

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
0 Franklin Street		200 0582 00105	RH-2	8	Vacant Lot	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.
\$70,700			\$70,700	\$ 49,490		25' X 265'	6649 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 70,700	Vision	10/1/19	Negotiated	\$1.00	N/A	\$ 1.00

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Housing Authority of the City of New Haven 360 Orange Street New Haven CT 203.498.8800			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/11/2020	Staff	Current
Proposal: LCI proposes the sale of a vacant strip of land. The land will be used as a roadway / buffer area.			
General discussion: The applicant will utilize this land as a roadway / driveway and as a buffer between the site and Interstate 91. This is part of the "Phase 2" redevelopment of the Farnam Courts. The site will be developed as 45 townhouses.			
Owner Occupancy? N/A			

Prepared by: *Em* Date 8/11/2020 Concurrred by: *Luke* Date 8/11/20

Committee	Date	Action
PAD	8/19/2020	
City Plan	8/19/2020	
L.C.I.	8/26/2020	
Board of Alders	9/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Ellen Cupo, Ward 8

DATE: August 11, 2020

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 surplus land at 0 Franklin Street to the Housing Authority of the City of New Haven. This land will be used as a roadway / driveway for the "Phase 2" redevelopment of the Farnam Courts. See enclosed 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.

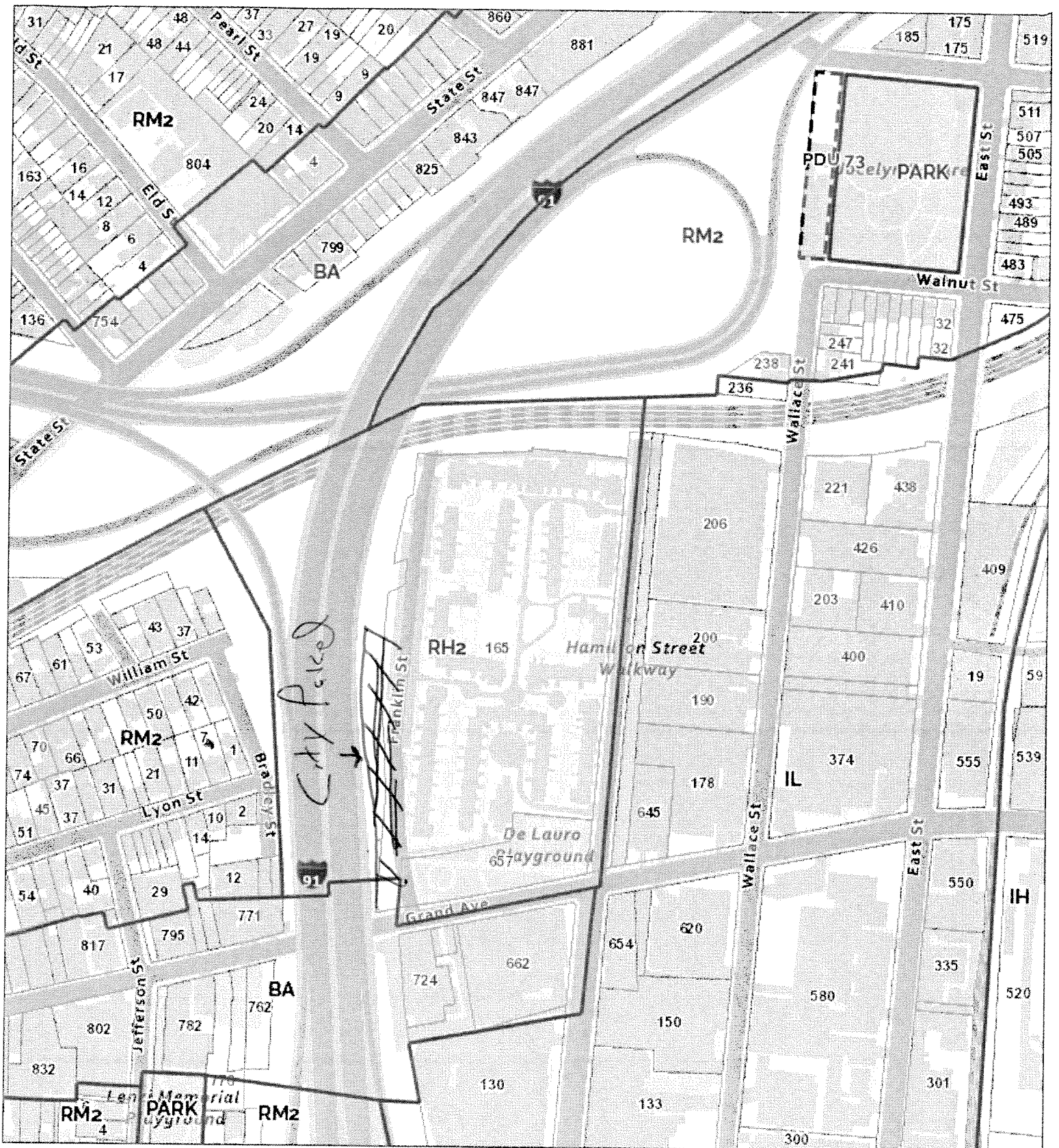
CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		VISION		
CITY OF NEW HAVEN 165 CHURCH ST FRANKLIN ST					Description	Code			
NEW HAVEN, CT 06511					EX COMLN	21	70,700	49,490	6093 NEW HAVEN, CT
Additional Owners:					SUPPLEMENTAL DATA				
Other ID: 200 0582 00105					I/E REPORT				
WARD 08					TAX DISTRI				
TAXABLE CENSUS TRAC 1421									
BLOCK 1025									
QUERY GROU									
GIS ID:									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/l	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CITY OF NEW HAVEN	9498/186	03/17/2016	U	V		15	2018	21	49,490	2017	21	49,490			
PREVIOUS ASSESSMENTS (HISTORY) Total: 70,700 49,490															




EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY
Year	Type	Description	Amount	Code	Description	Number	Amount	
ASSESSING NEIGHBORHOOD NBHD: SUB NBHD Name: FAIR HAVEN N 0900/A Street Index Name: Tracing: Batch:								
NOTES 10/01/2017 ORIGINAL PARCEL NOT IN VISION OR GIS; NEW PARCEL CREATED TO RECORD TRANSFER FROM STATE OF CT 10/1/2018, INCORRECTLY CREATED INACTIVE								
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 70,700 Special Land Value 0 Total Appraised Parcel Value 70,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 70,700								

Permit ID	Issue Date	Type	Description	Amount	Issp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CL	Purpose/Result
BUILDING PERMIT RECORD														
VISIT/CHANGE HISTORY														

B Use Code	Use Description	Zone	D Front	Depth	Units	Unit Price	I Factor S.A.	C Factor	ST. Idx	Adi.	Notes-Adi	Special Pricing	S Adj Fct	Adi. Unit Price	Land Value
1	908V HSHNG AUTH MDL-00				6,649	SF	10.64	1.0000	1.00	0.00			1.00	10.64	70,700
Total Card Land Units: 6,649 SF Parcel Total Land Area: 6,649 SF Total Land Value: 70,700															



Legend

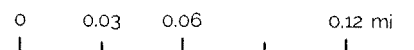
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

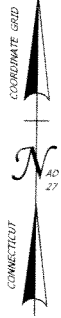
ZONING MAP PRINT

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: 8/11/2020





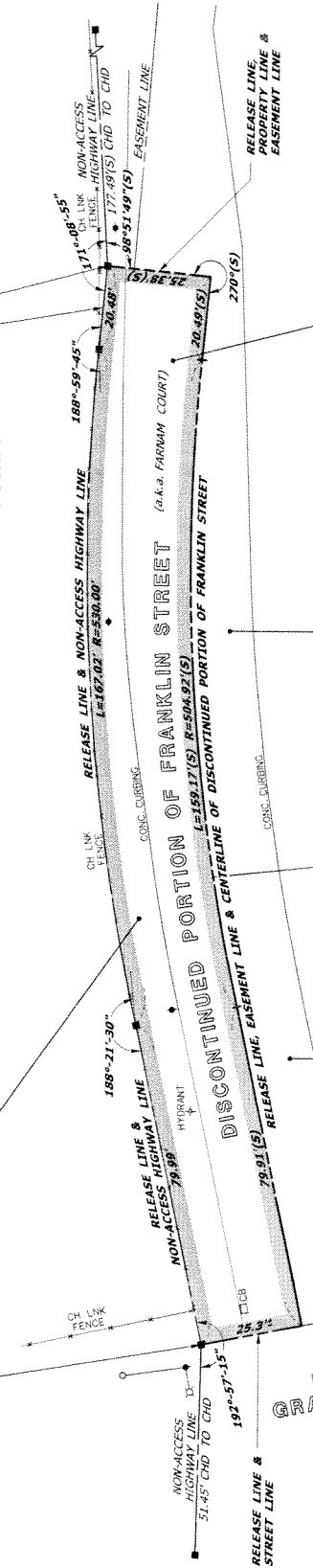
RELEASE AREA = 6,649± SQ. FT.

