

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING AUGUST 16, 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: August 16 2023 PAD meeting

Time: Aug 16, 2023 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://newhavenct.zoom.us/j/87335211118?pwd=V21TUmwvbEYzeVcyNENjekFnYkFCUT09>

Meeting ID: 873 3521 1118 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 July 19, 2023 PAD Meeting
- III. Action Items / New Business / Old Business

Property Address	Type of Sale	Applicant	Ward
1589 Chapel Street	RFP	Neighborhood Housing Services of New Haven, Inc.	24
756-762 Congress Avenue	RFP	K.G. Holding	4
252 Davenport Avenue	RFP	National Veterans Counsel for Legal Redress	3

309 Dyer Street	RFP	Habitat for Humanity of Greater New Haven, Inc.	28
634 Howard Avenue	RFP	Neighborhood Housing Services of New Haven, Inc.	3
83 Lombard Street	RFP	Douglas Allen Investment Group, LLC	15
18 Mill River Street	Sliver lot	Smart Properties, LLC / J. Martinez	8
13 Walnut Street	Sliver lot	15 Walnut, LLC / J. Martinez / J. Carreno	8

IV. Open Discussion

V. Adjourn

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

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Time: Aug 16, 2023 03:00 PM Eastern Time (US and Canada)

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<https://newhavenct.zoom.us/j/87335211118?pwd=V21TUmwvbmEYzeVcyNENjekFnYkFCUT09>

Meeting ID: 873 3521 1118

Password: 1234567a

One tap mobile

+13092053325,,87335211118# US

+13126266799,,87335211118# US (Chicago)

PAD MEETING MINUTES

April 19, 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: None

Meeting called to order at 3:06 P.M.

Roll Call of Members

A motion to approve the PAD minutes from March 15, 2023 was made by Steve Fontana Street seconded Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

47 Foxon Street

Evan told the committee the City is proposing to sell this parcel to Habitat for Humanity of Greater New Haven, Inc. as a non-profit sale for \$1,000. This is a creative reuse of land as this parcel was utilized for road realignment a few years ago and a small portion remains after the project. We are proposing to sell the portion labeled "Parcel A" on the engineering map. The City will retain a portion of the land which is on the right-hand side of the map and contains a sidewalk. The property will be developed as a single-family property and will be owner occupied for a minimum of 10-years unless a more extensive period is required by the funding used to develop the site. Evan noted this parcel is in Alder Antunes's ward.

Alder Antunes told the committee this parcel was used by the community as a park, but the land does not get any use. He supports this proposal. Alder Antunes told the committee he has concerns about the placement of the driveway, he would like it to be located along Essex Street at the rear of the parcel. There is limited on-street parking, so off-street parking is needed. Nate Hougrand noted this odd parcel contains three front-yards according to the Zoning code, it will likely need some zoning relief for front yard parking and perhaps other relief as well. We will have to look at a site plan to determine what relief will be needed. Nate noted several requests for front yard parking have been denied by the Board of Zoning Appeals in recent times. Evan told the committee that Habitat is aware of the zoning issues for development at this site. Evan believes this parcel qualifies for a hardship given the uniqueness of the parcel. Nate noted a single-family property is permitted on a non-conforming lot as of right. Alder Antunes wants to make sure there is off-street parking. Nate wants to make sure the applicant fully understands that zoning relief will be needed.

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

552 & 558 Winchester

Evan told the committee this is a non-profit sale to Conncorp, LLC of a vacant three-family structure (558 Winchester Avenue) and an adjacent vacant lot (552 Winchester Avenue). Under the rules of zoning two non-conforming parcels under common ownership are merged, so we are selling the house and the lot together. The lot will be used as a yard area and for parking. The City

purchased this house to gain site control a few years ago. LCI considered selling part of the lot to the property at 550 Winchester but due to the zoning code regulations and the fact that it already has a driveway and off-street parking, we are moving forward with the plan before the PAD committee. LCI recently built several new houses along Winchester Avenue and we were going to rehabilitate this property as part of our future phase-two development in this area, but we decided to have Conncorp rehabilitate this property because we are focused on the new construction aspect of phase-two. Conncop is a highly qualified developer. This property will be utilized as an affordable rental property with a minimum 20-year affordability period at 80% AMI, unless a more extensive period is required by the funding used to develop the site.

Alder Antunes asked why this isn't being sold for homeownership? Evan said there is a need for affordable rentals, LCI is trying to develop both owner-occupied properties as well as rental opportunities. Evan noted that LCI's construction cost to do this project would likely be much higher than Conncorp. Adding high quality new rental units to this area will benefit the community. This property is an anchor property and it's important to LCI's overall development project. Alder Antunes asked if 80% AMI was really affordable? Evan said this is considered a "workforce" level of affordability. Lower AMI's such as 25%-60% AMI requires subsidy to make the development feasible. Steve Fontana agreed with Evan, this is geared to "workforce". We need a mix of affordable options within the City, this isn't market rate. Alder Antunes wondered if someone making \$25 per hour would be able to afford the rent? Alder Festa didn't think so. Steve Fontana said perhaps; if it were a single individual maybe, but not likely for a family of four. Alder Festa asked if this proposal has Alder approval? Evan said he sent prior notification to the Alder of the ward but didn't receive any follow up on the matter. Alder Antunes said the Alder may be unavailable for a little while. Evan noted, there are Alders on all committees within the PAD process and ultimately at the Board of Alders. Alder Festa asked about the deferral for this property. Evan said the applicant would be eligible for the as-of-right Enterprise Zone assessment deferral which freezes the assessment at the current value during the rehabilitation, and then phases-in the increased assessment over the next seven years according to a phase-in schedule. **A motion was made by Alder Antunes, seconded by Steve Fontana, roll call was taken, approved unanimously.**

PAD Guidelines

Evan discussed the status of the PAD Guidelines. Evan noted he incorporated all of the comments and suggestions and generated a clean copy for the committee. Evan said Corporation Counsel was looking into the Urban Homestead Act which grants the tax abatement for sliver lots and had not received any new information, but Al Lucas provided guidance about ending sliver lot tax abatements. Al told Evan the Board of Alders can vote to end the tax abatement without causing any issues to the City's adoption of the Urban Homestead Act. Only the Board of Alder has the power to end sliver lot tax abatements. The PAD Committee can only make recommendations to the Board of Alders.

Evan highlighted some of the proposed updates: Eliminating the section about sales to religious organizations that violates RILUPA, increasing the cost of sliver lot sales for commercial uses, increasing the occupancy term for non-profit sales (sale to owner occupants and affordable rental). Evan said the committee did their due diligence over the last few months reviewing this document. If approved here, the document will go to other committees for review, and will then be submitted to the Board of Alder as a Communication. The Board of Alder will send the item to several committees for review prior to taking any action.

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

A motion to adjourn was made by Alder Antunes, seconded by Alder Festa. All were in favor. Meeting Adjourned 3:30 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 1589 Chapel Street		Map-Block-Parcel 336 0238 00800	Zoning RM-2	Ward 24	Property Type Building Lot	Total legal units Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$85.800	N/A	\$2.100	\$87.900	\$ 61.530		80' X 113'	9148 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 87.900	Vision	10/1/20 22	RFP	\$	N/A	\$

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evette Hamilton 24 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: James Paley, Executive Director	
Applicant's City property tax status: Current	Review date 8/8/2023	Reviewed by: Staff	Comments Current

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

General discussion This property was advertised as part of RFP 2022-12-1497. The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop two, 2-family owner-occupied properties (4 residential units total). **Eash structure 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 Directors 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: *Eric Jacob* Date 8/8/23 Concurred by: *Jack* Date 8/4/23'

Committee	Date	Action
FAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evette Hamilton 24th Ward

DATE: **August 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 building lot at 1589 Chapel Street to Neighborhood Housing Services of New Haven, Inc. as part of RFP 2022-12-1497. The applicant proposes to develop 2, two-family properties to be sold to owner-occupants.

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	
Code	Description	Code	Code	Code	Description	Code	Assessed
	CITY OF NEW HAVEN				EX COM LN	21	85,800
	165 CHURCH ST				EX COM CN	24	2,100
	NEW HAVEN CT 06510	SUPPLEMENTAL DATA					
		W/E REPO TAX DIST					
		GIS ID 22139					
		Assoc Pid#					
		Total					87,900

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
	CITY OF NEW HAVEN	5073	0188	11-21-1996	U	-	-	0	
	DIDUCA JOHN & MARILYN	4499	0288	06-30-1992	-	-	-	10,000	
	UNKNOWN	4049	0314	02-27-1989	U	-	-	375,000	
		Total							61,530

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
CHP1	CHAPEL M315		

RAZED 1997

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 2,100
 Appraised Land Value (Bldg) 85,800
 Special Land Value 0
 Total Appraised Parcel Value 87,900
 Valuation Method C

Total Appraised Parcel Value 87,900

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
105936	12-24-1996	DE	Demolish	0		100		DEMOLISHED 5UNIT DWELLI
NONE	08-25-1992	FI	Fire Damage	0		100		FIRE ON 2ND & 3RD FL BOA

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	RM2 0		9,148	SF	10.51	F	0.85	CHP5	1.050			1.0000	85,800

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style	94		
Model	00		
Grade			
Stories			
Occupancy			
Exterior Wall 1			
Exterior Wall 2			
Roof Structure			
Roof Cover			
Interior Wall 1			
Interior Wall 2			
Interior Fir 1			
Interior Fir 2			
Heat Fuel			
Heat Type			
AC Type			
Total Bedrooms			
Total Bthrms			
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms			
Bath Style			
Kitchen Style			
Interior Conditio			
Fin Bsmnt Area			
Fin Bsmnt Qual			
NBHD Code			

CONSTRUCTION DETAIL (CONTINUED)		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Outbuildings			
Vacant			

CONDO DATA			
Parcel Id	C	Owne	S

Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

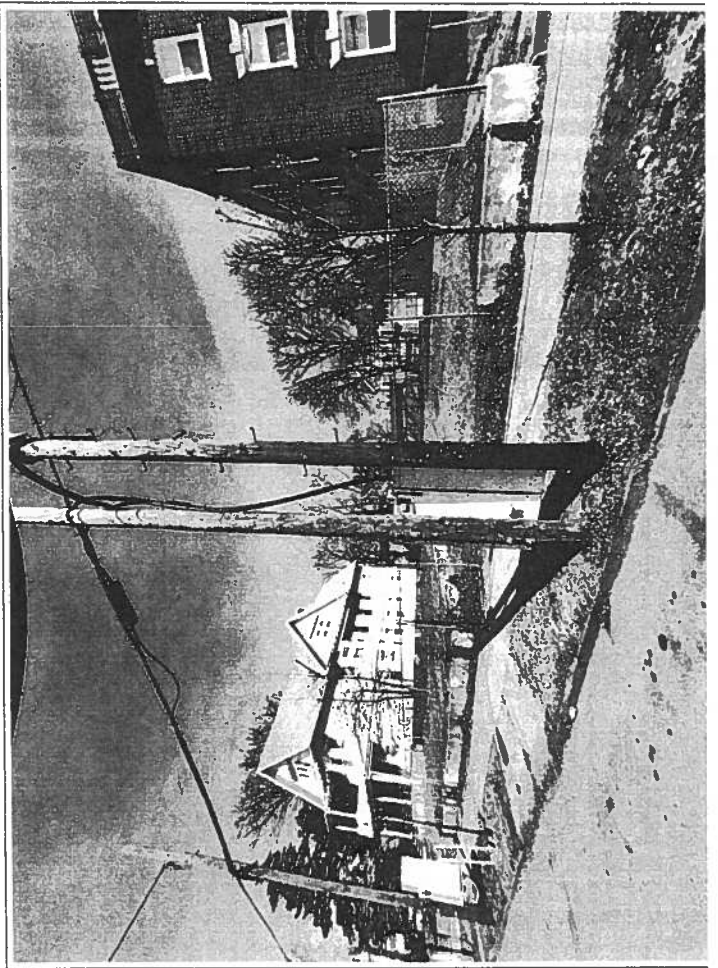
COST / MARKET VALUATION	
Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr 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 Bld	Cond Cd	% Gd	Grade	Grade Adj	Appr. Value
FN2	FENCE-5' CH	L	400	10.50	2011	A	50	03	1.00	2,100

