

# AGENDA / NOTICE OF MEETING

## CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A SPECIAL MEETING APRIL 25, 2024 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: [etrachte@newhavenct.gov](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

**Topic: PAD Special Meeting April 25, 2024 at 3PM**

**Time: Apr 25, 2024 03:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://newhavenct.zoom.us/j/81592856908?pwd=b9Lcmsbm8sCe8knhTDL6HkVYexARGN.1>

**Meeting ID: 815 9285 6908 Password: 1234567a**

**One tap mobile +13092053325,,81592856908# US**

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

- I. Call to Order
- II. Approval of Minutes from March 20, 2024 PAD Meeting
- III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
35 Arch Street 39 Arch Street	RFP	Habitat for Humanity of Greater New Haven, Inc.	4
177 Edgewood Avenue	RFP	Neighborhood Housing Services of New Haven, Inc.	2
227 English Street	RFP	Neighborhood Housing Services of New Haven, Inc.	10

596 George Street 598 George Steet	Non-Profit	National Veterans Council for Legal Redress, Inc.	23
136 Hemingway Street	RFP	Douglas Allen Investment Group, LLC	12
211 Rosette Street	RFP	Habitat for Humanity of Greater New Haven, Inc.	8

IV. Old Business / Open Discussion

V. Adjourn

**\*\*\*FULL ZOOM NOTICE ATTACHED BELOW\*\*\*\*\***

Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

**Topic: PAD Special Meeting April 25, 2024 at 3PM**

**Time: Apr 25, 2024 03:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

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**Meeting ID: 815 9285 6908**

**Password: 1234567a**

**One tap mobile**

**+13092053325,,81592856908# US**

**+13126266799,,81592856908# US (Chicago)**

**Dial by your location**

**+1 309 205 3325 US**

**PAD MEETING MINUTES**  
**March 20, 2024**

**PRESENT:** Hon. Anna Festa, BoA; Hon. Kampton Singh, BoA; Steve Fontana, Economic Development; Donnell Hilton, City Plan; Evan Trachten, LCI; Clay Williams, Business Development; Tamara Kirby, Tax Office

**Guests:** Nora Grace Flood

**Meeting called to order at 3:01 P.M.**

**Roll Call of Members**

The PAD minutes from December 20, 2023 were reviewed. A motion was made by Alder Festa to approve, seconded by Steve Fontana, approved (Tamara Kirby abstained).

## **New Business**

### **54 Greenwood Street**

Evan told the committee the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc. as well as a parcel at 400 Legion Avenue. The applicant has been utilizing both lots for almost 20 years. The parcel at 54 Greenwood Street will be utilized as an emergency exit area and as a play area, they have an emergency exit door at this lot. The church is also in the process of opening a daycare. There is a letter in the file from 2019, the church wanted to purchase the lot, but the sale didn't proceed because the City wanted to receive fair market value and the applicant offered \$1.00 per square foot. Sometime ago, LCI was advised by Corporation Counsel that a law called RLUIPA treats churches as non-profit organizations. Sliver lot sales to non-profits are sold at \$1.00 per square foot. This parcel is 1,280 square feet. LCI didn't offer the lot at 54 Greenwood to the other adjacent property owner because they have a driveway and off-street parking, and because of the location of the applicant's emergency exit door. LCI also sees a community benefit by selling the lot to the applicant because they will be creating a daycare that will serve the community. Evan noted that it costs the City money to maintain this lot, cutting the grass and shoveling snow, and dealing with illegal dumping, as well as liability exposure.

Alder Festa asked if the adjacent homeowner was approached? Evan said no and told the committee the plan was always to sell this lot to the applicant because their emergency exit door opens to this location, as well as the other reasons previously stated, there is a long history of the applicant trying to acquire this parcel and we are finally at the committee level. The adjacent property hasn't shown any interest in acquiring the parcel. Steve Fontana expressed concerns about making sure the playground use would not obstruct the emergency exit. Steve would like to add a condition to make sure the parcel is used safely and serves an exit. Alder Singh agreed that adding the language was appropriate. Evan also noted that he called Alder Hurt to discuss this sale and he was supportive of the sale and the future daycare use.

**A motion was made by Steve Fontana to approve the item with the condition that this parcel serve as an emergency exit and if any other use occurs (play space) the fire egress must be preserved, seconded by Clay Williams, roll call was taken, approved unanimously.**

#### **400 Legion Avenue**

Evan told the committee the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc at nonprofit pricing at \$1.00 per square foot. The applicant has been utilizing this parcel as a parking lot for almost 20 years. The applicant paved this lot many years ago and has been maintaining it. It recently came to the attention of the applicant that the City was the owner of this parcel. The applicant is developing a daycare and needs this lot. The applicant's primary entry door faces this parcel. Historically, LCI cleans-up of the facts on the ground by selling sliver lots when we come across a similar situation where the adjacent property owner has been maintaining the property. Evan noted the lot is 39' by 109' and 4,436 square feet. Evan said there isn't parking on Legion Avenue and the applicant has been a good neighbor.

Evan said he didn't think it would make sense to build a house at this location and take the lot away given the lack of parking and history with the parcel and applicant. Alder Festa asked about the front entry to the Church, Evan said it's about half-way down the side of the building along the parking lot. Alder Festa asked about the property line and noted the GIS map shows the structure over the property line. Evan said the GIS map system has some issues and is slated to be updated in April. Evan said the structure sits on the property line and basically has a zero-lot line. Alder Festa acknowledged the need for additional housing but also the need to serve our neighbors, the applicant has been a good neighbor.

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

#### **21 Haven Street**

Evan told the committee that this is another sliver lot sale. The applicant Mr. Medeiros is an owner occupant. Owner occupants pay \$0.25 per square foot in this CD eligible area, the parcel is 3485 square feet, so the purchase price is \$871.25. Evan called Alder Cupo about this sale and she supported it. The applicant has been maintaining this lot for many years. The applicant thought she already owned the parcel. LCI didn't offer to split this lot because the other abutting property owner has a large lot with 78' of frontage. The applicant has a small lot, and this lot will increase their yard area and provide off-street parking. The applicant has been maintaining the lot.

**A motion was made by Alder Festa to approve the disposition, seconded by Clay Williams, roll call was taken, approved unanimously.**

#### **Open Discussion**

Evan told the committee the City recently did an RFP to sell a few vacant lots. Evan expects these to come before the PAD Committee in the near future. Evan may request a Special meeting to get the process going.

**A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:30 P.M.**

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
35 Arch Street 39 Arch Street		301 0097 04200 301 0097 04300	RM-2	4	Building lot	Per Zoning	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$50,700 \$55,800	N/A	N/A	\$106,500	\$74,550		Approximately 70' X 180'	13,194 Total Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 110,900	Vision	10/1/20 22	RFP # 2024-01- 1622	\$75,000	NA	\$75,000

### Prior Notifications Sent to

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

### Applicant's Information



Applicant's name, address & telephone:	Name, address & telephone of contact person:
Habitat for Humanity of Greater New Haven, Inc 37 Union Street New Haven CT 06511	C/O Dennis Michels, Co-Executive Director

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current

**Proposal:** The City of New Haven proposes to dispose of this building lot as part of RFP # 2024-01-1622.

**General discussion:** The City of New Haven proposes to dispose of this building lot to Habitat for Humanity of Greater New Haven, Inc. who will develop two (2) single-family owner-occupied properties at this location. Each single-family home will also have an accessory dwelling unit (ADU) that will be rented as an affordable rental at 60-70% Area Median Income (AMI) with a minimum affordability term of twenty (20) years. **Each 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 Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years.**

**Owner Occupancy?** Yes, sale to owner occupant

Prepared by:  Date 4/3/2024 Concurred by:  Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

# PRIOR NOTIFICATION FORM

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

TO : Hon. Evelyn Rodriguez 4<sup>th</sup> Ward

DATE: **April 5, 2024**

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.

**Sale of building lot at 35-39 Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop two single family homes at this site. Each home will also contain and affordable Accessory dwelling unit (ADU).**

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.

