



Arlevia T. Samuel
Acting Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

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Michael Piscitelli
Economic Development
Administrator

February 5, 2021

The Honorable Tyisha Walker-Myers, President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: Acquisition: 558 Winchester Avenue
Dispositions: 83 Butler Street, 72 Goodyear Street

Dear President Walker-Myers:

In accordance with the Board of Alder's Land Disposition Guidelines revisions dated July 6, 2009 and September 5th, 2006, as well as the Board of Alder's May 20th, 1996 order establishing the Livable City Initiative and requiring that said Initiative submit a list of land acquisition and disposition matters, I am writing to respectfully request that the Honorable Board approve the City's disposition of the properties more fully described in the attached submission. In addition, I have attached the City Plan Commission Advisory Reports for these properties as required by the same order referred to above.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Arlevia T. Samuel, M.S. CPM®
Acting Executive Director

CHECK LIST FOR ALDERMANIC SUBMISSIONS

☒	Cover Letter
☒	Resolutions/ Orders/ Ordinances
☒	Prior Notification Form
☒	Fiscal Impact Statement - Should include comprehensive budget
☒	Supporting Documentation
☒	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

☐	Notice of Intent
☐	Grant Summary
☐	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: February 5, 2021

Meeting Submitted For: February 16, 2021

Regular or Suspension Agenda: Regular

Submitted By: Arlevia Samuel

Title of Legislation:
Acquisition & Disposition of Property

Comments Permission per Board of Alders Order:
 Acquisition: 558 Winchester Avenue
 Dispositions: 83 Butler Street, 72 Goodyear Street

Coordinator's Signature: 

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

LIST OF PROPERTIES PROPOSED FOR ACQUISITION

February 16, 2021

ADDRESS	Type	Price	Owner	USE	WARD
558 Winchester Avenue	Acquisition	\$155,000.00	558 Winchester Avenue, LLC	LCI proposes to acquire this vacant blighted three-family property located at 558 Winchester Avenue. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and a 80% AMI affordability restriction. LCI intends to make this parcel part of the Thompson/Winchester Phase II Homeownership Project, serving as the next phase of the recently developed nine (9) structures known as Thompson/Winchester Phase I which includes 30 year owner occupied housing with affordable rental restrictions. The existing vacant three-family structure may be demolished but the final decision has not yet been made.	20

LIST OF PROPERTIES PROPOSED FOR DISPOSITION

February 16, 2021

ADDRESS	Type	Price	Owner	USE	WARD
83 Butler Street	Non-Profit	\$2,000.00	City of New Haven	The City of New Haven proposes to dispose of this vacant lot to Neighborhood Housing Services of New Haven, Inc. who will develop a two-unit owner occupied property at this site. <u>This property must be owner occupied for a minimum period of five (5) 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.</u>	20
72 Goodyear Street	Sliver lot	\$2,286.75 1524.5 sq./ft. @ \$1.50 per square foot non owner occupant CD area	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot (12.5' X 125') to 66 Goodyear, LLC who will utilize this land as a driveway and side-yard area.	20
72 Goodyear Street	Sliver lot	\$2,286.75 1524.5 sq./ft. @ \$1.50 per square foot non owner occupant CD area	City of New Haven	The City of New Haven proposes to dispose of a portion of this sliver lot (12.5' X 125') to Lionheart Holdings Group, LLC who will utilize this land as a driveway and side-yard area.	20

ORDER APPROVING THE ACQUISITION OF 558 WINCHESTER AVENUE BY THE CITY OF NEW HAVEN FOR \$155,000.00 FROM 558 WINCHESTER AVENUE, LLC;

BE IT FURTHER ORDERED THE DISPOSITION OF: 83 BUTLER STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC, FOR \$2,000.00; A PORTION OF 72 GOODYEAR STREET TO 66 GOODYEAR, LLC FOR \$2,286.75; A PORTION OF 72 GOODYEAR STREET TO LIONHEART HOLDINGS GROUP, LLC FOR \$2,286.75

BE IT FURTHER ORDERED by the New Haven Board of Alders that the disposition by the City of New Haven of those properties referenced in the attached list dated February 16, 2021 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009.

This Order will expire and be of no further force and effect twelve months from the date of passage of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders.

**FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERS**

DATE: February 16, 2021

FROM: Livable City Initiative Property Division

SUBMISSION ITEM: FISCAL IMPACT STATEMENT

ORDER APPROVING THE ACQUISITION OF 558 WINCHESTER AVENUE BY THE CITY OF NEW HAVEN FOR \$155,000.00;
BE IT FURTHER ORDERED THE DISPOSITION OF: 83 BUTLER STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC, FOR \$2,000.00; A PORTION OF 72 GOODYEAR STREET TO 66 GOODYEAR, LLC FOR \$2,286.75; A PORTION OF 72 GOODYEAR STREET TO LIONHEART HOLDINGS GROUP, LLC FOR \$2,286.75

I. List Cost:

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item</u> <u>Dept/Act/Obj. Code</u>
A. Personnel				
1. Initial start-up				
2. One-time				
B. Non-Personnel				
1. Initial start-up				
2. One-time expense			\$155,000.00	3C202068-58658
3. Annual				

II. List Revenues:

- | | |
|-------------|------------|
| 1. One-time | \$6,573.50 |
| 2. Annual: | |

Other Comments:

ORDER APPROVING THE ACQUISITION OF 558 WINCHESTER AVENUE BY THE CITY OF NEW HAVEN FOR \$155,000.00;
BE IT FURTHER ORDERED THE DISPOSITION OF: 83 BUTLER STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW HAVEN, INC, FOR \$2,000.00; A PORTION OF 72 GOODYEAR STREET TO 66 GOODYEAR, LLC FOR \$2,286.75; A PORTION OF 72 GOODYEAR STREET TO LIONHEART HOLDINGS GROUP, LLC FOR \$2,286.75

PAD Meeting Minutes October 21, 2020

Present: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development, Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

Absent: Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 3:03 P.M.

A motion to approve the PAD Minutes from August 19, 2020 was made by Steve Fontana, seconded by Alder Antunes, Approved **Unanimously**

Action items

388 Blatchley Avenue

Evan Trachten explained that the City is proposing to evenly split this sliver lot between the adjacent property owners (15' of frontage each). One applicant is an owner occupant and pays \$0.25 per sq.ft (Reyes / Movtavo) and the other applicant is paying \$1.50 per sq./ft. because they are not owner-occupants (Hong). Evan will verify the pricing because there may be a typo on the cover sheet.

Evan told the committee there was a house on this lot that the City demolished because the house had deteriorated after a fire. Photos were shown of the old house and the current vacant lot. It was noted that Alder Decker contacted Alders Antunes and Alder Festa about this sliver lot sale.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved unanimously

83 Butler Street

Evan Trachten explained that the City is proposing to sell this vacant lot to Neighborhood Housing Services (NHS) of New Haven, Inc. who will develop a two-family owner-occupied property with a 5-year minimum occupancy period on this parcel. Several parcels were recently sold NHS and this parcel should have been included with those addresses, but this parcel was delayed inadvertently. There is a letter of support from Alder Clyburn in the file supporting this disposition.

Nate talked about the lot being able to site two units because it has 4000+ sq./ft with 50' of frontage. The lot is non-conforming because it has less than 5400 sq., /ft. Nate confirmed the item will need zoning approval. Alder Festa asked about parking. Does Butler Street have ample on street parking? Evan told the committee a driveway would be developed for this property and there is plenty of on street parking. Nate said 2 parking spaces are needed and if they are unable to have two spaces, they can apply for a special exception from the BZA

PAD MEETING MINUTES
January 20, 2021

PRESENT: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development; Clay Williams, Business Development; Nate Hougrand, City Plan; Evan Trachten, LCI

Absent: Maurine Villani, Tax Office

Meeting called to order at 3:03 PM

A motion to approve the PAD meeting minutes for the October 21, 2020 was made by Clay Williams seconded by Alder Festa, minutes approved unanimously.

