

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING DECEMBER 17, 2025 AT 3 PM

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the 7 meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Erica Carr, Acquisition & Disposition Coordinator, Office of Economic Development Administration: ecarr@newhavenct.gov Office phone (203) 946-6982.

Topic: PAD Committee

Time: Eastern Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/74516674071?pwd=fx90GIZ1eaEOyw5X8Wj5RyZaVbBUFU.1>

Meeting ID: 745 1667 4071

Passcode: 5zb7cQ

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

- I. Call to Order
- II. Approval of Minutes from September 17, 2025, PAD Special Meeting
- III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
3 Arthur Street	Building Lot	New Haven Land Bank, Inc.	5
8 Dewitt Street	Sliver Lot	New Haven Land Bank, Inc.	5
14 Dewitt Street	Building Lot	New Haven Land Bank, Inc.	5
26 Dewitt Street	Building Lot	New Haven Land Bank, Inc.	5
541 Howard Avenue	Building Lot	New Haven Land Bank, Inc.	4
545 Howard Avenue	Building Lot	New Haven Land Bank, Inc.	4

NEW HAVEN
CITY CLERKS OFFICE
RECEIVED
2025 DEC 15 P 12:34

285 James Street	Building Lot	New Haven Land Bank, Inc.	9
156 Humphrey Street	Building Lot	New Haven Land Bank, Inc.	8
158 Humphrey Street	Sliver Lot	New Haven Land Bank, Inc.	8
24 Frank Street	Building Lot	Neighborhood Housing Services, Inc.	4
169 West Street	Building Lot	Neighborhood Housing Services, Inc.	4
137 Frank Street	Building Lot	Neighborhood Housing Services, Inc.	4
139 #B Frank Street	Sliver Lot	Neighborhood Housing Services, Inc.	4

IV. Old Business / Open Discussion

V. Adjourn

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
3 Arthur Street	275 0029 02100	RM-2	5	Building lot	Per Zoning
8 Dewitt Street	275 0029 01901		5	Sliver lot	
14 Dewitt Street	275 0029 01800		5	Building lot	
26 Dewitt Street	275 0029 01500		5	Building lot	
541 Howard Avenue	265 0059 01500		4	Building lot	
545 Howard Avenue	265 0059 01600		4	Building lot	
285 James Street	172 0766 03500		9	Building lot	
156 Humphrey Street	181 0599 00300		8	Building lot	
158 Humphrey Street	181 0599 00200		8	Sliver lot	

2023 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$34,300		N/A	\$623,900	\$436,730	62' X 90'	5,580
\$16,100					10' X 109'	1,090
\$32,600					32' X 106'	3,392
\$33,000					36' X 106'	3,816
\$29,700					30' X 130'	3,900
\$29,700					30' X 130'	3,900
\$38,000					30' X 125'	3,750
\$188,600	\$81,800				54' X 73'	3,942
\$140,100					33' X 56'	1,848
					<u>Total Per Assessor</u>	<u>32,218 Sq./ft.</u>

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 623,900	Vision	10/1/2024	Negotiated	\$1.00	NA	\$1.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Kampton Singh 5 th Ward Hon. Evelyn Rodriguez 4 th Ward Hon. Caroline Tanbee Smith 9 th Ward Hon. Ellen Cupo 8 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:		
New Haven Land Bank, Inc. 4 Science Park, New Haven, CT 06511	New Haven Land Bank, Inc. 4 Science Park, New Haven, CT 06511 203-590-1922		
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	11/13/2025	Staff	Current
Proposal: The City of New Haven proposes to dispose of nine vacant lots to the New Haven Land Bank, Inc.			
General discussion: The City of New Haven propose to dispose of nine vacant lots to the New Haven Land Bank, Inc for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.			
Owner Occupancy? N/A			

Prepared by: *Gene Carr* Date 11/12/25 Concurred by: *[Signature]* Date 12/23/25

Committee	Date	Action
PAD	12/17/25	Motion Passed
City Plan	12/17/25	Motion Passed
L.C.I.	1/28/26	Motion Passed
Board of Alders		

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
24 Frank Street		302 0074 03100	RM-2	4	Building lot	Per Zoning	
137 Frank Street		304 0046 00500	RM-2	4	Building lot		
139 #B Frank Street		304 0046 00601	RM-2	4	Sliver lot		
169 West Street		303 0094 03100	RM-2	4	Building lot		
2024 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$33,000	N/A	N/A	\$123,200	\$86,240		35' X 130	<u>4,550</u>
\$33,300						36' X 115	<u>4,140</u>
\$2,500						17' X 115	<u>1,955</u>
\$54,400						58' X 124	<u>7,192</u>
						<u>Total per Assessor</u> <u>17,837 Sq./ft</u>	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 123,200	Vision	10/1/2024	Negotiated	\$1,000 per Unit	NA	\$6,000

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Neighborhood Housing Services, Inc., (203) 562-0598 333 Sherman Ave, New Haven, CT 06511	C/O James Paley 203-562-0598 x214

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current		Staff	Current

Proposal: The City of New Haven proposes to dispose of 4 vacant lots to Neighborhood Housing Services, Inc. to build three multifamily homes, each having two units.

General discussion: Neighborhood Housing Services, Inc. is a strong partner in developing land, redeveloping blighted properties, and new housing for New Haven residents who are first time home buyers.

Owner Occupancy? N/A

Prepared by: Crica Carr Date 11/20/25 Concurred by: [Signature] Date 11/20/25

Committee	Date	Action
PAD	12/17/25	Motion Passed
City Plan	12/17/25	Motion Passed
L.C.I.	1/23/26	Motion Passed
Board of Alders		

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : **Hon. Kampton Singh 5th Ward**
Hon. Evelyn Rodriguez 4th Ward
Hon. Ellen Cupo 8th Ward
Hon. Caroline Tanbee Smith 9th Ward

DATE: **December 12, 2025**

FROM: Department **Economic Development Administration**
Person **Erica Carr**  Telephone **X 6982**

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

Sale of building lots at 3 Arthur Street, 8 Dewitt Street, 14 Dewitt Street, 26 Dewitt Street, 541 Howard Avenue, 545 Howard Avenue, 285 James Street, 156 Humphrey Street, and 158 Humphrey Street to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

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.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **November 19, 2025**

FROM: Department Economic Development Administration
Person Erica Carr *EC* Telephone X 6982

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

Facilitating the sale of four properties to Neighborhood Housing Services, Inc., specifically three buildable lots on 24 Frank Street, 137 Frank Street, and 169 West Street, and one sliver lot on 139 #B Frank Street. Neighborhood Housing Services will construct three 2,954 sq./ft two family homes for first time homebuyers. The sliver lot at 139 #B Frank Street will be merged with the adjoining buildable lot at 137 Frank Street.

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.

PAD SPECIAL MEETING MINUTES

December 17, 2025

PRESENT: Erica Carr, EDA; Alder Singh, BOA; Clay Williams, Business Development; Esther Rose-Wilen, City Plan; Carlos Eyzaguirre, EDA; Alder Festa, BOA

Meeting called to order at 3:03 PM Roll call was conducted. Quorum was confirmed; the meeting was officially called to order. Erica Carr introduced Esther Rose-Wilen as the new representative for City Plan, replacing Donnell Hilton.

PAD Meeting minutes for September 17, 2025, were reviewed and approved unanimously.

New Business The committee reviewed 13 property dispositions: nine properties to the New Haven Land Bank, Inc., and four properties to Neighborhood Housing Services (NHS).

- **New Haven Land Bank Dispositions:** The committee discussed the sale of 8, 14, and 26 DeWitt Street; 3 Arthur Street; 541 and 545 Howard Avenue; 156 and 158 Humphrey Street; and 285 James Street for \$1.00 each.
- **Neighborhood Housing Services Dispositions:** The committee reviewed the sale of 24 Frank Street, 169 West Street, 137 Frank Street, and 139B Frank Street for \$2,000 total (\$1,000 per unit).

A vote was held for each property and all were approved, with the exception of Esther Rose-Wilen abstaining on property 285 James Street.

Open Discussion After the property presentations, the committee discussed non-profit development safeguards. Alder Festa and Alder Singh expressed strong concerns regarding owner occupancy requirements, both recommended that these properties be reserved for first time homebuyers rather than large developers. The committee discussed implementing strict development timelines (12-18 months) to ensure properties do not remain vacant or undeveloped.

Clay Williams questioned whether the City would receive tax revenue from the New Haven Land Bank during the holding period; Carlos Eyzaguirre said he'd verify the tax requirements and Land Disposition Agreement language. Esther Rose-Wilen recommended increased community outreach for the James Street and Arthur Street lots due to their history as community green spaces. Alder Singh mentioned the possibility of a

potential state easement at 3 Arthur Street, and a possible illegal mechanic shop operating near 123 Plymouth Street.

