

# AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY APRIL 26, 2023 at 6:00

**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 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](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

**Meeting Materials** click here: [https://www.newhavenct.gov/government/boards-commissions/boards-com\]missions-listed/livable-city-initiative-board](https://www.newhavenct.gov/government/boards-commissions/boards-com]missions-listed/livable-city-initiative-board)

**Topic: LCI Board April 26, 2023**

**Time: Apr 26, 2023 06:00 PM Eastern Time (US and Canada) Join Zoom Meeting**

<https://newhavenct.zoom.us/j/86491353143?pwd=aGlyWEhwa04xNjVoQnFIRXdGTGJoz09>

**Meeting ID: 864 9135 3143 Password: 1234567a**

I. Call to Order

II. Approval of Minutes from March 22, 2023 Meeting of LCI Board of Directors

III. Action items / New Business

<b>Property Address</b>	<b>Type of Sale</b>	<b>Applicant</b>	<b>Ward</b>
37 Hallock Street	Sliver	D. Pitter	3
90 Hudson Street	Sliver lot	U. Brinkmann	28
922 Winchester Avenue	Negotiated	Town of Hamden	20

IV. Old Business / Discussion

Role of LCI Board / LCI Organizational Structure

Discussion of PAD Guideline

V. Adjourn

**\*Full Zoom notice below**

**LCI Board Meeting Minutes**  
**March 22, 2023 (Via Zoom)**

**PRESENT:** Hon. Richard Furlow, Patricia Brett, Taneha Edwards, Nadine Horton, Seth Poole, Arlevia Samuel (Executive Director), Michael Pinto (Office of Corporation Counsel), Evan Trachten (LCI staff)

**Absent:** Hon. Ernie Santiago

**Meeting called to order at 6:01 P.M.**

**Roll call of Members: Patricia Brett, Nadine Horton, Taneha Edwards, Hon. Richard Furlow, Seth Poole**

**Review of LCI Board meeting minutes from March 1, 2023 Special meeting. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved unanimously.**

**New Business**

**0 Albia Street 067-0953-00200**

Evan told the Board the City of New Haven proposes to sell this sliver lot to the New Haven Port Authority as a sliver lot for \$2.00 per square foot which is the pricing for commercial sliver lots, total purchase price is \$6,800. Evan noted the Port has an agreement with the City to pay taxes when they are profitable but currently they are not paying taxes under the agreement, which was passed by the Board of Alders when the port was created. The parcel of land will be used for port activities such as laydown, storage, and site control. The Port owns a few adjacent parcels that the City sold to them for \$1.00 a few years ago. The use is a permitted use and is as of right. There is not any other use for this land. There was illegal dumping of tires on this lot, the Port will fence this parcel when they take title. The City Plan report recommends approval.

**Pat Brett made a motion to approve the disposition of 0 Albia Street, seconded by Nadine Horton, roll call was taken, approved unanimously.**

**144 Columbus Avenue**

Evan told the Board this is a proposal to sell a sliver lot to the adjacent property owner Jose Pillco at \$0.25 per square foot for a purchase price of \$1,242,50. The land will be used as a side-yard area. The property is a corner lot and is not conducive to development. The lot is narrow with only 35' of depth. The applicant has been maintaining the parcel over the last few years. LCI reached out to Alder Carmen Rodriguez about this parcel and she supports this proposal. Alder Furlow asked if this parcel is merged into the owner's parcel, does the owner get two tax bills? Evan said at the closing they sign a document that merges the parcel and then the Assessor's office combines the parcels, so

they receive one tax bill. The engineering department prepares a map to show the merger. Nadine asked if the homeowner needs to update their insurance when they acquire a sliver lot, Evan said yes. Nadine wondered if the homeowner is aware of this fact. Attorney Pinto said the City can advise residents, but the City can not give legal advice. Seth asked if the applicant is aware they must shovel snow and maintain the sidewalk, Evan said yes, and the owner has been shoveling the snow. Alder Furlow inquired about the sidewalk along Church Street South, part of the sidewalk is grass. Evan said the entire sidewalk area will be retained by the City. We are only selling the fenced portion of the lot. Alder Furlow said the sidewalk will be examined for repair because he is a member of the R.A.C. Committee.

