

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
0 Dixwell Avenue (Rear of 486 Dixwell Avenue)	292 0390 03100	RM-2	21	Vacant Lot	Per Zoning	
2018 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$38,100	N/A		\$ 38,100	\$26,670	62' X 78' (rear lot / approximate size)	5871 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 38,100	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$ 2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Hon. Steven Winter 21 st Ward	Yes	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Columbus House, Inc 586 Ella Grasso Blvd. New Haven CT 06519	

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 lot that will be developed as a two-unit affordable rental property at 25% AMI or below.

General discussion: The applicant will develop a two-unit affordable rental property at this site (25% AMI deed restriction).

This must be maintained as an affordable rental property for a minimum period of twenty (20) years, 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.

Owner Occupancy? N/A

Prepared by: *Em [Signature]* Date 3/3/20 Concurred by: *[Signature]* Date 3/3/20

Committee	Date	Action
PAD	3/18/2020	
City Plan	3/18/2020	
L.C.I.	3/25/2020	
Board of Aldermen	4/20/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Steven Winter 21st Ward

DATE: **March 1, 2020**

FROM: Department
Person

LCI Property Division

Evan Trachten

Telephone **946-8373**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

LCI proposes the disposition of lots at 324 West Division Street and 0 Dixwell Avenue (rear of 486 Dixwell Avenue MBP 292 0390 03100) to Columbus House Inc. The applicant proposes to develop two-units of low income rental at 0 Dixwell Avenue and an owner occupied property at 324 West Division Street (one or two units subject to Zoning approval)

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

CURRENT OWNER
 CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners:

UTILITIES
 WARD 21
 TAXABLE CENSUS TRAC 1415
 BLOCK 7007
 QUERY GROU1
 GIS ID: 18095

STRT./ROAD
 EX COM LN

LOCATIONS
 SUPPLEMENTAL DATA
 I/E REPORT
 TAX DISTRI

RECORD OF OWNERSHIP
 CITY OF NEW HAVEN
 DANIEL JAMES W&CATHERINE L&SUR

ASSOCIATED DATA
 BK-VOL/PAGE 6555/ 5
 SALE DATE 09/18/2003 U
 10/03/1978 V
 SALE PRICE V.C. 0
 ASSOC PID#

CURRENT ASSESSMENT
 Code 21
 Appraised Value 38,100
 Assessed Value 26,670

VISION
 6093
 NEW HAVEN, CT

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	21	26,670	2017	21	26,670	2016	21	26,670
Total:		26,670	Total:		26,670	Total:		26,670

EXEMPTIONS

Description	Amount	Code	Number	Amount	Comm. Int.
OTHER ASSESSMENTS					
Total:					

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 38,100
 Special Land Value 0
 Total Appraised Parcel Value 38,100
 Valuation Method: C
 Adjustment: 0

ASSESSING NEIGHBORHOOD
 NBHD Name: NEWHALLVILLE
 Street Index Name: Tracing
 Batch:

NOTES
 GARAGE FALLING DOWN

NET Total Appraised Parcel Value
 38,100

BUILDING PERMIT RECORD

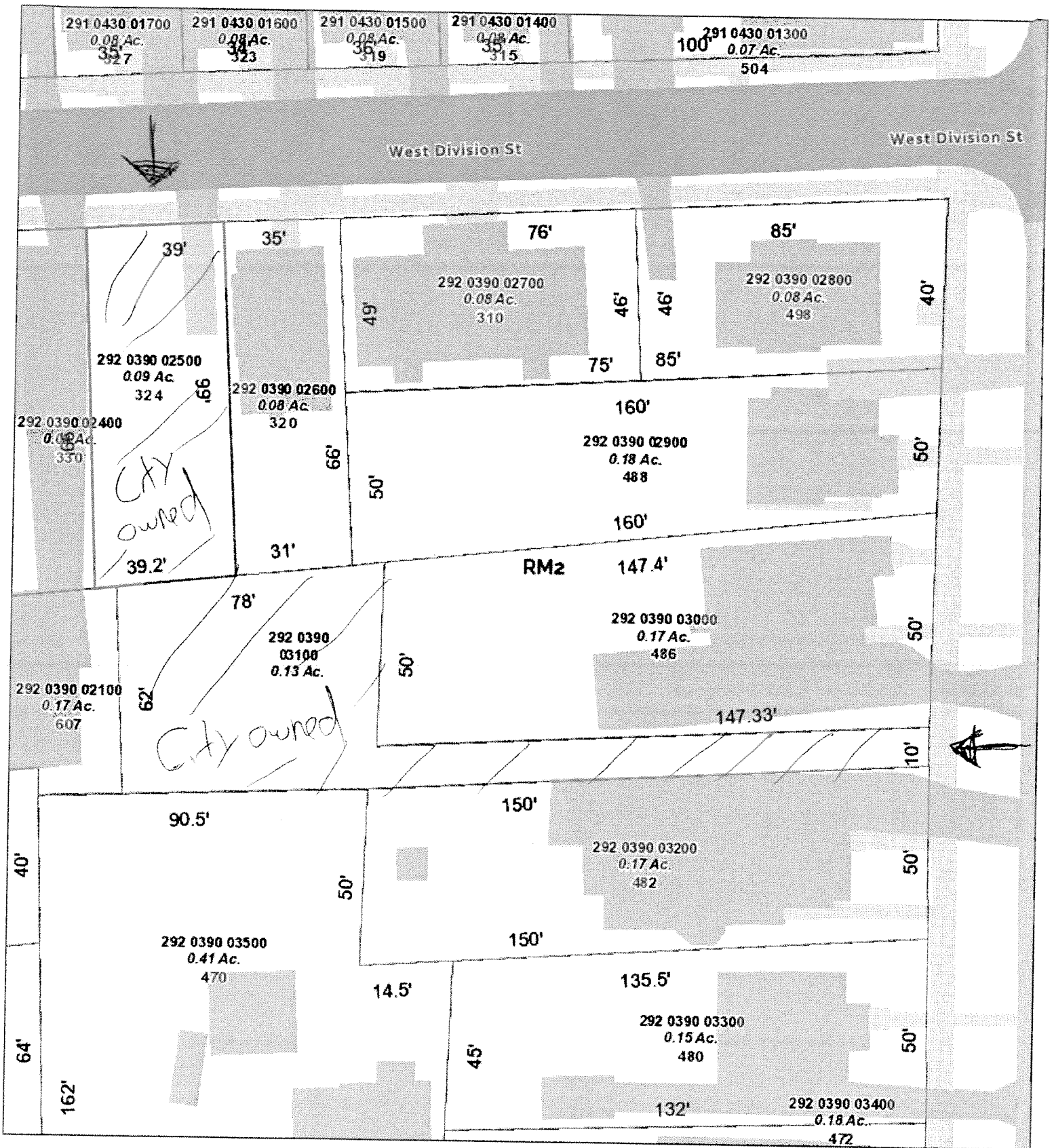
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY




Date	Type	IS	ID	Cd	Purpose/Result
06/01/2011	04		MI	70	Field Review
01/22/2011	03		TWM	99	Vacant
10/25/2001			WI	14	Quality Cntrl
07/25/2001			TM	45	Review Against Field Cd

LAND LINE VALUATION SECTION

B #	Use Description	Zone D	Front	Depth	Units	Unit Price	Factor S.A.		Notes-Adj	Special Pricing		Land Value			
							I	C		ST	Factor		Idx	Adj	S Adj
1	903V MUNICIPAL MDL-00	RM2 0	10	222	5,871 SF	7.21	1.0000	5		1.00	1600	0.90	6.49	38,100	
Total Card Land Units:											5,871 SF	Parcel Total Land Area:	5,871 SF	Total Land Value:	38,100



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: 2/28/2020



**CITY OF NEW HAVEN
BOARD OF ALDERS**

Steven Winter
Alder, Ward 21

426 Prospect Street, Apt. 1
New Haven, CT 06511-2122

Member
City Services & Environmental Policy Committee
Tax Abatement Committee
Youth Services Committee

Telephone: (203) 903-4342
E-mail: Ward21@newhavenct.gov

February 26, 2020

Frank D'Amore
Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiative
165 Church St | 3rd Floor
New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear)
Columbus House, Acquisition Application

Dear Mr. D'Amore and Mr. Trachten,

As Alder for the ward that includes the two City-owned lots at 324 West Division and 486 Dixwell (rear) I write to add my support for a favorable recommendation by LCI for the proposed development by Columbus House. I have met with Columbus House representatives and support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

I hosted a meeting of neighbors who lived in close proximity to the parcels on November 19 and attended the November Community Management Team meeting. The proposal received good results at both gatherings. The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

I recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

A handwritten signature in black ink, appearing to read "Steven Winter".

Sincerely,
Steven Winter
Alder, Ward 21

Newhallville Community Management Team
Get Connected - Be Connected - Stay Connected

February 9, 2020

Frank D'Amore
Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiative
165 Church St | 3rd Floor
New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear)
Columbus House, Acquisition Application

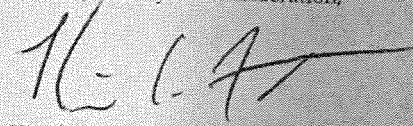
Dear Mr. D'Amore and Mr. Trachten,

As the executive board of the Newhallville Management Team we write to add our support for a favorable recommendation by LCI regarding the proposed development of 324 West Division and 486 Dixwell (rear) by Columbus House. Through the Columbus House and Yale School of Architecture visit to our management team and a tour of the City-owned lots, it is clear that this project would benefit both the block and the neighborhood. We support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