The committee also noted a clerical update to change previous approvals from "New Haven Land Bank LLC" to "New Haven Land Bank Inc." to correctly reflect their non-profit status.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa; all were in favor, and the meeting adjourned at 4:10 PM.



Justin Elicker
Mayor

CITY OF NEW HAVEN
LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090



Liam Brennan
Executive Director

LIVABLE CITY INITIATIVE
BOARD MEETING MINUTES

January 28, 2026

Date: January 28, 2026
Time: 6:00 PM (Virtual)
Location: Zoom Video Conference
Chair: Commissioner John Russo

ATTENDANCE

Commissioners Present:

- John Russo, Chair
- Addie Kimbrough
- Lana Harrison
- Richard Furlow (Alder)

Commissioners Absent:

- Commissioner Colon, Alder Rodriguez

Staff Present:

- Liam Brennan, Executive Director, Livable City Initiative
- Erica Carr, Property Acquisition Disposition Coordinator, Economic Development
- Carlos Eyzaguirre, Economic Development

CALL TO ORDER

Chair Russo called the meeting to order at approximately 6:10 PM. A quorum was confirmed with four commissioners present.

ROLL CALL

Roll call was taken by Chair Russo. Present: Lana Harrison, Richard Furlow, Addie Kimbrough, John Russo.

LCI UPDATE

Executive Director Liam Brennan provided an update on LCI activities:

- **Bella Vista Fire Response:** LCI responded to a fire at Bella Vista over the New Year weekend. Multiple apartments were water damaged, requiring relocation assistance. Teams were deployed on Sunday, and residents were relocated the following day.
- **Public Data Page Launch:** LCI has launched a public page with data on all divisions, including a property search feature. Anyone can search for information on anti-blight complaints, housing code complaints, residential licensing status, civil citations, and order letters.
- **Owner Portal:** A new owner portal is operational where property owners can log in, view all their properties, see upcoming inspections, manage residential licensing, and access citations and order letters.
- **Vacant Registry Database:** LCI is launching a comprehensive vacant property registry in coordination with the Fire Department. Per an ordinance passed several years ago, owners of vacant properties are required to pay a registration fee. LCI will begin enforcement and create a public list of all vacant properties. Neighborhood specialists will mark vacant properties in their workspaces, which will feed into the central registry.
- **781 Whalley Avenue:** A hearing with a hearing officer is scheduled for the following day.
- **Ocean Management Trial:** LCI went to trial regarding Ocean Management's appeal of anti-blight enforcement on several Fitch Street properties. The trial occurred in early January. Written final arguments are due at end of January, with responses due 10 days later. A ruling is expected in February.

Questions from Commissioners:

- Chair Russo inquired about the Fitch Street properties, confirming they are the fenced-in properties (approximately 6-7 parcels) handled by Neighborhood Specialist Ray Jackson.
- Commissioner Harrison asked about the fine structure and timeline for vacant property enforcement. Director Brennan indicated the fee structure varies by property type and that a 30-day notice period will be used before citations are issued, consistent with residential licensing procedures.

PROPERTY TRANSFER REFERRALS

Erica Carr, Property Acquisition Disposition Coordinator, presented 16 property referrals (14 from December and 2 from January). All parcels passed through the Property Acquisition and Disposition Committee (PAD) and City Plan Commission.

December Referrals - New Haven Land Bank (\$1 each):

8, 14, and 26 DeWitt Street (Ward 5)

- 8 DeWitt Street: 10 x 110 ft sliver lot, assessed at \$11,270, acquired 1977
- 14 DeWitt Street: 30 x 110 ft, assessed at \$22,820, acquired August 2022 (foreclosure)
- 26 DeWitt Street: 37 x 109 ft, assessed at \$23,100, acquired 2005 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for \$1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

3 Author Street and 541, 545 Howard Avenue (Wards 4 and 5)

- 3 Author Street: 63 x 99 ft, assessed at \$24,010, acquired 2012 (estate sale)
- 541 Howard Avenue: 30 x 130 ft, acquired 2015 (\$30,650)

- 545 Howard Avenue: 30 x 130 ft, acquired 2015 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for \$1 each. **Second:** Alder Furlow. **Vote:** Unanimously approved (4-0).

156 and 158 Humphrey Street

- 156 Humphrey Street: Corner lot, 74 x 54 ft, assessed at \$889,280, acquired 2018 (\$51,000)
- 158 Humphrey Street: 30 x 54 ft, acquired 2004 (\$0)

Motion: Commissioner Harrison moved to transfer both properties to the New Haven Land Bank for \$1 each. **Second:** Commissioner Kimbrough. **Vote:** Unanimously approved (4-0).

285 James Street (Ward 9)

- 30 x 126 ft, assessed at \$26,600, acquired 2005 (\$0)

Discussion: Commissioner Harrison noted a comment in the PAD packet from Esther Rose Weiland regarding community use of the property as green space. Erica Carr confirmed she spoke with Alder Tammy Smith, who determined the lot had become a dumping area and supported transferring it to the Land Bank for multifamily housing development.

Motion: Commissioner Kimbrough moved to transfer the property to the New Haven Land Bank for \$1. **Second:** Commissioner Harrison. **Discussion:** Alder Furlow noted these are transfers, not sales, for the record. **Vote:** Unanimously approved (4-0).

December Referrals - Neighborhood Housing Services (\$1,000 per unit):

24 Frank Street, 137 Frank Street, 139B Frank Street, and 169 West Street (Ward 4)

- 24 Frank Street: 36 x 137 ft, assessed at \$23,310, acquired 2004 (foreclosure)
- 137 Frank Street: 36 x 117 ft, acquired 2003 (foreclosure)
- 139B Frank Street: 18 x 117 ft (to be merged with 137 Frank Street)
- 169 West Street: 57 x 124 ft, assessed at \$38,080, acquired 2010 (\$18,000)

NHS plans to construct three two-family homes for first-time homebuyers with owner-occupancy requirements. Total sale price: \$6,000 (6 units at \$1,000 each).

Discussion: Alder Furlow inquired about owner-occupancy requirements and duration. Carlos Eyzaguirre confirmed properties will be owner-occupied with a 10-15 year residency requirement (exact term to be confirmed) and reversion clauses if owners move before the term expires.

Commissioner Kimbrough moved to table the item pending clarification of occupancy requirements. Director Brennan and Alder Furlow noted that either 10 or 15 years exceeds the state's 5-year requirement for housing assistance and encouraged the Board to move forward to avoid delaying affordable housing development.

Motion to Table: Commissioner Kimbrough. No second received. Motion failed.

Motion: Commissioner Harrison moved to sell all four properties to Neighborhood Housing Services for \$2,000 each (two-family homes at \$1,000/unit). **Second:** Alder Furlow. **Vote:** 3-1 (Kimbrough opposed). Motion carried.

January Referrals - New Haven Land Bank (\$1 each):

56 Button Street (Ward 5) and 105 Greenwood Street (Ward 23)

- 56 Button Street: 39 x 101 ft, appraised at \$33,000, assessed at \$23,100, acquired 2009 (foreclosure)
- 105 Greenwood Street: 54 x 58 ft, appraised at \$50,000, assessed at \$35,000, acquired 2009 (foreclosure). Note: Surrounding area is state-owned; city is working to acquire additional land for denser development.

Motion: Alder Furlow moved to transfer both properties to the New Haven Land Bank for \$1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

General Notes on Property Transfers:

- Land Bank parcels: No taxes paid during 18-month holding period
- Property types not yet determined (pre-development stage); expected to be 1-4 family affordable housing for first-time homebuyers
- Community outreach confirmed with relevant alders including Alder Camden Singh (Ward 5), Alder Rodriguez (Ward 4), and Alder Tammy Smith (Ward 9)

ADJOURNMENT

Motion: Alder Furlow moved to adjourn. **Second:** Chair Russo. Meeting adjourned.

Minutes respectfully submitted,

Liam Brennan, Executive Director

Livable City Initiative

CONSTRUCTION DETAIL (CONTINUED)

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

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

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

CONDO DATA

Parcel Id	C	Owne

COST / MARKET VALUATION

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

No Sketch





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 3 ARTHUR STREET.
MBLU: 275 0029 02100

Disposition of 3 Arthur Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1675-21
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,491SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 3 Arthur Street to New Haven Land Bank, LLC. The parcel is currently a vacant fenced and gated grass lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded by both multi-family and single-family residential buildings. The property is also located directly adjacent to a section of Metro-North railroad tracks.

Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 3 Arthur St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$10,474-\$15,474

USES

Acquisition	\$1
Holding Costs	\$473
Architectural Design	\$10,000-\$15,000

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

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

CONDO DATA

Parcel Id	C	B	Ownr	S
Adjust Type	Code	Description	Factor%	
Condo Fir				
Condo Unit				

COST / MARKET VALUATION

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

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

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

BUILDING SUB-AREA SUMMARY SECTION

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

No Sketch





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 8 DEWITT STREET.
MBLU: 275 0029 01901

Disposition of 8 Dewitt Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1675-22
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 1,145SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 8 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant sliver lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and will be combined with an adjacent parcel at 14 Dewitt Street.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property on this property is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 8 & 14 Dewitt St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$10,674-\$15,674

USES

Acquisition	\$2
Holding Costs	\$672
Architectural Design	\$10,000-\$15,000

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

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

CONDO DATA			
Parcel Id	C	B	Ownr
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			
COST / MARKET VALUATION			
Building Value New	0		
Year Built			
Effective Year Built	0		
Depreciation Code			
Remodel Rating			
Year Remodeled			
Depreciation %	0		
Functional Obsol	0		
External Obsol	1		
Trend Factor			
Condition			
Condition %			
Percent Good	0		
RCNLD			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

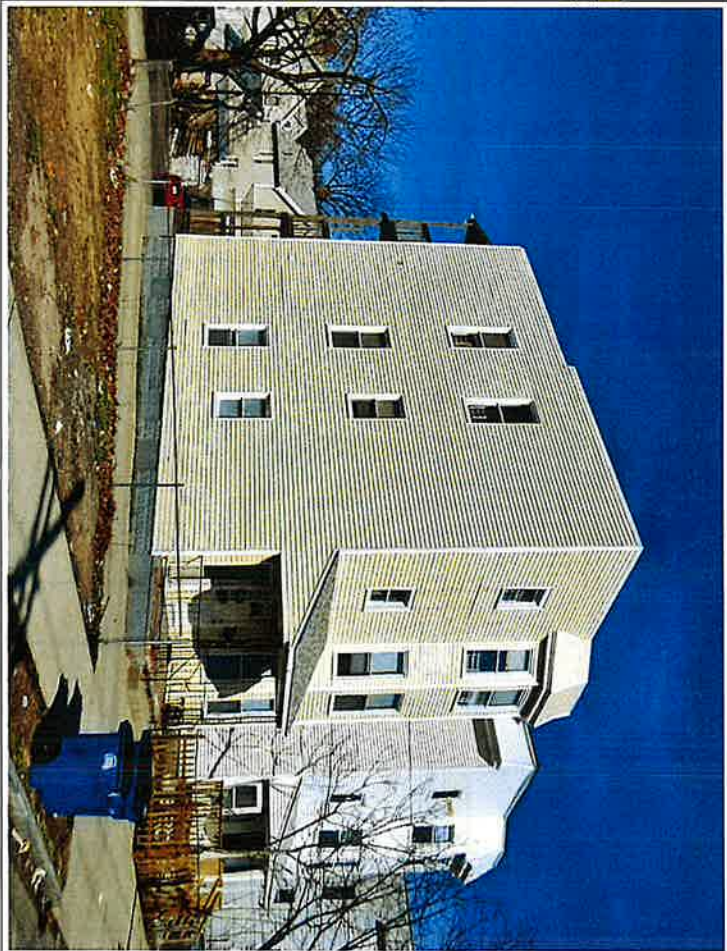
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

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

BUILDING SUB-AREA SUMMARY SECTION

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

No Sketch





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 14 DEWITT STREET.
MBLU: 275 0029 01800

Disposition of 14 Dewitt Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1675-23
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,336SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 14 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with an adjacent sliver lot at 8 Dewitt Street to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 8 & 14 Dewitt St.

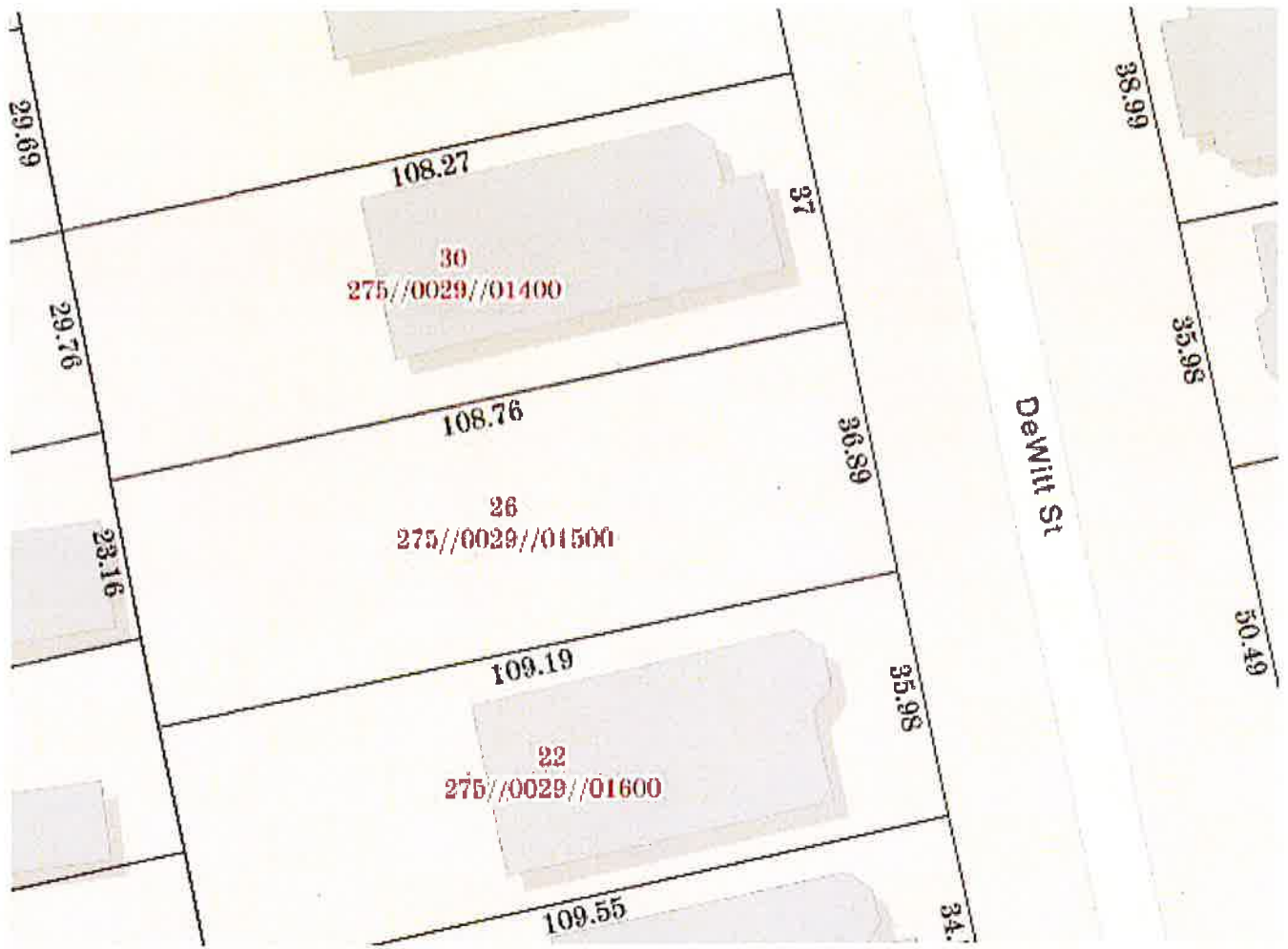
SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$10,674-\$15,674

USES

Acquisition	\$2
Holding Costs	\$672
Architectural Design	\$10,000-\$15,000



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 26 DEWITT STREET.
MBLU: 275 0029 01500

Disposition of 26 Dewitt Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1675-24
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,975SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 26 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 26 Dewitt St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$10,456-\$15,456

USES

Acquisition	\$1
Holding Costs	\$455
Architectural Design	\$10,000-\$15,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

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

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	100
Percent Good	60
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

