### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

### Disposition Summary Sheet

### Property Description

Prop	erty Address	Map-	Block-Parcel	Zoning	Zoning Ward		erty Type	Total legal units
	xwell Avenue 6 Dixwell Avenue)	292 (	292 0390 03100		21 V		icant Lot	Per Zoning
Land + OB	2018 Assessment \ Building : O	7alue (10 ther	0%) Total Value		of Assessm Tax Purpo		Prop	erty Size  Total sq. ft.
\$38,100	N/A		\$ 38,100	Constitution of the Consti	\$26,670	and the second section of the second section of the second section second section sect	62' X 78' (rear lot / approximate size)	5871Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 38,100	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$ 2,000
1		t t t		1		1 1 1

#### Prior Notifications Sent to

Alderperson Name of Alderperson	Management Team	Other interested parties
Yes X No Hon. Steven Winter 21st Ward	Yes	N/A
A 1: (3 × A		11/11

#### Applicant's Information

Applicant's name, address & tele	phone:	Name, address & to	elephone of contact person:
Columbus House, Inc	Marine de la companya	annuprissianinnin kananan kana	tantus de la companya
586 Ella Grasso Blvd.			
New Haven CT 06519	11.1.2		
	*****		
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/5/2020	Staff	Current
<b>Proposal:</b> LCI proposes the sale of a vacan AMI or below.	t lot that will be de	veloped as a two-unit a	ffordable rental property at 25%
General discussion: The applicant will deve This must be maintained as an affordable re extensive period is required by federal law, t	ental property for a	minimum period of twen	site (25% AMI deed restriction).  ty (20) years, unless a more
<b>Board of Director of Livable City Initiative (</b>	LCI) and / or the Bo	pard of Alders of the City	of New Haven.
Owner Occupancy? N/A	- Ag	1	
by: Date	S/3/22 Conc by: _	urred	Date 3/3/20

Committee	Date	Action
	3/18/2020	
PAD		
	3/18/2020	
City Plan		
	3/25/2020	
L.C.I.		
	4/20/2020	
Board of Aldermen		

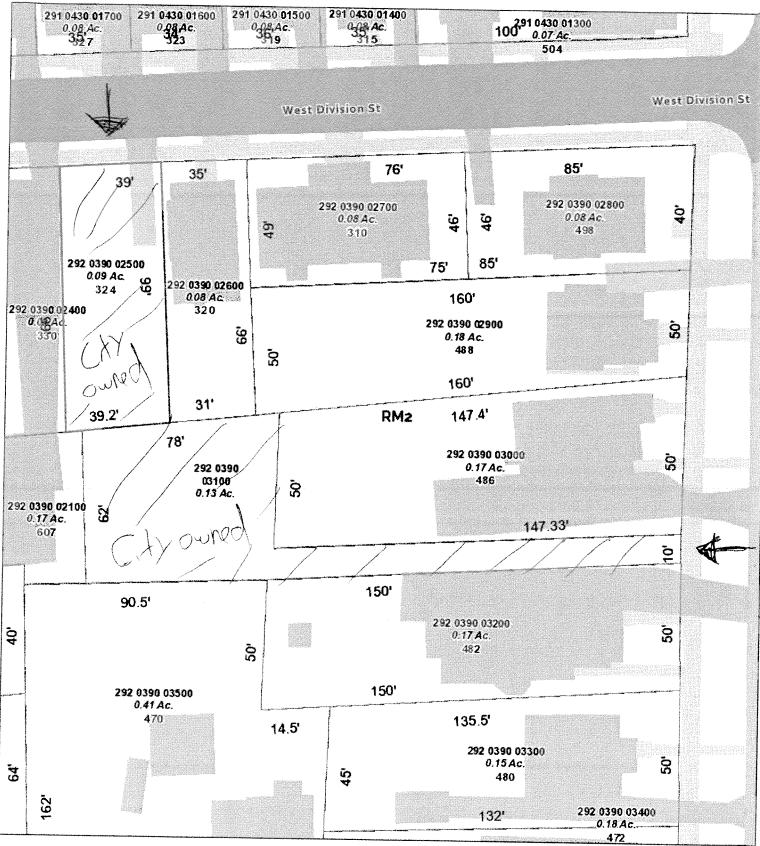
### **PRIOR NOTIFICATION FORM**

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

T	O (list app	licable Alders):		Steven Winte	r 21st Ward	
D.	ATE:	March 1, 2020				
FF	ROM:	Department	LCI Pro	perty Division		
		Person	Evan Tr		Telephone	946-8373
Th to	is is to inf the Board	orm you that the follo	owing mat	ter affecting you	r ward(s) will be	e submitted
app	olicant pro	s the disposition of le Dixwell Avenue M poses to develop two ied property at 324 W	ABP 292 -units of b	0390 03100) to	Columbus Ho	use Inc. The
Ch	eck one if Democrat	this an appointment to	o a comm	ission		
	Republica	n				
	Unaffiliat	ed/Independent/Other	r		***************************************	
		INSTRUC	TIONS T	O DEPARTME	<u>NTS</u>	
1.	Departmen	ts are responsible for send	ding this for	m to the alderperson	(s) affected by the	item.
2.	This form r Legislative	nust be sent (or delivered) Services Office for the Be	) directly to oard of Alde	the alderperson(s) <b>b</b> ermen agenda.	efore it is submitte	d to the
3.	The date en	try must be completed wi	ith the date t	his form was sent th	e alderperson(s).	
4.	Copies to: a	lderperson(s); sponsoring	g department	t; attached to submis	sion to Board of A	ldermen.