New Business

72 Goodyear Street

Evan explained that the City is proposing to sell this sliver lot to the adjacent property owners. Both property owners are non-owner occupants and will pay \$2,286.75 (66 Goodyear, LLC and Lionheart Holdings Group, LLC). Evan noted a minor typo on the "Amount offered" section on the 66 Goodyear coversheet, but the correct price is listed under LCI recommended. LCI is unable to develop a house on a 25' wide sliver lot. The adjacent properties are multi-family. Steve asked if a house was previously on this parcel. Evan was unsure, but it is likely a structure once stood on this parcel. It is a standard sliver lot sale. Alder Festa noted the Alder of this ward approves of this sale.

A motion was made by Alder Antunes to approve the proposal, seconded by Clay Williams, Approved unanimously.

558 Winchester Avenue

Evan told the committee the City is proposing to acquire this vacant three family property for \$155,000. A recent appraisal valued the property at \$150,000 so this is a fair market price. The City will develop the site as deed restricted owner-occupied housing with a 30 year affordability period. This is an important piece for LCI because of the investment we have already made in this area. There are City owned parcels behind this parcel and next door. This will create a nice development site for our Phase 2 development. LCI recently built houses across the street on Winchester Avenue. Evan showed a picture of the new homes. Alder Antunes asked about the cookie cutter design and why they are so similar and not varied. Evan said they are contextual in style.

Nate told the Committee that several non-conforming parcels under common ownership merge together to create a conforming lot. LCI can get permission from BZA to create undersized lots if needed. LCI would survey and file a mylar map if this occurred.

Alder Antunes asked about a future site configuration. Evan told the committee that is still being decided. The houses could front Winchester or Starr Street. LCI will be developing homes on Starr Street as part of Phase 2 of this development. LCI does not want this property to be sold to an investor and kept as a rental / investment property . LCI leveraged an anti-blight action against this property to negotiate this acquisition.

Alder Festa asked about the cost to develop. Does paying this price increase our costs. Evan explained that when you add this cost to the total development cost it does not greatly increase the per unit cost greatly. Alder Festa asked if we make a profit? Evan told the committee the funds roll over and more structures are developed. We do not make a profit. There is a subsidy to create this opportunity and a community benefit is created by the deed restricted 30 year affordable housing with affordable rental units. The City is not a for-profit developer. The properties are on the tax rolls and the City will get back our investment over time. The community benefit is substantial.

A motion was made by Alder Antunes to approve the item, Seconded by Steve Fontana, Approved Unanimously.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor.

Meeting Adjourned 3:26 P.M.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 83 BUTLER STREET. Disposition of vacant lot to be developed as a two-unit owner occupied property. (Applicant: Neighborhood Housing Services of New Haven, Inc.)
REPORT: 1576-04
ADVICE: No advice

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven, Inc.
Disposition Price: \$2,000.00
Site: 4,014 SF
Zone: RM-1
Use: Residential (2 dwelling units)
Financing: Non-Profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the 4,014sf vacant lot to be developed as a two-unit owner-occupied property for a minimum 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.

PLANNING CONSIDERATIONS:

This lot is non-conforming and therefore only the construction of a single-unit structure is permitted as-of-right. Zoning relief will be required to build a 2-unit structure, and further relief may also be required depending on how the structure is configured on the property and if parking requirements are satisfied. This project aligns with the goals under the Comprehensive Plan because it aims to increase homeownership in the City of New Haven.

ADVICE:

The City Plan Commission approved a motion to provide 'no advice' to the PAD Committee on this item.

ADOPTED: November 18, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 72 GOODYEAR STREET. Disposition of a sliver lot for use as off-street parking and yard area. (Applicant: 66 Goodyear LLC and Lionheart Holdings Group LLC)
REPORT: 1580-06
ADVICE:

PROJECT SUMMARY:

Applicants: 66 Goodyear LLC & Lionheart Holdings Group LLC
Disposition Price: \$2,289.75
Site: 3,049 SF (1,524.5 SF per applicant)
Zone: RM-1
Use: Parking & side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to evenly split the 3,049 SF sliver lot located at 72 Goodyear Street between adjacent property owners (at 66 Goodyear Street and 74 Goodyear Street). The applicants will utilize the land for additional parking and yard area.

PLANNING CONSIDERATIONS:

The proposal will create more on-site parking spaces for two existing residential developments (one two-family and one three-family). The site is a narrow, non-conforming lot where residential development is not feasible.

ADVICE:

Approval. The Commission encourages LCI staff to consult with neighbors and non-profit partners in the urban agriculture and open space preservation sectors regarding the potential for similar vacant sites to be utilized as public open space and/or community gardens.

ADOPTED: January 20, 2021
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 558 WINCHESTER AVENUE. Acquisition of vacant three family property for redevelopment into homeowner occupied housing with an affordability restriction. (Applicant: City of New Haven)

REPORT: 1580-07

ADVICE: Approval

PROJECT SUMMARY:

Developer: City of New Haven
Owner: Yisroel Rabinowitz
Disposition Price: \$155,000
Site: 3,485 SF
Zone: RM-2
Use: Residential (three-family)
Financing: Public
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

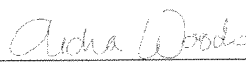
LCI proposes to acquire the vacant blighted three-family property lot located at 558 Winchester Avenue. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and a 80% AMI affordability restriction. LCI intends to make this parcel part of the Thompson/Winchester Phase II Homeownership Project, serving as the next phase of the recently developed nine (9) structures known as Thompson/Winchester Phase I. The existing vacant three-family structure may be demolished but the final decision has not yet been made.

PLANNING CONSIDERATIONS:

The redevelopment of the lot into affordable multi-unit owner occupied housing will provide the City of New Haven with much needed affordable housing and is in alignment with recommendations set forth by the New Haven Affordable Housing Task Force. The City intends on maximizing development potential on the parcel and may need to seek zoning relief depending on the proposal.

ADVICE:
Approval.

ADOPTED: January 20, 2021
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

LCI Board Special Meeting Minutes
February 1, 2021 (Via Zoom)

PRESENT: Seth Poole, Hon. Delphin Clyburn, Patricia Brett, Neil Currie, Timothy Yolen, Evan Trachten

Absent: Hon. Ernie Santiago, Arlevia Samuel

Meeting called to order at 5:20 P.M.

Review of LCI Board meeting minutes from November 18, 2020 Special Meeting. A motion to approve was made by Alder Clyburn, Seconded by Neil Currie (Approved Pat Abstained because she was not at the meeting).

New Business

83 Butler Street

Evan told the Board that the City proposes to sell this lot to NHS who will develop a two-unit owner occupied property with a minimum 5 year occupancy period. NHS has a great track record finishing projects. This item is in Alder Clyburn's ward. Alder Clyburn praised NHS for their work. They pay \$2000 (\$1000 per unit) as a non-profit housing project.

Evan told the board this is a good lot to develop with 50' of frontage and over 4000 square feet. The legal address is 83-85 Butler street. Neil asked to see the a map on the screen because the packet's map is blurry. Several parcels have been sold to NHS that are referenced in the letter of support from Alder Clyburn. This lot was inadvertently held back and is not being sold to NHS.

Alder Clyburn made a motion to approve the item, seconded by Pat Brett, Approved unanimously

72 Goodyear Street

Evan told the Board this is a sliver lot sale to at \$1.50 per square foot to the adjacent property owners who are both LLC's. This lot is also in Alder Clyburn's ward. Evan talked to the property owner of 74 Goodyear Street recently who is currently renovating the house. Alder Clyburn has concerns about how messy properties look. The owner informed Evan that on-going construction will continue for a few months. The debris will be cleaned up shortly. Alder Clyburn expressed that people need to keep their properties clean and maintain them too. This is a small lot being split with each applicant paying \$1.50 per square foot so each applicant pays \$2,286.75. The total lot is 25' X 125'. Each applicant twill get 12.5' of frontage and 125' deep.

Alder Clyburn expressed concerns about LLC's in her ward keeping the properties clean and managing their tenants. She wants safeguards and stipulations for a sale like this. The owners need to maintain their properties, keep the area clean, and keep their yards clean. Pat asked who will clean up the tree debris that is currently on

the sliver parcel. Evan told the Board that LCI will remove the branches. Seth reminded the Board LCI can fine property owners under the Blight code when they do not maintain their properties.

Neil asked about who are the members of this Lionheart LLC? Evan went to the Secretary of State and displayed the information. Neil wanted to make sure he did not have a conflict of interest. There is no conflict based on the members listed with the Secretary of State.

