

AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY MARCH 22, 2023 at

6:00 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 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

Meeting Materials click here: [https://www.newhavenct.gov/government/boards-commissions/boards-com\]missions-listed/livable-city-initiative-board](https://www.newhavenct.gov/government/boards-commissions/boards-com]missions-listed/livable-city-initiative-board)

Topic: LCI Board March 22, 2023

Time: Mar 22, 2023 06:00 PM Eastern Time (US and Canada) Join Zoom Meeting:

<https://newhavenct.zoom.us/j/85903212842?pwd=ak8yMDU4WEEdCOStxNUgxTmdrbFJwZz09>

Meeting ID: 859 0321 2842 Password: 1234567a

I. Call to Order

II. Approval of Minutes from March 1, 2023 Special Meeting of LCI Board of Directors

III. Action items / New 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
572 Winthrop Avenue	Non-Profit	Beulah Land Development Corp	28

IV. Old Business / Discussion

Role of LCI Board / LCI Organizational Structure

Discussion of PAD Guideline

V. Adjourn

***Full Zoom notice 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

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Meeting ID: 859 0321 2842

Password: 1234567a

One tap mobile

+16469313860,,85903212842# US

+19292056099,,85903212842# US (New York)

Dial by your location

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 507 473 4847 US

+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

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

Meeting ID: 859 0321 2842

Password: 82025623

Find your local number: <https://newhavenct.zoom.us/j/kb2xAWvM3e>

Join by Skype for Business

<https://newhavenct.zoom.us/join/85903212842>

LCI Board Special Meeting Minutes
March 1, 2023 (Via Zoom)

PRESENT: Hon. Ernie Santiago, Hon. Richard Furlow, Nadine Horton, Seth Poole, Michael Pinto (Office of Corporation Counsel), Evan Trachten (LCI staff)
Absent: Patricia Brett, Taneha Edwards, Arlevia Samuel (Executive Director)

Meeting called to order at 6:03 P.M.

Roll call of Members: Hon. Ernie Santiago, Hon. Richard Furlow Nadine Horton, Seth Poole

Review of LCI Board meeting minutes from January 25, 2023. A motion to approve was made by Nadine Horton, seconded by Alder Furlow, roll call of members was taken, approved unanimously.

New Business

262 Dixwell Avenue

Evan told the Board the City of New Haven proposes to sell this two-family property to Beulah Land Development Corp at market value which is \$245,000. This property is part of the portfolio of properties the City is purchasing (262, 263, 265, and 269 Dixwell Avenue). This sale will complete the simultaneous acquisition and disposition of the properties. The Board of Alders recently approved this proposal. The applicant will rehabilitate the property and maintain the property as an affordable rental with an AML of 50%-80% for a minimum period of 20-years. Evan noted the last LCI Board meeting suffered a posting notice issue so we are here today holding a special meeting for these items.

The property is currently occupied, and the City doesn't want to be a landlord, so we are planning to sell this property immediately upon taking title. The applicant will not displace the occupants as part of this project, the occupants will have the ability to return to their units after the property is rehabilitated, if they desire to do so. The residents will have the ability to move to 340 Dixwell or a vacant unit within 262 and 263 Dixwell during construction.

Alder Furlow made a motion to approve the disposition of 262 Dixwell Avenue, seconded by Alder Santiago, roll call was taken, approved unanimously.

263 Dixwell Avenue

Evan told the Board this proposal is very similar to the previous item. The City is proposing to sell this property for fair market value to Beulah Land Development for \$250,000. They will rehabilitate this two-family property as proposed in the previous item with the same terms and conditions. Evan said the occupants will be moved when there is a vacancy. The LDA will allow 18 months

to complete the project. The occupants may be able to move to 340 Dixwell or across the street to 262 Dixwell. Nobody will be displaced. The properties will be completely renovated at the end of this project. Alder Santiago asked to verify the price, Evan said its \$250,000. Alder Furlow noted it would be better to lock-in the AMI and not have such a broad range from 50%-80% AMI. A tighter range would be better. Evan told the Board given that we are selling this property at market value the range is broad, a property at 50% AMI would likely need a subsidy. Alder Furlow said he would support the sale.

Alder Furlow made a motion to approve the disposition of 262 Dixwell Avenue, seconded by Alder Santiago, roll call was taken, approved unanimously

177 Winthrop Avenue

Evan told the Board this is a three-family property that will be rehabilitated as a 2-family property. Evan said the sale price for this non-profit is \$2,000 per the guidelines, the cover sheet had a typo listing the price as \$3,000. The applicant Urban Equities Development Corporation is based in the Dwight area and made up of several neighborhood stakeholders. Evan said the City was going to rehabilitate the property but made it available to this non-profit because LCI is focused on project on Winchester Avenue, Grand Avenue, and George Street. The property requires a full rehabilitation. The property is located near the end of Winthrop Avenue by the Route 34 connector. The property must be sold to an owner occupant for a minimum 10-year occupancy period unless a longer period is required due to funding. The rental unit will be deed restricted at 80% AMI for 20 years. Evan said the construction budget is about \$350,000. Evan said the budget seems correct given increased constructions cost and labor costs, paying living wages, and the scope of work.

