

**LCI Board Meeting Minutes**  
**May 24, 2023 (Via Zoom)**

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

**Meeting called to order at 6:05 P.M.**

**Roll call of Members: Addie Kimbrough, Nadine Horton, Hon. Richard Furlow, Seth Poole**

**Review of LCI Board meeting minutes from April 26, 2023 meeting. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved unanimously.**

**New Business**

**47 Foxon Street**

Evan told the Board that LCI proposes to sell this lot to Habitat for Humanity for \$1,000. Habitat will construct a single-family owner-occupied property. Part of this lot was used for road re-alignment, and we are proposing to utilize the remaining 4000 square feet to develop a home at this site. The Alder of the ward (Antunes) supports the sale of the property. This is the highest and best use for the land. The applicant will likely need zoning approval but has a hardship based on the particulars of the site. Nadine asked if the large tree in the middle of the lot would be removed, Evan thought the tree would be removed. The new structure will be parallel to the existing structure next-door. Alder Furlow said he was pleased this land will be utilized for housing and urges support of the item.

**Pat Brett made a motion to approve the disposition of 47 Foxon Street, seconded by Addie Kimbrough, roll call was taken, approved unanimously.**

**552-558 Winchester Avenue**

Evan told the Board LCI proposed to sell a sliver lot at 552 Winchester Avenue as well as a vacant three-family house at 558 Winchester Avenue to CONNCORP LLC who is a non-profit. The sale price is \$3,000. Under the Zoning Code, two adjacent non-conforming parcels merge. These two parcels together create a nice sized parcel to support the rehabilitation of the property as a three-unit structure. The lot will provide off-street parking and yard area. This property is on the corner and acts as an anchor for the other work LCI has completed (new homes on Winchester Avenue). LCI will be developing additional new construction homes in the future along Starr Street. This sale will complement LCI's development. Affordable rental units are needed. The rental units will be at 80% AMI for a minimum of 20 year minimum term. Alder Furlow asked how long non-profits have to pay the City? Evan said all payments are received at the

closing. Would CONNCORP be seeking a tax abatement? Evan said any tax abatement would have to go through the Board of Alders. The Assessment deferral is an as-of-right program. Nadine asked if this would take a backseat to the Dixwell Development. Evan said CONNCORP has capacity and will complete this project in about a year.

**Alder Furlow made a motion to approve the disposition of 552-558 Winchester Avenue, seconded by Pat Brett, roll call was taken, approved unanimously.**

## **Old Business / Discussion**

Seth opened the discussion portion of the meeting.

The PAD Guidelines are before LCI Board for review. LCI Board will make recommendations to the Board of Alders. The Board of Alders has full control and review of any proposed changes. Evan said the proposed changes are minimal. Evan highlighted some of the proposed updates: Decreasing the committee to 7 members from 10, updating the objectives, 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 to 10-years for sale to owner occupants, and 20-years for affordable rental. The “objectives” have also been updated and “decreasing density” is being removed because we are increasing density. We are also proposing to increase the cost of commercial sliver lots to \$3.00 per square foot. Evan said the PAD committee did their due diligence over the last few months reviewing this document. The Guidelines should be updated every 5 years and it has been over 10 years since the last update. Once LCI Board makes their recommendations, Evan will send this as a Motion to Amend to the Board of Alders. Alder Furlow said the legislative session only has a few months left this year. This is also an election year. Alder Furlow recommended trying to get this done before the end of the year.

The Board will review this proposal and will follow up on this topic in the future.

Evan said he has been following up with the City Plan department about doing a workshop on accessory dwelling units. Evan hopes staff from City Plan will be at the June LCI Board meeting. Nadine told the Board she would also like to discuss enforcement issues and the role of the Neighborhood Specialist in terms of code enforcement: an understanding of what they can do and can't do. Nadine mentioned a situation involving an eviction and a fair rent issue, Alder Furlow said to provide his contact info and he would assist the resident. Evan told the Board Neighborhood Specialists are there to guide residents in general. They conduct anti-blight enforcement against vacant properties and vacant lots. Neighborhood Specialists do not enforce Zoning regulations, but can share concerns with Zoning staff. LCI has a separate Housing Code Division that deals with occupied properties and rental properties. Public Works does public space enforcement for trash and recycling totes.

**A motion to adjourn was made by Pat Brett, seconded by Alder Furlow, all were in favor.**

Meeting adjourned 6:57 PM

**PAD MEETING MINUTES**  
**August 16, 2023**

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

**Guests:** Esther Rose-Wilen

**Meeting called to order at 3:03 P.M.**

**Roll Call of Members**

The PAD minutes from July 19, 2023 were passed over because the minutes from April 19, 2023 were inadvertently attached to the PAD packet.

## New Business

### 1589 Chapel Street

Evan told the committee the City is proposing to sell this vacant lot to Neighborhood Housing Services of New Haven, Inc. (NHS) for \$21,000 as part of RFP 2022-12-1497. NHS is proposing to develop 4 units at this site. NHS will develop 2, two-family side-by-side (row house) style buildings. Each structure will be sold to an owner occupant subject to a 10-year minimum occupancy period. Each rental unit will be deed-restricted for 20 years at 80% AMI. NHS has a good track record of completing projects across the City.

Nate noted that NHS will be required to appear before the City Plan Commission for site plan review. They may also need zoning relief and it's difficult to establish a hardship when doing new construction. Nate said the applicant should submit a preliminary site plan prior to closing so staff can determine if zoning relief will be required. Alder Festa asked if lack of available housing was a hardship, Nate said no.

**A motion was made to approve the item by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously.**

### 756-762 Congress Avenue

Evan told the committee we are going to table this item because the applicant lacks a Residential Rental License at her adjacent property. LCI sent an award letter to the applicant but was later made aware of the lack of compliance with the rental license program. The applicant did file an application, but the property hasn't been inspected and we were asked to table the item until the property passes the inspection.

**A motion was made to table the item by Clay Williams, seconded by Steve Fontana, roll call was taken, approved unanimously.**

### 252 Davenport Avenue

Evan told the committee the City is proposing to sell this vacant lot to National Veterans Council for Legal Redress for \$4,000 as part of RFP 2022-12-1497. They are proposing to develop an affordable rental property with 3 units at this site. The property

will be deed restricted at 80% AMI for 20-years. The applicant has been working with the City for a few years to develop a site and is prepared to develop this site. Nate noted that the development of 3-units requires site plan review and may require parking relief from the Board of Zoning. Evan said the site can support the development of 3 units. The applicant's focus is on housing veterans and disabled individuals. The applicant was the only bidder for this site. They offered \$1,000 but the City negotiated a price increase to \$4,000.

Alder Antunes asked if this would be owner occupied? Evan said no. There is a need for affordable rental units. Alder Festa asked if veterans will have priority for these units? Evan didn't know, but noted their mission is to serve veterans and disabled individuals. Alder Antunes thought an owner-occupied property would better serve the community. Evan told the committee the applicant is local and comprised of members of the Monk family. Alder Festa asked who will manage the property? Evan said the applicant will manage the property because they are local. This is the applicants' first project, but they have received technical assistance from the Yale Law School over the last few years.

**A motion was made to approve the item by Steve Fontana, seconded by Maurine Villani, roll call was taken, approved (6 yes votes – 1 no vote by Alder Antunes).**

### **309 Dyer Street**

Evan told the committee the City is proposing to sell this vacant lot to Habitat for Humanity of Greater New Haven, Inc. for \$15,000 as part of RFP 2022-12-1497. The applicant will develop a single-family owner-occupied property at this location subject to a minimum 10-year owner occupancy period. Habitat has a good track record of completing projects. The site is near the intersection of Fitch Street.

Alder Antunes noted the applicant builds the same structure on every lot, they only have one design. Evan noted that Habitat builds an energy efficient property, and the buyer will get a 0% interest mortgage from Habitat.

**A motion to approve the item was made by Alder Antunes, seconded by Clay Williams, roll call was taken, all were in favor, approved unanimously.**

### **634 Howard Avenue**

Evan told the committee the City is proposing to sell this vacant lot to Neighborhood Housing Services of New Haven, Inc. (NHS) for \$10,500 as part of RFP 2022-12-1497. NHS is proposing to develop 2 units at this site. NHS will develop a two-family owner-occupied structure subject to a 10-year minimum occupancy period. The rental unit will be deed-restricted for 20 years at 80% AMI. NHS has a good track record of completing projects and has worked in the Hill neighborhood previously. Evan expects the applicant to develop a contextual-style structure to match the architecture of Howard Avenue.

**A motion to approve the item was made by Alder Antunes, seconded Steve Fontana, roll call as taken, all were in favor, approved unanimously.**

### **83 Lombard Street**

Evan told the committee the City is proposing to sell this vacant lot to Douglas Allen Investment Group, LLC for \$55,000 as part of RFP 2022-12-1497. The applicant recently constructed two structures adjacent to this site at Downing and Lombard. The applicant is proposing to develop 4-8

affordable rental units at 80% AMI for a minimum 20-year affordability term, subject to zoning and site plan review. Evan called Alder Santiago about this development, and he is supportive of this project. Alder Festa asked if the applicant is offering affordable units where he just built next door, Evan said no, they are market rate with no restrictions. Alder Festa asked if 80% AMI is the best they can do. Evan said without a subsidy it's difficult to offer 60% AMI units. The applicant will be eligible for the Assessment Deferral Program. Steve Fontana told the committee this property would qualify for the Citywide Assessment Deferral program. Clay asked if we knew anything else about the applicant, Evan said no; we selected them based on their development activities next door. Steve asked if there were any environmental issues, Evan wasn't aware of any issues.

**A motion to approve the item was made by Steve Fontana, seconded Maurine Villani, roll call as taken, all were in favor, approved unanimously.**

### **18 Mill River Street**

Evan told the committee this is a sliver lot sale to the adjacent property owners. One applicant is an owner-occupant (Martinez) and the other applicant is an LLC, which is owned by Town Clerk, Michael Smart. There is a disclosure form in the file and there isn't a conflict selling this lot to the LLC. The lot is already evenly split between the applicants and the site is fenced and well maintained. The applicants have cared for the land for many years and this sale will put the sliver lot back on the tax rolls. The owner occupant pays \$0.25 per square foot and the LLC will pay \$1.50 per square foot per the disposition guidelines. This sale will clean up our records.

Alder Festa asked if building was possible, Evan said a single family could be built but because the property has been well cared for by the applicants for so many years LCI didn't want to look into development. The City historically encouraged neighbors to care for sliver lots while the City pursued tax foreclosures. The applicants have invested money and taken good care of this land. LCI wants to support owner-occupants and therefore supports this sale, we don't want to pull the carpet out from under them now.

**A motion to approve the item was made by Steve Fontana, seconded Alder Antunes, roll call as taken, all were in favor, approved unanimously.**

### **13 Walnut Street**

Evan told the committee that we are proposing a three-way split of this sliver lot. 15 Walnut LLC will acquire one-half of the lot. The remaining portion will be split between two owner occupants at 11 Walnut Street and 16 Mill River Street. This lot has also has been cared for by the adjacent property owners. This lot only has 30' of frontage so development wasn't an option. Evan discussed this sale with Alder Cupo and she supports the proposal. Evan noted the lot is well maintained. The owner occupants pay \$0.25 per square foot and the LLC will pay \$1.50 per square foot per the disposition guidelines. LCI wants to support the owner occupants and the applicants at 11 Walnut Street and 18 Mill River Street have very small parcels, acquiring this land will greatly benefit the applicants.

**A motion to approve the item was made by Alder Antunes, seconded Steve Fontana, roll call as taken, all were in favor, approved unanimously.**

**A motion to adjourn was made by Clay Williams, seconded by Alder Antunes, all were in favor, meeting adjourned 3:40PM.**

## **PAD MEETING MINUTES**

**July 19, 2023**

**PRESENT:** Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Maurine Villani, Tax Office; Clay Williams, Business Development

**Absent:** Hon. Anna Festa, BoA

**Guests:** Sally Kruse

**Meeting called to order at 3:04 P.M.**

### **Roll Call of Members**

A motion to approve the PAD minutes from April 19, 2023 was made by Clay Williams, seconded Alder Antunes, roll call was taken, minutes approved unanimously.

## **New Business**

### **0 Carroll Street (MBP 096 1024 00502)**

Evan told the committee the City is proposing to sell this parcel to Susan Renkun for \$1.00 per square foot for a purchase price of \$2925, the lot is 25' by 117'. The applicant reached out to the City about water runoff and drainage issues that are impacting their property at 95 Carroll Street. The applicant asked the City to help resolve the drainage issue, and the City thought making improvements (catch basin / drainage) was costly, so a decision was made to sell this parcel and allow the applicant to make improvements to mitigate the issue at their expense. The City has been discussing this sale with the property owner for some time. The buyer will install drainage and landscape improvements. Clay asked how the City acquired this land? Evan was not sure. Evan said he reached out to the Assessor's office to create a field card for this parcel because it showed up on the GIS map without a parcel number. The City will sell this land via quit claim deed. The applicant will have 18 months from the date of sale to make improvements to this land per the LDA.

