

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Acquisition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
310 Dixwell Avenue		283 0346 00500	BA	21	Improved Lot	Per Zoning	
312 Dixwell Avenue		283 0341 00500	BA	21	Commercial Land		
777 Orchard Street		283 0431 02701	RM2	21	Commercial Land		
2017 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$ 50,900	\$125,500		\$ 176,400	\$ 146,090		43' X 200'	8216
25,600			25,600	17,920		30' X 158'	4140
40,400			40,400	28,280		32' X 100'	3522
			Total \$242,400	Total \$ 192,290		15,878 Total Sq./ Ft. Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 242,400	Vision	10/1/17	Acquisition	\$150,000.00	N/A	\$ 150,000.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Steven Winter 21 st Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone: City of New Haven Livable City Initiative C/O Serena Neal -Sanjurjo		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date	Reviewed by: Staff	Comments Current
Proposal: LCI proposes the acquisition of a commercial building and commercial land.			
General discussion: The City proposes to acquire commercial parcels to redevelop Dixwell Avenue.			
Owner Occupancy? No			

Prepared by: *[Signature]* Date 8/1/18 Concurred by: *[Signature]* Date 8/1/18

Committee	Date	Action
PAD	7/18/18	<i>Approved</i>
City Plan	8/15/18	<i>Approved</i>
L.C.I.	8/22/18	<i>Approved</i>
Board of Aldermen	9/17/18	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable Alders):

Hon. Steven Winter

DATE: July 12, 2018

FROM: Department
Person

LCI Property Division

Evan Trachten

Telephone 946-8373

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

LCI proposes the acquisition of 310 Dixwell Avenue, 312 Dixwell Avenue, and 777 Orchard Street. LCI plans to demolish the existing structures and redevelop the site with new commercial uses.

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: 312 DIXWELL AV MAP ID: 283/ 0341/ 00500/ / Account # 283 0341 00500 Bldg #: 1 of 1 Bldg Name: 3370
 Vision ID: 17035 Bldg #: 1 of 1 Card 1 of 1 Print Date: 04/11/2018 11:06
 CURRANT ASSESSMENT Code Appraised Value Assessed Value
 2-1 18,400 12,880
 2-5 7,200 5,040
 Total 25,600 17,920

6093
 NEW HAVEN, CT
VISION

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	2-1	12,880	2016	2-1	12,880
2017	2-5	5,040	2016	2-5	5,040
Total:		17,920	Total:		17,920

PREVIOUS ASSESSMENTS (HISTORY)
 This signature acknowledges a visit by a Data Collector or Assessor

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	2-1	12,880	2015	2-1	12,530
2017	2-5	5,040	2015	2-5	2,450
Total:		17,920	Total:		14,980

APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 7,200
 Appraised Land Value (Bldg) 18,400
 Special Land Value 0
 Total Appraised Parcel Value 25,600
 Valuation Method: C
 Adjustment: 0
Net Total Appraised Parcel Value 25,600

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

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

RECORD OF OWNERSHIP
 OLIVER KENNETH V. & CAROL D.
 BK-VOL/PAGE SALE DATE q/tu v/t SALE PRICE V.C.
 0

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.

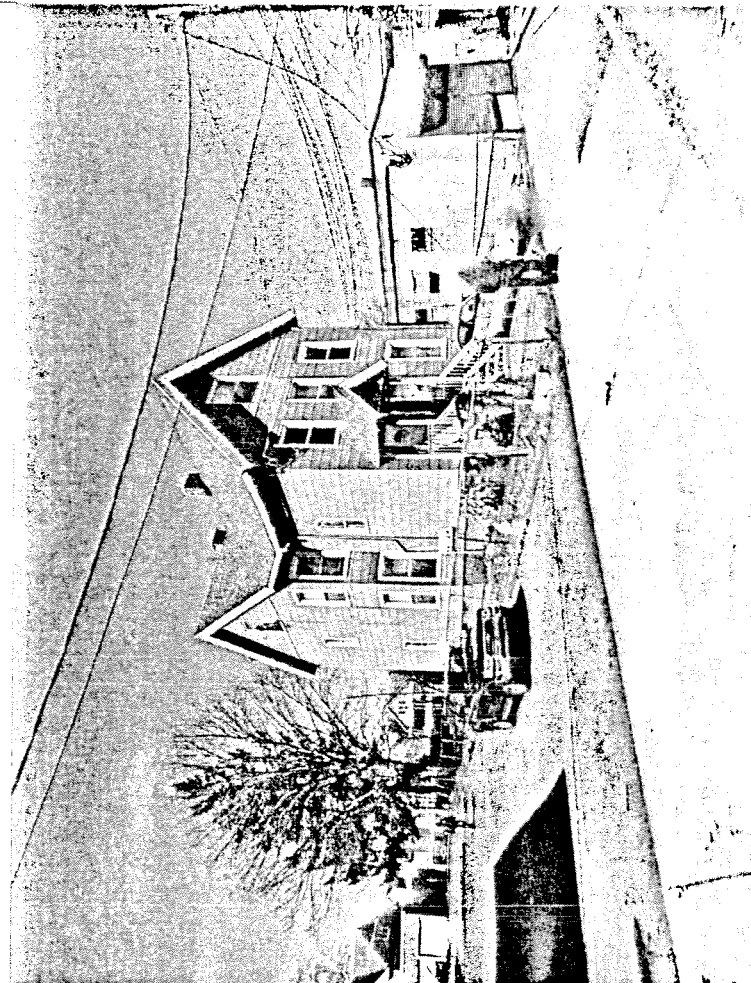
OTHER ASSESSMENTS
 ASSESSING NEIGHBORHOOD
 Street Index Name Tracing Batch

NOTES
 PARKING LOT FOR WALTS CLEANERS
 BUILDING RAZED 1985

Date	Type	IS	ID	Cd.	Purpose/Result
10/10/2011			TH	45	Review Against Field Cd
12/29/2010			GM	94	Vacant with Outbuilding
08/28/2001			SB	45	Review Against Field Cd

Zone	D	Front	Depth	Units	Unit Price	L. Factor S.A.	C. Factor Idx	Notes-Adj
M/RM				4,140 SF	5.78	1.0000	0	LAND TIE IN W/00600

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Model	00		Vacant
MIXED USE			
Code	3370		PARK LOT
			Percentage 100
COST/MARKET VALUATION			
Adj. Base Rate:			0.00
Replace Cost			0
AYB			0
EYB			0
Dep Code			
Remodel Rating			
Year Remodeled			
Dep %			
Functional Obslnc			
External Obslnc			
Cost Trend Factor			1
Status			
% Complete			
Overall % Cond			
Apprais Val			0
Dep % Ovr			0
Dep Ovr Comment			
Misc Inp Ovr			0
Misc Inp Ovr Comment			
Cost to Cure Ovr			0
Cost to Cure Ovr Comment			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)			
Code	PAVI		
Description	PAVING-ASPI		
Sub			
Sub Description			
L/B Units	3,500	4.10	
Yr. Gde	1985	03	
Cnd	A	50	
%Cnd			7.200
Apr Value			
BUILDING SUB-AREA SUMMARY SECTION			
Code			
Description			
Living Area			
Gross Area			
Eff. Area			
Unit Cost			
Undeprac. Value			



Property Location: 310 DIXWELL AV
 Vision ID: 17036
 Account # 283 0341 00600
 MAP ID: 283/ 0341/ 00600/ /
 Bldg Name: 6093
 State Use: 3030
 Print Date: 04/11/2018 11:06

CURRENT OWNER
 OLIVER KENNETH V. & CAROL D.
 & SURVIVOR
 150 COLONY RD
 NEW HAVEN, CT 06511
 Additional Owners:

LOCATION
 TOPO: UTILITIES: STRL/ROAD: COM LAND
 COM BLDG
 COM OUTBL
 SUPPLEMENTAL DATA
 W/ REPORT REQD
 TAX DISTRI
 Other ID: 21
 WARD
 TAXABLE
 CENSUS TRAC 1416
 BLOCK 3005
 QUERY GROUP
 GIS ID: 17036

RECORD OF OWNERSHIP
 OLIVER KENNETH V. & CAROL D.
 BK-VOL/PAGE: SALE DATE: SALE PRICE V.C.
 0

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	2-1	25,620	2016	2-1	25,620	2015	2-1	24,920
2017	2-2	87,850	2016	2-2	87,850	2015	2-2	114,800
2017	2-5	10,010	2016	2-5	10,010	2015	2-5	6,370
Total:		123,480	Total:		123,480	Total:		146,090

EXEMPTIONS
 Amount: Code: Description: Number: Amount: Comm. Int.
 0

OTHER ASSESSMENTS
 Amount: Code: Description: Number: Amount: Comm. Int.
 0

ASSESSING NEIGHBORHOOD
 NBHD/ SUB: DIXWELL PR
 Street Index Name: Tracing: Batch:
 BAS = WALTERS CLEANERS
 DRY CLEANING DONE ON SITE
 FUS = 2 VACANT APARTMENTS WITH UTILITIES
 DISCONNECTED. APARTMENTS HAVE BEEN
 VACANT FOR MANY YEARS. F=UPPER FLOOR
 W/005600

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 125,500
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 14,300
 Appraised Land Value (Bldg) 36,600
 Special Land Value 0
 Total Appraised Parcel Value 176,400
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 176,400

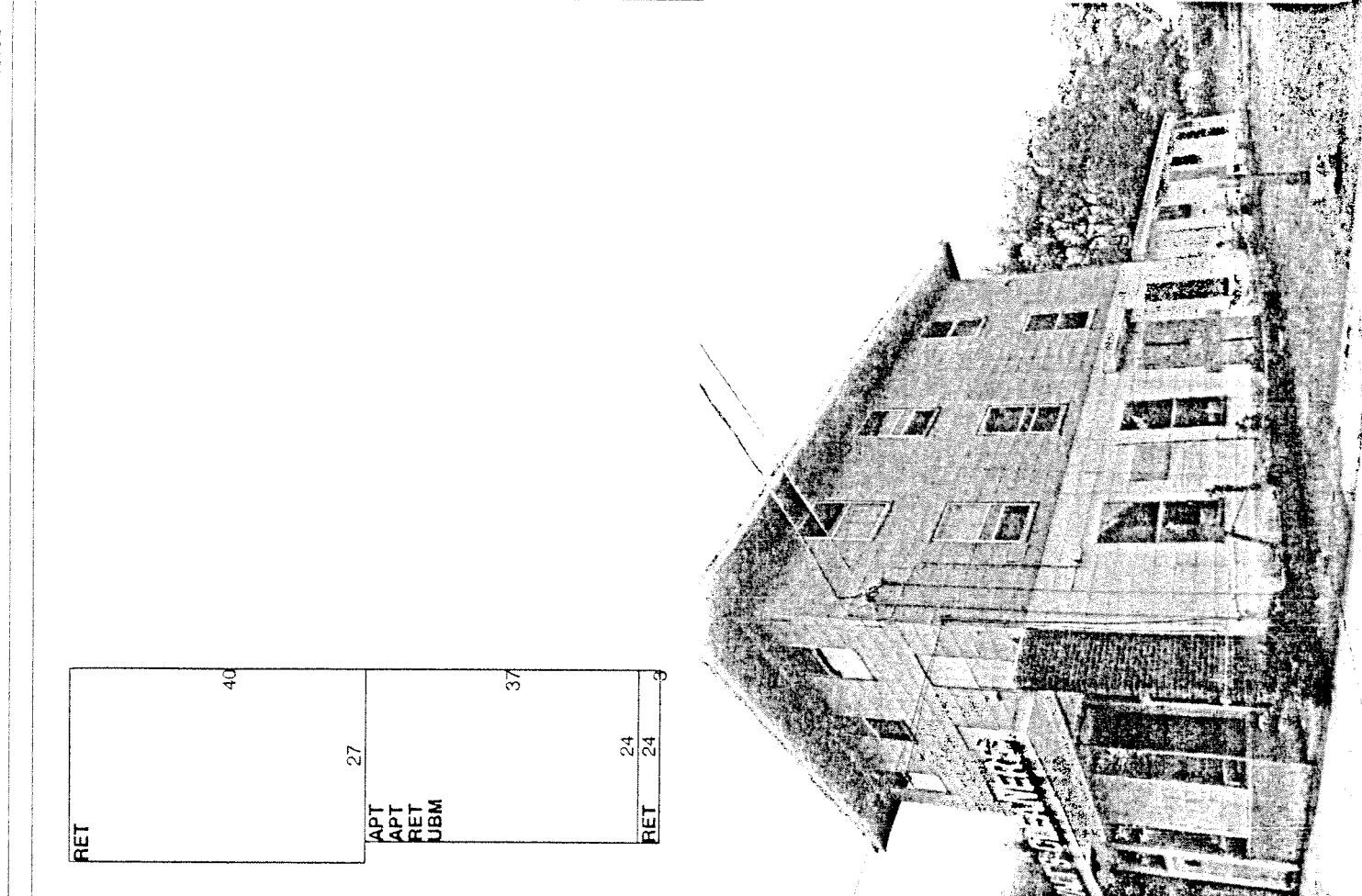
APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 125,500
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 14,300
 Appraised Land Value (Bldg) 36,600
 Special Land Value 0
 Total Appraised Parcel Value 176,400
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 176,400