Alder Santiago asked which ward the property was in? Evan said the property is in Board President Tyisha Walker-Myers' ward. Alder Santiago asked why is the building being reduced to a two-family? Evan said the LCI model is to create an affordable rental unit and a large owner's unit by combining the second and third floors. Evan noted the existing units are small. Alder Furlow commented that it's important to keep as many units as possible. Reducing units is not consistent with the goals of our housing policy. We have updated our legislation over the last few years to permit ADU's and we should not remove units from the City whenever possible, this is part of our legislative agenda. He will support the item because the Alder of the Ward supports it.

Seth Poole made a motion to approve the disposition of 177 Winthrop Avenue for \$2,000, seconded by Nadine Horton, roll call was taken, approved unanimously

Old Business / Discussion

Seth opened the discussion portion of the meeting. Nadine asked about adding ADU's as a discussion item at a future meeting to help educate the public and share information on this topic. Evan updated the Board about the status of the new Neighborhood Specialists. Evan said Arlevia sent Human Resources a request to hire new staff. It's in HR's hands now. Evan said he has been helping in several neighborhoods. Evan said staff can respond to any issues, please give him a call if you have any concerns. Seth thanked Evan for his commitment and work in the neighborhoods. Alder Furlow asked about the Neighborhood Specialists, did LCI ask to add new Neighborhood Specialists in the new budget? Evan said he wasn't sure, but there are currently three vacancies: the Hill, Dixwell, and Beaver Hills. Evan said the vacancies are a result to staff leaving as well as a promotion. Alder Furlow asked if there is a problem filling the positions or issues with the salary? Evan said there was a healthy pool of applicants and was unsure of the salary aspect of this situation.

A motion to adjourn was made by Seth, seconded by Alder Santiago, all were in favor, approved unanimously.

Meeting adjourned 6:29 PM

PAD MEETING MINUTES
February 15, 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

Guests: John Ward, Dean Mack

Public: Abdul-Razak Mohammed Zachariah

Meeting called to order at 3:08 P.M. Roll Call of Committee members taken

A motion to approve the PAD minutes from January 18, 2023 was made by Clay Williams seconded Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

0 Albia Street MBP (067 0953 00200)

Evan told the committee the City is proposing to sell this sliver lot to the New Haven Port Authority at \$2.00 per square foot. The lot is about 3400 square feet. The parcel will be used for laydown purposes. Alders Antunes asked for the definition of laydown. Evan said goods are unloaded from ships and temporarily stored until the items are picked up and moved. Steve Fontana said laydown uses include temporary storage, construction staging, and truck storage. Alder Antunes asked if the parcel would be taxable, Evan said he believed it would be taxable. Evan noted the lot currently has illegal dumping on site (tires). Evan noted there is a lot of illegal dumping of tires across the City lately. The site is adjacent to the "Colony Hardware Site" and the parcel was not offered to them because it's vacant. The Port Authority owns the adjacent land. The Port Authority will be fencing their site. Alder Festa asked if it would be neat and organized. Evan said the site would be fenced and orderly.

A motion was made by Clay Williams, seconded by Steve Fontana, roll call was taken, approved unanimously.

144 Columbus Avenue

Evan told the committee this is a sliver lot sale to Jose Pillco who is an owner occupant. The buyer pays \$0.25 per square foot as an owner occupant, \$1,042.50 is the purchase price. The land will be used for yard area. The sliver lot is a corner lot so it's not possible to develop a house at this location. The property is essentially a buffer strip. The City has done some maintenance, but the owner has also cared for this lot over the years. Alder Antunes said it's quite large at 4900 feet. Evan noted the setback for front yard are 17 feet which shrinks the lot, so residential development is not possible. Nate noted the rear yard requirement for develop is 25' and the side yards are 8', so it's not a good site for development. Alder Antunes asked a few questions: Can the buyer build a garage? Evan said yes. Nate confirmed a garage was possible. Can the buyer add a curb-cut, Nate said it would require approval from Transportation Traffic and Parking. Will the buyer be required to fix the sidewalk? Evan said no because that is very costly. Alder Festa asked if the owner will be responsible for snow removal? Evan said yes, he believes the owner has been maintaining this area. Steve noted the Google street-view shows the property boarded. Evan said

the property suffered a fire a few months ago and will be rehabilitated in the spring when the insurance is settled.

