

**LCI Board Meeting Minutes**  
**April 24, 2024 (Via Zoom)**

**PRESENT:** Hon. Evelyn Rodriguez, Addie Kimbrough, Seth Poole, John Russo, Arlevia Samuel (Executive Director), Evan Trachten (LCI staff)

**Absent:** Hon. Richard Furlow, Taneha Edwards

**Meeting called to order at 6:05 P.M.**

**Roll call of members**

**Review of LCI Board meeting minutes from February 28, 2024. A motion to approve was made by Seth Poole, seconded Addie Kimbrough, roll call of members was taken, approved unanimously.**

**New Business**

**54 Greenwood Street**

Evan told the Board this is a non-profit sliver lot sale to MT. Calvary Hold Church of America, Inc. The applicant owns an adjacent church, and their emergency exit door opens to this parcel. The Church is in the process of opening a daycare and needs this parcel. The Church was planning to utilize this lot as a play-space, but now they will likely utilize this parcel as an entry way and drop-off area for the daycare. The lot is very small at 1280 square feet so it's not suitable for development. Non-profits pay \$1.00 per square foot for sliver lots. The church approached the City about purchasing this lot many years ago but the City was previously seeking to sell the land at fair market value under the disposition guidelines. LCI has been advised by the Office of Corporation Counsel to treat churches as non-profit organizations under a federal law called RLUIPA. The other adjacent property along Legion Avenue already has off-street parking so LCI didn't offer to split the parcel. Given the history of the property LCI felt it was appropriate to sell this entire parcel to the applicant. Addie Kimbrough asked if we would sell the property at the price listed in their letter from 2019? Evan said no, we would be utilizing the Board of Alder pricing for non-profits which is \$1.00 per square foot. Alder Rodriguez asked if given that a business use will occur, was it correct to be offering non-profit pricing? Evan said the lot is sold to the property owner, not the business operator, the property owner is a non-profit, so the correct pricing is being utilized.

**A motion was made by John Russo to approve the item, seconded by Alder Rodriguez, roll call was taken, approved unanimously.**

**400 Legion Avenue**

Evan told the Board this sliver lot sale is also proposed to be sold to MT. Calvary Hold Church of America, Inc. This parcel has been under the control of the church for about 20 years. Evan noted we have seen many sales where the adjacent property owner has had possession of City owned lots for many years. The lot is paved and fenced, and utilized as a parking lot. The church thought they already owned this parcel. It recently came to their attention that this lot is City owned. The church has maintained this parcel for

decades. LCI looked at developing a residential structure at this location. LCI determined that Legion Avenue is a busy street and a residential use was not the best option given the history of this parcel and the RLUIPA law. Evan noted there isn't off-street parking on Legion Avenue and keeping this parcel as a parking lot was appropriate. The applicant will pay \$1.00 per square foot as a non-profit. Addie Kimbrough noted this lot currently serves as the entryway for the church. The fencing and paving have been installed by the church. The Church serves the community by doing food and clothing giveaways. Alder Rodriguez noted the letter provided by the church from 2019 which highlights the positivity the church brings to the community. Seth noted that he grew up in this area and the fact that the church does a lot for the community, it's important to ensure that they have parking.

**A motion was made by Seth Poole to approve the item, seconded by Addie Kimbrough, roll call was taken, approved unanimously.**

### **21 Haven Street**

Evan told the Board this is a sliver lot sale to an adjacent owner occupant at \$0.25 per square foot in a CD-eligible area for a purchase price of \$871.25. The applicant has had possession of this lot for many years, the lot is utilized as a side-yard and for off-street parking. LCI didn't offer to split this parcel because the other adjacent property already has a large lot with almost 80' of frontage. The applicant has a small parcel, and this lot is not conducive to residential development because of its size. Evan noted that if we did develop a house on this parcel, it would be a tight fit. It is appropriate to sell this sliver lot and consistent with our sliver lot sales. Seth noted that the street view of the property shows that a curb cut is already in place for this parcel.

**A motion was made by Seth Poole to approve the item, seconded by John Russo, roll call was taken, approved unanimously.**

**Seth told the Board that members should review the PAD Guidelines prior to further discussion. Seth wants to have a full Board prior to acting. Seth also wants to wait until the Board vacancies are filled to hold nominations.**

### **PAD Guidelines / Motion to amend**

Item passed over / No action taken.

### **LCI election of officers**

Item passed over / No action taken.

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

Meeting adjourned 6:34 PM



**PAD SPECIAL MEETING MINUTES**  
**April 25, 2024**

**PRESENT:** Hon. Anna Festa, BoA; Hon. Kampton Singh, BoA; Steve Fontana, Economic Development; Donnell Hilton, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

**Absent:** Tamara Kirby, Tax Office

**Meeting called to order at 3:01 P.M.**

**Roll Call of Members**

The PAD minutes from March 20, 2024 were reviewed. A motion was made by Steve Fontana to approve the minutes, seconded by Alder Festa, approved unanimously.

## **New Business**

### **35-39 Arch Street**

Evan told the committee the City is proposing to sell this vacant lot to Habitat for Humanity of Greater New Haven, Inc. for \$75,000. The property was advertised as part of an RFP and Habitat for Humanity was selected to develop the site. Habitat is essentially proposing to develop 2, two-family structures at this site. Habitat for Humanity described their development as constructing a single-family with an attached accessory dwelling unit (ADU). Evan told the committee that under the Building Code the applicant is constructing a two-family residential property. Evan also noted that currently, the Zoning Ordinance only allows as-of-right ADU's to be created in the existing envelope of an existing owner-occupied structure, so for the purpose of our discussion we should be reviewing this as the development of two, two-family residential properties. Evan also told the committee that LCI sets a minimum owner occupancy period of 10-years, but Habitat imposes a 30-year term. The rental unit will also be deed restricted for a 20-year minimum term and Habitat for Humanity is proposing to set the AMI between 60-70%. Evan noted that when non-profits develop two-family houses the AMI is typically set at 80%. Evan also noted that the lot is over 13,000 square feet so there is ample room to develop two structures containing four units. Evan also told the committee that he discussed this proposal with Alder Rodriguez who was supportive of the concept. Evan said Alder Rodriguez thought this development was more desirable than a project with high density given that Arch Street has many 2-family owner occupied structures. The lot is adjacent to the Arch Street greenspace. Owner occupied structures and affordable rental units are needed in the community.

Evan said there isn't a rendering or final site plan, but as additional information is submitted it will be added to the file prior to submission to the Board of Alders. Alder Festa said she agreed that developing two, two-family houses was a better proposal than developing a higher density apartment building. Alder Festa wanted to confirm the owner occupancy and affordable rental requirements. Evan confirmed LCI sets a minimum owner occupant period of 10-years, but Habitat imposes a 30-year term. The rental unit will also be deed restricted for a 20-year minimum term and Habitat for Humanity is proposing to set the AMI between 60-70%. Evan reiterated that the applicant is essentially developing two-family homes. Evan believes this is the first time Habitat for Humanity is developing a two-family house and he believe it's needed, and a good idea. Alder Singh said he supports this proposal and wants to support Alder



Rodriguez. Donnell Hilton said the parcel is a good-sized lot and he's happy they are building multiple units on the lot

**A motion was made by Clay Williams to approve the item, seconded by Alder Festa, roll call was taken, approved unanimously.**

### **177 Edgewood Avenue**

Evan told the committee the City is proposing to sell this vacant lot as part of the RFP. LCI thought we might receive a proposal for housing development for this lot because of its proximity to downtown, but we didn't. LCI only received one proposal for this property. Neighborhood Housing Services (NHS) offered \$5,000 to purchase this property to use for parking. NHS owns two adjacent rental properties at 171 Edgewood Avenue and 173 Edgewood Avenue. The properties don't have off-street parking. Evan noted that LCI previously offered this property to NHS and the Community Builders who owns the other adjacent property. NHS didn't want to purchase the property when this was discussed several years ago. Evan said the Community Builders has had ample opportunity to acquire this lot and has failed to submit an application to acquire this lot, which is why LCI advertised this site as part of the RFP. Evan noted that the City is receiving double the value that a non-profit would pay for this sliver lot.

Evan told the committee that he contacted Alder Douglass who was generally supportive of the sale of this land. Alder Douglass said he would conduct his due diligence and follow up with LCI staff if he had any concerns about this proposal. Evan noted that Community Builders rents a portion of their abutting building to the operator of a daycare and sometimes parents park on this parcel. Evan thought NHS would allow this to continue as well as making improvements to the lot. Alder Singh asked if Habitat was contacted about this lot? Evan said that Habitat submitted bids on several RFP items and didn't bid on this site. Alder Festa asked how long LCI engaged Community Builders about the Sliver lot? Evan said that LCI spent several years engaging Community Builders and they never followed up about the silver lot. Evan said there is no reason for LCI to keep this lot and spend additional funds to maintain it, fence the site, and to continue cleaning up illegal dumping. The highest and best use is for parking. The land will be taxable in the future. Evan thinks there will be a community benefit from this sale because NHS will improve the site and better serve the community.

**A motion was made by Alder Festa to approve the disposition, seconded by Alder Singh, roll call was taken, approved unanimously.**

### **227 English Street**

Evan told the committee this lot was also advertised as part of the RFP. Neighborhood Housing Services (NHS) offered \$10,500 and proposes to develop a two-family owner-occupied structure with an 80% AMI affordable rental unit. LCI imposes a 10-year minimum occupancy period and a 20-year affordability period on the rental unit. The lot is a flag lot and has ample room to develop a two-family structure. LCI previously offered this site to Habitat for Humanity because they developed a property on Ferry Street, but they weren't interested in this site. NHS was the only bidder for this site. This is a great opportunity to create an owner occupant, gain an affordable rental unit, and expand the tax base.

Alder Festa asked why we didn't sell this as a sliver lot and allow the neighbors to expand their yard. Evan said LCI looked into a sliver lot sale. Evan said we prefer to create an owner occupant, gain an affordable rental unit, and expand the tax base, to achieve the highest and best

use for the land. If building development wasn't possible, a sliver lot sale would be appropriate. Alder Festa asked if LCI notified the neighbors about the sale of this lot. Evan said LCI didn't contact the neighbors. NHS will do some outreach prior to developing the site. LCI has been in contact with the neighbors over the years because we took control of this parcel, fenced-off the lot along English Street, and have been maintaining it, the neighbors know it's a City owned parcel. Alder Festa asked if Zoning approval would be needed. Evan wasn't sure but noted further review by City Plan, Building, and Traffic and Parking will occur prior to a building permit. Evan believe that NHS's funding will require an owner occupant for at least 20-years, the City requires a 10-year minimum occupancy period and a 20-year affordability period at 80% AMI. NHS has basically a 100% project completion rate, so we are confident in the applicant's abilities.

**A motion was made by Clay Williams to approve the disposition, seconded by Alder Festa, roll call was taken, approved unanimously.**

### **596-598 George Street**

Evan told the committee this is a non-profit sale to the National Veterans Counsel for Legal Redress, Inc. There are two existing brick structures that the City acquired from Yale New Haven Hospital (YNH). LCI was planning to rehabilitate the properties but is focusing on other projects on Starr Street and Grand Avenue. LCI has done some preliminary site work to stabilize these properties, but they require extensive structural work and full rehabilitaton. The applicant is proposing to rehabilitate these structures and maintain them as affordable rental units at 80% AMI. The applicant will also develop a community room and office at this location. LCI originally planned to rehabilitate these properties and sell them to owner occupants, but the site lacked off-street parking to support multi-family use. There is a letter of support in the file from Board of Alders President Walker-Myers as this site is located in her Ward. The purchase price is \$6,000 which is non-profit pricing (6 units @ \$1000 per unit). The property will be deed restricted for a minimum 20-year affordable term. The non-profit is a local entity lead by the Monk family. They are seeking additional funding for this project.

Clay asked about the status of this applicant's project on Davenport Avenue? Evan said he believes it wasn't approved at the Zoning Board and is being redesigned. Donnell said they are in the process of redesigning so that it doesn't require zoning relief. Clay asked if we are confident the applicant has the finances to do this project? Clay doesn't want to set them up for failure. There was discussion about requiring proof of funding prior to closing as a condition of approval. Evan told the Committee that the City took these properties with conditions from YNH and YNH approves of the proposed use as an affordable rental project done by the National Veterans Counsel for Legal Redress.

Alder Festa asked if the applicant has done any projects in the City. Evan didn't know if they have other projects in New Haven or in other towns because he doesn't manage the non-profit. Evan is aware of the project on Davenport Avenue. Alder Festa asked how much time they have to complete the project and if the property isn't rehabilitated, what happens? Evan said the applicant has 18 months to complete the project, if they fail to complete the project the City has a process to take the property back. The City must go through a reversion process to take it back, which takes time, it's not immediate, it's basically a lawsuit. Clay said we should consider permitting 24 months to complete this project. There was a discussion about safeguards and appropriate guardrails. Evan said he's hearing that the committee wants to require proof of funding prior to closing and to give a little extra time to complete the rehabilitation because this is a larger project. Evan noted the applicant has been in the property and has a cost estimate for this project. Steve noted that "reverter deeds" have issues. Evan said we have required similar conditions on several proposals, and is consistent with our pervious approvals for projects like this. Alder Festa asked if the building can be left sitting or does LCI need to take further action to preserve the structure? Evan said LCI has already stabilized the property.

**A motion was made by Clay Williams to approve the disposition subject to proof of funds prior to closing and to permit 24 months to complete the project, seconded by Alder Singh, roll call was taken, approved unanimously.**

### **136 Hemingway Street**

Evan told the committee this property was previously approved for sale but the deal never closed because the prior applicant couldn't get a PILOT from LISHTA. LCI offered this lot for sale as part of the recent RFP and we have a proposal from Douglas Allen Investment Group, LLC to develop 15-20 rental units at a sale price of \$75,000. At least 20% of the rental units will be deed restricted at 80% AMI per City policy. The developer plans to construct 2 bedroom, and 3 bedroom units. Clay mentioned the previous proposal was for 40 units at this site. Evan said he feels this is an appropriate use because the property is near Bella Vista and there was a previous approval for greater density. The applicant recently developed a couple multi-family properties and has a pending zoning proposal to develop 4 units at 83 Downing Street. The development wants to make an investment in New Haven and is a competent applicant.

Evan noted the parcel has some wetlands. There is a survey map in the file. If the applicant utilizes the Inclusionary Zoning regulations the affordability could change. Evan said this was the only bid for the site. Evan said the number of units could change but the concept is for 15-20 units. Clay noted the previous sale was for \$40,000 so the City is receiving almost double the purchase price. Evan thinks this is a good proposal and fits within the neighborhood. Alder Festa asked about the wetlands area. Evan said regulations will dictate the location of the structure and it's feasible to develop this site.