FOR HIGHWAY PURPOSES

TOGETHER WITH AND SUBJECT TO ABUTTER RIGHTS UNDER CERTAIN GENERAL STATUTE 13B-55

FORMERLY FRANKLIN STREET, MINUTES OF THE BOARD OF SUPERVISORS DATED APRIL 7, 1995

PRESENT INTERSTATE 91 (NORTHBOUND)



SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF THE STATE OF CONNECTICUT (D.O.T.) B.R.C. FILE NO. 92-531-20

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF THE STATE OF CONNECTICUT (D.O.T.) B.R.C. FILE NO. 92-531-20

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF THE STATE OF CONNECTICUT (D.O.T.) B.R.C. FILE NO. 92-531-21

N/F HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

N/F CITY OF NEW HAVEN

E. 559000

REFERENCES:

- MAP ENTITLED "FARMAM COURTS DEVELOPMENT ACCESS PLAN FOR CT-007 AND AMTRAK HAMILTON STREET/GRAND AVENUE NEW HAVEN, CONNECTICUT, PREPARED BY FUSS & OWELL, SCALE 1"=40', DATED: 11/9/2014
- MAP ENTITLED "EASEMENT OVERLAY, SITE DEVELOPMENT, CONCURRING FARMAM COURTS REDEVELOPMENT, NEW HAVEN, CONNECTICUT, PREPARED BY FUSS & OWELL, SCALE 1"=40', DATED: JUNE 4, 2014
- CONWOOD P.O.W. MAP 92-05, SHEET 2 OF 3, DATED: FEBRUARY 27, 1999, REVISED TO DECEMBER 29, 1977
- CONWOOD BRC FILE NO. 92-531-20
- CONWOOD BRC FILE NO. 92-531-21

NOTES:

- THIS COMPILATION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-10, AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. THIS PLAN IS THE PROPERTY OF THE ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 1, 2014. THE ASSOCIATION CLASS D ACCURACY AND IS INTENDED TO DEPICT THE LIMITS OF PROPERTY TRANSACTIONS AS NOTED HEREON. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN NECESSARILY OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- THE TOPOGRAPHY AND PROPERTY LINE EVIDENCE DEPICTED ARE BASED UPON THE SURVEY/MAPPING DATA AS REFERENCED, UNLESS OTHERWISE NOTED. THESE PROPERTY/BOUNDARY LINES DO NOT REPRESENT THE PROFESSIONAL OPINION OF THE UNDERSIGNED.
- STATE OF CONNECTICUT (D.O.T.) AND AMTRAK HAVE THE RIGHT TO TAKE AND REASS OVER THE RIGHTS FORMALLY CALLED FRANKLIN STREET AND HAMILTON STREET.

DRAWN BY	GLL
DATE	12/2014
CHECKED BY	CEA
DATE	12/2014

FILE: A-12-18_CTR07_MON_PROJECTS\Survey\Revised\92531_09\92_009_000_111801.dwg

COMPILATION PLAN

TOWN OF NEW HAVEN
MAP SHOWING LAND RELEASED TO
CITY OF NEW HAVEN

BY
THE STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISCONTINUED PORTION OF
FRANKLIN STREET @ GRAND AVENUE
SCALE 1" = 20'
THOMAS A. HARLEY, P.E.
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION
DECEMBER 2014

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

REQ. BY	PLS #18254
REVISION	TOWN NO. 92
DATE	PROJECT NO. 000
	SERIAL NO. 111
	SHEET 1 OF 1
	DATE

REQ. BY	PLS #18254
REVISION	TOWN NO. 92
DATE	PROJECT NO. 000
	SERIAL NO. 111
	SHEET 1 OF 1
	DATE

SCALE IN FEET
0 20 40

TDA

THE DESIGN ASSOCIATES
 Architecture Site Planning Project Management
 Suite 303
 248 Walnut Street
 Newtonville, Massachusetts 02460
 617.581.6601 617.581.6611 fax

FUSS & O'NEILL
 ARCHITECTS
 100 WASHINGTON STREET
 SUITE 200
 BOSTON, MA 02108
 617.552.1200

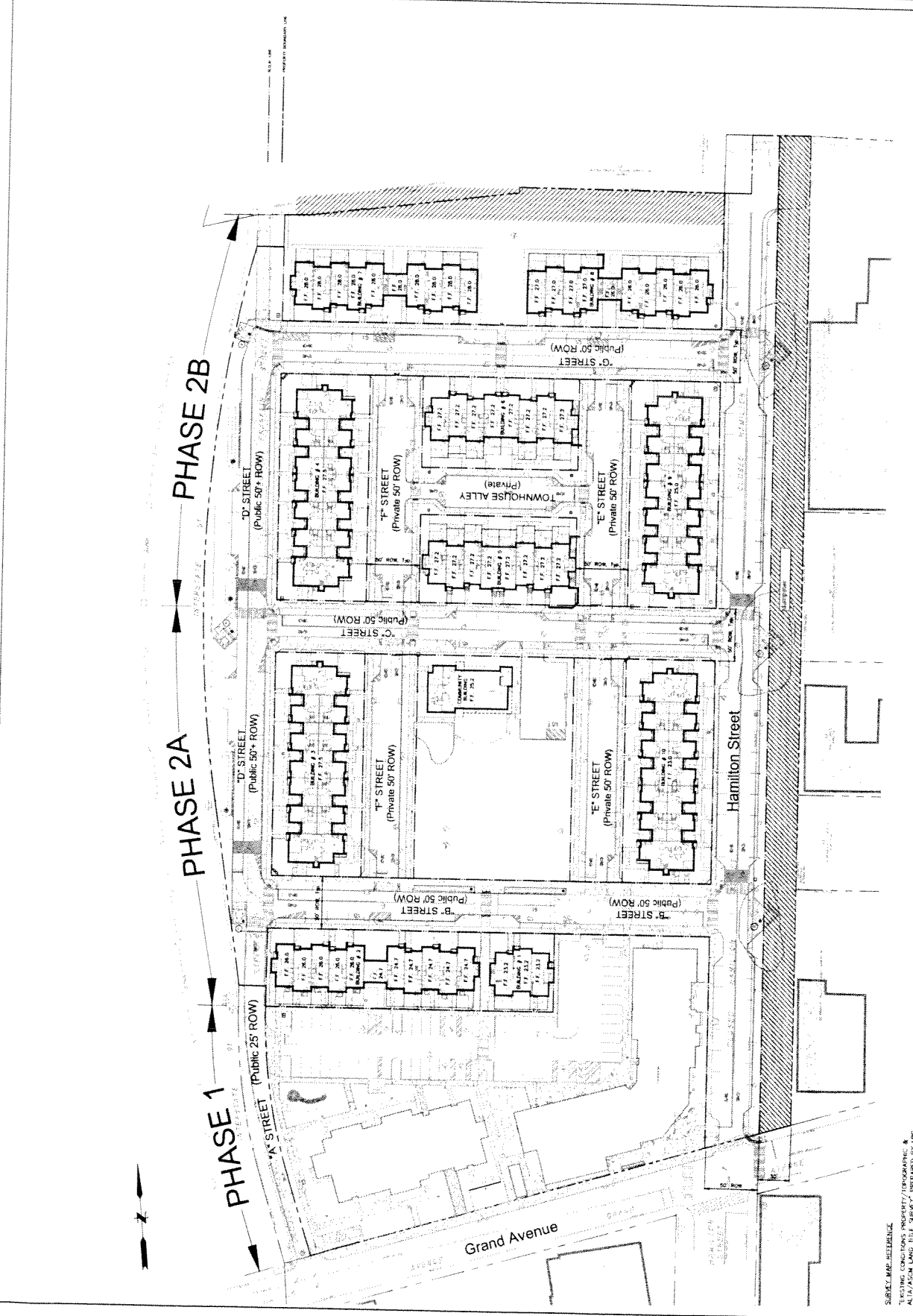
DATE:	OCTOBER, 2018
SCALE:	1" = 40'
PROJECT NO:	20180270.510
DRAWING NO:	SITE PLAN

FARNAM COURTS
 PHASE 2B REDEVELOPMENT
 NEW HAVEN, CONNECTICUT
 GLENDOWER FARNAM COURTS LLC

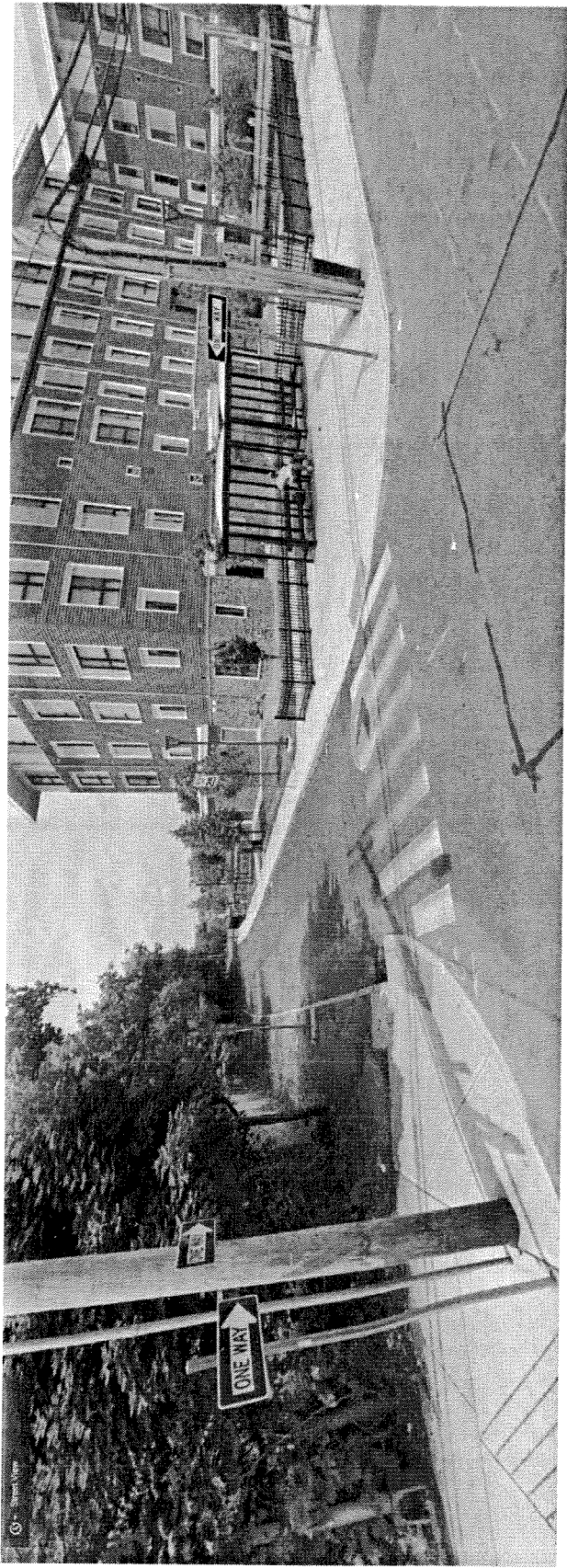
REGISTRATION

DRAWING NO. **CS-102**

CHASING NOTE
 REFER TO CS-101 FOR CONDITIONS OF PHASE LABELS
 ASSOCIATE WITH PHASE 2A AND PHASE 2B



SUBJECT MAP REFERENCE:
 RECORDING CONDITIONS PROPERTY/TOPOGRAPHIC &
 ALTA/SURVEY LAND TITLE SURVEY PREPARED BY URC
 RECEIVED ELECTRONICALLY 2/17/10 10:52 AM
 ASSOCIATES ON SEPTEMBER 11, 2013.