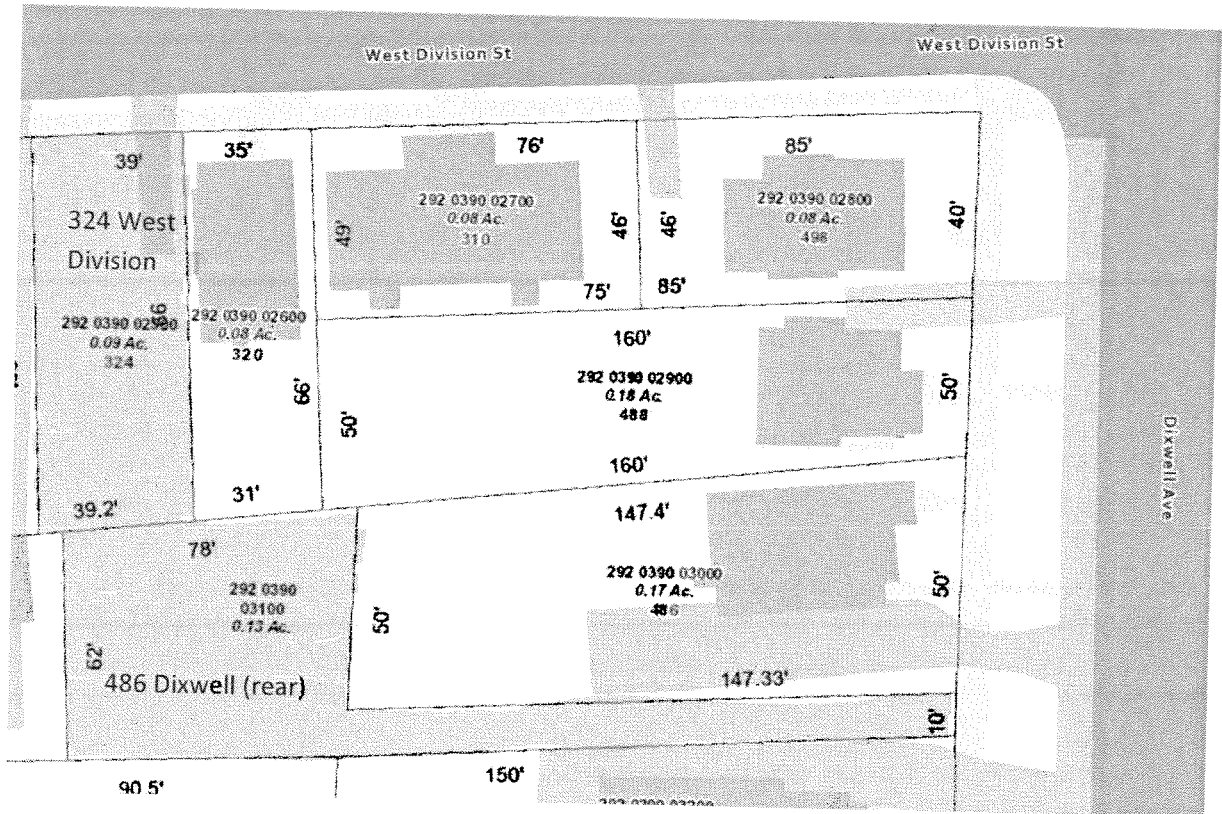
We recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Thank you for your consideration,



Kim Harris, Chair

Impacted lots at 324 West Division and 486 Dixwell



Yale Building

In 2020, Columbus House proposes to build another two household residence at 486 Dixwell Street in collaboration with the Yale School of Architecture. This juried initiative will involve design work by Yale students, under the supervision of Yale faculty, similar to projects over the past three years. The structure will be built with the hands-on assistance of Yale students and licensed trades. Occupancy is proposed by households who have experienced homelessness.

The building will situated to allow for required setbacks .

We will use the lot at 324 West Division Street as a staging area and access point for the 2020 residence.

Easement will also be provided to the owner of the adjacent, easterly lot at 320 West Division to allow access to the property rear to access for parking.

Columbus House is seeking assistance with removal of abandoned cars on the Dixwell Steet site. We are proposing to leave the CMU wall standing with some selective access points and could use help with the dismantling of the garage. The portions of the wall that are to remain will be covered with greenery.

In 2021, a two story, owner occupied structure will be constructed at the 486 Dixwell site. Our plans for a owner occupied duplex will require relief from the zoning board of appeals. This effort will be attempted in the spring of 2020. Should our request be denied we will construct a two story, one family owner occupied residence.

In either case, the building at will have a fifteen foot width to allow for required setbacks and the easement.

Between the two lots, four parking slots will be provided.

Columbus House
Financing

Financing is through:

- Cash and in-kind Donations from supporters of Columbus House
- In-kind donations from supporters of YSOA Vlock Building Project
- Volunteer labor from students of the Yale School of Architecture
- Donation of a manufactured home
- Potential government grants (if available)

Columbus House
Development Schedule and Cost Breakdown

Development Schedule

	YSOA Vlock Building Project	Manufactured homeownership
Engage surveyor	3/1/2020	3/1/2020
Phase One Executed	3/1/2020	3/1/2020
Acquisition process completed	4/15/2020	4/15/2020
Site preparation initiated	5/1/2019	5/1/2020
Construction commences	5/1/2020	
Manufactured home laid on foundation		9/1/2020
Manufactured home connected to utilities		9/15/2020
CO secured	12/15/2020	12/15/2020

Cost Breakdown

	YSOA Vlock Building	Manufactured Home
Acquisition	2,000	1,000
Phase One	2,500	2,500
Survey	2,000	2,000
Legal	2,000	2,000
Construction	195,000	80,000
Furniture	5,000	3,000
Total	208,500	90,500

Estimated Appraised Value

YSOA Vlock Building	\$126,000
Manufactured Home	\$115,000

Past projects of the Vlock Building Project and Columbus House

Address	Months to complete (year)
54 Adeline Street	8 (2017)
41 Button Street	8 (2018)
162 Plymouth Street	9 (2019)

Columbus House and the Yale School of Architecture are engaged in a five year agreement to produce small multi-family affordable housing structures. The proposed project in Newhallville is the fourth year of the agreement. With the support of the Hill South Management Team, LCI and the Board of Alders we have successfully completed three structures in Hill South.

