

# AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY MAY 24, 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](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

**Meeting Materials** click here: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/livable-city-initiative-board>

**Topic: LCI Board May 24, 2023**

**Time: May 24, 2023 06:00 PM Eastern Time (US and Canada) Join Zoom Meeting:**

<https://newhavenct.zoom.us/j/84193521051?pwd=V0VHRkE4c25sbU9aMkJCQXd1UHlwZz09>

**Meeting ID: 841 9352 1051 Password: 1234567a**

I. Call to Order

II. Approval of Minutes from April 26, 2023 Meeting of LCI Board of Directors

III. Action items / New Business

<b>Property Address</b>	<b>Type of Sale</b>	<b>Applicant</b>	<b>Ward</b>
47 Foxon Street	Non-Profit	Habitat for Humanity of Greater New Haven, Inc.	12
552 - 558 Winchester Avenue	Non-Profit	CONNCORP, LLC	20

IV. Old Business / Discussion

Role of LCI Board / LCI Organizational Structure

Discussion of PAD Guideline

V. Adjourn

**\*Full Zoom notice below**

**LCI Board Meeting Minutes**  
**April 26, 2023 (Via Zoom)**

**PRESENT:** Hon. Richard Furlow, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Ernie Santiago Michael Pinto (Office of Corporation Counsel \* arrived mid-meeting), Evan Trachten (LCI staff)

**Absent:** Patricia Brett, Arlevia Samuel (Executive Director),

**Guests:** Addie Kimbrough

**Meeting called to order at 6:04 P.M.**

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

**Review of LCI Board meeting minutes from March 22, 2023 meeting. A motion to approve was made by Nadine Horton, seconded by Taneha Edwards, roll call of members was taken, approved unanimously.**

**New Business**

**37 Hallock Street**

Evan told the Board the City of New Haven proposes to sell this sliver lot to the adjacent owner occupant Daisy Pitter for \$871.50 which is the owner-occupied price of \$0.25 per square foot. The land will be utilized as a driveway and side-yard area. LCI did not offer this lot to the other abutting property owner because the owners of 33-35 Hallock Street already own a parcel that is a similarly sized sliver lot that is used as a side-yard. The sale of this parcel will bring the applicant's property into zoning conformity. Hallock Street is a one-way street and creating off-street parking is beneficial, there are also many multi-family properties on this street so there are a lot of cars on this block. LCI offered this lot to Habitat for Humanity but they said it was too narrow for development. LCI believe this sale is in the best interest of the City of New Haven.

**Alder Santiago made a motion to approve the disposition of 37 Hallock Street, seconded by Taneha Edwards, roll call was taken, approved unanimously.**

**88 Hudson Street**

Evan told the Board this is a proposal to sell a sliver lot to the adjacent owner occupant Ute Brinkmann for \$544.50 at \$0.25 per square foot. The land will be used as a driveway. The applicant is already utilizing this property because her former neighbor allowed her to use it. The City recently foreclosed on this parcel and we are quickly turning this around to get it back on the tax rolls. The parcel is very narrow at 18' wide, thus not buildable. LCI did not offer to split this lot because LCI previously sold an adjacent sliver lot at 94 Hudson

Street to the property owners at 90 Hudson Street. This is a textbook example of what the sliver lot program was designed to do. The applicant owns both 86 & 88 Hudson Street and both parcels abut this lot, so both parcels will benefit from this sale. Alder Furlow asked if there were any liens on the property that needed to be paid, Evan said no. Alder Santiago asked if an ADU could be constructed on this lot? Evan said this sale will contain restrictions and covenants that prevent the development of a structure. The owner of 86 & 88 Hudson could be eligible to develop an ADU on their existing parcel subject to the current zoning regulations. There are currently discussions at LCI about creating a process to amend previously sold sliver lots to allow the develop of owner occupied single-family and two-family structures with 10-year occupancy requirements, or to develop affordable rental units at 80% AMI with 20 year deed restrictions. LCI would likely charge a fee to amend the use potentially \$10,000 - \$15,000. Evan will update the LCI Board about these conversations.

**Taneha Edwards made a motion to approve the disposition of 88 Hudson Street, seconded by Alder Santiago, roll call was taken, approved unanimously**

#### **922 Winchester Avenue**

Evan told the Board the City of New Haven proposes to sell this vacant lot to the Town of Hamden for \$1.00. LCI has been working with the Town of Hamden to demolish the blighted and fire damaged structure that was in both towns. The Town of Hamden paid for the demolition, there was no cost to the City of New Haven. LCI has been working closely with Hamden to conduct simultaneous foreclosures to acquire title to this property. The property was recently demolished and now we are proposing to transfer the site. The Town of Hamden will sell this site to a local non-profit such as NHS to create an owner-occupied property at this site. New Haven will still receive taxes and the town-line will not shift. Evan noted there are many properties that pay taxes to both towns. The future developer will file site plans in both towns and obtain permits.

Seth asked Evan if he knew how much the demolition cost? Evan said no, but believes the cost would likely be over \$50,000 based on previous demolitions. Evan noted the site is a small sliver lot, so it is non-buildable without the portion in Hamden.