0 Franklin Street (next to Interstate 91)

Strip of land to HANH

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
0 Grand Avenue		200 0583 00400	Park	8	Vacant Lot	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.	
\$93,000			\$93,000		30' X 925'	27,750 Sq./ Ft. Per Assessor	
				\$ 65,100			

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 93,000	Vision	10/1/19	Negotiated	\$1.00	N/A	\$ 1.00

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Housing Authority of the City of New Haven 360 Orange Street New Haven CT 203.498.8800			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/11/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant strip of land. The land will be used as a roadway.

General discussion: The applicant will utilize this land as a roadway / driveway for the " Phase 2" redevelopment of the Farnam Courts. The site will be developed as 45 townhouses.

Owner Occupancy? N/A

Prepared by: *Emm J...* Date 8/11/20 Concurred by: *[Signature]* Date 8/11/20

Committee	Date	Action
PAD	8/19/2020	
City Plan	8/19/2020	
L.C.I.	8/26/2020	
Board of Alders	9/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Ellen Cupo, Ward 8

DATE: **August 11, 2020**

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 surplus land at 0 Grand Avenue to the Housing Authority of the City of New Haven. This land will be used as a roadway / driveway for the "Phase 2" redevelopment of the Farnam Courts. See enclosed map.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

r _____

INSTRUCTIONS TO DEPARTMENTS

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

CITY OF NEW HAVEN PARK	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)
720 EDGEWOOD AV					EX COM LN	Code 21 Appraised Value 93,000 Assessed Value 65,100	Yr. Code 2019 21 Assessed Value 65,100 2018 21 Assessed Value 65,100 2017 21 Assessed Value 65,100
NEW HAVEN, CT 06515	SUPPLEMENTAL DATA						
Additional Owners:	Other ID: 08	WARD TAXABLE CENSUS TRAC 1421 BLOCK 1025 QUERY GROU	I/E REPORT TAX DISTRI	ASSOC PID#			
RECORD OF OWNERSHIP							
CITY OF NEW HAVEN PARK	BK-VOL/PAGE	SALE DATE	q/u	v/t	SALE PRICE	V.C.	
					0		
Total:					93,000	65,100	

VISION
 6093
 NEW HAVEN, CT

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							65,100

ASSESSING NEIGHBORHOOD			
NBH/D SUB	NBH/D Name	Street Index Name	Tracing
GR2/A	GRAND MIDDLE		Batch

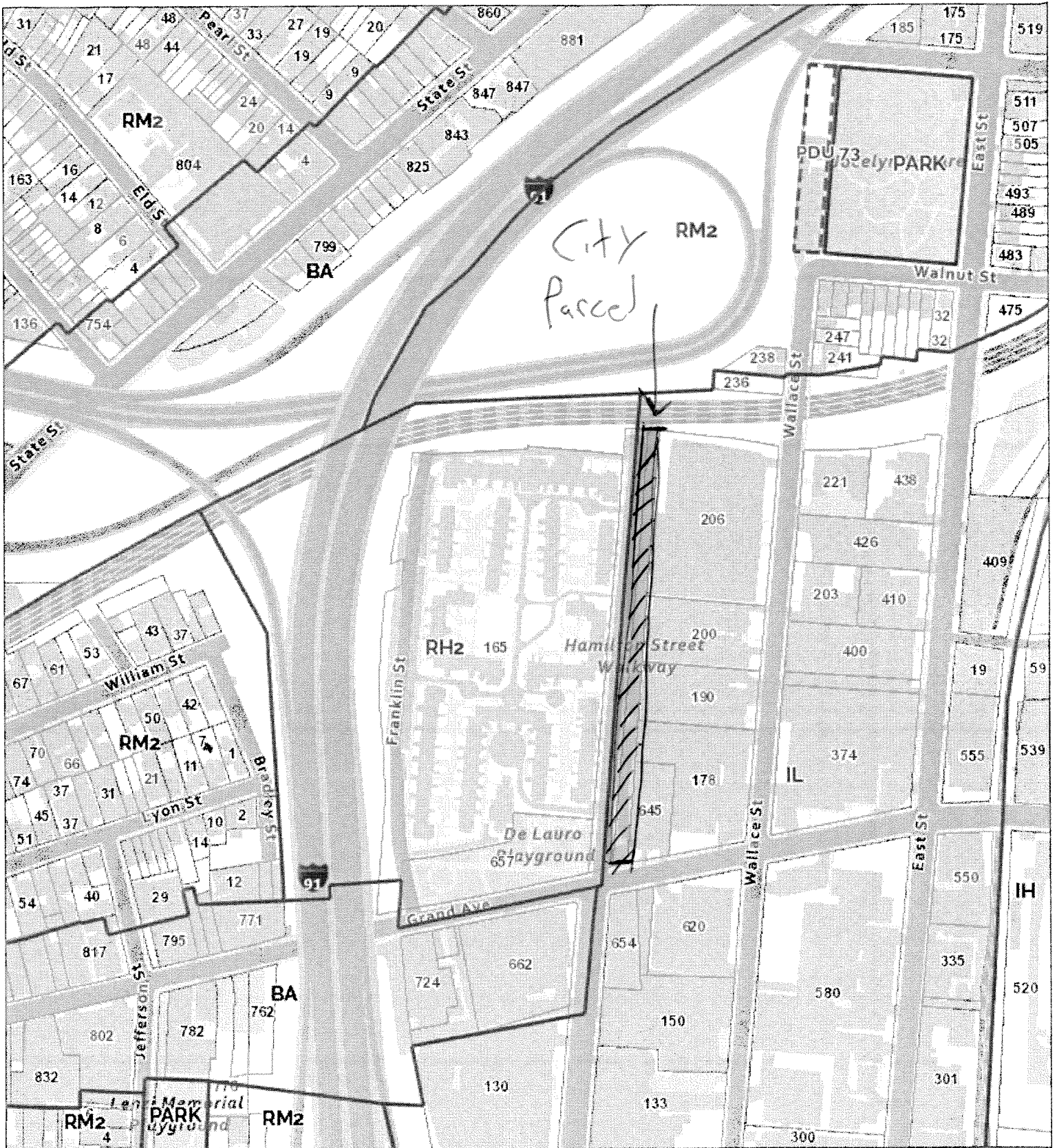
APPRAISED VALUE SUMMARY			
0	Appraised Bldg. Value (Card)		
0	Appraised XF (B) Value (Bldg)		
0	Appraised OB (L) Value (Bldg)		
93,000	Appraised Land Value (Bldg)		
0	Special Land Value		
93,000	Total Appraised Parcel Value		
C	Valuation Method:		
0	Adjustment:		
93,000	Net Total Appraised Parcel Value		

BUILDING PERMIT RECORD			
Permit ID	Issue Date	Type	Description




VISIT/CHANGE HISTORY			
Date	Type	IS	ID
03/04/2011	03		TT
09/21/2010			GM
12/18/2001			PH

LAND LINE VALUATION SECTION			
B Use # Code	Use Description	Zone D	Front Depth
1	REC FACIL MDL-00	PARK 0	

Units	Unit Price	I. Factor S.A.	C. ST. Factor	ST. Adj.	Notes- Adj	Special Pricing	S Adj. Unit Price	Land Value
27,750 SF	3.45	1.00000 X	1.00	GR5 0.97			1.00	93,000
Total Card Land Units: 27,750 SF					Parcel Total Land Area: 27,750 SF			93,000
Total Land Value:								93,000



Legend

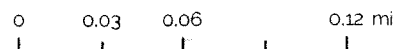
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