The structures built in 2017 and 2018 have had the same occupants since the buildings were opened and are managed by the applicant. The 2019 structure should have occupants in January 2020.

Entitled the Vlock Building Project, after one of the donors of the project, this 2020 proposal targeted for Newhallville seeks the support of LCI to build a two unit rental structure on the Dixwell site. As with past projects, Yale students in a graduate level course will design options for the site, with the successful design selected at the end of the spring semester. Students will then participate in unlicensed tasks to build the structure during the summer of 2020.

Separate from the Vlock project, one of Columbus House's donors has made arrangements for a manufactured home to be donated for the purpose of additional affordable housing. This part of the building plans will be separate from the Vlock initiated but slated for the adjacent West Division Street site. There is a coordinated building schedule to reduce costs of installation. The applicant proposes offering the structure to an owner occupant with household income less than 50% of area median income, to fulfill the interest of the neighborhood to add to the homeownership mix. Affordability will be maintained through a mortgage and deed restrictions.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
56 Hazel Street		286 0451 02200	RM-2	20	Sliver lot	N/A	
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$3,100	N/A		\$ 3,100	\$2,170		30' X 80' <u>30' X 35'</u> Dispo	2427 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 3,100	Vision	10/1/18	Sliver lot in CD-Eligible area \$0.25 per Sq./Ft.	1050 Sq./Ft @ \$0.25 per Sq./Ft. = \$262.50	N/A	\$ 262.50

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Delphine Clyburn 20 th Ward	N/A	Yes

Applicant's Information



Applicant's name, address & telephone:	Name, address & telephone of contact person:
MOHAMMED NAZIFI ABUBAKARI 152 Newhall Street New haven CT 06511	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/5/2020	Staff	Current

Proposal: LCI proposes the sale of a portion of a sliver lot to an adjacent owner-occupant.

General discussion: The applicant will utilize this sliver lot as a play space and as additional parking.

Owner Occupancy? N/A

Prepared by:  Date 3/3/2020 Concurred by:  Date 3/3/20

Committee	Date	Action
PAD	3/18/20	
City Plan	3/18/20	
L.C.I.	3/25/20	
Board of Aldermen	4/20/20	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 56 Hazel Street	Map-Block-Parcel 286 0451 02200	Zoning RM-2	Ward 20	Property Type Sliver lot	Total legal units N/A
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB \$3,100	Building N/A	Other	Total Value \$ 3,100	\$2,170	Lot Size 30' X 80' <u>30' X 45'</u> Dispo 1350 Dispo
					Total sq. ft. 2427 Sq./ Ft. Per Assessor 1350 Dispo

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 3,100	Vision	10/1/18	Sliver lot in CD-Eligible area Non-Owner occupant \$1.50 per Sq./Ft.	1350 Sq./Ft @ \$1.50 per Sq./Ft. = \$2,025.00	N/A	\$ 2,025.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Delphine Clyburn 20 th Ward	N/A	Yes

Applicant's Information



Applicant's name, address & telephone:	Name, address & telephone of contact person:
New Haven Community Development LLC 390 Whalley Avenue New Haven CT 06511	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/2/2020	Staff	Current

Proposal: LCI proposes the sale of a portion of a sliver lot to an adjacent owner-occupant.

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

Owner Occupancy? N/A

Prepared by:  Date 3/3/2020 Concurred by:  Date 3/3/20

Committee	Date	Action
PAD	3/18/20	
City Plan	3/18/20	
L.C.I.	3/25/20	
Board of Aldermen	4/20/20	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

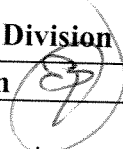
TO (list applicable Alders):

Hon. Delphine Clyburn 20th Ward

DATE: **February 3, 2020**

FROM: Department
Person

LCI Property Division

Evan Trachten 

Telephone **946-8373**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

LCI proposes the disposition of a sliver lot at 56 Hazel Street. The lot will be divided between the adjacent owner-occupant at 152 Newhall Street and the property owner at 60 Hazel Street. The lot will be used as a driveway and yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	000		Vacant				

MIXED USE	
Code	Description
902V	CITY MDL-00
	Percentage
	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Replace Cost	0
AYB	0
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

