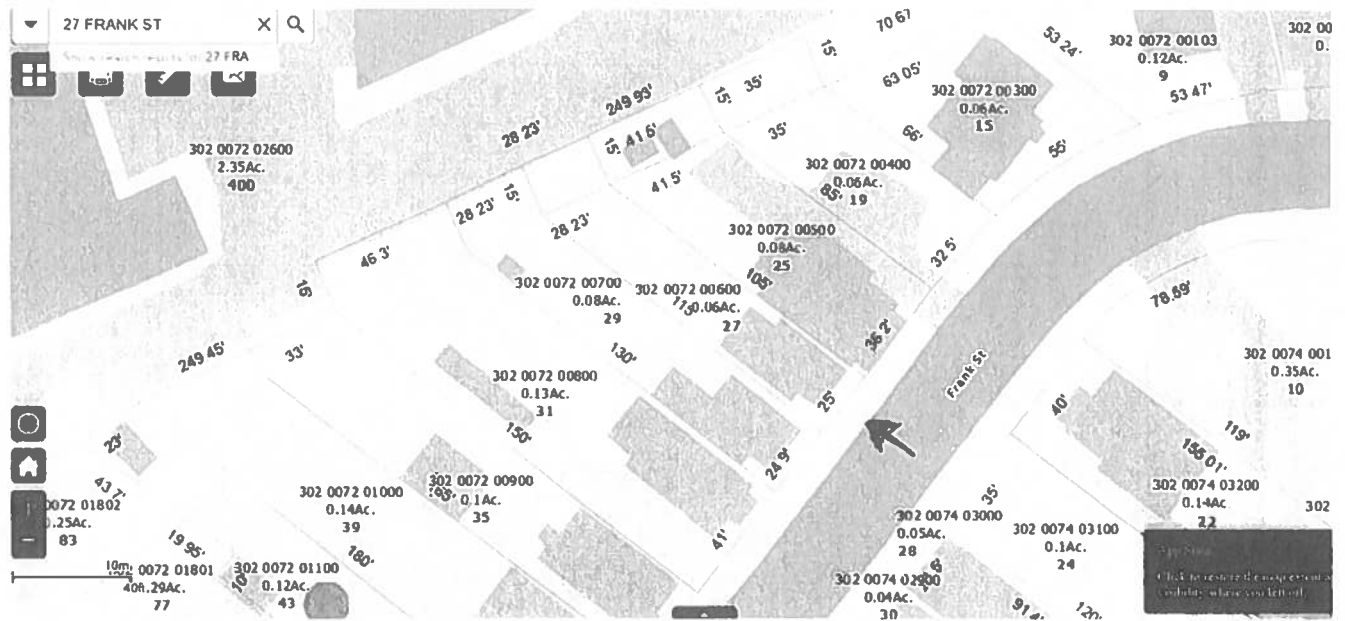
☐ Unaffiliated/Independent/Other

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

[illegible]

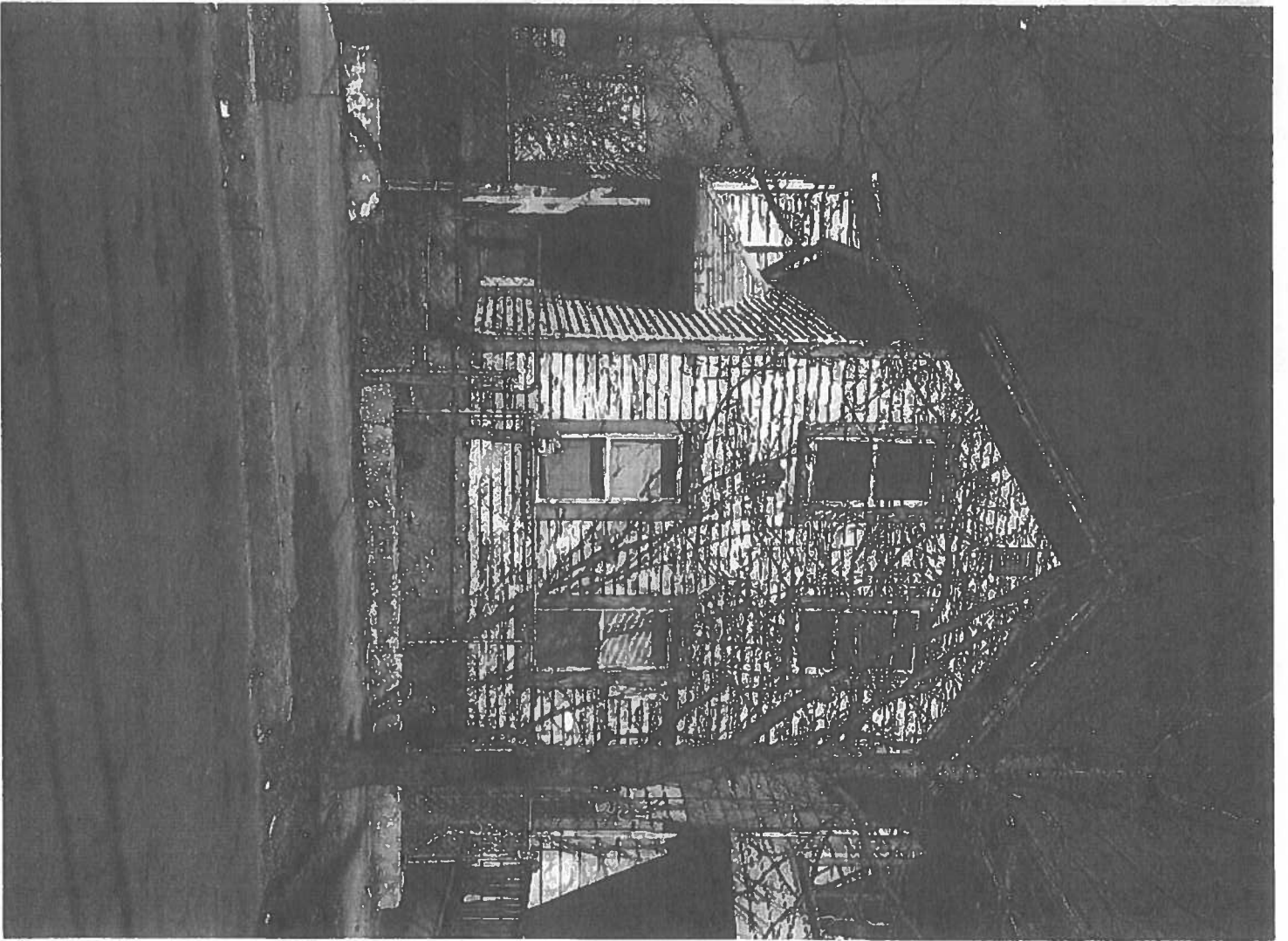
27 Frank Street / Vacant sing-family property