**Alder Furlow made a motion to approve the disposition of 144 Columbus Avenue, seconded by Pat Brett, roll call was taken, approved unanimously**

**71 County Street**

Evan told the Board this is a vacant lot that will be developed into a 2-family property by Beulah Land Development Corp. Evan said the sale price for this non-profit sale is \$2,000 per the guidelines. The property must be sold to an owner occupant for a minimum 10-year occupancy period unless a longer period is required due to funding. The rental unit will be deed restricted at 80% AMI for 20-years. The City owns an adjacent lot at 75 County Street that we are retaining. This lot was previously approved to be sold to the Elks Lodge, but that sale did not occur.

Beulah Land Development has done several projects in this area. Nadine told the Board she supports this sale; the applicant is a very good community partner. Alder Furlow asked about using the lots together, would it be wise to utilize both parcels. Alder Furlow said he supports the sale to Beulah and will vote for the item but wondered if we should be keeping land parcels due to the scarcity of land in New Haven, is there an update about the Land Bank? Attorney Pinto told the Board he worked on the draft proposal but is not sure about the current status. Evan said a Communication will be sent to the Board of Alder in the near future. Evan said he believes only a few City-owned parcels will be transferred to the land bank under the proposal to create a land bank. Evan said as long as we utilize land for its highest and best use, we are doing the right thing. Alder Furlow wondered if we should utilize both parcels together? Evan said the Comprehensive Plan says we should not dedicate land for parking and should look to utilize lots for housing. The land could be used to support activities at the Armory or more dense housing, but we are proposing to develop housing that is consistent with what exists in this area. Alder Furlow noted that parking is an issue, and the regulations that permit housing development with limited parking may create an issue in the future. We may look back in 15-years and regret that we gave up all our parking. We may regret the regulations currently in place due to a lack of parking across the City. Pat thanked Alder Furlow for

sharing his concerns about parking. Seth noted this development will create a taxable property and create a home ownership opportunity.

**Nadine Horton made a motion to approve the disposition of 71 County Street for \$2,000, seconded by Alder Furlow, roll call was taken, approved unanimously**

#### **572 Winthrop Avenue**

Evan told the Board this is a vacant single-family property that we are proposing to sell to Beulah Land Development Corp. Evan said the sale price for this non-profit sale is \$1,000 per the guidelines. The property must be sold to an owner occupant for a minimum 10-year occupancy period. LCI did an anti-blight foreclosure against this property and took title to the property a few years ago. The sale will improve this block. This property was known as the "cat house" and had a negative impact on the surrounding area. LCI regrets that this property has sat for some time. LCI wanted to sell this property previously but the former Alder did not support the sale. There is support from the current Alder and from the Community Management team.

The lot is long and narrow but has a small driveway. The property is near the park and Bowen field. Nadine noted she lives down the street from this property and supports the sale. Evan said the applicant has developed many properties in this area and recently at 124 Carmel Street. Taneha asked about the corner property at 123 Carmel Street. Evan said the City recently boarded that property and has a blight lien on it. The City will continue to monitor that property. Taneha was aware of LCI's recent work on this property. Seth said a few months ago the Board brought this property to LCI's attention and there has been a rapid turn-around to move this property to sale. The property has been vacant for a long time and it's great to see Beulah Land Development fix properties that have been long-term vacancies.