**A motion was made by Clay Williams to approve the disposition, seconded by Steve Fontana, roll call was taken, approved unanimously.**

### **211 Rosette Street**

Evan told the committee this lot was offered as part of the RFP and Habitat for Humanity is being selected to develop this property, they offered \$35,000 for this site. Habitat for Humanity is proposing to develop a single-family house. Evan discussed this sale with Alder Rodriguez and said she would support the development of a two-family property at this site, just like the Arch Street proposal. This lot was used as a garden but was taken over by unhoused individuals. The City would like to see housing development on this parcel. Habitat for Humanity built several houses on Rosette Street several years ago. If they develop a two-family it would have an affordable rental unit with a minimum 20-year term. Alder Festa asked if Habitat for Humanity wants to develop a two-family? Evan said he discussed this with the Director of Construction, and he is looking into it. They will have the option to develop a single family or a two-family. Alder Singh said he knows this lot very well from his volunteer work, and he supports the Alder Rodriguez, and the concept of doing a two-family structure, it's an appropriate location.

**A motion was made by Steve Fontana to approve the disposition and allow the applicant to develop a single-family or a two-family property, seconded by Clay Williams, roll call was taken, approved unanimously.**

### **Open Discussion / Old Business**

None

**A motion to adjourn was made by Clay Williams, seconded by Steve Fontana, all were in favor, meeting adjourned 3:58P.M.**

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
35 Arch Street 39 Arch Street		301 0097 04200 301 0097 04300	RM-2	4	Building lot	Per Zoning
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$50,700	N/A	N/A	\$106,500	\$74,550		Approximately 70' X 180'
\$55,800						13,194 Total Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 110,900	Vision	10/1/20 22	RFP # 2024-01- 1622	\$75,000	NA	\$75,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4th Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Habitat for Humanity of Greater New Haven, Inc 37 Union Street New Haven CT 06511		C/O Dennis Michels, Co-Executive Director	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current

**Proposal:** The City of New Haven proposes to dispose of this building lot as part of RFP # 2024-01-1622.

**General discussion:** The City of New Haven proposes to dispose of this building lot to Habitat for Humanity of Greater New Haven, Inc. who will develop two (2) single-family owner-occupied properties at this location. Each single-family home will also have an accessory dwelling unit (ADU) that will be rented as an affordable rental at 60-70% Area Median Income (AMI) with a minimum affordability term of twenty (20) years. Each structure 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), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years.

**Owner Occupancy?** Yes, sale to owner occupant

Prepared by: E. J. Miller Date 4/3/2024 Concurred by: [Signature] Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN**

TO : Hon. Evelyn Rodriguez 4<sup>th</sup> Ward

DATE: **April 5, 2024**

FROM: Department Livable City Initiative  
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

**Sale of building lot at 35-39 Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop two single family homes at this site. Each home will also contain and affordable Accessory dwelling unit (ADU).**

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.

Vision ID 19230

Map ID 301/ 0097/ 04300/ /

Bldg Name

State Use 902V

Account # 301 0097 04300

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

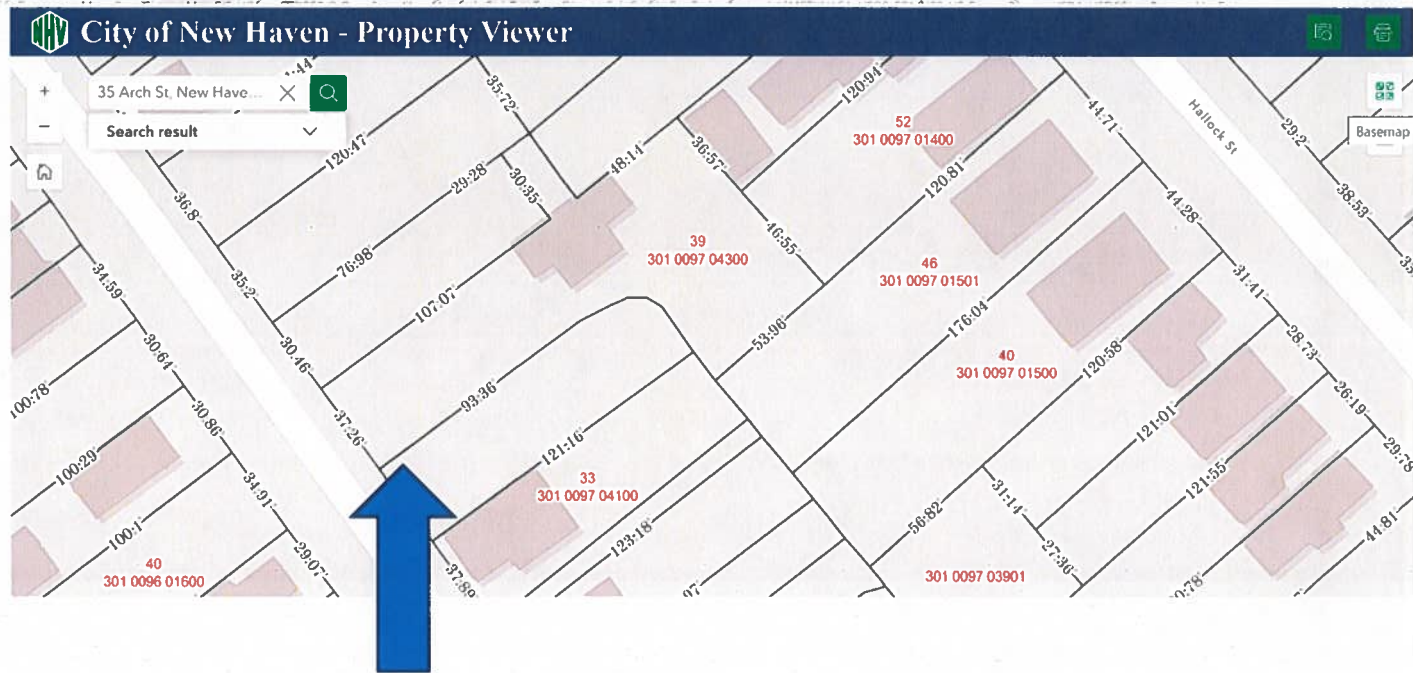
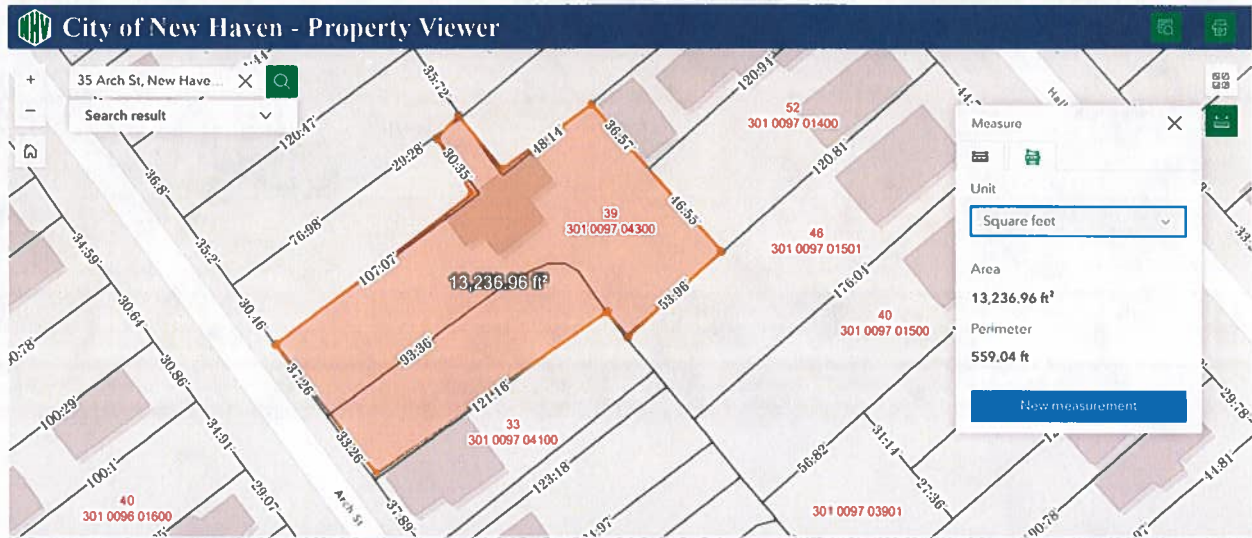
Print Date 4/1/2024 1:01:14 PM

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT																		
CITY OF NEW HAVEN  165 CHURCH ST  NEW HAVEN CT 06510								Description	Code	Appraised	Assessed	6093  NEW HAVEN, CT  <b>VISION</b>														
								EX COM LN	21	55,800	39,060															
				SUPPLEMENTAL DATA																						
Alt Prol ID WARD 04 TAXABLE CENSUS 1406 BLOCK 3001 QUERY G  GIS ID 19230				I/E REPO TAX DIST GIS PROP  Assoc Pid#				Total				55,800	39,060													
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																
CITY OF NEW HAVEN				9983	0187	03-04-2020	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed							
ERKERD ROSE M				9639	0025	11-01-2017	U	V	0	25	2023	21	42,140	2022	21	42,140	2021	5-1	42,140							
ERKERD FRED & ROSE M				2382	0527	10-14-1969		I	0		Total				42,140	Total				42,140	Total		42,140			
EXEMPTIONS					OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description			Amount	Code	Description	Number	Amount	Comm Int																
Total					0.00																					
ASSESSING NEIGHBORHOOD										APPAISED VALUE SUMMARY																
Nbhd		Nbhd Name			B	Tracing			Batch	Appraised Bldg. Value (Card)										0						
1900		NORTH HILL								Appraised Xf (B) Value (Bldg)										0						
										Appraised Ob (B) Value (Bldg)										0						
										Appraised Land Value (Bldg)										55,800						
										Special Land Value										0						
										Total Appraised Parcel Value										55,800						
										Valuation Method										C						
										Total Appraised Parcel Value										55,800						
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result											
B-18-1472	10-29-2018	DE	Demolish	0		100	05-13-2019	"APPLICATION TO DEMOLIS		08-16-2011	VA			DM	Data Mailer Sent											
										06-01-2011	JW1	04		70	Field Review											
										01-11-2011	JEW	03		09	Refusal											
										09-06-2001	DA			45	Review Against Field Cd											
LAND LINE VALUATION SECTION																										
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value										
1	902V	CITY MDL-00	RM2	0		9,268 SF	6.02	1.00000	5	1.00	1900	1.000			1.0000	6.02	55,800									
Total Card Land Units															9,268 SF	Parcel Total Land Area 0					Total Land Value					55,800



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6093 NEW HAVEN, CT  <b>VISION</b>						
CITY OF NEW HAVEN  165 CHURCH ST  NEW HAVEN CT 06510												Description		Code	Appraised	Assessed								
												EX COM LN		21	50,700	35,490								
				SUPPLEMENTAL DATA																				
				Alt Prcl ID WARD 04 TAXABLE CENSUS 1406 BLOCK 3001 QUERY G GIS ID 19229				I/E REPO TAX DIST GIS PROP  Assoc Pid#																
														Total	50,700	35,490								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN				6803 0302		05-24-2004		U		I		0		14		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BIGDELI GHOLAMREZA NASSER				5062 0323		10-30-1996		U		I		0		1		2023	21	35,490	2022	21	35,490	2021	21	35,490
SECRETARY OF HOUSING AND URBAN				4894 0097		08-11-1995		U		I		0												
UNKNOWN				4588 0261		04-08-1993		U		I		18,135												
														Total	35,490	Total	35,490	Total	35,490	Total	35,490			
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		Number		Amount		Comm Int											
Total				0.00																				
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name		B		Tracing				Batch														
1900		NORTH HILL																						
NOTES																								
DEMO 1998																								
														Total Appraised Parcel Value 50,700										
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp		Comments				Date	Id	Type	Is	Cd	Purpost/Result						
107291	02-25-1998	DE	Demolish	0		100			DEMOLISHED BLDG				01-24-2011	TMM	03		99	Vacant						
104685	08-14-1995	RH	Rehab	30,000		100			INT RENOVATIONS				01-11-2011	PM	03		99	Vacant						
													09-11-2001	SB			45	Review Against Field Cd						
LAND LINE VALUATION SECTION																								
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value						
1	902V	CITY MDL-00	RM2	0		3,926 SF	12.91	1.00000	5	1.00	1900	1.000					1.0000	12.91 50,700						
Total Card Land Units						3,926 SF	Parcel Total Land Area 0						Total Land Value 50,700											

**35-39 Arch Street Sale of building lot to Habitat for Humanity of Greater New Haven, Inc. for the development of 2 single family properties each structure will contain an affordable ADU rental unit.**





