

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING FEBRUARY 18, 2026 AT 3PM

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

Topic: PAD Committee

Time: Eastern Time (US and Canada)

Join Zoom Meeting:

<https://newhavenct.zoom.us/j/84490745601?pwd=kox7Fab3XAKZh1VHOJKCBMHVuly33b.1>

Meeting ID: 844 9074 5601

Passcode: PWyzjyh1

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

- I. Call to Order
- II. Approval of Minutes from January 21, 2026, PAD Special Meeting
- III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
632 Winchester Avenue	Buildable Lot	New Haven Land Bank, Inc.	20
151 Butler Street	Buildable Lot	New Haven Land Bank, Inc.	20
101 Read Street	Buildable Lot	New Haven Land Bank, Inc.	20
125 Bassett Street	Buildable Lot	New Haven Land Bank, Inc.	20
403 Shelton Avenue	Buildable Lot	New Haven Land Bank, Inc.	20
231 Newhall Street	Buildable Lot	New Haven Land Bank, Inc.	20

236 Newhall Street	Buildable Lot	New Haven Land Bank, Inc.	20
237 Newhall Street	Buildable Lot	New Haven Land Bank, Inc.	20
311 Newhall Street	Buildable Lot	New Haven Land Bank, Inc.	20
344 Newhall Street	Buildable Lot	New Haven Land Bank, Inc.	20
10 Read Street	Buildable Lot	New Haven Land Bank, Inc.	20

- IV. Old Business / Open Discussion
- V. Adjourn

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Brittany Mabery-Niblack 20th Ward

DATE: February 13, 2026

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

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

Sale of ~~632 Winchester Avenue~~, 151 Butler Street, 101 Read Street, 125 Bassett Street, 403 Shelton Avenue, 231 Newhall Street, 236 Newhall Street, 237 Newhall Street, 311 Newhall Street, 344 Newhall Street, and 10 Read Street to the New Haven Land Bank, Inc. For stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

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

PAD SPECIAL MEETING MINUTES

February 2026

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

Meeting called to order at 3:05 PM.

Roll call was conducted. Quorum was confirmed, and the meeting was officially called to order.

PAD Meeting minutes for January 21, 2026, were reviewed. A motion to approve was made by Clay Williams and seconded by Anna Festa. Esther Rose-Wilen, Clay Williams, and Carlos Eyzaguirre voted in favor. Alder Anna Festa and Alder Kampton Singh abstained due to absence at the prior meeting. The motion passed.

New Business

The committee reviewed 11 properties in Ward 20 to be disposed to the New Haven Land Bank, Inc.

New Haven Land Bank Dispositions:

The committee discussed the sale of the following vacant lots for \$1.00 each to the New Haven Land Bank, Inc.:

- ~~632 Winchester Avenue: vacant lot, approximately 35 by 85 feet, assessed at \$31,430; acquired by the City in June 2016 through foreclosure (\$0).~~
- **151 Butler Street:** vacant lot, approximately 30 by 125 feet, assessed at \$31,788; acquired December 1990 through foreclosure (\$29,000).
- **101 Read Street:** vacant lot, approximately 34 by 100 feet, assessed at \$31,570; acquired July 2005 through foreclosure (\$0).
- **125 Bassett Street:** vacant lot, approximately 41 by 120 feet, assessed at \$32,620; acquired August 2017 through foreclosure (\$1).
- **403 Shelton Avenue:** vacant lot, approximately 33 by 150 feet, assessed at \$32,670; acquired March 1988 through foreclosure (\$0).
- **231 Newhall Street:** vacant corner lot, approximately 26 by 55 feet, assessed at \$16,380; acquisition details under further review.

- **236 Newhall Street:** vacant lot, approximately 31 by 89 feet, assessed at \$28,560; acquired through foreclosure (\$0).
- **237 Newhall Street:** vacant lot, approximately 35 by 52 feet, assessed at \$3,290; acquired June 2005 through foreclosure (\$0).
- **311 Newhall Street:** vacant lot, approximately 36 by 104 feet, assessed at \$31,570; acquired June 2009 through foreclosure (\$0).
- **344 Newhall Street:** vacant lot, approximately 34 by 114 feet, assessed at \$32,270; acquired January 2016 from Habitat for Humanity (\$0).
- **10 Read Street:** vacant lot, approximately 35 by 100 feet, assessed at \$31,570; acquired August 2019 through foreclosure (\$0).

Alder Festa noted for the record that the Alder Niblack of Ward 20 supports all 11 dispositions. However, it was discussed that 243 Newhall Street, a vacant City owned lot is being used as community garden by neighboring residents and to not be considered for future disposition.

A motion to approve the sale of the 11 properties to the New Haven Land Bank, Inc. was made by Clay Williams and seconded by Anna Festa. A vote was held, and the motion passed unanimously.

Open Discussion

The committee discussed the lot size, noting that some parcels are smaller than average. Esther Rose-Wilen requested that PAD tracking data be shared to assist City Plan in evaluating zoning alignment and redevelopment potential.

Discussion was held regarding affordability requirements and owner-occupancy restrictions. Serena Neal-Sanjurjo from the New Haven Land Bank confirmed that properties will be deed restricted for long term homeownership, anticipated to be for 20 years, and that restrictions will be recorded in the land records. Monitoring and compliance procedures were discussed. The Land Bank stated that each property has an established development strategy and is expected to move into development within approximately 18 to 24 months, with the goal of returning properties to productive use and back onto the tax rolls. The New Haven Land Bank will assume responsibility for maintenance and stewardship of the properties.

A motion to adjourn was made by Erica Carr, seconded by Alder Kampton Singh; all were in favor, and the meeting adjourned at approximately 3:29 PM.

LIVABLE CITY INITIATIVE BOARD OF DIRECTORS
Meeting Minutes
March 25, 2026

Meeting called to order: 5:59 PM

Presiding: John Russo, Chairman

Board Members Present:

- John Russo, Chairman
- Alder Richard Furlow
- Alder Evelyn Rodriguez
- Lana Harrison
- Addie Kimbrough

A quorum was present.

Staff Present:

- Liam Brennan, Executive Director, LCI
- Erica Carr, Acquisition & Disposition Coordinator, Economic Development Administration

I. New Business - New Haven Land Bank Property Dispositions

Erica Carr, Acquisition & Disposition Coordinator for the City of New Haven Economic Development Administration, presented the following ten properties for transfer to the New Haven Land Bank, Inc., noting that 632 Winchester Avenue had been removed from consideration:

1. 151 Butler Street
2. 101 Read Street
3. 125 Bassett Street
4. 403 Shelton Avenue
5. 231 Newhall Street
6. 236 Newhall Street
7. 237 Newhall Street
8. 311 Newhall Street
9. 344 Newhall Street
10. 10 Read Street

Ms. Carr advised that the PAD Committee approved the transfer of all ten properties at its February 18, 2026 meeting, and that the City Plan Commission issued advisory approval for each property on March 18, 2026.

Motion: Alder Richard Furlow moved to approve the transfer of all ten properties to the New Haven Land Bank, Inc.

Second: Alder Evelyn Rodriguez

Vote: Motion carried unanimously.

II. Adjournment

Chairman Russo confirmed with Executive Director Brennan that there were no further items on the agenda.

Motion to Adjourn: Alder Richard Furlow

Second: Alder Evelyn Rodriguez

Vote: All in favor. Motion carried.

The meeting adjourned at approximately 6:01 PM.

ECONOMIC DEVELOPMENT ADMINISTRATION-PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
151 Butler Street	288 0523 00700	RM1	20	Building Lot	NA
101 Read Street	288 0523 03300	RM1	20	Building Lot	
125 Bassett Street	288 0500 01800	RM1	20	Building Lot	
403 Shelton Avenue	288 0522 00600	RM1	20	Building Lot	
231 Newhall Street	287 0489 03100	RM2	20	Building Lot	
236 Newhall Street	287 0488 02000	RM1	20	Building Lot	
237 Newhall Street	287 0489 03200	RM2	20	Building Lot	
311 Newhall Street	253 0507 00200	RM1	20	Building Lot	
344 Newhall Street	253 0524 03000	RM1	20	Building Lot	
10 Read Street	253 0507 02000	RM2	20	Building Lot	

2025 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$45,400	N/A	N/A	\$388,900	\$272,230	30' X 125'	3,750 Sq./ft
\$45,100					34' X 100'	3,400 Sq./ft
\$46,600					41' X 120'	4,920 Sq./ft
\$46,600					33' X 150'	4,950 Sq./ft
\$23,400					26' X 55'	1,430 Sq./ft
\$40,800					31' X 89'	2,759 Sq./ft
\$4,700					35' X 52'	1,820 Sq./ft
\$45,100					34' X 104'	3,536 Sq./ft
\$46,100					34' X 114'	3,876 Sq./ft
\$45,100					35' X 100'	3,500 Sq./ft
					Disposition	33,941 Sq./ft.
						Disposition

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	EDA Recommended
\$388,900	Vision	10/1/2026	Negotiated	\$10.00	NA	\$1.00 per lot

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
New Haven Land Bank, Inc. 4 Science Park, New Haven CT 06511		New Haven Land Bank, Inc. 4 Science Park, New Haven CT 06511	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	3/23/2026	Staff	Current
Proposal: The City of New Haven proposes to dispose of 10 vacant lots to the New Haven Land Bank, Inc.			
General discussion: The City of New Haven proposes to dispose of 10 vacant lots to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.			
Owner Occupancy? N/A			