Evan told the Board that this land will be used as off-street parking and yard area. These parcels are small and will benefit from the extra yard area. Pat Brett also echoed Alder Clyburn's concerns about maintaining yards clean and littler free to create a clean neighborhood that is safe for families and children. What stipulations can we add as safeguards to make this a driveway? Evan explained that the LDA requires compliance with all applicable codes. Pat wants to make sure these concerns are in the minutes and approval. Board members want to make a stipulation that this land will be paved to create a driveway. Neil talked about being consistent with our sliver lot sales and not stipulating paving on this sale because we have not done it on previous sales. Pat asked how much time applicants have to make improvements, Evan said 18 months. Pat would like the applicants to be bound to this timeline. Tim told the Board that as a Board we can require paving to make a driveway..

Pat Brett made a motion to approve the item with the condition that the owners pave the driveway by August 2022, seconded by Tim Yolen, Approved unanimously

558 Winchester Avenue

Evan told the Board this is a proposed acquisition of a vacant 3 family property for \$155,000. LCI has developed several homes in this area as part of a homeownership project. This parcel would be added to our second phase of the Winchester Thompson Home ownership project. The property is adjacent to two City owned lots at 552 Winchester Avenue and 136 Starr Street. LCI may demolish this property, the final decision has not been made. This will give the City site control.

All of the units built will be deed restricted for 30 years. There will be homeownership and affordable rental units in structures being built. Evan noted that adding this cost to our total development budget does not greatly increase our development costs when spread out amongst all the new properties. There is a community benefit from this development and the area has been greatly improved by LCI's development. The change is here. If LCI does not acquire this property investors will purchase this property. Neil asked about the large lot across the street, Evan told Neil that houses have already been built there. Neil hasn't driven down this block and seen the new homes yet. Neil also confirmed that all structures will be sold to owner occupants and there are deed and income restrictions. Both the sale and the rental will be deed

restricted. Neil mentioned academic studies that show these restrictions do not allow for as much income for the owner. Neil lives in a house that has a deed restriction. This does limit one's wealth creation over the long term. Evan noted the restrictions arise from the funding source which LCI uses to develop these properties. LCI rolls over funds from the sales to build the next phase of our development. Alder Clyburn is grateful that something is going to happen at 558 Winchester Avenue. Neil noted the property is an eye sore.

A motion to approve the Acquisition of 558 Winchester Avenue for \$155,000.00 was made by Alder Clyburn, seconded by Neil Currie, approved unanimously.

LCI bylaws and PAD Guidelines

Seth told the Board that we are not at liberty to change the PAD guidelines and there is a process. We could review a term or discuss a section or topic at each future meeting. We will leave this topic on our Agenda and start at page one and spend a few minutes at each meeting reviewing.

Neil noted that these Guidelines are passed down and mentioned that there are serious issues with the guidelines and he has some recommendations. He proposes eliminating the three paragraphs beginning with "Note on Sales to Religious Organizations". Evan had Corporation Counsel review RLUIPA and all sliver lot sales treat Churches as a non-profit. Neil wants to remove the any reference to Religious Organizations being treated differently than any other non-profits.

Evan told the Board that the process to revise the PAD Guidelines starts at the PAD Committee after City staff propose changes and we are happy to have suggestions from our Board before we begin the formal process. Next, the changes go to the City Plan Commission, then to LCI Board, and finally to the Board of Alders for final approval. Neil told the board that the guidelines are still relevant, and he doesn't recommend making any other changes to the Guidelines or the current pricing.

Neil Currie made a motion that the PAD Committee & Planning Committee review and revise the Dispositions Guidelines (PAD Guidelines) and remove the 3 paragraphs treating Religious Organizations differently than any other non-profit organization in the City of New Haven, and still allowing the City to sell buildable lots to non-profits for deed restricted housing at \$1000.00 per unit, Seconded by Pat Brett, Approved Unanimously. (*reference note: Removing gender from the PAD Guidelines occurred a few minutes later in a separate motion)

Seth would like to make the LCI Bylaws gender neutral. Seth would like to add a virtual platform for attendance. Members agreed that was a good idea. Neil questioned where to add this new virtual attendance, in Article IV., between Section 6 and 7. Seth noted that process to amend the bylaws requires us to vote tonight and again at the next meeting.

Seth Poole made a motion to change the gender language to gender neutral and to permit virtual meetings under the bylaws, seconded by Clyburn, All were in favor, Approved unanimously. (The bylaws will be updated and shared at the next meeting for final vote).

Neil noted that the Disposition Guidelines need to be updated to gender neutral, Alder Clyburn made a motion to change the gender language, Seconded by Pat Brett, All were in Favor.

Evan told the Board to use See Click Fix for the snow storm. If people need help or you can help others. Don't stick your hand in a snow thrower. Seth told everyone to use the stick that come with the snow thrower and do not blow snow into the street.

Seth Poole made a motion to adjourn, Second by Alder Clyburn All were in favor, Approved unanimously.

Adjourned at 6:05 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
83 Butler Street	288 0501 00300	RM-1	20	Vacant Lot	Per Zoning

2019 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
\$36,600	N/A		\$ 36,600	\$25,620	50' X 87'	4014 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 36,600	Vision	10/1/19	Nonprofit	\$1000 per unit	N/A	\$ 2,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No ☐	Hon. Delphine Clyburn Ward	N/A	N/A

Applicant's Information

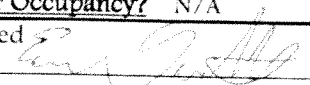
Applicant's name, address & telephone: Neighborhood Housing Services of New Haven, Inc. 333 Sherman Avenue New Haven CT 06511		Name, address & telephone of contact person:	
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Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	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 develop a two-unit owner occupied property This property must be owner occupied for a minimum period of five (5) 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:  Date: 10/19/2020 Concurred by: _____ Date: _____

Committee	Date	Action
PAD	10/21/2020	
City Plan	11/18/2020	
L.C.I.	11/25/2020	
Board of Aldermen	12/21/2020	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: September 1, 2020

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

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

Sale of vacant lot at 83-85 Butler Street to Neighborhood Housing Services of New Haven, Inc. The applicant will develop a two family owner occupied property.

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.

VISION ID: 17603

Account # 288 0501 00300

VISION ID: 17603 / 00300 /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 9030

Print Date: 09/01/2020 09:36

CURRENT OWNER
CITY OF NEW HAVEN

165 CHURCH ST

NEW HAVEN, CT 06510

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 20
WARD TAXABLE
CENSUS TRAC 1415
BLOCK 3007
QUERY GROUP
GIS ID: 17603

RECORD OF OWNERSHIP

ASSOC PID#

BK-VOL/PAGE 4198/297

SALE DATE 01/19/1990

SALE PRICE V.C. 0

SALE PRICE V.C. 0

SALE PRICE V.C. 0

SALE PRICE V.C. 0

SALE PRICE V.C. 0

SALE PRICE V.C. 0

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CITY OF NEW HAVEN

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0

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 9030

Print Date: 09/01/2020 09:36

CURRENT ASSESSMENT

EX COM LN

Description

Code

Appraised Value

Assessed Value

21

36,600

25,620

25,620

25,620

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PREVIOUS ASSESSMENTS (HISTORY)

Yr. Code

Assessed Value

Yr. Code

Assessed Value

Yr. Code

Assessed Value

Yr. Code

Assessed Value

Yr. Code

Assessed Value

Yr. Code

Assessed Value

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Yr. Code

Assessed Value

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

36,600

36,600

36,600

36,600

36,600

36,600

36,600

36,600

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36,600

VISIT/CHANGE HISTORY

Date

Type

JS

ID

CD

Purpose/Result

06/01/2011

04

03

MI

70

Field Review

01/21/2011

RB

99

Vacant

10/18/2001

PH

45

Review Against Field Cd

0

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LAND LINE VALUATION SECTION

Use

Description

Zone

D

Front

Depth

Units

Price

Unit

Factor

S.A.

C

ST

Adi.