**Nadine Horton made a motion to approve the disposition of 572 Winthrop Avenue \$1,000, seconded by Taneha Edwards roll call was taken, approved unanimously**

### **Old Business / Discussion**

Seth opened the discussion portion of the meeting. Evan updated the Board about the status of the new Neighborhood Specialists; two new staff are onboard, and two others will join the team over the next two or three weeks. Evan asked City Plan staff to do a workshop about ADU's at a future meeting. Evan also said the PAD Guidelines are under review by the PAD Committee and will be before LCI Board shortly, they are investigating sliver lot tax abatements. Alder Furlow asked, what is the concern? Evan said some committee members feel the tax abate and phase-in is too generous given the discounted pricing. Corporation Counsel is looking into an impact to the Urban Homestead Act. The Board of Alders approved the sliver lot abatements back in 1997. Alder Furlow questioned if the PAD Committee has that authority? Evan said the committee is making recommendations and the Board of Alders will have full control and review of any

changes. Evan said the proposed changes are minimal, eliminating a section about sales to religious entities. LCI Board has discussed the changes and we sent LCI Board's recommendations to the PAD Committee and we are working off those recommendations. Alder Furlow looks forward to seeing the proposal.

**A motion to adjourn was made by Seth, seconded by Nadine Horton, all were in favor, approved unanimously.**

Meeting adjourned 7:00 PM

**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 meeting 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

<b>Property Address</b> 37 Hallock Street		<b>Map-Block-Parcel</b> 301 0098 04000	<b>Zoning</b> RM-2	<b>Ward</b> 3	<b>Property Type</b> Sliver lot	<b>Total legal units</b> NA	
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
<b>Land + OB</b> \$ 50,100	<b>Building</b> N/A	<b>Other</b> N/A	<b>Total Value</b> \$ 50,100	<b>Lot Size</b> 30' X 120'		<b>Total sq. ft.</b> 3485	
				<b>Sq./ Ft. Per Assessor</b>			

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 50,100	Vision	10/1/2021	Sliver lot sale to owner occupant@ \$0.25 per Sq./Ft.	\$ 871.25	N/A	\$871.50

### Prior Notifications Sent to

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



### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> Daisy Pitter 39 Hallock Street New Haven CT 06519		<b>Name, address &amp; telephone of contact person:</b>	
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 3/7/2023	<b>Reviewed by:</b> Staff	<b>Comments</b> Current

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

**General discussion** The City of New Haven proposes to dispose of this sliver lot to the adjacent property owner to be used for parking and side-yard area.

**Owner Occupancy?** N/A

Prepared by:  Date 3/7/2023 Concurred by:  Date 3/7/23

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. Ron Hurt 3rd Ward

DATE: **March 7, 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 sliver lot at 37 Hallock Street to Daisy Pitter of 39 Hallock Street. The applicant will utilize this lot for off-street parking and side-yard area.