35-39 Arch Street, New Haven, CT 06519



**Habitat for Humanity of Greater New Haven, Inc.**  
**35-39 Arch St.**  
**2024 New Construction**

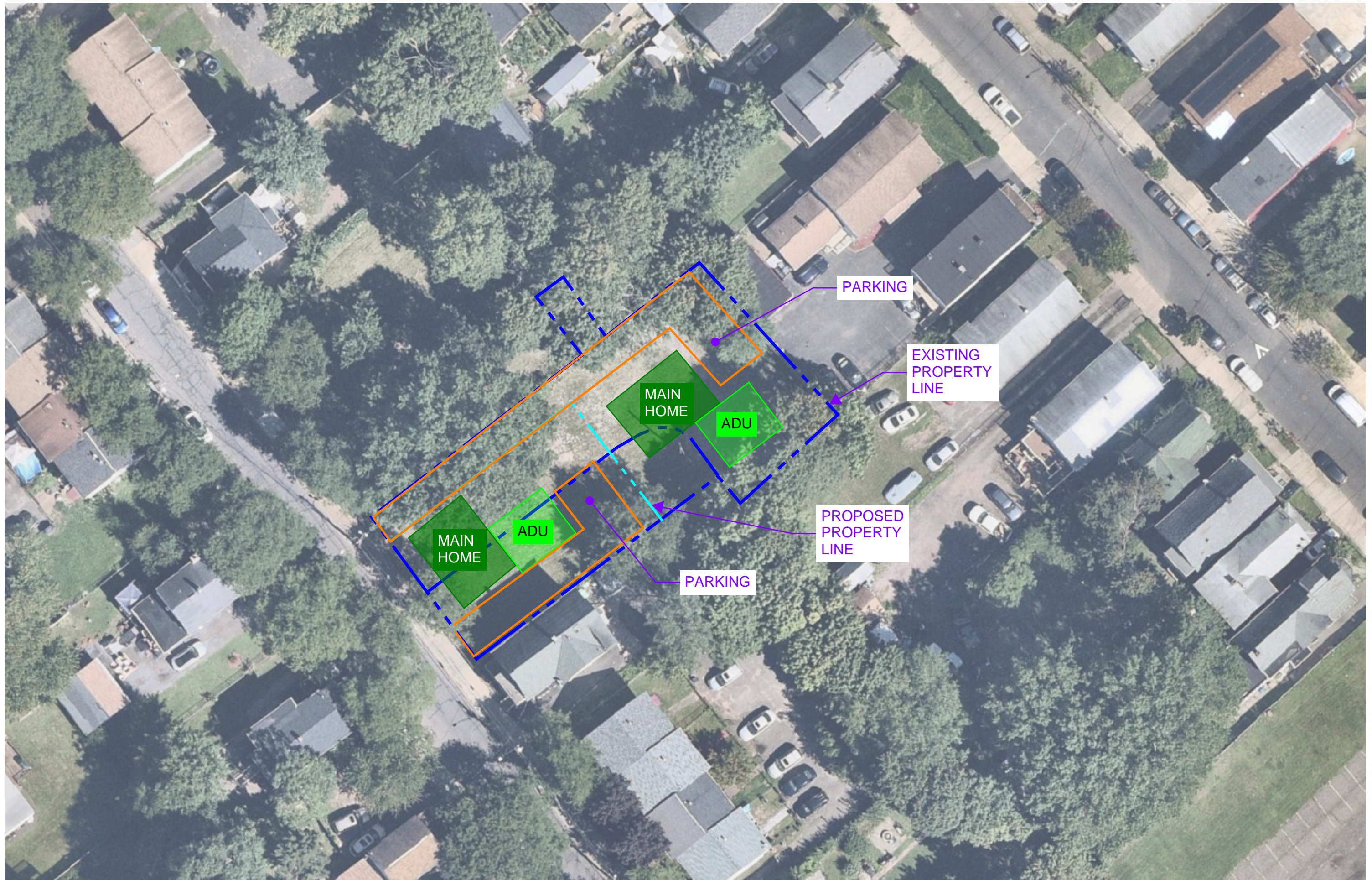
**Income Sources: (2) Homes w/attached ADU's**

Dec-June	Corporate Grants	\$130,000
Dec-june	Foundation Grants	60,000
Dec-June	Individual Contributions	137,500
2024	CDBG	40,000
Project Income		<u>367,500</u>
	HOME Funds	130,000
Total Sources		<u><u>\$497,500</u></u>

**Budgeted Uses:**

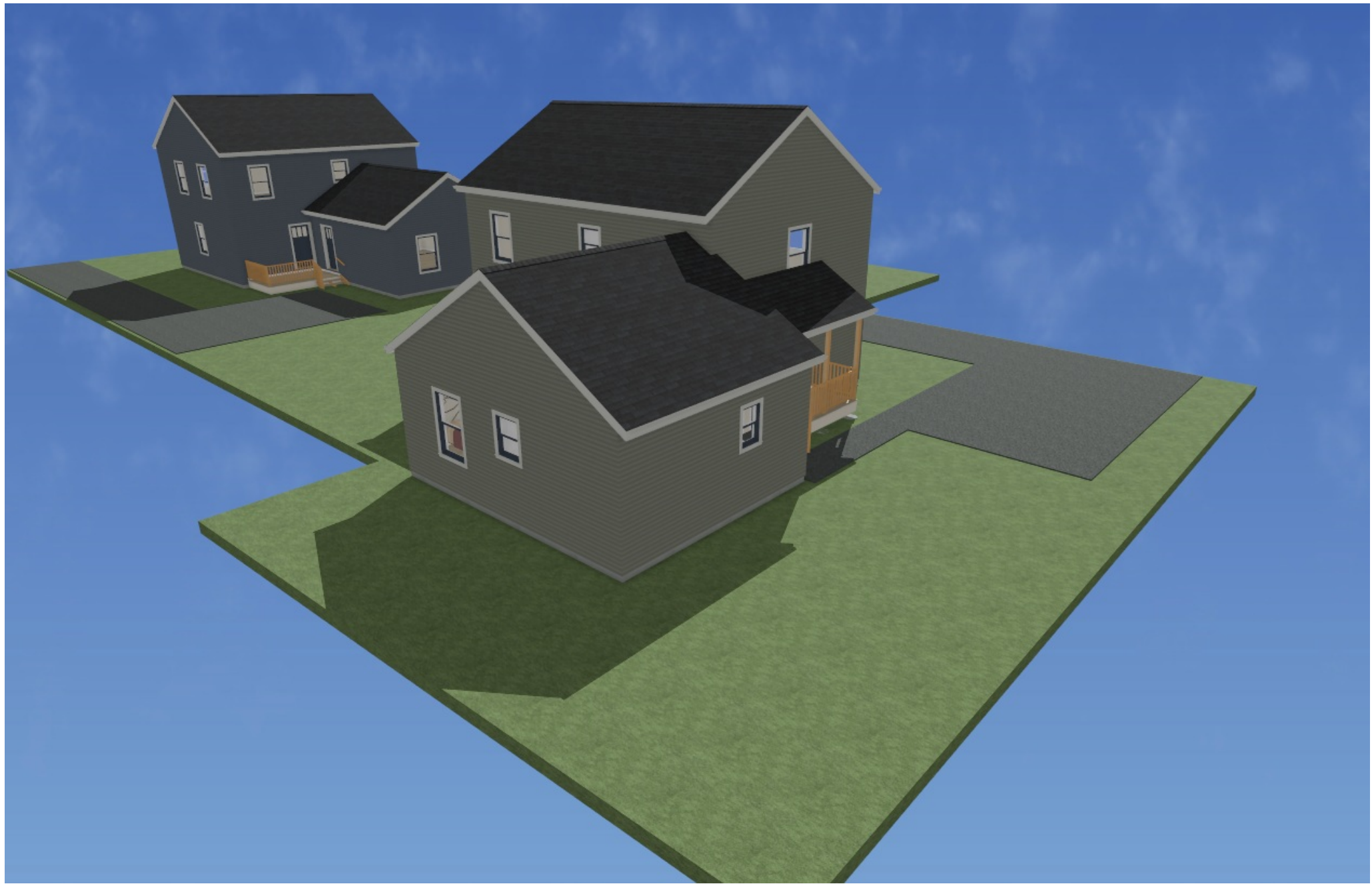
Acquisition	\$ 75,000
Survey	8,000
Construction Equipment	5,200
Sitework	2,000
Excavation	70,000
Foundation	30,000
Framing	30,000
Stairs	1,800
Electrical	17,400
Plumbing/Heat	56,000
Insulation	10,000
Roof & Gutters	11,000
Windows/Doors	15,600
Drywall	10,800
Cabinets/Counters	11,000
Flooring & Trim	14,000
Siding	11,600
Porches	9,000
Sidewalks & Landscaping	3,000
Misc. Supplies	3,200
Construction Salaries	70,000
Disposals	4,600
Security & Fencing	5,200
Utilities	1,100
Contingency	22,000
Total Project Uses	<u><u>\$ 497,500</u></u>

