LCI Board Meeting Minutes May 24, 2023 (Via Zoom)

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

Meeting called to order at 6:05 P.M.

Roll call of Members: Addie Kimbrough, Nadine Horton, Hon. Richard Furlow, Seth Poole

Review of LCI Board meeting minutes from April 26, 2023 meeting. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved unanimously.

New Business

47 Foxon Street

Evan told the Board that LCI proposes to sell this lot to Habitat for Humanity for \$1,000. Habitat will construct a single-family owner-occupied property. Part of this lot was used for road re-alignment, and we are proposing to utilize the remaining 4000 square feet to develop a home at this site. The Alder of the ward (Antunes) supports the sale of the property. This is the highest and best use for the land. The applicant will likely need zoning approval but has a hardship based on the particulars of the site. Nadine asked if the large tree in the middle of the lot would be removed, Evan thought the tree would be removed. The new structure will be parallel to the existing structure next-door. Alder Furlow said he was pleased this land will be utilized for housing and urges support of the item.

Pat Brett made a motion to approve the disposition of 47 Foxon Street, seconded by Addie Kimbrough, roll call was taken, approved unanimously.

552-558 Winchester Avenue

Evan told the Board LCI proposed to sell a sliver lot at 552 Winchester Avenue as well as a vacant three-family house at 558 Winchester Avenue to CONNCORP LLC who is a non-profit. The sale price is \$3,000. Under the Zoning Code, two adjacent non-conforming parcels merge. These two parcels together create a nice sized parcel to support the rehabilitation of the property as a three-unit structure. The lot will provide off-street parking and yard area. This property is on the corner and acts as an anchor for the other work LCI has completed (new homes on Winchester Avenue). LCI will be developing additional new construction homes in the future along Starr Street. This sale will complement LCI's development. Affordable rental units are needed. The rental units will be at 80% AMI for a minimum of 20 year minimum term. Alder Furlow asked how long non-profits have to pay the City? Evan said all payments are received at the

closing. Would CONNCORP be seeking a tax abatement? Evan said any tax abatement would have to go through the Board of Alders. The Assessment deferral is an as-of-right program. Nadine asked if this would take a backseat to the Dixwell Development. Evan said CONNCORP has capacity and will complete this project in about a year.

Alder Furlow made a motion to approve the disposition of 552-558 Winchester Avenue, seconded by Pat Brett, roll call was taken, approved unanimously.

Old Business / Discussion

Seth opened the discussion portion of the meeting.

The PAD Guidelines are before LCI Board for review, LCI Board will 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 to 10-years for sale to owner occupants, and 20-years for affordable rental. The "objectives" have also been updated and "decreasing density" is being removed because we are increasing density. We are also proposing to increase the cost of commercial sliver lots to \$3.00 per square foot. 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. Once LCI Board makes their recommendations, Evan will send this as a Motion to Amend to the Board of Alders. Alder Furlow said the legislative session only has a few months left this year. This is also an election year. Alder Furlow recommended trying to get this done before the end of the year.

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

Evan said he has been following up with the City Plan department about doing a workshop on accessory dwelling units. Evan hopes staff from City Plan will be at the June LCI Board meeting. Nadine told the Board she would also like to discuss enforcement issues and the role of the Neighborhood Specialist in terms of code enforcement: an understanding of what they can do and can't do. Nadine mentioned a situation involving an eviction and a fair rent issue, Alder Furlow said to provide his contact info and he would assist the resident. Evan told the Board Neighborhood Specialists are there to guide residents in general. They conduct anti-blight enforcement against vacant properties and vacant lots. Neighborhood Specialists do not enforce Zoning regulations, but can share concerns with Zoning staff. LCI has a separate Housing Code Division that deals with occupied properties and rental properties. Public Works does public space enforcement for trash and recycling toters.

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

Meeting adjourned 6:57 PM

PAD MEETING MINUTES August 16, 2023

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

Tax Office; Clay Williams, Business Development

Guests: Esther Rose-Wilen

Meeting called to order at 3:03 P.M.

Roll Call of Members

The PAD minutes from July 19, 2023 were passed over because the minutes from April 19, 2023 were inadvertently attached to the PAD packet.

New Business

1589 Chapel Street

Evan told the committee the City is proposing to sell this vacant lot to Neighborhood Housing Services of New Haven, Inc. (NHS) for \$21,000 as part of RFP 2022-12-1497. NHS is proposing to develop 4 units at this site. NHS will develop 2, two-family side-by-side (row house) style buildings. Each structure will be sold to an owner occupant subject to a 10-year minimum occupancy period. Each rental unit will be deed-restricted for 20 years at 80% AMI. NHS has a good track record of completing projects across the City.

Nate noted that NHS will be required to appear before the City Plan Commission for site plan review. They may also need zoning relief and it's difficult to establish a hardship when doing new construction. Nate said the applicant should submit a preliminary site plan prior to closing so staff can determine if zoning relief will be required. Alder Festa asked if lack of available housing was a hardship, Nate said no.

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

756-762 Congress Avenue

Evan told the committee we are going to table this item because the applicant lacks a Residential Rental License at her adjacent property. LCI sent an award letter to the applicant but was later made aware of the lack of compliance with the rental license program. The applicant did file an application, but the property hasn't been inspected and we were asked to table the item until the property passes the inspection.

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

252 Davenport Avenue

Evan told the committee the City is proposing to sell this vacant lot to National Veterans Council for Legal Redress for \$4,000 as part of RFP 2022-12-1497. They are proposing to develop an affordable rental property with 3 units at this site. The property

will be deed restricted at 80% AMI for 20-years. The applicant has been working with the City for a few years to develop a site and is prepared to develop this site. Nate noted that the development of 3-units requires site plan review and may require parking relief from the Board of Zoning. Evan said the site can support the development of 3 units. The applicant's focus is on housing veterans and disabled individuals. The applicant was the only bidder for this site. They offered \$1,000 but the City negotiated a price increase to \$4,000.

Alder Antunes asked if this would be owner occupied? Evan said no. There is a need for affordable rental units. Alder Festa asked if veterans will have priority for these units? Evan didn't know, but noted their mission is to serve veterans and disabled individuals. Alder Antunes thought an owner-occupied property would better serve the community. Evan told the committee the applicant is local and comprised of members of the Monk family. Alder Festa asked who will manage the property? Evan said the applicant will manage the property because they are local. This is the applicants' first project, but they have received technical assistance from the Yale Law School over the last few years.

A motion was made to approve the item by Steve Fontana, seconded by Maurine Villani, roll call was taken, approved (6 yes votes – 1 no vote by Alder Antunes).

309 Dver Street

Evan told the committee the City is proposing to sell this vacant lot to Habitat for Humanity of Greater New Haven, Inc. for \$15,000 as part of RFP 2022-12-1497. The applicant will develop a single-family owner-occupied property at this location subject to a minimum 10-year owner occupancy period. Habitat has a good track record of completing projects. The site is near the intersection of Fitch Street.

Alder Antunes noted the applicant builds the same structure on every lot, they only have one design. Evan noted that Habitat builds an energy efficient property, and the buyer will get a 0% interest mortgage from Habitat.

A motion to approve the item was made by Alder Antunes, seconded by Clay Williams, roll call was taken, all were in favor, approved unanimously.

634 Howard Avenue

Evan told the committee the City is proposing to sell this vacant lot to Neighborhood Housing Services of New Haven, Inc. (NHS) for \$10,500 as part of RFP 2022-12-1497. NHS is proposing to develop 2 units at this site. NHS will develop a two-family owner-occupied structure subject to a 10-year minimum occupancy period. The rental unit will be deed-restricted for 20 years at 80% AMI. NHS has a good track record of completing projects and has worked in the Hill neighborhood previously. Evan expects the applicant to develop a contextual-style structure to match the architecture of Howard Avenue.

A motion to approve the item was made by Alder Antunes, seconded Steve Fontana, roll call as taken, all were in favor, approved unanimously.

83 Lombard Street

Evan told the committee the City is proposing to sell this vacant lot to Douglas Allen Investment Group, LLC for \$55,000 as part of RFP 2022-12-1497. The applicant recently constructed two structures adjacent to this site at Downing and Lombard. The applicant is proposing to develop 4-8

affordable rental units at 80% AMI for a minimum 20-year affordability term, subject to zoning and site plan review. Evan called Alder Santiago about this development, and he is supportive of this project. Alder Festa asked if the applicant is offering affordable units where he just built next door, Evan said no, they are market rate with no restrictions. Alder Festa asked if 80% AMI is the best they can do. Evan said without a subsidy it's difficult to offer 60% AMI units. The applicant will be eligible for the Assessment Deferral Program. Steve Fontana told the committee this property would qualify for the Citywide Assessment Deferral program. Clay asked if we knew anything else about the applicant, Evan said no; we selected them based on their development activities next door. Steve asked if there were any environmental issues, Evan wasn't aware of any issues.

A motion to approve the item was made by Steve Fontana. seconded Maurine Villani. roll call as taken, all were in favor, approved unanimously.

