LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	erty Address	Мар	-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
0 Fra	ınklin Street	200 05	582 00105	RH-2	8	Va	cant Lot	Per Zoning
2	019 Assessm	ent Value (1	00%)	70%	of Assessm	nent	Pro	perty Size
Land + OB	Building	Other	Total Value	For	Tax Purpo	oses	Lot Size	Total sq. ft.
\$70,700			\$70,7 00		\$ 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	\$1,000	N/A	\$ 1,000
	1 1 1	1 1 1		à d f		, f i

Prior Notifications Sent to

Alderperson Name of Alderperson	Management Team	Other interested parties
Yes X No Hon. Ellen Cupo 8th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & tele	ephone:	Name, address & tele	phone of contact person:			
Housing Authority of the City of New Haven 360 Orange Street New Haven CT 203.498.88	00					
Applicant's City property tax status:	Review date	Reviewed by:	Comments			
Current	8/11/2020 Staff Cu					
Proposal: LCI proposes the sale of a vacar			*			
General discussion: The applicant will utili	ze this land as a roady	vay / driveway and as a buff	Fer between the site and Interstate			
91. This is part of the "Phase 2" redevelopm	ient of the Farnam Cou	urts. The site will be develop	ed as 45 townhouses.			
Owner Occupancy? N/A						
Prepared En Julie Date	Conc 8/11/202 by: =	urred la	Date 8/12/20			

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

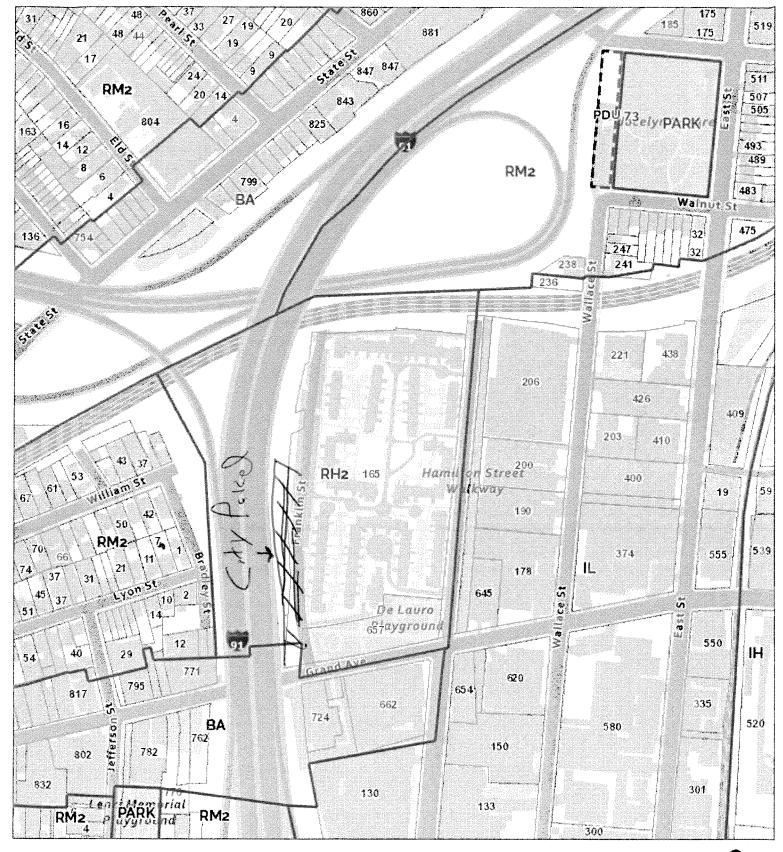
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TC):	Alder I	Ellen Cupo, Ward 8
DA	ATE:	August 11, 2020	
FR	.OM:	Department	Livable City Initiative
		Person	Evan Trachten Telephone X 8373
		form you that the folloof Aldermen.	owing matter affecting your ward(s) will be submitted
Ha	ven. This	s land will be used as	in Street to the Housing Authority of the City of New s a roadway / driveway for the "Phase 2" Courts. See enclosed map.
AND THE PROPERTY OF THE PROPER	-		•
Ch	eck one if Democra	f this an appointment	to a commission
	Republic	can	
	Unaffilia r	ated/Independent/Otho	e
		INSTRUC	CTIONS TO DEPARTMENTS
1.	Departme	ents are responsible for ser	nding this form to the alderperson(s) affected by the item.
_	ara : e		

- 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.

70,700	Fotal Land Value:	Total L				***************************************		549 SF	Parcel Total Land Area: 6,649 SF	Total Lai	SF Parcel	6,649 S	nd Units:	Fotal Card Land Units:	To		-
Land Value 70,700	Adj. Unit Price 10.64	S Adj Fact Adj 1.00	Calc	Special Pricing Spec Use Special	8	Notes- Adj	<i>Adi</i> : 0.00	Factor ldx	A.S.	Eactor S.A. 1.0000	F ~	6,649 SF	Дерін	D Front	. 72	Code Description 908V HSNG AUTH MDL-00	# # 8
							ECTION	15	J LINE V.	LANI							-
Purpose/Result	Purpos	ID Cd.	IS	Type	Date		Comments	Date Comp.	% Comp.	Date	tt Insp.	Amount		Description	e Type	remit iD Sswe Date	T'e
	ORY	VISIT/ CHANGE HISTORY	T/CHAN	VISI							MIT REC	BUILDING PERMIT RECORD		7		-	,
70,700		The state of the s	l Value	ised Parcel	Net Total Appraised Parcel Value	Net '				And the second s			or the state of th	The state of the s			
					Adjustment:	Adjı									LY CREATED	10/1/2018, INCORRECTLY CREATED INACTIVE	10/1/
70,700 C			5	Parcel Valud:	Total Appraised Parcel Value Valuation Method:	Tota Valu) RECORD	CREATED TO	OR GIS; NEW PARCEL CREATED TO RECORD TRANSFER FROM STATE OF CT	OR O
			Ç	lue	Special Land Value	Spec					~	NOTES		N K I CO CO	DOE NOT		5
70,700			ā) Juš)	Value (Bldg	Appraised Land Value (Bldg)	App	Бася	er en	acms	*,	and the second	on con minutes		FAIR HAVEN N	FAIR H	0900/A	
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			(ap)	Value (Car t) Value (Bl	Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg)	App				<u> </u>	нвокно	ASSESSING NEIGHBORHOOD	ASSESS	Total:			
	14RY	APPRAISED VALUE SUMMARY	SED VAL	APPRAIS					***************************************			TANK TO BE A SALAR BOOK OF					
		,				Comm. Int.	Amount	Number A		Description	Code 1		Amount		Description	Year Type	Ye
r Assessor	Collector of	by a Data	ges a visi	acknowled	ature			OTHER ASSESSMENTS	THER AS.	0				NS	EXEMPTIONS		
Assessed Value	Code	(MISTORY) alue Yr C 49,490 T 49,490 T	Assessed Value 49,4	S ASSESSM Code Asse 21 Total:	EVIOUS 77: 1902017	Assessed Va	C.	Vi SALE PRICE V.C. V 15	v V SAL	SALE DATE q/u 03/17/2016 U	03/I	9498/ 186	<i>BK-</i> J 9,	 	RECORD OF OWNERSHIP EW HAVEN	CITY OF NEW HAVEN	9
AVERAGE OF SESTION OF THE SESSION OF	Which deathers are consistent to the second	49,490		70,700	Total				+	ASSOC PID#	AS.	Parameter de la constante de l		GIS ID:			
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NEW HAVEN, CI	NEW HA									T DATA	SUPPLEMENTAL DATA	SUPPL	_		personal and the second	NEW HAVEN, CT 06511	NEV
6093	NEW 11.	49,490		70,700	21 App	EA C/II	EX COM LN									165 CHURCH ST FRANKLIN ST	FRA
		d Value		SSMENT	2	Description CUR	Des	LOCATION		STRT/ROAD		UTILITIES	2	Topo.	INER	Y OF NEW HAVEN	3
20 09:04	Print Date: 07/30/2020 09:04	Print Dat		of 1	Card 1	1 of 1	Sec #:	#: 1 of 1	Bldg#:		105	Account #200 0582 00105	ccount #	A		Vision ID: 107167	Vis
	se: 908V	State Use: 908V				lame:	Bldg Name:	05//	MAP ID: 200/ 0582/ 00105//	ID: 200/					ANKLIN ST	Property Location: FRANKLIN ST	Pro



