

**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

**Date Submitted:** September 9, 2022

**Meeting Submitted For:** September 19, 2022

**Regular or Suspension Agenda:** Regular

**Submitted By:** Arlevia Samuel

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

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

LEGISTAR FILE ID: LM-2022-0424

**Coordinator's Signature:** MDL

**Controller's Signature (if grant):** 

**Mayor's Office Signature:** 



**Arlevia Samuel**  
**Executive Director**

## **CITY OF NEW HAVEN**

*Justin Elicker, Mayor*

### **LIVABLE CITY INITIATIVE**

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

*New Haven, CT 06510*

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



**CITY OF NEW HAVEN**

**AN ECONOMIC DEVELOPMENT DEPT.**

**Michael Piscitelli**  
**Economic Development**  
**Administrator**

September 7, 2022

The Honorable Tyisha Walker-Myers, President

Board of Alders

City of New Haven

165 Church Street

New Haven, CT 06510

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

Dear President Walker-Myers:

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

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

Very truly yours,

*Arlevia Samuel*

Arlevia Samuel  
Executive Director

**LIST OF PROPERTIES PROPOSED FOR DISPOSITION**

September 19, 2022

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

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

..title

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

..body

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

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

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

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

**DATE: September 19, 2022**

**FROM: Livable City Initiative Property Division**

**SUBMISSION ITEM: FISCAL IMPACT STATEMENT**

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

**I. List Cost:**

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

**II. List Revenues:**

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

**Other Comments:**

**PAD MEETING MINUTES**  
**March 16, 2022**

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

**Absent:** Maurine Villani, Tax Office.

**Guest:** Laura Brown, City Plan

**Meeting called to order at 3:10 PM**

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

## **New Business**

### **885 Congress Avenue**

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

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

### **27 Frank Street**

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

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

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

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

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

#### **28-50 Thompson Street**

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

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

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



### **15-17 Winthrop Avenue**

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

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

### **PAD Guidelines / Discussion**

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

More information will be shared in the future.

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

**Meeting Adjourned 3:50 P.M.**

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

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

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

### PROJECT SUMMARY:

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

### ORDINANCE

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

### BACKGROUND

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

#### Planning Commission considerations, whether:

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

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

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

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

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

**ADVICE:**

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

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

**ADOPTED:** April 27, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**



Laura E Brown  
Executive Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

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

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

### PROJECT SUMMARY:

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

### ORDINANCE

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

### BACKGROUND

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

#### Planning Commission considerations, whether:

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

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

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

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

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

**ADVICE:**

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

**ADOPTED:** April 27, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**   
Laura E Brown  
Executive Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

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

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

### PROJECT SUMMARY:

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

### ORDINANCE

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

### BACKGROUND

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

#### Planning Commission considerations, whether:

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

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

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

**PLANNING CONSIDERATIONS:**


The proposal will achieve the following Comprehensive Plan Goals:

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

**ADVICE:**

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

**ADOPTED:** April 27, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**   
Laura E Brown  
Executive Director, City Plan Department

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

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

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

### PROJECT SUMMARY:

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

### ORDINANCE

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

### BACKGROUND

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

#### Planning Commission considerations, whether:

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

---

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

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



**PLANNING CONSIDERATIONS:**


The proposal will achieve the following Comprehensive Plan Goals:

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

**ADVICE:**

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

**ADOPTED:** April 27, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**   
\_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

