

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING APRIL 19, 2023 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: PAD April 19, 2023

Time: Apr 19, 2023 03:00 PM Eastern Time (US and Canada) Join Zoom Meeting

<https://newhavenct.zoom.us/j/81916764945?pwd=OHZKODNkOWU1L0dUUE5oTllmcnYvQT09>

Meeting ID: 819 1676 4945 Password: 1234567a

Meeting Materials: <https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>

- I. Call to Order
- II. Approval of Minutes from March 15, 2023 PAD Meeting
- III. Action Items / New Business / Old Business

Property Address	Type of Sale	Applicant	Ward
47 Foxon Street	Non-Profit	Habitat for Humanity of Greater New Haven, Inc.	12
552 & 558 Winchester Avenue	Negotiated	CONNORP, LLC	20

Proposed Amendment to PAD Guidelines

- IV. Open Discussion
- V. Adjourn

PAD MEETING MINUTES

March 15, 2023

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

Absent: Maurine Villani, Tax Office

Guests: Erik Johnson, Sue Gruen

Meeting called to order at 3:17 P.M.

A motion to approve the PAD minutes from February 15, 2023 was made by Clay Williams seconded Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

37 Hallock Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent property owner Daisy Pitter for the owner-occupied price of \$0.25 per square foot, \$871.50 is the purchase price. The applicant will utilize this land for off-street parking and side-yard area. LCI did not offer this lot to the other abutting property owner because they already have a large double lot. This sale will bring the property at 39 Hallock into zoning compliance, currently their property is non-conforming, the house is a three-family property on a narrow lot 20-foot frontage lot. The off-street parking is greatly needed on this street especially during street sweeping and snow events. The Alder is aware of the sale. Evan said this is why the sliver lot program was created. Nate noted anytime you can bring a property into zoning compliance it is a positive action. Alder Festa asked if a driveway apron will be needed, Evan said it would be needed and paid for by the applicant.

A motion was made by Clay Williams, seconded by Alder Antunes, roll call was taken, approved unanimously.

90 Hudson Street

Evan told the committee this is a sliver lot sale to Ute Brinkmann who is an owner occupant. The buyer pays \$0.25 per square foot as an owner occupant, \$544.50 is the purchase price. The land will be used for a driveway, the applicant is already using this land. LCI did not offer this lot to the other adjacent property owner because they purchased a sliver lot from the City a few years ago at 94 Hudson Street. The lot is 20-feet of frontage and about 100-feet of depth. There is no other use for this parcel. The parcel already has a driveway apron. The City recently foreclosed on this property so this sale will officially transfer the property to the owner.

A motion was made by Alder Antunes, seconded by Nate Hougrand, roll call was taken, approved unanimously.

922 Winchester Avenue

Evan told the committee the City is proposing to sell this lot to the Town of Hamden as a negotiated sale for \$1.00. The Town of Hamden has been working with the City of New Haven to demolish a blighted property at this site. Hamden paid for the demolition of the former blighted

structure. This house was mostly located in Hamden but about one-third of the site is in New Haven. In the future taxes will be paid to New Haven for the land and any improvements. Erik Johnson from the Town of Hamden addressed the Committee. Hamden will work with a local non-profit to develop a single family or a two-family owner-occupied structure. Permits for the development will likely be filed with both towns. Steve Fontana told the committee from his experience both towns will review and approve any future development. Alder Festa asked if the non-profit developer would sell the property, Erik said yes, and it would be taxable. The town-line will not move based on this sale; New Haven will still be taxing this parcel. Alder Antunes asked if the City offered this land to the property owner at 17 Lander Street? Evan said no, because we were working with Hamden to remove the blighted property that sits on the town-line. Alder Antunes thought it would be wise to attach this parcel to another New Haven property given this opportunity and the fact that this parcel is the town-line. Evan noted because we worked to remove the blight and Hamden paid for the demolition this was our best option.

A motion was made by Nate Hougrand, seconded by Steve Fontana, roll call was taken, approved 5-1 Alder Antunes voted no

PAD Guidelines

Evan discussed the status of the PAD Guidelines. Evan noted we added one sentence about the Land Bank to the working draft. Evan told the committee that he was recently before the City Plan Commission and Commissioner Carl Goldfield thought we should increase the owner-occupancy requirement above the 10-years that is currently proposed. Evan noted that non-profits utilizing deferral funds increases the occupancy period.

Steve Fontana said we need to spell out the numbers in the Guidelines for costs for sliver lots and non-profits which are currently listed. We should be consistent in this document. Evan will update the document per Steve's suggestion.

Clay commented about sliver lot pricing and the tax abatements. Clay asked if we are addressing this, possibly by charging a market price and giving the abatement, rather than continuing the process of giving both a discounted price and abatement. Evan said Corporation Counsel is looking into the Urban Homestead Act which grants the abatement. Evan will follow up on this topic at our next meeting. There may be consequences to removing the abatement. Evan said the abatements are not part of the PAD Guidelines. Alder Festa noted we discussed this topic at our last two meetings and she and Alder Antunes will investigate this topic. Evan will share his research with the Committee and Alders because of the potential consequences to changing the ordinance authorizing the Urban Homestead act. The pricing structure is controlled by this committee. Clay said we could sell sliver lots at the appraised value listed in the assessor's filed card. Alder Festa agreed with Clay that we should reduce the tax abatement and phase-in for sliver lot sales. Alder Antunes noted a 10-year abatement is a long period for a sliver lot. Clay thought we could stop offering the discounted price and still offer the abatement and phase-in. Evan said 20 years ago there was a surplus of sliver lots so the City incentivized the sale to lower the City's carrying cost.

The committee would like to leave this item tabled and gather more information from Corporation Counsel. Alder Antunes asked for a clean copy of the guidelines for our next meeting.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa. All were in favor. Meeting Adjourned 3:48 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 47 Foxon Street		Map-Block-Parcel 118 1034 02000	Zoning RM-1	Ward 12	Property Type Vacant Lot	Total legal units Per Zoning
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB \$ 60,500	Building N/A	Other N/A	Total Value \$ 60,500			Lot Size 5663 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 60,500	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. Gerald M. Antunes 12 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Habitat for Humanity of Greater New Haven, Inc 37 Union Street New Haven CT 06511		Name, address & telephone of contact person: C/O Dennis Michels	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/20/2023	Staff	Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a vacant lot.