<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>	
CITY OF NEW HAVEN								EX COM LN	
165 CHURCH ST		<b>SUPPLEMENTAL DATA</b>							
NEW HAVEN CT 06510		Alt Prcd ID WARD 04 TAXABLE CENSUS 1406 BLOCK 3001 QUERY G GIS ID 19230		I/E REPO TAX DIST GIS PROP		Assoc Pld#			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
CITY OF NEW HAVEN	9983	0187	03-04-2020	U	V	0	14
ERKERD ROSE M	9639	0025	11-01-2017	U	V	0	25
ERKERD FRED & ROSE M	2382	0527	10-14-1969		I	0	
Total						42,140	

**EXEMPTIONS**

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

**OTHER ASSESSMENTS**

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

**ASSESSING NEIGHBORHOOD**

Nbhd Name NORTH HILL

Nbhd 1900

Tracing

Batch

**NOTES**

10/1/2017 NEW PICTURE

10/1/2019 IMPROVEMENTS RAISED PER BUILDING DEPT.

10/1/2023 SQUARE FOOTAGE CHANGE PER DEED AND GIS MAP

**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-18-1472	10-29-2018	DE	Demolish	0		100	05-13-2019	"APPLICATION TO DEMOLIS

**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		9,268	SF	6.02	1.00000	5	1.00	1900	1.000		6.02	55,800		
Total Card Land Units 9,268 SF														Parcel Total Land Area 0		Total Land Value 55,800	

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card) 0

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 0

Appraised Land Value (Bldg) 55,800

Special Land Value 0

Total Appraised Parcel Value 55,800

Valuation Method C

**VISIT / CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
08-16-2011	VA	04		DM	Data Mailer Sent
06-01-2011	JW1	03		70	Field Review
01-11-2011	JEW	03		09	Refusal
09-06-2001	DA			45	Review Against Field Cd

**VISION**

6093

NEW HAVEN, CT

**RECORD OF OWNERSHIP**

BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
6803	05-24-2004	U	I	0	14
5062	10-30-1996	U	I	0	1
4894	08-11-1995	U	I	0	0
4588	04-08-1993	U	I	18,135	0
Total					14

**EXEMPTIONS**

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

**ASSESSING NEIGHBORHOOD**

Nbhd	Nbhd Name	B	Tracing	Batch
1900	NORTH HILL	B	Tracing	Batch

**NOTES**

DEMO 1998  
 Total Appraised Parcel Value 50,700  
 Valuation Method C  
 Total Appraised Parcel Value 50,700

**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
107291	02-25-1998	DE	Demolish	0		100		DEMOLISHED BLDG
104685	08-14-1995	RH	Rehab	30,000		100		INT RENOVATIONS

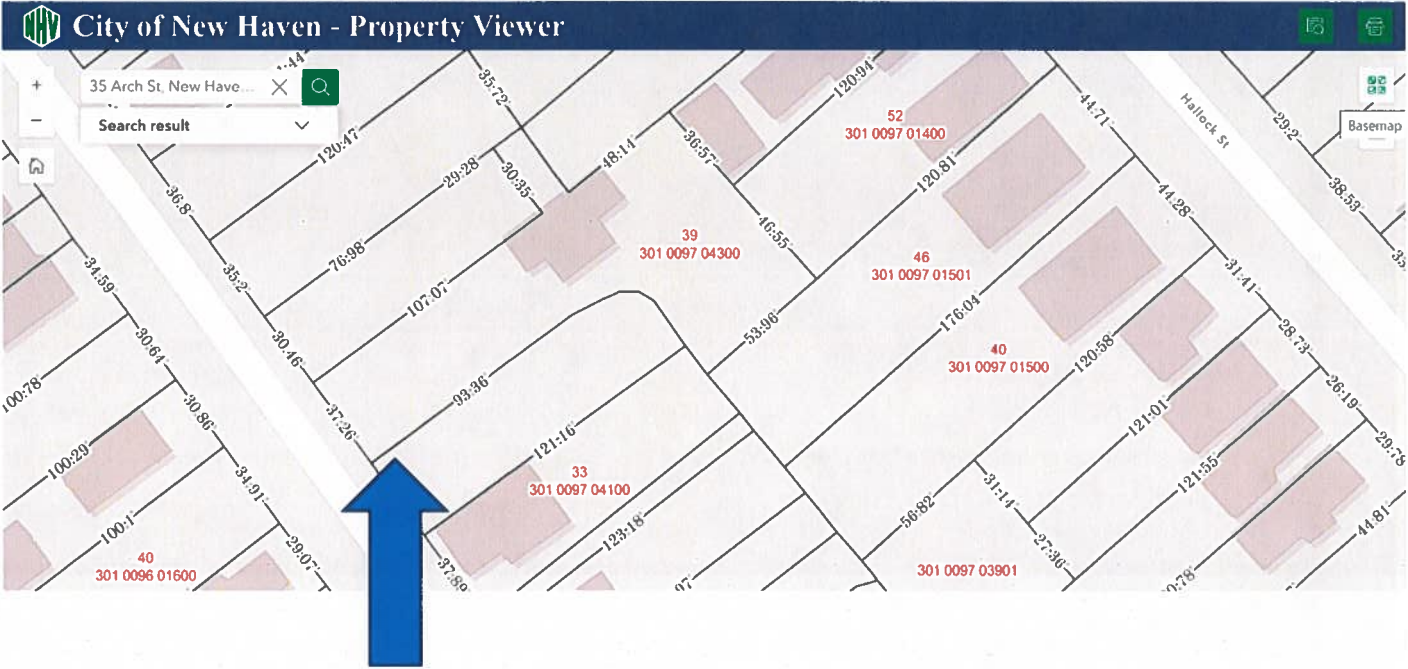
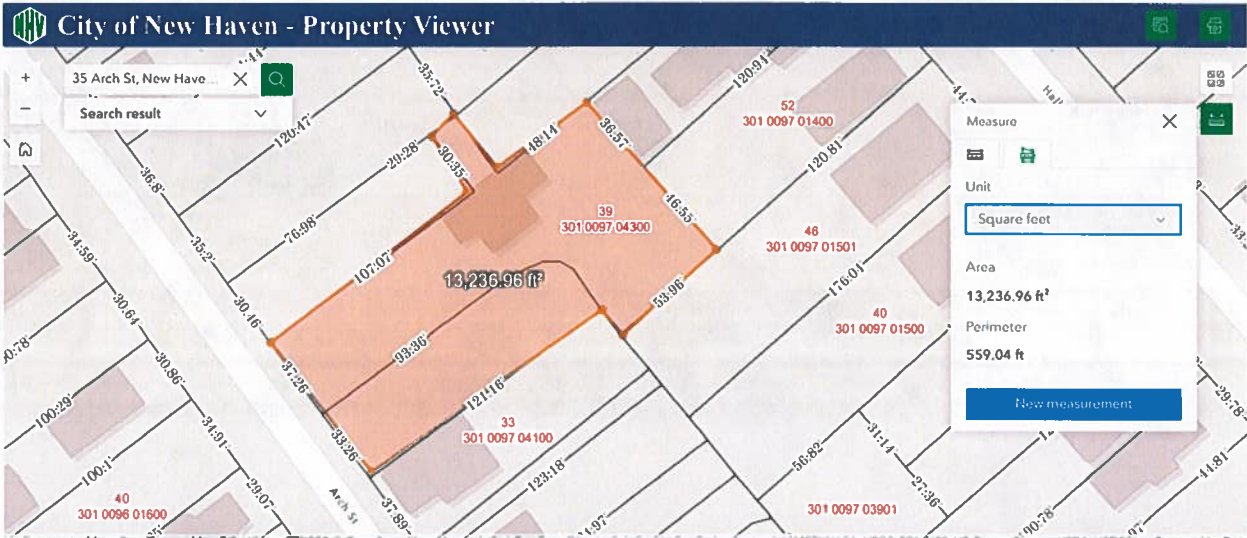
**LAND LINE VALUATION SECTION**

B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2	0		3,926	SF	12.91	1.00000	5	1.00	1900	1.000		1.0000	50,700
Total Card Land Units 3,926 SF Parcel Total Land Area 0 Total Land Value 50,700																

Total Appraised Parcel Value 50,700  
 Valuation Method C  
 Total Appraised Parcel Value 50,700



**35-39 Arch Street Sale of building lot to Habitat for Humanity of Greater New Haven, Inc. for the development of 2 single family properties each structure will contain an affordable ADU rental unit.**



