



**Arlevia T. Samuel**  
*Acting Executive Director*

## CITY OF NEW HAVEN

*Justin Elicker, Mayor*

### LIVABLE CITY INITIATIVE

*165 Church Street, 3<sup>rd</sup> Floor*

*New Haven, CT 06510*

*Phone: (203) 946-7090 Fax: (203) 946-4899*



CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT

**Michael Piscitelli**  
*Economic Development  
Administrator*

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 5<sup>th</sup>, 2006, as well as the Board of Alder's May 20<sup>th</sup>, 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**

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

**IN ADDITION IF A GRANT:**

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	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

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**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**

<b>ADDRESS</b>	<b>Type</b>	<b>Price</b>	<b>Owner</b>	<b>USE</b>	<b>WARD</b>
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.  <b><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></b>	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 6<sup>th</sup>, 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 Dept/Act/Obj. Code</u>
<b>A. Personnel</b>				
1. Initial start-up				
2. One-time				
<b>B. Non-Personnel</b>				
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:

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**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  
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:

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**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:

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**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  
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 litter 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 ones 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	
<b>2019 Assessment Value (100%)</b>				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 <input type="checkbox"/>	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 20<sup>th</sup> 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.

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

**TOPO UTILITIES STRT/ROAD LOCATION**  
 Other ID: 20  
 WARD TAXABLE  
 KENSUS TRAC 1415  
 BLOCK 3007  
 QUERY GROU  
 GIS ID: 17603

**SUPPLEMENTAL DATA**  
 U/E REPORT  
 TAX DISTRI

**RECORD OF OWNERSHIP**  
 BK-VOL/PAGE 4198/297  
 SALE DATE 01/19/1990  
 %M W/ SALE PRICE V.C. 0

**EXEMPTIONS**  
 Description Amount Code Description Number Amount Comm Int

**OTHER ASSESSMENTS**  
 Description Number Amount Comm Int

**ASSESSING NEIGHBORHOOD**  
 NBHD SUB 1600/A  
 NBHD Name NEWMALLVILLE  
 Street Index Name Tracing Batch

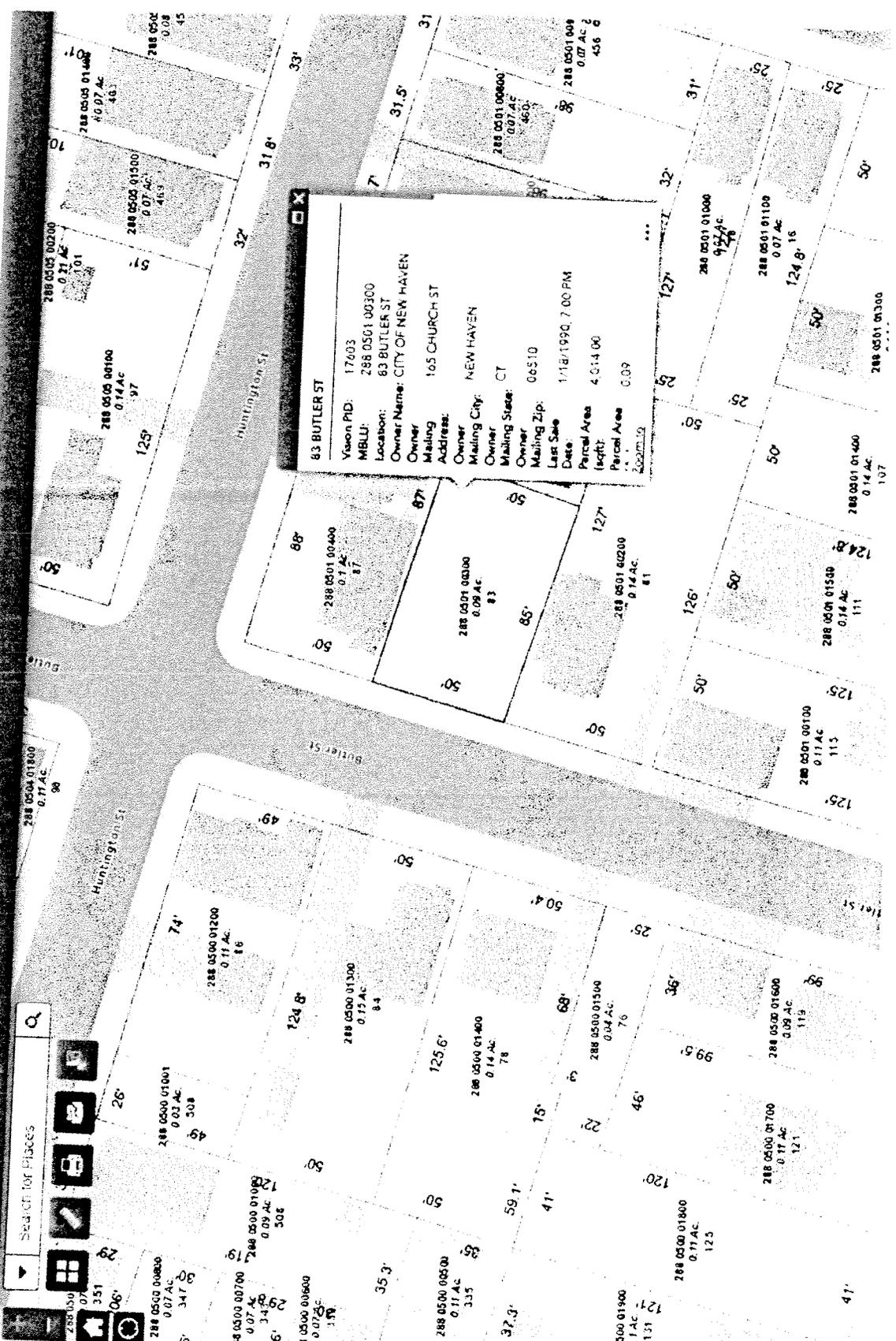
**NOTES**  
 Total Appraised Parcel Value  
 Valuation Method:  
 Adjustment:  
 Net Total Appraised Parcel Value