18 Mill River Street

Evan told the committee this is a sliver lot sale to the adjacent property owners. One applicant is an owner-occupant (Martinez) and the other applicant is an LLC, which is owned by Town Clerk, Michael Smart. There is a disclosure form in the file and there isn't a conflict selling this lot to the LLC. The lot is already evenly split between the applicants and the site is fenced and well maintained. The applicants have cared for the land for many years and this sale will put the sliver lot back on the tax rolls. The owner occupant pays \$0.25 per square foot and the LLC will pay \$1.50 per square foot per the disposition guidelines. This sale will clean up our records.

Alder Festa asked if building was possible, Evan said a single family could be built but because the property has been well cared for by the applicants for so many years LCl didn't want to look into development. The City historically encouraged neighbors to care for sliver lots while the City pursued tax foreclosures. The applicants have invested money and taken good care of this land. LCl wants to support owner-occupants and therefore supports this sale, we don't want to pull the carpet out from under them now.

A motion to approve the item was made by Steve Fontana, seconded Alder Antunes, roll call as taken, all were in favor, approved unanimously.

13 Walnut Street

Evan told the committee that we are proposing a three-way split of this sliver lot. 15 Walnut LLC will acquire one-half of the lot. The remaining portion will be split between two owner occupants at 11 Walnut Street and 16 Mill River Street. This lot has also has been cared for by the adjacent property owners. This lot only has 30' of frontage so development wasn't an option. Evan discussed this sale with Alder Cupo and she supports the proposal. Evan noted the lot is well maintained. The owner occupants pay \$0.25 per square foot and the LLC will pay \$1.50 per square foot per the disposition guidelines. LCI wants to support the owner occupants and the applicants at 11 Walnut Street and 18 Mill River Street have very small parcels, acquiring this land will greatly benefit the applicants.

A motion to approve the item was made by Alder Antunes, seconded Steve Fontana, roll call as taken, all were in favor, approved unanimously.

A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor, meeting adjourned 3:40PM.

PAD MEETING MINUTES July 19, 2023

PRESENT: Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Maurine Villani, Tax Office; Clay

Williams, Business Development **Absent:** Hon. Anna Festa, BoA

Guests: Sally Kruse

Meeting called to order at 3:04 P.M.

Roll Call of Members

A motion to approve the PAD minutes from April 19, 2023 was made by Clay Williams, seconded Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

0 Carroll Street (MBP 096 1024 00502)

Evan told the committee the City is proposing to sell this parcel to Susan Renkun for \$1.00 per square foot for a purchase price of \$2925, the lot is 25' by 117'. The applicant reached out to the City about water runoff and drainage issues that are impacting their property at 95 Carroll Street. The applicant asked the City to help resolve the drainage issue, and the City thought making improvements (catch basin / drainage) was costly, so a decision was made to sell this parcel and allow the applicant to make improvements to mitigate the issue at their expense. The City has been discussing this sale with the property owner for some time. The buyer will install drainage and landscape improvements. Clay asked how the City acquired this land? Evan was not sure. Evan said he reached out to the Assessor's office to create a field card for this parcel because it showed up on the GIS map without a parcel number. The City will sell this land via quit claim deed. The applicant will have 18 months from the date of sale to make improvements to this land per the LDA.

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

0 East Shore Parkway MBP 067 0953 00100

Evan told the committee this is a sliver lot sale to the New Haven Port Authority at \$2.00 per square foot. The sale of 0 Albia Street recently came through the PAD process but Corporation Counsel determined there were actually 2 parcels and the GIS map didn't reflect that. We are here to convey the other piece within the triangular parcel which is 1320 square feet. The port will utilize this land for site control, laydown use, and port activities.

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

A motion to adjourn was made by Alder Antunes, seconded by Clay Williams. All were in favor. Meeting Adjourned 3:14 P.M.

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	Property Address Map-Block-Parcel			Zoning	Ward	Prop	erty Type	Total legal units
0 Ca	arroll Street		096 1024 00502	RS-2	11			N/A
2	2021 Assessm	ent Value (1	100%)	70%	of Assessn	nent	Prop	erty Size
Land + OB	Building	Other	Total Value	For	Tax Purp	oses	Lot Size	Total sq. ft.
\$ 5,000	N/A	N/A	\$ 5,000	\$	3,500		25' X 117'	2,925
	1 1							

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 5,000	Clifford Adkins / Assessor's office	6/22/20 23	Sliver lot (\$1.00 per Sq./ft. non-CD eligible area)	\$ 2,925.00	N/A	\$2,925.00

Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Renee Haywood 11th Ward	N/A	N/A

Applicant's Information

Applicant's information					
Applicant's name, address & tele	phone:	Name, address & telephone of contact person:			
Susan Renkun					
95 Carroll Street	8 8 8 9 9 9 8 8 8				
New Haven CT 06513	**************************************				
Applicant's City property tax status:	Review date	Reviewed by:	Comments		
Current	6/29/2023	Staff	Current		
Proposal: The City of New Haven Livable	City Initiative prop	oses the disposition of a st	trip of land.		
General discussion The City of New Have occupant. The buyer will improve the la					
Owner Occupancy? M/A					
Prepared Jun H Date	7/11/2023 Conc by: <	Jurted Men	Date 7/11/23		

Committee	Date	Action
	7/19/2023	
PAD		
	8/17/2023	
City Plan		
	8/24/2023	
L.C.I.		
Board of Alders	9/5/2023	

PRIOR NOTIFICATION FORM

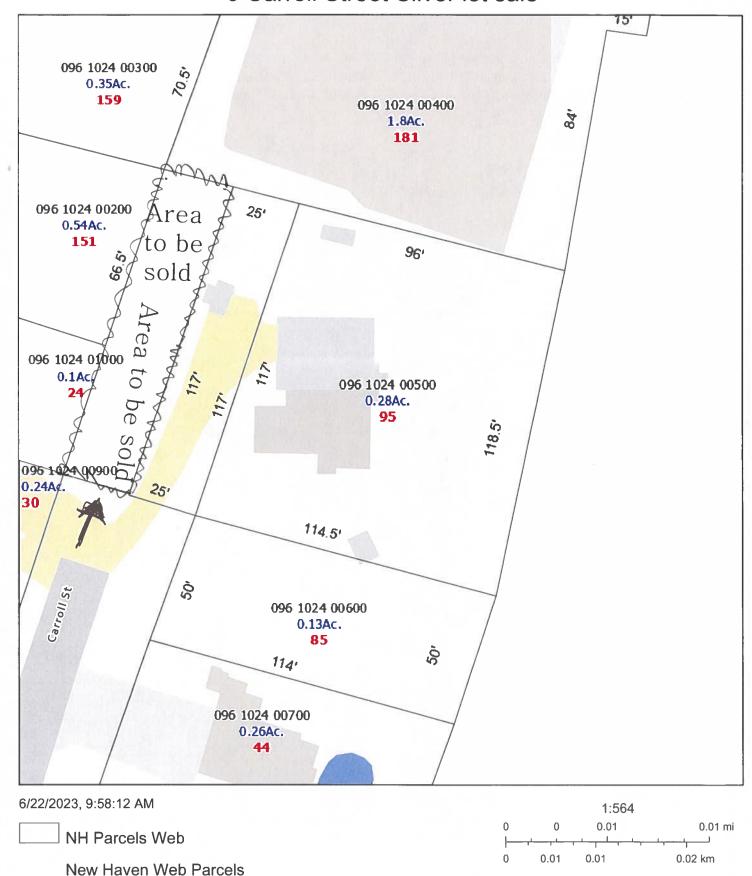
NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

ТО	:	Hon. R	enee Haywood 11th Ward
DA	TE:	July 10, 2023	
FR	OM:	Department	Livable City Initiative
		Person	Evan Trachten Telephone X 8373
		form you that the follo	owing matter affecting your ward(s) will be submitted
as a	buffer a les origin dscape a	area. The owner has be nating from this City-o	oll Street (MBP 096-1024-00502). The land will be utilized een working with the City to address water and drainage owned parcel. Upon purchase, the owner will make nents to remedy the water issues. Please see attached
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	Unaffili r	ated/Independent/Oth	e
		INSTRUC	CTIONS TO DEPARTMENTS
1.	Departm	ents are responsible for se	nding this form to the alderperson(s) affected by the item.
2.			ed) directly to the alderperson(s) before it is submitted to the Board of Aldermen agenda.
3.	The date	entry must be completed	with the date this form was sent the alderperson(s).
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0 Carroll Street Sliver lot sale



Sliver lot at 0 Carroll Street MBP 096-1024-00502 (left of paved area 25' \times 117')



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	rty Address		Map-Block-Parcel	Zoning	Ward	Propert	у Туре	Total legal units
	Chapel Street		336 0238 00800	RM-2 24 Building Lot Per			Per Zoning	
2	022 Assessm	ent Value	e (100%)	70%	of Assessm	ient	Prop	erty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	oses	Lot 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
\$ 87.900	Vision	10/1/20	RFP		N/A	Recommended \$ 21,000

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

A pplicant's name, address & tele	phone:	Name ,address & tele	phone of contact person:	
Neighborhood Housing Services of New Have 333 Sherman Avenue New Haven CT 06511	n, Inc.	James Paley, Executive Direct	or	
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	ilding lot.	
General discussion This property was advertise this vacant lot to Neighborhood Housing Servic (4 residential units total). Eash structure must inclusive of successive ownership, unless a market of the structure must inclusive of successive ownership, unless a market of the structure must be successive ownership.	ces of New Haven, be sold to an own ore 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.				
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City of New Haven. Owner Occupancy?. Sale to owner occup Prepared by: Date	/- /-> Co	neurred All	Date 8/4/2	

Committee	Date	Action
	8/16/2023	
PAD		
	9/20/2023	
City Plan		
	9/27/2023	
L.C.I.		
Board of Alders	10/16/2023	- E 7 F F F F F F F F F F F F F F F F F F

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	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
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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.