27 Frank Street: Vacant single family

(Subject Property below)







**CITY OF NEW HAVEN
BUREAU OF PURCHASES**



Justin Elicker
Mayor

Michael V. Fumiatti
Purchasing Agent

**200 ORANGE STREET
ROOM 401
NEW HAVEN, CONNECTICUT 06510
Tel. (203) 946-8201 - Fax. (203) 946-8206**

**NON-COLLUSION AFFIDAVIT
(INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH
THE CITY OF NEW HAVEN)**

1. Personally appeared, James A. Paley who being duly sworn, deposes and says that:
 1. I am over the age of eighteen and I understand the obligation of an oath.
 2. I am the Executive Director of the Neighborhood Housing Services of New Haven, Inc. that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.
 3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.
 4. Such application, bid, proposal, request is genuine and is not collusive or a sham.
 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or of any other individual/entity, or to fix the same of the application/bid/proposal/request or prices/quotes/estimates/costs/overhead/figures/profits/amount of any other individual/entity, or to secure through any collusion, conspiracy/connivance or unlawful agreement any advantage against the City of New Haven or any individual/entity interested in the proposed application/bid/proposal/request.
 6. The prices/quotes/estimates/costs/overhead/figures/profits/amount in the contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant; and
 7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request

SCHEDULE "A"

*Please list your responses to Items 10-14 below. If your response is none, please print or type "N/A". **Applicant's signature must appear on this schedule.***

10. Attached

11. N/A

12. N/A

13. N/A

14. N/A

James A. Poley
Affiant Signature

Neighborhood Housing Services of New Haven, Inc.

Board of Directors

Name	Home Address	Work Address	Title	Home Number	Work Number
Leslie Radcliffe	20 King Place New Haven, CT 06519	9 Hillhouse Ave. New Haven, CT 06520	President	(203) 787-1438	(203) 589-1894
Carol Heller	97 Wildwood Circle Durham, CT 06422	185 Asylum Street Hartford, CT 06103	Vice President	(860) 349-1857	(860) 952-6147
Sarah McQueen	78 Olive Street New Haven, CT 06510	One Columbus Plaza New Haven, CT 06510	Treasurer	(203) 360-9747	(203) 752-4677
Virginia Stevenson	374 Wintthrop Avenue New Haven, CT 06511	N/A	Secretary	(203) 777-8380	N/A
Velma George	347 Mill Rock Road Hamden, CT 06517	316 Dixwell Avenue New Haven, CT 06511	Board Member	(203) 787-1982	(203) 946-6033
Glenn Davis	49 Fitzmaurice Circle Windsor, CT 06095	245 Long Hill Road Middletown, CT 06457	Board Member	(860) 983-0884	(860) 704-2110
Mina Minelli	N/A	157 Church Street New Haven, CT 06510	Board Member	N/A	(203) 782-4595
Nathan Bixby	309 McKinley Avenue New Haven, CT 06515	N/A	Board Member	(203) 887-2598	N/A
Dr. Ian Schwartz	162 Landons Way Guilford, CT 06519	20 York Street, T-118 New Haven, CT 06519	Board Member	(203) 640-3592	(203) 640-3592
Liam Brennan	28 Elmwood Road New Haven, CT 06515	114 Boston Post Road West Haven, CT 06516	Board Member	(203) 293-8485	(203) 903-2852
Robert Filippone	480 Lakeshore Drive Middletown, CT 06762	38 Security Drive Avon CT 06001	Board Member	(203) 558-7325	(203) 558-7325
Nina Fawcett	420 Huntington Street # 1 New Haven, CT 06511	420 Huntington Street # 1 New Haven, CT 06511	Board Member	(203) 940-3808	(203) 940-3808
Howard Boyd	819 Congress Avenue New Haven, CT 06519	127 Wall Street New Haven, CT 06511	Board Member	(203) 507-4356	(203) 507-4356
Jacquelyn Pheanious	471 Whalley Avenue New Haven, CT 06511	1450 Chapel Street New Haven, CT 06511	Board Member	(203) 772-3338	(203) 7891855
Densill Greaves	109 Curtis Drive New Haven, CT 06515	99 Hawley Lane Stratford, CT 06611	Board Member	(203) 500-1201	(203) 500-1201
Monika Mittelholzer	32 Liliac Street New Haven, CT 06511	310 Cedar Street New Haven, CT 06510	Board Member	(203) 495-8624	(203) 495-8624
Doreen Abubakar	101 Sherman Avenue New Haven, CT 06511	157 Church Street New Haven, CT 06511	Board Member	(203) 558-7325	(203) 415-3646

Neighborhood Housing Services of New Haven, Inc.

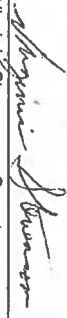
Staff

James Paley	75 Country Club Drive Woodbridge, CT 06525	333 Sherman Avenue New Haven, CT 06511	Executive Director	(203) 389-1963	(203) 562-0598
Bridgette Russell	299 Clifton Street New Haven, CT 06513	333 Sherman Avenue New Haven, CT 06511	Managing Director, New Haven HomeOwnership Center	(203) 469-2492	(203) 777-6925
Mark Cotte	85 Plum Tree Lane Trumbull, CT 06611	333 Sherman Avenue New Haven, CT 06511	Director of Finance	(203) 414-5402	(203) 562-0598
Stephen Cremen-Endes	4840 Durham Road Guilford, CT 06437	333 Sherman Avenue New Haven, CT 06511	Director of Community Building & Organizing	(203) 457-1560	(203) 562-0598
Michael Haynes	718 Broad Street Meriden, CT 06450	333 Sherman Avenue New Haven, CT 06511	Director of Real Estate Development	(203) 815-0394	(203) 562-0598
Areta Huckaby	391 Edgewood Avenue New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	Senior Administrative Assistant	(203) 503-0656	(203) 562-0598
Kathleen Fay	61 Springside Avenue New Haven, CT 06515	333 Sherman Avenue New Haven, CT 06511	Director of Community Sustainability	(203) 387-4856	(203) 562-0598
Norma Pantoja	173 Edgewood Avenue New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	Housing Specialist	(203) 624-6529	(203) 777-6925
Lindita Ifiti	37 Manilla Avenue Woodbridge, CT 06525	333 Sherman Avenue New Haven, CT 06511	Housing Specialist	(203) 671-8124	(203) 777-6925
Heidie Colon-Rosa	4170 Whitney Avenue Hamden, CT 06518	333 Sherman Avenue New Haven, CT 06511	Senior Housing Specialist	(203) 522-0409	(203) 777-6925
Jacqueline R. Ladouceur	469 Norton Parkway New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	HomeOwnership Center Coordinator	(203) 499-7972	(203) 777-6925
Rebecca Skau	159 Cow Hill Road Clinton, CT 06413	333 Sherman Avenue New Haven, CT 06511	Administrative/Financial Manager	(860) 664-0479	(203) 562-0598
Tebben Lopez	118 Monroe Street Milford, CT 06460	333 Sherman Avenue New Haven, CT 06511	Communications Manager	(203) 335-1197	(203) 562-0598
William Elmick	804 Blackstone Village Meriden, CT 06510	333 Sherman Avenue New Haven, CT 06511	Resource Development Specialist	(860) 459-6659	(203) 562-0598
Junyi Wang	1245 Chapel Street New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	Communications Specialist	(352) 745-5743	(203) 562-0598
Adam Rawlings	101 Lower Road Guilford, CT 06437	333 Sherman Avenue New Haven, CT 06511	Community Building Specialist	(203) 654-1376	(203) 562-0598
Katrina Goins	420 Pool Road North Haven, CT 06473	333 Sherman Avenue New Haven, CT 06511	Community Lending Officer	(475) 689-3691	(203) 777-6925
Maybeliz Montanez	134 Belden Road Hamden, CT 06514	333 Sherman Avenue New Haven, CT 06511	Administrative Assistant	(203) 600-0320	(203) 777-6925

