

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING MARCH 16, 2022 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Topic: March 16, 2022 PAD Meeting

Time: Mar 16, 2022 03:00 PM Eastern Time (US and Canada) Join Zoom Meeting via link:

<https://newhavenct.zoom.us/j/99177589914?pwd=amdUU1ZIRGRBbWpnVjkajRnRFFoQT09>

Meeting ID: 991 7758 9914 Password: 1234567a

- I. Call to Order
- II. Approval of Minutes from December 15, 2021 PAD Meeting
- III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
885 Congress Avenue	Sliver lot	J. Tirado	4
27 Frank Street	Non-Profit	Neighborhood Housing Services of New Haven, Inc.	4
28-50 Thompson Street	Non-Profit	Neighborhood Housing Services of New Haven, Inc.	21
15-17 Winthrop Avenue	Non-Profit	Neighborhood Housing Services of New Haven, Inc.	3

IV. Discussion of PAD Guidelines / Proposed Amendment / update

V. Adjourn

PAD MEETING MINUTES
December 15, 2021

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

Absent: Maurine Villani, Tax Office.

Meeting called to order at 3:02 PM

A motion to approve the PAD minutes from November 17, 2021 was made by Steve Fontana, seconded Nate Hougrand, minutes approved unanimously.

New Business

Approval of 2022 PAD Committee Meeting Schedule

Evan told the committee the office of Corporation Counsel asked LCI staff to have the PAD committee approve the attached list of dates for PAD meetings. PAD meets the third Wednesday of each month for its Regular meeting. Historically, LCI would post the PAD dates at the Clerk's office in January of each year. Steve Fontana asked about holidays occurring the third week of September. Evan told the committee we would cancel the Regular meeting and hold a Special meeting in that situation.

Clay wanted to confirm the time will remain the same. Evan told the committee the time would remain the same. The official PAD meeting notice will be posted at the City Clerk's office.

A motion was made by Clay Williams to approve the meeting dates, seconded by Alder Festa, roll call was taken, Approved unanimously.

PAD Guidelines / Discussion

Evan has submitted the proposed changes to the Development Administrator for final review. The item will be on a future PAD agenda.

Nate told the committee that when the ADU law went into effect, the minimum lot size was reduced to 4000 square feet. Some parcels may no longer be considered sliver lots.

Alder Festa thanked the committee members for their work during the last year.

Evan also thanked the committee for their work and tough questions. Evan thanked Steve and Clay for their work with large projects at Economic Development and helping him do good small projects through the PAD process.

Clay and Steve also thanked the committee for its work.

A motion to adjourn was made by Alder Festa, seconded by Clay Williams, all were in favor.

Meeting Adjourned 3:11 P.M.

LIVABLE CITY INITIATIVE – PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
885 Congress Avenue	310-0127-03700	BA	4	Sliver lot	N/A
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB	Building	Other	Total Value		Lot Size
\$57,300	N/A	N/A	\$57,300	\$44,110	35' X 80'
					3060 Total Per Assessor

Property Value Information

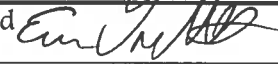

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 57,300	Vision	10/1/20 21	Sliver lot	Owner- occupant CD Eligible area @ \$0.25 per Sq./ft.	N/A	\$765.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 th Ward	N/A	Yes

Applicant's Information

Applicant's name, address & telephone: Jonathan Tirado 889 Congress Avenue New Haven CT 06519	Name, address & telephone of contact person:		
Applicant's City property tax status: Current	Review date 2/8/2022	Reviewed by: Staff	Comments Current
Proposal: The City of New Haven proposes to dispose of a sliver lot to the adjacent owner occupant			
General discussion: The applicant will utilize this land as a driveway and parking area. This parcel is already paved.			
Owner Occupancy: Yes			

Prepared by:  Date 3/8/2022 Concurred by:  Date 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: February 8, 2022

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 sliver lot at 885 Congress Avenue to owner occupant at 889 Congress Avenue to be use as a driveway and a parking area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
CITY OF NEW HAVEN THE						Code	Assessed
165 CHURCH ST						21	57,300
NEW HAVEN CT							40,110
06510							
NEW HAVEN, CT							6093
SUPPLEMENTAL DATA		I/E REPO		TAX DIST		Total	
Alt Prcl ID		Assoc Pld#		Total		57,300	
WARD 04							
TAXABLE 1406							
CENSUS BLOCK 5003							
QUERY G							
GIS ID 19895							

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)									
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	V	Year	Code	Assessed	
7236 0001	06-27-2005	U	V	0	14	2021	21	40,110	2020	21	30,870	2019	30,870
3171 0244	06-19-1984			0									
Total				Total				Total					
0.00				40,110				30,870					