Legend

PDU Overlay Zone

Zoning Boundaries

New Haven Parcels

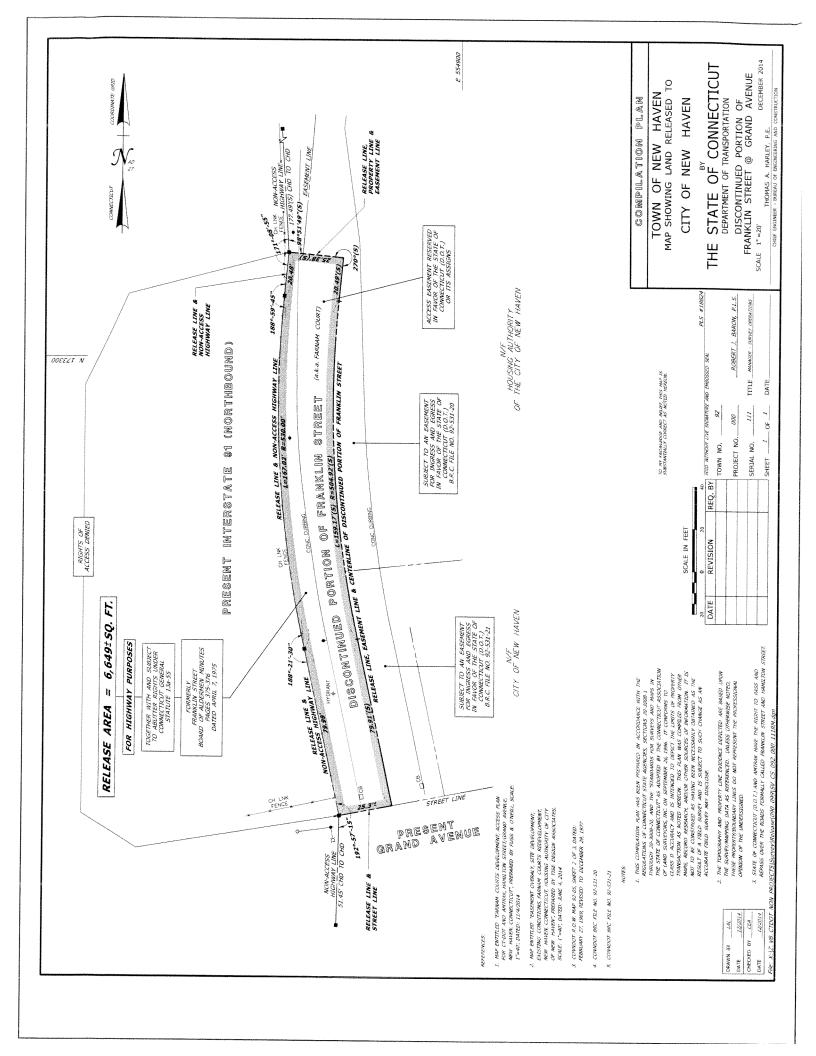
ZONING MAP PRINT

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

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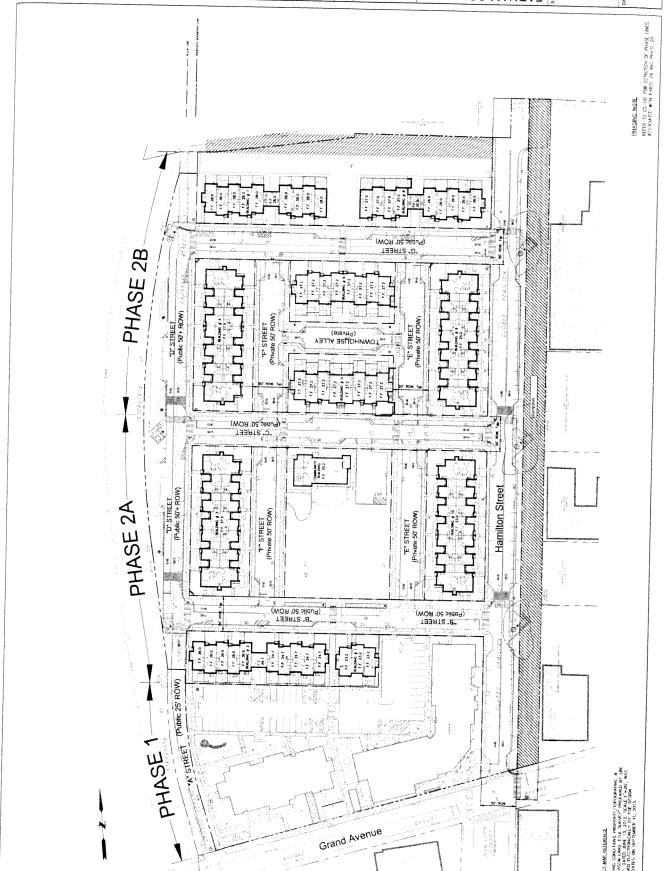