Property Location 1589 CHAPEL ST Vision ID 22139 Account # 336 0238 00800

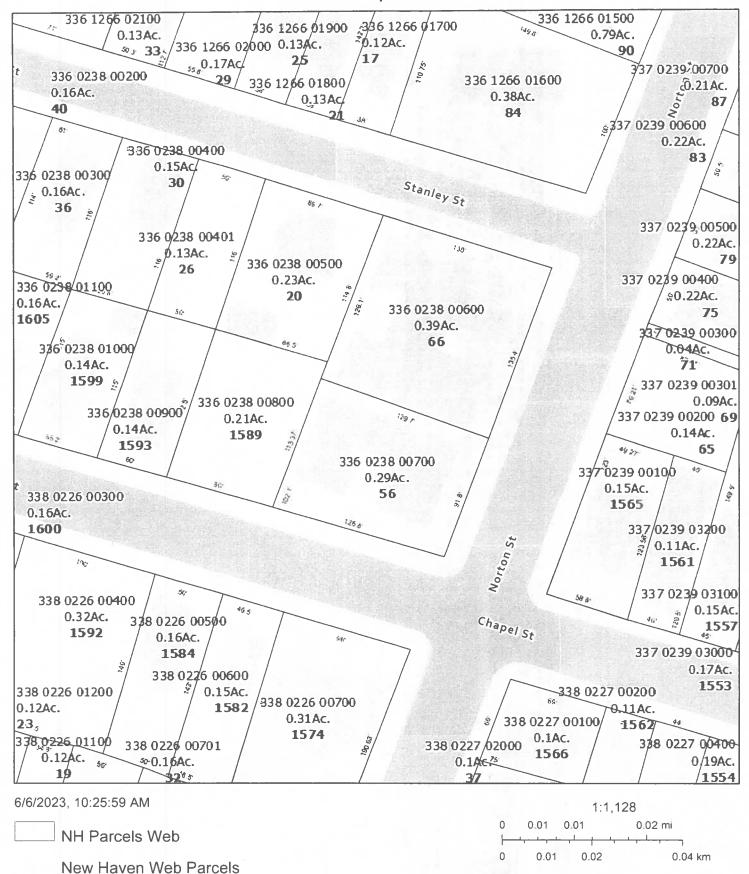
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Card # 1 of 1

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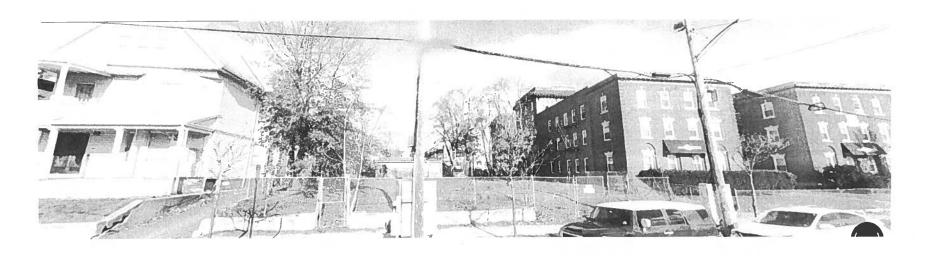
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1589 Chapel Street



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	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 & tele	phone of contact person:
National Veterans Council for Legal Redress 245 Highland Street New Haven CT 06511		C/O Garry Monk, Executive I 203.401.1255	Director
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

TO: 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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VISIUITIU 10220 ACCOUNT # 300 0129 01700 DIUY # I OCC# 1 UI I Ualu# I UI I I THIL DOLG UIGILULG J. JL TO FAIR CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)** Element Description Element Cd Description Style 99 Vacant Land Model 00 Vacant Grade Stories CONDO DATA Occupancy Parcel Id Owne Exterior Wall 1 Exterior Wall 2 Adjust Type Description Roof Structure: Code Factor% Condo Fir Roof Cover Condo Unit Interior Wall 1 COST / MARKET VALUATION Interior Wall 2 Interior FIr 1 Building Value New Interior Flr 2 Heat Fuel No Sketch Heat Type: Year Built AC Type: Effective Year Built Total Bedrooms Depreciation Code Total Bthrms: Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs Depreciation % Total Rooms: Functional Obsol Bath Style External Obsol Kitchen Style Trend Factor Interior Conditio Condition Fin Bsmnt Area Condition % Fin Bsmnt Qual Percent Good NBHD Code 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)

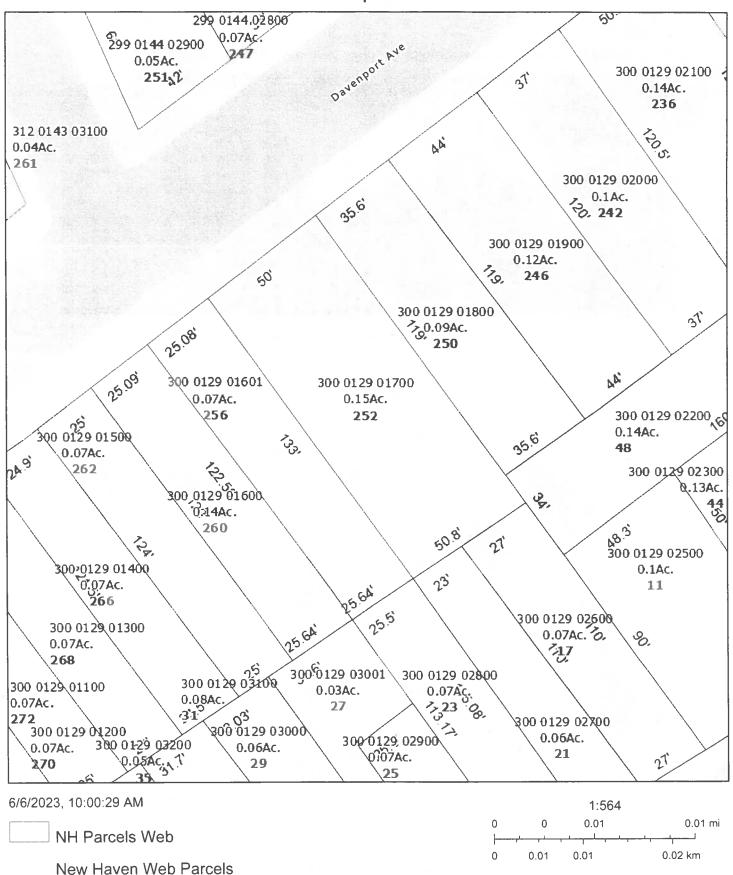
Description L/B Units Unit Price Yr Blt Cond. Cd % Gd Grade Grade Adj. Appr. Value Code BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value

Ttl Gross Liv / Lease Area

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 & telephone 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		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	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 City of New Haven.						
Owner Occupancy? Sale to owner occupant						
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	
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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.

Vision ID 23409 ACCOUNT # 357 1151 01600 Blag # I Sec# 1 01 1 Calu# I UI I FILL Date ONLEVED D.DI.O. MIN **CURRENT OWNER** TOPO UTILITIES STRT/ROAD LOCATION **CURRENT ASSESSMENT** Description Code Assessed Assessed THE CITY OF NEW HAVEN 6093 EX VC I L 53 63.800 44.660 SUPPLEMENTAL DATA NEW HAVEN, CT 165 CHURCH ST Alt Prcl ID I/E REPO WARD 29 TAX DIST TAXABLE **NEW HAVEN** CT 06510 CENSUS 1414 VISION BLOCK 1006 QUERY G GIS ID 23409 Assoc Pid# Total 63.800 44.660 RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE Q/U V/I SALE PRICE VC PREVIOUS ASSESSMENTS (HISTORY) Year Code Code | Assessed V | Year THE CITY OF NEW HAVEN 9969 0136 09-10-2019 U 0 15 Assessed Year Code Assessed DAVIS ULYSSES & JEANNETTE D & 0 0 2022 44,660 2021 44.660 2021 53 44,660 Total 44.660 44.660 Total Total 44.660 **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Code Description Year Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0.00 Total ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Nbhd Name Tracing Batch Appraised Ob (B) Value (Bldg) 1700 **BEAVER HILLS** Appraised Land Value (Bldg) 63,800 NOTES Special Land Value BY A. RIZZO CITING EXTREME DETERIORATION Total Appraised Parcel Value LCI APPLIED FOR THE DEMO PERMIT 63,800 PER INSPECTION BY JOHN RAFFONE, THE Valuation Method BUILDING WAS DEMOLISHED AS OF DECEMBER 15, 2009 CA INSPECTED 4/26/10 DEMOLISHED. AN ORDER TO DEMOLISH WAS SEN Total Appraised Parcel Value 63.800 **BUILDING PERMIT RECORD** VISIT / CHANGE HISTORY Permit Id Issue Date Type Description Amount Insp Date | % Comp | Date Comp Comments Date ld Type Is Cd Purpost/Result 09-2915 11-05-2009 DE Demolish 04-26-2010 100 DEMOLISH 06-01-2011 MI 04 70 Field Review MD2 03 02-24-2011 99 Vacant 04-26-2010 CA 02 47 BP Inspection JV 07-25-2007 47 BP Inspection 01 07-10-2001 SB 45 Review Against Field Cd 04-16-2001 JR 44 Data Mailer Change LAND LINE VALUATION SECTION B Use Code Description Zone LA Land Type Land Units Unit Price Size Adi Site Index Cond. Nbhd. Nbhd. Adi Notes Location Adjustmen | Adj Unit P | Land Value RM1 0 9099 **EC VACANT** 6.098 SF 8.71 1.00000 5 1.00 1700 1.200 1.0000 10.46 63,800 Total Card Land Units 6,098 SF Parcel Total Land Area 0 Total Land Value 63,800