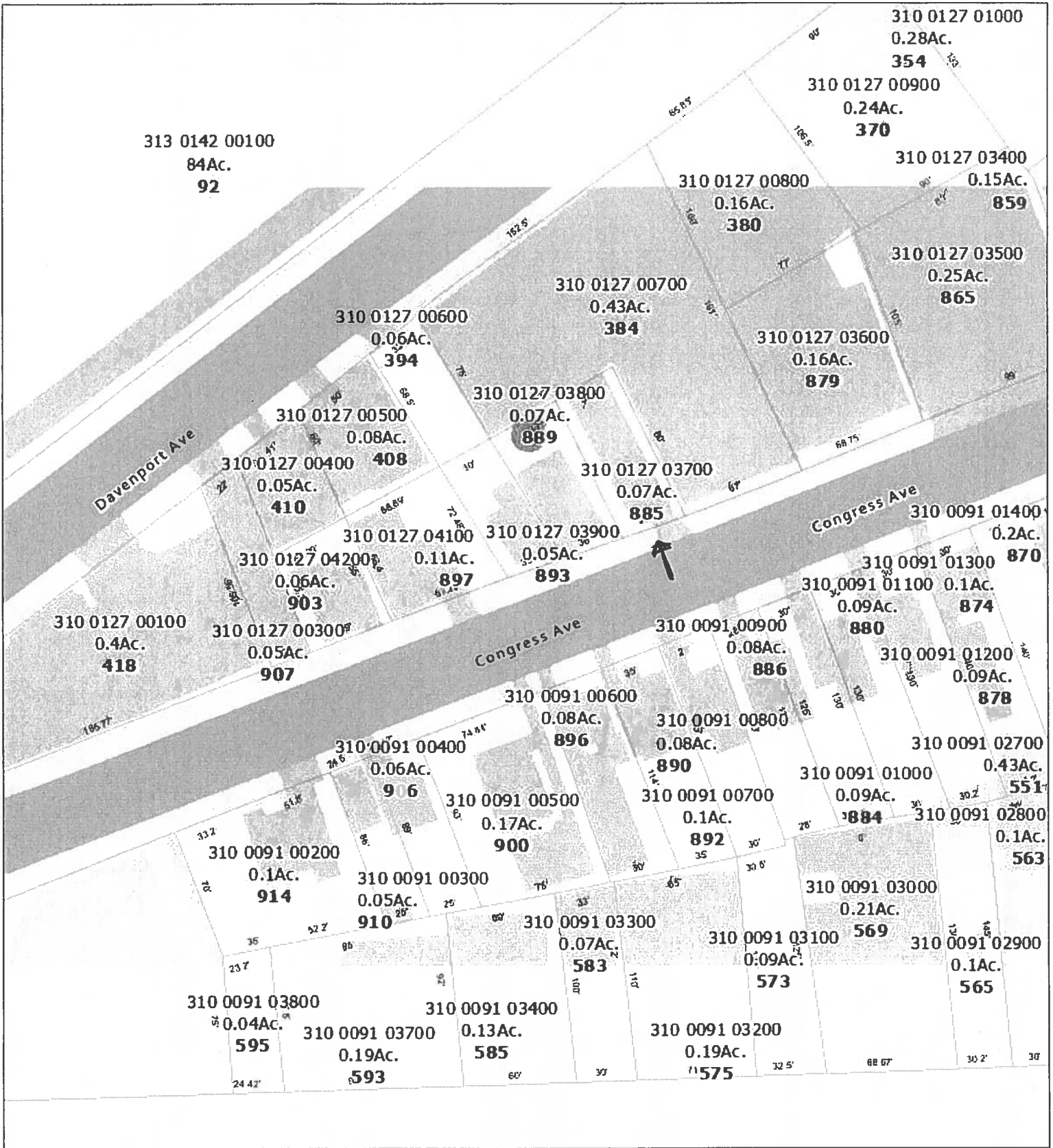
This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Code	Description	Amount
Total			Comm Int		
0.00					

ASSESSING NEIGHBORHOOD			NOTES		
Nbhd	Nbhd Name	Batch			
CG1	CONGRESS M303	Tracing			

BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
106984	10-31-1997	DE	Demolish	0		100		DEMOLISH BLDG	09-11-2001	TM			45	Review Against Field Cd
Total Appraised Parcel Value						Total Appraised Parcel Value								
57,300						57,300								

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	902V	CITY MDL-00	BA	0		3,060 SF	26.36	1.00000	H	1.00	CG1	0.710		1.0000	18.72	57,300
Total Card Land Units																
3,060 SF																
Parcel Total Land Area 0																
Total Land Value																
57,300																



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.



