CHECK LIST FOR ALDERMANIC SUBMISSIONS

X Cover Letter X Resolutions/ Orders/ Ordinances X Prior Notification Form X Fiscal Impact Statement - Should include X Supporting Documentation X Disk or E-mailed Cover letter & Order	
IN ADDITION IF A GRAN Notice of Intent	T:
Grant Summary	
Executive Summary (not longer than 5	pages without an explanation)
Date Submitted:	September 9, 2022
Meeting Submitted For:	September 19, 2022
Regular or Suspension Agenda:	Regular
Submitted By:	Arlevia Samuel
	THE NEW HAVEN BOARD OF ALDERS APPROVING SITION OF PROPERTIES
Comments Permission per Board of Alde Disposition of 885 Congress A Avenue	ers Order: Avenue, 27 Frank Street, 28-50 Thompson Street, and 15-17 Winthro
LEGISTAR FILE	ID: LM-2022-0424
Coordinator's Signature:	MPL
Controller's Signature (if grant):	/ frime long
Mayor's Office Signature:	gn



Arlevia Samuel Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor New Haven, CT 06510 Phone: (203) 946-7090 Fax: (203) 946-4899



September 7, 2022 The Honorable Tyisha Walker-Myers, President Board of Alders City of New Haven 165 Church Street New Haven, CT 06510

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

Dear President Walker-Myers:

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

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

Very truly yours,

Arlevia Samuel

Arlevia Samuel Executive Director

LIST OF PROPERTIES PROPOSED FOR DISPOSITION September 19, 2022

ADDRESS	Туре	Price	Owner	USE	WARD
885 Congress Avenue	Sliver lot	\$765.00 (\$.25 per sq./ft. X 3060 sq./ft.)	City of New Haven	The City of New Haven proposes to dispose of this sliver lot to Johnathan Tirado to be used as a parking area and side-yard.	4
27 Frank Street	Negotiated	\$1,000	City of New Haven	The City of New Haven proposes to dispose of this vacant single-family structure to Neighborhood Housing Services of New Haven, Inc. who will rehabilitate this property and sell it to an owner occupant. 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	4
28-50 Thompson Street	Non-Profit	\$2,000	City of New Haven	New Haven. The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied property at this site. 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	21

				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	
15-17 Winthrop Avenue	Non-Profit	\$2,000	City of New Haven	The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied property at this site. 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	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 SERVIES OF NEW HAVEN, INC. FOR THE SUM OF \$1,000.00; (3) THE DISPOSITION OF 28-50 THOPMSON 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 6th, 2009; and

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

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

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 SERVIES OF NEW HAVEN, INC. FOR THE SUM OF \$1,000.00; (3) THE DISPOSITION OF 28-50 THOPMSON 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

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			Line Item
General	Special	Capital/Bond	Dept/Act/Obj. Code

- A. Personnel
 - 1. Initial start-up
 - 2. One-time
- **B.** Non-Personnel
 - 1. Initial start-up
 - 2. One-time expense
 - 3. Annual
- II. List Revenues:
 - 1. One-time \$5,765.00
 - 2. Annual:

Other Comments:

PAD MEETING MINUTES March 16, 2022

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

Development

Absent: Maurine Villani, Tax Office. **Guest:** Laura Brown, City Plan

Meeting called to order at 3:10 PM

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

New Business

885 Congress Avenue

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

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

27 Frank Street

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

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

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

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

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

28-50 Thompson Street

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

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

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

15-17 Winthrop Avenue

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

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

PAD Guidelines / Discussion

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

More information will be shared in the future.

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

Meeting Adjourned 3:50 P.M.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE:

885 CONGRESS AVENUE (MBLU: 310 0127 03700).

Disposition of a silver lot to the adjacent owner-occupant. Located in the BA Zoning

District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT:

1605-10

ADVICE:

Approve with conditions.

PROJECT SUMMARY:

Applicant(s):

Jonathan Tirado

Price:

\$765.00 (Disposition Price)

Site:

3,060 square feet

Zone:

BA

Use:

Parking

Financing: **Subsidy:**

City Lead:

Evan Trachten

Agency:

Livable City Initiative

Phone:

203-946-8373

ORDINANCE

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

BACKGROUND

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

Planning Commission considerations, whether:

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

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

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

ATTECT.

Laura F 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: ADVICE:

1605-08 Approve

PROJECT SUMMARY:

Applicant(s):

Neighborhood Housing Services of New Haven, Inc

Price:

\$1,000.00 (Disposition Price)

Site:

3,485 square feet

Zone:

RM-2

Use:

Single-Family Home

Financing: Subsidy:

City Lead:

Evan Trachten

Agency:

Livable City Initiative

Phone:

203-946-8373

ORDINANCE

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

BACKGROUND

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

Planning Commission considerations, whether:

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

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

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

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

ADVICE:

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

ADOPTED:

April 27, 2022

Leslie Radcliffe

Chair

ATTEST:

Laura E Brown

Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE:

28-30 THOMPSON STREET (MBLUs: 286 0433 00400; 286 0433 00500).