General discussion The City of New Haven proposes to dispose of this vacant lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single-family owner-occupied structure. **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), 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 _____ Concurring by:  Date 3/20/23

Committee	Date	Action
PAD	3/15/2023	
City Plan	4/19/2023	
L.C.I.	4/26/2023	
Board of Alders	5/15/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Gerald M. Antunes 12th Ward

DATE: **March 8, 2023**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of vacant lot to Habitat for Humanity of Greater New Haven, Inc. The applicant will develop a single-family property at this site.

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	6093
165 CHRUOH ST					EX COM LN	21	60,500	42,350	NEW HAVEN, CT
NEW HAVEN CT 06510									
SUPPLEMENTAL DATA									
Ait Prcl ID 12									
WARD TAXABLE CENSUS BLOCK QUERY G									
GIS ID 5378									
Assoc Pld#									
Total							60,500	42,350	

CITY OF NEW HAVEN	BK-VOL/PAGE	SALE DATE	QU	VII	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DEJESUS PHILIP G	6280	0303	12-13-2002	U	0	0	2022	21	42,350	2021	21	42,350	2021	21	42,350
KOMONDY	4875	0078	06-16-1995	U	30,000	1									
HAVRDA JEROME J	4849	0028	03-30-1995	U	0	0									
UNKNOWN	4817	0097	12-22-1994	U	0	0									
	4615	0214	06-08-1993	U	14,420										
Total					42,350				42,350						42,350

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

Nbhd	Nbhd Name	B	Tracing	Batch
0700	BELLA VISTA			

NOTES

BUILDINGS DEMOLISHED.

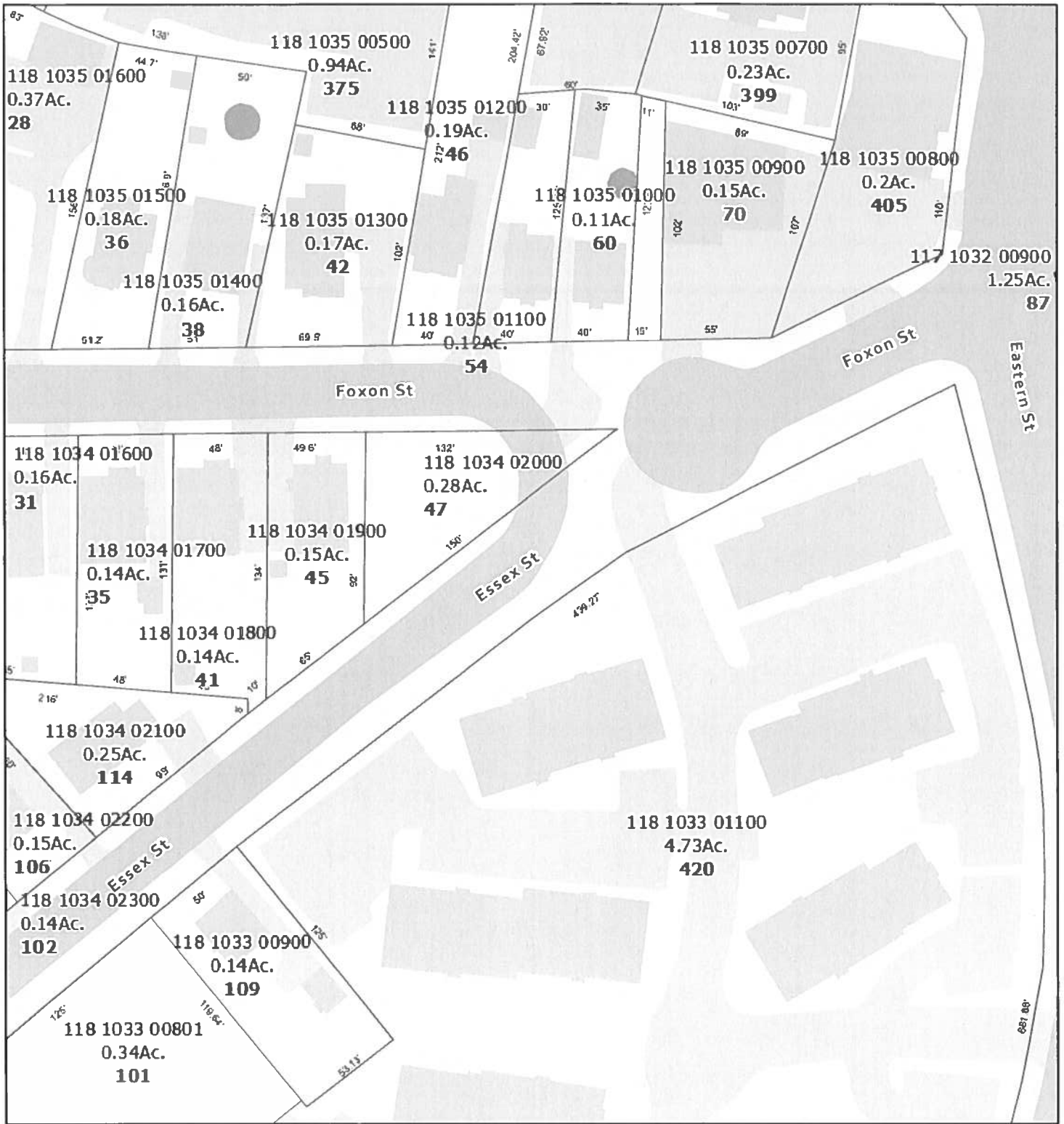
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-0799	08-22-2001	DE	Demolish	0		100		TO BE DEMOLISHED
H98-313	10-22-1998	HA	Heating/Air Co	2,000		100		REPLACE 1 COOLING MACH

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	MUNICIPAL MD	RM1	0		12,197	SF	4.72	1,00000	5	1.00	0700	1,050	1,0000	4.96	60,500