Prepared by: Date 3/30/26 Concurred by: _____ Date _____

Committee	Date	Action

PAD	2/18/26	Motion Passed
City Plan	3/18/26	Motion Passed
L.C.I.	3/25/26	<i>Motion Passed</i>
Board of Alders		

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	Assessed
CITY OF NEW HAVEN					EX COM LN	21	45,400	31,780
165 CHURCH ST								
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA Alt Prcl ID 20 WARD TAXABLE CENSUS BLOCK QUERY G 1415 3001 GIS ID 17713 Assoc Pld#								
I/E REPO TAX DIST GIS PROP								

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VII	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	4323	0124	12-21-1990		1	0	2025	21	31,780	2024	21	31,780	2023	21	31,780
PREVIOUS ASSESSMENTS (HISTORY) Total 45,400 31,780															

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM INT
OTHER ASSESSMENTS Total 0.00							

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	B	Tracing	BATCH
	1600	NEWHALLVILLE			
NOTES BUILDING RAZED 1998 LAND AREA PER GIS					

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	107619	06-02-1998	RH	Rehab	0		100		ASBESTOS REMOVAL

LAND LINE VALUATION SECTION	DATE	MI	SDS	RB	PH	ID	TYPE	IS	CD	PURPOSE/RESULT
	06-01-2011	03	04						70	Field Review
	01-25-2011								99	Vacant
	01-22-2011								99	Vacant
	10-18-2001								45	Review Against Field Cd

APPRaised VALUE SUMMARY	APPRaised Bldg. Value (Card)	APPRaised Xr (B) Value (Bldg)	APPRaised Ob (B) Value (Bldg)	APPRaised Land Value (Bldg)	SPECIAL Land Value	Total APPRaised Parcel Value
	0	0	0	45,400	31,780	45,400
Valuation Method Total APPRaised Parcel Value Total APPRaised Parcel Value Valuation Method						

LAND LINE VALUATION SECTION	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
	B	903V	MUNICIPAL MD	RM1	0	3,724	SF	13.54	1.00000	5	1.00	1600	0.900		1.0000	12.19	45,400
Total Card Land Units 3,724 SF Parcel Total Land Area 10 Total Land Value 45,400																	



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



No Sketch

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 151 BUTLER STREET Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-09
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,724 SF
Zone: RM-1
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 151 Butler Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all sides by single-family and two-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

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

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

ATTEST:

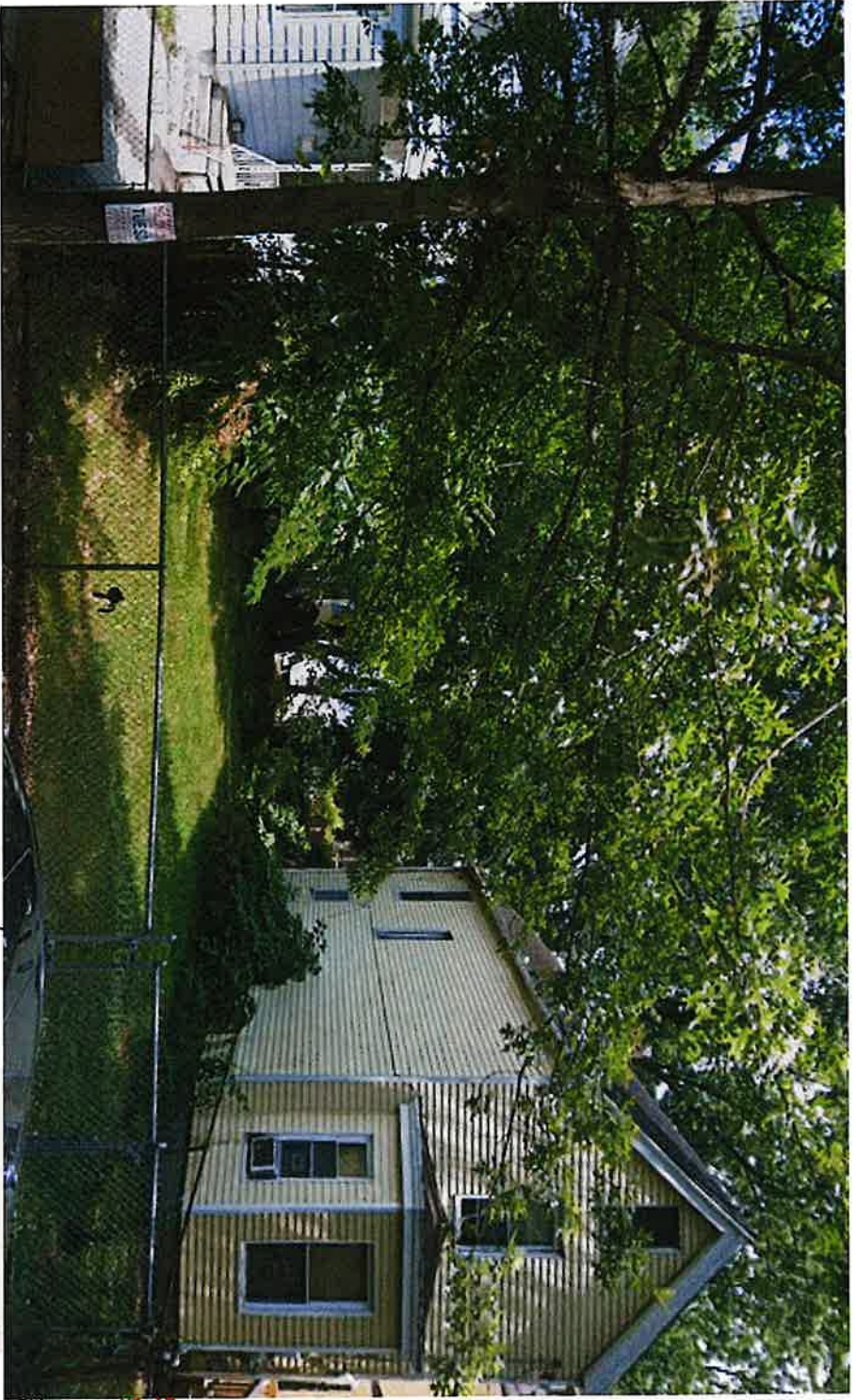
DocuSigned by:

Laura E. Brown

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Laura E Brown

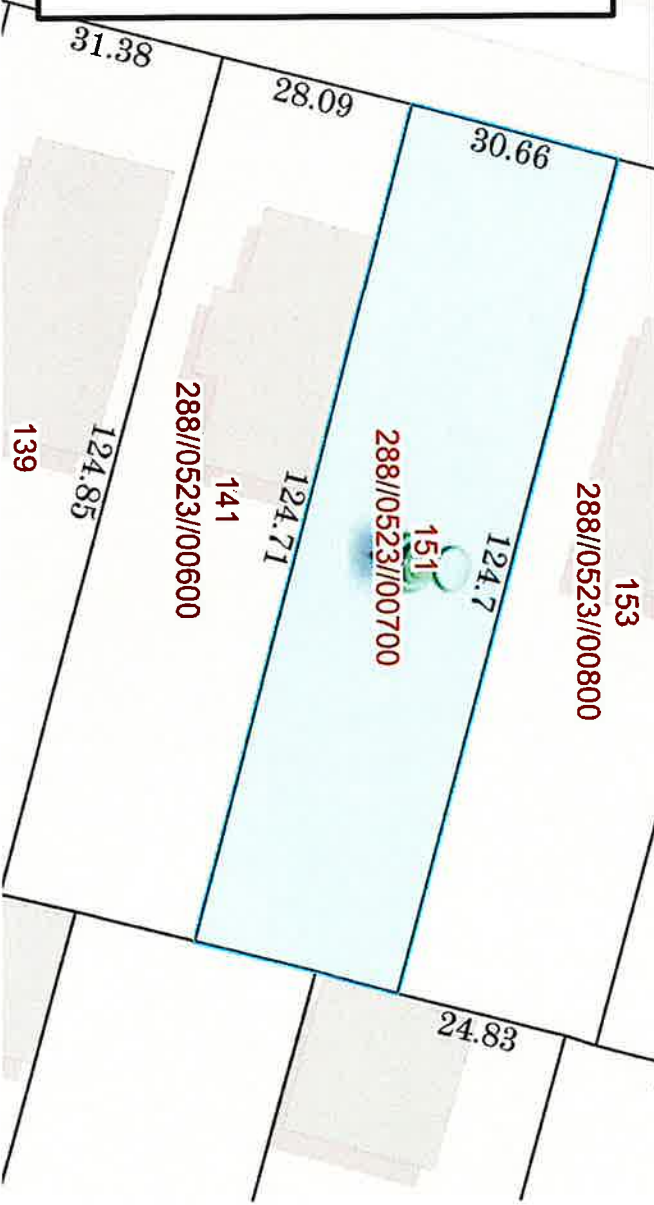
Executive Director, City Plan Department



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31/009900
30.87

New Haven Land Bank, Inc.
151 Butler Street

- Ward 20
- 30' x 125'
- Appraisal Value: \$45,400
- Assessed Value: \$31,780
- Acquired December 1990
- Book & Page: 4323/124
- Foreclosure
- Sale Price: \$29,000





Attachment 2

Address: 151 Butler St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$150,627