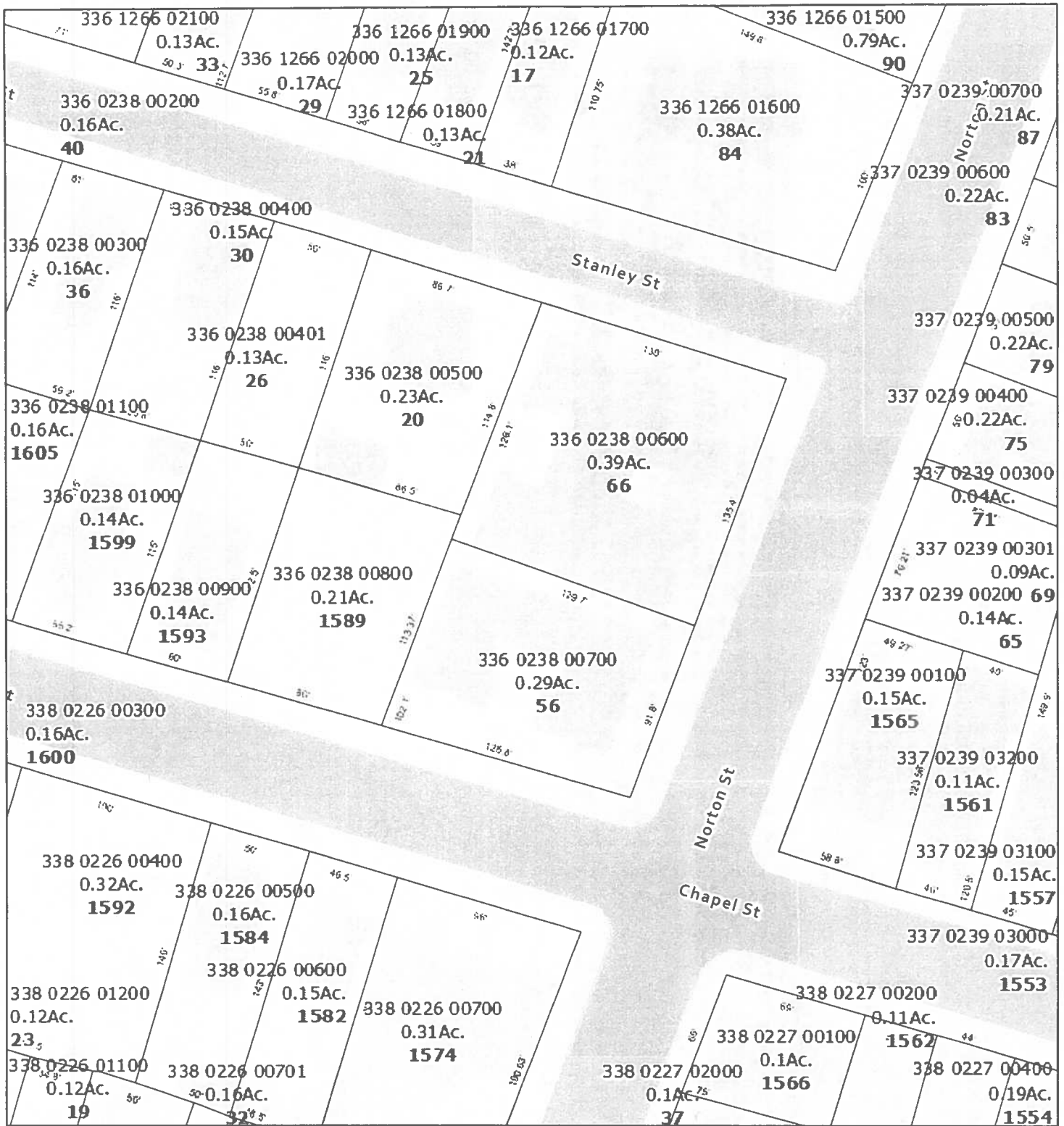
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area

BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Floor Area	Unit Cost

No Sketch



1589 Chapel Street

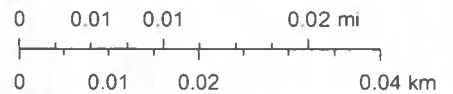


6/6/2023, 10:25:59 AM

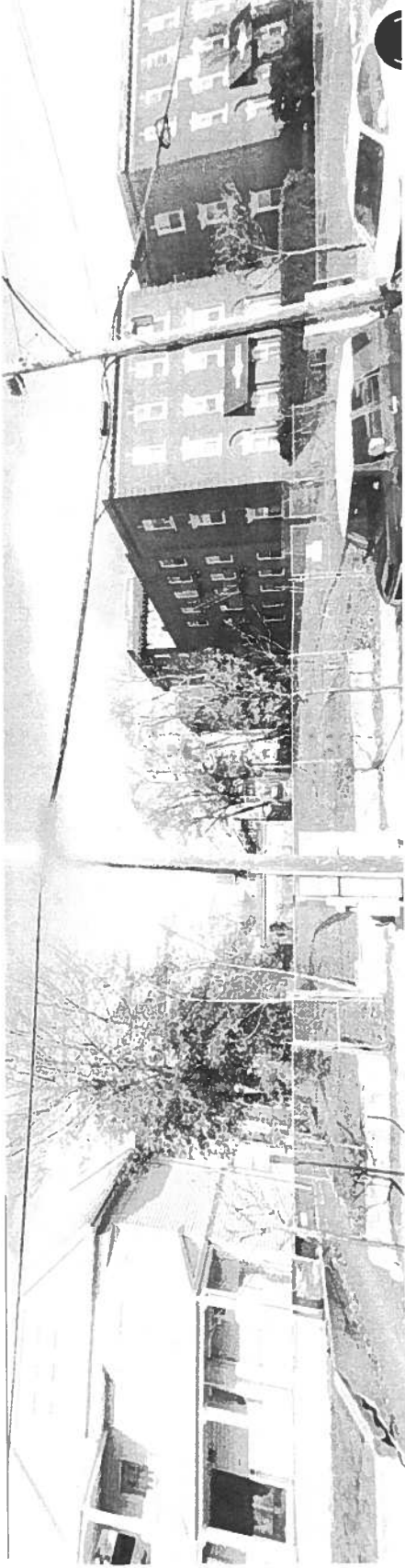
1:1,128

 NH Parcels Web

New Haven Web Parcels



1589 Chapel Street (Building lot)



ADDRESS OF PROPERTY:

35 Arch Street
634 Howard Avenue
1589 Chapel Street

Project Narrative / Description of development activities:

35 ARCH STREET

- Construction of a 2-family house, owner-occupied, having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer, with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided.
- Copies of architectural drawings that are currently being used for three newly constructed 2-family houses in Newhallville are attached. (Please see Attachment 1 under optional attachments)
- Offering price \$10,500.
- Project complies with current zoning requirements.

634 HOWARD AVENUE

- Construction of a 2-family house, owner-occupied, having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided.
- Copies of architectural drawings that are currently being used for three newly constructed 2-family houses in Newhallville are attached. (Please see Attachment 1 under optional attachments)
- Offering price \$10,500.
- Project complies with current zoning requirements.

1589 CHAPEL STREET

- New construction of two attached, 2-family houses, owner-occupied, each house having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer, with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided in the rear for each home.
- Offering price \$21,000.
- See attached pictures (Attachment 2 under optional attachments) of similar 2-family houses, developed at 123 and 127 Scranton Street by Neighborhood Housing Services of New Haven in 1989.
- Zoning variance would be required but has been approved for various projects undertaken by Neighborhood Housing Services of New Haven, as the development we undertook on Scranton Street in 1989 was constructed on a lot with 80-foot frontage.

Project budget / Cost estimate

Please see the attachments below.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
756 Congress Avenue		303 0094 03700	BA	4	Building Lot	Per Zoning
762 Congress Avenue		303 0094 03600				
2022 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$ 50,700	N/A	N/A	\$ 101,400	\$ 70,980	60' X 124'	7840
\$ 50,700						Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 101,400	Vision	10/1/2022	RFP	\$43,025	N/A	\$43,025

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Congress Development, LLC 20 Vernon Street New Haven CT 06519		C/ O Denise Keyes	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/8/2023	Staff	Current

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

General discussion: As part of RFP 2022-12-1497, the City of New Haven proposes to dispose of this vacant lot to Congress Development, LLC who will develop this lot with a new structure to be used as an affordable rental structure. **This property must be maintained as an affordable rental property at eighty percent (80%) Area Median Income (AMI) 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 Directors of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. Zoning approval is required prior to closing.**

Owner Occupancy? N/A

Prepared by: [Signature] Date 8/8/23 Concurred by: [Signature] Date 8/4/23

Committee	Date	Action
FAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **August 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 building lot at 756-762 Congress Avenue to Congress Development, LLC as part of RFP 2022-12-1497. The applicant proposes to develop affordable rental units at 80% AMI at this location.

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						Description EX VC 1 L	Code 53
756 CONGRESS AV						Assessed 50,700	Assessed 35,490

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN		8395 0260	06-12-2009	U	V	0	14
BRISSETT ROLLINTINE A		3706 0228	07-02-1987	V	V	0	0

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		Total			0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	
1900	NORTH HILL		

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		Total			0.00	

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

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpost/Result
		02-08-2011	RB	03		99	Vacant
		01-14-2011	RMH	03		99	Vacant

APPRaised VALUE SUMMARY		APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)		Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)		Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)		Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	50,700	Appraised Land Value (Bldg)	50,700
Special Land Value	0	Special Land Value	0
Total Appraised Parcel Value	50,700	Total Appraised Parcel Value	50,700
Valuation Method	C	Valuation Method	C

TOTAL APPRAISED PARCEL VALUE		TOTAL APPRAISED PARCEL VALUE	
Total Appraised Parcel Value	50,700	Total Appraised Parcel Value	50,700

PREVIOUS ASSESSMENTS (HISTORY)		PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Year	Code
2022	53	2021	53
Assessed	50,700	Assessed	35,490
Total	50,700	Total	35,490

LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION	
B Use Code	Description	Zone	LA
1 9099	EC VACANT	BA	0
Land Units	3,920	SF	
Unit Price	12.93	Site Index	5
Size Adj	1.00000	Cond.	1.00
Nbhd.	1900	Nbhd. Adj	1.000
Notes		Location Adjustmen	1.0000
Adj Unit P	12.93	Land Value	50,700

This signature acknowledges a visit by a Data Collector or Assessor

6093
NEW HAVEN, CT
VISION

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style	99	Description	
Model	00	Vacant Land	
Grade		Vacant	
Stories			
Occupancy			
Exterior Wall 1			
Exterior Wall 2			
Roof Structure			
Roof Cover			
Interior Wall 1			
Interior Wall 2			
Interior Flr 1			
Interior Flr 2			
Heat Fuel			
Heat Type			
AC Type			
Total Bedrooms			
Total Bthrms			
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms			
Bath Style			
Kitchen Style			
Interior Conditio			
Fin Bsmnt Area			
Fin Bsmnt Qual			
NBHD Code			

CONDO DATA			
Parcel Id	C	Owne	

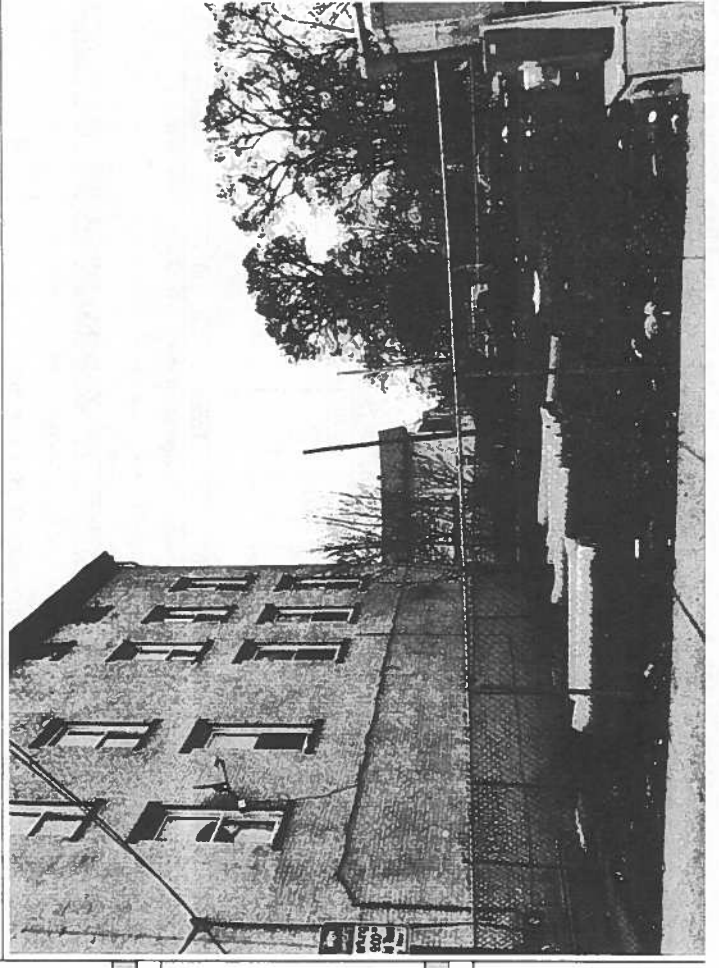
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
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 Bit	Cond	Cd	% Gd	Grade	Grade Adj	Appr Value

BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area

No Sketch



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
CITY OF NEW HAVEN										Assessed 50,700	
165 CHURCH ST										Code 21	
NEW HAVEN CT 06510										Assessed 35,490	
GIS ID 19585										Total 50,700	
GIS ID 19585										Total 35,490	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	
CITY OF NEW HAVEN UNKNOWN		5698 0295		07-18-2000		U V		0 1		0 1		0 1	
		4390 0315		07-22-1991		U I		0 0		0 0		0 0	

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Amount	Code	Description
			0.00		
ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	Tracing	Batch		
1900	NORTH HILL				

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	50,700
Special Land Value	35,490
Total Appraised Parcel Value	50,700
Valuation Method	C

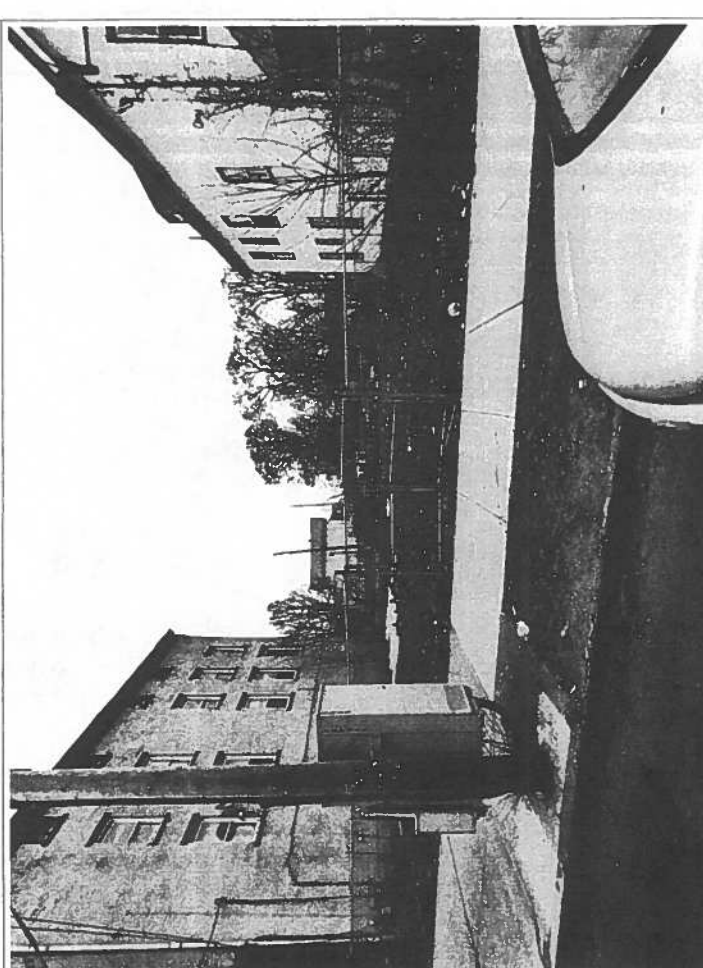
BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
106048	02-10-1997	DE	Demolish	0		100	
							06-01-2011
							02-07-2011
							01-14-2011
							11-03-2001