35-39 Arch Street, New Haven, CT 06519



**Habitat for Humanity of Greater New Haven, Inc.**  
**35-39 Arch St.**  
**2024 New Construction**

Income Sources: (2) Homes w/attached ADU's		
Dec-June	Corporate Grants	\$130,000
Dec-june	Foundation Grants	60,000
Dec-June	Individual Contributions	137,500
2024	CDBG	40,000
Project Income		<u>367,500</u>
	HOME Funds	130,000
Total Sources		<u><u>\$497,500</u></u>

Budgeted Uses:		
	Acquisition	\$ 75,000
	Survey	8,000
	Construction Equipment	5,200
	Sitework	2,000
	Excavation	70,000
	Foundation	30,000
	Framing	30,000
	Stairs	1,800
	Electrical	17,400
	Plumbing/Heat	56,000
	Insulation	10,000
	Roof & Gutters	11,000
	Windows/Doors	15,600
	Drywall	10,800
	Cabinets/Counters	11,000
	Flooring & Trim	14,000
	Siding	11,600
	Porches	9,000
	Sidewalks & Landscaping	3,000
	Misc. Supplies	3,200
	Construction Salaries	70,000
	Disposals	4,600
	Security & Fencing	5,200
	Utilities	1,100
	Contingency	22,000
Total Project Uses		<u><u>\$ 497,500</u></u>

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

<b>Property Address</b>		<b>Map-Block-Parcel</b>	<b>Zoning</b>	<b>Ward</b>	<b>Property Type</b>	<b>Total legal units</b>
177 Edgewood Avenue		316 0267 03900	RM-2	2	Sliver lot	N/A
<b>2022 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>
<b>Land + OB</b>	<b>Building</b>	<b>Other</b>	<b>Total Value</b>			<b>Lot Size</b>
\$40,400	N/A	N/A	\$40,400	\$28,280		Approximately 42' X 156'
						<b>Total sq. ft.</b>
						2,358 Total Per Assessor

### Property Value Information

<b>Appraised Value</b>	<b>Appraised by</b>	<b>Date</b>	<b>Type of Sale</b>	<b>Offered amount</b>	<b>Rehab costs</b>	<b>LCI Recommended</b>
\$40,400	Vision	10/1/2022	RFP # 2024-01-1622	\$5,000	NA	\$5,000

### Prior Notifications Sent to

<b>Aldersperson</b>	<b>Name of Aldersperson</b>	<b>Management Team</b>	<b>Other interested parties</b>
Yes X No <input type="checkbox"/>	Hon. Frank E. Douglass, Jr. 2 <sup>nd</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>
Neighborhood Housing Services of New Haven, Inc 333 Sherman Avenue New Haven CT 06511	C/O James A. Paley, Executive Director

<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>
Current	4/3/2024	Staff	Current

**Proposal:** The City of New Haven proposes to dispose of this sliver lot as part of RFP # 2024-01-1622

**General discussion:** The City of New Haven proposes to dispose of this sliver lot to Neighborhood Housing Services of New Haven, Inc. who will utilize this parcel for parking to support affordable rental properties at 171 Edgewood Avenue and at 173 Edgewood Avenue.

**Owner Occupancy?** No

Prepared by:  Date 4/3/2024 Concurring by:  Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

# PRIOR NOTIFICATION FORM

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

TO : Hon. Frank E. Douglass, Jr. 4<sup>th</sup> Ward

DATE: **April 5, 2024**

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.

**Sale of sliver lot at 177 Edgewood Avenue Neighborhood Housing Services New Haven, Inc. as part of RFP 2024-01-1460. The applicant will utilize this lot for parking to support existing affordable rental properties at 171 Edgewood Avenue and 173 Edgewood Avenue that lack off-street parking.**

Check one if this an appointment to a commission

Democrat

Republican

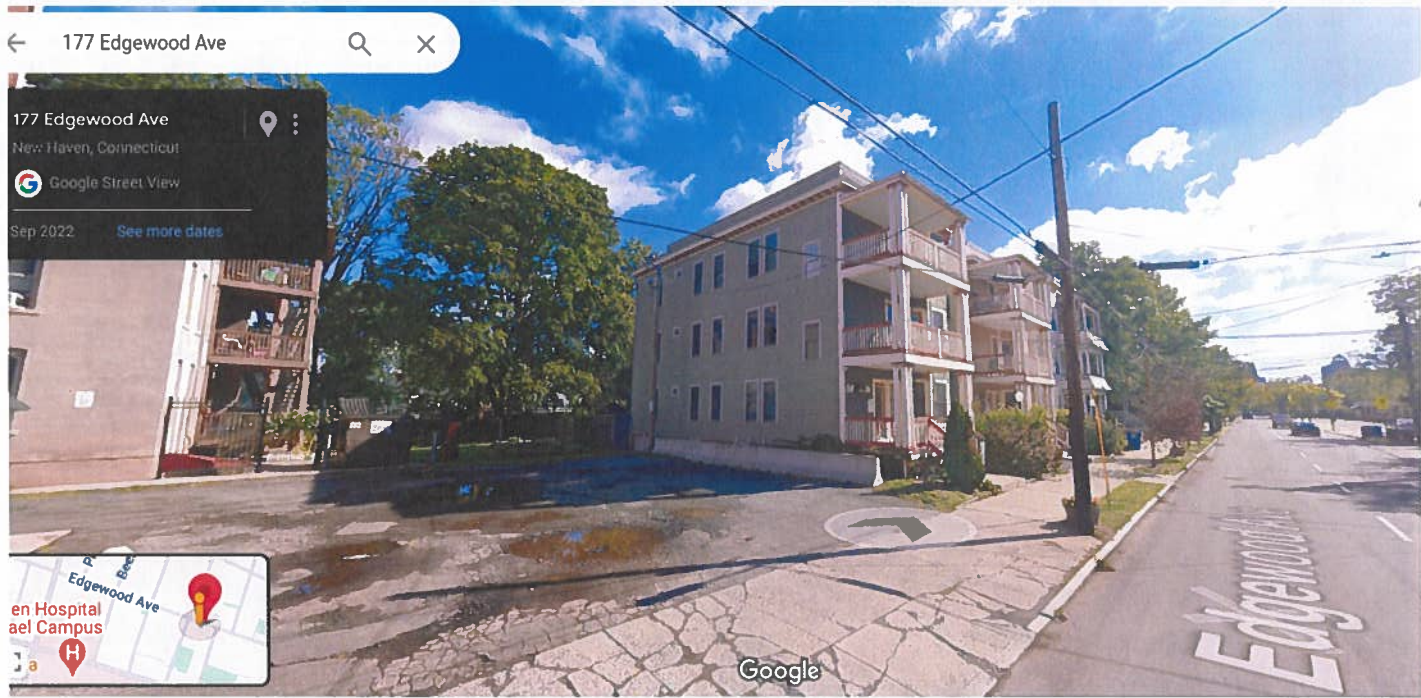
Unaffiliated/Independent/Other

### 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.



177 Edgewood Avenue, New Haven, CT 06511







# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
227 English Street		169 0818 01700	RM-2	15	Building lot	Per Zoning
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$46,000	N/A	N/A	\$46,000	\$32,200		Approximately 55'X 100' Flag lot
						Total sq. ft. Total Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$46,000	Vision	10/1/2022	RFP # 2024-01-1622	\$10,500	NA	\$10,500

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Anna M. Festa 10th Ward	N/A	N/A

### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Neighborhood Housing Services of New Haven, Inc 333 Sherman Avenue New Haven CT 06511		C/O James A. Paley, Executive Director	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current

**Proposal:** The City of New Haven proposes to dispose of this building lot as part of RFP # 2024-01-1622

**General discussion:** The City of New Haven proposes to dispose of this building lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-family owner-occupied property at this location. One unit will serve as a deed restricted affordable rental at 80% Area Median Income (AMI) for a minimum twenty (20) year term. **Zoning Approval required prior to closing. This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than twenty (20) years.**

**Owner Occupancy?** Yes, sale to owner occupant

Prepared by:  Date 4/3/24 Concurred by:  Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

# PRIOR NOTIFICATION FORM

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

TO : Hon. Anna M. Festa 10<sup>th</sup> Ward

DATE: **April 5, 2024**

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.