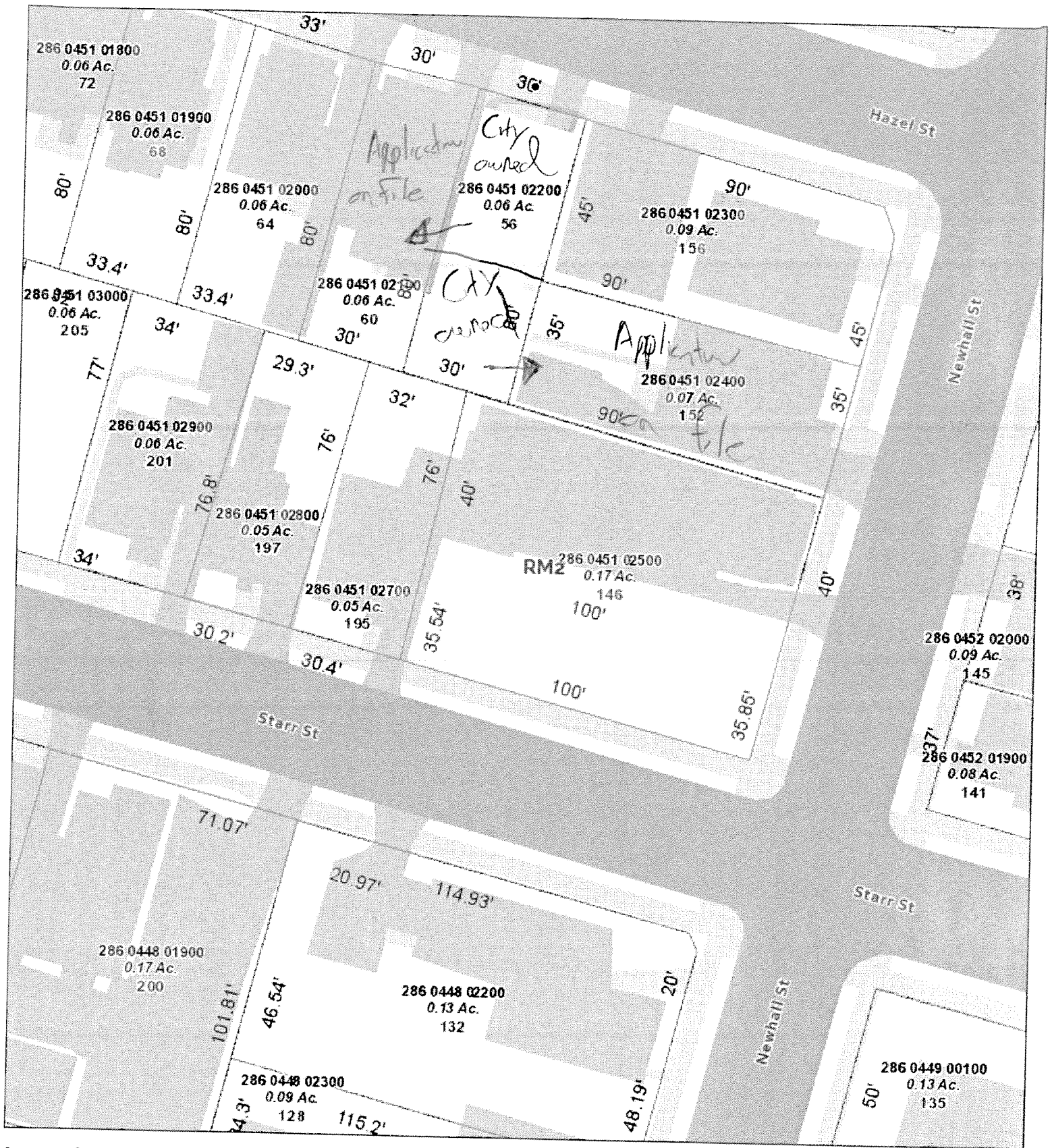
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cond	%Cnd	Apr Value




BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undepec. Value
		0	0	0	0	0
Ttl. Gross Liv/Lease Area:						
		0	0	0	0	0





Legend

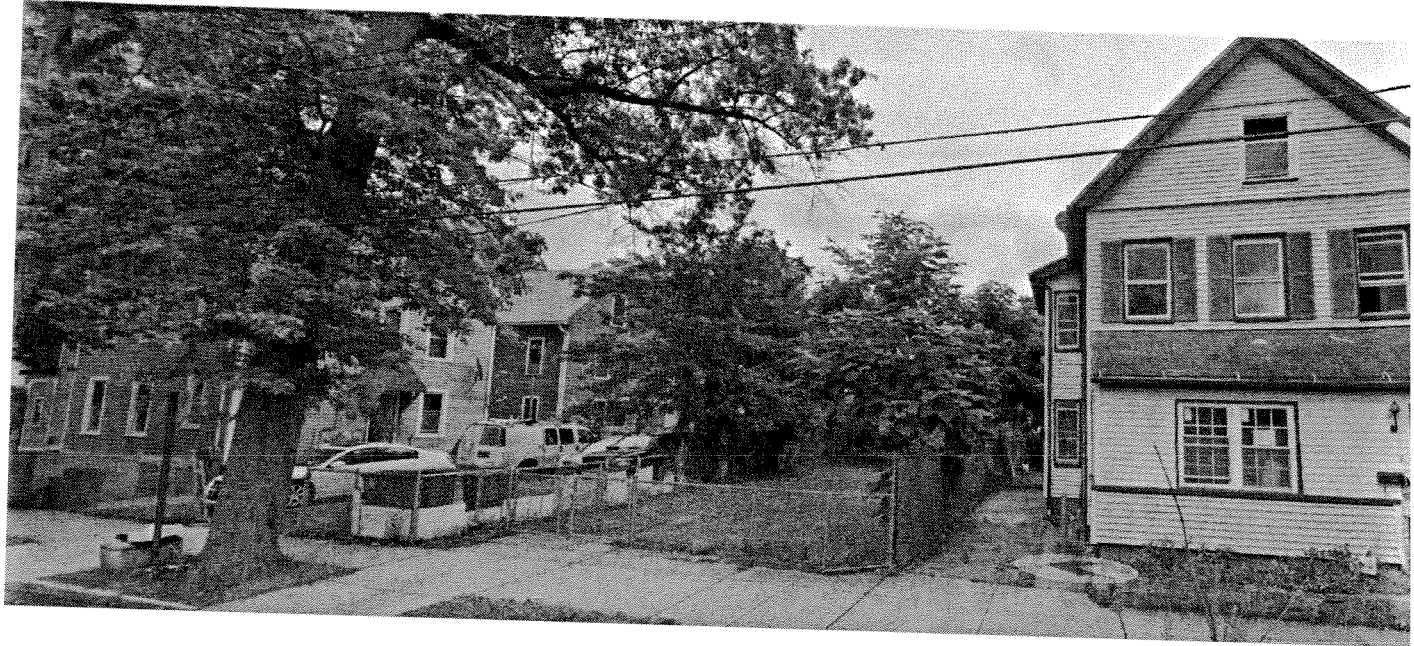
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