Check one if this an appointment to a commission

Democrat

Republican

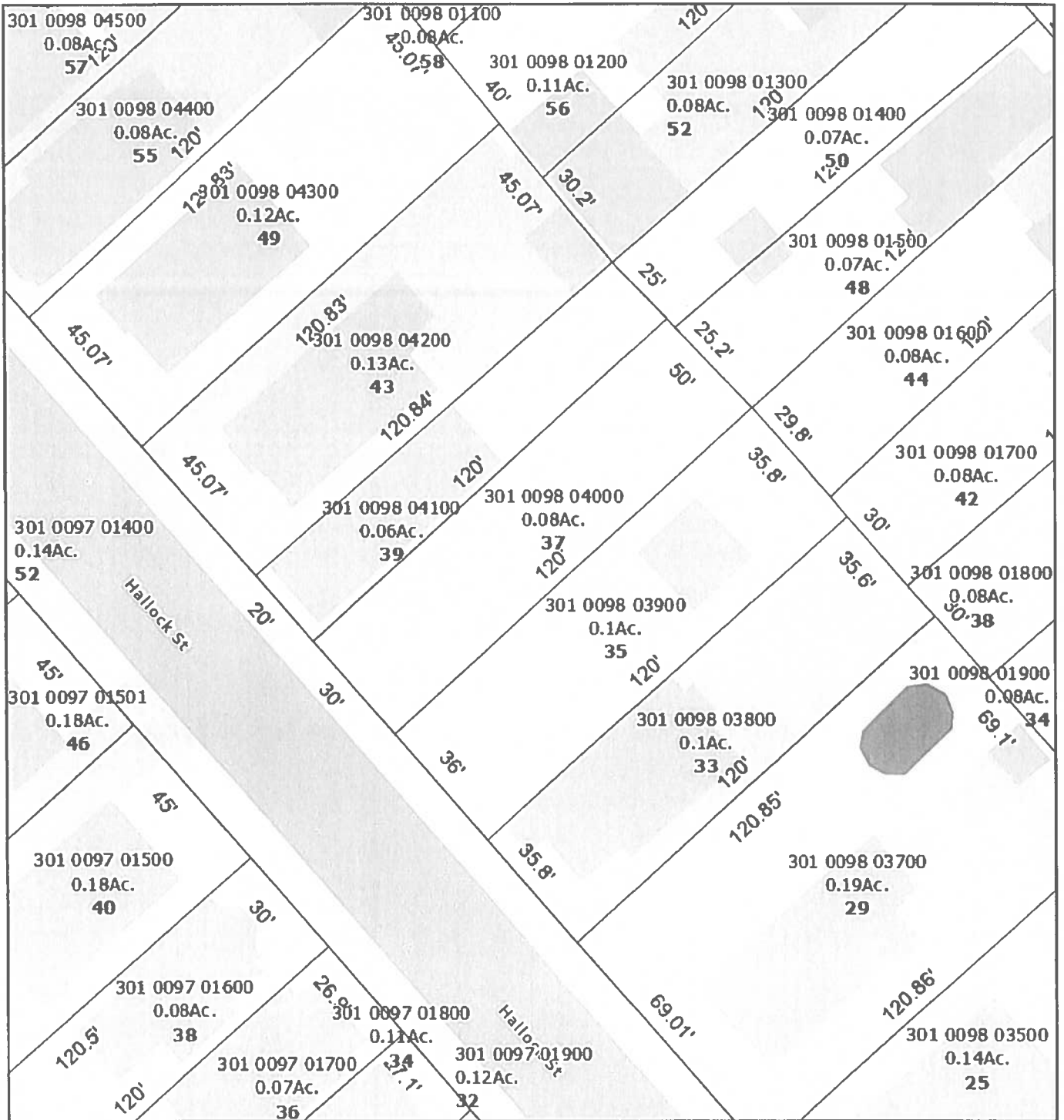
Unaffiliated/Independent/Other

### 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.



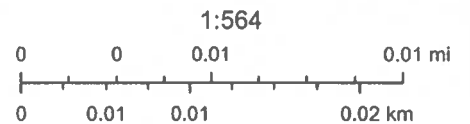
# 37 Hallock Street / Sliver lot sale



3/2/2023, 2:37:44 PM

NH Parcels Web

New Haven Web Parcels



**Sale of sliver lot at 37 Hallock Street to 39 Hallock Street**



## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 37 HALLOCK STREET.  
MBLU: 301 0098 04000

Disposition of a sliver lot at 37 Hallock Street to the adjacent property owner at 39 Hallock Street, for use as off-street parking and a side yard area.

Submitted by: Evan Trachten, LCI

**REPORT:** 1630-04  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Daisy Pitter, 37 Hallock Street  
**Price:** \$871.50  
**Site:** 3,485 SF  
**Zone:** RM-2  
**Use:** Side-yard  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant sliver lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City of New Haven proposes to dispose of the sliver lot at 37 Hallock Street to an owner occupant at the adjacent property 39 Hallock Street. The buyer pays \$0.25 per square foot as an owner occupant, so \$871.50 is the purchase price. The land will be used for additional side yard area and off-street parking. 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 with 20-foot frontage. The off-street parking is greatly needed on this street especially during street sweeping and snow events. The applicant will be responsible for creating a new curb cut and driveway.

#### Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>

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<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space.
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** April 19, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

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<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b> 90 Hudson Street		<b>Map-Block-Parcel</b> 320 0298 03200	<b>Zoning</b> RM-2	<b>Ward</b> 28	<b>Property Type</b> Sliver lot	<b>Total legal units</b> NA	
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
<b>Land + OB</b> \$ 36,000	<b>Building</b> N/A	<b>Other</b> N/A	<b>Total Value</b> \$ 36,000		<b>Lot Size</b> 20' X 105'		<b>Total sq. ft.</b> 2178
				<b>\$ 25,200</b>		<b>Sq./ Ft. Per Assessor</b> 2178	

### Property Value Information

<b>Appraised Value</b> \$ 36,000	<b>Appraised by</b> Vision	<b>Date</b> 10/1/2021	<b>Type of Sale</b> Sliver lot sale @ \$0.25 per Sq./Ft.	<b>Offered amount</b> \$ 544.50	<b>Rehab costs</b> N/A	<b>LCI Recommended</b> \$544.50
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### Prior Notifications Sent to

<b>Aldersperson</b> Yes X No <input type="checkbox"/>	<b>Name of Aldersperson</b> Hon. Thomas R. Ficklin, Jr. 28 <sup>th</sup> Ward	<b>Management Team</b> N/A	<b>Other interested parties</b> N/A
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### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> Ute Brinkmann 88 Hudson Street New Haven CT 06511		<b>Name, address &amp; telephone of contact person:</b>			
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 3/7/2023	<b>Reviewed by:</b> Staff	<b>Comments</b> Current		

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

**General discussion** The City of New Haven proposes to dispose of this sliver lot to the adjacent owner-occupant to be used as a driveway and rear yard area.

**Owner Occupancy:** N/A

Prepared by:  Date 3/7/2023 Concurred by:  Date 3/7/23

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. Thomas R. Ficklin, Jr. 28<sup>th</sup> Ward

