

AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) Wednesday July 27, 2022 at 6:00

PM 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 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: LCI Board July 27, 2022

Time: Jul 27, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/82287098926?pwd=cENZamdWUjJiR2s4MllvdkF2MWRZUT09>

Meeting ID: 822 8709 8926 Password: 1234567a

Meeting Materials click here: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/livable-city-initiative-board>

- I. Call to Order
- II. Approval of Minutes from April 27, 2022 Meeting of LCI Board of Directors
- 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. Old Business / Discussion
 - Role of LCI Board / CT General Statutes
 - Discussion of PAD Guidelines

- V. Adjourn

LCI Board Meeting Minutes
April 27, 2022 (Via Zoom)

PRESENT: Patricia Brett, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Evan Trachten (LCI staff), Michael Pinto (Office of Corporation Counsel)

Absent: Hon. Richard Furlow, Neil Currie, Arlevia Samuel (Executive Director)

Guests: None

Meeting called to order at 6:07 P.M.

Roll call of Members: Pat Brett, Nadine Horton, Seth Poole, Alder Ernie Santiago

Review of LCI Board meeting minutes from February 23, 2022 meeting. A motion to approve was made by Pat Brett, seconded by Nadine Horton, roll call of members was taken, approved unanimously.

New Business

None

Old Business / Discussion

Seth Poole reminded the Board about our on-going conversation about transparency around LCI Board and information requested by the LCI Board. Seth noted that Arlevia was not attending the meeting tonight because she was being honored and given an award, prior notice was given to the Board. Seth plans to make a document with bullet points about what information the LCI Board would like from staff. Nadine asked if there is a protocol for LCI staff to attend this meeting? Seth noted Evan is here monthly. Nadine would like to hear from other staff such as the Deputy Directors and the Director monthly.

Nadine also noted a recent article in the New Haven Independent about a request to add more Neighborhood Specialists at LCI. Some of the neighborhood Specialists were moved around to new districts in the last year. Seth would like to see an organizational chart to see LCI staff and where they are located. Seth would be happy to discuss this topic, he will add it to our list for discussion. Seth plans to send an email with a list of items and information that the LCI Board would like. Board members are welcome to add items and topics to the list.

A motion to adjourn was made by Nadine Horton, seconded by Alder Santiago. Roll call was taken, approved unanimously.

Meeting adjourned 7:25PM

PAD MEETING MINUTES
March 16, 2022

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.

Guest: Laura Brown, City Plan

Meeting called to order at 3:10 PM

A motion to approve the PAD minutes from December 15, 2021 was made by Nate Hougrand, seconded by Steve Fontana, minutes approved unanimously.

New Business

885 Congress Avenue

Evan told the PAD committee this is a small parcel and isn't suitable for residential development. LCI is proposing to sell this sliver lot to an owner occupant at 889 Congress Avenue. The adjacent property at 889 Congress does not have any off-street parking. This lot was used by the previous owner, the lot is partially paved. Given the lot is quite small the City didn't offer to split this parcel with other adjacent property which is a large commercial building (that was once a roller-skating rink, it also has blight issues with graffiti). The lot acts a good buffer between the properties. Evan told the committee that Alder Rodriguez is in support of the sliver lot sale as proposed. Nate asked if this lot would be open to the public? Evan told the committee it is for private use in conjunction with 889 Congress Avenue. Alder Antunes asked if a garage could be built on this parcel. Evan told the committee a garage is permitted subject to zoning review prior to the issuance of a building permit. This is a text-book sliver lot sale in keeping with our previous sliver lot sales. Evan also noted that the commercial building owns a few feet of the land on the side of their building, so they have access to this area if they needed to put up a ladder to get on their roof.

A motion was made by Steve Fontana to approve the item, seconded by Alder Antunes, roll call was taken, Approved unanimously.

27 Frank Street

Evan told the committee LCI proposes to sell this small vacant single-family property to Neighborhood Housing Services of New Haven, Inc (NHS) for \$1,000. They will rehabilitate the property and sell it to an owner-occupant with a minimum 10 year occupancy period. The parcel of land is also quite small. The property was offered to the public in 2019 via RFP but there were no offers. There was also a supportive housing proposal, but it didn't receive support from the community. This portion of Frank Street has several owner occupants. NHS has rehabilitated properties on this block a few years ago. The property is in poor condition and needs a full rehabilitation, it's currently in a state of decay. NHS will conduct a full environmental assessment and the final product will be energy efficient, as well as lead and hazard free. Evan noted the City is also selling the property at 31 Frank Street, having these two structures rehabilitated and occupied will enhance the street.

Alder Antunes asked if NHS keeps all the profit, does any of the money come back to the City? Evan told the committee that NHS keeps the proceeds of the sale, the City does not get any money back based on selling the property for \$1,000. The BoA guidelines give a discount to non-profits rehabilitating properties for deed restricted affordable housing, it acts as an additional subsidy and helps the non-profit.

Steve Fontana noted the parcel size section of the PAD Disposition Summary sheet seems to be wrong because the lot size says 25' by 110' and the total square footage is listed as 3,485, the math doesn't add up. Evan noted that staff utilize the assessor's data to prepare a file. The City sells property via quit claim deed and therefore the buyer is responsible for all due diligence. We don't get surveys of the land to arrive at the precise square footage, we use the assessor's data which has been our past practice.

Nate wanted to confirm the structure will be rehabilitated and not demolished. Evan confirmed the property will be rehabilitated. Alder Festa asked if the property is in fair enough condition to be safely rehabilitated? Evan told the committee that LCI does not believe the property needs to be demolished, the property needs a full renovation. NHS will have a lot of work to do. It doesn't seem fiscally responsible to demolish the house. Creating a homeowner with our non-profit partner is consistent with our goals and objectives.