**A motion was made by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously.**

### **0 East Shore Parkway MBP 067 0953 00100**

Evan told the committee this is a sliver lot sale to the New Haven Port Authority at \$2.00 per square foot. The sale of 0 Albia Street recently came through the PAD process but Corporation Counsel determined there were actually 2 parcels and the GIS map didn't reflect that. We are here to convey the other piece within the triangular parcel which is 1320 square feet. The port will utilize this land for site control, laydown use, and port activities.

**A motion was made by Clay Williams, seconded by Steve Fontana, roll call was taken, approved unanimously.**

**A motion to adjourn was made by Alder Antunes, seconded by Clay Williams. All were in favor. Meeting Adjourned 3:14 P.M.**

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b> 0 Carroll Street		<b>Map-Block-Parcel</b> 096 1024 00502	<b>Zoning</b> RS-2	<b>Ward</b> 11	<b>Property Type</b> Vacant land	<b>Total legal units</b> N/A
<b>2021 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>	<b>Property Size</b>	
<b>Land + OB</b> \$ 5,000	<b>Building</b> N/A	<b>Other</b> N/A	<b>Total Value</b> \$ 5,000		<b>Lot Size</b> 25' X 117'	<b>Total sq. ft.</b> 2,925

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 5,000	Clifford Adkins / Assessor's office	6/22/20 23	Sliver lot (\$1.00 per Sq./ft. non-CD eligible area)	\$ 2,925.00	N/A	\$2,925.00

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Renee Haywood 11 <sup>th</sup> Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> Susan Renkun 95 Carroll Street New Haven CT 06513		<b>Name, address &amp; telephone of contact person:</b>			
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 6/29/2023	<b>Reviewed by:</b> Staff	<b>Comments</b> Current		

**Proposal:** The City of New Haven Livable City Initiative proposes the disposition of a strip of land.

**General discussion** The City of New Haven proposes to dispose of this vacant land to the adjacent owner-occupant. The buyer will improve the land with landscaping and drainage improvements.

**Owner Occupancy?** N/A

Prepared by:  Date 7/11/2023 Concurred by:  Date 7/11/23

Committee	Date	Action
PAD	7/19/2023	
City Plan	8/17/2023	
L.C.I.	8/24/2023	
Board of Alders	9/5/2023	



# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Renee Haywood 11<sup>th</sup> Ward

DATE: July 10, 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 land at 0 Carroll Street (MBP 096-1024-00502). The land will be utilized as a buffer area. The owner has been working with the City to address water and drainage issues originating from this City-owned parcel. Upon purchase, the owner will make landscape and drainage improvements to remedy the water issues. Please see attached map.

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		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
TOPO	Alt Prcl ID	Ward	Taxable	Census	Block	Query	GIS ID	Description	Code	Assessed	Assessed
	096 1024 00502	WARD	TAXABLE	CENSUS	BLOCK	QUERY G	GIS ID	VAC RS LN	5-1	5,000	3,500
<b>SUPPLEMENTAL DATA</b> I/E REPO TAX DIST Assoc Pld#											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed V	Year	Code	Assessed
								Total	5,000		Total	3,500

**EXEMPTIONS**

Year	Code	Description	Amount
			0.00

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
Nbhd	Nbhd Name	Description	Amount
0600	U FAIR HAVEN	Tracing	

**NOTES**

PROSPECTIVE CITY OWN PARCEL ABUTTING  
 MBLU 096 1024 00501 - 3049 SQ FT +-  
 LOCATED AT THE END OF CARROLL ST  
 CURRENTLY NO DESIGNATED

BUILDING PERMIT RECORD		APPRAISED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
			Appraised Bldg. Value (Card)
			Appraised Xf (B) Value (Bldg)
			Appraised Ob (B) Value (Bldg)
			Appraised Land Value (Bldg)
			Special Land Value
			Total Appraised Parcel Value
			Valuation Method
			Total Appraised Parcel Value

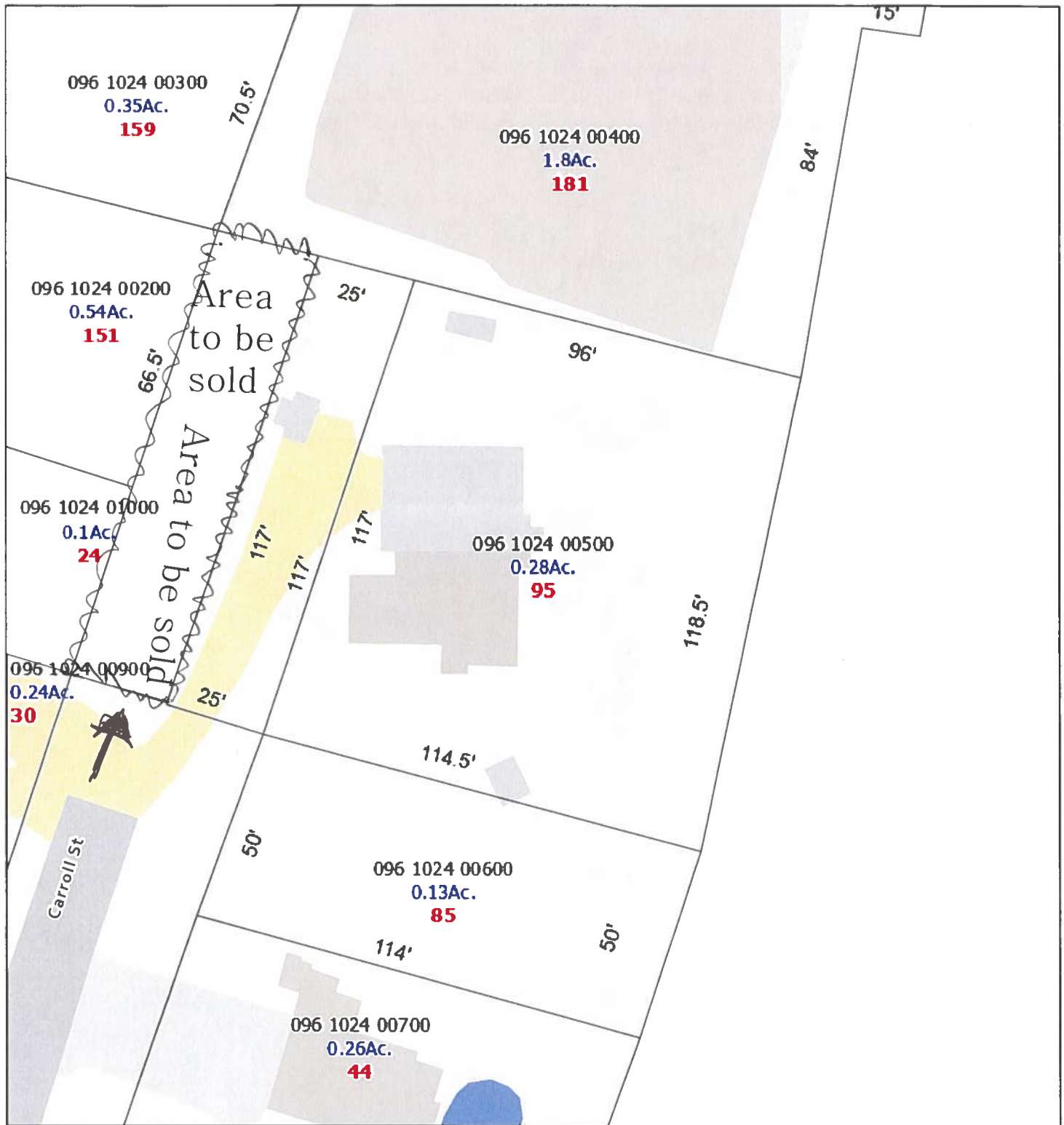
VISIT / CHANGE HISTORY		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
			Appraised Bldg. Value (Card)
			Appraised Xf (B) Value (Bldg)
			Appraised Ob (B) Value (Bldg)
			Appraised Land Value (Bldg)
			Special Land Value
			Total Appraised Parcel Value
			Valuation Method
			Total Appraised Parcel Value

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD	
B Use Code	Description	Zone	LA
1	VAC UN BLD		

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

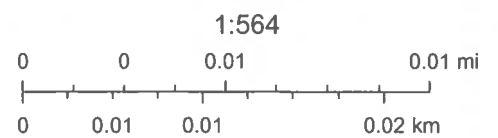
No Sketch

# 0 Carroll Street Sliver lot sale

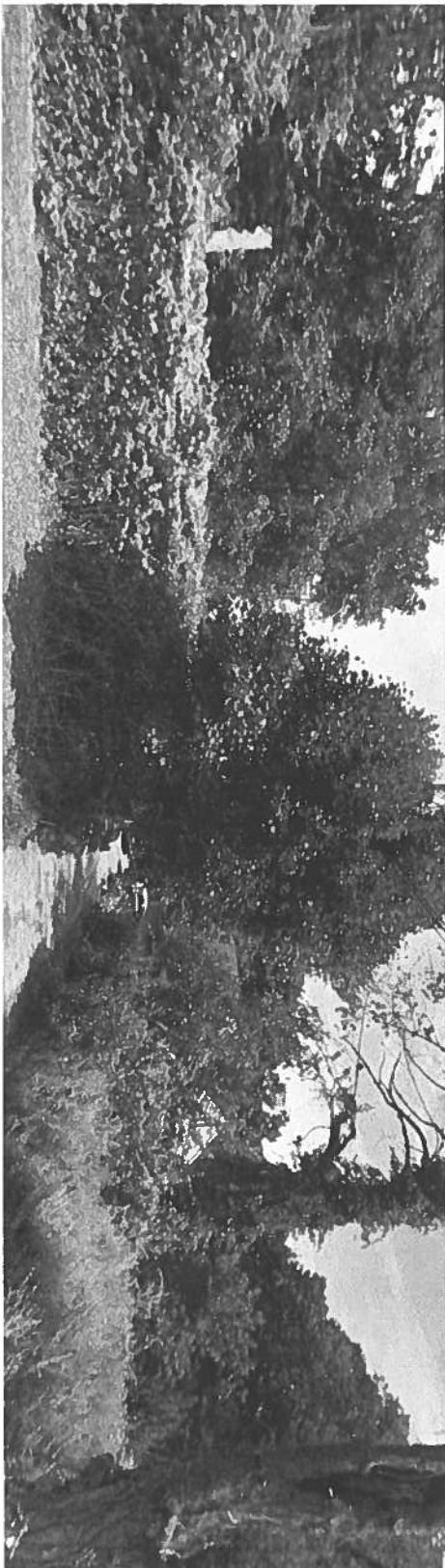


6/22/2023, 9:58:12 AM

 NH Parcels Web  
New Haven Web Parcels



Sliver lot at 0 Carroll Street MBP 096-1024-00502 (left of paved area 25' x 117')







# 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	
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
Land + OB \$85.800	Building N/A	Other \$2.100	Total Value \$87.900		Lot Size 80' X 113'		Total sq. ft. 9148 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI
\$ 87.900	Vision	10/1/2022	RFP		N/A	Recommended \$ 21,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evette Hamilton 24 <sup>th</sup> Ward	N/A	N/A

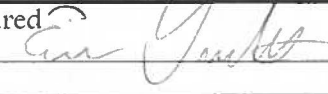
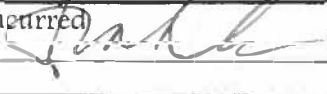
### Applicant's Information

<b>A plicant's name ,address &amp; tele phone:</b> Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		<b>Name ,address &amp; tele phone of contact person:</b> James Paley, Executive Director	
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 8/8/2023	<b>Reviewed by:</b> Staff	<b>Comments</b> 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:  Date 8/8/23      Concurred by:  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 24<sup>th</sup> 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				6093 NEW HAVEN, CT								
CITY OF NEW HAVEN						Description	Code	Assessed	Assessed									
165 CHURCH ST						EX COM LN	21	85,800	60,060									
NEW HAVEN CT 06510						EX COM CN	24	2,100	1,470									
<b>SUPPLEMENTAL DATA</b>																		
Alt Prcl ID		I/E REPO																
WARD 24		TAX DIST																
TAXABLE																		
CENSUS 1409																		
BLOCK 3015																		
QUERY G																		
GIS ID 22139		Assoc Pid#																
Total								87,900	61,530									
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN				5073 0188	11-21-1996	U	I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DIDUCA JOHN & MARILYN				4499 0288	06-30-1992			10,000		2022	21	60,060	2021	21	60,060	2021	21	60,060
UNKNOWN				4049 0314	02-27-1989	U	I	375,000			24	1,470		24	1,470		24	1,470
Total												61,530			61,530			61,530
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch										
CHP1		CHAPEL M315																
NOTES																		
RAZED 1997																		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result			
105936	12-24-1996	DE	Demolish	0		100		DEMOLISHED 5UNIT DWELLI		03-10-2011	TT	03		94	Vacant with Outbuilding			
NONE	08-25-1992	FI	Fire Damage	0		100		FIRE ON 2ND & 3RD FL BOA		08-27-2001	SB			45	Review Against Field Cd			
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	1.00000	F	0.85	CHP5	1.050			1,0000	9.38	85,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	94	Outbuildings			
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					
<b>CONDO DATA</b>					
Parcel Id		C	Owne		
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
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					