**PREVIOUS ASSESSMENTS (HISTORY)**  
 Yr Code Assessed Value Yr Code Assessed Value  
 2019 21 25,620 2018 21 25,620  
 2017 21 25,620 2017 21 25,620

**APPRAISED VALUE SUMMARY**  
 Appraised Bldg Value (Card)  
 Appraised XF (B) Value (Bldg)  
 Appraised OB (L) Value (Bldg)  
 Appraised Land Value (Bldg)  
 Special Land Value

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

Use Code	Description	Zone	D	Front	Depth	Units	Unit Price	Factor	S	C	ST	Adi	Notes	Adi	Special Pricing	S	Adi	Unit Price	Land Value																							
903V	MUNICIPAL MDL-00	RM11	0	50	87	4,014	SF	10.13	1,0000	5	1,001600	0.90				1,001		9.12	36,600																							
<p><b>LAND LINE VALUATION SECTION</b></p> <p>Total Card Land Units: 4,014 SF Parcel Total Land Area: 4,014 SF</p>																																										
<p><b>VISIT/CHANGE HISTORY</b></p> <table border="1"> <thead> <tr> <th>Date</th> <th>Type</th> <th>IS</th> <th>ID</th> <th>CD</th> <th>Purpose/Result</th> </tr> </thead> <tbody> <tr> <td>06/01/2011</td> <td>04</td> <td></td> <td>MI</td> <td>70</td> <td>Field Review</td> </tr> <tr> <td>01/21/2011</td> <td>03</td> <td></td> <td>RB</td> <td>99</td> <td>Vacant</td> </tr> <tr> <td>10/18/2001</td> <td></td> <td></td> <td>PH</td> <td>45</td> <td>Review Against Field Cd</td> </tr> </tbody> </table>																			Date	Type	IS	ID	CD	Purpose/Result	06/01/2011	04		MI	70	Field Review	01/21/2011	03		RB	99	Vacant	10/18/2001			PH	45	Review Against Field Cd
Date	Type	IS	ID	CD	Purpose/Result																																					
06/01/2011	04		MI	70	Field Review																																					
01/21/2011	03		RB	99	Vacant																																					
10/18/2001			PH	45	Review Against Field Cd																																					
<p><b>VISION</b></p> <p>6093                  NEW HAVEN, CT</p>																																										





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 20<sup>th</sup> 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.

