

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING FEBRUARY 15, 2023 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Topic: February 15, 2023 PAD Meeting

Time: Feb 15, 2023 03:00 PM Eastern Time (US and Canada) Join Zoom Meeting

<https://newhavenct.zoom.us/j/88022431931?pwd=TVBVZEVZQllsRGZxS0JGTGJUJ2FDQT09>

Meeting ID: 880 2243 1931 Password: 1234567a

Meeting Materials: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>

- I. Call to Order
- II. Approval of Minutes from January 18, 2023 PAD Meeting
- III. Action Items / New Business / Old Business

Property Address	Type of Sale	Applicant	Ward
0 Albia Street (MBO 067-0953-00200)	Sliver Lot	New Haven Port Authority	17
144 Columbus Avenue	Sliver lot	J. Pillco	6
71 County Street	Non-Profit	Beulah Land Development Corp	28
262 Dixwell Avenue	Negotiated	Beulah Land Development Corp	21

263 Dixwell Avenue	Negotiated	Beulah Land Development Corp	22
572 Winthrop Avenue	Non-Profit	Beulah Land Development Corp	28

Proposed Amendment to PAD Guidelines

IV. Open Discussion Land Bank

V. Adjourn

*****FULL ZOOM NOTICE ATTACHED BELOW*******

Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

Topic: February 15, 2023 PAD Meeting

Time: Feb 15, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Meeting ID: 880 2243 1931

Password: 1234567a

One tap mobile

+13052241968,,88022431931# US

+13092053325,,88022431931# US

Dial by your location

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

Meeting ID: 880 2243 1931

Password: 37056759

Find your local number: <https://newhavenct.zoom.us/j/k1NDLgkHi>

Join by Skype for Business

<https://newhavenct.zoom.us/j/88022431931>

PAD MEETING MINUTES
January 18, 2023

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

Absent: Maurine Villani, Tax Office

Meeting called to order at 3:10 P.M. Roll Call of Committee members taken

A motion to approve the PAD minutes from December 21, 2022 was made by Alder Antunes, seconded by Clay Williams, roll call was taken, minutes approved unanimously.

New Business

177 Winthrop Avenue

Evan told the committee that LCI is proposing to sell this three-family property to a local non-profit Urban Equity Development Corporation for \$3,000 which is the approved price for non-profits doing affordable housing. The applicant will rehabilitate the property and sell it to an owner occupant with a minimum 10-year occupancy period. The property is near Martin Luther King Boulevard. The applicant has funding to rehabilitate the property. The applicant provided a development schedule and information about funding. The property needs a full renovation. This will be the first project for this non-profit. The property will be sold below market value as an affordable property. Alder Antunes noted the applicant's paperwork shows the property will be rehabilitated as two units. Nate told the committee the applicant can reduce the density to two units as of right without any zoning approval. Alder Antunes told the committee he discussed this with the Alder of the Ward Tyisha Walker-Myers and she supports this sale. Clay asked if it was a conflict to sell this property because some of this entity's principle members are City employees or have relationships with staff. Evan told the committee this was reviewed by Corporation Counsel and there is no conflict because the entity is a non-profit and nobody takes a salary.

Clay noted when the City acquired this property a few years ago the plan was for LCI to rehabilitate it. Clay asked why isn't the City doing the rehabilitation of this property? Evan told the committee that LCI decided to focus on other projects such as George Street, Grand Avenue, and Winchester Avenue. The redevelopment plan changed for this property; this happens sometimes just like with 188 Bassett Street. The outcome will be the same, affordable housing will be created. Clay asked about the affordability of the project. Evan said the rental units will be 80% AMI for 20 years, and the buyer will also need to be income qualified. There will likely be several applicants to purchase this property when the rehabilitation is complete, all applicants will need to be income eligible. The property can't be sold to corporation, it will be sold to an individual for a 10-year owner occupancy period. Alder Festa asked why isn't the occupancy requirement forever? Evan noted the owner can sell the property to another owner-occupant to complete the 10-year occupancy period to satisfy any remaining portion of the occupancy period. When the period ends, the property can be sold at market value to anyone. An affidavit is sent to the City to verify the occupancy of any purchaser during the 10-year restriction. The LDA will appear in the title search and the buyer's lawyer will contact the City about this requirement. Alder Festa said 10 years isn't enough, it should be in perpetuity. Evan told the committee this was discussed at LCI Board, and a former

LCI Board member Neil Currie studied this topic in graduate school and studies have shown this type of restriction hurts the buyer's wealth growth and wealth generation over time. LCI increased its occupancy policy from 5 years to 10 years. LCI doesn't want to limit a buyer's wealth growth. Alder Festa said she understand the concern. Given the property is sold to a low-to-moderate income buyer the AMI for the rental units can't be 60% because it won't generate enough income for the owner.

A motion was made by Alder Antunes seconded by Alder Festa, roll call was taken, approved unanimously.

PAD Guidelines

Evan discussed the proposed changes to the PAD Guidelines. The biggest proposed change is to decrease the number of committee members from 10 to seven. Other proposed changes include removing the objective of decreasing densities, increasing the cost of commercial sliver lots, and removing the section about "sales to religious entities" which violates a federal law known as RILUPA. Evan noted over the last 15 years the PAD committee was comprised of the departments at the meeting today. The Committee has continued to meet as we have historically. The other updates are making the guidelines gender neutral by changing aldermen to alders. Also proposed is to officially increase the owner occupancy period from 5 year to 10 year and to make affordable rentals a 20-year minimum. The Guidelines require staff to review them every 5 years and it has been over 10 years since the last update.

Clay asked about acquisitions and the lack of any guidelines. Evan noted all acquisitions require approval from the Board of Alders and having guidelines could limit our ability, we need flexibility in this realm. We didn't add any regulations about acquisitions because of the approval process has so much review and oversight. We do acquisitions for many different reasons such as neighborhood stabilization. Clay mentioned we acquired 188 Bassett Street to create a neighborhood laundry but that was never developed. Evan noted there are a lot of checks and balances governing acquisitions and thus we have a good framework and stringent guidelines would hamper our development ability. Evan thought acquisition guidelines would be more appropriate for the Land Bank. We need flexibility in the PAD process for acquisitions.

Clay mentioned ending tax abatements for sliver lots. Several committee members echoed Clay's suggestion. Evan told the committee the PAD Guidelines do not grant sliver lot tax abatements. The abatement come from the Urban Homestead act which was adopted by the Board of Alders. There is a separate legislative process via the Board of Alders to make changes. The PAD Guidelines govern the price of sliver lots, this committee can increase the prices if desired. There was discussion about tax abatement and sliver lot pricing. The City doesn't need to offer discount prices and tax abatements.

Sales of building lots to non-profits was discussed. Evan said no tax abatements occur as far as he is aware. The pricing to non-profits is low because no profit is made on the sale. Properties are sold below market value to the end buyer. Evan will seek more information about non-profit tax abatements on this type of sale. Clay asked a few questions about tax abatements for non-profits. Evan will get clarity from the Assessor's office. Clay noted the assessment deferral program is available to non-profits. Alder Festa asked to confirm if non-profits pay taxes on buildable parcels. Clay doesn't support selling at a low price and give a tax abatement. Several committee members agree with Clay.