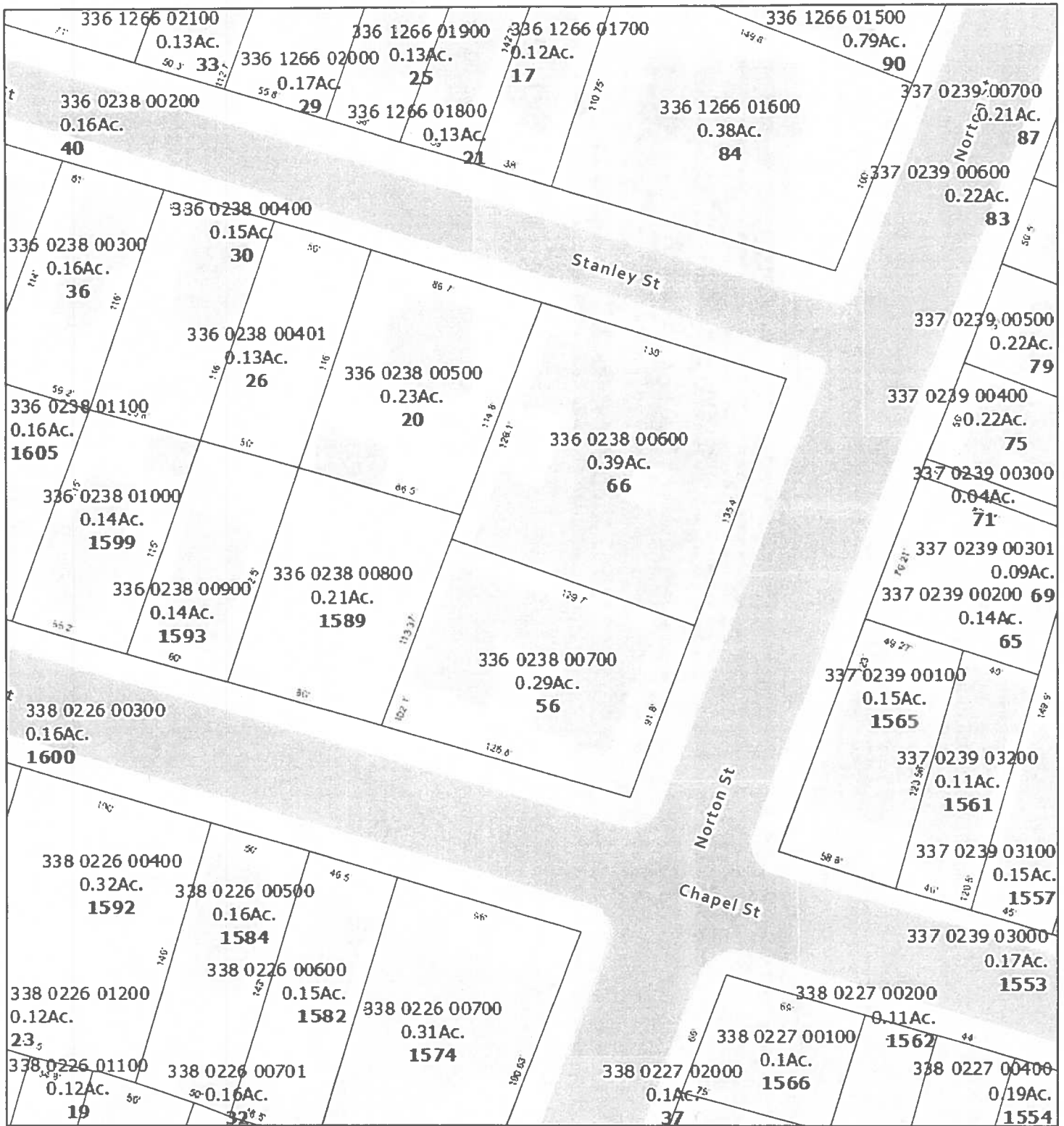
No Sketch

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
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	Eff Area	Unit Cost	Undeprec Value



# 1589 Chapel Street

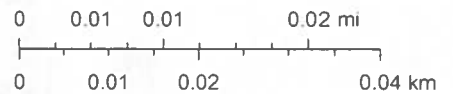


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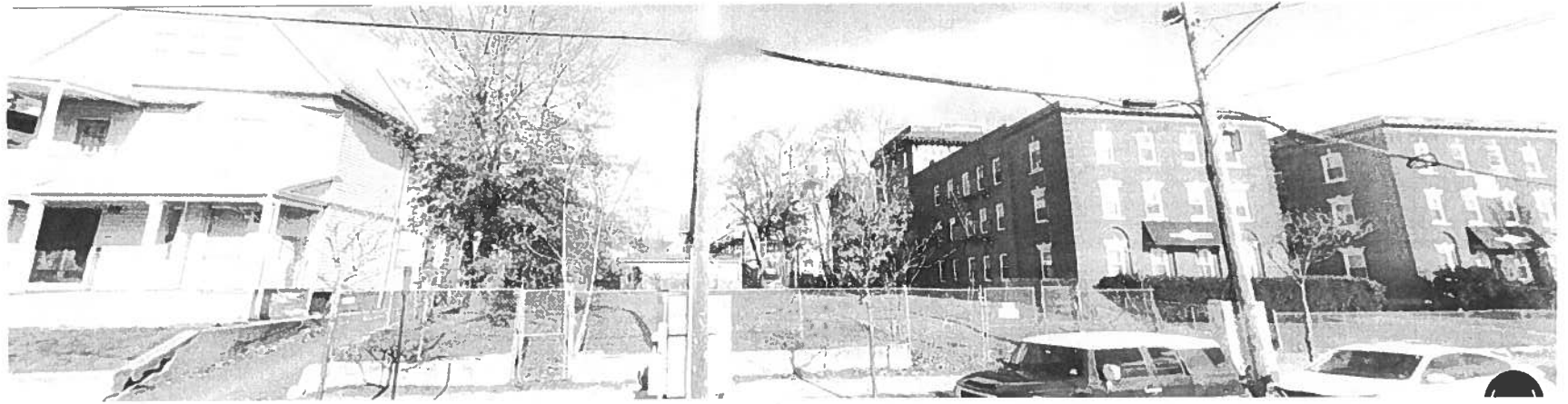
1:1,128

 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	
252 Davenport Avenue		300 0129 01700	RM-2	3	Vacant Land	Per Zoning	
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
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 <sup>rd</sup> 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 3<sup>rd</sup> 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
252 DAVENPORT AV					EX COM LN	21	53,500
							37,450
NEW HAVEN CT 06511							6093
							NEW HAVEN, CT
<b>VISION</b>							

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)			
CITY OF NEW HAVEN	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year
HILL DEVELOPMENT CORP OF NEW HAVEN	8536 0061	05-05-2010	U	V	0	15	2022
CITY OF NEW HAVEN	7490 0167	02-08-2006	U	V	500	15	2021
UNKNOWN	5698 0293	07-18-2000	U	V	0	1	
	2984 0045	06-18-1982	U	V	0		
Total				Total			
				53,500			
				37,450			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total				Total			
				37,450			

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
105858	11-27-1996	DE	Demolish
Amount		Insp Date	% Comp
0			100
Comments			
DEMOLISH 2FAMILY DWELLI			

VISIT / CHANGE HISTORY			
Date	Id	Type	Is
06-01-2011	JW/1	04	70
01-19-2011	TMM	03	99
01-07-2011	SDS	03	99
Purpose/Result			
Field Review			
Vacant			
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	1,900	1,000		1,000	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 Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style					
Kitchen Style:					
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code					

**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

**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

CONDO DATA		
Parcel Id	C	Owne
Adjust Type	Code	Description
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 %		
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		

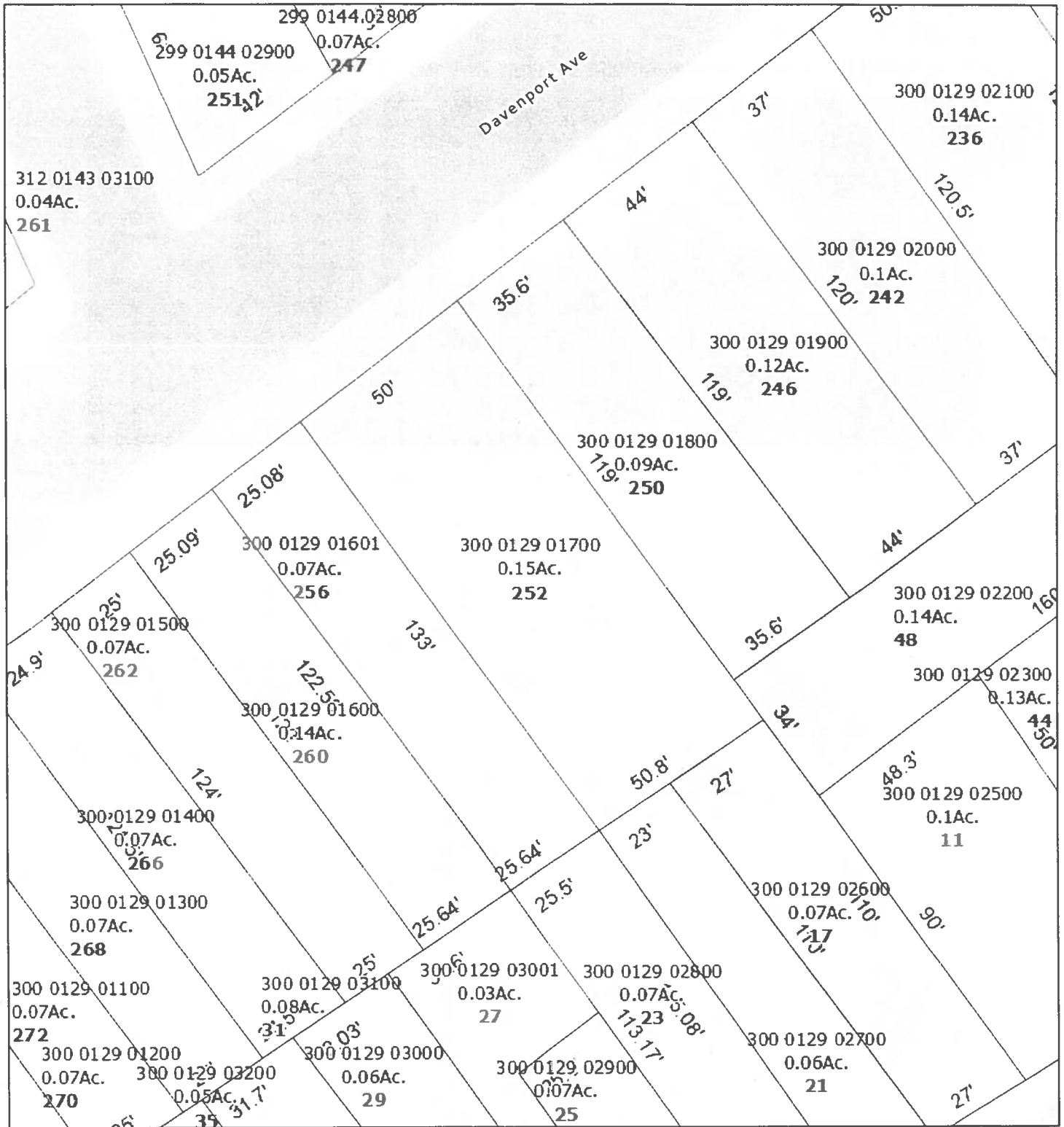
No Sketch



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



# 252 Davenport Avenue

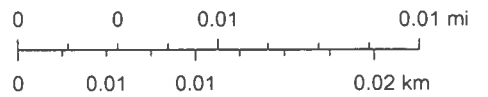


6/6/2023, 10:00:29 AM

NH Parcels Web

New Haven Web Parcels

1:564



# 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	
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
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 X No <input type="checkbox"/>	Hon. Brian Wingate 29 <sup>th</sup> Ward	N/A	N/A



### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> Habitat for Humanity of Greater New Haven, Inc 37 Union Street New Haven CT 06511		<b>Name, address &amp; telephone of contact person:</b> C/O Dennis Michels	
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 8/8/2023	<b>Reviewed by:</b> Staff	<b>Comments</b> 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 Concluded 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 29<sup>th</sup> 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.
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.