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: 10/29/2016



56 Hazel Street (Sliver Lot)

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 324 West Division Street	Map-Block-Parcel 292 0390 02500	Zoning RM-2	Ward 21	Property Type Sliver lot	Total legal units Per Zoning
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB \$36,500	Building N/A	Other	Total Value \$ 36,500	\$25,550	Lot Size 39' X 99'
					Total sq. ft. 3920 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 36,500	Vision	10/1/18	Nonprofit	\$1000 per unit	N/A	\$ 2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Steven Winter 21 st Ward	Yes	N/A

Applicant's Information

Applicant's name, address & telephone: Columbus House, Inc 586 Ella Grasso Blvd. New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 2/5/2020	Reviewed by: Staff	Comments Current

Proposal: LCI proposes the sale of a vacant lot that will be developed as a two-unit owner-occupied property.

General discussion: The applicant will apply for Zoning relief to develop a two-unit owner occupied property at this site. If the applicant does not receive Zoning approval to develop a two-unit structure the applicant will develop one unit at this location (and the purchase price will be \$1,000.00). The applicant will be given 24 months from closing to develop this site. The applicant plans to utilize this site to access a development site a 0 Dixwell Avenue (rear of 486 Dixwell Avenue) and develop this parcel the following year. **This property must be sold to an owner occupant for a combined period not less than (5) years, inclusive of successive ownership, 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.**

Owner Occupancy? Sale to owner occupant

Prepared by: *Tam Gruber* Date 3/3/2020 Concurred by: *[Signature]* Date 3/3/20

Committee	Date	Action
PAD	3/18/2020	
City Plan	3/18/2020	
L.C.I.	3/25/2020	
Board of Aldermen	4/20/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Steven Winter 21st Ward

DATE: **March 1, 2020**

FROM: Department
Person

LCI Property Division

Evan Trachten

Telephone 946-8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

LCI proposes the disposition of lots at 324 West Division Street and 0 Dixwell Avenue (rear of 486 Dixwell Avenue MBP 292 0390 03100) to Columbus House Inc. The applicant proposes to develop two-units of low income rental at 0 Dixwell Avenue and an owner occupied property at 324 West Division Street (one or two units subject to Zoning approval)

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

CURRENT OWNER
 CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners:

UTILITIES
 STR./ROAD
 LOCATION

SUPPLEMENTAL DATA
 I/E REPORT
 TAXABLE
 TAX DISTRI
 CENSUS TRAC 1415
 BLOCK 7007
 QUERY GROUJ
 GIS ID: 18086

RECORD OF OWNERSHIP
 CITY OF NEW HAVEN
 BK-VOL/PAGE 3606/ 6
 SALE DATE 01/08/1987
 SALE PRICE V.C. 0
 ASSOC PID#

CURRENT ASSESSMENT
 Code 21
 Appraised Value 36,500
 Assessed Value 25,550

VISION

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2018	21	25,550	2017	21	25,550
Total:		25,550	Total:		25,550

PREVIOUS ASSESSMENTS (HISTORY)
 Total: 25,550
 This signature acknowledges a visit by a Data Collector or Assessor

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

ASSESSING NEIGHBORHOOD
 NBHD Name: NEWHALLVILLE
 Street Index Name: Tracing
 Batch:

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) 36,500
 Special Land Value 0
 Total Appraised Parcel Value 36,500
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 36,500