Property Location 309 DYER 51 Vision ID 23409 Map וט 357/ 1151/ טופטרט אור א א מער א מער א מער א א מער א

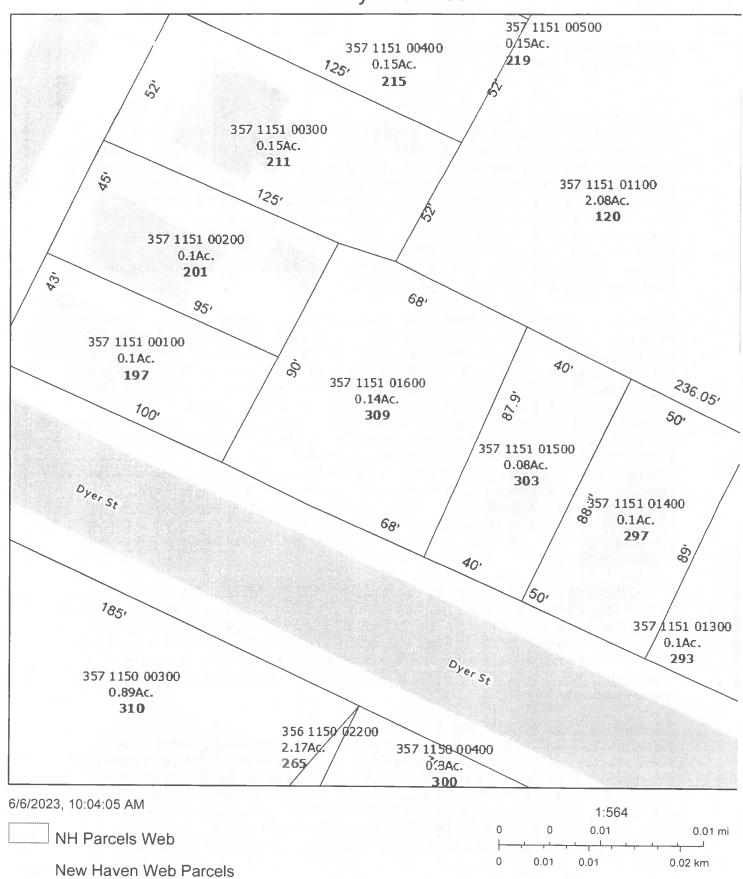
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309 Dyer Street



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

Property Address		M	ap-Block-Parcel	Zoning	Ward	Property T	ype	Total legal units
0 East	ast Shore Parkway 067-0953-00100							NA
	2022 Assessm	ent Value	(100%)	70%	of Assessm	ent	Prot	perty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	ses	Lot Size	Total sq. ft.
\$ 11,800	NA	NA	\$11,800	\$ 8,2		(0.03 AC See map)	1320 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 11,800	Vision	10/1/20 22	Commercial Sliver lot @ \$2.00 per sq./ft.	\$ 2,640	N/A	\$ 2,640
1						

Prior Notifications Sent to

Alderperson Name of Alderperson	Management Team	Other interested parties
Yes X No Hon. Sal Punzo 17th Ward	N/A	N/A

Applicant's Information

Applicant s information						
Applicant's name, address & tele	phone:	Name, address & telephone of contact person:				
New Haven Port Authority		C/O Sally Kruse, Executiv	e Director			
200 Orange Street						
New Haven CT 06510						
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
Current	6/29/2023	Staff	Current			
Proposal: The City of New Haven Livable	City Initiative pro	oposes the disposition of s	liver lot.			
General discussion The City proposes to c	lispose of a sliv	er lot to the New Haven	Port Authority. The land will			
be used for site control, laydown use, as	nd port activitie	s. The City intended to	convey this parcel previously			
as part of the sale of 0 Albia Street MBP 067-0953- 00200 to the New Haven Port Authority.						
Owner Occupancy? N/A			7			
Prepared	Со	ncurred)	_1 1			
by: Date _	by:	Inche	Date 7/11 [23			

Committee	Date	Action
	7/19/2023	
PAD		
	8/17/2023	
City Plan		
	8/24/2023	
L.C.I.		
	9/5/2023	
Board of Alders		

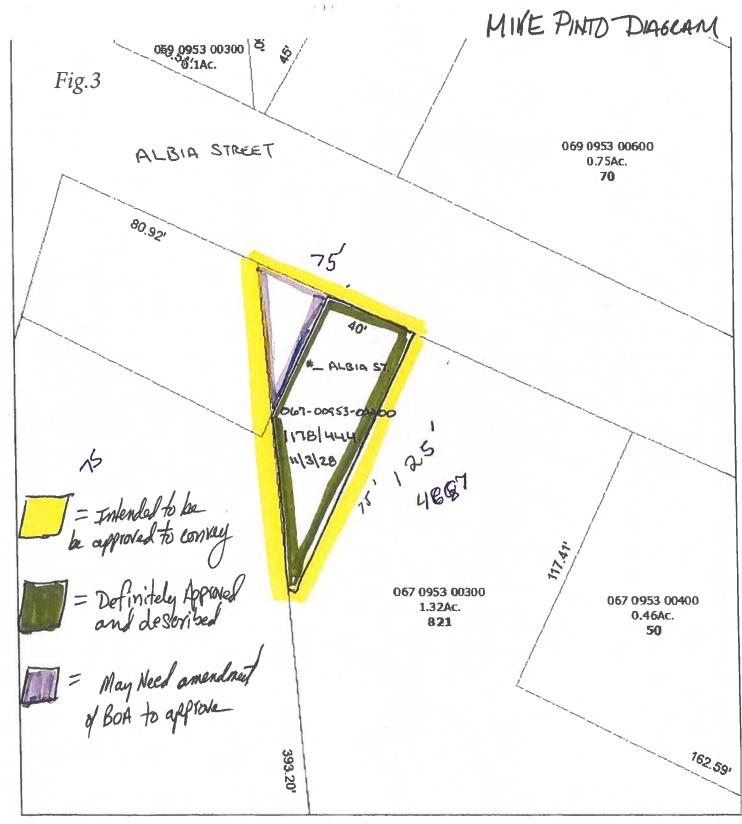
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO:	Hon. Sal Punzo 17th Ward
DATE:	July 10, 2023
DATE.	July 10, 2023
FROM:	Department Livable City Initiative
	Person Evan Trachten Telephone X 8373
	nform you that the following matter affecting your ward(s) will be submitted rd of Aldermen.
Port Autho	n of sliver lot at 0 East Shore Parkway (MBP 067-0953-00100) to New Haven ority. The land will be utilized for site control, laydown use, and port activities. Intended to convey this parcel as part of the 0 Albia Street sale.
Check one	if this an appointment to a commission crat
Repub	lican
Unaffi r	liated/Independent/Othe
	INSTRUCTIONS TO DEPARTMENTS
1. Depart	ments are responsible for sending this form to the alderperson(s) affected by the item.
	rm must be sent (or delivered) directly to the alderperson(s) before it is submitted to the stive Services Office for the Board of Aldermen agenda.
3. The da	te 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.