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

71 County Street

Evan told the committee the City is proposing to sell this building lot to Beulah Land Development Corp for \$2,000. They will develop a two-family owner-occupied structure. There is will a 10-year minimum occupancy period and the rental unit will be deed restricted at 80% or below for a minimum period of 20-years. Non- profits pay \$1000 per units per the PAD guidelines. The lot is a conforming parcel so it's easy to develop. This site was previously approved for the Elks Lodge, but they purchased a different site. The Alder supports the sale, there is an email in the file. The City will retain 75 County Street which is an adjacent lot. Alder Antunes asked when the construction will begin, Evan said he believes it will begin this summer. No zoning relief will be required. Alder Festa asked if this will be taxable, Evan said yes, although they may be eligible for a reduced assessment because of the deed restricted affordable unit. Alder Festa asked about the size of the apartments, how many bedrooms? Evan said the property is typically 2 or 3 bedrooms on the first floor, and 3 or 4 bedrooms on the second and third floors.

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

262 Dixwell Avenue

Evan told the committee we are proposing to sell this two-family property to Beulah Land Development Corp at market value which is \$245,000. The buyer will maintain the property as an affordable rental at 50%-80% AMI for a minimum affordability period of 20-years. The affordability term could be longer based on the funding the applicant may utilize to rehabilitate the structure. The structure is currently occupied. The tenants will be relocated when the property is renovated. The plan is to offer an apartment at 340 Dixwell which is under construction. Alder Festa asked about the timeframe. Evan said this is part of simultaneous acquisition disposition. In the future 340 Dixwell will be completed but Evan isn't sure on the completion date. Evan believes the City would acquire this property in March 2023. Evan noted the other properties from the Ocean Management Portfolio (265 Dixwell Avenue (Monterey), and 269 Dixwell Avenue) will be retained by the City. Alder Festa asked if the properties would be taxable. They properties will be taxable, but they would be eligible for a discount because of the reduced rent. Nate wanted to confirm this is a two-family property, Evan said yes, there are no plans to increase the density

A motion was made by Alder Antunes, seconded by Clay Williams, roll call was taken, approved unanimously

263 Dixwell Avenue

Evan told the committee we are proposing to sell this 2-family property to Beulah Land Development Corp at market value which is \$250,000. The buyer will maintain the property as an affordable rental at 50%-80% AMI for a minimum affordability period of 20-years. The affordability term could be longer based on the funding the applicant may utilize to rehabilitate the structure. The structure is currently occupied. The tenants will be relocated when the property is renovated.

The plan is to offer an apartment at 340 Dixwell which is under construction. Alder Festa asked about the timeframe. Evan said this is an identical proposal to our last item. This property is also an occupied structure.

A motion was made by Clay Williams, seconded by Alder Antunes, roll call was taken, approved unanimously

572 Winthrop Avenue

Evan said the City is proposing to sell this property as a non-profit sale to Beulah Land Development for \$1,000 because the property is a single family. This property was a “cat house” that LCI acquired via an Anti-blight foreclosure in 2020. LCI was planning to sell this about a year ago but the previous Alder didn’t support the sale because he wanted LCI to sell the property to one of the adjacent property owners. The property is blighted and needs immediate attention. There is a hole in the roof but it’s salvageable. The lot is narrow and deep. There was a family of racoons living in the property, the City resolved that issue. Evan urged support for this sale. The property will be subject to a 10-year owner occupancy requirement. Nate noted if the property was demolished, the buyer would require Board of Zoning approval to rebuild. Alder Festa asked about why it would need zoning approval if demolished. Nate explained the regulations within the Zoning code. Alder Festa noted this parcel is about the same size as the sliver lot sale at 144 Columbus Avenue. Evan said the Columbus Avenue parcel was a corner lot and that makes a huge difference for development, this parcel is mid-block.

Alder Festa asked why didn’t the previous Alder want to sell this property to Beulah? Evan said the previous Alder wanted to sell the property to the adjacent property owners because they had to deal with this property for many years. The LCI Director wanted it to be sold to one of our non-profit partners due to the limited inventory of City owned properties. The current Alder support this sale, there is also a letter of support from the management team. The property will be taxable. The developer will have 6 months to begin construction and 18 months total to complete the project. The buyer will be eligible for an assessment deferral which keeps the current assessment on the property and then phase-in the improvements. Alder Antunes asked why LCI didn’t sell this to the neighbors? Evan said LCI feeds properties to local non-profits, also the adjacent owners already were homeowners, and lastly, non-profit sales create new homeowners. Our Director didn’t support the sale to the neighbors because of our development goals. Alder Antunes and Alder Festa noted the City should have given the neighbors the opportunity to purchase the property. Evan said historically, LCI would sell City owned properties to local non-profits and surplus the remaining properties and sell them to the public. LCI has extremely limited inventory. Alder Festa asked about the future sale price, would the non-profit make a profit on the sale of the property? Evan said no, the property is sold below market value and the buyer must be income qualified.

A motion was made by Steve Fontana, seconded by Clay Williams, roll call was taken, approved (5-1 Alder Antunes voted no).

