AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING AUGUST 16, 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: August 16 2023 PAD meeting

Time: Aug 16, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

https://newhavenct.zoom.us/j/87335211118?pwd=V21TUmwvbEYzeVcyNENjekFnYkFCUT09

Meeting ID: 873 3521 1118 Password: 1234567a

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

Call to Order

II. Approval of Minutes from July 19, 2023 PAD Meeting

III. Action Items / New Business / Old Business

Property Address	Type of Sale	Applicant	Ward
1589 Chapel Street	RFP	Neighborhood Housing Services of New Haven, Inc.	24
756-762 Congress RFP Avenue		K.G. Holding	
252 Davenport Avenue	RFP	National Veterans Counsel for Legal Redress	3

309 Dyer Street RFP		Habitat for Humanity of Greater New Haven, Inc.		
634 Howard Avenue	RFP	Neighborhood Housing Services of New Haven, Inc.	3	
83 Lombard Street	RFP	Douglas Allen Investment Group, LLC	15	
18 Mill River Street Sliver lot		Smart Properties, LLC / J. Martinez		
13 Walnut Street Sliver lot		15 Walnut, LLC / J. Martinez / J. Carreno		

IV. Open Discussion

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: August 16 2023 PAD meeting

Time: Aug 16, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://newhavenct.zoom.us/j/87335211118?pwd=V21TUmwvbEYzeVcyNENjekFnYkFCUT09

Meeting ID: 873 3521 1118

Password: 1234567a

One tap mobile

+13092053325,,87335211118# US

+13126266799,,87335211118# US (Chicago)

V. Adjourn

^{***}FULL ZOOM NOTICE ATTACHED BELOW******

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 was 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

Prope	erty Address	1 -1	Map-Block-Parcel	Zoning	Ward	Property Typ	oe T	otal legal units
	Chapel Street	\$ 5 1	336 0238 00800	RM-2	24	Building Lo		Per Zoning
2	2022 Assessm	ent Value	e (100%)	70%	of Assessm	ent	Prope	rty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses Lo	t Size	Total sq. ft.
\$85.800	N/A	\$2,100	\$87,900	\$	61,530	80'	X 113'	9148 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 87.900	Vision	10/1/20 22	RFP	\$	N/A	\$

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Evette Hamilton 24th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & tele	phone:	Name, address & telephone of contact person: James Paley, Executive Director			
Neighborhood Housing Services of New Have 333 Sherman Avenue New Haven CT 06511	n. Inc.				
Applicant's City property tax status:	Review date	Reviewed by:	Comments		
Current	8/8/2023	Staff	Current		
Proposal: The City of New Haven Livable	City Initiative pro	oposes the disposition of a bu	ıilding lot.		
General discussion This property was advertise this vacant lot to Neighborhood Housing Service (4 residential units total). Eash structure must inclusive of successive ownership, unless a management of the successive ownership.	ces of New Haven, t be sold to an own tore extensive peri	Inc. who will develop two, 2-fa ner occupant for a combined p od is required by federal law,	mily owner-occupied properties eriod not less than (10) years, the Property Acquisition and		
Disposition Committee (PAD), the Board of	Directors of Liva	ble City Initiative (LCI) and /	or the Board of Alders of the		
City of New Haven.		Λ			
City of New Haven. Owner Occupancy?. Sale to owner occup	pant				

Committee	Date	Action	
	8/16/2023		
PAD			
	9/20/2023		
City Plan			
	9/27/2023		
L.C.I.			
Board of Alders	10/16/2023		

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO:	Hon. E	Evette Hamilton 24th Ward
DATI	E: August 7, 2023	
	g ,	
FROM	r	Livable City Initiative
	Person	Evan Trachten Telephone X 8373
	is to inform you that the followers Board of Aldermen.	lowing matter affecting your ward(s) will be submitted
New I		1589 Chapel Street to Neighborhood Housing Servcies of 22-12-1497. The applicant proposes to develop 2, two-family pants.
	k one if this an appointment Democrat	to a commission
R	Republican	
Ur	Jnaffiliated/Independent/Otl	ne
	INSTRU	CTIONS TO DEPARTMENTS
1. [Departments are responsible for so	ending this form to the alderperson(s) affected by the item.
	This form must be sent (or deliver Legislative Services Office for the	red) directly to the alderperson(s) before it is submitted to the e Board of Aldermen agenda.

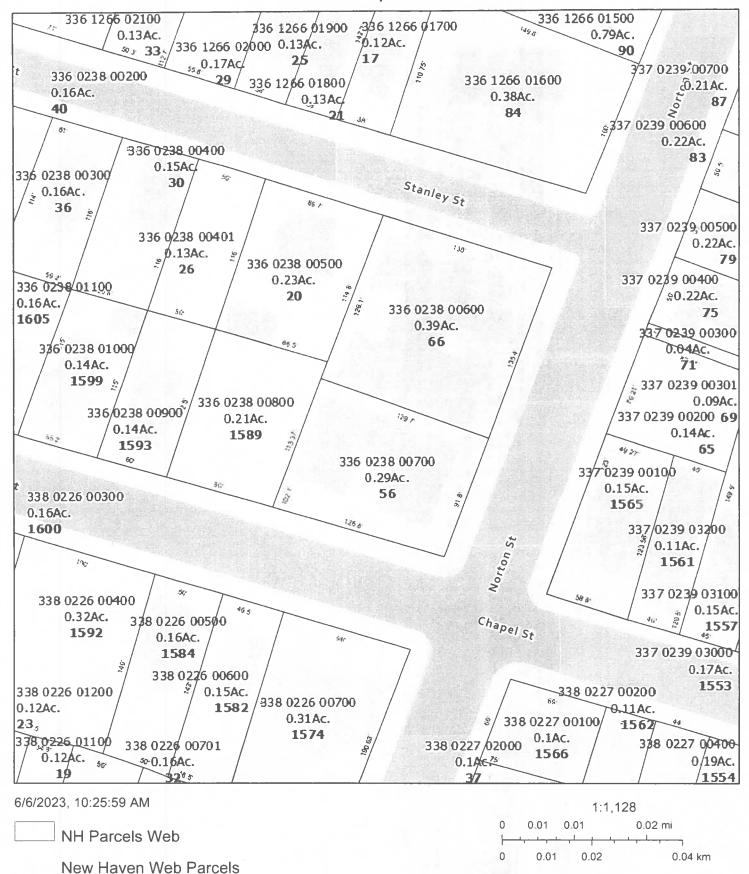
- The date entry must be completed with the date this form was sent the alderperson(s).
- Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

61,530 2,100 87,900 87,900 85,800 60,060 85,800 Location Adjustmen Adj Unit P Land Value Assessed State Use 9020 Print Date 8/3/2023 9:50:46 AM NEW HAVEN, CT Vacant with Outbuilding Review Against Field Cd Purpost/Result 6093 9.38 61,530 Total 61,530 Total This signature acknowledges a visit by a Data Collector or Assessor Code 24 APPRAISED VALUE SUMMARY VISIT / CHANGE HISTORY 1.0000 60,060 2021 1,470 PREVIOUS ASSESSMENTS (HISTORY) 60,060 1,470 5 94 Cd Assessed Appraised Ob (B) Value (Bldg) Type 03 Total Appraised Parcel Value Total Appraised Parcel Value Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Land Value (Bldg) 85,800 2,100 Card # 1 of 1 **CURRENT ASSESSMENT** 21 ₽S p Special Land Value Valuation Method 60,060 2021 1,470 03-10-2011 Notes Assessed Code 21 24 Bidg Name Sec # 1 of 1 DEMOLISHED SUNIT DWELLI FIRE ON 2ND & 3RD FL BOA Comm Int Total Size Adj Site Index Cond. Nbhd. Nbhd. Adj Description Year Code EX COM LN EX COM CN 24 1,050 Batch 2022 LAND LINE VALUATION SECTION CHP5 Amount OTHER ASSESSMENTS SALE PRICE | VC 0.85 LOCATION 10,000 375,000 Number % Comp | Date Comp Tracing STRT/ROAD Assoc Pid# SUPPLEMENTAL DATA

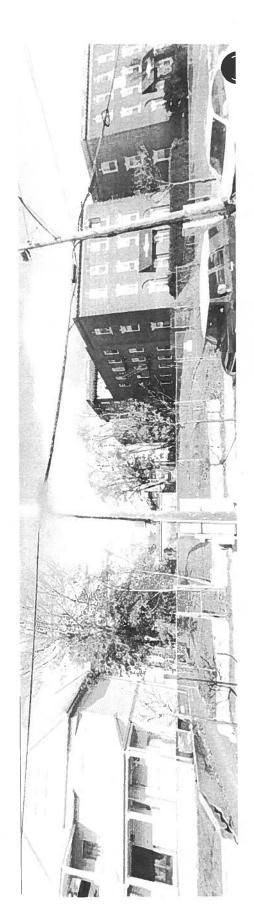
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TAX DIST 10.51 1.00000 BK-VOL/PAGE | SALE DATE | Q/U | V/I | Description 6 6 6 ASSESSING NEIGHBORHOOD BUILDING PERMIT RECORD Unit Price 11-21-1996 06-30-1992 02-27-1989 Insp Date Code UTILITIES NOTES 9,148 SF Land Units Account # 336 0238 00800 5073 0188 4499 0288 4049 0314 Amount Amount 22139 3015 Land Type TOPO TAXABLE CENSUS BLOCK QUERY G Alt Prol ID Total Description GIS ID WARD Fire Damage CHAPEL M315 Demolish Nbhd Name Zone LA EXEMPTIONS Description RM2 Property Location 1589 CHAPEL 51 RECORD OF OWNERSHIP 06510 Type **CURRENT OWNER** 吕드 Description CITY MDL-00 CITY OF NEW HAVEN DIDUCA JOHN & MARILYN UNKNOWN Issue Date 12-24-1996 08-25-1992 CT CITY OF NEW HAVEN 165 CHURCH ST Code Nbhd CHP1 **NEW HAVEN** B Use Code RAZED 1997 902V Vision ID Permit Id Year 105936 NONE

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CONSTRUCTION DETAIL ent Cd Description	cy Nall 1 Nall 2 Nall 1 Nall 2 Cture. For Vall 1 Vall 2 In 1 Vall 2 In 2 In 1 Vall 3 In 2 In 3 In 4 Vall 4 Vall 4 Vall 5 Vall 6 Vall 6 Vall 7 Vall 7 Vall 7 Vall 7 Vall 7 Vall 8 Vall 8 Vall 9 Vall 9 Vall 9 Vall 1 Vall 9 Vall 9 Vall 1 Vall 9	Description UB Unit Unit Professional UB Unit Uni
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1589 Chapel Street



City of New Haven City of New Haven GIS



1589 Chapel Street (Building lot)

ADDRESS OF PROPERTY:

35 Arch Street 634 Howard Avenue 1589 Chapel Street

Project Narrative / Description of development activities:

35 ARCH STREET

- Construction of a 2-family house, owner-occupied, having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer, with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided.
- Copies of architectural drawings that are currently being used for three newly constructed 2-family houses in Newhallville are attached. (Please see Attachment 1 under optional attachments)
- Offering price \$10,500.
- Project complies with current zoning requirements.