NET TOTAL APPRAISED PARCEL VALUE
 176,400

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

B #	Use Code	Description	Zone	D	Front Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	Idx	Notes: Adj	S Adj	Fact	Adj. Unit Price	Land Value
1	3030	MIXED USE MDL-94	A/RM			8,216	SF	5.78	1.0000	0	1.00	DX4	0.77	LAND TIE IN W/00560	4.45	36,600

Total Card Land Units: 8,216 SF Parcel Total Land Area: 8,216 SF Total Land Value: 36,600



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Ch.	Element	Ch.
Style	80	Mix Ret Apt	
Model	94	Commercial	
Grade	C	Average	
Stories	3		
Occupancy	3		
Exterior Wall 1	07	Asbest Shingle	
Exterior Wall 2	15	Concr/Cinder	
Roof Structure	03	Gable/Hip	
Roof Cover	03	Asphalt	
Interior Wall 1	05	Drywall/Plastic	
Interior Wall 2	01	Minit/Masonry	
Interior Floor 1	05	Vinyl/Asphalt	
Interior Floor 2	12	Fin Wld/Carpet	
Heating Fuel	02	Oil/Gas	
Heating Type	05	Hot Water	
AC Type	01	None	
Bldg Use	3030	MIXED USE MDL-94	
Total Rooms	00		
Total Bedrms	0		
Total Baths	0		
NBHD Code			
Heat/AC	02	HEAT/AC SPLIT	
Frame Type	03	MASONRY	
Baths/Plumbing	02	AVERAGE	
Ceiling/Wall	05	SUS-CEIL. & WL	
Rooms/Prms	02	AVERAGE	
Wall Height	10		
% Conn Wall			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)			
Code	Description	Sub	Sub Description
FGRI	GARAGE-AVI	L	1,008 35.00
PAVI	PAVING-ASPI	L	3,000 4.10
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Gross Area
APT	Apartment	1,776	1,776
RET	Retail Area	2,040	2,040
UBM	Unfinished Basement	0	888
		Eff. Area	Unit Cost
		1,776	89.80
		2,040	89.80
		178	18.00
		Undeprac. Value	
		159,485	
		183,192	
		15,984	

RET	40
APT	27
RET	37
UBM	24
RET	24
RET	8

Property Location: 777 ORCHARD ST
 Vision ID: 105869
 Account # 283 0341 02701
 MAP ID: 283/ 0341/ 02701/ /
 Bldg Name: 1 of 1
 Card 1 of 1
 State Use: 1060
 Print Date: 04/11/2018 11:07

CURRENT ASSESSMENT
 Code Appraised Value Assessed Value
 1-1 36,100 25,270
 1-4 4,300 3,010

RES LAND RES OUTBL

SUPPLEMENTAL DATA
 I/E REPORT
 TAX DISTRI

ASSOC PID#

RECORD OF OWNERSHIP
 OLIVER CAROL D
 OLIVER KENNETH V (EST) & CAROL D
 OLIVER KENNETH V AND CAROL D

Yr.	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NOTES								
C/E 2007, 2008, 2009 PARCEL SPLIT OUT OF PARCEL 283/0341/02700 PER MAP 58-94 AND 7137/147								

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
PREVIOUS ASSESSMENTS (HISTORY)								
2017	1-1	25,270	2017	1-1	25,270	2015	1-1	11,270
2016	1-4	3,010	2016	1-4	3,010	2015	1-4	1,470
Total:			Total:			Total:		
28,280			28,280			12,740		

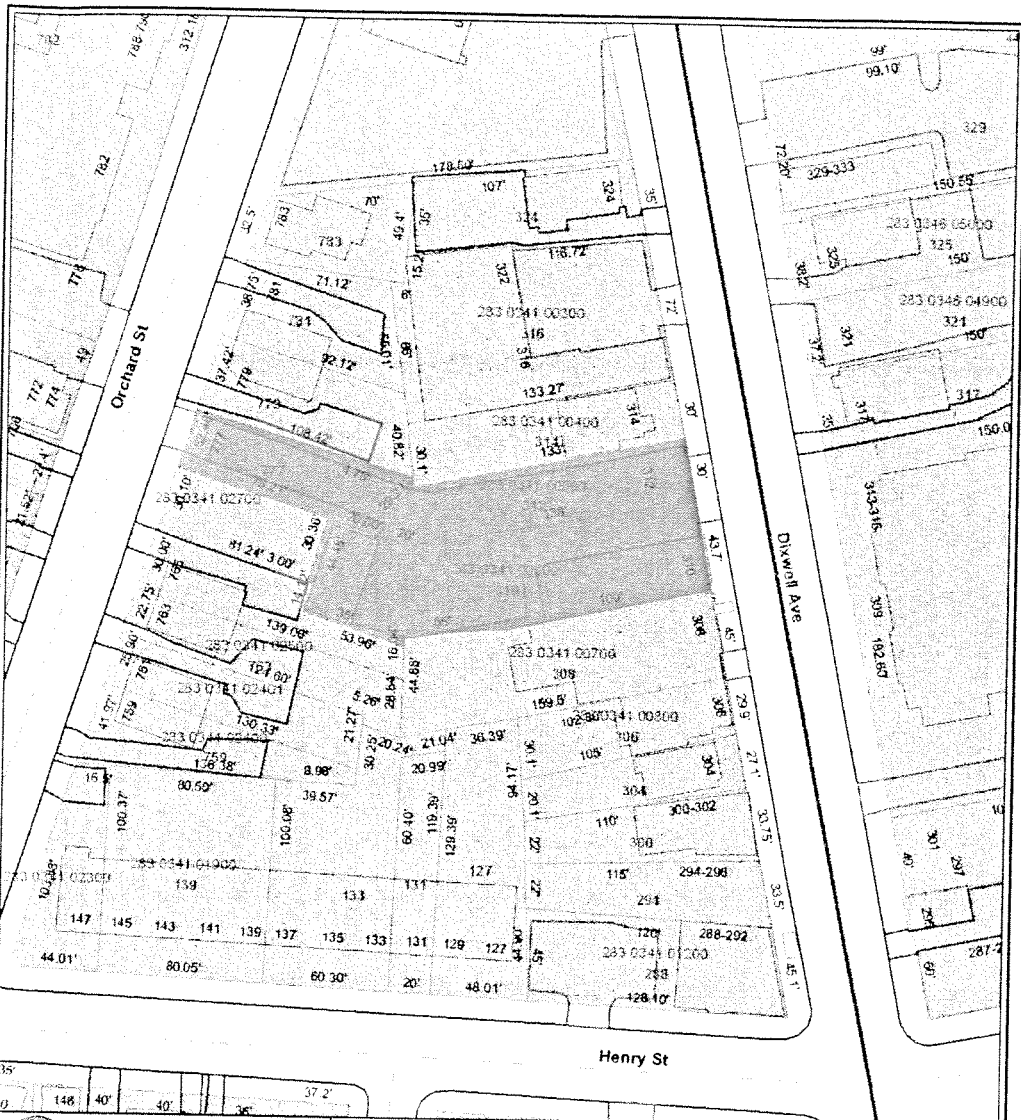
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BUILDING PERMIT RECORD								
NET TOTAL APPRAISED PARCEL VALUE								
Appraised Bldg. Value (Card)								
Appraised XF (B) Value (Bldg)								
Appraised OB (L) Value (Bldg)								
Appraised Land Value (Bldg)								
Special Land Value								
Total Appraised Parcel Value								
Valuation Method:								
Adjustment:								
Net Total Appraised Parcel Value								
-40,400								


B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	Factor S.A.	I	C	ST. Factor	Idx	Adj.	Notes: Adj	S Adj Fact	Spec Calc	Spec Use	Adj. Unit Price	Land Value
1	1060	Outbuilding Only	RM2	32	109	3,522	SF	11.40	1.0000	5	1.00	1600	0.90			1.00			10.26	36,100
LAND LINE VALUATION SECTION																				
ASSESSING NEIGHBORHOOD																				
NOTES																				
C/E 2007, 2008, 2009 PARCEL SPLIT OUT OF PARCEL 283/0341/02700 PER MAP 58-94 AND 7137/147																				
NET TOTAL APPRAISED PARCEL VALUE																				
-40,400																				

Total Card Land Units: 3,522 SF Parcel Total Land Area: 3,522 SF
 Total Land Value: 36,100

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Model	00		Vacant
MIXED USE			
Code	1060		Outbuilding Only
			Percentage 100
COST/MARKET VALUATION			
Adj. Base Rate:			0.00
Replace Cost			0
AYB			0
EYB			0
Dep Code			
Remodel Rating			
Year Remodeled			
Dep %			
Functional ObsInc			
External ObsInc			
Cost Trend Factor			1
Status			
% Complete			
Overall % Cond			
Apprais Val			0
Dep % Ovr			0
Dep Ovr Comment			
Misc Imp Ovr			0
Misc Imp Ovr Comment			
Cost to Cure Ovr			0
Cost to Cure Ovr Comment			
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)			
Code	PAV1		
Description	PAVING-ASPH		
Sub			
Sub Description			
L/B	2,100	4.10	
Units			
Yr	2006	03	
Gde			
Dp Rr			
Cnd	A		50
%Cnd			
Apr Value			4,300
BUILDING SUB-AREA SUMMARY SECTION			
Code			
Description			
Living Area			
Gross Area			
Eff. Area			
Unit Cost			
Undeprac. Value			

No Photo On Record




 City of New Haven, Connecticut
 Toni N. Harp, Mayor

Proposed Acquisition by LCI

Produced by the
 Office of Information Technology
 Geographic Data Viewer

- | | |
|--|--|
| <ul style="list-style-type: none"> • Fire Station • Police Station • PD Headquarters • Substation • Health Centers • Hospital • Library • Schools • Administration • Food Service • Private School • Public School | <ul style="list-style-type: none"> • Waterway • Lake - Pond • Canal • Shoreline • Stream • Wetland • Airport Runway • City Boundary Line • Developable Properties • Parks • US Park • Triange • Golf Course • Land Trust Presence • Airport boundary • Parcel • Shoreline |
|--|--|

This map is intended for illustrative and Community-Based Planning purposes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Scale: 1" = 65 ft
Created: May 8, 2018



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
342 Grand Avenue		173 0746 00100	BA-1	16	Improved	1	
2017 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value		For Tax Purposes		Lot Size
\$ 44,600	\$ 137,600		\$ 182,200		\$ 127,540		35' X 115'
							Total sq. ft. 3920 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 182,200	Vision	10/1/17	Negotiated	\$2,000	N/A	\$2 ,000.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jose Crespo 16 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Fair Haven Community Health Clinic, Inc. 374 Grand Avenue New Haven CT 06513			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	7/13/18	Staff	Current
Proposal: LCI proposes the sale of a vacant single family residential property.			
General discussion The applicant will rehabilitate this property and utilize this building as an office as part of the Fair Haven Health Clinic.			
Owner Occupancy? No			

Prepared by: [Signature] Date 7/12/18 Concurred by: [Signature] Date 7/12/18

Committee	Date	Action
FAD	7/18/18	Approved
City Plan	8/15/18	Approved
L.C.I.	8/22/18	Approved \$311,500 36 Month LOA - 4% votes (forward)
Board of Alders	9/17/18	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable Alders):

Hon. Jose Crespo

DATE: July 12, 2018

FROM: Department
Person

LCI Property Division

Evan Trachten

Telephone 946-8373

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

LCI proposes the disposition of 342 Grand Avenue to the Fair Haven Community Health Clinic, Inc., who will rehabilitate this property and utilize as an office.

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.
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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.