PAD Guidelines

Evan discussed the status of the PAD Guidelines. Evan said the Development Administrator asked LCI to add one sentence to the Guidelines about the Land Bank. Evan also noted that he sent an email from Cliff in the assessor’s office about non-profit sales being taxable. Corporation Counsel is looking into the Urban Homestead Act and will follow up on this topic at our next meeting. Evan would like to leave this item tabled; he is not in a rush to push the guideline through. Alder Festa

asked about tax abatement. Evan noted sliver lot tax abatement are different from property abatements.

Land Bank

Economic Development Officer Dean Mack made a presentation about the New Haven Land Bank. Currently Dean is doing outreach. The Land Bank proposal will be submitted to the Board of Alders in March as an ordinance proposal. There is \$5 million in ARPA funding allocated for the Land Bank. Dean said a land bank will allow the City to move more quickly on acquisitions, currently our process is lengthy. Dean gave an overview of the steps taken to arrive at this proposal. Dean told the committee about the Hartford Land Bank. Waterbury also has a land bank. The New Haven landscape is different so our land bank will be different. Our land bank will focus on selling to local minority contractors. Dean described the proposed Board of the Land Bank as containing 7 members: 4 City staff as ex-officio plus 3 members of the public including an Alder appointed by the president of the Board of Alders. Dean reviewed the proposed budget, only 10% of which would go to staff salaries.

Dean gave a timeline, and he hopes the land bank is approved by July 2023. Alder Antunes asked about the Board of Directors structure. Dean said 4 City staff: the Mayor, City Plan Director, LCI Director, Economic Development Administrator would be ex-officio member, plus 3 others, one of whom would be an Alder, plus two members of the community. Alder Antunes asked, why only one Alder? Dean said this was discussed at Leadership, but he wasn't part of the conversation. Alder Antunes thought more Alder representation was needed. Dean noted there will be a lot of opportunities for feedback. Alder Festa asked a question, how does the land bank take ownership of the properties? John Ward said the goal is for the land bank to acquire properties quickly in the open market. The City will not be the buyer, the land bank is the buyer. The land bank will allow for strategic acquisitions to support development, sales to non-profits, and will be an extension of LCI / Economic Development. Evan said it will allow the City via the land bank to go to foreclosure sales, currently we do not have that ability. Evan said having that ability is essential for development. Dean noted the land bank will likely acquire properties and transfer them back to LCI. Alder Festa asked about how many foreclosure auctions occur in New Haven? Evan said there are a lot of auctions each Saturday, but he doesn't have the exact number. Evan said the local real estate market is moved by investors. The City is a passive bystander. In the future we will be able to participate as a buyer via the land bank.

Evan opened the floor for new discussion items, there were none.

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

Meeting Adjourned 4:28 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	Total sq. ft.
\$ 73,600	NA	NA	\$73,600	\$ 51,520		40' X 110' (triangle)	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								Description	Code	Assessed	Assessed	6093
165 CHURCH ST								EX COM LN	21	73,600	51,520	
NEW HAVEN CT 06510				SUPPLEMENTAL DATA								NEW HAVEN, CT
Alt Prcl ID				I/E REPO								VISION
WARD 17				TAX DIST								
TAXABLE												
CENSUS 1427												
BLOCK 3015												
QUERY G												
GIS ID 2921				Assoc Pid#								
						Total				73,600	51,520	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN							0 0					0		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
													2021	21	51,520	2021	21	51,520	2020	21	39,620	
													Total		51,520	Total		51,520	Total		39,620	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name			B	Tracing			Batch			Appraised Bldg. Value (Card)						0			
P											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		
												Total Appraised Parcel Value						73,600		

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

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 Adjustmen	Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	IH	0		3,400 SF	24.05	1.00000	X	0.50	P	1.800	SIZE			1.0000	21.64	73,600

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		Lot Size 35' X 142'		Total sq. ft. 4970 Sq./ Ft. Per Assessor
				\$ 36,470			

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

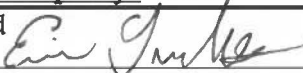
Applicant's Information

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: 2/6/2023
 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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CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF NEW HAVEN								Description	Code	Assessed	Assessed	6093 NEW HAVEN, CT
165 CHURCH ST								EX COM LN	21	52,100	36,470	
NEW HAVEN CT 06510				SUPPLEMENTAL DATA								VISION
Alt Prcl ID				I/E REPO								
WARD 06				TAX DIST								
TAXABLE CENSUS 1403												
BLOCK 2028												
QUERY G												
GIS ID 15070				Assoc Pid#								
								Total		52,100	36,470	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN							0 0					0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2021	21	36,470	2021	21	36,470	2020	21	32,060	
													Total		36,470	Total		36,470	Total		32,060	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1900	NORTH HILL		

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (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
Total Appraised Parcel Value	52,100

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-01-2011	JW1	04		70	Field Review
01-17-2011	RB	03		99	Vacant
01-10-2011	SDS	03		99	Vacant