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.
1 903V	MUNICIPAL MD	BA	0		3,920	SF	12.93	1.00000	5	1.00
										1900
										1.000
										1.0000
										12.93
										50,700

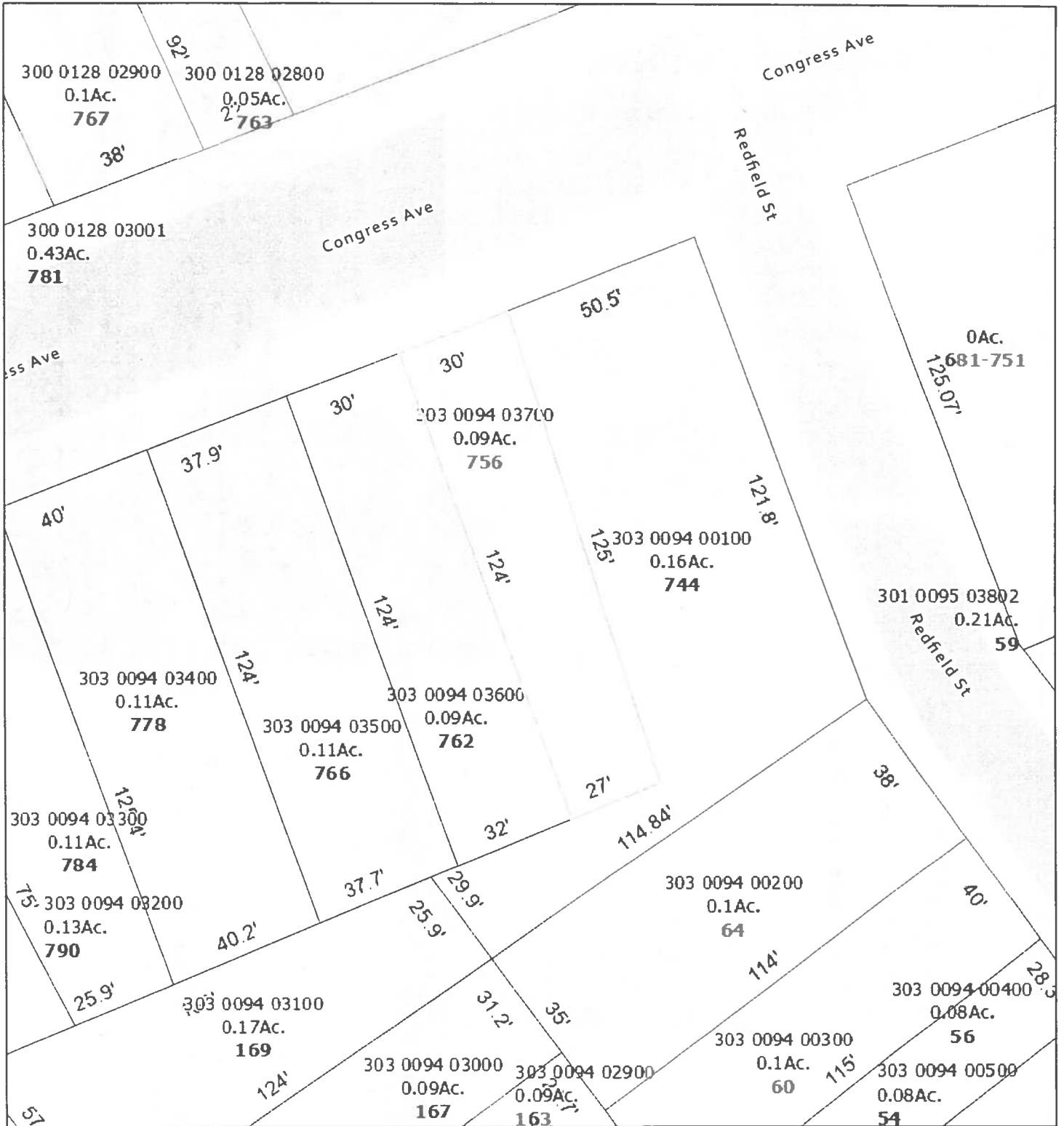
LOCATION ADJUSTMENT		Notes	
Location Adjustmen	Adj Unit P	Land Value	Land Value

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)																																											
Element	Cd	Description	Description																																										
Style	99	Vacant Land																																											
Model	00	Vacant																																											
Grade																																													
Stories																																													
Occupancy																																													
Exterior Wall 1																																													
Exterior Wall 2																																													
Roof Structure																																													
Roof Cover																																													
Interior Wall 1																																													
Interior Wall 2																																													
Interior Flr 1																																													
Interior Flr 2																																													
Heat Fuel																																													
Heat Type																																													
AC Type																																													
Total Bedrooms																																													
Total Bthrms																																													
Total Half Baths																																													
Total Xtra Fixtrs																																													
Total Rooms																																													
Bath Style																																													
Kitchen Style																																													
Interior Conditio																																													
Fin Bsmnt Area																																													
Fin Bsmnt Qual																																													
NBHD Code																																													
		<table border="1"> <thead> <tr> <th colspan="4">CONDO DATA</th> </tr> <tr> <th>Parcel Id</th> <th>C</th> <th>B</th> <th>S</th> </tr> <tr> <th>Adjust Type</th> <th>Code</th> <th>Description</th> <th>Factor%</th> </tr> </thead> <tbody> <tr> <td>Condo Flr</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Condo Unit</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		CONDO DATA				Parcel Id	C	B	S	Adjust Type	Code	Description	Factor%	Condo Flr				Condo Unit																									
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Adjust Type	Code	Description	Factor%																																										
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		<table border="1"> <thead> <tr> <th colspan="2">COST / MARKET VALUATION</th> </tr> </thead> <tbody> <tr> <td>Building Value New</td> <td>0</td> </tr> <tr> <td>Year Built</td> <td>0</td> </tr> <tr> <td>Effective Year Built</td> <td>0</td> </tr> <tr> <td>Depreciation Code</td> <td></td> </tr> <tr> <td>Remodel Rating</td> <td></td> </tr> <tr> <td>Year Remodeled</td> <td></td> </tr> <tr> <td>Depreciation %</td> <td></td> </tr> <tr> <td>Functional Obsol</td> <td>0</td> </tr> <tr> <td>External Obsol</td> <td>0</td> </tr> <tr> <td>Trend Factor</td> <td>1</td> </tr> <tr> <td>Condition</td> <td></td> </tr> <tr> <td>Condition %</td> <td></td> </tr> <tr> <td>Percent Good</td> <td></td> </tr> <tr> <td>RCNLD</td> <td>0</td> </tr> <tr> <td>Dep % Ovr</td> <td></td> </tr> <tr> <td>Dep Ovr Comment</td> <td></td> </tr> <tr> <td>Misc Imp Ovr</td> <td></td> </tr> <tr> <td>Misc Imp Ovr Comment</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr Comment</td> <td></td> </tr> </tbody> </table>		COST / MARKET VALUATION		Building Value New	0	Year Built	0	Effective Year Built	0	Depreciation Code		Remodel Rating		Year Remodeled		Depreciation %		Functional Obsol	0	External Obsol	0	Trend Factor	1	Condition		Condition %		Percent Good		RCNLD	0	Dep % Ovr		Dep Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr		Cost to Cure Ovr Comment	
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No Sketch



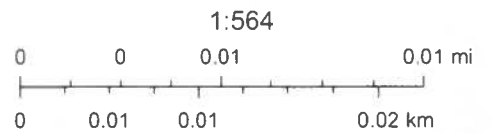
756-762 Congress Avenue



6/6/2023, 10:05:40 AM

 NH Parcels Web

 New Haven Web Parcels



752-756 Congress Avenue / Sale of Building lot as part of RFP 2022-12-1497



City of New Haven
Bureau of Purchases
200 Orange Street, Room 301
New Haven, CT 06510

Re: LCI Property Sale- RFP# 2022-12-1497
Purchase of Building Lots 752-756 (756-762) Congress Avenue Ward 4

To Whom It May Concern,

K & G Holdings LLC along with Denise Keyes would like to express our interest in providing new senior housing in The Hill (Ward 4) section of New Haven through the City Surplus Property Acquisition process of 756-762 Congress Avenue. As a long time, City investor in real estate in New Haven, this land is adjacent to property that I own at 744 Congress Avenue. During the past four to five years, I have been working with my development team on improving my building at 744 Congress Avenue and trying to develop options on how the available land could work in conjunction with my property to build a new Senior/Affordable facility in New Haven. Ironically, in December, the City issued an RFP for the purchase of surplus land. We are excited about the opportunity to work with the City and combine my existing property with the available parcel to provide a great senior housing facility.

Beginning in 1998 with the purchase of a two-family home, I have built up my portfolio to include multiple two & three family homes and mixed-use buildings totally almost \$5 million in real estate holdings. I am a hands-on owner and will be living in one of my new units once it gets built. Sixteen years ago, I purchased 744-750 Congress Avenue with the ambition to be a small local developer of quality real estate. Currently my mixed-use property is debt free, fully occupied, and commercial businesses on the ground floor.

It has been my intention to purchase the adjacent lot to combine with my commercial property into one larger parcel, utilizing the total land area to increase the density with a complementary design. AEPMI, my Minority Architect, has developed a brief site concept that we have included for your review. As you know, there are multiple design opportunities, one of which is below.

SAMPLE DESIGN



Attachments: Preliminary Project Cost Estimate, Conceptual Site Plan.

With the opportunity to bridge between the new building and my existing building, I will be able to utilize an elevator to increase density and improve our ability to house both affordable residents as well as senior residents of New Haven.

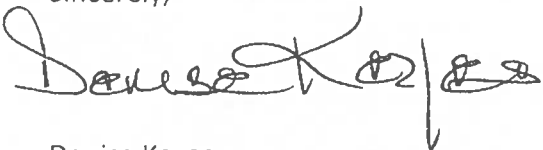
The combination of the lot at 756-762 Congress Avenue as well as my property at 744-750 Congress Avenue will contribute to a better master plan of both sites. Currently, as it stands neither the community nor The City of New Haven are benefiting from the parcel lying dormant. The vacant land is occupied by litter and overgrown trees. Despite the city's effort to fence the parcel off, it contributes to blight, providing opportunity for drug trafficking and other illegal activities.

My design team is proposing to establish a Planned Unit Development consisting of 20 units of senior housing within a new 4 story structure, while renovating my existing building to expand to 6 apartments and 2 commercial spaces within the mixed-use building (744-750). Our plan will include beautification of both properties with new landscaping as a part of our combined development. We would like the opportunity to participate in the improvement of the social, economic, and environmental standards of Congress Avenue North.

It is my intent to influence a positive change in the community by providing reasonable and affordable housing within our neighborhood. As a result, we feel everyone would benefit from much-needed housing that will be provided to the community by a group located within the community. We also believe that our plan constitutes a recipe for positive change to the Hill Section of New Haven. Our goal is to create a domino effect by developing housing for the residents, creating jobs, beautifying the community, eliminating drug traffic, increasing the City's tax base, and ultimately providing the residents with a sense of pride living in The Hill.

Our source of funding will be provided by HUD/FHA, HUD 221[d]4, CHFA, SBA 7A, Energy and Urban Renewal Grants, LIHTC, DOH HTF and banking institutions.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Keyes". The signature is fluid and cursive, with a vertical line extending downwards from the end of the name.