I, Virginia Stevenson, hereby certify that I am the Secretary of Neighborhood Housing Services of New Haven, Inc., a non-stock Corporation duly organized and existing under the Laws of the State of Connecticut;

I further certify that the above stated list is, to my best information and knowledge and in accordance with the records of the above stated Corporation, a true and accurate statement of all individuals and entities required for disclosure pursuant to the requirements of the City of New Haven Non-Collusion Affidavit form as of the date inscribed herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this 20 day of November, 2021.


Virginia Stevenson, Secretary

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
28 Thompson Street		286 0433 00400	RM-2	21	Buildable Lot	Per Zoning
50 Thompson Street		286 0433 00300				
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$ 34,200	N/A	N/A	\$ 79,800	\$ 55,860		3943
\$ 45,600						3920
						7863 Total
						Sq./ Ft.
						Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 79,800	Vision	10/1/2021	Non-Profit Deed restricted @ \$1,000 per unit	\$ 2,000	N/A	\$2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No ☐	Hon. Steven Winter Ward 21	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		C/O James Paley, Executive Director	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/8/2022	Staff	Current
Proposal: The City of New Haven Livable City Initiative proposes the disposition of a building lot to a local non-profit.			
General discussion The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will develop a two-unit residential structure and sell it to an owner occupant. <u>This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u>			
Owner Occupancy? Sale to owner occupant			

Prepared by: Eve M. H. Date: 3/8/2022 Concurred by: [Signature] Date: 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Steven Winter 21st Ward

DATE: **March 7, 2022**

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.

Disposition of City owned building lot to Neighborhood Housing Services of New Haven, Inc. at 28- 50 Thompson Street. Neighborhood Housing Services will develop a two-unit owner occupied property at this location.

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.

6093
NEW HAVEN, CT
VISION

Code	Assessed
21	19,180
Total	19,180

0	
0	
0	
34,200	
23,940	

23,940
34,200
C
34,200

Purpose/Result	Findings
Review	
Analysis	
Quality Control	

Adj Unit P	Land Value
8.68	34,200
and Value	34,200

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		NEW HAVEN, CT	
CITY OF NEW HAVEN						Description	Code	Assessed	6093
165 CHURCH STREET						EX V C I L	53	45,600	31,920
NEW HAVEN CT 06510		SUPPLEMENTAL DATA							
WARD 21		TAX DIST							
TAXABLE CENSUS BLOCK 1415		Assoc Pld#							
QUERRY G									
GIS ID 17169									

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)											
CITY OF NEW HAVEN YOKLEY BEATRICE	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				Assessed				
							Year	Code	Assessed	Year		Code	Assessed	Year	Code
	8395 0221	06-12-2009	U	I	0	14	2021	53	31,920	2021	53	31,920	2020	53	25,550
	4161 0173	10-20-1989			0										
Total							31,920	Total		31,920	Total		25,550		

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					
ASSESSING NEIGHBORHOOD								
Nbhd	Nbhd Name		B	Tracing		Batch		
1600	NEWMALLVILLE							
NOTES								