Notes: Adi

Special Pricing

Spec Use

Spec Calc

S Adi

Adi. Unit Price

Land Value

9,12

36,600

36,600

36,600

36,600

36,600

36,600

36,600

36,600

36,600

36,600

36,600

36,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

06/01/2011

04

03

MI

70

Field Review

01/21/2011

RB

99

Vacant

10/18/2001

PH

45

Review Against Field Cd

0

0

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TOTAL CARD LAND UNITS: 4,014 SF

Parcel Total Land Area: 4,014 SF

Total Card Land Value: 36,600

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Total Land Value: 36,600

New Haven Zoning Map

← →

newhavenmaps.org

Apps

YouTube

Maps

Gmail

New Haven Zoning...

C.O.N.C.O.R.D

Party Name Search

Municipal

GIS Property Viewer

New Haven Zoning Map

Search for Places



288 0500 01800
0.17 AC
90

Huntington St

288 0500 00800
0.07 AC
347

288 0500 00700
0.07 AC
345

288 0500 00600
0.07 AC
346

288 0500 00500
0.11 AC
335

288 0500 00400
0.14 AC
78

288 0500 00300
0.04 AC
76

288 0500 01900
0.17 AC
131

288 0500 01800
0.17 AC
125

288 0500 01700
0.17 AC
121

288 0500 01600
0.09 AC
119

288 0500 01500
0.14 AC
111

288 0500 01400
0.14 AC
107

288 0500 01901
0.03 AC
308

288 0500 01800
0.11 AC
16

288 0500 01700
0.15 AC
84

288 0500 01600
0.09 AC
78

288 0500 01500
0.04 AC
76

288 0500 01400
0.09 AC
119

288 0500 01300
0.14 AC
111

288 0500 01200
0.14 AC
111

288 0500 01100
0.07 AC
124

288 0500 01000
0.07 AC
124

288 0500 00900
0.07 AC
124

288 0500 00800
0.07 AC
124

Butler St

288 0501 00400
0.17 AC
87

288 0501 00300
0.09 AC
83

288 0501 00200
0.14 AC
81

288 0501 00100
0.07 AC
85

288 0501 00000
0.07 AC
85

288 0501 00900
0.07 AC
456

288 0501 00800
0.07 AC
456

288 0501 00700
0.07 AC
456

288 0501 00600
0.07 AC
456

83 BUTLER ST

Parcel ID: 17003
MBL: 288 0501 00300
Location: 83 BUTLER ST
Owner Name: CITY OF NEW HAVEN
Owner Address: 165 CHURCH ST
Owner Mailing City: NEW HAVEN
Owner Mailing State: CT
Owner Mailing Zip: 06510
Last Sale Date: 1/18/1990, 7:00 PM
Parcel Area (Ac): 4.014
Parcel Area (Sq Ft): 342,219

Huntington St

288 0501 00200
0.14 AC
97

288 0501 00100
0.07 AC
124

288 0501 00000
0.07 AC
124

288 0501 00900
0.07 AC
456

288 0501 00800
0.07 AC
456

288 0501 00700
0.07 AC
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288 0501 00600
0.07 AC
456

288 0501 00500
0.07 AC
456

288 0501 00400
0.07 AC
456

288 0501 00300
0.07 AC
456



CITY OF NEW HAVEN
BOARD OF ALDERS

Delphine Clyburn
Alder, Ward 20

Chair
Black & Hispanic Caucus
Member
Aldermanic Affairs Committee
Health & Human Services Committee

175 Newhall Street
New Haven, CT 06511-1949

Telephone: (203) 435-2081
E-mail: Ward20@newhavenct.gov

October 8, 2020

Mrs. Serena Neal-Sanjurjo
Director, Livable City Initiatives
City of New Haven

Dear Mrs. Neal-Sanjurjo:

Re: 83-85 Butler Street Parcel

On February 11, 2020, I wrote to express my support for Neighborhood Housing Services (NHS) to acquire vacant lots from the City for redevelopment of new homes at 44 Lilac Street, 260 West Hazel Street, and 98-102 Bassett Street. Please be advised that I inadvertently omitted the vacant lot known as 83-85 Butler Street. Therefore, I ask that you please include the parcel known as 83-85 Butler Street for redevelopment by NHS. I have had the opportunity to review the plans that include the above referenced lot and enthusiastically support it as presented. Additionally, it is my understanding that NHS is requesting financial support from LCI to assist with the construction of the new homes, including 83-85 Butler Street.

NHS has completed work in many of New Haven's neighborhoods, and I have the distinct pleasure of representing the 20th Ward, where most of the activity has been focused. With the goal of improving, upgrading and eliminating blight and decay, I believe that NHS's acquiring the above referenced vacant lots will revitalize and enhance homeownership opportunities in the Newhallville community and in our city.

Again, I support Neighborhood Housing Services of New Haven as they seek to acquire four vacant lots and encourage others to do the same. Should you have any questions, feel free to contact me at 203 435-2081 or by email at Alderwomanclyburn@gmail.com.

Sincerely,

Hon. Delphine Clyburn
Hon. Delphine Clyburn
Alder, 20th Ward

cc: Cathy Schroeter, LCI
James Paley, NHS

83 Butler Street



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
72 Goodyear Street		289 0518 00800	RM-1	20	Sliver Lot	N/A
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB \$35,700	Building N/A	Other	Total Value \$ 35,700	\$24,990	Lot Size 25' X 125'	Total sq. ft. 1524.5 Sq/Ft 3049 Total Sq./ Ft. Per Assessor

Property Value Information

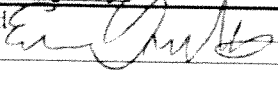
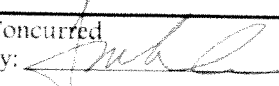
Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 35,700	Vision	10/1/19	Sliver lot @ \$1.50per Sq./ft. for Non-Owner occupied CD Area	\$2,286.75	N/A	\$ 2,286.75

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No ☐	Hon. Delphine Clyburn Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: LIONHEART HOLDINGS GROUP LLC 836 FOXON RD, EAST HAVEN, CT, 06513		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 1/12/2021	Reviewed by: Staff	Comments Current
Proposal: LCI proposes the sale of a sliver lot that will utilized as off-street parking and yard area.			
General discussion: The applicant will develop a parking area on this parcel as expand their yard area.			
Owner Occupancy? N/A			

Prepared by:  Date: 1/13/21 Concurred by:  Date: 1/14/21

Committee	Date	Action
PAD	1/20/2021	
City Plan	1/20/2021	
L.C.I.	1/27/2021	
Board of Aldermen	2/16/2021	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 72 Goodyear Street		Map-Block-Parcel 289 0518 00800	Zoning RM-1	Ward 20	Property Type Sliver Lot	Total legal units N/A
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB \$35,700	Building N/A	Other	Total Value \$ 35,700	\$24,990		Lot Size 25' X 125'
						12.5' X 125'
						Total sq. ft. 1524.5 per applicant 3049 Sq./ Ft. total Per Assessor

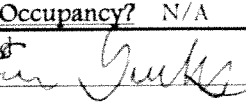
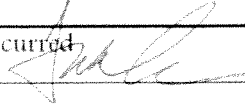
Property Value Information

Appraised Value \$ 35,700	Appraised by Vision	Date 10/1/19	Type of Sale Sliver lot @ \$1.50 per Sq. ft. for Non-Owner-occupied CD Area	Offered amount \$2,294.25	Rehab costs N/A	LCI Recommended \$ 2,286.75
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Prior Notifications Sent to

Aldersperson Yes X No ☐	Name of Aldersperson Hon. Delphine Clyburn Ward	Management Team N/A	Other interested parties N/A
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Applicant's Information

Applicant's name, address & telephone: 66 GOODYEAR LLC 67 ALLYNDALE DRIVE, STRATFORD, CT, 06614,		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 1/12/2021	Reviewed by: Staff	Comments Current
Proposal: LCI proposes the sale of a sliver lot that will be utilized as off-street parking and yard area.			
General discussion: The applicant will develop a parking area on this parcel as well as expand their yard area.			
Owner Occupancy? N/A			
Prepared by: 	Date: 1/13/21	Concurred by: 	Date: 1/14/21

Committee	Date	Action
PAD	1/20/2021	
City Plan	1/20/2021	
L.C.I.	1/27/2021	
Board of Alders	2/16/2021	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: **January 8, 2021**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

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

Sale of sliver lot at 72 Goodyear Street to adjacent property owners at 66 Goodyear Street and 74 Goodyear Street. The land will be utilized as off-street parking and yard area. This is a small lot that is best utilized for off-street parking.