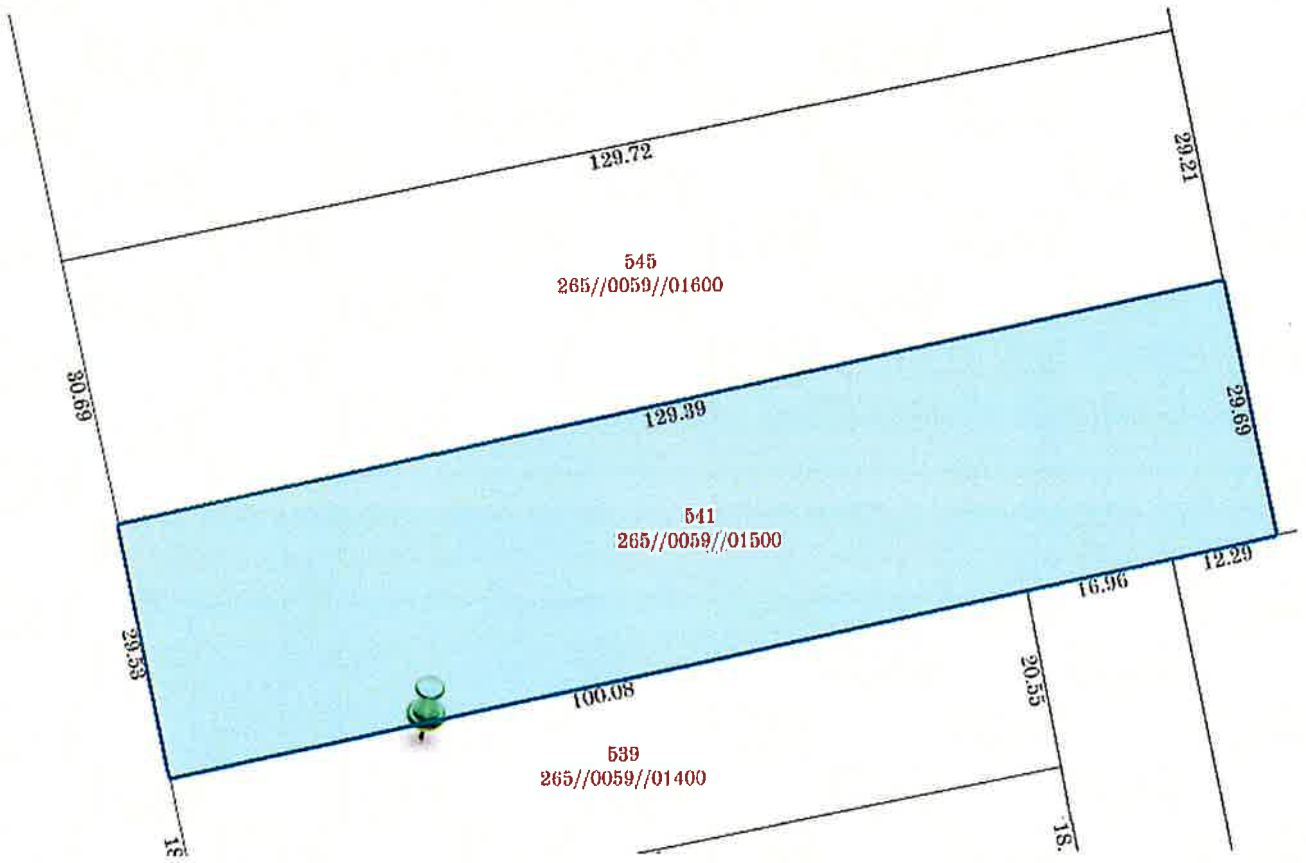
Code	Description	LB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprrec Value
	Ttl Gross Lvl / Lease Area	0	0	0		0

No Sketch





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 541 HOWARD AVENUE.
MBLU: 265 0059 01500

Disposition of 541 Howard Avenue to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1675-25
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,828SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 541 Howard Avenue to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent lot at 545 Howard Avenue to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 541 & 545 Howard Ave.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$13,087-18,087

USES

Acquisition	\$2
Holding Costs	\$3,085
Architectural Design	\$10,000-\$15,000

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
CITY OF NEW HAVEN						Description	Assessed
165 CHURCH ST						EX COM LN	20,790
NEW HAVEN CT 06510						Code	Appraised
						21	29,700
						Year	Assessed
						2024	20,790
						2023	20,790
						2022	20,790
						2021	20,790
						2020	20,790
						2019	20,790
						2018	20,790
						2017	20,790
						2016	20,790
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						1818	20,790
						1817	

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

Building Value New	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment
0							0	0	0	1	100	55	0						

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

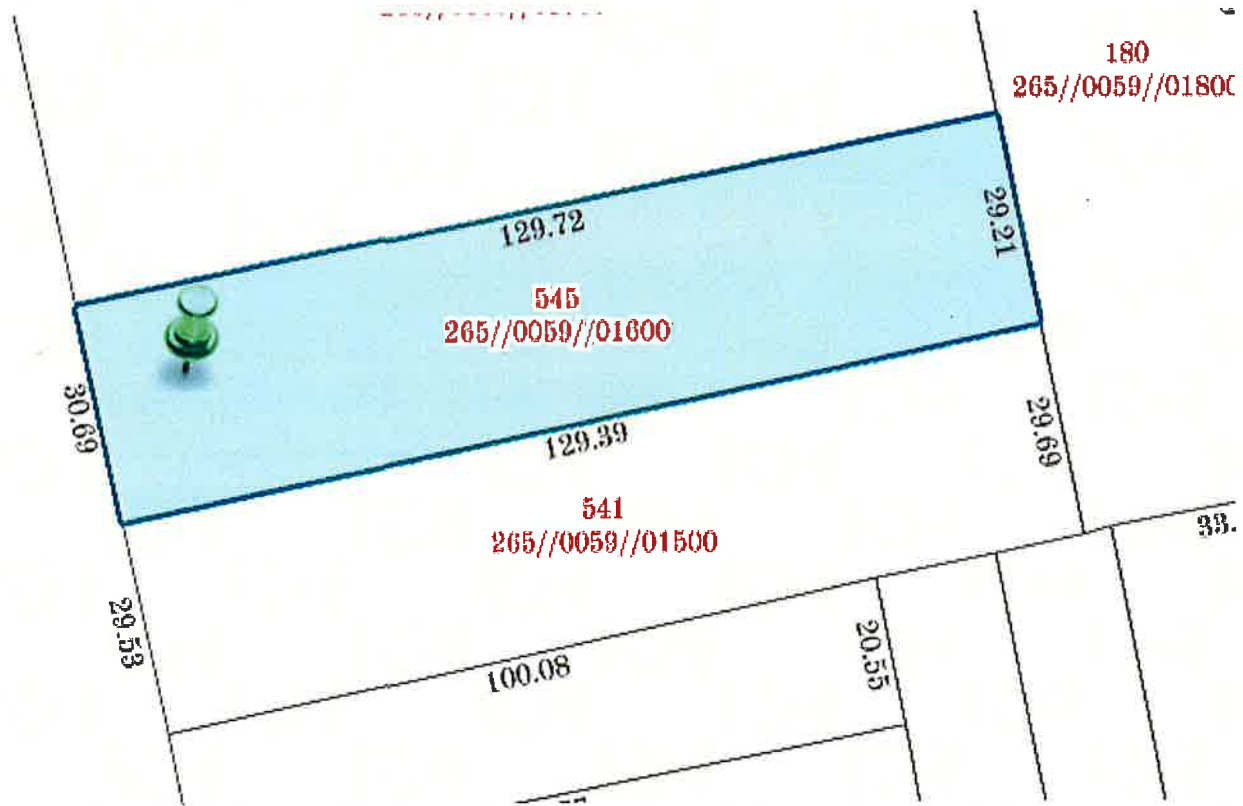
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

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

No Sketch





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 545 HOWARD AVENUE.
MBLU: 265 0059 01600

Disposition of 545 Howard Avenue to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1675-26
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,879SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 545 Howard Avenue to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent lot at 541 Howard Avenue to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 541 & 545 Howard Ave.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$13,087-18,087

USES

Acquisition	\$2
Holding Costs	\$3,085
Architectural Design	\$10,000-\$15,000

15 se
Market St

287
172//0766//03600

285
172//0766//03500

283
172//0766//03400



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED	ASSESSED			
CITY OF NEW HAVEN					EX COM LN	21	38,000	26,600	6093			
165 CHURCH ST									NEW HAVEN, CT			
NEW HAVEN CT 06510									VISION			
SUPPLEMENTAL DATA AIR Prcl ID 09 WARD TAXABLE CENSUS BLOCK 1424 3004 GIS ID 9357 I/E REPO TAX DIST GIS PROP Assoc Pld#												
RECORD OF OWNERSHIP					PREVIOUS ASSESSMENTS (HISTORY)							
CITY OF NEW HAVEN	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
KEENAN EDWARD	7067 0107	01-14-2005	U	V	0	14	2024	21	26,600	2023	21	26,600
SMITH EVERSON + IRVING + SURV	5308 0115	05-06-1998	U	I	0	1						
UNKNOWN	5008 0201	06-21-1996	U	I	0	0						
	4499 0054	06-29-1992	U	I	0	0						
Total					26,600	Total	26,600	Total	26,600	Total	26,600	Total

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0900	FAIR HAVEN N	B	
Total Appraised Parcel Value			
38,000			