Denise Keyes
Owner- 744-750 Congress Avenue
CEO-K&G Holdings LLC
646-338-3119

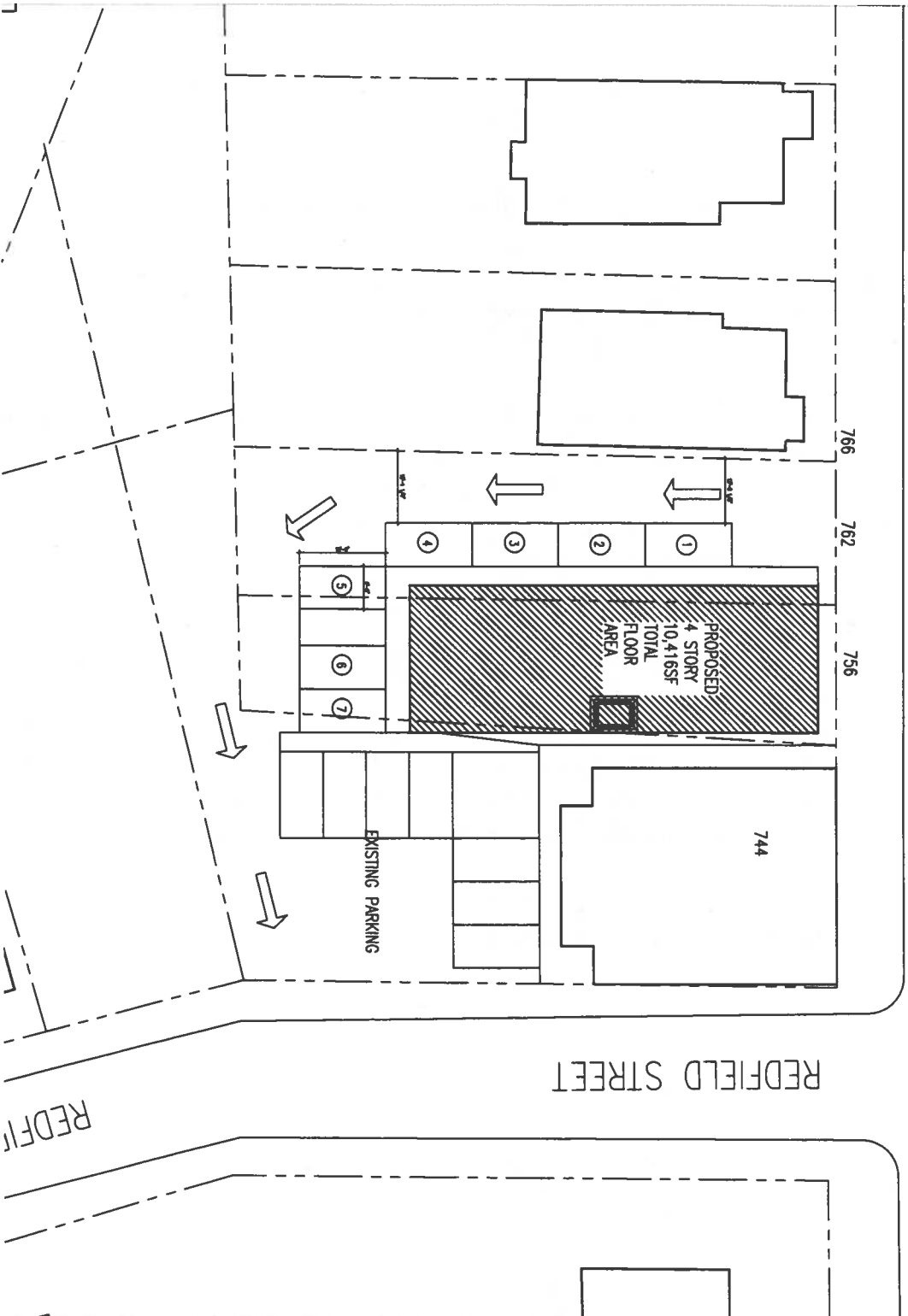
Attachments: Preliminary Project Cost Estimate, Conceptual Site Plan.

CONGRESS AVENUE

CONGRESS AVENUE



PROJECT NORTH



REDFIELD STREET

REDFI

1 SITE PLAN

PROPERTY P	
PROPERTY	ADDRESS
ZONING ANA1	
1 USES	
LOTS	ZONE
MAP NO.	NEIGHBO
ZO ART V. S41	USE GR
	OCCUPA

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
252 Davenport Avenue		300 0129 01700	RM-2	3	Vacant Land	Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$53.500	NA	NA	\$53.500		50' X 130'	6534 Total Sq./ Ft. Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 53.500	Vision	10/1/2022	RFP	\$1,000	N/A	\$ 4,000.00

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:	
National Veterans Council for Legal Redress 245 Highland Street New Haven CT 06511		C/O Garry Monk, Executive Director 203.401.1255	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
CURRENT	8/8/23	STAFF	CURRENT

Proposal: LCI proposes the sale of vacant City owned land.

General discussion: As Part of RFP 2022-12-1497, National Veterans Council for Legal Redress proposes to develop three (3) units of affordable rental housing at this site. The property will be utilized as supportive housing for veterans, disabled individuals, and seniors. **This property must be maintained as an affordable rental property at eighty percent (80%) Area Median Income (AMI) 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 Directors of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. Zoning approval prior to closing, if required.**

Owner Occupancy? N/A

Prepared by: [Signature] Date 8/8/23 Concurred by: [Signature] Date 8/4/23

Committee	Date	Action
PAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Ron Hurt 3rd Ward

DATE: **August 5, 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 building lot at 252 Davenport Avenue to National Veterans Council for Legal Redress as part of RFP 2022-12-1497. The applicant proposes to develop 3 affordable rental units at 80% AMI at this location (subject to zoning approval).

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					Description	Code	Assessed
					EX COM LN	21	53,500
							37,450
252 DAVENPORT AV							
NEW HAVEN CT 06511							
SUPPLEMENTAL DATA							
All Prcil ID							
WARD 04							
TAXABLE							
CENSUS 1406							
BLOCK 5001							
QUERY G							
GIS ID 18998							
Assoc Pld#							
Total					53,500		37,450

VISION

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)					
CITY OF NEW HAVEN	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
HILL DEVELOPMENT CORP OF NEW HAVEN	8536 0061	05-05-2010	U	V	0	15	2022	21	37,450	2021	21	37,450
CITY OF NEW HAVEN	7490 0167	02-08-2006	U	V	500	15						
CITY OF NEW HAVEN	5698 0293	07-18-2000	U	V	0	1						
UNKNOWN	2984 0045	06-18-1982	U	V	0	0						
Total							37,450	Total	37,450	Total	37,450	Total

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Amount	Code	Assessed
			0.00									0
Total				Total				Total				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1900	NORTH HILL		Batch

NOTES
COULD NOT VERIFY ANY PAVEMENT - SNOW

BUILDING PERMIT RECORD						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp
105858	11-27-1996	DE	Demolish	0		100
Comments: DEMOLISH 2FAMILY DWELLI						

VISIT / CHANGE HISTORY						
Date	Id	Type	Is	Cd	Purpose/Result	
06-01-2011	JW/1	04		70	Field Review	
01-19-2011	TMM	03		99	Vacant	
01-07-2011	SDS	03		99	Vacant	

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	Adjusmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		6,534 SF	8.19	1.00000	5	1.00	1900	1.000			1,0000	8.19	53,500
Total Card Land Units 6,534 SF Parcel Total Land Area 10 Total Land Value 53,500																	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant			
Grade					
Stories					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type					
AC Type					
Total Bedrooms					
Total Bathrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style					
Kitchen Style					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					

CONDO DATA

Parcel Id	C	B	Ownr	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

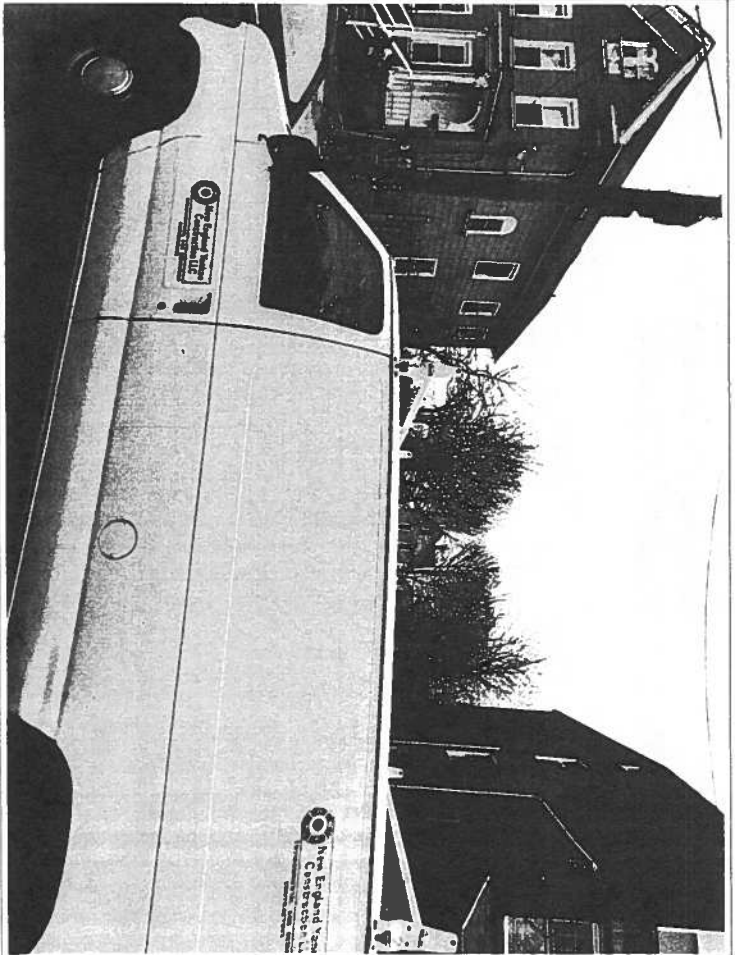
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underec Value
Ttl Gross Liv / Lease Area		0	0	0	0	0

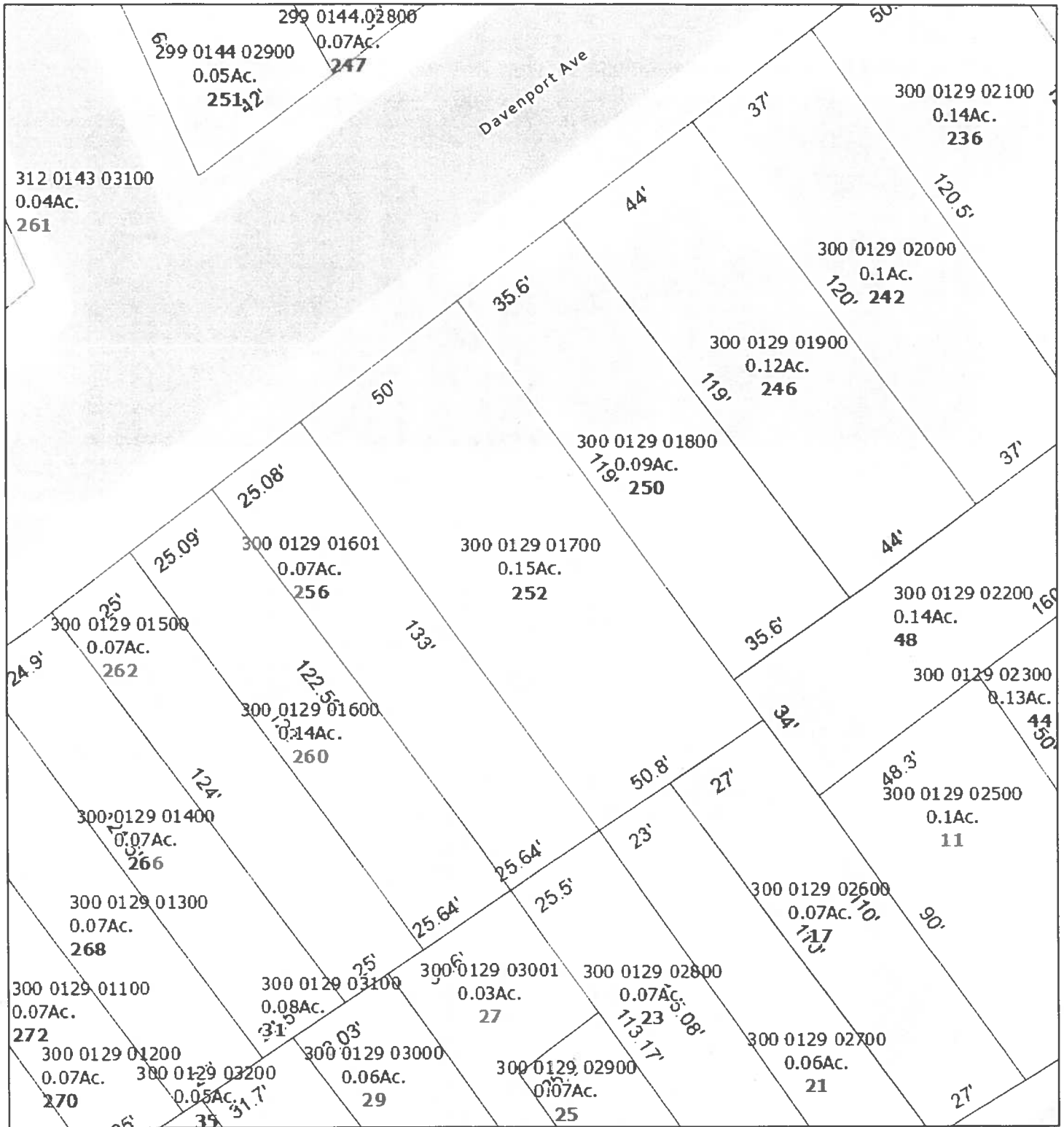
No Sketch



252 Davenport Avenue / Sale of Building lot as part of RFP 2022-12-1497



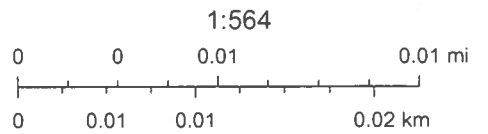
252 Davenport Avenue



6/6/2023, 10:00:29 AM

NH Parcels Web

New Haven Web Parcels



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 309 Dyer Street		Map-Block-Parcel 357 1151 01600	Zoning RM-1	Ward 29	Property Type Building Lot	Total legal units Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 63,800	Building N/A	Other N/A	Total Value \$ 63,800	For Tax Purposes \$ 44,660		Lot Size 68' X 90'	Total sq. ft. 6098 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 63,800	Vision	10/1/2022	RFP	\$15,000	N/A	\$15,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hon. Brian Wingate 29 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: Current	Review date 8/8/2023	Reviewed by: Staff	Comments Current

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

General discussion As part of RFP 2022-12-1497, 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 Directors 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 8/8/23 Concurred by:  Date 8/4/23

Committee	Date	Action
PAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Brian Wingate 29th Ward

DATE: **August 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 building lot at 309 Dyer Street to Habitat for Humanity of Greater New Haven, Inc. The applicant proposes to develop a single family owner-occupied property. This property was advertised as part of RFP 2022-12-1497

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.
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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
THE CITY OF NEW HAVEN					EX VC I L	53	63,800	44,660	NEW HAVEN, CT
165 CHURCH ST									
NEW HAVEN CT 06510									
SUPPLEMENTAL DATA Alt Prci ID 29 WARD TAXABLE CENSUS BLOCK QUERY G 1414 1006 GIS ID 23409 I/E REPO TAX DIST Assoc Pld#					VISION				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
THE CITY OF NEW HAVEN		9969 0136	09-10-2019	U	V	0	2022	53	44,660	2021	53	44,660	2021	53	44,660
DAVIS ULYSSES & JEANNETTE D &		0 0				0									
Total									44,660			44,660			44,660