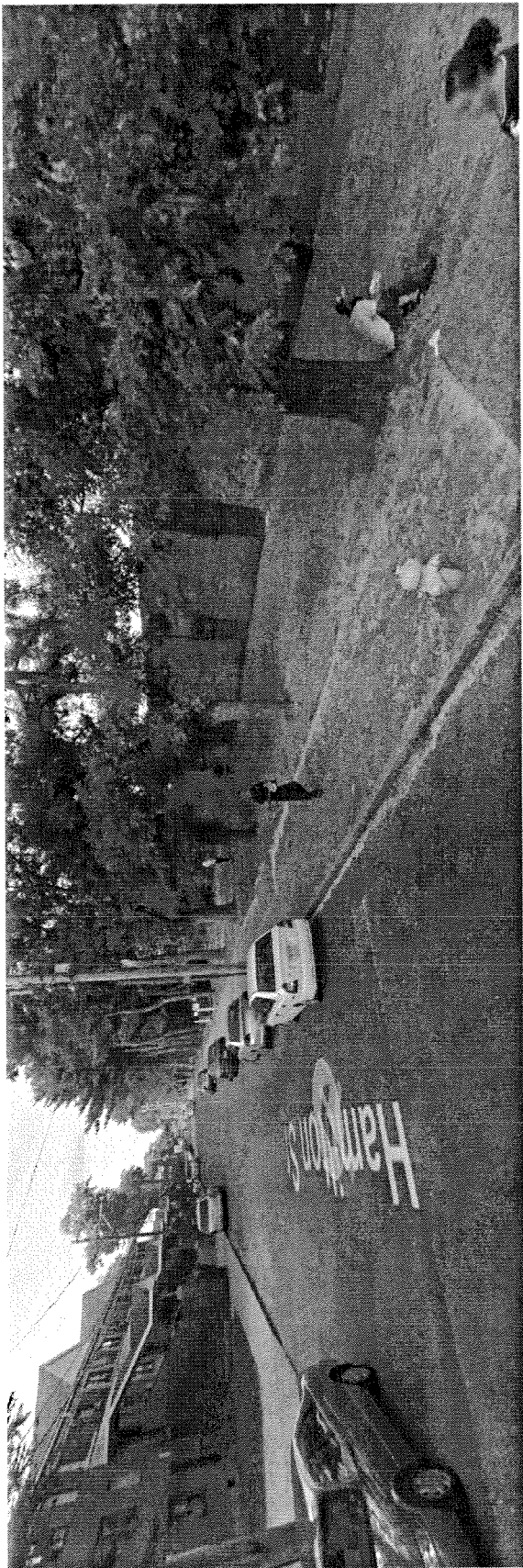
ZONING MAP PRINT

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Date: 8/11/2020





0 Grand Avenue (next to 645 Grand Avenue)

Strip of land to HANH

Evan Trachten

From: Catherine Schroeter
Sent: Thursday, July 9, 2020 2:17 PM
To: Frank D'Amore; Evan Trachten
Subject: FW: HANH License Agreement A20-0261 - 30 foot strip
Attachments: TP-Title Commitments_Reports B - Hamilton Strip.pdf; SP-Exceptions 1 B - Hamilton Strip.pdf; Hamilton License Assessor.pdf

See below

Cathy Carbonaro-Schroeter

Deputy Director
City of New Haven, LCI

From: Alison Lanoue
Sent: Thursday, July 9, 2020 1:19 PM
To: Catherine Schroeter <ccarbona@newhavenct.gov>; John Ward <JWard@newhavenct.gov>
Cc: Michael Piscitelli <mpiscite@newhavenct.gov>; Serena Neal-Sanjurjo <SNealSanjurjo@newhavenct.gov>
Subject: HANH License Agreement A20-0261

I understand a question was raised whether the 30' strip of land that is the subject of the above referenced license agreement is dedicated park property.

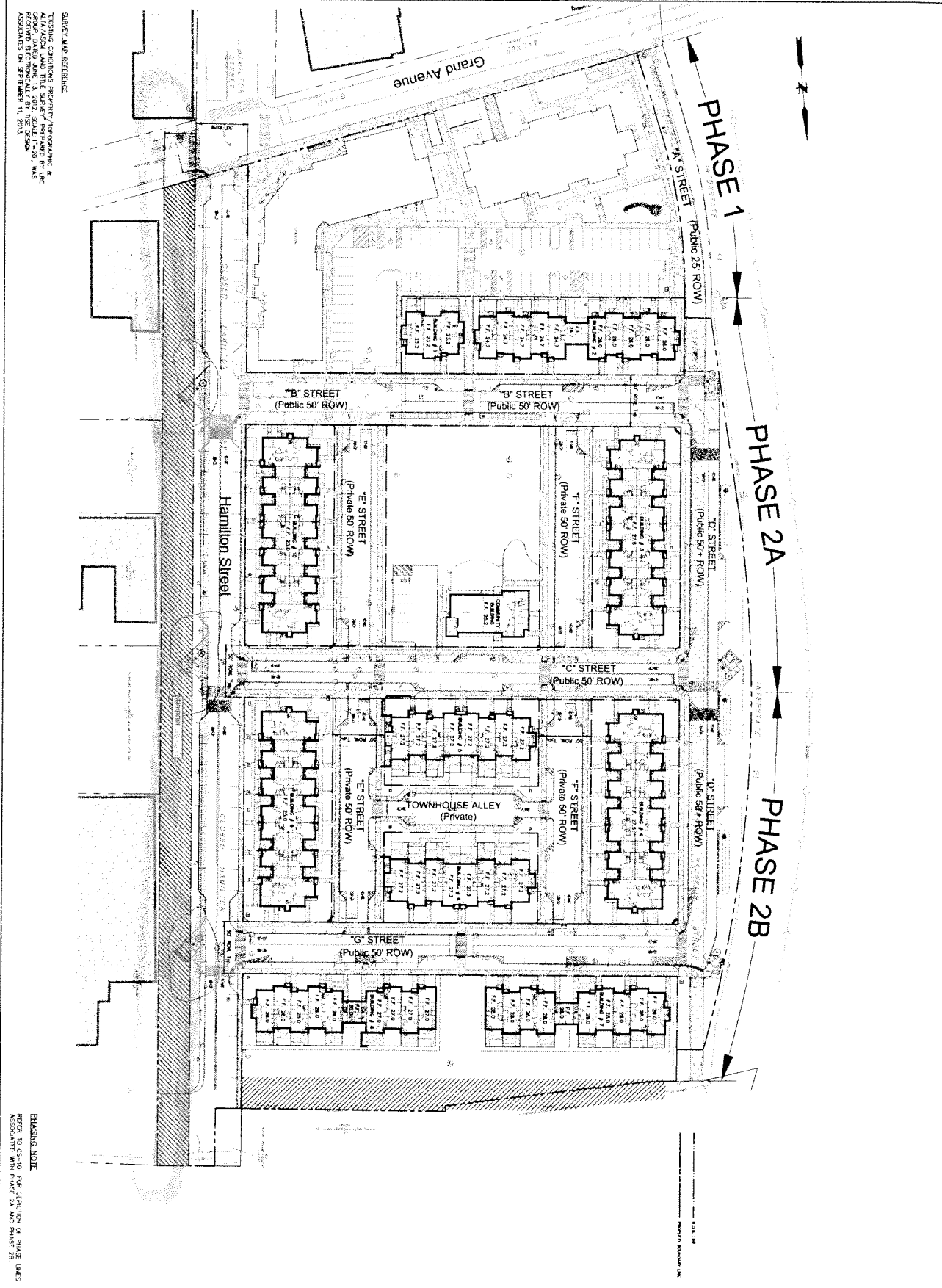
While I can only assume that question arose due to the assessor card noting "City of New Haven Park" (see attached), after review of the back title (see attached commitment and deeds) there is no indication the property known as Grand Ave (200/0583/00400) is dedicated park property, rather title to the parcel is vested in the City of New Haven. This is consistent with both the CP report (requiring placement of the dumpster pads as per the survey) and the survey attached to the license agreement as Exhibit A.

Absent any information to the contrary, I assume the license agreement will be processed for execution.

Please advise if I can provide any additional information to assist with moving this forward.

Thank you.

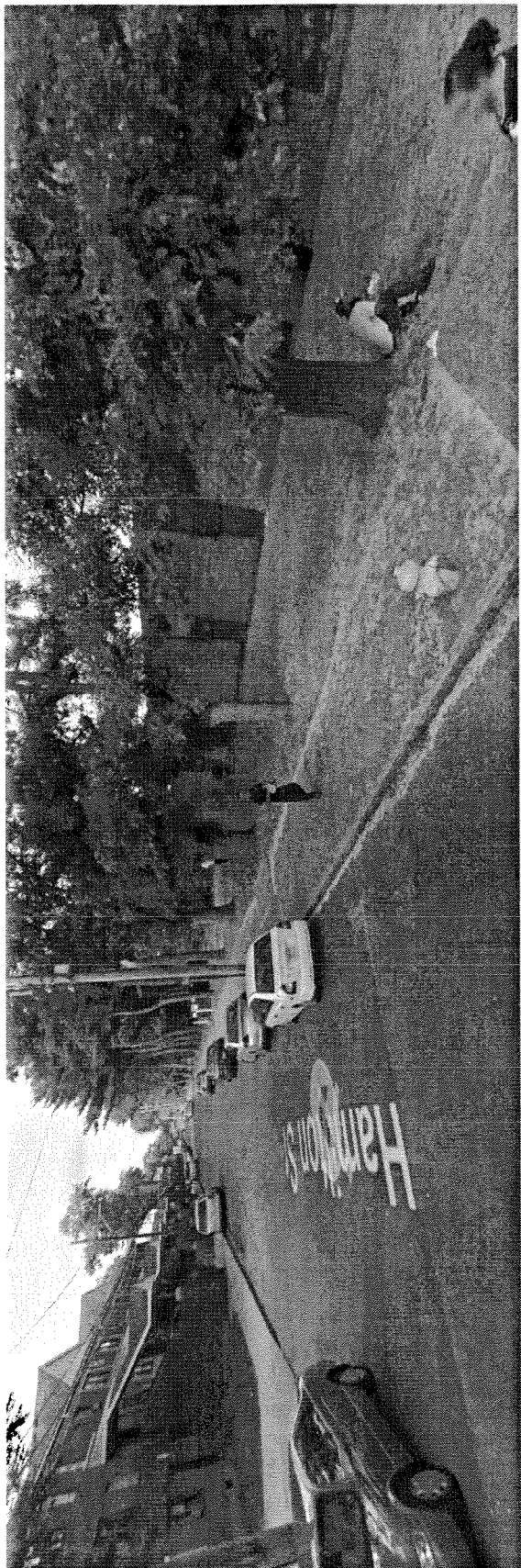
Alison Lanoue
Assistant Corporation Counsel
City of New Haven
165 Church Street-4th Floor
New Haven, CT 06510
Tel: 203-946-7962
Fax: 203-946-7942
alanoue@newhavenct.gov



SUBJECT MAP REFERENCE:
 TESTING CONDITIONS PROPERTY INFORMATION &
 MAP/ASIAN LAND TITLE SUBJECT PREPARED BY LDC
 RECEIVED ELECTRONICALLY 7/18/2020
 ASSOCIATES ON SEPTEMBER 11, 2013.