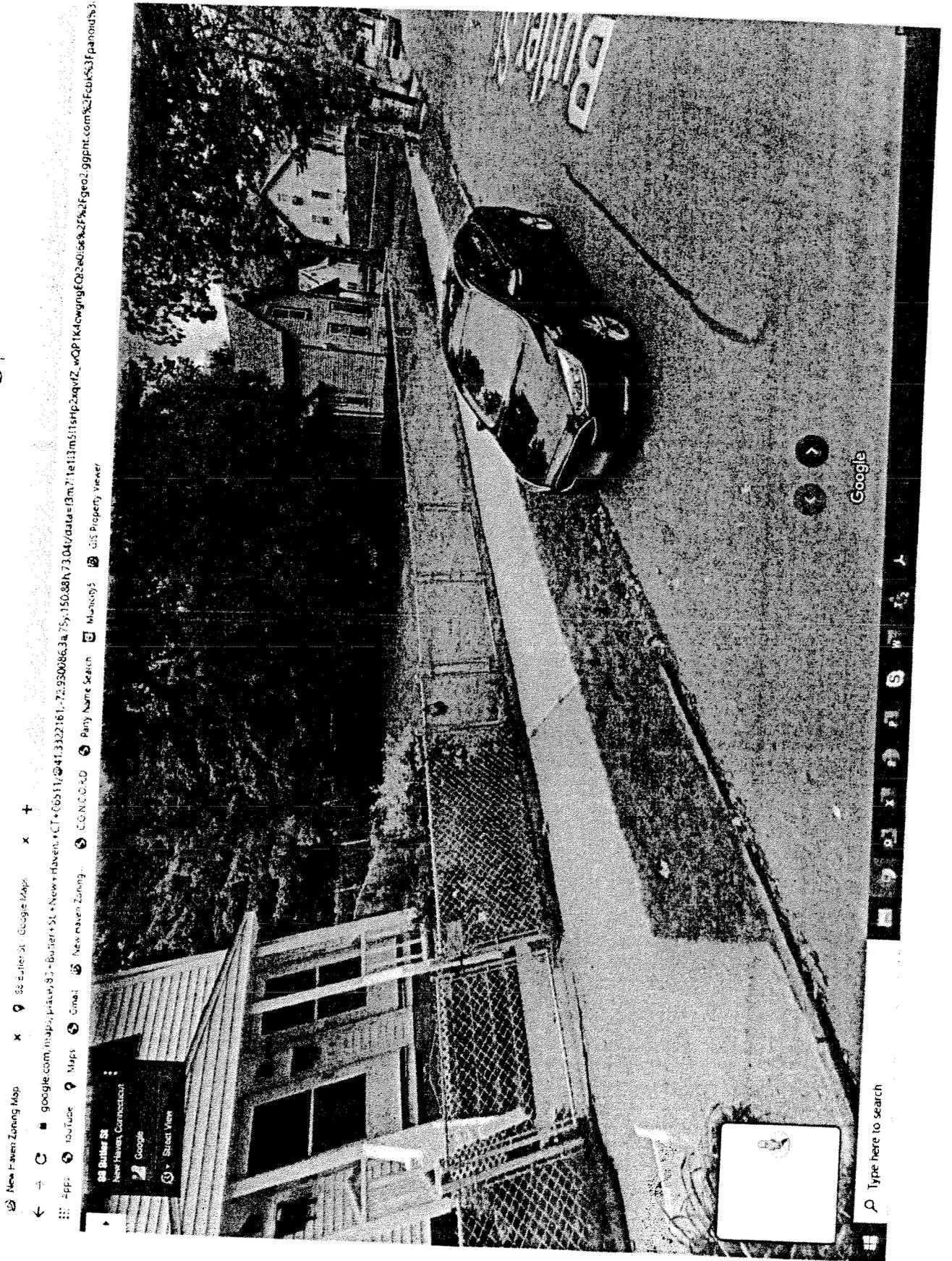
Again, I support Neighborhood Housing Services of New Haven as they seek to acquire four vacant lots and encourage others to do the same. Should you have any questions, feel free to contact me at 203 435-2081 or by email at Alderwomancllyburn@gmail.com.

Sincerely,

*Hon. Delphine Clyburn*  
Hon. Delphine Clyburn  
Alder, 20<sup>th</sup> Ward

cc: Cathy Schroeter, LCI  
James Paley, NHS

83 Butler Street



# 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	
<b>2019 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
Land + OB \$35,700	Building N/A	Other	Total Value \$ 35,700	For Tax Purposes \$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 <input type="checkbox"/>	Hon. Delphine Clyburn Ward	N/A	N/A

### Applicant's Information

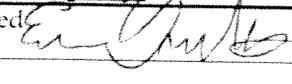
<b>Applicant's name, address &amp; telephone:</b> LIONHEART HOLDINGS GROUP LLC 836 FOXON RD, EAST HAVEN, CT, 06513	<b>Name, address &amp; telephone of contact person:</b>
--	---

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	1/12/2021	Staff	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	Property Size	
Land + OB \$35,700	Building N/A	Other	Total Value \$ 35,700	For Tax Purposes \$24,990	Lot Size 25' X 125'  12.5' X 125'	Total sq. ft. 1524.5 per applicant  3049 Sq./ Ft. total Per Assessor

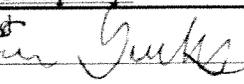
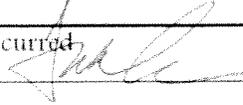
### Property Value Information

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

### Prior Notifications Sent to

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

### 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
<b>Proposal:</b> LCI proposes the sale of a sliver lot that will be utilized as off-street parking and yard area.			
<b>General discussion:</b> The applicant will develop a parking area on this parcel as well as expand their yard area.			
<b>Owner Occupancy?</b> 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 20<sup>th</sup> 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: 6093  
 State Use: 902V  
 Bldg #: 1 of 1  
 Sec #: 1 of 1  
 Card 1 of 1  
 Print Date: 01/14/2021 09:17

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

**UTILITIES**  
 SIRT./ROAD  
 LOCATION

**TOPO.**  
 EX. COMPLN

**CURRENT ASSESSMENT**  
 Code 21  
 Appraised Value 35,700  
 Assessed Value 24,990

**6093**  
**NEW HAVEN, CT**

**RECORD OF OWNERSHIP**  
 CITY OF NEW HAVEN  
 JOHNSON ROBERT  
 BANTA PERRY (EST)

**SALE DATE** 08/02/2019 U V  
**SALE PRICE** 16,000  
**V.C.** 0 18  
**U** 16,000 14 4000 21  
**V** 0 0

**EXEMPTIONS**  
 Description Amount Code Description Number Amount Comm. Int.

**OTHER ASSESSMENTS**  
 Total: 24,990  
 Total: 24,990

**PREVIOUS ASSESSMENTS (HISTORY)**  
 Yr. Code Assessed Value Yr. Code Assessed Value  
 24,990 2019 21 24,990 2018 5-1 24,990

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

**NOTES**

**APPRaised VALUE SUMMARY**  
 Appraised Bldg. Value (Card) 0  
 Appraised XF (B) Value (Bldg) 0  
 Appraised OB (L) Value (Bldg) 0  
 Appraised Land Value (Bldg) 35,700  
 Special Land Value 0  
 Total Appraised Parcel Value 35,700  
 Valuation Method: C  
 Adjustment: 0