**Sale of building lot at 227 English Street to Neighborhood Housing Services of New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop a two-family owner-occupied home at this site.**

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

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**CONSTRUCTION DETAIL**

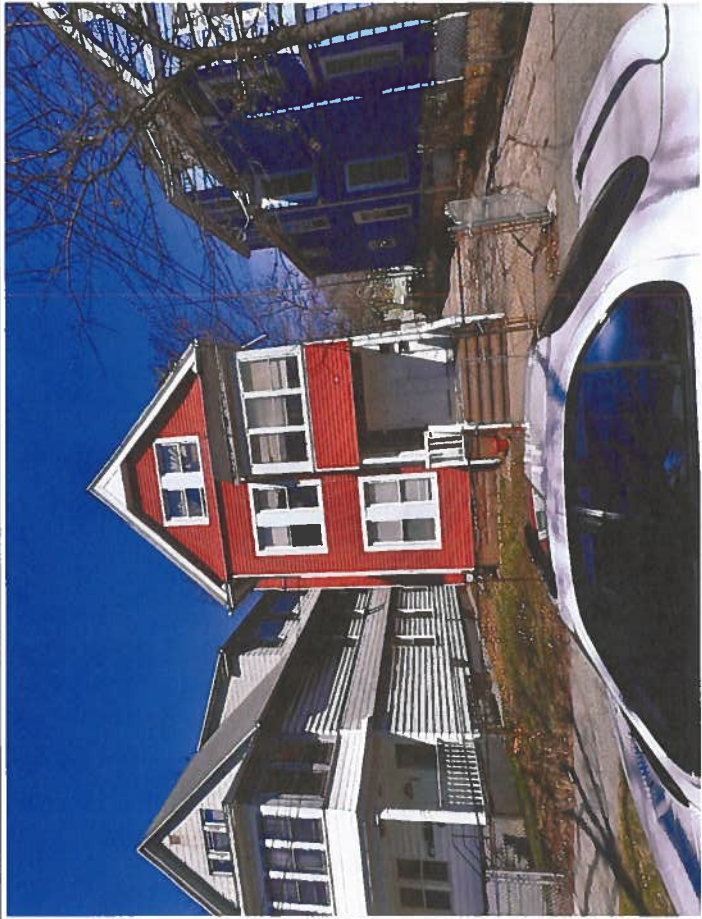
Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel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

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

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

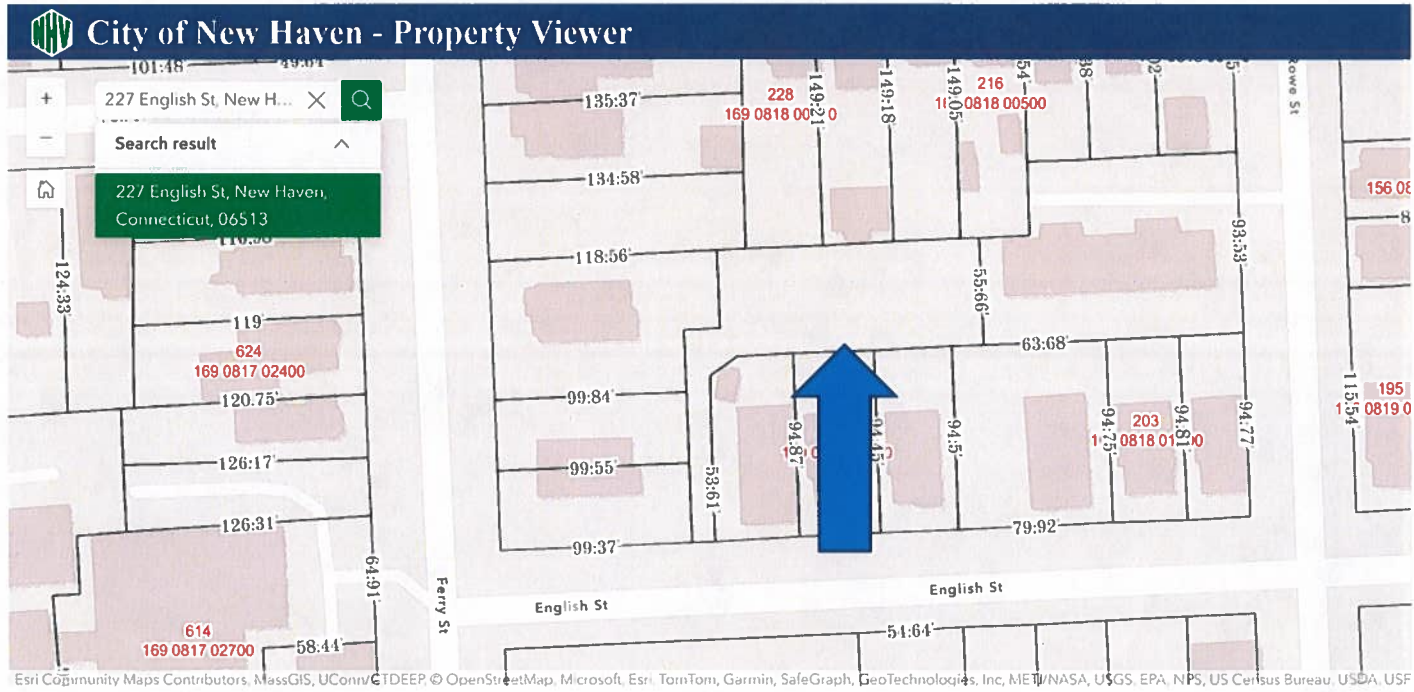
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

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	0

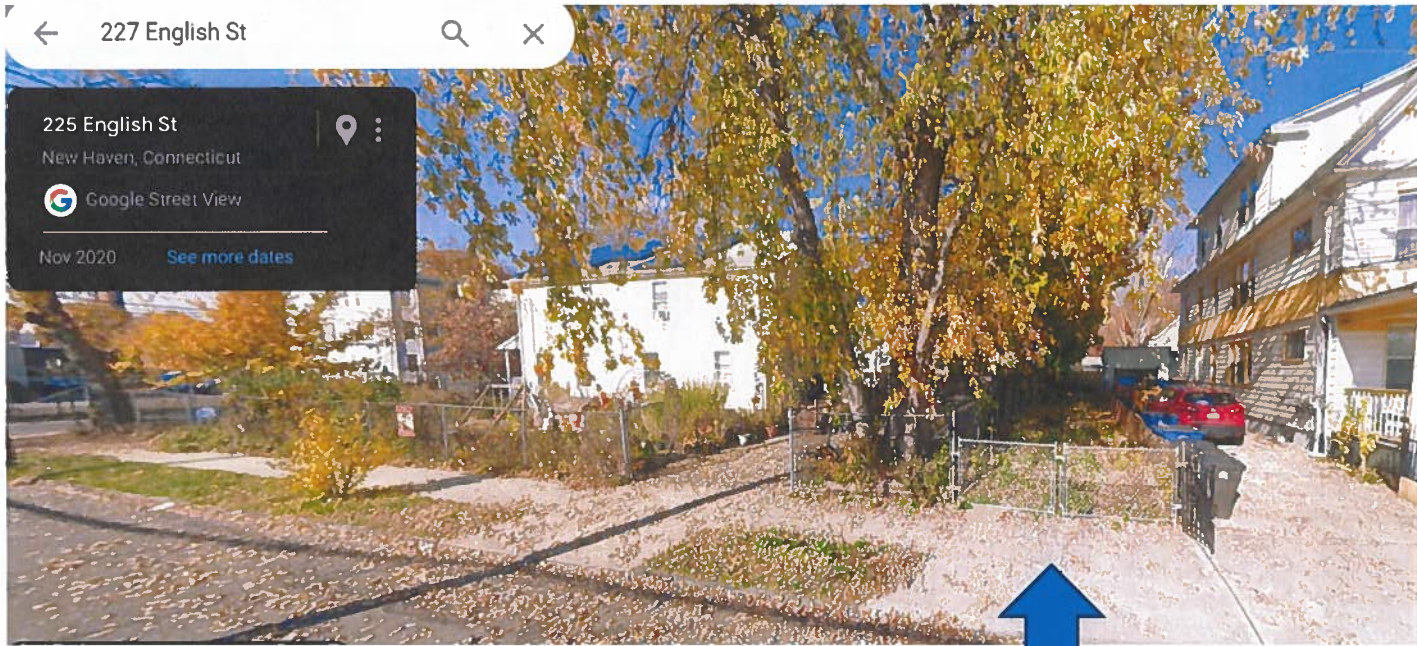


No Sketch

**227 English Streetsale of building lot to Neighborhood Housing Services of New Haven, Inc. for the development of a two-family property**