LAND LINE VALUATION SECTION															
BUILDING PERMIT RECORD															
APPRaised VALUE SUMMARY															
Appraised Bldg. Value (Card) 0															
Appraised Xr (B) Value (Bldg) 0															
Appraised Ob (B) Value (Bldg) 60,500															
Appraised Land Value (Bldg) 42,350															
Special Land Value															
Total Appraised Parcel Value 60,500															
Valuation Method C															
VISIT / CHANGE HISTORY															
Date	Id	Type	Is	Cd	Field Review	Purpose/Result									
05-11-2011	MI	04		70	Field Review										
09-28-2010	SDS	03		99	Vacant										
10-25-2001	JF			47	BP Inspection										
07-30-2001	MU			45	Review Against Field Cd										
Total Appraised Parcel Value 60,500															
Total Card Land Units 12,197 SF															
Parcel Total Land Area 0															
Total Land Value 60,500															



47 Foxon Street / Sale to Habitat for Humanity

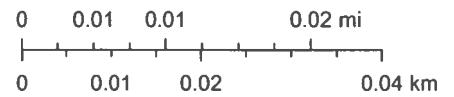


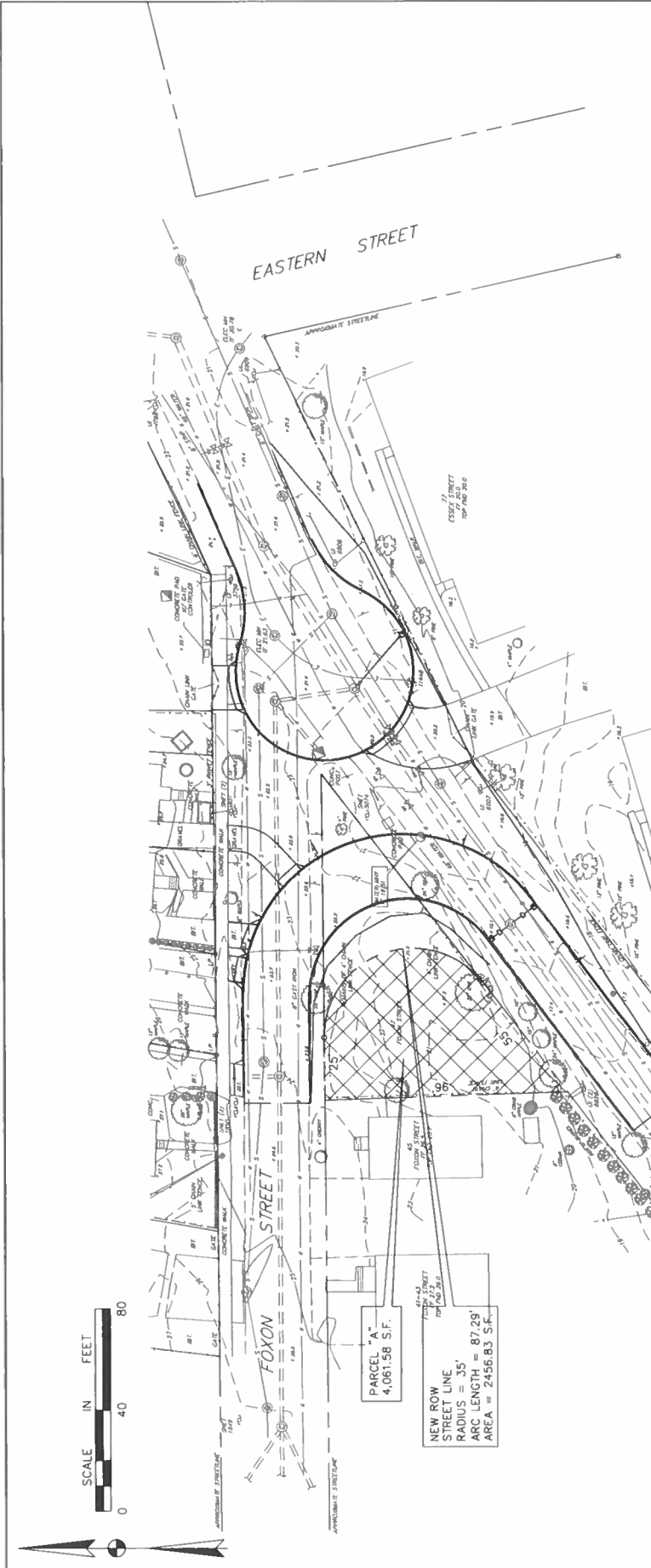
3/9/2023, 8:29:25 AM

 NH Parcels Web

New Haven Web Parcels

1:1,128





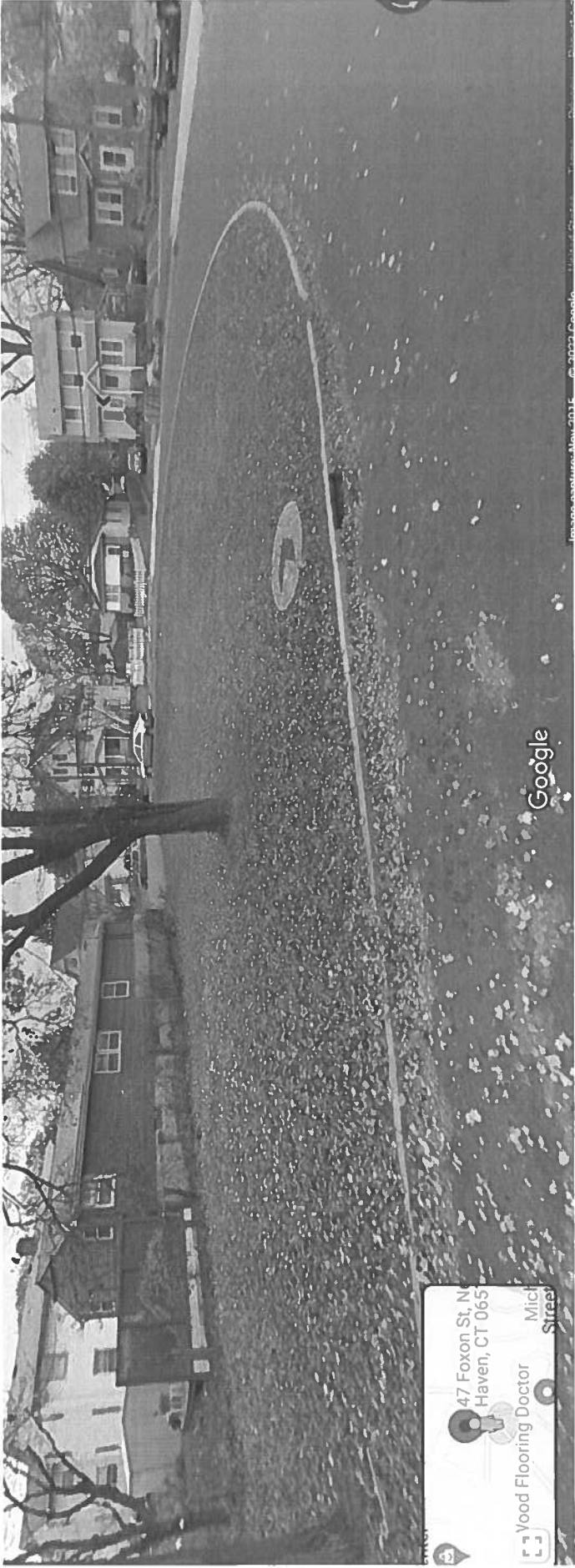
THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD INVESTIGATION AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