DATE: **March 7, 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

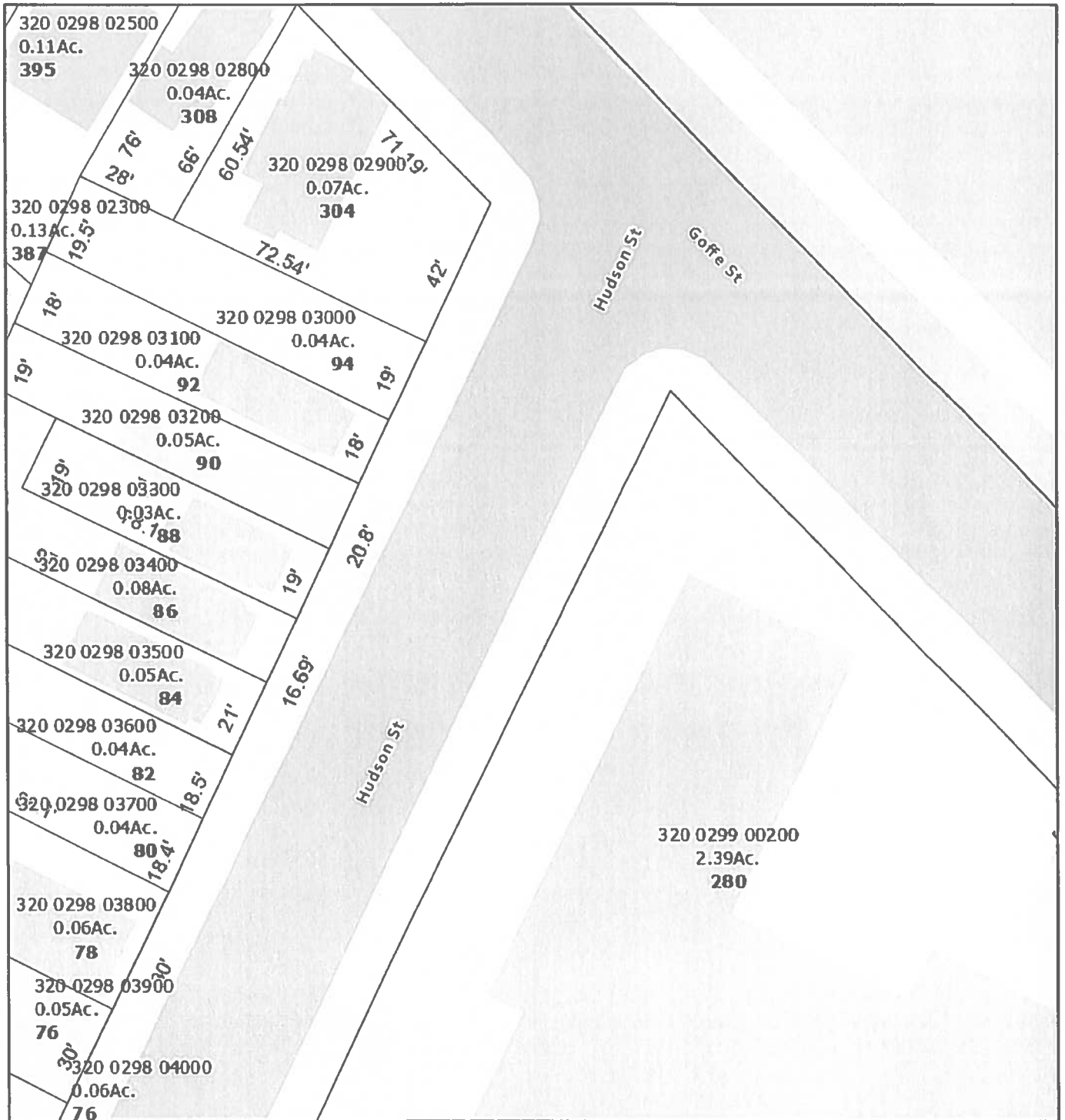
### INSTRUCTIONS TO DEPARTMENTS

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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.





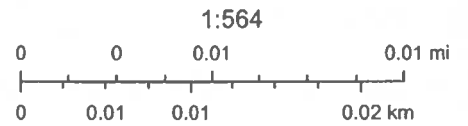
# 90 Hudson Street / sliver lot sale



3/2/2023, 3:21:42 PM

 NH Parcels Web

New Haven Web Parcels



## Sale of sliver lot at 90 Hudson Street to 88 Hudson Street



**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: 90 HUDSON STREET.**  
 MBLU: 320 0298 03200

Disposition of a sliver lot at 90 Hudson Street to the adjacent property owner at 88 Hudson Street, for use as a driveway and a rear yard area.

**Submitted by:** Evan Trachten, LCI

**REPORT: 1630-05**  
**ADVICE: Approve**

**PROJECT SUMMARY:**


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**Applicant(s):** Ute Brinkmann, 88 Hudson Street  
**Price:** \$544.50  
**Site:** 2,178 SF  
**Zone:** RM-2  
**Use:** Rear-yard  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

**ORDINANCE**

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant sliver lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

**BACKGROUND**

The City of New Haven proposes to dispose of the sliver lot at 90 Hudson Street to an owner occupant at the adjacent property 88 Hudson Street. The buyer pays \$0.25 per square foot as an owner occupant, so \$544.50 is the purchase price. The land will be used for additional rear yard area and as a driveway. LCI did not offer this lot to the other abutting property owner because they purchased the sliver lot at 94 Hudson Street a few years ago. The applicant is already using the parcel as a driveway, there is an existing curb cut.

**Planning Commission considerations include whether:**

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>

<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space.
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** April 19, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

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# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address 922 Winchester Avenue	Map-Block-Parcel 253 0527 00500	Zoning RM-2	Ward 20	Property Type Single Family	Total legal units Per Zoning
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>	<b>Property Size</b>
Land + OB \$ 36,000	Building \$38,100	Other N/A	Total Value \$ 74,100	\$ 51,870	Lot Size 50 X 150' per Deed
					Total sq. ft. 2178 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 51,870	Vision	10/1/20 21	Negotiated	\$1.00	N/A	\$1.00

### Prior Notifications Sent to

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

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b>		<b>Name, address &amp; telephone of contact person:</b>	
Town of Hamden 2364 Whitney Avenue Hamden CT 06518			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/7/2023	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 the Town of Hamden. The Town of Hamden owns the adjoining property located in Hamden. Upon taking title to this property the Town of Hamden will sell this lot to a local non-profit for residential development purposes.

