

OFFICE OF THE CITY CLERK
HARTFORD, CONNECTICUT

PUBLIC HEARING NOTICE
HARTFORD MUNICIPAL BUILDING 550 MAIN STREET
MONDAY MARCH 19, 2018
7:00p.m.

Councilpersons; Winch, Bermudez, Clarke II, Concepcion and Deutsch will represent the Council at a Public Hearing to be held in the Council Chambers of the Municipal Building at 7:00 P.M., Monday March 19, 2018.

1. RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED LAND ON NAUGATUCK STREET TO TORAAAL DEVELOPMENT, LLC TO COMPLETE THE SECOND PHASE OF A HOUSING DEVELOPMENT KNOWN AS THE NORTHEAST BRACKETT SCHOOL OWNERSHIP HOUSING INITIATIVE.

Referred to the Operations, Management, Budget and Government Accountability Committee

2. ORDINANCE AMENDING CHAPTER 32, ARTICLE 18 OF THE MUNICIPAL CODE OF THE CITY OF HARTFORD FOR THE PURPOSE OF EXTENDING THE ELDERLY TAX RELIEF PROGRAM FOR TAXES DUE ON THE LIST OF OCTOBER 1, 2017.

Referred to the Operations, Management, Budget and Government Accountability Committee

Attest: John V. Bazzano
City Clerk

For more information on committee meeting date please contact the following:

- A regular meeting of the **Operations, Management, Budget and Government Accountability Committee** will be held on the third Monday of each month at 5:30 P.M. in the Council Chambers.

Carolynn Harris (860) 757-9570
Carolynn.Harris@hartford.gov

Kevin L. Murray 860-757-9563
Kevin.murray@hartford.gov



Luke A. Bronin
Mayor

ITEM#

ON AGENDA

February 13, 2018

Honorable Glendowlyn L.H. Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street.
Hartford, CT 06103

TOWN & CITY CLERK
HARTFORD

2018 FEB -7 AM 11:42

RE: Sale of City-Owned Land on Naugatuck Street

Dear Council President Thames:

Attached for your consideration is a resolution authorizing the sale of 14 parcels, totaling 3.421 acres, of City-owned land on Naugatuck Street to Toraal Development, LLC ("Toraal") to complete the second phase of a housing development known as the Northeast Brackett School Ownership Housing Initiative (the "Development").

The Development will consist of twenty new affordable two-family homes for twenty homeowners and twenty renters on Westland and Naugatuck Streets and the reconstruction and reopening of an abandoned portion of Naugatuck Street. The Development was designed to be implemented in two phases – 12 units in Phase I and 28 units in Phase II. By resolution on October 26, 2009, the Court of Common Council authorized the sale of 5.34 acres of City-owned land at 54 Westland Street to Toraal for the first phase of the Development and signified their intention that land for Phase II be conveyed once Phase I was complete. The total price for all City-owned land was established at \$175,000.

The Westland Street property was conveyed to Toraal for \$60,000 in December 2009. Toraal has completed the construction of the six two-family homes on Westland Street and has requested that the City convey to it the 14 parcels on Naugatuck Street for the balance of the purchase price - \$115,000 - so that Phase II may begin. Properties to be conveyed are 53, 57, 60, 61, 65, 66, 69, 70, 73, 76, 79, 80, 85, and 91 Naugatuck. Phase II will include the construction of six two-family homes, eight duplexes and the reconstruction of the abandoned portion of Naugatuck Street between Hampton and Barbour Streets. As a condition of the conveyance, Toraal will acquire and convey to the City, at no cost, the land necessary to complete the reconstruction of Naugatuck Street.

The reconstruction of Naugatuck Street will include new sidewalks and street lights, as well as the addition of other improvements in accordance with specifications developed and approved by the Department of Public Works. An agreement has been reached whereby Toraal will work with the Capital Region Development Authority which will fund and construct the roadway reconstruction. Upon completion, the newly constructed road and associated improvements will be deeded to the City and will become a dedicated City street.

The conveyance of the Phase II Property to Toraal will result in a completed development of twelve two-family homes and eight duplexes, thereby creating much needed housing and homeownership opportunities in the Northeast Neighborhood.