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

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

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

**Guests:** None

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

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

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

**New Business**

**885 Congress Avenue**

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

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

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

**27 Frank Street**

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

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

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

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

### **28-50 Thompson Street**

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

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

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

### **15-17 Winthrop Avenue**

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

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

### **Old Business / Discussion**

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

### **PAD Guidelines / Discussion**

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

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

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

Meeting adjourned 6:56PM

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

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

### Property Value Information

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

### Prior Notifications Sent to

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

### Applicant's Information

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

Prepared by:  Date: 3/8/2022 Concurred by:  Date: 3/8/22

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

## **PRIOR NOTIFICATION FORM**

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

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **February 8, 2022**

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

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

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

Check one if this an appointment to a commission

☐ Democrat

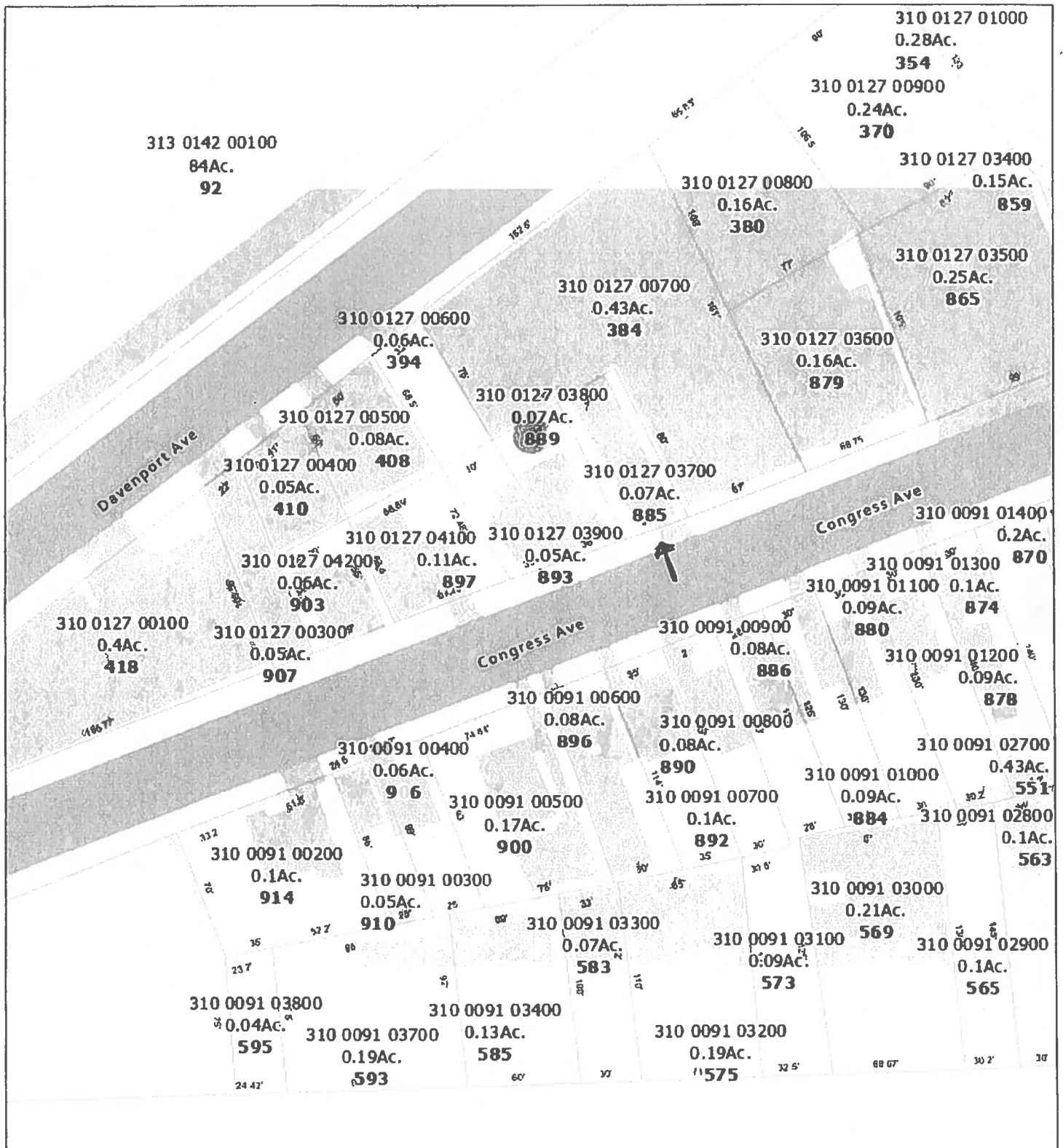
☐ Republican

☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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





## Legend

New Haven Web Parcels

## New Haven Parcels



New Haven Parcels

## MY MAP

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



Date: 1/7/2022

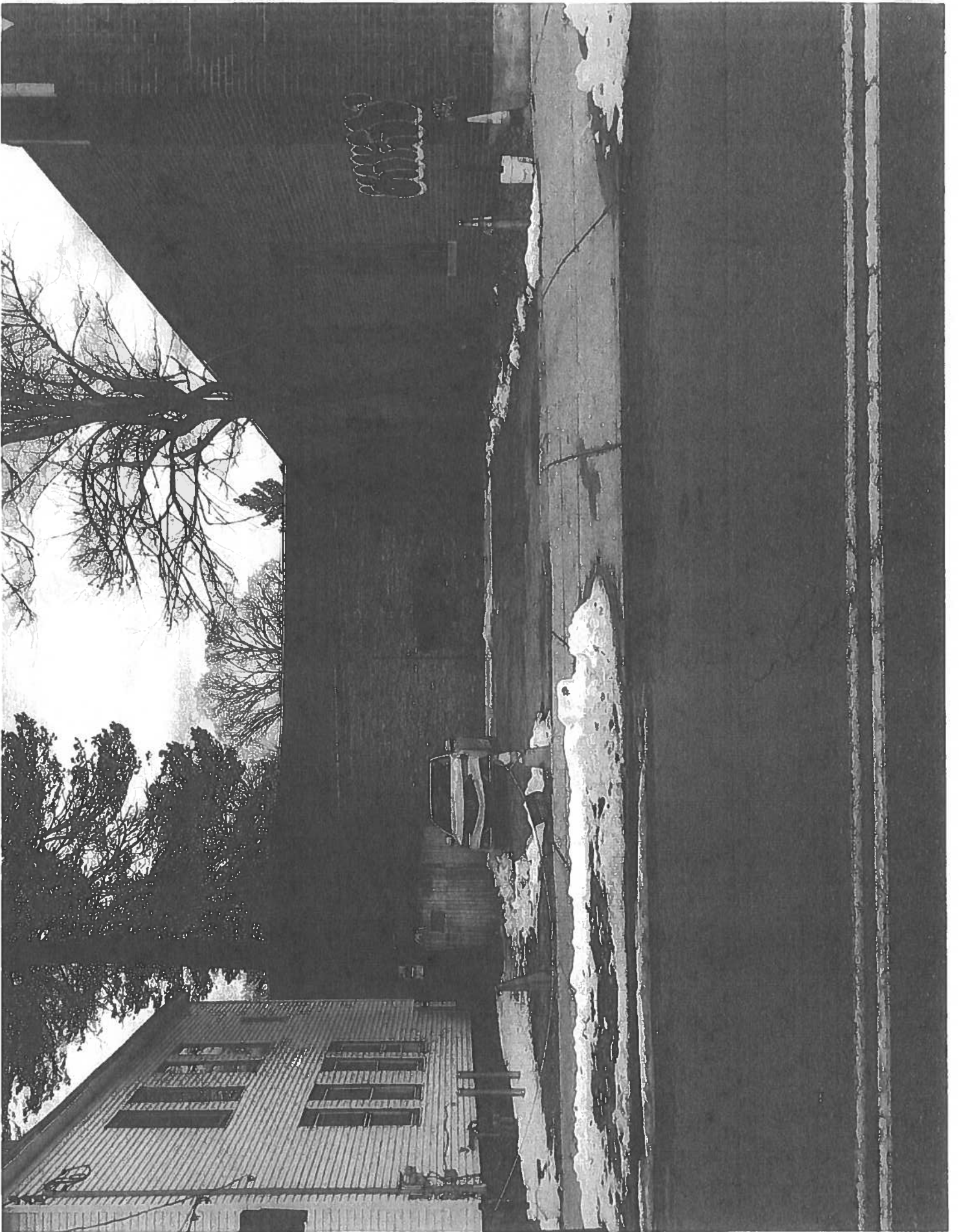
0 0.0075 0.015 0.03 mi





### **885 Congress Avenue**

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





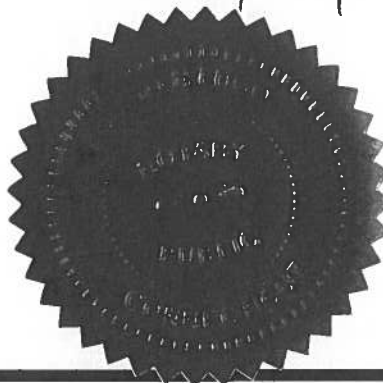
## BUREAU OF PURCHASES CITY OF NEW HAVEN

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

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

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


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.



