

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING DECEMBER 17, 2025 AT 3 PM

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://us04web.zoom.us/j/74516674071?pwd=fx90GIz1eaEOyw5X8Wj5RyZaVbBUFU.1>

Meeting ID: 745 1667 4071

Passcode: 5zb7cQ

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 September 17, 2025, PAD Special Meeting
- III. Action Items / New Business

Property Address	Type of Sale	Applicant	Ward
3 Arthur Street	Building Lot	New Haven Land Bank, Inc.	5
8 Dewitt Street	Sliver Lot	New Haven Land Bank, Inc.	5
14 Dewitt Street	Building Lot	New Haven Land Bank, Inc.	5
26 Dewitt Street	Building Lot	New Haven Land Bank, Inc.	5
541 Howard Avenue	Building Lot	New Haven Land Bank, Inc.	4
545 Howard Avenue	Building Lot	New Haven Land Bank, Inc.	4

NEW HAVEN
CITY CLERKS OFFICE
RECEIVED
2025 DEC 15 P 12:34

285 James Street	Building Lot	New Haven Land Bank, Inc.	9
156 Humphrey Street	Building Lot	New Haven Land Bank, Inc.	8
158 Humphrey Street	Sliver Lot	New Haven Land Bank, Inc.	8
24 Frank Street	Building Lot	Neighborhood Housing Services, Inc.	4
169 West Street	Building Lot	Neighborhood Housing Services, Inc.	4
137 Frank Street	Building Lot	Neighborhood Housing Services, Inc.	4
139 #B Frank Street	Sliver Lot	Neighborhood Housing Services, Inc.	4

IV. Old Business / Open Discussion

V. Adjourn

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
3 Arthur Street	275 0029 02100	RM-2	5	Building lot	Per Zoning
8 Dewitt Street	275 0029 01901		5	Sliver lot	
14 Dewitt Street	275 0029 01800		5	Building lot	
26 Dewitt Street	275 0029 01500		5	Building lot	
541 Howard Avenue	265 0059 01500		4	Building lot	
545 Howard Avenue	265 0059 01600		4	Building lot	
285 James Street	172 0766 03500		9	Building lot	
156 Humphrey Street	181 0599 00300		8	Building lot	
158 Humphrey Street	181 0599 00200		8	Sliver lot	
2023 Assessment Value (100%)				70% of Assessment	Property Size
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size
\$34,300		N/A	\$623,900	\$436,730	62' X 90'
\$16,100					10' X 109'
\$32,600					32' X 106'
\$33,000					36' X 106'
\$29,700					30' X 130'
\$29,700					30' X 130'
\$38,000					30' X 125'
\$188,600	\$81,800				54' X 73'
\$140,100					33' X 56'
					Total Per Assessor
					32,218 Sq./ft.

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 623,900	Vision	10/1/2024	Negotiated	\$1.00	NA	\$1.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No ☐	Hon. Kampton Singh 5 th Ward Hon. Evelyn Rodriguez 4 th Ward Hon. Caroline Tanbee Smith 9 th Ward Hon. Ellen Cupo 8 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 203-590-1922	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	11/13/2025	Staff	Current
Proposal: The City of New Haven proposes to dispose of nine vacant lots to the New Haven Land Bank, Inc.			
General discussion: The City of New Haven propose to dispose of nine 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: Jim Carr Date: 12/12/25 Concurred by: Chris G. Date: 12/23/25

Committee	Date	Action
PAD	12/17/25	Motion Passed
City Plan	12/17/25	Motion Passed
L.C.I.	1/28/26	Motion Passed
Board of Alders		

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
24 Frank Street	302 0074 03100	RM-2	4	Building lot	Per Zoning
137 Frank Street	304 0046 00500	RM-2	4	Building lot	
139 #B Frank Street	304 0046 00601	RM-2	4	Sliver lot	
169 West Street	303 0094 03100	RM-2	4	Building lot	
2024 Assessment Value (100%)				70% of Assessment	Property Size
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size
\$33,000	N/A	N/A	\$123,200	\$86,240	35' X 130
\$33,300					36' X 115
\$2,500					17' X 115
\$54,400					58' X 124
					Total per Assessor
					17,837 Sq./ft

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 123,200	Vision	10/1/2024	Negotiated	\$1,000 per Unit	NA	\$6,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No ☐	Hon. Evelyn Rodriguez 4th Ward	N/A	No

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Neighborhood Housing Services, Inc., (203) 562-0598 333 Sherman Ave, New Haven, CT 06511		C/O James Paley 203-562-0598 x214	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current		Staff	Current
Proposal: The City of New Haven proposes to dispose of 4 vacant lots to Neighborhood Housing Services, Inc. to build three multifamily homes, each having two units.			
General discussion: Neighborhood Housing Services, Inc. is a strong partner in developing land, redeveloping blighted properties, and new housing for New Haven residents who are first time home buyers.			
Owner Occupancy? N/A			

Prepared by: Crica Carr Date 11/20/25 Concurred by: Amey Date 11/20/25

Committee	Date	Action
PAD	12/17/25	Motion Passed
City Plan	12/17/25	Motion Passed
L.C.I.	1/23/26	Motion Passed
Board of Alders		

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO :

Hon. Kampton Singh 5th Ward
Hon. Evelyn Rodriguez 4th Ward
Hon. Ellen Cupo 8th Ward
Hon. Caroline Tanbee Smith 9th Ward

DATE: **December 12, 2025**

FROM: Department
Person

Economic Development Administration

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 building lots at 3 Arthur Street, 8 Dewitt Street, 14 Dewitt Street, 26 Dewitt Street, 541 Howard Avenue, 545 Howard Avenue, 285 James Street, 156 Humphrey Street, and 158 Humphrey 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.

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: **November 19, 2025**

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.

Facilitating the sale of four properties to Neighborhood Housing Services, Inc., specifically three buildable lots on 24 Frank Street, 137 Frank Street, and 169 West Street, and one sliver lot on 139 #B Frank Street. Neighborhood Housing Services will construct three 2,954 sq./ft two family homes for first time homebuyers. The sliver lot at 139 #B Frank Street will be merged with the adjoining buildable lot at 137 Frank Street.