Alder Antunes questioned the 10-year sliver lot tax abatement and 5-year phase-in, why do we do this? Evan said it was approved by the Board of Alders. The benefit does not come from the PAD

Guidelines. Evan will follow up with Corporation Counsel about this question. LCI is designated as an urban homestead agency. The City grants this benefit automatically. Clay noted its up to the Alders to change the policy. Evan thought it would require an ordinance amendment. Evan noted our purview is the sliver lot pricing. Alder Festa asked why we don't sell sliver lot for the development of tiny-houses? Nate noted a non-conforming lot can only support a single-family house. It is possible to site a tiny house on a sliver lot, but the City has not supported the development of tiny houses. Evan believes it was a policy decision to not re-crowd the neighborhood mixing tiny houses with existing structures. A tiny house is not an ADU under our zoning regulations. The City has prioritized using sliver lots for side-yards, gardens, and other uses.

Alder Festa noted we need clarification on non-profits paying taxes before we can move this item. Alder Antunes would like to know why some Church property is exempt even though it's not used for a church purpose. Evan noted the Assessor's office should be able to shed some light on this topic. Clay noted our conversation is about tax policy. Alder Festa told the committee she sent a communication about this topic but no action was take by the Board of Alders. Alder Antunes and Alder Festa will look into this topic.

A motion to table the PAD Guidelines was made by Clay Williams, seconded by Alder Festa, all were in favor.

Clay thanked Evan for his hard work on this matter and his work with this committee. Alder Festa seconded Clay's thanks. Evan thanked the committee for their work. Evan also thanked Zoom for bringing us together and making attendance much easier.

A motion to adjourn was made by Alder Festa, seconded by Alder Antunes, all were in favor.

Meeting Adjourned 4:01 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
0 Albia Street		067-0953-00200	IH	17	Sliver lot / commercial	NA	
2021 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value		For Tax Purposes		Lot Size
\$ 73,600	NA	NA	\$73,600		\$ 51,520		40' X 110' (triangle)
							Total sq. ft.
							3400 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 73,600	Vision	10/1/2021	Commercial Sliver lot @ \$2.00 per sq./ft.	\$ 6,800	N/A	\$ 6,800

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Sal Punzo 17th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
New Haven Port Authority 200 Orange Street New Haven CT 06510		C/O Sally Kruse, Executive Director	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/9/2023	Staff	Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of sliver lot.

General discussion The City proposes to dispose of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities.

Owner Occupancy? N/A

Prepared by: Em J... Date 2/8/23 Concurred by: [Signature] Date 2/8/23

Committee	Date	Action
PAD	2/15/2023	
City Plan	3/15/2023	
L.C.I.	4/22/2023	
Board of Alders	4/17/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Sal Punzo 17th Ward

DATE: February 9, 2023

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

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

Disposition of sliver lot to New Haven Port Authority at 0 Albia Street (MBP 067 -0953-00200).
The land will utilized for site control, laydown use, and port activities

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.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
CITY OF NEW HAVEN										6093	
165 CHURCH ST										73,600	
NEW HAVEN CT 06510		17		TAX DIST						51,520	
GIS ID 2921		Assoc Pid#								73,600	
Total		73,600		51,520		51,520		2020		39,620	

RECORD OF OWNERSHIP																																															
CITY OF NEW HAVEN																																															
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EXEMPTIONS											
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OTHER ASSESSMENTS																													
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ASSESSING NEIGHBORHOOD																					
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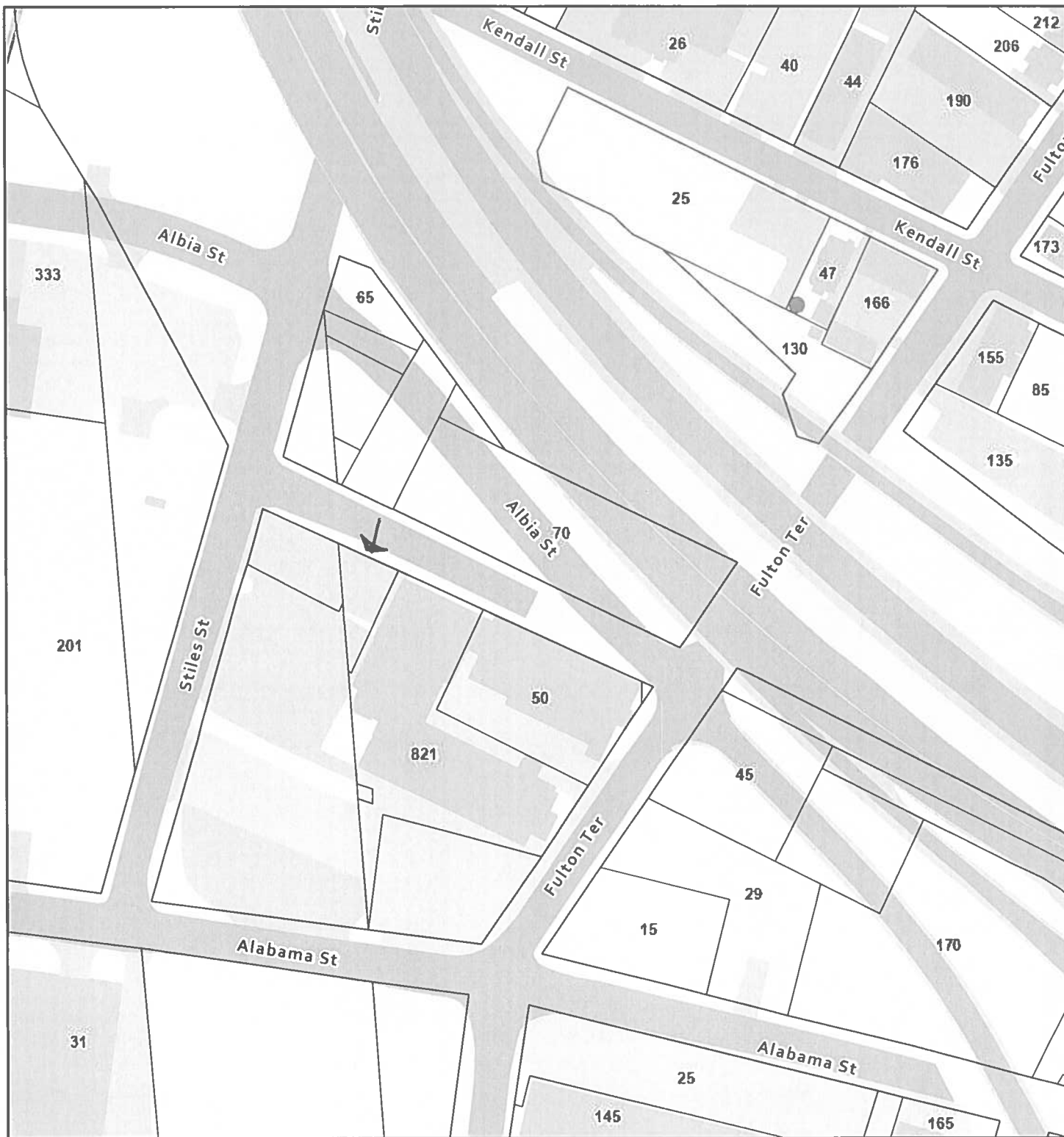
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APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card) 0											
Appraised Xf (B) Value (Bldg) 0											
Appraised Ob (B) Value (Bldg) 0											
Appraised Land Value (Bldg) 73,600											
Special Land Value 51,520											
Total Appraised Parcel Value 73,600											
Valuation Method C											

BUILDING PERMIT RECORD																																						
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LAND LINE VALUATION SECTION																																												
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0 Albia Street

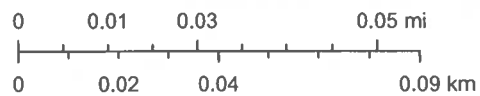


2/6/2023, 4:02:40 PM

1:2,257

 NH Parcels Web

New Haven Web Parcels



Albia Street (MBP 067-0953-00200) Sale of sliver lot to New Haven Port Authority



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 144 Columbus Avenue		Map-Block-Parcel 264 0082 00100	Zoning RM-2	Ward 6	Property Type Sliver lot	Total legal units N/A
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB \$ 52,100	Building N/A	Other N/A	Total Value 52,100	For Tax Purposes \$ 36,470	Lot Size 35' X 142'	Total sq. ft. 4970 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 52,100	Vision	10/1/2021	Sliver lot to owner-occupant / CD area	\$0.25 per sq./ft. @ 4970 sq./ft. \$1,242.50		\$ 1,242.50

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Carmen Rodriguez 6th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Jose M. Pillco 150 Columbus Avenue New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 1/23/2023	Reviewed by: Staff	Comments Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a sliver lot to an owner occupant

General discussion The City proposes to dispose of this sliver lot to the adjacent property owner. This parcel will be utilized as side-yard area.