This signature acknowledges a visit by a Data Collector to Assess

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	45,600

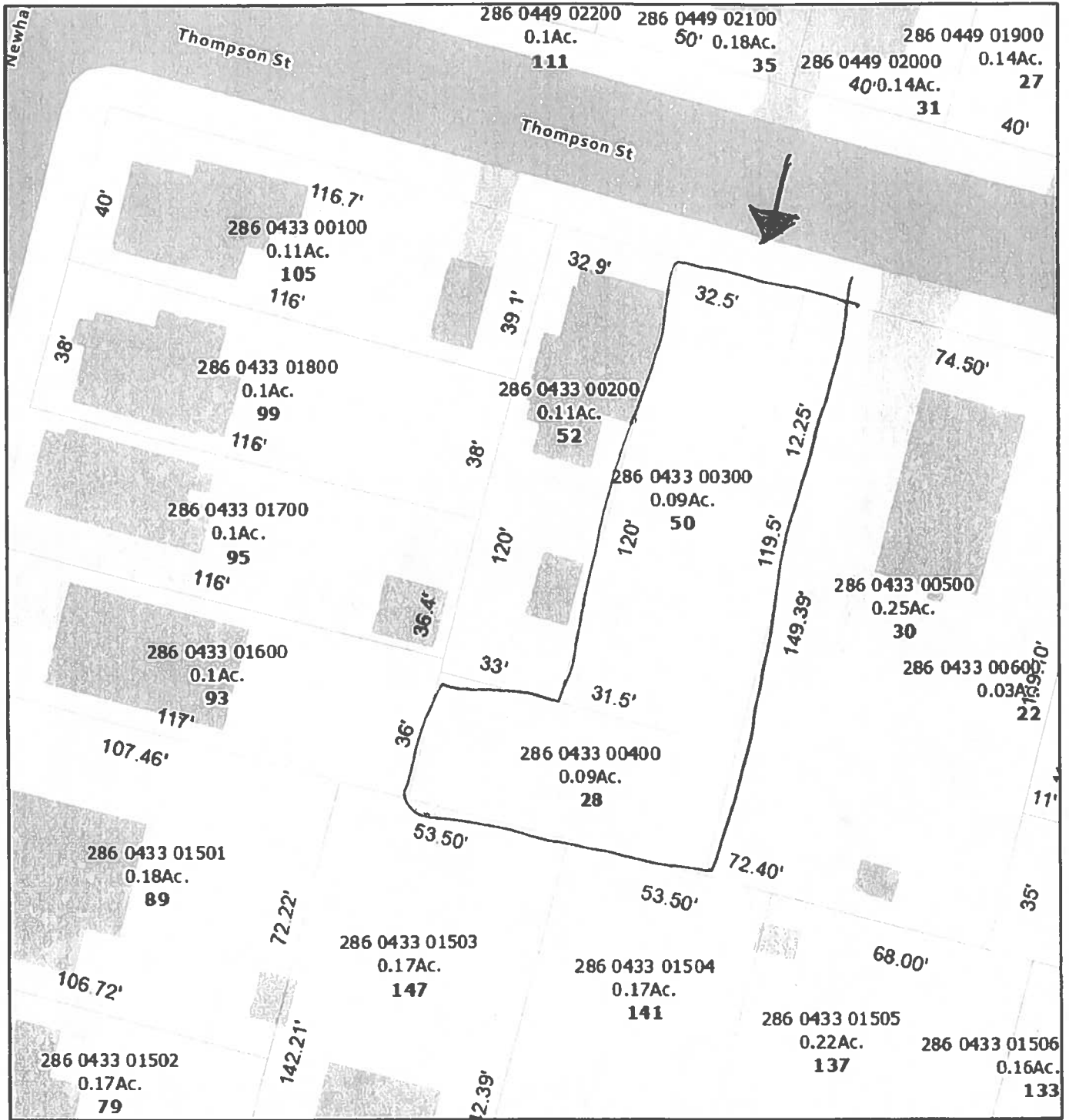
APPRaised Bldg. Value (Card)				0
APPRaised Xf (B) Value (Bldg)				0
APPRaised Ob (B) Value (Bldg)				0
APPRaised Land Value (Bldg)				45,600
Special Land Value				0
Total APPRAISED Parcel Value				45,600
Valuation Method				C

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
	05-05-2000	DE	Demolish	0		100	01-25-2011	DEMOLISH BLDG	

Total APPRAISED Parcel Value				45,600
------------------------------	--	--	--	--------

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 Adjustment	Adj Unit P	Land Value			
1	9099	EC VACANT	RM2	0		3,920	SF	12.93	1.00000	5	1.00	1600	0.900		1.0000	11.64	45,600		
Total Card Land Units						3,920	SF	Parcel Total Land Area 0						Total Land Value					45,600

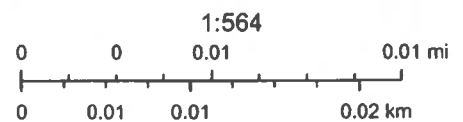
My Map



3/7/2022, 12:39:49 PM

NewHaven_Parcels

New Haven Web Parcels



28-50 Thompson Street (Building lot): Proposed sale to Neighborhood Housing Services of New Haven, Inc. for the construction of a 2 unit owner occupied structure





**CITY OF NEW HAVEN
BUREAU OF PURCHASES**



Justin Elicker
Mayor

Michael V. Fumiatti
Purchasing Agent

**200 ORANGE STREET
ROOM 401
NEW HAVEN, CONNECTICUT 06510
Tel. (203) 946-8201 - Fax. (203) 946-8206**

**NON-COLLUSION AFFIDAVIT
(INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH
THE CITY OF NEW HAVEN)**

1. Personally appeared, James A. Paley who being duly sworn, deposes and says that:
 1. I am over the age of eighteen and I understand the obligation of an oath.
 2. I am the Executive Director of the Neighborhood Housing Services of New Haven, Inc. that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.
 3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.
 4. Such application, bid, proposal, request is genuine and is not collusive or a sham.
 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or of any other individual/entity, or to fix the same of the application/bid/proposal/request or prices/quotes/estimates/costs/overhead/figures/profits/amount of any other individual/entity, or to secure through any collusion, conspiracy/connivance or unlawful agreement any advantage against the City of New Haven or any individual/entity interested in the proposed application/bid/proposal/request.
 6. The prices/quotes/estimates/costs/overhead/figures/profits/amount in the contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant; and
 7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request

or in the supplies, materials, equipment, work or labor to which it relates, or in any of the profits thereof (This paragraph is hereinafter referred to as "conflict of interest.").

8. The individual/entity referred to in paragraph 2 above has no outstanding financial or other obligations to the City of New Haven or to any state or federal government that funds the individual's/entity's activity, nor is it a party to a lawsuit that may affect the use of any funds that will be derived from the contract/agreement/grant/loan.

9. The individual/entity has filed a list of taxable personal/real property with the City of New Haven and is not delinquent in the same.

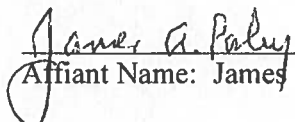
10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this affiant as well as any conflict-of-interest as described herein in paragraph numbered 7 above, and any applicable local, state or federal law, involving the same.

11. The attached Schedule A further contains a list of any members of my immediate family who are either employed by the City of New Haven or who are members of city boards, commissions, agencies or task forces.

12. Except as disclosed in the attached Schedule A, the affiant is not and no member of his/her immediate family is not a city employee or, having been a city employee in the past 12 months, seeking employment with any individual/entity engaged in business with the City of New Haven.

13. Except as disclosed in the attached Schedule A, the affiant has not and no member of his/her immediate family has applied for within the last twelve month for any city/state/federal program or benefit over which he/she has had control, influence or discretionary authority.

14. Except as disclosed in the attached Schedule A, the individual/organization has no intention of transacting business with any related and/or affiliated individuals/organizations.

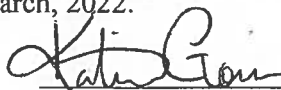

Affiant Name: James A. Paley

STATE OF CONNECTICUT)
)
COUNTY OF NEW HAVEN)

ss: New Haven

March 1, 2022

Personally appeared James A. Paley of the Neighborhood Housing Services of New Haven, Inc. who identified himself/herself as such and who subscribed and swore to the truth of the foregoing before me this 1st day of March, 2022.