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

December 17, 2025

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

Meeting called to order at 3:03 PM Roll call was conducted. Quorum was confirmed; the meeting was officially called to order. Erica Carr introduced Esther Rose-Wilen as the new representative for City Plan, replacing Donnell Hilton.

PAD Meeting minutes for September 17, 2025, were reviewed and approved unanimously.

New Business The committee reviewed 13 property dispositions: nine properties to the New Haven Land Bank, Inc., and four properties to Neighborhood Housing Services (NHS).

- **New Haven Land Bank Dispositions:** The committee discussed the sale of 8, 14, and 26 DeWitt Street; 3 Arthur Street; 541 and 545 Howard Avenue; 156 and 158 Humphrey Street; and 285 James Street for \$1.00 each.
- **Neighborhood Housing Services Dispositions:** The committee reviewed the sale of 24 Frank Street, 169 West Street, 137 Frank Street, and 139B Frank Street for \$2,000 total (\$1,000 per unit).

A vote was held for each property and all were approved, with the exception of Esther Rose-Wilen abstaining on property 285 James Street.

Open Discussion After the property presentations, the committee discussed non-profit development safeguards. Alder Festa and Alder Singh expressed strong concerns regarding owner occupancy requirements, both recommended that these properties be reserved for first time homebuyers rather than large developers. The committee discussed implementing strict development timelines (12-18 months) to ensure properties do not remain vacant or undeveloped.

Clay Williams questioned whether the City would receive tax revenue from the New Haven Land Bank during the holding period; Carlos Eyzaguirre said he'd verify the tax requirements and Land Disposition Agreement language. Esther Rose-Wilen recommended increased community outreach for the James Street and Arthur Street lots due to their history as community green spaces. Alder Singh mentioned the possibility of a

potential state easement at 3 Arthur Street, and a possible illegal mechanic shop operating near 123 Plymouth Street.

The committee also noted a clerical update to change previous approvals from "New Haven Land Bank LLC" to "New Haven Land Bank Inc." to correctly reflect their non-profit status.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa; all were in favor, and the meeting adjourned at 4:10 PM.



Justin Elicker
Mayor

CITY OF NEW HAVEN
LIVABLE CITY INITIATIVE
165 Church Street, 3rd Floor
New Haven, CT 06510
Phone: (203) 946-7090



Liam Brennan
Executive Director

LIVABLE CITY INITIATIVE
BOARD MEETING MINUTES

January 28, 2026

Date: January 28, 2026
Time: 6:00 PM (Virtual)
Location: Zoom Video Conference
Chair: Commissioner John Russo

ATTENDANCE

Commissioners Present:

- John Russo, Chair
- Addie Kimbrough
- Lana Harrison
- Richard Furlow (Alder)

Commissioners Absent:

- Commissioner Colon, Alder Rodriguez

Staff Present:

- Liam Brennan, Executive Director, Livable City Initiative
- Erica Carr, Property Acquisition Disposition Coordinator, Economic Development
- Carlos Eyzaguirre, Economic Development

CALL TO ORDER

Chair Russo called the meeting to order at approximately 6:10 PM. A quorum was confirmed with four commissioners present.

ROLL CALL

Roll call was taken by Chair Russo. Present: Lana Harrison, Richard Furlow, Addie Kimbrough, John Russo.

LCI UPDATE

Executive Director Liam Brennan provided an update on LCI activities:

- **Bella Vista Fire Response:** LCI responded to a fire at Bella Vista over the New Year weekend. Multiple apartments were water damaged, requiring relocation assistance. Teams were deployed on Sunday, and residents were relocated the following day.
- **Public Data Page Launch:** LCI has launched a public page with data on all divisions, including a property search feature. Anyone can search for information on anti-blight complaints, housing code complaints, residential licensing status, civil citations, and order letters.
- **Owner Portal:** A new owner portal is operational where property owners can log in, view all their properties, see upcoming inspections, manage residential licensing, and access citations and order letters.
- **Vacant Registry Database:** LCI is launching a comprehensive vacant property registry in coordination with the Fire Department. Per an ordinance passed several years ago, owners of vacant properties are required to pay a registration fee. LCI will begin enforcement and create a public list of all vacant properties. Neighborhood specialists will mark vacant properties in their workspaces, which will feed into the central registry.
- **781 Whalley Avenue:** A hearing with a hearing officer is scheduled for the following day.
- **Ocean Management Trial:** LCI went to trial regarding Ocean Management's appeal of anti-blight enforcement on several Fitch Street properties. The trial occurred in early January. Written final arguments are due at end of January, with responses due 10 days later. A ruling is expected in February.

Questions from Commissioners:

- Chair Russo inquired about the Fitch Street properties, confirming they are the fenced-in properties (approximately 6-7 parcels) handled by Neighborhood Specialist Ray Jackson.
- Commissioner Harrison asked about the fine structure and timeline for vacant property enforcement. Director Brennan indicated the fee structure varies by property type and that a 30-day notice period will be used before citations are issued, consistent with residential licensing procedures.

PROPERTY TRANSFER REFERRALS

Erica Carr, Property Acquisition Disposition Coordinator, presented 16 property referrals (14 from December and 2 from January). All parcels passed through the Property Acquisition and Disposition Committee (PAD) and City Plan Commission.

December Referrals - New Haven Land Bank (\$1 each):

8, 14, and 26 DeWitt Street (Ward 5)

- 8 DeWitt Street: 10 x 110 ft sliver lot, assessed at \$11,270, acquired 1977
- 14 DeWitt Street: 30 x 110 ft, assessed at \$22,820, acquired August 2022 (foreclosure)
- 26 DeWitt Street: 37 x 109 ft, assessed at \$23,100, acquired 2005 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for \$1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

3 Author Street and 541, 545 Howard Avenue (Wards 4 and 5)

- 3 Author Street: 63 x 99 ft, assessed at \$24,010, acquired 2012 (estate sale)
- 541 Howard Avenue: 30 x 130 ft, acquired 2015 (\$30,650)

- 545 Howard Avenue: 30 x 130 ft, acquired 2015 (foreclosure)

Motion: Commissioner Kimbrough moved to transfer all three properties to the New Haven Land Bank for \$1 each. **Second:** Alder Furlow. **Vote:** Unanimously approved (4-0).