634 HOWARD AVENUE

- Construction of a 2-family house, owner-occupied, having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided.
- Copies of architectural drawings that are currently being used for three newly constructed 2-family houses in Newhallville are attached. (Please see Attachment 1 under optional attachments)
- Offering price \$10,500.
- Project complies with current zoning requirements.

1589 CHAPEL STREET

- New construction of two attached, 2-family houses, owner-occupied, each house having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer, with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided in the rear for each home.
- Offering price \$21,000.
- See attached pictures (Attachment 2 under optional attachments) of similar 2-family houses, developed at 123 and 127 Scranton Street by Neighborhood Housing Services of New Haven in 1989.
- Zoning variance would be required but has been approved for various projects undertaken by Neighborhood Housing Services of New Haven, as the development we undertook on Scranton Street in 1989 was constructed on a lot with 80-foot frontage.

Project budget / Cost estimate

Please see the attachments below.

Request for Proposals - rev.03-2021

Page 12 of 12

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	perty Address Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units	
756 Congress Avenue 762 Congress Avenue			303 0094 03700 303 0094 03600	BA	4	Building Lot	Per Zoning
2	2022 Assessm	ent Value	e (100%)	70%	of Assessn	nent P	roperty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	oses Lot Siz	ze Total sq. ft.
\$ 50.700 \$ 50.700	N/A	N/A	\$ 101,400	\$	70.980	60° X 124	7840 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 101.400	Vision	10/1/20 22	RFP	\$43,025	N/A	\$43.025

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No □	Hon. Evelyn Rodriguez 4th Ward	N/A	N/A

Applicant's name, address & tele	phone:	Name, address & telephone of contact person:				
Congress Development, LLC 20 Vernon Street New Haven CT 06519		C/ O Denise Keyes				
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
Current	8/8/2023	Staff	Current			
Proposal: The City of New Haven Livable	City Initiative prop	oses the disposition of a bi	uilding lot.			
			ispose of this vacant for to			
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Committee	Date		Action	
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PAD				
	9/20/2023			
City Plan				
	9/27/2023			
L.C.I.				
Board of Alders	10/16/2023			

Revised 2/14/02 - Disp/nmt Disposition form.dot

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO:	Hon. E	velyn Rodriguez 4th Ward	
DATE:	August 7, 2023		
FROM:	Department	Livable City Initiative	
	Person	Evan Trachten Telephone	X 8373
	form you that the foll of Aldermen.	owing matter affecting your ward(s) will be	submitted
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	INSTRU	CTIONS TO DEPARTMENTS	
1. Departme	ents are responsible for se	ending 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.

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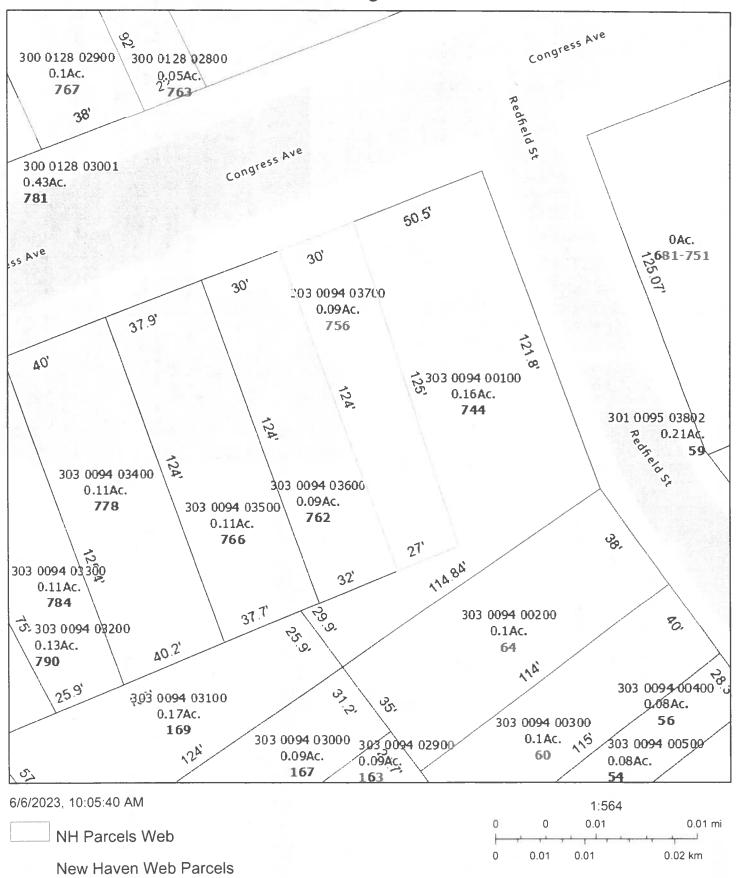
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Vision ID 1958; CITY OF NEW HA 165 CHURCH ST	CITY OF	UNKNO	Year						Permit Id	106048		B Use Code	1 9030

State Use 9030 Print Date 8/3/2023 9:53:16 AM No Sketch ō Card # 1 Bidg Name Sec # 1 of Owne |S |Factor% Unit Cost Undeprec Value OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code | Description | L/B | Unit Price | Yr Bit | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value CONSTRUCTION DETAIL (CONTINUED) Bldg # 1 Map ID 303/ 0094/ 03600/ / COST/MARKET VALUATION m Description CONDO DATA Cost to Cure Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Code BUILDING SUB-AREA SUMMARY SECTION

Living Area | Floor Area | Eff Area Building Value New Effective Year Built Dep % Ovr Dep Ovr Comment Depreciation Code Remodel Rating Functional Obsol Cost to Cure Ovr Year Remodeled Depreciation % External Obsol Percent Good Adjust Type Condo Flr Trend Factor Condition % Element Condo Unit Account # 303 0094 03600 Year Built Condition Parcel Id RCNLD Description CONSTRUCTION DETAIL Property Location /62 CUNGRESS AV Vacant Land Description 19585 AC Type Total Bedrooms Interior Conditio Total Half Baths Total Xtra Fixtrs Fin Bsmnt Area Fin Bsmnt Qual Exterior Wall 2 Roof Structure Exterior Wall 1 Interior Wall 2 Interior Wall 1 Kitchen Style **Fotal Bthrms** Total Rooms Element Interior Flr 2 Roof Cover Interior Flr 1 Occupancy Bath Style: Heat Type Vision ID Heat Fuel Stories Code Grade Model

756-762 Congress Avenue



City of New Haven City of New Haven GIS

752-756 Congress Avenue / Sale of Building lot as part of RFP 2022-12-1497



City of New Haven Bureau of Purchases 200 Orange Street, Room 301 New Haven, CT 06510

Re: LCI Property Sale- RFP# 2022-12-1497
Purchase of Building Lots 752-756 (756-762) Congress Avenue Ward 4

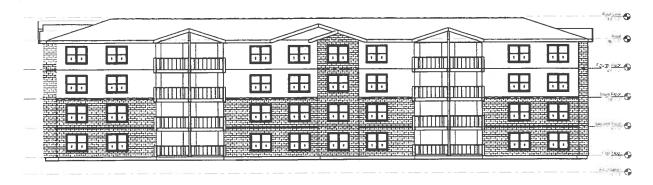
To Whom It May Concern,

K & G Holdings LLC along with Denise Keyes would like to express our interest in providing new senior housing in The Hill (Ward 4) section of New Haven through the City Surplus Property Acquisition process of 756-762 Congress Avenue. As a long time, City investor in real estate in New Haven, this land is adjacent to property that I own at 744 Congress Avenue. During the past four to five years, I have been working with my development team on improving my building at 744 Congress Avenue and trying to develop options on how the available land could work in conjunction with my property to build a new Senior/Affordable facility in New Haven. Ironically, in December, the City issued an RFP for the purchase of surplus land. We are excited about the opportunity to work with the City and combine my existing property with the available parcel to provide a great senior housing facility.

Beginning in 1998 with the purchase of a two-family home, I have built up my portfolio to include multiple two & three family homes and mixed-use buildings totally almost \$5 million in real estate holdings. I am a hands-on owner and will be living in one of my new units once it gets built. Sixteen years ago, I purchased 744-750 Congress Avenue with the ambition to be a small local developer of quality real estate. Currently my mixed-use property is debt free, fully occupied, and commercial businesses on the ground floor.

It has been my intention to purchase the adjacent lot to combine with my commercial property into one larger parcel, utilizing the total land area to increase the density with a complementary design. AEPMI, my Minority Architect, has developed a brief site concept that we have included for your review. As you know, there are multiple design opportunities, one of which is below.

SAMPLE DESIGN



Attachments: Preliminary Project Cost Estimate, Conceptual Site Plan.

With the opportunity to bridge between the new building and my existing building, I will be able to utilize an elevator to increase density and improve our ability to house both affordable residents as well as senior residents of New Haven.

The combination of the lot at 756-762 Congress Avenue as well as my property at 744-750 Congress Avenue will contribute to a better master plan of both sites. Currently, as it stands neither the community nor The City of New Haven are benefiting from the parcel lying dormant. The vacant land is occupied by litter and overgrown trees. Despite the city's effort to fence the parcel off, it contributes to blight, providing opportunity for drug trafficking and other illegal activities.

My design team is proposing to establish a Planned Unit Development consisting of 20 units of senior housing within a new 4 story structure, while renovating my existing building to expand to 6 apartments and 2 commercial spaces within the mixed-use building (744-750). Our plan will include beautification of both properties with new landscaping as a part of our combined development. We would like the opportunity to participate in the improvement of the social, economic, and environmental standards of Congress Avenue North.

It is my intent to influence a positive change in the community by providing reasonable and affordable housing within our neighborhood. As a result, we feel everyone would benefit from much-needed housing that will be provided to the community by a group located within the community. We also believe that our plan constitutes a recipe for positive change to the Hill Section of New Haven. Our goal is to create a domino effect by developing housing for the residents, creating jobs, beautifying the community, eliminating drug traffic, increasing the City's tax base, and ultimately providing the residents with a sense of pride living in The Hill.

Our source of funding will be provided by HUD/FHA, HUD 221[d]4, CHFA, SBA 7A, Energy and Urban Renewal Grants, LIHTC, DOH HTF and banking institutions.