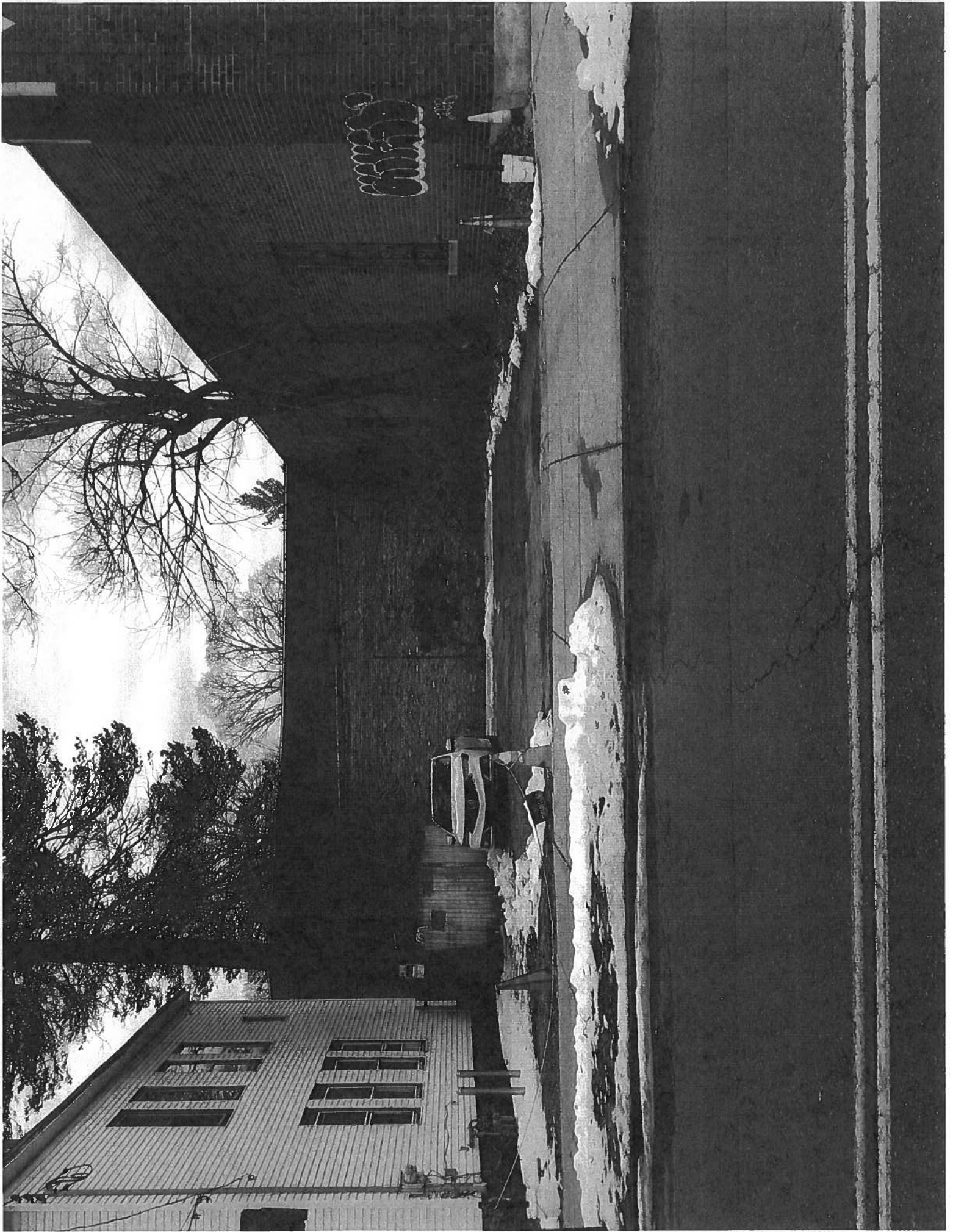
Date: 1/7/2022

0 0.0075 0.015 0.03 mi



885 Congress Avenue

Sliver lot sale to 889 Congress Avenue to be used for off-street parking and additional yard area



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 27 Frank Street		Map-Block-Parcel 302 0072 00600	Zoning RM-2	Ward 4	Property Type Single Family	Total legal units Per Zoning
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB \$ 29,300	Building \$ 102,900	Other N/A	Total Value \$ 132,200	\$ 92,540	Lot Size 25' X 110'	Total sq. ft. 3485 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 132,200	Vision	10/1/20 21	Non-Profit Deed restricted @ \$1,000 per unit	\$ 1,000	N/A	\$1,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 th Ward	N/A	N/A

Applicant's Information

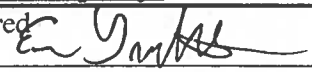

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511	C/O James Paley, Executive Director

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/8/2022	Staff	Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a vacant single family property to to a local non-profit.