**Owner Occupancy?** N/A

Prepared by: *[Signature]* Date 3/7/2023 Concurred by: *[Signature]* Date 3/7/23

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 (list applicable Alders):

Hon. Devin Avshalom-Smith

DATE: **March 7, 2023**

FROM: Department  
Person

LCI Property Division

Evan Trachten



Telephone 946-8373

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

LCI proposes to dispose of 922 Winchester Avenue to the Town of Hamden. A fire damaged structure was recently demolished by the Town of Hamden. The Town of Hamden will sell this land to a local non-profit to build a new owner-occupied property at this location.

Check one if this an appointment to a commission

Democrat

Republican

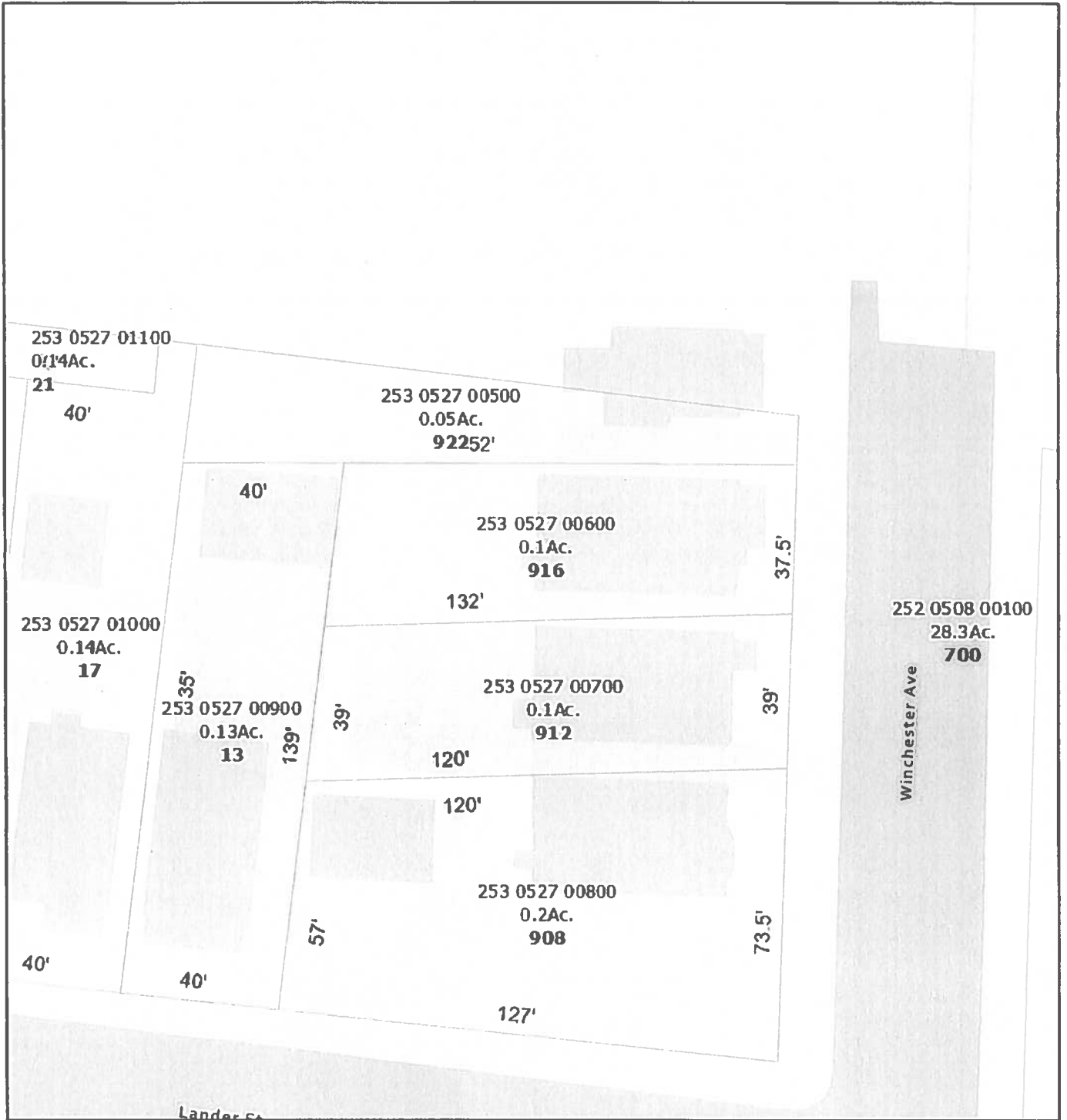
Unaffiliated/Independent/Other \_\_\_\_\_