Revised 12/22/99

CHORD   CHILLIES   STRIZEGIA   LOCATION	CURRENTOWNED	H THROALY	Account # 292 0390 03100		Bldg #: 1 of 1	Sec #: 1 of	1 Card 1	90	6		
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NOTION Name			a Can Sian Six	TO STATE OF THE PARTY OF THE PA			Appraised Bldg.	Value (Card)			
Special Land Value (Bidg)   Special Land Value			treet Index Name				Appraised XF (B Appraised OB (L)	) Value (Bldg) ) Value (Bldg)			
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Search Date   Type   Description   Amount   Insp. Date   Second Date   Comp.   Comp.							Fotal Appraised F	Parcel Value I:	and the second second	,	38,10
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Ssie Date   Type   Date Comp   Date Comp   Comments   Type   Ty		RIIID	ia mwasa SM		tendele trammer de la desembración de desembración de la desembración de la desembración de popular de la desembración de popular de la desembración de la desembración de popular de la desembración de la		et Total Apprai	sed Parcel Val	an e		8.10
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Use         LAND LINE VALUATION SECTION         Front Depth         Unit         LAND LINE VALUATION SECTION         Factor Idx         Adj         Notes-Adj         Special Pricing         S Adj         Unit Price         Land           MUNICIPAL MDL-00 RM2         222         5,871         SF         7.21         1.000         5         1.00         1600         0.90         Notes-Adj         Spec Calc         Fact Adj         Land           Total Card Land Units:         5,871         SF         Parcel Total Land Area: 5,871 SF         Farcel Total Land Area: 5,871 SF         Parcel Total Land Area: 5,871 SF						manento	Date 06/01/2011 01/22/2011 10/25/2001 07/25/2001			Purpose/Result Field Review Vacant Quality Cntrl Review Against Field	POI
Description         Zone         D         Front         Depth         Units         Price         Factor SA         Factor Idx         Adj.         Notes-Adj         Spec Use         Spec Calc         Fact Adj. Unit Price         Land           MUNICIPAL MDL-00         RM2         0         10         222         5.871         SF         7.21         1.000         5         1.00         6.49         1.00         6.49           Total Card Land Units:         5.871         SF         Parcel Total Land Area: 5.871 SF				LAND	VALUATION SEC	TION		we man da ye yili muzuk di meyelikan isyoning mahada	Colombia de Colomb	OMBRITATION OF THE PROPERTY OF	
S,871 SF Parcel Total Land Area: 5,871 SF	Description Zone D MUNICIPAL MDL-00 RM2 0	Depth 222	SE	L. Factor S	C. ST. Factor Idx Ad. 1.00 1600 0.5		Spe		S Adj Fact 1.00	Land	11ue 8,10¢
	Total Ca	ırd Land Units:		el Total Land Area:	5,871 SF		GERBARISHE SERVICE AND	SECURITY AND VALUE OF STREET, WHEN DO SECURITY AND SECURITY.	Jan		



#### Legend

PDU Overlay Zone

Zoning Boundaries

New Haven Parcels

### **ZONING MAP PRINT**

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



Date: 2/28/2020



Steven Winter Alder, Ward 21

426 Prospect Street, Apt. 1 New Haven, CT 06511-2122

Member
City Services & Environmental Policy Committee
Tax Abatement Committee
Youth Services Committee

Telephone: (203) 903-4342 E-mail: Ward21@newhavenct.gov

February 26, 2020

Frank D'Amore Deputy Director of Neighborhood and Property Services

Evan Trachten Acquisition & Disposition Coordinator

Livable City Initiative 165 Church St | 3rd Floor New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear) Columbus House, Acquisition Application

Dear Mr. D'Amore and Mr. Trachten,

As Alder for the ward that includes the two City-owned lots at 324 West Division and 486 Dixwell (rear) I write to add my support for a favorable recommendation by LCI for the proposed development by Columbus House. I have met with Columbus House representatives and support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

I hosted a meeting of neighbors who lived in close proximity to the parcels on November 19 and attended the November Community Management Team meeting. The proposal received good results at both gatherings. The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

I recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Sincerely, Steven Winter Alder, Ward 21