General discussion The City of New Haven proposes to dispose of this vacant single family residential structure to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will rehabilitate this structure and sell it to an owner occupant. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by:  Date 3/8/2022 Concurred by:  Date 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **March 7, 2022**

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 City-owned vacant single-family residential structure at 27 Frank Street to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will rehabilitate the property and sell it to an owner occupant.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Assessed	Assessed	6093
CITY OF NEW HAVEN					EX COM LN	21	29,300	20,510	
165 CHURCH ST					EX COM BL	22	102,900	72,030	
NEW HAVEN CT 06510									NEW HAVEN, CT
SUPPLEMENTAL DATA									
Alt Prcl ID 04					I/E REPO TAX DIST				
WARD TAXABLE CENSUS BLOCK QUERY G									
GIS ID 19388					Assoc Pld#				
Total					132,200				
Total					92,540				

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	
CITY OF NEW HAVEN	9645	0081	U	28,000	18	2021	21	20,510	2021	21	20,510	
BRAUDY NEPTALI & EUGENE & *	5614	0203	U	0	8	2021	21	72,030	2020	21	17,640	
BRAUDY CONNIE (EST)	5571	0296	U	0	0	2022	22	72,030	2020	22	42,420	
BRAUDY CONNIE	5514	0319	U	0	0							
UNKNOWN	3837	0282	U	0	0							
Total					92,540					Total		

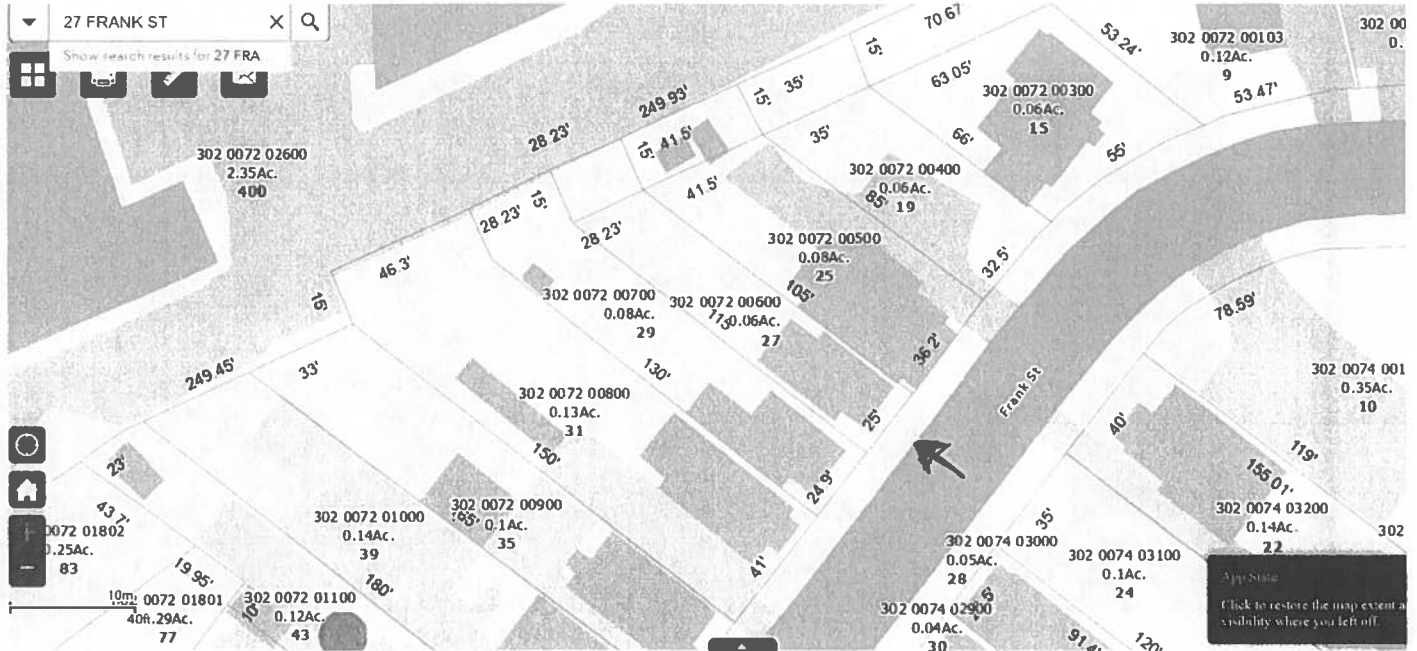
EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Value	Code	Assessed
			0.00							Appraised Bldg. Value (Card)		102,900
										Appraised Xt (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		0
										Appraised Land Value (Bldg)		29,300
										Special Land Value		0
										Total Appraised Parcel Value		132,200
										Valuation Method		C