"CLASS D" COMPILATION OF EXISTING DATA. NOT A FIELD SURVEY.

CITY OF NEW HAVEN DEPARTMENT OF ENGINEERING	CHRISTOPHER S. JULIANO, P.E., L.S. (19725) JULIANO ASSOCIATES LLC	DATED: FEB. 28, 2023 SCALE 1" = 40'
47 FOXON STREET ADDITIONAL RIGHT OF WAY FOR JOINING FOXON STREET AND ESSEX STREET		

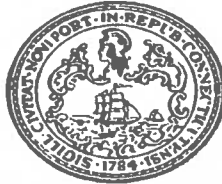
47 Foxon Street Vacant lot



47 Foxon St, N
Haven, CT 065

Vood Flooring Doctor
Mich
Streets

Google



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Gerald M. Antunes
Alder, Ward 12

Vice Chair
Aldermanic Affairs Committee

Member
Public Safety Committee
Black & Hispanic Caucus
Property Acquisition & Disposition Committee

195 Weybossett Street
New Haven, CT 06513-1024

Telephone: (203) 772-1988
E-mail: Ward12@newhavenct.gov

February 27, 2023

Evan Trackten
Acquisition/Disposal Specialist
Livable City Initiative
165 Church Street, 3rd Floor
New Haven, CT 06510

Evan,

As per our conversation, I spoke to Mr. Dennis Michels in regards to Habitat for Humanity building a new home on the site at 47 Foxon Street in my Ward (Ward 12).

This lot has been vacant for many years and this construction would be a great opportunity to establish a new home that an average family can afford to own.

As you know Habitat has recently constructed four (4) other homes in my ward and when I spoke to some of the new owners, they were very pleased with their new homes. I would certainly support the sale of the property at 47 Foxon Street to Habitat for Humanity, to construct a one family home.

I have also suggested to Mr. Michels , a couple additional sites in my ward that may be good sites on which to construct more of their homes.

We in Ward 12 feel that owner occupied homes are the main-stay of this area of the city, and helps to build a strong neighborhood of responsible families, neighbors and friends.

Sincerely,

GERALD ANTUNES
Alder, Ward 12

New Haven



2003 ★ 2022 ★ 2008
★ 1958 ★ 1988 ★

LIVABLE CITY INITIATIVE – PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
552 Winchester Avenue		286-0449-01000	RM-2	20	Multi-family	3	
558 Winchester Avenue		286-0449-00900	RM-2	20	Sliver lot		
2021 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes		Lot Size	Total sq. ft.
\$45,100	\$64,200		\$146,100	\$113,310		33' X 100'	6685
36,800	N/A	N/A				32' X 100'	Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$146,100	Vision	10/1/2021	Non-Profit Deed restricted affordable rental @ \$1,000 per unit	\$ 3,000	N/A	\$3,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Devin Avshalom-Smith 20 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
CONNCORP, LLC 496 Newhall Street Hamden CT 06514		C/O Ian Williams, V.P. of Real Estate	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/23/2023	Staff	Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a vacant three-family property and a sliver lot to a non-profit development partner.

General discussion The City of New Haven proposes to dispose of this vacant three-family property and sliver lot to CONNCORP who will rehabilitate this property as an affordable rental property. The adjacent sliver lot will be utilized as additional yard area and parking. **This property must be maintained as an affordable rental property at eighty percent (80%) Area Median Income (AMI) or below for a minimum period of twenty (20) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy? N/A

Prepared by: [Signature] Date 3/23/2023 Concurred by: [Signature] Date 3/24/23

Committee	Date	Action
PAD	4/19/2023	
City Plan	5/17/2023	
L.C.I.	5/24/2023	
Board of Alders	6/5/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Devin Avshalom-Smith 20th Ward

DATE: **April 3, 2023**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of vacant three-family residential property to CONNCORP, LLC. The applicant will rehabilitate the property and maintain the property as an affordable rental property at 80% AMI for a minimum 20-year affordability term.

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	CURRENT ASSESSMENT
CITY OF NEW HAVEN					Assessed 6093 NEW HAVEN, CT
165 CHURCH ST					Code 1-1 Assessed 31,570 Code 1-3 Assessed 44,940
NEW HAVEN CT 06510					RES LAND 45,100 DWELLING 64,200
SUPPLEMENTAL DATA Alt Pct ID 17247 WARD 20 TAXABLE 1415 CENSUS 5006 BLOCK QUERY G GIS ID 17247 Assoc Pct#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	10382	113	05-23-2022	Q	I	155,000	00
RABINOWITZ YISROEL	10307	332	12-29-2021	U	I	0	3
558 WINCHESTER AVENUE LLC	8797	0151	02-27-2012	U	I	0	3
RABINOWITZ NAOMI	7850	0310	01-19-2007	U	I	0	25
558 WINCHESTER AVENUE LLC	7795	0059	11-27-2006	U	I	0	25
Total						76,510	Total

EXEMPTIONS		OTHER ASSESSMENTS
Year	Code	Description
		Amount
		Number
		Amount
		Comm Int