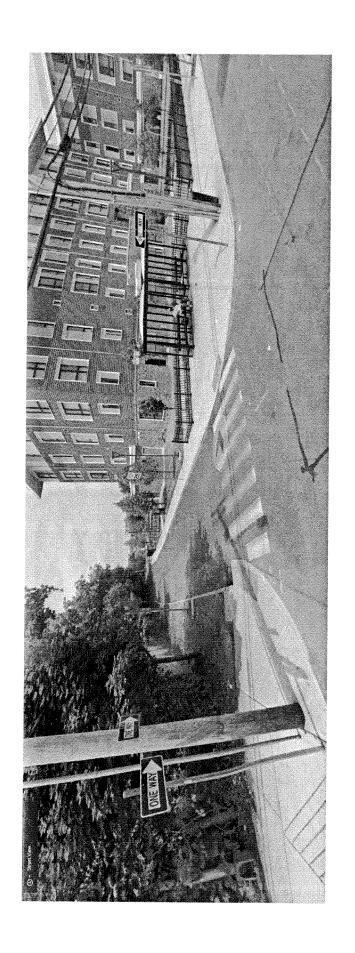
K.O.W. BOUNDARIES
DRAWING TITLE STAN CS-102 NEW HAVEN, CONNECTICUT
OLENDOWER FARMAM COURTS I, LLC FARNAM COURTS

PROJECT NO. SCALE 8105, A380T00

Architecture Site Planning SELVIDOSSA NDISEO EGIL







0 Franklin Street (next to Interstate 91) Strip of land to HANH

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Address	Maj	-Block-Parcel	Zoning	Ward	Property	Type	Total legal units
Avenue	200 05	583 00400	Park	8	Vacant	Lot	Per Zoning
		dereserative transmission and an experience of the company of the					erty Size Total sq. ft.
uilding	Other	\$93,000	**************************************			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	27,750 Sq./ Ft. Per Assessor
	Avenue	Avenue 200 05 9 Assessment Value (1	Avenue 200 0583 00400 9 Assessment Value (100%) uilding Other Total Value	Avenue 200 0583 00400 Park 9 Assessment Value (100%) 70% uilding Other Total Value For \$93,000	Avenue 200 0583 00400 Park 8 9 Assessment Value (100%) 70% of Assessmulding Other Total Value For Tax Purp	Avenue 200 0583 00400 Park 8 Vacant 9 Assessment Value (100%) 70% of Assessment value of Total Value For Tax Purposes \$93,000	Avenue 200 0583 00400 Park 8 Vacant Lot 9 Assessment Value (100%) 70% of Assessment Propuilding Other Total Value For Tax Purposes Lot Size 30' X 925'

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	and a second sec
\$ 93,000	Vision	10/1/19	Negotiated	\$1,000	N/A	\$1,000
		1		1	: !	! ! !

Prior Notifications Sent to

Alderperso	Name of Alderperson	Management Team	Other interested parties
Yes X No [an namahakun perengia) (dada da bi baran kenalah da berbenaka bi	N/A	N/A

Applicant's Information

Applicant's name, address & tele	phone:	Name, address & tele	phone of contact person:
Housing Authority of the City of New Haven 360 Orange Street New Haven CT 203.498.886	00		
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/11/2020	Staff	Current
Proposal: LCI proposes the sale of a vacan General discussion : The applicant will utili		land will be used as a roadway / driveway for the " Phas	
Farnam Courts. The site will be developed as 4		<u> </u>	
Owner Occupancy? N/A			
Prepared by: Date	8/11/2040 Conc	curred Mala	Date 8/12/

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

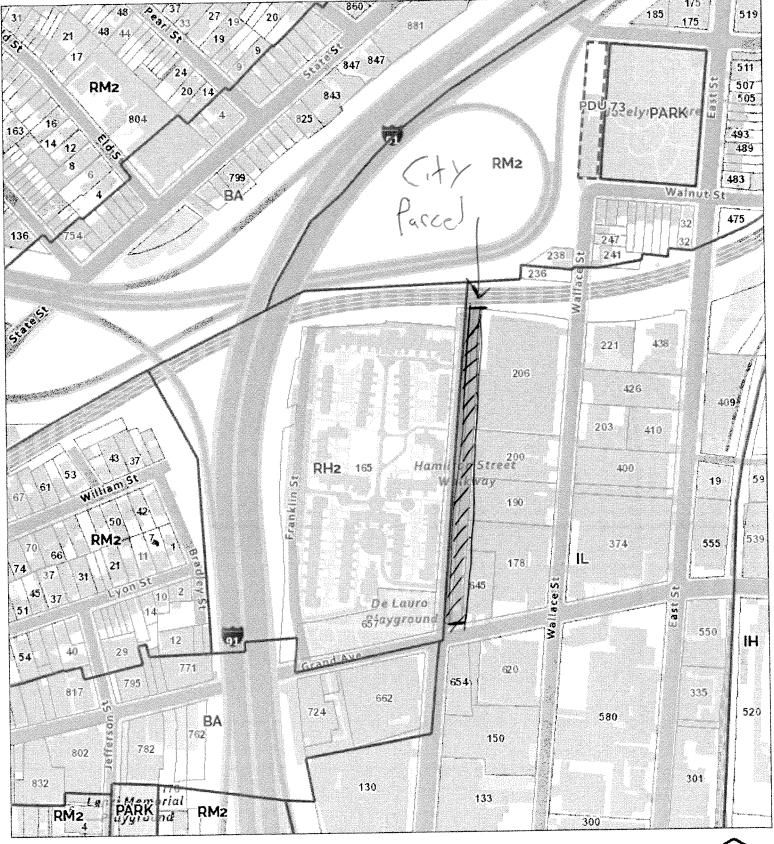
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO:	Alder I	Ellen Cupo, Ward 8
DATE:	August 11, 2020	
FROM:	Department	Livable City Initiative
	Person	Evan Trachten Telephone X 8373
This is to to the Bo	inform you that the foll ard of Aldermen.	owing matter affecting your ward(s) will be submitted
Haven. T	This land will be used a	Avenue to the Housing Authority of the City of New as a roadway / driveway for the "Phase 2" Courts. See enclosed map.
	ne if this an appointmen ocrat	t to a commission
Repu	ıblican	
Unaf	ffiliated/Independent/Ot	he
	INSTRU	UCTIONS TO DEPARTMENTS
1. Depa	artments are responsible for s	sending this form to the alderperson(s) affected by the item.
2. This Legi	form must be sent (or delive slative Services Office for th	red) directly to the alderperson(s) before it is submitted to the e Board of Aldermen agenda.
3. The	date entry must be completed	d with the date this form was sent the alderperson(s).