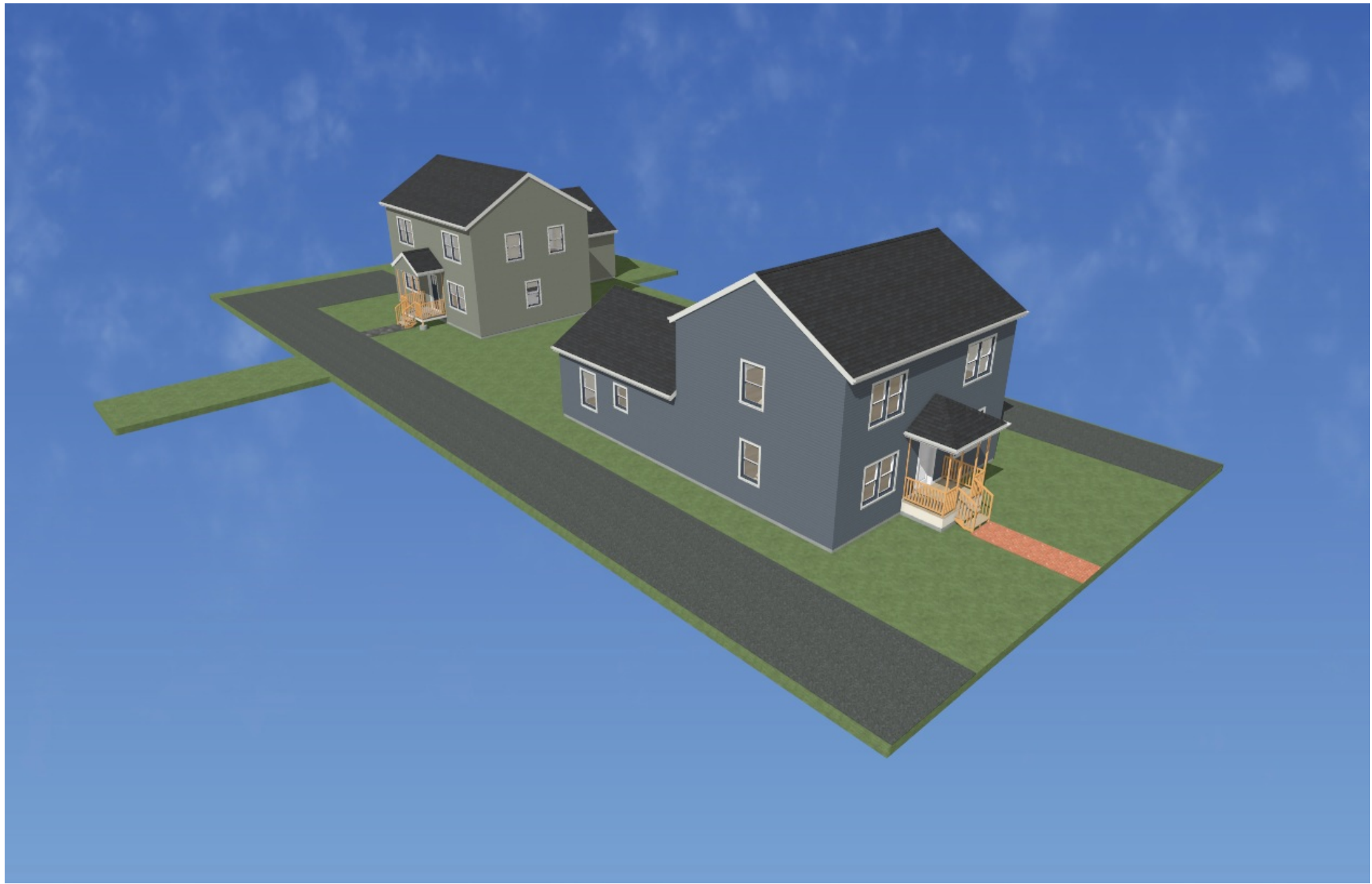


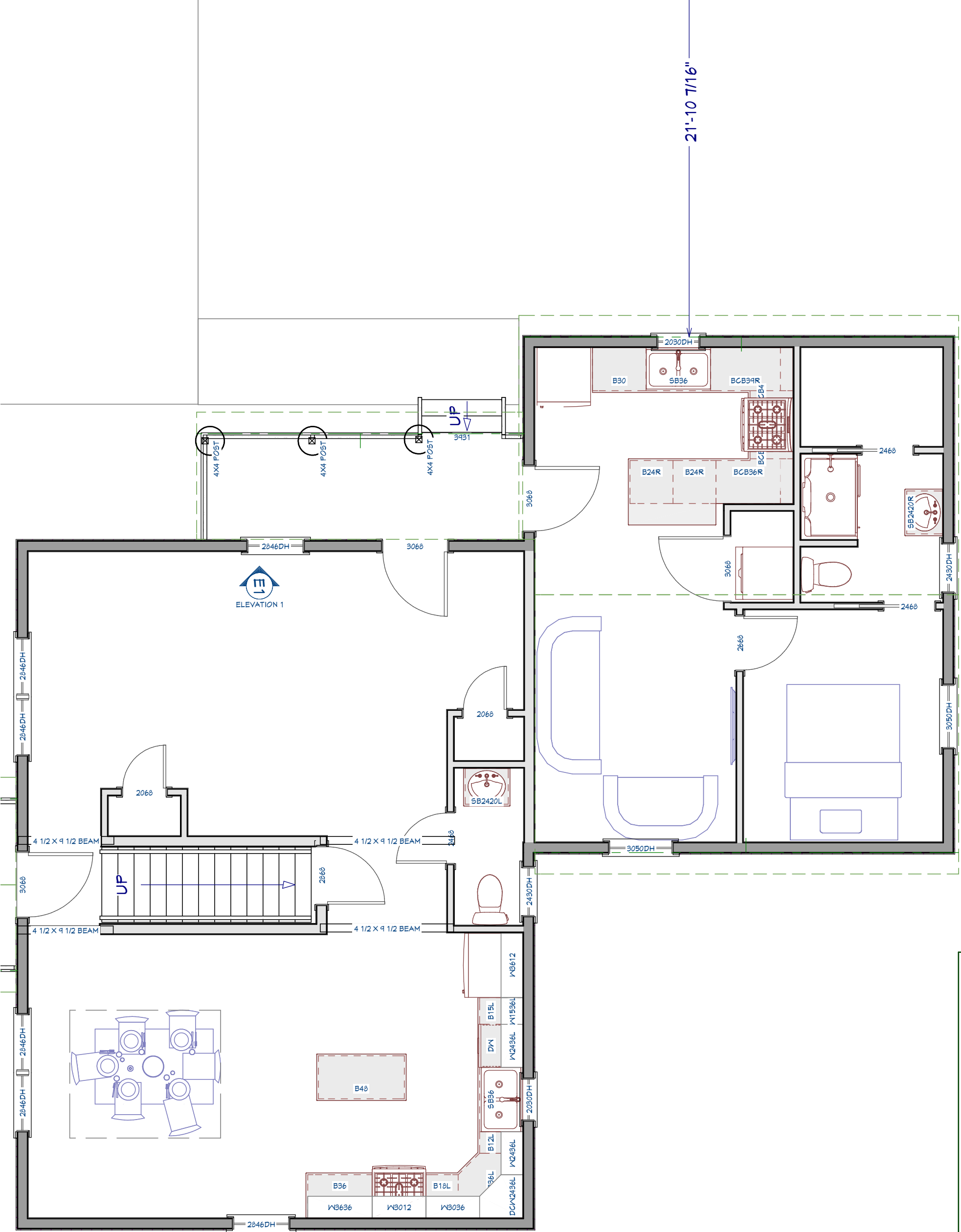


35 - 39 Arch St. New Haven, CT

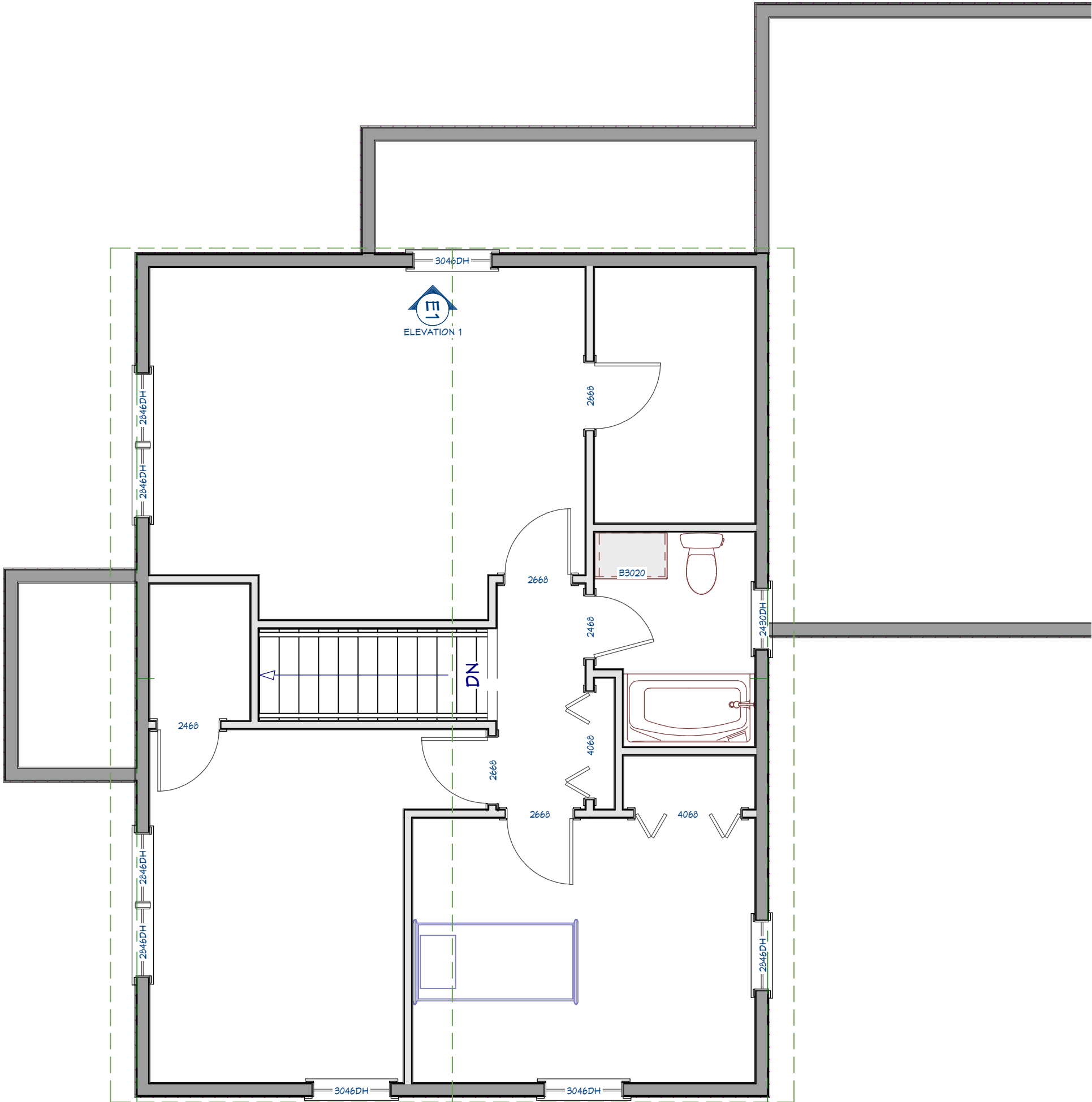








LIVING AREA  
736 SQ FT



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
177 Edgewood Avenue		316 0267 03900	RM-2	2	Sliver lot	N/A	
2022 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes		Lot Size	Total sq. ft.
\$40,400	N/A	N/A	\$40,400	\$28,280		Approximately 42'X 156'	2,358 Total Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$40,400	Vision	10/1/2022	RFP # 2024-01-1622	\$5,000	NA	\$5,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Frank E. Douglass, Jr. 2 <sup>nd</sup> Ward	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 A. Paley, Executive Director	
Applicant's City property tax status:		Review date	Reviewed by:
Current		4/3/2024	Staff
Comments			
Current			
<b>Proposal:</b> The City of New Haven proposes to dispose of this sliver lot as part of RFP # 2024-01-1622			
<b>General discussion:</b> The City of New Haven proposes to dispose of this sliver lot to Neighborhood Housing Services of New Haven, Inc. who will utilize this parcel for parking to support affordable rental properties at 171 Edgewood Avenue and at 173 Edgewood Avenue.			
<b>Owner Occupancy?</b> No			

Prepared by:  Date: 4/3/2024  
 Concurred by:  Date: 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	



# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN**

TO :

**Hon. Frank E. Douglass, Jr. 4<sup>th</sup> Ward**

DATE: **April 5, 2024**

FROM: Department  
Person

**Livable City Initiative**

**Evan Trachten**

Telephone **X 8373**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

**Sale of sliver lot at 177 Edgewood Avenue Neighborhood Housing Services New Haven, Inc. as part of RFP 2024-01-1460. The applicant will utilize this lot for parking to support existing affordable rental properties at 171 Edgewood Avenue and 173 Edgewood Avenue that lack off-street parking.**

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

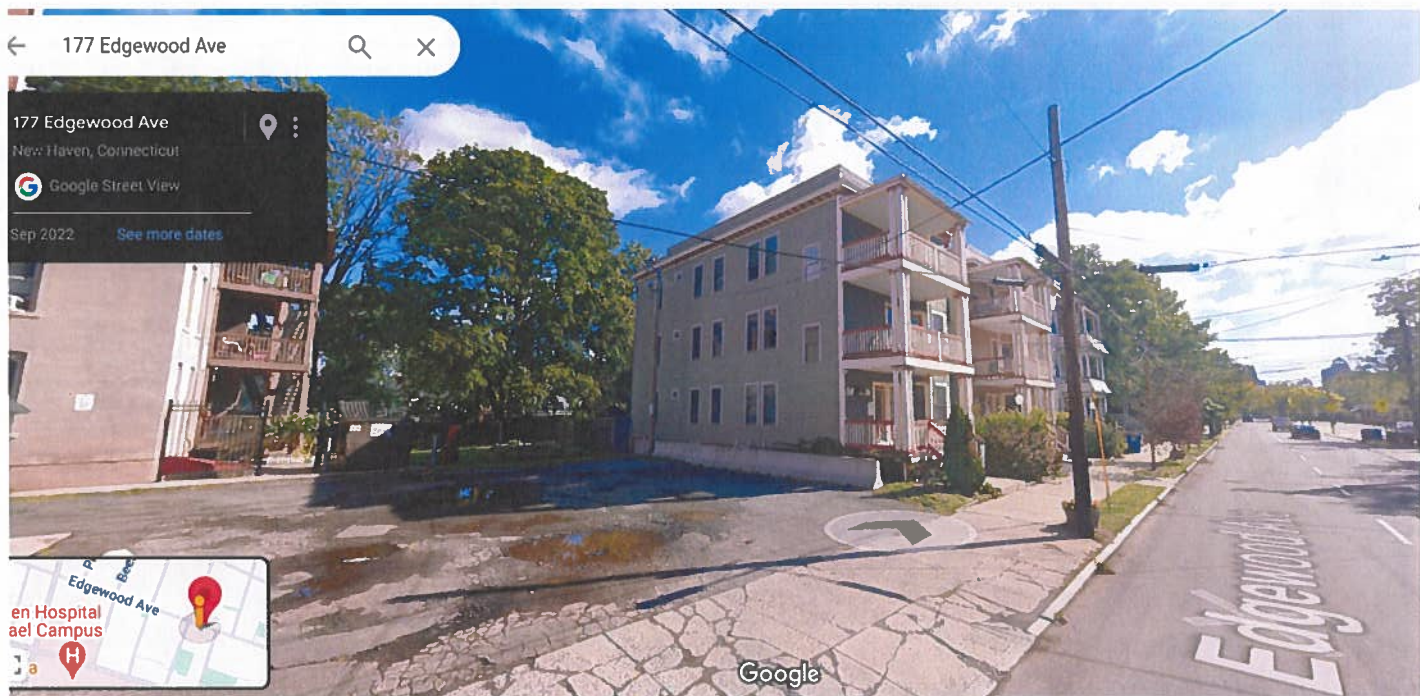
☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

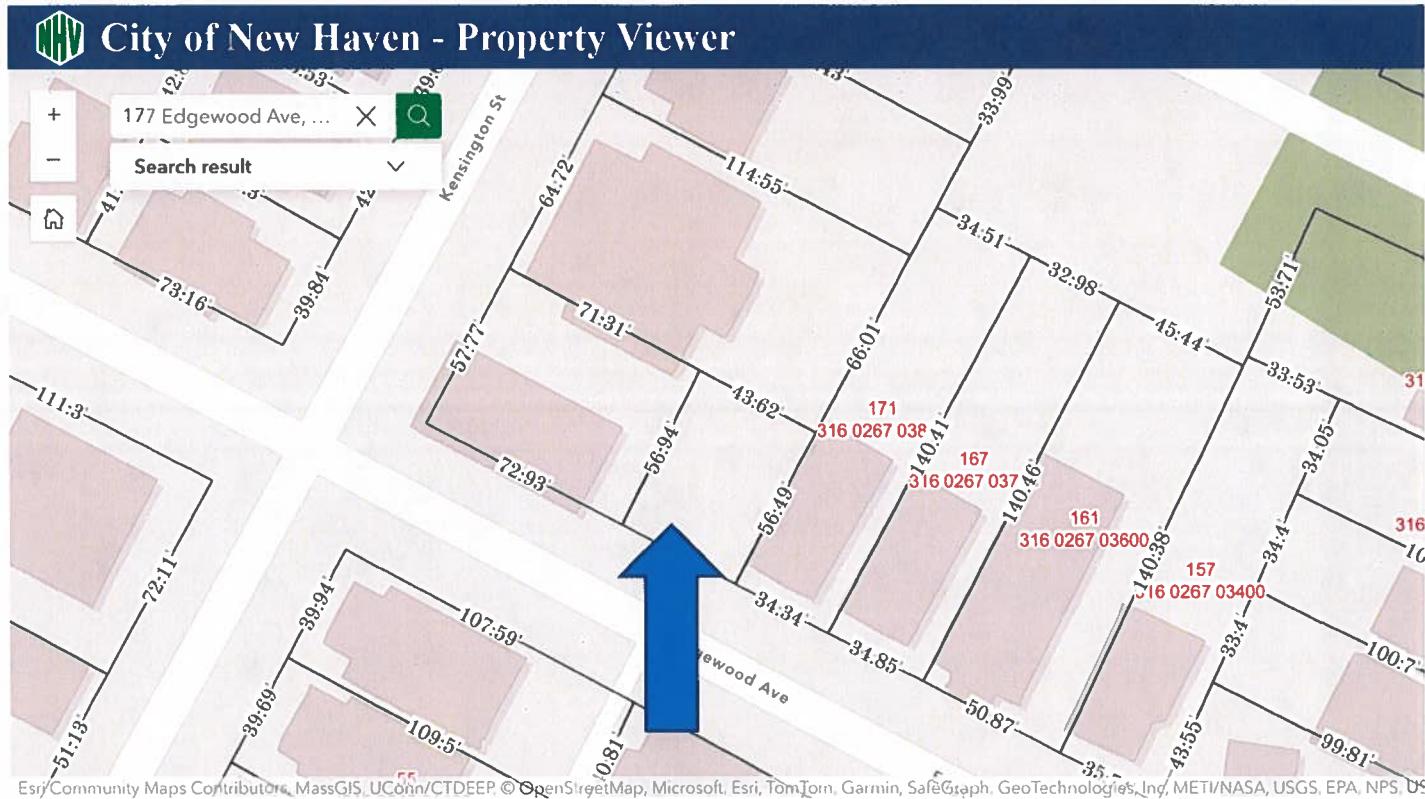
1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed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

[illegible]

177 Edgewood Avenue, New Haven, CT 06511



**Sale of sliver lot at 177 Edgewood Avenue to Neighborhood Housing Services of New Haven, Inc. for parking to support affordable rental properties at 171 Edgewood Avenue and 173 Edgewood Avenue**





# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
227 English Street		169 0818 01700	RM-2	10	Building lot	Per Zoning
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$46,000	N/A	N/A	\$46,000	\$32,200		Approximately 55'X 100' Flag lot
						Total sq. ft. Total Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$46,000	Vision	10/1/20 22	RFP # 2024-01- 1622	\$10,500	NA	\$10,500

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Anna M. Festa 10th Ward	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 A. Paley, Executive Director	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current

**Proposal:** The City of New Haven proposes to dispose of this building lot as part of RFP # 2024-01-1622

**General discussion:** The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied property at this location. One unit will serve as a deed restricted affordable rental at 80% Area Median Income (AMI) for a minimum twenty (20) year term. **Zoning Approval required prior to closing. 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), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years.**

**Owner Occupancy?** Yes, sale to owner occupant

Prepared by: Erin J. Miller Date 4/3/24 Concurred by: [Signature] Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN**

TO : Hon. Anna M. Festa 10<sup>th</sup> Ward

DATE: **April 5, 2024**

FROM: Department Livable City Initiative  
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

**Sale of building lot at 227 English Street to Neighborhood Housing Services of New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop a two-family owner-occupied home at this site.**

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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