DRAWING NO. CS-102
 PHASING NOTE
 REFER TO CS-101 FOR DEFINITION OF PHASE LINES
 AND PHASES WITH PHASE 2A AND PHASE 2B

DRAWING NO. CS-102	FARNAM COURTS PHASE 2B REDEVELOPMENT NEW HAVEN, CONNECTICUT GLENDOWER FARNAM COURTS I, LLC	DATE: OCTOBER, 2018	1/1/2018	REV. GLENDOWER	TISE DESIGN ASSOCIATES Architecture Site Planning Project Management Suite 303 246 Wakruf Street Newtonville, Massachusetts 02460 617.581.6601 617.581.6611 fax	
		SCALE: 1" = 40' 40' 20' 0' 40'	02/01/2017 NEW CONSTRUCTION 02/01/2017 EXISTING MAINTENANCE 04/01/2018 NEW CONSTRUCTION 02/01/2018 PHASE 2B NEW CONSTRUCTION REQUIREMENTS 02/01/2018 PHASE 2C/1 SUBMISSION SET	RUSSELL O'NEILL ARCHITECTS 100 STATE STREET, SUITE 200 NEWTONVILLE, MASSACHUSETTS 02459		
REGISTRATION DRAWING TITLE: SITE PLAN R.O.W. BOUNDARIES PROJECT NO. 20120270.510						



0 Grand Avenue (next to 645 Grand Avenue)

Strip of land to HANH

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
156 Humphrey Street 158 Humphrey Street		181 0599 00300 181 0599 00200	RM-2	8	Improved Lot Vacant Lot	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.	
\$145,100 107,800	\$78,400		\$ 223,500 107,800 Total \$331,300		72' X 56' 32' X 56'	5790 Sq./ Ft. Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 331,300	Vision	10/1/19	RFP / Advertised	\$25,000	N/A	\$ 25,000

Prior Notifications Sent to

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

Applicant's Information



Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Urbane New Haven, LLC 470 James Street Suite 003 New Haven CT 06513		C/O Eric O'Brien	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/5/2020	Staff	Current

Proposal: LCI proposes the sale of a vacant non-conforming structure (former auto service garage) and sliver lot that will be developed as 12 units of rental property, with 4 affordable units.

General discussion: The applicant will apply for Zoning relief to develop 12 units of rental housing at this site. The applicant proposes to develop (6) two-bedroom units, and (6) studio units. Two of each type of unit will be deed restricted at 60% AMI for a 20 year affordable period.

This property must contain four deed restricted units (two (2) studio units, and two (2) two-bedroom units) at or below 60% New Haven AMI for a (20) twenty year period , unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. Board of Zoning approval is required prior to closing.

Owner Occupancy? N/A

Prepared by:  Date 8/11/20 Concluded by:  Date 8/11/20

Committee	Date	Action
PAD	8/19/2020	
City Plan	8/19/2020	
L.C.I.	8/26/2020	
Board of Alders	9/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO: Alder Ellen Cupo, Ward 8

DATE: July 25, 2020

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.

**ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
APPROVING THE DISPOSITION OF 156 HUMPHREY STREET (MBP 181-0599-00300) AND 158 HUMPHREY STREET (M.B.P. 181-0599-00200) TO
URBANE NEW HAVEN, LLC FOR \$25,000.00.**

**This property was offered to the public as RFP#-2019-2-1266
The site will be developed with 12 residential units, four (4) units will be deed restricted at 60% AMI for 20 years. The developer will build 6 2-bedroom units and 6 studio units. Two of each type shall be deed restricted affordable.**

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

r _____

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	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED VALUE
CITY OF NEW HAVEN					EX COM LN	Code 21	145,100
165 CHURCH ST					EX COM BL	Code 22	75,500
NEW HAVEN, CT 06510					EX COM CN	Code 24	2,900
Additional Owners:	SUPPLEMENTAL DATA		ASSOC PID#				156,450
	Other ID: 08	I/E REPORT REQD					
	WARD TAXABLE	TAX DISTRI					
	CENSUS TRAC 1421						
	BLOCK 1007						
	QUERY GROU						
	C/S ID: 9982						

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QTY	W/	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CITY OF NEW HAVEN	9720/ 332	05/31/2018	U	1	51,000	18	2019	21	101,570	2018	21	101,570	2017	3-1	101,570
FRANTONIO JOHN D & DAWN P	3430/ 260	03/24/1986			0		2019	22	52,850	2018	22	52,850	2017	3-2	52,850
							2019	24	2,030	2018	24	2,030	2017	3-3	2,030
							Total:		156,450			156,450			156,450

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.

OTHER ASSESSMENTS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.

ASSESSING NEIGHBORHOOD	NBHD/SLB	HUMPHREY 199	Street Index Name	Batch

NOTES
 JOHN'S USED CAR CENTER
 NO REPAIR WORK
 F=AGE

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method:	Adjustment:	Net Total Appraised Parcel Value
	75,500	0	2,900	145,100	0	223,500	C	0	223,500

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

VISIT/ CHANGE HISTORY	Date	Type	IS	ID	CL	Purpose/Result
	09/28/2011			TH	45	Review Against Field Cd
	09/20/2010			GM	00	Mesur+Listed
	09/21/2001			SB	45	Review Against Field Cd

LAND LINE VALUATION SECTION	B Use	Use	Zone	D Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adi.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
	1	903S MUNICIPAL	MDL-95	RM2		4,048	SF	15.93	1.0000	F	1.00	HUM	2.25		1.00	35.84	145,100

Total Card Land Units: 4,048 SF Parcel Total Land Area: 4,048 SF Total Land Value: 145,100

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	23		Garage				
Model	95		Svc Sta/Gar				
Grade	C+		Above Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	20		Brick				
Exterior Wall 2	15		Concr/Cinder				
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2	01		Minim/Masonry				
Interior Floor 1	03		Concr-Finished				
Interior Floor 2	05		Vinyl/Asphalt				
Heating Fuel	02		Oil/Gas				
Heating Type	04		F/A/H/W/ST				
AC Type	01		None				
Bldg Use	40SS		IND SHP/GR MDL-95				
Total Rooms	00						
Total Bedrms	00						
Total Baths	0						
NBHD Code	00		NONE				
Heat/AC	03		MASONRY				
Frame Type	02		AVERAGE				
Baths/Plumbing	04		CEIL & MIN WL				
Ceiling/Wall	02		AVERAGE				
Rooms/Pitss	12						
Wall Height							
% Conn Wall							

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

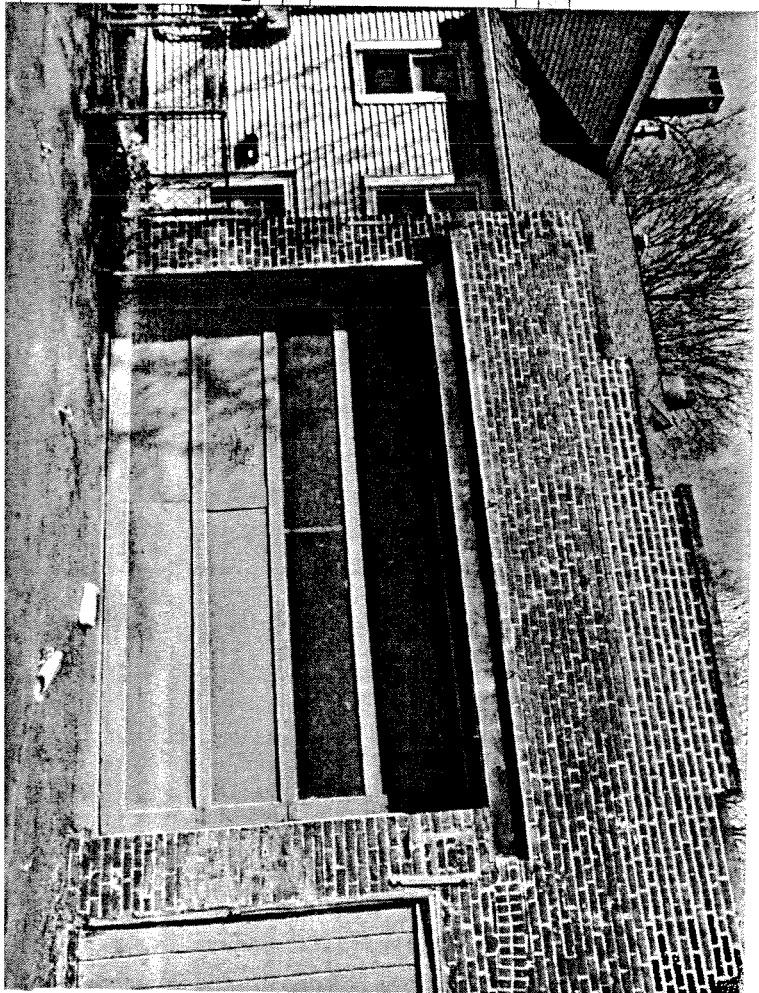
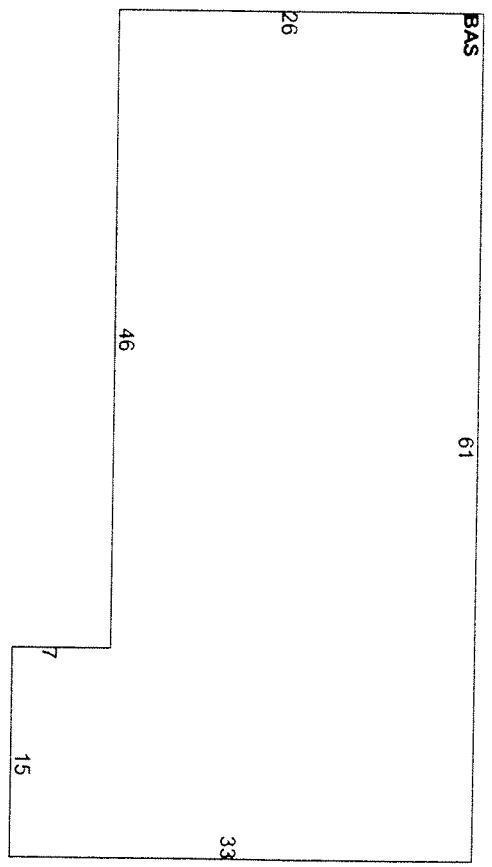
Code	Description	Sub	Sub Descripl	L	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAVI	PAVING-ASPI			L	1,400	4.10	1970	03		A	50	2,900