### Newhallville Community Management Team Get Connected - Be Connected - Stay Connected

February 9, 2020

Frank D'Amore Deputy Director of Neighborhood and Property Services

Evan Trachten Acquisition & Disposition Coordinator

Livable City Initiaitve 165 Church St | 3rd Floor New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear) Columbus House, Acquisition Application

Dear Mr. D'Amore and Mr. Trachten,

As the executive board of the Newhallville Management Team we write to add our support for a favorable recommendation by LCI regarding the proposed development of 324 West Division and 486 Dixwell (rear) by Columbus House, Through the Columbus House and Yale School of Architecture visit to our management team and a tour of the City-owned lots, it is clear that this project would benefit both the block and the neighborhood. We support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

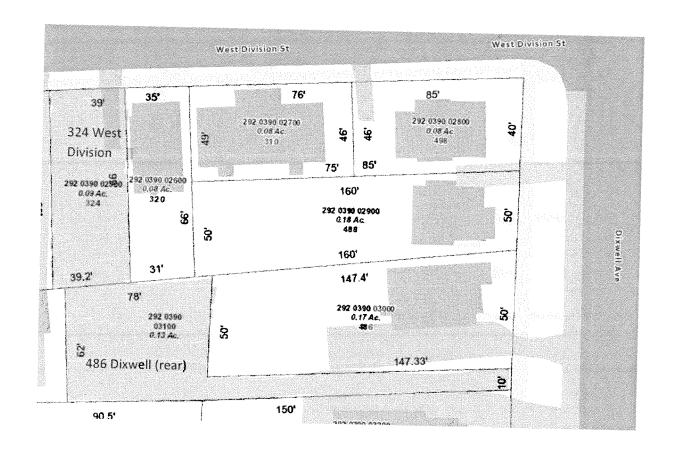
The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

We recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Thank you for your consideration,

Kim Harris, Chair

#### Impacted lots at 324 West Division and 486 Dixwell



#### Yale Building

In 2020, Columbus House proposes to build another two household residence at 486 Dixwell Street in collaboration with the Yale School of Architecture. This juried initiative will involve design work by Yale students, under the supervision of Yale faculty, similar to projects over the past three years. The structure will be built with the hands-on assistance of Yale students and licensed trades. Occupancy is proposed by households who have experienced homelessness.

The building will situated to allow for required setbacks .

We will use the lot at 324 West Division Street as a staging area and access point for the 2020 residence.

Easement will also be provided to the owner of the adjacent, easterly lot at 320 West Division to allow access to the property rear to access for parking.

Columbus House is seeking assistance with removal of abandoned cars on the Dixwell Steet site. We are proposing to leave the CMU wall standing with some selective access points and could use help with the dismantling of the garage. The portions of the wall that are to remain will be covered with greenery.

In 2021, a two story, owner occupied structure will be constructed at the 486 Dixwell site. Our plans for a owner occupied duplex will require relief from the zoning board of appeals. This effort will be be attempted in the spring of 2020. Should our request be denied we will construct a two story, one family owner occupied residence.

In either case, the building at will have a fifteen foot width to allow for required setbacks and the easement.

Between the two lots, four parking slots will be provided.

### Columbus House Financing

Financing is through:

Cash and in-kind Donations from supporters of Columbus House In-kind donations from supporters of YSOA Vlock Building Project Volunteer labor from students of the Yale School of Architecture Donation of a manufactured home Potential government grants (if available)

### Columbus House Development Schedule and Cost Breakdown

### Development Schedule

	YSOA Vlock Building Project	Manufactured homeownership
Engage surveyor Phase One Executed Acquisition process completed Site preparation initiated Construction commences	3/1/2020 3/1/2020 4/15/2020 5/1/2019 5/1/2020	3/1/2020 3/1/2020 4/15/2020 5/1/2020
Manufactured home laid on foundation		9/1/2020
Manufactured home connected to utilities		9/15/2020
CO secured	12/15/2020	12/15/2020

#### Cost Breakdown

	YSOA Vlock Building	Manufactured Home
·	/ 11111	4.000
Phase One	2,500	2 500
Survey	2 000	
Legal	2,000	2,000
Construction	195,000	2,000
Furniture	5.000	80,000
Total		3,000
	208,500	90,500

### Estimated Appraised Value

YSOA Vlock Building \$126,000

Manufactured Home \$115,000

Past projects of the Vlock Building Project and Columbus House

Address	Month
54 Adeline Street	Months to complete (year)
41 Button Street	8 (2018)
162 Plymouth Street	0 (2013)
The state of the s	9 (2019)
**************************************	

Columbus House and the Yale School of Architecture are engaged in a five year agreement to produce small multi-family affordable housing structures. The proposed project in Newhallville is the fourth year of the agreement. With the support of the Hill South Management Team, LCI and the Board of Alders we have successfully completed three structures in Hill South.