Alder Furlow express concerns and asked why we did not utilize this as an opportunity to keep the parcel within New Haven and make distinct town-lines? Evan said the goal was to not have the end result be two sliver lots. Our goals are eliminating blight, creating homeownership, and creating affordable housing. Our proposal will create an owner occupant. LCI feels our overarching goal of blight removal and homeownership is more important than a defined town-line. The redevelopment of this site will support LCI development along the Winchester Avenue corridor where the City has invested a lot of money. This proposal creates added value for the City. Albertus Magnus asked the City to take action to remove this blight, they are very close to this location. Seth noted when property owners pay taxes to two towns, they can select either school

district which is a perk. Nadine asked about the taxes. Evan said based on the assessment of \$50,000 and a mill rate of 40 the taxes are likely \$2,000. Evan said when the property is sold, deeds will be recorded in both Hamden and New Haven. There are many properties that pay taxes to both towns and have deeds recorded in two towns. Alder Furlow noted adding the condition about remaining taxable and the town-line not moving will help clarify our intent, and facilitate this item when it goes before the Board of Alders.

**Alder Furlow made a motion to approve the disposition of 922 Winchester Avenue for \$1.00 with the condition that the property remain taxable, and the town-line will not be moved unless approved by LCI Board and the Board of Alders, seconded by Alder Santiago, roll call was taken, approved unanimously**

**Seth highlighted that Addie Kimbrough is in attendance. Evan noted, Addie was nominated to join the LCI Board and went to the Aldermanic Affairs Committee this week. She will likely be joining the Board in the near future, if approved by the Board of Alders.**

## **Old Business / Discussion**

Seth opened the discussion portion of the meeting. Evan updated the Board about the status of the new Neighborhood Specialists; four new staff are onboard: Dixwell, Hill, Downtown and Beaver Hills.

Evan said the PAD committee has reviewed LCI recommendations for updating the PAD Guidelines. Now, LCI Board will review them and make recommendations to the Board of Alders. The Board of Alders has full control and review of any proposed changes. Evan said the proposed changes are minimal. Evan highlighted some of the proposed updates: Decreasing the committee to 7 members from 10, updating the objectives, eliminating the section about sales to religious organizations that violates RILUPA, increasing the cost of sliver lot sales for commercial uses, increasing the occupancy term for non-profit sales (sale to owner occupants and affordable rental). Evan said the PAD committee did their due diligence over the last few months reviewing this document. The Guidelines should be updated every 5 years and it has been over 10 years since the last update.

The Board will review this proposal and will follow up on this topic in the future.

**A motion to adjourn was made by Seth, seconded by Alder Furlow, all were in favor.**

Meeting adjourned 6:56 PM

**PAD MEETING MINUTES**  
**April 19, 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:** None

**Meeting called to order at 3:06 P.M.**

**Roll Call of Members**

A motion to approve the PAD minutes from March 15, 2023 was made by Steve Fontana Street seconded Alder Antunes, roll call was taken, minutes approved unanimously.

## New Business

### 47 Foxon Street

Evan told the committee the City is proposing to sell this parcel to Habitat for Humanity of Greater New Haven, Inc. as a non-profit sale for \$1,000. This is a creative reuse of land as this parcel was utilized for road realignment a few years ago and a small portion remains after the project. We are proposing to sell the portion labeled "Parcel A" on the engineering map. The City will retain a portion of the land which is on the right-hand side of the map and contains a sidewalk. The property will be developed as a single-family property and will be owner occupied for a minimum of 10-years unless a more extensive period is required by the funding used to develop the site. Evan noted this parcel is in Alder Antunes's ward.

Alder Antunes told the committee this parcel was used by the community as a park, but the land does not get any use. He supports this proposal. Alder Antunes told the committee he has concerns about the placement of the driveway, he would like it to be located along Essex Street at the rear of the parcel. There is limited on-street parking, so off-street parking is needed. Nate Hougrand noted this odd parcel contains three front-yards according to the Zoning code, it will likely need some zoning relief for front yard parking and perhaps other relief as well. We will have to look at a site plan to determine what relief will be needed. Nate noted several requests for front yard parking have been denied by the Board of Zoning Appeals in recent times. Evan told the committee that Habitat is aware of the zoning issues for development at this site. Evan believes this parcel qualifies for a hardship given the uniqueness of the parcel. Nate noted a single-family property is permitted on a non-conforming lot as of right. Alder Antunes wants to make sure there is off-street parking. Nate wants to make sure the applicant fully understands that zoning relief will be needed.