	1 903V MUNICIPAL MD	B Use Code Description			Permit Id Issue Date					О	Nbhd			Year Code E		CITY OF NEW HAVEN	RECORD OF		NEW HAVEN CT		165 CHURCH ST	CITY OF NEW HAVEN	CURRENT OWNER
Total Card Land Units 1,225 SF	1,225	Zone LA Land Type Land Units	-	- Proprietaria	Description				N		Nbhd Name	Total 0.00		EXEMPTIONS Description Amount		0	OWNERSHIP BK-VOL/PAGE	GIS ID 2920	06510 CENSUS 1427 BLOCK 3015 QUERY G	17	(0		TOPO
Parcel Total Land Area 0	SF 35.75 1.00000 X	Unit Price Size Adj Site Index	LAND LINE VALUATION SECTION	1	BUILDING PERMIT RECORD Amount Insp Date % Comp Date Comp				NOTES		B Tracing			Code Description Number Amo		X	SALE DATE Q/U VII SALE PRICE	Assoc Pid#			SUPPLEMENTAL DATA		UTILITIES STRT/ROAD LOCATION
	0.15 P 1.800 UNB	Cond. Nbhd. Nbhd. Adj	ION SECTION	Commona	Comments						Batch			SMENTS Amount Comm Int	lotal		VC					EX COM LN	
		Notes	-	01	Date Id Type	Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	Special Land Value	Appraised Land Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Yf (B) Value (Card)	APPRAISE	This signature acknowledges a visit by a Data Collector or Assessor	8,260 lotal	8,260 2021 21 8,260 Total	PREVIOUS ASSESSMENTS (HISTORY)	Total 11,800				Code Assessed 11,800	NTAS
Total Land Value	1.0000 9.65	Location Adjustmen Adj Unit P L		45 Review	VISIT / CHANGE HISTORY Type S Cd Purpost/Result	0	, , ,				9)		APPRAISED VALUE SUMMARY	it by a Data Collector or Assessor	8,260 rotal	7 21 Contains	Codo	8,260	NOISIV		NEW HAVEN, CT	Assessed 6093	
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Legend

New Haven Web Parcels

New Haven Parcels

New Haven Parcels

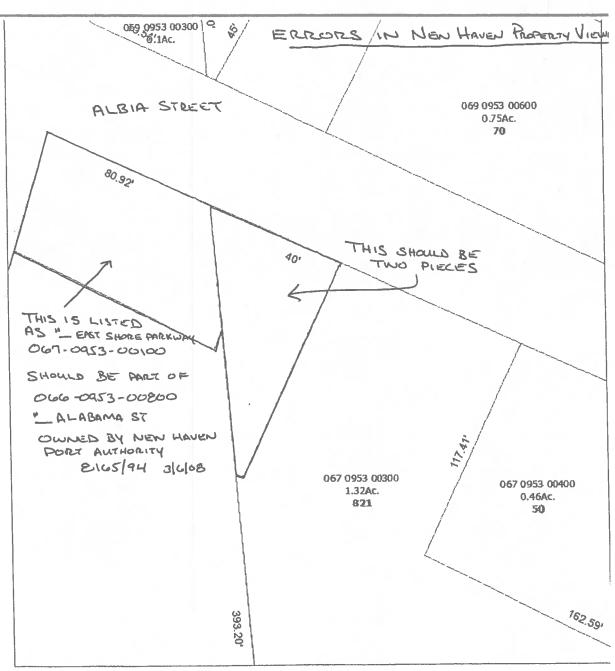
MY MAP

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



Date: 5/30/20:

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Legend

New Haven Web Parcels

New Haven Parcels

New Haven Parcels

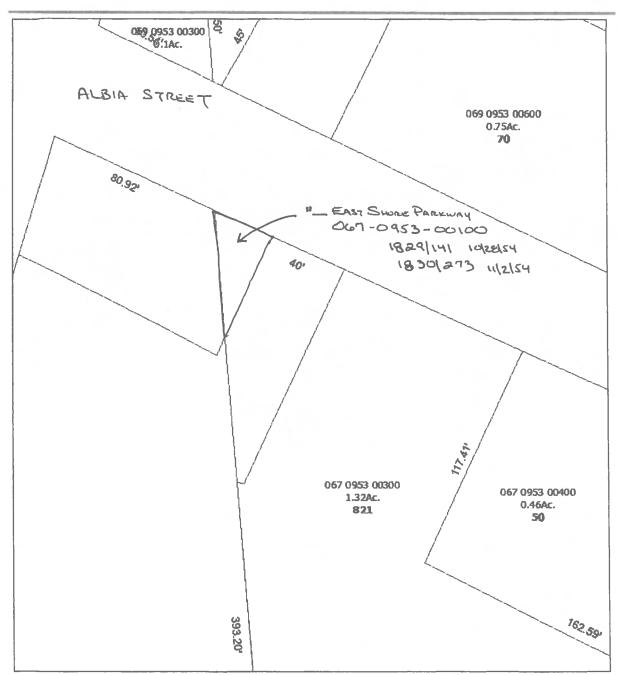
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Legend

New Haven Web Parcels

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Date: 5/30/2023

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Disposition Summary Sheet

Property Description

Prope	erty Address	Ma	p-Block-Parcel	Zoning	Ward	Property Type	Total legal units
634 Howard Avenue		634 Howard 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	RFP	\$10,500	N/A	\$10,500
	LI SE TO	4 - 4		D 10- 4 10 m	II may a	

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 & tele	ephone of contact person:		
Neighborhood Housing Services of New Have 333 Sherman Avenue New Haven CT 06511	en. Inc.	James Paley, Executive Director			
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 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 combiner required by fede	Inc. who will develop a two-faned period not less than (10) yeal law, the Property Acquisit	mily owner-occupied property. years, inclusive of successive tion and Disposition Committee		
(PAD), the Board of Directors of Livable Ci		and / or the Board of Alders	of the City of New Haven.		
Owner Occupancy? Sale to owner occup					
Prepared by:	2/5/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. I	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	nt to a commission
Repu	blican	
Unaft r	filiated/Independent/O	the
	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 d	late entry must be complete	ed with the date this form was sent the alderperson(s).

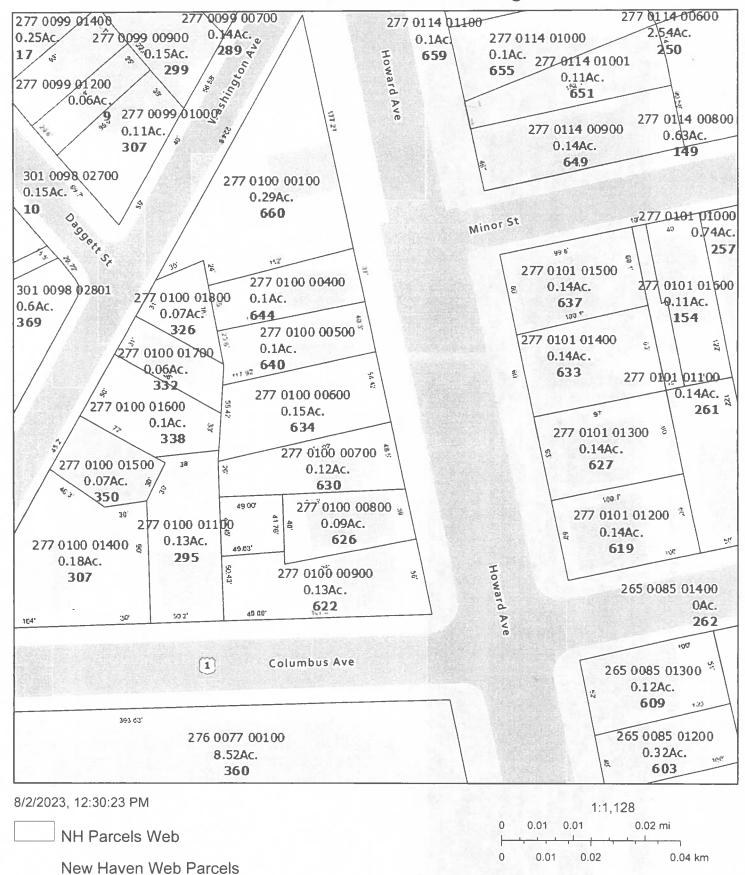
Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

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VISION IU 10440 ACCOUNT # 2// UTUU UUDUU Blog # I Calu# I UI I THIR Date GISTEDES SISE OF THE SEC# I UI I **CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)** Element Description Description Element Cd Style: Vacant Land Model 00 Vacant Grade Stories: CONDO DATA Occupancy Parcel Id Owne Exterior Wall 1 Exterior Wall 2 Factor% Adjust Type Code Description Roof Structure Condo Flr Roof Cover Condo Unit Interior Wall 1 COST / MARKET VALUATION Interior Wall 2 Interior Flr 1 **Building Value New** Interior Flr 2 Heat Fuel No Sketch Heat Type: Year Built AC Type Effective Year Built Total Bedrooms Depreciation Code Total Bthrms: Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs Depreciation % Total Rooms: Functional Obsol Bath Style: External Obsol Kitchen Style Trend Factor Interior Conditio Condition Fin Bsmnt Area Condition % Fin Bsmnt Qual Percent Good NBHD Code 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)

Description L/B Units Unit Price Yr Blt Cond. Cd % Gd Grade Grade Adj. Appr. Value Code **BUILDING SUB-AREA SUMMARY SECTION** Living Area Floor Area Eff Area Unit Cost Undeprec Value Code Description Ttl Gross Liv / Lease Area

634 Howard Avenue / Building lot



City of New Haven City of New Haven GIS

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	Address Map-Block-Parcel			Map-Block-Parcel Zoning Ward Pro				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 Information

Applicant's name, address & telep	ohone:	Name, address & telephone 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),		
			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.