CITY OF NEW HAVEN
 165 CHURCH ST
 NEW HAVEN, CT 06510
 Additional Owners: 6093 NEW HAVEN, CT

RECORD OF OWNERSHIP
 CITY OF NEW HAVEN
 MCWEENEY FRANK J SR & FRANCES

TOPO. UTILITIES **STRT./ROAD** LOCATION
 Description: EX COM LN, EX COM BL

SUPPLEMENTAL DATA
 Other ID: 16
 WARD: TAXABLE
 I/E REPORT: CENSUS TRAC 1423
 TAX DISTRI: BLOCK 1000
 QUERY GROU: GIS ID: 9667

ASSOC PID#
 BK-VOL/PAGE: 9693/266
 SALE DATE: 03/22/2018 U
 SALE PRICE V.C.: 0 14
 05/25/1972 0

Year	Type	Description	Amount	Code	Number	Amount	Comm. Int.
EXEMPTIONS							
Total: 127,540							
OTHER ASSESSMENTS							
Total: 127,540							

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1-1	31,220	2016	1-1	31,220	2015	1-1	14,210
2017	1-3	96,320	2016	1-3	96,320	2015	1-3	94,010
Total: 127,540								

ASSESSING NEIGHBORHOOD
 NBHD Name: FAIRHAVENS
 Street Index Name: Tracing

NOTES
 FENCED SIDE & REAR EST

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BUILDING PERMIT RECORD								
08/16/2011	08/16/2011	04	VA DM Data Mailer Sent					
05/18/2011	05/18/2011	03	JW1 70 Field Review					
12/16/2010	12/16/2010		RMH 09 Refusal					
08/16/2001	08/16/2001		MJ 45 Review Against Field Cd					
NET TOTAL APPRAISED PARCEL VALUE								
				182,200				

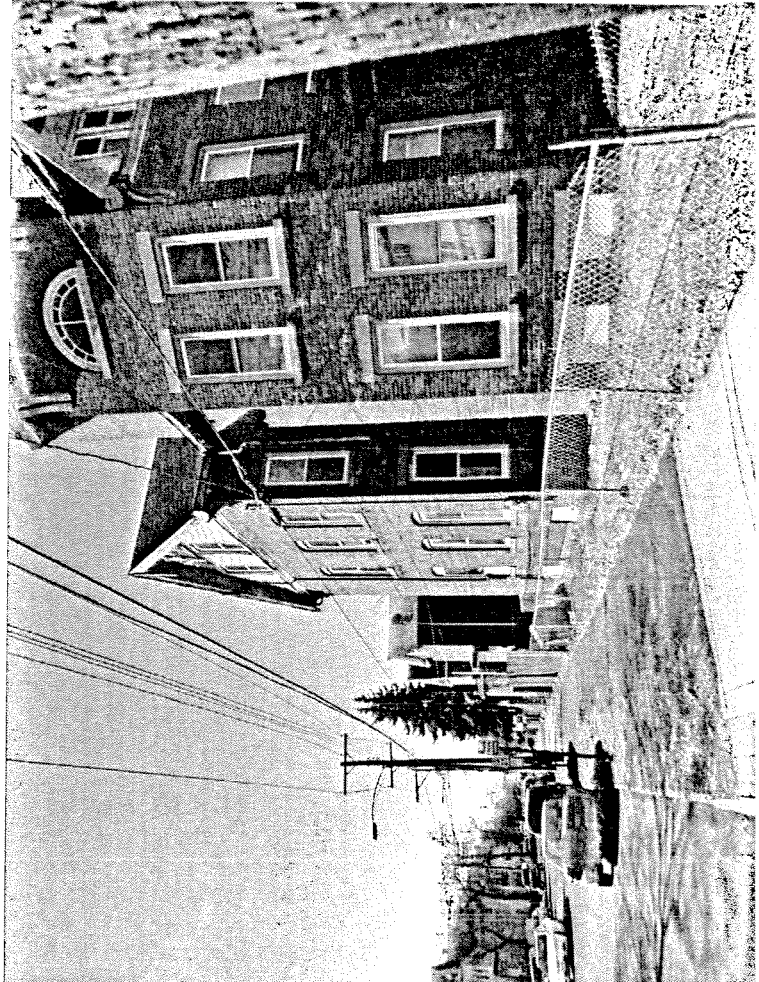
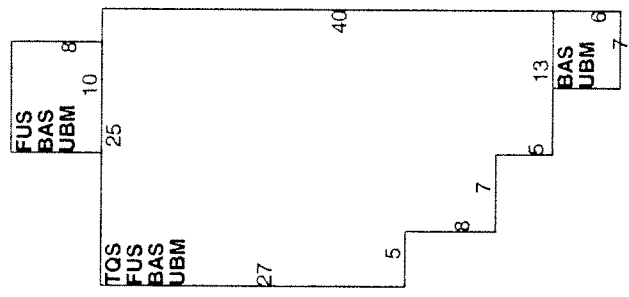
Date	Type	IS	ID	CD	Purpose/Result
08/16/2011	04		VA	DM	Data Mailer Sent
05/18/2011	03		JW1	70	Field Review
12/16/2010			RMH	09	Refusal
08/16/2001			MJ	45	Review Against Field Cd

Zone	D	Front	Depth	Units	Unit Price	I. Factor S.A.	C. Factor	ST. Idx	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
BAI	0	35	115	3,920 SF	10.35	1.00000	5	1.00	1100	1.10	1.00	11.38	44,600
LAND LINE VALUATION SECTION													
Total Card Land Units: 3,920 SF Parcel Total Land Area: 3,920 SF Total Land Value: 44,600													

VISION

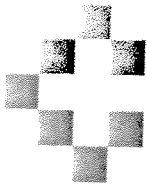
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
03	Colonial		
01	Single Family		
B-	Ave/Good		
2.75	2 3/4 Stories	110B	FAIR HAVEN S
1	Occupancy		MIXED USE
19	Exterior Wall 1		
	Exterior Wall 2		
03	Roof Structure		
03	Roof Cover		
03	Interior Wall 1		
	Interior Wall 2		
12	Interior Flr 1		
	Interior Flr 2		
02	Heat Fuel		
04	Heat Type		
01	AC Type		
05	Total Bedrooms		
1	Total Bthrms		
0	Total Half Baths		
	Total Xtra Fixtur		
11	Total Rooms		
02	Bath Style		
02	Kitchen Style		
	Interior Condition		
	Fin Bsmnt Area		
	Fin Bsmnt Qual		

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rr	Cnd	%Cnd	Apr. Value
BUILDING SUB-AREA SUMMARY SECTION												
BAS	First Floor				1,022	1,022						70,675
FUS	Finished Upper Story				980	980						67,770
TQS	Three Quarter Story				720	900						49,791
UBM	Unfinished Basement				0	1,022						14,107





Fair Haven Community Health Care property boarded by Grand Avenue, James Street, Woolsey Street and Lloyd Street



Fair Haven Community Health Care

Locations July 13, 2018

374 Grand Avenue
New Haven, CT 06513

350 Grand Avenue
New Haven, CT 06513

50 Grand Avenue
New Haven, CT 06513

203 777 7411
fax 203 777 8506

Trolley Square
370 Hemingway Avenue
East Haven, CT 06512

203 285 1133

Bella Vista
339 Eastern Street, Building B
New Haven, CT 06513

203 469 5331

MAAS
426 East Street
New Haven, CT 06511

203 495 7710

BHCare
14 Sycamore Way
Branford, CT 06405

203 483 2630

New Haven School Based
Health Centers

Clinton Avenue School

Fair Haven School

John S. Martinez School

Wilbur Cross High School

East Haven School Based
Health Centers

Joseph Melillo Middle School

East Haven High School

fhchc.org

Frank D'Amore
Deputy Director in Neighborhood
and Property Services
165 Church Street 3rd fl
New Haven, CT 06510

Dear Mr. D'Amore,

I am writing in regards to Fair Haven Community Health Center's (FHCHC) application to purchase the city owned property at 342 Grand Avenue. We are extremely interested in acquiring this property and I would like to provide the city with greater detail about our intents with respect to this building.

As you know, FHCHC has been an integral part of the Fair Haven community for nearly 50 years. Incorporated in 1972, we have always been located in this community and since the 1980's, we have occupied 3 conjoined Victorian buildings located at 362, 372 and 374 Grand Avenue. At this location, in 2017, we provided primary care, behavioral health, substance abuse and vision services to over 14,000 patients, the vast majority of whom live in our neighborhood. In the same year, we provided similar services to an additional 3,000 patients at our second Fair Haven site at 50 Grand Avenue (in response to tremendous demand yet no more physical space at 374 Grand Avenue, in 2015 we opened a second clinical site in Fair Haven, at 50 Grand). Additionally, in the early 2000's, we purchased the building immediately adjacent to our primary site at 362-374 Grand, namely 350 Grand Avenue. Today that building houses our Women Infant and Children program (a food program for mothers and children) and our Nurturing Families Program (a program that supports first time parents through the first 5 years of a child's life).

FHCHC's Board of Directors, in its most recent Strategic Plan completed in March 2018, identified a need to expand and modernize our presence in Fair Haven. Obviously the preferred approach to this would be to upgrade and expand services at our 374 Grand site. Alternative approaches, such as moving to a completely different facility, while theoretically possible, would be extremely difficult to accomplish. We are committed to remaining in Fair Haven, at a central location easily accessible by public transportation

and with adequate parking for both patients and staff. Hence the rationale for local expansion is obvious.

If we were to acquire the property at 342 Grand Avenue, it would be an important step toward ensuring our ability to remain at our current location and expand our services. To date, with the generous assistance of staff at LCI, we (FHCHC management and members of our Board of Directors) have visited the site several times, including a visit with a structural engineer. Based on those visits, assuming that the city agrees to sell us the property, we would embark on a detailed plan to assess the needs of the site and create a work plan for its development. Currently, the site is literally full, floor to ceiling, with a huge amount of detritus and we have been advised by our engineer that we cannot get an adequate assessment of the needs until the house is cleared out and engineers have access to all floors, windows, etc.

Recognizing that this is early days with many unknowns, we do not have a finalized plan for use of the building. It seems likely that the first floor would be allocated in some way to patient care (an appealing possibility would be to establish a lab in this location and we have already had discussions with Quest Diagnostics about partnering in such an endeavor) and second/third floors would be administrative space (which would decompress our current site, allowing for additional patient care at 374 Grand). It is also clear that renovation will cost in the hundreds of thousands of dollars, the exact amount impossible to determine at this time, for reasons already cited. However, we would be committed to obtain the necessary funding to bring this project to completion. State bonding opportunities will be pursued; HRSA, the federal agency which is the main funder of Community Health Centers, might also be a source for significant capital funds. We are confident that once we begin to aggressively seek the needed funding, we will acquire what is needed to completely renovate the site.

I've attached a rudimentary site plan for the area, hoping to give you and your committee a sense of the current layout of buildings and ownership of those buildings. I think this speaks strongly in favor of adding 342 Grand Avenue to sites owned by Fair Haven Community Health Center.

Lastly, I want to comment on our offer of \$2000. Our offer is based on the fact that it will cost many more thousands of dollars, just to get us to the point where we can adequately evaluate the site and design the optimal use for the space. These are steps that we will have to accomplish with our own discretionary funds—it is extremely

unlikely that funding for such pre-planning work would be obtained from an outside funder. Hence, we would like to reserve some of our discretionary funds for the work needed to get us to that point.

We are hoping that the city will recognize the value of selling this property to Fair Haven Community Health Center. We are committed to providing high quality care to the residents of the Fair Haven community and beyond—our nearly 50 years of service are a testimony to that commitment. Acquisition of this property will play a key role in ensuring our ability to continue to provide these services, at our current location, well into the future.

Please don't hesitate to contact me with any questions.

Sincerely

A handwritten signature in cursive script that reads "Suzanne Lagarde MD". The signature is written in black ink and is positioned above the printed name and title.