**227 English Street New Haven CT 06513**



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
596 George Street		315 1291 00600	RO	23	Improved	3	
598 George Street		315 1292 00500	RO	23	Improved	3	
						<b>6 Total</b>	
2022 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$66,600	\$276,200	N/A	\$342,800			33' X 129'	4,356 Sq./ Ft.
\$51,200	\$262,200		\$315,300			29' X 129'	Per Assessor
			<b>Total: \$658,100</b>	<b>\$ 460,670 Total</b>		(average frontage see map)	3,838 Sq./ Ft. Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 658,100	Vision	10/1/2024	Non-Profit @ \$1,000 per unit	\$6,000	TBD	\$ 6,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Tyisha Walker 23 <sup>rd</sup> Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> National Veterans Council for Legal Redress, Inc.		<b>Name, address &amp; telephone of contact person:</b>	
<b>Applicant's City property tax status:</b> Current	<b>Review date:</b> 4/4/2025	<b>Reviewed by:</b> Staff	<b>Comments:</b> Current

**Proposal:** Disposition of two existing vacant multi-family structures for rehabilitation as affordable rental properties.

**General discussion** The City of New Haven proposes to dispose of these structures to a local non-profit. The properties will be rehabilitated and maintained as affordable rental units and an office space. **The properties will deed restricted for a minimum twenty (20) year affordability period. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than 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), or the Board of Alders of the City of New Haven.**

**Owner Occupancy?** N/A

Prepared by: *Eric Guitte* Date 4/5/2024 Concurred by: *[Signature]* Date 4/8/24

Committee	Date	Action
PAD	4/15/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	

# PRIOR NOTIFICATION FORM

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

TO : Hon. Tyisha Wlaker-Myers 23<sup>rd</sup> Ward

DATE: **April 5, 2024**

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.

**Sale of vacant residential properties at 596 George Street and 598 George Street to National Veterans Council for Legal Redress, Inc. The applicant will rehabilitate these properties and maintain them as affordable rental properties as well as an office space.**

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	DESCRIPTION	CODE	APPRAISED	ASSESSED	6093
CITY OF NEW HAVEN					EX RES LN	11	66,600	46,620	
165 CHURCH ST					EX R EAC	12	276,200	193,340	NEW HAVEN, CT
NEW HAVEN CT 06510									
<b>VISION</b>									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	ASSESSED	Year	Code	ASSESSED
CITY OF NEW HAVEN	9685	02-27-2018	U	I	0	15	2023	11	46,620	2022	11	46,620
YALE-NEW HAVEN HOSPITAL INC	8881	09-11-2012	U	I	0	25		12	193,340		12	193,340
HOSPITAL OF SAINT RAPHAEL	6215	09-24-2002	Q	I	86,000	U						
ALTARE INVESTMENTS LLC	6211	09-17-2002	Q	I	60,000	U						
GEORGE JOHN	4741	05-27-1994		I	0							
Total 239,960												

EXEMPTIONS	Amount	Code	DESCRIPTION	NUMBER	Amount	Comm Int	APPRAISED VALUE SUMMARY
	0.00						Appraised Bldg. Value (Card) 276,200
							Appraised Xt (B) Value (Bldg) 0
							Appraised Ob (B) Value (Bldg) 0
							Appraised Land Value (Bldg) 66,600
							Special Land Value 46,620
							Total Appraised Parcel Value 342,800
							Valuation Method C

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
	1803	CHAPEL WEST - 3		

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	B-20-00682	10-09-2020	RH		65,244				Structural Rehab Only see pla 3 family #691 2/10/1948

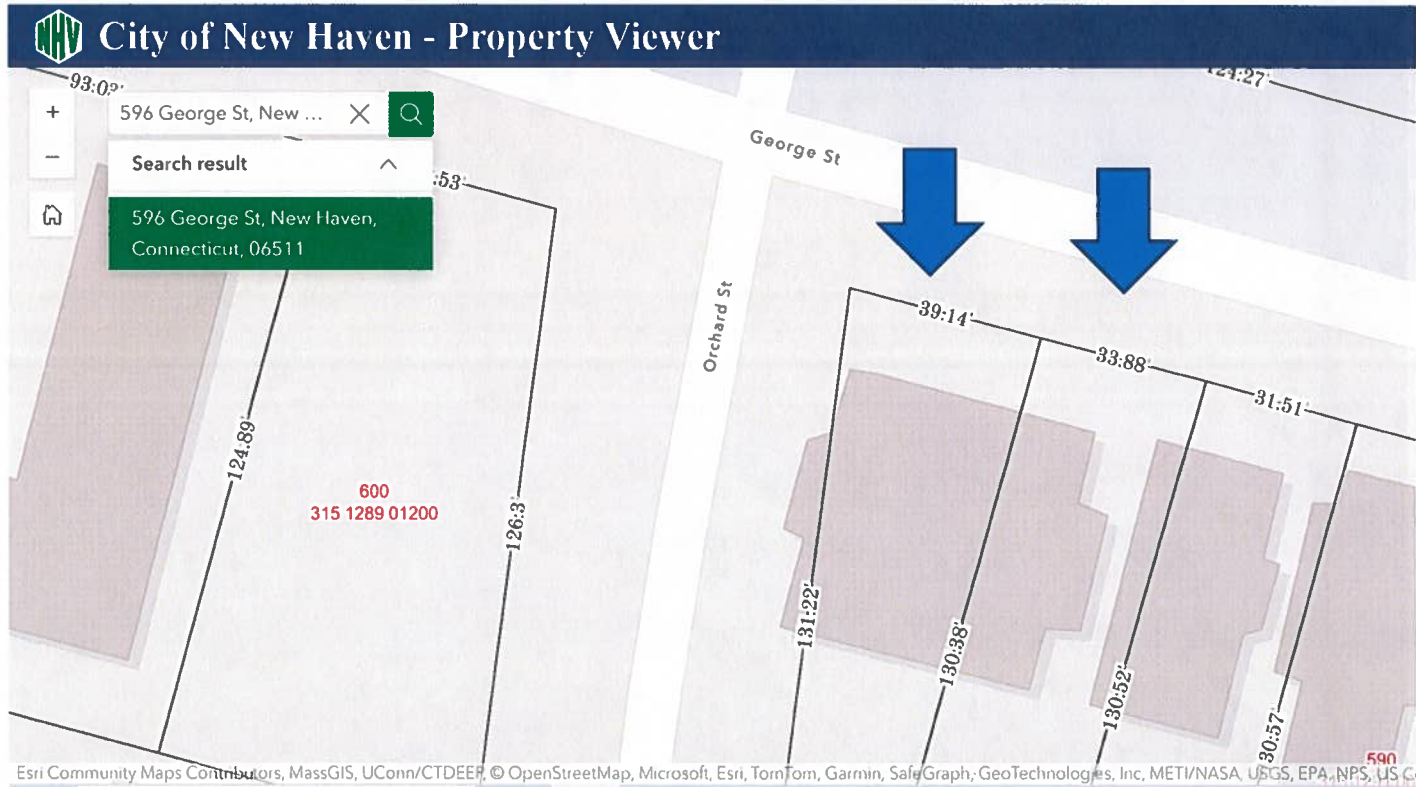
VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	12-15-2020	VA			DM	Data Mailer Sent
	08-16-2011	VA			DM	Data Mailer Sent
	06-01-2011	JW1		04	70	Field Review
	01-14-2011	GM2		03	04	Measur/Vac/Boarded up
	07-11-2001	TM			45	Review Against Field Cd

LAND LINE VALUATION SECTION	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
	1	907U	EXEMPT MDL-0	RO	0	4,356 SF	11.77	1.00000	5	1.00	1803	1.300		1.0000	15.3	66,600

Total Card Land Units 4,356 SF															
Parcel Total Land Area 0															
Total Land Value 66,600															



# 596-598 George Stree New Haven CT 06511



**596-598 George Stree New Haven CT 06511**





**CITY OF NEW HAVEN  
BOARD OF ALDERS**

***Tyisha Walker-Myers***  
Alder, Ward 23

President of the Board

Vice Chair

Youth & Youth Services Committee

Member

Finance Committee

Black & Hispanic Caucus

Litigation Settlement Committee

225 Winthrop Avenue, 2<sup>nd</sup> Floor  
New Haven, CT 06511-5154

Telephone: (203) 901-3436  
E-mail: Ward23@newhavenct.gov

March 25, 2024

Ms. Arlevia Samuel  
Executive Director, LCI  
165 Church Street  
New Haven, Connecticut 06510

Dear Ms. Samuel,

I am writing in support of the National Veterans Council for Legal Redress (NVCLR) application to acquire for affordable veterans housing the property known as 596-598 George Street in the Dwight neighborhood of New Haven. The organization is proposing to rehabilitate a building that has remained dormant for many years in our neighborhood and the Board of Alders has worked diligently to identify and secure safe and affordable housing for the residents of New Haven. Therefore, I am pleased to support the application for NVCLR's to acquire the property. The project has received support from the community and local leadership.