Vision ID 8967

Map ID 169/ 0818/ 01700/ /

Bldg Name

State Use 9030

Account # 169 0818 01700

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 03-28-2024 11:21:15

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT												
CITY OF NEW HAVEN  165 CHURCH ST  NEW HAVEN CT 06510												Description		Code	Appraised	Assessed	6093 NEW HAVEN, CT  <b>VISION</b>							
												EX COM LN		21	46,000	32,200								
				SUPPLEMENTAL DATA																				
				Alt Prcl ID				I/E REPO																
				WARD 10				TAX DIST																
				TAXABLE CENSUS 1425				GIS PROP																
				BLOCK 1025																				
				QUERY G																				
				GIS ID 8967				Assoc Pid#																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN AUSTIN DEVELOPMENT COMPANY				6582 0052		10-14-2003		U		V		0		14		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				3875 0293		04-19-1988				V		27,000		2023	21	32,200	2022	21	32,200	2021	21	32,200		
														Total	32,200	Total	32,200	Total	32,200					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int												
Total				0.00																				
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name		B		Tracing		Batch																
0900		FAIR HAVEN N																						
NOTES																								
														APPRAISED VALUE SUMMARY										
														Appraised Bldg. Value (Card) 0										
														Appraised Xf (B) Value (Bldg) 0										
														Appraised Ob (B) Value (Bldg) 0										
														Appraised Land Value (Bldg) 46,000										
														Special Land Value 32,200										
														Total Appraised Parcel Value 46,000										
														Valuation Method C										
														Total Appraised Parcel Value 46,000										
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result									
										05-11-2011	JW1	04		70	Field Review									
										01-04-2011	PM	03		99	Vacant									
										09-18-2001	DA			45	Review Against Field Cd									
LAND LINE VALUATION SECTION																								
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value						
1	903V	MUNICIPAL MD	RM2	0		21,780 SF	2.82	1.00000	5	1.00	0900	0.750				1.0000	2.11	46,000						
Total Card Land Units 21,780 SF Parcel Total Land Area 1														Total Land Value 46,000										

Vision ID 8967

Map ID 169/ 0818/ 01700/ /

Bldg Name

State Use 9030

Account # 169 0818 01700

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 03-28-2024 11:21:20

[illegible]

## OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

[illegible]

## BUILDING SUB-AREA SUMMARY SECTION

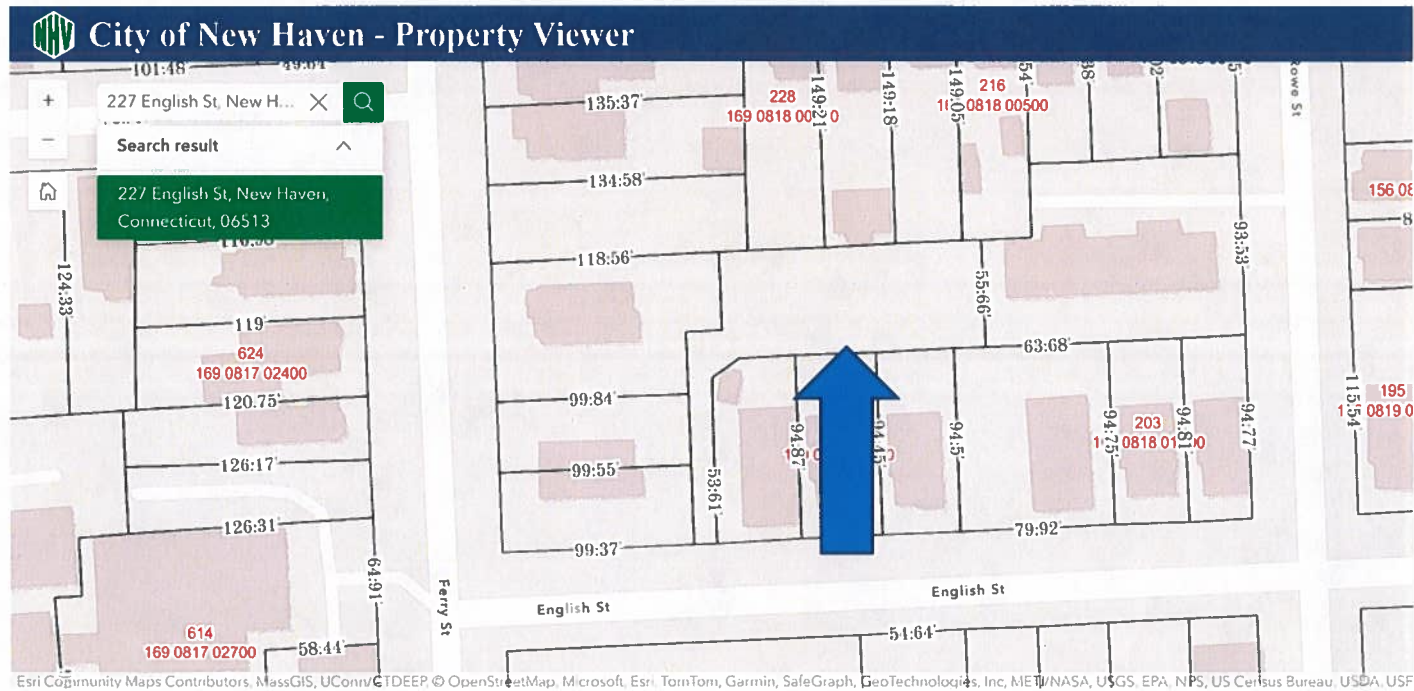
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

No Sketch

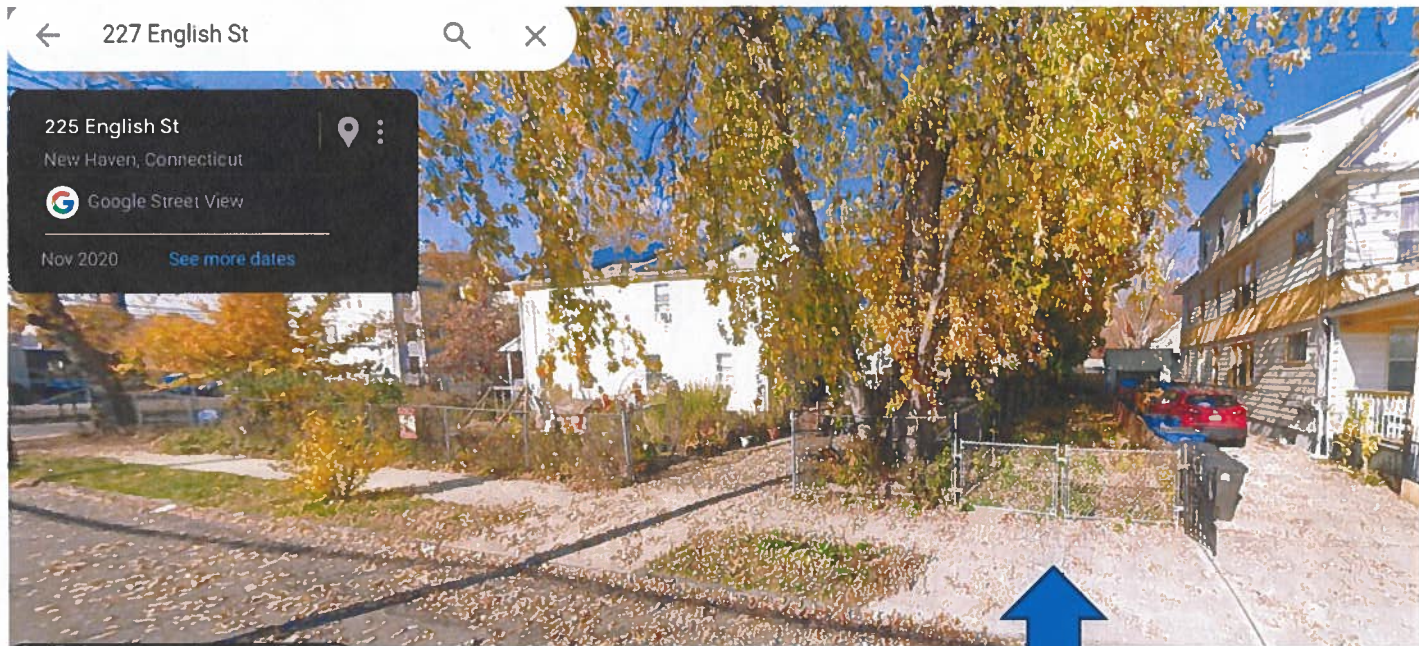




**227 English Streetsale of building lot to Neighborhood Housing Services of New Haven, Inc. for the development of a two-family property**



## 227 English Street New Haven CT 06513





# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
596 George Street	315 1291 00600	RO	23	Improved	3
598 George Street	315 1292 00500	RO	23	Improved	3
					<b>6 Total</b>
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB	Building	Other	Total Value		Lot Size
\$66,600	\$276,200	N/A	\$342,800		33' X 129'
\$51,200	\$262,200		\$315,300		29' X 129'
			<b>Total: \$658,100</b>	<b>\$ 460,670 Total</b>	(average frontage see map)
					<b>4,356 Sq./ Ft. Per Assessor</b>
					<b>3,838 Sq./ Ft. Per Assessor</b>

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 658,100	Vision	10/1/2024	Non-Profit @ \$1,000 per unit	\$6,000	TBD	\$ 6,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Tyisha Walker 23 <sup>rd</sup> Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
National Veterans Council for Legal Redress, Inc.			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/4/2025	Staff	Current
<b>Proposal:</b> Disposition of two existing vacant multi-family structures for rehabilitation as affordable rental properties.			
<b>General discussion</b> The City of New Haven proposes to dispose of these structures to a local non-profit. The properties will be rehabilitated and maintained as affordable rental units and an office space. <u>The properties will be restricted for a minimum twenty (20) year affordability period. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Directors of Livable City Initiative (LCI), or the Board of Alders of the City of New Haven.</u>			
<b>Owner Occupancy?</b> N/A			

Prepared by: Eva Gutierrez Date 4/5/24 Concurred by: [Signature] Date 4/8/24

Committee	Date	Action
PAD	4/15/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	

# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN**

TO : Hon. Tyisha Walker-Myers 23<sup>rd</sup> Ward

DATE: **April 5, 2024**

FROM: Department Livable City Initiative  
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

**Sale of vacant residential properties at 596 George Street and 598 George Street to National Veterans Council for Legal Redress, Inc. The applicant will rehabilitate these properties and maintain them as affordable rental properties as well as an office space.**

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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

Print Date 4/3/2024 9:29:50 AM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6093 NEW HAVEN, CT  <b>VISION</b>		
CITY OF NEW HAVEN  165 CHURCH ST  NEW HAVEN CT 06510												Description		Code	Appraised	Assessed				
												EX RES LN		11	66,600	46,620				
												EX R E AC		12	276,200	193,340				
				SUPPLEMENTAL DATA																
				Alt Prcl ID WARD 23 TAXABLE CENSUS 1408 BLOCK 1007 QUERY G				I/E REPO TAX DIST GIS PROP												
				GIS ID 20208				Assoc Pid#												
												Total		342,800		239,960				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)							
CITY OF NEW HAVEN YALE-NEW HAVEN HOSPITAL INC HOSPITAL OF SAINT RAPHAEL ALTAIRE INVESTMENTS LLC GEORGE JOHN				9685	0219	02-27-2018	U	I	0		15	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				8881	0335	09-11-2012	U	I	0		25									
				6215	0239	09-24-2002	Q	I	86,000		U									
				6211	0003	09-17-2002	Q	I	60,000		U									
				4741	0174	05-27-1994		I	0											
												Total	239,960		Total	239,960		Total	239,960	
EXEMPTIONS				OTHER ASSESSMENTS																
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor						
														<b>APPRAISED VALUE SUMMARY</b>  Appraised Bldg. Value (Card) 276,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 66,600 Special Land Value 46,620 Total Appraised Parcel Value 342,800 Valuation Method C						
Total				0.00																
<b>ASSESSING NEIGHBORHOOD</b>																				
Nbhd		Nbhd Name		B		Tracing		Batch												
1803		CHAPEL WEST - 3																		
NOTES																				



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093  NEW HAVEN, CT  <b>VISION</b>						
CITY OF NEW HAVEN  165 CHURCH ST  REAL_OWNERS CT 06510						Description	Code	Appraised	Assessed							
						EX COM LN	21	53,100	37,170							
						EX COM BL	22	259,700	181,790							
						EX COM CN	24	2,500	1,750							
SUPPLEMENTAL DATA																
Alt Prcl ID WARD 23 TAXABLE CENSUS 1408 BLOCK 1007 QUERY G  GIS ID 20207						I/E REPO TAX DIST GIS PROP  Assoc Pid#										
						Total		315,300	220,710							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN		9685 0219	02-27-2018	U	I	0	15	Year	Code	Assessed	Year	Code	Assessed			
YALE-NEW HAVEN HOSPITAL INC		8881 0335	09-11-2012	U	I	0	25	2023	21	37,170	2022	21	37,170			
HOSPITAL OF SAINT RAPHAEL		5565 0018	09-29-1999	U	I	0	8		22	181,790		22	181,790			
CONTE HARRY ARTHUR		5250 0124	12-22-1997	U	I	0			24	1,750		24	1,750			
UNKNOWN		3289 0264	05-09-1985	U		0		Total	220,710	Total	220,710	Total	220,710			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
G1		GEORGE M339														
NOTES																
BUILDING 100% VACANT - 20% OF WINDOWS BOARDED UP        1ST-2ND: MEDICAL OFFICE 3RD: 1-2BR APT																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
B-20-00683	02-26-2021	RH		65,244				Structural Rehab Only see pla	12-15-2020	VA			DM	Data Mailer Sent		
BP-1010	08-24-2005	RH	Rehab	5,000		100		67153 2/20/63 office/doctors	02-15-2011	TMM	03		02	1st Callback		
P97-347	11-17-1997	HA	Heating/Air Co	3,000		100		RE-ROOF REAR ADDITION	02-14-2011	TMM	03		01	Measured		
								REPAIR VANDALIZED PIPIN	10-31-2001	TM			45	Review Against Field Cd		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	9051	PVT HOSP MDL	RO	0		3,838 SF	13.18	1.00000	5	1.00	G1	1.050		0	13.84	53,100
Total Card Land Units						3,838 SF	Parcel Total Land Area:0						Total Land Value		53,100	



**596-598 George Stree New Haven CT 06511**







**CITY OF NEW HAVEN  
BOARD OF ALDERS**

***Tyisha Walker-Myers***  
Alder, Ward 23

President of the Board

Vice Chair  
Youth & Youth Services Committee

Member  
Finance Committee  
Black & Hispanic Caucus  
Litigation Settlement Committee

225 Winthrop Avenue, 2<sup>nd</sup> Floor  
New Haven, CT 06511-5154

Telephone: (203) 901-3436  
E-mail: Ward23@newhavenct.gov

March 25, 2024

Ms. Arlevia Samuel  
Executive Director, LCI  
165 Church Street  
New Haven, Connecticut 06510

Dear Ms. Samuel,

I am writing in support of the National Veterans Council for Legal Redress (NVCLR) application to acquire for affordable veterans housing the property known as 596-598 George Street in the Dwight neighborhood of New Haven. The organization is proposing to rehabilitate a building that has remained dormant for many years in our neighborhood and the Board of Alders has worked diligently to identify and secure safe and affordable housing for the residents of New Haven. Therefore, I am pleased to support the application for NVCLR's to acquire the property. The project has received support from the community and local leadership.