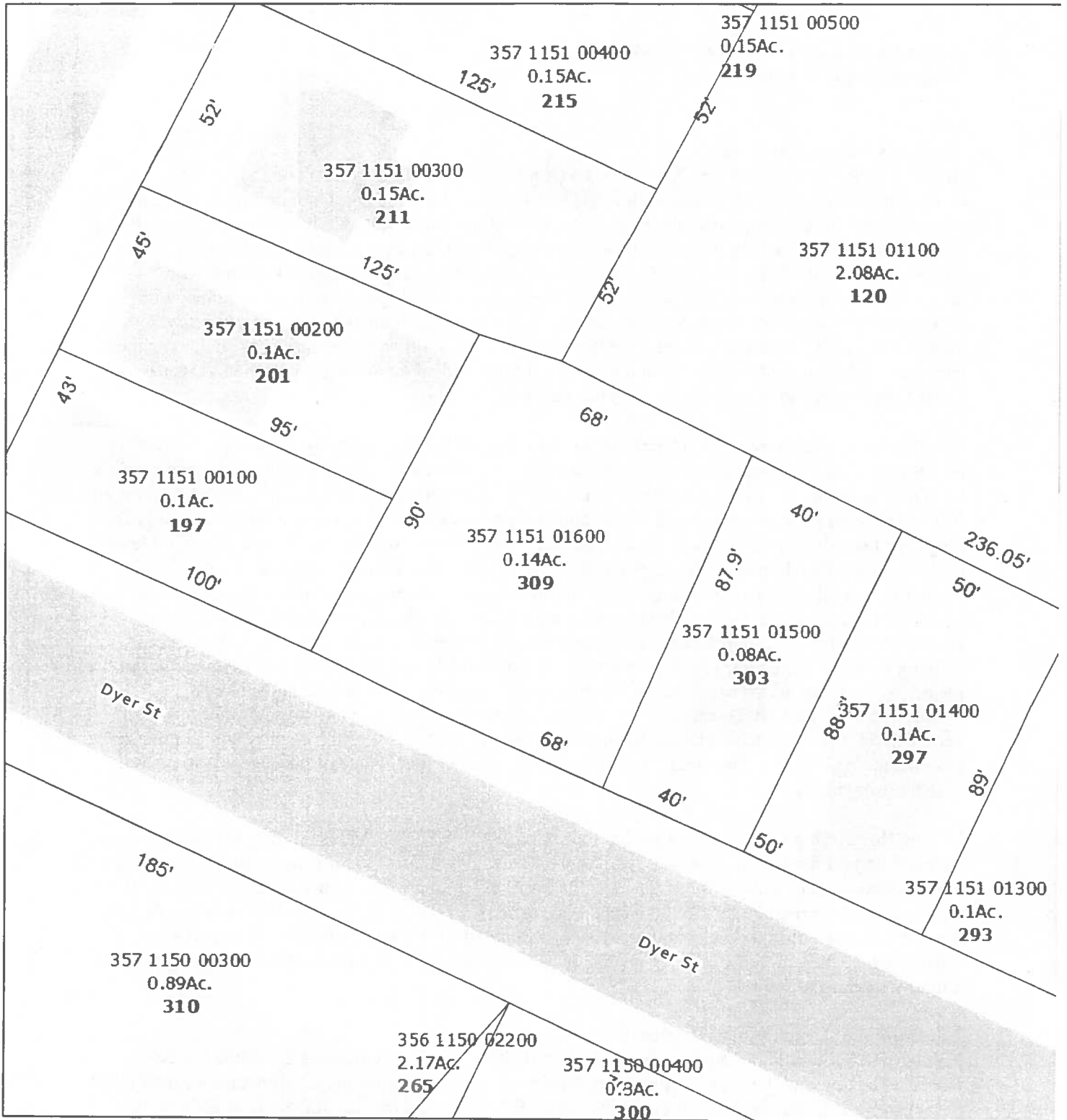
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT														
THE CITY OF NEW HAVEN						Description	Code	Assessed	Assessed	6093 NEW HAVEN, CT										
165 CHURCH ST						EX VC I L	53	63,800	44,660											
NEW HAVEN CT 06510		<b>SUPPLEMENTAL DATA</b>				Total		63,800	44,660	<b>VISION</b>										
		Alt Prcl ID WARD 29 TAXABLE CENSUS 1414 BLOCK 1006 QUERY G GIS ID 23409	I/E REPO TAX DIST  Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
THE CITY OF NEW HAVEN DAVIS ULYSSES & JEANNETTE D &		9969 0	0136 0	09-10-2019	U	V	0 0	15	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
									2022	53	44,660	2021	53	44,660	2021	53	44,660			
									Total		44,660	Total		44,660	Total		44,660			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	<b>APPRAISED VALUE SUMMARY</b>											
									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											
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result						
09-2915	11-05-2009	DE	Demolish		04-26-2010	100		DEMOLISH	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						
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

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 Bthrms										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms										
Bath Style										
Kitchen Style										
Interior Conditio										
Fin Bsmnt Area										
Fin Bsmnt Qual										
NBHD Code										
<b>CONDO DATA</b>										
Parcel Id			C		Ownr					
				B	S					
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
<b>COST / MARKET VALUATION</b>										
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										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				

No Sketch

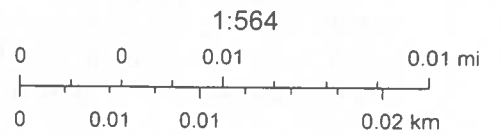


# 309 Dyer Street



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

<b>Property Address</b> 0 East Shore Parkway		<b>Map-Block-Parcel</b> 067-0953-00100	<b>Zoning</b> IH	<b>Ward</b> 17	<b>Property Type</b> Sliver lot / commercial	<b>Total legal units</b> NA
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>	<b>Property Size</b>	
<b>Land + OB</b> \$ 11,800	<b>Building</b> NA	<b>Other</b> NA	<b>Total Value</b> \$11,800		<b>Lot Size</b> 0.03 AC (See map)	<b>Total sq. ft.</b> 1320 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 11,800	Vision	10/1/2022	Commercial Sliver lot @ \$2.00 per sq./ft.	\$ 2,640	N/A	\$ 2,640

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Sal Punzo 17th Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> New Haven Port Authority 200 Orange Street New Haven CT 06510		<b>Name, address &amp; telephone of contact person:</b> C/O Sally Kruse, Executive Director	
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 6/29/2023	<b>Reviewed by:</b> Staff	<b>Comments</b> Current

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

**General discussion** The City proposes to dispose of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities. The City intended to convey this parcel previously as part of the sale of 0 Albia Street MBP 067-0953- 00200 to the New Haven Port Authority.

**Owner Occupancy?** N/A

Prepared by: \_\_\_\_\_ Date \_\_\_\_\_ Concurred by:  Date 7/11/23

Committee	Date	Action
PAD	7/19/2023	
City Plan	8/17/2023	
L.C.I.	8/24/2023	
Board of Alders	9/5/2023	

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Sal Punzo 17<sup>th</sup> Ward

DATE: **July 10, 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 0 East Shore Parkway (MBP 067-0953-00100) to New Haven Port Authority. The land will be utilized for site control, laydown use, and port activities. The City intended to convey this parcel as part of the 0 Albia Street sale.

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	Assessed
165 CHURCH ST						EX COM LN	21	11,800	8,260
NEW HAVEN CT 06510									
SUPPLEMENTAL DATA									
Alt Parcel ID 17									
WARD TAXABLE CENSUS BLOCK QUERY G									
GIS ID 2920									
I/E REPO TAX DIST									
Assoc Pld#									
Total								11,800	8,260

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CITY OF NEW HAVEN		0 0						Year	Code	Assessed	Year	Code	Assessed
								2022	21	8,260	2021	21	8,260
Total										8,260			8,260

This signature acknowledges a visit by a Data Collector or Assessor

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

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
P	B		

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Date		Id		Type		Is		Cd	
10-05-2001		PH						45	
Purpose/Result Review Against Field Cd									

LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Notes

Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	UNB	Location Adjustment	Adj Unit P	Land Value
1	903V MUNICIPAL MD	IH	0		1,225 SF	35.75	1.00000	X	0.15	P	1,800		1,0000	9.65	11,800
Total Card Land Units 1,225 SF Parcel Total Land Area 0 Total Land Value 11,800															

**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 Bathrooms:					
Total Half Baths:					
Total Xtra Fixtrs:					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Interior Condito					
Fin Bsmt Qual					
NBHD Code					

Parcel Id	C	B	Ownr
Adjust Type	Code	Description	Factor%
Condo Flr			
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	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

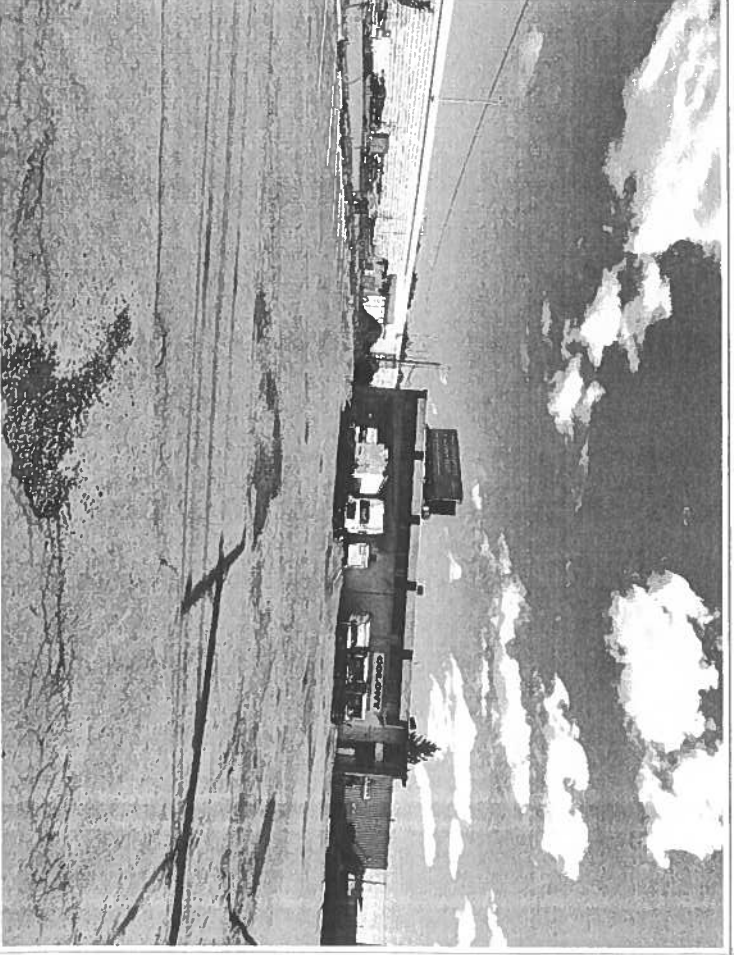
**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