The structures built in 2017 and 2018 have had the same occupants since the buildings were opened and are managed by the applicant. The 2019 structure should have occupants in January 2020.

Entitled the Vlock Building Project, after one of the donors of the project, this 2020 proposal targeted for Newhallville seeks the support of LCI to build a two unit rental structure on the Dixwell site. As with past projects, Yale students in a graduate level course will design options for the site, with the successful design selected at the end of the spring semester. Students will then participate in unlicensed tasks to build the structure during the summer of 2020.

Separate from the Vlock project, one of Columbus House's donors has made arrangements for a manufactured home to be donated for the purpose of additional affordable housing. This part of the building plans will be separate from the Vlock initiated but slated for the adjacent West Division Street site. There is a coordinated building schedule to reduce costs of installation. The applicant proposes offering the structure to an owner occupant with household income less than 50% of area median income, to fulfill the interest of the neighborhood to add to the homeownership mix. Affordability will be maintained through a mortgage and deed restrictions.

### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

### Disposition Summary Sheet

### **Property Description**

Prop	erty Address	Map	-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
56 )	Hazel Street	286 (	286 0451 02200		20	S	liver lot	N/A
Land + OB	2018 Assessme	ent Value (10 Other	00%) Total Value	· · · · · · · · · · · · · · · · · · ·	of Assessm		Pro Lot Size	perty Size  Total sq. ft.
\$3,100	N/A	de and American de annual de a	\$ 3,100		\$2,170		30' X 80' 30' X 35' Dispo	2427 Sq./ Ft.

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 3,100	Vision	10/1/18	Sliver lot in CD-Eligible area \$0.25 per Sq./Ft.	1050 Sq./Ft @\$0.25 per Sq./Ft.= \$262.50	N/A	\$ 262.50

#### Prior Notifications Sent to

Alderperson Name of Alderperson	Management Team	Other interested parties
Yes X No Hon. Delphine Clyburn 20th Ward	N/A	Ves
Association with Trace		

#### Applicant's Information

Applicant's name, address & tele MOHAMMED NAZIFI ABUBAKARI 152 Newhall Street New haven CT 06511	phone:	Name, address & tel	lephone of contact person:
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/5/2020	Staff	Current
Proposal: LCI proposes the sale of a portion			
General discussion: The applicant will	utilize this sliver lo	t as a play space and as a	additional parking.
Owner Occupancy? N/A			<u> </u>
by: Date		urred	Date 3/3/20

Committee	Date	Action
	3/18/20	
PAD		
	3/18/20	
City Plan		
	3/25/20	
L.C.I.		
	4/20/20	
Board of Aldermen		

### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

### Disposition Summary Sheet

### Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property	Туре	Total legal units
56 Hazel Street	286 0451 02200	RM-2	20	Sliver	lot	N/A
2018 Assessment Land + OB   Building   C	Value (100%) Other Total Value	entry magnetic by a	of Assessm Tax Purpo	tal, it is a strike kild in the strike (i)		perty Size
\$3,100 N/A	\$ 3,100	- LUI	\$2,170	in 2000 the conjust of the second construction of the second conjust of the second construction of the second	Lot Size 30' X 80' 30' X 45'	; = 1= 1 Oq./ 1 t.
					Dispo	1350 Dispo

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 3,100	Vision	10/1/18	Sliver lot in CD-Eligible area Non-Owner occupant \$1.50 per Sq./Ft.	1350 Sq./Ft @\$1.50 per Sq./Ft.= \$2,025.00	N/A	\$ 2,025.00

#### Prior Notifications Sent to

Alderperson Name of Alderperson	Management Team	Other interested parties
Yes X No Hon. Delphine Clyburn 20th Ward		Other interested parties
Applicant's Information	N/A	Yes

#### Applicant's Information

Amiliant's City monart-			
Applicant's City property tax status: Revie	w date	Reviewed by:	Comments
Current 3/2/2	.020	Staff	Current
Proposal: LCI proposes the sale of a portion of a sliv	rer lot to an	adjacent owner-occupa	ent.
General discussion: The applicant will utilize the	s sliver as a	driveway	
Owner Occupancy? N/A  Prepared by: Date 3/3/20	Concur		Date 3/3/20

Committee	Date	Action
	3/18/20	ACHOT
PAD		
	3/18/20	
City Plan		
	3/25/20	
L.C.I.		
	4/20/20	
Board of Aldermen		