**A motion was made by Nate Hougrand, seconded by Alder Antunes, roll call was taken, approved unanimously.**

### 552 & 558 Winchester

Evan told the committee this is a non-profit sale to Conncorp, LLC of a vacant three-family structure (558 Winchester Avenue) and an adjacent vacant lot (552 Winchester Avenue). Under the rules of zoning two non-conforming parcels under common ownership are merged, so we are selling the house and the lot together. The lot will be used as a yard area and for parking. The City

purchased this house to gain site control a few years ago. LCI considered selling part of the lot to the property at 550 Winchester but due to the zoning code regulations and the fact that it already has a driveway and off-street parking, we are moving forward with the plan before the PAD committee. LCI recently built several new houses along Winchester Avenue and we were going to rehabilitate this property as part of our future phase-two development in this area, but we decided to have Conncorp rehabilitate this property because we are focused on the new construction aspect of phase-two. Conncop is a highly qualified developer. This property will be utilized as an affordable rental property with a minimum 20-year affordability period at 80% AMI, unless a more extensive period is required by the funding used to develop the site.

Alder Antunes asked why this isn't being sold for homeownership? Evan said there is a need for affordable rentals, LCI is trying to develop both owner-occupied properties as well as rental opportunities. Evan noted that LCI's construction cost to do this project would likely be much higher than Conncorp. Adding high quality new rental units to this area will benefit the community. This property is an anchor property and it's important to LCI's overall development project. Alder Antunes asked if 80% AMI was really affordable? Evan said this is considered a "workforce" level of affordability. Lower AMI's such as 25%-60% AMI requires subsidy to make the development feasible. Steve Fontana agreed with Evan, this is geared to "workforce". We need a mix of affordable options within the City, this isn't market rate. Alder Antunes wondered if someone making \$25 per hour would be able to afford the rent? Alder Festa didn't think so. Steve Fontana said perhaps; if it were a single individual maybe, but not likely for a family of four. Alder Festa asked if this proposal has Alder approval? Evan said he sent prior notification to the Alder of the ward but didn't receive any follow up on the matter. Alder Antunes said the Alder may be unavailable for a little while. Evan noted, there are Alders on all committees within the PAD process and ultimately at the Board of Alders. Alder Festa asked about the deferral for this property. Evan said the applicant would be eligible for the as-of-right Enterprise Zone assessment deferral which freezes the assessment at the current value during the rehabilitation, and then phases-in the increased assessment over the next seven years according to a phase-in schedule. **A motion was made by Alder Antunes, seconded by Steve Fontana, roll call was taken, approved unanimously.**

### **PAD Guidelines**

Evan discussed the status of the PAD Guidelines. Evan noted he incorporated all of the comments and suggestions and generated a clean copy for the committee. Evan said Corporation Counsel was looking into the Urban Homestead Act which grants the tax abatement for sliver lots and had not received any new information, but Al Lucas provided guidance about ending sliver lot tax abatements. Al told Evan the Board of Alders can vote to end the tax abatement without causing any issues to the City's adoption of the Urban Homestead Act. Only the Board of Alder has the power to end sliver lot tax abatements. The PAD Committee can only make recommendations to the Board of Alders.

Evan highlighted some of the proposed updates: Eliminating the section about sales to religious organizations that violates RILUPA, increasing the cost of sliver lot sales for commercial uses, increasing the occupancy term for non-profit sales (sale to owner occupants and affordable rental). Evan said the committee did their due diligence over the last few months reviewing this document. If approved here, the document will go to other committees for review, and will then be submitted to the Board of Alder as a Communication. The Board of Alder will send the item to several committees for review prior to taking any action.

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

**A motion to adjourn was made by Alder Antunes, seconded by Alder Festa. All were in favor. Meeting Adjourned 3:30 P.M.**

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address 47 Foxon Street		Map-Block-Parcel 118 1034 02000	Zoning RM-1	Ward 12	Property Type Vacant Lot	Total legal units Per Zoning
2021 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB \$ 60,500	Building N/A	Other N/A	Total Value \$ 60,500	For Tax Purposes \$ 42,350	Lot Size	Total sq. ft. 5663 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value \$ 60,500	Appraised by Vision	Date 10/1/2021	Type of Sale Non-Profit Deed restricted @ \$1,000 per unit	Offered amount \$ 1,000	Rehab costs N/A	LCI Recommended \$1,000
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### Prior Notifications Sent to

Aldersperson Yes X No <input type="checkbox"/>	Name of Aldersperson Hon. Gerald M. Antunes 12 <sup>th</sup> Ward	Management Team N/A	Other interested parties N/A
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### Applicant's Information

Applicant's name, address & telephone: Habitat for Humanity of Greater New Haven, Inc 37 Union Street New Haven CT 06511		Name, address & telephone of contact person: C/O Dennis Michels	
Applicant's City property tax status: Current	Review date 3/20/2023	Reviewed by: Staff	Comments Current

**Proposal:** The City of New Haven Livable City Initiative proposes the disposition of a vacant lot.

**General discussion** The City of New Haven proposes to dispose of this vacant lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single-family owner-occupied structure. **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: \_\_\_\_\_  
 Concurred by:  Date: 3/20/23

Committee	Date	Action
PAD	3/15/2023	
City Plan	4/19/2023	
L.C.I.	4/26/2023	
Board of Alders	5/15/2023	

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Gerald M. Antunes 12<sup>th</sup> Ward

DATE: **March 8, 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 vacant lot to Habitat for Humanity of Greater New Haven, Inc. The applicant will develop a single-family 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.