USES

Acquisition	\$1
Site Prep/Foundation	\$45,000
Design & permitting	\$35,000
Six Months Carry Cost	\$626
Soft Costs & Contingency	\$70,000
Total Expenses	\$150,627

CITY OF NEW HAVEN THE	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPROX	ASSESSED
165 CHURCH ST					EX COM LN	21	45,100	31,570
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA								
All Parcel ID								
WARD 20								
TAXABLE CENSUS 1415								
BLOCK 3001								
QUERY G								
GIS ID 17739								
I/E REPO TAX DIST GIS PROP								
Assoc Pld#								
Total						45,100	31,570	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN THE	7247 0219	07-05-2005	U	V	0	15	2025	21	31,570	2024	21	31,570
LECOMPTE LORRAINE B	0 0	01-12-1965		I	0							
Total									31,570			31,570

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
Total 0.00							

OTHER ASSESSMENTS	Description	Number	Amount	Comm Int
Total 31,570				

ASSESSING NEIGHBORHOOD	Nbhd Name	Tracing	Batch
1600	NEWHALLVILLE	B	

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	0	0	0	45,100	0	45,100
						Valuation Method
						C

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	B99-730	08-23-1999	DE	Demolish	0		100		DEMOLISH BLDG

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	02-08-2011	JEW	03		99	Vacant
	01-21-2011	RB	03		99	Vacant
	07-26-2001	TM			45	Review Against Field Cd

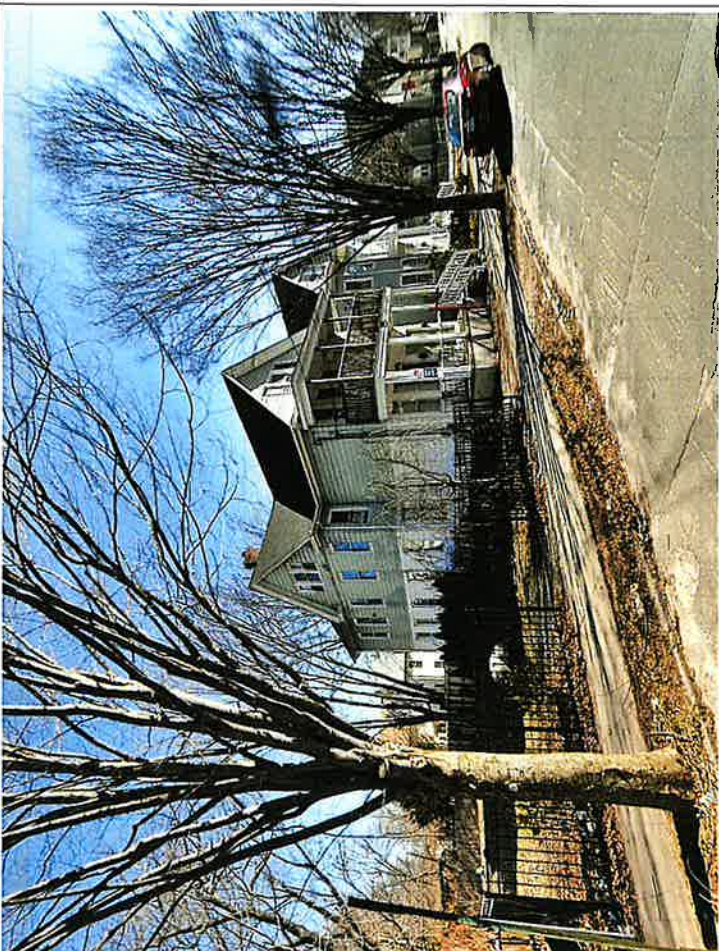
LAND LINE VALUATION SECTION	B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
	1	902V	CITY MDL-00	RM1	0		3,485 SF	14.38	1.00000	5	1.00	1600	0.900		1.0000	12.95	45,100

Total Card Land Units	3,485	SF	Parcel Total Land Area	0	Total Land Value	45,100
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Total Appraised Parcel Value							45,100
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VISION																	
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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Element	Cd							
Style: Model: Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: Interior Condito Fin Bsmnt Area Fin Bsmnt Qual NBHD Code	99 00 Vacant Land Vacant									
CONDO DATA										
Parcel Id	C	Owne								
Adjust Type	Code	Description	Factor%							
Condo Fir										
Condo Unit										
COST / MARKET VALUATION										
Building Value New		0								
Year Built		0								
Effective Year Built		0								
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol		0								
External Obsol		0								
Trend Factor		1								
Condition										
Condition %										
Percent Good										
RCNLD		0								
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0	0	0				0



No Sketch

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 101 READ STREET Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-10
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,485 SF
Zone: RM-1
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 101 Read Street to New Haven Land Bank, LLC. The parcel contains both grassy and paved areas with partial fencing. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all sides by single-family and two-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

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

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department



- **New Haven Land Bank, Inc.**
- **101 Read Street**
- Ward 20
- 34' x 100'
- Appraisal Value: \$45,100
- Assessed Value: \$31,570
- Acquired July 2005
- Book & Page: 7247/219
- Foreclosure
- Sale Price: \$0





Attachment 2

Address: 101 Read St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$180,624

USES

Acquisition	\$1
Site Prep/Foundation	\$50,000
Design & permitting	\$40,000
Six Months Carry Cost	\$623
Soft Costs & Contingency	\$90,000
Total Expenses	\$180,624

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED
165 CHURCH ST					EX VC IL	53	46,600	32,620
NEW HAVEN CT 06510								
Alt Prcl ID WARD 20 TAXABLE CENSUS 1415 BLOCK 3008 QUERY G GIS ID 17599 Assoc Pict#					VISION			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
CITY OF NEW HAVEN	9608	0303	08-11-2017	U	V	0	2025	53	32,620	2024	53	32,620	2023	53	32,620		
NEW ENGLAND ACCEPTANCE	4974	0223	03-18-1996	U	I	1											
FIRST NH MORTGAGE CORP.	4974	0220	03-18-1996	U	I	0											
UNKNOWN	4618	0163	06-18-1993	U	I	55,000											
Total													32,620	Total	32,620	Total	32,620

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM INT
OTHER ASSESSMENTS							
Total 0.00							

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	B	TRACING	BATCH
1600	NEWHALLVILLE				

10/1/2014, VACANT LOT - SEE DEMO PERMIT
 1997, VISION INSPECTED NOTED VACANT
 CE FOR 2011,12,13

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
106230	04-14-1997	DE	Demolish	0		100		DEMOLISH BLDG	

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	9099	EC VACANT	RM1	0		4,792 SF	10.82	1.00000	5	1.00	1600	0.900		1.0000	9.73	46,600

Total Card Land Units	4,792	SF	Parcel Total Land Area	0	Total Land Value	46,600
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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 46,600
 Special Land Value 0
 Total Appraised Parcel Value 46,600
 Valuation Method C

Total Appraised Parcel Value 46,600

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpos/Result				
08-16-2011	VA				DMI Data Mailer Sent				
06-01-2011	MI	04			70 Field Review				
07-20-2005	JV				52 Field Inspection				
09-29-2004	JV				52 Field Inspection				
07-31-2001	DA				45 Review Against Field Cd				

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
99 00	Vacant Land Vacant									
CONDO DATA										
Parcel Id	C	Ownr	S							
Adjust Type	Code	Description	Factor%							
Condo Fir										
Condo Unit										
COST / MARKET VALUATION										
Building Value New		0								
Year Built		0								
Effective Year Built		0								
Depreciation Code										
Remodel Rating										
Year Remodeled		0								
Depreciation %		0								
Functional Obsol		0								
External Obsol		0								
Trend Factor		1								
Condition										
Condition %		100								
Percent Good		93								
RCNLD		0								
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0	0	0				

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 125 BASSETT STREET Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-11
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 4,792 SF
Zone: RM-1
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 125 Bassett Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all by sides single-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

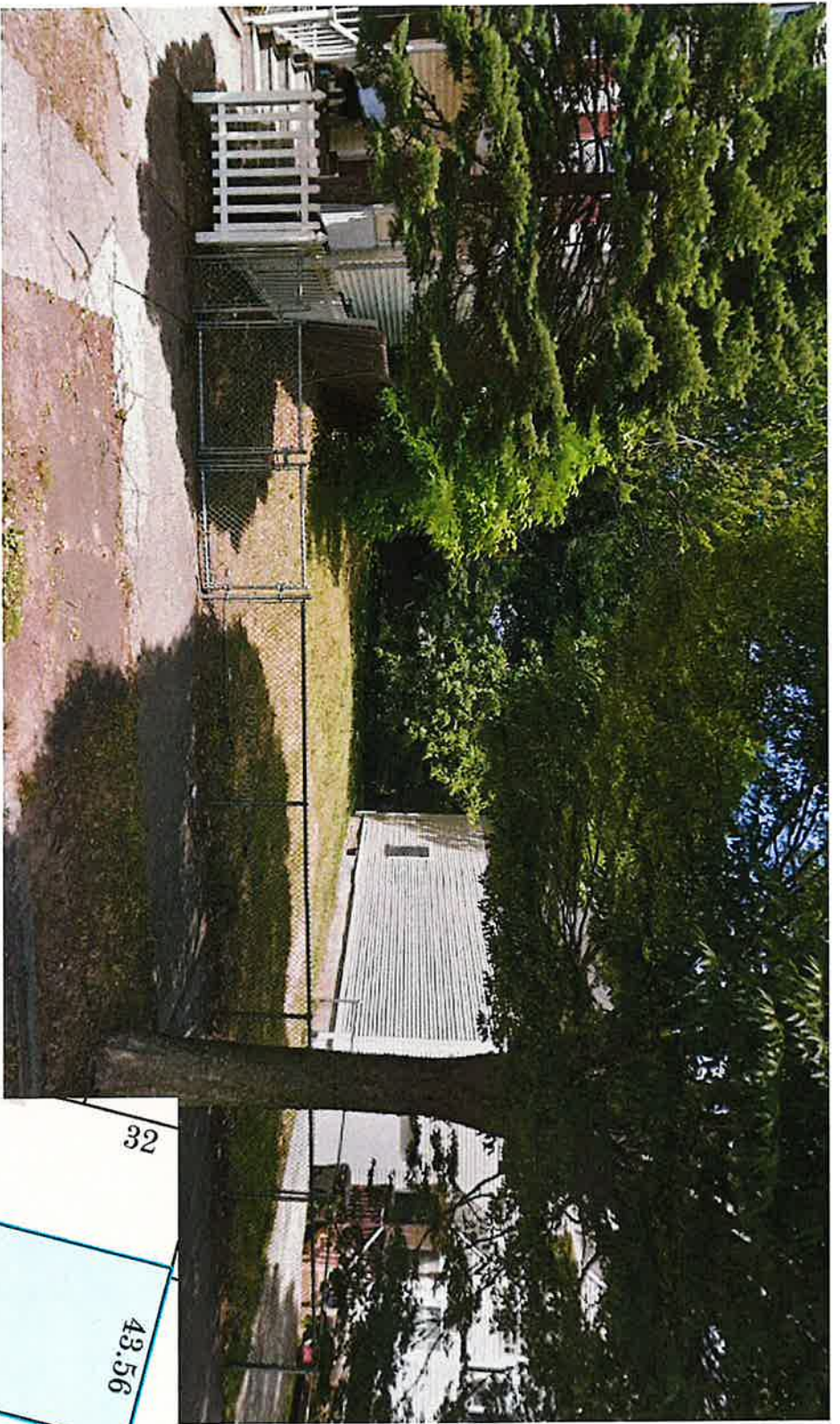
- The land be used to increase the housing stock of the city to the greatest extent possible.
- Development of the property should promote homeownership and affordability.

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

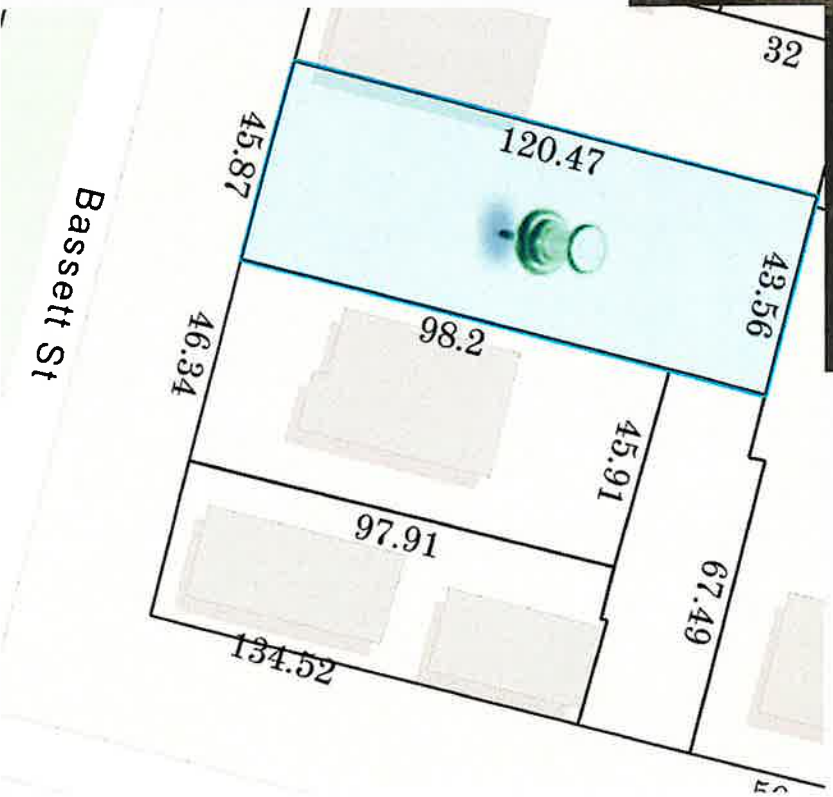
ATTEST: 
Laura E Brown
Executive Director, City Plan Department



New Haven Land Bank, Inc.

125 Bassett Street

- Ward 20
- 41' x 120'
- Appraisal Value: \$46,600
- Assessed Value: \$32,620
- Acquired August 2017
- Book & Page: 9608/303
- Foreclosure
- Sale Price: \$1





Attachment 2

Address: 125 Bassett St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$160,644

USES

Acquisition	\$1
Site Prep/Foundation	\$45,000
Design & permitting	\$35,000
Six Months Carry Cost	\$643
Soft Costs & Contingency	\$80,000
Total Expenses	\$160,644

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT /ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	ASSESSED
165 CHURCH ST					EX COM LN	21	46,600	32,620
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA All Pct ID 20 WARD TAXABLE CENSUS BLOCK QUERY G GIS ID 17682 I/E REPO TAX DIST GIS PROP Assoc Pct#								
RECORD OF OWNERSHIP CITY OF NEW HAVEN BK-VOL/PAGE 3860 0254 SALE DATE 03-24-1988 Q/U V VII SALE PRICE 0 VC Year Code Assessed Year Code Assessed Year Code Assessed 2025 21 32,620 2024 21 32,620 2023 21 32,620 Total 32,620 Total 32,620 Total 32,620								

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
EXEMPTIONS								
OTHER ASSESSMENTS								
Total 0.00								
ASSESSING NEIGHBORHOOD								
Nbhd		Nbhd Name						
1600		NEWHALLVILLE		B	Tracing			Batch
NOTES								
Appraised Bldg. Value (Card) 0 Appraised Xt (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 46,600 Special Land Value 32,620 Total Appraised Parcel Value 46,600 Valuation Method C								

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BUILDING PERMIT RECORD								
Total Appraised Parcel Value 46,600								
VISIT / CHANGE HISTORY								
Date		Id	Type	Js	Cd			Purpose/Result
06-01-2011		MI	04		70			Field Review
02-09-2011		JEW	03		99			Vacant
01-21-2011		RB	03		99			Vacant
10-25-2001		TM			45			Review Against Field Cd

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	903V MUNICIPAL MD	RM1	0		4,792	SF	10.82	1.00000	5	1.00	1600	0.900		1.0000	9.73	46,600
Total Card Land Units 4,792 SF Parcel Total Land Area 0 Total Land Value 46,600																



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



No Sketch

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 403 SHELTON AVENUE Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-12
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 4,792 SF
Zone: RM-1
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 403 Shelton Avenue to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all sides by single-family and two-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

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

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department



New Haven Land Bank, Inc.

403 Shelton Avenue

- Ward 20
- 33' x 150'
- Appraisal Value: \$46,600
- Assessed Value: \$32,670
- Acquired March 1988
- Book & Page: 3860/254
- Foreclosure
- Sale Price: \$0





Attachment 2

Address: 403 Shelton Av.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$80,644

USES

Acquisition	\$1
Site Prep/Foundation	\$20,000
Design & permitting	\$20,000
Six Months Carry Cost	\$643
Soft Costs & Contingency	\$40,000
Total Expenses	\$80,644

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED
165 CHURCH ST					EX COM LN	21	23,400	16,380
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA Alt Pct ID 20 WARD TAXABLE CENSUS BLOCK QUERY G 1415 1005 GIS ID 17549 Assoc Pct#					I/E REPO TAX DIST GIS PROP 6093 NEW HAVEN, CT <h1>VISION</h1>			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	0	0			0		2025	21	16,380	2024	21	16,380
PREVIOUS ASSESSMENTS (HISTORY) Total 16,380												

EXEMPTIONS	OTHER ASSESSMENTS	ASSESSED VALUE SUMMARY		
Description	Amount	Code	Amount	Comm Int
Total 0.00 Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 23,400 Special Land Value 16,380 Total Appraised Parcel Value 23,400 Valuation Method C				

ASSESSING NEIGHBORHOOD	NOTES
Nbhd	Nbhd Name
1600	NEWHALLVILLE
	B
	Tracing
	Batch

BUILDING PERMIT RECORD	DATE	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSPI DATE	% COMP	DATE COMP	COMMENTS
Permit Id									
Total Appraised Parcel Value 23,400									

VISIT / CHANGE HISTORY	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
	06-01-2011	M1	04		70	Field Review
	01-20-2011	TMM	03		99	Vacant
	01-19-2011	RMH	03		99	Vacant

LAND LINE VALUATION SECTION																
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location	Adjustmen	Adj Unit P	Land Value
B	903V	MUNICIPAL MD	RM2	0	1,375	SF	18.94	1.00000	5	1.00	1600	0.900		1.0000	17.05	23,400
Total Card Land Units 1,375 SF Parcel Total Land Area 0 Total Land Value 23,400																

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
99 00	Vacant Land Vacant									
CONDO DATA										
Parcel Id	C	Owne	S							
Adjust Type	Code	Description	Factor%							
Condo Fir										
Condo Unit										
COST / MARKET VALUATION										
Building Value New		0								
Year Built		0								
Effective Year Built		0								
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol		0								
External Obsol		0								
Trend Factor		1								
Condition										
Condition %										
Percent Good		0								
RCNLD										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										
		0	0	0	0	0				

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 231 NEWHALL STREET Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-13
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 1,375 SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 231 Newhall Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all sides by single-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

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

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

ATTEST:

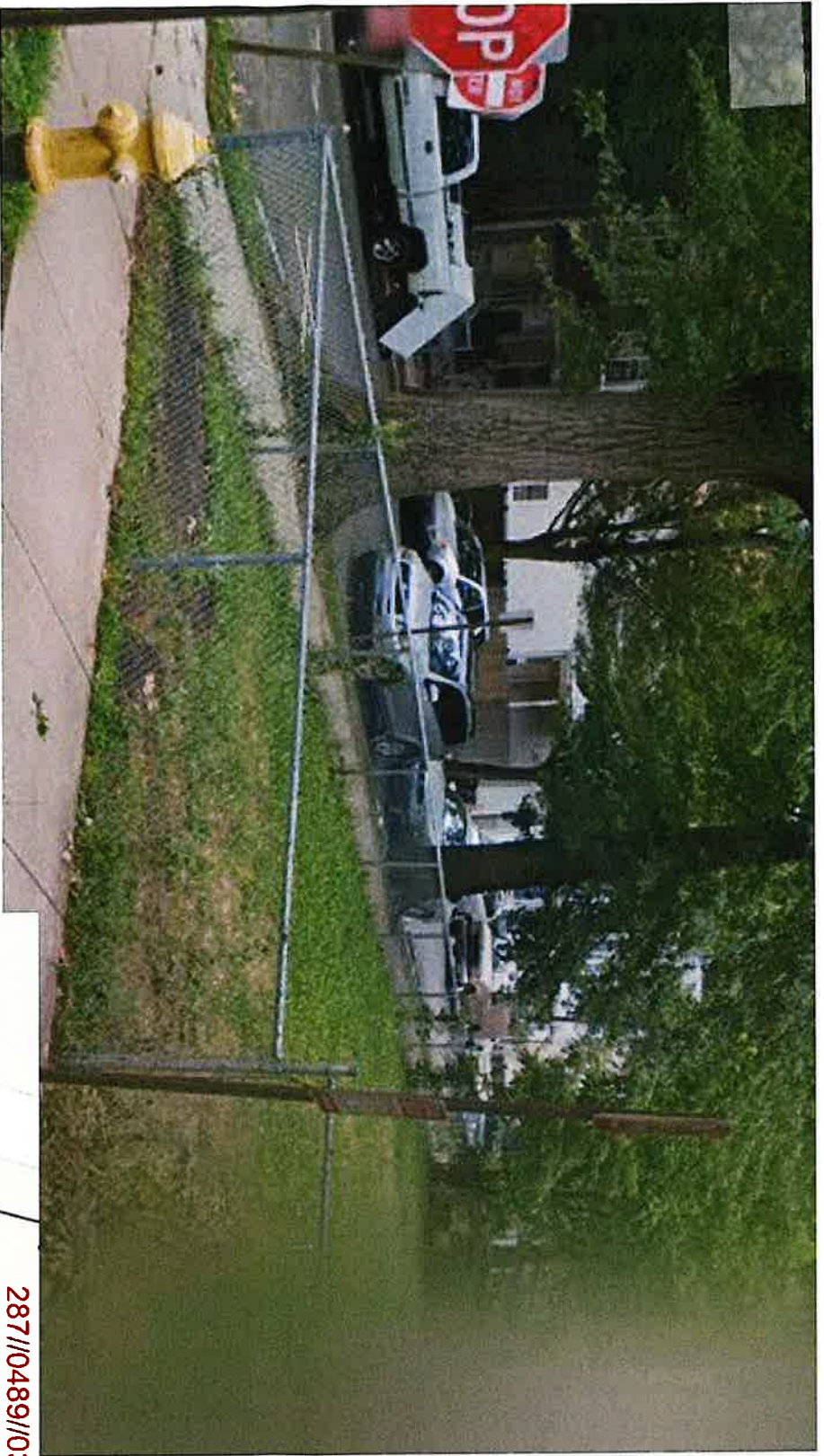
DocuSigned by:

Laura E. Brown

E71FA1E41A27403...

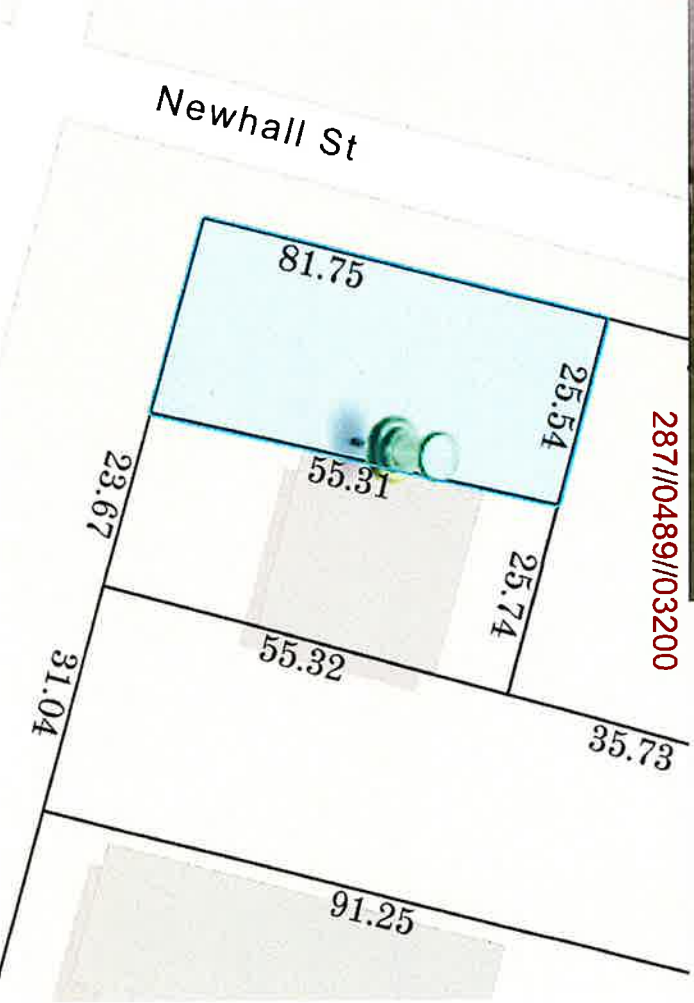
Laura E Brown

Executive Director, City Plan Department



287//0489//03200

- **New Haven Land Bank, Inc.**
- **231 Newhall Street**
- Ward 20
- 26' x 55'
- Appraisal Value: \$23,400
- Assessed Value: \$16,380
- Acquired
 - Book & Page:
 - Foreclosure
 - Sale Price: \$





Attachment 2

Address: 231 Newhall St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$105,324

USES

Acquisition	\$1
Site Prep/Foundation	\$30,000
Design & permitting	\$25,000
Six Months Carry Cost	\$323
Soft Costs & Contingency	\$50,000
Total Expenses	\$105,324

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED		
165 CHURCH ST					EX COM LN	21	40,800	28,560		
NEW HAVEN CT 06510										
AT Pct ID 20 WARD TAXABLE CENSUS BLOCK QUERY G GIS ID 17497 I/E REPO TAX DIST GIS PROP Assoc Pct#										
SUPPLEMENTAL DATA										
PREVIOUS ASSESSMENTS (HISTORY)					Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN GREENE HENRY LOUIS & VIOLA L					2025	21	28,560	2024	21	28,560
Total							40,800			28,560

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN GREENE HENRY LOUIS & VIOLA L	9088 0 0	0018 0 0	12-11-2013	U	V	0 14 0 0	2025	21	28,560	2024	21	28,560
Total									28,560			28,560

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM INT
OTHER ASSESSMENTS							
Total 0.00							

Nbhd	Nbhd Name	B	Tracing	Batch
1600	NEWHALLVILLE	B		

ASSESSING NEIGHBORHOOD	NOTES
Appraised Bldg. Value (Card)	
Appraised Xf (B) Value (Bldg)	
Appraised Ob (B) Value (Bldg)	
Appraised Land Value (Bldg)	
Special Land Value	
Total Appraised Parcel Value	
Valuation Method	C

BUILDING PERMIT RECORD	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS
VISIT / CHANGE HISTORY									
		06-01-2011	MI	04		70	Field Review		
		01-20-2011	MD2	03		99	Vacant		
		07-27-2001	TM			45	Review Against Field Cd		

LAND LINE VALUATION SECTION									
PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS	TOTAL APPRAISED PARCEL VALUE
									40,800

B	USE CODE	DESCRIPTION	ZONE	LA	LAND TYPE	LAND UNITS	UNIT PRICE	SIZE ADJ	SITE INDEX	CORD.	NBHD.	NBHD. ADJ	NOTES	LOCATION ADJUSTMEN	ADJ UNIT P	LAND VALUE
1	903V	MUNICIPAL MD	RM2	0		2,640 SF	17.17	1.00000	5	1.00	1600	0.900		1.0000	15.45	40,800
Total Card Land Units 2,640 SF Parcel Total Land Area 0 Total Land Value 40,800																



