

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 570 HOWARD AVENUE, Land Disposition for Rehabilitation as two-family Residence and Sale to Owner Occupant (Neighborhood Housing Services, Inc.)

**REPORT:** 1453-16

**ADVICE:** Approval

### Project Summary

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**Developer:** Neighborhood Housing Services, Inc.

**Disposition Price:** \$2,000

**Improvement Cost:** \$N/A

**Site:** 3,049 SF (per Assessor's records)

**Zone:** RM-2

**Use:** two-family residence

**Financing:** private

**Subsidy:** none

**City Lead:** Livable City Initiative

Evan Trachten

**Phone:** 203-946-8373

The City acquired Reuse Parcel TF-276-0060-00300 through tax foreclosure from Hill Development Corporation (CPC 1437-09, 02/17/10) and proposes to sell it to the non-profit organization Neighborhood Housing Services, Inc. (NHS) to be rehabilitated as a two-family dwelling. Previously, LCI proposed to swap the property at 570 Howard Avenue with another property owned by NHS at 522 Winchester Avenue (CPC 1448-03, 01/19/11) for no exchange of funds. However the swap fell through and NHS now proposes to purchase the property outright.

The subject parcel is located in a residential zone on the west side of Howard Avenue near the intersection of Howard and Portsea Street in the Hill neighborhood. 570 Howard Avenue is a vacant three-family property where renovations were begun by HDC but halted due to fiscal problems.

### **PLANNING CONSIDERATIONS**

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-276-0060-00300 for \$2,000, a price for non-profits in accord with the LDA Guidelines. The Commission has not addressed the issue of price. This item was presented at the May 18, 2011 PAD meeting and was approved without conditions.

NHS will renovate the structure as a two-family, thus reducing the density by one unit, fitting in with the neighborhood occupancy of mostly multi-family dwellings. Once renovated, the structure will be sold by NHS to an owner-occupant.

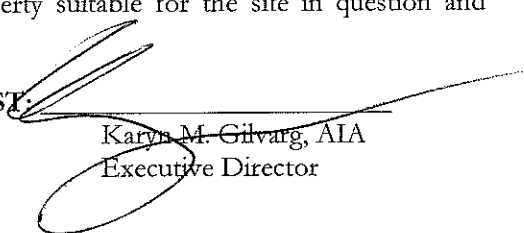
The 3049 SF lot is approximately 100' deep and 32' wide. There are minimal side yards and an ample rear yard with potential access from a drive which comes in from Portsea Street behind the 578, 574, 570 564-566, and 660-662 Howard Avenue properties.

### **ADVICE**


The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval.

**ADOPTED:** June 15, 2011  
Roy Smith, Jr.  
Vice Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director




 City of New Haven, Connecticut  
 John DeStefano Jr., Mayor



Parcel  
 Street Centerlines

**570 Howard Av.**

Produced by the  
 Office of Information Technology  
 Geographic Data Viewer

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Scale: 1" = 78 ft

Created: June 3, 2011