**Net Total Appraised Parcel Value** 35,700

**BUILDING PERMIT RECORD**

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

**VISIT/CHANGE HISTORY**

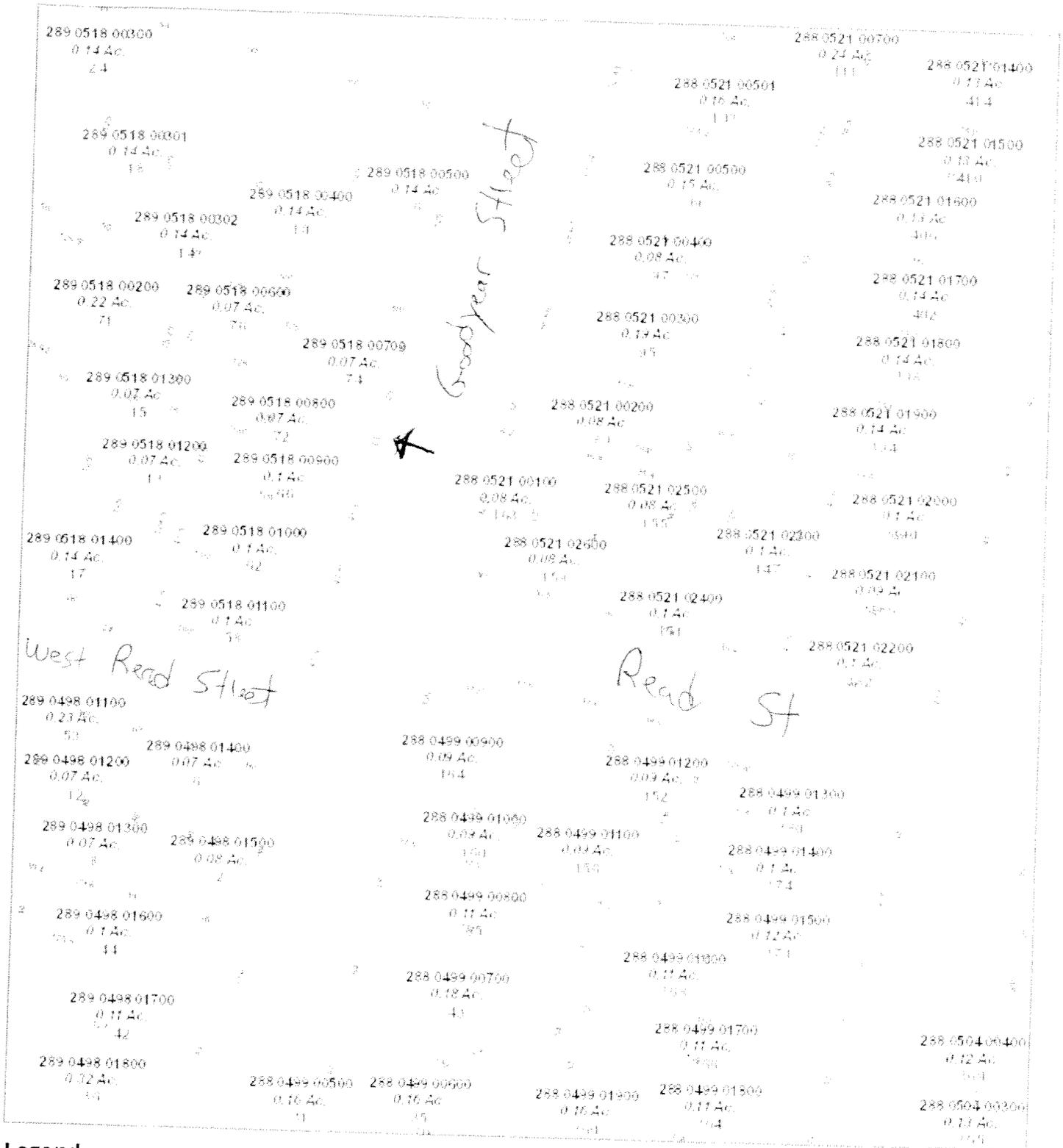
Date	Type	IS	ID	Cd	Purpose/Result
06/01/2011	04		MI	70	Field Review
01/19/2011	03		JEW	99	Vacant
07/31/2001			DA	45	Review Against Field Cd

**LAND LINE VALUATION SECTION**

Zone D	Front	Depth	Units	Unit Price	Factor S.A.	Factor Idx	Adj	Notes-Adj	S Adj	Land Value
RMI 0	25	126	3,049 SF	13.00	1.0000	5	1.00	1600 0.90	1.00	35,700