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

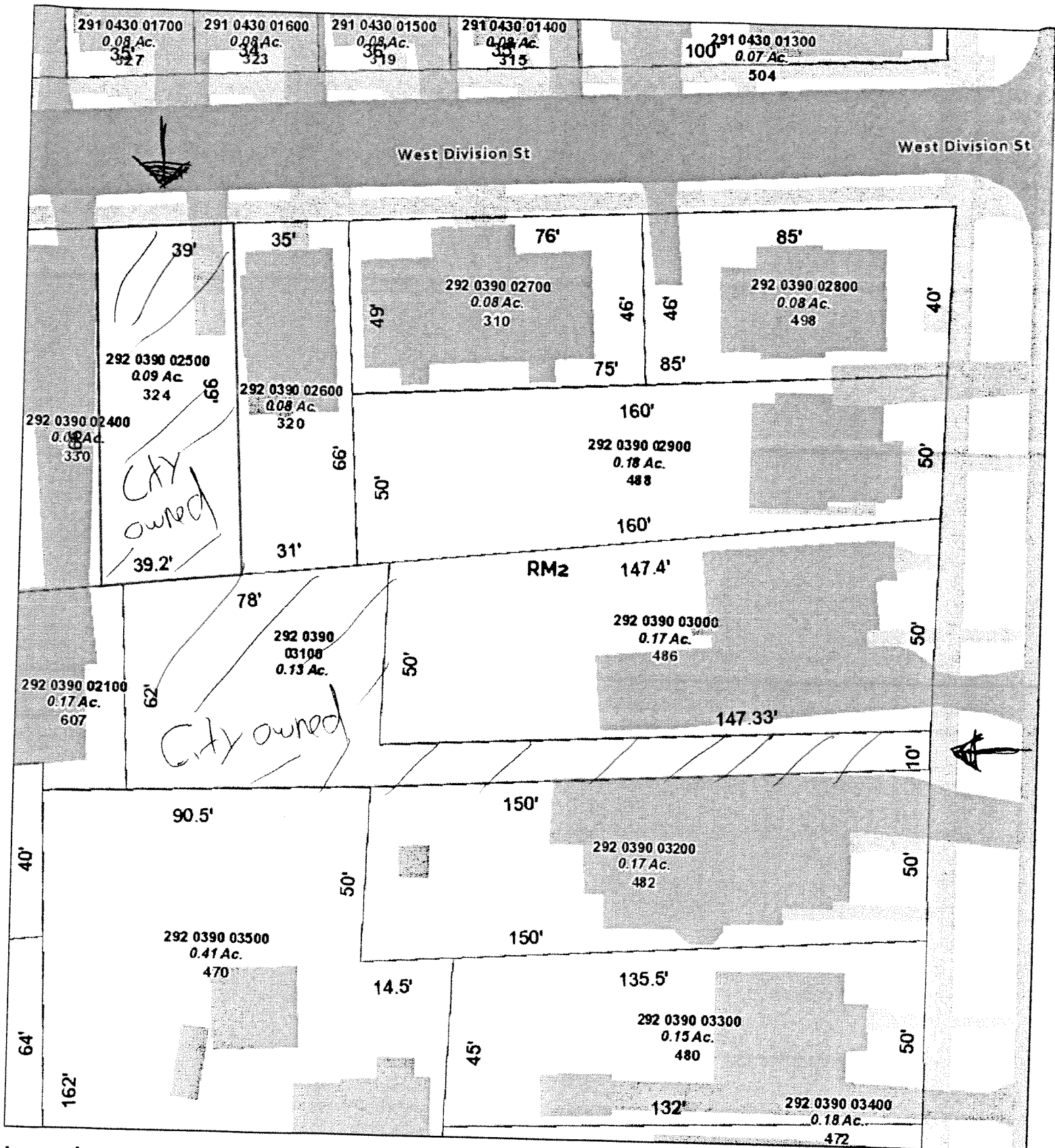
BUILDING PERMIT RECORD

Date	Type	IS	ID	CL	Purpose/Result
06/01/2011	04		MI	70	Field Review
01/22/2011	03		TWM	99	Vacant




VISIT/CHANGE HISTORY

B #	Use Code	Use Description	Zone	Depth	Front	Units	Unit Price	LAND LINE VALUATION SECTION			Notes-Adj	S Adj	Land Value	
								Factor S.A.	Factor Idx	Adj.				
1	903V	MUNICIPAL MDL-00	RM2	0	39	99	10.35	1.0000	5	1.00	1600	0.90	1.00	36,500

Total Card Land Units: 3,920 SF
Parcel Total Land Area: 3,920 SF
Total Land Value: 36,500



Legend

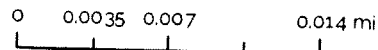
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

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: 2/28/2020





**CITY OF NEW HAVEN
BOARD OF ALDERS**

Steven Winter
Alder, Ward 21

426 Prospect Street, Apt. 1
New Haven, CT 06511-2122

Member
City Services & Environmental Policy Committee
Tax Abatement Committee
Youth Services Committee

Telephone: (203) 903-4342
E-mail: Ward21@newhavenct.gov

February 26, 2020

Frank D'Amore
Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiative
165 Church St | 3rd Floor
New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear)
Columbus House, Acquisition Application

Dear Mr. D'Amore and Mr. Trachten,

As Alder for the ward that includes the two City-owned lots at 324 West Division and 486 Dixwell (rear) I write to add my support for a favorable recommendation by LCI for the proposed development by Columbus House. I have met with Columbus House representatives and support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

I hosted a meeting of neighbors who lived in close proximity to the parcels on November 19 and attended the November Community Management Team meeting. The proposal received good results at both gatherings. The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

I recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Sincerely,
Steven Winter
Alder, Ward 21

Newhallville Community Management Team
Get Connected - Be Connected - Stay Connected

February 9, 2020

Frank D'Amore
Deputy Director of Neighborhood and Property Services

Evan Trachten
Acquisition & Disposition Coordinator

Livable City Initiative
165 Church St 1 3rd Floor
New Haven, CT 06510

RE: 324 West Division and 486 Dixwell (rear)
Columbus House, Acquisition Application

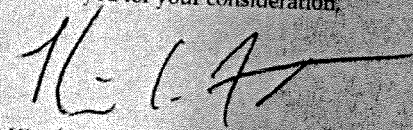
Dear Mr. D'Amore and Mr. Trachten,

As the executive board of the Newhallville Management Team we write to add our support for a favorable recommendation by LCI regarding the proposed development of 324 West Division and 486 Dixwell (rear) by Columbus House. Through the Columbus House and Yale School of Architecture visit to our management team and a tour of the City-owned lots, it is clear that this project would benefit both the block and the neighborhood. We support the effort to build a rental duplex on 486 Dixwell (rear) and an owner-occupied home on 324 West Division.