<b>CITY OF NEW HAVEN</b>	<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT / ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>	<b>Assessed</b>	<b>6093</b>
165 CHRUCH ST					EX COM LN	21	60,500
						60,500	42,350
<b>NEW HAVEN CT 06510</b>	<b>WARD</b>	<b>TAXABLE</b>	<b>CENSUS</b>	<b>BLOCK</b>	<b>QUERY G</b>	<b>GIS ID</b>	<b>NEW HAVEN, CT</b>
	12	1426.03	2002				
	Assoc Pld#						

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>Q/U</b>	<b>V/I</b>	<b>SALE PRICE</b>	<b>VC</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>
CITY OF NEW HAVEN	6280	0303	12-13-2002	U	I	0	0	2022	21	42,350	2021	21	42,350	2021	21	42,350
DEJESUS PHILIP G	4875	0078	06-16-1995	U	I	30,000	1									
KOMONDY	4849	0028	03-30-1995	U	I	0	0									
HAVRDA JEROME J	4817	0097	12-22-1994	U	I	0	0									
UNKNOWN	4615	0214	06-08-1993	U	I	14,420										
<b>TOTAL</b>										42,350	<b>TOTAL</b>		42,350	<b>TOTAL</b>		42,350

<b>EXEMPTIONS</b>		<b>Description</b>	<b>Amount</b>	<b>Code</b>	<b>Description</b>	<b>Number</b>	<b>Amount</b>	<b>Code</b>	<b>Comm Int</b>
<b>OTHER ASSESSMENTS</b>									
<b>ASSESSING NEIGHBORHOOD</b>			0.00						
Nbhd	Nbhd Name	B			Tracing				Batch
0700	BELLA VISTA								

**NOTES**

BUILDINGS DEMOLISHED.

<b>APPRAISED VALUE SUMMARY</b>									
Appraised Bldg. Value (Card)									
Appraised Xf (B) Value (Bldg)									
Appraised Ob (B) Value (Bldg)									
Appraised Land Value (Bldg)									
Special Land Value									
Total Appraised Parcel Value									
Valuation Method									
C									

<b>BUILDING PERMIT RECORD</b>									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
BP-0799	08-22-2001	DE	Demolish	0		100		TO BE DEMOLISHED	05-11-2011
H98-313	10-22-1998	HA	Heating/Air Co	2,000		100		REPLACE 1 COOLING MACH	09-28-2010
									10-25-2001
									07-30-2001

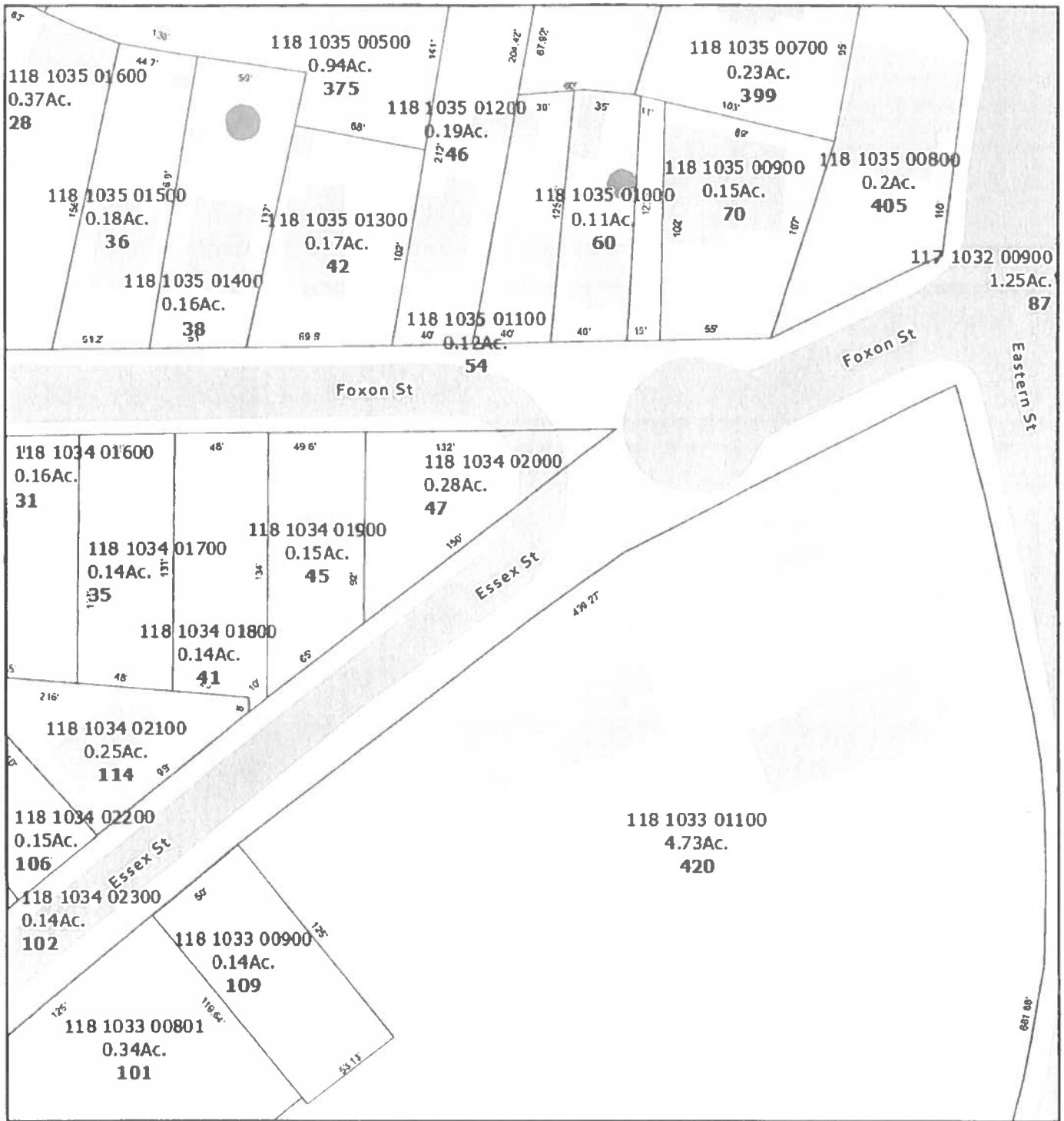
<b>LAND LINE VALUATION SECTION</b>																
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location	Adjustmen	Adj Unit P	Land Value
B	MUNICIPAL MD	RM1	0		12,197 SF	4.72	1.00000	5	1.00	0700	1.050			1.0000	4.96	60,500