## PRIOR NOTIFICATION FORM

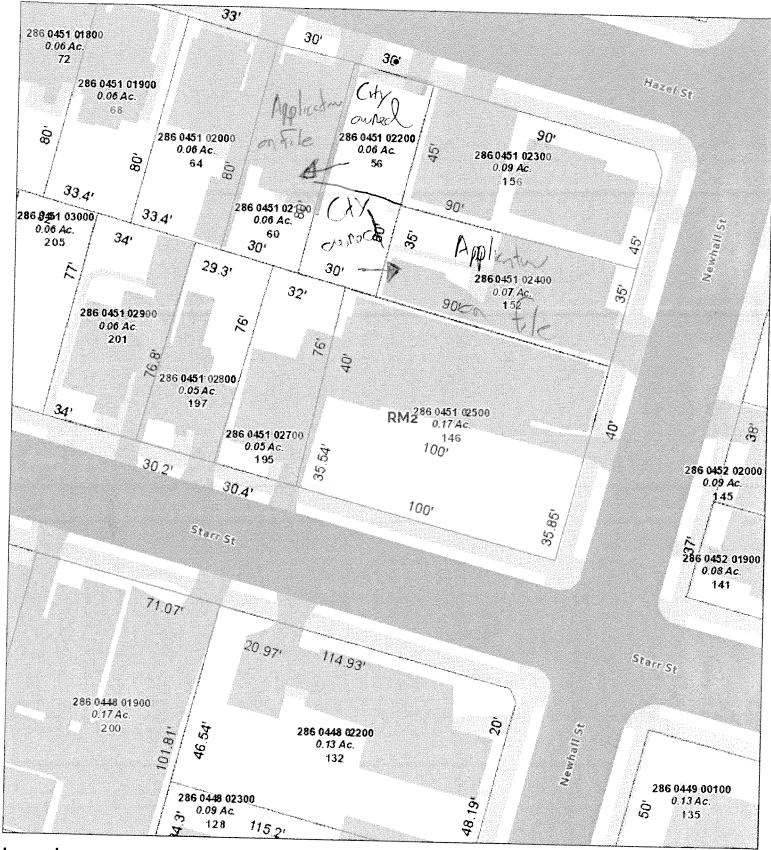
## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TC	(list app	licable Alders):	Hon. Delphi	ne Clyburn 20 <sup>th</sup> Ward
DA	TE:	February 3, 2020		
FR	OM:	Department	LCI Property Division	
		Person	Evan Trachten	Telephone 946-8373
Thi to t	s is to inf he Board	form you that the follo	owing matter affecting you	ur ward(s) will be submitted
ocu	ween the a	adjacent owner-occur	a sliver lot at 56 Hazel S pant at 152 Newhall Stree as a driveway and yard ar	treet. The lot will be divided t and the property owner at 60 ea.
Che	ck one if Democrat	this an appointment t	o a commission	
	Republica	n		
	Unaffiliat	ed/Independent/Othe	r	
		INSTRUC	TIONS TO DEPARTMI	ENTS
1.	Departmen	ts are responsible for send	ding this form to the alderperso	n(s) affected by the item.
2.	This form n	nust be sent (or delivered	) directly to the alderperson(s) oard of Aldermen agenda.	
3.	The date en	try must be completed wi	ith the date this form was sent t	he alderperson(s).
4. (	Copies to: a	lderperson(s); sponsoring	g department; attached to submi	ission to Board of Aldermen.

Revised 12/22/99

Total Land Value: 3,100	otal La	Ţ		NA SECTION OF THE PROPERTY OF		,427 SF	rarcel 10tal Land Area: 2,427 SF	4,447 or rare	. ven Cara Land Ombs.		
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WARY	SUM.	VALUE	APPRAISED VALUE SUMMARY						Torri.		
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And the state of t	2,170		3,100	Total		SALE PRICE VC	<u>5.</u>	BK-VOL/PAGE SAL		RECORD OF OWNERSHIP	
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NEW HAVEN, CT							SUPPLEMENTAL DATA    VE REPORT		Other ID:	N, CT 06511 wners:	NEW HAVEN, CT Additional Owners:
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			EN	CURRENT A		LOCATION	STRT/ROAD	UTILITIES	7000	CITY OF NEW HAVEN THE	CITY OF N
State Use: 902V Print Date: 07/03/7070 00-74	State	<del>-</del> 5	jeuwik	Card	Bldg Name: Sec #: 1 of	//02200// Bldg #: 1 of 1	MAP ID: 286/ 0451/ 02200/ Bldg #:	Account #286 0451 02200		Property Location: 56 HAZEL ST Vision ID: 17286	Property Location Vision ID: 17286

Code Description Living Area Gross Area Eff. Area Unit Cost Undeprec. Value  Til. Gross LiviLeuse, Area: 0 0 0 0	AYB EYB Dep Code Remodel Rating Year Remodeled Dep % Functional Obslnc External Obslnc External Obslnc External Obslnc Cost Trend Factor Status % Complete Overall % Cond Apprais Val Dep % Ovr Dep Ovr Comment Misc Imp Ovr Dep Ovr Comment Misc Imp Ovr Cost to Cure Ovr Comment Cost to Cure Ovr Comm	Adj. Base Rate: 0.00  Replace Cost 0	Vision ID: 17286    CONSTRUCT
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#### Legend