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

total Land Value: 93,000	101		A. W. 1,150 SE	TAICH TOTAL LANG THE	# 1912O		
Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owne			27 750 65	Daniel Tatal I and August 27 250 CE	nite: 27 750 CE	Total Card I and I hite:	
Adj. Unit Price Land Value 93,000	Special Pricing S Adj Spec Use Spec Calc Fact 1.00	Notes- Adj	LAND LINE VALUATION SECTION L C. ST. actor S.A. Factor ldx Adj. 1.0000 X 1.00 GRS 0.97	LAND LIN Unit I. Price Factor S.A. 3.45 1.0000 X	Units 27,750 SF	Zone D Front Depth PARK 0	
ISTORY Cd. Purpose/Result 99 Vacant 00 Measur+Listed 45 Review Against Field Cd	VISIT/ CHANGE H Type IS ID TT GM PH	S Date 03/04/2011 09/21/2010 12/18/2001	mp. Date Comp. Comments	Insp. Date % Comp.	Amount Insp. Da	Type Description	Permit ID Issue Date
93,000	Net Total Appraised Parcel Value	Net Total Ap		ilio destricto di del midopolo del del del mana este al immigra propose pero de se tenda munda appresenta del	efteldefesteldertekennennigen sollenteldelde filmmelmasstill den präggespolitische den den den den den den den		
93,000 C	Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment:	Special Land Value Total Appraised Par Valuation Method: Adjustment:			NOTES		
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MM4RY	APPRAISED VALUE SUMMARY	Comm. Int.	Number Amount	Description	Amount Code	Description	rear type De
Total: 65,100 Data Collector or Assessor	bs.100 forat: 65.10 forat: 65.10 forat: 65.11 forat: 65.11	This signat	MENTS	ОТНЕ		EXEMPTIONS	<i>n</i>
ode Assessed V.	S ASSESSMENTS (HIS Code Assessed Value 21 65,10	Assessed Va	γ _. . 2019	SALE DATE q/u v/i SALE PRICE V.C. 0	BK-VOL/PAGE S	NERSHIP	RECORD OF OWNERSHIP CITY OF NEW HAVEN PARK
VISION	93,000 65,100	Тола		TAX DISTRI ASSOC PID#	08 C 1421 1025	WARD 08 TAXABLE CENSUS TRAC 1421 BLOCK 1025 QUERY GROUJ GIS ID: 10569	
NEW MAYER, CI				SUPPLEMENTAL DATA	SUPPLE		NEW HAVEN, CT 06515 Additional Owners:
8	93,000 Assessed Value 93,000 65,100	COM LN 21	EX CO				720 EDGEWOOD AV
		CURRENT	NOLLY	STRT./ROAD	UTILITIES	Toro	CURRENT OWNER
State Use: 9094 Print Date: 07/28/2020 10:30	Stat	Bldg Name: sec #: 1 of 1 Card	1 of 1	MAP ID: 200/ 058	Account #200 0583 00400		Property Location: GRAND AV Vision ID: 10569



Legend

PDU Overlay Zone

Zoning Boundaries

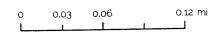
New Haven Parcels

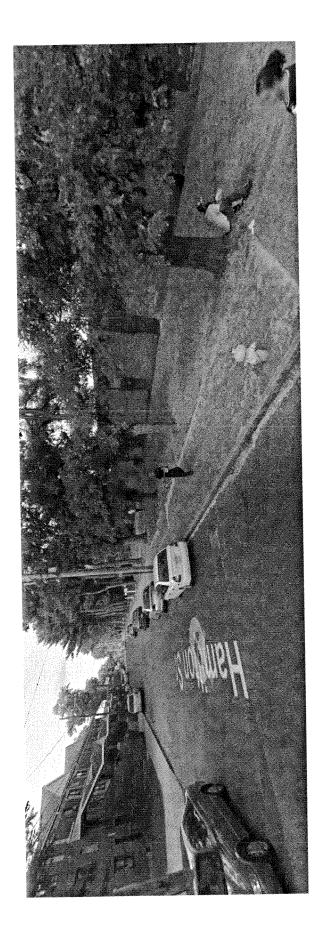
ZONING MAP PRINT

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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.

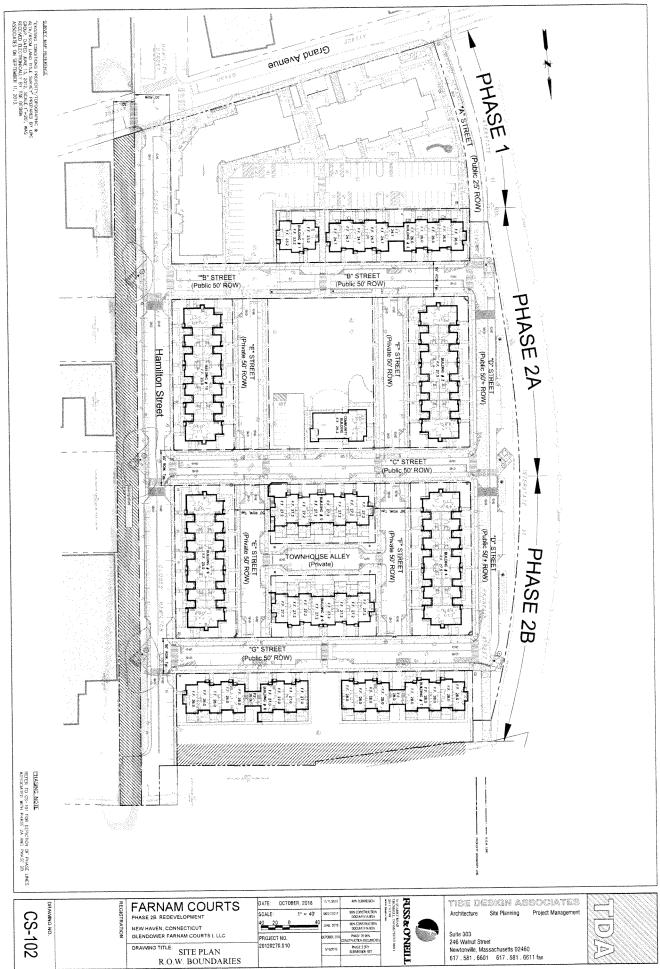
Please advise if I can provide any additional information to assist with moving this forward.