Sincerely,

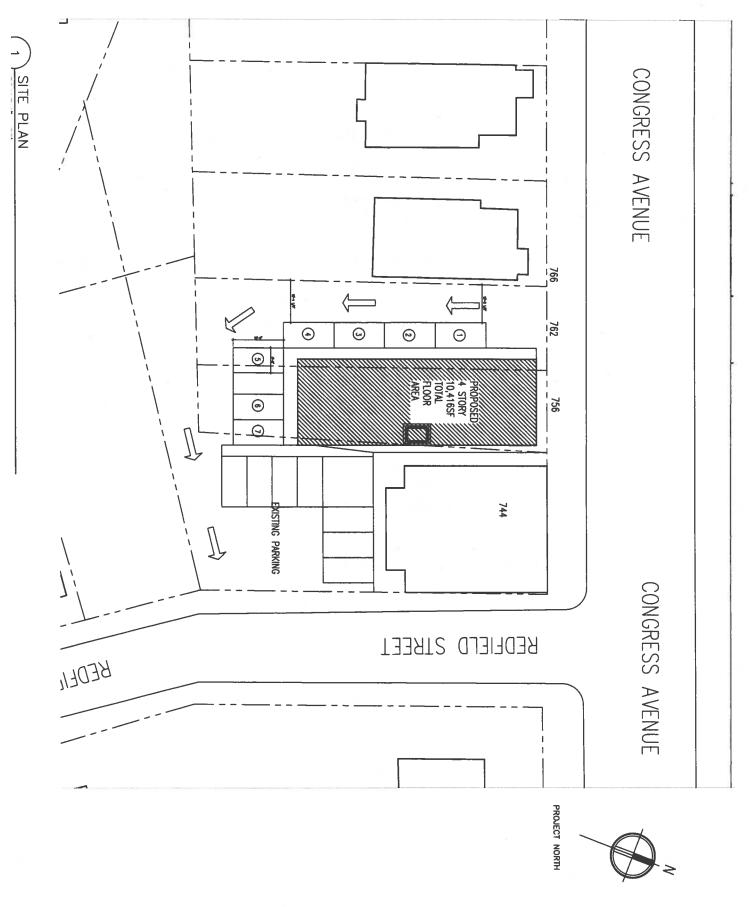
Denise Keyes

Owner- 744-750 Congress Avenue

CEO-K&G Holdings LLC

646-338-3119

Attachments: Preliminary Project Cost Estimate, Conceptual Site Plan.



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USE GR		ANA	LOTS ZONE NEIGHBO	ADDRESS	ТҮР

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	erty Address		Map-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units	
252 Dav	enport Avenue		300 0129 01700	RM-2	3	Vac	ant Land	Per Zoning	
	2022 Assessm	ent Value	e (100%)	70%	of Assessm	ient	Pro	perty Size	
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses	Lot Size	Total sq. ft.	
\$53.500	NA	NA	\$53,500	\$ 3	7,450	The part of the consession of	50° X 130	6534 Total Sq./ Ft. Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 53.500	Vision	10/1/20 22	RFP	\$1,000	N/A	\$ 4,000.00

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Ron Hurt 3rd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & tele	phone:	Name, address & telephone of contact person:				
National Veterans Council for Legal Redress 245 Highland Street New Haven CT 06511		C/O Garry Monk, Executive Director 203.401.1255				
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
CURRENT	8/8/23	STAFF	CURRENT			

General discussion: As Part of RFP 2022-12-1497, National Veterans Council for Legal Redress proposes to develop three (3) units of affordable rental housing at this site. The property will be utilized as supportive housing for veterans, disabled individuals, and seniors. This property must be maintained as an affordable rental property at eighty

percent (80%) Area Median Income (AMI) 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 Directors of Livable City Initiative (LCI) and / or the Board of Alders of the

Owner Occupancy? N/A /		
Prepared by: Date 16/23	by:	Date 8/4/23

Committee	Date	Action
	8/16/2023	
PAD		The product of the production
	9/20//2023	
City Plan		
	9/27/2023	
L.C.I.		
	10/16/2023	
Board of Alders		

Revised 2/14/02 - Disp/nmt Disposition form.dot

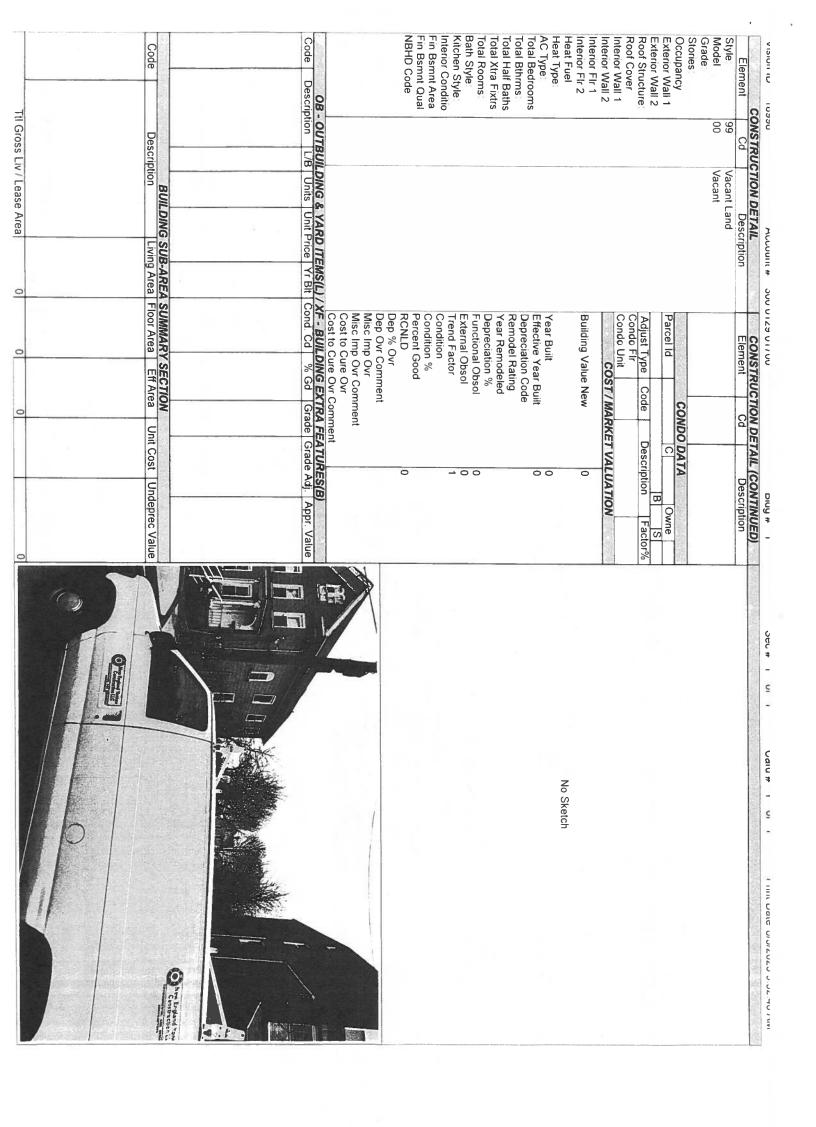
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

Hon. Ron Hurt 3 rd Ward
DATE: August 5, 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 building lot at 252 Davenport Avenue to National Veterans Council for Legal Redress as part of RFP 2022-12-1497. The applicant proposes to develop 3 affordable rental units at 80% AMI at this location (subject to zoning approval).
Check one if this an appointment to a commission Democrat
Republican
Unaffiliated/Independent/Othe r
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.

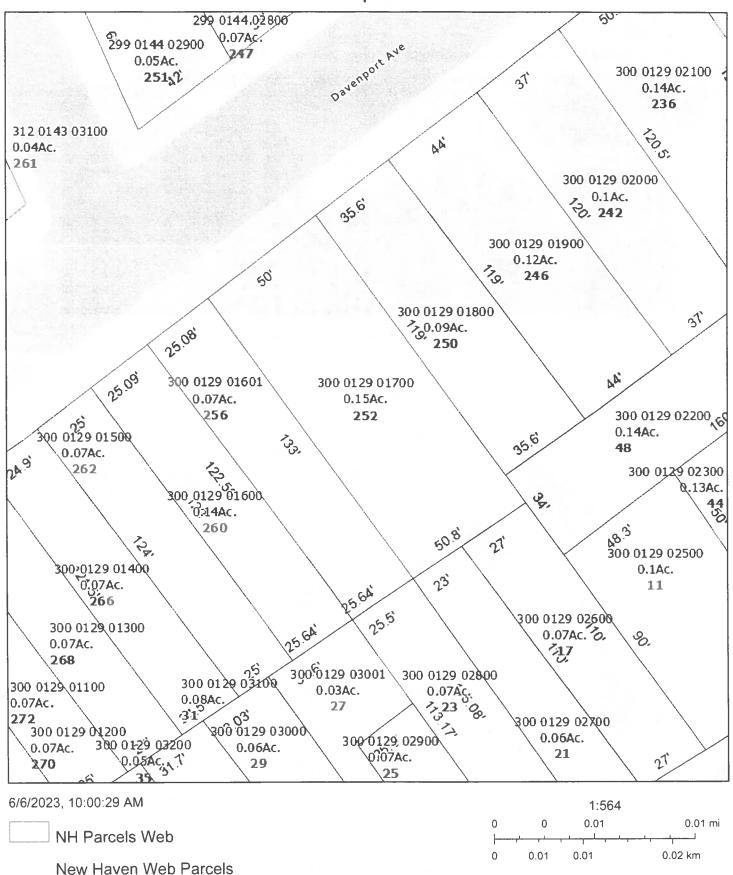
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Adj Unit P Land Value	Location Adjustmen	Location		Notes		Nbhd. Nbhd. Adj	Nbhd.	Cond.	Site Index	-	Unit Price	Land Units		Land Type	Zone LA	Description		B Use Code
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53,500		Value	3 Parcel	Total Appraised Parcel Value	Total													
C			<u>a</u>	Valuation Method	Valu													
53,500		Value	Parcel	Total Appraised Parcel Value	Total													
37,450			alue	Special Land Value	Spec									W	COULD NOT VERIFY ANY PAVEMENT - SNOW	ANY PAVE	T VERIFY	COULD NO
53,500		Bldg)	Value (Appraised Land Value (Bldg)	Appra			TO CALCULATE TO A CAL				NOTES			NON		1900	
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0		(Bldg)) Value	Appraised Xf (B) Value (Bldg)	Appra	Ratch	D	Supplied to the supplied to th			SSESSING NEIGHBORHOOD	REIGH	SESSIN	A	Nihhd Nama		A	
0		Card)	Value (Appraised Bldg. Value (Card)	Appra			-				0.00		Total				
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or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	a visit by a	nowledge	ignature ack		Comm	NTS	SSMEN	OTHER ASSESSME	071		2	A	VALUE BUT DIST	EXEMPTIONS	EXEM		8
Total 37,450	37,450		Total	50	37,450	Total												
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NEW HAVEN, CT		1								DATA	SUPPLEMENTAL	SUPPLE						
6093	Assessed 37,450		Assessed 53,500		Code 21	EX COM LN	EX C								T	Ī	NEW HAVEN	CITY OF N
		1	-	1	2													



252 Davenport Avenue / Sale of Building lot as part of RFP 2022-12-1497



252 Davenport Avenue



City of New Haven City of New Haven GIS

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	rty Address	l N	1ap-Block-Parcel	Zoning	Ward	Property Type	Total legal units
	Dyer Street]]]]	357 1151 01600	RM-1	29	Building Lot	Per Zoning
2	022 Assessm	ent Value	(100%)	70%	of Assessm	ent Pr	operty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses Lot Siz	e Total sq. ft.
\$ 63.800	N/A	N/A	\$ 63,800	\$	44,660	68' X 90	6098 O' Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 63,800	Vision	10/1/20 22	RFP	\$15.000	N/A	\$15,000
	10.1	4"	the second		E FU TENDO	