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

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	1700	BEAVER HILLS	B	

NOTES
 BY A. RIZZO CITING EXTREME DETERIORATION LCI APPLIED FOR THE DEMO PERMIT

PER INSPECTION BY JOHN RAFFONE, THE BUILDING WAS DEMOLISHED AS OF DECEMBER 15, 2009 CA INSPECTED 4/26/10 DEMOLISHED. AN ORDER TO DEMOLISH WAS SEN

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
09-2915	11-05-2009	DE	Demolish				04-26-2010	100		DEMOLISH

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	9099	EC VACANT	RM1	0		6,098 SF	8.71	1.00000	5	1.00	1700	1.200		1.0000	10.46	63,800
Total Card Land Units 6,098 SF Parcel Total Land Area 0 Total Land Value 63,800																

APPRAISED VALUE SUMMARY

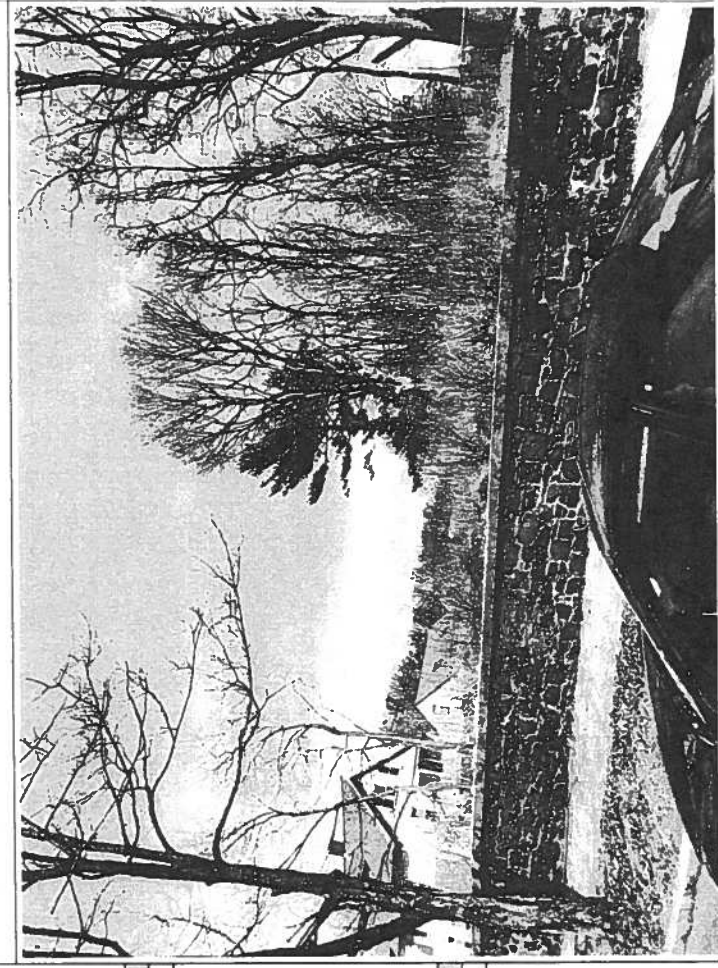
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	63,800
Special Land Value	0
Total Appraised Parcel Value	63,800
Valuation Method	C

Total Appraised Parcel Value 63,800

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
06-01-2011	MI	04		70	Field Review
02-24-2011	MD2	03		99	Vacant
04-26-2010	CA	02		47	BP Inspection
07-25-2007	JV	01		47	BP Inspection
07-10-2001	SB			45	Review Against Field Cd
04-16-2001	JR			44	Data Mailer Change

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style	99	Vacant Land	
Model	00	Vacant	
Grade			
Stores			
Occupancy			
Exterior Wall 1			
Exterior Wall 2			
Roof Structure			
Roof Cover			
Interior Wall 1			
Interior Wall 2			
Interior Flr 1			
Interior Flr 2			
Heat Fuel			
Heat Type			
AC Type			
Total Bedrooms			
Total Bthrms			
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms			
Bath Style			
Kitchen Style			
Interior Condito			
Fin Bsmnt Area			
Fin Bsmnt Qual			
NBHD Code			



No Sketch

CONDO DATA

Parcel Id	C	B	S	Owne

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

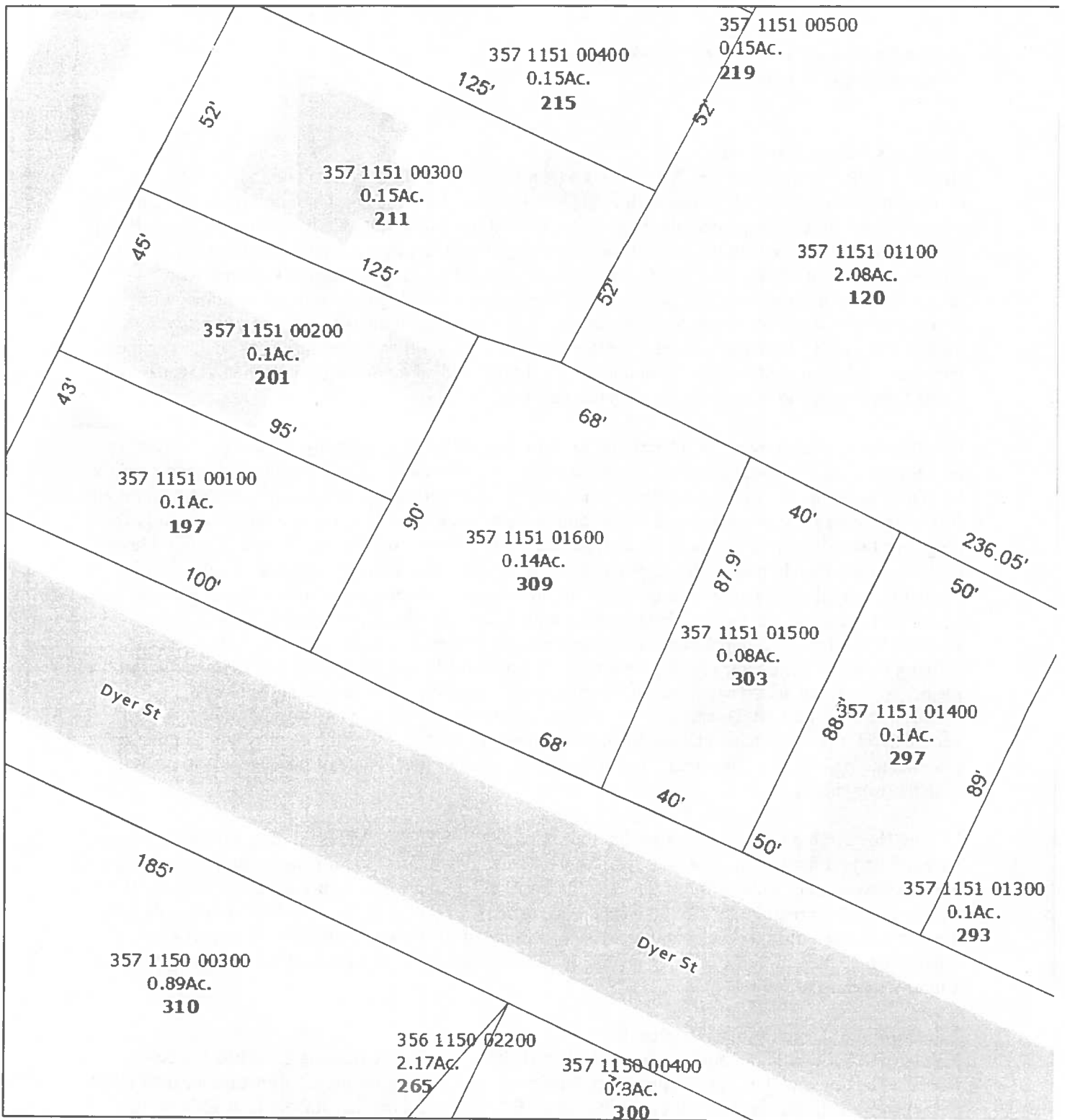
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value

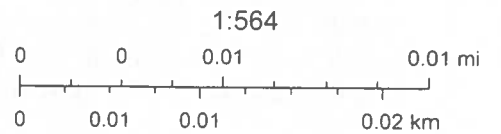
309 Dyer Street



6/6/2023, 10:04:05 AM

NH Parcels Web

New Haven Web Parcels



Habitat for Humanity of Greater New Haven
Project Narrative – 309 Dyer St

Mission & Needs Statement:

Habitat for Humanity of Greater New Haven's (Habitat) goal is not only to create individual homeowners, but also to contribute significantly to targeted, catalytic neighborhood revitalization. By concentrating our efforts on neighboring blocks, Habitat has had a dramatic impact on the character of the neighborhoods in which we are working. Not only does a family get a new home through Habitat, but the completion of several Habitat homes in one area often prompts others to improve their properties and take a more active interest in their neighborhood. A greater number of homeowners promotes a stabilizing influence on local real estate and leads individuals to take a more active role in their communities. Housing redevelopment is also linked with other important issues such as crime reduction and greater educational attainment for children, and addresses significant health issues such as lead abatement and decreasing incidences of asthma.

Habitat provides homeownership opportunities for a population that is largely not served. Habitat homeowners are low income working families that earn 30% to 60% of the area median income. This level of income precludes them the opportunity to purchase market rate housing through conventional financing sources. At the same time, these families often earn more than the maximum to qualify for programs that address the housing needs of the very poor. Habitat seeks to work with families who are currently inadequately housed due to overcrowding, substandard conditions, or lack of affordability. Many of our applicants pay in excess of 50% of their monthly income toward their housing needs, and still live in overcrowded and/or substandard conditions. According to the National Low Income Housing Coalition, despite recent years of booming economics, Connecticut is one of the most difficult places in the country for low-income people to afford housing. Rising real estate values in the greater New Haven area have outpaced income levels to create a crisis in affordable housing. According to a recent HUD report, economic trends continue to force rental housing prices upward, yet income for people in this bracket has not kept pace. While the rest of the country enjoys prosperity, low-income renters are increasingly forced to devote a greater percentage of their income to meeting basic housing needs.

In New Haven, Habitat sells its homes for approximately \$95,000, provides funding with zero percent, twenty five year mortgages, and does not require a down payment. Monthly mortgage payments for our homeowners are \$320 plus insurance and taxes. This compares favorably with the average three bedroom monthly rental rate of \$900 where wage earners must earn at least \$18.00 per hour to afford the rent, leaving little surplus income to save for a home of their own. Habitat homeowners can greatly reduce their monthly housing payments and begin building an asset that is an important part of a family's financial future.

Description of Development Proposal:

Habitat will build a single family house at 309 Dyer St. in the Beaver Hills neighborhood of New Haven. The home will be 1,400 square feet, have three bedrooms, one and a half bathrooms and a full basement. The homes will be built utilizing Green Building and Fortified standards in addition to exceeding Energy Star certification; a standard exceeded by all Habitat homes. The project will also reduce density and provide homeowners with off-street parking. Once complete, the home will be sold to a low-income working family for below cost and financed through a 0% interest, 25 year mortgage. The family must complete 400 hours of sweat equity which serves as a down payment.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 634 Howard Avenue		Map-Block-Parcel 277 0100 00600	Zoning RM-2	Ward 3	Property Type Building Lot	Total legal units Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$48,200	Building N/A	Other N/A	Total Value \$48,200	For Tax Purposes \$ 33,740		Lot Size 54' X 133'	Total sq. ft. 6491 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 48,200	Vision	10/1/2022	RFP	\$10,500	N/A	\$10,500

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: Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511	Name, address & telephone of contact person: James Paley, Executive Director
--	--

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/8/2023	Staff	Current

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

General discussion This property was advertised as part of RFP 2022-12-1497. The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied property. **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 Directors 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 7/5/23 Concur'd by: [Signature] Date 8/4/23

Committee	Date	Action
FAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO: Hon. Ron Hurt 3rd Ward

DATE: **August 5, 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 building lot at 634 Howard Avenue to Neighborhood Housing Services of New Haven, Inc. The applicant proposes to develop a two-family owner-occupied property. This property was advertised as part of RFP 2022-12-1497

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.