A motion was made by Alder Antunes to approve the item, seconded by Steven Fontana, roll call was taken, approved unanimously

28-50 Thompson Street

Evan told the committee LCI proposes to sell two sliver parcels as a building lot to Neighborhood Housing Services of New Haven, Inc (NHS) for \$2,000 to develop a two-family owner-occupied property with a 10-year minimum occupancy period. This property is in Alder Winter's Ward, he is supportive of the development and has sent a letter of support. The site can be developed when you combine the 2 parcels, the parcels combined have 44 feet of frontage and over 4000 square feet of lot area. Nate noted this parcel isn't a conforming and would require BZA approval. Nate noted the frontage hasn't changed under recent zoning changes as part of the ADU ordinance, the lot area has changed to 4000 square feet. There is also an issue staff recently observed in Non-Conformity section (Section 67) of the ordinance. Evan thought the regulations did change. Nate told the committee the regulations currently require 50 feet of frontage. Nate and Evan will follow up about any needed zoning relief. If any zoning relief is required the applicant will be required to obtain it prior to closing, this is an automatic safeguard, but this committee may add it to the approval if it so desires.

Alder Festa asked if we should approve this prior to BZA approval, or to wait? Would this hurt NHS? Evan noted this is our customary process and that we approve sales at PAD prior to going to BZA. Safeguards exist to ensure approval prior to closing. Nate also noted that the non-conformity provision of the Zoning ordinance may make development difficult. Evan noted developers currently go to the BZA for approvals on non-conforming parcels and this proposal is in keeping with past practice. Alder Festa asked if one needed to go to BZA if developing a single family? A single family could be developed as of right at this location.

A motion was made by Clay Williams to approve the item, seconded by Steve Fontana; roll call was taken, Approved with one abstention by Nate Hougrand

15-17 Winthrop Avenue

Evan told the committee LCI proposes to sell a building lot at 15-17 Winthrop Avenue to Neighborhood Housing Services of New Haven, Inc (NHS) for \$2,000 to develop a two-family owner-occupied property with 10-year minimum occupancy period. The site can be easily developed when you combine the 2 parcels, combined the site has 50 feet of frontage and sufficient lot area to support a two-family property. NHS has been working on this site for a few years. The neighbor wanted to purchase this land but LCI wanted to develop a structure and expand the tax base. The Alder is aware of the sale and staff will request a letter of support. Alder Festa asked about the impact to the neighbors. Evan said LCI has a responsibility to create affordable housing and to expand the tax base. Selling this land as a parking area isn't in the best interest of the City. Clay asked about a fence he sees in the 2019 google street view. Evan told the committee LCI fenced-off the lot and asked the people to remove their boat and personal property from the City-owned lot. NHS will likely survey the lot.

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

PAD Guidelines / Discussion

Evan has submitted the proposed changes to the Development Administrator for final review. The Board of Alder has requested the Mayor send an Emergency Order to the Board of Alders when utilizing the PAD process as required by the Code of Ordinances. For years LCI had not submitted the Emergency Order. Our last submission to the Board of Alder via the PAD process contained the Emergency Order. Due to this, Corporation Counsel will be engaging the Board of Alders Leadership about possible further changes to the PAD Guidelines. Further conversations need to occur over the next few weeks.

More information will be shared in the future.

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

Meeting Adjourned 3:50 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	Total sq. ft.	
\$57,300	N/A	N/A	\$57,300		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	10/1/2021	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:		Name, address & telephone of contact person:	
Jonathan Tirado 889 Congress Avenue New Haven CT 06519			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/8/2022	Staff	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: *Emilio* Date 3/8/2022 Concurred by: *[Signature]* 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										Assessed 57,300	
165 CHURCH ST										Assessed 40,110	
NEW HAVEN CT 06510		AR Pct ID 04		W/ REPO TAX DIST						6093	
		WARD 04								NEW HAVEN, CT	
		CENSUS 1406								VISION	
		BLOCK 5003									
		QUERY G									
		GIS ID 19895		Assoc Pct#							

RECORD OF OWNERSHIP		BK	VOL	PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
CITY OF NEW HAVEN THE		7236	0001		06-27-2005	U	V	0	14	Year	Code
BROWN CHRISJOHNSEN W		3171	0244		06-19-1984			0	0	Assessed	Year
		Total								40,110	2019
										30,870	2020
										30,870	2021
										40,110	Total
										30,870	Total
										30,870	Total

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS		Year	Code	Description	Amount	Number	Amount	Comm Int
Total					0.00			