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon, Brian Wingate 29th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telep	phone:	Name, address & te	lephone of contact person:
Habitat for Humanity of Greater New Haven, Ir	ne	C/O Dennis Michels	
37 Union Street New Haven CT 06511			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/8/2023	Staff	Current
Proposal: The City of New Haven Livable	City Initiative p	coposes the disposition of a	building lot.
General discussion As part of RFP 2022-12-	-1497, the City	of New Haven proposes to d	lispose of this vacant lot to
Habitat for Humanity of Greater New Have	en, Inc. who wil	l develop a single-family ow	ner-occupied structure. This
property must be sold to an owner occup	ant for a comb	ned period not less than (10)	years, inclusive of successive
ownership, unless a more extensive period is	required by fed	eral law, the Property Acquis	ition and Disposition Committee
(PAD), the Board of Directors of Livable Cit			
Owner Occupancy? A Sale to owner occup	oant	1 1	
Prepared by:	3/8/27 b	oncurred	Date 8/4/23

Committee	Date	Action
	8/16/2023	
PAD		
	9/20/2023	
City Plan		
	9/27/2023	
L.C.I.		
Board of Alders	10/16/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

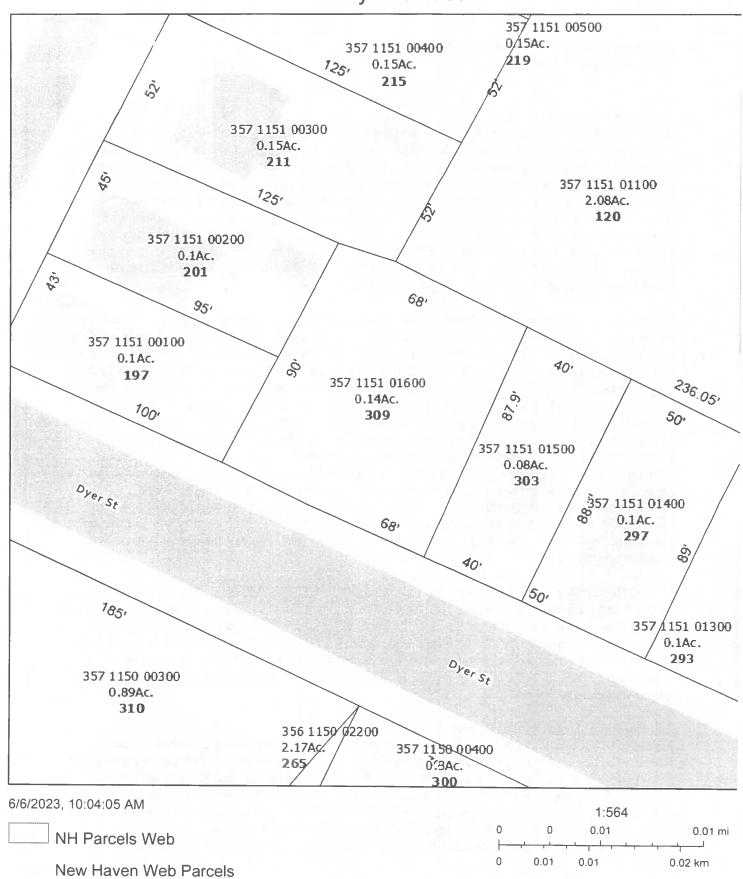
TO:	Hon. B	rian Wingate 29th Ward	
DATE:	August 7, 2023		
FROM:	Department	Livable City Initiative	
	Person	Evan Trachten Telephone	X 8373
	nform you that the foll rd of Aldermen.	lowing matter affecting your ward(s) will be	submitted
Inc. The ap		yer Street to Habitat for Humanity of Greater No lop a single family owner-occupied property. The 2-12-1497	
	if this an appointment	t to a commission	
Democ	crat		
Repub	lican		
Unaffi r	liated/Independent/Oth	he	
	INSTRU	CTIONS TO DEPARTMENTS	
1. Depart	ments are responsible for so	ending this form to the alderperson(s) affected by the	e item.
2 This for	must be cont for deliver	rod) directly to the aldernarcon(c) hefere it is submit	tad to the

- 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.

œ 09-2915 **DECEMBER 15, 2009.CA INSPECTED 4/26/10 BUILDING WAS DEMOLISHED AS OF** DAVIS ULYSSES & JEANNETTE D & THE CITY OF NEW HAVEN DEMOLISHED. AN ORDER TO DEMOLISH WAS SEN PER INSPECTION BY JOHN RAFFONE, THE THE CITY OF NEW HAVEN NEW HAVEN 165 CHURCH ST VISION ID 23409 Year Permit Id Use Code 9099 Code Nbhd CURRENT OWNER 1700 RECORD OF OWNERSHIP Issue Date T 11-05-2009 DE **EC VACANT** Description 9 EXEMPTIONS Description 06510 Type Total Card Land Units BEAVER HILLS Zone RM1 Nbhd Name Demolish 0 5 Description ACCOUNT # 357 TIST UTBOU BLOCK QUERY G TAXABLE CENSUS WARD Alt Prol ID Land Type Total TOPO BK-VOLIPAGE SALE DATE QIU VII SALE PRICE VC 9969 0136 0 0 ASSESSING NEIGHBORHOOD **BUILDING PERMIT RECORD** 1414 1006 29 6,098 SF Amount Amount Land Units 6,098 SF UTILITIES 0.00 NOTES SUPPLEMENTAL DATA 09-10-2019 04-26-2010 Insp Date BY A. RIZZO CITING EXTREME DETERIORATION LCI APPLIED FOR THE DEMO PERMIT Code Description Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj Parcel Total Land Area 0 STRT / ROAD LOCATION 8.71 1.00000 _ % Comp TAX DIST 100 Assoc Pid# LAND LINE VALUATION SECTION < OTHER ASSESSMENTS racing Date Comp Number 1.00 DEMOLISH Amount 15 1700 Comments EX VC IL 2022 Year Batch OHC # 1 OI I 1.200 Code Comm Int 53 Total PREVIOUS ASSESSMENTS (HISTORY)
Assessed Year Code Assessed V Year CURRENT ASSESSMENT Appraised Land Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Xf (B) Value (Bldg) Appraised Bldg. Value (Card) 44,660 06-01-2011 02-24-2011 04-26-2010 07-25-2007 07-10-2001 04-16-2001 Total Appraised Parcel Value Special Land Value This signature acknowledges a visit by a Data Collector or Assessor Valuation Method 53 Total Appraised Parcel Value 44,660 Total Notes 2021 Assessed SB SB ≦ APPRAISED VALUE SUMMARY 53 63,800 63,800 ISIT / CHANGE HISTORY 2222 Location Adjustmen Adj Unit P 44,660 44,660 Assessed דווות שמוכ טוטובטבט ט.טו.טו חויו 70 99 47 47 45 44,660 44,660 1.0000 Total Land Value 2021 BP Inspection Review Against Field Cd BP Inspection Data Mailer Change Field Review Vacant Code Purpost/Result 53 NEW HAVEN, CT Total 10.46 6093 Land Value Assessed 63,800 63,800 63,800 63,800 44,660 44,660 63,800

	No Sketch	
ETAIL (CONTINUED) Description	C Dwne S S S S S S S S S	nent FEATURES(B) de Grade Adj. Appr. Value Unit Cost Undeprec Value
CONSTRUCTION DET	Parcel Id Adjust Type Code De Condo Flr Condo Unit Condo Unit Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol Trend Factor Condition Condition Condition Percent Good RCNLD Dep % Ovr Comment	Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost t
CONSTRUCTION DETAIL Cd Description	Vacant Land	Misc Imp Ovr Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr
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CON Element	Style Model Grade Stories Stories Stories Coccupancy Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Structure Roof Cover Interior Wall 1 Interior Wall 1 Interior Wall 2 Interior It 1 Interior Wall 2 Interior It 3	Dosco Dosco

309 Dyer Street



City of New Haven City of New Haven GIS Habitat for Humanity of Greater New Haven Project Narrative – 309 Dyer St

Mission & Needs Statement:

Habitat for Humanity of Greater New Haven's (Habitat) goal is not only to create individual homeowners, but also to contribute significantly to targeted, catalytic neighborhood revitalization. By concentrating our efforts on neighboring blocks, Habitat has had a dramatic impact on the character of the neighborhoods in which we are working. Not only does a family get a new home through Habitat, but the completion of several Habitat homes in one area often prompts others to improve their properties and take a more active interest in their neighborhood. A greater number of homeowners promotes a stabilizing influence on local real estate and leads individuals to take a more active role in their communities. Housing redevelopment is also linked with other important issues such as crime reduction and greater educational attainment for children, and addresses significant health issues such as lead abatement and decreasing incidences of asthma.

Habitat provides homeownership opportunities for a population that is largely not served. Habitat homeowners are low income working families that earn 30% to 60% of the area median income. This level of income precludes them the opportunity to purchase market rate housing through conventional financing sources. At the same time, these families often earn more than the maximum to qualify for programs that address the housing needs of the very poor. Habitat seeks to work with families who are currently inadequately housed due to overcrowding, substandard conditions, or lack of affordability. Many of our applicants pay in excess of 50% of their monthly income toward their housing needs, and still live in overcrowded and/or substandard conditions. According to the National Low Income Housing Coalition, despite recent years of booming economics, Connecticut is one of the most difficult places in the country for low-income people to afford housing. Rising real estate values in the greater New Haven area have outpaced income levels to create a crisis in affordable housing. According to a recent HUD report, economic trends continue to force rental housing prices upward, yet income for people in this bracket has not kept pace. While the rest of the country enjoys prosperity, low-income renters are increasingly forced to devote a greater percentage of their income to meeting basic housing needs.

In New Haven, Habitat sells its homes for approximately \$95,000, provides funding with zero percent, twenty five year mortgages, and does not require a down payment. Monthly mortgage payments for our homeowners are \$320 plus insurance and taxes. This compares favorably which the average three bedroom monthly rental rate of \$900 where wage earners must earn at least \$18.00 per hour to afford the rent, leaving little surplus income to save for a home of their own. Habitat homeowners can greatly reduce their monthly housing payments and begin building an asset that is an important part of a family's financial future.

Description of Development Proposal:

Habitat will build a single family house at 309 Dyer St. in the Beaver Hills neighborhood of New Haven. The home will be 1,400 square feet, have three bedrooms, one and a half bathrooms and a full basement. The homes will be built utilizing Green Building and Fortified standards in addition to exceeding Energy Star certification; a standard exceeded by all Habitat homes. The project will also reduce density and provide homeowners with off-street parking. Once complete, the home will be sold to a low-income working family for below cost and financed through a 0% interest, 25 year mortgage. The family must complete 400 hours of sweat equity which serves as a down payment.