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant			
Grade					
Stories					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type					
AC Type					
Total Bedrooms					
Total Bathrms					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms					
Bath Style					
Kitchen Style					
Interior Conditio					
Fin Bsmt Area					
Fin Bsmt Qual					
NBHD Code					

CONDO DATA

Parcel Id		C		Owne	
Adjust Type				B	IS
Condo Flr					Factor%
Condo Unit					

COST / MARKET VALUATION

Building Value New	0
Year Built	
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	0
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 Bilt	Cond Cd	% Gd	Grade	Grade Adj	Appr Value

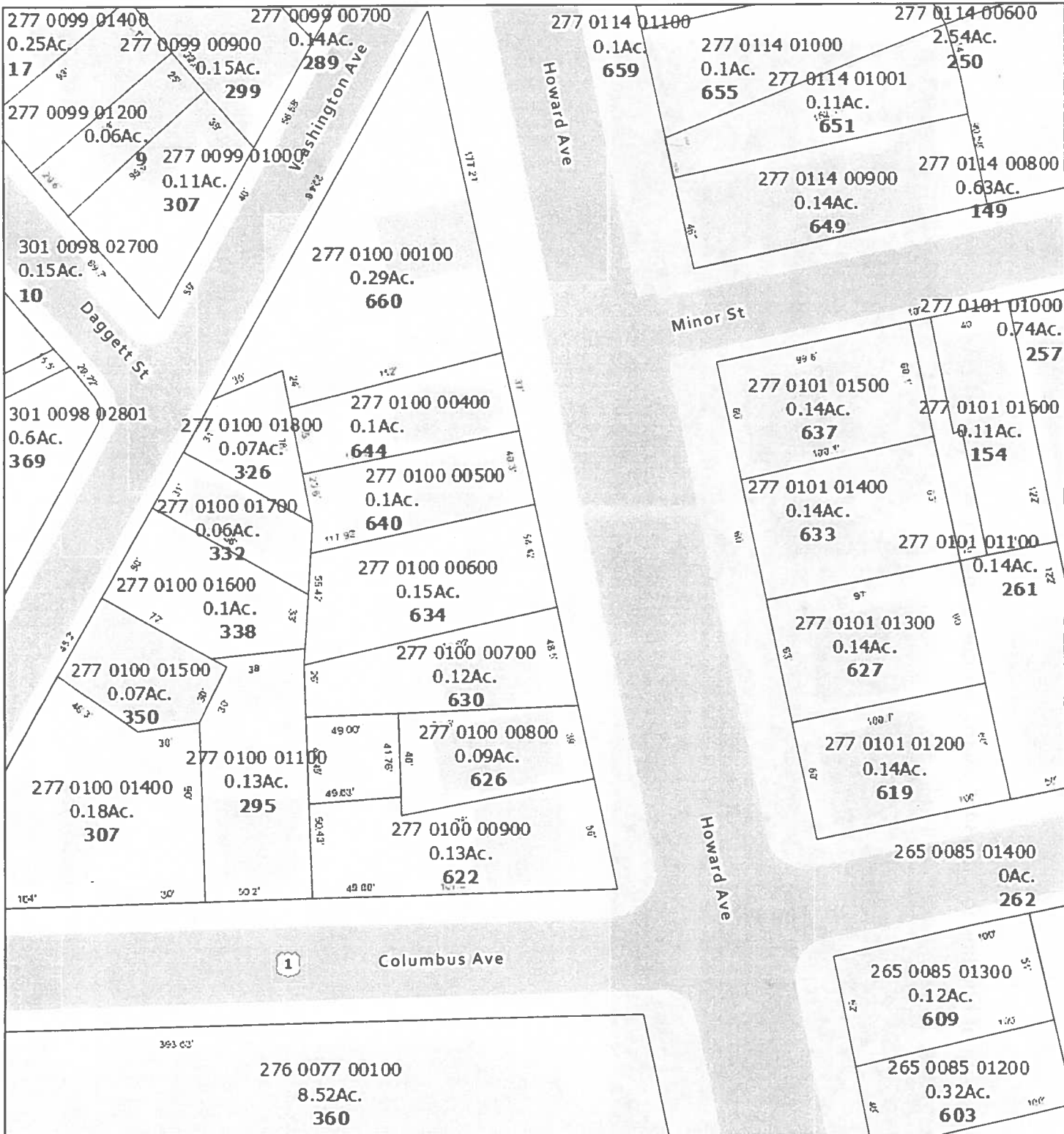
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
TI Gross Liv / Lease Area		0	0	0		0

No Sketch



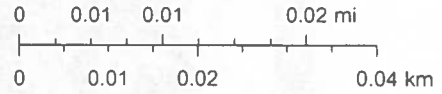
634 Howard Avenue / Building lot



8/2/2023, 12:30:23 PM

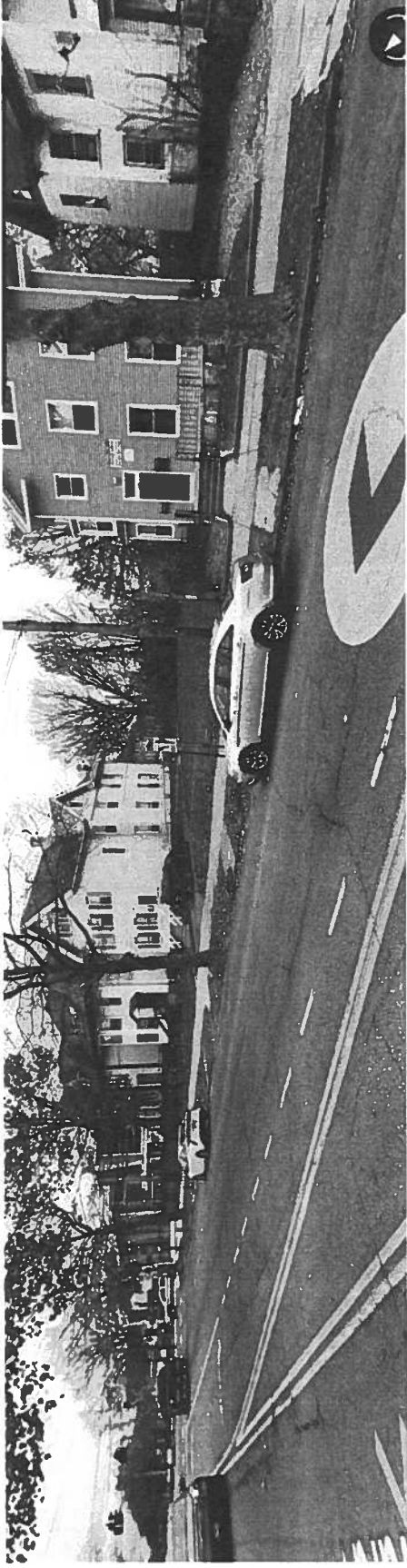
1:1,128

NH Parcels Web



New Haven Web Parcels

Sale of building lot at 634 Howard Avenue as part of RFP 2022-12-1497



ADDRESS OF PROPERTY:

35 Arch Street
634 Howard Avenue
1589 Chapel Street

Project Narrative / Description of development activities:

35 ARCH STREET

- Construction of a 2-family house, owner-occupied, having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer, with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided.
- Copies of architectural drawings that are currently being used for three newly constructed 2-family houses in Newhallville are attached. (Please see Attachment 1 under optional attachments)
- Offering price \$10,500.
- Project complies with current zoning requirements.

634 HOWARD AVENUE

- Construction of a 2-family house, owner-occupied, having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided.
- Copies of architectural drawings that are currently being used for three newly constructed 2-family houses in Newhallville are attached. (Please see Attachment 1 under optional attachments)
- Offering price \$10,500.
- Project complies with current zoning requirements.

1589 CHAPEL STREET

- New construction of two attached, 2-family houses, owner-occupied, each house having 3 bedrooms for the owner and 2 full bathrooms. Tenant's unit has 2 bedroom and 1 bath.
- House will be sold to a low-income, first-time homebuyer, with an affordability restriction of 30 years. Ten-year minimum occupancy required.
- Off-street parking will be provided in the rear for each home.
- Offering price \$21,000.
- See attached pictures (Attachment 2 under optional attachments) of similar 2-family houses, developed at 123 and 127 Scranton Street by Neighborhood Housing Services of New Haven in 1989.
- Zoning variance would be required but has been approved for various projects undertaken by Neighborhood Housing Services of New Haven, as the development we undertook on Scranton Street in 1989 was constructed on a lot with 80-foot frontage.

Project budget / Cost estimate

Please see the attachments below.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 83 Lombard Street		Map-Block-Parcel 158 0814 00800	Zoning RM-1	Ward 15	Property Type Building Lot	Total legal units Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 101.900	Building N/A	Other N/A	Total Value \$ 101.900	For Tax Purposes \$ 71,330		Lot Size 50' X 140'	Total sq. ft. 7405 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 101.900	Vision	10/1/2022	RFP	\$55.000	N/A	\$55.000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ernie G. Santiago 15 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: Douglas Allen Investment Group, LLC 554 Boston Post Road Milford CT 06460		Name, address & telephone of contact person: C/O Douglas Woods	
Applicant's City property tax status: Current	Review date 8/8/2023	Reviewed by: Staff	Comments Current

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

General discussion: As part of RFP 2022-12-1497, the City of New Haven proposes to dispose of this vacant lot to Douglas Allen Investment Group, LLC who will develop this lot with a new structure containing 4 – 8 affordable rental units. **This property must be maintained as an affordable rental property at eighty percent (80%) Area Median Income (AMI) 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 Directors of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. Zoning approval is required prior to closing.**

Owner Occupancy? No

Prepared by: [Signature] Date 8/9/23 Concurred by: [Signature] Date 8/4/23

Committee	Date	Action
FAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Ernie G. Santiago 15th Ward

DATE: **August 5, 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 building lot at 83 Lombard Street to Douglas Allen Investment Group, LLC as part of RFP 2022-12-1497. The applicant proposes to develop 4-8 affordable rental units at 80% AMI at this location (subject to zoning approval).

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.

Element	Cd	Description	Element	Cd	Description
Style	99	Vacant Land			
Model	00	Vacant			
Grade					
Stories					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir-1					
Interior Fir-2					
Heat Fuel					
Heat Type					
AC Type					
Total Bedrooms					
Total Bthrms					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms					
Bath Style					
Kitchen Style					
Interior Condntio					
Fin Bsrmt Area					
Fin Bsrmt Qual					
NBHD Code					

CONDO DATA					
Parcel Id		C		B	Ownr
Adjust Type	Code	Description	Factor%		
Condo Fir					
Condo Unit					

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

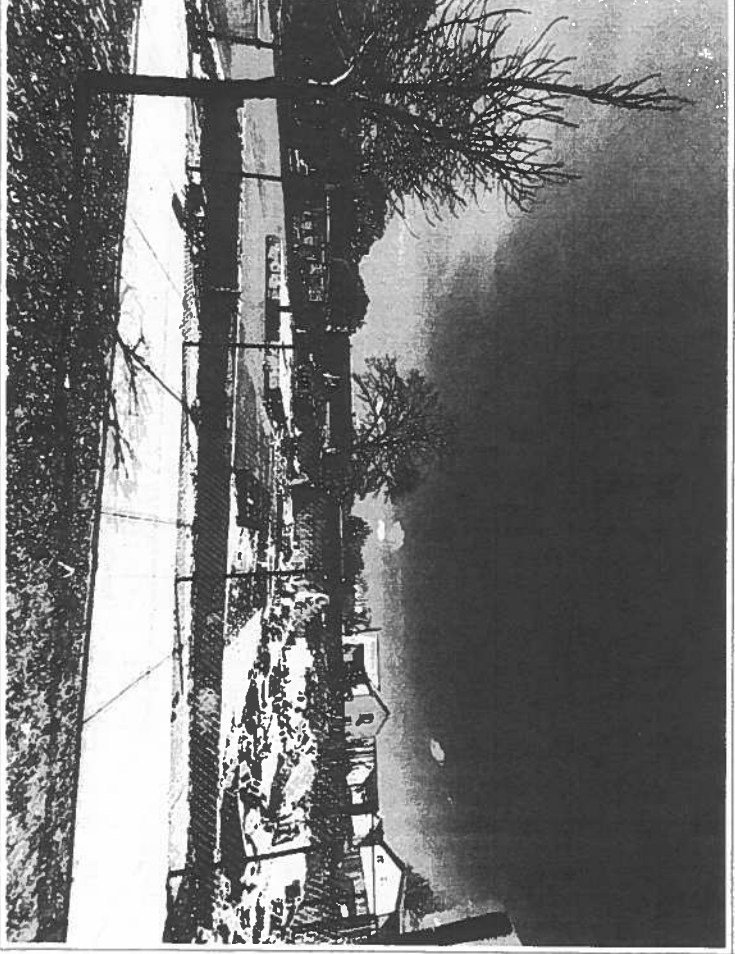
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bit	Cond	Cd	% Gd	Grade	Grade Adj	Appr Value

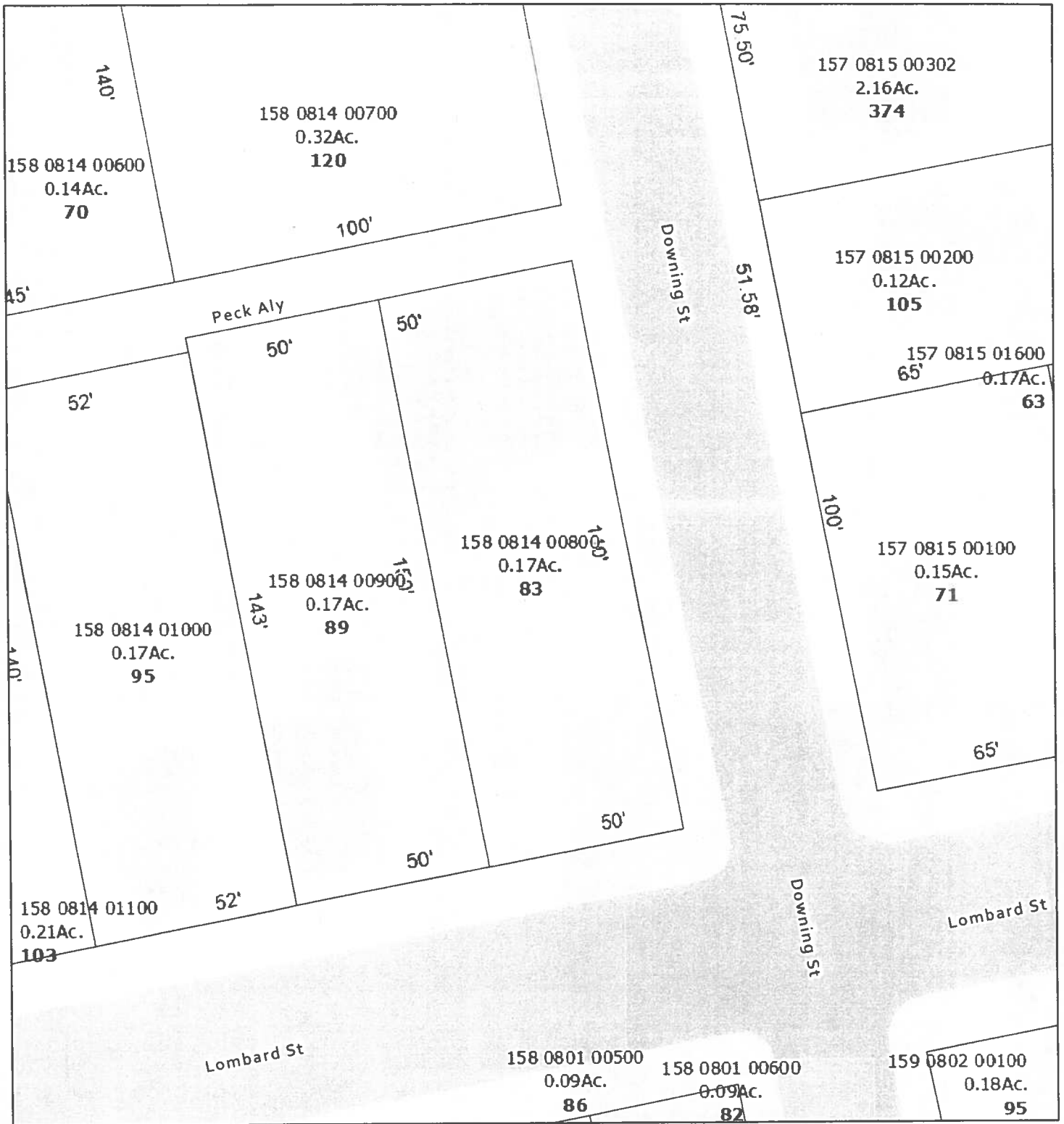
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