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
								12-15-2020	VA			DM	Data Mailer Sent
								06-08-2011	JW1			70	Field Review
								04-27-2011	GM2			00	Measur+Listed
								12-21-2010	EF			09	Refusal
								12-12-2006	EG			00	Measur+Listed
								12-05-2006	EG			58	Hearing Office Review
								09-07-2001	DA			45	Review Against Field Cd

LAND LINE VALUATION SECTION										
Nbhd	Nbhd Name	B	Tracing	Batch	Year	Code	Assessed	Year	Code	Assessed
2000	SOUTH HILL	B			2021	21	20,510	2021	21	20,510
Total					92,540					

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	902R CITY MDL-01	RM2	0		2,614 SF	17.22	1.00000	5	1.00	2000	0.650		1.0000	11.19	29,300
Total Card Land Units 2,614 SF Parcel Total Land Area 0															
Total Land Value 29,300															

27 Frank Street / Vacant sing-family property



27 Frank Street: Vacant single family

(Subject Property below)





LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
28 Thompson Street		286 0433 00400	RM-2	21	Buildable Lot	Per Zoning	
50 Thompson Street		286 0433 00300					
2021 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes		Lot Size	Total sq. ft.
\$ 34,200	N/A	N/A	\$ 79,800	\$ 55,860		12' X 100' + rear portion	3943
\$ 45,600						32' X 120'	3920
						44' X 120'	<u>7863 Total</u>
						(see map)	Sq./ Ft. Per Assessor

Property Value Information

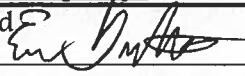
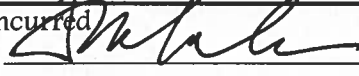
Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 79,800	Vision	10/1/20 21	Non-Profit Deed restricted @ \$1,000 per unit	\$ 2,000	N/A	\$2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Steven Winter Ward 21	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		Name, address & telephone of contact person: C/O James Paley, Executive Director	
Applicant's City property tax status: Current	Review date 3/8/2022	Reviewed by: Staff	Comments Current
Proposal: The City of New Haven Livable City Initiative proposes the disposition of a building lot to a local non-profit.			
General discussion The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will develop a two-unit residential structure and sell it to an owner occupant. <u>This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u>			
Owner Occupancy? Sale to owner occupant			

Prepared by:  Date: 3/8/2022 Concurred by:  Date: 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Steven Winter 21st Ward

DATE: **March 7, 2022**

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 City owned building lot to Neighborhood Housing Services of New Haven, Inc. at 28- 50 Thompson Street. Neighborhood Housing Services will develop a two-unit owner occupied property at this location.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED
165 CHURCH ST					EX COM LN	21	34,200	23,940
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA								
Alt Proj ID 21								
WARD TAXABLE CENSUS BLOCK QUERY G								
GIS ID 17170								
Assoc Pld#								
NEW HAVEN, CT								



CITY OF NEW HAVEN	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
	3202	0299	09-12-1984	V	0		2021	21	23,940	2021	21	23,940
Total										2020	21	19,180
Total										2020	21	19,180

Year	Code	Assessed	Year	Code	Assessed
2021	21	23,940	2021	21	23,940
Total		23,940	Total		23,940

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

ASSESSING NEIGHBORHOOD	NOTES
Nbhd 1600	NEW HALLVILLE
Tracing	
Batch	

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BUILDING PERMIT RECORD								
Total Appraised Parcel Value								

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BUILDING PERMIT RECORD								
Total Appraised Parcel Value								

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		3,943 SF	12.86	1.00000	5	0.75	1600	0.900		1.0000	8.68	34,200
Total Card Land Units 3,943 SF																
Parcel Total Land Area 0																
Total Land Value 34,200																

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	34,200
Special Land Value	23,940
Total Appraised Parcel Value	34,200
Valuation Method	C

DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
06-01-2011	MI	04		70	Field Review
01-25-2011	RMH	03		99	Vacant
01-24-2011	GM	03		99	Vacant
10-25-2001	WI			14	Quality Cntrl

DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
06-01-2011	MI	04		70	Field Review
01-25-2011	RMH	03		99	Vacant
01-24-2011	GM	03		99	Vacant
10-25-2001	WI			14	Quality Cntrl

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED
165 CHURCH STREET					EX VC IL	53	45,600	31,920
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA								
All Prcl ID								
WARD 21								
TAXABLE CENSUS BLOCK 6000								
QUERY G								
GIS ID 17169								
Assoc Pld#: 17169								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN		8395	0221	06-12-2009	U		0	14	2021	53	31,920	2021	53
YOKLEY BEATRICE		4161	0173	10-20-1989			0						
Total													

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
1600		NEWHALLVILLE	B	

BUILDING PERMIT RECORD		Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id		05-05-2000	DE	Demolish	0		100	01-25-2011	DEMOLISH BLDG