Owner Occupancy? N/A

Prepared by:  Date 3/6/2023
 Concurred by:  Date _____

Committee	Date	Action
PAD	2/15/2023	
City Plan	3/15/2023	
L.C.I.	3/22/2023	
Board of Alders	4/17/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Carmen Rodriguez 6th Ward

DATE: **January 24, 2023**

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

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

Disposition of sliver lot at 144 Columbus Avenue to adjacent owner occupant. The property will be used as additional yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

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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.

CURRENT OWNER	TOPO	UTILITIES	STRT /ROAD	LOCATION	CURRENT ASSESSMENT
CITY OF NEW HAVEN					Description EX COM LN Code 21 Assessed 52,100 Assessed 36,470
165 CHURCH ST					Assessed 52,100 Assessed 36,470

SUPPLEMENTAL DATA	
At Prci ID	06
WARD	TAXABLE
CENSUS	1403
BLOCK	2028
QUERY G	
GIS ID	15070
Assoc Pld#	

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	0	0			0		2021	21	36,470	2021	21	36,470
Total									36,470			32,060

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xt (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	52,100
Special Land Value	36,470
Total Appraised Parcel Value	52,100
Valuation Method	C

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		4,970 SF	10.48	1.00000	5	1.00	1900	1,000		1.0000	10.48	52,100
Total Card Land Units 4,970 SF Parcel Total Land Area 0 Total Land Value 52,100																

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
06-01-2011	JW/1	04		70	Field Review
01-17-2011	RB	03		99	Vacant
01-10-2011	SDS	03		99	Vacant

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Model: 00					
Grade: 00					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsrmt Area					
Fin Bsrmt Qual					
NBHD Code					

CONDO DATA

Parcel Id		C	Owne	
Adjust Type		B	S	
Condo Fir				
Condo Unit				

COST / MARKET VALUATION

Building Value New	0
Year Built	
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

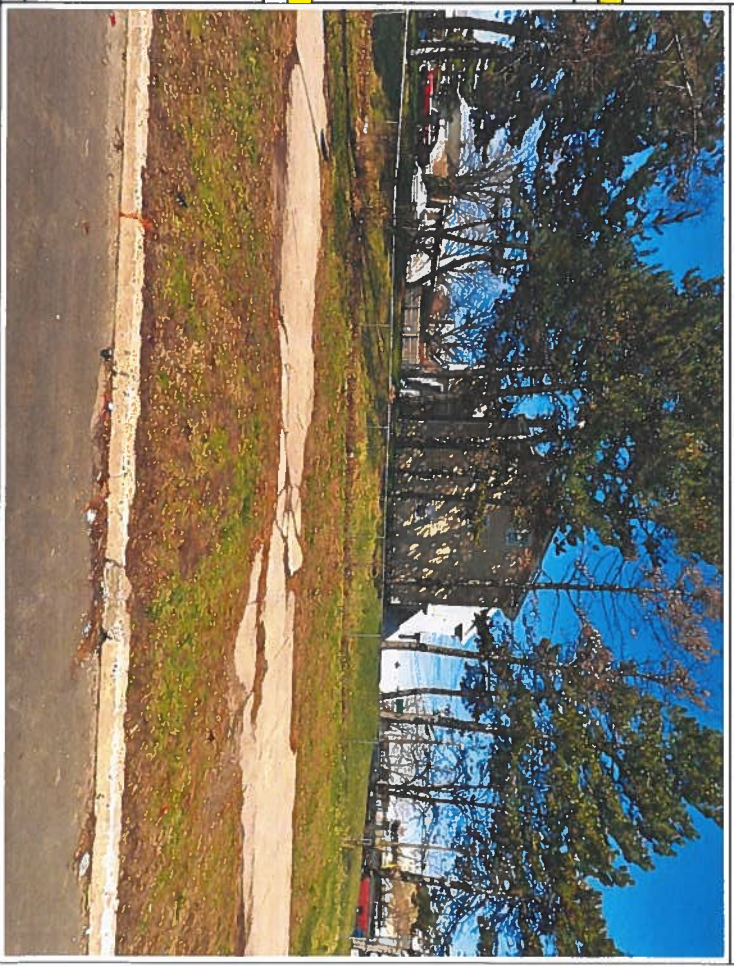
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

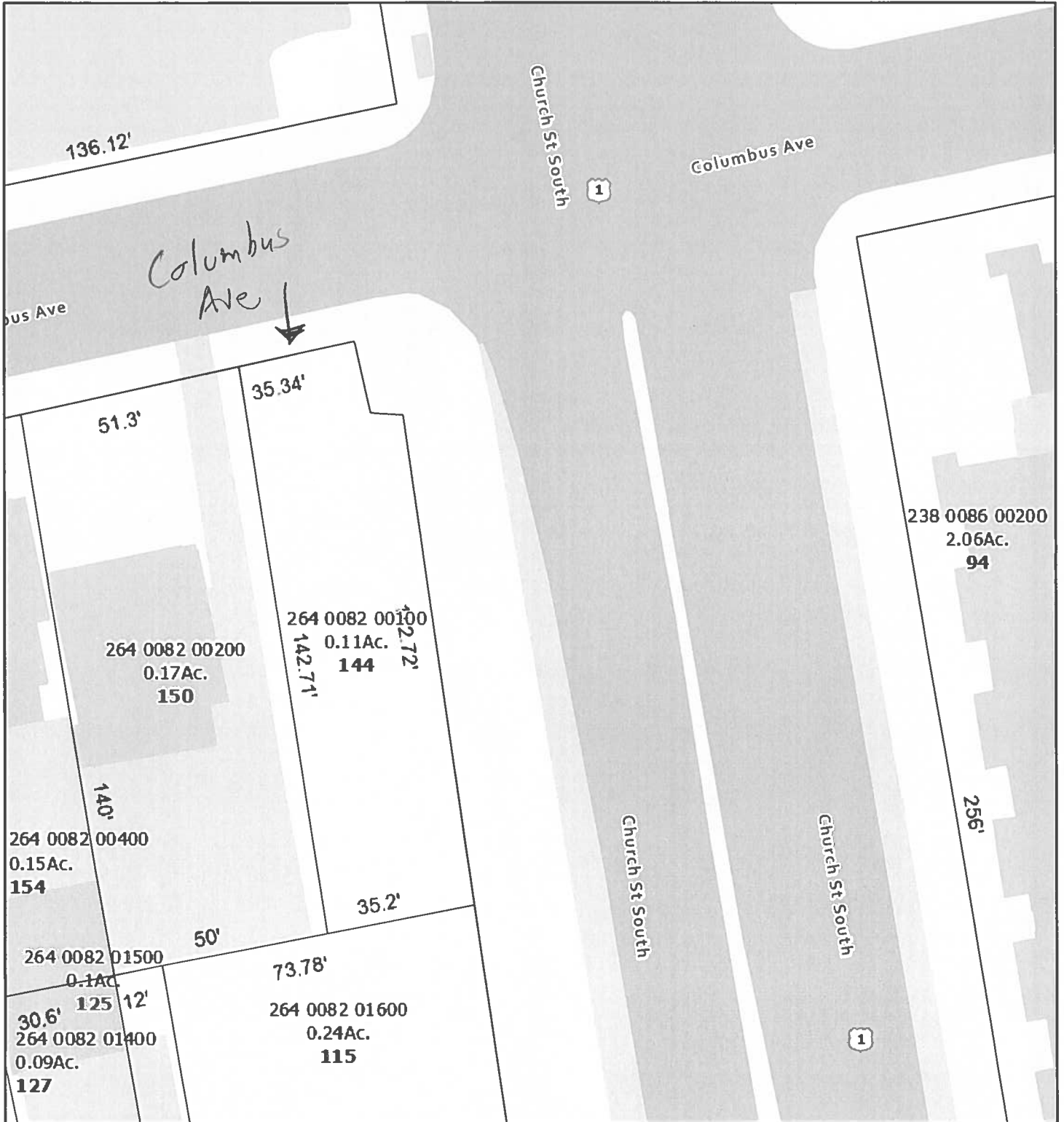
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0