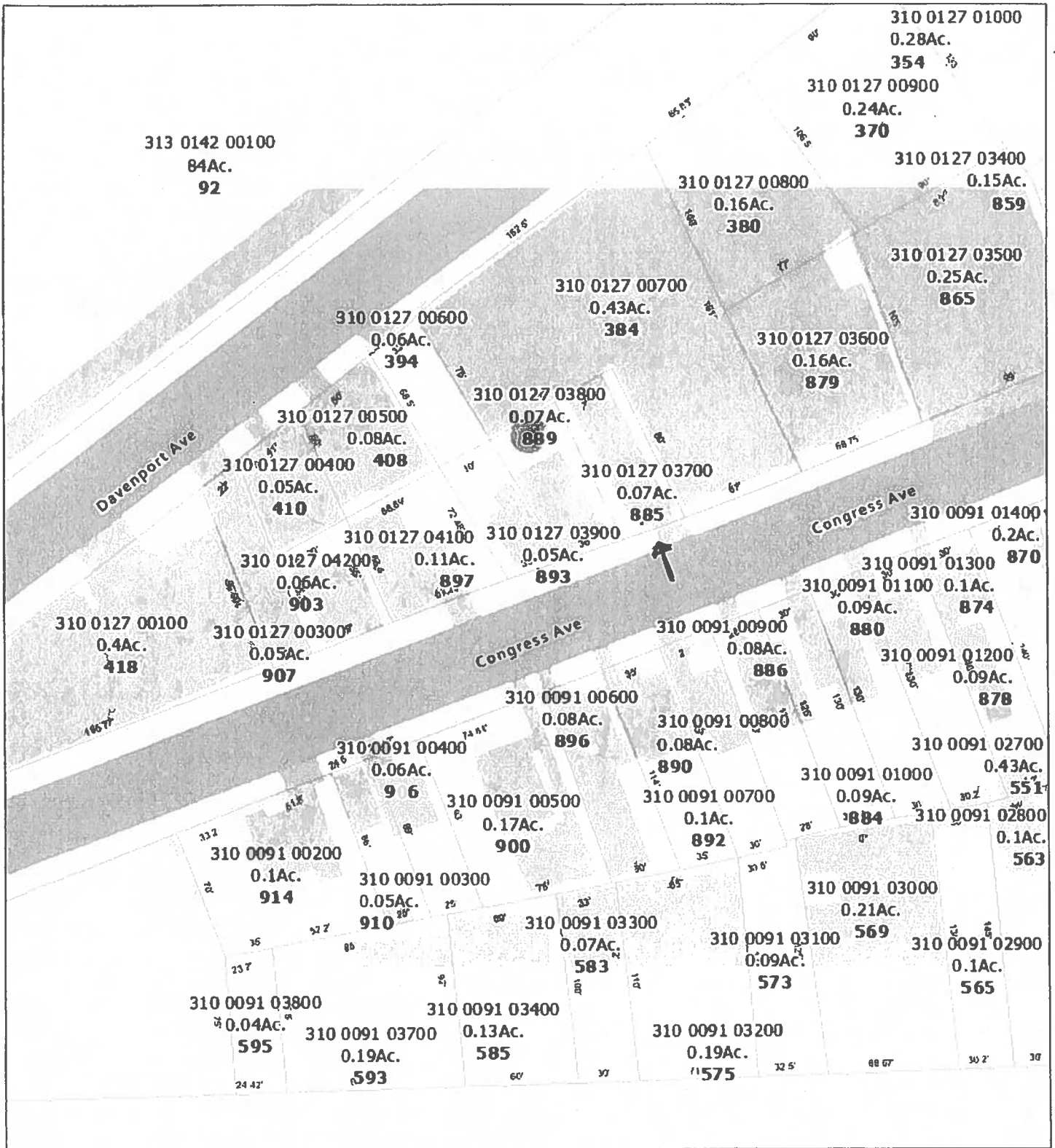
ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
CG1	CONGRESS M303	B			

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
106984		10-31-1997	DE	Demolish	0	0		100		DEMOLISH BLDG

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	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

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		0	0	0	57,300	0	57,300
		Valuation Method					
		C					

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpost/Result
		09-11-2001	TM			45	Review Against Field Cd



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.