No Sketch



83 Lombard Street / Sale of Building lot

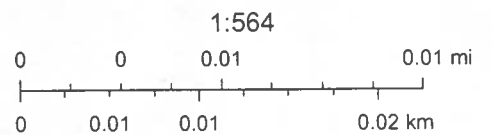


7/21/2023, 11:10:14 AM



NH Parcels Web

New Haven Web Parcels



83 Lombard Street (Building lot)



ADDRESS OF PROPERTY:

83 Lincoln St

Project Narrative / Description of development activities:

Develop 4-8 Residential units connecting to compliance
or convert residential project on 120/126 Dewar St

Project budget / Cost estimate

Cost estimate to build - 1m depending on number
of units proposed

Required attachments:

- **Proof of Funds**
- **Letter of Credit / Bank Pre-Approval**

Optional attachments:

- **Any additional info you feel is relevant**

OAR 55K

AAA-rated Rental Proposal

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 18 Mill River Street		Map-Block-Parcel 181 0599 00800	Zoning RM-2	Ward 8	Property Type Sliver lot	Total legal units NA	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 43,700	Building N/A	Other N/A	Total Value \$ 43,700	For Tax Purposes \$ 30,590		Lot Size 37' X 102'	Total sq. ft. 5,663
						Total 18.5' X 102'	Sq./ Ft. Per Assessor 1,887 Sq./ft.
						Disposition	Disposition

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 43,700	Vision	10/1/2022	Sliver lot to owner-occupant / CD area @ \$0.25 per Sq./Ft.	\$ 471.75	N/A	\$471.75

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8 th Ward	N/A	Yes

Applicant's Information

Applicant's name, address & telephone: Juan P. Martinez 16 Mill River Street New Haven CT 06511		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 8/8/2023	Reviewed by: Staff	Comments 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 one-half of this sliver lot to the adjacent property owner to be used as a side-yard area

Owner Occupancy? N/A

Prepared by: *Em Smith* Date 8/8/23 Concurred by: *[Signature]* Date 8/8/23

Committee	Date	Action
FAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 18 Mill River Street		Map-Block-Parcel 181 0599 00800	Zoning RM-2	Ward 8	Property Type Sliver lot	Total legal units NA	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 43.700	Building N/A	Other N/A	Total Value \$ 43.700	\$ 30.590		Lot Size 37' X 102'	Total sq. ft. 5,663
						Total 18.5' X 102'	
						Disposition	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 43.700	Vision	10/1/20 22	Sliver lot to non-owner-occupant / CD area @ \$1.50 per Sq./Ft.	\$ 2,830.50	N/A	\$2,830.50

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8 th Ward	N/A	Yes

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Smart Properties, LLC 1 Lyon Street New Haven CT 06511	C/O Michael Smart

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/8/2023	Staff	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 one-half of this sliver lot to the adjacent property owner to be used as a side-yard area

Owner Occupancy? N/A

Prepared by: *Emm... [Signature]* Date 8/16/23 Concurred by: *[Signature]* Date 8/16

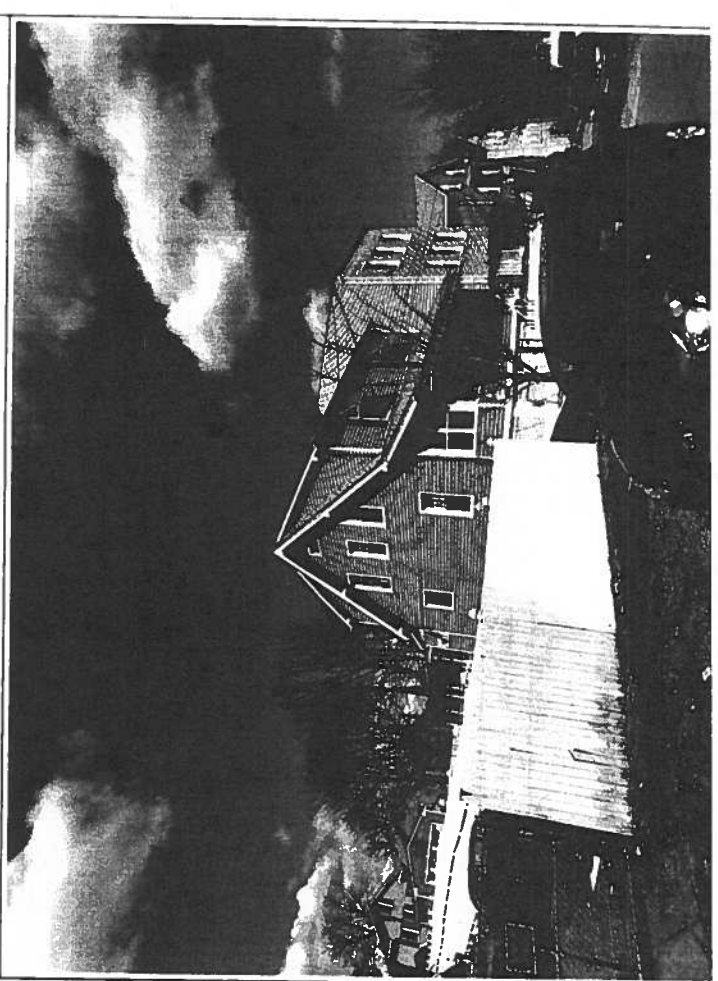
Committee	Date	Action
FAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

CONSTRUCTION DETAIL		Element	Description
Style:	99		Vacant Land
Model:	00		Vacant
Grade:			
Stories:			
Occupancy			
Exterior Wall 1			
Exterior Wall 2			
Roof Structure:			
Roof Cover			
Interior Wall 1			
Interior Wall 2			
Interior Flr 1			
Interior Flr 2			
Heat Fuel			
Heat Type:			
AC Type:			
Total Bedrooms			
Total Bthrms:			
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms:			
Bath Style:			
Kitchen Style:			
Interior Conditio			
Fin Bsmnt Area			
Fin Bsmnt Qual			
NBHD Code			

CONSTRUCTION DETAIL (CONTINUED)		Element	Cd	Description
CONDO DATA				
Parcel Id		C		Owne
Adjust Type			B	S
Condo Flr				Factor%
Condo Unit				
COST / MARKET VALUATION				
Building Value New			0	
Year Built			0	
Effective Year Built			0	
Depreciation Code				
Remodel Rating				
Year Remodeled				
Depreciation %				
Functional Obsol			0	
External Obsol			0	
Trend Factor			1	
Condition %				
Percent Good				
RCNLD			0	
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
Cost to Cure Ovr Comment				

CONSTRUCTION DETAIL		Element	Description							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

CONSTRUCTION DETAIL		Element	Description			
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eif Area	Unit Cost	Undeprec Value



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PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Ellen Cupo 8th Ward

DATE: **August 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 sliver lot at 18 Mill River Street to adjacent owner occupants. The property will be used as a side yard area.

Check one if this an appointment to a commission

Democrat

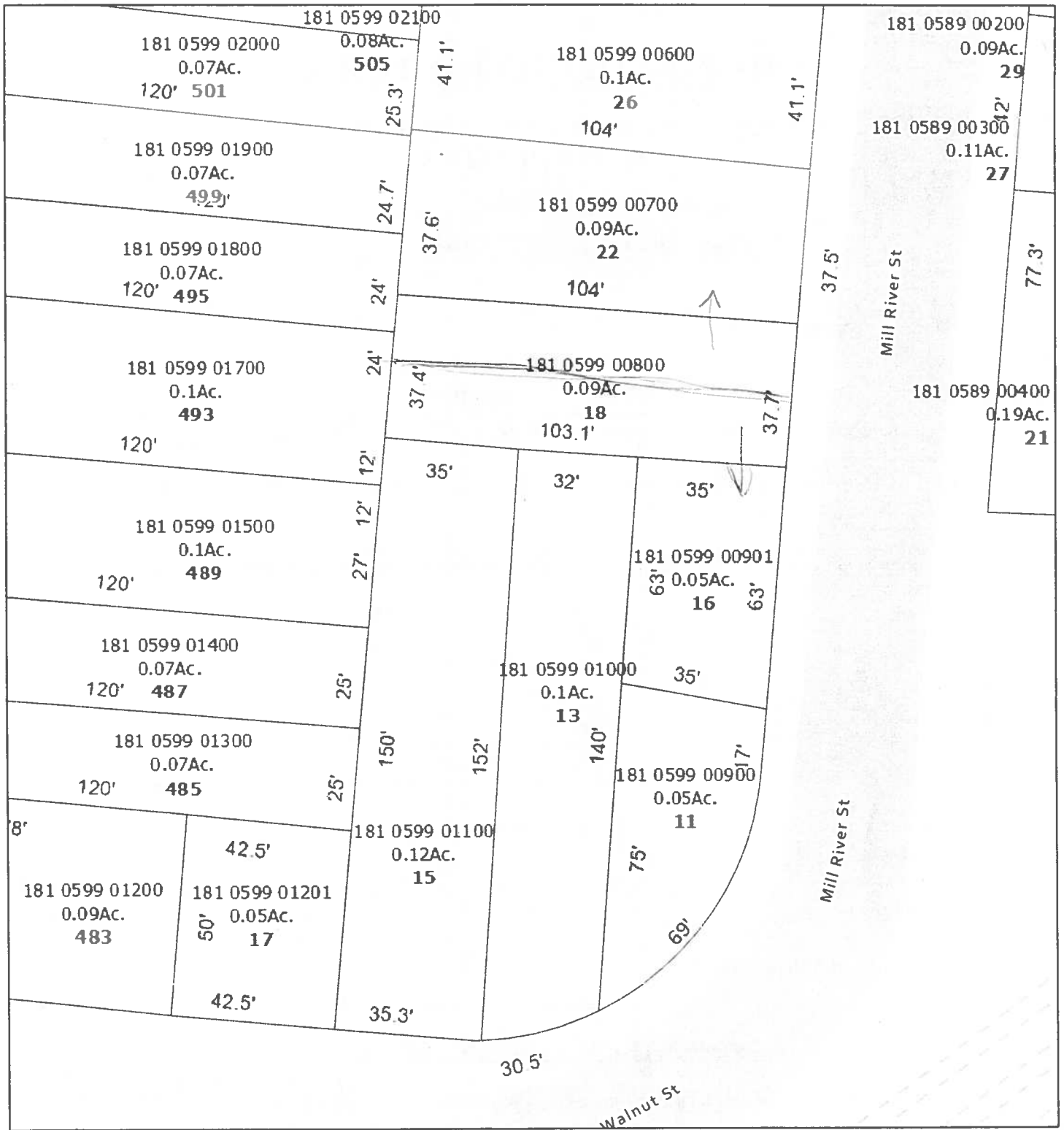
Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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

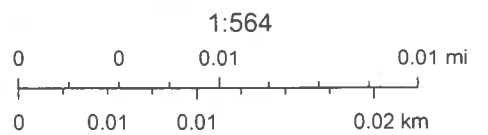
18 Mill River Street / Sliver lot sale



8/4/2023, 10:34:18 AM

 NH Parcels Web

New Haven Web Parcels



18 Mill River Street: Sliver lot sale to adjacent owner-occupants



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 13 Walnut Street		Map-Block-Parcel 181 0599 01000	Zoning RM-2	Ward 8	Property Type Sliver lot	Total legal units NA
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB \$ 38,600	Building N/A	Other N/A	Total Value \$ 38,600	\$ 27,020	Lot Size 30' X 150'	Total sq. ft. 4,483
					Total 15' X 150'	Sq./ Ft. Per Assessor
					Disposition	2,250 Sq./ft. Disposition

Property Value Information

Appraised Value \$ 38,600	Appraised by Vision	Date 10/1/2022	Type of Sale Sliver lot to non-owner-occupant / CD area @ \$1.50 per Sq./Ft.	Offered amount \$ 3,375.00	Rehab costs N/A	LCI Recommended \$3,375.00
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Prior Notifications Sent to

Aldersperson Yes X No <input type="checkbox"/>	Name of Aldersperson Hon. Ellen Cupo 8 th Ward	Management Team N/A	Other interested parties Yes
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Applicant's Information

Applicant's name, address & telephone: 15 Walnut LLC 180 Willow Street STE 4 New Haven CT 06511	Name, address & telephone of contact person: C/O Rebecca Weiner
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Applicant's City property tax status: Current	Review date 8/8/2023	Reviewed by: Staff	Comments Current
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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 a portion of this sliver lot (15' X 150') to the adjacent property owner to be used as a yard area.