156 and 158 Humphrey Street

- 156 Humphrey Street: Corner lot, 74 x 54 ft, assessed at \$889,280, acquired 2018 (\$51,000)
- 158 Humphrey Street: 30 x 54 ft, acquired 2004 (\$0)

Motion: Commissioner Harrison moved to transfer both properties to the New Haven Land Bank for \$1 each. **Second:** Commissioner Kimbrough. **Vote:** Unanimously approved (4-0).

285 James Street (Ward 9)

- 30 x 126 ft, assessed at \$26,600, acquired 2005 (\$0)

Discussion: Commissioner Harrison noted a comment in the PAD packet from Esther Rose Weiland regarding community use of the property as green space. Erica Carr confirmed she spoke with Alder Tammy Smith, who determined the lot had become a dumping area and supported transferring it to the Land Bank for multifamily housing development.

Motion: Commissioner Kimbrough moved to transfer the property to the New Haven Land Bank for \$1. **Second:** Commissioner Harrison. **Discussion:** Alder Furlow noted these are transfers, not sales, for the record. **Vote:** Unanimously approved (4-0).

December Referrals - Neighborhood Housing Services (\$1,000 per unit):

24 Frank Street, 137 Frank Street, 139B Frank Street, and 169 West Street (Ward 4)

- 24 Frank Street: 36 x 137 ft, assessed at \$23,310, acquired 2004 (foreclosure)
- 137 Frank Street: 36 x 117 ft, acquired 2003 (foreclosure)
- 139B Frank Street: 18 x 117 ft (to be merged with 137 Frank Street)
- 169 West Street: 57 x 124 ft, assessed at \$38,080, acquired 2010 (\$18,000)

NHS plans to construct three two-family homes for first-time homebuyers with owner-occupancy requirements. Total sale price: \$6,000 (6 units at \$1,000 each).

Discussion: Alder Furlow inquired about owner-occupancy requirements and duration. Carlos Eyzaguirre confirmed properties will be owner-occupied with a 10-15 year residency requirement (exact term to be confirmed) and reversion clauses if owners move before the term expires.

Commissioner Kimbrough moved to table the item pending clarification of occupancy requirements. Director Brennan and Alder Furlow noted that either 10 or 15 years exceeds the state's 5-year requirement for housing assistance and encouraged the Board to move forward to avoid delaying affordable housing development.

Motion to Table: Commissioner Kimbrough. No second received. Motion failed.

Motion: Commissioner Harrison moved to sell all four properties to Neighborhood Housing Services for \$2,000 each (two-family homes at \$1,000/unit). **Second:** Alder Furlow. **Vote:** 3-1 (Kimbrough opposed). Motion carried.

January Referrals - New Haven Land Bank (\$1 each):

56 Button Street (Ward 5) and 105 Greenwood Street (Ward 23)

- 56 Button Street: 39 x 101 ft, appraised at \$33,000, assessed at \$23,100, acquired 2009 (foreclosure)
- 105 Greenwood Street: 54 x 58 ft, appraised at \$50,000, assessed at \$35,000, acquired 2009 (foreclosure). Note: Surrounding area is state-owned; city is working to acquire additional land for denser development.

Motion: Alder Furlow moved to transfer both properties to the New Haven Land Bank for \$1 each. **Second:** Commissioner Harrison. **Vote:** Unanimously approved (4-0).

General Notes on Property Transfers:

- Land Bank parcels: No taxes paid during 18-month holding period
- Property types not yet determined (pre-development stage); expected to be 1-4 family affordable housing for first-time homebuyers
- Community outreach confirmed with relevant alders including Alder Camden Singh (Ward 5), Alder Rodriguez (Ward 4), and Alder Tammy Smith (Ward 9)

ADJOURNMENT

Motion: Alder Furlow moved to adjourn. **Second:** Chair Russo. Meeting adjourned.

Minutes respectfully submitted,

Liam Brennan, Executive Director

Livable City Initiative

CITY OF NEW HAVEN		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6093 NEW HAVEN, CT	
165 CHURCH ST										Description EX COM LN				Assessed 24,010	
NEW HAVEN CT 06510		Alt Prcl ID WARD 05		TAXABLE CENSUS 1405		BLOCK 2000		QUERY G		Code 21				Appraised 34,300	
		GIS ID 16030		Assoc Pid#						Total 34,300				24,010	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		PREVIOUS ASSESSMENTS (HISTORY)			
CITY OF NEW HAVEN		8837 0158		05-30-2012		U		V		0 15		Year Code Assessed Year Code Assessed Year Code Assessed			
GASKIN ALBERT		8317 0010		12-11-2008		U		I		0 29		2024 21 24,010 2023 21 24,010 2022 21 24,010			
GASKIN ALBERT TRUSTEE		2853 0218		06-10-1980				I		0		2021 21 24,010 2020 21 24,010 2019 21 24,010			
												Total 24,010			
EXEMPTIONS		Description		Amount		Code		Description		Number		Amount		Comm Int	
Year Code															
Total				0.00											
ASSESSING NEIGHBORHOOD		Nbhd Name		B		Tracing		Batch							
2000		SOUTH HILL													
NOTES															
BUILDING PERMIT RECORD		Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp	
107598		05-27-1998		DE				Demolish		0				100	
LAND LINE VALUATION SECTION		B Use Code		Description		Zone		LA		Land Type		Land Units		Unit Price	
1		902V		CITY MDL-00		RM2		0				5,663 SF		9.31	
Notes															
Location Adjustment															
Adj Unit P															
Land Value															
Total Land Value														34,300	
VISIT / CHANGE HISTORY		Date		Id		Type		Is		Cd		Purpost/Result			
06-08-2011		JW1		04		70		Field Review							
12-17-2010		RMH		03		99		Vacant							
07-24-2001		MJ		45		45		Review Against Field Cd							
Total Appraised Parcel Value														34,300	
APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)		0											
		Appraised Xf (B) Value (Bldg)		0											
		Appraised Ob (B) Value (Bldg)		0											
		Appraised Land Value (Bldg)		34,300											
		Special Land Value		0											
		Total Appraised Parcel Value		34,300											
		Valuation Method		C											

[illegible]



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 3 ARTHUR STREET.
MBLU: 275 0029 02100

Disposition of 3 Arthur Street to New Haven Land Bank, LLC. 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: 1675-21
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	\$1.00
Site:	3,491SF
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 3 Arthur Street to New Haven Land Bank, LLC. The parcel is currently a vacant fenced and gated grass lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. 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 Hill neighborhood and is surrounded by both multi-family and single-family residential buildings. The property is also located directly adjacent to a section of Metro-North railroad tracks.