This letter confirms my support for this transformative project and continued investment in the City of New Haven neighborhoods towards growth and opportunity for affordable housing.

Sincerely,

Hon. Tyisha Walker-Myers  
President, New Haven Board of Alders





## **The Hill North Community Management Team**

*Howard Boyd, Chair  
Dr. Pamela Monk, Kelley Co-Chair  
Maxine Harris, Secretary  
Jose Dejesus, Treasurer*

3/25/24

### **Letter of Support for National Veterans Council for Legal Redress (NVCLR) - Affordable Housing and Housing Pathways for Veterans, (596 and 598 George Street).**

#### **To Whom It May Concern,**

The Hill North Community Management Team (HNCMT) writes this letter in strong support of the National Veterans Council for Legal Redress (NVCLR) and its initiative to build affordable housing and provide housing pathways for homeless and disabled veterans.

#### **Honoring Our Veterans**

We at HNCMT deeply appreciate the sacrifices made by our veterans who have served our country. It is a moral imperative to ensure they have access to safe and secure housing, a basic need for a dignified life. Unfortunately, many veterans, especially those who are disabled or homeless, face significant challenges in securing affordable housing.

#### **NVCLR's Vital Role**

The NVCLR's dedication to this critical cause is truly commendable. Their comprehensive approach that combines building affordable housing units with providing crucial housing pathway programs empowers veterans to transition towards stable housing and self-sufficiency.

#### **Shared Goals, Collaborative Efforts**

The HNCMT actively works to improve the well-being of our community, and addressing veteran homelessness is a key priority. We recognize the positive impact that NVCLR's initiative can have on our community. We are confident that by collaborating with NVCLR, we can leverage our combined resources and expertise to create a more supportive environment for veterans.

#### **Specific Areas of Support**

HNCT is particularly interested in collaborating with NVCLR in the following ways:

- Identifying suitable locations for affordable housing development within our community.

- Connecting NVCLR with local resources and service providers to strengthen the housing pathway programs.
- Assisting with outreach and community engagement efforts to garner support for the initiative.

### **Investment in Our Future**

Supporting NVCLR's initiative goes beyond just addressing a social issue; it's an investment in our collective future. By empowering veterans to lead stable and fulfilling lives, we contribute to the overall strength and well-being of our community.

### **Call to Action**

We urge you to lend your support to the NVCLR's initiative. Together, we can make a significant difference in the lives of those who have bravely served our nation.

**Sincerely,**

**Howard Boyd, Chair**

**Hill North Community Management Team**

**PROJECT SUMMARY****586-598 GEORGE STREET****DEVELOPMENT:****596-98 GEORGE STREET****OWNER:****NVCLR****TOTAL UNITS****6 units+ Office Space****DEVELOPMENT COSTS**

Predevelopment &amp; Feasibility

Building &amp; Property Value

Construction Cost

Professional Services

**TOTAL            3,500,000**

583,000 per unit

**DEVELOPMENT BUDGET****Predevelopment& Feasibility**

Appraiser	5000
Architect	70000
Engineer (MEP)	20000
Environmental Reviews/Reports	15000
Consultant	25000
Application Fees	15000

**Building & Property Value**

Existing Building	5000
-------------------	------

**Construction Costs**

Base Construction Costs	3300000
435 per sq ft	

**Carrying Costs**

Inspection & Draw Fees	10000
Property Insurance	35000

**TOTAL DEVELOPMENT COSTS****3,500,000****SOURCE OF FUNDS**

CONH

CIF

1,500,000

FUNDED



CT DOH	SPECIAL FUND	500,000	PENDING
ECC/CT DOH	VASH	TBD	PENDING AWARD
PHILANTHROPIC		250,000	PENDING
<b>TOTAL SOURCES</b>			<b>2,250,000</b>
<b>GAP</b>			<b>1,250,000</b>

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address			Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
211 Rosette Street			275 0039 02300	RM-2	4	Building lot	Per Zoning
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$35,600	N/A	N/A	\$35,600	\$24,920		48' X 149'	7841 Total Per Assessor

### Property Value Information

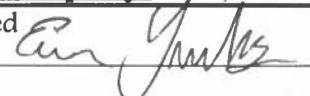

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 35,600	Vision	10/1/20 22	RFP # 2024-01- 1622	\$35,000	NA	\$35,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4th Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Habitat for Humanity of Greater New Haven, Inc 37 Union Street New Haven CT 06511		Dennis Michels Co-Executive Director	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current
<b>Proposal:</b> The City of New Haven proposes to dispose of this building lot as part of RFP # 2024-01-1622			
<b>General discussion:</b> The City of New Haven proposes to dispose of a building lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single family owner-occupied property at this location. <b><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), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u></b>			
<b>Owner Occupancy?</b> Yes, sale to owner occupant			

Prepared by:  Date: 4/3/2024 Concurred by:  Date: 4/3/24

Committee	Date	Action
PAD	4/25/2024	Option to develop single family or 2-family structure
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN**

TO : Hon. Evelyn Rodriguez 4<sup>th</sup> Ward

DATE: **April 5, 2024**

FROM: Department Livable City Initiative  
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

**Sale of building lot at 211 Rosette Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop a single family homes at this site.**

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.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6093 NEW HAVEN, CT  <b>VISION</b>								
CITY OF NEW HAVEN  165 CHURCH ST  NEW HAVEN CT 06510						Description	Code	Appraised	Assessed									
						EX COM LN	21	35,600	24,920									
		SUPPLEMENTAL DATA																
		Alt Prcl ID WARD 04 TAXABLE CENSUS 1405 BLOCK 1010 QUERY G GIS ID 16319	I/E REPO TAX DIST GIS PROP  Assoc Pid#				Total		35,600	24,920								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF NEW HAVEN MARTIN ANDREW P		7019 0	0327 0	12-01-2004 01-17-1975	U I	0 12,000	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
								2023	21	24,920	2022	21	24,920	2021	21	24,920		
		Total		24,920		Total		24,920		Total		24,920						
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD								APPROAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				0				
2000		SOUTH HILL								Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				0				
										Appraised Land Value (Bldg)				35,600				
										Special Land Value				0				
										Total Appraised Parcel Value				35,600				
										Valuation Method				C				
										Total Appraised Parcel Value				35,600				
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
									12-20-2010	PM	03		99	Vacant				
									12-16-2010	TWM	03		99	Vacant				
									07-24-2001	TM			45	Review Against Field Cd				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	902V	CITY MDL-00	RM2	0		7,841 SF	6.98	1.00000	5	1.00	2000	0.650		1.0000	4.54	35,600		
Total Card Land Units						7,841	SF	Parcel Total Land Area						0	Total Land Value			35,600

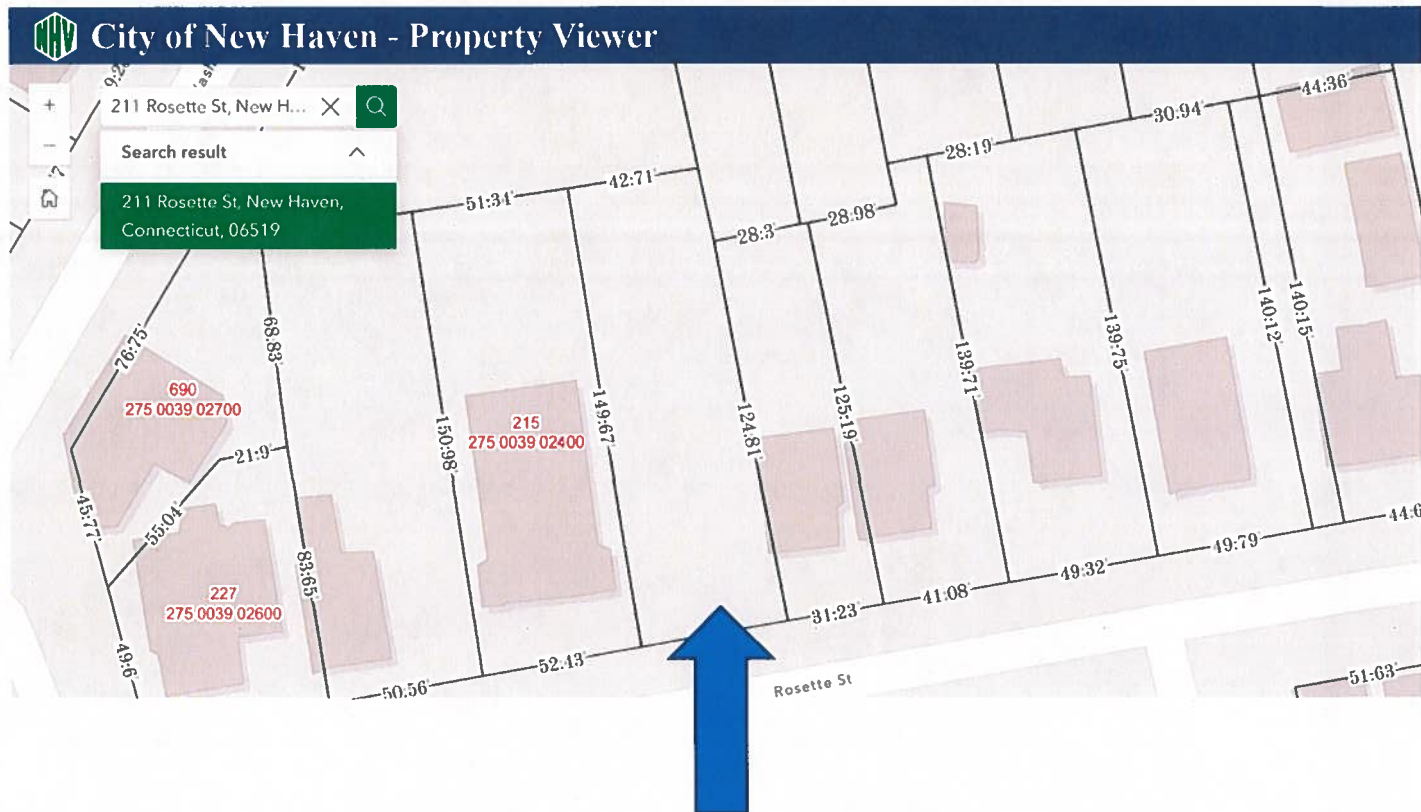




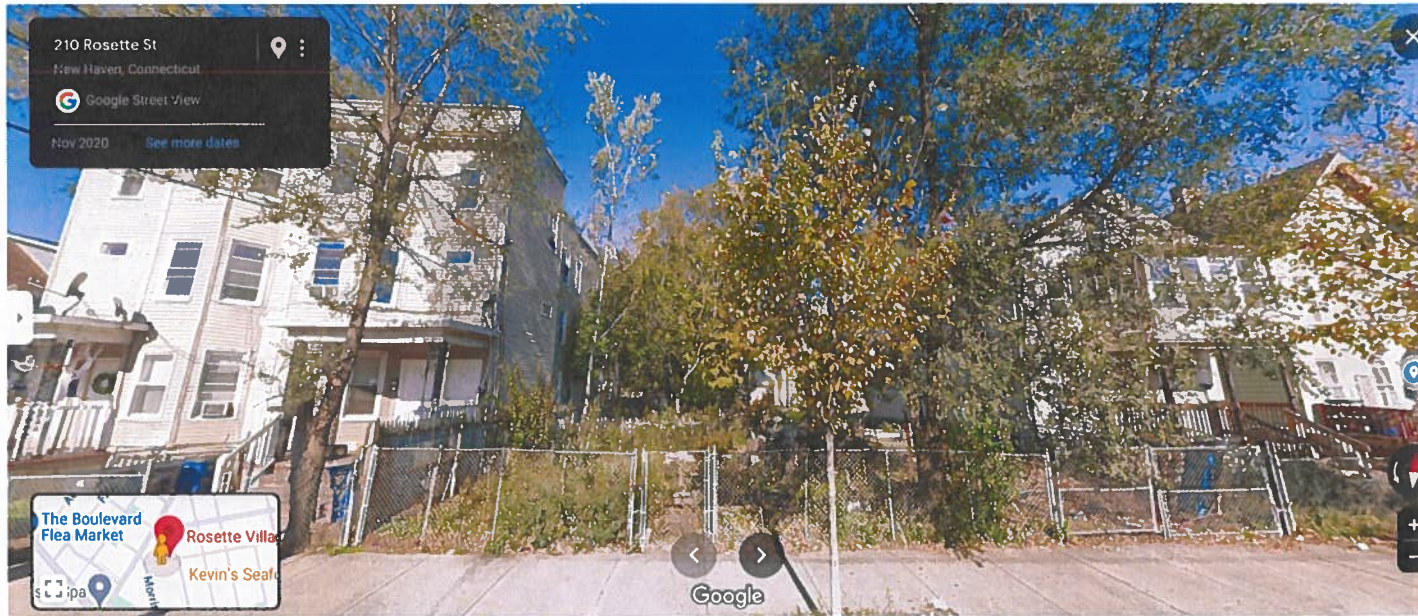
211 Rosette St. New Haven, CT



**Sale of vacant lot at 211 Rosette Street to Habitat for Humanity of Greater New Haven, Inc. for the development of an owner occupied single family home**



## 211 Rosette Street, New Haven, CT 06519





**Habitat for Humanity of Greater New Haven, Inc.**  
**211 Rosette St.**  
**2024 New Construction**

**Income Sources:**

Dec-June	Corporate Grants	\$ 60,000
Dec-june	Foundation Grants	30,000
Dec-June	Individual Contributions	64,000
2024	CDBG	30,000
Project Income		<u>184,000</u>
	HOME Funds	65,000
Total Sources		<u><u>\$249,000</u></u>

**Budgeted Uses:**

Acquisition	\$ 35,000
Survey	2,420
Arch fees	100
Permits	8,790
Sitework	5,132
Excavation	30,042
Foundation	17,535
Framing	14,350
Stairs	3,433
Electrical	8,820
Plumbing/Heat	24,360
Insulation	3,489
Roof & Gutters	5,860
Windows/Doors	10,430
Drywall	5,468
Cabinets/Counters	3,411
Flooring & Trim	4,780
Siding	4,060
Porches	2,000
Sidewalks & Landscaping	168
Misc. Supplies	3,945
Construction Salaries	32,000
Disposals	4,383
Security & Fencing	200
Utilities	780
Contingency	18,045
	<u><u>\$ 249,000</u></u>