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

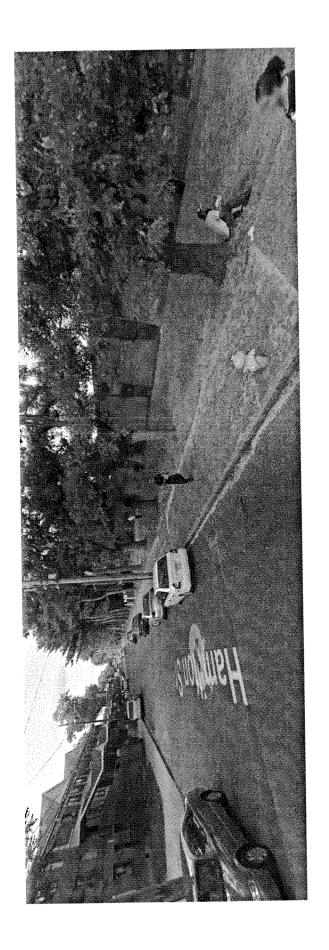


NEW HAVEN, CONNECTICUT
GLENDOWER FARNAM COURTS I, LLC DRAWING TITLE: SITE PLAN R.O.W. BOUNDARIES

SON CONSTRUCTION DOCUMENTALISM
SON STORESTER STEE
SOCIALISM STEELS
PRINTE STEELS PROJECT NO. 20120270.S10

Suite 303 246 Walnut Street Newtonville, Massachusetts 02460 617 . 581 . 6601 617 . 581 . 6611 fax





0 Grand Avenue (next to 645 Grand Avenue) Strip of land to HANH

LIVABLE CITY INITIATIVE -PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Prope	rty Address		Ma	p-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal uni
	mphrey Stree mphrey Stree			1 0599 00300 1 0599 00200	RM-2	8	, •	roved Lot cant Lot	Per Zoning
	019 Assess	ment Va	ue (100%)	70%	of Assessn	nent	Pro	perty Size
Land + OB	Building	Othe	r	Total Value	For	Tax Purpe	oses	Lot Size	and the same and t
\$145,100 107,800	\$78,400	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$ 223,500 107,800 Total \$331,300		\$ 231,910	A COLUMN TO THE STATE OF THE ST	72' X 56 32' X 56	' 5790 Sq./ Fi

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

Alderperson Name of Alderperson	Management Team	Other interested parties
Yes X No Hon. Ellen Cupo 8th Ward	Yes	N/A

Applicant's Information

Applicant's name, address & te	elephone:	Name, address & t	elephone of contact person:
Urbane New Haven, LLC 470 James Street Suite 003 New Haven CT 06513		C/O Eric O'Brien	policies policies
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 8/1/22 by: ______ Date 8/1/20

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

PRIOR NOTIFICATION FORM

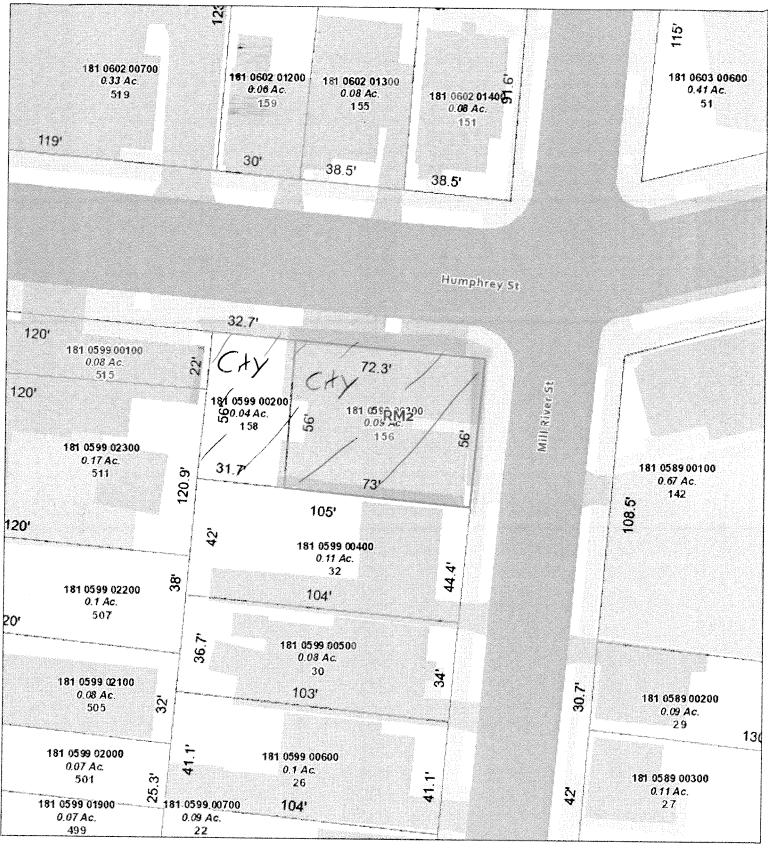
NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

Т	O:	Alder I	Ellen Cupo, Ward 8		
D	ATE:	July 25, 2020			
F	ROM:	Department	Livable City Initiative		
		Person	Evan Trachten	Telephone	X 8373
to	his is to int the Board	form you that the follo	owing matter affecting your v	vard(s) will be	submitted
A 05 U Th 60	PPROVIN (99-00300) RBANE N his property the site will I % AMI for	AND 158 HUMPHE WEW HAVEN, LLC I Was offered to the pu De developed with 12 r	blic as RFP#-2019-2-1266 esidential units, four (4) units	STREET (ME-0599-00200)	BP 181- TO
		this an appointment to			
	Unaffiliat r	ed/Independent/Othe			
		INSTRUCT	TIONS TO DEPARTMENT	<u>ΓS</u>	
1.	Departmen	ts are responsible for send	ing this form to the alderperson(s)	affected by the ite	em.
2.	This form r		directly to the aldernerson(s) has		
3.	The date en	try must be completed wit	h the date this form was sent the a	lderperson(s).	
4.	Copies to: a	lderperson(s); sponsoring	department; attached to submissio	n to Board of Ald	ermen.