**Total Card Land Units:** 3,049 SF  
**Parcel Total Land Area:** 3,049 SF  
**Total Land Value:** 35,700





**Legend**

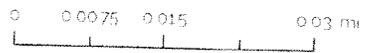
New Haven Parcels

**MY MAP**

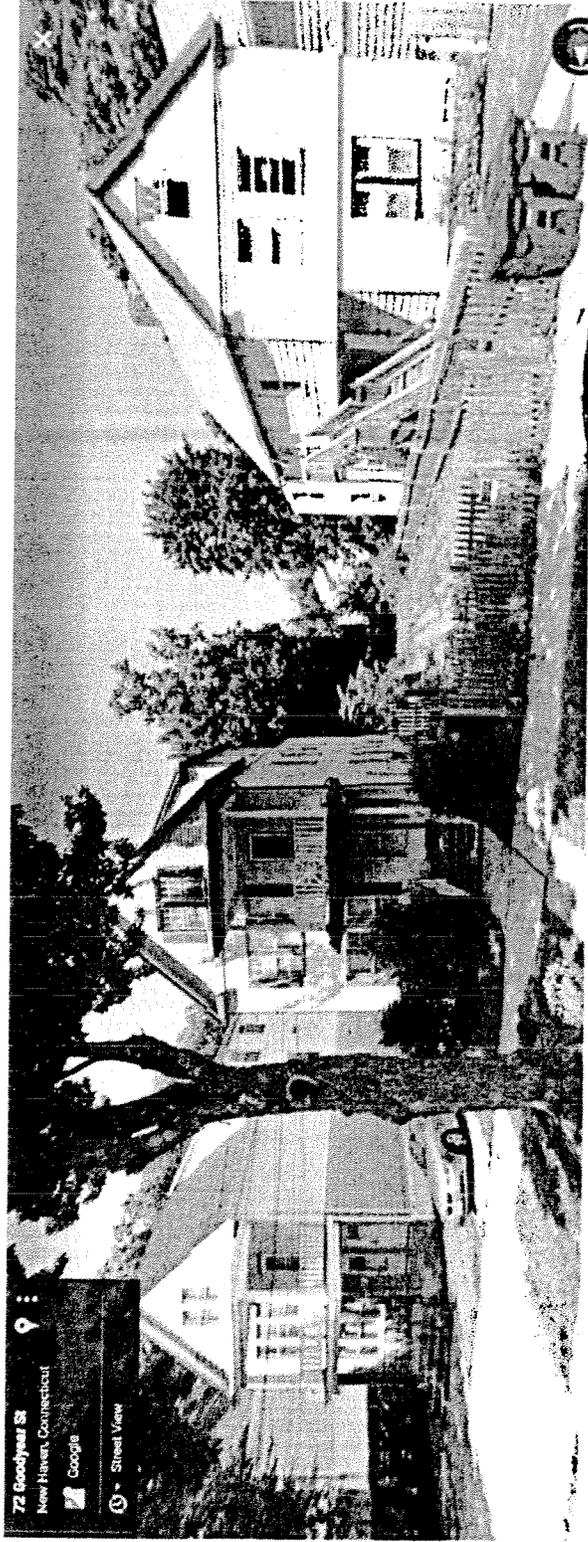
This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 1/14/2021



72 Goodyear Street Proposed siver lot disposition to adjacent property owners



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Acquisition Summary Sheet

### Property Description

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

### Property Value Information

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

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

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

Applicant's City property tax status: Current	Review date 1/13/21	Reviewed by: Staff	Comments 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: [Signature] Date 1/14/21

Committee	Date	Action
FAD	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 20<sup>th</sup> 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

### INSTRUCTIONS TO DEPARTMENTS

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3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

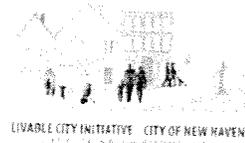


**Justin Elicker**  
Mayor

## CITY OF NEW HAVEN

### LIVABLE CITY INITIATIVE

165 Church Street, 3<sup>rd</sup> 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](mailto:fdamore@newhavenct.gov).

Sincerely,

DocuSigned by:  
  
082C85B8B6C14CF  
Arlevia Samuel  
Interim Executive Director

ACCEPTED:  
558 WINCHESTER AVE LLC  
  
91DEBC88C5764F3  
Yisroel Rabinowitz, Member  
Owner/Seller

1/11/2021 | 3:35 PM EST

<b>CURRENT OWNER</b> 558 WINCHESTER AVENUE LLC 5809 SIXTEENTH AV BROOKLYN, NY 11204 Additional Owners:	<b>UTILITIES</b> SIRL ROAD RES LAND DWELLING	<b>TOPO.</b> LOCATIONS	<b>ASSOC PID#</b> 17247	<b>SALE DATE</b> 02/27/2012 U 01/19/2007 U 11/27/2006 U 02/06/2006 U 08/11/2005 U 06/17/2005 Q	<b>SALE PRICE</b> \$897,151 \$7850,310 \$7795,59 \$7481,6 \$7294,83 \$7225,194	<b>V.C.</b> 0 3 0 25 0 25 0 25 0 2 0 0
--	--	---------------------------	----------------------------	--	--	--

<b>RECORD OF OWNERSHIP</b> 558 WINCHESTER AVENUE LLC RABINOWITZ NAOMI 558 WINCHESTER AVENUE LLC RABINOWITZ NAOMI RABINOWITZ NAOMI & YISKOEL RABINOWITZ NAOMI	<b>ASSOCIATION</b> RES LAND DWELLING	<b>APPROX VALUE</b> 36,100 34,900	<b>ASSESSMENT YEAR</b> 1-1 1-3	<b>ASSESSMENT VALUE</b> 25,270 24,430	<b>ASSESSMENT CODE</b> 1-1 1-3	<b>ASSESSMENT YEAR</b> 2019 2018	<b>ASSESSMENT VALUE</b> 25,270 24,430	<b>ASSESSMENT CODE</b> 1-1 1-3
--	---	---	--------------------------------------	---	--------------------------------------	--	---	--------------------------------------