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 Adjustmen	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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
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 Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					
CONDO DATA					
Parcel Id			C		Owne
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
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					

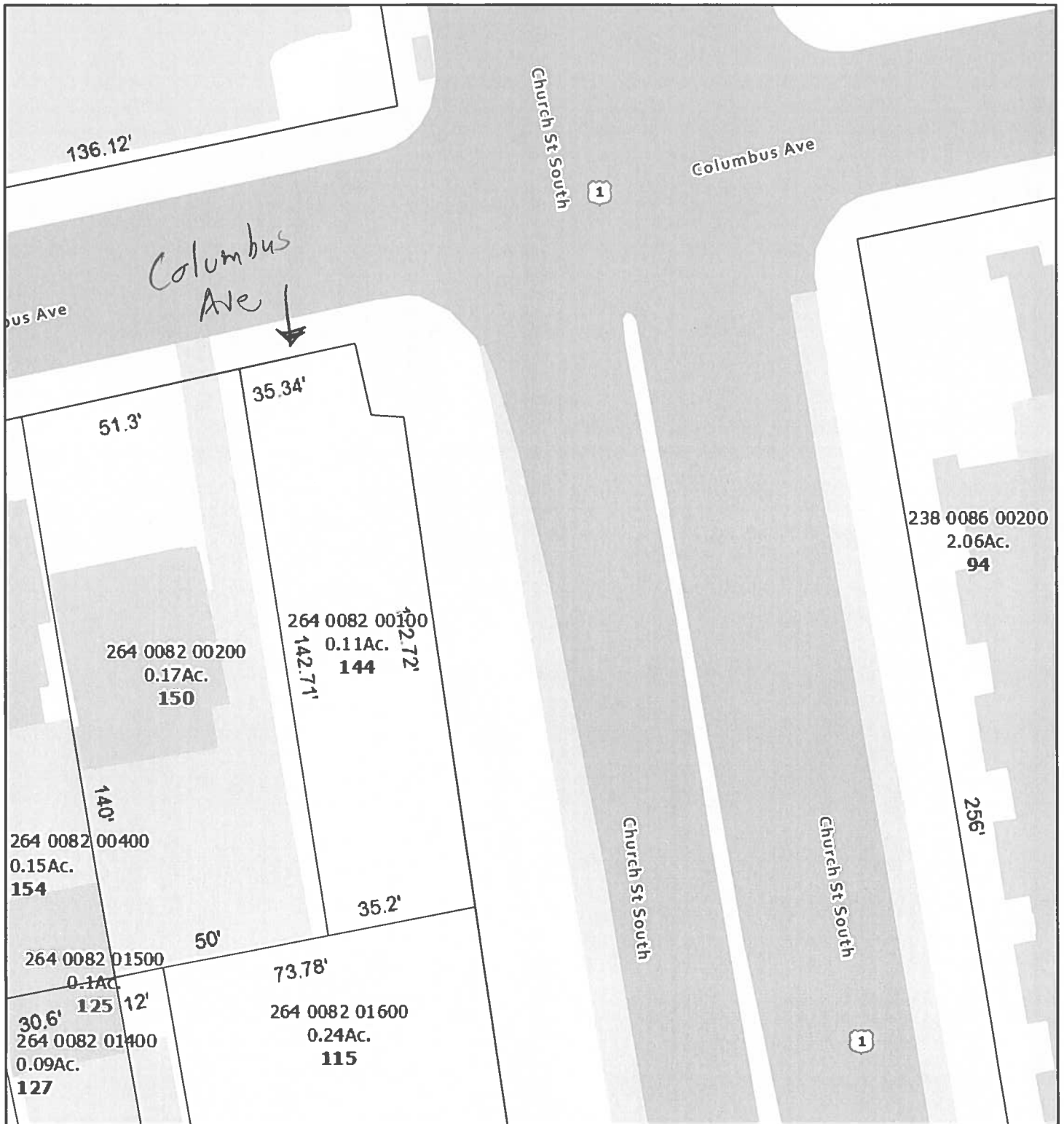
No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	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



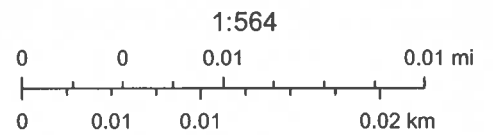
144 Columbus Avenue



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
<p>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.</p> <p>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></p>			
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

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 165 CHURCH ST. NEW HAVEN CT 06510								Description	Code	Assessed	Assessed	6093 NEW HAVEN, CT VISION
								EX COM LN	21	47,800	33,460	
SUPPLEMENTAL DATA								Total		47,800	33,460	
Alt Prcl ID WARD 28 TAXABLE CENSUS 1416 BLOCK 2002 QUERY G GIS ID 20797				I/E REPO TAX DIST Assoc Pid#								