Disposition of two adjacent lots to Neighborhood Housing Services of New Haven, Inc (NHS). NHS will develop a two-unit residential structure with a minimum owner-occupancy period of ten years. Located in the RM-2 Zoning District (Submitted by: Evan

Trachten, Livable City Initiative)

REPORT: ADVICE:

1605-09 Approve

PROJECT SUMMARY:

Applicant(s):

Neighborhood Housing Services of New Haven, Inc

Price:

\$2,000.00 (Disposition Price for both lots)

Site:

7,863 square feet

Zone:

RM-2

Use:

Two-Family Home

Financing:

Subsidy:

City Lead: Evan Trachten

Agency:

Livable City Initiative

Phone:

203-946-8373

ORDINANCE

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

BACKGROUND

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

Planning Commission considerations, whether:

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

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

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

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

ADVICE:

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

ADOPTED:

April 27, 2022

Leslie Radcliffe

Chair

ATTEST:

Laura E Brown

Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE:

15-17 WINTHROP AVENUE (MBLUs: 312 0143 04300; 312 0143 04400).

Disposition of two adjacent lots to Neighborhood Housing Services of New Haven, Inc (NHS). NHS will develop a two-unit residential structure with a minimum owner-occupancy period of ten years. Located in the RM-2 Zoning District. (Submitted by:

Evan Trachten, Livable City Initiative)

REPORT:

1605-07 Approve

ADVICE:

PROJECT SUMMARY:

Applicant(s):

Neighborhood Housing Services of New Haven, Inc

Price:

\$2,000.00 (Disposition Price for both lots)

Site:

5,228 square feet

Zone:

RM-2

Use:

Two-Family Home

Financing:

Subsidy:

City Lead: Evan Trachten

Agency:

Livable City Initiative

Phone:

203-946-8373

ORDINANCE

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

BACKGROUND

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

Planning Commission considerations, whether:

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

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (http://parcelsales.scgov.net/Definitions.aspx)
² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than

recreational, importance. They can be urban, suburban or rural and often feature as part of <u>urban regeneration</u> schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- "Continue to use the city's Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design."
 (The City's Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
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- "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

TTEST:

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. LCl built homes in this area and NHS's efforts will compliment the investment LCl 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 mas 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

Prope	Property Address Ma			Zoning	Ward	Prop	erty Type	Total legal ur	
885 Congress Avenue		31	0-0127-03700	BA	4	SI	iver lot	NA	
	2021 Assessm	nent Value (1	(00%)	70%	of Assessn	nent	Pro	operty Size	
Land + OB	Building	Other	Total Value	For	Tax Purpo	oses	Lot Size	Total sq.	
\$57,300			\$57,300	\$44	4,110	A service or annual service of the s	35' X 80)' 3060 Tota Per Asses	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 57,300	Vision	10/1/20 21	Sliver lot	Owner- occupant CD Eligible area @	N/A	\$765.00
				\$0.25 per Sq./ft.		

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & tele	hone:	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 propo	ses to dispose of a	sliver lot to the adjacent o	wner occupant					
General discussion: The applicant will utilize	e this land as a drive	way and parking area. This p	arcel is already paved.					
Owner Occupancy: /Yes,		1 . //						
by: Date	3/8/2c22 Cond	urfed Im	Date 3/8/22					

Committee	Date	Action
	3/16//2022	
PAD		
	4/20/2022	
City Plan		
10/10/ 10/10	4/27/2022	
L.C.I.		
	5/16/2022	The state of the s
Board of Alders		