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
99 00	Vacant Land Vacant									
CONDO DATA										
Parcel Id	C	Owne								
Adjust Type	Code	Description	Factor%							
Condo Fir		B	S							
Condo Unit										
COST / MARKET VALUATION										
Building Value New		0								
Year Built		0								
Effective Year Built		0								
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol		0								
External Obsol		0								
Trend Factor		1								
Condition										
Condition %										
Percent Good		0								
RCNLD										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0	0	0				

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 236 NEWHALL STREET Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-14
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 2,640 SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 236 Newhall Street to New Haven Land Bank, LLC. The parcel is currently a vacant dirt and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all sides single-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

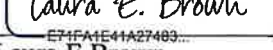
The Commission makes the following recommendations for the proposed disposition:

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

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

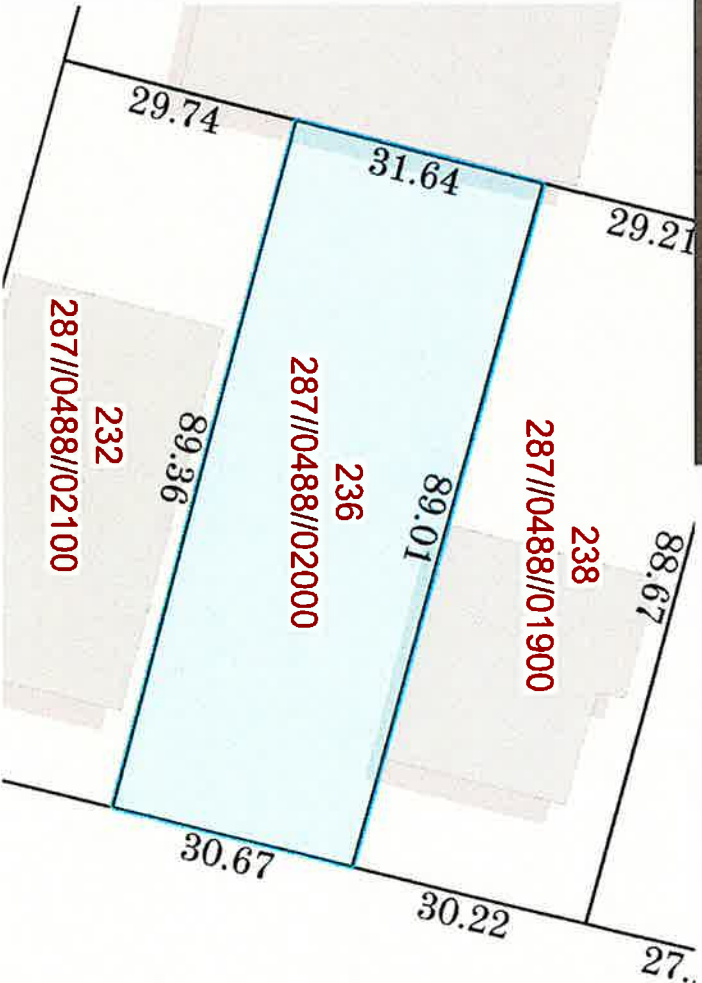
ATTEST: 
Laura E Brown
Executive Director, City Plan Department



_New Haven Land Bank, Inc.

236 Newhall Street

- Ward 20
- 31' x 89'
- Appraisal Value: \$40,800
- Assessed Value: \$28,560
- Acquired
 - Book & Page: 9088/18
 - Foreclosure
 - Sale Price: \$0





Attachment 2

Address: 236 Newhall St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$85,594

USES

Acquisition	\$1
Site Prep/Foundation	\$20,000
Design & permitting	\$20,000
Six Months Carry Cost	\$593
Soft Costs & Contingency	\$45,000
Total Expenses	\$85,594

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED
CITY OF NEW HAVEN THE					EX COM LN	21	4,700	3,290
165 CHURCH ST								
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA Alt Prci ID 20 WARD TAXABLE CENSUS BLOCK 1415 1005 QUERY G GIS ID 17550 I/E REPO TAX DIST GIS PROP Assoc Pct#								
Total							4,700	3,290

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	YEAR	CODE	ASSESSED	YEAR	CODE	ASSESSED
CITY OF NEW HAVEN THE	7237	0018	U	V	0	14	2025	21	3,290	2024	21	3,290
URBAN INVESTMENT GROUP II	4489	0290	U	I	0							
UNKNOWN	4045	0014	U	I	80,000							
Total							3,290					3,290

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMM INT
OTHER ASSESSMENTS							
Total							

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	BATCH
1600	NEWHALLVILLE	B		

APPRaised VALUE SUMMARY	APPRaised Bldg. Value (Card)	APPRaised Xf (B) Value (Bldg)	APPRaised Ob (B) Value (Bldg)	APPRaised Land Value (Bldg)	SPECIAL Land Value	TOTAL APPRAISED Parcel Value	VALUATION Method
	0	0	0	4,700	3,290	4,700	C

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	BP-0268	04-18-2000	DE	Demolish	0		100		DEMOLISH BLDG

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purposi/Result
	06-01-2011	MI	04		70	Field Review
	01-20-2011	TWM	03		99	Vacant
	01-19-2011	RMH	03		99	Vacant
	07-27-2001	TM			45	Review Against Field Cd

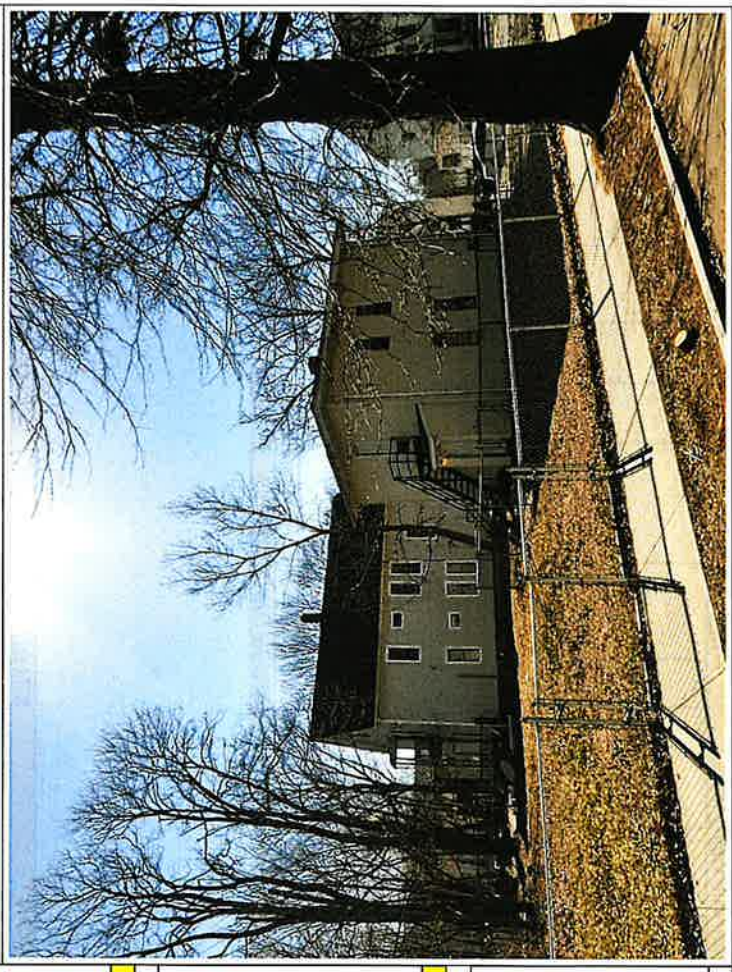
LAND LINE VALUATION SECTION	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	UNB	Notes	Location Adjustmen	Adj Unit P	Land Value	
	B	903V	MUNICIPAL MD	RM2	0	1,836	SF	18.94	1.00000	5	0.15	1600	0.900	UNB		1.0000	2.56	4,700

Total Card Land Units 1,836 SF Parcel Total Land Area 0																
Total Land Value 4,700																



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

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 237 NEWHALL STREET Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-15

ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 1,836 SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 237 Newhall Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all sides by single-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

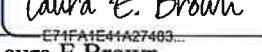
The Commission makes the following recommendations for the proposed disposition:

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

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

ATTEST: 
Laura E Brown
Executive Director, City Plan Department



New Haven Land Bank, Inc.

237 Newhall Street

- Ward 20
- 35' x 52'
- Appraisal Value: \$4,700
- Assessed Value: \$3,290
- Acquired June 2005
- Book & Page: 7237/18
- Foreclosure
- Sale Price: \$0





Attachment 2

Address: 237 Newhall St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$75,066

USES

Acquisition	\$1
Site Prep/Foundation	\$15,000
Design & permitting	\$20,000
Six Months Carry Cost	\$65
Soft Costs & Contingency	\$40,000
Total Expenses	\$75,066

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

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 311 NEWHALL STREET Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-16
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,485 SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 311 Newhall Street to New Haven Land Bank, LLC. The parcel is currently a vacant fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all sides by single-family and two-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

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

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

ATTEST:

DocuSigned by:

Laura E. Brown

E71FA1E41A27483...