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)									
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
6826 0122	06-10-2004	U	I	0	14	2021	21	33,460	2021	21	33,460	2020	21	26,810		
5427 0197	01-12-1999	U	I	0	1											
4030 0143	01-13-1989	U	I	100,000												
Total						33,460		Total		33,460		Total		26,810		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total				0.00									

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch								
1600	NEWHALLVILLE				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			
					Total Appraised Parcel Value				47,800			

NOTES													

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
B99-631	07-23-1999	DE	Demolish	0		100		DEMOLISH BLDG		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.	Nbhd.	Nbhd. 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	7.84	47,800		
Total Card Land Units						6,098 SF	Parcel Total Land Area						0	Total Land Value				47,800

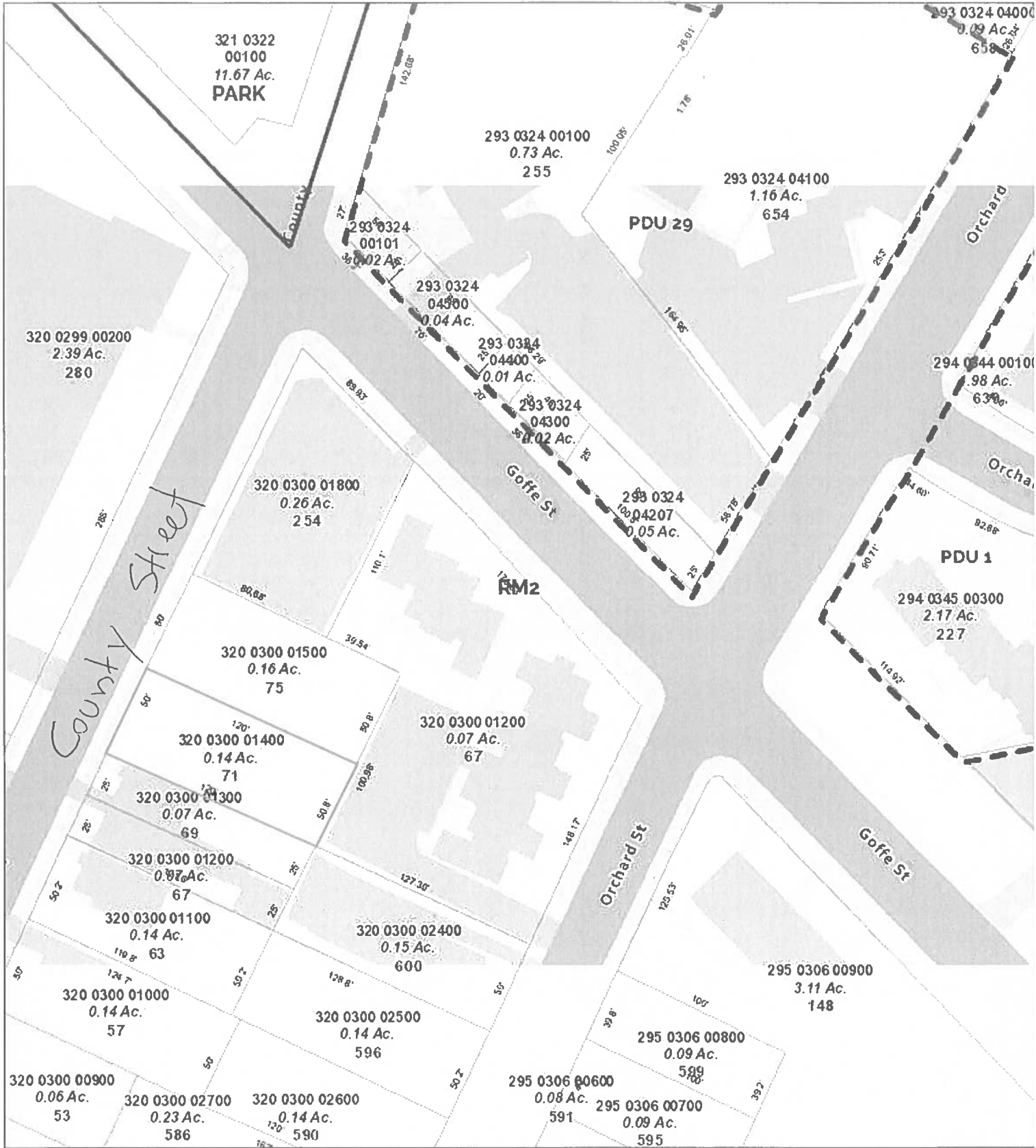
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					
CONDO DATA					
Parcel Id			C		Owne
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
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					

No Sketch




OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	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





Legend

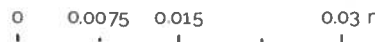
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