<b>VISIT / CHANGE HISTORY</b>									
Date	Id	Type	Is	Cd	Purpos/Result				
05-11-2011	MI	04		70	Field Review				
09-28-2010	SDS	03		99	Vacant				
10-25-2001	JF			47	BP Inspection				
07-30-2001	MJ			45	Review Against Field Cd				

Total Card Land Units 12,197 SF Parcel Total Land Area 0  
 Total Land Value 60,500



# 47 Foxon Street / Sale to Habitat for Humanity



3/9/2023, 8:29:25 AM

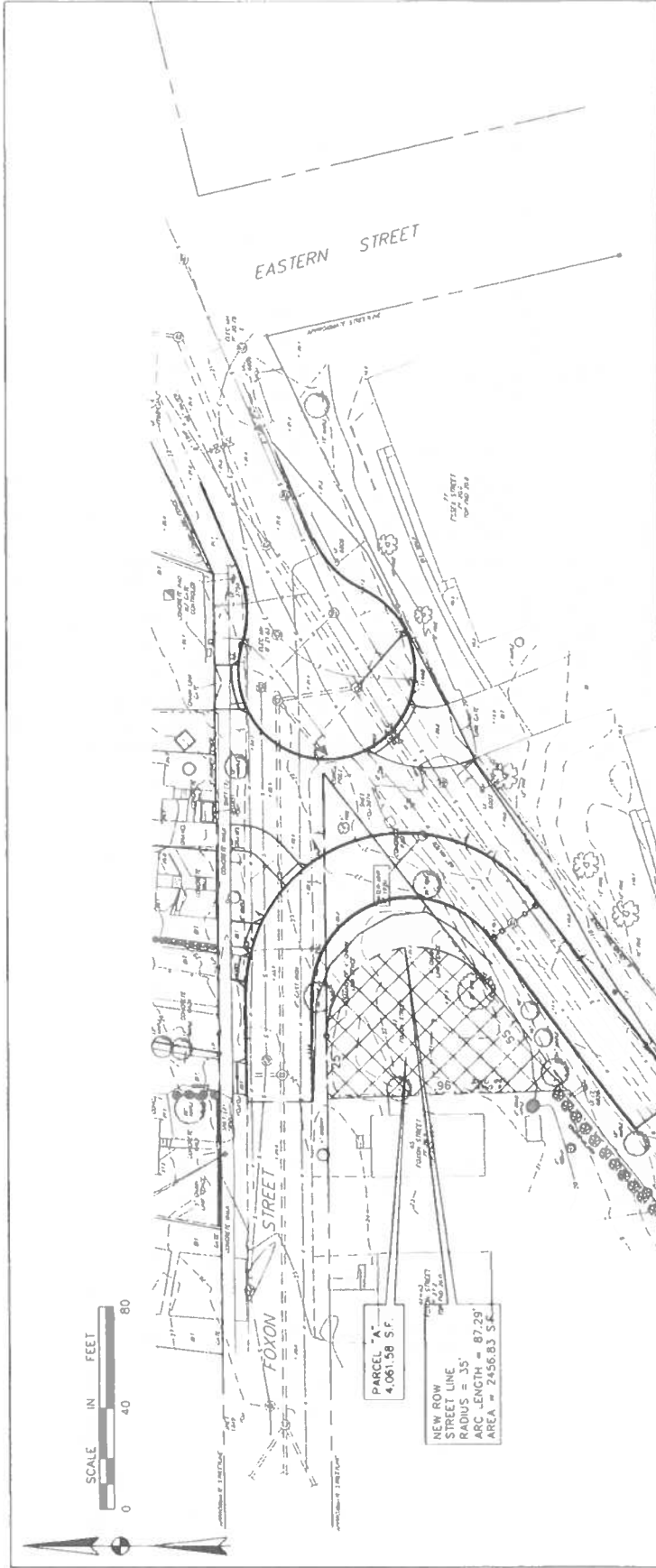
 NH Parcels Web

 New Haven Web Parcels

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km



THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD INVESTIGATION AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