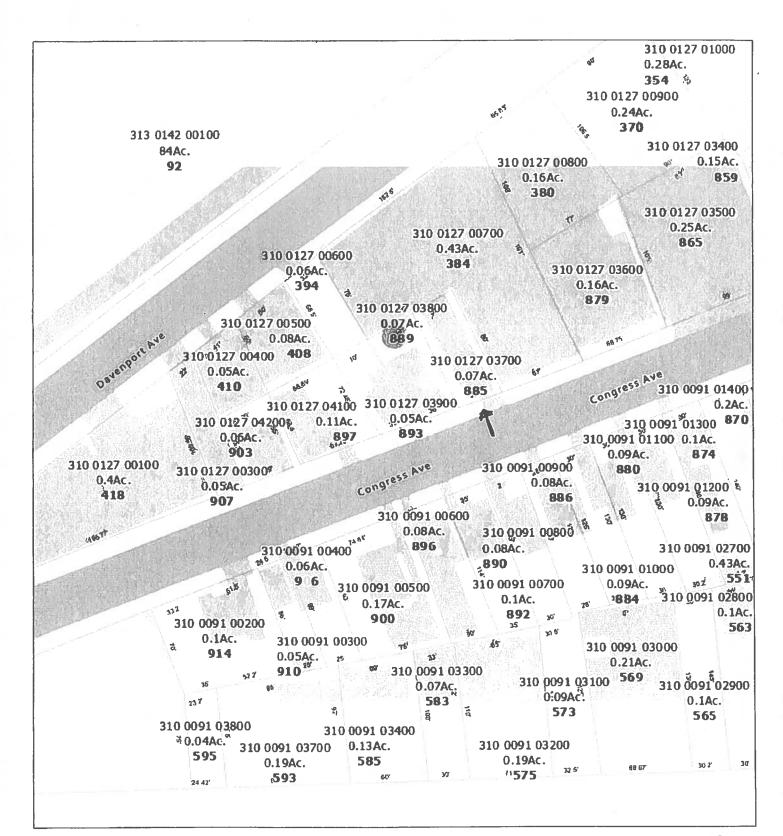
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO:	Hon. E	velyn Rodrigue	z 4th Ward	d	
DATE:	February 8, 2022				
FROM:	Department	Livable City Ini	tiative		
	Person	Evan Trachten	T	Celephone X 8373	
	inform you that the follord of Aldermen.	owing matter affec	ting your ward	d(s) will be submitted	l
	of sliver lot at 885 Cong driveway and a parking a		er occupant at 8	89 Congress Avenue to)
					_
Check one Demo	e if this an appointment crat	to a commission			
Repub	dican				
Unaffi r	liated/Independent/Oth	e 		_	
	INSTRUC	CTIONS TO DEI	PARTMENTS	<u>§</u>	
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	orm must be sent (or deliverent ative Services Office for the			e it is submitted to the	
3. The da	te entry must be completed	with the date this forn	n was sent the ald	lerperson(s).	

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

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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.

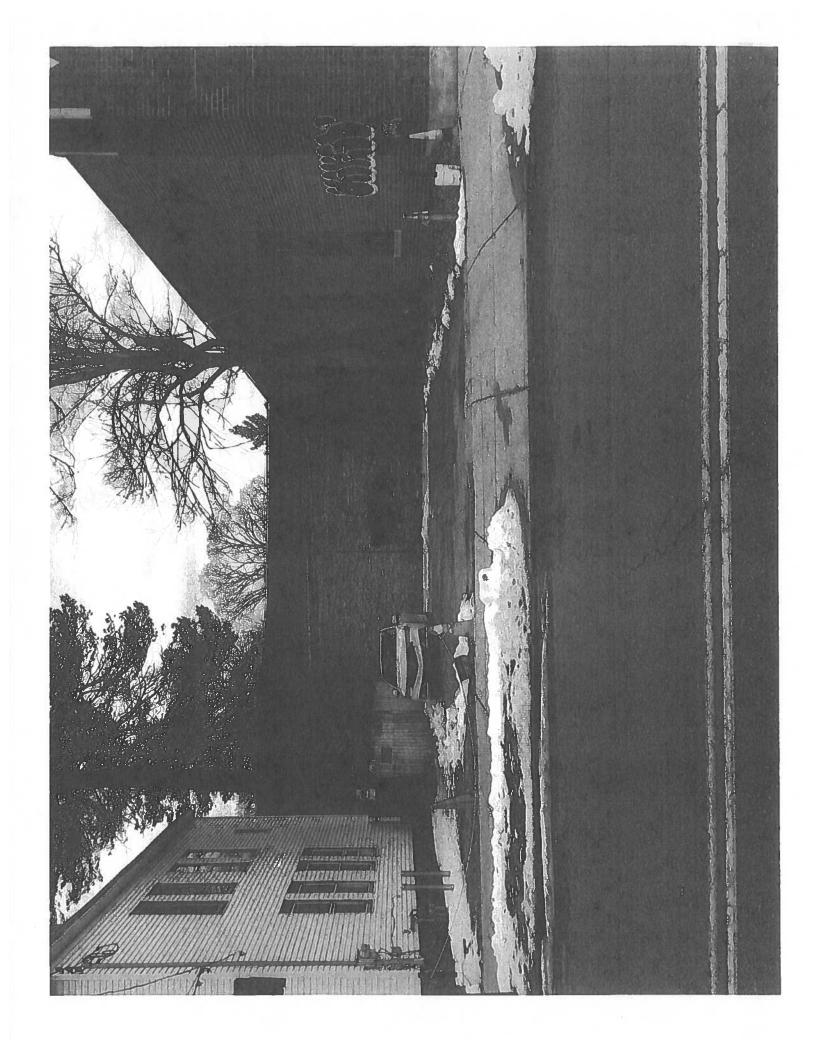


Date: 1/7/2022



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	11000	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 of of performing 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 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,