<b>EXEMPTIONS</b>	<b>OTHER ASSESSMENTS</b>
Year Type Description Amount Code Description Number Amount Comm. Int	Year Code Assessed Value Yr Code Assessed Value
	25,270 2019 1-1 25,270
	24,430 2018 1-3 24,430
<b>Total:</b>	<b>Total:</b>
	49,700

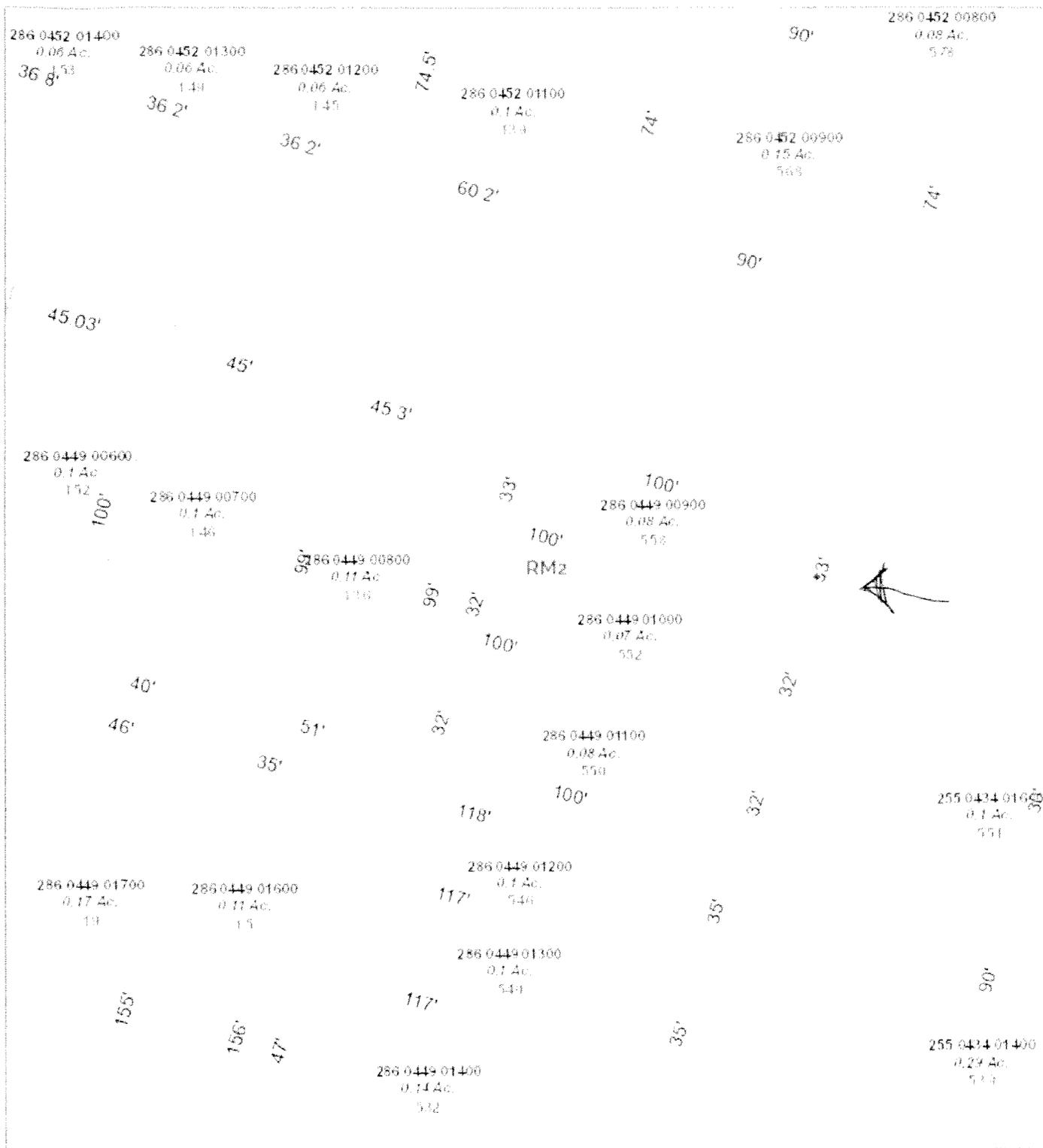
<b>ASSESSING NEIGHBORHOOD</b> NEW HALLVILLE	<b>TRACING</b> Batch
<b>NOTES</b> 100/2017 VP CONDITION	

