

CHECK LIST FOR ALDERMANIC SUBMISSIONS

X	Cover Letter
X	Resolutions/ Orders/ Ordinances
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation
X	Disk or E-mailed Cover letter & Order
	IN ADDITION IF A GRANT:
	Notice of Intent
	Grant Summary
	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: October 22, 2020

Meeting Submitted For: November 5, 2020


Regular or Suspension Agenda: Regular

Submitted By: Arlevia T. Samuel, Acting Executive Director

Title of Legislation:

ORDER AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTIES LOCATED AT 15 THOMPSON STREET, 23 THOMPSON STREET, 27 THOMPSON STREET, 523 WINCHESTER AVENUE, 531 WINCHESTER AVENUE, 532 WINCHESTER AVENUE, 535 WINCHESTER AVENUE, 539 WINCHESTER AVENUE AND 575 WINCHESTER AVENUE AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALES OF SAID PROPERTIES

Comments: _____

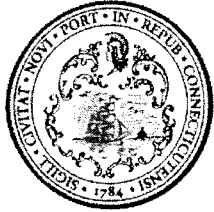
Coordinator's Signature: 

Controller's Signature (if grant): N/a

Mayor's Office Signature: _____

Call 946-7670 with any questions.

****PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED****



Justin Elicker
Mayor

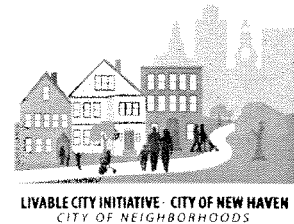
CITY OF NEW HAVEN

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

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



October 22, 2020

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

RE: **ORDER AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTIES LOCATED AT 15 THOMPSON STREET, 23 THOMPSON STREET, 27 THOMPSON STREET, 523 WINCHESTER AVENUE, 531 WINCHESTER AVENUE, 532 WINCHESTER AVENUE, 535 WINCHESTER AVENUE, 539 WINCHESTER AVENUE AND 575 WINCHESTER AVENUE AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALES OF SAID PROPERTIES**

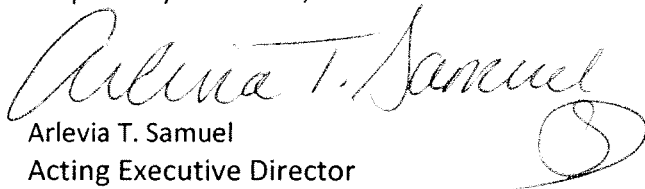
Dear Honorable Walker-Myers:

I respectfully submit an Order requesting authorization to negotiate, enter into contracts of sale and sell the properties located at 15 Thompson Street, 23 Thompson Street, 27 Thompson Street, 523 Winchester Avenue, 531 Winchester Avenue, 532 Winchester Avenue, 535 Winchester Avenue, 539 Winchester Avenue and 575 Winchester Avenue, (the "Properties") in a manner consistent with past protocol.

The City as Owner/Developer has carried out the construction work at the Properties, and it is intended that the Properties will represent the cornerstone of continued residential revitalization within this portion of the Newhallville neighborhood, by way of commencing a revival of the neighborhood's original character as a mixed income homeownership neighborhood.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-6437.

Respectfully submitted,


Arlevia T. Samuel
Acting Executive Director

ORDER AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTIES LOCATED AT 15 THOMPSON STREET, 23 THOMPSON STREET, 27 THOMPSON STREET, 523 WINCHESTER AVENUE, 531 WINCHESTER AVENUE, 532 WINCHESTER AVENUE, 535 WINCHESTER AVENUE, 539 WINCHESTER AVENUE AND 575 WINCHESTER AVENUE AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALES OF SAID PROPERTIES

WHEREAS: the City of New Haven (“the City”) is the owner/developer of nine (9) new construction structures at 15 Thompson Street, 23 Thompson Street, 27 Thompson Street, 523 Winchester Avenue, 531 Winchester Avenue, 532 Winchester Avenue, 535 Winchester Avenue, 539 Winchester Avenue and 575 Winchester Avenue, in the Newhallville neighborhood (the “Properties”) which Properties were acquired by the City through tax foreclosure and which Properties have been vacant land for over ten (10) years;