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.

Property Location: 72 GOODYEAR ST

Vision ID: 17833

Account # 289 0518 00800

MAP ID: 289/ 0518/ 00800/ /

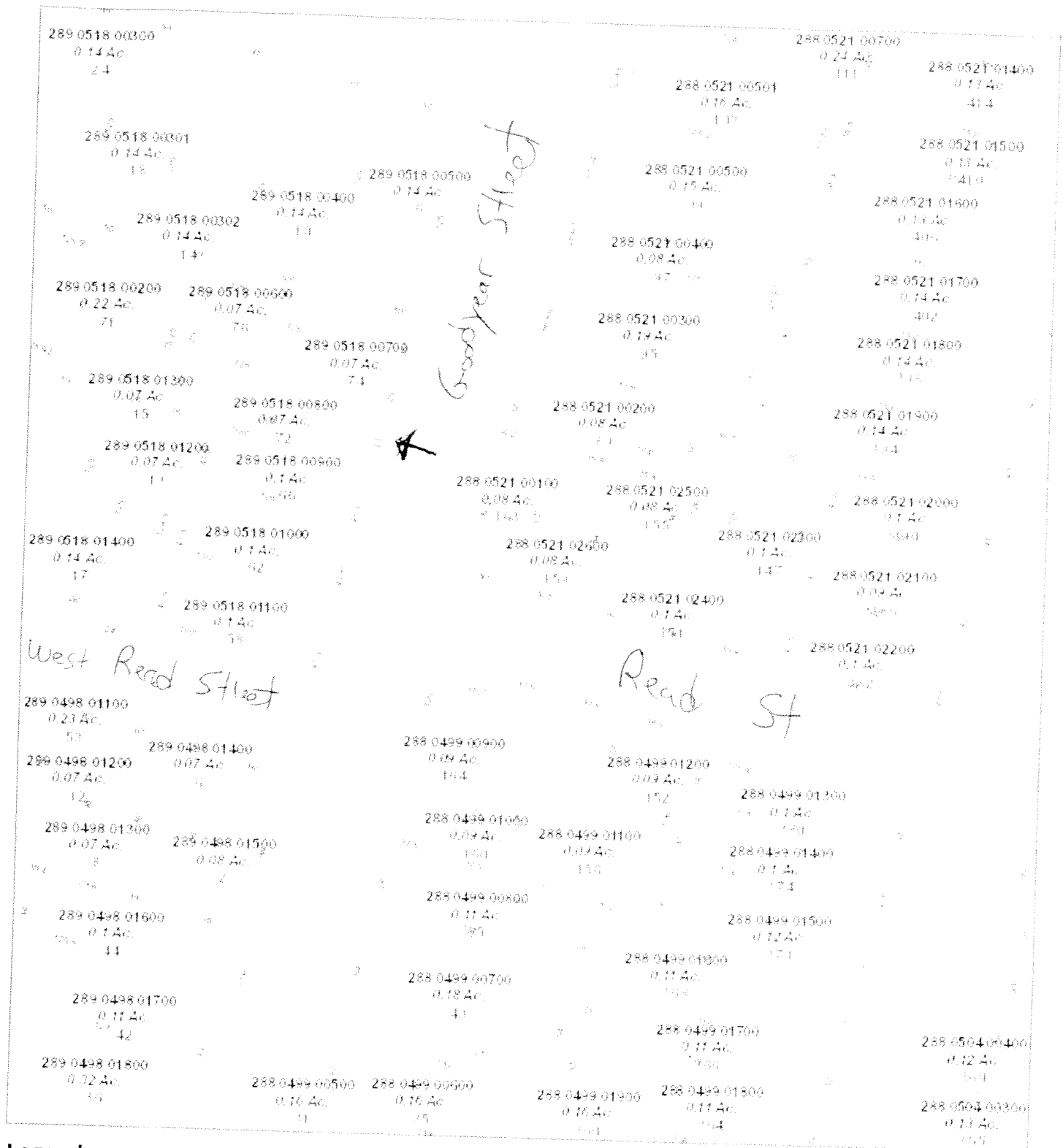
Bldg Name:
Sec #: 1 of 1

1 Card 1 of 1

State Use: 902V

Print Date: 01/14/2021 09:17

CITY OF NEW HAVEN		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT		Assessed Value		24,990	
165 CHURCH ST										Code 21		Appraised Value 35,700		24,990	
NEW HAVEN, CT 06510														6093	
Additional Owners:														NEW HAVEN, CT	
SUPPLEMENTAL DATA										VISION					
Other ID: WARD 20 TAXABLE CENSUS TRAC 1415 BLOCK 4004 QUERY GROUP GIS ID: 17833															
ASSOC PID#															
RECORD OF OWNERSHIP															
CITY OF NEW HAVEN															
JOHNSON ROBERT															
BANTA PERRY (EST)															
BK-VOL/PAGE															
9890/ 232															
7092/ 54															
SALE DATE															
08/02/2019 U															
02/09/2005 U															
v/v															
V															
SALE PRICE															
16,000															
Yr Code 21															
14 4000															
0 18															
V.C.															
Total:										24,990					
OTHER ASSESSMENTS															
Amount															
Number															
Comm. Int.															
Total:										24,990					
This signature acknowledges a visit by a Data Collector or Assessor															
Total:										24,990					
Total Appraised Parcel Value										35,700					
Valuation Method:															
Adjustment:															
Net Total Appraised Parcel Value										35,700					
VISIT/CHANGE HISTORY															
Date															
06/01/2011															
01/19/2011															
07/31/2001															
Type															
04															
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JEW															
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1.00															
Unit Price															
11.70															
Land Value															
35,700															
Total Land Value:										35,700					
BUILDING PERMIT RECORD															
Permit ID															
Issue Date															
Description															
Amount															
Insp. Date															
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Date Comp.															
Comments															
Total:															
ASSESSING NEIGHBORHOOD															
NBHD Name															
NEW HALLVILLE															
Street Index Name															
Tracing															
Batch															
NOTES															
Total:															
EXEMPTIONS															
Description															
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Description															
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Comm. Int.															
Total:										24,990					
Total Appraised Parcel Value										35,700					
Valuation Method:															
Adjustment:															
Net Total Appraised Parcel Value										35,700					
VISIT/CHANGE HISTORY															
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Total Land Value:										35,700					
LAND LINE VALUATION SECTION															
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Unit Price															
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1600															
0.90															
Notes-Adj															
Special Pricing															
Spec Use															
Spec Calc															
S Adj															
Fact															
1.00															
Unit Price															
11.70															
Land Value															
35,700															
Total Land Value:										35,700					
Total Card Land Units:										3,049 SF					
Parcel Total Land Area:										3,049 SF					