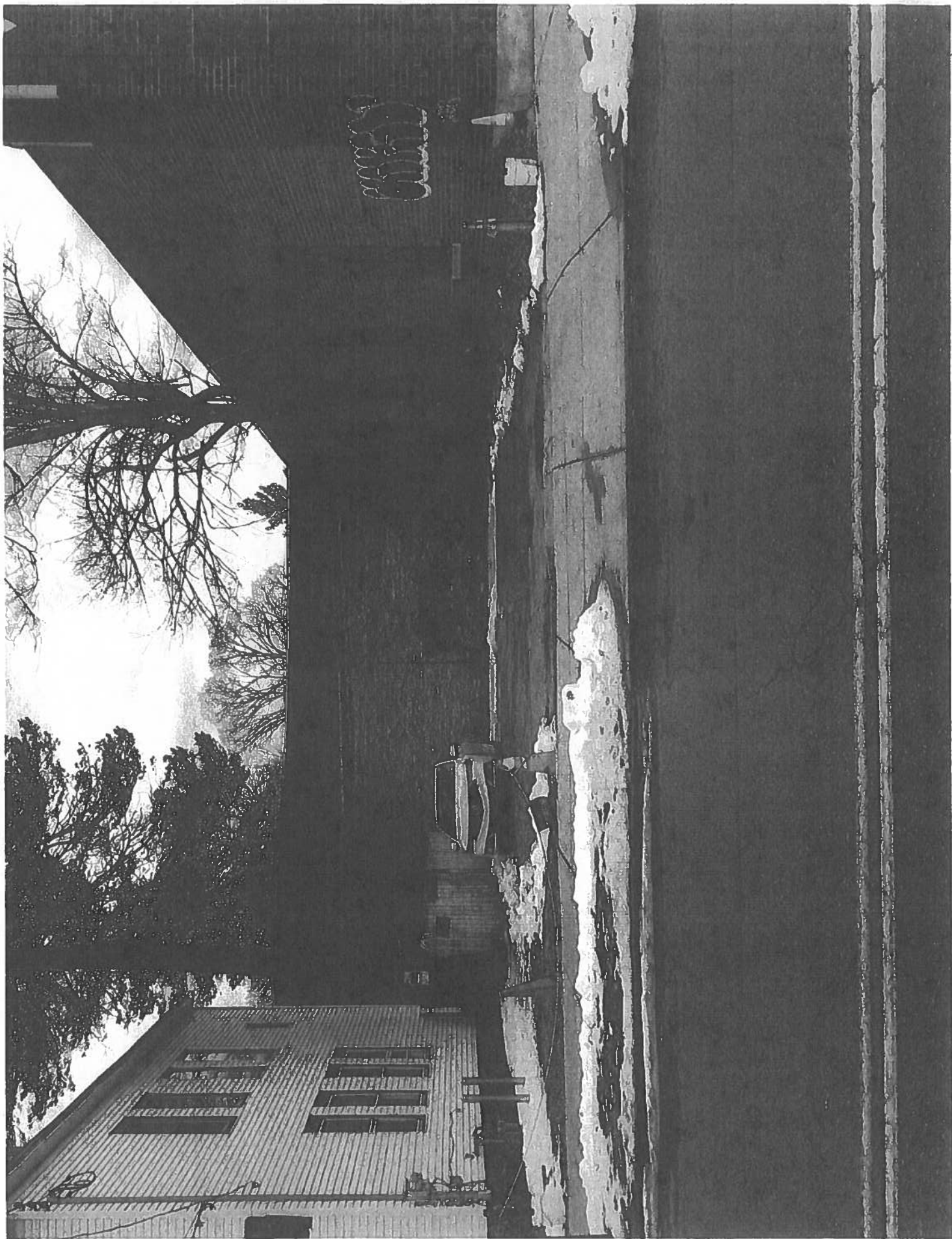
Date: 1/7/2022

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	For Tax Purposes \$ 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	10/1/2021	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: 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 vacant single family property 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 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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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					VISION				
AIR PTD ID 04									
WARD 04									
TAXABLE CENSUS BLOCK 1405									
QUERRY G									
GIS ID 19388									
Assoc Ptd#									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	9645	0081	11-20-2017	U	28,000	18	2021	21	20,510	2021	21	20,510	2020	21	17,640
BRAUDY NEPTALI & EUGENE &	5614	0203	01-19-2000	U		8	2021	22	72,030		22	72,030		22	42,420
BRAUDY CONNIE (EST)	5571	0296	10-13-1999	U											
BRAUDY CONNIE	5514	0319	06-22-1999	U											
UNKNOWN	3837	0282	02-05-1988	U											
Total													92,540	92,540	60,060

EXEMPTIONS	Year	Code	Description	Amount	Code	Description	Number	Amount	OTHER ASSESSMENTS	Year	Code	Assessed	Year	Code	Assessed
				0.00					Appraised Bldg. Value (Card)						102,900
									Appraised Xf (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

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
2000		SOUTH HILL		
NOTES				

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINEVALUATION 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
B	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

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	12-15-2020	VA				DM Data Mailer Sent
	06-08-2011	JW1			04	70 Field Review
	04-27-2011	GM2			03	00 Measur+ Listed
	12-21-2010	EF			03	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

TOTALS	Total Card Land Units	2,614	SF	Parcel Total Land Area	0	Total Land Value	29,300
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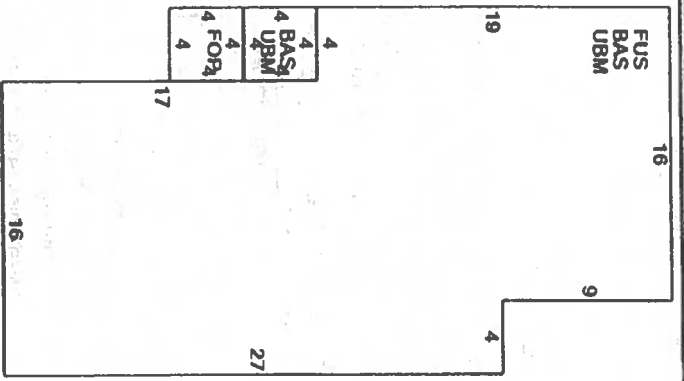
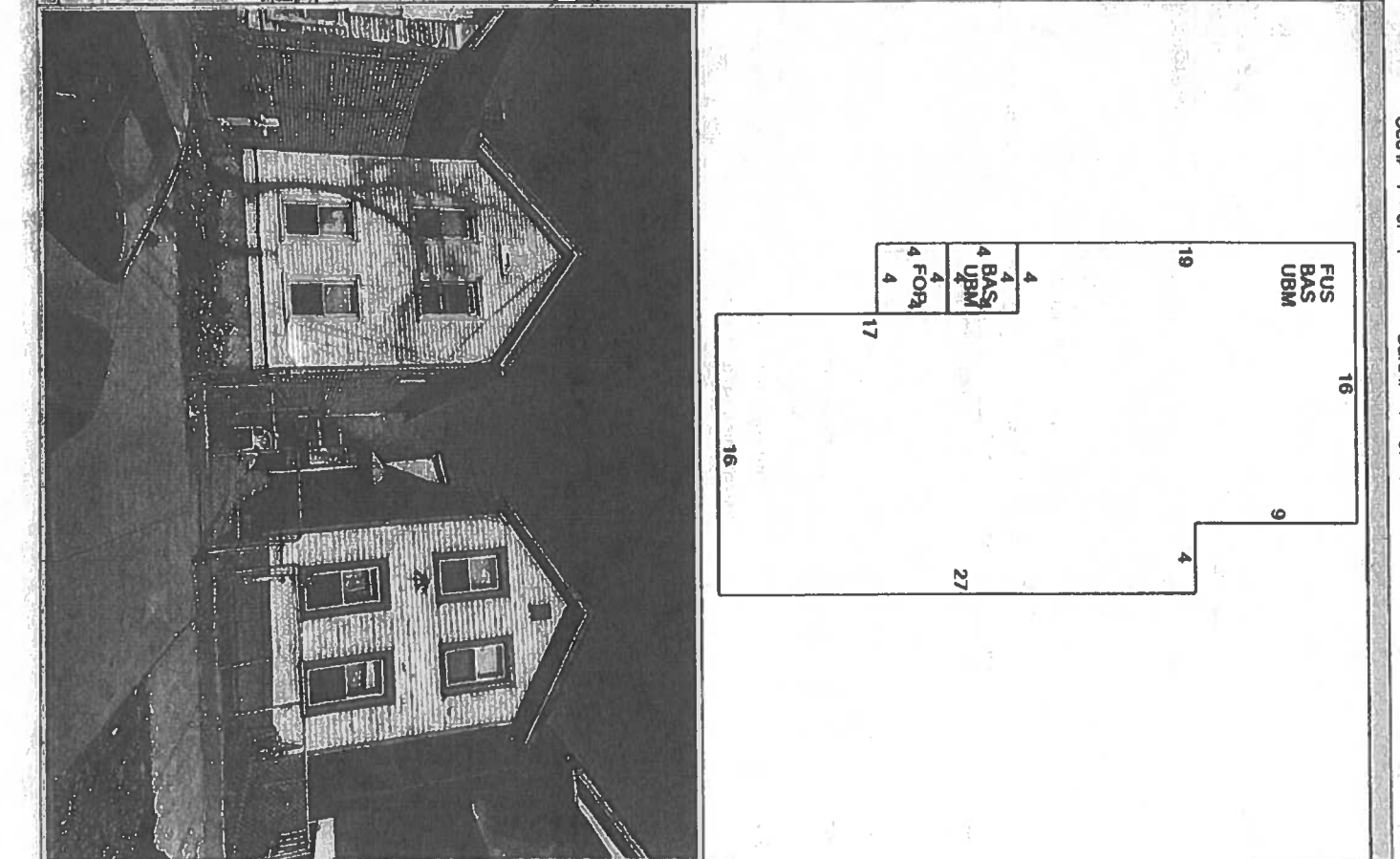
CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