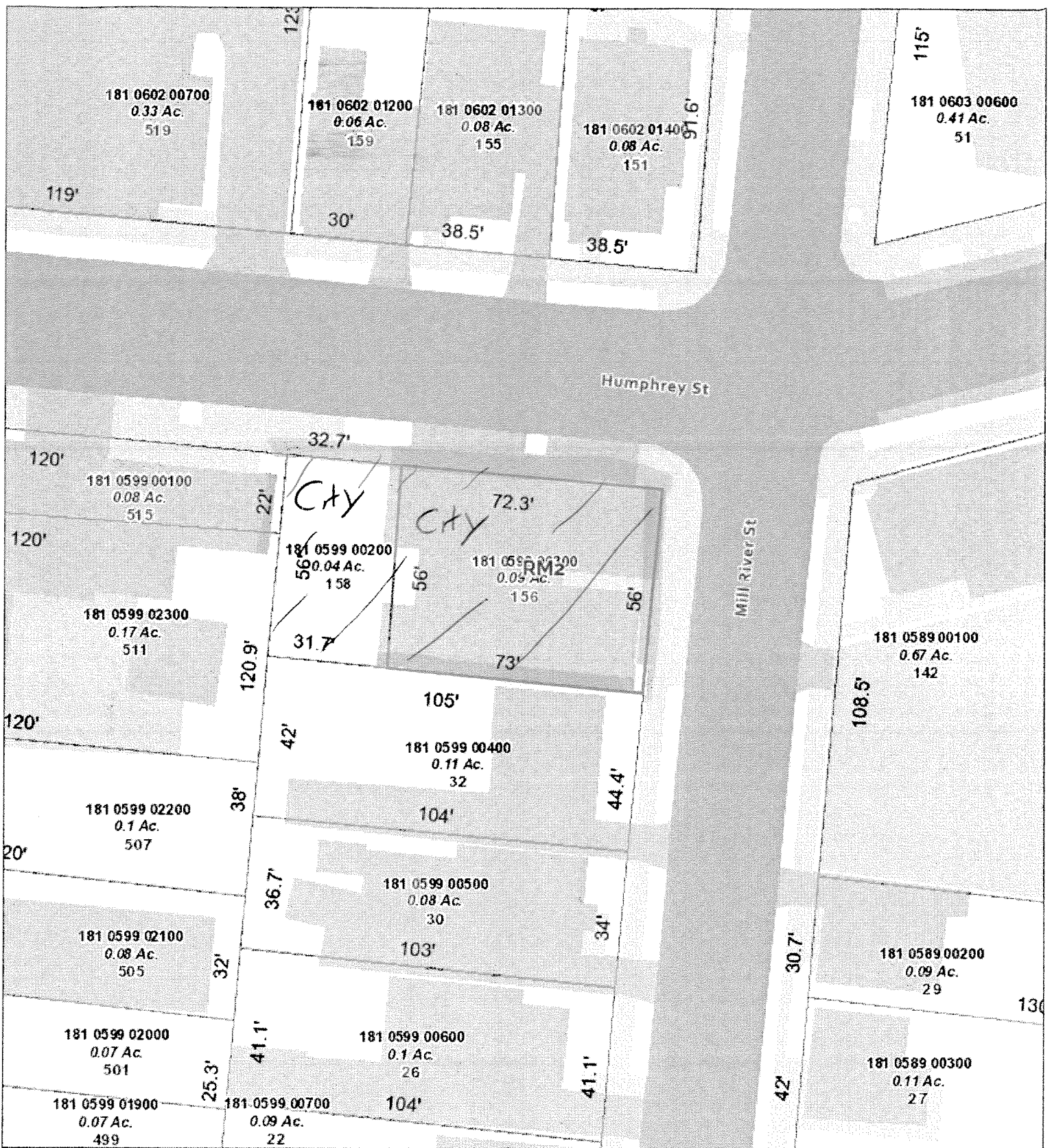
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Underec Value
BAS	First Floor	1,691	1,691	1,691	89.32	151,040




Code	Description	Percentage
903S	MUNICIPAL MDL-95	100

Adj. Base Rate:	Value
Replace Cost	151,040
AYB	1925
EYB	1971
Dep Code	F
Remodel Rating	
Year Remodeled	
Dep %	45
Functional Obshnc	5
External Obshnc	0
Cost Trend Factor	1
Status	
% Complete	50
Overall % Cond	
Apprais Val	75,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





Legend

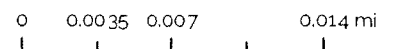
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

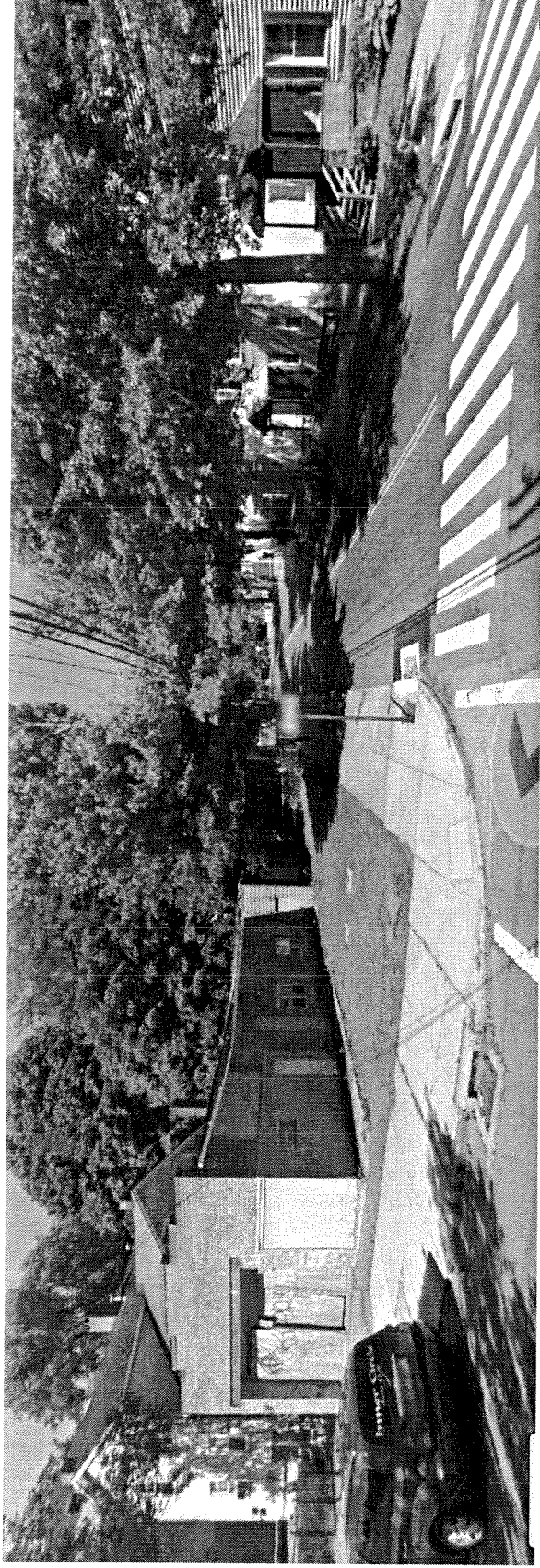
ZONING MAP PRINT

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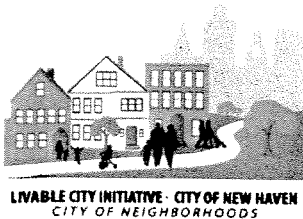


Date: 8/11/2020





156-8 Humphrey Street / RFP Site



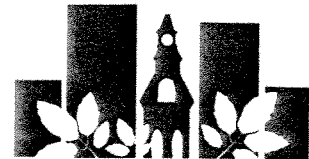
Serena Neal-Sanjurjo
Executive Director

CITY OF NEW HAVEN

Toni N. Harp., Mayor

LIVABLE CITY INITIATIVE

*165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090 Fax: (203) 946-4899*



CITY OF NEW HAVEN
AN ECONOMIC DEVELOPMENT DEPT.
Michael Piscitelli
Economic Development
Administrator

May 7, 2020

Urbane New Haven, LLC
Attention: Eric O'Brien
470 James Street
New Haven, CT. 06512

Re: 156-158 Humprey Street

Dear Mr. O'Brien,

The City has agreed to accept your proposal as submitted including the changes we discussed around affordable units for the development of the above-referenced real estate. At this time, it is required that you submit a certified check for 10% of your offer price made payable to the City of New Haven. Upon receipt of your deposit the city will draft a Purchase and Sales Agreement (LDA) for your attorney to review. The city will then commence the approval process for disposition as required by city ordinance.

All transactions are subject to Board of Alderman approval.

My team and I look forward to assisting you with this transaction. Please feel free to contact Frank D'Amore (203) 946-2258 or Evan Trachten at my office (203) 946-8373 if you have any questions.

Sincerely,

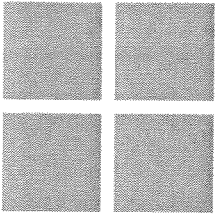
Serena Neal-Sanjurjo
Executive Director

Cc: Frank D'Amore, Deputy Director
Evan Trachten, Acquisition/Dispositions Co-Ordinator
Alison Lanoue, LCI Counsel



urbane NEWHAVEN

Develop · Design · Build



Who we are

We've been building better spaces, ideas and connections for over 20 years, resulting in the investment of more than \$49 million in the City. Our portfolio is packed with residential and commercial projects, including New Haven's premier public private partnership, District NHV. Our team is comprised of long-time residents who understand the language and historic fabric of the City, and are keen to promote its forward progress.