"CLASS D" COMPILATION OF EXISTING DATA, NOT A FIELD SURVEY.

REFERENCE:  
 "PROPOSED LAYOUT AND GRADING PLAN, MEDINA CONSULTANTS,  
 SCALE 1"=20', DATED 5/07

CITY OF NEW HAVEN DEPARTMENT OF ENGINEERING	47 FOXON STREET	CHRISTOPHER S. JULIANO, P.E., L.S. (19725) JULIANO ASSOCIATES LLC
ADDITIONAL RIGHT OF WAY FOR JOINING FOXON STREET AND ESSEX STREET		DATED: FEB. 28, 2023 SCALE 1" = 40'

# 47 Foxon Street Vacant lot





**CITY OF NEW HAVEN  
BOARD OF ALDERS**

**Gerald M. Antunes**  
Alder, Ward 12

Vice Chair  
Aldermanic Affairs Committee

Member  
Public Safety Committee  
Black & Hispanic Caucus  
Property Acquisition & Disposition Committee

195 Weybossett Street  
New Haven, CT 06513-1024

Telephone: (203) 772-1988  
E-mail: [Ward12@newhavenct.gov](mailto:Ward12@newhavenct.gov)

February 27, 2023

Evan Trackten  
Acquisition/Disposal Specialist  
Livable City Initiative  
165 Church Street, 3<sup>rd</sup> Floor  
New Haven, CT 06510

Evan,

As per our conversation, I spoke to Mr. Dennis Michels in regards to Habitat for Humanity building a new home on the site at 47 Foxon Street in my Ward (Ward 12).

This lot has been vacant for many years and this construction would be a great opportunity to establish a new home that an average family can afford to own.

As you know Habitat has recently constructed four (4) other homes in my ward and when I spoke to some of the new owners, they were very pleased with their new homes. I would certainly support the sale of the property at 47 Foxon Street to Habitat for Humanity, to construct a one family home.

I have also suggested to Mr. Michels , a couple additional sites in my ward that may be good sites on which to construct more of their homes.

We in Ward 12 feel that owner occupied homes are the main-stay of this area of the city, and helps to build a strong neighborhood of responsible families, neighbors and friends.

Sincerely,

GERALD ANTUNES  
Alder, Ward 12



# LIVABLE CITY INITIATIVE – PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
552 Winchester Avenue		286-0449-01000	RM-2	20	Multi-family	3	
558 Winchester Avenue		286-0449-00900	RM-2	20	Sliver lot		
2021 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value		For Tax Purposes		Lot Size
\$45,100	\$64,200	N/A	\$146,100		\$113,310		33' X 100'
36,800	N/A						32' X 100'
							Total sq. ft.
							6685
							Sq./ Ft.
							Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$146,100	Vision	10/1/2021	Non-Profit Deed restricted affordable rental @ \$1,000 per unit	\$ 3,000	N/A	\$3,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Devin Avshalom-Smith 20 <sup>th</sup> Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
CONNORP, LLC 496 Newhall Street Hamden CT 06514		C/O Ian Williams, V.P. of Real Estate	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/23/2023	Staff	Current

**Proposal:** The City of New Haven Livable City Initiative proposes the disposition of a vacant three-family property and a sliver lot to a non-profit development partner.

**General discussion** The City of New Haven proposes to dispose of this vacant three-family property and sliver lot to CONNORP who will rehabilitate this property as an affordable rental property. The adjacent sliver lot will be utilized as additional yard area and parking. **This property must be maintained as an affordable rental property at eighty percent (80%) Area Median Income (AMI) or below for a minimum period of twenty (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 Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? N/A  
 Prepared by: [Signature] Date 3/23/2023 Concurrred by: [Signature] Date 3/24/23

Committee	Date	Action
PAD	4/19/2023	
City Plan	5/17/2023	
L.C.I.	5/24/2023	
Board of Alders	6/5/2023	

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Devin Avshalom-Smith 20<sup>th</sup> Ward

DATE: April 3, 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 vacant three-family residential property to CONNCORP, LLC. The applicant will rehabilitate the property and maintain the property as an affordable rental property at 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.
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			10382									RES LAND			1-1		
165 CHURCH ST			10307									DWELLING			1-3		
NEW HAVEN CT 06510			8797									SUPPLEMENTAL DATA			Assessed		
			7850									TAX REPO			31,570		
			7795									TAX DIST			44,940		
			0059									Assoc Pld#			Total		
			0059									17247			109,300		
															76,510		