This letter confirms my support for this transformative project and continued investment in the City of New Haven neighborhoods towards growth and opportunity for affordable housing.

Sincerely,

*Tyisha Walker-Myers*

Hon. Tyisha Walker-Myers  
President, New Haven Board of Alders





## The Hill North Community Management Team

*Howard Boyd, Chair*  
*Dr. Pamela Monk, Kelley Co-Chair*  
*Maxine Harris, Secretary*  
*Jose Dejesus, Treasurer*

3/25/24

### **Letter of Support for National Veterans Council for Legal Redress (NVCLR) - Affordable Housing and Housing Pathways for Veterans, (596 and 598 George Street).**

To Whom It May Concern,

The Hill North Community Management Team (HNCMT) writes this letter in strong support of the National Veterans Council for Legal Redress (NVCLR) and its initiative to build affordable housing and provide housing pathways for homeless and disabled veterans.

#### **Honoring Our Veterans**

We at HNCMT deeply appreciate the sacrifices made by our veterans who have served our country. It is a moral imperative to ensure they have access to safe and secure housing, a basic need for a dignified life. Unfortunately, many veterans, especially those who are disabled or homeless, face significant challenges in securing affordable housing.

#### **NVCLR's Vital Role**

The NVCLR's dedication to this critical cause is truly commendable. Their comprehensive approach that combines building affordable housing units with providing crucial housing pathway programs empowers veterans to transition towards stable housing and self-sufficiency.

#### **Shared Goals, Collaborative Efforts**

The HNCMT actively works to improve the well-being of our community, and addressing veteran homelessness is a key priority. We recognize the positive impact that NVCLR's initiative can have on our community. We are confident that by collaborating with NVCLR, we can leverage our combined resources and expertise to create a more supportive environment for veterans.

#### **Specific Areas of Support**

HNCMT is particularly interested in collaborating with NVCLR in the following ways:

- Identifying suitable locations for affordable housing development within our community.

- Connecting NVCLR with local resources and service providers to strengthen the housing pathway programs.
- Assisting with outreach and community engagement efforts to garner support for the initiative.

### **Investment in Our Future**

Supporting NVCLR's initiative goes beyond just addressing a social issue; it's an investment in our collective future. By empowering veterans to lead stable and fulfilling lives, we contribute to the overall strength and well-being of our community.

### **Call to Action**

We urge you to lend your support to the NVCLR's initiative. Together, we can make a significant difference in the lives of those who have bravely served our nation.

**Sincerely,**

**Howard Boyd, Chair**

**Hill North Community Management Team**

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
136 Hemingway Street		116 1033 01200	PDU 81	12	Vacant Land	Per Zoning	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$191,600	N/A		\$ 191,600		100' X 735'	55,295 Total Sq./ Ft. Per Assessor	

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 191,600	Vision	10/1/2022	RFP # 2024-01-1622	\$75,000	N/A	\$ 75,000

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Theresa Morant 12 <sup>th</sup> Ward	N/A	N/A

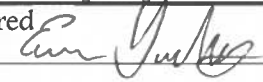

### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Douglas Allen Investment Group, LLC 554 Boston Post Road Milford CT 06460		C/O Douglas Woods, Jr.	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	04/03/2024	Staff	Current

**Proposal:** LCI proposes the sale of a vacant lot.

**General discussion:** The applicant proposes to develop rental housing at this location. The applicant proposes to build 15-20 rental units at this location (2-3 bedroom units). **Zoning approval is required prior to closing (if needed).** **At least twenty percent (20%) of all units must be affordable rental units. The property will be deed restricted for a minimum twenty (20) year period. This property must be maintained as an affordable rental property at 80% Area Median Income (AMI) for not less than 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), or the Board of Alders of the City of New Haven. This sale is subject to other applicable local Ordinances in addition to the standard Livable City Initiative conditions contained herein.**

**Owner Occupancy?** N/A

Prepared by:  Date 4/3/2024 Concurred by:  Date 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/25/2024	
	6/17/2024	



# PRIOR NOTIFICATION FORM

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

TO : Theresa Morant 12<sup>th</sup> Ward

DATE: **April 5, 2024**

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.

**Sale of vacant land at 136 Hemingway Street as part of RFP 2024-01-1460. The applicant will develop approximately 15-20 units of rental housing. At least twenty percent (20%) of the units will be affordable rental units at eighty percent (80%) Area Median Income (AMI).**