## SCHEDULE "A"

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

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

  
Affiant Signature

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

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

### Property Value Information

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

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 <sup>th</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 Paley, Executive Director	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/8/2022	Staff	Current
<b>Proposal:</b> The City of New Haven Livable City Initiative proposes the disposition of a vacant single family property to to a local non-profit.			
<b>General discussion</b> The City of New Haven proposes to dispose of this vacant single family residential structure to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will rehabilitate this structure and sell it to an owner occupant. <u><b>This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</b></u>			
<b>Owner Occupancy?</b> Sale to owner occupant			

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

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

## **PRIOR NOTIFICATION FORM**

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

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **March 7, 2022**

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

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

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

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

### **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.





Version ID 19368

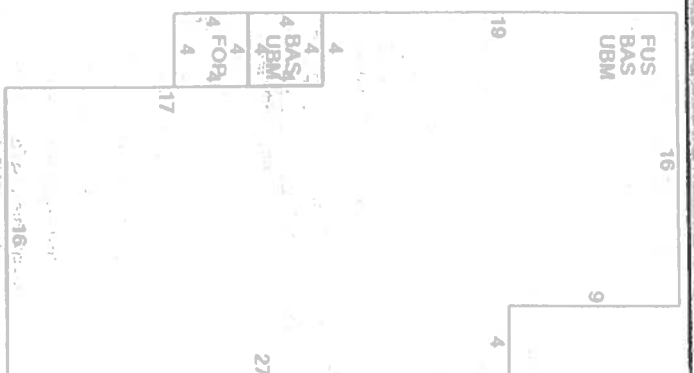
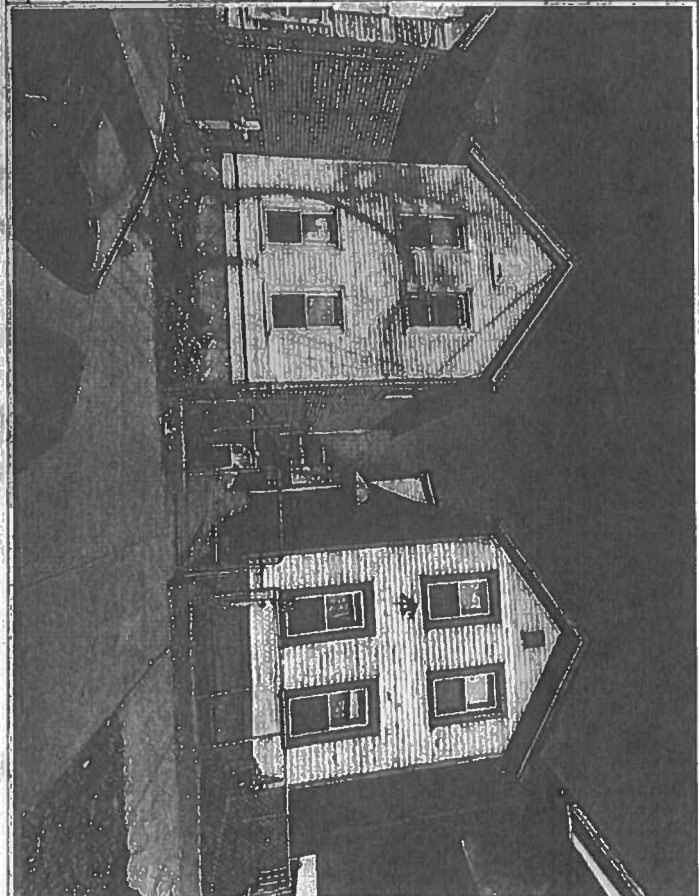
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Proj # 1