No Sketch



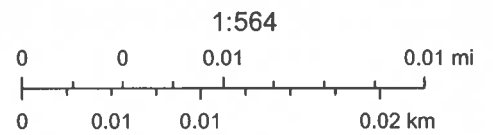
144 Columbus Avenue



1/24/2023, 10:07:42 AM

 NH Parcels Web

New Haven Web Parcels



Sliver lot at 144 Columbus Avenue



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
71 County Street		320 0300 01400		RM-2	28	Building Lot	Per Zoning
2021 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes		Lot Size	Total sq. ft.
\$47,800	N/A	N/A	\$ 47,800	\$33,460		50' X 120'	6098 Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 47,800	Vision	10/1/20 21	Non-profit	\$2,000	TBD	\$2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Tom Ficklin 28 th Ward	Yes	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Beulah Land Development Corp			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/6/2023	Staff	Current
Proposal: The City of New Haven proposes to dispose of a buildable lot to a local non-profit for the development of owner-occupied affordable housing.			
General discussion: The City of New Haven proposes to dispose of a vacant lot at 71 County Street to Beulah Land Development Corp. The applicant will develop a two-family property. The property will be sold to an owner-occupant. <u>This property must be owner occupied for a minimum period of ten (10) years, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u>			
Owner Occupancy? N/A			

Prepared by:  Date 2/6/2023 Concurred by:  Date 2-6-23

Committee	Date	Action
PAD	2/15/2023	
City Plan	3/15/2023	
L.C.I.	3/22/2023	
Board of Alders	4/3/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Thomas Ficklin 28th Ward

DATE: February 7, 2023

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

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

Sale of building lot at 71 County Street to Beulah Land Development Corp who will develop a two-family owner occupied property at this site.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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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.

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Assessed	Assessed
CITY OF NEW HAVEN					EX COM LN	21	47,800	33,460
165 CHURCH ST.								
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA Ait Prcl ID 28 WARD TAXABLE 1416 CENSUS BLOCK 2002 QUERY G GIS ID 20797 Assoc Pld#								
VISION NEW HAVEN, CT								

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	6826	0122	U	I	0	14	2021	21	33,460	2021	21	33,460	2020	21	26,810
COUNTY STREET ASSOCIATES LLC	5427	0197	U	I	0	1									
UNKNOWN	4030	0143	U	I	100,000										
Total									33,460			33,460			26,810

EXEMPTIONS	Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
				0.00					
ASSESSING NEIGHBORHOOD Nbhnd 1600 NBHALLVILLE B Tracing Batch									

OTHER ASSESSMENTS	Year	Code	Description	Amount	Comm Int
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 47,800 Special Land Value 33,460 Total Appraised Parcel Value 47,800 Valuation Method C					

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	B99-631	07-23-1999	DE	Demolish	0		100		DEMOLISH BLDG

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpos/Result
	06-01-2011	MI	04		70	Field Review
	02-28-2011	TT	03		99	Vacant
	02-15-2011	MLA	03		99	Vacant
	10-11-2001	DA			45	Review Against Field Cd

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhnd.	Nbhnd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	903V MUNICIPAL MD	RM2	0		6,098 SF	8.71	1.00000	5	1.00	1600	0.900		1.0000	7.94	47,800

Total Card Land Units	6,098	SF	Parcel Total Land Area	0	Total Land Value	47,800
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CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmt Area					
Fin Bsmt Qual					
NBHD Code					

CONDO DATA			
Parcel Id	C	Owne	
Adjust Type		B	S
Condo Flr	Code	Description	Factor%
Condo Unit			

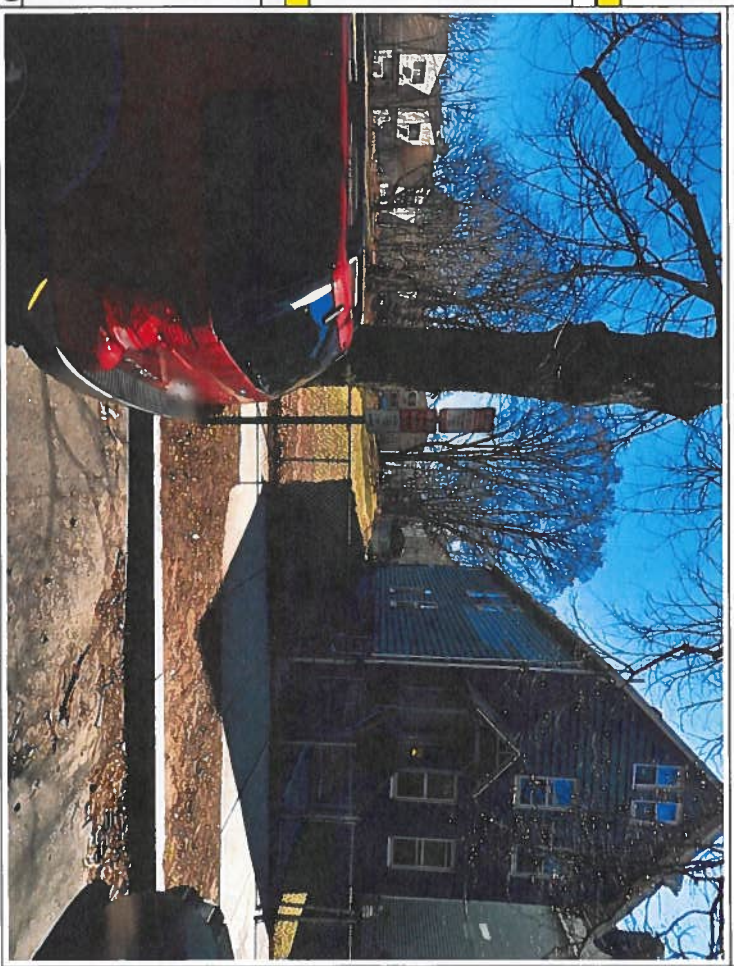
COST / MARKET VALUATION	
Building Value New	0