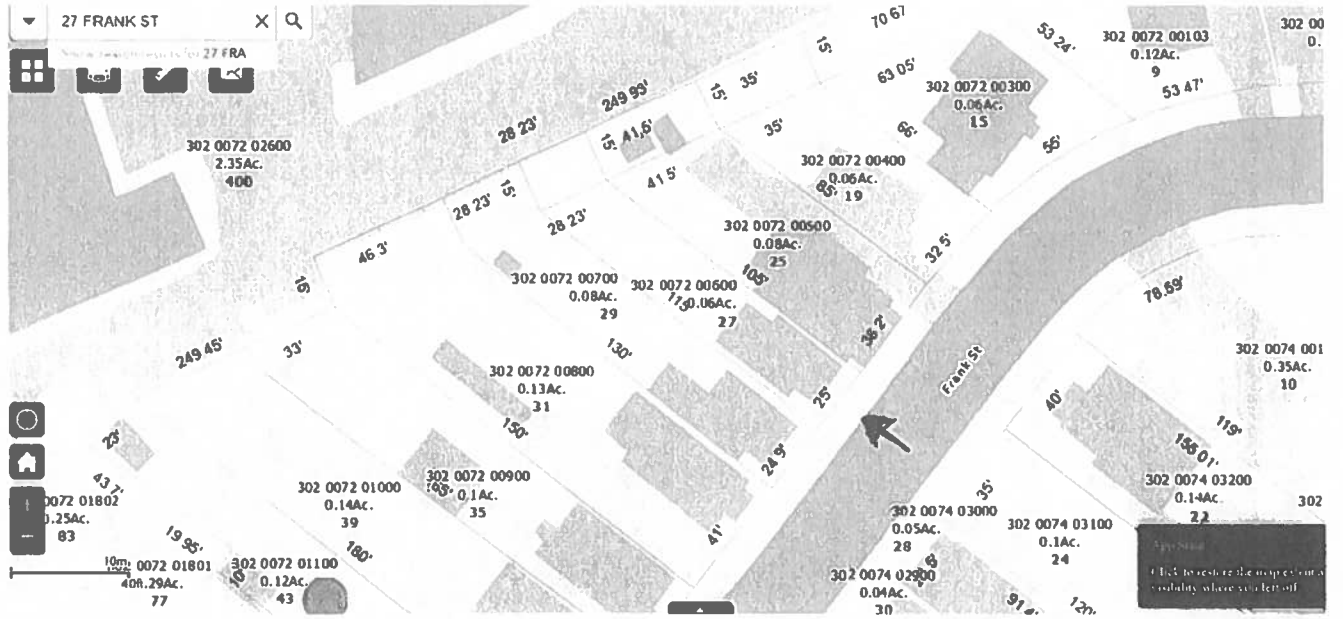
Element	CD	Description	Element	CD	Description
Style:	03	Colonial			
Model:	01	Single Family			
Grade:	C	Average			
Stories:	2	2 Stories			
Occupancy:	1	Clapboard			
Exterior Wall 1:	11				
Exterior Wall 2:	03	Gable/Hip			
Roof Structure:	03	Asphalt			
Roof Cover:	03	Plaster/Drywall			
Interior Wall 1:	04	Plywood Panel			
Interior Wall 2:	14	Carpet			
Interior Fir 1:	06	Linoleum			
Interior Fir 2:	02	Oil/Gas			
Heat Fuel:	04	Forced Hot Air			
Heat Type:	01	None			
AC Type:	02	2 Bedrooms			
Total Bedrooms:	02				
Total Baths:	1				
Total Half Baths:	1				
Total Xtra Fixrs:	1				
Total Rooms:	6	6 Rooms			
Bath Style:	01	Below Average			
Kitchen Style:	01	Below Average			
Interior Condition:	P	Poor			
Fin Bsmt Area:					
Fin Bsmt Qual:					
NBHD Code:	200B	SOUTH HILL B			

Code	Description	Units	Unit Price	Grd. Cd	% SD	Grade	Grade Ad	Appr. Value
	OB - OUTBUILDING & YARD ITEMS							
	UB -							
	AP - BUILDING EXTRA FEASIB							