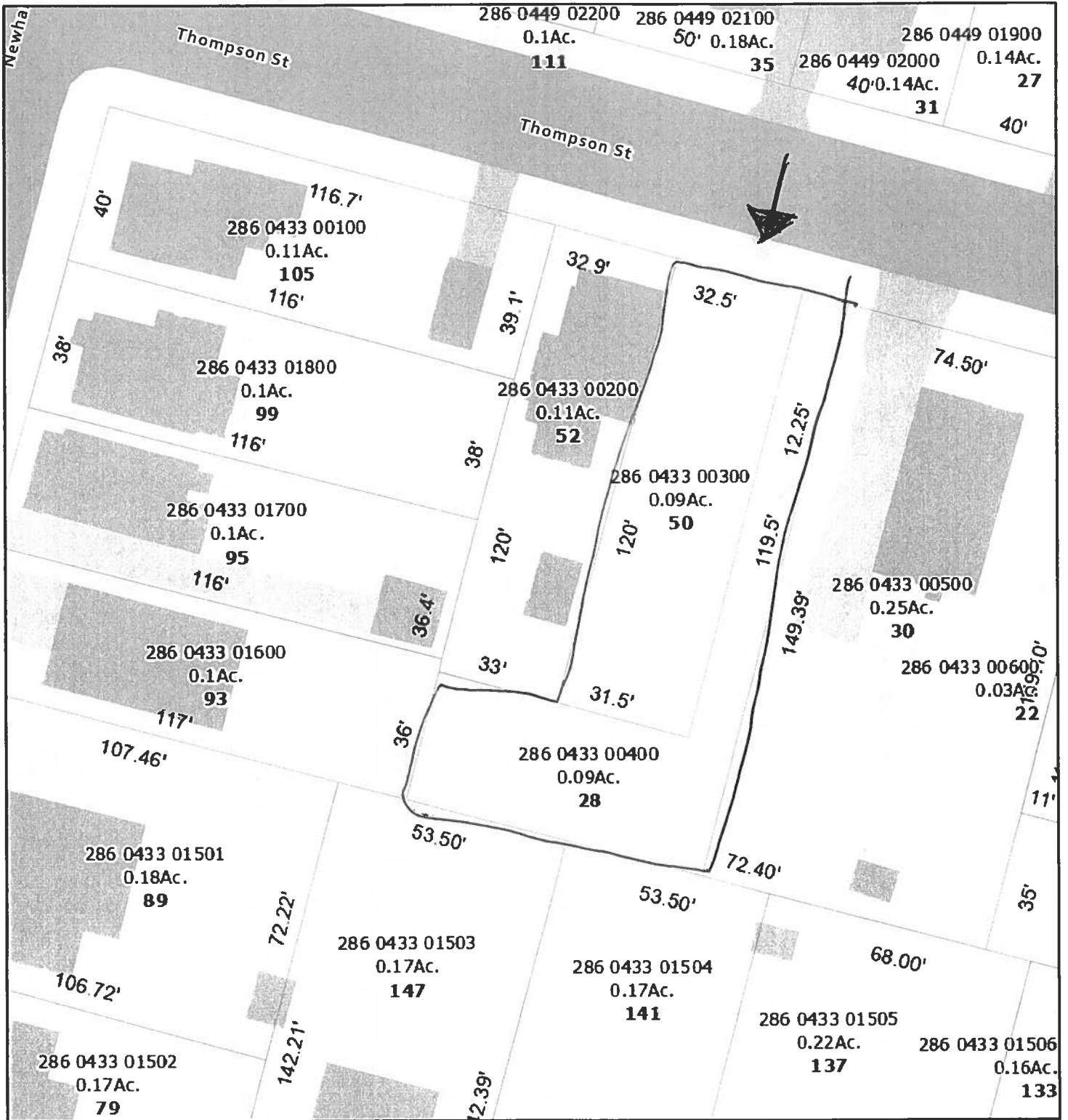
OTHER ASSESSMENTS		Code	Description	Number	Amount	Comm Int
Total						

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		0	0	0	45,600	0	45,600

LAND LINE VALUATION SECTION		Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1		9099	EC VACANT	RM2	0		3,920	SF	12.93	1.00000	5	1.00	1600	0.900		1.0000	11.64	45,600	
Total Card Land Units						3,920		SF									Total Land Value		45,600

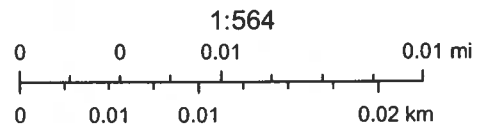


My Map



3/7/2022, 12:39:49 PM

NewHaven_Parcels
 New Haven Web Parcels



28-50 Thompson Street (Building lot): Proposed sale to Neighborhood Housing Services of New Haven, Inc. for the construction of a 2 unit owner occupied structure