Developing a one- to four-family residential dwelling on this property 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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



NEW HAVEN LAND BANK
NH.LANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 3 Arthur St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$10,474-\$15,474

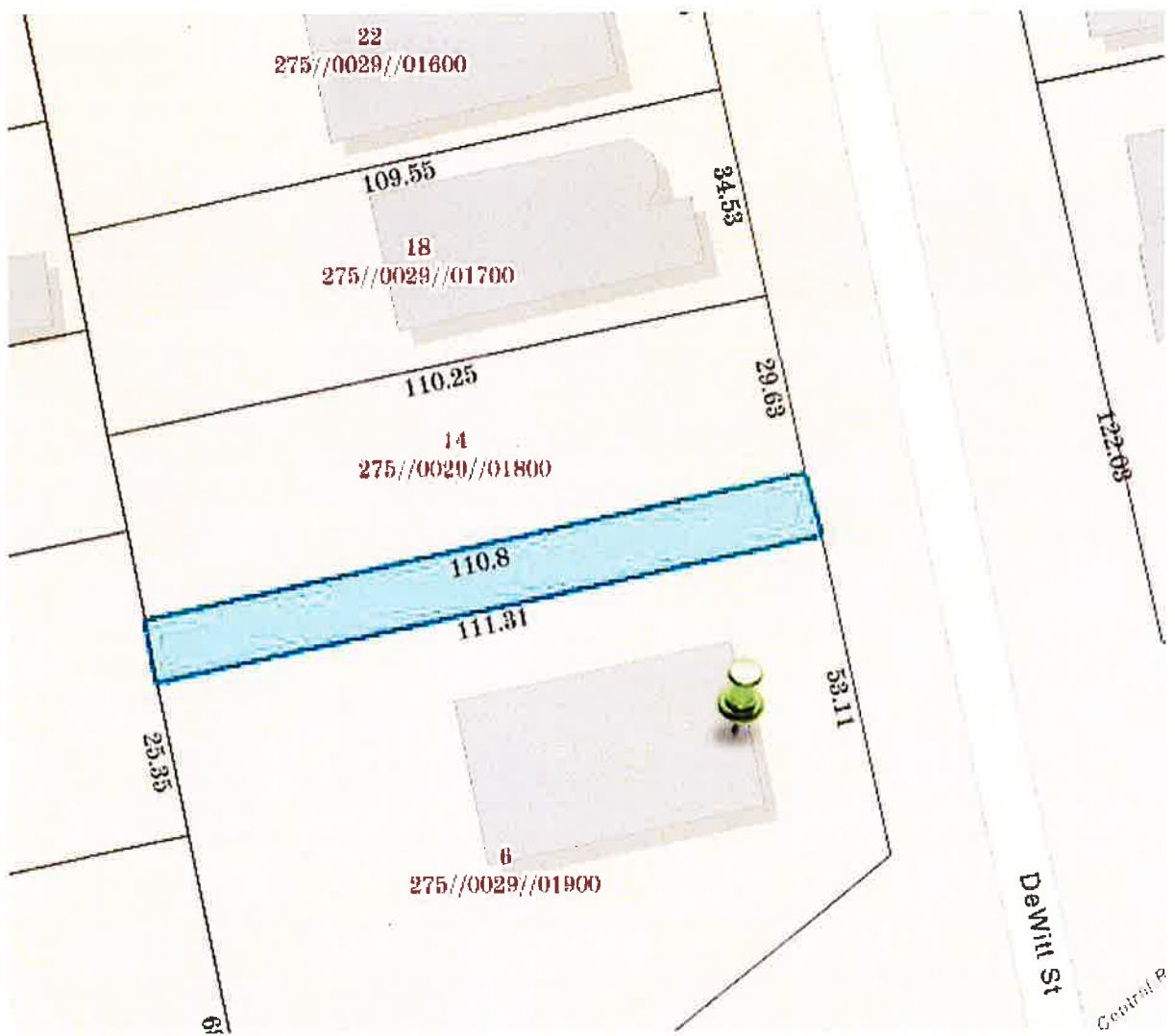
USES

Acquisition	\$1
Holding Costs	\$473
Architectural Design	\$10,000-\$15,000

State Use 9030

Print Date 10/15/2025 11:20:49

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN CT 06510 GIS ID 16028 Assoc Pid# SUPPLEMENTAL DATA ALT Pct ID WARD 05 TAXABLE CENSUS 1405 BLOCK 2000 QUERY G												Description	Code	Appraised	Assessed		
														EX COM LN	21	16,100	11,270
															Total	16,100	11,270
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CITY OF NEW HAVEN				2667 0087	10-12-1977		V	0		Year	Code	Assessed	Year	Code	Assessed		
										2024	21	11,270	2023	21	11,270		
				Total						Total	11,270		11,270	Total	11,270		
This signature acknowledges a visit by a Data Collector or Assessor																	
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total				0.00													
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name	B	Tracing		Batch											
2000		SOUTH HILL															
NOTES																	
Total Appraised Parcel Value																	
16,100																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
P-22-00353	06-14-2022	PL		1,472				water heater replacement 50 gallon gas tall 9 year	06-08-2011 12-21-2010 12-16-2010	JW1 GM2 TWM	04 03 03			70 Field Review 99 Vacant 99 Vacant			
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 Adjustment	Adj Unit P	Land Value	
1	903V	MUNICIPAL MD	RM2	0		1,307	SF	18.94	1.00000	5	1.00	2000	0.650		1.0000	12.31	
Total Card Land Units 1,307 SF Parcel Total Land Area 10 Total Land Value 16,100																	



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **8 DEWITT STREET.**
 MBLU: 275 0029 01901

Disposition of 8 Dewitt Street to New Haven Land Bank, LLC. 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: **1675-22**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	\$1.00
Site:	1,145SF
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 8 Dewitt Street to New Haven Land Bank, LLC. The parcel is currently a vacant sliver lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and will be combined with an adjacent parcel at 14 Dewitt Street.