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	erty Address	Ma	p-Block-Parcel	Zoning	Ward	Property Type	Total legal units
634 H	loward Avenue		277 0100 00600	RM-2	3	Building Lot	Per Zoning
2	2022 Assessm	ent Value (100%)	70%	of Assessm	ent P	roperty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses Lot Siz	ze Total sq. ft.
\$48,200	N/A	N/A	\$48.200	\$	33,740	54' X 1	33' 6491 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 48.200	Vision	10/1/20 22	RFP	\$10,500	N/A	\$10,500
	ar and a	4 - 4				

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Ron Hurt 3rd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Neighborhood Housing Services of New Haven. Inc. 333 Sherman Avenue New Haven CT 06511		Name, address & telephone of contact person: James Paley, Executive Director			
				Applicant's City property tax status:	Review date
Current	8/8/2023	Staff	Current		
Proposal: The City of New Haven Livable	City Initiative pro	oposes the disposition of a b	uilding lot.		
General discussion This property was advertise this vacant lot to Neighborhood Housing Service This property must be sold to an owner occur ownership, unless a more extensive period is	ces of New Haven, pant for a combine required by feder	Inc. who will develop a two-faned period not less than (10) year law, the Property Acquisit	mily owner-occupied property. years, inclusive of successive tion and Disposition Committee		
(PAD), the Board of Directors of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.					
Owner Occupancy? Sale to owner occup	pant				
Prepared by:	3/5/is Co	ncurred	- Date 8/4/12		

Committee	Date	Action
	8/16/2023	
PAD		
	9/20/2023	
City Plan		
	9/27/2023	
L.C.I.		
Board of Alders	10/16/2023	

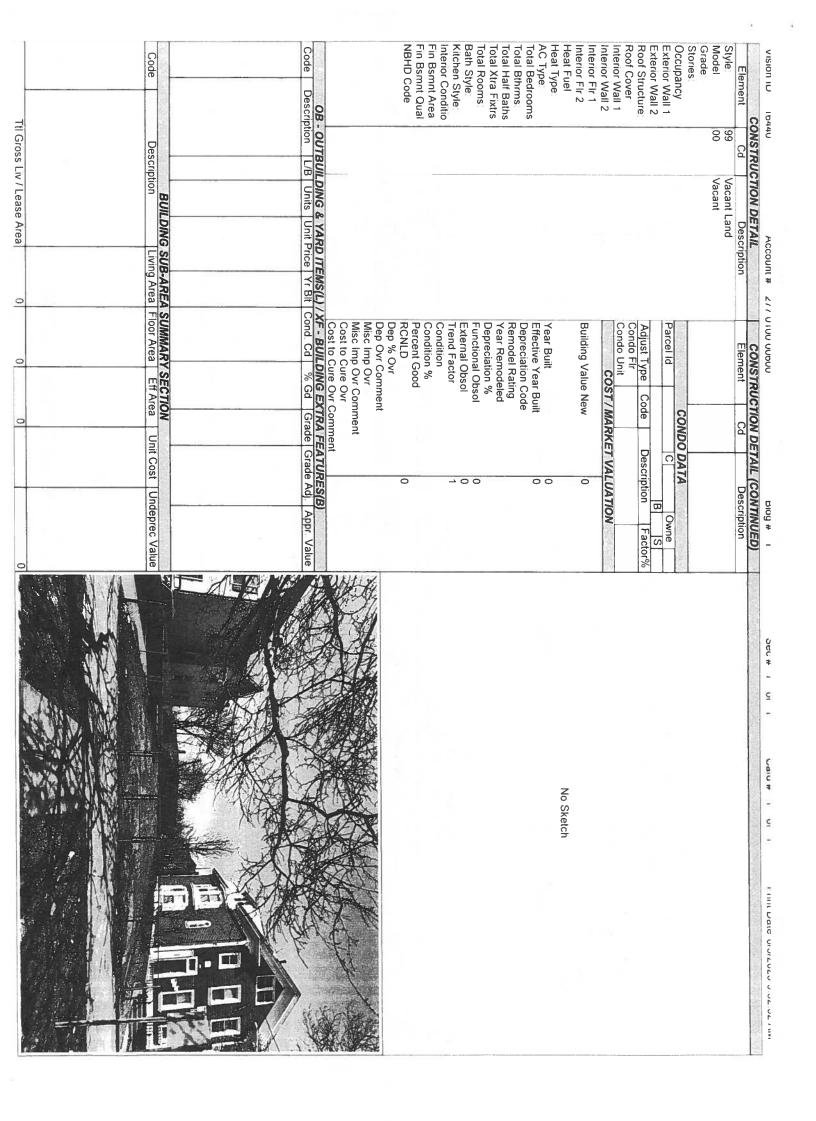
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

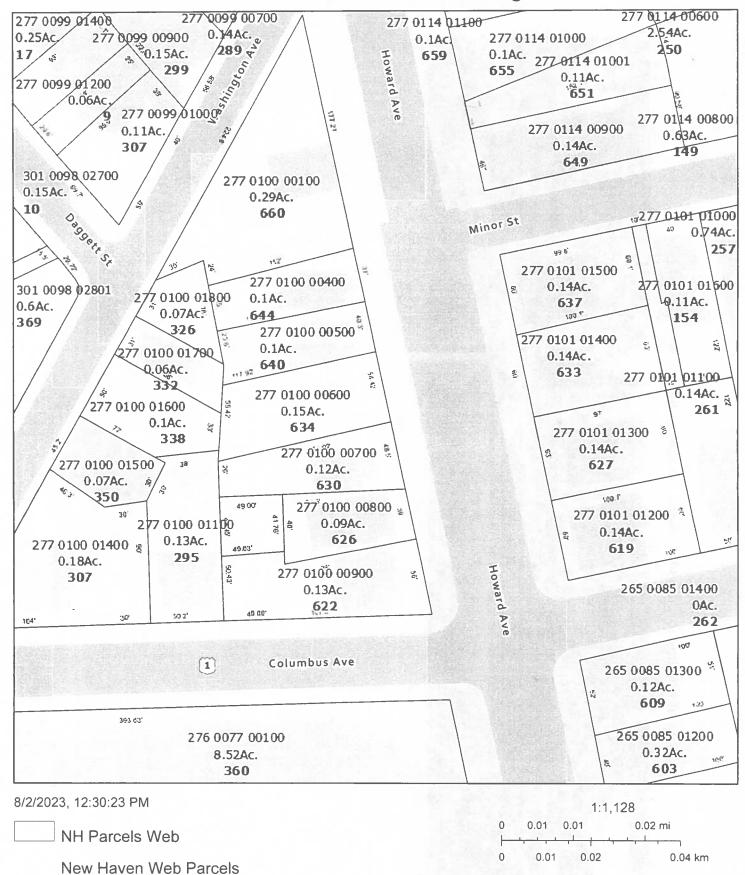
TO: Hon. Ron Hurt 3 rd Ward					
DATE:	August 5, 2023				
FROM:	Department	Livable City Initiative			
	Person	Evan Trachten Telephone X 8373			
	inform you that the fo ard of Aldermen.	llowing matter affecting your ward(s) will be submitted			
Haven, Inc	n of building lot at 634 F c. The applicant proposes vas advertised as part of	Howard Avenue to Neighborhood Housing Services of New s to develop a two-family owner-occupied property. This RFP 2022-12-1497			
Check on Demo	e if this an appointment ocrat	nt to a commission			
Repu	blican				
Unaf	filiated/Independent/O	ethe			
	INSTR	UCTIONS TO DEPARTMENTS			
1. Depar	rtments are responsible for	sending this form to the alderperson(s) affected by the item.			
2. This Legis	form must be sent (or deliv slative Services Office for t	rered) directly to the alderperson(s) before it is submitted to the he Board of Aldermen agenda.			
3. The c	late entry must be complete	ed with the date this form was sent the alderperson(s).			

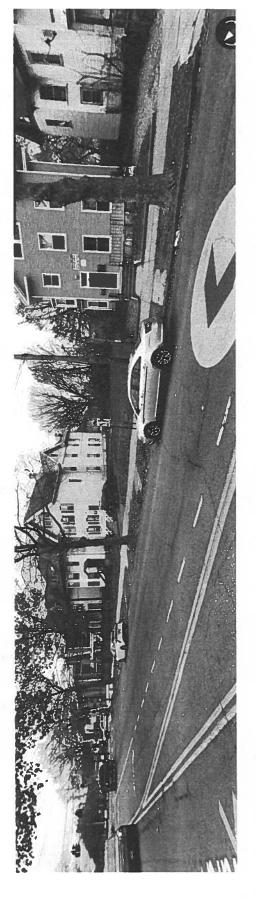
Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

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		(Card)	g. Value	Appraised St (B) Value (Card)					Cuponi	0.00	Total				
MARY	APPRAISED VALUE SUMMARY	RAISEL	APPI												
r or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	es a visit.	knowledge		Comm Int	Amount	n Number Amo	Description	Code Des	Amount	A	Description	Desc	Code	Year
Total 33,740	33,740	a	Total	33,740	Total										
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1	PREVIOUS ASSESSMENTS (HISTORY)	SMENT	ASSES.	PREVIOUS		VC	SALE PRICE	Q/U V/I S	SALE DATE Q		BK-VOL/PAGE	HIP	RECORD OF OWNERSHIP	RECOR	
	33,740	8	48,200	Total				Assoc Pid#		40	ID 16440	GIS ID			
NOISIA										3	TAXABLE CENSUS 1403 BLOCK 2027 QUERY G		CT 06510	NEW HAVEN	NEW
NEW HAVEN, CT		1						DATA /E REPO TAX DIST	SUPPLEMENTAL	SUP	Alt Prol ID WARD 03	Alt Prol WARD		165 CHURCH ST	165 C
6093	33,740		48,200		EX COM LN	EX							VEN	CITY OF NEW HAVEN	CITY
	Assessed		Assessed	Code Assessed	Description	1014		017777070		O in in in o	1010		CONVERS OFFICE	00000	Service Services



634 Howard Avenue / Building lot





Sale of building lot at 634 Howard Avenue as part of RFP 2022-12-1497

ADDRESS OF PROPERTY:

35 Arch Street 634 Howard Avenue 1589 Chapel Street

Project Narrative / Description of development activities:

35 ARCH STREET

- Construction of a 2-family house, owner-occupied, having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer, with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided.
- Copies of architectural drawings that are currently being used for three newly constructed 2-family houses in Newhallville are attached. (Please see Attachment 1 under optional attachments)
- Offering price \$10,500.
- Project complies with current zoning requirements.

634 HOWARD AVENUE

- Construction of a 2-family house, owner-occupied, having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided.
- Copies of architectural drawings that are currently being used for three newly constructed 2-family houses in Newhallville are attached. (Please see Attachment 1 under optional attachments)
- Offering price \$10,500.
- Project complies with current zoning requirements.

1589 CHAPEL STREET

- New construction of two attached, 2-family houses, owner-occupied, each house having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer, with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided in the rear for each home.
- Offering price \$21,000.
- See attached pictures (Attachment 2 under optional attachments) of similar 2-family houses, developed at 123 and 127 Scranton Street by Neighborhood Housing Services of New Haven in 1989.
- Zoning variance would be required but has been approved for various projects undertaken by Neighborhood Housing Services of New Haven, as the development we undertook on Scranton Street in 1989 was constructed on a lot with 80-foot frontage.