Suzanne P. Lagarde MD MBA FACP

Chief Executive Officer



Woolsey St

Grand Ave

Grand Ave

Grand Ave

Grand Ave

Grand Ave



Avelino's Pizza

350

342

374

85

83

Lloyd St

Wool

Woolsey St

Woolsey St

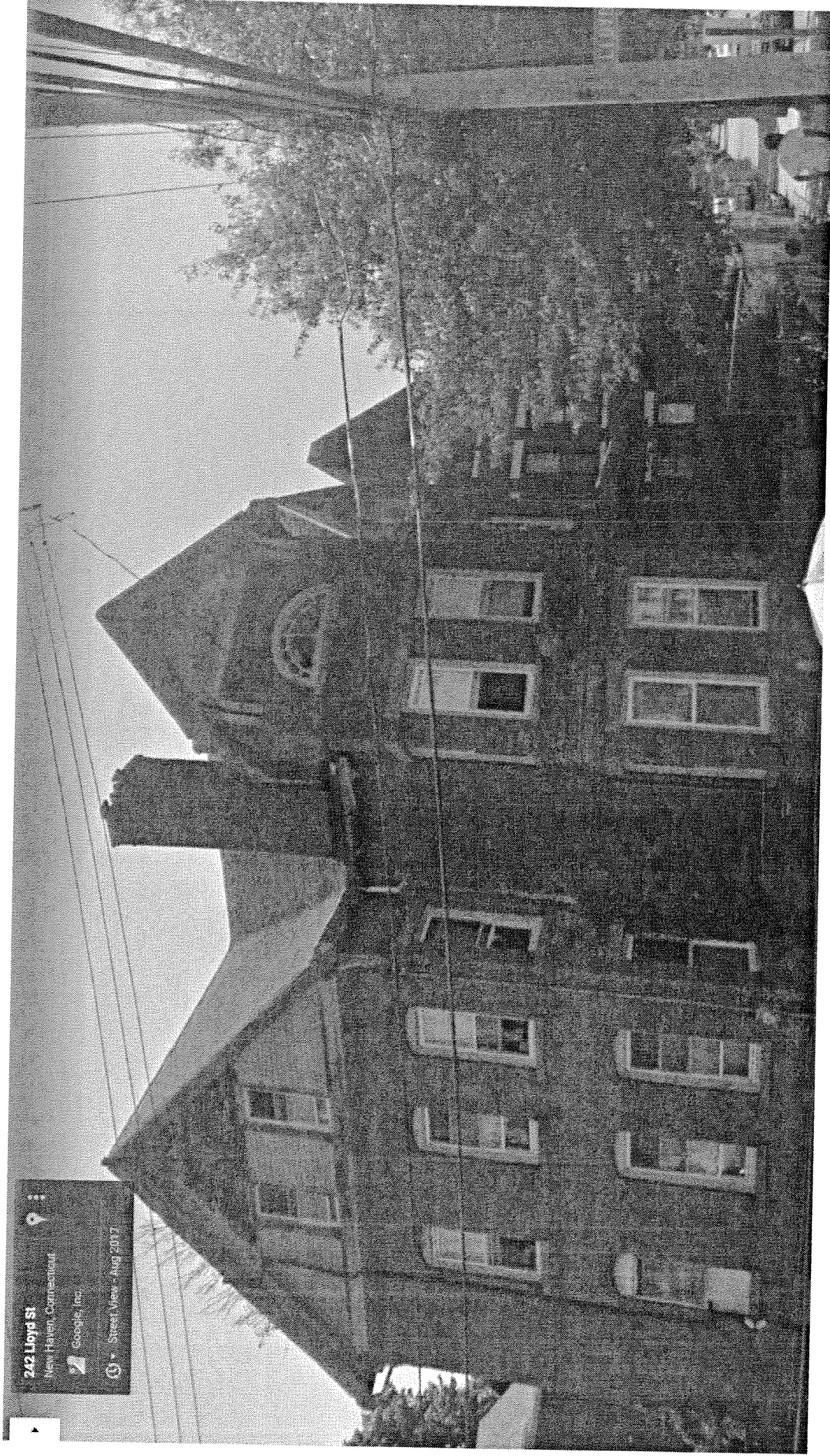
Woolsey St

James St

James St

Fair Haven Community Health Care property boarded by Grand Avenue, James Street, Woolsey Street and Lloyd Street

342 Grand Avenue



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
56 Henry Street		282 0347 04900	RM-2	22	Vacant Land	0	
2017 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$ 38,000		\$2,500	\$ 40,500	\$ 28,350		36' X 160' 18' X 160' (Disposition)	5663 Total 2831 Disposition Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 40,500	Vision	10/1/17	Negotiated Sale@ \$3.00 per sq./ft	\$8,493.00	N/A	\$ 8,493.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette L. Morrison 22 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
442 Orange, LLC C/O Yudi Gurevitch 419 Whalley Avenue New Haven CT 06511	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
CURRENT	6/14/18	STAFF	CURRENT

Proposal: LCI proposes the sale of a portion of a sliver lot.

General discussion The applicant will incorporate this land into his property and use this land as a side-yard and parking area, and may utilize the additional lot area to construct an addition to the existing residence (subject to zoning approval, if required).

Owner Occupancy? No

Prepared by: Eric Yurkiewicz Date: 5/14/18 Concurred by: [Signature] Date: 6/14/18

Committee	Date	Action
PAD	6/20/18	Approved
City Plan	7/18/18	Approved
L.C.I.	7/25/18 8/22/18	Approved
Board of Alders	9/4/18 9/12/18	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
56 Henry Street		282 0347 04900	RM-2	22	Vacant Land	0
2017 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$ 38,000		\$2,500	\$ 40,500			Total sq. ft.
						36' X 160'
						5663 Total
						18' X 160'
						2831
						(Disposition)
						Disposition
						Sq./ Ft.
						Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 40,500	Vision	10/1/17	Negotiated Sale @ \$3.00 per sq./ft	\$8,553.00	N/A	\$ 8,553.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette L. Morrison 22 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Sublime Realty, LLC 419 Whalley Avenue #200 New Haven CT 06511		Avi Meer 203.706.3057	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
CURRENT	6/11/18	STAFF	CURRENT

Proposal: LCI proposes the sale of a portion of a sliver lot.

General discussion The applicant will incorporate this land into his property and use this land as a side-yard and parking area, and may utilize the additional lot area to construct an addition to the existing residence (subject to zoning approval, if required).

Owner Occupancy? No

Prepared by: *Enrique* Date: _____ Concurred by: *J. H. E.* Date: 6/11/18

Committee	Date	Action
PAD	6/20/18	<i>Approved</i>
City Plan	7/18/18	<i>Approved</i>
L.C.I.	7/25/18 8/22/18	<i>Approved</i>
Board of Alders	9/4/18 9/17/18	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN


TO (list applicable Alders):

Hon. Jeanette L. Morrison 22nd
Ward

DATE: **June 7, 2018**

FROM: Department
Person

LCI Property Division

Evan Trachten 

Telephone **946-8373**

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

LCI proposes the sale of vacant City owned land at 56 Henry Street. The land will be split between the adjacent property owners. The owners propose to acquire this land through a negotiated sale at \$3.00 per square foot which is fair market value (not at \$1.50 per square foot Sliver Lot pricing). The applicant will incorporate this land into his property and use this land as a side-yard and parking area, and may utilize the additional lot area to construct an addition to the existing residence (subject to zoning approval, if required).

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: 22
 WARD: TAXABLE
 CENSUS TRAC: 1416
 BLOCK: 4004
 QUERRY GROU
 VIS ID: 16995
SUPPLEMENTAL DATA
 I/E REPORT
 TAX DISTRI

RECORD OF OWNERSHIP

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NOTES								
APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value								
PREVIOUS ASSESSMENTS (HISTORY) Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value 2017 21 26,600 2016 21 26,600 2015 21 11,830 2017 24 1,750 2016 24 1,750 2015 24 840 Total: 28,350								
APPRaised VALUE SUMMARY Total: 28,350								

ASSOCIATION

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
EXEMPTIONS								
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
NOTES								
APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value								
PREVIOUS ASSESSMENTS (HISTORY) Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value 2017 21 26,600 2016 21 26,600 2015 21 11,830 2017 24 1,750 2016 24 1,750 2015 24 840 Total: 28,350								
APPRaised VALUE SUMMARY Total: 28,350								

PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BUILDING PERMIT RECORD								
VISIT/CHANGE HISTORY								
Date Type IS ID C/L Purpose/Result 12/22/2010 CM 94 Vacant with Outbuilding								

LAND LINE VALUATION SECTION

B Use # Code	Use Description	Zone	D Front	Depth	Units	Unit Price	L Factor S.A.	C Factor	SF. Adj.	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	MUNICIPAL MDL-00	RM2 0	36	160	5,663 SF	7.45	1.0000	5	1,001,600	0.90		1.00	6.71	38,000

Total Card Land Units: 5,663 SF Parcel Total Land Area: 5,663 SF
 Total Land Value: 38,000



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cl.	Ch.	Description	Element	Cl.	Ch.	Description
Model	00		Vacant				

MIXED USE

Code	Description	Percentage
903V	MUNICIPAL, MDL-00	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Replace Cost	0
AYB	0
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

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

Code	Description	Sub	Sub Descript	L	Units	Unit Price	Yr	Code	Dp Rt	Cnd	%Cnd	App. Value
PAVI	PAVING-ASPH			L	2,000	4.10	2010	03		F	30	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
		0	0	0		

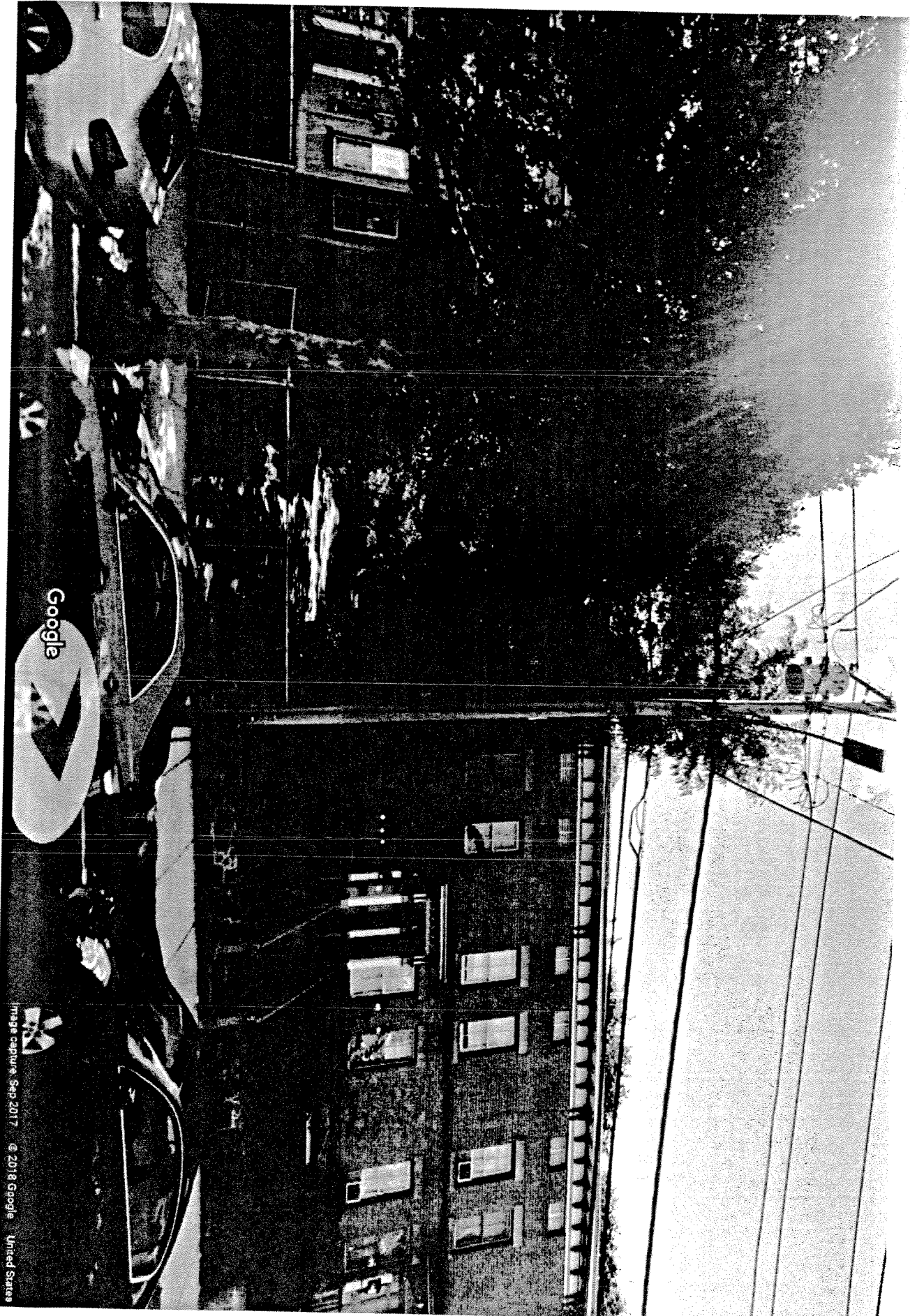


Ttl. Gross Liv. Lease Area:

0

0

0



56 Henry Street

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 552 Howard Avenue	Map-Block-Parcel 276 0060 00700	Zoning RM-2	Ward 4	Property Type Vacant Land	Total legal units 0	
2017 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size	
Land + OB \$ 23,200	Building	Other	Total Value \$ 23,200		Lot Size 10' X 200'	Total sq. ft. 2000 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 23,200	Vision	10/1/17	Sliver lot@ \$1.50 per sq./ft	\$3,000	N/A	\$ 3,000.00

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
Hill Central, LLC - JGE, LLC - The JGM Realty, LLC 36 Park Place Branford CT 06405	C/O Frederick Ross, III 203.483.4375

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	6/14/18	Staff	Current

Proposal: LCI proposes the sale of a sliver lot

General discussion The applicant will incorporate this land into his property and use this land as a side-yard to increase the total lot area of the site. The applicant needs additional lot area for Zoning Compliance (lot area coverage @ 30% in this zone). The applicant will be constructing additional units at this development, but not on this lot.

Owner Occupancy? No

Prepared by: E. G. [Signature] Date _____ Concluded by: [Signature] Date 6/14/18

Committee	Date	Action
FAD	6/20/18	Approved
City Plan	7/18/18	Approved
L.C.I.	7/25/18	Approved
Board of Alders	9/4/18	Approved

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN


TO (list applicable Alders):

Hon. Evelyn Rodriguez 4th Ward

DATE: **June 7, 2018**

FROM: Department
Person

LCI Property Division

Evan Trachten 

Telephone **946-8373**

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

LCI proposes the sale of a sliver lot to Hill Central, LLC, The JMG Realty, LLC, and JGE, LLC (owners of the former Hill Central Cooperative). This parcel will be added to the Hill Central site to satisfy lot area requirements of the Zoning Code, as part of the Hill Central expansion.