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 Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property on this property 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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



NEW HAVEN LAND BANK
NH.LANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 8 & 14 Dewitt St.

SOURCES AND USES STATEMENT

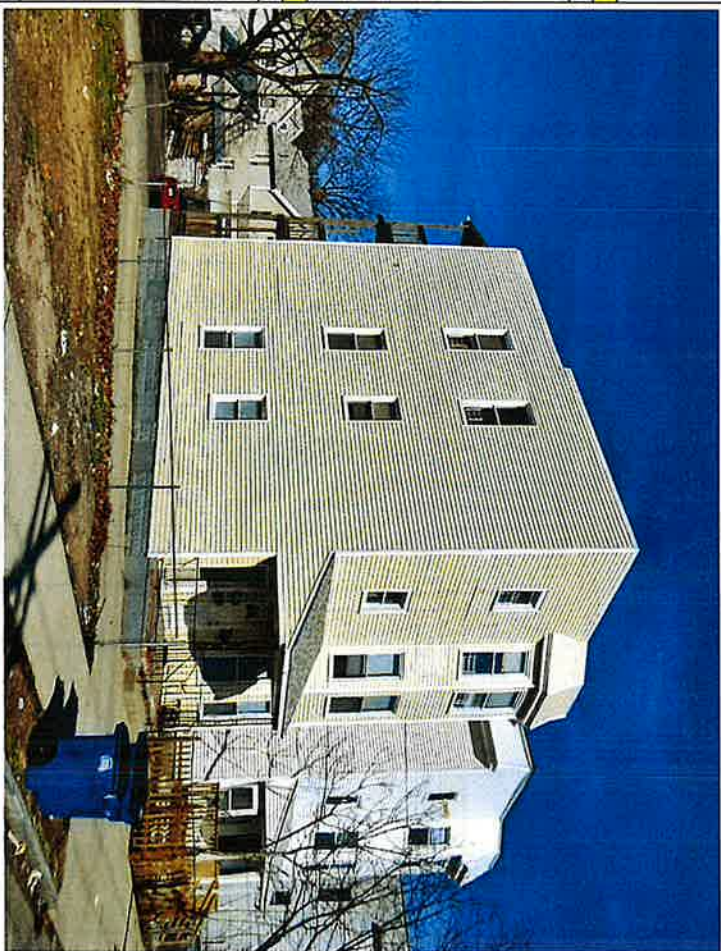
SOURCES

New Haven Land Bank	\$10,674-\$15,674

USES

Acquisition	\$2
Holding Costs	\$672
Architectural Design	\$10,000-\$15,000

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		6093 NEW HAVEN, CT	
CITY OF NEW HAVEN						Description	Code	Appraised	Assessed
165 CHURCH ST						EX COM LN	21	32,600	22,820
NEW HAVEN CT 06510									
		SUPPLEMENTAL DATA							
		Alt Prcd ID	I/E REPO						
		WARD 05	TAX DIST						
		TAXABLE 1405	GIS PROP						
		CENSUS 2000							
		BLOCK 2000							
		QUERY G							
		GIS ID 16026	Assoc Pld#						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
CITY OF NEW HAVEN		6184 0032	08-09-2002	U	I	0	0	Year	Code
JOHNSON EUGENE B		2929 0133	08-25-1981	V	V	0	0	2024	21
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NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 14 DEWITT STREET.
MBLU: 275 0029 01800

Disposition of 14 Dewitt Street to New Haven Land Bank, LLC. 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: 1675-23
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	\$1.00
Site:	3,336SF
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 14 Dewitt 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 one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with an adjacent sliver lot at 8 Dewitt Street to provide more parcel area.

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 Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property 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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 8 & 14 Dewitt St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$10,674-\$15,674

USES

Acquisition	\$2
Holding Costs	\$672
Architectural Design	\$10,000-\$15,000



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **26 DEWITT STREET.**
 MBLU: 275 0029 01500

Disposition of 26 Dewitt Street to New Haven Land Bank, LLC. 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: **1675-24**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	\$1.00
Site:	3,975SF
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 26 Dewitt 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 one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. 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 Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property 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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 26 Dewitt St.

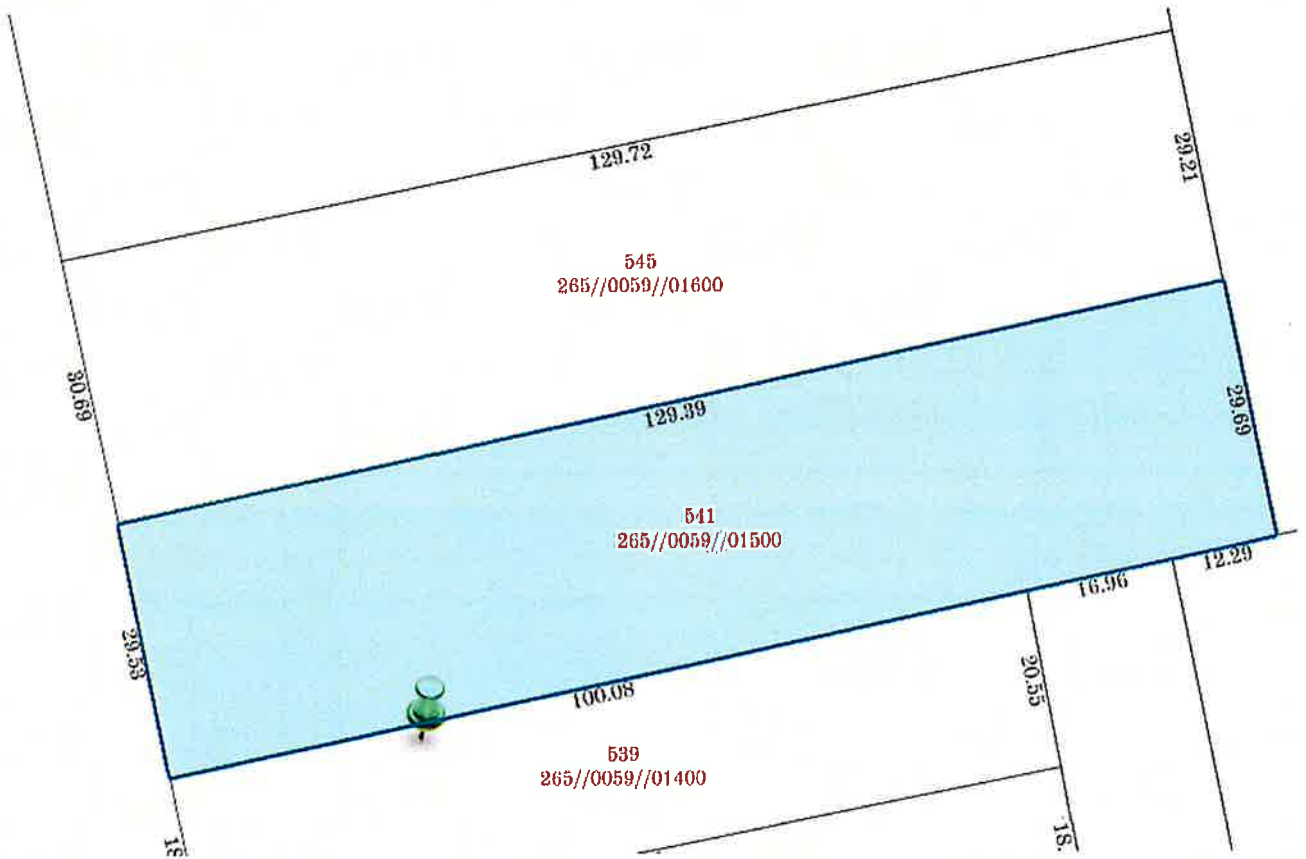
SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$10,456-\$15,456

USES

Acquisition	\$1
Holding Costs	\$455
Architectural Design	\$10,000-\$15,000



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 541 HOWARD AVENUE.
MBLU: 265 0059 01500

Disposition of 541 Howard Avenue to New Haven Land Bank, LLC. 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: 1675-25
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	\$1.00
Site:	3,828SF
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 541 Howard 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 one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent lot at 545 Howard Avenue to provide more parcel area.

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 Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property 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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



NEW HAVEN LAND BANK
NH.LANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 541 & 545 Howard Ave.