- # B NO REPAIR WORK JOHN'S USED CAR CENTER FRATANTONIO JOHN D & DAWN P CITY OF NEW HAVEN NEW HAVEN, CT 06510 Additional Owners: CURRENT OWNER
CITY OF NEW HAVEN Property Location: 156 HUMPHREY ST Vision ID: 9982 Permit ID 165 CHURCH ST Year 903S MUNICIPAL MDL-95 RM2 Code Use *NBHD/ SUB* Туре RECORD OF OWNERSHIP Issue Date Description Description EXEMPTIONS **HUMPHREY 199** Туре VBHD Name **Fotal Card Land Units:** D Front Depth Description GIS ID: 9982 QUERY GROU BLOCK CENSUS TRAC 1421 TAXABLE WARD Other ID: Total: TOPO. Account #181 0599 00300 ASSESSING NEIGHBORHOOD **BUILDING PERMIT RECORD** BK-VOLPAGE 80 Amount 9720/ 332 3430/ 260 Units 4,048 Street Index Name UTILITIES 4,048 NOTES SF SUPPLEMENTAL DATA F=AGE SF Parcel Total Land Area: 4,048 SF Code Unit Price SALE DATE q/u v/i SALE PRICE V.C. Description 15.93 MAP ID: 181/ 0599/ 00300// 05/31/2018 U 03/24/1986 Insp. Date STRT./ROAD ASSOC PID# TAX DISTRI VE REPORT REQD Factor LAND LINE VALUATION SECTION 1.0000 F Tracing OTHER ASSESSMENTS % Comp. Bldg#: Number LOCATION Date Comp. C. Factor 51,000 18 1 of 1 MUH 00. Comments Amount Idx2019 2019 2019 EX COM LN
EX COM CN Batch Sec #: Bldg Name: Adj. 2.25 I otal: 21 22 24 Description Comm. Int. 1 of Assessed Value Notes- Adj Net Total Appraised Parcel Value Adjustment: Valuation Method: Special Land Value Total Appraised Parcel Value Appraised Land Value (Bldg) Appraised OB (L) Value (Bldg) Appraised XF (B) Value (Bldg) Appraised Bldg. Value (Card) CURRENT ASSESSMENT
Code Appraised Value 09/28/2011 09/20/2010 09/21/2001 This signature acknowledges a visit by a Data Collector or Assessor 101,5702018 52,8502018 2,0302018 156,450 PREVIOUS ASSESSMENTS (HISTORY) 22 Card 1 Total Special Pricing Total: 21 22 24 APPRAISED VALUE SUMMARY Type Ω, 223,500 145,100 VISIT/ CHANGE HISTORY 75,500 2,900 Assessed Value 5 Assessed Value 101,5702017 52,8502017 2,0302017 156,450 SB TH SAdjFact 0 1.00 Print Date: 07/28/2020 10:31 101,570 52,850 2,030 156,450 State Use: 903S **Fotal Land Value:** 282 Adj. Unit Price Review Against Field Cd Measur+Listed Review Against Field Cd 3 2 3 2 2 2 Code l'otal: NEW HAVEN, CT 35.84 Purpose/Result Assessed Value Land Value 223,500 145,100 145,100 223,500 145,100 156,450 101,570 75,500 52,850 2,030 2,900

BAS First Floor Til. Giv	ode	Code Description PAVI PAVING-ASPI		Sance	NBHD Code Heat/AC Frame Type	Bidg Use Total Rooms Total Bedrnis Total Baths	Heating Type AC Type	Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Heating Fuel	Exterior Wall 1 Exterior Wall 2 Exterior Wall 2 Roof Structure Roof Cover	Model Grade Stories	Vision 1D: 9982 CONS Element C Style 21
Givss L	Descr	TBULI	12	5 2 2	S 8	405S 00	22	05 05 05 05	20 01 04	o & i	TR
st Floor 1,691 Til. Givss Liv'' sase Arres 1 691	BUILDING SUB-AREA Description Living Area	LDING & YARD ITEMS(L) / Sub Sub Descript L/B Units Unit L,400 4.10	ATENAGE	AVERAGE CEIL & MIN WL	NONE	IND SHP/GR MDL-95	FA/HW/ST None	Drywall/Plaste Minins/Masonry Concr-Finished Vinyl/Asphalt Oil/Gas	Brick Concr/Cinder Flat T&G/Rubber	Sve Sta/Gar Above Average	ETAIL Description
1,691 1,691	SUMMARY SECTION		Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr	Overall % Cond Apprais Val Dep % Ovr	Cost Trend Factor Status % Complete	Remodel Rating Year Remodeled Dep % Functional Obslac Fureral Obslac	Replace Cost AYB EYB	COST/MARK Adj. Base Rate:	Code Description 903S MUNICIPAL MDL-95		Account #181 0599 00300 CONSTRUCTION D Element Cd. Ch.
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							46	26		BAS 61	Bidg Name: 1 of 1 Sec #: 1 of 1 Card 1 of 1
				New York		7 15		33			State Use: 903S Print Date: 07/28/2020 10:31

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107,800 C			l Value	sed Parcel ethod:	Total Appraised Parcel Value Valuation Method: Adjustment:									
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ISION	V	75 460	107 800		Total	SACRET CONTRACTOR CONT		D#	ASSOC PID#		RAC 1421 1007 OUI	CENSUS TRAC1421 BLOCK 1007 QUERY GROUJ GIS ID: 9981		
								RI	I/E REPORT TAX DISTRI		08	Other ID: WARD	viici):	Augnonal Owners:
NEW HAVEN, CT								74	SUPPLEMENTAL DATA	SUPPLEM			, CT 06510	NEW HAVEN, CT 06510
6093	<u>8 </u>	Assessed Value 75,460		Appraised	Code Appraised Value 21 107,800	Description COM LN	EX						W HAVEN	CITY OF NEW H
2020 10:31	Print Date: 07/28/2020 10:31	Frint		1 01	Card I	7. 1 91	ATTON		STRT/ROAD	UTILITIES		Topo	CURRENTOHNER	CU
	State Use: 9030	Stat				Za.		MAY 111: 161/ 9399/ 99299/ /		Account # 181 0599 00200	%1# # 18		Vision ID: 9981	Vision ID: 9981



Legend

PDU Overlay Zone

Zoning Boundaries

New Haven Parcels

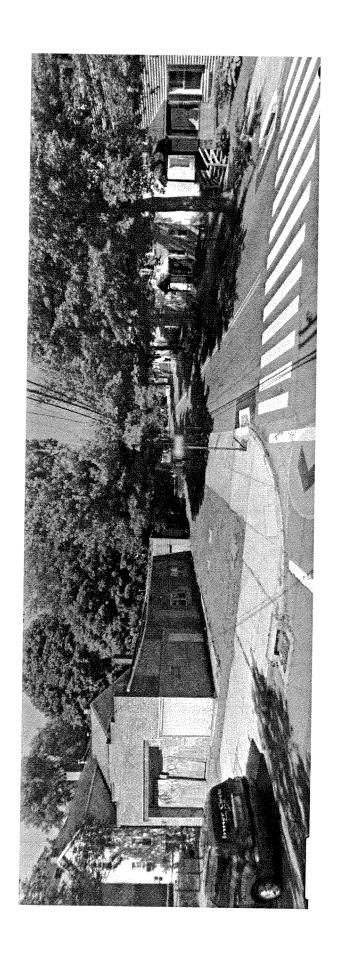
ZONING MAP PRINT

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

0 0.0035 0.007 0.014 mi



156-8 Humphrey Street / RFP Site



Serena Neal-Sanjurjo Executive Director

Executive Director

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.