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.
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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.

VISION

VISION

VISION

VISION

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	21	13,370	2015	21	10,150
2017	24	2,870	2015	24	1,400
Total:		16,240	Total:		11,550

PREVIOUS ASSESSMENTS (HISTORY)

EXEMPTIONS

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NOTES

RECORD OF OWNERSHIP

UTILITIES

TOPO.

STRT./ROAD

LOCATIONS

UTILITIES

TOPO.

STRT./ROAD

LOCATIONS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BP-0734	06/21/2004	DE	Demolish	0		100		DEMOLISH GARAGE

LAND LINE VALUATION SECTION

Zone D	Front	Depth	Units	Unit Price	I. Factor	S.A. Factor	C. ST. Factor	Adj.	Notes-Adj
903V MUNICIPAL MDL-00	RM2	0	2,000 SF	15.15	0.9000	4	1.00	2000	0.70

ASSESSMENT SUMMARY

Appraised Bldg. Value (Card) 0

Appraised XF (B) Value (Bldg) 0

Appraised OB (L) Value (Bldg) 4,100

Appraised Land Value (Bldg) 19,100

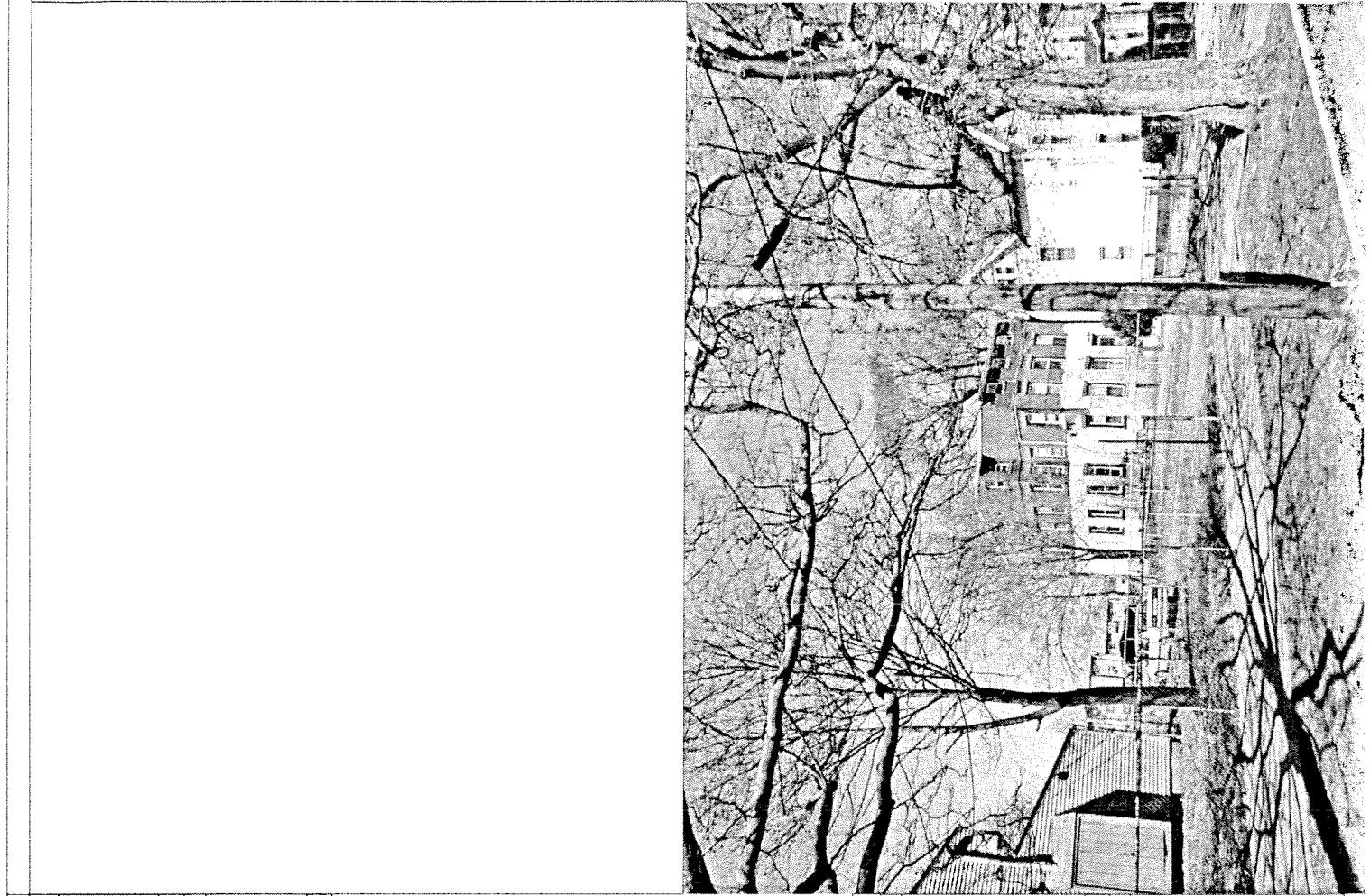
Special Land Value 0

Total Appraised Parcel Value 23,200

Valuation Method: C

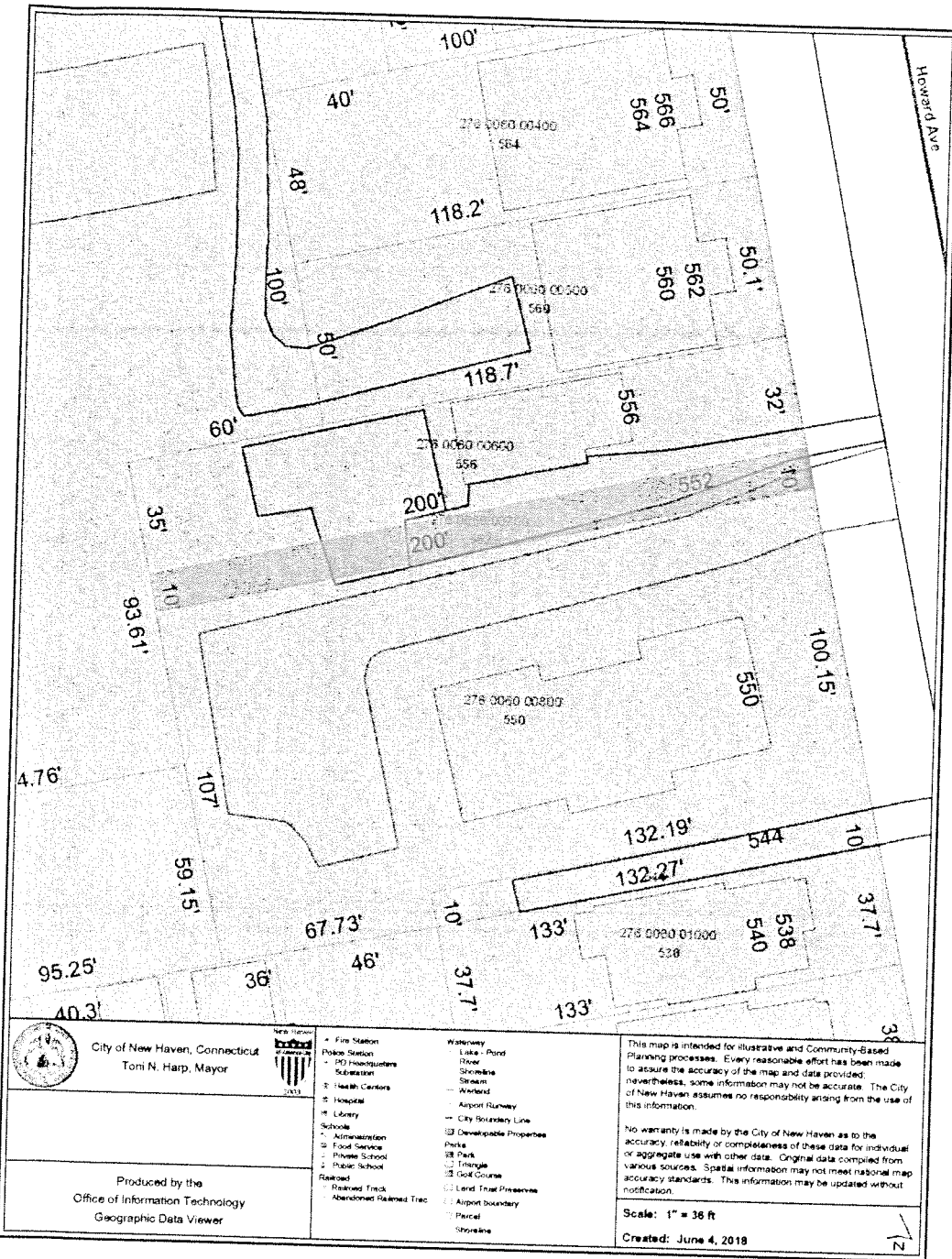
Adjustment: 0

Net Total Appraised Parcel Value 23,200



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)										
Element	Description	Cl.	Ch.									
Model	Vacant											
		MIXED USE										
		Description	Percentage									
		903V MUNICIPAL MDL-00	100									
		COST/MARKET VALUATION										
		Adj. Base Rate:	0.00									
		Replace Cost	0									
		AYB	0									
		EYB	0									
		Dep Code										
		Remodel Rating										
		Year Remodeled										
		Dep %										
		Functional Obslnc										
		External Obslnc	1									
		Cost Trend Factor										
		Status										
		% Complete										
		Overall % Cond										
		Apprais Val										
		Dep % Ovr	0									
		Dep Ovr Comment										
		Misc Imp Ovr	0									
		Misc Imp Ovr Comment										
		Cost to Cure Ovr	0									
		Cost to Cure Ovr Comment										
OR-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gale	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH			L	2,000	4.10	2010	03		A	50	4,100
				BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value						
		0	0	0	0	0						

Ttl. Gross Liv/Lease Area:



City of New Haven, Connecticut
Toni N. Harp, Mayor



- | | |
|---|---|
| <ul style="list-style-type: none"> • Fire Station • Police Station • PD Headquarters • Substation • Health Centers • Hospital • Library • Schools • Administration • Food Service • Private School • Public School • Railroad • Railroad Track • Abandoned Railroad Trac | <ul style="list-style-type: none"> • Waterway • Lake - Pond • River • Shoreline • Stream • Wetland • Airport Runway • City Boundary Line • Developable Properties • Park • Triangle • Golf Course • Land Trust Preserve • Airport boundary • Parcel • Shoreline |
|---|---|

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Scale: 1" = 36 ft
Created: June 4, 2018



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 552 HOWARD AVENUE. Disposition of a vacant sliver lot to be used as additional side yard area. (Hill Central, LLC, the JGM Realty LLC, JGE, LLC)
REPORT: 1546-12
ADVICE: Approval

PROJECT SUMMARY:

Developer: Hill Central, LLC, the JGM Realty LLC, JGE, LLC
Disposition Price: \$3,000
Site: 2,000 SF
Zone: RM-2
Use: Vacant to side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to dispose of the City owned vacant lot located at 552 Howard Avenue to Hill Central, LLC, The JGM Realty LLC, and JGE, LLC who will use the lot as additional side yard area to increase the total lot area of the Hill Central site located at 550 Howard Avenue.