PDU Overlay Zone

Zoning Boundaries

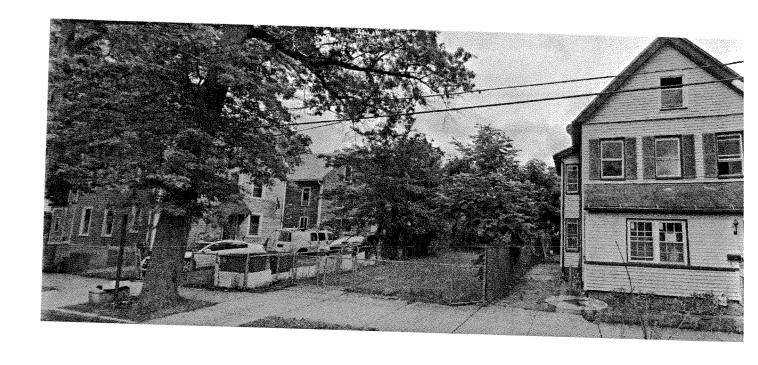
New Haven Parcels

### **ZONING MAP PRINT**

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Date: 10/29/2019



56 Hazel Street (Sliver Lot)

### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

### Disposition Summary Sheet

#### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Prope	erty Type	Total legal units
324 West Division St	reet	292 0390 02500	RM-2	21	Sli	ver lot	Per Zoning
2018 Assestand + OB Building	sment Value Other	(100%) Total Value	retirementaria	of Assessm Tax Purpo	TO THE RESIDENCE OF		perty Size
\$36,500 N/A		\$ 36,500		\$25,550	ses	39' X 99'	Total sq. ft. 3920 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 36,500	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$ 2,000
Prior Notification	ne Cont to	ì		1		1 1 1

#### Prior Notifications Sent to

Alderperson Name of Alderperson		
Total Of Audit person	Management Team	Other interested parties
Yes X No Hon. Steven Winter 21st Ward	Yes	
Applicant's Information	103	N/A

#### Applicant's Information

Columbus House, Inc	The second secon	Name, address & tele	priorie of confiact pe
86 Ella Grasso Blvd.	******		
ew Haven CT 06519			
	Ī.		
Applicant's City property tax status:	Day laws Press		
Applicant's City property tax status:	Review date	Reviewed by:	Comments

General discussion: The applicant will apply for Zoning relief to develop a two-unit owner occupied property at this site. If the applicant does not receive Zoning approval to develop a two-unit structure the applicant will develop one unit at this location (and the purchase price will be \$1,000.00). The applicant will be given 24 months from closing to develop this site. The applicant plans to utilize this site to access a development site a 0 Dixwell Avenue (rear of 486 Dixwell Avenue) and develop this parcel the following year. This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City

Owner Occupancy? Sale to owner occupant Prepared Concurred Date 3/3/2020 by:

Committee	Date	Action
PAD	3/18/2020	ACHOL
City Plan	3/18/2020	
L.C.I.	3/25/2020	
Board of Aldermen	4/20/2020	