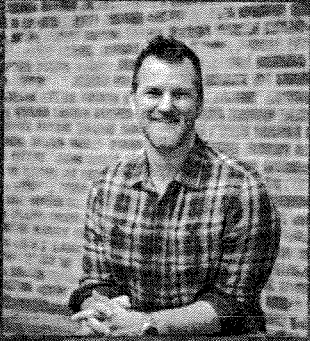
What we do

We're dedicated to building more than just spaces, but creating environments that positively influence our quality of life. We strongly believe that architecture is the changing force in our culture. Whether working on ground-up developments, renovations, or restoration projects, we believe built environments influence how we feel, think and live.

Why we do it

We strive to enrich human experience and community interaction by *designing and building real spaces for real people*. It is our belief that investing in communities through the built environment contributes to a sense of place and community; it provides direct and palpable connections to our rich past, while providing seamless transitions to the future.

Meet the Team



Eric O'Brien
President



Carla O'Brien
Vice President

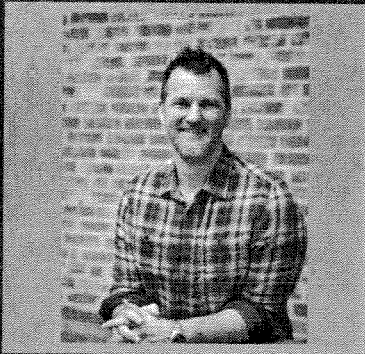


Dylan Hayn
Lead Designer



Ralph Sylvester
Director of Operations

Urbane NewHaven Principals



Eric O'Brien
President

Eric is one of the most recognized designers and real estate developers in New Haven county. As a resident and business owner in New Haven for more than 20 years, he has carefully restored scores of residences and buildings of historic and prestigious recognition in many area neighborhoods. At Urbane NewHaven, Eric takes the lead in building design, acquisitions, construction management, and he holds all contractor licenses. Eric is the past President of the Historical Preservation Society for New Haven; he served on the Board of Directors for the Creative Arts Workshop; he is also active with the Mill River Watershed Association.

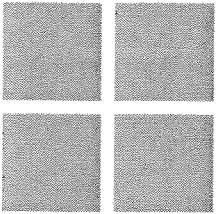
Urbane NewHaven Principals



Carla O'Brien

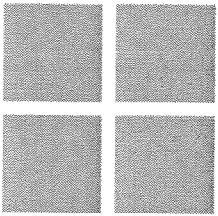
Vice President

Carla pioneered the creation of Urbane NewHaven in 1995 with her first multi-family acquisition and restoration in East Rock, New Haven. From there, she and Eric created a residential rental division of more than a dozen acquisitions in less than 5 years. Together with Eric, Carla has spent much of the last 20 years investing in the design and restoration of historic buildings and properties in New Haven. Carla handles historic tax credit grants, interior design, and manages logistics and analytics for market and scaling, as well as fiscal oversight on project planning. Carla has served on the Board of Directors for the New Haven Ballet and Bethesda Nursery School.



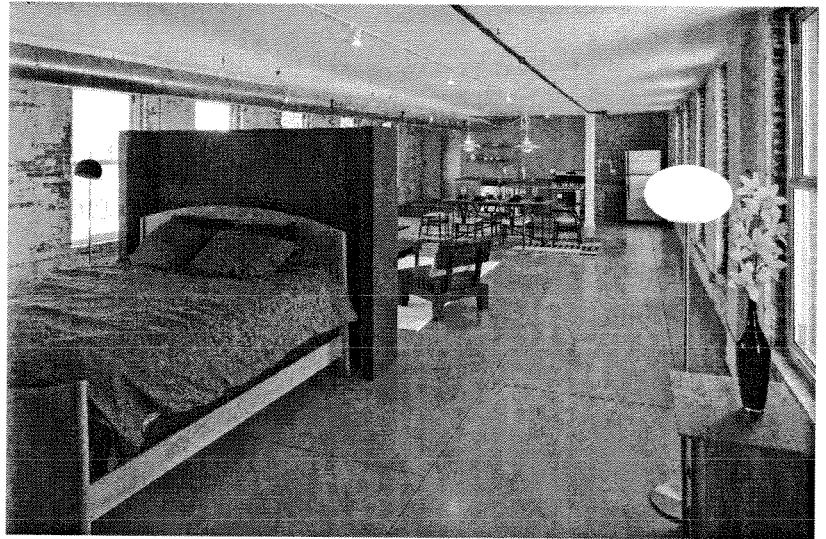
Building better
environments through
better design and
execution





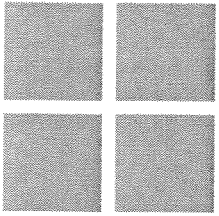
The City of New Haven's Goals for 156-158 Humphrey Street

- Promote home ownership
- Affordable rent
- Expand tax base
- Eliminate blight





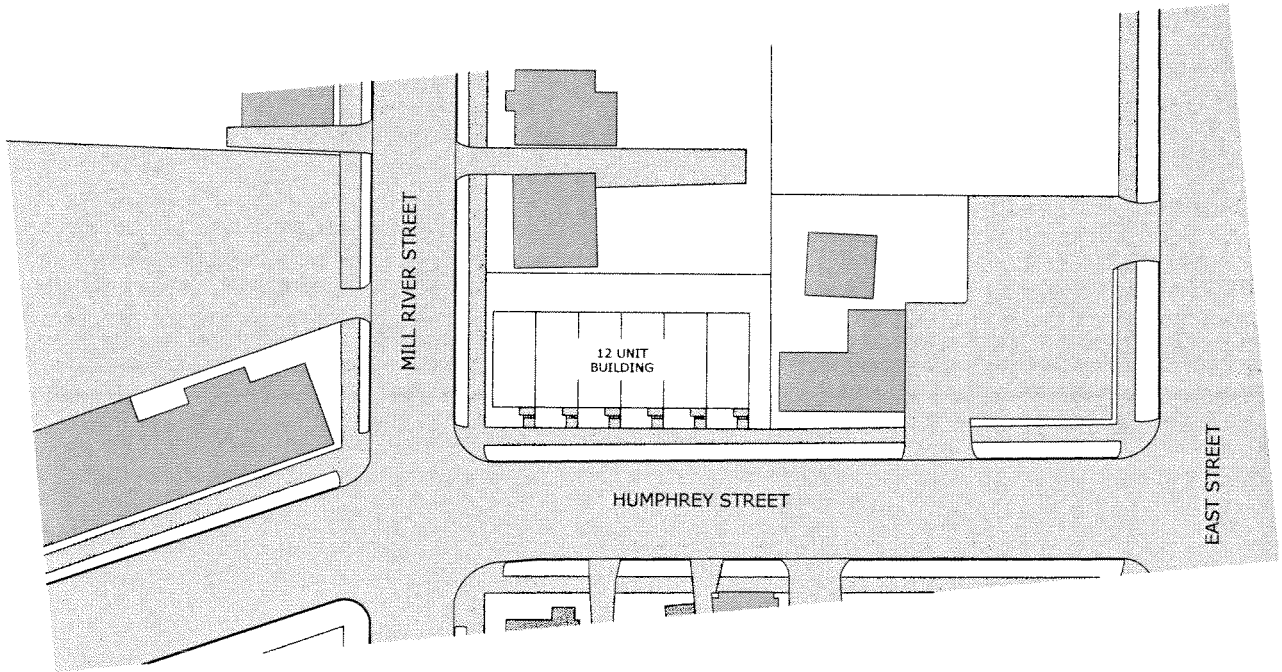
Preliminary Sketch of 155-158 Humphrey Street



Urbane NewHaven's Goals for 156-158 Humphrey Street

Through the purchase of the 156-158 Humphrey Street parcel, Urbane NewHaven plans to design and build a Row House-style building, complete with 12 residential units – *providing real homes for real people*. Our design and plans are based on our dedication to building more than just spaces but creating environments that positively influence our quality of life.

Borrowing from the communal feel that row houses foster in neighborhoods like Wooster Square and East Rock, we are confident the residences at Humphrey Street will further encourage the City's goals of promoting housing that is affordable to New Haven residents by increasing density; expanding the current tax base by welcoming new residents and future home owners; and eliminating blight in this area.



MILL RIVER STREET

12 UNIT BUILDING

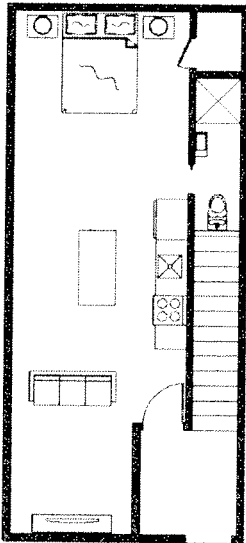
HUMPHREY STREET

EAST STREET



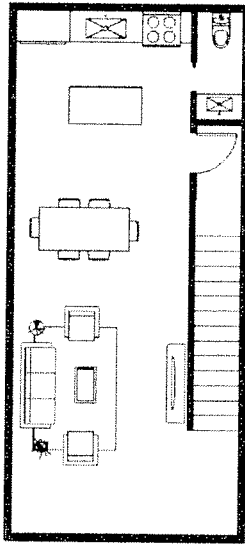






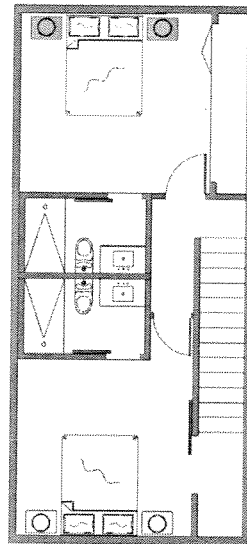
FIRST FLOOR

STUDIO UNIT
425 SQ FT



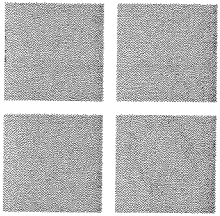
SECOND FLOOR

2-BEDROOM UNIT
1025 SQ FT



THIRD FLOOR

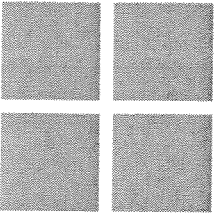
2-BEDROOM UNIT



We find value in
unremarkable places



In 2017, Urbane NewHaven built a community and tech center in New Haven– the first of it's kind in our state.