Respectfully submitted,

Luke A. Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

WHEREAS, Toraal Development, LLC (Toraal) has designed the project known as the Northeast Brackett School Ownership Housing Initiative (the "Development") which, when completed, will consist of twelve 2-family homes and eight duplexes to be occupied by 20 homeowners and 20 renters on Naugatuck and Westland Streets and the reconstruction of an abandoned portion of Naugatuck Street between Hampton and Barbour Streets, and

WHEREAS, By resolution dated October 26, 2009, the Court of Common Council agreed to the sale of 5.34 acres of land on Westland Street and 3.421 acres on Naugatuck for \$175,000 with such conveyance to be made in two phases, and

WHEREAS, Toraal acquired the Westland Street properties from the City in 2009 for \$60,000 and has completed Phase I of the Development consisting of six 2-family homes, and

WHEREAS, Toraal has requested that the City now convey the properties at 53, 57, 60, 61, 65, 66, 69, 70, 73, 76, 79, 80, 85, and 91 Naugatuck (the "Phase II Properties") to Toraal for the balance of the purchase price - \$115,000 - so that Phase II of the Development may begin

WHEREAS, In Phase II, Toraal will construct six 2-family homes and eight duplexes and, in a partnership with the Capital Region Development Authority (CRDA), will reconstruct the abandoned portion of Naugatuck between Hampton and Barbour Streets, now, therefore, be it

RESOLVED, That the Court of Common Council hereby authorizes the Mayor to enter into a Purchase and Sales Agreement with Torral Development LLC or an affiliated entity established for such purpose for the sale of the Phase II Properties, and be it further

RESOLVED, that the purchase price for the Phase II Property shall be One Hundred Fifteen Thousand and no/100 (\$115,000.00) and shall be on an "as is" basis, and be it further

RESOLVED, That the Purchase and Sales Agreement shall provide the following:

- ~~(1) A requirement that the Buyer acquire and convey to the City at no cost such other property as is necessary to reconstruct Naugatuck Street.~~
- (2) A requirement that the deed include a condition that the Buyer will commence construction of Phase II within six (6) months of closing and complete at least 2 buildings within twelve (12) months of closing.
- (3) A requirement that the deed include a condition that the entire Phase II project, including the completion of 14 buildings, will be completed within three (3) years of Closing.
- (4) A condition that the failure to meet the above conditions shall authorize the City to take back parcels that are not built and complete, in exchange for a pro rata return of the purchase price.
- (5) Such other provisions regarding the conveyance as the Mayor and the Corporation Counsel deem necessary to protect the interests of the City, and be it further

RESOLVED, that the sale, assignment and transfer of the City's rights, title and interest in the Phase II Property in accordance with the P&S is hereby approved, and be it further

RESOLVED, that the Mayor is hereby authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interest of the City in order to effectuate the above transaction, and be it further

RESOLVED, that no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned license agreement or other documents, or to take any of the other aforesaid actions, and be it further

RESOLVED, that all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the Mayor executing such agreement and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.



Luke Bronin
Mayor

March 12, 2018

Honorable Glendowlyn Thames, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Elderly Tax Relief Program

Dear Council President Thames:

Attached for your consideration, please find an ordinance amending Section 32-18 of the Municipal Code. This amendment will extend the Elderly Tax Relief Program to elderly Hartford homeowners for taxes due on the Grand List of October 1, 2017 and will slightly increase the income limits for eligibility.

The Court of Common Council established the Elderly Tax Relief Program, authorized under Section 12-129n of the Connecticut General Statutes, in 1982. The program has been continued annually in order to mitigate the effect of tax increases on lower income Hartford homeowners who are 65 years of age and older. The tax credits are \$500 for a residential property of three dwelling units or less and \$1,500 for a residential property of four dwelling units. Homeowners must apply to the City Assessor between February 1 and May 15 to participate in the program.

Income limits for participation in the Elderly Tax Relief Program are currently \$46,000 for an unmarried person and \$52,600 for a married couple. Traditionally, the City has set the income limits in accordance with schedules established by the U.S. Department of Housing & Urban Development (HUD) for programs that benefit low and moderate income households. We have reviewed HUD's current schedule and note that income limits have increased slightly. Consequently, we recommend an increase in the income limits for the Elderly Tax Relief Program to \$47,600 for an unmarried person and \$54,400 for a married couple. The City's Tax Assessor is available to assist you in your review of this matter.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be "LB", is written over a horizontal line.

Luke Bronin
Mayor

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

HEADING
AND
PURPOSE

AN ORDINANCE AMENDING CHAPTER 32 ARTICLE 18 OF THE MUNICIPAL CODE OF THE CITY OF HARTFORD FOR THE PURPOSE OF EXTENDING THE ELDERLY TAX RELIEF PROGRAM FOR TAXES DUE ON THE LIST OF OCTOBER 1, 2017.