Page | 4 of 9 Revised: 1/2019

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

- 8. The individual/entity referred to in paragraph 3 above has no outstanding financial or other obligations to the City of New Haven or to any state or federal government that funds the individual's/entity's activity, nor is it a party to a lawsuit that may affect the use of any funds that will be derived from the contract/agreement/grant/loan.
- 9. The individual/entity has filed a list of taxable personal/real property with the City of New Haven and is not delinquent in the same.
- 10. The attached Schedule A, which is incorporated herein as though set forth, contains a list of the names, home/business addresses, telephone numbers and titles of the individual/entity's officers, partners, owners, agents, representatives, employees, affiliates or parties in interest including this affiant as well as any conflict-of-interest as described herein in paragraph numbered 8 above, and any applicable local, state or federal law, involving the same.
- 11. The attached Schedule A further contains a list of any members of my immediate family who are either employed by the City of New Haven or who are members of city boards, commissions, agencies or task forces.
- 12. Except as disclosed in the attached Schedule A, the affiant is not and no member of his/her immediate family is not a city employee or, having been a city employee in the past 12 months, seeking employment with any individual/entity engaged in business with the City of New Haven.
- 13. Except as disclosed in the attached Schedule A, the affiant has not and no member of his/her immediate family has applied for within the last twelve month for any city/state/federal program or benefit over which he/she has had control, influence or discretionary authority.

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

Affiant Name: Jonathan Tirado
ss: New Haven Brownhow 1,2079

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

Personally appeared Jonethau (Wat) of New HAVEN. — who identified himself/herself as such and who subscribed and swore to the truth of the foregoing before me this ______ day of No can be y, 2024.

pmmissioner of the Superior Court

Motary 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" by each number. Applicant's signature must appear on this schedule.

10. <u>N/A</u>

11. N/A

12. <u>N/Fl</u>

Affiant Signature

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

	erty Address	M	ap-Block-Parcel	Zoning	Ward		erty Type	Total legal units
27 F	Frank Street		302 0072 00600	RM-2	4	Singl	e Family	Per Zoning
2	2021 Assessm	ent Value	(100%)	70%	of Assessm	ient	Pro	operty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses	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	10/1/20 21	Non-Profit Deed restricted @ \$1,000 per unit	\$ 1,000	N/A	\$1,000
o						

Prior Notifications Sent to

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

Applicant's Information

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

<u>Proposal</u>: The City of New Haven Livable City Initiative proposes the disposition of a vacant single family property to to a local non-profit.

General discussion The City of New Haven proposes to dispose of this vacant single family residential structure to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will rehabilitate this structure and sell it to an owner occupant. 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

by: Date 3/6/2022 by: Concurred Miles Date 3/8/22	Owner Occupancy: bare to owner	i occupani	///	
Date 10/02 by: Date 10/02	Prepared Jan Al	Concurred	In Sila	3/0/22
	by	Date 2/ 0/ 02 2 by:	11010m	Date 40/22

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

PRIOR NOTIFICATION FORM

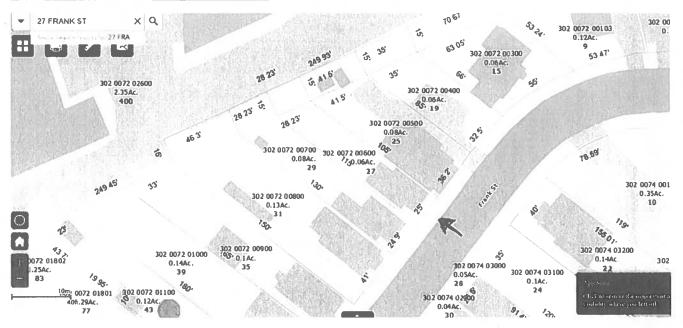
NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO	:	Hon. Ev	velyn Rodriguez 4th Wa	ird
DA	TE:	March 7, 2022		
FRO	OM:	Department	Livable City Initiative	
		Person	Evan Trachten	Telephone X 8373
		form you that the follo	owing matter affecting your v	vard(s) will be submitted
Nei	ghborhoo		ngle-family residential structure New Haven, Inc. (NHS). NHS v	
		_		
Che	eck one i Democr	f this an appointment at	to a commission	
	Republi	can		26
	Unaffili r	ated/Independent/Oth	e	
		INSTRUC	CTIONS TO DEPARTMEN	NTS
1.	Departm	ents are responsible for se	nding this form to the alderperson(s) affected by the item.
2.			ed) directly to the alderperson(s) be Board of Aldermen agenda.	fore it is submitted to the
3.	The date	entry must be completed	with the date this form was sent the	e alderperson(s).
4.	Copies to	o: alderperson(s); sponsori	ing department; attached to submiss	sion to Board of Aldermen.