Project budget / Cost estimate

Please see the attachments below.

Request for Proposals - rev.03-2021

Disposition Summary Sheet

Property Description

Prope	erty Address	λ	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
83 Lo	mbard Street		158 0814 00800	RM-1	15	Building Lot	Per Zoning
2	2022 Assessm	ent Value	(100%)	70%	of Assessm	nent P	roperty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	oses Lot Si	ze Total sq. ft.
\$ 101,900	N/A	N/A	\$ 101.900	\$	71,330	50' X 140	7405 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 101,900	Vision	10/1/20 22	RFP	\$55,000	N/A	\$55,000

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Ernie G. Santiago 15th Ward	N/A	N/A

Applicant's name, address & telep	ohone:	Name, address & tele	phone of contact person:		
Douglas Allen Investment Group, LLC 554 Boston Post Road Milford CT 06460		C/O Douglas Woods			
Applicant's City property tax status:	Review date	Reviewed by:	Comments		
Current	8/8/2023	Staff	Current		
Proposal: The City of New Haven Livable	City Initiative pro	pposes the disposition of a bu	ilding lot.		
Douglas Allen Investment Group, LLC wrental units. This property must be main Median Income (AMI) for a minimum property more extensive period is required by fed the Board of Directors of Livable City In	ntained as an aff eriod of twenty eral law, the Pro	ordable rental property at (20) years inclusive of succeperty Acquisition and Disp	eighty percent (80%) Area essive ownership, unless a position Committee (PAD),		
the Board of Directors of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.					
		A	of the City of New Haven.		
Zoning approval is required prior to close Owner Occupancy? No 4		A CONTROL BOATU OF AFRICES	of the City of New Haven.		

Date	Action
8/16/2023	
9/20/2023	
9/27/2023	
10/16/2023	
	8/16/2023 9/20/2023

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO:	Hon. H	Ernie G. Santiag	go 15 th V	ard	
DATE:	August 5, 2023				
FROM:	Department	Livable City Ini	tiative		
	Person	Evan Trachten	(B)	Telephone	X 8373
	inform you that the fol ard of Aldermen.	lowing matter affec	cting your	ward(s) will be	e submitted
as part of	n of vacant building lot a RFP 2022-12-1497. The a at this location (subject to	applicant proposes to			
ř					
Check on Demo	e if this an appointmen	t to a commission			
Repu	blican				
Unafi	filiated/Independent/Otl	he			
	INSTRU	CTIONS TO DEF	PARTMEN	NTS	
1. Depar	tments are responsible for s	ending this form to the	alderperson(s) affected by the	e item.
	form must be sent (or deliver lative Services Office for the			fore it is submitt	ted to the

The date entry must be completed with the date this form was sent the alderperson(s).

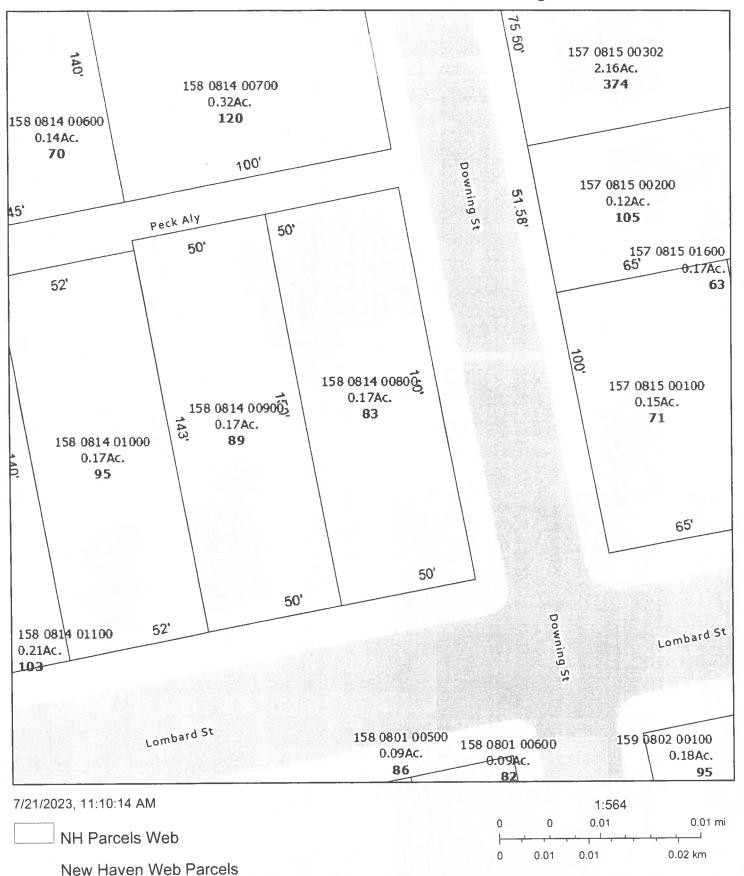
Copies to: alderperson(s): sponsoring department; attached to submission to Board of Aldermen.

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1	Total				_	-			_						
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	0 71,330	101,900	Total				d#	Assoc Pid#		_	7389	GIS ID			
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NEW HAVEN, CT								AL DATA I/E REPO TAX DIST	SUPPLEMENTAL	Su	oliD O 15	Alt Prol		H ST	165 CHURCH ST
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lue	Ive No Sketch

83 Lombard Street / Sale of Building lot



83 Lombard Street (Building lot)

HP a		
Project Narrative	Description of development	
	reaction of development	activities:

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Diwar!

Project budget / Cost estimate

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Cost Estmat	AND THE PROPERTY OF THE PROPER	
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Required attachments:

- Proof of Funds
- Letter of Credit / Bank Pre-Approval

Optional attachments:

Any additional info you feel is relevant

Offer SSK Affordask Rental Pay-soft

Disposition Summary Sheet

Property Description

Prope	erty Address	That I	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
18 Mil	II River Street		181 0599 00800	RM-2	8	Sliver lot	NA
2	2022 Assessm	nent Valu	e (100%)	70%	of Assessn	nent Pr	roperty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses Lot Siz	e Total sq. ft.
\$ 43,700	N/A	N/A	\$ 43,700	\$	30.590	37' X 1 Tota 18.5' X 1 Disposi	Sq./ Ft. 102' Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 43,700	Vision	10/1/20 22	Sliver lot to owner-occupant / CD area @ \$0.25 per Sq./Ft.	\$ 471.75	N/A	\$471.75

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Ellen Cupo 8 th Ward	N/A	Yes

Applicant's name, address & tele	phone:	Name, address & tele	phone of contact person:	
Juan P. Martinez 16 Mill River Street New Haven CT 06511			and the second	
Applicant's City property tax status:	Review date	Reviewed by:	Comments	
Current	8/8/2023	Staff	Current	
Proposal: The City of New Haven Livable	City Initiative propo	oses the disposition of a sli	ver lot.	
General discussion The City of New Haven prused as a side-yard area Owner Occupancy? N/A	roposes to dispose of o	one-half of this sliver lot to th	e adjacent property owner to be	
Prepared by:	5/8/23 Conc by:≤	wind Mills	Date 8/8/2	

Date		Action	
8/16/2023			N. Comments
9/20/2023			
9/27/2023			
10/16/2023			
	8/16/2023 9/20/2023	8/16/2023 9/20/2023 9/27/2023	8/16/2023 9/20/2023 9/27/2023

Disposition Summary Sheet

Property Description

Prope	Property Address		Map-Block-Parcel		Ward	Prop	erty Type	Total legal units
18 Mil	18 Mill River Street		181 0599 00800		8	S	liver lot	NA
2	022 Assessm	ent Value (100%)	70%	of Assessn	nent	Pro	operty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses	Lot Size	Total sq. ft.
\$ 43.700	N/A	N/A	\$ 43,700	\$	30.590		37' X 10 Total 18.5' X 10 Disposit	Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 43,700	Vision	10/1/20 22	Sliver lot to non- owner-occupant / CD area @ \$1.50 per Sq./Ft.	\$ 2,830.50	N/A	\$2,830.50

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Ellen Cupo 8th Ward	N/A	Yes

Applicant's name, address & tele	ohone:	Name, address & telephone of contact person:				
Smart Properties, LLC 1 Lyon Street New Haven CT 06511		C/O Michael Smart				
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
Current 8/8/2023		Staff	Current			
Proposal: The City of New Haven Livable	City Initiative pr	oposes the disposition of a sl	liver lot.			
General discussion The City of New Haven prused as a side-yard area	roposes to dispose	of one-half of this sliver lot to t	he adjacent property owner to be			
Owner Occupancy? N/A		4 1 1				
Prepared by: Date	Cc by	neurred M	Date 8/2			

Committee	Date		Action		
	8/16/2023				
PAD					
	9/20/2023				
City Plan					
	9/27/2023	 			
L.C.I.					
Board of Alders	10/16/2023	 		-	

30,590 30,590 43,700 43,700 43,700 O Location Adjustmen Adj Unit P Land Value 30,590 State Use 9030 Print Date 8/8/2023 10:01:22 AM VISION Assessed NEW HAVEN, CT Purpost/Result 6093 11.26 Measur+Listed This signature acknowledges a visit by a Data Collector or Assessor Total Code 21 APPRAISED VALUE SUMMARY VISIT / CHANGE HISTORY 1.0000 Assessed 30,590 PREVIOUS ASSESSMENTS (HISTORY) 30,590 2021 8 8 30,590 ld Type Is Appraised Ob (B) Value (Bldg) Total Appraised Parcel Value Appraised Xf (B) Value (Bldg) Appraised Bldg. Value (Card) Total Appraised Parcel Value Appraised Land Value (Bldg) Card # 1 of 1 Total **CURRENT ASSESSMENT** 21 Assessed Special Land Value Valuation Method 30,590 2021 09-21-2010 Notes 30,590 Assessed Code 21 Sec# 1 of 1 Comm Int Total Description Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj Code 21 EX COM LN Comments Batch 2022 Year LAND LINE VALUATION SECTION 0.50 IND5 Amount OTHER ASSESSMENTS

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| TAX DIST Description 21.45 1.00000 ASSESSING NEIGHBORHOOD **BUILDING PERMIT RECORD** 03-16-1992 Code NOTES 3,883 SF Land Units Account # 181 0599 00800 4462 0213 Amount Amount 1421 9987 Land Type ropo WARD TAXABLE CENSUS BLOCK QUERY G Alt Prol ID Total Description GIS ID Nbhd Name GENERIC Zone LA EXEMPTIONS Description Property Location 18 MILL RIVER SI Vision ID 9987 RM2 RECORD OF OWNERSHIP 06510 Type MUNICIPAL MD **CURRENT OWNER** Description Permit Id Issue Date C CITY OF NEW HAVEN CITY OF NEW HAVEN 165 CHURCH ST Nbhd IND3 Year Code **NEW HAVEN** B Use Code 903V

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ement	Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior FIr 1 Interior FIr 1	Heat Type: AC Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: Interior Conditio Fin Bsmnt Area	NBHD Code Code Descri	epo _O