Owner Occupancy? N/A

Prepared by: *Ellen Cupo* Date 8/8/23 Concurred by: *Rebecca Weiner* Date 8/8/23

Committee	Date	Action
FAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 13 Walnut Street		Map-Block-Parcel 181 0599 01000	Zoning RM-2	Ward 8	Property Type Sliver lot	Total legal units NA	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 38,600	Building N/A	Other N/A	Total Value \$ 38,600	\$ 27,020		Lot Size 30' X 145' Total 15' X 63' Disposition	Total sq. ft. 4,483 Sq./ Ft. Per Assessor 945 Sq./ft. Disposition

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 38,600	Vision	10/1/20 22	Sliver lot to owner-occupant / CD area	\$ 236.25	N/A	\$236.25

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8 th Ward	N/A	Yes

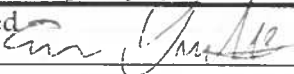

Applicant's Information

Applicant's name, address & telephone: Juan P. Martinez 16 Mill River Street New Haven CT 06511		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 8/8/2023	Reviewed by: Staff	Comments 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 a portion of this sliver lot (15' X 63') to the adjacent property owner to be used as a yard area.

Owner Occupancy? N/A

Prepared by:  Date 8/8/23 Concurred by:  Date 8/8/23

Committee	Date	Action
FAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 13 Walnut Street		Map-Block-Parcel 181 0599 01000	Zoning RM-2	Ward 8	Property Type Sliver lot	Total legal units NA	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 38,600	Building N/A	Other N/A	Total Value \$ 38,600	\$ 27,020		Lot Size 30' X 145'	Total sq. ft. 4,483
						15' X 85'	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 38,600	Vision	10/1/20 22	Sliver lot to owner-occupant / CD area @ \$0.25 per Sq./Ft.	\$ 318.75	N/A	\$318.75

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ellen Cupo 8 th Ward	N/A	Yes

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Javier Carreno 11 Walnut Street New Haven CT 06511	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/8/2023	Staff	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 a portion of this sliver lot (15' X 85') to the adjacent property owner to be used as a yard area.

Owner Occupancy? N/A

Prepared by: [Signature] Date 8/8/23 Concurred by: [Signature] Date 9/8/23

Committee	Date	Action
FAD	8/16/2023	
City Plan	9/20/2023	
L.C.I.	9/27/2023	
Board of Alders	10/16/2023	

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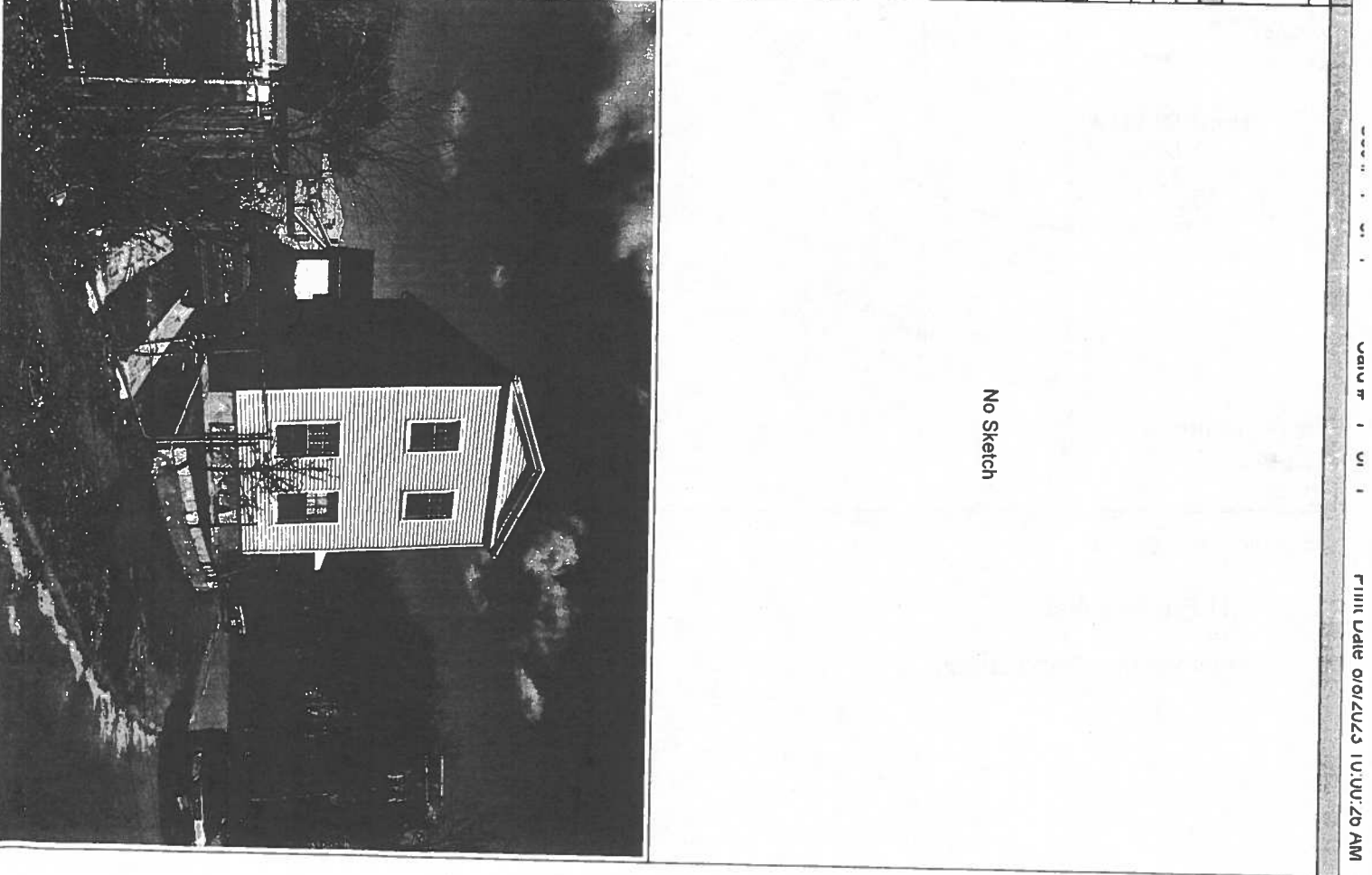
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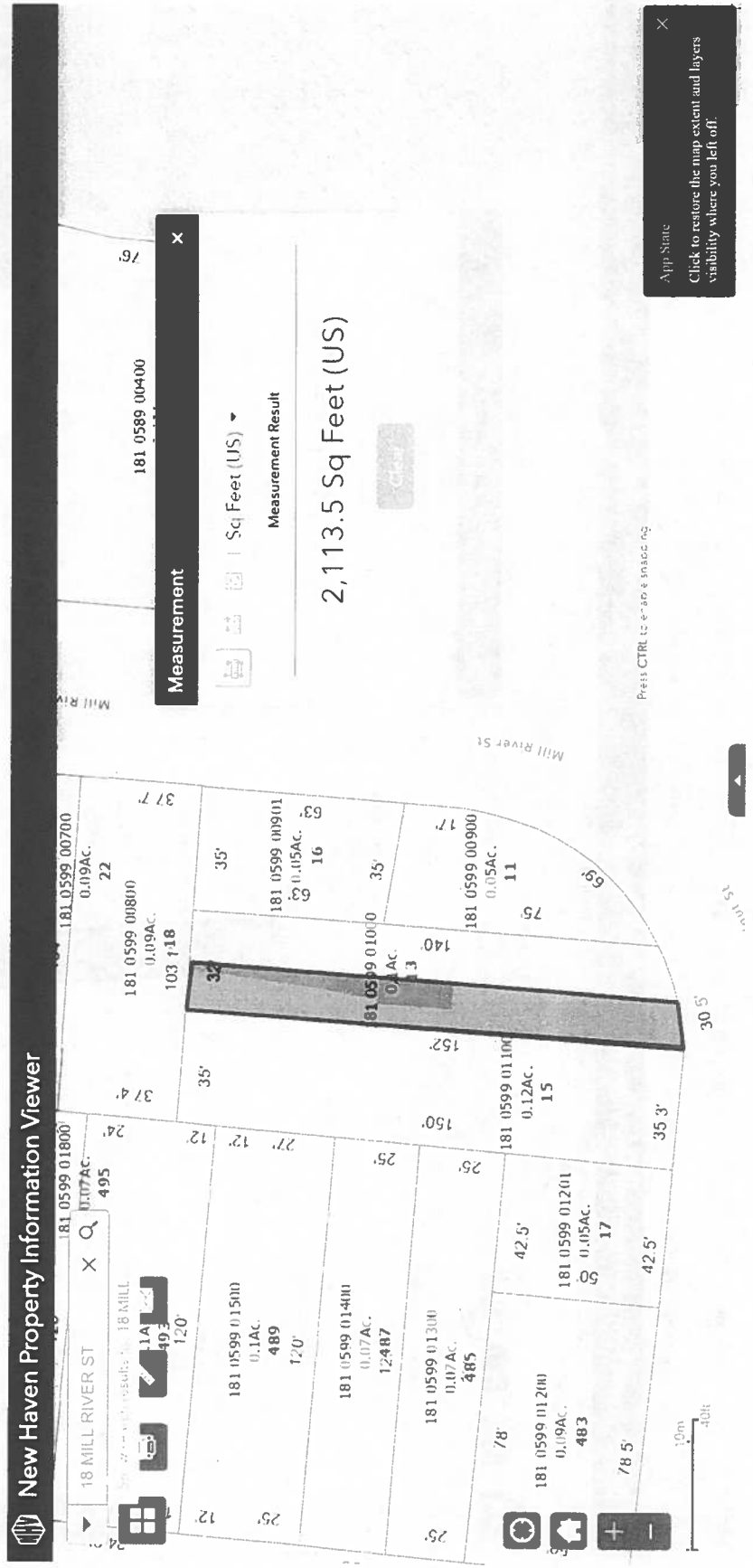
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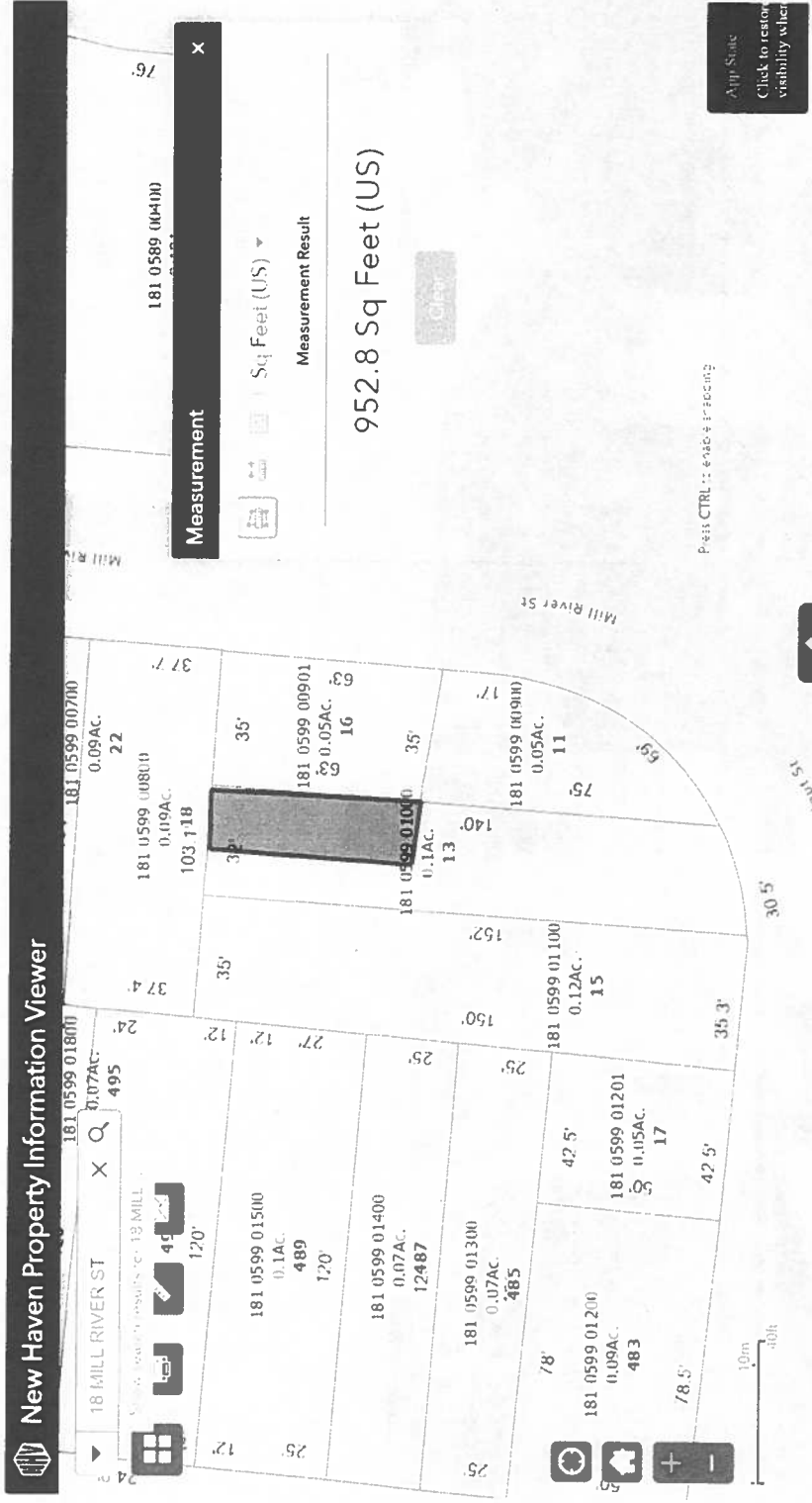
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13 Walnut Street: Portion to be conveyed to 15 Walnut LLC (for graphical purposes only, not reflective of square-footage)



13 Walnut Street: Portion to be conveyed to Juan P.Martinez of 16 Mill River Street (for graphical purposes only, not reflective of square-footage)



13 Walnut Street: Sliver lot sale to adjacent property owners