FIIII Date 0/3/2023 9.01.00 AW VISIUII 1D / 308 ACCOUNT # 100 U014 UU0UU blug # I Sec# I UI I Caru# I UI I **CURRENT OWNER** CURRENT ASSESSMENT TOPO UTILITIES STRT / ROAD LOCATION Assessed Description Code Assessed CITY OF NEW HAVEN 6093 71,330 EX COM LN 101,900 NEW HAVEN, CT SUPPLEMENTAL DATA 165 CHURCH ST I/E REPO Alt Prol ID WARD 15 TAX DIST **TAXABLE** NEW HAVEN CT 06510 CENSUS 1425 **VISION** BLOCK 2013 QUERY G GIS ID 7389 Assoc Pid# 71.330 101.900 Total PREVIOUS ASSESSMENTS (HISTORY) RECORD OF OWNERSHIP Q/U V/I SALE PRICE VC BK-VOL/PAGE SALE DATE Code | Assessed V | Year Code Assessed Year Year Code Assessed 14 CITY OF NEW HAVEN U V 9088 0020 12-11-2013 71.330 2021 71,330 2021 21 21 07-02-1998 10,000 2022 71,330 **REYES ANGELO** 5335 0268 U MASON DAVID W 5304 0239 04-29-1998 U MASON GREGORY 5117 0156 03-13-1997 U 0 MASON THOMAS R 5117 0153 03-13-1997 U 0 71,330 Total 71.330 Total 71,330 Total **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Year Code Description Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Batch Nbhd Nbhd Name Tracing Appraised Ob (B) Value (Bldg) FAIR HAVEN DOV 1000 101,900 Appraised Land Value (Bldg) NOTES 71,330 Special Land Value **BUILDING DEMOLISHED 7/10** Total Appraised Parcel Value 101,900 **DEBRIS ON LOT** С Valuation Method Total Appraised Parcel Value 101,900 VISIT / CHANGE HISTORY **BUILDING PERMIT RECORD** Purpost/Result ld Type Is Cd Comments Date Permit Id Issue Date Type Description Amount Insp Date | % Comp | Date Comp 08-18-2010 CA 02 47 BP Inspection 10-0644 03-15-2010 DE 08-18-2010 100 DEMO Demolish 00 | Measur+Listed 07-29-2010 GM TO CLOSE OUT PERMIT B99 99-070 07-06-1999 C/ Legal Complian 100 07-06-1999 45 Review Against Field Cd REPLACE BATHROOM 08-03-2005 BD P99-103 04-08-1999 HA Heating/Air Co 1,000 100 45 Review Against Field Cd SB REPLACE WARM AIR SYSTE 09-26-2001 H99-100 04-08-1999 HA Heating/Air Co 3.000 100 AD 14,000 100 **ERECT ADDITION TO GARA** B99-185 03-04-1999 Addition DEMOLISH BLDG B99-118 02-08-1999 DE Demolish 100 ERECT 20X30 ADD TO EXT G 102145 08-07-1992 OU Outbulding 5.000 LAND LINE VALUATION SECTION Location Adjustmen | Adj Unit P | Land Value Notes Size Adi Site Index Cond. Nbhd. Nbhd. Adi B Use Code Description Zone LA Land Type Land Units Unit Price 101,900 1.0000 13.76 MUNICIPAL MD RM1 0 1.50 1000 1.250 7,405 SF 7.34 1.00000

7.405| SF

Total Card Land Units

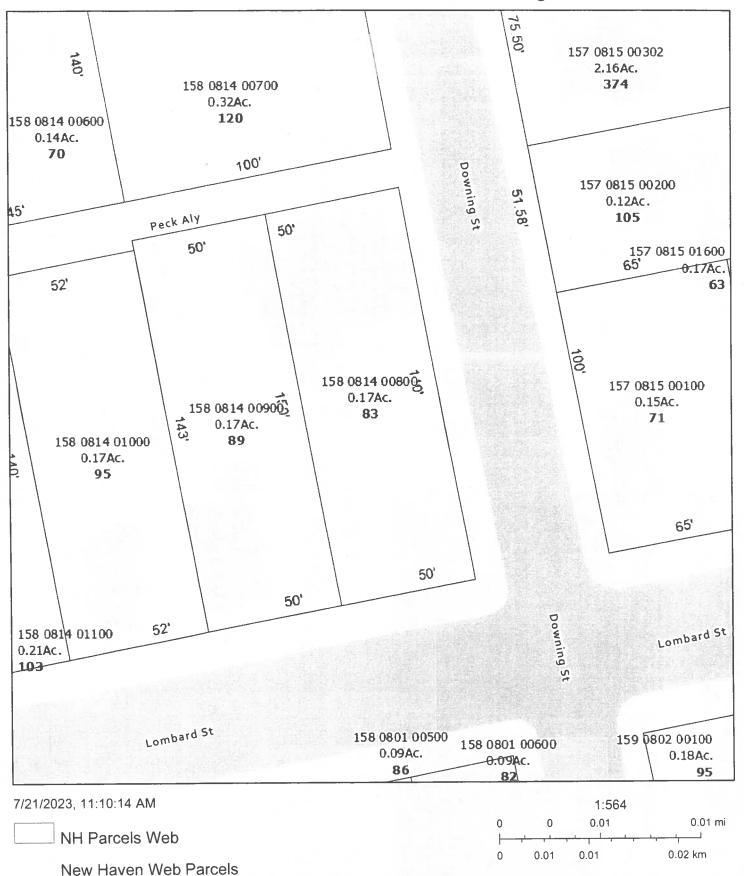
Parcel Total Land Area 0

Total Land Value

101,900

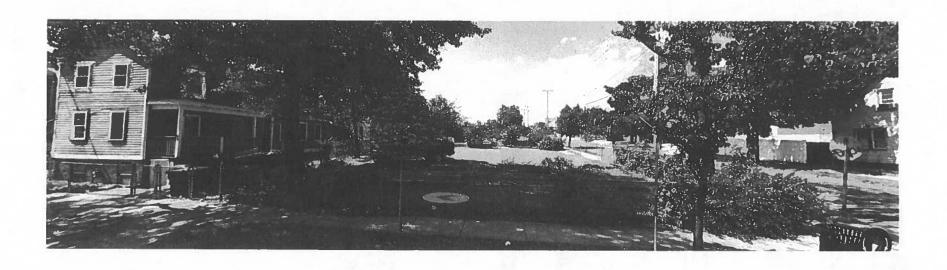
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83 Lombard Street / Sale of Building lot



City of New Haven City of New Haven GIS

83 Lombard Street (Building lot)



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Project Narrative	Description of development	
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Project budget / Cost estimate

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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 Mill River Street			181 0599 00800	9 00800 RM-2 8 Slive		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					
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. Committee of the com
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

Property Address			p-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
18 Mill River Street			181 0599 00800	RM-2	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 Information

			E-12			
Applicant's name, address & tele	ohone:	Name, address & telephone of contact person: C/O Michael Smart				
Smart Properties, LLC 1 Lyon 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 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 <u>8/2</u>			

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

ыад Name Sec# 1 of 1

Card # 1 of 1 Print

State Use 9030 Print Date 8/8/2023 10:01:22 AM

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Permit Id Issue Date Type	Description	BUILDING F Amount	PERMIT REC	% Com	p Date	e Comp	N SEC	Comme	ents	Apprais Special Total Ap Valuati Total A Da 09-21	ed Land Vappraised on Meth	I Value (Ealue I Parcel V od d Parcel V VIS	(Bldg) Sldg) /alue /alue /rype Is	Cd 00 I	STORY Pu Measur+	Listed	30,5 43,7 43,70 sult
Permit Id Issue Date Type B Use Code Description Zone	Description LA Land	BUILDING F Amount Type Land C	PERMIT REC Insp Date	% Com	p Date	VALUATIO te Index Co	N SEC	Comme	ents	Apprais Special Total Ap Valuati Total A Da 09-21	ed Land Value on Methoppraised	I Value (Ealue I Parcel V od d Parcel V VIS	(Bldg) Bldg) Falue Falue	Cd 00 0	STORY Pu Measur+	Listed Unit P L	30,5 43,7 43,70 sult
Permit Id Issue Date Type B Use Code Description Zone	Description LA Land	BUILDING F Amount Type Land C	PERMIT REC Insp Date	% Com	p Date	VALUATIO te Index Co	N SEC	Comme	ents	Apprais Special Total Ap Valuati Total A Da 09-21	ed Land Vappraised on Meth	I Value (Ealue I Parcel V od d Parcel V VIS	(Bldg) Sldg) /alue /alue /rype Is	Cd 00 0	STORY Pu Measur+	Listed	30,5 43,7 43,70 sult
Permit Id Issue Date Type B Use Code Description Zone	Description LA Land	BUILDING F Amount Type Land C	PERMIT REC Insp Date	% Com	p Date	VALUATIO te Index Co	N SEC	Comme	ents	Apprais Special Total Ap Valuati Total A Da 09-21	ed Land Vappraised on Meth	I Value (Ealue I Parcel V od d Parcel V VIS	(Bldg) Sldg) /alue /alue /rype Is	Cd 00 0	STORY Pu Measur+	Listed Unit P L	30,5 43,7 43,70 sult
Permit Id Issue Date Type B Use Code Description Zone	Description LA Land	BUILDING F Amount Type Land C	PERMIT REC Insp Date	% Com	p Date	VALUATIO te Index Co	N SEC	Comme	ents	Apprais Special Total Ap Valuati Total A Da 09-21	ed Land Vappraised on Meth	I Value (Ealue I Parcel V od d Parcel V VIS	(Bldg) Sldg) /alue /alue /rype Is	Cd 00 0	STORY Pu Measur+	Listed Unit P L	30,5 43,7 43,70 sult
Permit Id Issue Date Type B Use Code Description Zone	Description LA Land	BUILDING F Amount Type Land C	PERMIT REC Insp Date	% Com	p Date	VALUATIO te Index Co	N SEC	Comme	ents	Apprais Special Total Ap Valuati Total A Da 09-21	ed Land Vappraised on Meth	I Value (Ealue I Parcel V od d Parcel V VIS	(Bldg) Sldg) /alue /alue /rype Is	Cd 00 0	STORY Pu Measur+	Listed Unit P L	30,5 43,7 43,70 sult
Permit Id Issue Date Type Use Code Description Zone	Description LA Land	BUILDING F Amount Type Land C	PERMIT REC Insp Date	% Com	p Date	VALUATIO te Index Co	N SEC	Comme	ents	Apprais Special Total Ap Valuati Total A Da 09-21	ed Land Vappraised on Meth	I Value (Ealue I Parcel V od d Parcel V VIS	(Bldg) Sldg) /alue /alue /rype Is	Cd 00 0	STORY Pu Measur+	Listed Unit P L	30,4 43,7 43,7 sult