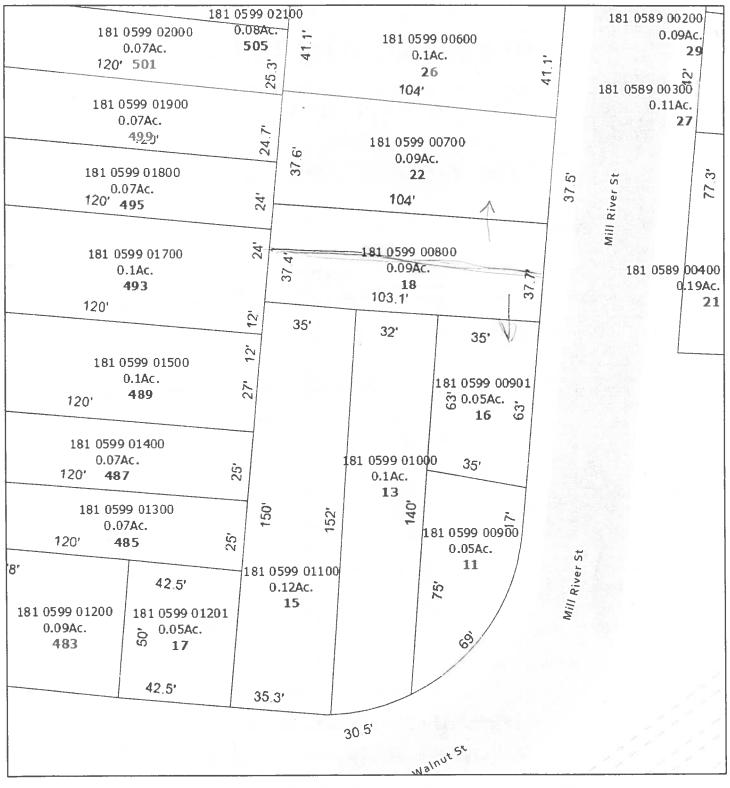
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO:	Hon.	Ellen Cupo 8th Ward
DATE:	August 8, 2023	
FROM:	Department	Livable City Initiative
	Person	Evan Trachten Telephone X 8373
	inform you that the fourd of Aldermen.	ollowing matter affecting your ward(s) will be submitted
	of sliver lot at 18 Millide yard area.	River Street to adjacent owner occupants. The property will be
uscu as a si	ide yard area.	
Check one	e if this an appointmen	nt to a commission
Repub	olican	
Unaffi r	iliated/Independent/O	the
	INSTRU	UCTIONS TO DEPARTMENTS
I. Depart	ments are responsible for	sending this form to the alderperson(s) affected by the item.
2. This fo	orm must be sent (or delive	ered) directly to the alderperson(s) before it is submitted to the

- This form must be sent (or delivered) directly to the alderperson(s) <u>before</u> 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.

18 Mill River Street / Sliver lot sale



8/4/2023, 10:34:18 AM

1:564

NH Parcels Web

New Haven Web Parcels

1:564

0 0 0 0.01 0.01 0.01 mi

0 0.01 0.01 0.02 km

18 Mill River Street: Sliver lot sale to adjacent owner-occupants



Disposition Summary Sheet

Property Description

Property Address			p-Block-Parcel	Zoning	Ward	Prope	erty Type	Total legal units
13 Walnut Street				RM-2 8		Sli	ver lot	NA
2	022 Assessm	ent Value (1	00%)	70%	of Assessn	nent	Pro	perty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses	Lot Size	Total sq. ft.
\$ 38,600	N/A	N/A	\$ 38,600	\$	27.020		30' X 150 Total 15' X 15 Dispositi	Sq./ Ft. 0' Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 38.600	Vision	10/1/20 22	Sliver lot to non- owner-occupant / CD area @ \$1.50 per Sq./Ft.	\$ 3,375.00	N/A	\$3,375.00

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No □	Hon. Ellen Cupo 8th Ward	N/A	Yes

Applicant's name, address & telep	phone:	Name, address & telephone of contact person:				
15 Walnut LLC 180 Willow Street STE 4 New Haven CT 0651		C/O Rebecca Weiner				
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
Current	8/8/2023	3/2023 Staff				
Proposal: The City of New Haven Livable						
General discussion The City of New Haven property owner to be used as a yard area.	oposes to dispose o	a portion of this sirver jot (12	A 150) to the adjacent			
Owner Occupancy? N/A /						
Prepared by: Date	Cor by:	ncurred)	Date 8/9/2			

Committee	Date	Action
	8/16/2023	
PAD	<u> </u>	
	9/20/2023	
City Plan		
	9/27/2023	
L.C.I.		
Board of Alders	10/16/2023	

Disposition Summary Sheet

Property Description

Property Address			Map-Block-Parcel Zoning W		Ward Prop		erty Type	Total legal units
13 Walnut Street				RM-2 8		SI	iver lot	NA
2	022 Assessme	ent Value (100%)	70%	of Assessm	ent	Pro	perty Size
Land + OB	Building	Other	Total Value	For	For Tax Purposes		Lot Size	Total sq. ft.
\$ 38,600	N/A	N/A	\$ 38,600	\$	27.020		30' X 145 Total 15' X 63 Dispositi	Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 38,600	Vision	10/1/20 22	Sliver lot to owner-occupant / CD area	\$ 236.25	N/A	\$236.25

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Ellen Cupo 8th Ward	N/A	Yes

Applicant's name, address & tele	phone:	Name, address & telephone of contact person:				
Juan P. Martinez 16 Mill River Street New Haven CT 06511						
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
Current	8/8/2023	Staff	Current			
Proposal: The City of New Haven Livable	City Initiative propo	oses the disposition of a sli	ver lot.			
General discussion The City of New Haven prowner to be used as a yard area.	oposes to dispose of a	a portion of this sliver lot (15	X 63') to the adjacent propert			
Owner Occupancy? N/A /						
Prepared Date Date	Conc. by:	urred MA	Date 8/8/2			

Committee	Date	Action
	8/16/2023	
PAD		
	9/20/2023	
City Plan		
	9/27/2023	
L.C.I.		
Board of Alders	10/16/2023	

Disposition Summary Sheet

Property Description

Property Address Map-Block-Parcel			Zoning	Zoning Ward Proper			Total legal units	
13 Walnut Street				RM-2 8		SI	iver lot	NA
2	2022 Assessm	ent Value (1	.00%)	70%	of Assessn	nent	Pro	perty Size
Land + OB	Building	Other	Total Value	For	For Tax Purposes		Lot Size	Total sq. ft.
\$ 38.600	N/A	N/A	\$ 38.600	\$	27.020		30' X 14: Total 15' X 85 Dispositi	Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 38,600	Vision	10/1/20 22	Sliver lot to owner-occupant / CD area @ \$0.25 per Sq./Ft.	\$ 318.75	N/A	\$318.75
					17	

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No □	Hon, Ellen Cupo 8th Ward	N/A	Yes

		No. of the last of							
Applicant's name, address & telep	ohone:	Name, address & telephone of contact person:							
Javier Carreno	,								
11 Walnut Street New Haven CT 06511									
Applicant's City property tax status:	Review date	Reviewed by:	Comments						
Current	8/8/2023	Staff	Current						
Proposal: The City of New Haven Livable	City Initiative pro	pposes the disposition of a s	liver lot.						
General discussion The City of New Haven prowner to be used as a yard area.	oposes to dispose o	of a portion of this sliver lot (1	5' X 85') to the adjacent property						
Owner Occupancy? N/A		4							
Prepared. by: Date_	S/S/S by	ncurred nale	Date 9/9/23						

Committee	Date	Action							
	8/16/2023								
FAD									
	9/20/2023								
City Plan									
	9/27/2023								
L.C.I.									
Board of Alders	10/16/2023								

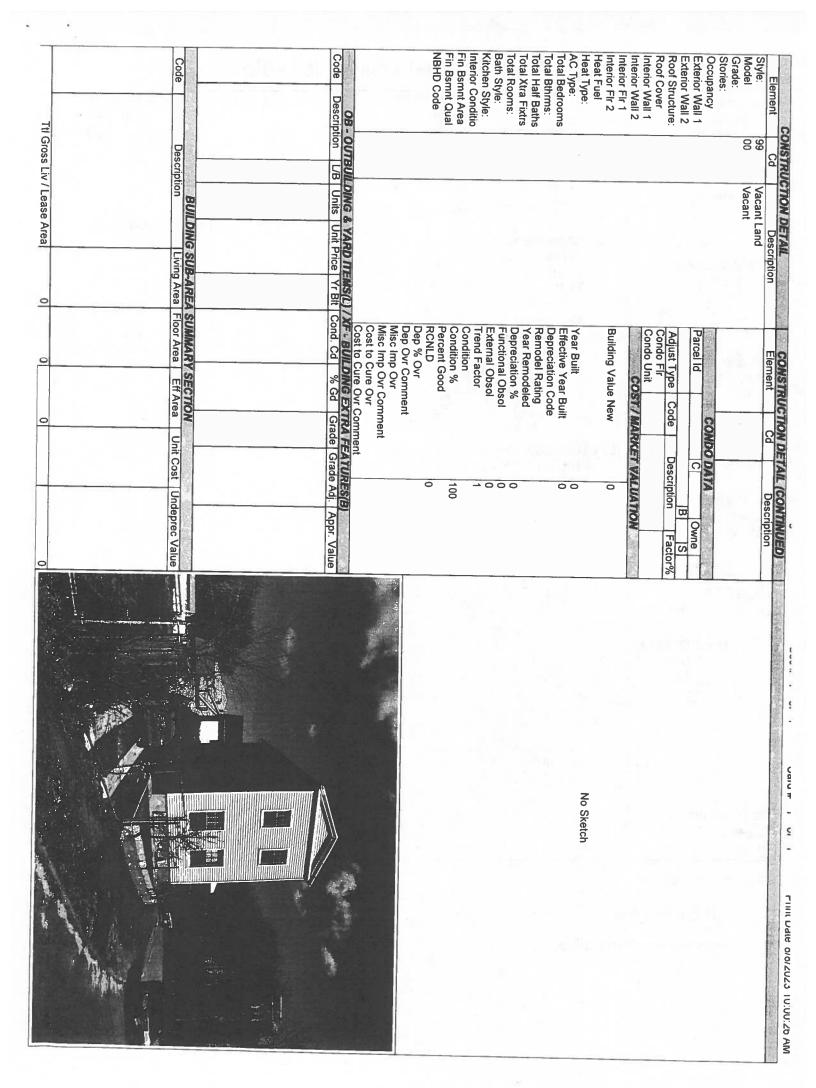
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