ASSESSING NEIGHBORHOOD	
Nbhd Name	B
Nbhd	NEWHALLVILLE
1600	Tracing

NOTES	
10/1/2017	VP CONDITION

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-11-1273	12-05-2011	RH				100		DEMO FRONT PORCH

LAND LINE VALUATION SECTION											
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
1	1050	Three Family	RM2	0	3,485	SF	14.38	1.00000	5	1.00	1600
											0.900
											1.0000
											12.95
											45,100
Total Card Land Units										3,485	SF
Parcel Total Land Area										10	
Total Land Value										45,100	

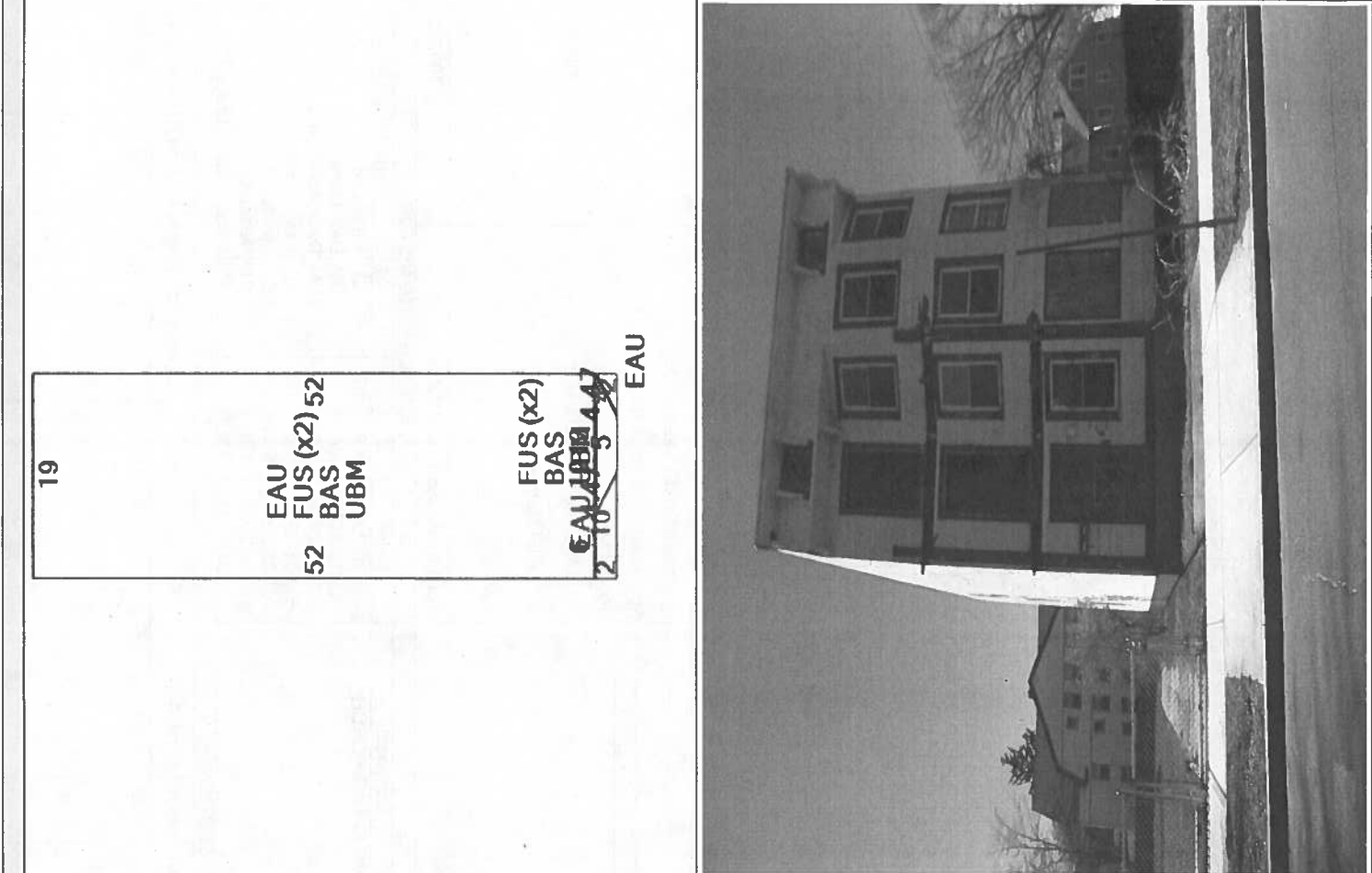
VISIT / CHANGE HISTORY						
Date	Id	Type	Is	Cd	Purpos/Result	
05-28-2021	KB	03		01	Measured	
12-15-2020	VA			DM	Data Mailer Sent	
08-16-2011	VA			DM	Data Mailer Sent	
06-01-2011	MI	04		70	Field Review	
01-25-2011	JEW	03		01	Measured	
11-08-2005	GB			01	Measured	
07-31-2001	TM			45	Review Against Field Cd	
Total Appraised Parcel Value						109,300

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	64,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	45,100
Special Land Value	0
Total Appraised Parcel Value	109,300
Valuation Method	C

PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed V	Year	Code	Assessed
2022	1-1	31,570	2021	1-1	31,570
2021	1-3	44,940	2021	1-3	44,940
Total		76,510	Total		76,510