Laura E Brown

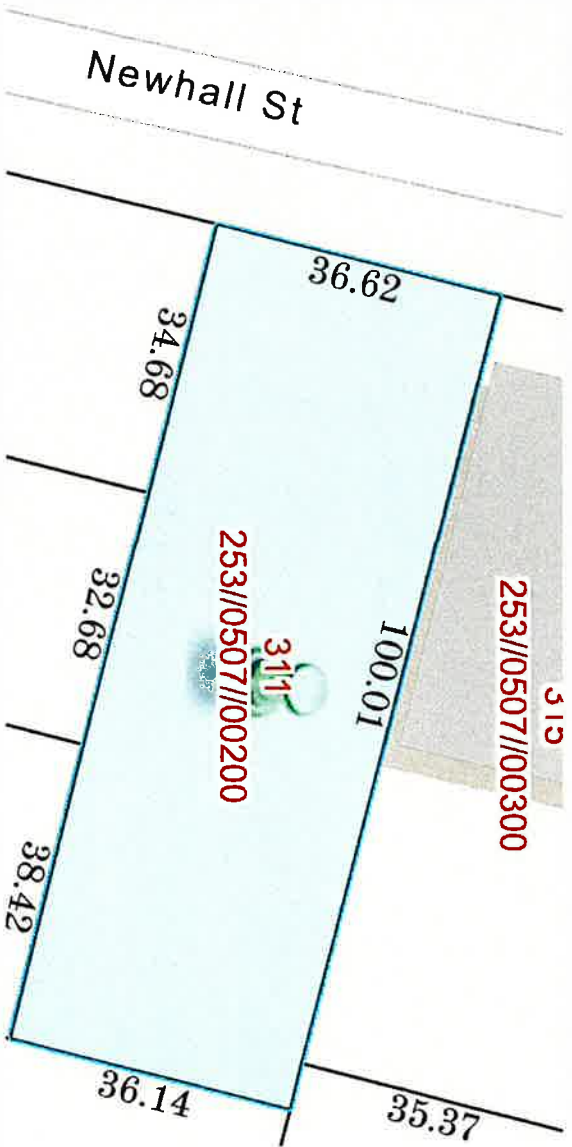
Executive Director, City Plan Department



New Haven Land Bank, Inc.

311 Newhall Street

- Ward 20
- 36' x 104'
- Appraisal Value: \$45,100
- Assessed Value: \$31,570
- Acquired June 2009
- Book & Page: 8395/241
- Foreclosure
- Sale Price: \$0





Attachment 2

Address: 311 Newhall St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$80,623

USES

Acquisition	\$1
Site Prep/Foundation	\$25,000
Design & permitting	\$20,000
Six Months Carry Cost	\$622
Soft Costs & Contingency	\$35,000
Total Expenses	\$80,623

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED
CITY OF NEW HAVEN					EX COM LN	21	46,100
165 CHURCH ST							32,270
NEW HAVEN CT 06510							32,270
SUPPLEMENTAL DATA ALT PRCI ID 20 WARD TAXABLE CENSUS BLOCK QUERY G 1415 3000 GIS ID 14376 Assoc Prid#							
PREVIOUS ASSESSMENTS (HISTORY) Total 46,100 32,270							

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	9372	0098	U	V	0	15	2025	21	32,270	2024	21	32,270
HABITAT FOR HUMANITY OF GTR NH INC	6635	0333	U	I	500	0						
CITY OF NEW HAVEN	6274	0311	U	V	0	0						
MARSHALL RICHARD & DARRYL &	3778	0135	U	I	38,000	0						
Total 32,270												

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
ASSESSING NEIGHBORHOOD Nbhnd 1600 Nbhnd Name NEWHALLVILLE B Tracing Batch						

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 46,100 Special Land Value 32,270 Total Appraised Parcel Value 46,100 Valuation Method C						

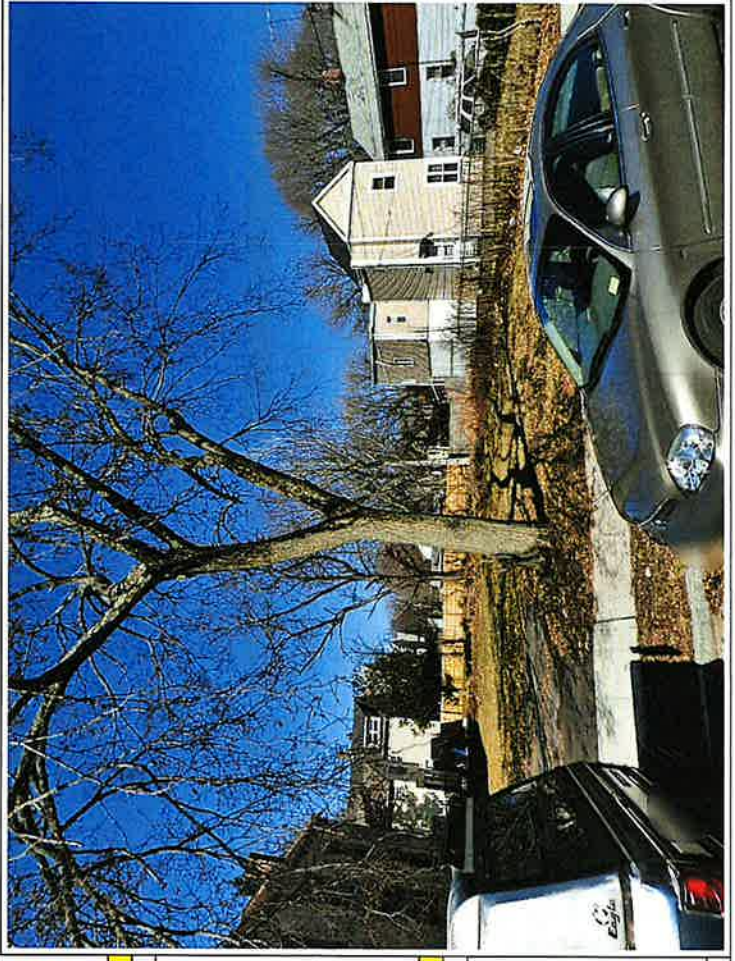
BUILDING PERMIT RECORD	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-1156	11-26-2001	DE	Demolish	0	05-30-2002	100	05-31-2002	DEMOLISHED 2 DWELLING

LAND LINE VALUATION SECTION	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
B Use Code	EXEMPT MDL-0	RM1	0	4,356 SF	11.77	1.00000	5	1.00	1600	0.900	
VISIT / CHANGE HISTORY Date 06-01-2011 Id MI Type 04 Is 70 Cd 70 Purpose/Result Field Review Date 02-03-2011 Id SDS Type 03 Is 99 Cd 99 Purpose/Result Vacant Date 05-30-2002 Id JV Type TM Is 47 Cd 47 Purpose/Result BP Inspection Date 07-06-2001 Id TM Type TM Is 45 Cd 45 Purpose/Result Review Against Field Cd											

LAND LINE VALUATION SECTION	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
1	907V	EXEMPT MDL-0	RM1	0	4,356 SF	11.77	1.00000	5	1.00	1600	0.900
Total Card Land Units 4,356 SF Parcel Total Land Area 0 Total Land Value 46,100											

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Description								
99 00	Vacant Land Vacant										
CONDO DATA											
Parcel Id	C	Ownr	S								
Adjust Type	Code	Description	Factor%								
Condo Flr											
Condo Unit											
COST / MARKET VALUATION											
Building Value New		0									
Year Built		0									
Effective Year Built		0									
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol		0									
External Obsol		0									
Trend Factor		1									
Condition											
Condition %											
Percent Good											
RCNLD											
Dep % Ovr											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
		Ttl Gross Liv / Lease Area	0	0	0	0					

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 344 NEWHALL STREET Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-17
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 4,356 SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 344 Newhall Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and partially fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all sides by single-family and two-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

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

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

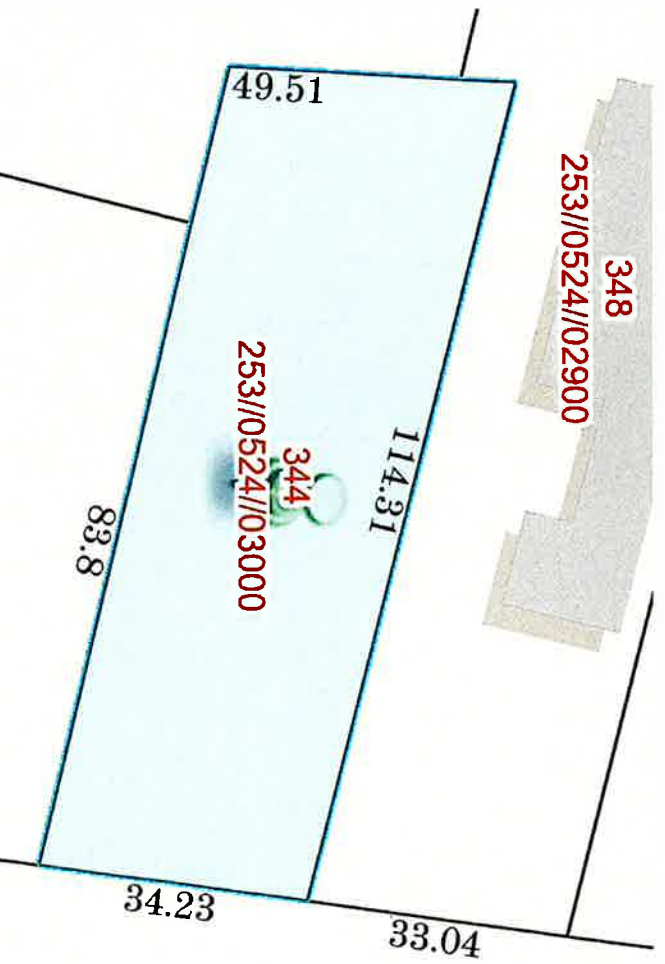
ATTEST: 
Laura E Brown
Executive Director, City Plan Department



New Haven Land Bank, Inc.