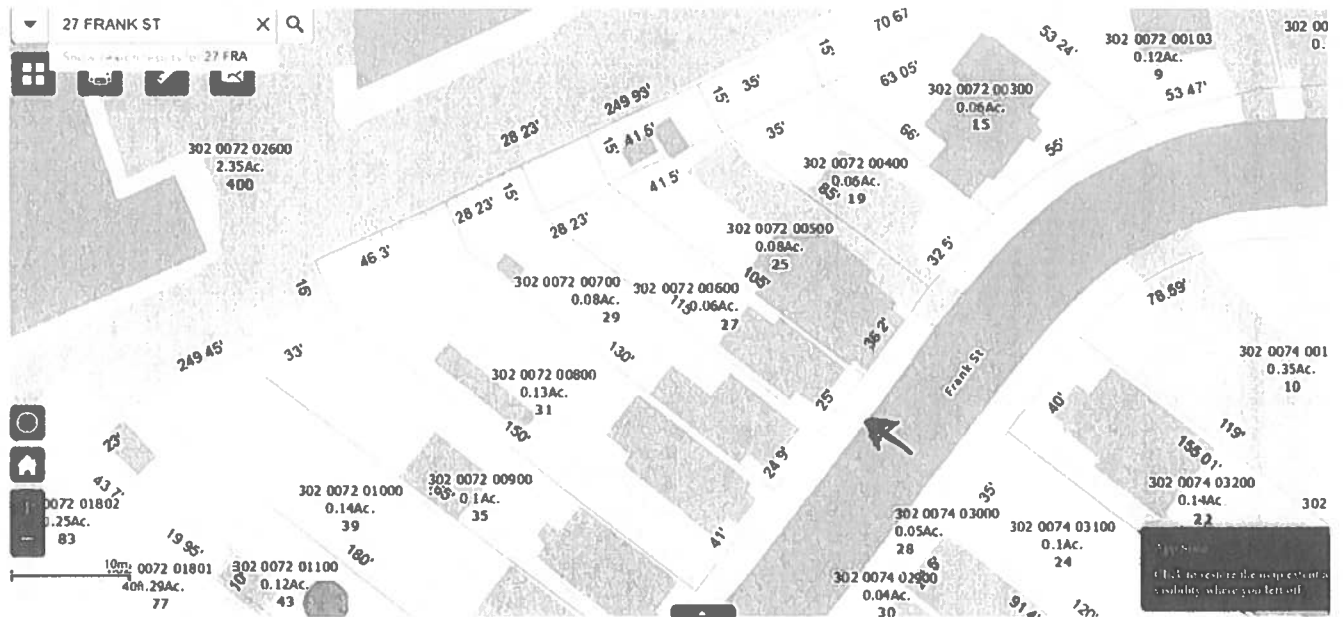
CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description					
Style: 03		Colonial								
Model: 01		Single Family								
Grade: C		Average								
Stories: 2		2 Stories								
Occupancy: 1		Clapboard								
Exterior Wall 1: 11										
Exterior Wall 2: 03		Gable/Hip								
Roof Cover: 03		Asphalt								
Interior Wall 1: 03		Plaster/Drywal								
Interior Wall 2: 04		Plywood Panel								
Interior Fir 1: 14		Carpet								
Interior Fir 2: 06		Linoleum								
Heat Fuel: 02		Oil/Gas								
Heat Type: 04		Forced Hot Air								
A/C Type: 01		None								
Total Bedrooms: 02		2 Bedrooms								
Total Bathrooms: 1										
Total Half Baths: 1										
Total Xtra Fixts: 1										
Total Rooms: 6		6 Rooms								
Bath Style: 01		Below Average								
Kitchen Style: 01		Below Average								
Interior Conditi: P		Poor								
Fin Bsmnt Area										
Fin Bsmnt Qual										
NBHID Code: 2008		SOUTH HILL B								
<div>Year Built 1910</div> <div>Effective Year Built 1989</div> <div>Depreciation Code A</div> <div>Remodel Rating</div> <div>Year Remodeled</div> <div>Depreciation % 32</div> <div>Functional Obsol 0</div> <div>External Obsol 0</div> <div>Trend Factor 1</div> <div>Condition</div> <div>Condition %</div> <div>Percent Good</div> <div>RCNLD</div> <div>Dep % Ovr 68</div> <div>Dep Ovr Comment 102,900</div> <div>Misc Imp Ovr</div> <div>Misc Imp Ovr Comment</div> <div>Cost to Cure Ovr</div> <div>Cost to Cure Ovr Comment</div>										
OB - OUTBUILDING & YARD ITEMS / XP - BUILDING EXTRA FEATURES/B										
Code	Description	UB	Units	Unit Price	Yr Bld	Cond Cd	% Sd	Grade	Grade Adj	Appt Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
BAS	First Floor	632	632	632	109.87	69,436				
FOP	Open Porch	0	16	3	20.60	330				
FUS	Finished Upper Story	616	616	616	109.87	67,678				
UBM	Unfinished Basement	0	632	126	21.90	13,843				
Tot Gross Liv / Lease Area		1,248	1,896	1,377	151,287					



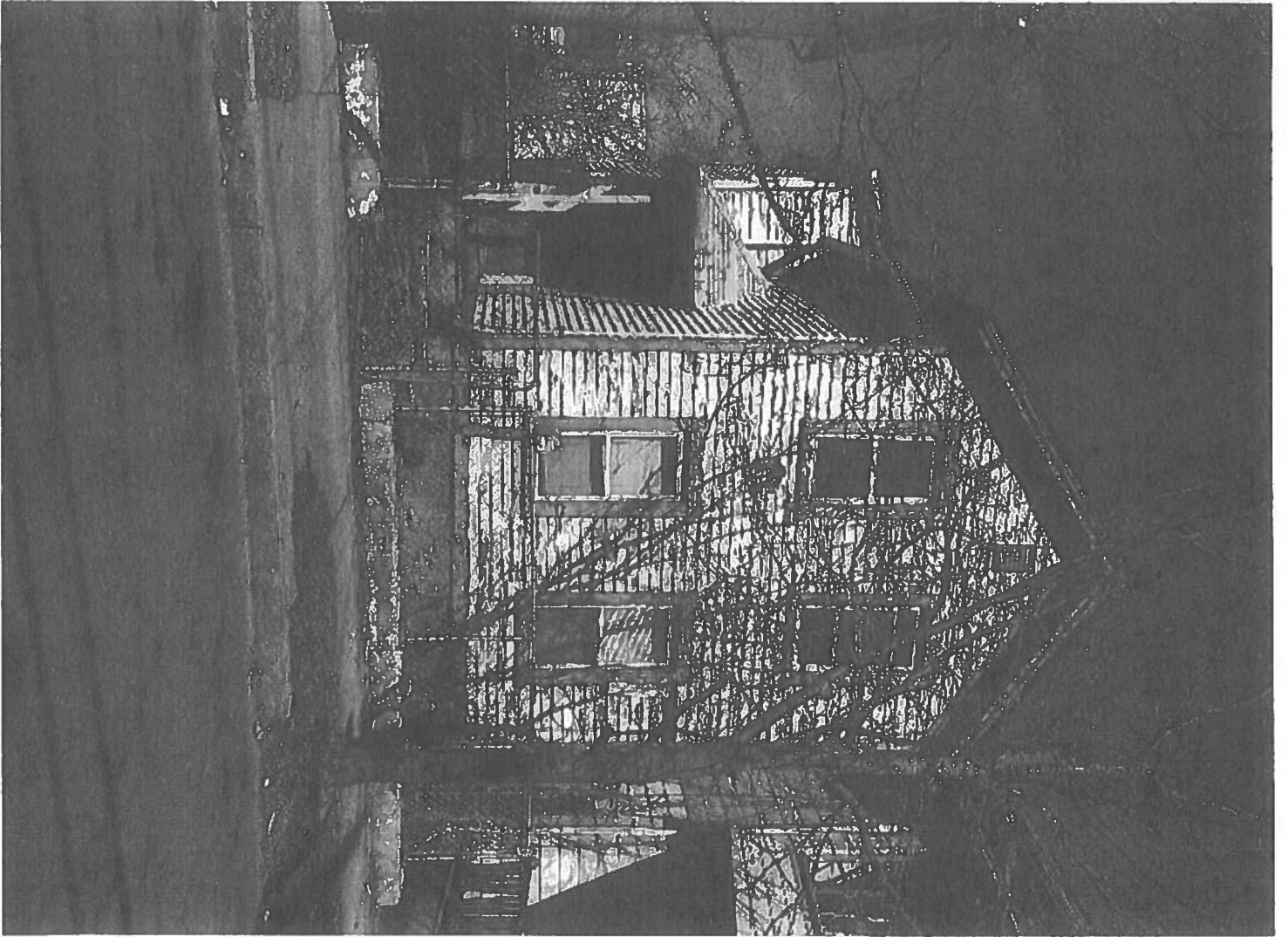
## 27 Frank Street / Vacant sing-family property