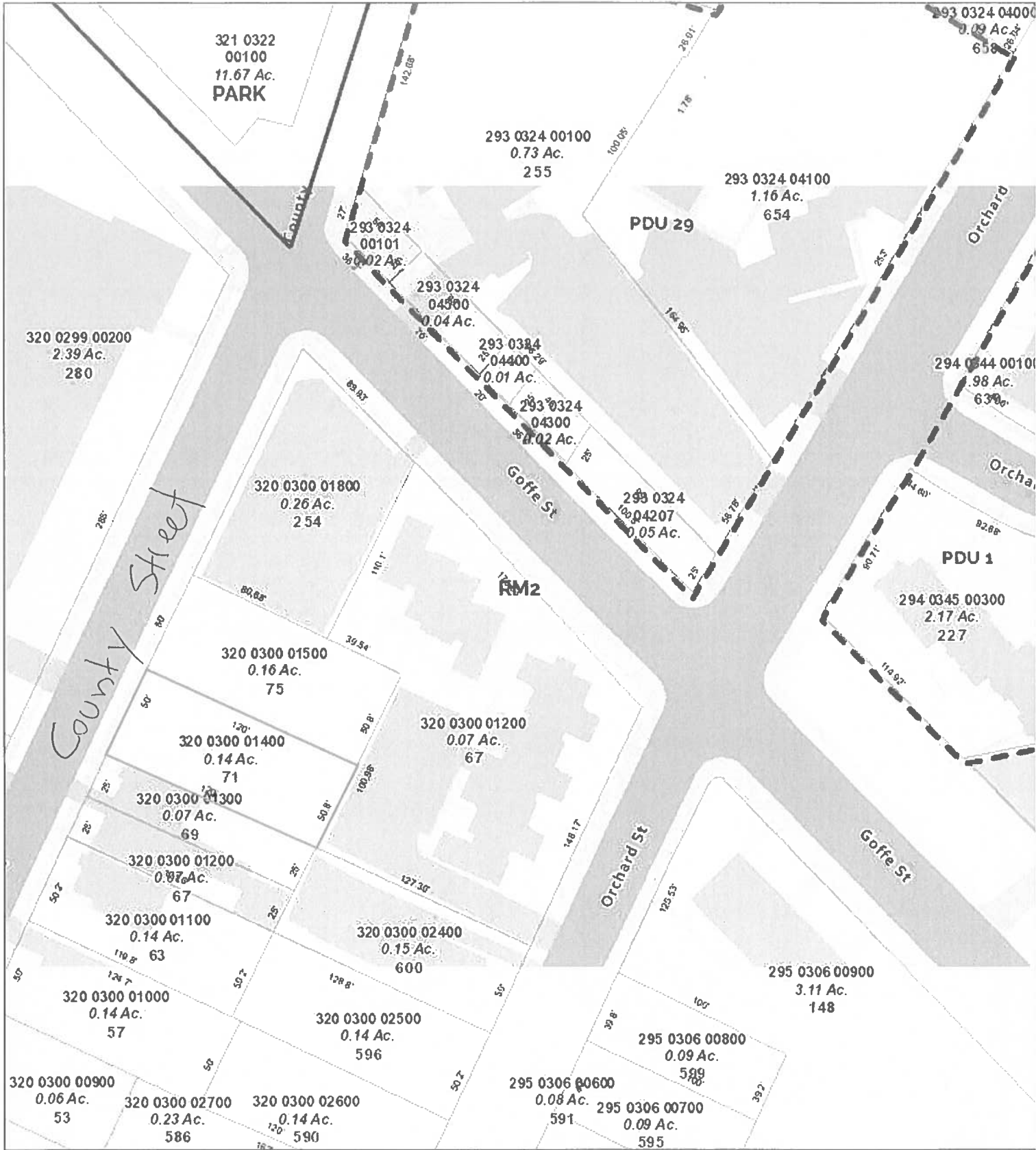
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)




Code	Description	UB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description									
	Living Area									
	Floor Area									
	Eff Area									
	Unit Cost									
	Undeprec Value									
Totl Gross Liv / Lease Area										0

No Sketch





Legend

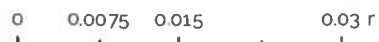
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

ZONING MAP PRINT

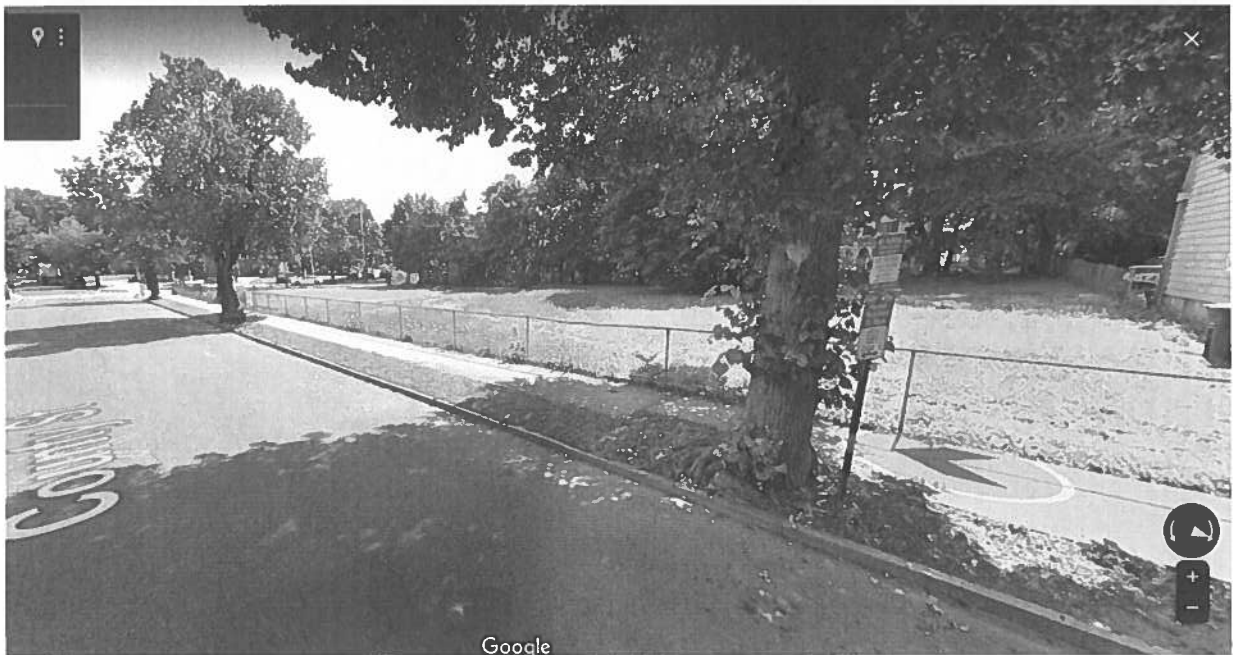
This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 5/12/20



71 County Street



Evan Trachten

From: FICKLIN MEDIA <tomficklin@aol.com>
Sent: Wednesday, January 18, 2023 11:30 AM
To: Evan Trachten; Darryl brooks; rebecca cramer; Silvia Taylor; Gary Hogan; jess.corbett@sbcglobal.net
Subject: darrel has my complete support in purchase of

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Great Morning Evan,

Darrel Brooks- beulah land, has my complete support and endorsement of purchasing the properties at. 572 Winthrop and at 71 County Street.

Let me know if you need anything from me further, take real care, tom, alder ward 28

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
262 Dixwell Avenue		294 0343 00700		BA	21	Residential / Multi-Family	2
2021 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes		Lot Size	Total sq. ft.
\$ 47,900	154,500	N/A	\$ 202,400	\$ 141,680		35' X 179'	6195 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 245,000	William F. Esposito, Jr.	1/19/2023	Negotiated	\$245,000	TBD	\$245,000

Prior Notifications Sent to

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

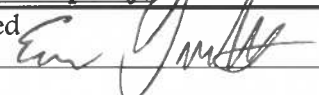
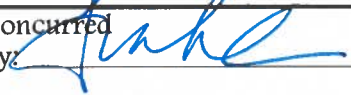
Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Beulah Land Development Corp 774 Orchard Street New haven CT 06511		C/O Darrell Brooks	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/6/23	Staff	Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a two- family residential property.