ZONING MAP PRINT

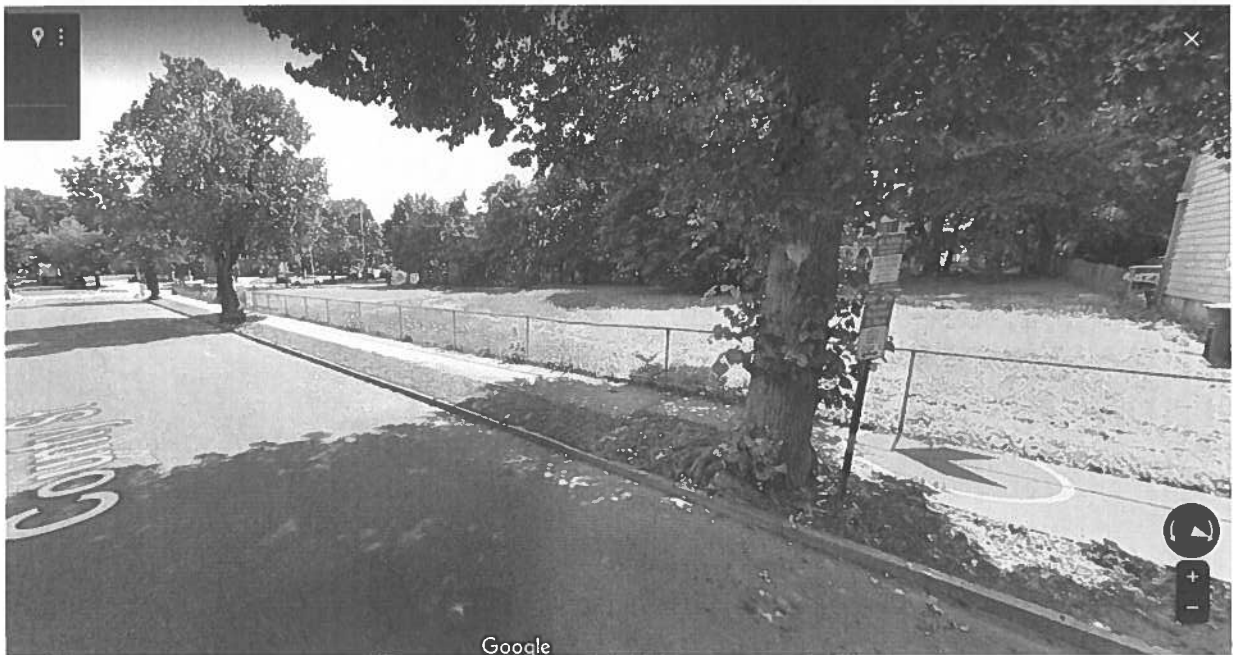
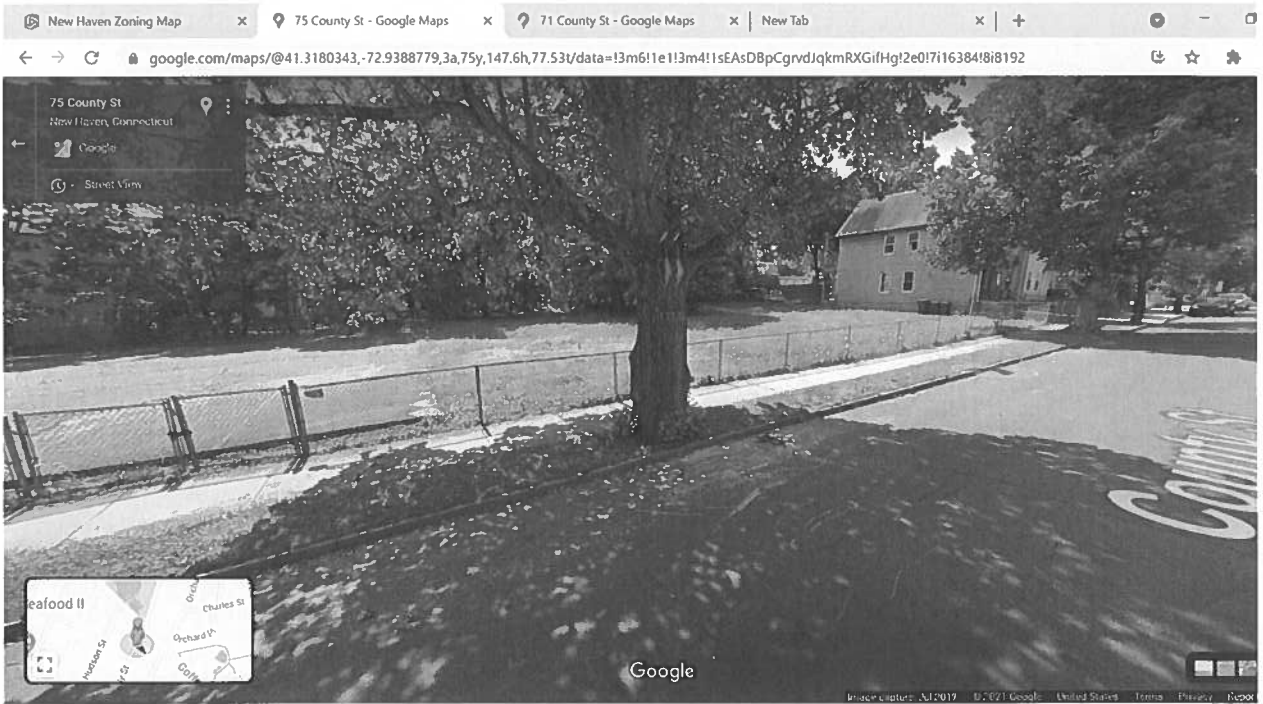
This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