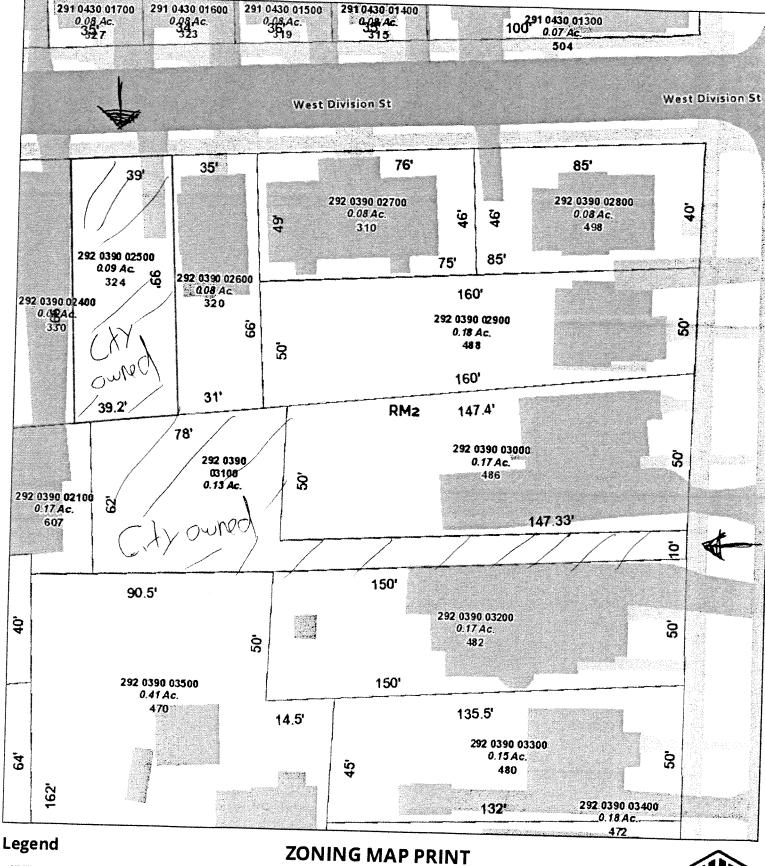
## **PRIOR NOTIFICATION FORM**

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

T	O (list app	licable Alders):		Steven Winter	c 21st Ward	
D	ATE:	March 1, 2020				
FI	ROM:	Department	LCI Pro	perty Division		
		Person	Evan Tr		Telephone	946-8373
Tł to	nis is to inf the Board	form you that the follo of Aldermen.	owing mat	ter affecting your	ward(s) will be	submitted
ap ow ap	plicant proval)  eck one if Democrat	an	o a commi	0390 03100) to ow income rental ion Street (one or	Columbus Hou	ise Inc. The
	Unaffiliat	ed/Independent/Other	r			
		INSTRUCT	TIONS TO	O DEPARTMEN	<u>ITS</u>	
1.	Departmen	ts are responsible for send	ling this form	m to the alderperson(s	s) affected by the i	tem.
2.	This form r	nust be sent (or delivered) Services Office for the Bo	) directly to t	the aldernorman(a) but		
3.	The date en	try must be completed wit	th the date th	nis form was sent the	alderperson(s).	
4.		lderperson(s); sponsoring				dermen.

Revised 12/22/99

	3	
Storing   Stor	STRL/ROAD LOCATION	-
NET   New		CURRENT ASSESSMENT
View	EX COM LN	21 Appraised Value Assessed Value
Code   Description   Description   Code   Description   Descrip	PPI EMENTAL DATA	
NARD   1   1   1   1   1   1   1   1   1	I/F DEPODT	
Code   Description   ASSESSING PERMIT RECORD   Date Comp.	TAX DISTRI	
Figure   Type   EXEMPTIONS   Solute		NOISIA
Fear   Type   Description   Amount   Code   Description   Number	SALE DATE 4/u	Total 36,500 25,550
Fear   Type   Description   ASSESSIVE NEW   Tracing   ASSESSIVE NEW	V V	EVIOUS ASSESSMENTS (IIIS
Fear   Type   Description   Amount   Code   Description   Number		Assessed Value         Yr.         Code         Assessed Value         Yr.         Code         Assessed Value           25,5502017         21         25,5502016         21         25,55025
Total:   T	Total:	25 55() Tout
Street Index Name	Description OTHER ASSESSMENTS	_
Fermit ID   Essue Date   Type   Description   Front   Depth   Conde   Date   Comp.   Code   Description   Description   Code   Description   Depth   Conde   Description   Depth   Conde   Description   Description   Depth   Depth   Depth   Depth   Depth   Description   Depth   Description   Depth   Description   Depth   Description   Depth   Depth   Description   Depth   Depth   Description   Depth   Dep	Description	Int.
1600/A		APPRAINED VALUE COMMANDE
Fermit ID   Issue Date		Appraised Rida Volue (C. 1)
MOTES	-1	Appraised XF (R) Volue (D12)
NOTES		Appraised OB (1) Vol. (2011)
Permit ID   Issue Date   Type   Description   Amount   Insp. Date   % Comp.   Date Comp.		Appraised OB (L) Value (Bldg)
Permit ID   Issue Date   Type   Description   Amount   Insp. Date   % Comp.   Date Comp.	S.Z.	Appraised Land Value (Bldg) Special Land Value
Permit ID   Issue Date   Type   Description   Amount   Insp. Date   % Comp. Date Comp.		Total A
Permit ID   Issue Date   Type   Description   Amount   Insp. Date   % Comp.   Date Comp.		Valuation Method:
Permit ID   Issue Date   Type   Description   Amount   Insp. Date   % Comp.   Date Comp.		A direction const.
Permit ID   Issue Date   Type   Description   Amount   Insp. Date   % Comp.   Date Comp.		Not Train t
Use         Use         LAND LINE VALUATION SE           Code         Description         Zone         D         Front         Depth         Units         Fractor         F. C. ST.         Factor         Idx           903V MUNICIPAL MDL-00         RM2         0         39         99         3,920         SF         10.35         1.0000         S         1.00 1600		ret 1 otal Appraised Parcel Value
Use         Use         Use         LAND LINE VALUATION SE           Code         Description         Zone         D         From Depth         Units         Price         I         C         ST           903V MUNICIPAL MDL-00         RM2         0         39         99         3,920         SF         10.35         1.0000         5         1.00 1600	Insp. Date % Comp.	VISIT/CHAN
Use         Use         Use         Use         Unit         Unit         Unit         Unit         Unit         Price         Unit         Price         Unit         I0.35         10.35		06/01/2011 04 IS 1D Cd. Purpose/Result 01/22/2011 03 TWM 99 Vacant
Code         Description         Zone         D         Front         Depth         Units         Price           903V MUNICIPAL MDL-00         RM2         0         39         3,920         SF         10,35		
903V MUNICIPAL MDL-00 RM2 0 39 99 3,920 SF 10.35 1.0000 5 1.00 1600		
	Factor S.A.         Factor Idx         Adj.           0.35         1.0000         5         1.00 1600         0.90	Notes-Adj     Special Pricing     S Adj       Spec Use     Spec Calc     Fact     Adj     Unit Price     Land Value       1.00     9.31     36.51
The same of the sa		
Total Card Land Units: 3,920 SF Parcel Total Land Area: 3,920 SF	1	
		Total Land Value. 37 co.