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

**BUILDING SUB-AREA SUMMARY SECTION**

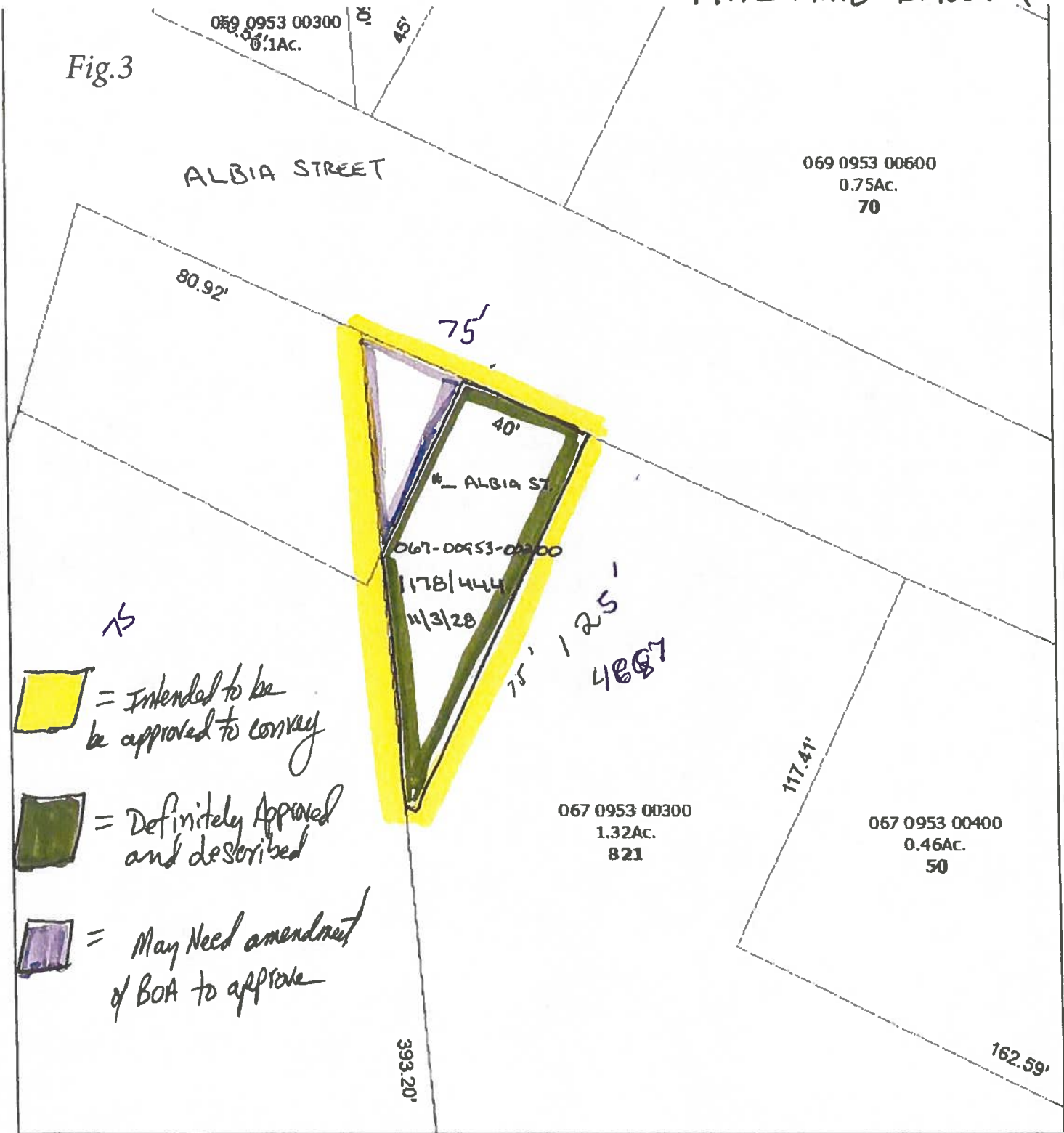
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Totl Gross Liv / Lease Area		0	0	0		0

No Sketch



MIKE PINTO DIAGRAM

Fig.3



= Intended to be approved to convey



= Definitely Approved and described



= May Need amendment of BOA to approve

Legend

New Haven Web Parcels

New Haven Parcels

New Haven Parcels

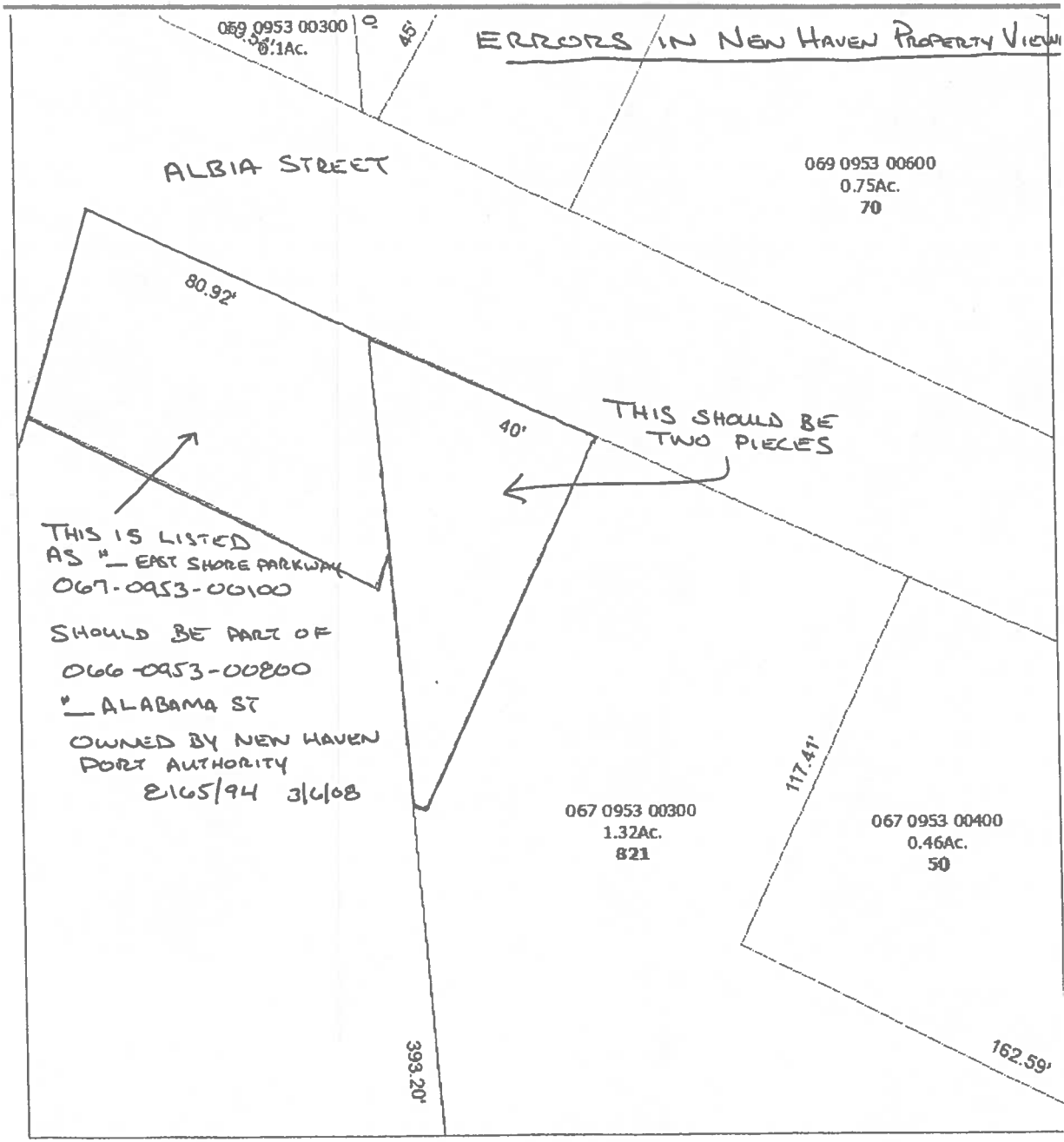
MY MAP

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 5/30/20





**Legend**

- New Haven Web Parcels
- New Haven Parcels**
- New Haven Parcels

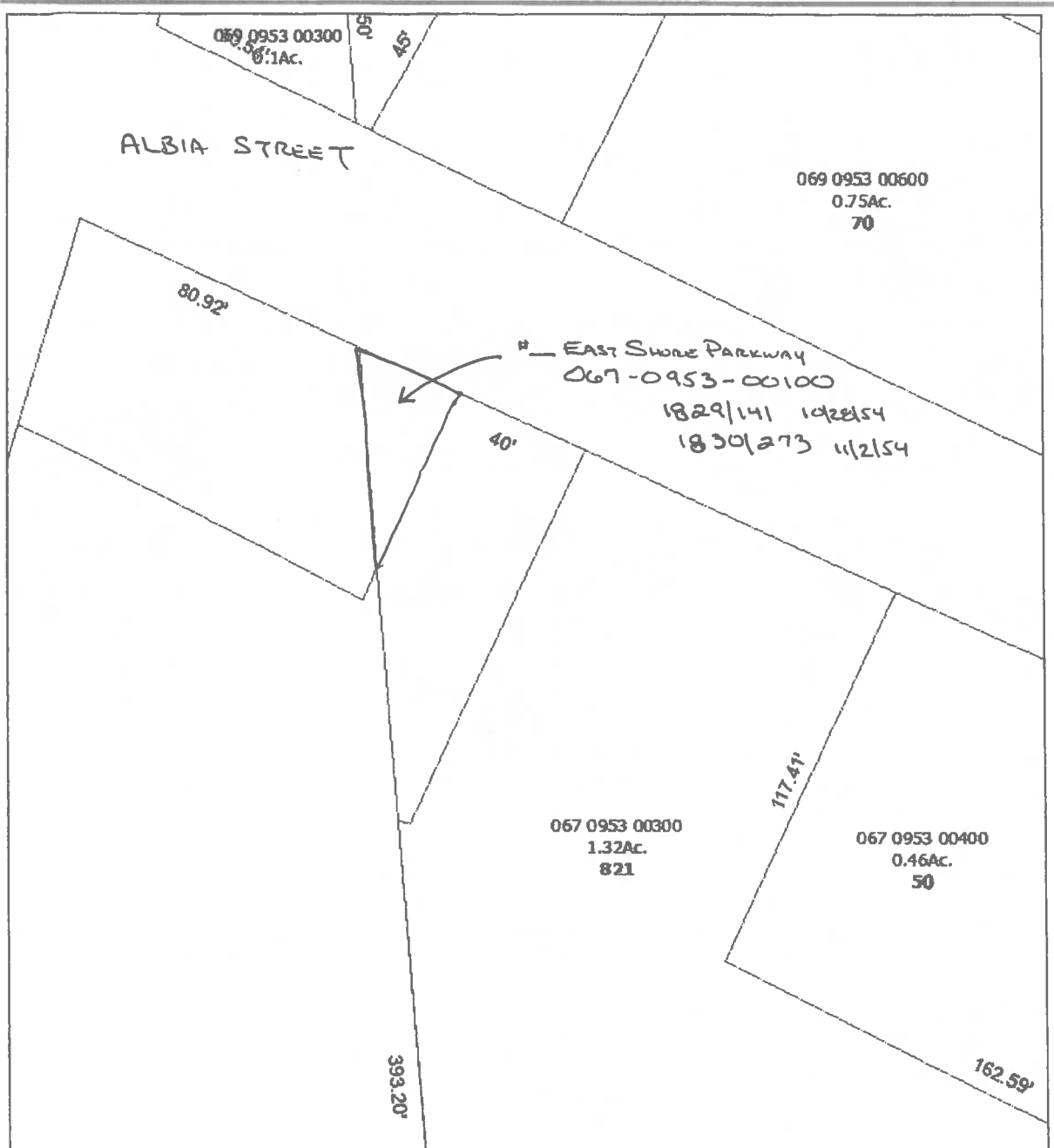
**MY MAP**

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Date: 5/30/20





**Legend**

- New Haven Web Parcels
- New Haven Parcels

**MY MAP**

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 5/30/2023







# 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	
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
Land + OB \$48,200	Building N/A	Other N/A	Total Value \$48,200		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 <sup>rd</sup> Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511	<b>Name, address &amp; telephone of contact person:</b> 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 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. Ron Hurt 3<sup>rd</sup> 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

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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				6093 NEW HAVEN, CT							
CITY OF NEW HAVEN								Description	Code	Assessed	Assessed								
165 CHURCH ST								EX COM LN	21	48,200	33,740	<b>VISION</b>							
NEW HAVEN CT 06510				SUPPLEMENTAL DATA															
				Alt Prcl ID	I/E REPO														
				WARD 03	TAX DIST														
				TAXABLE															
				CENSUS 1403															
				BLOCK 2027															
				QUERY G															
				GIS ID 16440	Assoc Pid#														
				Total						48,200	33,740								
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN				7016 0222	11-29-2004	U	I	0	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
MARLOWE INC & TRASHED *				5610 0188	01-10-2000		I	0		2022	21	33,740	2021	21	33,740	2021	21	33,740	
TRASHED PROPERTIES LLC				5549 0269	08-26-1999	U	I	0											
GINNETTI WILLIAM J SR				5442 0183	02-12-1999	U	I	0											
UNKNOWN				3661 0004	04-23-1987	U	I	250,000											
				Total						33,740		Total	33,740		Total	33,740		Total	33,740
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			0.00																
Total				0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name		B	Tracing		Batch													
1900	NORTH HILL																		
NOTES																			
10/7/2011, WORK NOT STARTED, VACANT PARCEL																			
DEMO																			
7/2/12, VACANT, NO CHANGE																			
04/29/2015 REVISIT 2016.																			
CLOSE OLD BLDG PERMIT																			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
B-11-272	05-13-2011	NC	New Construct	0	08-03-2011	100		NEW 2 FMY OUT OF STEEL		04-29-2015	SF	04		47	BP Inspection				
	01-19-2000	DE	Demolish			100	02-02-2000			07-02-2012	JK	02		47	BP Inspection				
										10-07-2011	CA	02		47	BP Inspection				
										08-03-2011	GM2	03		51	BP No One Home				
										06-01-2011	JW1	04		70	Field Review				
										01-10-2011	JEW	03		99	Vacant				
										12-16-2010	TWM	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 Adjustmen	Adj Unit P	Land Value			
1	903V	MUNICIPAL MD	RM2	0		6,491 SF	8.24	0.90000	4	1.00	1900	1.000		1.0000	7.42	48,200			
Total Card Land Units						6,491 SF	Parcel Total Land Area						0	Total Land Value				48,200	