Legend

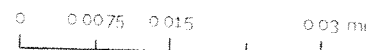
New Haven Parcels

MY MAP

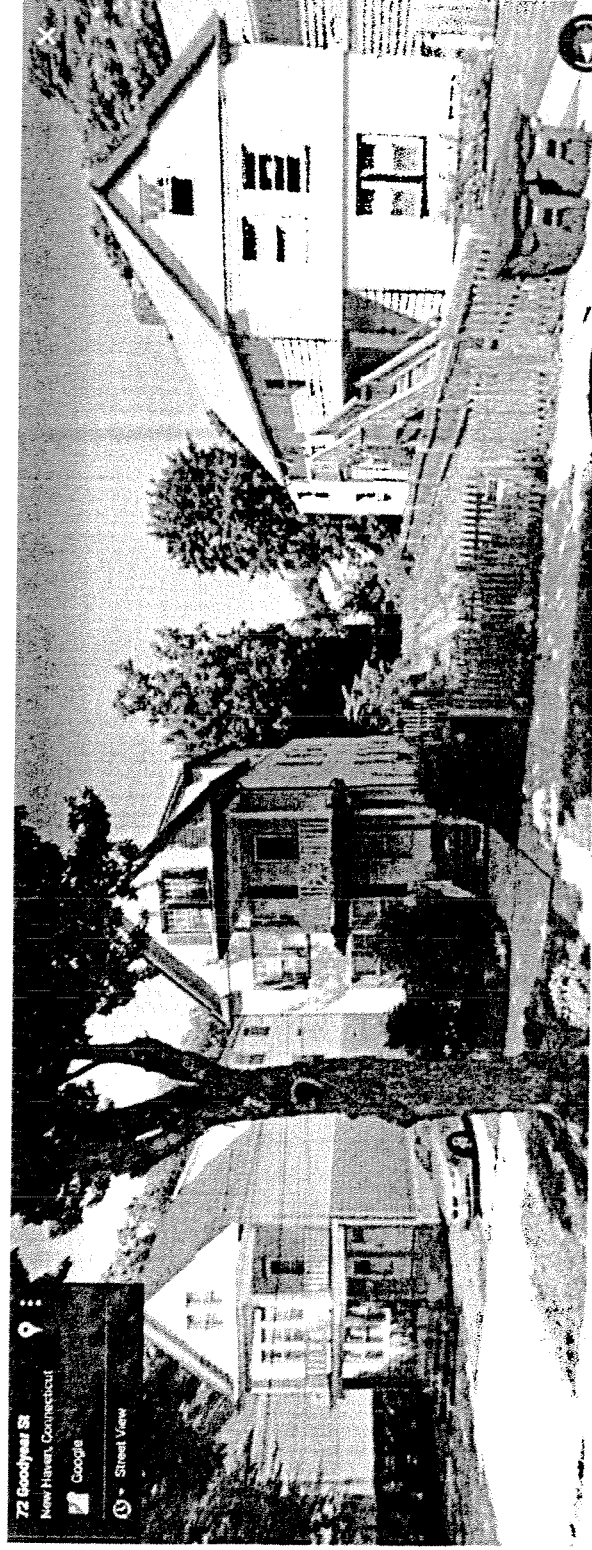
This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 1/14/2021



72 Goodyear Street Proposed silver lot disposition to adjacent property owners



LIVABLE CITY INITIATIVE –PROPERTY DIVISION
Acquisition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
558 Winchester Avenue		286 0449 00900	RM-2	20	3 Family Residential	Per Zoning
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.
\$36,100	\$34,900	NA	\$ 71,000	\$49,700	33' X 100'	3485 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 150,000.00	Esposito & Associates	1/12/21	Acquisition	\$ 155,000.00	TBD	\$ 155,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No ☐	Hon. Delphine Clyburn Ward 20	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
City of New Haven 165 Church Street C/O Arlevia Samuel Livable City Initiative Executive Director	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	1/13/21	Staff	Current

Proposal: LCI proposes the acquisition of a vacant three family property.

General discussion: LCI proposes to acquire this vacant blighted three family property. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and affordability restriction that will run with the land. The acquisition will give the City site control of a pivotal piece of property within the Thompson/Winchester revitalization area. LCI intends to make this parcel part of the Thompson/Winchester Phase 2 Homeownership Project which is the next phase of the recently developed 9 structures known as Thompson/Winchester Phase 1.

Owner Occupancy? Upon completion of development

Prepared by: Emilia Date 1/13/21 Concurred by: Amber Date 1/14/21

Committee	Date	Action
PAD	1/20/2021	
City Plan	1/20/2021	
L.C.I.	1/27/2021	
Board of Alders	2/16/2021	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: January 8, 2021

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

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

LCI proposes to acquire this vacant blighted three family property. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and affordability restriction that will run with the land. The acquisition will give the City site control of a pivotal piece of property within the Thompson/Winchester revitalization area. LCI intends to make this parcel part of the Thompson/Winchester Phase 2 Homeownership Project which is the next phase of the recently developed 9 structures known as Thompson/Winchester Phase 1.

Check one if this an appointment to a commission

☐

Democrat

☐

Republican

☐

Unaffiliated/Independent/Other

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



Justin Elicker
Mayor

CITY OF NEW HAVEN

LIVABLE CITY INITIATIVE

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



Arlevia T. Samuel
Acting Executive
Director

January 11, 2021

558 Winchester Ave LLC
Yisroel Rabinowitz, Member
5809 Sixteenth Avenue
Brooklyn, NY, 11204

Re: Letter of Intent to Purchase and Sell

Dear Mr. Rabinowitz:

The City of New Haven ("City") is interested in purchasing your property located at 558 Winchester Avenue (the "Property") in its "as is" condition. You are the owner of the Property ("Owner"). The Property has been vacant for many years sitting on the corner of Winchester and Starr Street. The Property is pivotal in the revitalization of this area and for the community. The City of New Haven is planning a Phase 2 to its Thompson/Winchester Homeownership Project and this parcel is important to that Phase 2 plan.

Per our discussion, subject to obtaining Board of Alders approval, as described below, the City/Buyer has offered a purchase price for the Property of \$155,000 (the "Purchase Price") and you as the Owner/Seller have agreed to sell the Property to the City for development purposes for the Purchase Price. During our discussion as Owner/Seller you were informed that the acquisition is expressly conditioned on Board of Alders approval and the City cannot move forward until this approval is obtained.

By executing this Letter of Intent, the City commits to promptly preparing a formal purchase and Sales Agreement for the Property and diligently pursuing the approval of the Board of Alders. By executing this Letter of Intent, Owner agrees to sell the Property to the City for the Purchase Price, subject to the approval of the Board of Alders. Owner further agrees that no further negotiations will take place with other potential purchasers of the Property until the item is presented to the Alders for a vote.

Letter of Intent to Purchase and Sell
January 11, 2021
558 Winchester Avenue

Please sign below if you are accepting the terms of the Intent to Sell and return to me. If you have any questions, please do not hesitate to contact Frank D'Amore, Deputy Director at fdamore@newhavenct.gov.

Sincerely,

DocuSigned by:

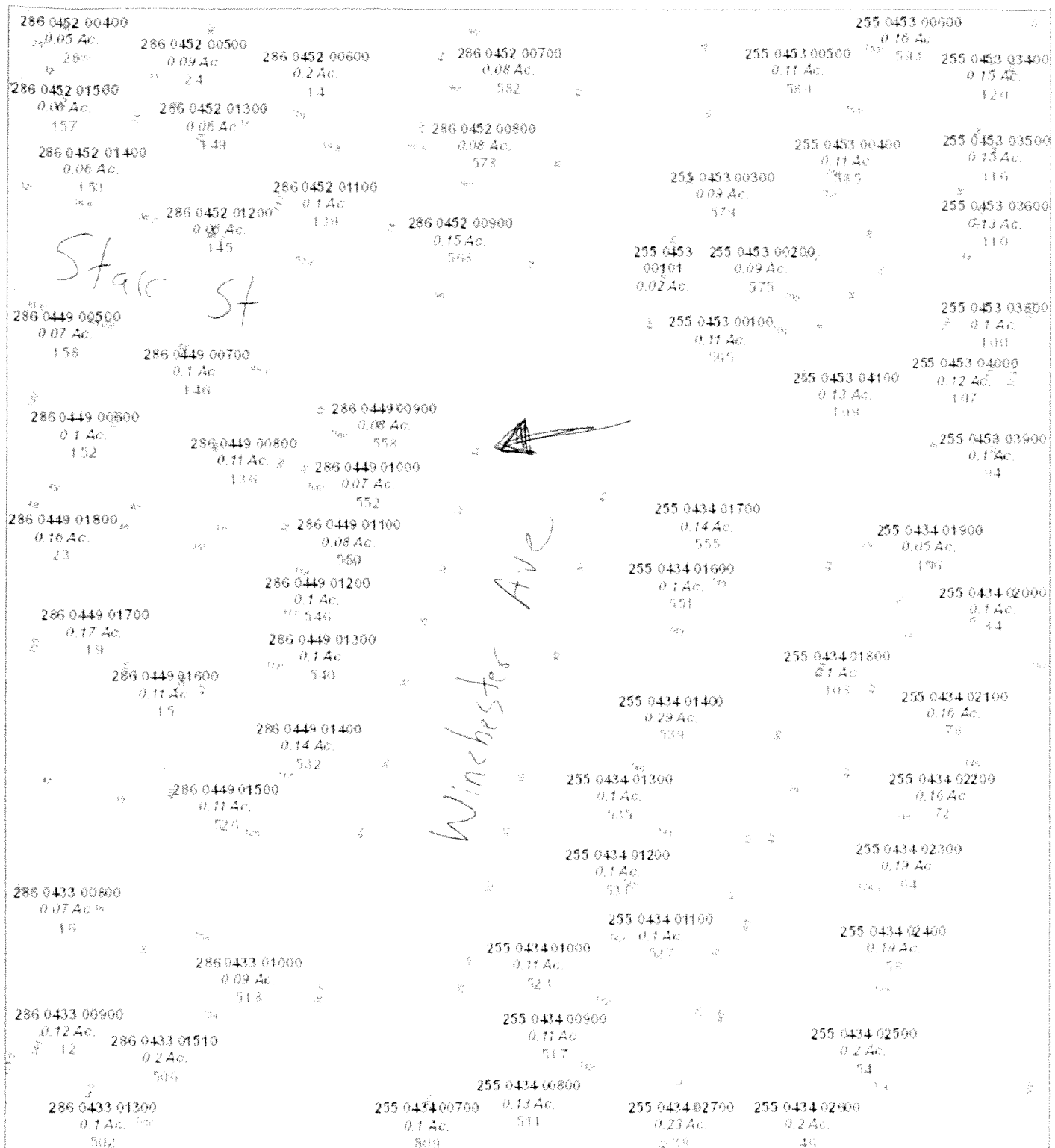
062C85B8B6C14CF
Arlevia Samuel
Interim Executive Director