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 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
				\$ 109,480			

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: Current	Review date 2/6/2023	Reviewed by: Staff	Comments 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

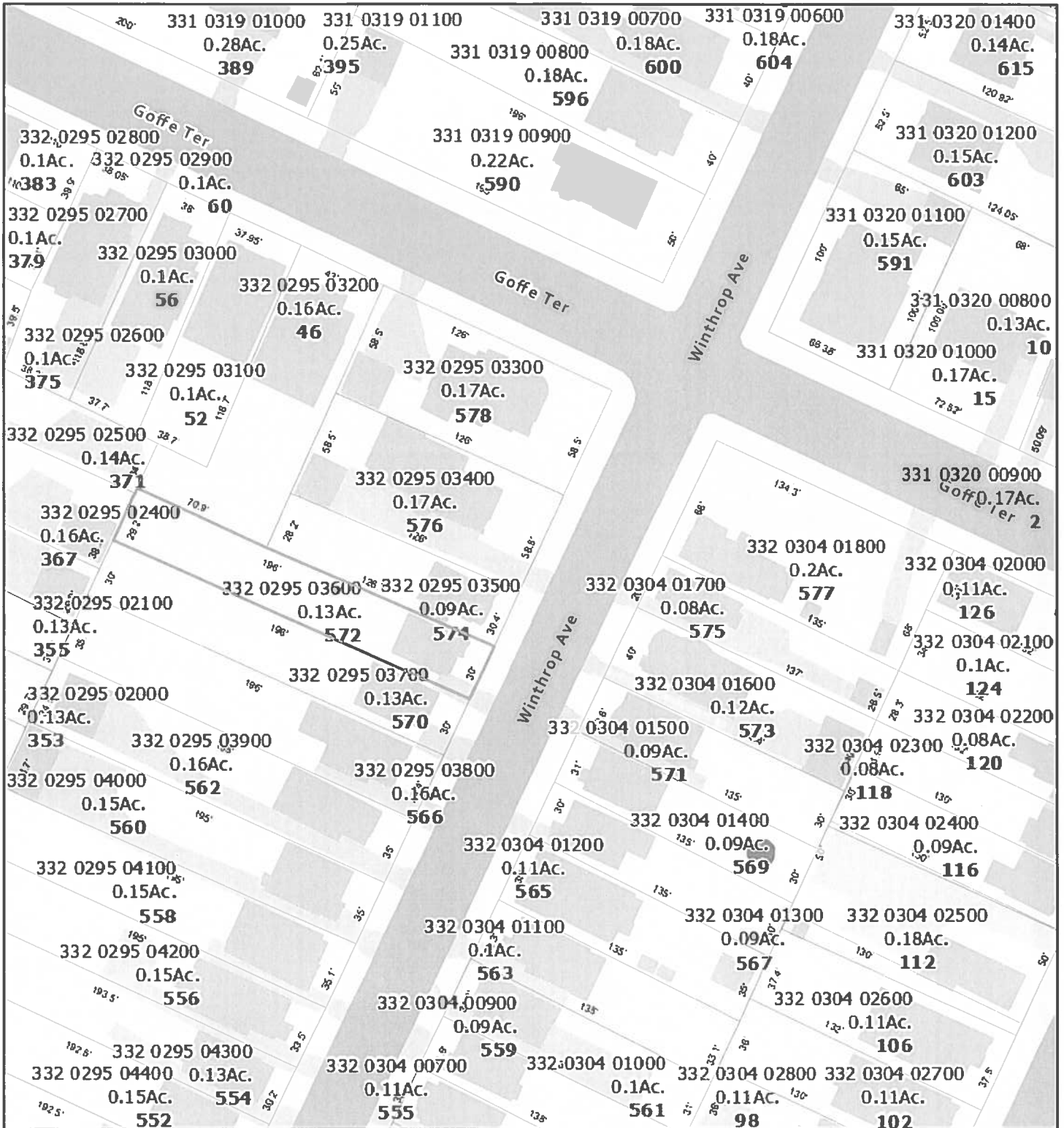
Republican

Unaffiliated/Independent/Other

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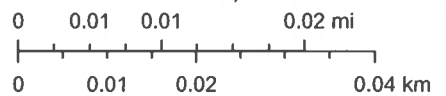
572 Winthrop Avenue



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
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