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 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	Own
		B	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 %	
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	

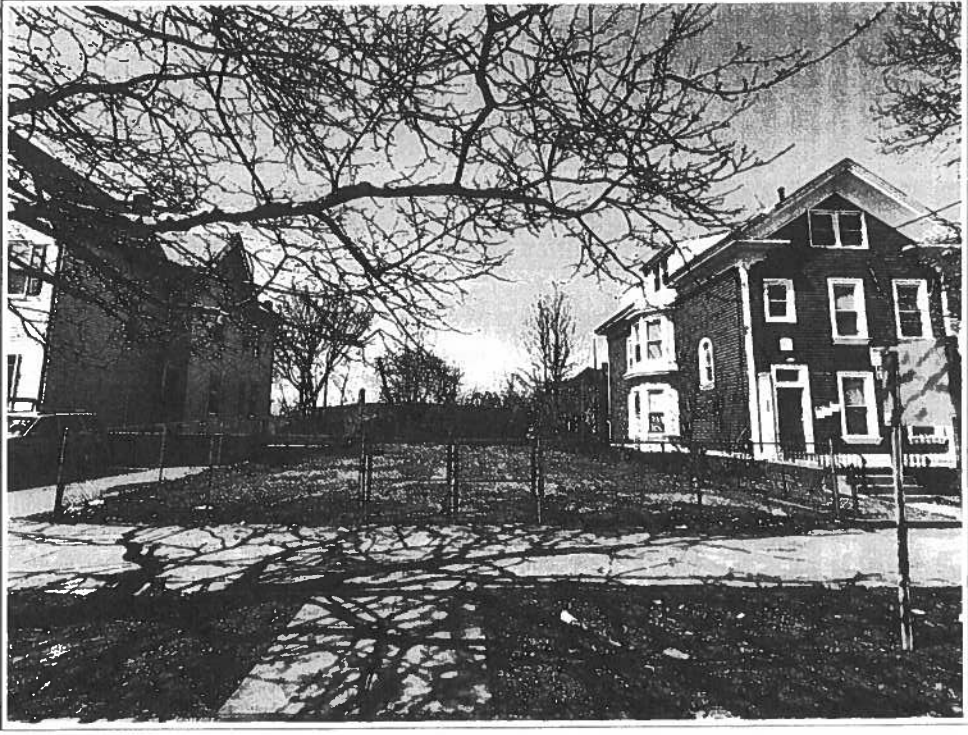
No Sketch

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

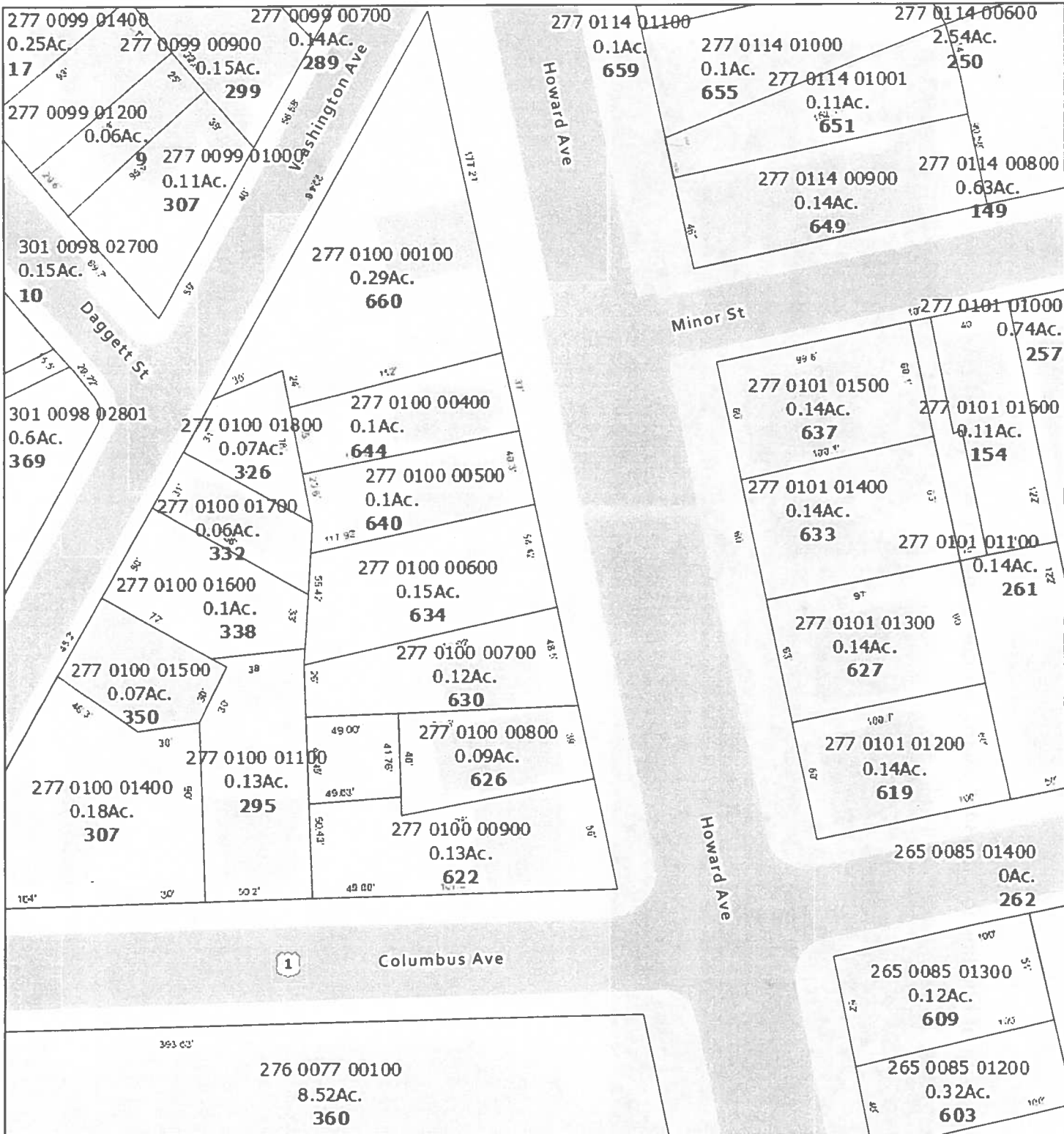
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

**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

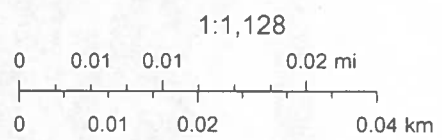


# 634 Howard Avenue / Building lot



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

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
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment</b>	
Land + OB \$ 101.900	Building N/A	Other N/A	Total Value \$ 101.900	For Tax Purposes \$ 71,330	
				<b>Property Size</b>	
				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	10/1/20 22	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 <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>	
Douglas Allen Investment Group, LLC 554 Boston Post Road Milford CT 06460		C/O Douglas Woods	
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 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 15<sup>th</sup> 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.

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CITY OF NEW HAVEN								Description	Code	Assessed	Assessed	6093
165 CHURCH ST								EX COM LN	21	101,900	71,330	
NEW HAVEN CT 06510				<b>SUPPLEMENTAL DATA</b>								NEW HAVEN, CT
				Alt Prcl ID	I/E REPO						<b>VISION</b>	
				WARD 15	TAX DIST							
				TAXABLE								
				CENSUS 1425								
				BLOCK 2013								
				GIS ID 7389	Assoc Pid#							
								Total		101,900	71,330	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN				9088 0020	12-11-2013	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
REYES ANGELO				5335 0268	07-02-1998	U	I	10,000	1	2022	21	71,330	2021	21	71,330	2021	21	71,330
MASON DAVID W				5304 0239	04-29-1998	U	I	0										
MASON GREGORY				5117 0156	03-13-1997	U	I	0										
MASON THOMAS R				5117 0153	03-13-1997	U	I	0										
								Total		71,330	Total	71,330	Total	71,330	Total	71,330		

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1000	FAIR HAVEN DOV		

APPAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	101,900
Special Land Value	71,330
Total Appraised Parcel Value	101,900
Valuation Method	C
Total Appraised Parcel Value	101,900

**NOTES**

BUILDING DEMOLISHED 7/10  
DEBRIS ON LOT

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
10-0644	03-15-2010	DE	Demolish		08-18-2010	100		DEMO
99-070	07-06-1999	C/	Legal Complian	0		100	07-06-1999	TO CLOSE OUT PERMIT B99
P99-103	04-08-1999	HA	Heating/Air Co	1,000		100		REPLACE BATHROOM
H99-100	04-08-1999	HA	Heating/Air Co	3,000		100		REPLACE WARM AIR SYSTE
B99-185	03-04-1999	AD	Addition	14,000		100		ERECT ADDITION TO GARA
B99-118	02-08-1999	DE	Demolish	0		100		DEMOLISH BLDG
102145	08-07-1992	OU	Outbulding	5,000		100		ERECT 20X30 ADD TO EXT G

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
08-18-2010	CA	02		47	BP Inspection
07-29-2010	GM			00	Measur+Listed
08-03-2005	BD			45	Review Against Field Cd
09-26-2001	SB			45	Review Against Field Cd

LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value				
1	903V	MUNICIPAL MD	RM1	0		7,405 SF	7.34	1.00000	5	1.50	1000	1.250			1.0000	13.76				
Total Card Land Units															7,405 SF	Parcel Total Land Area	0	Total Land Value		101,900

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 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	
		B	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 %	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	

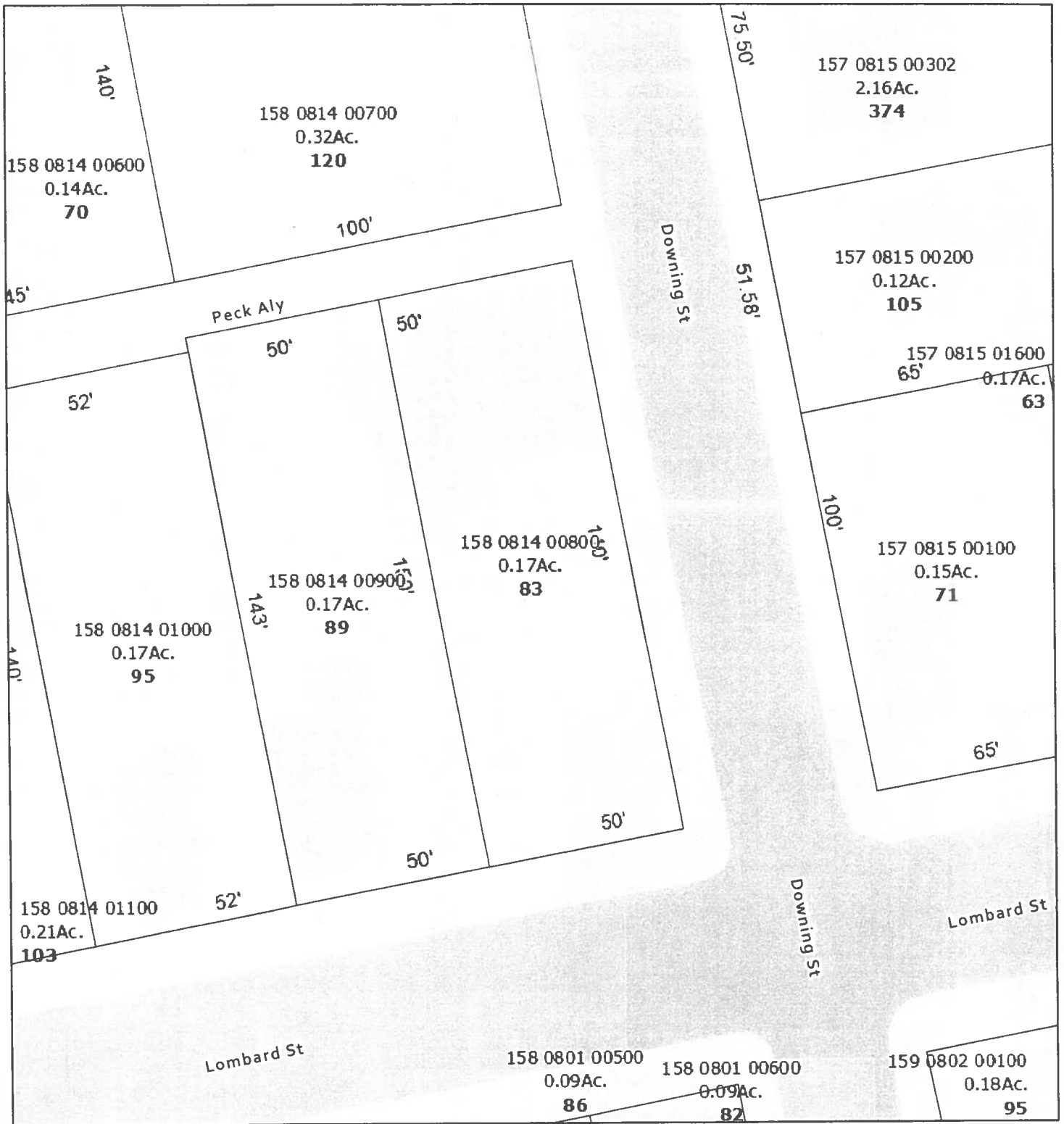
No Sketch

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

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



# 83 Lombard Street / Sale of Building lot

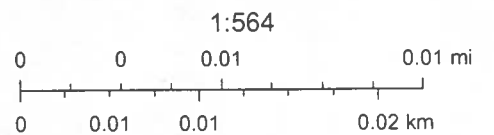


7/21/2023, 11:10:14 AM



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	
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
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 <sup>th</sup> 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	
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
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
						<b>Total Disposition</b>	