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
15 Winthrop Avenue		312 0143 04300	RM-2	3	Buildable Lot	Per Zoning	
17 Winthrop Avenue		312 0143 04400					
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$ 45,000		N/A	\$ 90,000	\$ 63,000		28' X 100'	2614
\$ 45,000						25' X 100'	2614
						53' X 100'	5228 Total Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 90,000	Vision	10/1/2021	Non-Profit Deed restricted @ \$1,000 per unit	\$ 2,000	N/A	\$2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 rd Ward	N/A	N/A

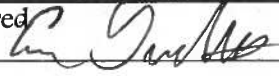

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		C/O James Paley, Executive Director	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/8/2022	Staff	Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a building lot to a local non-profit.

General discussion The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. (NHS). NHS will develop a two-unit residential structure and sell it to an owner occupant. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? Sale to owner occupant

Prepared by:  Date: 3/8/2022
 Concurred by:  Date: 3/8/22

Committee	Date	Action
PAD	3/16/2022	
City Plan	4/20/2022	
L.C.I.	4/27/2022	
Board of Alders	5/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Ron Hurt 3rd Ward

DATE: **March 7, 2022**

FROM: Department Livable City Initiative
Person Evan Trachten (ET) 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 City owned building lot to Neighborhood Housing Services of New Haven, Inc. (NHS) at 15-17 Winthrop Avenue. NHS will develop a two-unit owner occupied property at this location.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED	ASSESSED
CITY OF NEW HAVEN					EX VC IL	53	45,000	31,500	6093
165 CHURCH STREET									NEW HAVEN, CT
NEW HAVEN CT 06510									VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	8395	0223	06-12-2009	U	0	14	2021	53	31,500	2021	53	31,500
15 WINTHROP AVENUE, LLC	4859	0145	05-02-1995	U	0	1						
DEROSA VICKIE D	4251	0276	05-25-1990	U	15,000							
Total									31,500			27,720

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
Total	0.00					

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
	1900	NORTH HILL		

NOTES

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	107050	12-02-1997	DE	Demolish	0		100		DEMOLISH 2F DWELLING

LAND LINE VALUATION SECTION	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
	1	9099 EC VACANT	RM2	0		2,614 SF	17.22	1.00000	5	1.00	1900	1.000		1.0000	17.22	45,000
Total Card Land Units					2,614 SF										45,000	
Parcel Total Land Area					0										45,000	

APPRAISED VALUE SUMMARY	Appraised Bidg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	0	0	0	45,000	0	45,000
						45,000

PREVIOUS ASSESSMENTS (HISTORY)	Year	Code	Assessed V	Year	Code	Assessed
	2021	53	31,500	2020	53	27,720
Total			45,000			31,500

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	02-11-2011	RB	03		99	Vacant
	01-14-2011	MD2	03		99	Vacant
	09-17-2001	MJ			45	Review Against Field Cd

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION
CITY OF NEW HAVEN					
17 WINTHROP AV					
NEW HAVEN CT 06511					
NEW HAVEN, CT					
VISION					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / V/I	SALE PRICE	VC
CITY OF NEW HAVEN		8395 0286	06-12-2009	U		0 14
COUNTY STREET ASSOCIATES LLC		5427 0203	01-12-1999	U		0 0
JOHNSON TRACEY		5214 0038	10-02-1997	U		0 0
UNKNOWN		4708 0133	03-01-1994	U		0 0
Total						31,500 31,500

EXEMPTIONS		Year	Code	Description	Amount	Number	Amount	Comm Int
Total					0.00			

OTHER ASSESSMENTS		Year	Code	Description	Amount
Total					0.00

ASSESSING NEIGHBORHOOD		Nbhd Name	Nbhd	Tracing	Batch
Total					

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value						45,000				

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value							45,000

CURRENT ASSESSMENT		Code	Assessed	Assessed
Description		53	45,000	31,500
EX VC 1 L				
Total			45,000	31,500

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Assessed
Total				31,500	2020	53	27,720