PDU Overlay Zone

Zoning Boundaries

New Haven Parcels

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: 2/28/2020

0.0035 0.007 0.014 mi



Steven Winter Alder, Ward 21

426 Prospect Street, Apt. 1 New Haven, CT 06511-2122

Telephone: (203) 903-4342 E-mail: Ward21@newhavenct.gov

Member
City Services & Environmental Policy Committee
Tax Abatement Committee
Youth Services Committee

February 26, 2020

Frank D'Amore Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiative 165 Church St | 3rd Floor New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear) Columbus House, Acquisition Application

Dear Mr. D'Amore and Mr. Trachten,

As Alder for the ward that includes the two City-owned lots at 324 West Division and 486 Dixwell (rear) I write to add my support for a favorable recommendation by LCI for the proposed development by Columbus House. I have met with Columbus House representatives and support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

I hosted a meeting of neighbors who lived in close proximity to the parcels on November 19 and attended the November Community Management Team meeting. The proposal received good results at both gatherings. The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

I recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Sincerely, Steven Winter Alder, Ward 21

### Newhallville Community Management Team Get Connected - Be Connected - Stay Connected

February 9, 2020

Frank D'Amore Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiaitve 165 Church St 1 3rd Floor New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear) Columbus House, Acquisition Application

Dear Mr. D'Amore and Mr. Trachten,

As the executive board of the Newhallville Management Team we write to add our support for a favorable recommendation by LCI regarding the proposed development of 324 West Division and 486 Dixwell (rear) by Columbus House. Through the Columbus House and Yale School of Architecture visit to our management team and a tour of the City-owned lots, it is clear that this project would benefit both the block and the neighborhood. We support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

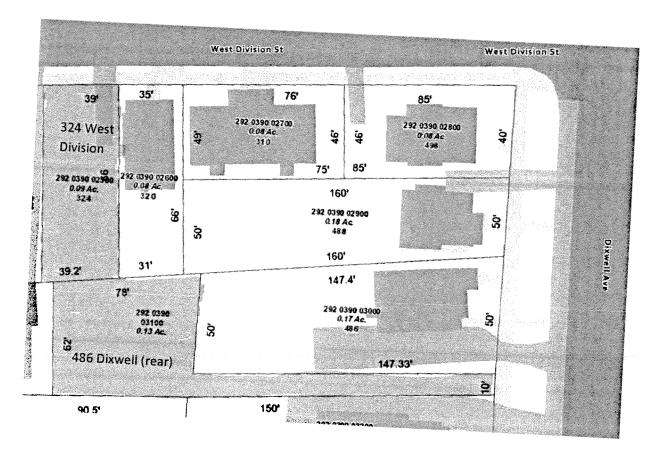
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We recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Thank you for your consideration,

Kim Harris, Chair

### Impacted lots at 324 West Division and 486 Dixwell



#### Yale Building

In 2020, Columbus House proposes to build another two household residence at 486 Dixwell Street in collaboration with the Yale School of Architecture. This juried initiative will involve design work by Yale students, under the supervision of Yale faculty, similar to projects over the past three years. The structure will be built with the hands-on assistance of Yale students and licensed trades. Occupancy is proposed by households who have experienced homelessness.

The building will situated to allow for required setbacks .

We will use the lot at 324 West Division Street as a staging area and access point for the 2020 residence.

Easement will also be provided to the owner of the adjacent, easterly lot at 320 West Division to allow access to the property rear to access for parking.

Columbus House is seeking assistance with removal of abandoned cars on the Dixwell Steet site. We are proposing to leave the CMU wall standing with some selective access points and could use help with the dismantling of the garage. The portions of the wall that are to remain will be covered with greenery.

In 2021, a two story, owner occupied structure will be constructed at the 486 Dixwell site. Our plans for a owner occupied duplex will require relief from the zoning board of appeals. This effort will be be attempted in the spring of 2020. Should our request be denied we will construct a two story, one family owner occupied residence.

In either case, the building at will have a fifteen foot width to allow for required setbacks and the easement.

Between the two lots, four parking slots will be provided.



324 West Division Street (Vacant Lot)