NOTES			
DEMO BLDG PER ASSR			
Total Appraised Parcel Value			
38,000			

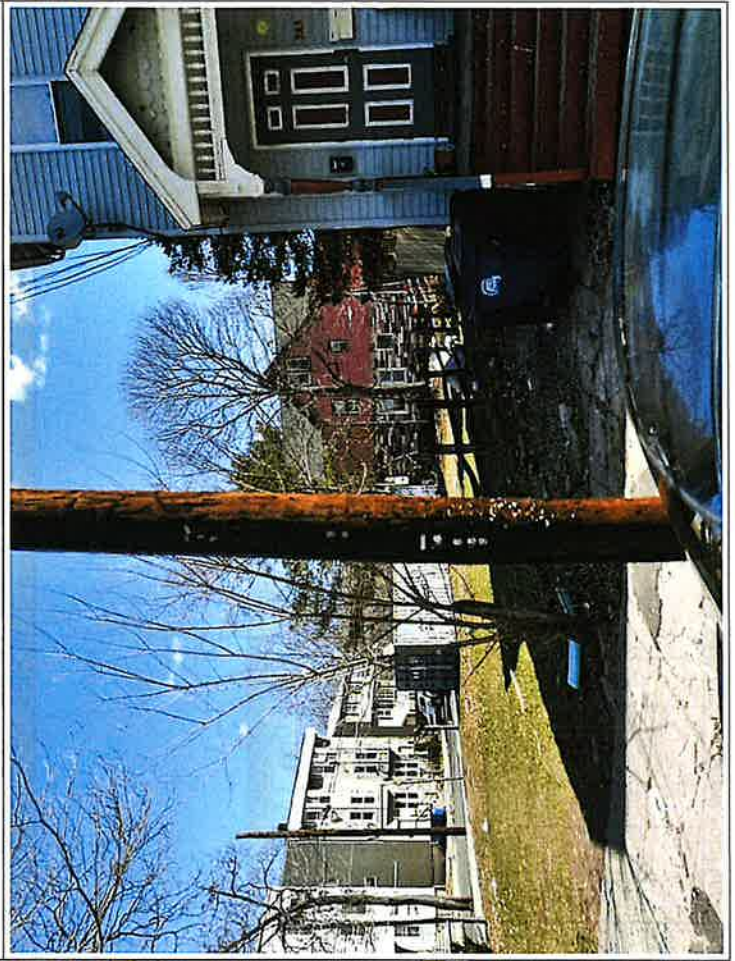
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION													
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	
B	902V	CITY MDL-00	RM2	0	3,920	SF	12.93	1.00000	5	1.00	0900	0.750	
Total Card Land Units										3,920	SF	Parcel Total Land Area	10
Total Land Value										38,000			

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
12-30-2010	RMH	03		99	Vacant				
09-09-2010	GM			00	Measur+Listed				
08-15-2001	MJ			45	Review Against Field Cd				

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Description							
Style: Model	99	Vacant Land								
Grade:	00	Vacant								
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixt's										
Total Rooms:										
Bath Style:										
Kitchen Style:										
Interior Conditi										
Fin Bsmnt Area										
Fin Bsmnt Qual										
NBHD Code										
CONDO DATA										
Parcel Id		C	Own							
Adjust Type		Description	Factor%							
Condo Fir										
Condo Unit										
COST / MARKET VALUATION										
Building Value New		0								
Year Built		0								
Effective Year Built		0								
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol		0								
External Obsol		0								
Trend Factor		1								
Condition %										
Percent Good										
RCNLD		0								
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
		Ttl Gross Liv / Lease Area	0	0	0	0				

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 285 JAMES STREET.
MBLU: 172 0766 03500

Disposition of 285 James Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1675-27
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,696SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 285 James Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot that appears to be used as a garden space. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Fair Haven neighborhood and is surrounded primarily by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

The property appears to be currently used as a gardening space. While the development of housing is in alignment with the City's Comprehensive Plan, the Commission may consider recommending a condition for agricultural activity to be included in the future development plans for the property.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 285 James St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$11,501-17,001

USES

Acquisition	\$1
Holding Costs	\$1,500-\$2,000
Architectural Design	\$10,000-\$15,000

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
CITY OF NEW HAVEN						21	188,600
165 CHURCH ST						22	78,900
REAL_OWNERS CT 06510						24	2,900
GIS ID 9982		SUPPLEMENTAL DATA		Assoc Pic#		Assessed	
WARD 08		I/E REPO				132,020	
TAXABLE 1421		TAX DIST				55,230	
CENSUS 1007		GIS PROP				2,030	
BLOCK QUERY G						Total	
						270,400	
						189,280	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CITY OF NEW HAVEN		9720 0332	05-31-2018	U	I	51,000	18	Year	Code	Assessed	Year	Code	Assessed
FRATANTONIO JOHN D & DAWN P		3430 0260	03-24-1986			0		2024	21	132,020	2022	21	132,020
									22	55,230		22	55,230
									24	2,030		24	2,030
								Total	Total	189,280	Total	Total	189,280

EXEMPTIONS		Code	Description	Number	Amount	Comm Int
Total					0.00	

OTHER ASSESSMENTS		Code	Description	Number	Amount
Total					0.00

ASSESSING NEIGHBORHOOD		Nbhd Name	B	Tracing	Batch
HUM		HUMPHREY 199			

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
M-22-00283		06-03-2022	HA			1,300				removal of 2-1000 gallon unde

LAND LINE VALUATION SECTION		B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1		903S	MUNICIPAL	MD	RM2		4,048	SF	20.71	1.00000	F	1.00	HUM	2.250		0	46.59	188,600

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total		78,900	0	2,900	188,600	132,020	270,400

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value		12-15-2020	VA			DM	Data Mailer Sent
		09-28-2011	TH			45	Review Against Field Cd
		09-20-2010	GM			00	Measur+Listed
		09-21-2001	SB			45	Review Against Field Cd

CITY OF NEW HAVEN
 REAL_OWNERS CT 06510
 165 CHURCH ST
 GIS ID 9982
 WARD 08
 TAXABLE 1421
 CENSUS 1007
 BLOCK QUERY G
 I/E REPO
 TAX DIST
 GIS PROP
 Assoc Pic#
 UTILITIES
 STRT / ROAD
 LOCATION
 SUPPLEMENTAL DATA
 Assoc Pic#
 CURRENT ASSESSMENT
 Description Code Appraised Assessed
 21 188,600 132,020
 22 78,900 55,230
 24 2,900 2,030
 Total 270,400 189,280
 PREVIOUS ASSESSMENTS (HISTORY)
 Year Code Assessed Year Code Assessed Year Code Assessed
 2024 21 132,020 2023 21 132,020 2022 21 132,020
 22 55,230 22 55,230 22 55,230
 24 2,030 24 2,030 24 2,030
 Total 189,280 Total 189,280 Total 189,280
 APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 78,900
 Appraised Xt (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 2,900
 Appraised Land Value (Bldg) 188,600
 Special Land Value 132,020
 Total Appraised Parcel Value 270,400
 Valuation Method C
 BUILDING PERMIT RECORD
 M-22-00283 06-03-2022 HA 1,300
 LAND LINE VALUATION SECTION
 B Use Code Description Zone LA Land Type Land Units Unit Price I. Factor Site Index Cond. Nbhd. Nbhd Adj Notes Location Adjustme Adj Unit Pric Land Value
 1 903S MUNICIPAL MD RM2 4,048 SF 20.71 1.00000 F 1.00 HUM 2.250 0 46.59 188,600
 Total Card Land Units 4,048 SF Parcel Total Land Area: 0 Total Land Value 188,600
 VISIT / CHANGE HISTORY
 Date Id Type Is Cd Purpose/Result
 12-15-2020 VA DM Data Mailer Sent
 09-28-2011 TH 45 Review Against Field Cd
 09-20-2010 GM 00 Measur+Listed
 09-21-2001 SB 45 Review Against Field Cd
 APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 78,900
 Appraised Xt (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 2,900
 Appraised Land Value (Bldg) 188,600
 Special Land Value 132,020
 Total Appraised Parcel Value 270,400
 Valuation Method C
 VISIT / CHANGE HISTORY
 Date Id Type Is Cd Purpose/Result
 12-15-2020 VA DM Data Mailer Sent
 09-28-2011 TH 45 Review Against Field Cd
 09-20-2010 GM 00 Measur+Listed
 09-21-2001 SB 45 Review Against Field Cd

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style: Model	23	Garage Svc Sta/Car			
Grade	95	Above Average			
Stories:	1				
Occupancy	1.00				
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	Wtrim/Masonry			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	02	Oil/Gas			
Heating Type	04	FA/HW/ST			
AC Type	01	None			
Bldg Use	405S	IND SHP/GR			
Total Rooms	00				
Total Bedrms	00				
Total Baths	0				
NBHD Code	00	NONE			
Heat/AC	00	MASONRY			
Frame Type	03	AVERAGE			
Baths/Plumbing	02	CEIL & MIN WL			
Ceiling/Wall	04	AVERAGE			
Rooms/Prtns	02				
Wall Height	12.00				
% Corn Wall					
1st Floor Use:	405S				