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

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



AN ECONOMIC DEVELOPMENT DEPT.

Michael Piscitelli

Economic Development

Administrator

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



Raiph Sylvester
Director of Operations



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



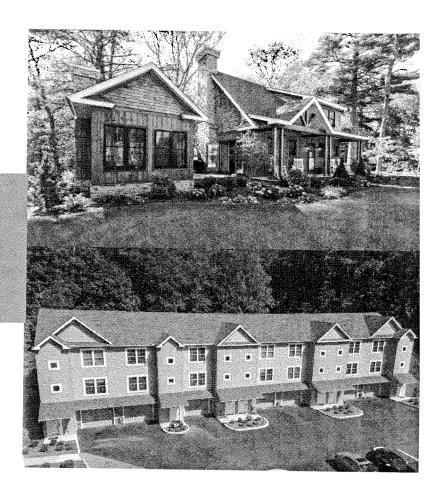
Carla O'Brien

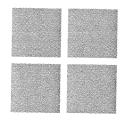
Vice President

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.



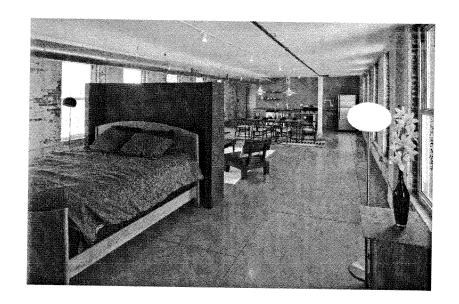
Building better environments through better design and execution



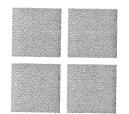


The City of New Haven's Goals for 156-158 Humphrey Street

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



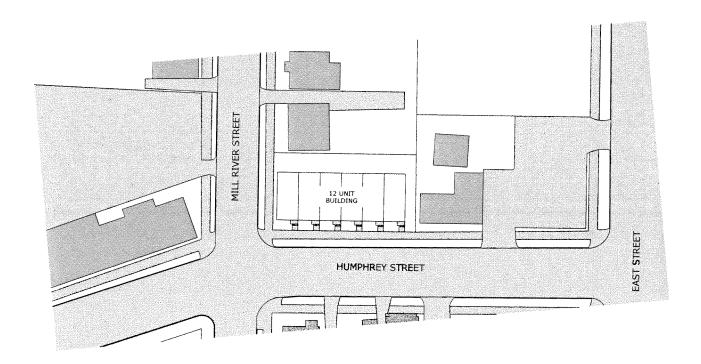




Urbane New Haven's Goals for 156-158 Humphrey Street

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.

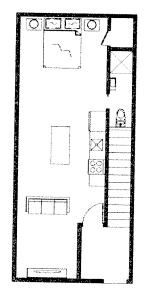
Borrowing from the communal feel that row houses foster in neighborhoods like Wooster Square and East Rock, we are confident the residences at Humphrey Street will further encourage the City's goals of promoting housing that is affordable to New Haven residents by increasing density; expanding the current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



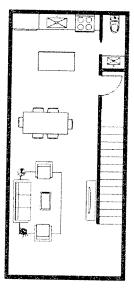




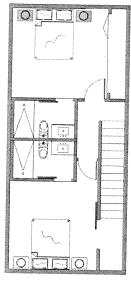




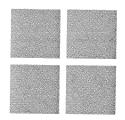
FIRST FLOOR STUDIO UNIT 425 SQ FT



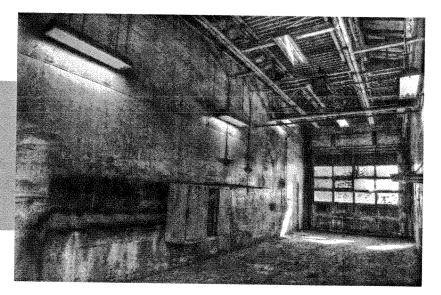
SECOND FLOOR 2-BEDROOM UNIT 1025 SQ FT



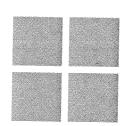
THIRD FLOOR
2-BEDROOM UNIT



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

**************************************	erty Address	······································	Map-Block-Parcel	Zoning	Ward	Prop	erty Type	Total legal units
665 Was	hington Avenu	e 304	0042 00500	RM2	4	SI	iver lot	NA
and + OB	2019 Assessn Building			70%	of Assessm	ent	Pro	perty Size
\$1.800	- Danaing	Other	Total Value	For	Tax Purpo	ses	Lot Size	Total sq. ft.
91,000	8 5 8 8 9 6		\$1,800		\$ 1,260	j.,////	31' X 52'	

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

Alderperson Name	of Alderperson		
manananan mananan manan	reference de la companyación de la contraction d	Management Team	Other interested parties
Yes X No Hon. Evelyn Rodriguez	z 4th Ward	N/A	The state of the s
Applicant's Information			N/A

Applicant's Information

Applicant's name, address & tele Glofesta M. Suggs 37 Admiral Street West Haven CT 06516	phone:	Name, address & tele	phone of contact person:
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	8/11/2020	Staff	Current
Proposal: LCI proposes the sale of sliver logeneral discussion: The applicant will utility			
Owner Occupancy? N/A	ze uns land as a drivev	vay.	
Prepared Date		urredulal	Date 8/12/2