RECORD OF OWNERSHIP				SALE PRICE				VC				PREVIOUS ASSESSMENTS (HISTORY)			
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
10382	05-23-2022	Q	I	155,000	00	2022	1-1	31,570	2021	1-1	31,570	2021	1-1	31,570	
10307	12-29-2021	U	I		03		1-3	44,940		1-3	44,940		1-3	44,940	
8797	02-27-2012	U	I		03										
7850	01-19-2007	U	I		25										
7795	11-27-2006	U	I		25										
Total				76,510				76,510				76,510			

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

ASSESSING NEIGHBORHOOD			
Nbhd	1600	Nbhd Name	NEWHALLVILLE
		Tracing	
		Batch	

10/1/2017 VP CONDITION

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 64,200

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 0

Appraised Land Value (Bldg) 45,100

Special Land Value 0

Total Appraised Parcel Value 109,300

Valuation Method C

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpos/Result
B-11-1273	12-05-2011	RH				100		05-28-2021	KB	03		01	Measured
								12-15-2020	VA			DM	Data Mailer Sent
								08-16-2011	VA			DM	Data Mailer Sent
								06-01-2011	MI	04		70	Field Review
								01-25-2011	JEW	03		01	Measured
								11-08-2005	GB			01	Measured
								07-31-2001	TM			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	Location Adjustmen	Adj Unit P	Land Value		
1	1050	Three Family	RM2 0			3,485 SF	14 38	1.00000	5	1.00	1600	0 900		12 95	45,100		
Total Card Land Units												3,485 SF	Parcel Total Land Area 0		Total Land Value		45,100

This signature acknowledges a visit by a Data Collector or Assessor



**CONSTRUCTION DETAIL**

Element	Cd	Description	Element	Cd	Description
Style:	67	3 Family			
Model	02	Multi-Fam 2-4			
Grade:	C	Average			
Stories:	3.25				
Occupancy	3				
Exterior Wall 1	07	Asbest Shingle			
Exterior Wall 2					
Roof Structure:	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster/Drywal			
Interior Wall 2					
Interior Fir 1	12	Fin WD/Carpet			
Interior Fir 2					
Heat Fuel	02	Oil/Gas			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	08	8 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	15	15 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Interior Condition					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code	160B	NEWHALLVILLE			

**COST / MARKET VALUATION**

Building Value New	292,017
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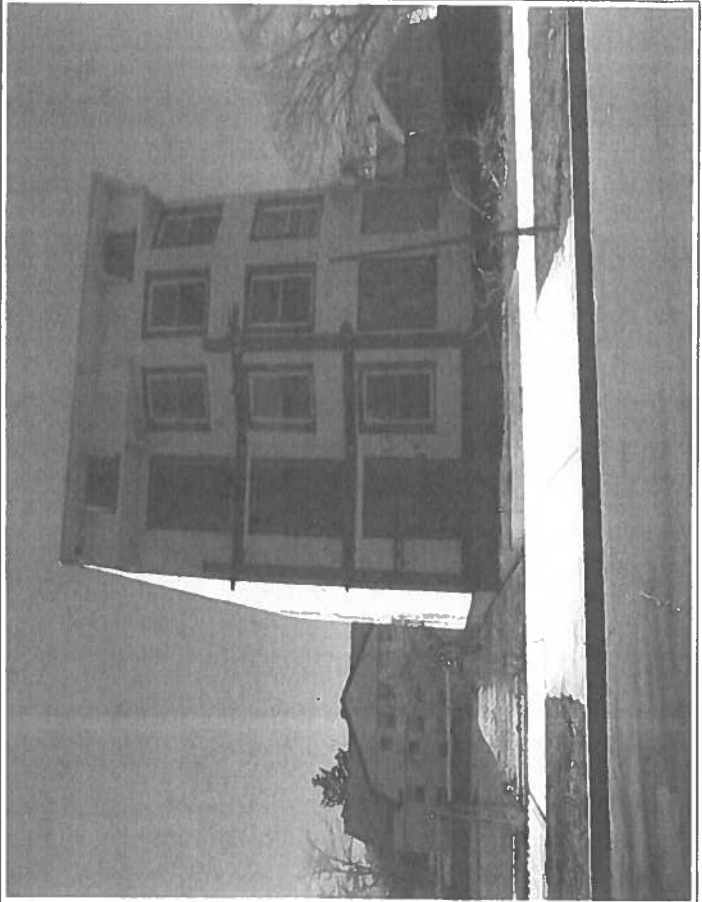
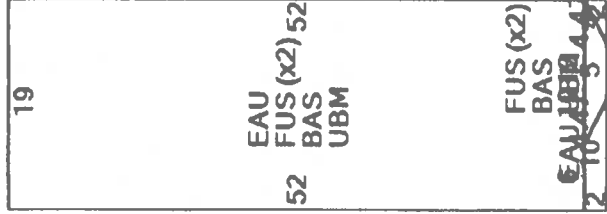
Year Built	1900
Effective Year Built	1943
Depreciation Code	VP
Remodel Rating	
Year Remodeled	78
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	22
Percent Good	64,200
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost 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	Adj.	Appr. Value