**27 Frank Street: Vacant single family**

(Subject Property below)







Justin Elicker  
Mayor

Michael V. Fumiatti  
Purchasing Agent

**CITY OF NEW HAVEN  
BUREAU OF PURCHASES**



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

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

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

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

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

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

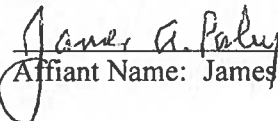
10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this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

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

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

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

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

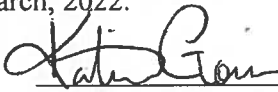
  
Affiant Name: James A. Paley

STATE OF CONNECTICUT     )  
   )  
COUNTY OF NEW HAVEN     )

ss: New Haven

March 1, 2022

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

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

## SCHEDULE "A"

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

10. Attached

11. N/A

12. N/A

13. N/A

14. N/A

Jenna A. Poley  
Affiant Signature

# Neighborhood Housing Services of New Haven, Inc.

## Board of Directors

Name	Home Address	Work Address	Title	Home Number	Work Number
Leslie Radcliffe	20 King Place New Haven, CT 06519	9 Hillhouse Ave. New Haven, CT 06520	President	(203) 787-1438	(203) 589-1894
Carol Heller	97 Wildwood Circle Durham, CT 06422	185 Asylum Street Hartford, CT 06103	Vice President	(860) 349-1857	(860) 952-6147
Sarah McQueen	78 Olive Street New Haven, CT 06510	One Columbus Plaza New Haven, CT 06510	Treasurer	(203) 360-9747	(203) 752-4677
Virginia Stevenson	374 Winthrop Avenue New Haven, CT 06511	N/A	Secretary	(203) 777-8380	N/A
Velma George	347 Mill Rock Road Hamden, CT 06517	316 Dixwell Avenue New Haven, CT 06511	Board Member	(203) 787-1982	(203) 946-6033
Glenn Davis	49 Fitzmaurice Circle Windsor, CT 06095	245 Long Hill Road Middletown, CT 06457	Board Member	(860) 983-0884	(860) 704-2110
Mina Minelli	N/A	157 Church Street New Haven, CT 06510	Board Member	N/A	(203) 782-4595
Nathan Bixby	309 McKinley Avenue New Haven, CT 06515	N/A	Board Member	(203) 887-2598	N/A
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Doreen Abubakar	101 Sherman Avenue New Haven, CT 06511	157 Church Street New Haven, CT 06511	Board Member	(203) 558-7325	(203) 415-3646



# **Neighborhood Housing Services of New Haven, Inc.**


## **Staff**

James Paley	75 Country Club Drive Woodbridge, CT 06525	333 Sherman Avenue New Haven, CT 06511	Executive Director	(203) 389-1963	(203) 562-0598
Bridgette Russell	299 Clifton Street New Haven, CT 06513	333 Sherman Avenue New Haven, CT 06511	Managing Director, New Haven HomeOwnership Center	(203) 469-2492	(203) 777-6925
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I, Virginia Stevenson, hereby certify that I am the Secretary of Neighborhood Housing Services of New Haven, Inc., a non-stock Corporation duly organized and existing under the Laws of the State of Connecticut;

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

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

  
Virginia Stevenson, Secretary

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
28 Thompson Street 50 Thompson Street		286 0433 00400 286 0433 00300	RM-2	21	Buildable Lot	Per Zoning
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
\$ 34,200 \$ 45,600	N/A	N/A	\$ 79,800	\$ 55,860	12' X 100' + rear portion 32' X 120' 44' X 120' (see map)	3943 3920  7863 Total Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 79,800	Vision	10/1/20 21	Non-Profit Deed restricted @ \$1,000 per unit	\$ 2,000	N/A	\$2,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Steven Winter Ward 21	N/A	N/A

### Applicant's Information

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

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

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

**Owner Occupancy?** Sale to owner occupant

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

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

## **PRIOR NOTIFICATION FORM**

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

TO : Hon. Steven Winter 21<sup>st</sup> Ward

DATE: **March 7, 2022**

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

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

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

Check one if this an appointment to a commission

☐

Democrat

☐

Republican

☐

Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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

CITY OF NEW HAVEN  
165 CHURCH ST  
NEW HAVEN CT 06510  
GIS ID 17170

UTILITIES  
STRT/ROAD  
LOCATION  
Description  
Code  
Assessed  
Assessed  
6093  
NEW HAVEN, CT

SUPPLEMENTAL DATA  
Assoc Pld#  
WARD 21  
TAXABLE CENSUS 1415  
BLOCK 6000  
QUERY G  
TAX DIST

RECORD OF OWNERSHIP  
BK-VOL/PAGE  
SALE DATE  
QU/VL  
SALE PRICE  
VC  
Year  
Code  
Assessed  
Year  
Code  
Assessed  
V  
Year  
Code  
Assessed  
Total

EXEMPTIONS  
Description  
Amount  
Code  
Description  
Number  
Amount  
Comm Int  
Total

OTHER ASSESSMENTS  
Amount  
Comm Int  
Total

ASSESSING NEIGHBORHOOD  
Nbhd Name  
Nbhd  
B  
Tracing  
Batch  
Total

NOTES  
Appraised Bldg. Value (Card)  
Appraised XI (B) Value (Bldg)  
Appraised Ob (B) Value (Bldg)  
Appraised Land Value (Bldg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method

BUILDING PERMIT RECORD  
Permit ID  
Issue Date  
Type  
Description  
Amount  
Insp Date  
% Comp  
Date Comp  
Comments  
Date  
Id  
Type  
Is  
Cd  
Cd  
Field Review  
Purpos/Result