### 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 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 <sup>th</sup> 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: Emilie Yonke 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	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT													
CITY OF NEW HAVEN						Description	Code	Assessed	Assessed	6093									
165 CHURCH ST						EX COM LN	21	43,700	30,590	NEW HAVEN, CT									
NEW HAVEN CT 06510		<b>SUPPLEMENTAL DATA</b>								<b>VISION</b>									
		Alt Prcl ID	I/E REPO																
		WARD 08	TAX DIST																
		TAXABLE																	
		CENSUS 1421																	
		BLOCK 1007																	
		QUERY G																	
		GIS ID 9987	Assoc Pid#																
						Total	43,700	30,590											
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN				4462 0213	03-16-1992		V		0	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
										2022	21	30,590	2021	21	30,590		2021	21	30,590
										Total		30,590	Total		30,590	Total		30,590	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			Total	0.00															
ASSESSING NEIGHBORHOOD												<b>APPRAISED VALUE SUMMARY</b>							
Nbhd	Nbhd Name		B	Tracing		Batch								Appraised Bldg. Value (Card)	0				
IND3	GENERIC													Appraised Xf (B) Value (Bldg)	0				
												Appraised Ob (B) Value (Bldg)	0						
												Appraised Land Value (Bldg)	43,700						
												Special Land Value	30,590						
												Total Appraised Parcel Value	43,700						
												Valuation Method	C						
												Total Appraised Parcel Value	43,700						
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result		
												09-21-2010	GM			00	Measur+Listed		
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	RM2	0		3,883 SF	21.45	1.00000	X	0.50	IND5	1.050					1.0000	11.26	43,700

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 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
		B	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 %	
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	

No Sketch

**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

**BUILDING SUB-AREA SUMMARY SECTION**

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



# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Ellen Cupo 8<sup>th</sup> 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

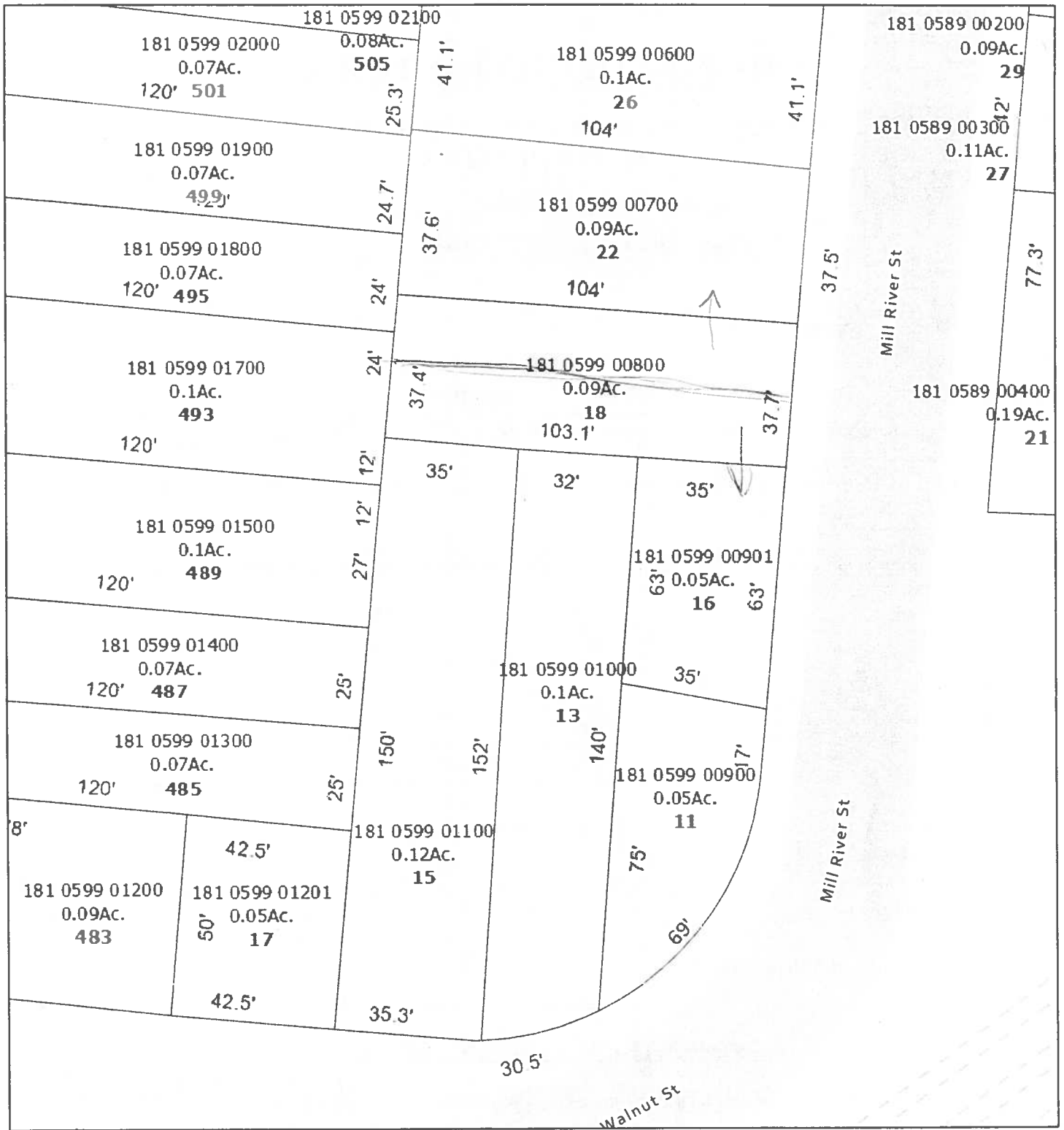
Republican

Unaffiliated/Independent/Other

### INSTRUCTIONS TO DEPARTMENTS

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.

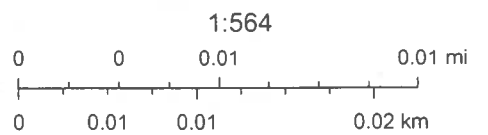
# 18 Mill River Street / Sliver lot sale



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	
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
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'	
						Disposition	Disposition

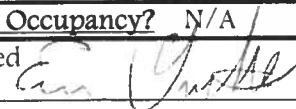
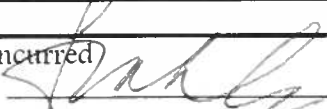
### Property Value Information

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

### Prior Notifications Sent to

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

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> 15 Walnut LLC 180 Willow Street STE 4 New Haven CT 06511		<b>Name, address &amp; telephone of contact person:</b> C/O Rebecca Weiner	
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 8/8/2023	<b>Reviewed by:</b> Staff	<b>Comments</b> Current
<b>Proposal:</b> The City of New Haven Livable City Initiative proposes the disposition of a sliver lot.			
<b>General discussion</b> 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.			
<b>Owner Occupancy?</b> 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

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

### Property Value Information

<b>Appraised Value</b> \$ 38,600	<b>Appraised by</b> Vision	<b>Date</b> 10/1/2022	<b>Type of Sale</b> Sliver lot to owner-occupant / CD area	<b>Offered amount</b> \$ 236.25	<b>Rehab costs</b> N/A	<b>LCI Recommended</b> \$236.25
-------------------------------------	-------------------------------	--------------------------	---	------------------------------------	---------------------------	------------------------------------

### Prior Notifications Sent to

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

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> Juan P. Martinez 16 Mill River 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> 8/8/2023	<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 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: [Signature] 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

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

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	Assessed	6093 NEW HAVEN, CT	
165 CHURCH ST								EX COM LN	21	38,600	27,020		
NEW HAVEN CT 06510				<b>SUPPLEMENTAL DATA</b>									<b>VISION</b>
Alt Prcl ID				I/E REPO		TAX DIST							
WARD 08													
TAXABLE													
CENSUS 1421													
BLOCK 1007													
QUERY G													
GIS ID 9990				Assoc Pid#									
								Total		38,600	27,020		

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
6696 0141	02-10-2004	U	I	0	14	2022	21	27,020	2021	21	27,020	2021	21	27,020	
0 0	04-01-1963		V	0											
						Total		27,020	Total		27,020	Total		27,020	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0900	FAIR HAVEN N		

NOTES	
10/1/2018 RECLASSIFIED LAND TO RESIDENT 903V PER ZONING MAP	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	38,600
Special Land Value	27,020
Total Appraised Parcel Value	38,600
Valuation Method	C
Total Appraised Parcel Value	38,600

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

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
09-21-2010	GM			00	Measur+Listed
10-05-2001	PH			45	Review Against Field Cd

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	903V	MUNICIPAL MD	RM2	0		4,483 SF	11.47	1.00000	5	1.00	0900	0.750		1.0000	8.6	38,600

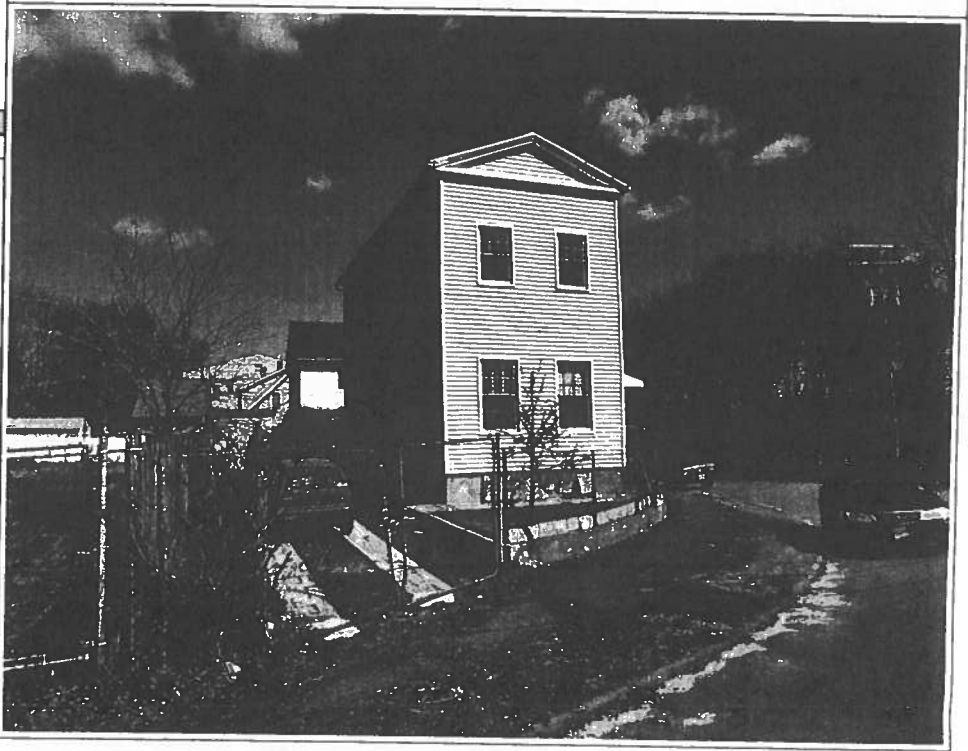
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model:	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total 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	Own	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 %		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			