<b>APPRaised VALUE SUMMARY</b>	<b>APPRaised VALUE SUMMARY</b>
Appraised Bldg. Value (Card) 34,900	Appraised Bldg. Value (Card) 34,900
Appraised XF (B) Value (Bldg) 0	Appraised XF (B) Value (Bldg) 0
Appraised OB (L) Value (Bldg) 0	Appraised OB (L) Value (Bldg) 0
Appraised Land Value (Bldg) 36,100	Appraised Land Value (Bldg) 36,100
Special Land Value 0	Special Land Value 0
Total Appraised Parcel Value 71,000	Total Appraised Parcel Value 71,000
Valuation Method: C	Valuation Method: C
Adjustment:	Adjustment:
<b>Net Total Appraised Parcel Value</b>	<b>Net Total Appraised Parcel Value</b>
71,000	71,000

<b>BUILDING PERMIT RECORD</b>	<b>VISIT/CHANGE HISTORY</b>
Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments	Type IS ID CA Purpose/Result
B-11-1273 12/05/2011 RH DEMO FRONT PORCH 0 100	VA MI 70 DM Data Mailer Sent
	JEW 01 70 Field Review
	GB 01 01 Measured
	TM 45 45 Review Against Field Cd

<b>LAND LINE VALUATION SECTION</b>	<b>LAND LINE VALUATION SECTION</b>
Zone D Front Depth Units Unit Price Factor S.A. Factor Idx Adj	Special Pricing Spec Use Spec Calc
RM2 0 33 100 3,485 SF 11.51 1.0000 5 1.00 1600 0.90	1.00 10.36
<b>Total Card Land Units:</b> 3,485 SF	<b>Total Land Value:</b> 36,100

**VISION**



**Legend**

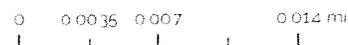
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

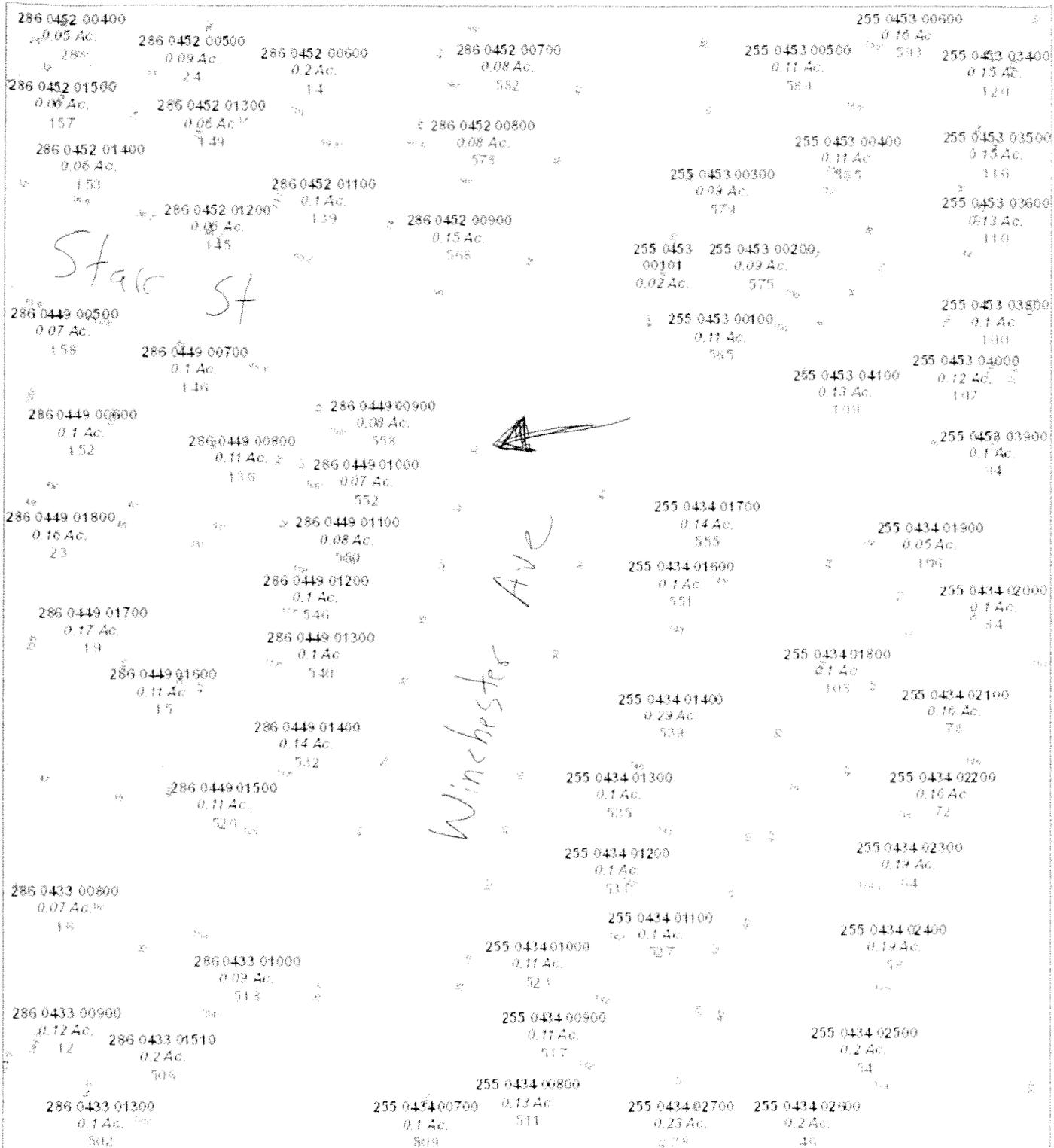
**ZONING MAP PRINT**

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Date: 1/11/2021





**Legend**

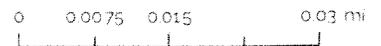
New Haven Parcels

**MY MAP**

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Date: 1/14/2021



UNIFORM RESIDENTIAL APPRAISAL REPORT

COST APPROACH table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes rows for ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS, Dwelling, Garage/Carport, Total Estimated Cost New, Depreciation, and INDICATED VALUE BY COST APPROACH.