LAND LINE VALUATION SECTION  
Use Code  
Description  
Zone  
LA  
Land Type  
Land Units  
Unit Price  
Site Adj  
Site Index  
Cond.  
Nbhd.  
Nbhd. Adj  
Notes  
Location Adjustment  
Adj Unit P  
Land Value

Total Card Land Units  
3,943 SF  
Parcel Total Land Area 0  
Total Land Value  
34,200

<b>CURRENT OWNER</b>		<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT / ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>		<b>6093</b>
CITY OF NEW HAVEN						Description	Code	Assessed
165 CHURCH STREET						EX VC I L	53	45,600
NEW HAVEN CT 06510								31,920
GIS ID 17169		Assoc Pic#				<b>VISION</b>		
WARD 21		TAX DIST						
TAXABLE CENSUS BLOCK 1415 6000		QUERY G						

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)			
BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code
8395 0221	06-12-2009	U	I	0	14	2021	53
4161 0173	10-20-1989			0			
CITY OF NEW HAVEN				31,920	2021	53	31,920
YOKLEY BEATRICE				31,920	2020	53	25,550
Total				45,600	31,920	Total	

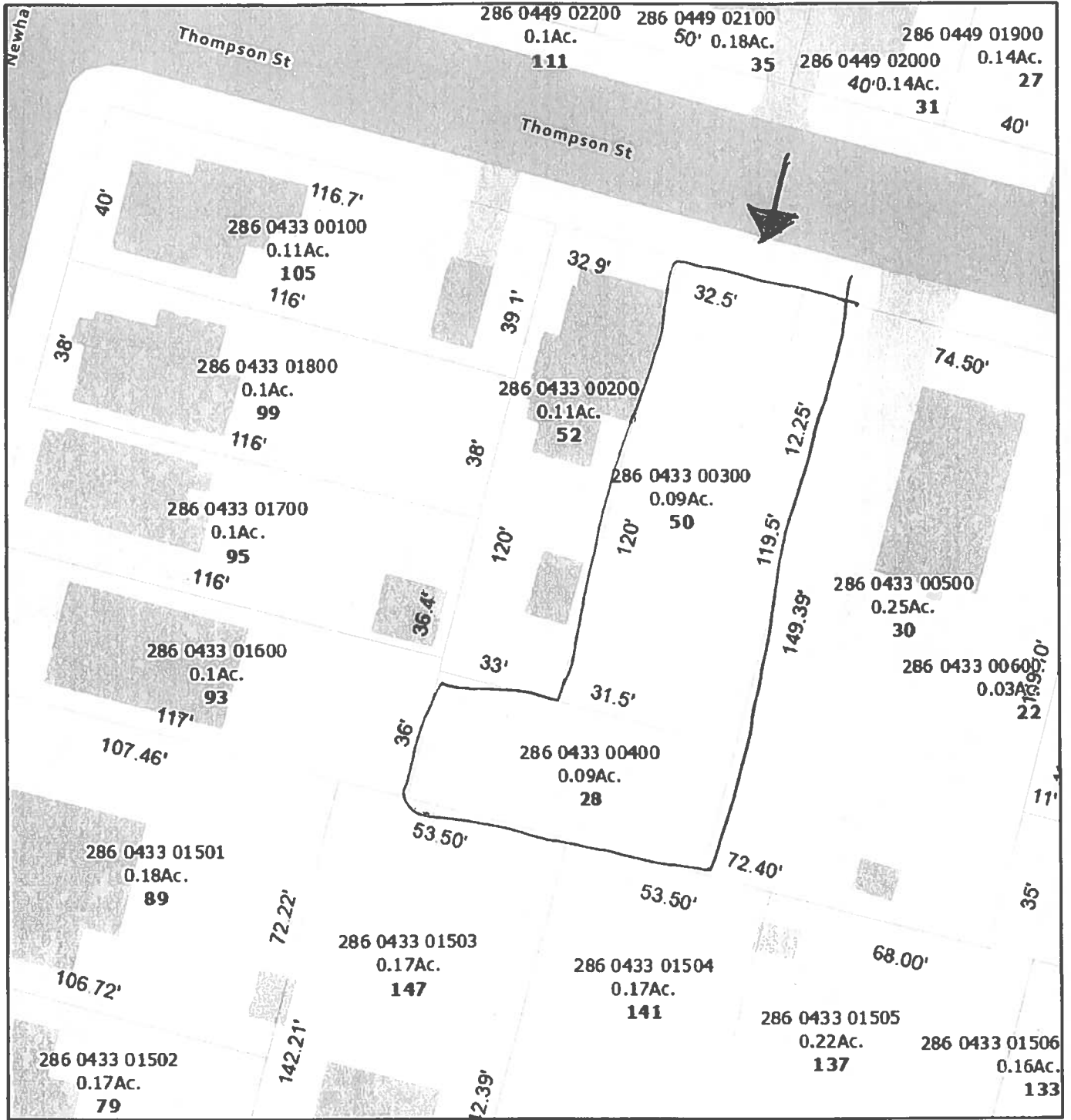
EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total				Total			
0.00				31,920			
Nbhd Name				Total			
1600 NEWHALLVILLE				31,920			
B				Total			
Tracing				31,920			
NOTES				Total			
				25,550			

BUILDING PERMIT RECORD				APPROVED VALUE SUMMARY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
05-05-2000	DE	Demolish		0	100	01-25-2011	DEMOLISH BLDG
Total Appraised Parcel Value				45,600			
Date				Total Appraised Parcel Value			
01-25-2011				45,600			
07-31-2001				45,600			
DA				45,600			
99 Vacant				45,600			
45 Review Against Field Cd				45,600			

LAND LINE VALUATION SECTION				VISIT / CHANGE HISTORY			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price
1	9099	EC VACANT	RM2	0		3,920	SF
Total Card Land Units				3,920			
Parcel Total Land Area				0			

LAND LINE VALUATION SECTION				VISIT / CHANGE HISTORY			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price
1	9099	EC VACANT	RM2	0		3,920	SF
Total Card Land Units				3,920			
Parcel Total Land Area				0			