Check one if this an appointment to a commission

Democrat

Republican

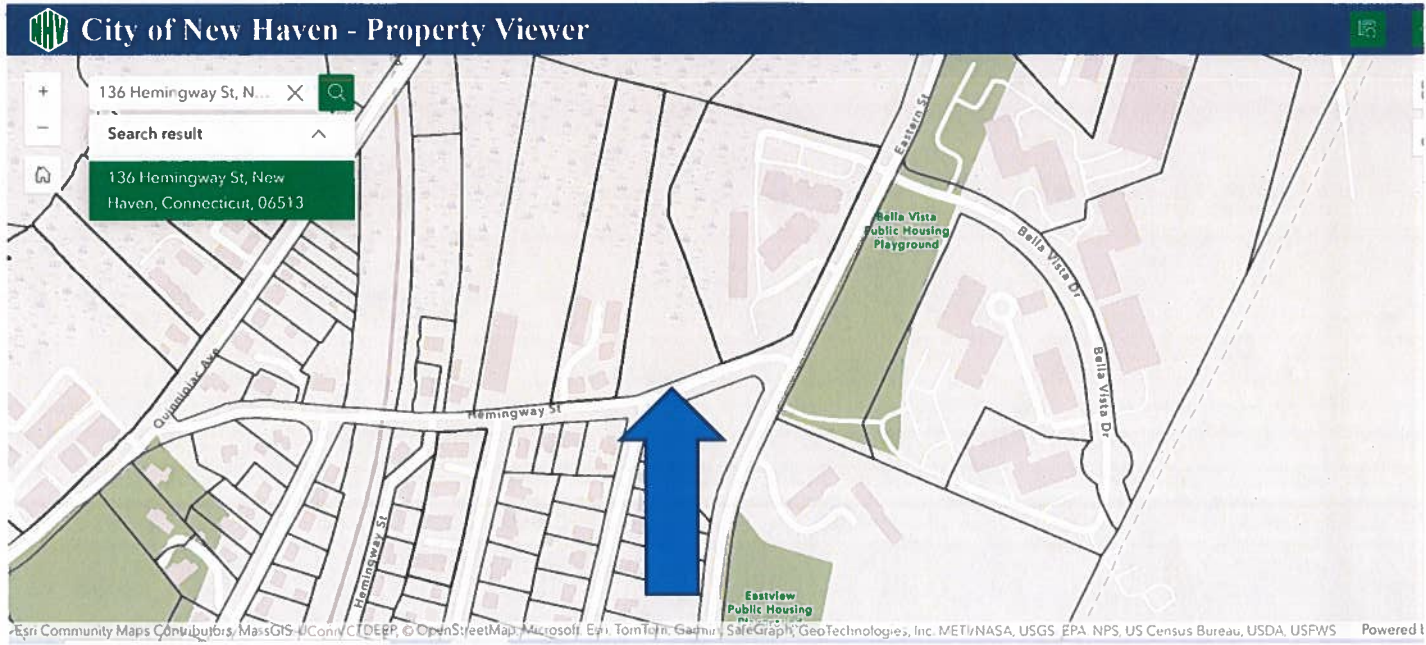
Unaffiliated/Independent/Other

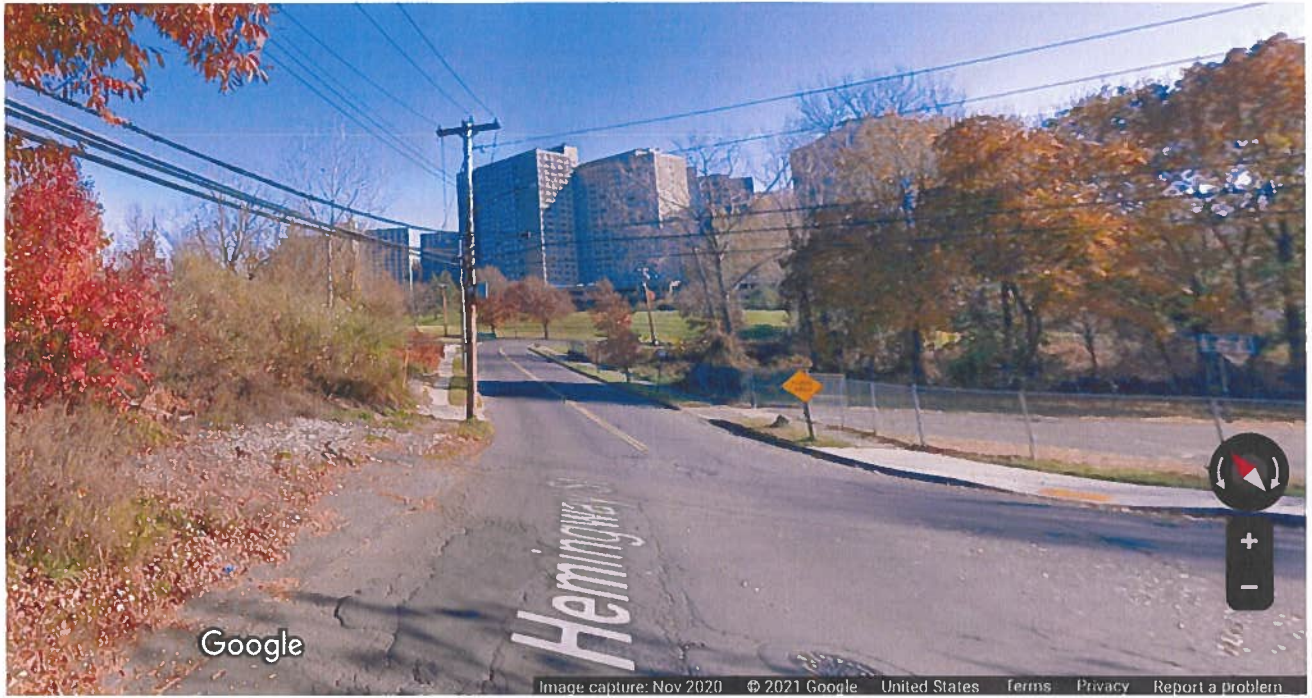
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3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

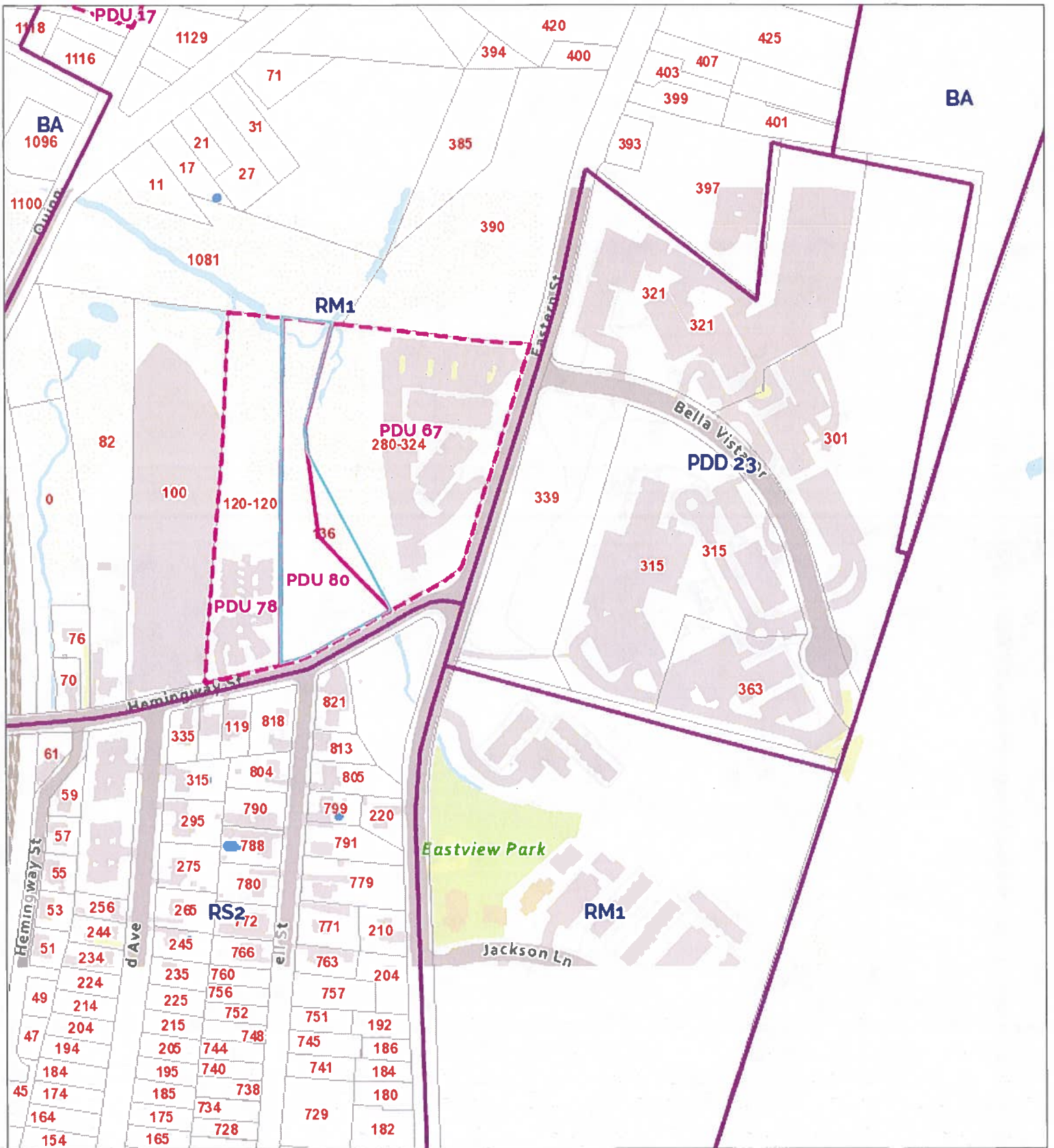


**Sale of building lot at 136 Hemingway Avenue to Douglas Allen Investment Group, LLC. for the development of 15-20 rental units.**





**136 Hemingway Street (vacant lot on left side of photo)**



**Legend**

- PDU Overlay Zone
- Zoning Boundaries
- New Haven Parcels

**ZONING MAP PRINT**

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: 6/21/2021





# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
211 Rosette Street		275 0039 02300	RM-2	4	Building lot	Per Zoning	
2022 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value		For Tax Purposes		Lot Size
\$35,600	N/A	N/A	\$35,600		\$24,920		48' X 149'
							Total sq. ft.
							7841 Total Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 35,600	Vision	10/1/2022	RFP # 2024-01-1622	\$35,000	NA	\$35,000

### Prior Notifications Sent to

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

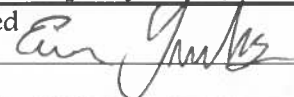
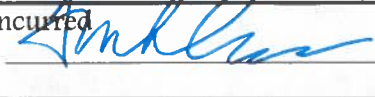
### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Habitat for Humanity of Greater New Haven, Inc 37 Union Street New Haven CT 06511		Dennis Michels Co-Executive Director	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	4/3/2024	Staff	Current

**Proposal:** The City of New Haven proposes to dispose of this building lot as part of RFP # 2024-01-1622

**General discussion:** The City of New Haven proposes to dispose of a building lot to Habitat for Humanity of Greater New Haven, Inc. who will develop a single family owner-occupied property at this location. **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

**Owner Occupancy?** Yes, sale to owner occupant

Prepared by:  Date: 4/3/2024  
 Concurred by:  Date: 4/3/24

Committee	Date	Action
PAD	4/25/2024	
City Plan	5/15/2024	
L.C.I.	5/22/2024	
Board of Alders	6/17/2024	

# PRIOR NOTIFICATION FORM

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

TO: Hon. Evelyn Rodriguez 4<sup>th</sup> Ward

DATE: **April 5, 2024**

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.