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec. Value
BAS	First Floor	632	632	632	109.87	69,436
FOP	Open Porch	0	16	3	20.60	330
FUS	Finished Upper Story	616	616	616	109.87	67,678
UBM	Unfinished Basement	0	632	126	2.90	13,943
Ttl Gross Liv / Lease Area		1,248	1,896	1,377		151,287



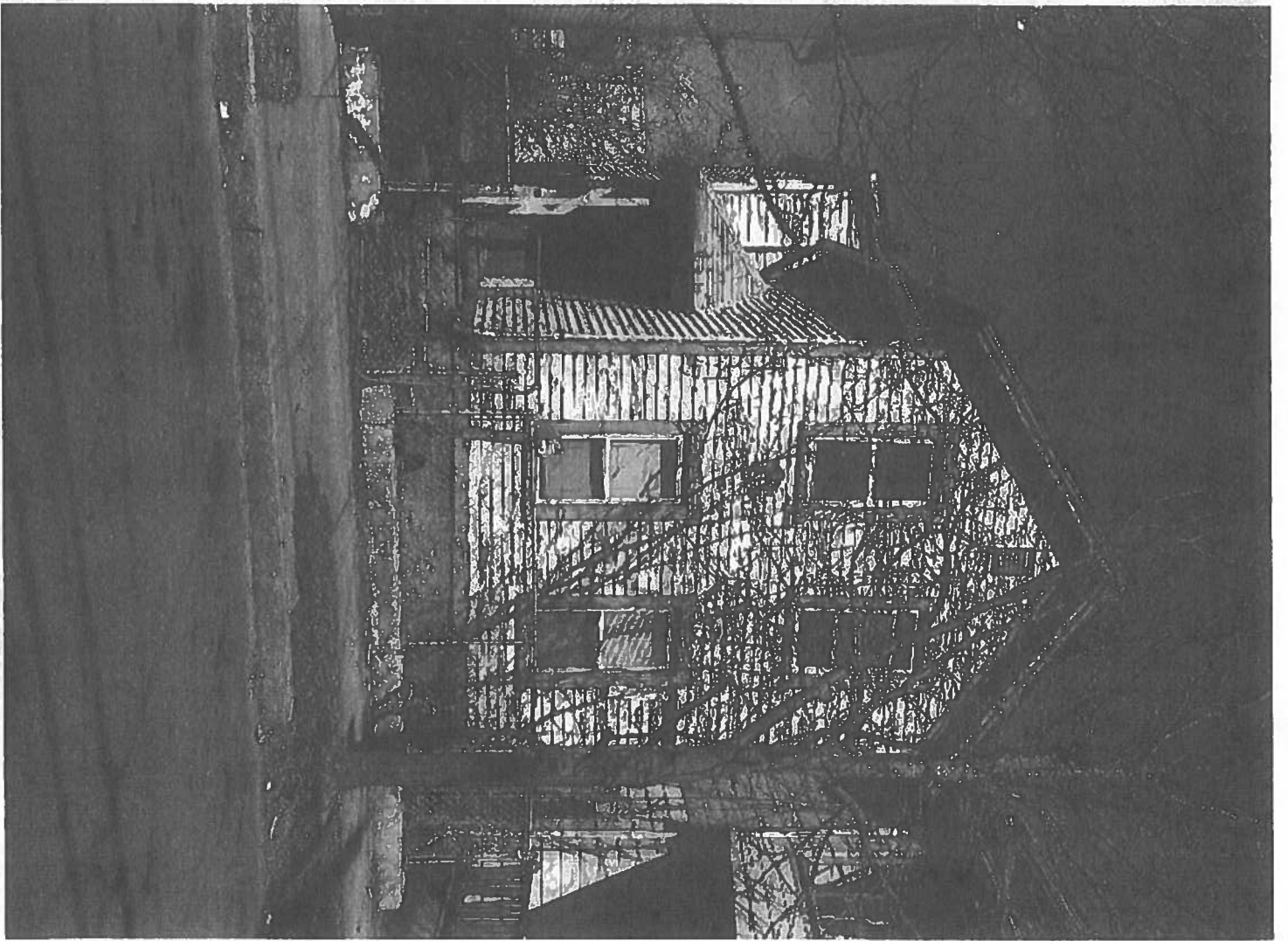
27 Frank Street / Vacant sing-family property



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 50 Thompson Street		286 0433 00400 286 0433 00300	RM-2	21	Buildable Lot	Per Zoning
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$ 34,200 \$ 45,600	N/A	N/A	\$ 79,800	\$ 55,860		12' X 100' + rear portion 32' X 120' 44' X 120' (see map)
						Total sq. ft.
						3943 3920 <hr/> 7863 Total 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:	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: *[Signature]* Date: 3/8/2022 Concurred by: *[Signature]* 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

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.

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED	ASSESSED
166 CHURCH ST					EX COM LN	21	34,200	23,940	6093
NEW HAVEN CT 06510									NEW HAVEN, CT

ALL PCLID	WARD	TAXABLE	CENSUS	BLOCK	QUERY	GIS ID	ASSOC PCL#	PREVIOUS ASSESSMENTS (HISTORY)	ASSESSED
21	21	1415	6000			17170		Year Code Assessed Year Code Assessed Year Code Assessed Year Code Assessed	23,940
								Total	
								34,200	
								23,940	

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

EXEMPTIONS	Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total									0.00

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
1600	B	NEWHALLVILLE		

NOTES

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

APPRAISED VALUE SUMMARY

Total Appraised Parcel Value 34,200

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

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																

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
CITY OF NEW HAVEN						Description	Code	Assessed
165 CHURCH STREET						EX VC 1 L	53	45,600
NEW HAVEN CT 06510								31,920
GIS ID 17169		SUPPLEMENTAL DATA				VISION		
AIR PCL ID 21		I/E REPO TAX DIST						
WARD TAXABLE 1415								
CENSUS BLOCK 6000								
QUERY G								
Assoc Pcl#: 17169								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
CITY OF NEW HAVEN	8395	0221	06-12-2009	U	I	0	14	Year	Code
YOKEY BEATRICE	4161	0173	10-20-1989			2021	53	Assessed	Assessed
							Total	31,920	45,600
							Total	31,920	31,920