**Total Project Uses**

**CITY OF NEW HAVEN**

New Haven, Connecticut 06510

**DISCLOSURE &  
CERTIFICATION  
AFFIDAVIT****1. EVERY SECTION MUST BE COMPLETED**

<b>Contractor/Vendor Name:</b>	Habitat for Humanity of Greater New Haven			
<b>DBA (if applicable)</b>				
	If you are a DBA, please be advised you must file a Trade Name Certificate with the CONH City/Town Clerk			
<b>Physical principal place of business:</b>	<b>37 Union St.</b>	<b>New Haven</b>	<b>Ct</b>	<b>06511</b>
	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
<b>Mailing Address:</b> (complete only if different from principal place of business):	<b>Same as above</b>			
	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
<b>Telephone #:</b>	203-785-0794			
<b>Email Address:</b>	dmichels@habitatgnh.org			
<b>Contact Person:</b>	Dennis Michels			

**For the purposes of this Disclosure and Certification Affidavit, the following definitions apply:**

- |     |   |
|-----|---|
| (a) | "Person" means one (1) or more individuals, partnerships, corporations, associations, or joint ventures.  |
| (b) | "Contract" means any agreement, purchase order, Memorandum of Understanding, or other formal commitment entered into by the city to expend funds in return for work, labor, services, supplies, equipment, materials or any combination of the foregoing, or any lease, lease by way of concession, concession agreement, permit, or per agreement whereby the city leases, grants or demises property belonging to the city, or otherwise grants a right of privilege to occupy or to use said property of the city. |
| (c) | "City" means any official agency, board, authority, department office, or other subdivision of the City of New Haven "CONH"   |
| (d) | "Affiliate Entity" means any entity listed in sections 5 or 6 below or any entity under common management with the Contractor.  |
| (e) | "DOB" means Date of Birth for individuals   |

<b>State of</b>	Connecticut	<b>County of</b>	New Haven
<b>I,</b>	<b>Dennis Michels</b>	<b>being first duly sworn, hereby deposes and says that:</b>	
	<b>Type your name above</b>		
<b>2.</b>	I am over the age of 18 and understand the obligations of making statements under oath; I understand that the City of New Haven is relying on my representations herein. (click 2a or 2b)		
<b>2a.</b>	<input checked="" type="checkbox"/>	I am the corporate secretary or majority owner (including sole proprietorship) of:	Habitat for Humanity of Greater New Haven.
			<b>Type company name above</b>
<b>2b.</b>	<input type="checkbox"/>	Or I am an individual and my name is:	
			<b>Type individual name above</b>

<b>3.</b>	Please click the applicable representation(s) regarding taxes or, if none of the below are accurate, attach an explanation of the status of the relevant tax obligations to this Affidavit ( <b>*Select either 3a,3b or 3c plus select 3d</b> )		
<b>3a.</b>	<input type="checkbox"/>	As required by Conn. Gen. Stat. §12-41, the Contractor (and each owner, partner, officer, authorized signatory, or Affiliate Entity of the Contractor) has filed a list of taxable personal property with the City of New Haven for the most recent grand list and all taxes are current.	
<b>3b.</b>	<input checked="" type="checkbox"/>	The Contractor (including any owner, partner, officer, or authorized signatory thereof) is not required to file a list of taxable personal property with the CONH for the most recent grand list and does not owe any back taxes to the CONH, either directly or through a lease or other agreement.	
<b>3c.</b>	<input type="checkbox"/>	The Contractor or an owner, partner, officer, representative, agent or Affiliate Entity of the Contractor either i) has a PILOT agreement with the City of New Haven or ii) owes back taxes and has executed an agreement with the CONH to pay said back taxes in installment payments. Such agreement is attached and incorporated herein by reference and the payments under said agreement are not in default.	
<b>3d.</b>	<input checked="" type="checkbox"/>	Other than as may be described in section 3a-c above, the Contractor (including any owner, partner, officer, other authorized signatory, or Affiliate Entity) does not have any outstanding monetary obligations to the City of New Haven.	

4.	Please click the applicable representation about the Contractor's business registration: 4a-c or 4d if a-c does not apply		
4a.	<input checked="checked" type="checkbox"/>	Contractor is a Connecticut corporation, partnership, limited liability company or sole proprietorship.	ALEI #0185048 Type State registration # above
4b.	<input type="checkbox"/>	Contractor is a foreign corporation, partnership, limited liability company or sole proprietorship but is registered to do business in the State of Connecticut.	Type State registration # above
4c.	<input type="checkbox"/>	Contractor is a foreign corporation, partnership, limited liability company or sole proprietorship and is not registered to do business in the State of Connecticut. The Contractor is registered in the State of:	Type State name above
4d.	<input type="checkbox"/>	Contractor has confirmed with the Connecticut Secretary of the State that the services it will provide pursuant to the Contract do not constitute doing business in the State of Connecticut and no registration with the Connecticut Secretary of the State is required. Contractor does otherwise affirm they have and will maintain the following State of Connecticut registrations, certificates, or approvals relevant to the Agreement (attach if Applicable)	

5.	The following list is a list of the names of all persons affiliated with the business of the Contractor who are also affiliated with the City of New Haven. For purposes of this Affidavit, "affiliated with the business of the Contractor" includes any current or former employee (including officers) of the Contractor or any owner, board member or agent of the Contractor, or of any subsidiary or parent company of the Contractor, and "affiliated with the City of New Haven" means any employee, agent, public official, board member, commissioner or any other person serving in an official capacity for or on behalf of the City of New Haven. If none state none. Use additional sheet if necessary (must be on company letterhead and notarized):		
	Name	City Affiliation Role & Time Frame	Contractor Affiliation Role & Time Frame
5a.	N/A		
5b.			

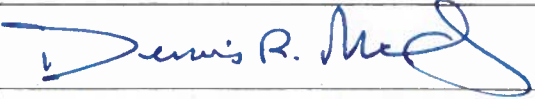

6.	Contractor must disclose all existing and recent contracts with the City. The following list is a list of all contracts in which either the Contractor, any person affiliated with the business of the Contractor or an Affiliate Entity of the Contractor provides, or has provided, services or materials to the City within one (1) year prior to the date of this disclosure. If none, state none. Use additional sheet if necessary (must be on company letterhead and notarized)		
	Name of Contractor or Affiliate	Affiliation (if applicable)	Contract Number
6a.	N/A		
6b.			
6c.			
6d.			

7.	The Contractor possesses an ownership interest in the following business organizations, if none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):		
	Organization Name	Address	Type of Ownership
7a.	N/A		
7b.			

8.	The following persons and/or entities possess an ownership interest in the Contractor. If the Contractor is a corporation, list the names of each stockholder whose shares exceed twenty-five (25) percent of the outstanding stock. If none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):		
	Name	Title	% of Ownership
8a.	N/A		
8b.			

9.	If the Contractor conducts business under a trade name, the following additional information is required: the place where such entity is incorporated or is registered to conduct such business; and the address of its principal place of business, if none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):		
	Trade Name	Place of Incorporation/Registry	Principal Place of Business
9a.	N/A		
9b.			

I hereby certify that I am duly authorized to sign this Affidavit and that the person who will sign the Agreement (if required) with the City on behalf of the Contractor will be duly authorized to execute the same. I hereby further certify that the statements set forth above are true and complete on the date hereof and that I, or another authorized individual of the Contractor, will promptly inform the City, in writing, if any of the information provided herein changes or is otherwise no longer accurate at any point during the execution of the referenced Agreement. I understand that any incorrect information, omission of information or failure of the Contractor to update this information, as described in the foregoing sentence, may result in the immediate termination of all agreements the Contractor has with the City of New Haven and disqualification of the Contractor to further contract with the City.

<b>Signature of person completing this form:</b>			
<b>Title of person completing this form:</b>	Co-Executive Director		
<b>Contractor/Vendor Name:</b>	Habitat for Humanity of Greater New Haven		
<b>Date:</b>	2-27-2024		
<b>THIS FORM MUST BE NOTARIZED</b>		<b>NOTARY SEAL</b> (If available)	
Signature of Notary:			
Subscribed and sworn to, before me on this:	27th	Day of	February 2024
My Commission Expires:	09/2025		

adms



## FOR CITY OF NEW HAVEN USE ONLY:

TAX COLLECTOR CERTIFICATION AS TO THE CONTRACTOR:	ASSESSOR CERTIFICATION AS TO THE CONTRACTOR:
<input checked="" type="checkbox"/> NO BACK TAXES OWED	CURRENT LIST OF TAXABLE PROPERTY <input type="checkbox"/> FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
AS TO ALL AFFILIATES:	AS TO ALL AFFILIATES:
<input type="checkbox"/> NO AFFILIATES LISTED	<input type="checkbox"/> NO AFFILIATES LISTED
<input type="checkbox"/> NO BACK TAXES OWED	CURRENT LIST OF TAXABLE PROPERTY <input type="checkbox"/> FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT	<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT
BY: <u>[Signature]</u> 4/3/2024 TAX COLLECTOR	BY: <u>[Signature]</u> ASSESSOR

VENDOR NAME	Habitat for Humanity of Greater New Haven, Inc
VENDOR ADDRESS	37 Union Street New Haven CT 06511
VENDOR TELEPHONE /FAX	
SOLICITATION NUMBER	
DEPARTMENT	
DEPARTMENT CONTACT	
TELEPHONE	
SOLICITATION /AGREEMENT TITLE	



## 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, Dennis Michels 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 Co-Executive Director of Habitat for Humanity of CNH 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,



## 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.**

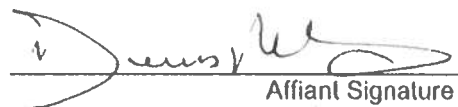
10. N/A

11. N/A

12. N/A

13. N/A

14. N/A

  
Affiant Signature



**CITY OF NEW HAVEN**

New Haven, Connecticut 06510


**DISCLOSURE &  
CERTIFICATION  
AFFIDAVIT**
**1. EVERY SECTION MUST BE COMPLETED**

<b>Contractor/Vendor Name:</b>	Neighborhood Housing Services of New Haven, Inc.			
<b>DBA (if applicable)</b>				
	If you are a DBA, please be advised you must file a Trade Name Certificate with the CONH City/Town Clerk			
<b>Physical principal place of business:</b>	333 Sherman Avenue	New Haven	CT	06511
	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
<b>Mailing Address:</b> (complete only if different from principal place of business):				
	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
<b>Telephone #:</b>	(203) 562-0593			
<b>Email Address:</b>	jpaley@nhsfnnewhaven.org			
<b>Contact Person:</b>	James A. Paley			

**For the purposes of this Disclosure and Certification Affidavit, the following definitions apply:**

- |     |   |
|-----|---|
| (a) | "Person" means one (1) or more individuals, partnerships, corporations, associations, or joint ventures.  |
| (b) | "Contract" means any agreement, purchase order, Memorandum of Understanding, or other formal commitment entered into by the city to expend funds in return for work, labor, services, supplies, equipment, materials or any combination of the foregoing, or any lease, lease by way of concession, concession agreement, permit, or per agreement whereby the city leases, grants or demises property belonging to the city, or otherwise grants a right of privilege to occupy or to use said property of the city. |
| (c) | "City" means any official agency, board, authority, department office, or other subdivision of the City of New Haven "CONH"   |
| (d) | "Affiliate Entity" means any entity listed in sections 5 or 6 below or any entity under common management with the Contractor.  |
| (e) | "DOB" means Date of Birth for individuals   |

<b>State of</b>	Connecticut	<b>County of</b>	New Haven
<b>I,</b>	James A. Paley	<b>being first duly sworn, hereby deposes and says that:</b>	
	<b>Type your name above</b>		
<b>2.</b>	I am over the age of 18 and understand the obligations of making statements under oath; I understand that the City of New Haven is relying on my representations herein. (click 2a or 2b)		
<b>2a.</b>	I am the corporate secretary or majority owner (including sole proprietorship) of:	<b>Type company name above</b>	
<b>2b.</b>	Or I am an individual and my name is:	James A. Paley	
		<b>Type individual name above</b>	

<b>3.</b>	Please click the applicable representation(s) regarding taxes or, if none of the below are accurate, attach an explanation of the status of the relevant tax obligations to this Affidavit ( <b>*Select either 3a,3b or 3c plus select 3d</b> )		
<b>3a.</b>	As required by Conn. Gen. Stat. §12-41, the Contractor (and each owner, partner, officer, authorized signatory, or Affiliate Entity of the Contractor) has filed a list of taxable personal property with the City of New Haven for the most recent grand list and all taxes are current.		
<b>3b.</b>	<input checked="" type="checkbox"/>	The Contractor (including any owner, partner, officer, or authorized signatory thereof) is not required to file a list of taxable personal property with the CONH for the most recent grand list and does not owe any back taxes to the CONH, either directly or through a lease or other agreement.	
<b>3c.</b>	<input type="checkbox"/>	The Contractor or an owner, partner, officer, representative, agent or Affiliate Entity of the Contractor either i) has a PILOT agreement with the City of New Haven or ii) owes back taxes and has executed an agreement with the CONH to pay said back taxes in installment payments. Such agreement is attached and incorporated herein by reference and the payments under said agreement are not in default.	
<b>3d.</b>	<input checked="" type="checkbox"/>	Other than as may be described in section 3a-c above, the Contractor (including any owner, partner, officer, other authorized signatory, or Affiliate Entity) does not have any outstanding monetary obligations to the City of New Haven.	

4. Please check the applicable representation about the Contractor's business registration: 4a-c or 4d if a-c does not apply		
4a.	<input checked="" type="checkbox"/> Contractor is a Connecticut corporation, partnership, limited liability company or sole proprietorship.	0098629
		Type State registration # above
4b.	Contractor is a foreign corporation, partnership, limited liability company or sole proprietorship but is registered to do business in the State of Connecticut.	
		Type State registration # above
4c.	Contractor is a foreign corporation, partnership, limited liability company or sole proprietorship and is not registered to do business in the State of Connecticut.	
	The Contractor is registered in the State of:	Type State name above
4d.	Contractor has confirmed with the Connecticut Secretary of the State that the services it will provide pursuant to the Contract do not constitute doing business in the State of Connecticut and no registration with the Connecticut Secretary of the State is required. Contractor does otherwise affirm they have and will maintain the following State of Connecticut registrations, certificates, or approvals relevant to the Agreement (attach if Applicable)	

5. The following list is a list of the names of all persons affiliated with the business of the Contractor who are also affiliated with the City of New Haven. For purposes of this Affidavit, "affiliated with the business of the Contractor" includes any current or former employee (including officers) of the Contractor or any owner, board member or agent of the Contractor, or of any subsidiary or parent company of the Contractor, and "affiliated with the City of New Haven" means any employee, agent, public official, board member, commissioner or any other person serving in an official capacity for or on behalf of the City of New Haven. If none state none. Use additional sheet if necessary (must be on company letterhead and notarized):

Name	City Affiliation Role & Time Frame	Contractor Affiliation Role & Time Frame	DOB
5a. Valma George	Coordinator for Homelessness, Current	Board Member, Previous	03/07/1964
5b. Leslie Russell	City Plan Commission Chair, Current	Board President, Current	02/03/1954

6. Contractor must disclose all existing and recent contracts with the City. The following list is a list of all contracts in which either the Contractor, any person affiliated with the business of the Contractor or an Affiliate Entity of the Contractor provides, or has provided, services or materials to the City within one (1) year prior to the date of this disclosure. If none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):

Name of Contractor or Affiliate	Affiliation (if applicable)	Contract Number
6a. Neighborhood Housing Services of New Haven, Inc.	N/A	29251033-56694
6b. Neighborhood Housing Services of New Haven, Inc.	N/A	2023-03-1540
6c. Neighborhood Housing Services of New Haven, Inc.	N/A	A22-2424
6d.		