Thank you

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
665 Washington Avenue		304 0042 00500	RM2	4	Sliver lot	NA	
2019 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes		Lot Size	Total sq. ft.
\$1,800			\$1,800	\$ 1,260		31' X 52'	1742 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 1,800	Vision	10/1/19	Sliver lot Non-owner-occupant@ \$1.50 per Sq./ft. 1742 Sq./ ft.	\$2613.00	N/A	\$ 2613.00

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Glofesta M. Suggs 37 Admiral Street West Haven CT 06516			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/11/2020	Staff	Current

Proposal: LCI proposes the sale of sliver lot.

General discussion: The applicant will utilize this land as a driveway.

Owner Occupancy? N/A

Prepared by: *E. Suggs* Date 8/11/2020 Concurred by: *J. White* Date 8/11/20

Committee	Date	Action
PAD	8/19/2020	
City Plan	8/19/2020	
L.C.I.	8/26/2020	
Board of Alders	9/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Evelyn Rodriguez 4th Ward

DATE: August 11, 2020

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 City owned sliver lot at 665 Washington Avenue to adjacent property owner at 667 Washington Avenue.

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	CURRENT ASSESSMENT	PREVIOUS ASSESSMENTS (HISTORY)	VISION
CITY OF NEW HAVEN THE 165 CHURCH ST NEW HAVEN, CT 06510 Additional Owners:					EX COM LN	Code 21 Appraised Value 1,800 Assessed Value 1,260	Yr. Code 2019 21 Assessed Value 1,260 2018 21 Assessed Value 1,260 2017 21	6093 NEW HAVEN, CT
								VISION

SUPPLEMENTAL DATA
 Other ID: 04
 WARD TAxABLE
 CENSUS TRAC 1405
 BLOCK 3013
 QUERY GROU)
 GIS ID: 19610
 ASSOC PID#

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	q/u	w/	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
7235/ 334	06/27/2005	U	V		0	2019	21	1,260	2018	21	1,260
	03/21/1975										
Total:								1,800			1,260

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

ASSESSING NEIGHBORHOOD

NBHID/ SUB	NBHID Name	Street Index Name	Tracing	Batch
2000/A	SOUTH HILL			

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 1,800
 Special Land Value 0
 Total Appraised Parcel Value 1,800
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 1,800

BUILDING PERMIT RECORD

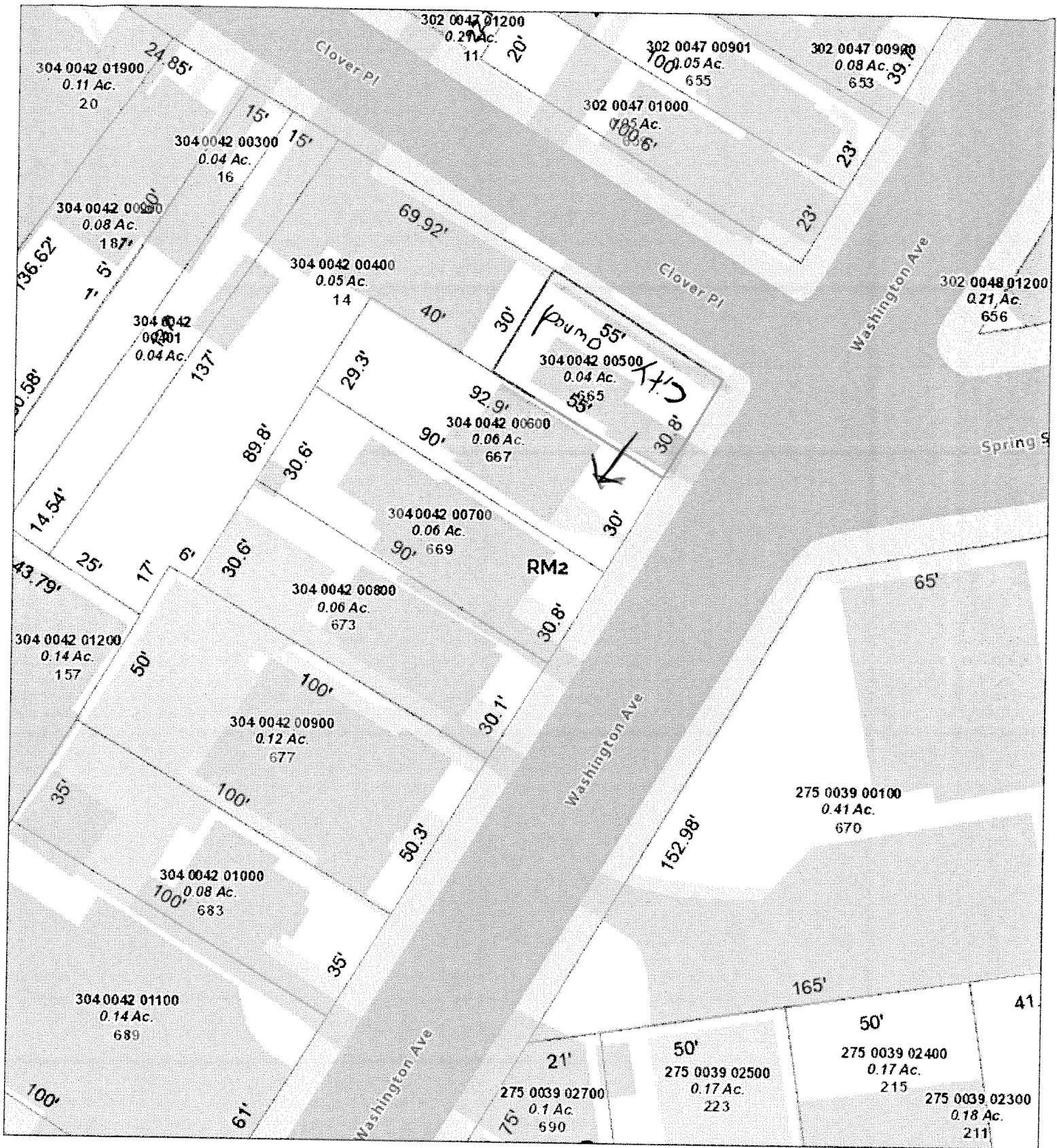
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

LAND LINE VALUATION SECTION




B Use # Code	Use Description	Zone D	Front	Depth	Units	Unit Price	I Factor S.A.	C ST. Factor Idx	Adi.	Notes-Adi	Special Pricing	S Adj. Faci	Adi. Unit Price	Land Value
1	902V CITY MDL-00	RM2 0	31	52	1,742 SF	15.15	1.0000	5	0.102000	0.70		1.00	1.06	1,800
Total Card Land Units: 1,742 SF Parcel Total Land Area: 1,742 SF														Total Land Value: 1,800

VISIT/CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/10/2011	03		GM	99	Vacant
09/17/2001			DA	45	Review Against Field Cd



Legend

-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

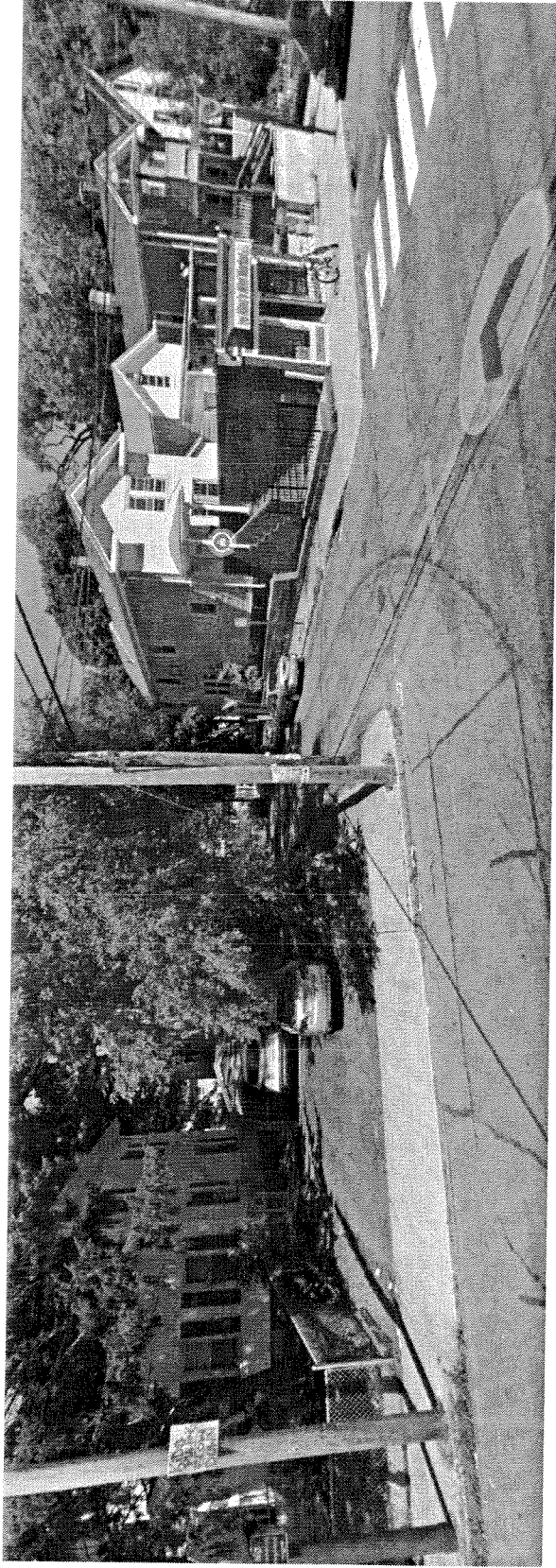
ZONING MAP PRINT

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Date: 7/28/2020





665 Washington Avenue / Sliver lot