Commissioner of the Superior Court
Notary Public
My commission expires on:

SCHEDULE "A"

*Please list your responses to Items 10-14 below. If your response is none, please print or type "N/A". **Applicant's signature must appear on this schedule.***

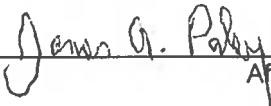
10. Attached

11. N/A

12. N/A

13. N/A

14. N/A


Affiant Signature

Neighborhood Housing Services of New Haven, Inc.

Board of Directors

Name	Home Address	Work Address	Title	Home Number	Work Number
Leslie Radcliffe	20 King Place New Haven, CT 06519	9 Hillhouse Ave. New Haven, CT 06520	President	(203) 787-1438	(203) 589-1894
Carol Heller	97 Wildwood Circle Durham, CT 06422	185 Asylum Street Hartford, CT 06103	Vice President	(860) 349-1857	(860) 952-6147
Sarah McQueen	78 Olive Street New Haven, CT 06510	One Columbus Plaza New Haven, CT 06510	Treasurer	(203) 360-9747	(203) 752-4677
Virginia Stevenson	374 Winthrop Avenue New Haven, CT 06511	N/A	Secretary	(203) 777-8380	N/A
Velma George	347 Mill Rock Road Hamden, CT 06517	316 Dixwell Avenue New Haven, CT 06511	Board Member	(203) 787-1982	(203) 946-6033
Glenn Davis	49 Fitzmaurice Circle Windsor, CT 06095	245 Long Hill Road Middletown, CT 06457	Board Member	(860) 983-0884	(860) 704-2110
Mina Minelli	N/A	157 Church Street New Haven, CT 06510	Board Member	N/A	(203) 782-4595
Nathan Bixby	309 McKinley Avenue New Haven, CT 06515	N/A	Board Member	(203) 887-2598	N/A
Dr. Ian Schwartz	162 Landons Way Guilford, CT 06519	20 York Street, T-118 New Haven, CT 06519	Board Member	(203) 640-3592	(203) 640-3592
Liam Brennan	28 Elmwood Road New Haven, CT 06515	114 Boston Post Road West Haven, CT 06516	Board Member	(203) 293-8485	(203) 903-2852
Robert Filippone	480 Lakeshore Drive Middlebury, CT 06762	38 Security Drive Avon CT 06001	Board Member	(203) 558-7325	(203) 558-7325
Nina Fawcett	420 Huntington Street # 1 New Haven , CT 06511	420 Huntington Street # 1 New Haven , CT 06511	Board Member	(203) 940-3808	(203) 940-3808
Howard Boyd	819 Congress Avenue New Haven, CT 06519	127 Wall Street New Haven, CT 06511	Board Member	(203) 507-4356	(203) 507-4356
Jacquelyn Pheanious	471 Whalley Avenue New Haven, CT 06511	1450 Chapel Street New Haven, CT 06511	Board Member	(203) 772-3338	(203) 7891855
Densill Greaves	109 Curtis Drive New Haven, CT 06515	99 Hawley Lane Stratford, CT 06611	Board Member	(203) 500-1201	(203) 500-1201
Monika Mittelholzer	32 Liliac Street New Haven, CT 06511	310 Cedar Street New Haven, CT 06510	Board Member	(203) 495-8624	(203) 495-8624
Doreen Abubakar	101 Sherman Avenue New Haven, CT 06511	157 Church Street New Haven, CT 06511	Board Member	(203) 558-7325	(203) 415-3646

Neighborhood Housing Services of New Haven, Inc.

Staff

James Paley	75 Country Club Drive Woodbridge, CT 06525	333 Sherman Avenue New Haven, CT 06511	Executive Director	(203) 389-1963	(203) 562-0598
Bridgette Russell	299 Clifton Street New Haven, CT 06513	333 Sherman Avenue New Haven, CT 06511	Managing Director, New Haven HomeOwnership Center	(203) 469-2492	(203) 777-6925
Mark Cotte	85 Plum Tree Lane Trumbull, CT 06611	333 Sherman Avenue New Haven, CT 06511	Director of Finance	(203) 414-5402	(203) 562-0598
Stephen Crenin-Endes	4840 Durham Road Guilford, CT 06437	333 Sherman Avenue New Haven, CT 06511	Director of Community Building & Organizing	(203) 457-1560	(203) 562-0598
Michael Haynes	718 Broad Street Meriden, CT 06450	333 Sherman Avenue New Haven, CT 06511	Director of Real Estate Development	(203) 815-0394	(203) 562-0598
Areta Huckaby	391 Edgewood Avenue New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	Senior Administrative Assistant	(203) 503-0656	(203) 562-0598
Kathleen Fay	61 Springside Avenue New Haven, CT 06515	333 Sherman Avenue New Haven, CT 06511	Director of Community Sustainability	(203) 387-4856	(203) 562-0598
Norma Pantoja	173 Edgewood Avenue New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	Housing Specialist	(203) 624-6529	(203) 777-6925
Lindita Ifti	37 Manila Avenue Woodbridge, CT 06525	333 Sherman Avenue New Haven, CT 06511	Housing Specialist	(203) 671-8124	(203) 777-6925
Heidie Colon-Rosa	4170 Whitney Avenue Hamden, CT 06518	333 Sherman Avenue New Haven, CT 06511	Senior Housing Specialist	(203) 522-0409	(203) 777-6925
Jacqueline R. Ladouceur	469 Norton Parkway New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	HomeOwnership Center Coordinator	(203) 499-7972	(203) 777-6925
Rebecca Skau	159 Cow Hill Road Clinton, CT 06413	333 Sherman Avenue New Haven, CT 06511	Administrative/Financial Manager	(860) 664-0479	(203) 562-0598
Tebben Lopez	118 Monroe Street Milford, CT 06460	333 Sherman Avenue New Haven, CT 06511	Communications Manager	(203) 335-1197	(203) 562-0598
William Elmick	804 Blackstone Village Meriden, CT 06510	333 Sherman Avenue New Haven, CT 06511	Resource Development Specialist	(860) 459-6659	(203) 562-0598
Junyi Wang	1245 Chapel Street New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	Communications Specialist	(352) 745-5743	(203) 562-0598
Adam Rawlings	101 Lower Road Guilford, CT 06437	333 Sherman Avenue New Haven, CT 06511	Community Building Specialist	(203) 654-1376	(203) 562-0598
Katrina Goins	420 Pool Road North Haven, CT 06473	333 Sherman Avenue New Haven, CT 06511	Community Lending Officer	(475) 689-3691	(203) 777-6925
Maybeliz Montanez	134 Belden Road Hamden, CT 06514	333 Sherman Avenue New Haven, CT 06511	Administrative Assistant	(203) 600-0320	(203) 777-6925

I, Virginia Stevenson, hereby certify that I am the Secretary of Neighborhood Housing Services of New Haven, Inc., a non-stock Corporation duly organized and existing under the Laws of the State of Connecticut;

I further certify that the above stated list is, to my best information and knowledge and in accordance with the records of the above stated Corporation, a true and accurate statement of all individuals and entities required for disclosure pursuant to the requirements of the City of New Haven Non-Collusion Affidavit form as of the date inscribed herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this 20 day of November, 2021.