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	1600	NEWHALLVILLE	B	

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int
Total		31,920				31,920	

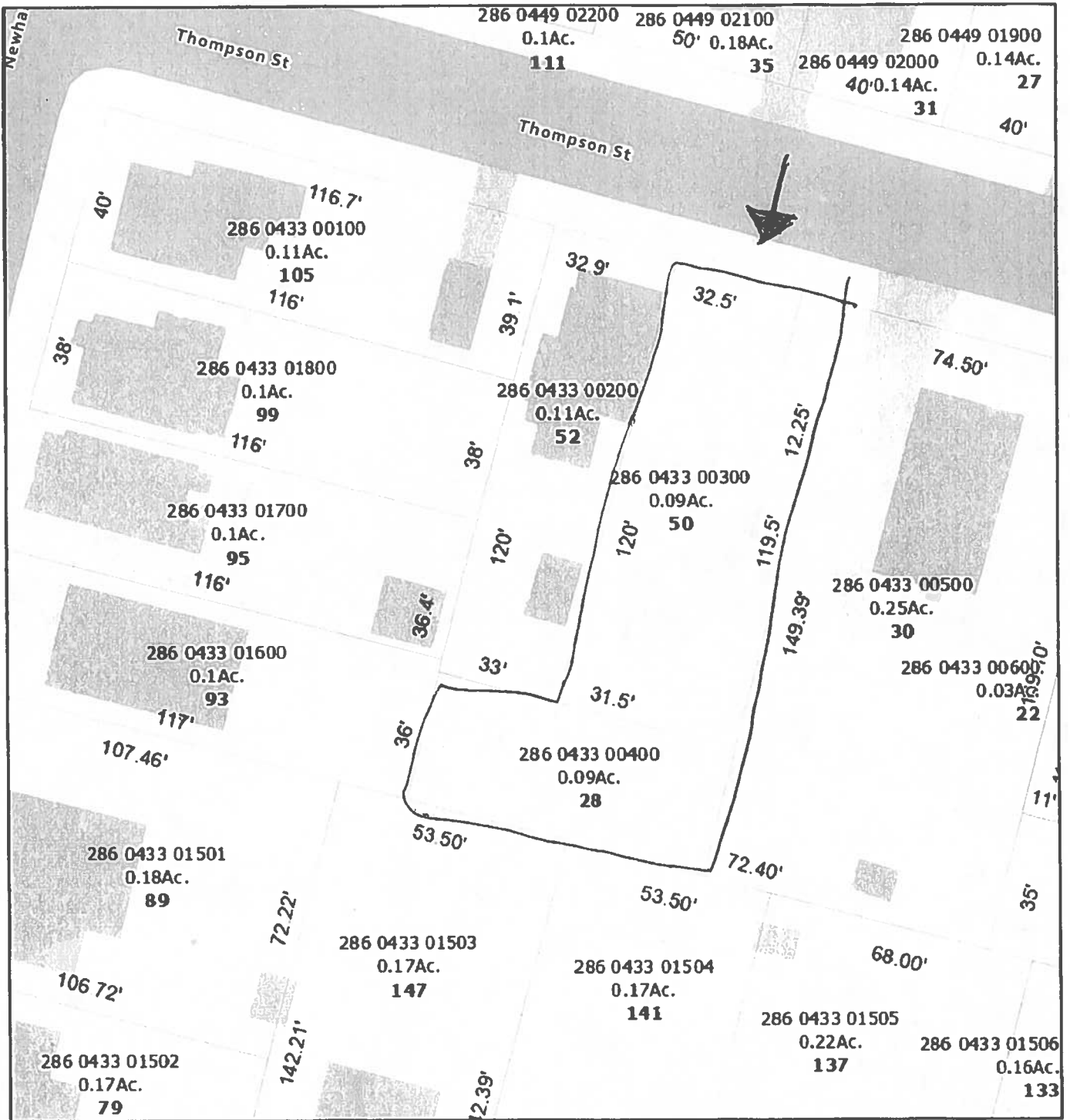
APPRAISED VALUE SUMMARY		Valuation Method	Total Appraised Parcel Value
Appraised Bldg. Value (Card)			0
Appraised Xr (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			45,600
Special Land Value			0
Total Appraised Parcel Value			45,600

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

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		01-25-2011	RMH	03		99	Vacant
		07-31-2001	DA			45	Review Against Field Cd

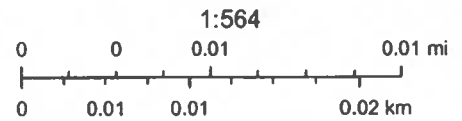
LAND LINE VALUATION SECTION		Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	9099	EC VACANT	RM2	0			3,920	SF	12.93	1.00000	5	1.00	1600	0.900		1.0000	11.64	45,600
Total Card Land Units 3,920 SF Parcel Total Land Area 0																		
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	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	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: [Signature] Date 3/8/2022 Concurred by: [Signature] Date 3/9/22

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

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INSTRUCTIONS TO DEPARTMENTS

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CITY OF NEW HAVEN	TOPO	UTILITIES	STRT//ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED
165 CHURCH STREET					EX VC I L	53	45,000	31,500
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA								
At Pric ID	03	WARD TAXABLE	03	NEW HAVEN, CT				
CENSUS BLOCK	1406	CENSUS BLOCK	4004					
QUERY G		GIS ID	19943					
		Assoc Pld#						