7. The Contractor possesses an ownership interest in the following business organizations, if none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):

Organization Name	Address	Type of Ownership
7a. None		
7b.		

8. The following persons and/or entities possess an ownership interest in the Contractor. If the Contractor is a corporation, list the names of each stockholder whose shares exceed twenty-five (25) percent of the outstanding stock. If none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):

Name	Title	% of Ownership	DOB
8a. None			
8b.			

9. If the Contractor conducts business under a trade name, the following additional information is required: the place where such entity is incorporated or is registered to conduct such business; and the address of its principal place of business, if none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):

Trade Name	Place of Incorporation/Registry	Principal Place of Business
9a. None		
9b.		

I hereby certify that I am duly authorized to sign this Affidavit and that the person who will sign the Agreement (if required) with the City on behalf of the Contractor will be duly authorized to execute the same. I hereby further certify that the statements set forth above are true and complete on the date hereof and that I, or another authorized individual of the Contractor, will promptly inform the City, in writing, if any of the information provided herein changes or is otherwise no longer accurate at any point during the execution of the referenced Agreement. I understand that any incorrect information, omission of information or failure of the Contractor to update this information, as described in the foregoing sentence, may result in the immediate termination of all agreements the Contractor has with the City of New Haven and disqualification of the Contractor to further contract with the City.

<b>Signature of person completing this form:</b>	<i>James A. Paley</i>		
<b>Title of person completing this form:</b>	Executive Director		
<b>Contractor/Vendor Name:</b>	Neighborhood Housing Services of New Haven, Inc.		
<b>Date:</b>	02/14/2024		
<b>THIS FORM MUST BE NOTARIZED</b>		<b>NOTARY SEAL (if available)</b>	
Signature of Notary:		<i>Rebecca H. Skau</i>	
Subscribed and sworn to, before me on this:		14 <sup>th</sup>	Day of February 20 24
My Commission Expires:		07/31/2027	

## FOR CITY OF NEW HAVEN USE ONLY:

TAX COLLECTOR CERTIFICATION AS TO THE CONTRACTOR:	ASSESSOR CERTIFICATION AS TO THE CONTRACTOR:
<input checked="" type="checkbox"/> NO BACK TAXES OWED	CURRENT LIST OF TAXABLE PROPERTY <input type="checkbox"/> FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
AS TO ALL AFFILIATES:	AS TO ALL AFFILIATES:
<input type="checkbox"/> NO AFFILIATES LISTED	<input type="checkbox"/> NO AFFILIATES LISTED
<input type="checkbox"/> NO BACK TAXES OWED	CURRENT LIST OF TAXABLE PROPERTY <input type="checkbox"/> FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT	<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT
BY: <u>Chomto</u> 4/13/24 TAX COLLECTOR	BY: <u>Stanton</u> ASSESSOR

VENDOR NAME	Neighborhood Housing Services of New Haven, Inc
VENDOR ADDRESS	333 Sherman Avenue New Haven CT 06511
VENDOR TELEPHONE /FAX	
SOLICITATION NUMBER	
DEPARTMENT	
DEPARTMENT CONTACT	
TELEPHONE	
SOLICITATION /AGREEMENT TITLE	



**CITY OF NEW HAVEN**

New Haven, Connecticut 06510

**DISCLOSURE &  
CERTIFICATION  
AFFIDAVIT****1. EVERY SECTION MUST BE COMPLETED**

Contractor/Vendor Name: National Veterans Council for Legal Redress

DBA (if applicable)

If you are a DBA, please be advised you must file a Trade Name Certificate with the CONH City/Town Clerk

Physical principal  
place of business:

197 Dixwell Ave.

New Haven

CT

06511

Address

City

State

Zip

Mailing Address:  
(complete only if different from  
principal place of business):

P.O. Box 8085

New Haven

CT

06530

Address

City

State

Zip

Telephone #: (203) 401-1255

Email Address: pamela.monk.kelley@gmail.com

Contact Person: Pamela Kelley

**For the purposes of this Disclosure and Certification Affidavit, the following definitions apply:**

- (a) "Person" means one (1) or more individuals, partnerships, corporations, associations, or joint ventures.
- (b) "Contract" means any agreement, purchase order, Memorandum of Understanding, or other formal commitment entered into by the city to expend funds in return for work, labor, services, supplies, equipment, materials or any combination of the foregoing, or any lease, lease by way of concession, concession agreement, permit, or per agreement whereby the city leases, grants or demises property belonging to the city, or otherwise grants a right of privilege to occupy or to use said property of the city.
- (c) "City" means any official agency, board, authority, department office, or other subdivision of the City of New Haven "CONH"
- (d) "Affiliate Entity" means any entity listed in sections 5 or 6 below or any entity under common management with the Contractor.
- (e) "DOB" means Date of Birth for individuals

State of Connecticut

County of New Haven

I, **Pamela Kelley**

Type your name above

being first duly sworn, hereby deposes and says that:

2. I am over the age of 18 and understand the obligations of making statements under oath; I understand that the City of New Haven is relying on my representations herein. (click 2a or 2b)

2a. ☒ I am the corporate secretary or majority owner  
(including sole proprietorship) of: Non-profit 501c3

VP P Y

2b. ☐ Or I am an individual and my name is:

Type individual name above

3. Please click the applicable representation(s) regarding taxes or, if none of the below are accurate, attach an explanation of the status of the relevant tax obligations to this Affidavit

3a. ☐ As required by Conn. Gen. Stat. §12-41, the Contractor (and each owner, partner, officer, authorized signatory, or Affiliate Entity of the Contractor) has filed a list of taxable personal property with the City of New Haven for the most recent grand list and all taxes are current.3b. ☒ The Contractor (including any owner, partner, officer, or authorized signatory thereof) is not required to file a list of taxable personal property with the CONH for the most recent grand list and does not owe any back taxes to the CONH, either directly or through a lease or other agreement.3c. ☐ The Contractor or an owner, partner, officer, representative, agent or Affiliate Entity of the Contractor either i) has a PILOT agreement with the City of New Haven or ii) owes back taxes and has executed an agreement with the CONH to pay said back taxes in installment payments. Such agreement is attached and incorporated herein by reference and the payments under said agreement are not in default.3d. ☐ Other than as may be described in section 3a-c above, the Contractor (including any owner, partner, officer, other authorized signatory, or Affiliate Entity) does not have any outstanding monetary obligations to the City of New Haven.

<b>4. Please click the applicable representation about the Contractor's business registration:</b>	
<b>4a.</b>	<input checked="checked" type="checkbox"/> Contractor is a Connecticut corporation, partnership, limited liability company or sole proprietorship. <div style="float: right;">47-1280751 Type State registration # above</div>
<b>4b.</b>	<input type="checkbox"/> Contractor is a foreign corporation, partnership, limited liability company or sole proprietorship but is registered to do business in the State of Connecticut. <div style="float: right;">Type State registration # above</div>
<b>4c.</b>	<input type="checkbox"/> Contractor is a foreign corporation, partnership, limited liability company or sole proprietorship and is <b>not</b> registered to do business in the State of Connecticut. The Contractor is registered in the State of: <div style="float: right;">Type State name above</div>
<b>4d.</b>	Contractor has confirmed with the Connecticut Secretary of the State that the services it will provide pursuant to the Contract do not constitute doing business in the State of Connecticut and no registration with the Connecticut Secretary of the State is required. Contractor does otherwise affirm they have and will maintain the following State of Connecticut registrations, certificates, or approvals relevant to the Agreement (attach if Applicable) (if not applicable, state N/A).

<b>5. The following list is a list of the names of <u>all</u> persons affiliated with the business of the Contractor who are also affiliated with the City of New Haven. For purposes of this Affidavit, "affiliated with the business of the Contractor" includes any current or former employee (including officers) of the Contractor or any owner, board member or agent of the Contractor, or of any subsidiary or parent company of the Contractor, and "affiliated with the City of New Haven" means any employee, agent, public official, board member, commissioner or any other person serving in an official capacity for or on behalf of the City of New Haven. If none state none. Use additional sheet if necessary (must be on company letterhead and notarized):</b>				
	Name	City Affiliation Role & Time Frame	Contractor Affiliation Role & Time Frame	DOB
<b>5a.</b>	n/a			
<b>5b.</b>				

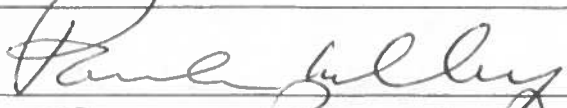
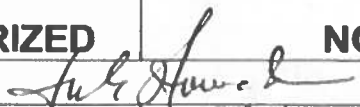
<b>6. Contractor must disclose all existing and recent contracts with the City. The following list is a list of all contracts in which either the Contractor, any person affiliated with the business of the Contractor or an Affiliate Entity of the Contractor provides, or has provided, services or materials to the City within one (1) year prior to the date of this disclosure. If none, state none. Use additional sheet if necessary (must be on company letterhead and notarized)</b>			
	Name of Contractor or Affiliate	Affiliation (if applicable)	Contract Number
<b>6a.</b>	n/a		
<b>6b.</b>			
<b>6c.</b>			
<b>6d.</b>			

<b>7. The Contractor possesses an ownership interest in the following business organizations, if none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):</b>			
	Organization Name	Address	Type of Ownership
<b>7a.</b>	n/a		
<b>7b.</b>			

<b>8. The following persons and/or entities possess an ownership interest in the Contractor. If the Contractor is a corporation, list the names of each stockholder whose shares exceed twenty-five (25) percent of the outstanding stock. If none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):</b>				
	Name	Title	% of Ownership	DOB
<b>8a.</b>	n/a			
<b>8b.</b>				

<b>9. If the Contractor conducts business under a trade name, the following additional information is required: the place where such entity is incorporated or is registered to conduct such business; and the address of its principal place of business, if none, state none. Use additional sheet if necessary (must be on company letterhead and notarized):</b>			
	Trade Name	Place of Incorporation/Registry	Principal Place of Business
<b>9a.</b>	n/a		
<b>9b.</b>			

I hereby certify that I am duly authorized to sign this Affidavit and that the person who will sign the Agreement (if required) with the City on behalf of the Contractor will be duly authorized to execute the same. I hereby further certify that the statements set forth above are true and complete on the date hereof and that I, or another authorized individual of the Contractor, will promptly inform the City, in writing, if any of the information provided herein changes or is otherwise no longer accurate at any point during the execution of the referenced Agreement. I understand that any incorrect information, omission of information or failure of the Contractor to update this information, as described in the foregoing sentence, may result in the immediate termination of all agreements the Contractor has with the City of New Haven and disqualification of the Contractor to further contract with the City.

Signature of person completing this form:			
Title of person completing this form:	Special Project Director		
Contractor/Vendor Name:	National Veterans Council for Legal Redress		
Date:	1/7/23		
<b>THIS FORM MUST BE NOTARIZED</b>		<b>NOTARY SEAL (if available)</b>	
Signature of Notary:			
Subscribed and sworn to, before me on this:		7 <sup>th</sup>	Day of January 20 23
My Commission Expires:			

My Commission Expires  
12-31-2023

# FOR CITY OF NEW HAVEN USE ONLY:

TAX COLLECTOR CERTIFICATION AS TO THE CONTRACTOR:	ASSESSOR CERTIFICATION AS TO THE CONTRACTOR:
<input checked="" type="checkbox"/> NO BACK TAXES OWED	<input checked="" type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
AS TO ALL AFFILIATES:	AS TO ALL AFFILIATES:
<input type="checkbox"/> NO AFFILIATES LISTED	<input checked="" type="checkbox"/> NO AFFILIATES LISTED
<input checked="" type="checkbox"/> NO BACK TAXES OWED	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY FILED
<input type="checkbox"/> BACK TAXES W/CURRENT AGREEMENT	<input type="checkbox"/> CURRENT LIST OF TAXABLE PROPERTY NOT REQUIRED
<input type="checkbox"/> BACK TAXES W/DEFAULT AGREEMENT	
<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT	<input checked="" type="checkbox"/> OK TO PROCESS AGREEMENT
BY: <u>Michael [Signature]</u> 4/14/24 TAX COLLECTOR	BY: <u>[Signature]</u> ASSESSOR

VENDOR NAME	National Council for Legal Redress
VENDOR ADDRESS	Po Box 8085 New Haven CT 06511
VENDOR TELEPHONE /FAX	
SOLICITATION NUMBER	
DEPARTMENT	
DEPARTMENT CONTACT	
TELEPHONE	
SOLICITATION /AGREEMENT TITLE	





## 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, Pamela Monk Kelly 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 Special Projects Director of National Veterans Council for Legal Redress 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.

Pamela Kelley  
Affiant Name:

STATE OF CONNECTICUT )  
COUNTY OF NEW HAVEN )

ss: New Haven 25 March, 2019 2024

Personally appeared Pamela Kelley of Hamden, CT who identified himself/herself as such and who subscribed and swore to the truth of the foregoing before me this 25th day of March, 2020.  
2024

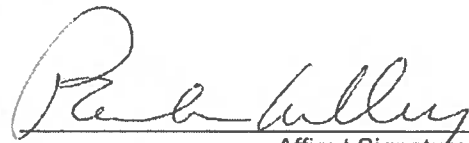
Elizabeth H. Keefe  
Commissioner of the Superior Court  
Notary Public  
My commission expires on:

**Elizabeth H. Keefe**  
Notary Public, State of Connecticut  
My Commission Expires:  
7/13/2026

## 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