Virginia Stevenson, Secretary

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
15 Winthrop Avenue		312 0143 04300	RM-2	3	Buildable Lot	Per Zoning
17 Winthrop Avenue		312 0143 04400				
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
\$ 45,000		N/A	\$ 90,000		28' X 100'	2614
\$ 45,000					25' X 100'	2614
					53' X 100'	5228 Total Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 90,000	Vision	10/1/20 21	Non-Profit Deed restricted @ \$1,000 per unit	\$ 2,000	N/A	\$2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No ☐	Hon. Ron Hurt 3rd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		Name, address & telephone of contact person: C/O James Paley, Executive Director	
Applicant's City property tax status: Current	Review date 3/8/2022	Reviewed by: Staff	Comments Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a building lot to a local non-profit.

General discussion The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will develop a two-unit residential structure and sell it to an owner occupant. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by: [Signature] Date 3/8/2022 Concurred by: [Signature] Date 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Ron Hurt 3rd Ward

DATE: **March 7, 2022**

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.

Disposition of City owned building lot to Neighborhood Housing Services of New Haven, Inc. (NHS) at 15-17 Winthrop Avenue. NHS will develop a two-unit owner occupied property at this location.

Check one if this an appointment to a commission

☐

Democrat

☐

Republican

☐

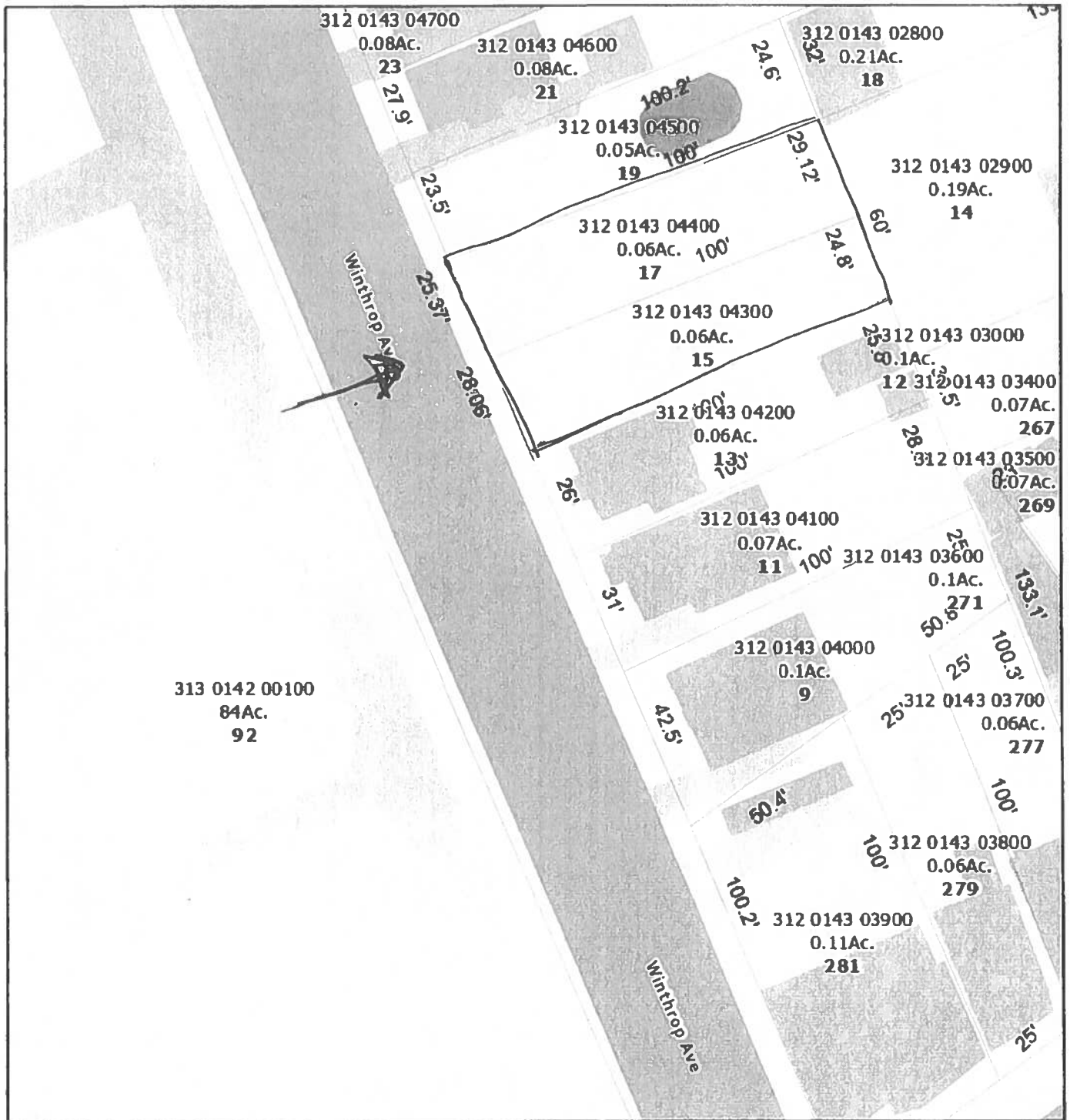
Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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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.