PLANNING CONSIDERATIONS:

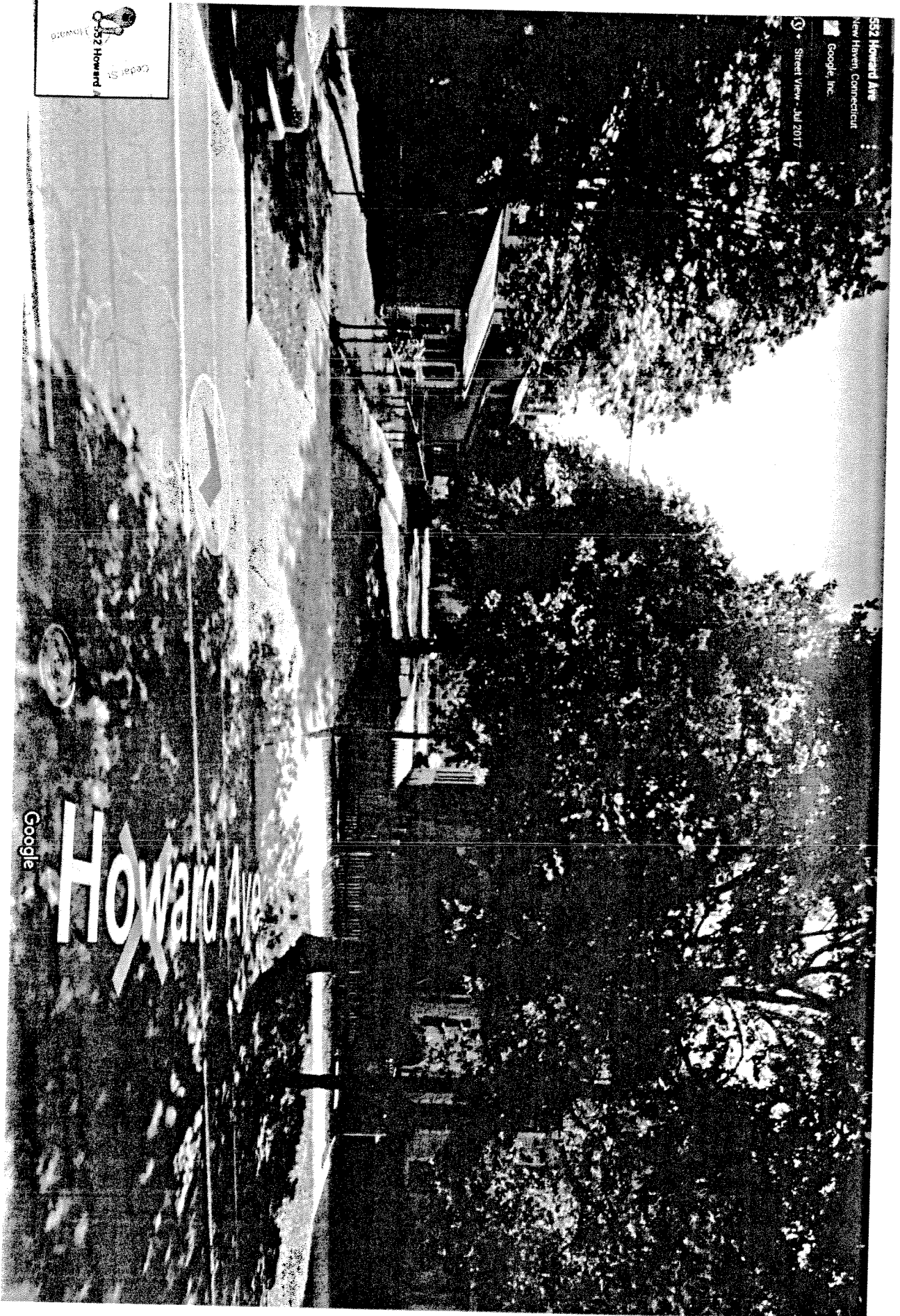
The City of New Haven owns vacant sliver lot and the developers are seeking to purchase the property to add to the existing Hill Central site to satisfy lot area requirements of the NHZO (lot coverage @ 30% in the RM-2 zone). The dimensions of the vacant lot are approximately 10-feet wide and 200-feet long.

ADVICE:

Approval.

ADOPTED: July 18, 2018
Edward Mattison
Chair

ATTEST: MPL.
Michael Piscitelli, AICP
Deputy Economic Development Administrator



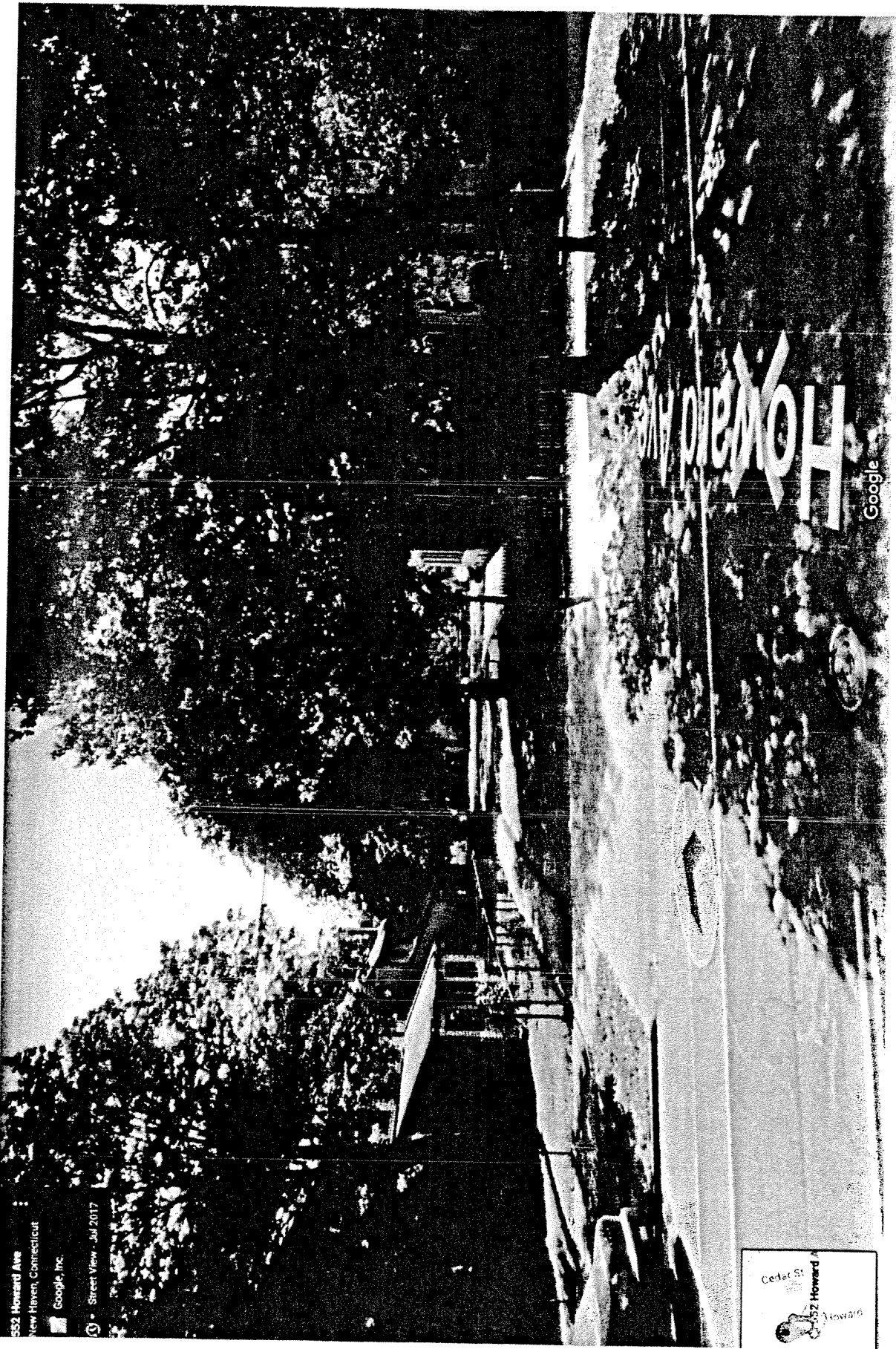
552 Howard Ave
New Haven, Connecticut
Google, Inc.
Street View - Jul 2017

552 Howard Ave
New Haven, CT 06511

Google

Howard Ave

552 Howard Avenue – Sliver lot



552 Howard Avenue – Sliver lot

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
13 White Street 17 White Street		301 0096 03200 301 0096 03300	RM-2	4	Vacant Land	Per Zoning
2017 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$2,200	NA	NA	\$ 45,800	\$ 32,060	15' X 100'	1307
\$43,600					30' X 100'	3049
					45' X 100'	4356 Total
					Total	Sq./ Ft.
						Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 45,800	Vision	10/1/17	Non- Profit / Affordable Housing	\$1,000	N/A	\$ 1,000.00

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:		
Habitat for Humanity of Greater New Haven, Inc. 37 Union Street New Haven CT 06511	203.785.0794		
Applicant's City property tax status:	Review date	Reviewed by:	Comments
CURRENT	June 8, 2018	STAFF	CURRENT

Proposal: LCI proposes the sale of vacant City owned land.

General discussion: Habitat for Humanity proposes to develop a single family owner occupied property at this site. This property must be sold to an owner occupant for a combined 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.

Owner Occupancy? Sale to owner occupant

Prepared by: [Signature] Date 6/11/18 Concurred by: [Signature] Date 6/14/18

Committee	Date	Action
PAD	6/20/18	Approved
City Plan	7/18/18	Approved
L.C.I.	7/25/18 8/22/18	Approved
Board of Alders	9/4/18 9/12/18	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable Alders):

Hon. Evelyn Rodriguez 4th Ward

DATE: **June 7, 2018**

FROM: Department
Person

LCI Property Division

Evan Trachten

Telephone 946-8373

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

LCI proposes the sale of a building lot at 13-17 White Street to Habitat for Humanity of Greater New Haven, Inc. Habitat will construct a single family owner occupied property at this site.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

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

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED VALUE
CITY OF NEW HAVEN					EX COMLN	Code 21	2,200
165 CHURCH ST							1,540
NEW HAVEN, CT 06510							6093
Additional Owners:							NEW HAVEN, CT

SUPPLEMENTAL DATA
 Other ID: 04
 WARD: 04
 TAXABLE: KENSIS TRAC 1406
 BLOCK: 3002
 QUERY GROU
 GIS ID: 19164

ASSOCIATION DATA
 ASSOC PID#

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	qtr	v/v	SALE PRICE	V.C.
CITY OF NEW HAVEN	3202 275	09/12/1984		V	0	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total:			1,540

ASSESSING NEIGHBORHOOD	ASSESSMENT
NBHD/ SUB: 1900/A	NBHD Name: NORTH HILL
	Street Index Name: NOTES
	Batch: 0

BUILDING PERMIT RECORD	
Permit ID	Issue Date

LAND LINE VALUATION SECTION	
Use Code	Use Description
1 903V	MUNICIPAL MDL-00
	Zone D: RMI2
	Front: 15
	Depth: 100
	Units: 1,307 SF
	Unit Price: 15.15
	Factor S.A.: 1.0000
	Factor Adj.: 0.10
	ST. Adj.: 1.10

PREVIOUS ASSESSMENTS (HISTORY)		
Yr.	Code	Assessed Value
2017	21	2,200
2016	21	1,540
2015	21	1,540
Total:		5,280

APPRAISED VALUE SUMMARY	
Appraised Bidg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	2,200
Special Land Value	0
Total Appraised Parcel Value	2,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	2,200

VISIT/CHANGE HISTORY					
Date	Type	IS	ID	Cl.	Purpose/Result
06/01/2011	04		JW1	70	Field Review
01/25/2011	03		TNM	99	Vacant
01/11/2011	03		MD2	99	Vacant

Total Card Land Units: 1,307 SF
 Parcel Total Land Area: 1,307 SF
 Total Land Value: 2,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
			MIXED USE				
			COST/MARKET VALUATION				
			Adj. Base Rate: 0.00 Replace Cost 0 AYW 0 EYB 0 Dep Code Remodel Rating Year Remodeled Dep % Functional Obslnc External Obslnc Cost Trend Factor 1 Status % Complete Overall % Cond Apprais Val 0 Dep % Ovr 0 Dep Ovr Comment Misc Imp Ovr 0 Misc Imp Ovr Comment Cost to Cure Ovr 0 Cost to Cure Ovr Comment				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Descripi	L/B Units	Unit Price	Yr	Gale	Dp Rt	Chd	%Chd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value					



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

TOPO. UTILITIES **SURT./ROAD** LOCATION
 EX COMLN

RECORD OF OWNERSHIP
 CITY OF NEW HAVEN
 UNKNOWN

ASSOCIATION
 6093
 NEW HAVEN, CT

VISION

CURRENT ASSESSMENT

Code	Appraised Value	Assessed Value
21	43,600	30,520
Total	43,600	30,520

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	21	30,520	2016	21	30,520
			2015	21	11,130
Total:		30,520	Total:		11,130

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

OTHER ASSESSMENTS

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	21	26,900	2016	21	26,900
			2015	21	11,130
Total:		26,900	Total:		11,130

ASSESSING NEIGHBORHOOD
 NORTH HILL

NOTES

Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 43,600
 Special Land Value 0
 Total Appraised Parcel Value 43,600
 Valuation Method: C
 Adjustment: 0

APPRaised VALUE SUMMARY

Net Total Appraised Parcel Value 43,600

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
105751	10/25/1996	DE	Demolish	0		0		DEMOLISHED BLDG