Property Location TO WILL RIVER 31 ו ועטאטט ופפט זומו עון מאו Bldg Name State Use 9030 Vision ID 9987 Account # 181 0599 00800 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 8/8/2023 10:01:23 AM CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED) La de la companya della companya della companya de la companya della companya del Element Description Cd Element Description Style: Vacant Land Model 00 Vacant Grade: Stories: CONDO DATA Occupancy Exterior Wall 1 Parcel Id Owne Exterior Wall 2 Roof Structure: Adjust Type Code Description Factor% Condo Fir Roof Cover Condo Unit Interior Wall 1 COST / MARKET VALUATION Interior Wall 2 Interior Flr 1 Building Value New Interior Flr 2 Heat Fuel No Sketch Heat Type: Year Built AC Type: Effective Year Built Total Bedrooms Depreciation Code Total Bthrms: Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs Depreciation % Total Rooms: Functional Obsol Bath Style: External Obsol Kitchen Style: Trend Factor Interior Conditio Condition Fin Bsmnt Area Condition % Fin Bsmnt Qual Percent Good NBHD Code 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)

Description L/B Units Unit Price Yr Bit Cond. Cd % Gd Grade Grade Adj. Appr. Value Code **BUILDING SUB-AREA SUMMARY SECTION** Code Description Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value TH Gross Liv / Loose Area

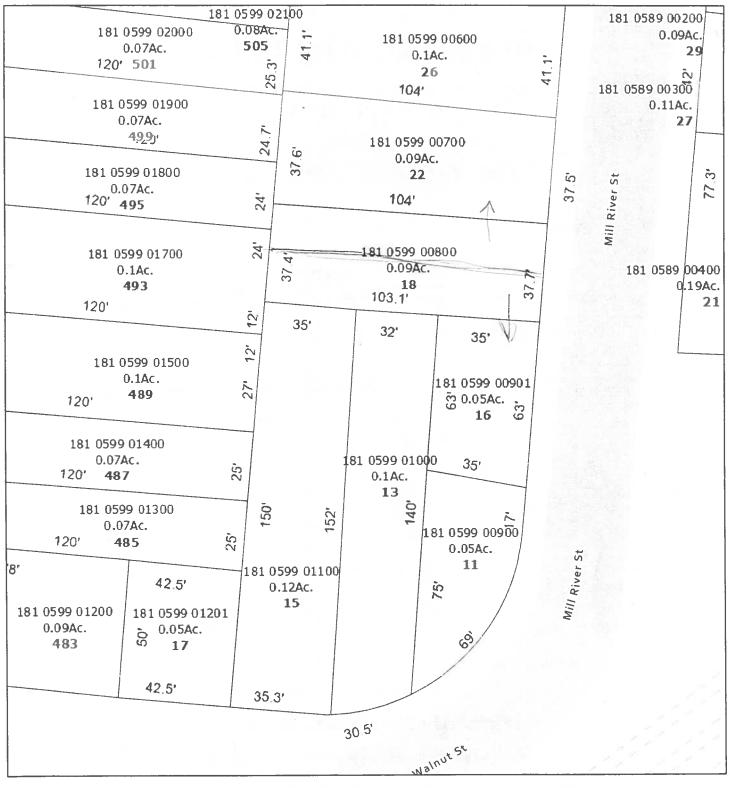
PRIOR NOTIFICATION FORM

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

City of New Haven City of New Haven GIS

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



Disposition Summary Sheet

Property Description

Proper	rty Address	Maj	p-Block-Parcel	Zoning	Ward	Prope	erty Type	Total legal units
13 W	alnut Street		181 0599 01000		RM-2 8		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 Information

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	Weiner			
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
Current	8/8/2023	Staff	Current			
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	X 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

Prope	rty Address	Ma	ap-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
13 Walnut Street			181 0599 01000	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 & telej	ohone 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 /		1 1	
Prepared by: Date Date	Conc. by:	urred MA	Date 8/8/2

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

Disposition Summary Sheet

Property Description

Property Address Map-Block-			p-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
13 Walnut Street			181 0599 01000		8	SI	iver lot	NA
2	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

Applicant's Information

		No. of the last of			
Applicant's name, address & telep	ohone:	Name, address & tel	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.

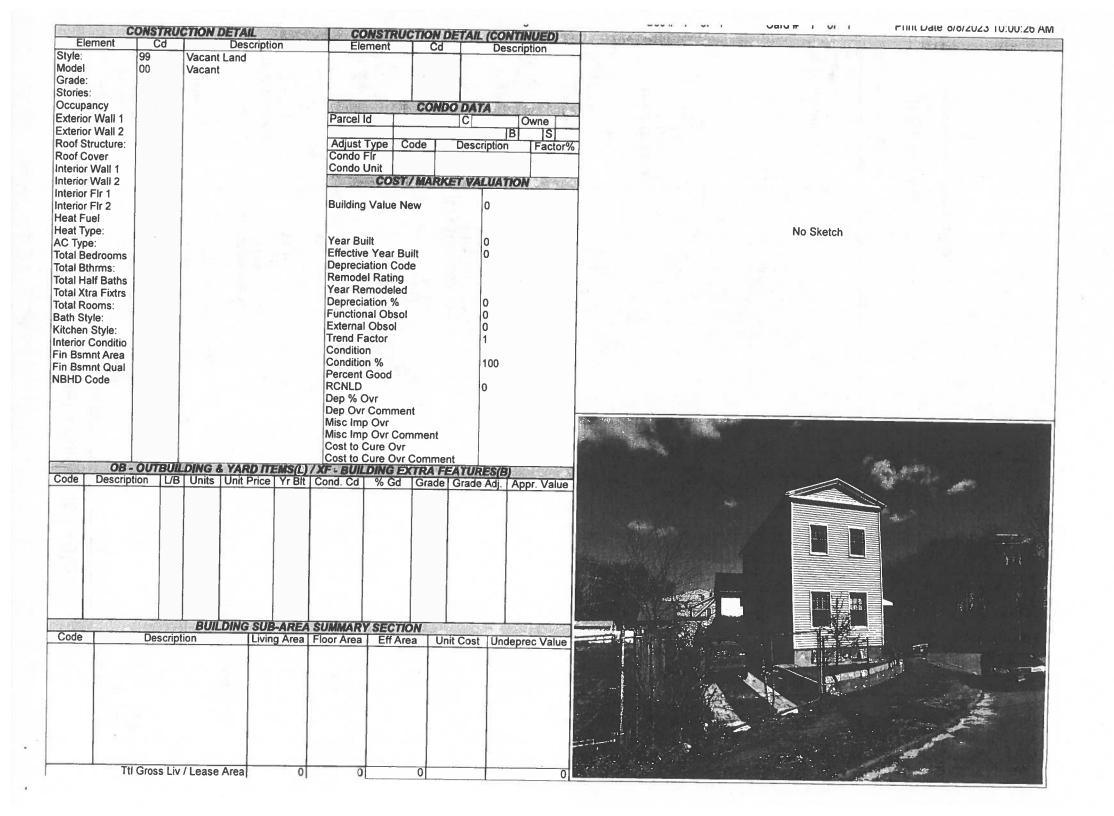
- 2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
- 3. The date entry must be completed with the date this form was sent the alderperson(s).
- 4. Copies to: alderperson(s); sponsoring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