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-GSPH	L	1,400	4.10	1970	A		50	03	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

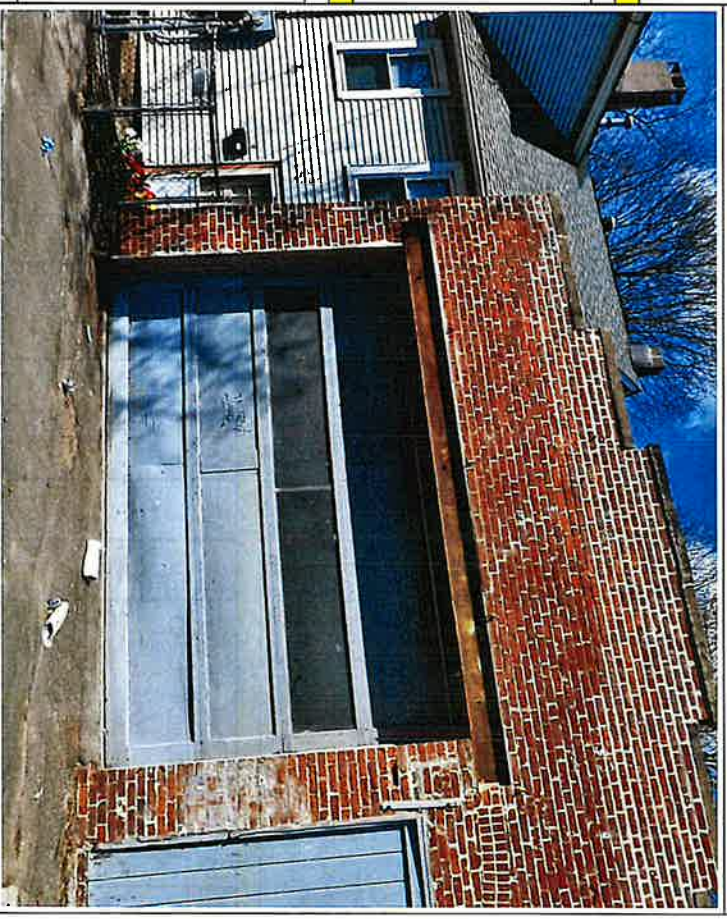
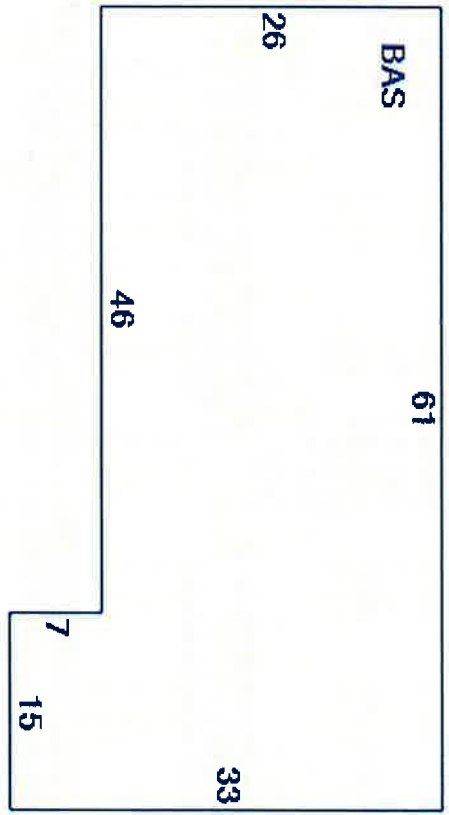
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,691	1,691	1,691	93.29	157,755
Totl Gross Liv / Lease Area		1,691	1,691	1,691		157,755

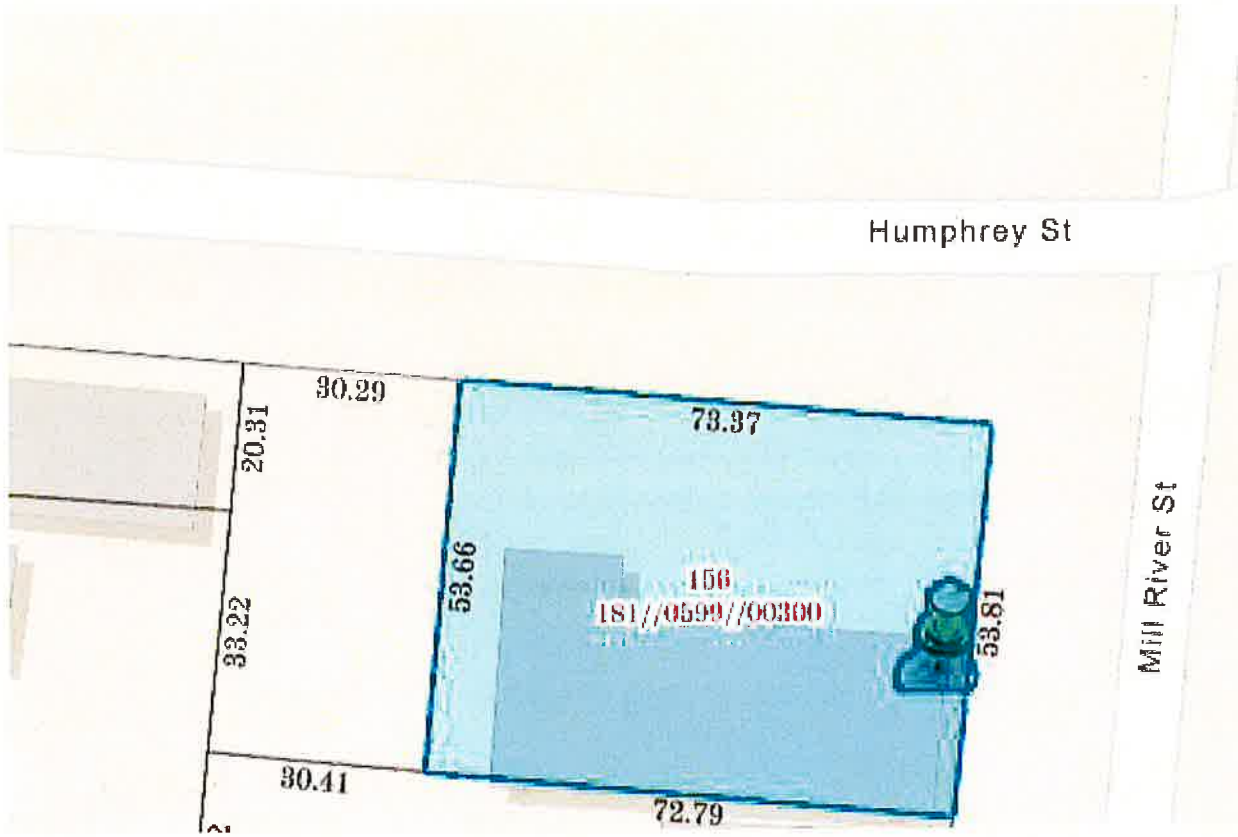
CONSTRUCTION DETAIL (CONTINUED)

Code	Description	Percentage
903S	MUNICIPAL MDL-95	100

COST / MARKET VALUATION

RCN	Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 156 HUMPHREY STREET.
MBLU: 181 0599 00300

Disposition of 156 Humphrey Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1675-28
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,926SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 156 Humphrey Street to New Haven Land Bank, LLC. The parcel is currently a lot consisting of both grassy and paved areas and a vacant garage building. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent sliver lot at 158 Humphrey Street to provide more parcel area.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Mill River neighborhood and is surrounded by both non-residential and multi-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

The property has frontage on two intersecting streets. The applicant should be aware of the potential need for Board of Zoning Approval in order to develop this parcel in accordance with the following provisions of the New Haven Zoning Ordinance:

- **Section 13(f). Minimum yards:** “*Front*—17 ft., except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with *buildings* with *front yards* smaller than 17 feet, the required *front yard* shall be the same as the *yard* presently followed by existing *buildings* along the greatest quantity of street frontage (in feet).”
- **Section 28. Corner visibility:** “On a corner lot in any residence district, other than the RH-2 District, no planting shall be placed or maintained, and no fence, building, wall or other structure other than necessary retaining walls shall be constructed after the effective date of these regulations, if such planting or structure thereby obstructs vision at any point between a height of two and one-half feet and a height of ten feet above the upper face of the nearest curb and within the triangular area bounded on two sides by two street lines, or by projection of such lines to their point of intersection, and on the third side by a straight line connecting points of such street lines (or their projections) each of which points is 25 feet distant from the point of intersection of the two street lines. Poles, posts, and guys for street lights and for other utility services, and tree trunks exclusive of leaves and branches, shall not be considered obstructions to vision within the meaning of this provision.”