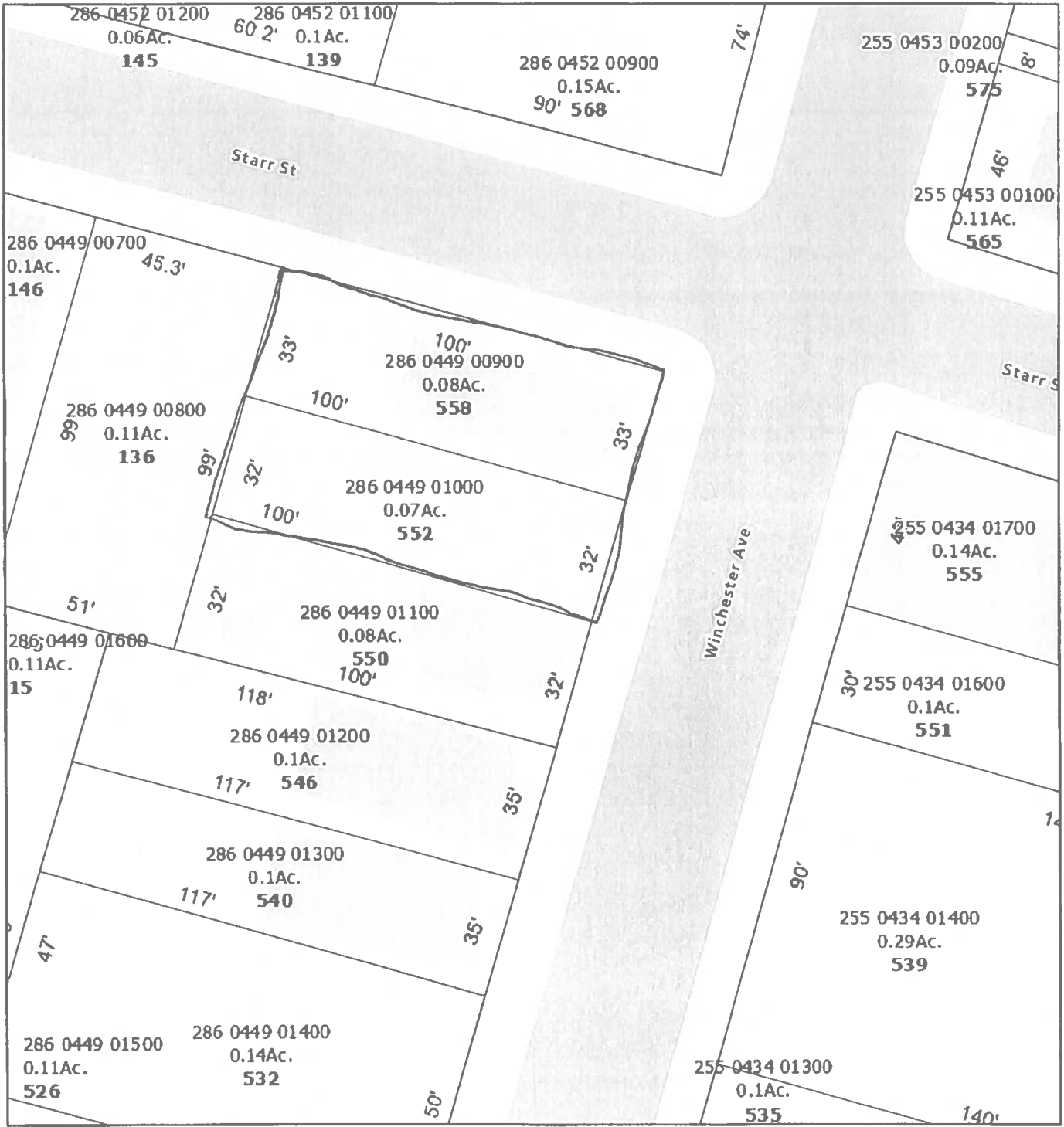
**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,006	1,006	1,006	85.36	85,872
EAU	Expansion Attic Unfin	0	1,008	202	17.11	17,243
FUS	Finished Upper Story	2,012	2,012	2,012	85.36	171,745
UBM	Unfinished Basement	0	1,006	201	17.06	17,157
<b>Ttl Gross Liv / Lease Area</b>		<b>3,018</b>	<b>5,032</b>	<b>3,421</b>		<b>292,017</b>



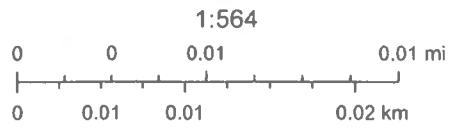


# Sale of 558 Winchester Avenue



3/17/2023, 10:22:25 AM

NH Parcels Web  
 New Haven Web Parcels



**Sale of 558 Winchester Avenue**