### INSTRUCTIONS TO DEPARTMENTS



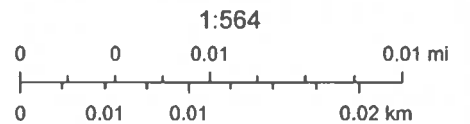


# 922 Winchester Avenue



8/31/2022, 10:25:58 AM

 NewHaven\_Parcels





922 Winchester Avenue: Sale of vacant lot to the Town of Hamden. The property will be demolished by the Town of Hamden.



## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 922 WINCHESTER AVENUE.  
MBLU: 253 0527 00500  
**Submitted by:** Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant lot to the Town of Hamden.

**REPORT:** 1630-06  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Town of Hamden  
**Price:** \$1  
**Site:** 2,178 SF  
**Zone:** RM-2  
**Use:** Future disposition to a non-profit for redevelopment  
**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

### BACKGROUND

The City is proposing to sell the lot at 922 Winchester Avenue 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 on the site. The 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. 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 be filed with both towns. The town-line will not move based on this sale; New Haven will continue to tax the parcel.

#### Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>

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<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

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- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”**
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed acquisition:

- Robust community engagement with the surrounding neighborhood in New Haven and Hamden should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** April 19, 2023  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department

**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: LCI Board April 26, 2023**

**Time: Apr 26, 2023 06:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://newhavenct.zoom.us/j/86491353143?pwd=aGlyWEhwa04xNjVoQnFIRXdGTGJoZz09>**

**Meeting ID: 864 9135 3143**

**Password: 1234567a**

**One tap mobile**

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**+13092053325,,86491353143# US**

**Dial by your location**

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**+1 646 931 3860 US**

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**+1 301 715 8592 US (Washington DC)**

**+1 360 209 5623 US**

**+1 386 347 5053 US**

**+1 507 473 4847 US**

**+1 564 217 2000 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)**

**+1 346 248 7799 US (Houston)**

**833 548 0282 US Toll-free**

**877 853 5257 US Toll-free**

**888 475 4499 US Toll-free**

**833 548 0276 US Toll-free**

**Meeting ID: 864 9135 3143**

**Password: 82123774**

**Find your local number: <https://newhavenct.zoom.us/j/kb0yyv0nQq>**

**Join by Skype for Business**

**<https://newhavenct.zoom.us/j/86491353143>**

# AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY APRIL 26, 2023 at 6:00

**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 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](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

**Meeting Materials** click here: [https://www.newhavenct.gov/government/boards-commissions/boards-com\]missions-listed/livable-city-initiative-board](https://www.newhavenct.gov/government/boards-commissions/boards-com]missions-listed/livable-city-initiative-board)

**Topic: LCI Board April 26, 2023**

**Time: Apr 26, 2023 06:00 PM Eastern Time (US and Canada) Join Zoom Meeting**

<https://newhavenct.zoom.us/j/86491353143?pwd=aGlyWEhwa04xNjVoQnFIRXdGTGJoz09>

**Meeting ID: 864 9135 3143 Password: 1234567a**

I. Call to Order

II. Approval of Minutes from March 22, 2023 Meeting of LCI Board of Directors

III. Action items / New Business

<b>Property Address</b>	<b>Type of Sale</b>	<b>Applicant</b>	<b>Ward</b>
37 Hallock Street	Sliver	D. Pitter	3
90 Hudson Street	Sliver lot	U. Brinkmann	28
922 Winchester Avenue	Negotiated	Town of Hamden	20

IV. Old Business / Discussion

Role of LCI Board / LCI Organizational Structure

Discussion of PAD Guideline

V. Adjourn

**\*Full Zoom notice below**



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