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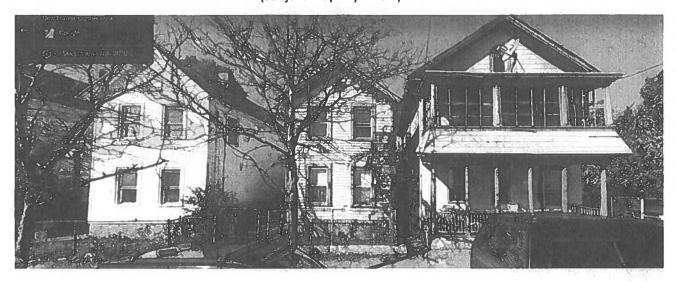
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27 Frank Street / Vacant sing-family property



27 Frank Street: Vacant single family

(Subject Property below)







CITY OF NEW HAVEN BUREAU OF PURCHASES



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

Mayor Michael V. Fumiatti Purchasing Agent

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 prices/quotes/estimates/costs/overhead/figures/profits/amount 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)	0	1
COUNTY OF NEW HAVEN)	ss: New Haven	March 1, 2022

Personally appeared <u>James A. Paley</u> 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

Orwo G. Poly Affiant Signature

4C1811100011000	reignormous nousing services of New naven, inc.	en, inc.		Board of Directors	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 Lilac Street New Haven, CT 06511	310 Cedar Street New Haven, CT 06510	Board Member	(203) 495-8624	(203) 495-8624
Doreen Abubakar	101 Sherman Avenue New Haven, CT 06511	157 Church Street New Haven, CT 06511	Board Member	(203) 558-7325	(203) 415-3646

Maybeliz Montanez	Katrina Goins North	Adam Rawlings Guilf	Junyi Wang 1245 New F	William Elmicke 804 BI	Tebben Lopez 118	Rebecca Skau Clint	Jacqueline R. 469 N Ladouceur New H	Heidie Colon-Rosa 4170 \	Lindita Ifti Woodl	Norma Pantoja 173 Ed New H	Kathleen Fay 61 Spr New F	Areta Huckaby 391 Ed New F	718 Michael Haynes Meri	Stephen Cremin-Endes Guil	Mark Cotte 85 P	Bridgette Russell New H	Woodi
134 Belden Road Hamden, CT 06514	420 Pool Road North Haven, CT 06473	101 Lower Road Guilford, CT 06437	1245Chapel Street New Haven, CT 06511	804 Blackstone Village Meriden, CT 06510	118 Monroe Street Milford, CT 06460	159 Cow Hill Road Clinton, CT 06413	469 Norton Parkway New Haven, CT 06511	4170 Whitney Avenue Hamden, CT 06518	37 Manila Avenue Woodbridge, CT 06525	173 Edgewood Avenue New Haven, CT 06511	61 Springside Avenue New Haven, CT 06515	391 Edgewood Avenue New Haven, CT 06511	718 Broad Street Meriden, CT 06450	4840 Durham Road Guilford, CT 06437	85 Plum Tree Lane Trumbull, CT 06611	299 Clifton Street New Haven, CT 06513	Woodbridge, C1 06525
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Administrative Assistant	Community Lending Officer	Community Building Specialist	Communications Specialist	Resource Development Specialist	Communications Manager	Administrative/Financial Manager	HomeOwnership Center Coordinator	Senior Housing Specialist	Housing Specialist	Housing Specialist	Director of Community Sustainability	Senior Administrative Assistant	Director of Real Estate Development	Director of Community Building & Organizing	Director of Finance	Managing Director, New Haven HomeOwnership Center	
(203) 600-0320	(475) 689-3691	(203) 654-1376	(352) 745-5743	(860) 459-6659	(203) 335-1197	(860) 664-0479	(203) 499-7972	(203) 522-0409	(203) 671-8124	(203) 624-6529	(203) 387-4856	(203) 503-0656	(203) 815-0394	(203) 457-1560	(203) 414-5402	(203) 469-2492	
(203) 777-6925	(203) 777-6925	(203) 562-0598	(203) 562-0598	(203) 562-0598	(203) 562-0598	(203) 562-0598	(203) 777-6925	(203) 777-6925	(203) 777-6925	(203) 777-6925	(203) 562-0598	(203) 562-0598	(203) 562-0598	(203) 562-0598	(203) 562-0598	(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;

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 of invent

Owenes-

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.