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FHA, 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.

SALES COMPARISON ANALYSIS table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes rows for Address, Sales Price, Price/Gross Living Area, Data and/or Verification Source, VALUE ADJUSTMENTS, Sales or Financing, Concessions, Date of Sale/Time, Location, Leasehold/Fee Simple, Site, View, Design and Appeal, Quality of Construction, Age, Condition, Above Grade, Room Count, Gross Living Area, Basement & Finished, Rooms Below Grade, Functional Utility, Heating/Cooling, Energy Efficient Items, Garage/Carport, Porch, Patio, Deck, Fireplace(s), etc., Fence, Pool, etc., Misc., Net Adj. (total), Adjusted Sales Price of Comparable.

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.

Table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes rows for Date, Price and Data, Source, for prior sales, within year of appraisal, 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 439/FNMA 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 Esposito, Jr. SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature: [ ] Did [ ] Did Not
Name: William F. Esposito, Jr. Name: [ ] Did [ ] Did Not
Date Report Signed: 01/13/2021 Date Report Signed: [ ] Did [ ] Did Not
State Certification #: RCG-187 (Certified General Appraiser) State: CT State Certification #: [ ] Did [ ] Did Not
Or State License #: [ ] 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)

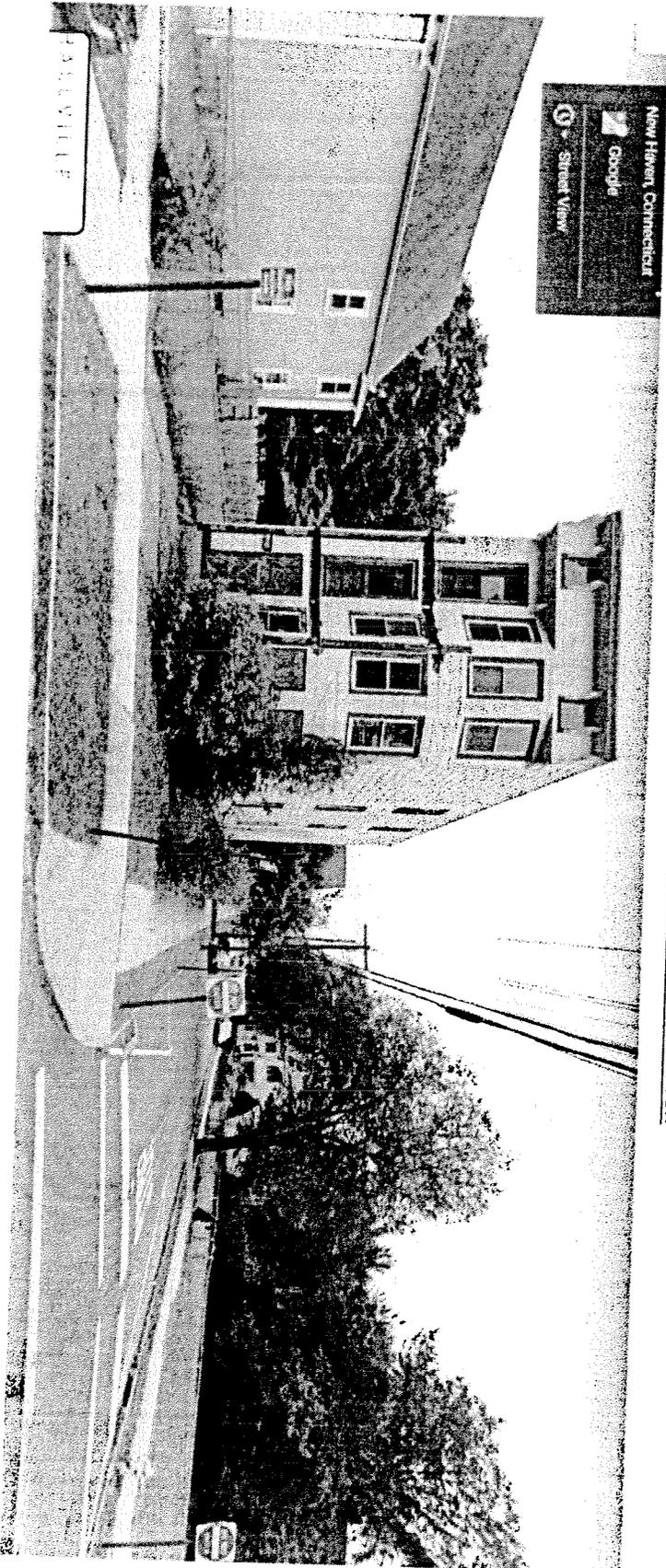
**Opinion of Value, Value Allocation, Conditions of the Appraisal**

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