WHEREAS: the City has carried out the new construction work at the Properties with State of Connecticut grant funding known as Neighborhood Renewal Program 2 funding leveraged with City of New Haven non-federal funding. The sales prices of the Properties will represent the residential development within this portion of the Newhallville neighborhood, by way of commencing a revival of the neighborhood’s original character as a mixed income homeownership neighborhood; and

WHEREAS: the construction of the Properties is due to be completed on or before January 1, 2021 and the Properties have been aggressively marketed, however, it is easier for potential purchasers to obtain funding from a lending institution when a sales contract contains no other approval contingency on the part of the Seller; and

WHEREAS: the City proposes to sell seven (7) Properties at a purchase price of \$215,000 for homebuyers at 100% AMI and under and two (2) Properties at a purchase price of \$170,000 for homebuyers at 80% AMI and under which are fair prices within said Newhallville neighborhood; and

WHEREAS: the Properties will be sold subject to a thirty (30) year covenant that will run with each of the Properties (as required under the Neighborhood Renewal Program 2 funding allocated to the development project) requiring homeowner occupancy and providing for an income restriction that each homeowner and/or his or her assigns shall have an income of not more than one hundred percent (100%) of the area median income which, as of this date of this Resolution, is \$92,800.00 for a family of four (4); and

WHEREAS: in the event of any proposed sale to any potential purchaser that is a contractor or vender to the City or is an elected official of the City then the procedures described in this Order shall not apply and such potential purchaser shall be processed in accordance with the 2006 Disposition Guidelines approved by the Board of Alders; and

WHEREAS: to ensure a final check that all proper procedures have been followed, the City will send a Notification of Pending Sale to the LCI Board, for review prior to any closing.

WHEREAS, upon completion of any sale to a new homeowner, the Livable City Initiative will send a notification of such sale to the alderperson of the ward in which the property is located and to the President of the Board of Alders.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders that the City, acting through the Livable City Initiative, is hereby authorized to negotiate and enter into contracts of sale with respect to the Properties in accordance with the parameters set forth in this Order, and that the Mayor of the City is hereby authorized to execute and deliver such contracts of sale and, thereafter, to execute and deliver any and all documents necessary or desirable to complete the sales of the Properties.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable aldermen/women): President Tyisha Walker-Myers

DATE: **October 22, 2020**

FROM: Department LCI
Person Arlevia T. Samuel Telephone X 8436
Acting Executive Director

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

ORDER AUTHORIZING THE CITY OF NEW HAVEN, ACTING THROUGH THE LIVABLE CITY INITIATIVE, TO NEGOTIATE AND ENTER INTO CONTRACTS OF SALE WITH RESPECT TO THE NEW CONSTRUCTION PROPERTIES LOCATED AT 15 THOMPSON STREET, 23 THOMPSON STREET, 27 THOMPSON STREET, 523 WINCHESTER AVENUE, 531 WINCHESTER AVENUE, 532 WINCHESTER AVENUE, 535 WINCHESTER AVENUE, 539 WINCHESTER AVENUE AND 575 WINCHESTER AVENUE AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE AND DELIVER ANY AND ALL NECESSARY DOCUMENTS TO COMPLETE THE SALES OF SAID PROPERTIES

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

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

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

DATE: October 22, 2020

FROM: Arlevia T. Samuel, Acting Executive Director

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I. List Cost:

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item Dept/Act/Obj. Code</u>
A. Personnel				
1. Initial start-up	n/a			
2. One-time	n/a			
B. Non-Personnel				
1. Initial start-up	n/a			
2. One-time	n/a	Purchase Price		2151 Housing Dev Repay
3. Annual	n/a			

II. List Revenues: Will this item result in any revenues for the City? Please list amount and type.

- 1. One-time Total Revenue shall be Purchase Prices less sale costs approx. \$1,700,000M total
*Revenue must be returned to Housing development repayment as PROGRAM INCOME and used to develop Phase 2 Thompson/Winchester homeownership units

Annual: Tax Revenue: Tax Estimated total \$52,500 for all nine structures annually

Other Comments: