



Arlevia Samuel
Acting Executive Director

CITY OF NEW HAVEN

Justin Elicker, Mayor

LIVABLE CITY INITIATIVE

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CITY OF NEW HAVEN
AN ECONOMIC DEVELOPMENT DEPT.

Michael Piscitelli
**Economic Development
Administrator**

February 6, 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 Samuel

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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.