SOURCES AND USES STATEMENT

SOURCES

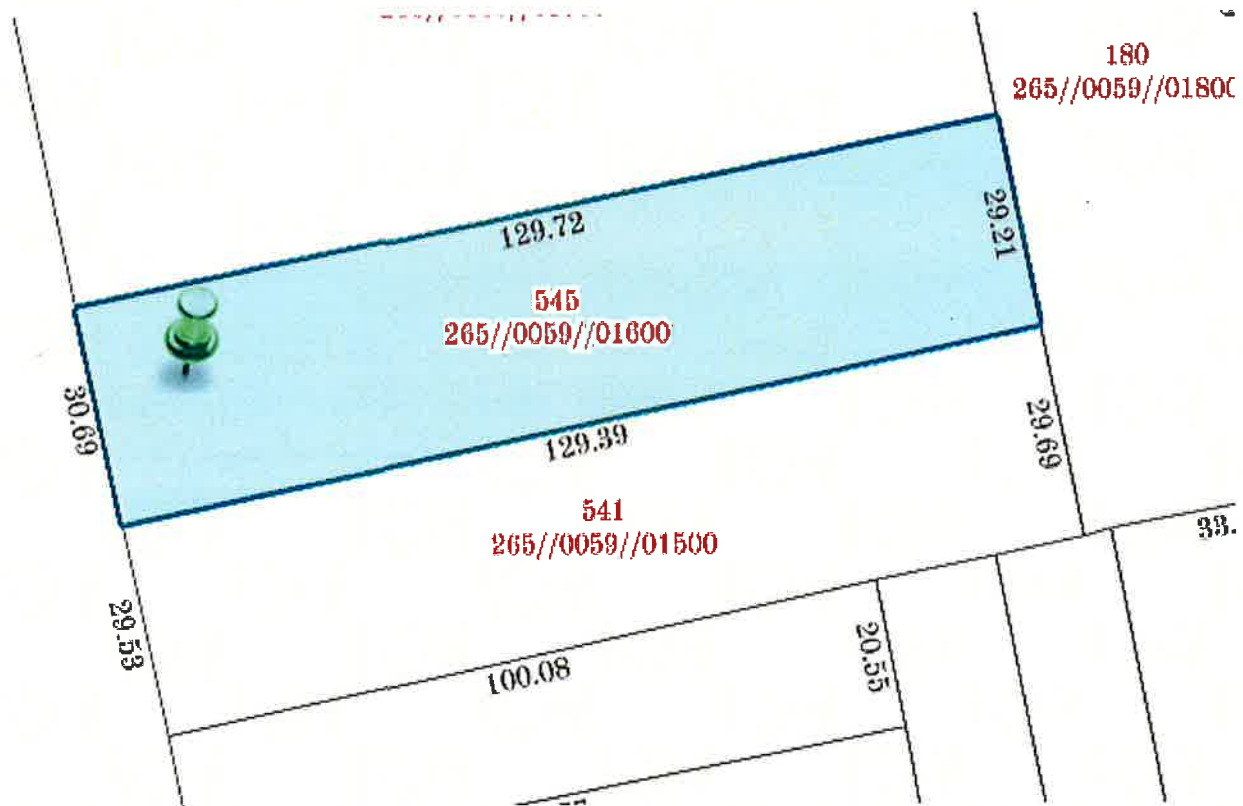
New Haven Land Bank	\$13,087-18,087

USES

Acquisition	\$2
Holding Costs	\$3,085
Architectural Design	\$10,000-\$15,000

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		6093 NEW HAVEN, CT	
CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN CT 06510						Description	Code	Appraised	Assessed
						EX COM LN	21	29,700	20,790
		SUPPLEMENTAL DATA							
Alt Pctd ID		I/E REPO		Assoc Pctd#					
WARD 04		TAX DIST							
CENSUS 1403		GIS PROP							
BLOCK 2040									
QUERY G									
GIS ID 15288									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
CITY OF NEW HAVEN		9253 0337	03-05-2015	U	I	0	14	Year	Code
STEINBACH MICHAEL		5679 0015	06-02-2000	U	I	0	1	Assessed	Year
STEINBACH MICHAEL		5555 0257	09-03-1999	U	I	0		20,790	2022
SANCHES MANUAL + ALMIRA + SURV.		5497 0281	05-18-1999	U	I	14,000		20,790	2023
UNKNOWN		4324 0292	12-28-1990	U	I	60,000		20,790	2024
		Total						Total	Total
		0.00						20,790	20,790
EXEMPTIONS		OTHER ASSESSMENTS						APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
		Total							
		0.00							
ASSESSING NEIGHBORHOOD		Tracing		Batch					
Nbhd	Nbhd Name								
2000	SOUTH HILL								
NOTES									
FENCE, NO TRES.									

[illegible]



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **545 HOWARD AVENUE.**
 MBLU: 265 0059 01600

Disposition of 545 Howard Avenue to New Haven Land Bank, LLC. 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: **1675-26**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	\$1.00
Site:	3,879SF
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 545 Howard 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 one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent lot at 541 Howard Avenue to provide more parcel area.

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 Hill neighborhood and is surrounded on all sides by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property 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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 541 & 545 Howard Ave.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$13,087-18,087

USES

Acquisition	\$2
Holding Costs	\$3,085
Architectural Design	\$10,000-\$15,000

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Market St

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283
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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		VISION	
CITY OF NEW HAVEN						Description	Code	Appraised	Assessed
165 CHURCH ST						EX COM LN	21	38,000	26,600
NEW HAVEN CT 06510		SUPPLEMENTAL DATA				6093 NEW HAVEN, CT			
Alt Prci ID WARD 09 TAXABLE CENSUS 1424 BLOCK 3004 QUERY G		TAX REPO TAX DIST GIS PROP				VISION			
GIS ID 9357		Assoc Pld#				Total 38,000 26,600			

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF NEW HAVEN KEENAN EDWARD SMITH EVERSON + IRVING + SURV UNKNOWN	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year		Code	Assessed	Year	Code	Assessed
	7067	0107	01-14-2005	U	V	0	14	Year	Code	Assessed	Year	Code	Assessed
	5308	0115	05-06-1998	U	I	0	1	2024	21	26,600	2023	21	26,600
	5008	0201	06-21-1996	U	I	0							
	4499	0054	06-29-1992	U	I	0							
						Total	26,600	Total		26,600	Total		26,600

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int

Total 0.00								APPRaised Bldg. Value (Card) 0			
Total 0.00								APPRaised Xf (B) Value (Bldg) 0			
Total 0.00								APPRaised Ob (B) Value (Bldg) 0			
Total 0.00								APPRaised Land Value (Bldg) 38,000			
Total 0.00								APPRaised Parcel Value 38,000			
Total 0.00								Valuation Method C			

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value 38,000									

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
12-30-2010	RMH	03		99	Vacant				
09-09-2010	GM			00	Measur+Listed				
08-15-2001	MJ			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 Adjustment	Adj Unit P	Land Value
1	902V	CITY MDL-00	RM2	0		3,920 SF	12.93	1.00000	5	1.00	0900	0.750		1.0000	9.7	38,000
Total Card Land Units						3,920	SF	Parcel Total Land Area		0				Total Land Value		38,000

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NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **285 JAMES STREET.**
 MBLU: 172 0766 03500

Disposition of 285 James Street to New Haven Land Bank, LLC. 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: **1675-27**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	\$1.00
Site:	3,696SF
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 285 James Street to New Haven Land Bank, LLC. The parcel is currently a vacant grassy and fenced lot that appears to be used as a garden space. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. 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 Fair Haven neighborhood and is surrounded primarily by both multi-family and single-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

The property appears to be currently used as a gardening space. While the development of housing is in alignment with the City's Comprehensive Plan, the Commission may consider recommending a condition for agricultural activity to be included in the future development plans for the property.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



Attachment 2

Address: 285 James St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$11,501-17,001