The rental duplex will involve a competitive design by graduate students from the Yale School of Architecture under the supervision of Yale faculty led by Adam Hopfner. Students will help build the structure during the summer of 2020. The owner-occupied structure will be built in similar fashion in 2021 and be made available to a low-income family. Affordability will be assured through a deed restriction and the neighborhood will gain a long-term stakeholder through a minimum length of occupancy requirement.

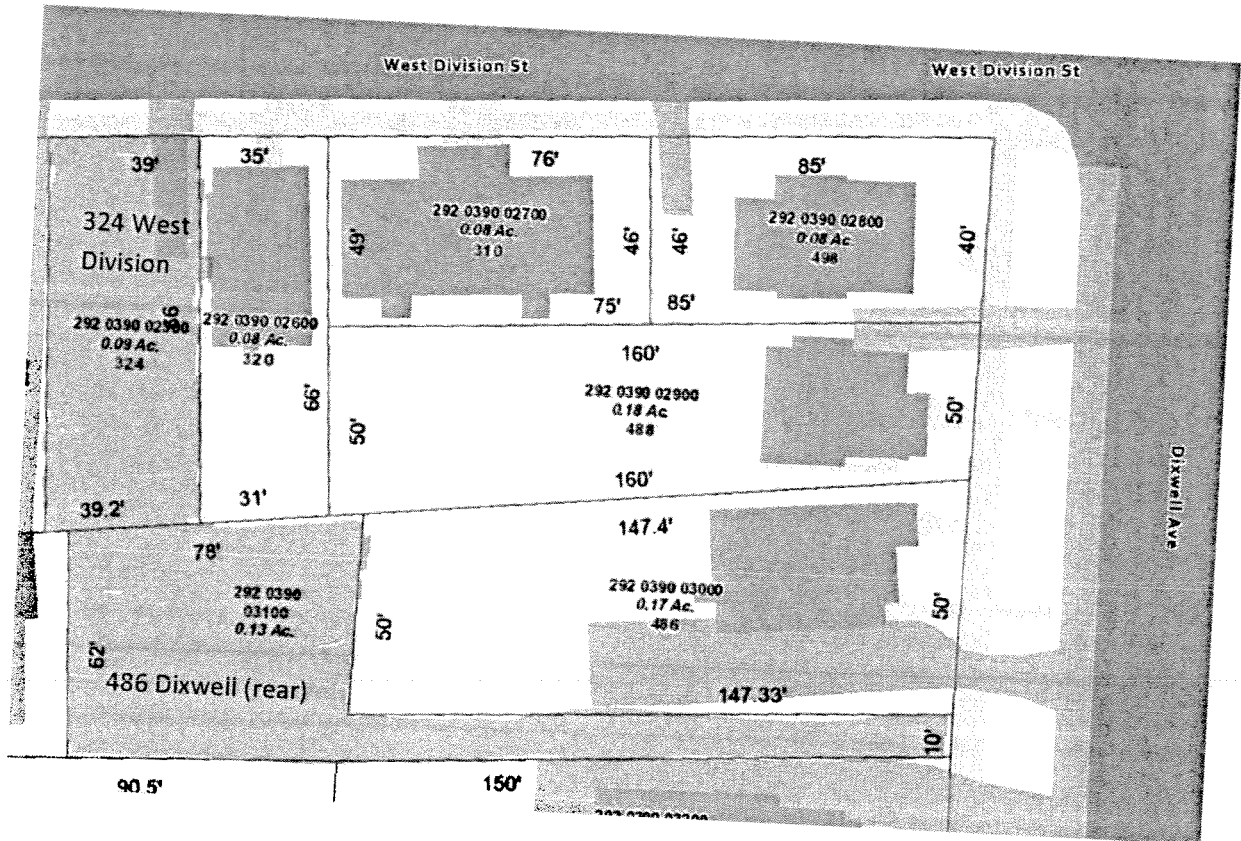
We recommend that LCI approve a sale of the properties to Columbus House for the proposed development and make a positive recommendation to the full Board of Alders.

Thank you for your consideration,



Kim Harris, Chair

Impacted lots at 324 West Division and 486 Dixwell



Yale Building

In 2020, Columbus House proposes to build another two household residence at 486 Dixwell Street in collaboration with the Yale School of Architecture. This juried initiative will involve design work by Yale students, under the supervision of Yale faculty, similar to projects over the past three years. The structure will be built with the hands-on assistance of Yale students and licensed trades. Occupancy is proposed by households who have experienced homelessness.

The building will situated to allow for required setbacks .

We will use the lot at 324 West Division Street as a staging area and access point for the 2020 residence.

Easement will also be provided to the owner of the adjacent, easterly lot at 320 West Division to allow access to the property rear to access for parking.

Columbus House is seeking assistance with removal of abandoned cars on the Dixwell Steet site. We are proposing to leave the CMU wall standing with some selective access points and could use help with the dismantling of the garage. The portions of the wall that are to remain will be covered with greenery.

In 2021, a two story, owner occupied structure will be constructed at the 486 Dixwell site. Our plans for a owner occupied duplex will require relief from the zoning board of appeals. This effort will be attempted in the spring of 2020. Should our request be denied we will construct a two story, one family owner occupied residence.

In either case, the building at will have a fifteen foot width to allow for required setbacks and the easement.

Between the two lots, four parking slots will be provided.



324 West Division Street (Vacant Lot)