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	rty Address	Ma	p-Block-Parcel	Zoning	Ward	Property Type T	otal legal units
	ompson Street		286 0433 00400 286 0433 00300	RM-2	21	Buildable Lot	Per Zoning
2	021 Assessm	ent Value (1	00%)	70%	of Assessm	ent Proper	rty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses Lot Size	Total sq. ft.
\$ 34,200 \$ 45,600	N/A	N/A	\$ 79,800	s	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
				1	i	

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & tele	phone:	Name, address & tel	ephone of contact person:
Neighborhood Housing Services of New Have 333 Sherman Avenue New Haven CT 06511	n, Inc.	C/O James Paley, Executive	Director
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/8/2022	Staff	Current
<u>Proposal</u> : The City of New Haven Livable profit.	City Initiative pro	oposes the disposition of a b	ouilding lot to a local non-
General discussion The City of New Haven p Haven, Inc. (NHS). NHS will develop a two-un			

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		A- A-	
Prepared Julian by:	Date 18/2022 by:	wred Whele	Date 3/8/22

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

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

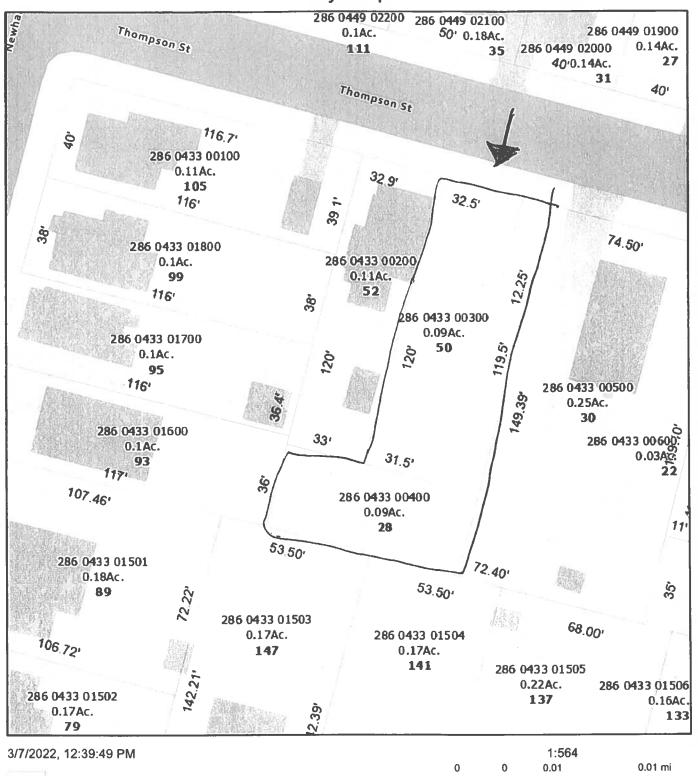
TO:	Hon. S	teven Winter 21	st Ward	
DATE:	March 7, 2022			
FROM:	Department	Livable City Initiat	tive	
	Person	Evan Trachten	Telephone	X 8373
	nform you that the following of Aldermen.	owing matter affecting	g your ward(s) will b	e submitted
28- 50 Thom	of City owned building in pson Street. Neighborh operty at this location.			
Check one Democ	if this an appointment rat	to a commission		
Republ	ican			
Unaffil r	iated/Independent/Oth	ne		
	INSTRU	CTIONS TO DEPAI	RTMENTS	
1. Departm	nents are responsible for se	ending this form to the ald	erperson(s) affected by th	e item.
	m must be sent (or deliver ive Services Office for the			tted to the
3. The date	e entry must be completed	with the date this form wa	is sent the alderperson(s).	

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

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My Map



NewHaven_Parcels

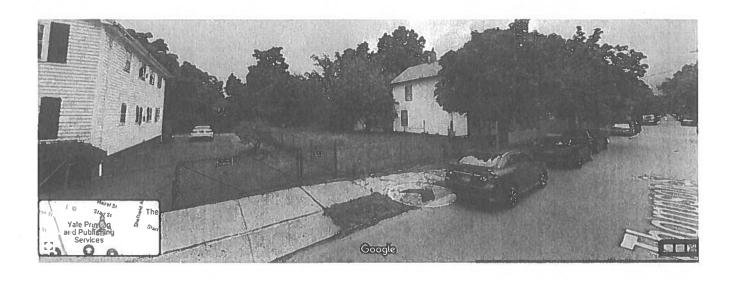
New Haven Web Parcels

0.02 km

0.01

0.01

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





CITY OF NEW HAVEN BUREAU OF PURCHASES



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

Mayor

Michael V. Fumiatti
Purchasing Agent

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 <u>Executive Director</u> of the <u>Neighborhood Housing Services of New Haven</u>, <u>Inc.</u> 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 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	A. Paley
STATE OF CONNECTICUT)) New House	Manala 1, 2022
COUNTY OF NEW HAVEN)	ss: New Haven	March 1, 2022

Personally appeared <u>James A. Paley</u> 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

Jews G. Paly Affiant Signature

				702.2	
Leslie Radcliffe	20 King Place New Haven, CT 06519	9 Hillhouse Ave.	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. lan 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 Lilac Street New Haven, CT 06511	310 Cedar Street New Haven, CT 06510	Board Member	(203) 495-8624	(203) 495-8624
Doreen Abubakar	101 Sherman Avenue New Haven, CT 06511	157 Church Street New Haven, CT 06511	Board Member	(203) 558-7325	(203) 415-3646

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

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;

Virginia Stevenson, Secretary

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.