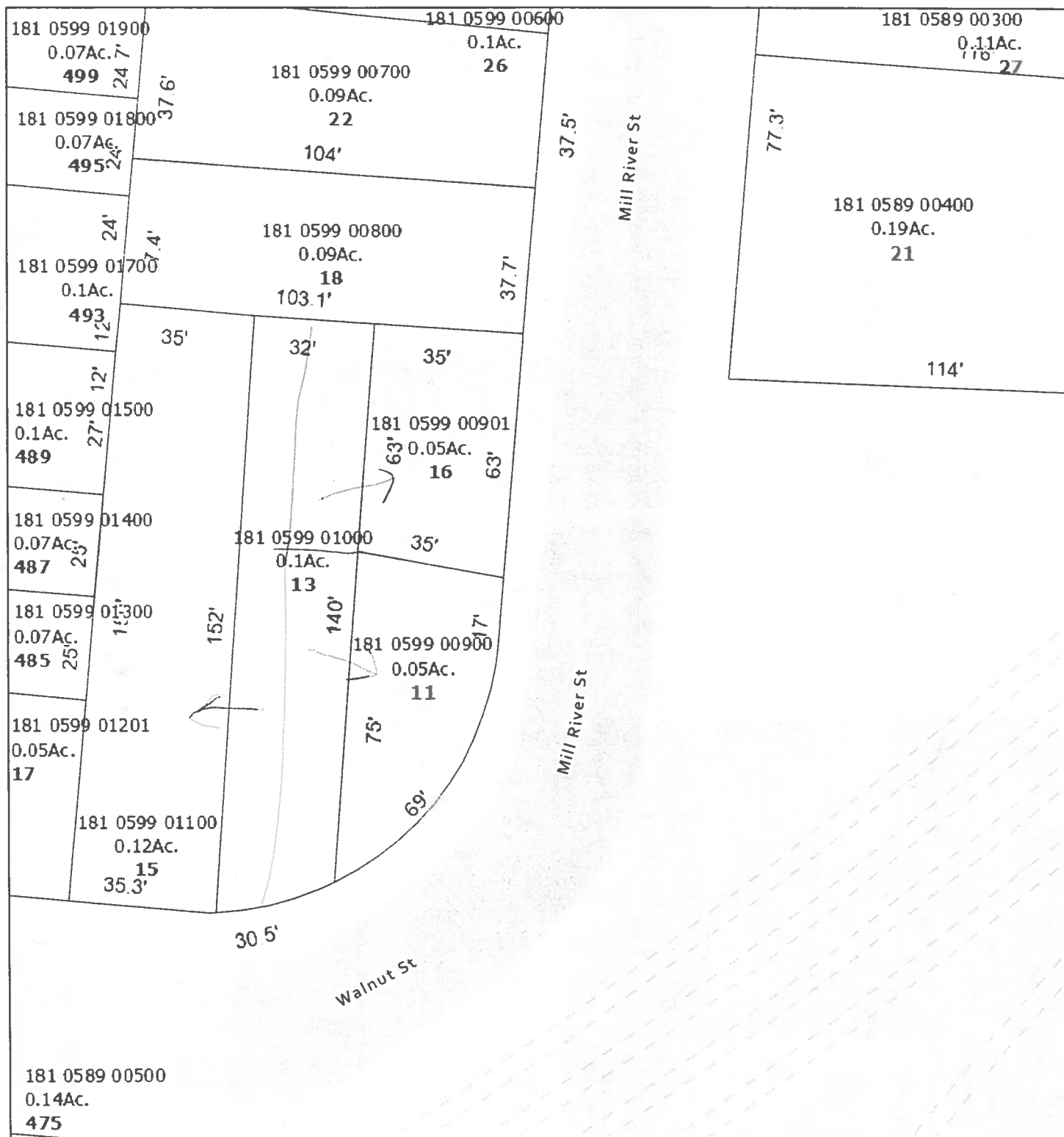
No Sketch

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



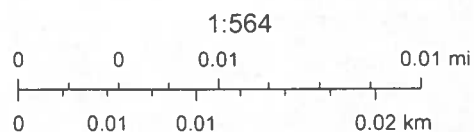
# 13 Walnut Street / Sliver lot sale



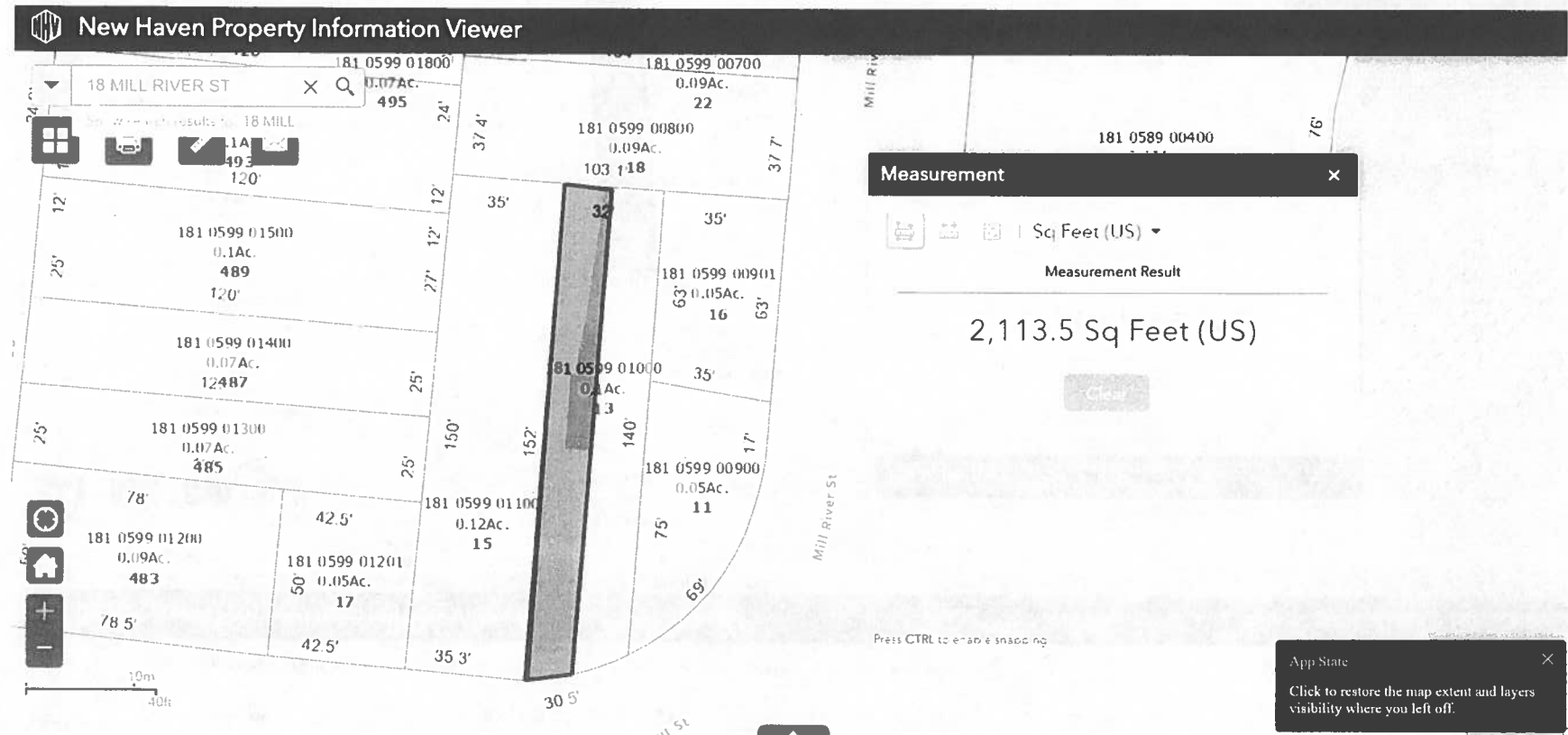
8/4/2023, 12:13:59 PM

NH Parcels Web

New Haven Web Parcels



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

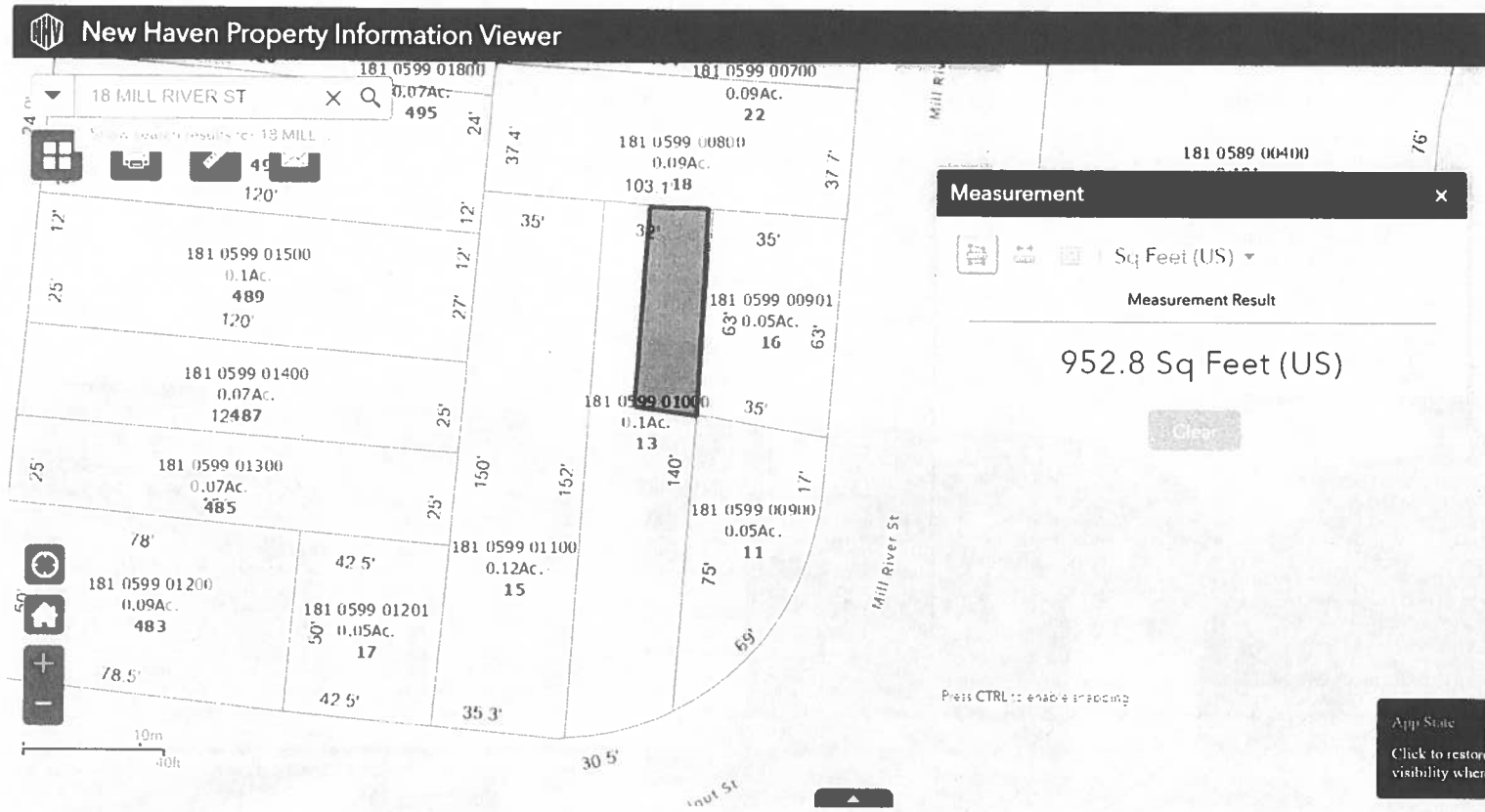


**13 Walnut Street: Portion to be conveyed to Javier Carreno of 11 Walnut Street (for graphical purposes only, not reflective of square-footage)**

The screenshot displays the New Haven Property Information Viewer interface. The main map shows several parcels along Mill River St and Walnut St. A specific parcel, 181 0599 01000 (0.07Ac, 12487), is highlighted in grey. A measurement tool is active, showing a result of 1,324.9 Sq Feet (US). The interface includes a search bar, navigation controls, and a taskbar at the bottom.

Parcel ID	Area (Ac)	Address
181 0599 01800	0.07Ac	495
181 0599 00700	0.09Ac	22
181 0599 00800	0.09Ac	103, 118
181 0599 01500	0.1Ac	489
181 0599 01400	0.07Ac	12487
181 0599 01300	0.07Ac	485
181 0599 01200	0.09Ac	483
181 0599 01201	0.05Ac	17
181 0599 01100	0.12Ac	15
181 0599 00901	0.05Ac	16
181 0599 01000	0.07Ac	12487
181 0599 00900	0.05Ac	11

**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