FIRE Date 0/0/2023 10.00.27 (19) Calu# I UI I SEC# | UL 1 Account # 161 0599 01000 DIUY # I VISION ID 9990 **CURRENT ASSESSMENT** STRT/ROAD LOCATION TOPO UTILITIES CURRENT OWNER Assessed Assessed Description Code 6093 CITY OF NEW HAVEN 27,020 38,600 EX COM LN 21 NEW HAVEN, CT SUPPLEMENTAL DATA 165 CHURCH ST Alt Prol ID I/E REPO TAX DIST WARD 08 TAXABLE 06510 **NEW HAVEN** CT CENSUS 1421 VISION BLOCK 1007 QUERY G 9990 Assoc Pid# GIS ID 27,020 38,600 Total PREVIOUS ASSESSMENTS (HISTORY) BK-VOL/PAGE SALE DATE RECORD OF OWNERSHIP Q/U V/I SALE PRICE VC Assessed Code | Assessed V | Year Code Year Code Assessed Year 02-10-2004 6696 0141 CITY OF NEW HAVEN 27.020 2021 21 27,020 27.020 2021 21 04-01-1963 V 2022 21 KILFEATHER ROSE & NELSON KIRBY 0 0 27,020 Total 27,020 Total Total 27,020 This signature acknowledges a visit by a Data Collector or Assessor OTHER ASSESSMENTS **EXEMPTIONS** Comm Int Code Description Amount Code Description Number Amount Year APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Total 0.00 Appraised Xf (B) Value (Bldg) ASSESSING NEIGHBORHOOD Batch Tracing Nbhd Nbhd Name Appraised Ob (B) Value (Bldg) 0900 FAIR HAVEN N 38,600 Appraised Land Value (Bldg) NOTES 27,020 Special Land Value 10/1/2018 RECLASSIFIED LAND TO RESIDENT Total Appraised Parcel Value 38,600 903V PER ZONING MAP Valuation Method Total Appraised Parcel Value 38,600 VISIT / CHANGE HISTORY **BUILDING PERMIT RECORD** Purpost/Result ld Type Is Cd Amount | Insp Date | % Comp | Date Comp Comments Date Permit Id | Issue Date | Description Type 00 Measur+Listed 09-21-2010 GM 45 Review Against Field Cd 10-05-2001 PH LAND LINE VALUATION SECTION Location Adjustmen | Adj Unit P | Land Value Size Adj Site Index Cond. Nbhd. Nbhd. Adj Notes **Land Units** Unit Price B Use Code Description Zone LA Land Type 1.0000 8.6 38,600 MUNICIPAL MD RM2 0 11.47 1.00000 1.00 0900 0.750 4,483 SF 5 903V 38,600

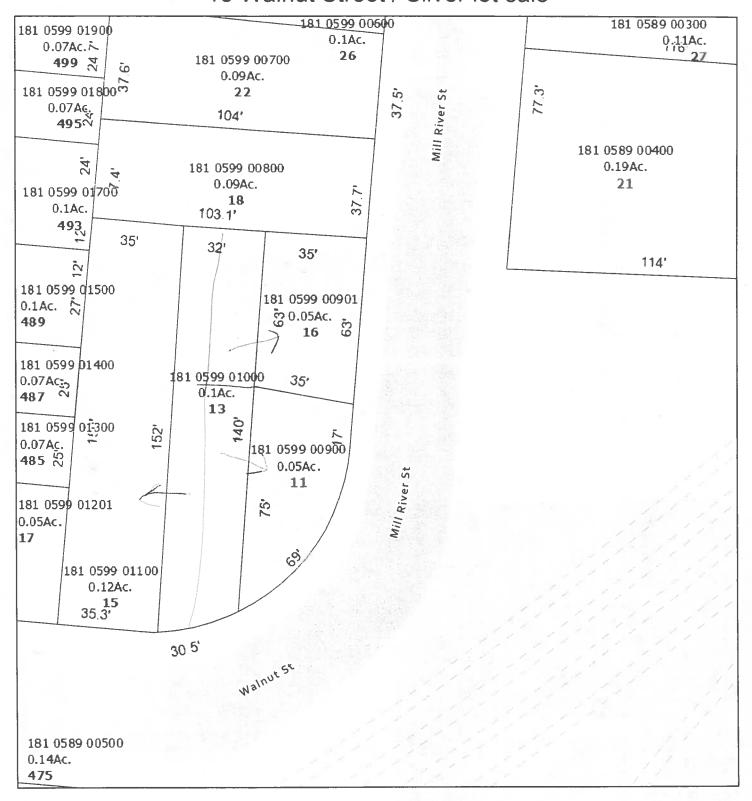
Parcel Total Land Area 0

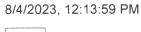
Total Card Land Units 4,483 SFI

Total Land Value



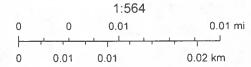
13 Walnut Street / Sliver lot sale





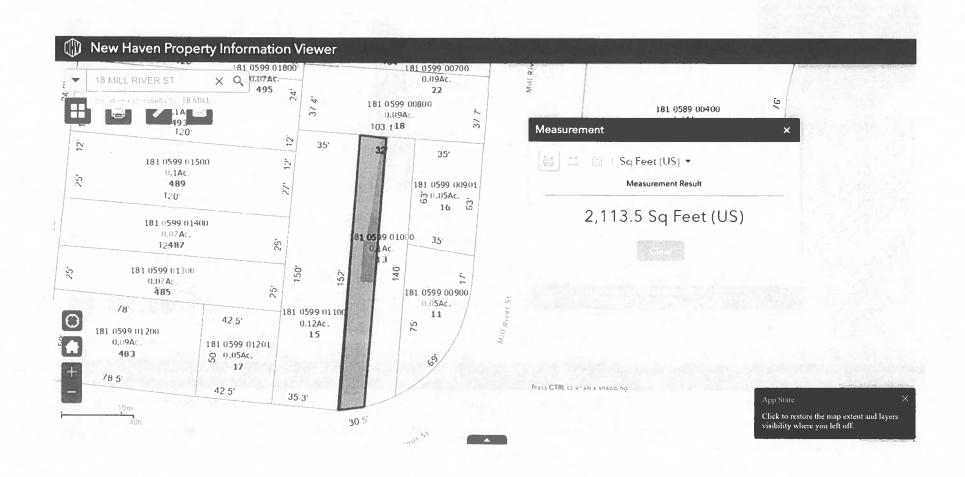
NH Parcels Web

New Haven Web Parcels

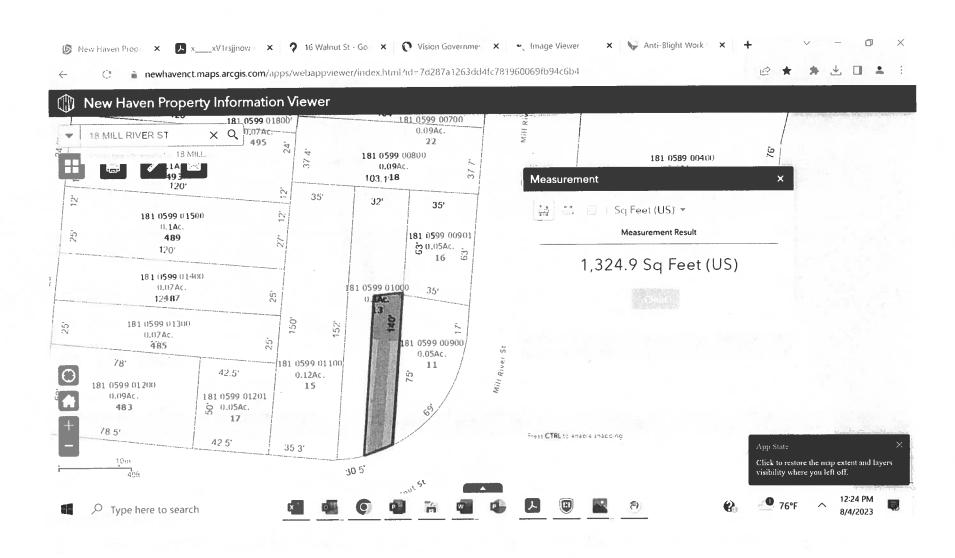


City of New Haven City of New Haven GIS

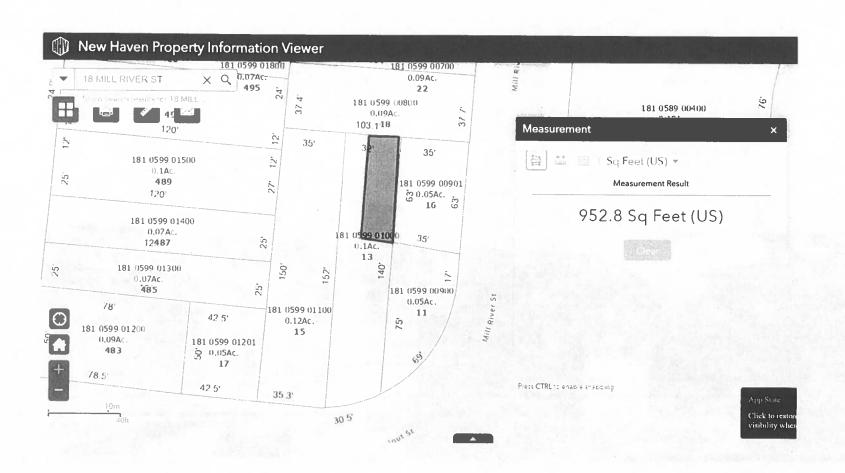
13 Walnut Street: Portion to be conveyed to 15 Walnut LLC (for graphical purposes only, not reflective of square-footage)



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

