



City of New Haven

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Legislation Details (With Text)

File #: LM-2020-0348 **Version:** 1 **Name:**

Type: Order **Status:** Passed

File created: 8/27/2020 **In control:** Board of Alders

On agenda: **Final action:**

Title: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN, AUTHORIZING THE CITY OF NEW HAVEN, TO CONVEY THOSE PROPERTIES KNOWN AS 29 KENSINGTON STREET, 17 KENSINGTON STREET, 21 KENSINGTON STREET, 33 KENSINGTON STREET AND 25 KENSINGTON STREET TO THE COMMUNITY BUILDERS FOR THE PURPOSE OF THE CONSTRUCTION OF AFFORDABLE HOUSING AND AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE SUCH CONVEYANCE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDER AND APPROVING THE SUBSTITUTION OF PARK PROPERTIES

Sponsors:

Indexes:

Code sections:

Attachments: 1. boa CHECK LIST, 2. Prior Notification Form, 3. BOA letter, 4. Fiscal Impact Statement, 5. BOA CONVEYANCE TO TCB, 6. Kensington_amended order, 7. 286 KP Petition Oct16, 8. LM-2020-0348

Date	Ver.	Action By	Action	Result
10/19/2020	1	Board of Alders	Passed	Pass
10/5/2020	1	Board of Alders	Noted	
9/30/2020	1	Community Development Committee	Favorable Report	
9/8/2020	1	Board of Alders	Referred	

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN, AUTHORIZING THE CITY OF NEW HAVEN, TO CONVEY THOSE PROPERTIES KNOWN AS 29 KENSINGTON STREET, 17 KENSINGTON STREET, 21 KENSINGTON STREET, 33 KENSINGTON STREET AND 25 KENSINGTON STREET TO THE COMMUNITY BUILDERS FOR THE PURPOSE OF THE CONSTRUCTION OF AFFORDABLE HOUSING AND AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE SUCH CONVEYANCE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDER AND APPROVING THE SUBSTITUTION OF PARK PROPERTIES

WHEREAS: the City of New Haven (the "City") is the owner of those properties known as 17 Kensington Street, 21 Kensington Street, 25 Kensington Street, 29 Kensington Street and 33 Kensington Street, in the Dwight neighborhood (the "Properties") which Properties are currently undeveloped; and

WHEREAS: working with the local Dwight community and the State of Connecticut Department of Housing (the "State") the City is in the process of rehabilitating and constructing affordable housing within the Dwight neighborhood pursuant to that project known as the New Kensington Square II Project (the "Project"); and

WHEREAS: the City proposes to convey the Properties to the The Community Builders ("TCB") for the sum One (\$1.00)

Dollar for the purposes of the Project, said conveyance is subject to a loan agreement between the City and TCB (the "Loan Agreement") pursuant to which TCB or/and affiliates of TCB created for the purposes of affordable housing financing, shall agree to (i) construct fifteen (15) affordable units (60% AMI and under) on the Properties as part of the Project, and (ii) upgrade the park amenities at the Chapel- Day Street Sitting Park located at the corner of Day Street and Chapel Street, as part of the Project, in accordance with plans and specifications approved by the Dwight community, City of New Haven Parks Department (the "Parks Department") and the New Haven Police Department, provided that the cost of any such upgrade in excess of the sum of Eighty Thousands Dollars (\$80,000) shall be borne by the City; and

WHEREAS: that property known as 29 Kensington Street (the "Park Property") is currently under the jurisdiction of the Parks Department; and

WHEREAS: in accordance with the provisions of Connecticut General Statute Section 7-131n, which mandates that if the City takes land designated as parkland for some other purposes then the City shall provide comparable replacement land for the land proposed to be taken , the Parks Department by resolution dated [] (the "Resolution") has agreed that the Park Property may be used for the proposes of the Project provided that jurisdiction with respect to those properties owned by the City and known as 506 Winchester Avenue, 224 Shelton Avenue, 16 Thompson Street and additional Thompson Street parcel (286/0433-00401) (together the "New Park Properties") is transferred by the City to the Parks Department.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders that the City is hereby authorized to convey the Properties for the purposes of the Project subject to the simultaneous execution and delivery by the City and TCB (and/or appropriate affiliate(s)) of the Loan Agreement containing those conditions referred to in this Order and such other terms and conditions deemed necessary or appropriate in order to effect the intent of this Order, and that the Mayor of the City is hereby authorized to execute and deliver said Loan Agreement, conveyance deed and such other documents as may be necessary or desirable to complete the conveyance of the Properties.

AND BE IT FURTHER ORDERED that the substitution of the New Park Properties for the Park Property, in accordance with the terms of the conditions set forth in the Resolution, is hereby approved.