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 156 & 158 Humphrey St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$15,664-\$20,664

USES

Acquisition	\$2
Holding Costs	\$5,662
Architectural Design	\$10,000-\$15,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

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

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

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

BUILDING SUB-AREA SUMMARY SECTION

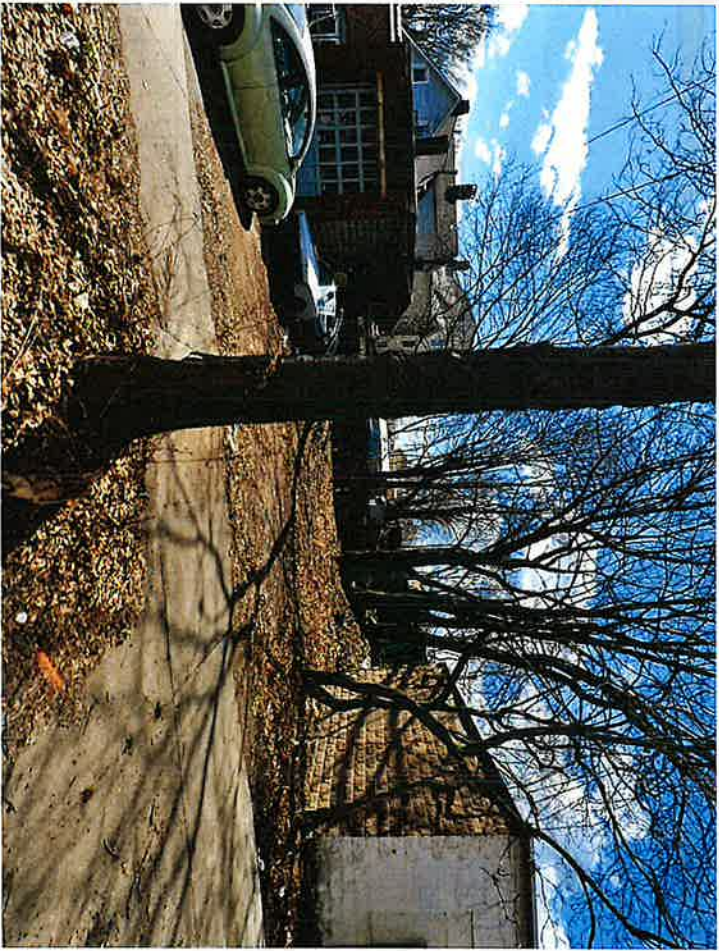
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
	Ttl Gross Livr / Lease Area	0	0	0		0

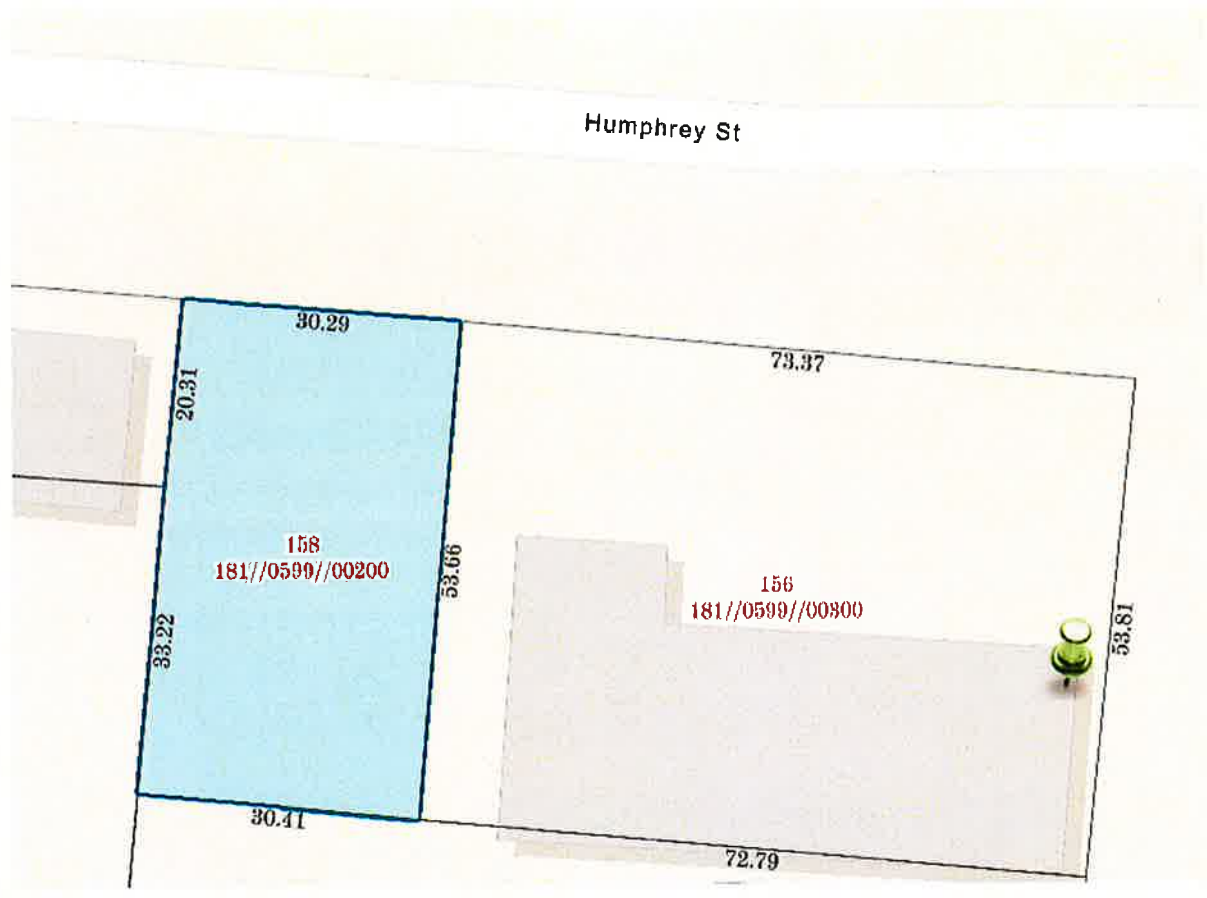
CONDO DATA			
Parcel Id	C	B	IS
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

COST / MARKET VALUATION

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

No Sketch





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 158 HUMPHREY STREET.
MBLU: 181 0599 00200

Disposition of 158 Humphrey Street to New Haven Land Bank, LLC. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1675-29
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 1,625SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 158 Humphrey Street to New Haven Land Bank, LLC. The parcel is current a vacant sliver lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and will be combined with the adjacent lot at 156 Humphrey Street.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

The property is located in the Mill River neighborhood and is surrounded by both non-residential and multi-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 156 & 158 Humphrey St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$15,664-\$20,664

USES

Acquisition	\$2
Holding Costs	\$5,662
Architectural Design	\$10,000-\$15,000

CONSTRUCTION DETAIL (CONTINUED)

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

Year Built
 Effective Year Built
 Depreciation Code
 Remodel Rating
 Year Remodeled
 Depreciation %
 Functional Obsol
 External Obsol
 Trend Factor
 Condition
 Condition %
 Percent Good
 RCNLD
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