CURRENT OWNER		CITY OF NEW HAVEN		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6093 NEW HAVEN, CT	
17 WINTHROP AV		NEW HAVEN CT 06511		AP PCL ID WARD 03 TAXABLE 1406 CENSUS 4004 BLOCK 4004 QUERY G		SUPPLEMENTAL DATA U/E REPO TAX DIST		Assoc Pic#		EX VC I L		Code 53		Assessed 45,000	
GIS ID 19944		BK-VOL/PAGE		SALE DATE		QU / VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)		Assessed 31,500	
CITY OF NEW HAVEN		8395 0286		06-12-2009		U		0		14		Year Code Assessed Year Code Assessed V Year Code Assessed		2021 53 31,500 2021 53 31,500 2020 53 27,720	
COUNTY STREET ASSOCIATES LLC		5427 0203		01-12-1999		U		0		0					
JOHNSON TRACEY		5214 0038		10-02-1997		U		0		0					
UNKNOWN		4708 0133		03-01-1994		U		0		0					
Total		0.00										Total 31,500		Total 27,720	
EXEMPTIONS		Description		Code		Description		Number		Amount		Comm Int			
NORTH HILL		B		Tracing		Batch									
NORTH HILL		B		Tracing		Batch									
Total		0.00													
ASSESSING NEIGHBORHOOD		B		Tracing		Batch									
1900		B		Tracing		Batch									
NOTES															
BUILDING PERMIT RECORD		Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp	
107052		12-02-1997		DE				Demolish		0		100		100	
105920		12-18-1996		RH				Rehab		20,000		100		100	
Comments		DEMOLISH 2F DWELLING		INTERIOR RENOVATIONS T											
VISIT / CHANGE HISTORY		Date		Id		Type		Is		Cd		Purpose/Result			
02-11-2011		RB		03		99		Vacant							
01-14-2011		MD2		03		99		Vacant							
09-17-2001		MJ		45		Review Against Field Cd									
Total Appraised Parcel Value		45,000													
APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)		0											
Appraised Xf (B) Value (Bldg)		0													
Appraised Ob (B) Value (Bldg)		0													
Appraised Land Value (Bldg)		45,000													
Special Land Value		0													
Total Appraised Parcel Value		45,000													
Valuation Method		C													
LAND LINE VALUATION SECTION		B Use Code		Description		Zone		LA		Land Type		Land Units		Unit Price	
1		9099		EC VACANT		RM2 0		2,614 SF		17.22		1.00000		5	
Parcel Total Land Area		2,614 SF													
Total Card Land Units		2,614													
Total Land Value		45,000													

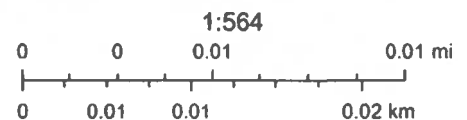
15-17 Winthrop Avenue



3/8/2022, 8:34:02 AM

NewHaven_Parcels

New Haven Web Parcels





833 548 0276 US Toll-free

833 548 0282 US Toll-free

Meeting ID: 991 7758 9914

Password: 80621176

Find your local number: <https://newhavenct.zoom.us/j/99177589914>

Join by Skype for Business

<https://newhavenct.zoom.us/j/99177589914>



Justin Elicker
Mayor

Michael V. Fumiatti
Purchasing Agent

**CITY OF NEW HAVEN
BUREAU OF PURCHASES**



200 ORANGE STREET
ROOM 401
NEW HAVEN, CONNECTICUT 06510
Tel. (203) 946-8201 - Fax. (203) 946-8206

**NON-COLLUSION AFFIDAVIT
(INCLUDING DISCLOSURE OF OBLIGATIONS TO/INTEREST IN BUSINESS WITH
THE CITY OF NEW HAVEN)**

1. Personally appeared, James A. Paley who being duly sworn, deposes and says that:
 1. I am over the age of eighteen and I understand the obligation of an oath.
 2. I am the Executive Director of the Neighborhood Housing Services of New Haven, Inc. that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.
 3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.
 4. Such application, bid, proposal, request is genuine and is not collusive or a sham.
 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or of any other individual/entity, or to fix the same of the application/bid/proposal/request or prices/quotes/estimates/costs/overhead/figures/profits/amount of any other individual/entity, or to secure through any collusion, conspiracy/connivance or unlawful agreement any advantage against the City of New Haven or any individual/entity interested in the proposed application/bid/proposal/request.
 6. The prices/quotes/estimates/costs/overhead/figures/profits/amount in the contract/agreement/grant/loan are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the individual/entity or any of its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant; and
 7. No alderman or other elected/appointed or city/state/federal employee or person/entity whose salary/compensation is payable in whole or in part from city, state or federal funds is directly or indirectly interested in/will benefit financially by/has any is in a position to participate in a decision making process or gain inside information about the application/bid/proposal/request

or in the supplies, materials, equipment, work or labor to which it relates, or in any of the profits thereof (This paragraph is hereinafter referred to as "conflict of interest.").

8. The individual/entity referred to in paragraph 2 above has no outstanding financial or other obligations to the City of New Haven or to any state or federal government that funds the individual's/entity's activity, nor is it a party to a lawsuit that may affect the use of any funds that will be derived from the contract/agreement/grant/loan.

9. The individual/entity has filed a list of taxable personal/real property with the City of New Haven and is not delinquent in the same.

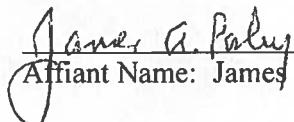
10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this affiant as well as any conflict-of-interest as described herein in paragraph numbered 7 above, and any applicable local, state or federal law, involving the same.

11. The attached Schedule A further contains a list of any members of my immediate family who are either employed by the City of New Haven or who are members of city boards, commissions, agencies or task forces.

12. Except as disclosed in the attached Schedule A, the affiant is not and no member of his/her immediate family is not a city employee or, having been a city employee in the past 12 months, seeking employment with any individual/entity engaged in business with the City of New Haven.

13. Except as disclosed in the attached Schedule A, the affiant has not and no member of his/her immediate family has applied for within the last twelve month for any city/state/federal program or benefit over which he/she has had control, influence or discretionary authority.

14. Except as disclosed in the attached Schedule A, the individual/organization has no intention of transacting business with any related and/or affiliated individuals/organizations.

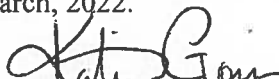

Affiant Name: James A. Paley

STATE OF CONNECTICUT)
)
COUNTY OF NEW HAVEN)

ss: New Haven

March 1, 2022

Personally appeared James A. Paley of the Neighborhood Housing Services of New Haven, Inc. who identified himself/herself as such and who subscribed and swore to the truth of the foregoing before me this 1st day of March, 2022.


Commissioner of the Superior Court
Notary Public
My commission expires on:

SCHEDULE "A"

*Please list your responses to Items 10-14 below. If your response is none, please print or type "N/A". **Applicant's signature must appear on this schedule.***

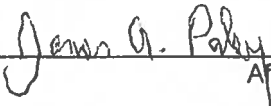
10. Attached

11. N/A

12. N/A

13. N/A

14. N/A


Affiant Signature

Neighborhood Housing Services of New Haven, Inc.