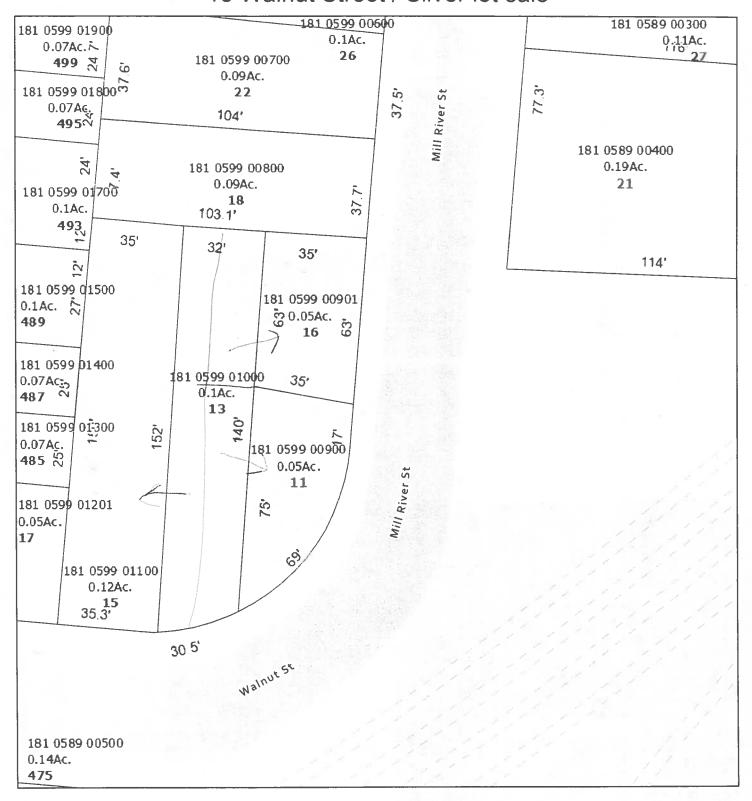
TO:	Hon.	Ellen Cupo 8th Ward		
DATE:	August 8, 2023			
FROM:	Department	Livable City Initiative		
	Person	Evan Trachten	Telephone	X 8373
	nform you that the ford of Aldermen.	llowing matter affecting your	ward(s) will be	submitted
	of sliver lot at 13 Walr de yard area.	nut Street to adjacent owner occ	upants. The prope	erty will be
Check one Democ	if this an appointmen	nt to a commission		
Republ	lican			
Unaffil r	iated/Independent/Ot	he		
	INSTRU	JCTIONS TO DEPARTME	ENTS	
1. Departr	nents are responsible for s	sending this form to the alderperson	n(s) affected by the	item.

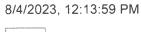
- 2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
- 3. The date entry must be completed with the date this form was sent the alderperson(s).
- 4. Copies to: alderperson(s); sponsoring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

	1 903V MUNICIPAL MD	B Use Code Description		Permit Id Issue Date			903V PER ZONING MAP		0900	Nbhd			Year Code [CITY OF NEW HAVEN KILFEATHER ROSE & NELSON KIRBY	RECORD OF OWNERSHIP	NEW HAVEN CT	165 CHURCH ST	CITY OF NEW HAVEN
Total Card Land Units 4,483 SF	D RM2 0 4,483	Zone LA Land Type Land		Type Description Amount	BUILDING		CANO TO ADOLDENT	10 000000000000000000000000000000000000	FAIR HAVEN N	Nbhd Name	Total		Description Amount			RK-	06510 TAXABLE CENSUS 1421 BLOCK 1007 QUERY G GIS ID 9990	Alt Prcl ID WARD 08	ТОРО
Parcel Total Land Area 0	83 SF 11.47 1.00000 5	Land Units Unit Price Size Adj Site Index	LAND LINE VA	Insp Date	BUILDING PERMIT RECORD			NOTES		ASSESSING NEIGHBORHOOD Tracing	0.00		Code Description Number	OTTER	02-10-2004 U I 04-01-1963 V	SALE DATE Q/U VII	Assoc Pid#	SUPPLEMENTAL DATA IVE REPO TAX DIST	UTILITIES STRT/ROAD I
	1.00 0900 0.750	idex Cond. Nbhd. Nbhd. Adj	LAND LINE VALUATION SECTION	mp Comments						Batch			n Number Amount Comm Int	Total	0 14 Year Code 0 2022 21	SALE PRICE VC			Description EX COM LN
		Notes Location Adjustmen	A STATE OF THE STA	Date Id Type Is 09-21-2010 GM 10-05-2001 PH	aised Pa	Valuation Method	Total Appraised Parcel Value	Special Land Value	Appraised Land Value (Bldg)	Appraised At (b) Value (Bldg)	Appraised Bldg. Value (Card)	APPRAISED VALUE SUMMARY	100	27,020 Total 27,020 Total This signature acknowledges a visit by a Data Collector or Assessor	Assessed Year Code Assessed V Year 27,020 2021 21 27,020 2021	PREVIOUS ASSESSMENTS (HIS	38 600		CORRENT ASSESSMENT Assessed Code Assessed Assessed Assessed 21 38,600 27,
Total Land Value 38,600	1.0000 8.6 38,600	Adj Unit P Lanc		Cd Purpost/Result 00 Measur+Listed 45 Review Against Field Cd	HISTORY	С	38,600	27,020	38,600	0	0 0	IE SUMMARY		Total 27,020	Year Code Assessed 2021 21 27,020	THE PARTY OF THE P	VISION	NEW TAVEN.	020



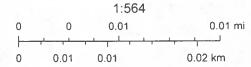
13 Walnut Street / Sliver lot sale



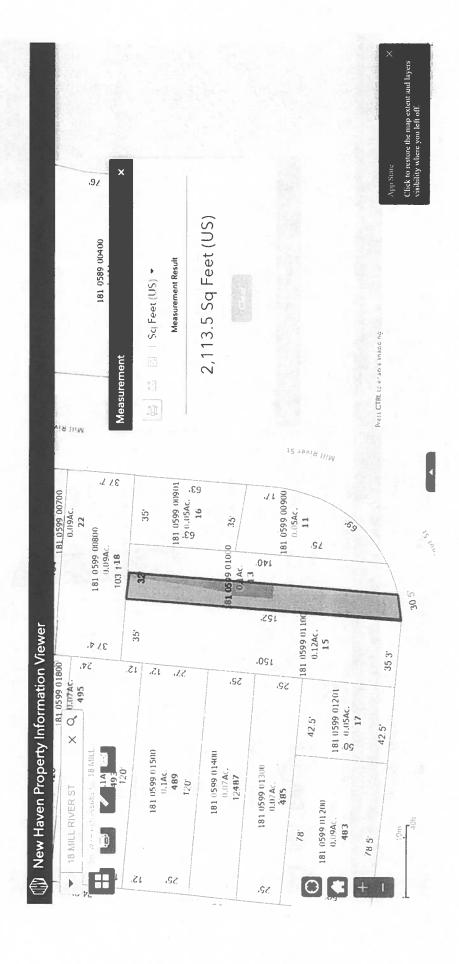


NH Parcels Web

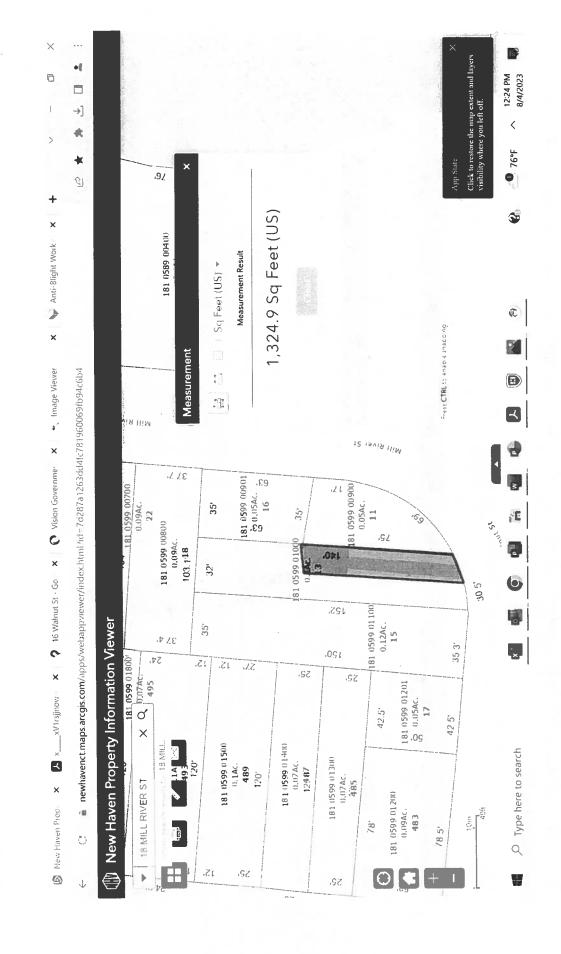
New Haven Web Parcels



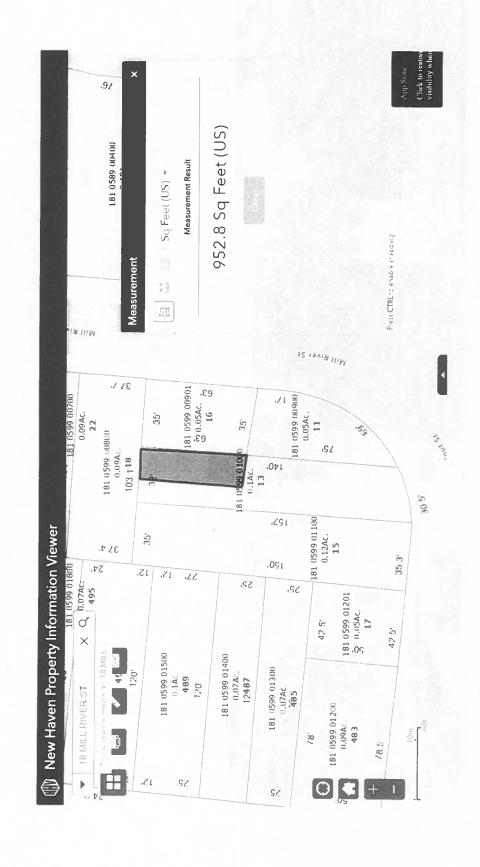
13 Walnut Street: Portion to be conveyed to 15 Walnut LLC (for graphical purposes only, not reflective of square-footage)

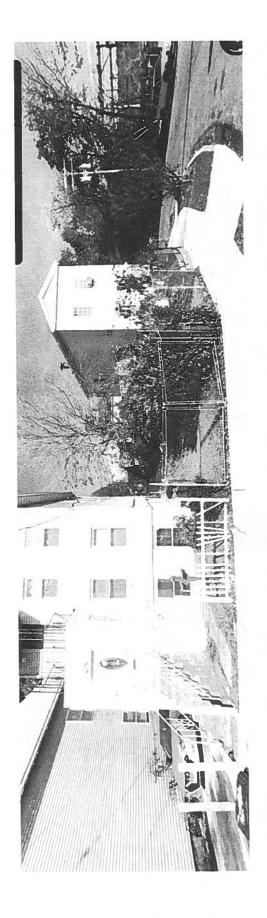


13 Walnut Street: Portion to be conveyed to Javier Carreno of 11 Walnut Street (for graphical purposes only not reflective of square-footage)



13 Walnut Street: Portion to be conveyed to Juan P.Martinez of 16 Mill River Street (for graphical purposes only, not reflective of square-footage)





13 Walnut Street: Sliver lot sale to adjacent property owners