COURT OF COMMON COUNCIL,
CITY OF HARTFORD

March 12, 2018

Be It Ordained by the Court of Common Council of the City of Hartford:

That Chapter 32 Article 18, Section 32-18 (j) be amended to read as follows:

Sec. 32-18. - Tax relief for the elderly.

(a) Any person who is liable for taxes assessed on real property located in the City, which real property is occupied by such person as his personal residence, whether such person is an owner of the real property or is liable for taxes therein under the provisions of G.S. § 12-48 as a tenant for life or for a term of years, shall be allowed to pay said taxes quarterly without interest or penalty and entitled to tax relief in the form of a tax credit, provided that the:

(1) Person is sixty-five (65) years of age or over, or his spouse is sixty-five (65) years of age or over and resides with such person, or the person is sixty (60) years of age or over and the surviving spouse of a taxpayer who would have qualified for tax relief under this program at the time of his death;

(2) Person has been a resident of the City for a period of one (1) year immediately preceding the application for relief;

(3) Property for which the tax credit is claimed is the legal domicile of such person and is occupied by such person for at least one hundred eighty-three (183) days of each year;

(4) Person's qualifying income individually, if unmarried, during the calendar year preceding the claim for tax relief, shall not exceed [forty-six thousand dollars (\$46,000)] forty-seven thousand six hundred dollars (\$47,600) or jointly, if married, not exceed [fifty-two thousand six hundred dollars (\$52,600)] fifty-four thousand four hundred dollars six hundred fifty dollars (\$54,400).

Qualifying income is defined as adjusted gross income (Internal Revenue Code guidelines) plus tax-exempt interest, dividend exclusions, gifts, bequests, social security benefits, railroad retirement benefits, and income from all other tax-exempt sources, but not including any credits received under this program;

(5) Person shall have applied for property tax relief under any other existing state benefits programs for which he may be eligible; and

(6) Person makes application for tax relief afforded under this program biennially with the City Assessor no earlier than February first, nor later than May fifteenth.

(b) The amount of the tax credit afforded under this program shall be five hundred dollars (\$500.00) for a residential property of three dwelling units or less and one thousand five hundred dollars (\$1,500) for a residential property of four dwelling units. In any case where title to such real property is recorded in the names of more than one (1) taxpayer, the amount of credit shall be provided in accordance with the fractional share such eligible owner holds in the property.

(c) The City Assessor is hereby authorized to implement this program, and to adopt such rules and regulations as may be necessary for the proper administration of this program. He may designate agents to act in his name in collecting applications for this program.

(d) The City Assessor shall determine eligibility for tax relief under this program. He shall compute the amount of credit due each qualified taxpayer, make proper record thereof, and inform the City tax collector of his determination.

(e) If any person entitled to the tax credit afforded under this program dies or sells the real property on which the tax credit is granted, any credit previously allowed shall be disallowed to the extent of the portion of the fiscal year remaining following the date of death or sale of the property, except where such death or sale results in a surviving spouse, otherwise eligible, acquiring the interest formerly held by the taxpayer.

(f) The tax relief afforded under this program to a taxpayer in no event shall, together with any relief received by such residents under the provisions of G.S. §§ 12-129b to 12-129d inclusive, 12-129h, and 12-170aa, exceed, in the aggregate, seventy-five (75) percent of the tax which would, except for G.S. §§ 12-129b to 12-129d inclusive, 12-129h, and 12-170aa, and this program, be laid against such taxpayer.

(g) The City hereby waives any right to establish a lien which it may have under the provisions of G.S. § 12-129n(f).

(h) Affidavits, applications or other documents presented in support of the application for tax relief shall remain confidential and shall not be disclosed except in connection with an investigation of fraud or other misrepresentation as to eligibility.

(i) The total of all credits granted under the provisions of this program shall be limited to ten (10) percent of the total real property tax levied in the City in the preceding fiscal year. If the total of all credits which would be granted except for this section exceeds an amount equal to ten (10) percent of the total real property tax levied in the City in the preceding fiscal year, then each such credit shall be reduced on a pro rata basis so that the total credits equals ten (10) percent of the total real property tax assessed.

(j) This section shall apply for taxes due on the list of October 1, [2016] 2017, only.

This ordinance shall take effect upon adoption.