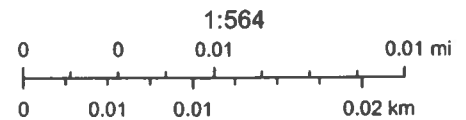
## My Map



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

## NewHaven\_Parcels

## New Haven Web Parcels



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





Justin Elicker  
Mayor

Michael V. Fumiatti  
Purchasing Agent

**CITY OF NEW HAVEN  
BUREAU OF PURCHASES**



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

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

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



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

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

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

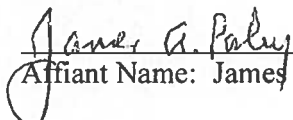
10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this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

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

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

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

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

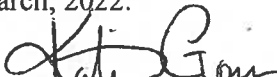
  
Affiant Name: James A. Paley

STATE OF CONNECTICUT     )  
   )  
COUNTY OF NEW HAVEN     )

ss: New Haven

March 1, 2022

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

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

## SCHEDULE "A"

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

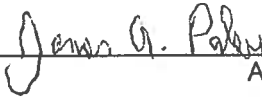
10. Attached

11. N/A

12. N/A

13. N/A

14. N/A

  
Affiant Signature

# **Neighborhood Housing Services of New Haven, Inc.**

## **Board of Directors**

Name	Home Address	Work Address	Title	Home Number	Work Number
Leslie Radcliffe	20 King Place New Haven, CT 06519	9 Hillhouse Ave. New Haven, CT 06520	President	(203) 787-1438	(203) 589-1894
Carol Heller	97 Wildwood Circle Durham, CT 06422	185 Asylum Street Hartford, CT 06103	Vice President	(860) 349-1857	(860) 952-6147
Sarah McQueen	78 Olive Street New Haven, CT 06510	One Columbus Plaza New Haven, CT 06510	Treasurer	(203) 360-9747	(203) 752-4677
Virginia Stevenson	374 Winthrop Avenue New Haven, CT 06511	N/A	Secretary	(203) 777-8380	N/A
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I, Virginia Stevenson, hereby certify that I am the Secretary of Neighborhood Housing Services of New Haven, Inc., a non-stock Corporation duly organized and existing under the Laws of the State of Connecticut;

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

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

  
Virginia Stevenson, Secretary

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
15 Winthrop Avenue		312 0143 04300	RM-2	3	Buildable Lot	Per Zoning
17 Winthrop Avenue		312 0143 04400				
2021 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$ 45,000		N/A	\$ 90,000	\$ 63,000	28' X 100'	2614
\$ 45,000					25' X 100'	2614
					53' X 100'	5228 Total Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 90,000	Vision	10/1/2021	Non-Profit Deed restricted @ \$1,000 per unit	\$ 2,000	N/A	\$2,000

### Prior Notifications Sent to

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

### Applicant's Information

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

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

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

**Owner Occupancy?** Sale to owner occupant

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

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

## **PRIOR NOTIFICATION FORM**

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

TO : Hon. Ron Hurt 3<sup>rd</sup> Ward

DATE: **March 7, 2022**

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

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

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

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

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.

<b>CURRENT OWNER</b>	<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT / ROAD</b>	<b>LOCATION</b>
CITY OF NEW HAVEN				
165 CHURCH STREET				
NEW HAVEN CT 06510				
<b>SUPPLEMENTAL DATA</b>				
Alt Prc ID WARD 03 TAXABLE CENSUS 1406 BLOCK 4004 QUERY G GIS ID 19943				
Assoc Pld#				
<b>PREVIOUS ASSESSMENTS (HISTORY)</b>				
Total 45,000 31,500				
6093 NEW HAVEN, CT				
<b>VISION</b>				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	8395	0223	06-12-2009	U	I	0	14
15 WINTHROP AVENUE, LLC	4859	0145	05-02-1995	U	I	0	1
DEROSA VICKIE D	4251	0276	05-25-1990	U	I	15,000	
Total							

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description						
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
Nbhd		B	
1900		NORTH HILL	

NOTES	
Total Appraised Parcel Value	
45,000	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
107050		12-02-1997	DE	Demolish	0			100		DEMOLISH 2F DWELLING

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpos/Result
107050	12-02-1997	DE	Demolish	0		100		DEMOLISH 2F DWELLING	02-11-2011 01-14-2011 09-17-2001	RB MD2 MJ	03 03		99 99 45	Vacant Vacant Review Against Field Cd