VISION

This signature acknowledges a visit by a Data Collector or Assessor



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Description						
Style:	67	3 Family							
Model:	02	Multi-Fam 2-4							
Grade:	C	Average							
Stories:	3.25								
Occupancy:	3								
Exterior Wall 1	07	Asbest Shingle							
Exterior Wall 2	02	Shed							
Roof Structure:	03	Asphalt							
Roof Cover	03	Plaster/Drywal							
Interior Wall 1	12	Fin WD/Carpet							
Interior Wall 2	02	Oil/Gas							
Interior Fir 1	04	Forced Hot Air							
Interior Fir 2	01	None							
Heat Fuel	08	8 Bedrooms							
Heat Type:	3								
AC Type:	0								
Total Bedrooms	15	15 Rooms							
Total Bathrms:	02	Average							
Total Half Baths	02	Average							
Total Xtra Fixtrs									
Total Rooms:									
Bath Style:									
Kitchen Style:									
Interior Conditio									
Fin Bsmnt Area									
Fin Bsmnt Qual									
NBHD Code	160B	NEWHALLVILLE							
		Building Value New	292,017						
		Year Built	1900						
		Effective Year Built	1943						
		Depreciation Code	VP						
		Remodel Rating							
		Year Remodeled	78						
		Depreciation %	0						
		Functional Obsol	0						
		External Obsol	1						
		Trend Factor							
		Condition							
		Condition %	22						
		Percent Good	64,200						
		RCNLD							
		Dep % Ovr							
		Dep Ovr Comment							
		Misc Imp Ovr							
		Misc Imp Ovr Comment							
		Cost to Cure Ovr							
		Cost to Cure Ovr Comment							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION									
	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	1,006	1,006	1,006	85.36	85,872			
EAU	Expansion Attic Unfin	0	1,008	202	17.11	17,243			
FUS	Finished Upper Story	2,012	2,012	2,012	85.36	171,745			
UBM	Unfinished Basement	0	1,006	201	17.06	17,157			
Ttl Gross Liv / Lease Area		3,018	5,032	3,421		292,017			

19

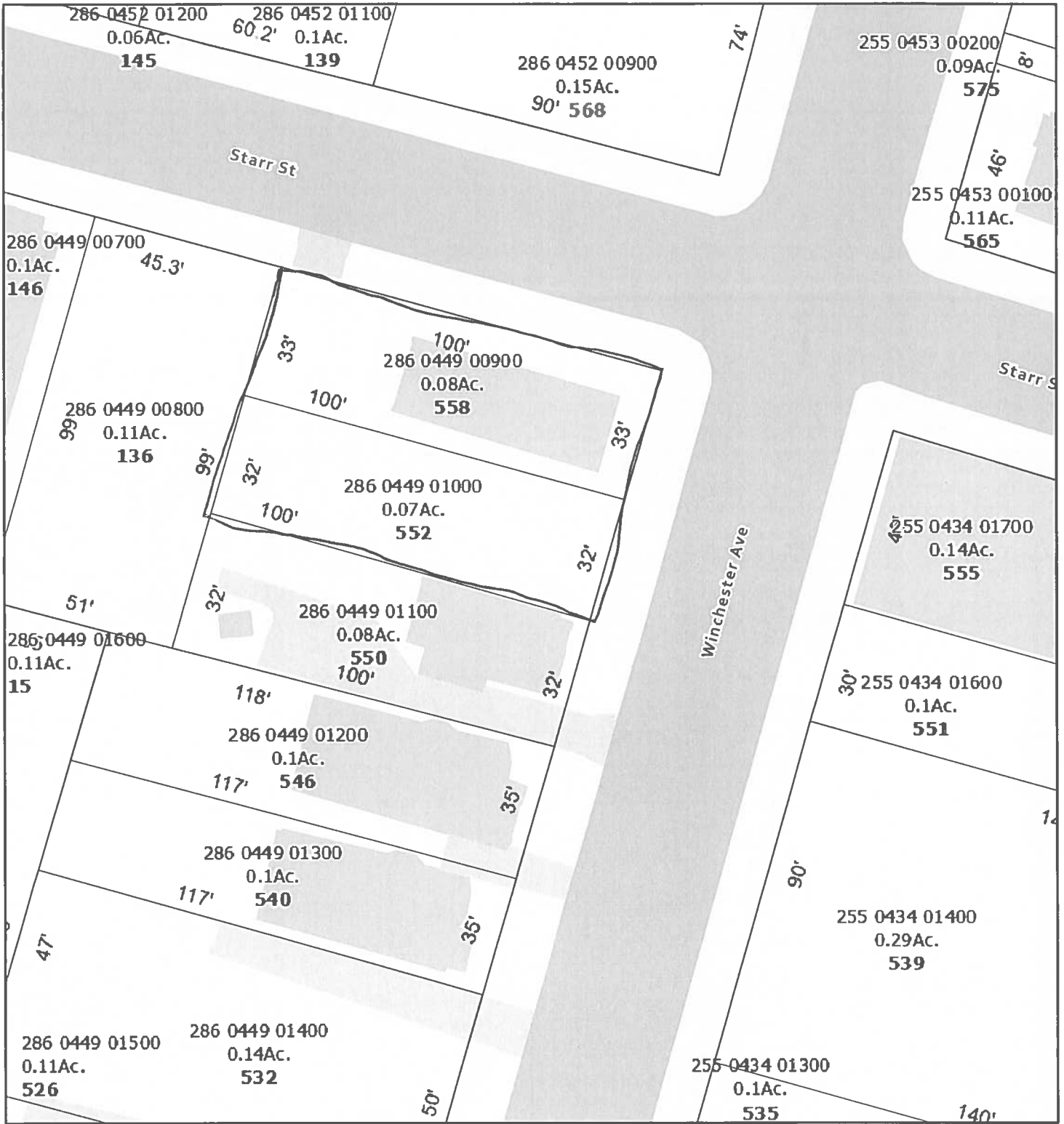
EAU FUS (x2) 52
 BAS UBM

FUS (x2)
 BAS

EAU UBM 447
 2 10 5 4 47

EAU

Sale of 558 Winchester Avenue

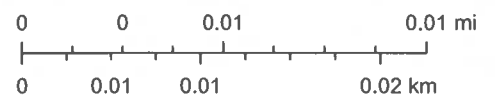


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 NH Parcels Web

New Haven Web Parcels

1:564



Sale of 558 Winchester Avenue



ORDER OF THE NEW HAVEN BOARD OF ALDERS AMENDING A MATTER PREVIOUSLY ADOPTED ON July 6, 2009 APPROVING THE LAND DISPOSITION AGREEMENT GUIDELINES BY AMENDING CERTAIN PORTIONS HEREIN:

WHEREAS: The New Haven Board of Aldermen approved an amended version of the Land Disposition Agreement Guidelines on July 6, 2009; and

WHEREAS: The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties; and

WHEREAS: The City of New Haven engages in the sale of vacant parcels of land to support many uses and activities within the City of New Haven to promote neighborhood and community development goals; and

WHEREAS: The Land Disposition Agreement Guidelines provide for periodic updates of the same in order to ensure that the guidelines reflect City policies and procedures, and current objectives of housing policy.