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

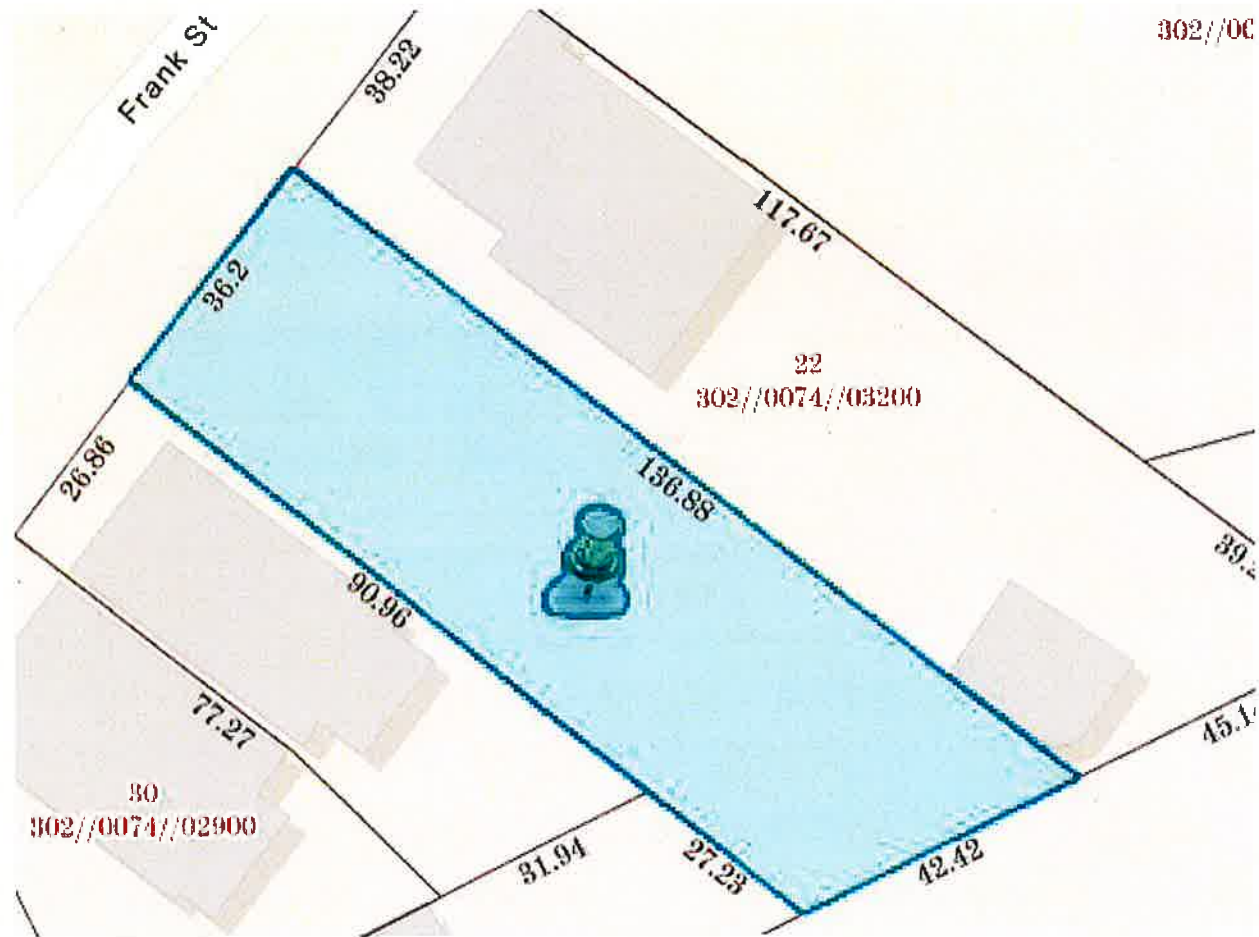
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Cd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

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

No Sketch





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 24 FRANK STREET.
MBLU: 302 0074 03100

Disposition of 24 Frank Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: 1675-17
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Neighborhood Housing Services, Inc.
Price: \$2,000.00
Site: 4,740SF
Zone: RM-2
Use: Two-unit residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 24 Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and gated grass lot. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay \$1,000 for each planned dwelling unit on this parcel, \$2,000 total for this case. The parcel is zoned for residential use and is buildable.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
CITY OF NEW HAVEN						Description	Assessed
165 CHURCH ST						EX COM LN	23,310
NEW HAVEN CT 06510							33,300
		SUPPLEMENTAL DATA					
		I/E REPO					
		TAX DIST					
		GIS PROP					
		TAXABLE 1405					
		BLOCK 3008					
		QUERY G					
		GIS ID 19675					
		Assoc Pid#					
		6093					
		NEW HAVEN, CT					

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CITY OF NEW HAVEN		6478 0037	07-09-2003	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed
YASUDA BANK AND TRUST COMPANY (USA)		4774 0132	09-01-1994		I	0	0	2024	21	23,310	2022	21	23,310
								Total	Total	33,300	Total	Total	23,310

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Total		0:00				

ASSESSING NEIGHBORHOOD		Amount	Description	Number	Amount
Nbhd	SOUTH HILL		Tracing		
2000					

NOTES	
This signature acknowledges a visit by a Data Collector or Assessor	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	33,300
Special Land Value	23,310
Total Appraised Parcel Value	33,300
Valuation Method	C

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	11-20-1997 DE	0		100		DEMOLISH 2F DWELLING
Total		0				

LAND LINE VALUATION SECTION															
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	903V MUNICIPAL MD		0		4,356 SF	11.77	1.00000	5	1.00	2000	0.650		1.0000	7.65	33,300
Total Card Land Units 4,356 SF Parcel Total Land Area 0															
Total Land Value 33,300															

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value		06-08-2011	JW1	04		70	Field Review
		01-10-2011	GM	03		99	Vacant
		12-23-2010	GM2	03		99	Vacant
		09-10-2001	DA			45	Review Against Field Cd

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

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

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

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

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

BUILDING SUB-AREA SUMMARY SECTION

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

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 137 FRANK STREET.
MBLU: 304 0046 00500

Disposition of 137 Frank Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: 1675-19
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Neighborhood Housing Services, Inc.
Price: \$1,000.00
Site: 4,152SF
Zone: RM-2
Use: Two-unit residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 137 Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and lot with patches of gravel. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay 1,000 for each planned dwelling unit on this parcel. The parcel is zoned for residential use and is buildable, but will be combined with an adjacent sliver lot at 139 #B Frank Street to provide more parcel area.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
CITY OF NEW HAVEN						Description EX COM LN	Code 21
165 CHURCH ST		SUPPLEMENTAL DATA				Assessed	1,750
NEW HAVEN CT 06510		I/E REPO TAX DIST GIS PROP				Appraised	2,500
		Assoc Pld#				Total	2,500
						Code	21
						Year	2024
						Assessed	1,750
						Code	21
						Year	2023
						Assessed	1,750
						Code	21
						Year	2022
						Assessed	22,820
						Code	21
						Year	2021
						Assessed	22,820
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						Assessed	22,820
						Code	21
						Year	1930
						Assessed	22,820
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						Year	1929
						Assessed	22,820
						Code	21
						Year	1928
						Assessed	22,820
						Code	21
						Year	1927
						Assessed	22,820
						Code	



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 139 #B FRANK STREET.
MBLU: 304 0046 00601

Disposition of a sliver lot at 139 #B Frank Street to Neighborhood Housing Services, Inc. to be merged with the adjoining lot at 137 Frank Street.

Submitted by: Erica Carr, EDA

REPORT: 1675-20
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Neighborhood Housing Services, Inc.
Price: \$1,000.00
Site: 2,050SF
Zone: RM-2
Use: Two-unit residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 139 #B Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant sliver lot. The parcel will be sold with the intent of developing it as a two-family residential building. The parcel is zoned for residential use and will be combined with an adjacent parcel at 137 Frank Street to facilitate that development. Neighborhood Housing Services, Inc. will pay \$1,000 for each planned dwelling unit on this parcel, \$2,000 total for this parcel and 137 Frank Street.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
CITY OF NEW HAVEN						Description	Assessed
165 CHURCH STREET						EX COM LN	38,080
NEW HAVEN CT 06510							54,400
GIS ID 19580							38,080
SUPPLEMENTAL DATA							
I/E REPO							
TAX DIST							
GIS PROP							
TAXABLE 04							
CENSUS 1406							
BLOCK 3004							
QUERY G							
Assoc Pld#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed
		8533	0059	04-28-2010	U	18,000	14	2024	21	2024	21	38,080
		7968	0111	05-30-2007	U	18,000	14	2023	21	2023	21	38,080
		4277	0050	08-07-1990	U	0						
Total		0.00						Total		Total		38,080

EXEMPTIONS
 Description

OTHER ASSESSMENTS		Code	Description	Number	Amount	Comm Int
Total		0.00				
ASSESSING NEIGHBORHOOD						
Nbhd	Nbhd Name	B	Tracing	Batch		
1900	NORTH HILL					

NOTES

Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 54,400
 Special Land Value 38,080
 Total Appraised Parcel Value 54,400
 Valuation Method C

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

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	RM2	0		7,405 SF	7.34	1.00000	5	1.00	1900	1.000		1.0000	7.34	54,400	
Total Card Land Units													7,405 SF	Parcel Total Land Area 0		Total Land Value	54,400

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

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

CONDO DATA

Parcel Id	C	B	S	Ownr
Adjust Type	Code	Description	Factor%	
Condo Fir				
Condo Unit				

COST / MARKET VALUATION

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

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

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

BUILDING SUB-AREA SUMMARY SECTION

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

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 169 WEST STREET.
MBLU: 303 0094 03100

Disposition of 169 West Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: 1675-18
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Neighborhood Housing Services, Inc.
Price: \$1,000.00
Site: 5,217SF
Zone: RM-2
Use: Two-unit residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

This request comes from the City's Economic Development Administration (EDA) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

This referral relates to the proposed disposition of 169 West Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and gated grass lot with heavy overgrowth. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay \$1,000 for each planned dwelling unit on this parcel, \$2,000 total for this case. The parcel is zoned for residential use and is buildable.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- Goal 2: Increase housing supply
 - Strategy 2.1: Identify opportunities for and take measures to support infill residential development, expansions, and redevelopment.
 - Strategy 2.6: Support collaboration and partnerships between organizations that provide housing and neighborhood resources.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