**Sale of building lot at 211 Rosette Street to Habitat for Humanity of Greater New Haven, Inc. as part of RFP 2024-01-1460. The applicant will develop a single family homes at this site.**

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

### INSTRUCTIONS TO DEPARTMENTS

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



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Code	Code	Code	Code	Appraised	Assessed
	CITY OF NEW HAVEN					35,600	24,920
	165 CHURCH ST						
	NEW HAVEN CT 06510						
	GIS ID 16319						
	Supplemental Data						
	Alt Pct ID						
	WARD 04						
	TAXABLE						
	CENSUS 1405						
	BLOCK 1010						
	QUERY G						
	GIS ID 16319						
	Assoc Pld#						
	W/E REPO						
	TAX DIST						
	GIS PROP						
	Code 21					35,600	24,920
	Description EX COM LN						
	Code 21						
	Total					35,600	24,920

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
	CITY OF NEW HAVEN	7019	0327	U	I	0	14
	MARTIN ANDREW P	0	0			12,000	
	Year	Code	Assessed	Year	Code	Assessed	Year
	2023	21	24,920	2022	21	24,920	2021
	Total					24,920	24,920

**EXEMPTIONS**  
 Description Amount Code Description Number Amount Comm Int

**OTHER ASSESSMENTS**  
 Total 0.00

**ASSESSING NEIGHBORHOOD**  
 Nbrd Name B Nbrd Tracing Batch

2000 SOUTH HILL

**NOTES**  
 VACANT  
 BUILDING HAS BEEN RAZED

**APPRAISED VALUE SUMMARY**  
 Appraised Bldg. Value (Card) 0  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 35,600  
 Special Land Value 0  
 Total Appraised Parcel Value 35,600  
 Valuation Method C

**APPRaised Parcel Value** 35,600

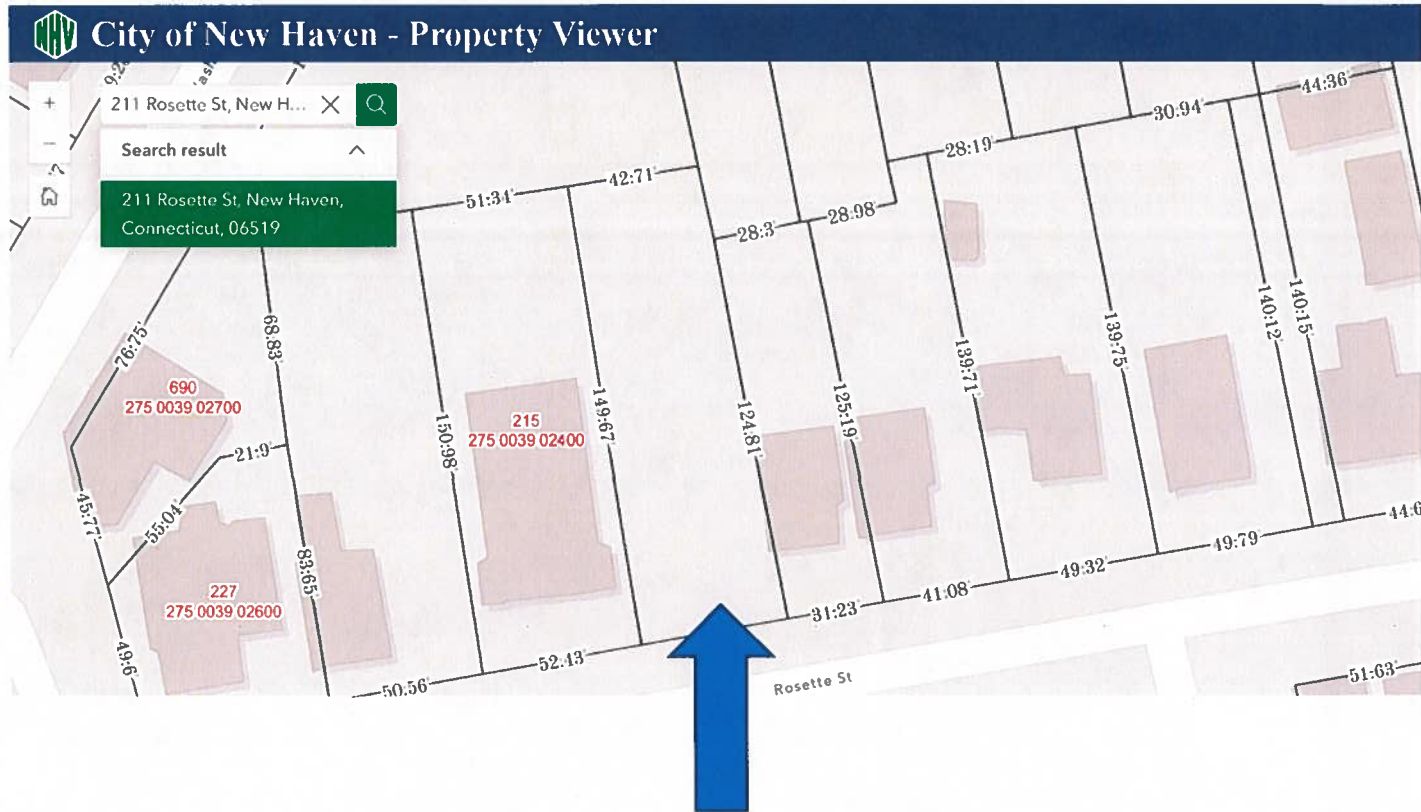
BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Description	Amount	Insp Date	% Comp	Date Comp

**VISIT / CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpost/Result
12-20-2010	PM	03		99	Vacant
12-16-2010	TWM	03		99	Vacant
07-24-2001	TM			45	Review Against Field Cd

LAND LINE VALUATION SECTION		Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
1	902V CITY MDL-00	RM2	0		7,841	SF	6.98	1.00000	5	1.00	2000	0.650	1.0000	4.54	35,600				
Total Card Land Units														7,841	SF	Parcel Total Land Area	0	Total Land Value	35,600

**Sale of vacant lot at 211 Rosette Street to Habitat for Humanity of Greater New Haven, Inc. for the development of an owner occupied single family home**



**211 Rosette Street, New Haven, CT 06519**



**Habitat for Humanity of Greater New Haven, Inc.**  
**211 Rosette St.**  
**2024 New Construction**

**Income Sources:**

Dec-June	Corporate Grants	\$ 60,000
Dec-june	Foundation Grants	30,000
Dec-June	Individual Contributions	64,000
2024	CDBG	30,000
Project Income		<u>184,000</u>
	HOME Funds	<u>65,000</u>
Total Sources		<u><u>\$249,000</u></u>

**Budgeted Uses:**

Acquisition	\$ 35,000
Survey	2,420
Arch fees	100
Permits	8,790
Sitework	5,132
Excavation	30,042
Foundation	17,535
Framing	14,350
Stairs	3,433
Electrical	8,820
Plumbing/Heat	24,360
Insulation	3,489
Roof & Gutters	5,860
Windows/Doors	10,430
Drywall	5,468
Cabinets/Counters	3,411
Flooring & Trim	4,780
Siding	4,060
Porches	2,000
Sidewalks & Landscaping	168
Misc. Supplies	3,945
Construction Salaries	32,000
Disposals	4,383
Security & Fencing	200
Utilities	780
Contingency	18,045
	<u><u>\$ 249,000</u></u>

Total Project Uses