NOW THEREFORE BE IT ORDERED BY THE NEW HAVEN BOARD OF ALDERS that the Land Disposition Guidelines as passed by the Board of Aldermen on July 6, 2009 be and are hereby amended as follows:

LAND DISPOSITION GUIDELINES

SECTION I: PURPOSE

These amended land disposition guidelines clarify and supersede the land disposition process for properties owned by the City of New Haven (City) and update the pricing guidelines established by the Board of Aldermen in the original order of December 1, 1997 as amended from time to time.

SECTION II: DEFINITIONS:

Sliver Lot: Any lot that does not meet the minimum required lot area (pursuant to the Zoning Ordinance) for new residential construction, or is otherwise determined to be unsuitable for new development as determined by the Zoning Enforcement Officer after considering site features (including but not limited to topography, flood zone, soils, wetlands and watercourses).

CDBG: Community Development Block Grant. ("CDBG") Pursuant to Title 1 of the Housing and Community Development Act of 1975 and 24 CFR Part 570, the City of New Haven receives an annual grant from the US Department of Housing and Urban Development. Based on federal criteria, certain areas of the City are designated eligible areas to receive CDBG funds.

City Land Use Policy: Means collectively the goals and objectives of the Comprehensive Plan of Development; Empowerment Zone Neighborhood Plans; Consolidated Plan of Housing Development; New Haven Strategic Plan; Municipal Development Plans; Redevelopment Plans; and Neighborhood Revitalization Plans as each may be applicable to a particular parcel.

City Plan Commission: Per Section 64 New Haven Code of Ordinances

PAD: Property Acquisition and Disposition Committee ("PAD"). PAD is established pursuant to land disposition guidelines approved by the Board of Aldermen on December 1, 1997, as amended from time to time. There shall be seven (7) members of PAD, composed as follows: Development Administrator, or designee; Deputy Director of the Office of Economic Development, or designee; Livable City Initiative Director, or designee; City Plan Department Director, or designee; Controller, or designee; two (2) members of the Board of Alders as designated by the Board of Alders.

LCI: The Livable City Initiative ("LCI"). For LCI powers and duties, see Code of Ordinances, Article IV. The LCI Property Division shall be responsible for day-to-day administration and activities covered under these guidelines.

Section III TYPES OF DISPOSITIONS

The disposition of City-owned property shall occur in a manner consistent with City policy as approved by the Board of Alders. This means that any proposed disposition shall be reviewed for financial viability, for consistency with City plans and policies, and for consistency with the City's Plan of Conservation and Development. This includes disposition of City-owned property to any land bank authority in the City of New Haven.

City-owned property may be disposed in one of four (4) methods: (a) by Development Competition; (b) by Programmatic Disposition; (c) by Negotiated Sale; or (d) by a General Disposition method. LCI shall have the authority to select which type of disposition process shall be utilized.

In the majority of cases in which the City is prepared to dispose of a property, a Request for Proposal (RFP) will be issued or program guidelines will be publicly distributed, contingent upon the disposition method selected by the LCI Property Division, to obtain proposals that best meet the City's interests.

Regardless of method, a Land Disposition Agreement (LDA) containing terms and conditions of the dispositions shall be prepared, executed, and recorded on the New Haven Land Records. The LDA shall include appropriate covenants to ensure compliance with City policy and the purchaser's stated intentions. Appropriate reversionary covenants shall be included in the LDA.

A. Development Competition Dispositions

1. Certain properties are of significant public and/or neighborhood interest and, therefore, may warrant a competitive disposition process.

2. LCI shall issue a Request for Proposal (RFP). The RFP shall include a property description, a description of the City's redevelopment intentions and standards (in accordance with established City policy as more fully described in subsections C.5 and D.2, and the process for selection of a proposal and all other standard due diligence materials/required submissions.
3. LCI shall review all responses for completeness. Complete applications shall be forwarded to a Select Committee for review.
4. The Development Administrator shall appoint the Select Committee, which may include interested residents, members of the Board of Alder and City officials. The Development Administrator, or designee, shall chair the Select Committee.
5. The Select Committee shall recommend up to three (3) proposals, with a summary of the recommendations.
6. The Select Committee shall evaluate proposals based on a combination of factors, including but not limited to the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, any requested financial assistance from the City and the financial benefit to the City both in terms of price offered and future tax revenues and any/all other information which as articulated in the RFP.
7. The Development Administrator, acting through LCI shall communicate the selected proposal to the City Plan Commission for advisory review and then to the Board of Alders for action on the disposition.
8. A favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

B. Programmatic

1. Programmatic dispositions refer to properties acquired by the City through a Board of Alders-approved Redevelopment Plan and/or Municipal Development Plan (MDP).
2. The disposition of these properties shall be in a manner consistent with an approved plan as enabled under state statute (examples include Redevelopment Plan, Municipal Development Plan, Neighborhood Revitalization Zone Plan), under the local purview of either the New Haven Redevelopment Agency the New Haven Development Commission .
3. LCI and/or the Development Administrator shall administer these dispositions in a manner consistent with the approved plan.
4. Upon referral from the City Plan Commission, a favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property.

C. Negotiated Sale

1. Certain properties, including, but not limited to, those acquired through tax foreclosure, mortgage foreclosure or surplus city property, are appropriate for disposition through a negotiated sale.
2. A negotiated sale refers to those dispositions in which the purchaser proposes to meet one or more city policy objectives as identified in Section C.5.
3. LCI shall determine which properties are available for disposition.
4. LCI shall seek and entertain offers to purchase available properties.
5. In determining compliance with City Land Use Policy, LCI shall, in all instances review the following:
 - (a) LCI Objectives
 - (i) Removal of blight and blighting influences.
 - (ii) Provision of homeownership opportunities.
 - (iii) Provision of affordable housing.
 - (iv) Generation of tax revenue.
 - (b) Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time
 - (c) Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.
 - (d) Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.
 - (e) Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans Consult Alders-approved plans when in effect for the subject area.
6. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives as outlined in City Land Use Policy. The LCI Property Division shall include a brief statement relating the proposed disposition to City Land Use Policy as expressed in one or more of these documents as part of the PAD review package.
7. When LCI finds that a proposed negotiated sale appears to be in the best interest of the City, the LCI Property Division shall negotiate price and terms within a reasonable time frame in which the property is formally or informally optioned to a potential purchaser.
8. The option period shall be of reasonable duration – six (6) months on average. The recommended purchaser shall be given a reasonable amount of time to option the property and complete a development proposal and to assemble financing.
9. Once the LCI Property Division is satisfied with the proposed terms, the proposal shall be forwarded in the following sequence for further vetting: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).