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	rty Address	Ma	p-Block-Parcel	Zoning	Ward	Property Type	Total legal units
15 Win	throp Avenue	1	312 0143 04300	RM-2	3	Buildable Lot	Per Zoning
17 Win	throp Avenue	1	312 0143 04400				
2	021 Assessm	ent Value (1	.00%)	70%	of Assessm	ent P	roperty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses Lot Siz	ze Total sq. ft.
\$ 45,000	1	N/A	\$ 90,000	\$	63,000	28' X 1	00' 2614
\$ 45,000						25' X 1	00' 2614
						53' X 1	5228 Total Sq./ Ft. Per Assessor

Property Value Information

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

Prior Notifications Sent to

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

Applicant's Information

rippiiount o intornamon			
Applicant's name, address & telep	hone:	Name, address & te	elephone of contact person:
Neighborhood Housing Services of New Haven	, Inc.	C/O James Paley, Executiv	e Director
333 Sherman Avenue New Haven CT 06511			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/8/2022	Staff	Current
<u>Proposal</u> : The City of New Haven Livable (profit.	City Initiative pro	pposes the disposition of a	building lot to a local non-
General discussion The City of New Haven pr Haven, Inc. (NHS). NHS will develop a two-un sold to an owner occupant for a combined pe	it residential struc	ture and sell it to an owner of	cupant. This property must be
extensive period is required by federal law, t			
Board of Director of Livable City Initiative (
Owner Occupancy? Sale to owner occup	ant		
by: Day Ab Date	8/16/202 2 by	ncurred	Date 3/8/22

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

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

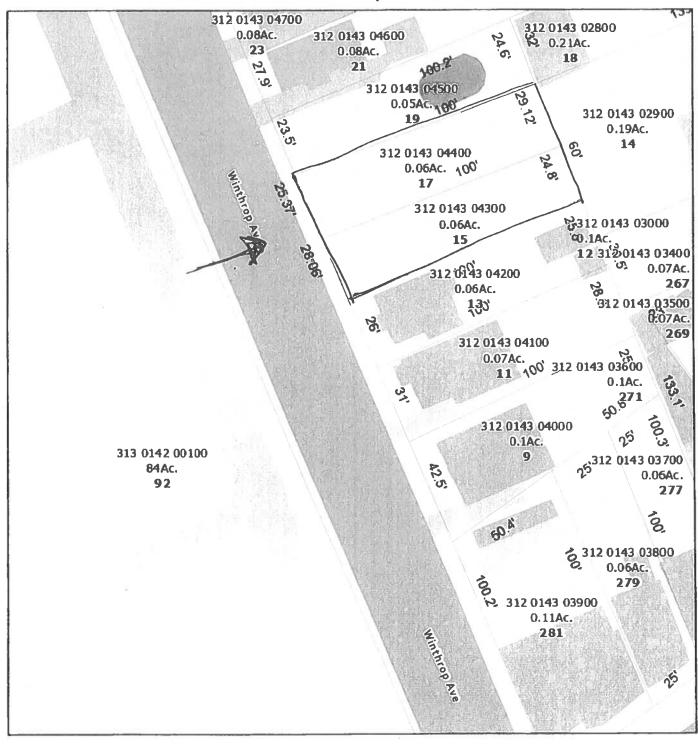
ТО	:	Hon. R	Ron Hurt 3 rd Ward	
DA	TE:	March 7, 2022		
ED	OM:	Department	Livable City Initiative	
rk	OIVI.	Person	Evan Trachten (E) / Telephone X 83	272
		i eison	Evan Tracitien (7) Telephone A 8.	113
		form you that the folk of Aldermen.	llowing matter affecting your ward(s) will be subn	nitted
(NI			to to Neighborhood Housing Services of New Haven NHS will develop a two-unit owner occupied property	
L		****		
Che	eck one i Democr	f this an appointment at	at to a commission	
	Republi	can		
	Unaffili r	ated/Independent/Oth	the	
		INSTRU	UCTIONS TO DEPARTMENTS	
1.	Departm	ents are responsible for se	sending this form to the alderperson(s) affected by the item.	
2.			ered) directly to the alderperson(s) <u>before</u> it is submitted to the Board of Aldermen agenda.	he

- 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.