General discussion The City of New Haven proposes to dispose of a two-family property to Beulah Land Development Corp. The applicant will rehabilitate the property and maintain the property as a low to moderate affordable rental property at 50% - 80% AMI. **The property will deed restricted for a minimum twenty (20) year period. This property must be maintained as an affordable rental property at 50%-80% AMI for not less than 20 (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Directors of Livable City Initiative (LCI), or the Board of Alders of the City of New Haven.**

Owner Occupancy? N/A

Prepared by:  Date 2/6/2023 Concurred by:  Date 2/6/23

Committee	Date	Action
PAD	2/15/2023	
City Plan	2/15/2023	
L.C.I.	2/22/2023	
Board of Alders	3/6/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Maceo Streater 21st Ward

DATE: February 6, 2023

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

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

Disposition of two-family residential structure at 262 Dixwell Avenue to Beulah Land Development Corp who will rehabilitate the property and maintain the property as an affordable rental at 50%-80% AMI for a minimum 20 year affordability term.

Check one if this an appointment to a commission

Democrat

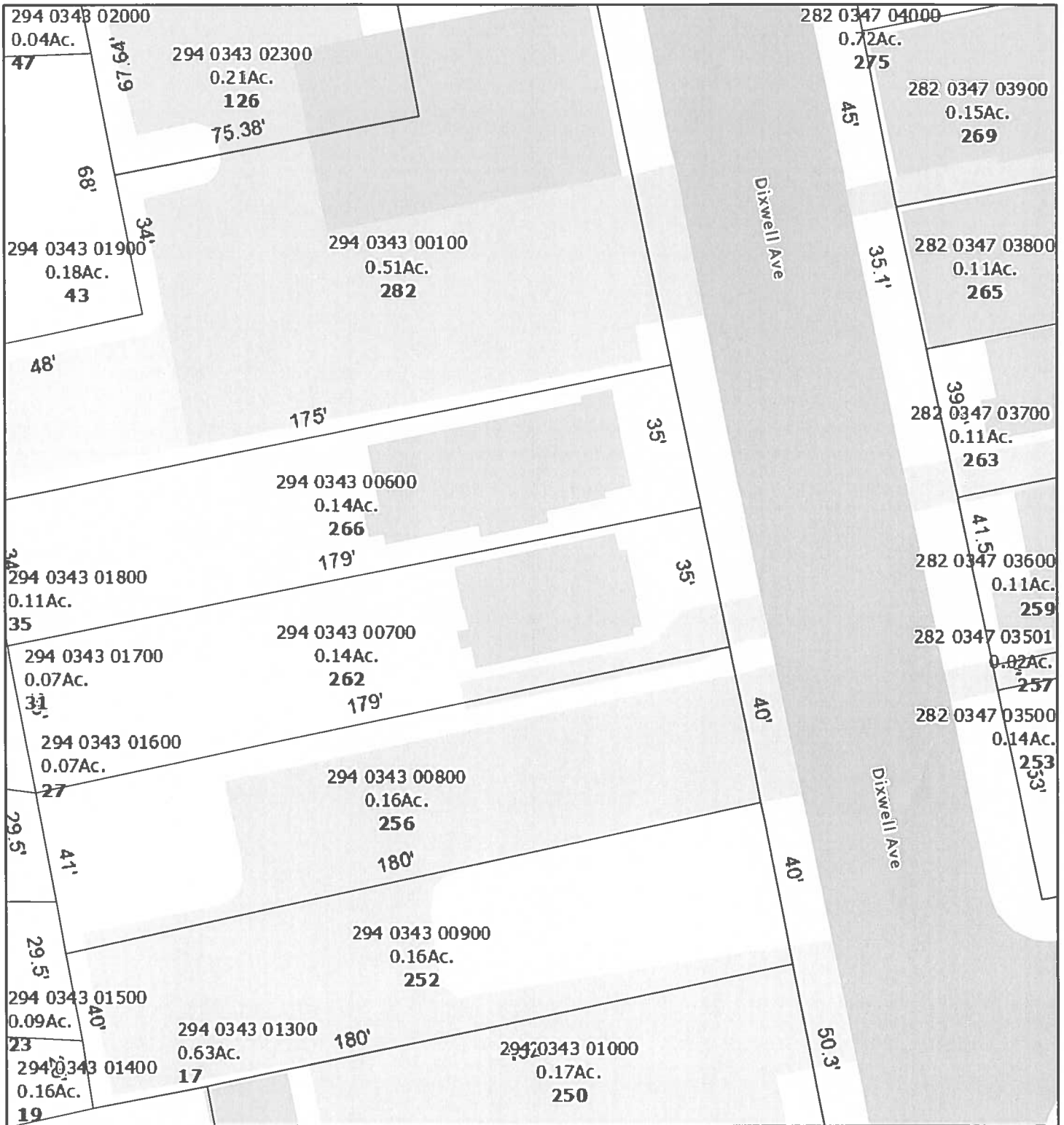
Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

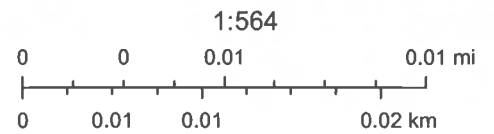
1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
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3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Alders.