10. An approved proposal shall then be forwarded to the Board of Alders for action on the disposition.

11. A favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

D. General

1. Certain properties, including but not limited to Sliver Lots, not made available through a negotiated sale and / or development competition, shall be made available to the public in general in a manner consistent with City Land Use Policy.

2. In determining compliance with City Land Use Policy, the LCI shall in all instances review the following:

LCI Objectives.

- (i) Removal of blight and blighting influences.
- (ii) Provision of homeownership opportunities.
- (iii) Provision of affordable housing.
- (iv) Generation of tax revenue.

Comprehensive Plan of Development. The City Plan Commission 2015, or as updated from time to time

Annual report and recommendations of the Affordable Housing Commission as submitted to the Board of Alders.

Consolidated Plan of Housing and Community Development. Consult the then current 5-year annual plan and the annual strategic plan.

Municipal Development Plans, Redevelopment Plans, Neighborhood Revitalization Plans
Consult Alders-approved plans when in effect for the subject area.

3. LCI shall review these plans and seek consistency with one or more of the applicable planning objectives of City Land Use Policy. LCI shall include a brief statement relating the proposed disposition to City policy as expressed in one or more of the City Land Use Policy documents as part of the PAD review package.

4. LCI shall maintain a portfolio of available properties. The portfolio of available properties (including address and assessor's code number) shall be available on a quarterly basis for public inspection in the office of the LCI Property Division.

5. LCI shall regularly advertise properties in the portfolio of available properties and use various promotional methods to generate interest.

6. However, in the event a property is advertised, all proposals received within the first sixty (60) days of listing shall be considered together. After 60 days, LCI shall review the proposals as submitted and select a recommended purchaser.

7. The recommended purchaser shall be given up to 30 days to complete a development proposal and to assemble financing.

8. The proposal shall be forwarded in following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).

9. An approved proposal shall then be forwarded to the Board of Alders for action on the disposition.

10. A favorable action of the Board of Alders authorizes the Mayor, acting on behalf of the City, to execute any and all documents and convey the property to the buyer.

1. (E) City of New Haven Development (New Construction & Rehabilitation)

The City of New Haven engages in the development of residential property to create home ownership opportunities through new construction activities as well as through the rehabilitation of existing properties. Given that time is of the essence, these properties for sale through a licensed realtor shall be brought directly before the Board of Alders for approval. This type of sale shall require a signed contract between the City of New Haven and a prospective buyer stating that the sale is subject to Board of Alders approval. Additionally, the Economic Development Administrator or the Director of the Livable City Initiative are authorized to execute a Purchase and Sale agreement with the express condition that such contract is subject to BoA of Alders approval.

Note on Selection Criteria: In selecting a recommended purchaser, LCI and all reviewing bodies shall evaluate proposals based on a combination of factors, including but not limited to, the qualifications and track record of the buyer, the likelihood that the completed project will contribute to the long-term benefit of the community, the likelihood the buyer will be able to complete the project in a timely fashion, the financial benefit to the City both in terms of price offered and future tax revenues and its consistency with established City policy as outlined in subsections C.5 and D.2.

Note on Sliver Parcels: It is City policy to offer a sliver parcel to adjoining property owners and give each adjacent property owner one-half, if both parties are interested, and submit appropriate plans for site improvements. In the event that only one of the adjoining property owners is interested in purchasing a sliver parcel, the entire parcel will be offered to the interested property owner. Although the provision of residential off-street parking for the adjoining property owners is a priority, the City will consider other uses. The proposed use of a sliver parcel must be included in the proposal and any zoning relief must be granted prior to and as a condition of final conveyance.

Note on Sales Price: Certain sliver parcels and single buildable parcels in CD-eligible areas shall be disposed at pre-determined prices, as defined in Section III herein.

SECTION III: Pricing Guidelines

1. Sliver Parcels

In the event that more than one of the categories below applies to a Sliver Parcel, the applicable category consisting of the highest price shall determine pricing.

Pricing Guidelines for Sliver Parcels:

- Twenty-Five cents (\$0.25) per square foot for adjacent residential owner occupants in CD-eligible areas.
- One dollar fifty Cents (\$1.50) per square foot for adjacent residential property not occupied by owner in CD-eligible areas.
- One dollar (\$1.00) per square foot for homeowners and non-profits in other neighborhoods.
- Two dollars (\$2.00) per square foot for adjacent residential property not occupied by an owner.
- Three dollars (\$3.00) per square foot for commercial uses.

2. Single Buildable Housing Lots. Buildable lots, which are not owned jointly with adjacent property, shall be made available for new residential construction. Although the provision of housing for homeownership is the priority, the City will consider other uses as appropriate. The proposed use of a Single Buildable Housing Lot must be included in the proposal to purchase the property, and any required zoning relief must be granted prior to disposition or included as a covenant in the LDA. The effectiveness and applicability of the pricing guidelines set forth in this Section III may be reviewed and updated by the City every five (5) years to provide a discount to purchasers that approximates the discount recognized when the guidelines were adopted in 1997.

Pricing Guidelines for Single Buildable Housing Lots:

- Market value or.
- One Thousand dollars (\$1,000) per unit for deed restricted affordable housing with a twenty (20) year minimum affordability period for rental housing and a ten (10) year minimum occupancy period for sales to owner occupants

*****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: PAD April 19, 2023

Time: Apr 19, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/81916764945?pwd=OHZKODNkOWU1L0dUUE5oTllmcnYvQT09>

Meeting ID: 819 1676 4945

Password: 1234567a

One tap mobile

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+16469313860,,81916764945# US

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

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+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 819 1676 4945

Password: 67627672

Find your local number: <https://newhavenct.zoom.us/j/81916764945>

Join by Skype for Business

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