Total 31,500 10tal 27,720 27,	Appraised Bidg. Va Appraised Xf (B) Va Appraised Ob (B) Va Appraised Land Value Total Appraised Pa Valuation Method Total Appraised Pa Date 109-17-2001 M 09-17-2001 M Adj Notes	Comments DEMOLISH 2F DWEL Cond. Nbhd. Nbhd. 1.00	Tracing Tracing Tracing Tracing Tracing Tracing Date Comp Too Too Too Too Too Too Too	nsp D		Type Description E Demolish Zone LA Land RM2 0	12-02-1997 DI Description	B Use Code
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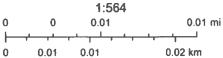
15-17 Winthrop Avenue

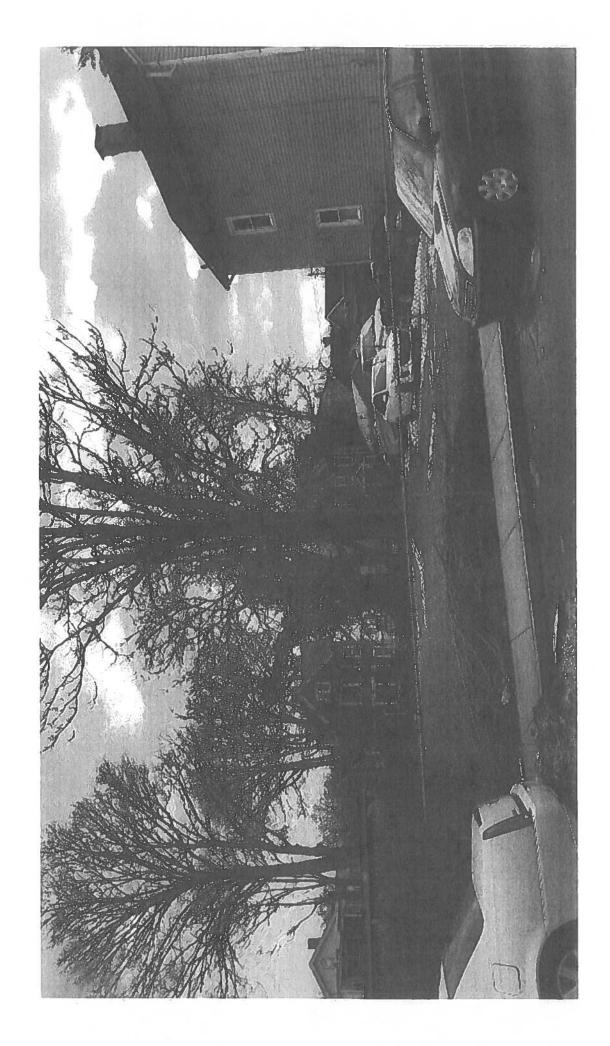


3/8/2022, 8:34:02 AM

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/u/aw1l7ZqS

Join by Skype for Business

https://newhavenct.zoom.us/skype/99177589914



CITY OF NEW HAVEN BUREAU OF PURCHASES



Mayor

Michael V. Fumiatti
Purchasing Agent

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

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

- 1. Personally appeared, James A. Paley who being duly sworn, deposes and says that:
 - 1. I am over the age of eighteen and I understand the obligation of an oath.
- 2. I am the Executive Director of the Neighborhood Housing Services of New Haven, Inc. that submitted an application, bid, proposal, request to the City of New Haven for a contract, agreement, grant, loan and am acting in my individual capacity or, if an entity, on behalf of said entity, as the case may be.
- 3. I am fully apprised of the contents of said application/bid/proposal/request and all pertinent facts and circumstances relative to the same.
 - 4. Such application, bid, proposal, request is genuine and is not collusive or a sham.
- 5. Neither said individual (including any of his/her immediate family as defined in Section 12-5/8 of the local ordinance)/entity nor any of his/her/its officers, partners, owners, agents, representatives, employees, affiliates or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other individual/entity to submit a collusive or sham application/bid/proposal/request in connection with the contract/agreement/grant/loan for which the application/bid/proposal/request has been submitted or to refrain from applying/bidding/proposing/requesting in connection with such contract/agreement/grant/loan, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other individual/entity to fix the prices/quotes/estimates/costs/overhead/figures/profits/amount of the application/bid/proposal/request or 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)	San Now Hoven	March 1, 2022
COUNTY OF NEW HAVEN)	ss: New Haven	Maich 1, 2022

Personally appeared <u>James A. Paley</u> 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

Orwo G. Paly Affiant Signature

Name	Name Home Address	Work Address	Title	Home Number Wo	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	1021-005 (802)
Monika Mittelholzer	32 Lilac Street New Haven, CT 06511	310 Cedar Street New Haven, CT 06510	Board Member	(203) 495-8624	(203) 495-8624
Doreen Abubakar	101 Sherman Avenue New Haven, CT 06511	157 Church Street New Haven, CT 06511	Board Member	(203) 558-7325	(203) 415-3646

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

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;

Virginia Stevenson, Secretary

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.