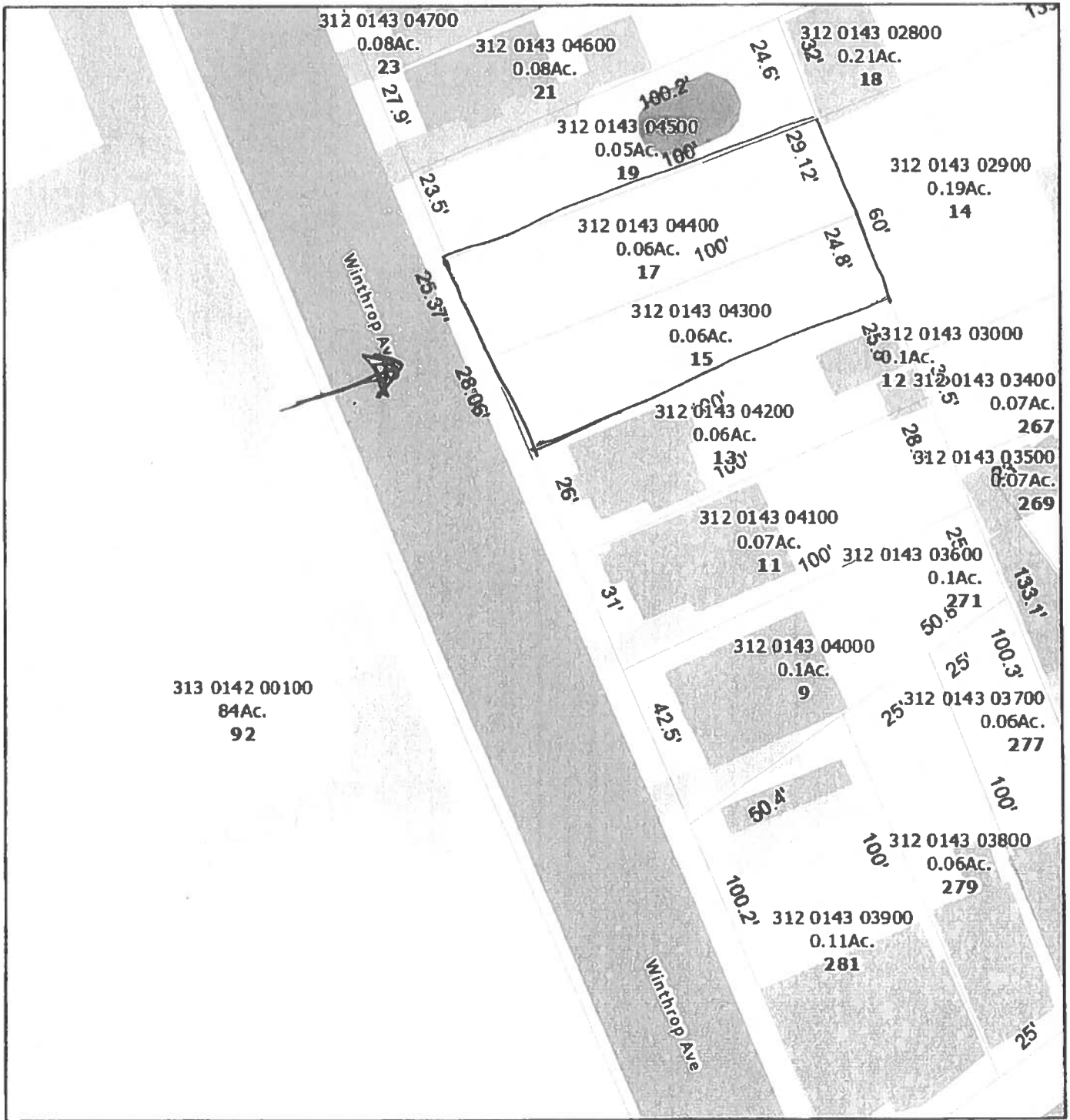
APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
Total Appraised Parcel Value		0	0	0	45,000	0	45,000	C

VISIT/CHANGE HISTORY		Date	ID	Type	Is	Cd	Purpose/Result
02-11-2011	RB	03					
01-14-2011	MD2	03					
09-17-2001	MJ						

Property Location 17 WINTHROP AV		Map ID 312/0143/04400/		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 9099 Print Date 3/8/2022 9:11:36 AM	
Account # 312 0143 04400		Utilities		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
CITY OF NEW HAVEN								Code 53	
17 WINTHROP AV		SUPPLEMENTAL DATA						Assessed 45,000	
NEW HAVEN CT 06511		AIR Pct ID WARD 03 TAXABLE CENSUS 1406 BLOCK 4004 QUERY G						Assessed 31,500	
GIS ID 19944		Assoc Pld#						Total 45,000	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		SALE PRICE	
CITY OF NEW HAVEN		8395 0286		06-12-2009		U		0 14	
COUNTY STREET ASSOCIATES LLC		5427 0203		01-12-1999		U		0 0	
JOHNSON TRACEY		5214 0038		10-02-1997		U		0 0	
UNKNOWN		4708 0133		03-01-1994		U		0 0	
EXEMPTIONS		Amount		Code		Description		OTHER ASSESSMENTS	
Year		Code		Amount		Number		Comm Int	
Total		0.00							
Nbhhd Name		NORTH HILL		B		Tracing		Batch	
1900									
NOTES									
BUILDING PERMIT RECORD		Permit Id		Issue Date		Type		Description	
107052		12-02-1997		DE		Demolish		Amount	
105920		12-18-1996		RH		Rehab		20,000	
Zone		RM2 0		Land Units		2,614		SF	
Unit Price		17.22		1.00000		5		1.00	
Cond.		1.00		1900		1.000		1.000	
Nbhd.		1.000		1.000		1.000		1.000	
Nbhd. Adj									
Notes									
Location Adjustment		1.0000		17.22		45,000		45,000	
Adj Unit P		17.22		45,000		45,000		45,000	
Land Value		45,000		45,000		45,000		45,000	
VISIT / CHANGE HISTORY		Date		Id		Type		Is	
02-11-2011		RB		03		99		Vacant	
01-14-2011		MD2		03		99		Vacant	
09-17-2001		MJ		45		Review		Against Field Cd	
Total Appraised Parcel Value		45,000		45,000		45,000		45,000	
APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)		Appraised Xf (B) Value (Bldg)		Appraised Ob (B) Value (Bldg)		Appraised Land Value (Bldg)	
Special Land Value		Total Appraised Parcel Value		Valuation Method					
This signature acknowledges a visit by a Data Collector or Assessor									
PREVIOUS ASSESSMENTS (HISTORY)		Year		Assessed		Year		Assessed	
2021		31,500		2020		31,500		27,720	
Total		31,500		31,500		31,500		27,720	
NEW HAVEN, CT		6093		VISION					



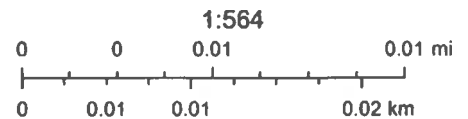
# 15-17 Winthrop Avenue



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

NewHaven\_Parcels

New Haven Web Parcels





**833 548 0276 US Toll-free**

**833 548 0282 US Toll-free**

**Meeting ID: 991 7758 9914**

**Password: 80621176**

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

**Join by Skype for Business**

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



Justin Elicker  
Mayor

Michael V. Fumiatti  
Purchasing Agent

**CITY OF NEW HAVEN  
BUREAU OF PURCHASES**



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

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

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

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

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

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

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

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

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

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

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

Affiant Name: James A. Paley


STATE OF CONNECTICUT )  
 )  
COUNTY OF NEW HAVEN )

ss: New Haven

March 1, 2022

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

March, 2022.

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

## SCHEDULE "A"

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

10. Attached

11. N/A

12. N/A

13. N/A

14. N/A

Jenna A. Poley  
Affiant Signature

# Neighborhood Housing Services of New Haven, Inc.

## Board of Directors

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

# **Neighborhood Housing Services of New Haven, Inc.**

## **Staff**

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

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

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

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

  
Virginia Stevenson, Secretary