ACCEPTED:

91DE8C88C5764F3
558 WINCHESTER AVE LLC
Yisroel Rabinowitz, Member
Owner/Seller

1/11/2021 | 3:35 PM EST

Property Location: 558 WINCHESTER AV Vision ID: 17247		Account # 286 0449 00900		MAP ID: 286/ 0449/ 00900/ /		Bldg Name:		Bldg #: 1 of 1		Card 1 of 1		State Use: 1050		Print Date: 01/14/2021 09:17	
CURRENT OWNER 558 WINCHESTER AVENUE LLC 5809 SIXTEENTH AV BROOKLYN, NY 11204 Additional Owners:		TOPO. UTILITIES SUPPLEMENTAL DATA I/E REPORT TAX DISTRI CENSUS TRAC 1415 BLOCK 5006 QUERY GROU1 GIS ID: 17247		STRT./ROAD LOCATION		DESCRIPTION RES LAND DWELLING		CURRENT ASSESSMENT Code Appraised Value Assessed Value 1-1 36,100 25,270 1-3 34,900 24,430		6093 NEW HAVEN, CT		VISION			
RECORD OF OWNERSHIP 558 WINCHESTER AVENUE LLC RABINOWITZ NAOMI 558 WINCHESTER AVENUE LLC RABINOWITZ NAOMI RABINOWITZ NAOMI & YISKOEL RABINOWITZ NAOMI		BK-VOL/PAGE 8797/ 151 7850/ 310 7795/ 59 7481/ 6 7294/ 83 7225/ 194		SALE DATE 02/27/2012 U 01/19/2007 U 11/27/2006 U 02/06/2006 U 08/11/2005 U 06/17/2005 Q		SALE PRICE 0 3 0 25 0 25 0 25 0 2 178,500 00		PREVIOUS ASSESSMENTS (HISTORY) Yr. Code Assessed Value Yr. Code Assessed Value 25,270/2019 1-1 25,270/2018 1-1 25,270 24,430/2019 1-3 24,430/2018 1-3 24,430		Total 71,000 49,700		Total 49,700 49,700		Total 49,700 49,700	
EXEMPTIONS Description Amount Code		OTHER ASSESSMENTS Description Number Amount Comm Int		ASSESSING NEIGHBORHOOD NBHD/ SUB NBHD Name Street Index Name Tracing Batch 1600/A NEWHALLVILLE		NOTES 10/1/2017 VP CONDITION		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 34,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 36,100 Special Land Value 0 Total Appraised Parcel Value 71,000 Valuation Method: C Adjustment: 0		Net Total Appraised Parcel Value 71,000		VISIT/ CHANGE HISTORY Date Type IS ID Cd Purpose/Result 06/01/2011 VA DM Data Mailer Sent 01/25/2011 04 MI 70 Field Review 11/08/2005 03 JEW 01 Measured 07/31/2001 GB 01 Measured 07/31/2001 TM 45 Review Against Field Cd			
BUILDING PERMIT RECORD Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments B-11-1273 12/05/2011 RH 0 100 DEMO FRONT PORCH		LAND LINE VALUATION SECTION Unit Price Units Front Depth Zone D Front Depth Zone D Front Depth 11.51 1,000 5 3,485 SF 33 100 RM2 0 33 100		Special Pricing Spec Use Spec Calc S Adj Fact Adj Unit Price Land Value 1.00 1600 0.90 1.00 10.36 36,100		Total Card Land Units: 3,485 SF		Parcel Total Land Area: 3,485 SF		Total Land Value: 36,100					



Legend

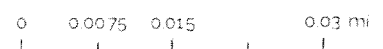
New Haven Parcels

MY MAP

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: 1/14/2021



UNIFORM RESIDENTIAL APPRAISAL REPORT

City of New Haven
File No. 558 Winchester Ave

ESTIMATED SITE VALUE		= \$ 35,000		Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FHMA, the estimated remaining economic life of the property): The cost estimates are obtained from the Marshall & Swift Residential Cost Handbook and/or from a survey of local builders. Living area calculations are based on the Assessor's Office Field Card. No functional obsolescence is assumed. External obsolescence is noted as stated on the prior page.	
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:					
Dwelling	3,018 Sq. Ft. @ \$ 75.00	= \$	226,350		
	1,006 Sq. Ft. @ \$ 16.00	=	16,096		
		=			
Garage/Carport	Sq. Ft. @ \$	=			
Total Estimated Cost New		= \$	242,446		
Less	Physical	Functional	External		
Depreciation	121,223	0	12,122	= \$	133,345
Depreciated Value of Improvements				= \$	109,101
"As-is" Value of Site Improvements				= \$	5,000
INDICATED VALUE BY COST APPROACH				= \$	149,101

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	558 Winchester Avenue	445 Huntington Street (445-447)	257 Newhall Street (257-259)	84 Henry Street
Location	New Haven	New Haven	New Haven	New Haven
Proximity to Subject		0.36 mile N	0.25 mile N	0.53 mile SW
Sales Price	\$ N/A	\$ 155,000	\$ 175,000	\$ 142,000
Price/Gross Living Area	\$ 57.28	\$ 52.08	\$ 47.59	
Data and/or Verification Source	Exter. Insp./MLS/City Hall	MLS/City Hall/Exterior Inspection Volume: 10080 Page: 229	MLS/City Hall/Exterior Inspection Volume: 9972 Page: 063	MLS/City Hall/Exterior Inspection Volume: 9959 Page: 205
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust
Sales or Financing		None noted	None noted	None noted
Concessions				
Date of Sale/Time		Cl. 11/09/2020 +3,000	Cl. 02/19/2020 +11,000	Cl. 01/17/2020 +9,000
Location	Average/Fair	Slightly Inferior +5,000	Slightly Inferior +5,000	Slightly Inferior +10,000
Leasehold/Fee Simple	Fee simple	Fee simple	Fee simple	Fee simple
Site	0.08 Acre	0.07 Acre +500	0.06 Acre +1,000	0.15 Acre -3,500
View	Average	Average	Average	Average
Design and Appeal	3 Family/Average	3 Family/Average	3 Family/Average	3 Family/Average
Quality of Construction	Average	Average	Average	Average
Age	121 Years	111 Years	111 Years	121 Years
Condition	Fair/Poor	Fair -20,000	Average -30,000	Fair -10,000
Above Grade	Total: Bdrms: Baths	Total: Bdrms: Baths	Total: Bdrms: Baths	Total: Bdrms: Baths
Room Count	15 8 3	15 9 3	14 8 3	13 8 3
Gross Living Area	3,018 Sq. Ft.	2,706 Sq. Ft. +6,000	3,360 Sq. Ft. -7,000	2,984 Sq. Ft. +500
Basement & Finished	Full Basement	Full Basement	Full Basement	Full Basement
Rooms Below Grade	Unfinished	Unfinished	Unfinished	Unfinished
Functional Utility	Average - 8 BR's	Average - 9 BR's -2,500	Average - 8 BR's	Average - 6 BR's +5,000
Heating/Cooling	GHA/None	GHW/None	GHA/None	GHW/None
Energy Efficient Items	Standard	Standard	Standard	Standard
Garage/Carport	No Driveway	No Driveway	No Driveway	Driveway -2,000
Porch, Patio, Deck	None	594 sf OP's -3,000	263 sf OP's -1,500	305 sf OP, 80 sf EP -1,000
Fireplace(s), etc.	No Fireplace	No Fireplace	No Fireplace	No Fireplace
Fence, Pool, etc.	None noted	Some fencing -500	Some fencing -500	Some fencing -500
Misc.	None noted	None noted	None noted	None noted
Net Adj. (Total)		+ - \$ -11,500	+ - \$ -22,000	+ - \$ 7,500
Adjusted Sales Price of Comparable		Net 7.4 % Gross 28.1 % \$ 143,500	Net 12.6 % Gross 32.0 % \$ 153,000	Net 5.3 % Gross 29.2 % \$ 149,500

Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.): The quality of the market data is rated average. Equal weight is assigned to all three sales. Each sale required a time adjustment to reflect improving market conditions since they sold. Each sale is considered to be slightly inferior in location compared to the subject property. Sale #3 is located on a larger lot, while Sales #1 and #2 are located on smaller lots than the subject site. All three sales are considered to be superior in condition compared to the subject. Sale #2 is a larger home, while Sales #1 and #3 are smaller homes than the subject dwelling. The sales utilized in this report are the most recent sales of similar type properties in the market area, and are the best indicators to value for the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data	Not currently listed for sale	Not currently listed for sale	Not currently listed for sale	Not currently listed for sale
Source, for prior sales within year of appraisal	See below.	No prior sale of this property within one year of this report.	No prior sale of this property within one year of this report.	Foreclosed on 03/01/2019. No prior sale within one year.

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The subject is not currently listed for sale with the local Multiple Listing Service. The subject has not sold in the past three years. The comparable sales have not previously sold within one year of the effective date of this appraisal, except for the above reported sale dates.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 150,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.

Conditions of Appraisal: This report and its associated value conclusion is subject to revision upon an interior and detailed on-site inspection of the property, and review of pertinent information about the subject with the owner(s) or any persons familiar with the subject property.

Final Reconciliation: Most weight is assigned to the Sales Comparison Approach as it best reflects market conditions. The Cost Approach is subject to error in the estimation of accrued depreciation. The Income Approach was not developed due to insufficient rental data of multi-family homes in the market area.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 4397/FHMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF January 12, 2021 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 150,000

APPRAISER: Signature *William E. Esposito Jr.* SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature _____

Name: William E. Esposito, Jr. Name: _____

Date Report Signed: 01/13/2021 Date Report Signed: _____

State Certification # RCG-187 (Certified General Appraiser) State: CT State Certification # _____ State: _____

Or State License # _____ State: _____

Supplemental Addendum

File No 558 Winchester Ave.

Owner	558 Winchester Avenue LLC				
Property Address	558 Winchester Avenue				
City	New Haven	County	New Haven	State	CT Zip Code 06511
Client	City of New Haven				

Purpose and Function/Intended Use of the Report

The purpose of this report is to form an opinion of the current market value of the fee simple title to the subject property based upon an exterior inspection. This report is intended to be utilized only by the City of New Haven in conjunction with the possible purchase of the subject property. Any unauthorized use of this report without written consent of this appraiser and the above mentioned client is strictly prohibited. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

Estimated Exposure Time

The estimated exposure time for the subject property is four months assuming marketing of the subject by an experienced realtor with the local Multiple Listing Service. The subject has not sold in the past three years. The subject is not currently listed for sale with the local MLS.

Exterior Inspection, Sources of Information

Only an exterior and limited on-site inspection of the subject property was performed, as requested. The information in this report was gathered from, but not limited to, the exterior and limited on-site inspection, my office files, available City Hall records and Multiple Listing Service data (including the 2008-7, 2006 and 2005 MLS listings on the subject)

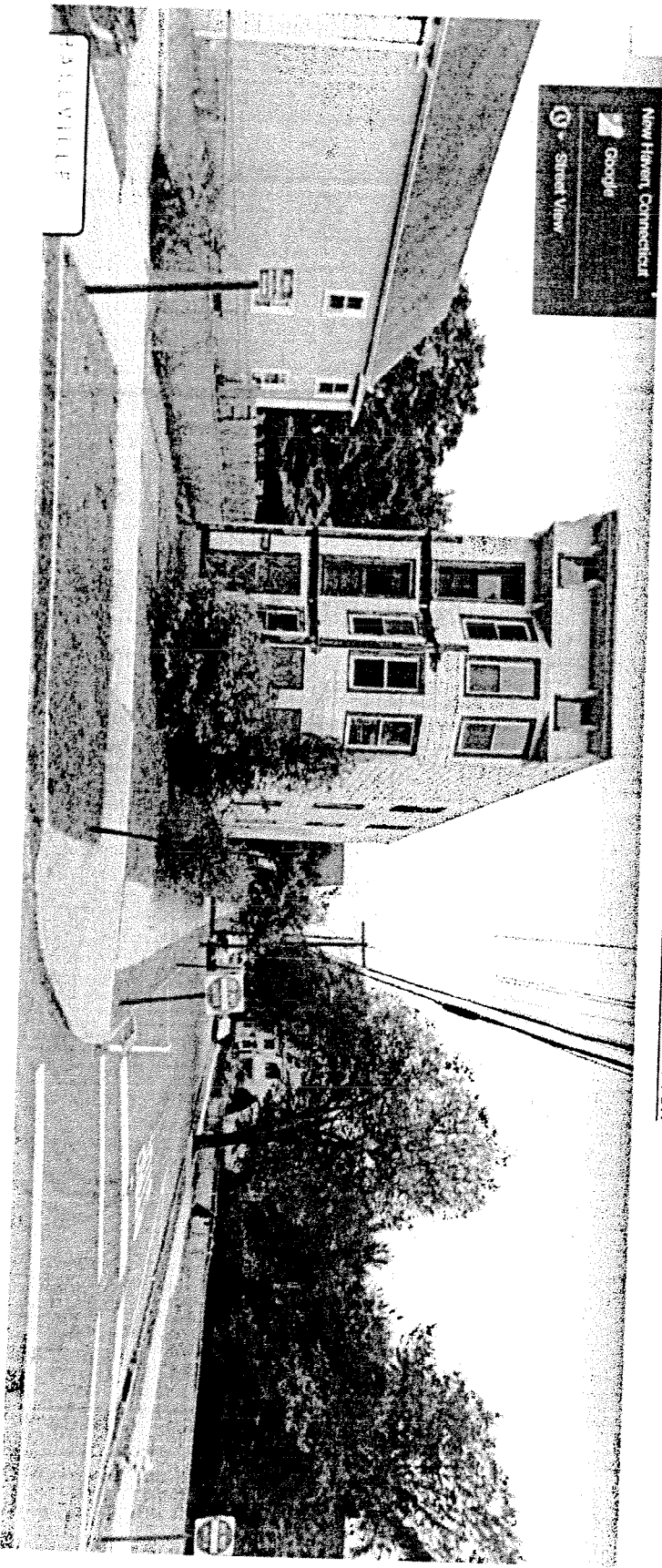
Opinion of Value, Value Allocation, Conditions of the Appraisal

It is my opinion that the market value of the fee simple title to the subject property as of January 12, 2021 is \$150,000 (ONE HUNDRED FIFTY THOUSAND DOLLARS), allocating the value as follows:

Site:	\$ 35,000.
Improvements:	\$115,000
*Total Estimated Market Value:	\$150,000

*This report and its associated value conclusion is subject to revision upon this appraiser performing an interior and detailed on-site inspection of the subject, and review of pertinent information about the subject with the owner(s) or any persons familiar with the subject property

558 Winchester Avenue Proposed Acquisition by the City of New Haven



72 Goodyear Street Proposed sliver lot disposition to adjacent property owners