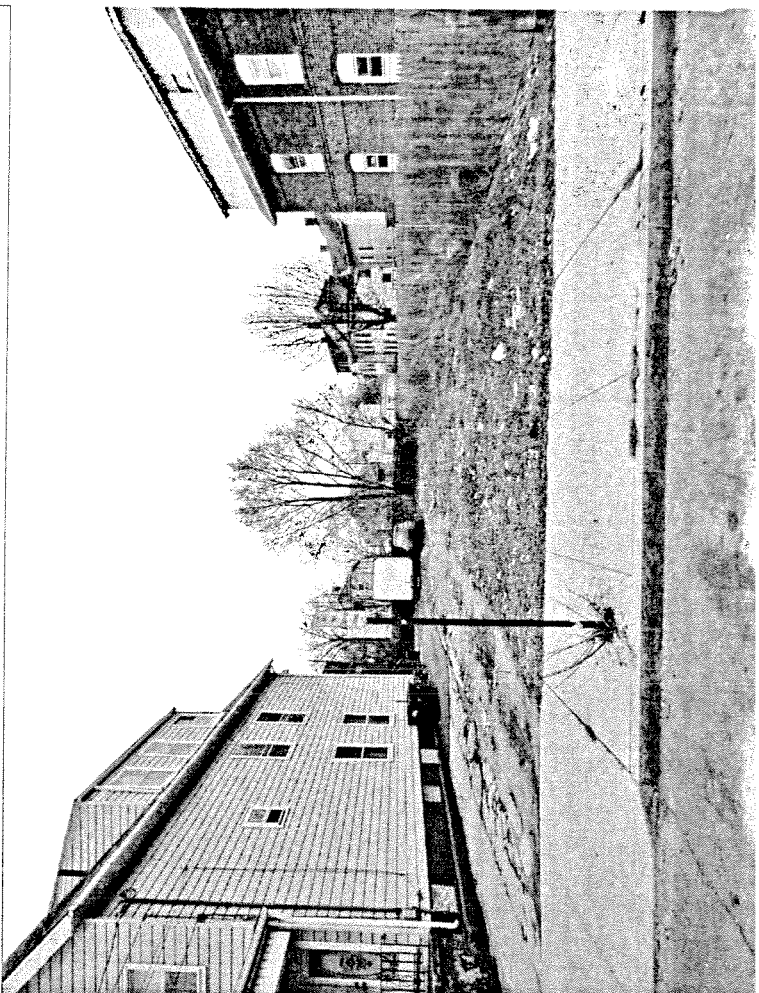
VISIT/CHANGE HISTORY

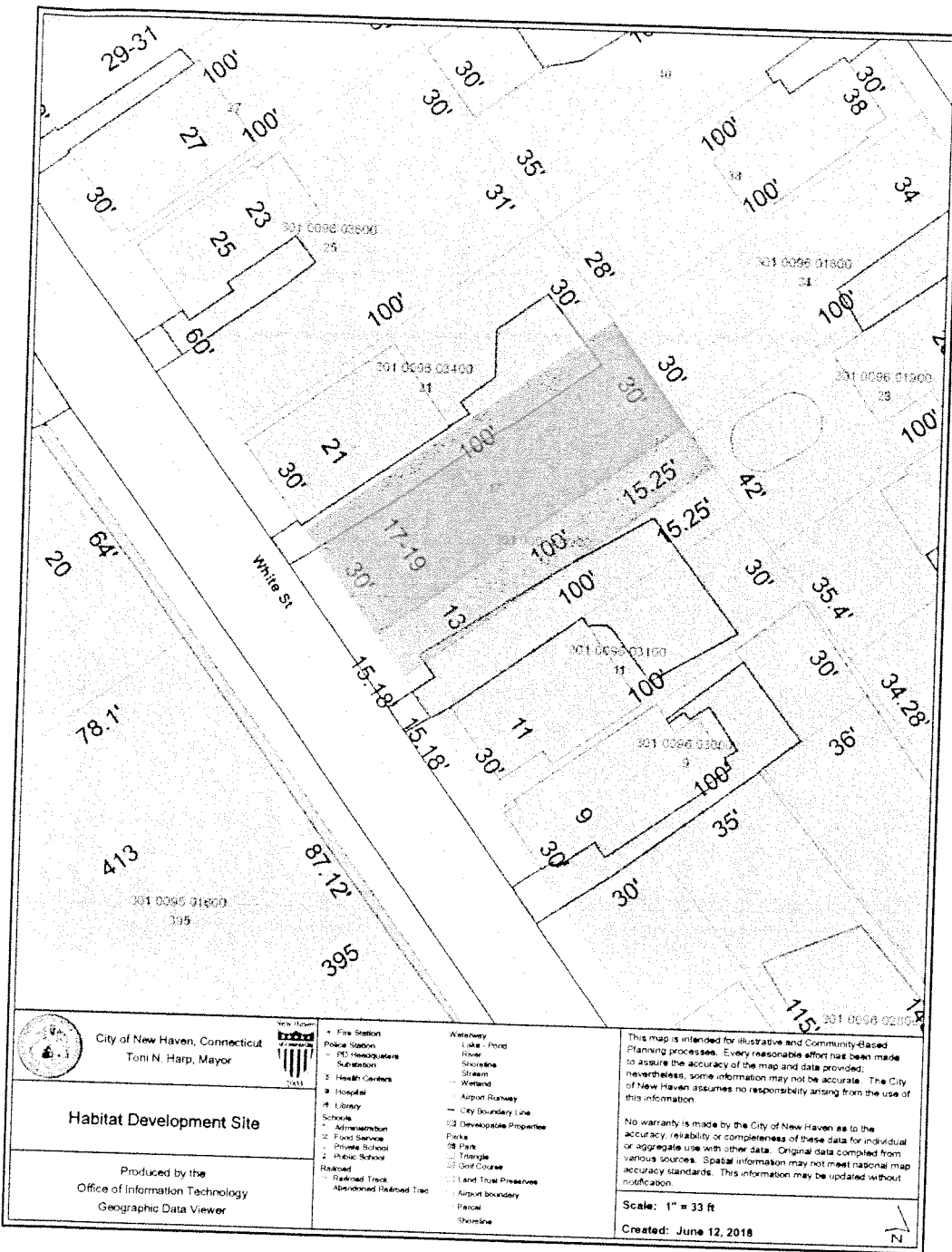
Date	Type	IS	ID	CL	Purpose/Result
06/01/2011	04		JW1	70	Field Review
01/25/2011	03		TMM	99	Vacant
01/11/2011	03		GM2	99	Vacant

LAND LINE VALUATION SECTION

Zone	D	Front	Depth	Units	Unit Price	C.	SF.	Factor	Adj.	Notes-Adj	S Adj	Land Value			
1	903V MUNICIPAL MDL-00	RM2	0	30	100	3,049	SF	13.00	1.0000	5	1.00	1900	1.10	14.31	43,600
Total Card Land Units:				3,049	SF							Parcel Total Land Area: 3,049 SF			Total Land Value: 43,600

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description								
Model	00		Vacant								
MIXED USE											
Code	903V		MUNICIPAL MDL-00								
			Percentage 100								
COST/MARKET VALUATION											
Adj. Base Rate: 0.00											
Replace Cost 0											
AYB 0											
EYB 0											
Dep Code											
Remodel Rating											
Year Remodeled											
Dep %											
Functional Obslnc											
External Obslnc											
Cost Trend Factor											
Status											
% Complete											
Overall % Cond											
Apprais Val											
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	Sub	Sub Description	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value					
		0	0	0	0	0					
Ttl. Gross Liv/Lease Area:											





City of New Haven, Connecticut
Toni N. Harp, Mayor



Habitat Development Site

Produced by the
Office of Information Technology
Geographic Data Viewer

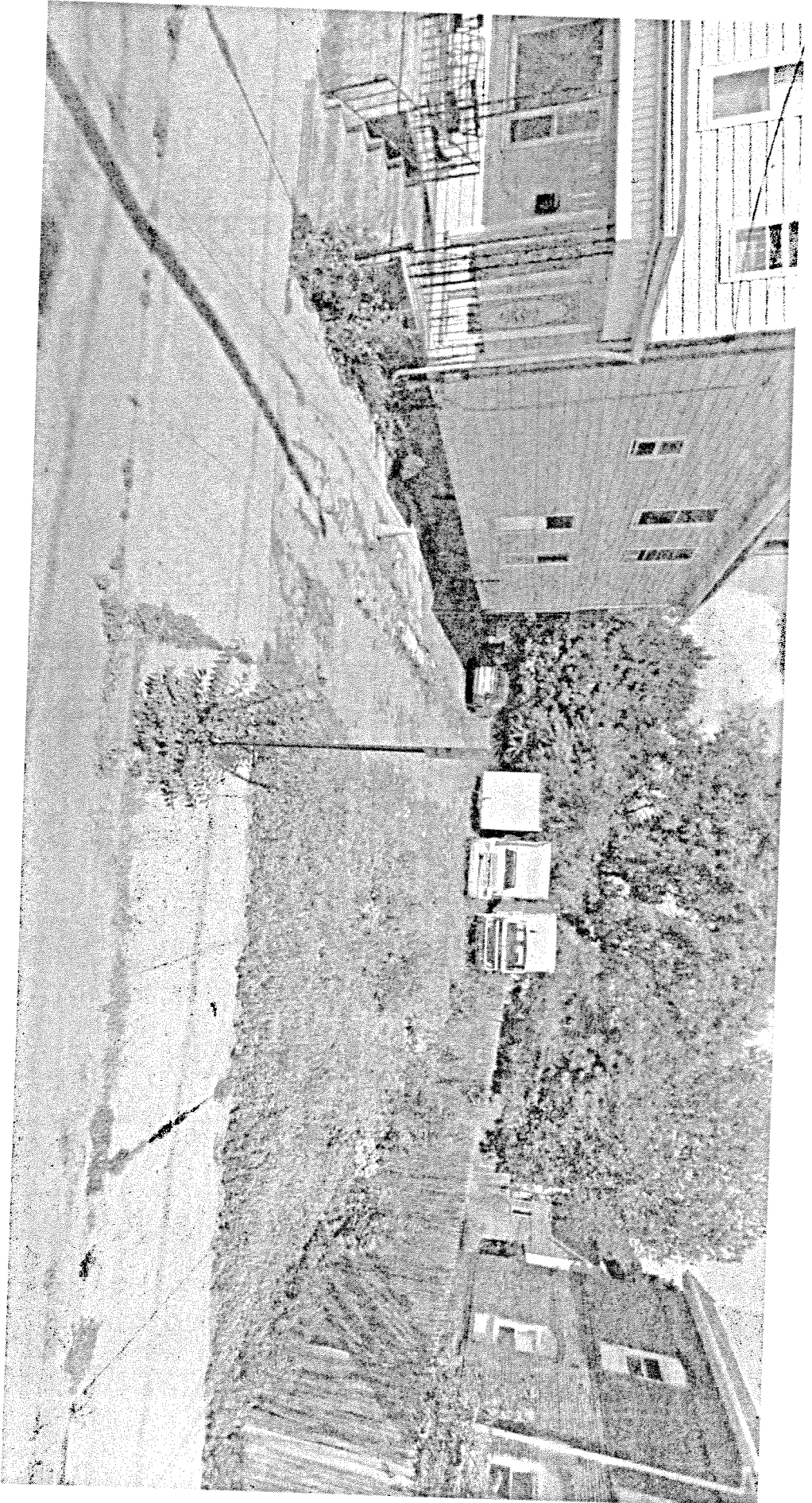
- | | |
|---|--|
| <ul style="list-style-type: none"> 1 Fire Station 2 Police Station 3 PD Headquarters 4 Substation 5 Health Centers 6 Hospital 7 Library 8 Schools 9 Administration 10 Food Service 11 Private School 12 Public School 13 Railroad 14 Railroad Track 15 Abandoned Railroad Trac | <ul style="list-style-type: none"> Waterway 16 Lake - Pond 17 River 18 Shoreline 19 Stream 20 Wetland 21 Airport Runway 22 City Boundary Line 23 Developable Properties 24 Parks 25 Trails 26 Golf Course 27 Land Trust Preserves 28 Airport boundary 29 Parcel 30 Shoreline |
|---|--|

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Scale: 1" = 33 ft
Created: June 12, 2018





13-17 White Street

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
551 Winchester Avenue 108 Starr Street (Portion)		255 0434 01600 255 0434 01800	RM-2	19	Vacant Land	N/A	
2017 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$ 36,800 36,900	N/A	N/A	\$73,700	\$ 51,590		30' X 140' 73' X 29' (Portion of 109 Starr St).	4200 2117 6346 Total <u>Sq./ Ft. Per Engineering Map</u>

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 73,700	Vision	10/1/17	Sliver lot@ \$1.50 per sq./ft	\$9,519.00	N/A	\$ 9,519.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Kimberly R. Edwards 19 th Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Winstarr, LLC 982 State Street New Haven CT 06511		Mark Zuckerman 203.435.3716	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
CURRENT	6/8/18	STAFF	CURRENT

Proposal: LCI proposes the sale of two sliver lots.

General discussion The applicant will incorporate this land into their property and use this land as a side-yard and parking area. The City is selling a portion of 108 Starr Street to the applicant, the City will merge the remaining portion of 108 Starr Street with 539-547 Winchester Avenue for future development purposes.

Owner Occupancy? No

Prepared by: [Signature] Date 7/16/18 Concurred by: [Signature] Date 7/17/18

Committee	Date	Action
PAD	7/18/18	Approved
City Plan	8/15/18	Approved
L.C.I.	8/22/18	Approved
Board of Alders	9/17/18	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO (list applicable Alders):

Hon. Kimberly Edwards 19th Ward

DATE: **June 7, 2018**

FROM: Department
Person

LCI Property Division

Evan Trachten 

Telephone 946-8373

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

LCI proposes the sale of a sliver lot at 551 Winchester Avenue and a portion of a sliver lot at 109 Starr Street to Winstarr, LLC who owns 555 Winchester Avenue. The applicant will utilize this land as a parking area and side-yard area.