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

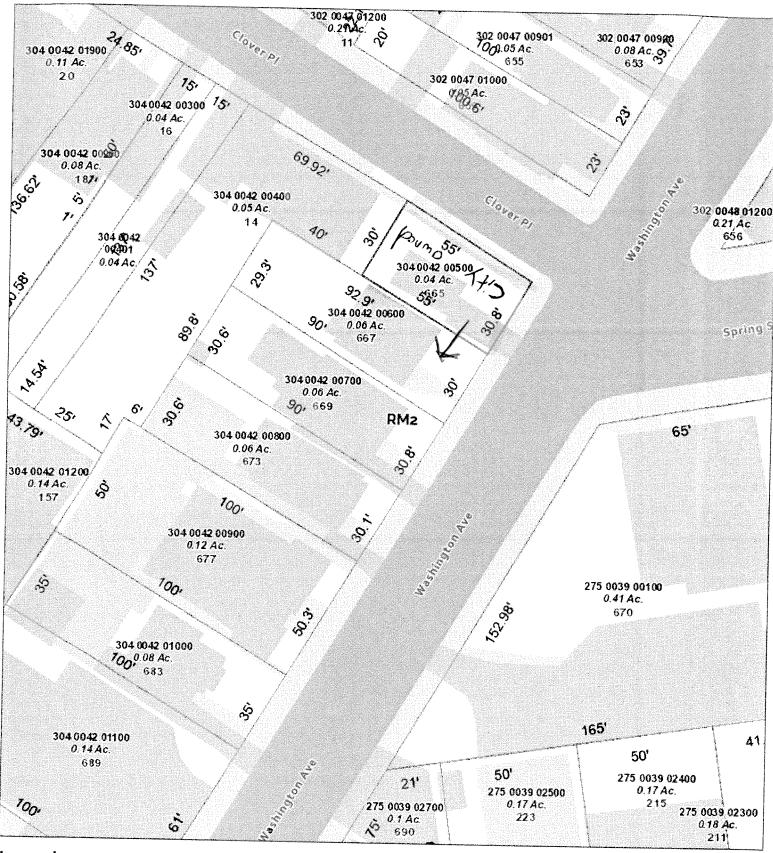
PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO: Alder Evelyn Rodriguez 4th Ward					
D	ATE:	August 11, 2020			
FF	ROM:	Department	Livable City Initiative		
		Person	Evan Trachten Telephone X 8373		
to	the Board	of Aldermen.	owing matter affecting your ward(s) will be submitted		
Sa	le of City 667 Wash	owned sliver lot at 6 ington Avenue.	65 Washington Avenue to adjacent property owner		
Ch	eck one if Democra	this an appointment t	o a commission		
	Republic	an			
	Unaffilia r	ted/Independent/Othe			
		INSTRUC	TIONS TO DEPARTMENTS		
1.	Departments are responsible for sending this form to the alderperson(s) affected by the item.				
2.	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).				

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

1 # CITY OF NEW HAVEN THE MELAMID ZEEV Permit ID NEW HAVEN, CT 06510 Additional Owners: CURRENT OWNER Vision ID: 19610 165 CHURCH ST 902V CITY MDL-00 Use Code Year AWAINTERNATE CAN HEAMANN CLALL NBHD/ SUB 2000/A Type RECORD OF OWNERSHIP Issue Date Description EXEMPTIONS TypeRM2 SOUTH HILL Zone D **RM2 0** NBHD Name **Fotal Card Land Units:** Description WARD QUERY GROUD GIS ID: 19610 CENSUS TRAC 1405 BLOCK 3013 Other ID: **FAXABLE** Front 3 Lotal Topo. Depth 52 Account #304 0042 00500 ASSESSING NEIGHBORHOOD BUILDING PERMIT RECORD BK-VOL/PAGE 2 Amount Units Street Index Name 7235/334 1,742 SF UTILITIES 1,742 NOTES Amount SUPPLEMENTAL DATA SF Code SALE DATE | q/u | v/i | SALE PRICE | V.C. Price Parcel Total Land Area: 1,742 SF Unit 06/27/2005 U 03/21/1975 MAP ID: 304/ 0042/ 00500// 15.15 1.0000 5 Insp. Date I/E REPORT TAX DISTRI STRT./ROAD ASSOC PID# Description Factor S.A 'AND LINE VALUATION SECTION OTHER ASSESSMENTS Tracing % Comp. Date Comp. << Bldg #: Number LOCATION Factor 0.10 2000 0.70 1 of 1 ST. 4 Amount Comments Adj 2019 Batch Sec #: EX COM LN **Bldg Name:** I otal: 21 Code Description Comm. Int. 1 of Notes- Adj Assessed Value Net Total Appraised Parcel Value Adjustment: Valuation Method: Total Appraised Parcel Value Special Land Value Appraised Land Value (Bldg) Appraised OB (L) Value (Bldg) Appraised XF (B) Value (Bldg) Appraised Bldg. Value (Card) CURRENT ASSESSMENT 01/10/2011 09/17/2001 This signature acknowledges a visit by a Data Collector or Assessor PREVIOUS ASSESSMENTS (HISTORY) Code1,260 2018 21 Card 1 Total Appraised Value Spec Use 21 Total: Special Pricing 03 APPRAISED VALUE SUMMARY 2 VISIT/ CHANGE HISTORY 1,800 1,800 Assessed Value Spec Calc Assessed Value DA DA S Adj Fact 1,260 1,260 2017 1.00 Total Land Value: Print Date: 07/28/2020 10:31 State Use: 902V 45 95 1,260 Adj. Unit Price Vacant Review Against Field Cd Code 7 21 Total: NEW HAVEN, CI 1.06 Purpose/Result Assessed Value Land Value 1,800 1,800 1,800 1,800 1,800 C



Legend

PDU Overlay Zone

Zoning Boundaries

New Haven Parcels

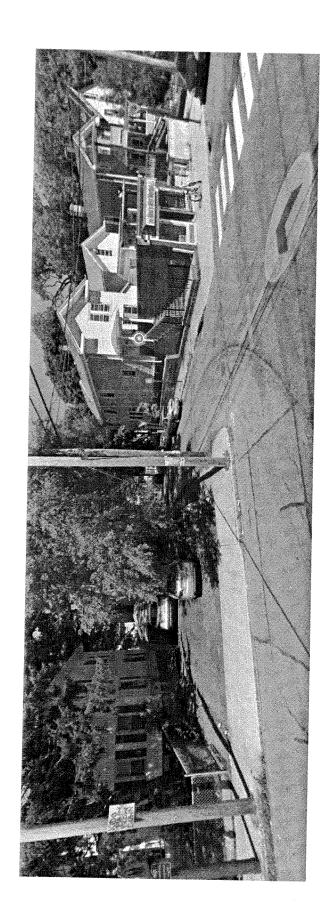
ZONING MAP PRINT

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Date: 7/28/2020

0 0.0035 0.007 0.014 mi



665 Washington Avenue / Sliver lot