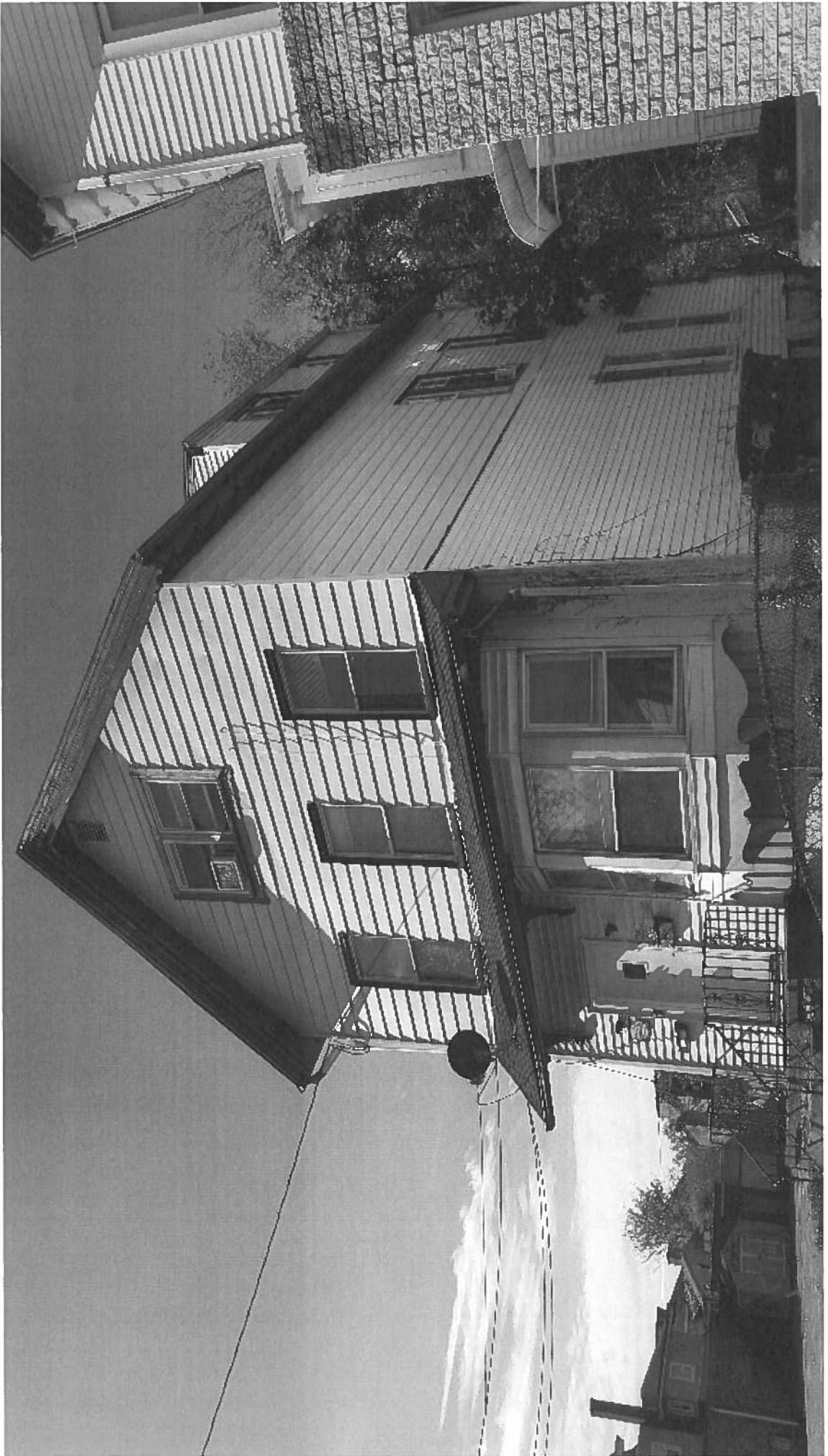
Disposition of 262 Dixwell Avenue



10/24/2022, 2:50:21 PM

 NH Parcels Web





LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 263 Dixwell Avenue		Map-Block-Parcel 282 0347 03700	Zoning BA	Ward 22	Property Type Residential / Multi-Family	Total legal units 2	
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 46,600	Building \$126,60	Other N/A	Total Value \$ 173,100	For Tax Purposes \$ 121,240		Lot Size 40' X 120'	Total sq. ft. 4764 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value \$ 250,000	Appraised by William F. Esposito, Jr.	Date 1/19/2023	Type of Sale Negotiated	Offered amount \$250,000	Rehab costs TBD	LCI Recommended \$250,000
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Prior Notifications Sent to

Aldersperson Yes X No <input type="checkbox"/>	Name of Aldersperson Hon Jeanette Morrison 22 nd Ward	Management Team N/A	Other interested parties No
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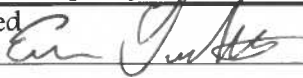

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date	Reviewed by: Staff	Comments Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a two-family residential property.

General discussion The City of New Haven proposes to dispose of a two-family property to Beulah Land Development Corp. The applicant will rehabilitate the property and maintain the property as a low to moderate affordable rental property at 50% - 80% AMI. **The property will deed restricted for a minimum twenty (20) year period. This property must be maintained as an affordable rental property at 50%-80% AMI for not less than 20 (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Directors of Livable City Initiative (LCI), or the Board of Alders of the City of New Haven.**

Owner Occupancy? N/A

Prepared by:  Date: 2/6/2023
 Concurred by:  Date: 2/6/23

Committee	Date	Action
PAD	2/15/2023	
City Plan	2/15/2023	
L.C.I.	2/22/2023	
Board of Alders	3/6/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Jeanette Morrison Ward

DATE: February 6, 2023

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

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

Disposition of two-family residential structure at 263 Dixwell Avenue to Beulah Land Development Corp who will rehabilitate the property and maintain the property as an affordable rental at 50%-80% AMI for a minimum 20 year affordability term.

Check one if this an appointment to a commission

Democrat

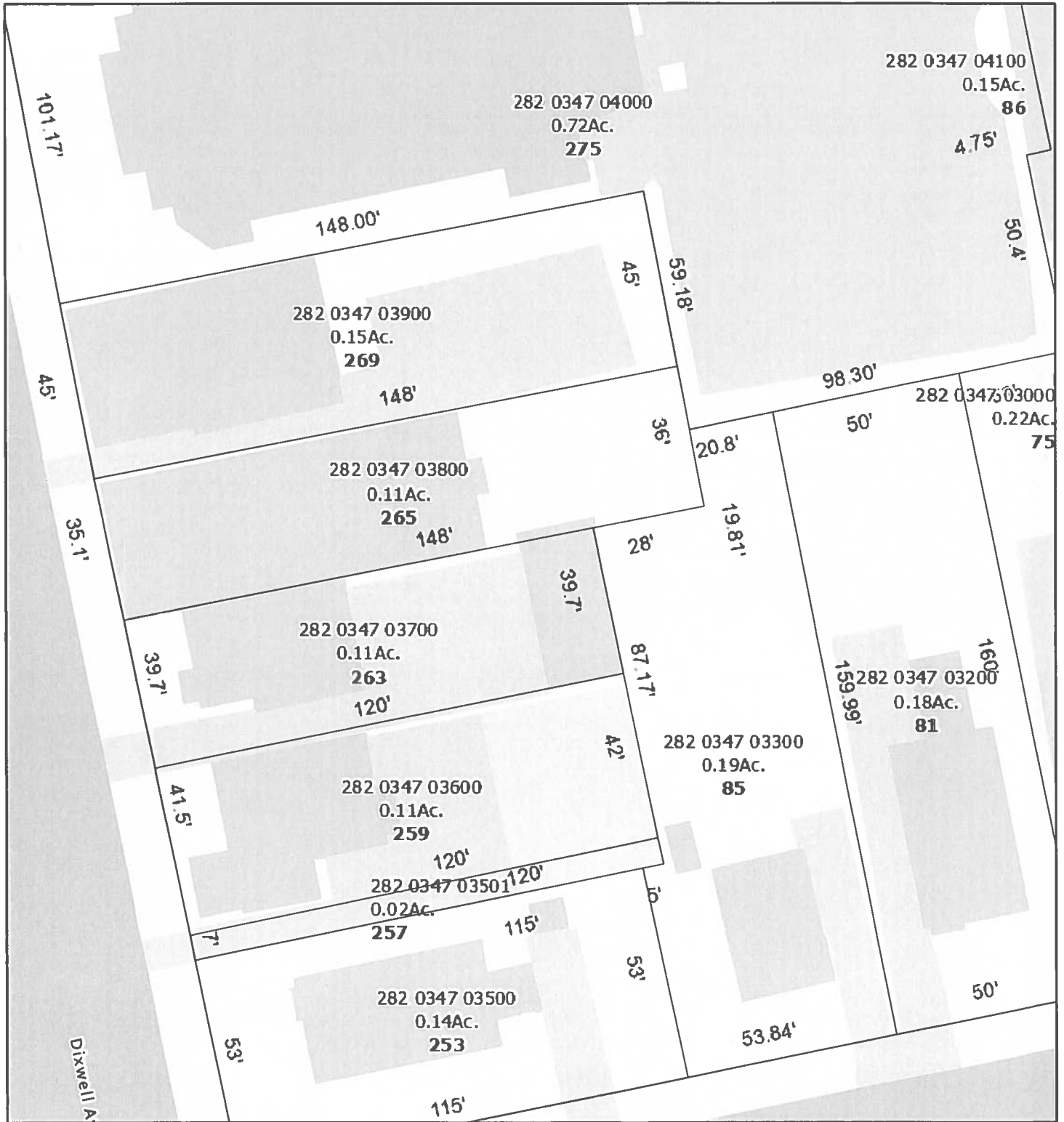
Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

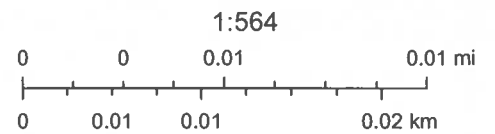
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4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Alders.