Check one if this an appointment to a commission

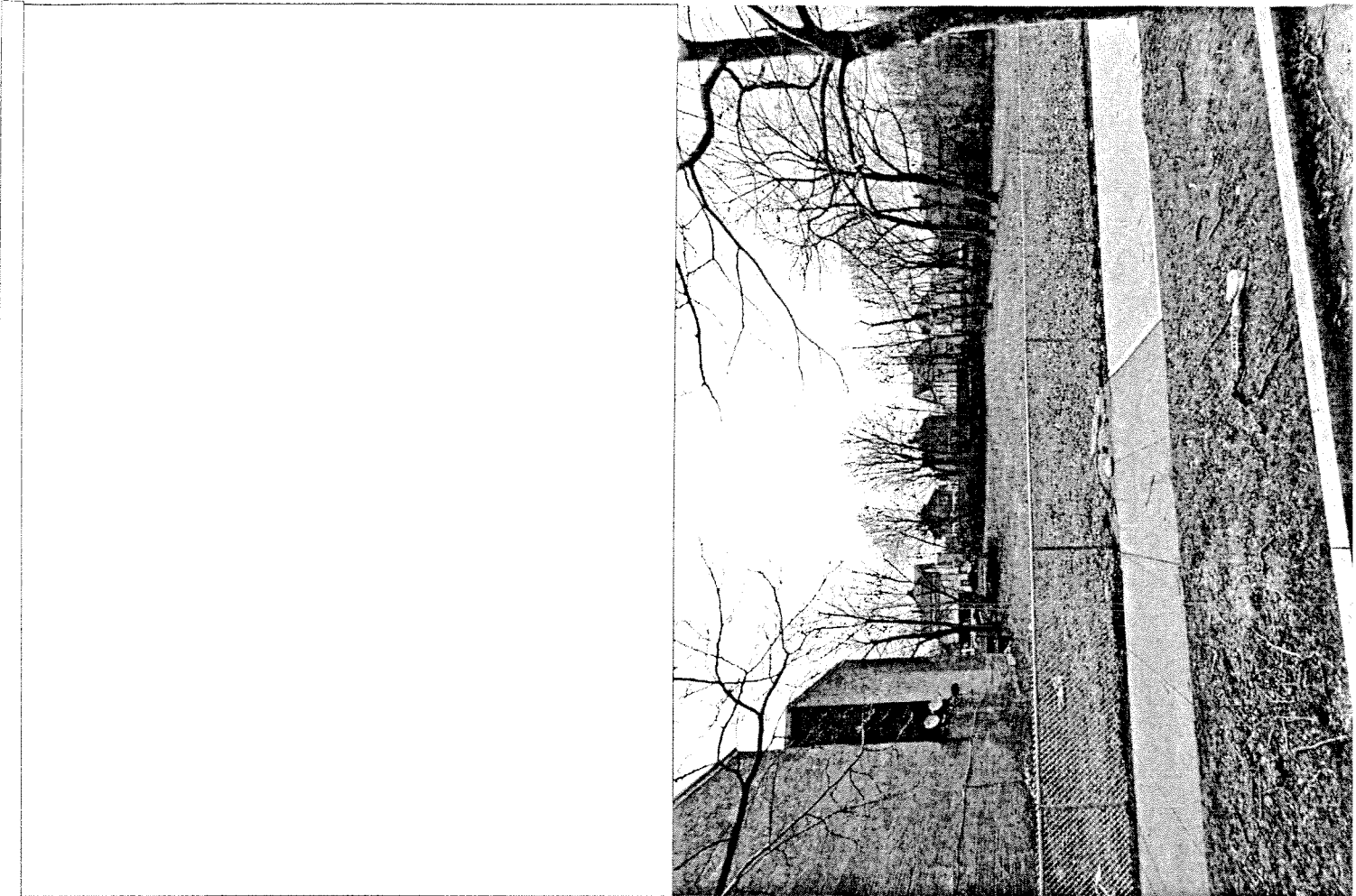
Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

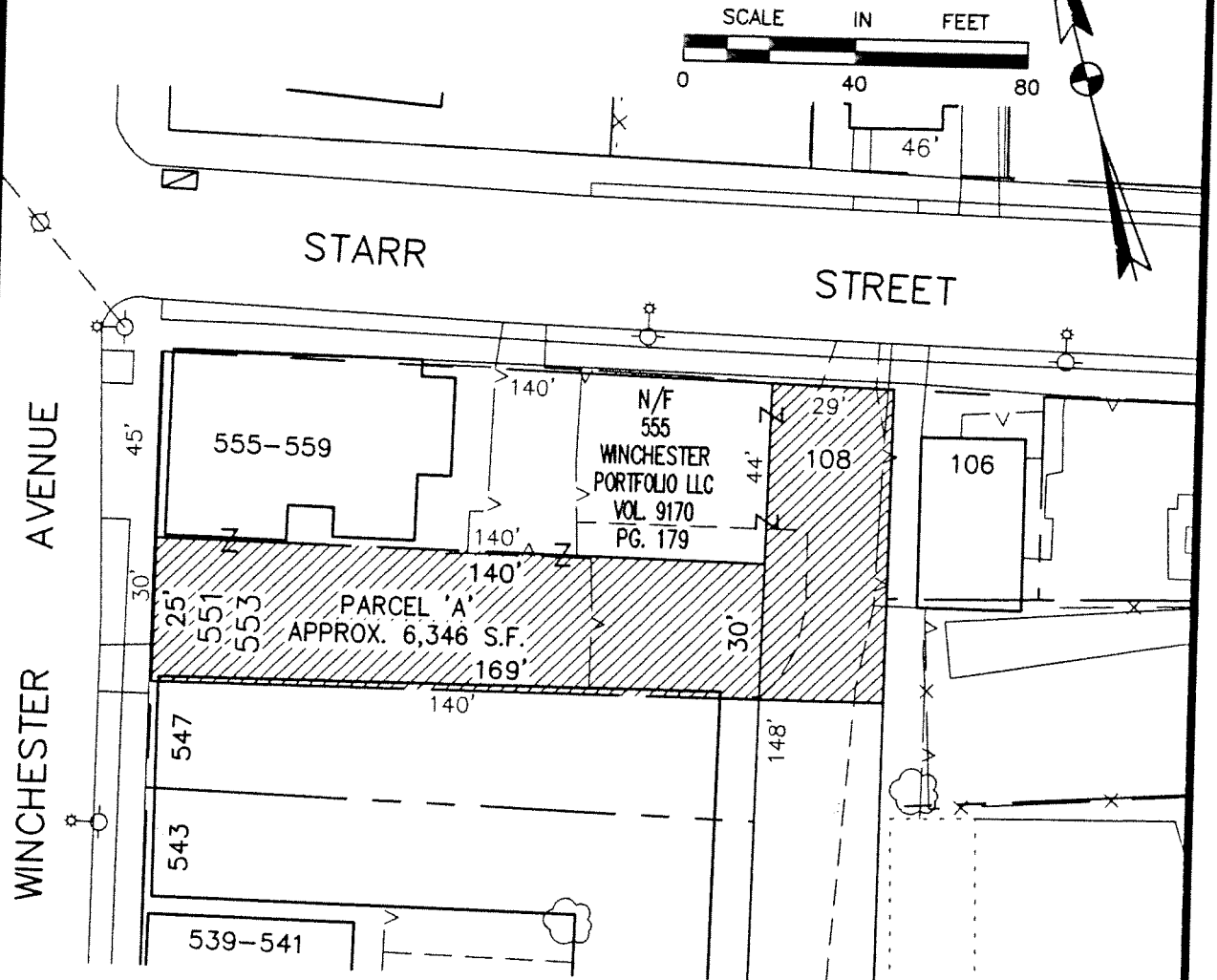
1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
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4.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



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)												
Element	Description	Element	Description											
00	Vacant													
MIXED USE														
Code	Description	Code	Percentage											
903V	MUNICIPAL MDL-00		100											
COST/MARKET VALUATION														
Adj. Base Rate:			0.00											
Replace Cost			0											
AYB			0											
EYB			0											
Dep Code														
Remodel Rating														
Year Remodeled														
Dep %														
Functional Obslnc														
External Obslnc														
Cost Trend Factor			1											
Status														
% Complete														
Overall % Cond														
Apprais Val			0											
Dep % Ovr			0											
Dep Ovr Comment														
Misc Imp Ovr			0											
Misc Imp Ovr Comment														
Cost to Cure Ovr			0											
Cost to Cure Ovr Comment														
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area	Gross Area	Eff. Area	Gross Area	Unit Cost	Undeprac. Value							
		Tot Gross Liv/Lease Area:												

NOTE:

1. PROPERTY DIMENSIONS TAKEN FROM TAX MAP 254 ON FILE IN THE CITY ENGINEERS OFFICE. ALSO GIS MAPS G05, G06, H05 AND H06.



THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD INVESTIGATION AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON .

"CLASS D" COMPILATION OF EXISTING DATA. NOT A FIELD SURVEY.

K:\ENGINEER\DWG\CLASS_D\9715142-0807201\743 WINCHESTER AVE

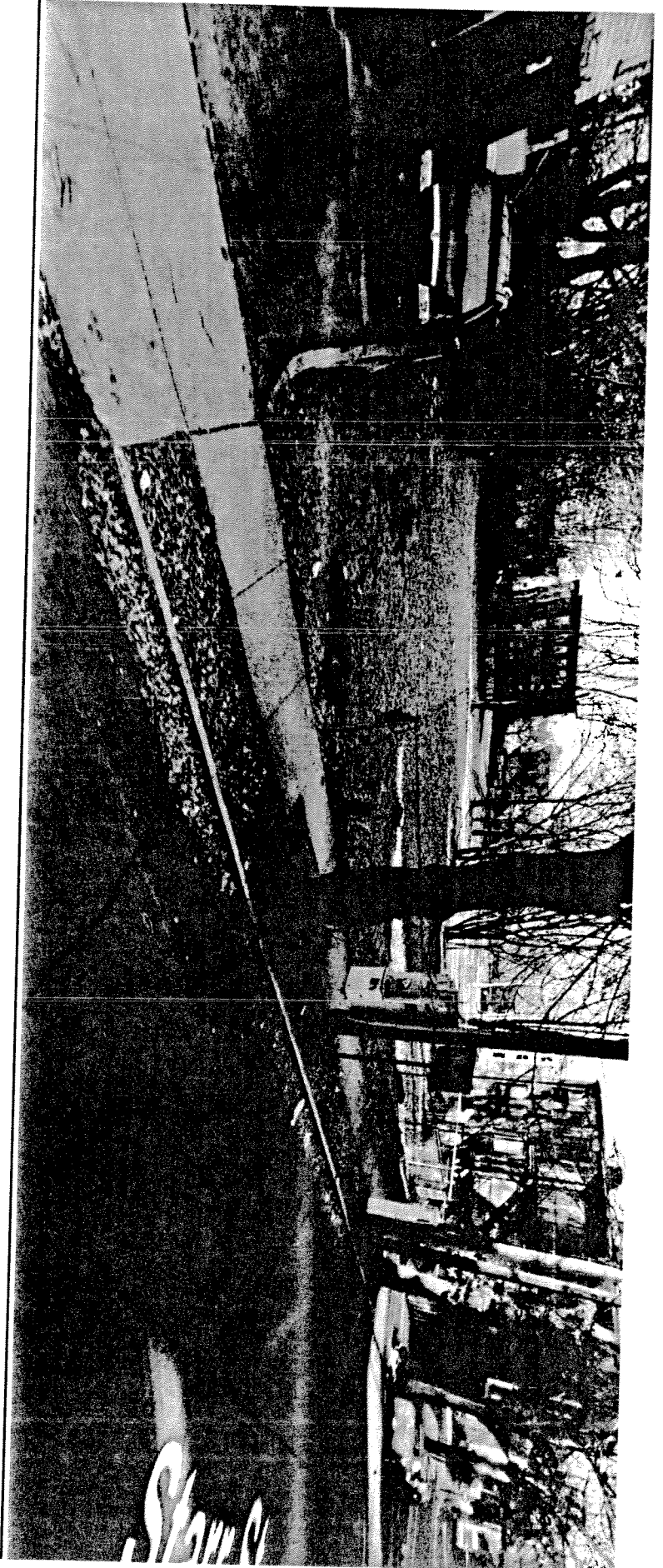
**CITY OF NEW HAVEN
DEPARTMENT OF ENGINEERING**

551-553 WINCHESTER AVENUE
108 STARR STREET

LAND TO BE DEEDED FROM
THE CITY OF NEW HAVEN PARCEL 'A'
TO: 555 WINCHESTER PORTFOLIO LLC
OF NEW HAVEN

RICHARD H. MILLER, L.S. (9886)
RHM CONSULTANTS LLC

DATED: JUNE 6, 2018 SCALE 1" = 40'



108 Starr Street



551 Winchester Avenue