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

EXEMPTIONS	Year	Code	Description	Amount	Code	Description	Number	Amount
				0.00				
ASSESSING NEIGHBORHOOD								
Nbhd	1900		NORTH HILL			Tracing		
NOTES								

OTHER ASSESSMENTS	Year	Code	Description	Amount	Comm Int
APPRaised VALUE SUMMARY					
			Appraised Bldg Value (Card)		0
			Appraised Xr (B) Value (Bldg)		0
			Appraised Ob (B) Value (Bldg)		0
			Appraised Land Value (Bldg)		45,000
			Special Land Value		0
			Total Appraised Parcel Value		45,000
			Valuation Method		C

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

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

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	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 Parcel Total Land Area 0 Total Land Value 45,000																	

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

EXEMPTIONS		Amount	Description	Number	Amount	Comm. Int
Year	Code					
Total		0.00				

ASSESSING NEIGHBORHOOD		Nbhd Name	B	Tracing	Batch
Nbhd	1900	NORTH HILL			

OTHER ASSESSMENTS		Amount	Description	Number	Amount
Year	Code				
Total		0.00			

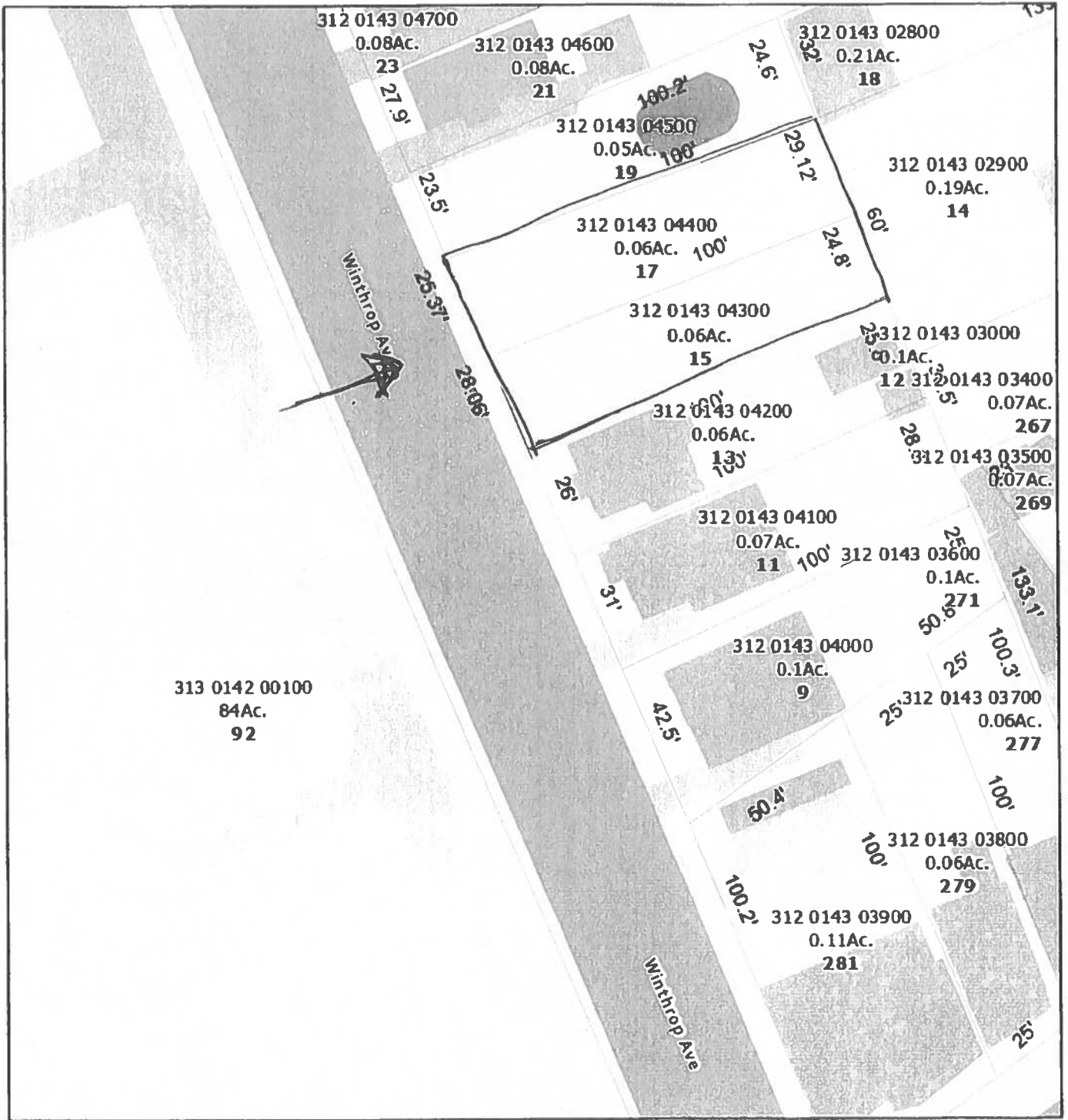
BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	107052	0		100		DEMOLISH 2F DWELLING
Issue Date	12-02-1997					INTERIOR RENOVATIONS T
Type	DE					
Type	RH	20,000		100		

LAND LINE VALUATION SECTION		Zone	LA	Description	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
B	Use Code	9099	EC VACANT		2,614 SF	17.22	1.00000	5	1.00	1900	1.000	

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Permit Id	105920	02-11-2011	RB	03		99	Vacant
Issue Date	12-18-1996	01-14-2011	MD2	03		99	Vacant
Type	RH	09-17-2001	MJ			45	Review Against Field Cd

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
Total		0	0	0	45,000	0	45,000
Valuation Method		C					

15-17 Winthrop Avenue



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

NewHaven_Parcels

New Haven Web Parcels