Disposition of 263 Dixwell Avenue



10/24/2022, 2:48:06 PM

 NH Parcels Web





LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 572 Winthrop Avenue		Map-Block-Parcel 332 0295 03600	Zoning RM-2	Ward 28	Property Type Single Family	Total legal units Per Zoning	
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 47,500	Building \$108,900	Other N/A	Total Value \$ 156,400		Lot Size 30' X 196'		Total sq. ft. 5663 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 156,400	Vision	10/1/2021	Non-Profit Deed restricted @ \$1,000 per unit	\$ 1,000	N/A	\$1,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Thomas R. Ficklin, Jr. 28 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Beulah Land Development Corp. 774 Orchard Street New haven CT 06511		Name, address & telephone of contact person: C/O Darrell Brooks	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/6/2023	Staff	Current

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

General discussion The City of New Haven proposes to dispose of this vacant single-family residential structure to Beulah Land Development Corp. who 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), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by:  Date 2/6/2023 Concurring by:  Date 2/6/2023

Committee	Date	Action
PAD	2/15/2023	
City Plan	3/15/2023	
L.C.I.	3/22/2023	
Board of Alders	4/3/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Thomas R. Ficklin, Jr. 28th Ward

DATE: **January 20, 2023**

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

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

Disposition of City-owned vacant single-family residential structure at 572 Winthrop Avenue to Beulah Land Development Corp who will rehabilitate the property and sell it to an owner occupant.

Check one if this an appointment to a commission

Democrat

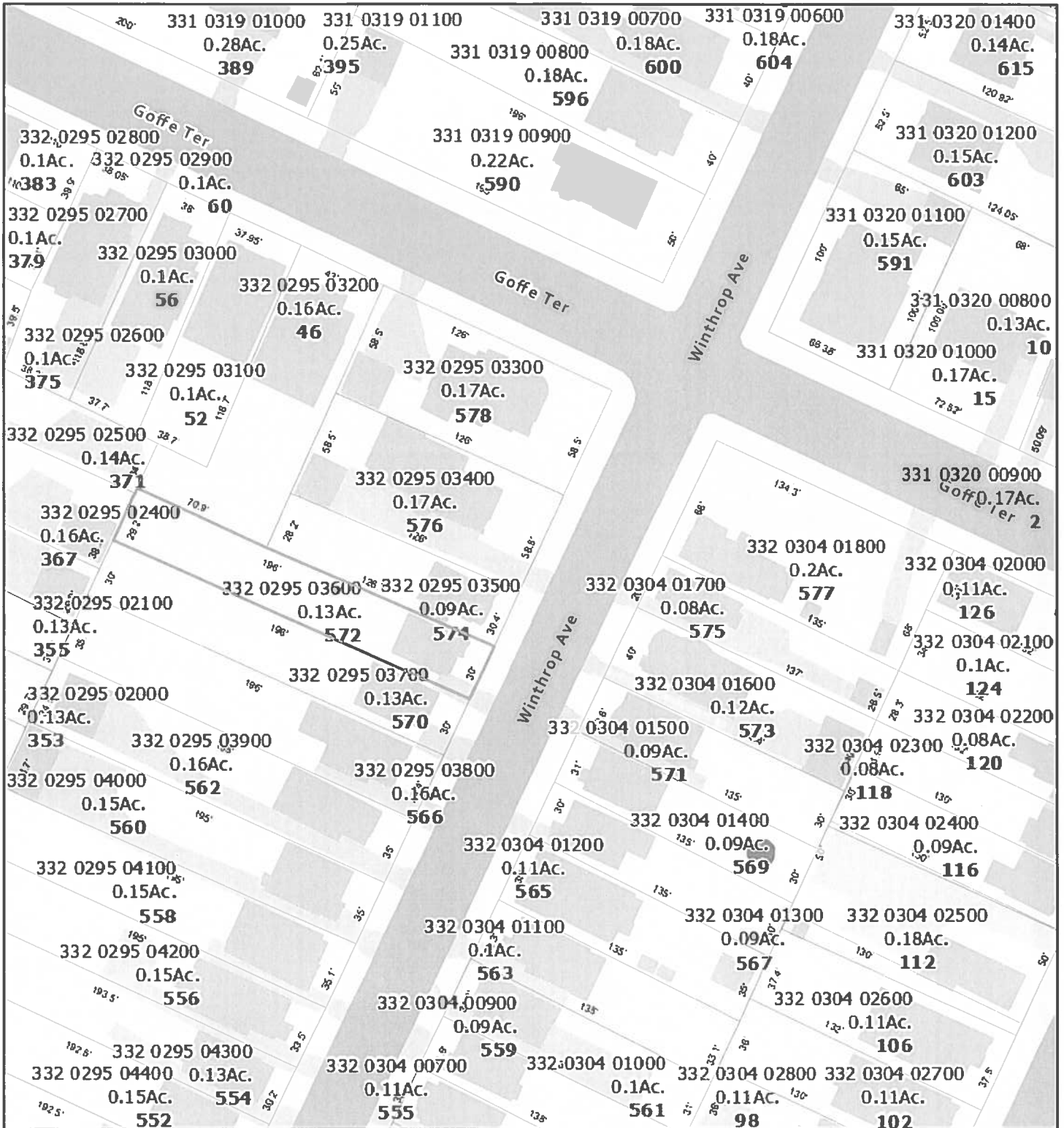
Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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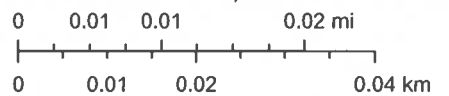
572 Winthrop Avenue



3/9/2022, 12:13:59 PM

1:1,128

NewHaven_Parcels



New Haven Web Parcels



572
Jensen
Dorset

January 21, 2023

Dear Ms. Samuel and Mr. Trachten,

On behalf of the Whalley-Edgewood-Beaver Hills Community Management Team, I am writing to express our support of the Beulah Land Development Corporation's request to purchase and rehabilitate 572 Winthrop Avenue.

Beulah Land Development Corporation's mission is to rebuild in New Haven's most underserved communities, developing revitalized communities of choice for residents, opening doors to homeownership, creating job opportunities, and fostering economic development. This mission resonates directly with members of our CMT, as we are concerned about the lack of affordable housing in our community, the roadblocks that first-time homebuyers face, and the blight that occurs when homeowners do not have the support needed to maintain their properties. We have seen firsthand the investment Beulah has made in our community with the work they have done at 124 Carmel Street, and we are heartened that they will continue to rehabilitate our neighborhood and create an opportunity for a new homeowner to become a part of our community at 572 Winthrop Avenue.

We wholeheartedly support Beulah's request to purchase this property and are grateful for their work to build affordable housing, develop pathways to homeownership for people in our community, and rehabilitate blighted properties in our neighborhood.

If you have any questions, please feel free to contact me, and thank you for your consideration.

With best wishes,



Rebecca Cramer
Chair, Whalley-Edgewood-Beaver Hills Community Management Team
203-584-7627
rebecca.k.cramer@gmail.com

Evan Trachten

From: FICKLIN MEDIA <tomficklin@aol.com>
Sent: Wednesday, January 18, 2023 11:30 AM
To: Evan Trachten; Darryl brooks; rebecca cramer; Silvia Taylor; Gary Hogan; jess.corbett@sbcglobal.net
Subject: darrel has my complete support in purchase of

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Great Morning Evan,

Darrel Brooks- beulah land, has my complete support and endorsement of purchasing the properties at. 572 Winthrop and at 71 County Street.

Let me know if you need anything from me further, take real care, tom, alder ward 28