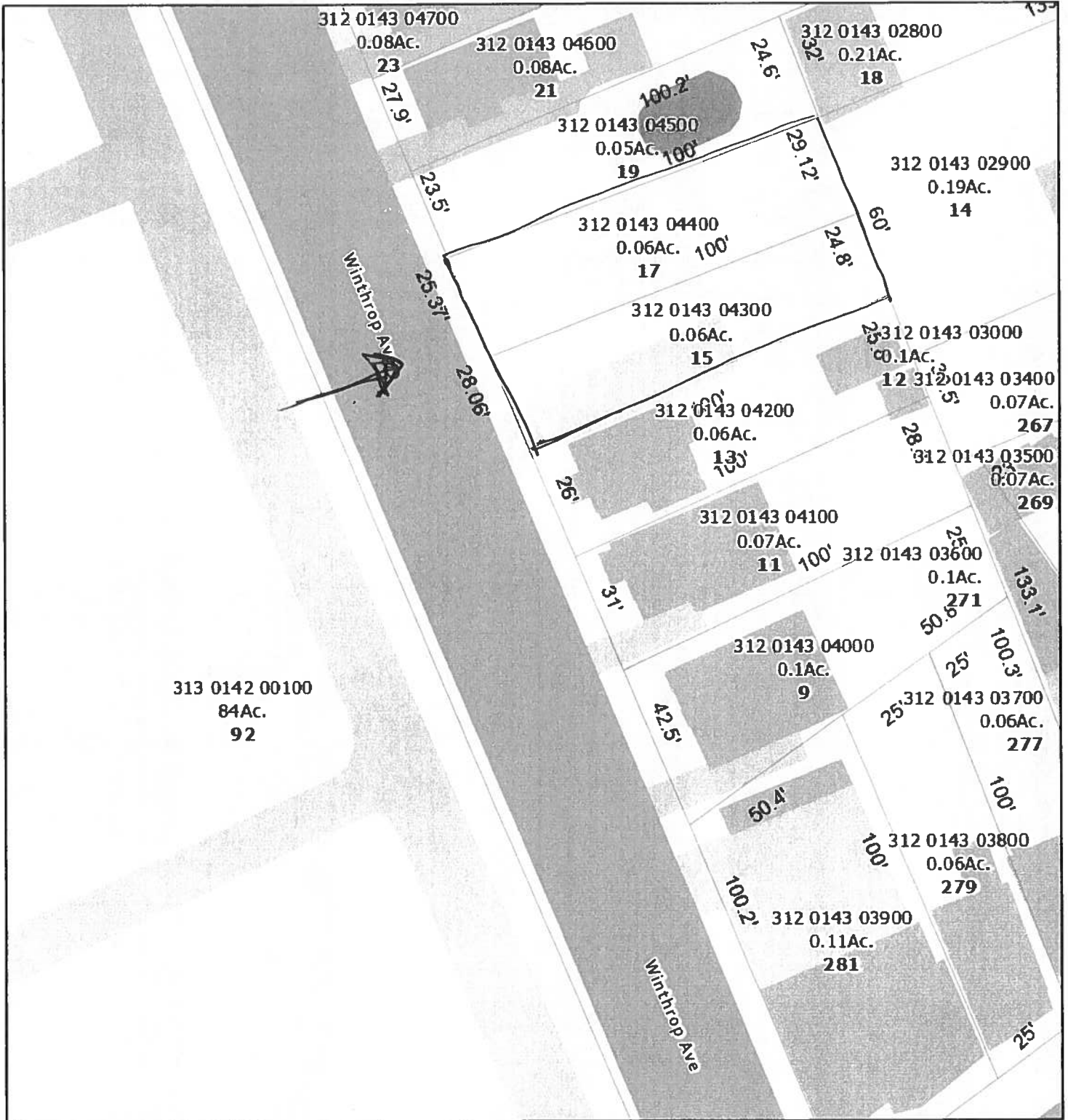
APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
Total		0	0	0	45,000	0	45,000	C

LAND LINE VALUATION SECTION		Parcel Total Land Area	Parcel Total Land Area
Total Card Land Units		2,614 SF	2,614 SF

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value						45,000				

LAND LINE VALUATION SECTION		Parcel Total Land Area	Parcel Total Land Area
Total Card Land Units		2,614 SF	2,614 SF

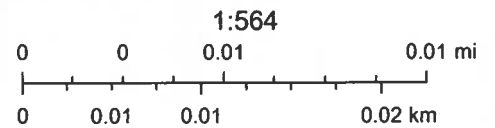
15-17 Winthrop Avenue



3/8/2022, 8:34:02 AM

 NewHaven_Parcels

New Haven Web Parcels





******FULL ZOOM NOTICE ATTACHED BELOW*******

Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

Topic: March 16, 2022 PAD Meeting

Time: Mar 16, 2022 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/99177589914?pwd=amdUU1ZIRGRBbWpnVjkajRnRFFoQT09>

Meeting ID: 991 7758 9914

Password: 1234567a

One tap mobile

+13017158592,,99177589914# US (Washington DC)

+13126266799,,99177589914# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

Meeting ID: 991 7758 9914

Password: 80621176

Find your local number: <https://newhavenct.zoom.us/j/99177589914>

Join by Skype for Business

<https://newhavenct.zoom.us/j/99177589914>