Board of Directors

Name	Home Address	Work Address	Title	Home Number	Work Number
Leslie Radcliffe	20 King Place New Haven, CT 06519	9 Hillhouse Ave. New Haven, CT 06520	President	(203) 787-1438	(203) 589-1894
Carol Heller	97 Wildwood Circle Durham, CT 06422	185 Asylum Street Hartford, CT 06103	Vice President	(860) 349-1857	(860) 952-6147
Sarah McQueen	78 Olive Street New Haven, CT 06510	One Columbus Plaza New Haven, CT 06510	Treasurer	(203) 360-9747	(203) 752-4677
Virginia Stevenson	374 Winthrop Avenue New Haven, CT 06511	N/A	Secretary	(203) 777-8380	N/A
Velma George	347 Mill Rock Road Hamden, CT 06517	316 Dixwell Avenue New Haven, CT 06511	Board Member	(203) 787-1982	(203) 946-6033
Glenn Davis	49 Fitzmaurice Circle Windsor, CT 06095	245 Long Hill Road Middletown, CT 06457	Board Member	(860) 983-0884	(860) 704-2110
Mina Minelli	N/A	157 Church Street New Haven, CT 06510	Board Member	N/A	(203) 782-4595
Nathan Bixby	309 McKinley Avenue New Haven, CT 06515	N/A	Board Member	(203) 887-2598	N/A
Dr. Ian Schwartz	162 Landons Way Guilford, CT 06519	20 York Street, T-118 New Haven, CT 06519	Board Member	(203) 640-3592	(203) 640-3592
Liam Brennan	28 Elmwood Road New Haven, CT 06515	114 Boston Post Road West Haven, CT 06516	Board Member	(203) 293-8485	(203) 903-2852
Robert Filippone	480 Lakeshore Drive Middletown, CT 06762	38 Security Drive Avon CT 06001	Board Member	(203) 558-7325	(203) 558-7325
Nina Fawcett	420 Huntington Street # 1 New Haven, CT 06511	420 Huntington Street # 1 New Haven, CT 06511	Board Member	(203) 940-3808	(203) 940-3808
Howard Boyd	819 Congress Avenue New Haven, CT 06519	127 Wall Street New Haven, CT 06511	Board Member	(203) 507-4356	(203) 507-4356
Jacquelyn Pheanious	471 Whalley Avenue New Haven, CT 06511	1450 Chapel Street New Haven, CT 06511	Board Member	(203) 772-3338	(203) 7891855
Densill Greaves	109 Curtis Drive New Haven, CT 06515	99 Hawley Lane Stratford, CT 06611	Board Member	(203) 500-1201	(203) 500-1201
Monika Mittelholzer	32 Lilac Street New Haven, CT 06511	310 Cedar Street New Haven, CT 06510	Board Member	(203) 495-8624	(203) 495-8624
Doreen Abubakar	101 Sherman Avenue New Haven, CT 06511	157 Church Street New Haven, CT 06511	Board Member	(203) 558-7325	(203) 415-3646

Neighborhood Housing Services of New Haven, Inc.

Staff

James Paley	75 Country Club Drive Woodbridge, CT 06525	333 Sherman Avenue New Haven, CT 06511	Executive Director	(203) 389-1963	(203) 562-0598
Bridgette Russell	299 Clifton Street New Haven, CT 06513	333 Sherman Avenue New Haven, CT 06511	Managing Director, New Haven HomeOwnership Center	(203) 469-2492	(203) 777-6925
Mark Cotte	85 Plum Tree Lane Trumbull, CT 06611	333 Sherman Avenue New Haven, CT 06511	Director of Finance	(203) 414-5402	(203) 562-0598
Stephen Cremen-Endes	4840 Durham Road Guilford, CT 06437	333 Sherman Avenue New Haven, CT 06511	Director of Community Building & Organizing	(203) 457-1560	(203) 562-0598
Michael Haynes	718 Broad Street Meriden, CT 06450	333 Sherman Avenue New Haven, CT 06511	Director of Real Estate Development	(203) 815-0394	(203) 562-0598
Areta Huckaby	391 Edgewood Avenue New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	Senior Administrative Assistant	(203) 503-0656	(203) 562-0598
Kathleen Fay	61 Springside Avenue New Haven, CT 06515	333 Sherman Avenue New Haven, CT 06511	Director of Community Sustainability	(203) 387-4856	(203) 562-0598
Norma Pantoja	173 Edgewood Avenue New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	Housing Specialist	(203) 624-6529	(203) 777-6925
Lindita ffiti	37 Mania Avenue Woodbridge, CT 06525	333 Sherman Avenue New Haven, CT 06511	Housing Specialist	(203) 671-8124	(203) 777-6925
Heidie Colon-Rosa	4170 Whitney Avenue Hamden, CT 06518	333 Sherman Avenue New Haven, CT 06511	Senior Housing Specialist	(203) 522-0409	(203) 777-6925
Jacqueline R. Ladouceur	469 Norton Parkway New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	HomeOwnership Center Coordinator	(203) 499-7972	(203) 777-6925
Rebecca Skau	159 Cow Hill Road Clinton, CT 06413	333 Sherman Avenue New Haven, CT 06511	Administrative/Financial Manager	(860) 664-0479	(203) 562-0598
Tebben Lopez	118 Monroe Street Milford, CT 06460	333 Sherman Avenue New Haven, CT 06511	Communications Manager	(203) 335-1197	(203) 562-0598
William Eirmicke	804 Blackstone Village Meriden, CT 06510	333 Sherman Avenue New Haven, CT 06511	Resource Development Specialist	(860) 459-6659	(203) 562-0598
Junyi Wang	1245 Chapel Street New Haven, CT 06511	333 Sherman Avenue New Haven, CT 06511	Communications Specialist	(352) 745-5743	(203) 562-0598
Adam Rawlings	101 Lower Road Guilford, CT 06437	333 Sherman Avenue New Haven, CT 06511	Community Building Specialist	(203) 654-1376	(203) 562-0598
Katrina Goins	420 Pool Road North Haven, CT 06473	333 Sherman Avenue New Haven, CT 06511	Community Lending Officer	(475) 689-3691	(203) 777-6925
Maybeliz Montanez	134 Belden Road Hamden, CT 06514	333 Sherman Avenue New Haven, CT 06511	Administrative Assistant	(203) 600-0320	(203) 777-6925

I, Virginia Stevenson, hereby certify that I am the Secretary of Neighborhood Housing Services of New Haven, Inc., a non-stock Corporation duly organized and existing under the laws of the State of Connecticut;

I further certify that the above stated list is, to my best information and knowledge and in accordance with the records of the above stated Corporation, a true and accurate statement of all individuals and entities required for disclosure pursuant to the requirements of the City of New Haven Non-Collusion Affidavit form as of the date inscribed herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation this 20 day of November, 2021.


Virginia Stevenson, Secretary