344 Newhall Street

- Ward 20
- 34' x 114'
- Appraisal Value: \$46,100
- Assessed Value: \$32,270
- Acquired January 2016
 - Book & Page: 9372/98
 - Purchased from Habitat for Humanity
- Sale Price: \$0





Attachment 2

Address: 344 Newhall St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$80,637

USES

Acquisition	\$1
Site Prep/Foundation	\$25,000
Design & permitting	\$20,000
Six Months Carry Cost	\$636
Soft Costs & Contingency	\$35,000
Total Expenses	\$80,637

CITY OF NEW HAVEN	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED
165 CHURCH ST					EX COM LN	21	45,100	31,570
NEW HAVEN CT 06510								
SUPPLEMENTAL DATA Alt Prcil ID 20 WARD TAXABLE CENSUS BLOCK QUERY G GIS ID 14331 I/E REPO TAX DIST GIS PROP Assoc Pld#								
PREVIOUS ASSESSMENTS (HISTORY) Total 45,100 31,570								

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
CITY OF NEW HAVEN	9898	0148	08-26-2019	U	V	0	2025	21	31,570	2024	21	31,570
MCNEIL LEON & CATHERINE	0	0	05-20-1968			0						
Total									31,570			31,570

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
OTHER ASSESSMENTS							
Total 0.00							

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	B	Tracing	Batch
1600	NEWHALLVILLE				

8/8/2013, CLOSED PERMIT, NO OUTBUILDING LISTED

NOTES

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-12-1276	11-08-2012	DE	Demolish		08-08-2013	100		DEMO VACANT GARAGE

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	902V	CITY MDL-00	RM2	0		3,485	SF	14.38	1.00000	5	1.00	1600	0.900		1.0000	12.95	45,100

Total Card Land Units										3,485	SF	Parcel Total Land Area					0	Total Land Value		45,100
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APPRAISED VALUE SUMMARY

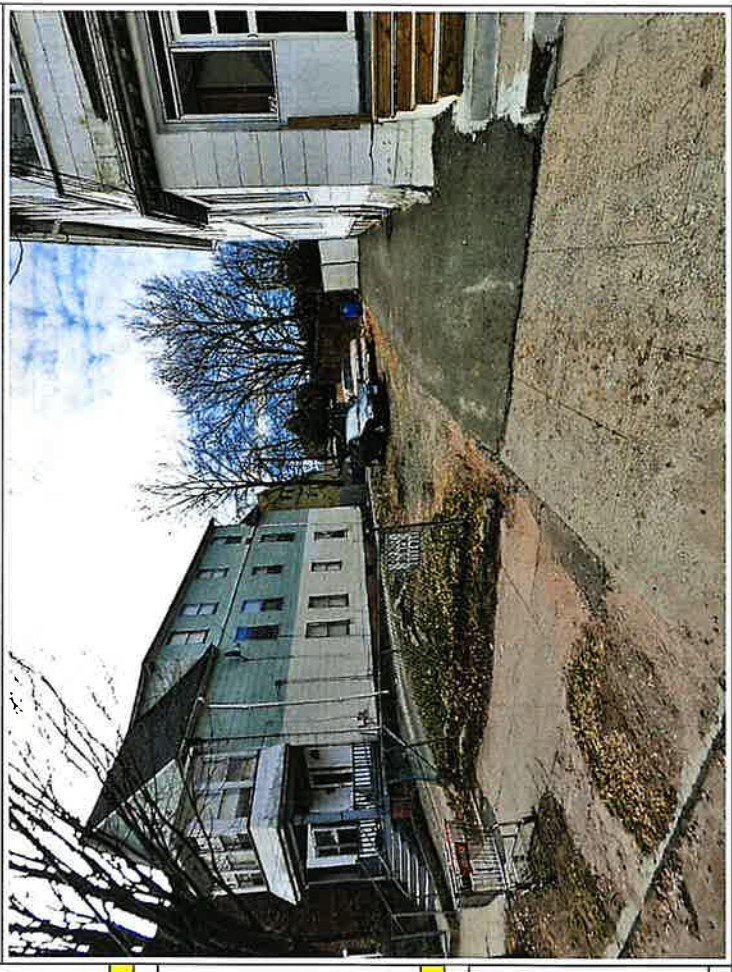
Appraised Bldg. Value (Card) 0
 Appraised Xt (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 45,100
 Special Land Value 0
 Total Appraised Parcel Value 45,100
 Valuation Method C

Total Appraised Parcel Value 45,100

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
06-01-2011	MI	04		70	Field Review				
02-10-2011	JEW	03		99	Vacant				
06-28-2001	TM			45	Review Against Field Cd				

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

No Sketch



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 10 READ STREET Disposition of the property to the New Haven Land Bank, Inc. for stewardship and future use in a manner consistent with the mission of the New Haven Land Bank, Inc.

Submitted by: Erica Carr, EDA

REPORT: 1680-18

ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Land Bank, LLC
Price: \$1.00
Site: 3,485 SF
Zone: RM-2
Use: One- to four-family residential dwelling
City Lead: Erica Carr
Agency: Economic Development Administration
Phone: (203) 946-6982

ORDINANCE

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

BACKGROUND

This referral relates to the proposed disposition of 10 Read Street to New Haven Land Bank, LLC. The parcel is currently a vacant gravel and partially fenced lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a single or multi-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank but sold to a party willing to develop and sell to a final homeowner or buy and own as a homeowner themselves. The parcel is zoned for residential use and is buildable

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

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

The property is located in the Newhallville neighborhood and is surrounded on all sides by single-family and two-family residential buildings. Developing a similar residential use on this site is consistent with the existing conditions and harmony of the surrounding properties.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

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

ADVICE:

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

ADOPTED: March 18, 2026
Ernest Pagan
Chair

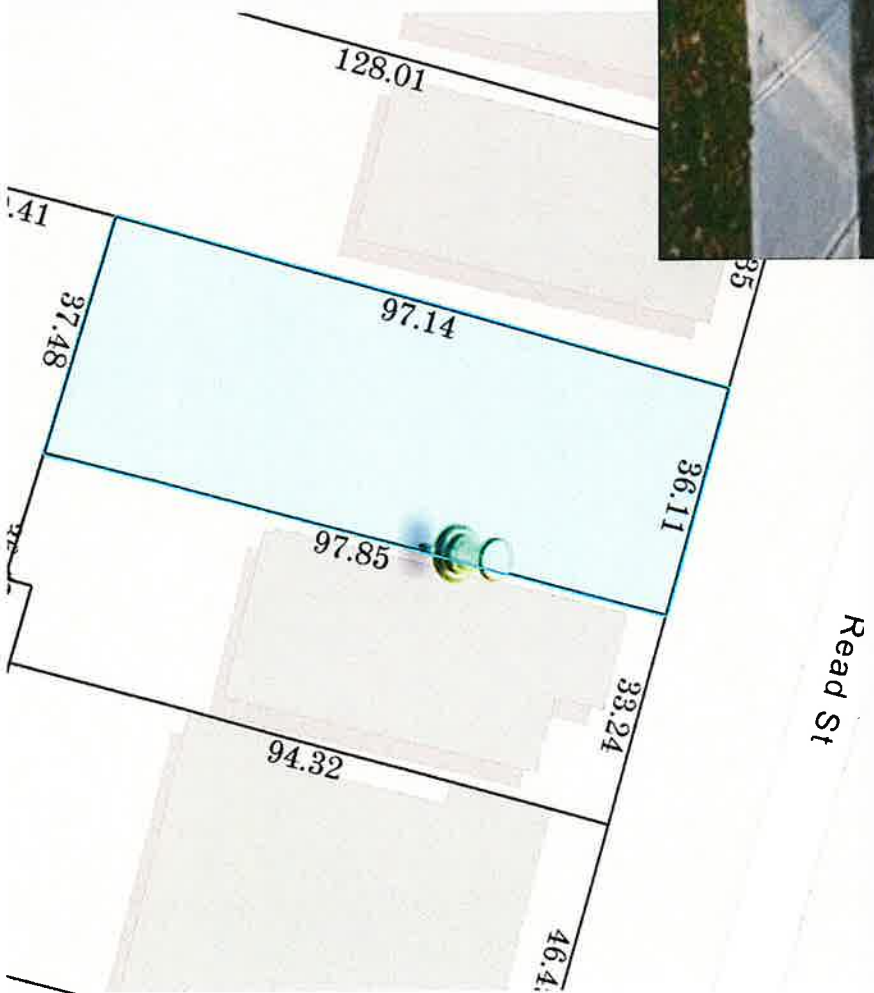
ATTEST: 
Laura E Brown
Executive Director, City Plan Department



New Haven Land Bank, Inc.

10 Read Street

- Ward 20
- 35' x 100'
- Appraisal Value: \$45,100
- Assessed Value: \$31,570
- Acquired August 2019
- Book & Page: 9898/148
- Foreclosure
- Sale Price: \$0





Attachment 2

Address: 10 Read St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$85,623

USES

Acquisition	\$1
Site Prep/Foundation	\$25,000
Design & permitting	\$20,000
Six Months Carry Cost	\$622
Soft Cost & Contingency	\$40,000
Total Expenses	\$85,623