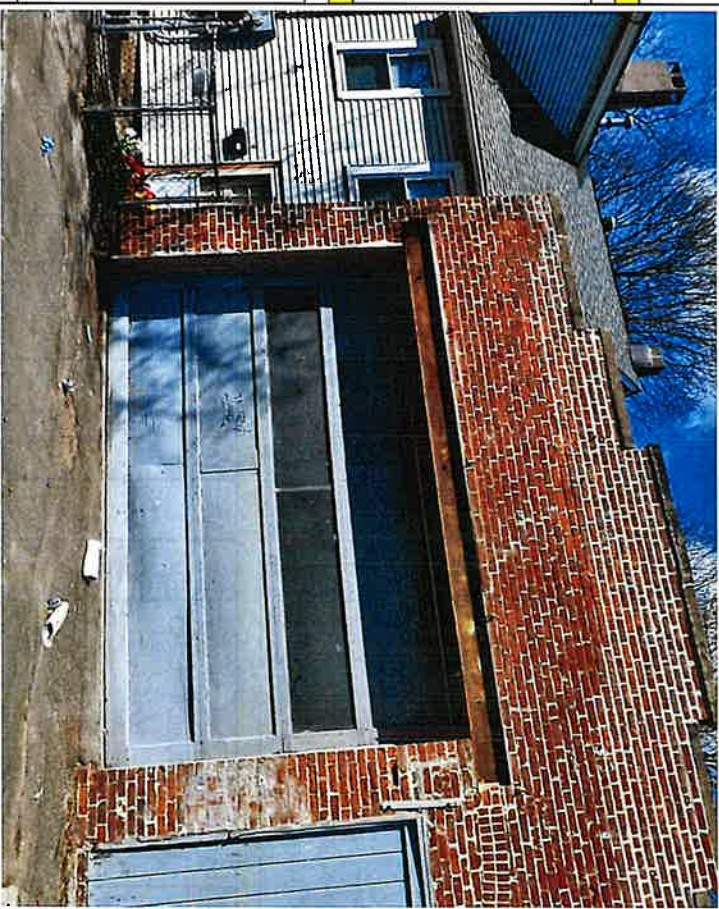
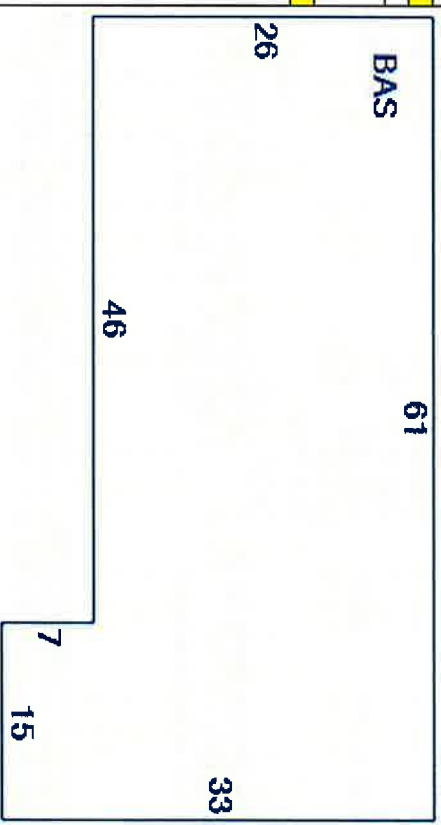
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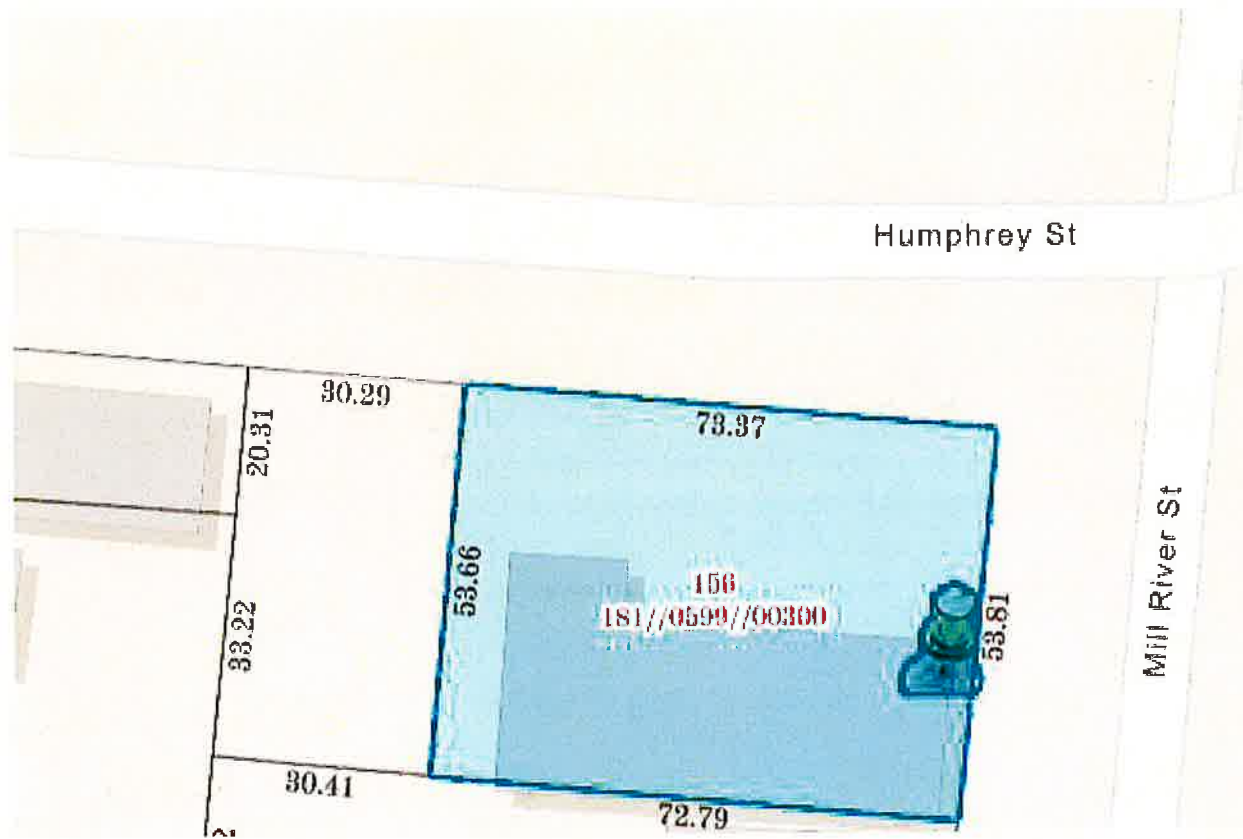
Acquisition	\$1
Holding Costs	\$1,500-\$2,000
Architectural Design	\$10,000-\$15,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style: 23		Garage			
Model: 95		Svc Sta/Gar			
Grade: C+		Above Average			
Stories: 1					
Occupancy 1.00					
Exterior Wall 1 20		Brick			
Exterior Wall 2 15		Concr/Cinder			
Roof Structure 01		Flat			
Roof Cover 04		T&G/Rubber			
Interior Wall 1 05		Drywall/Plaste			
Interior Wall 2 01		Mimim/Masonry			
Interior Floor 1 03		Concr-Finished			
Interior Floor 2 05		Vinyl/Asphalt			
Heating Fuel 02		Oil/Gas			
Heating Type 04		FA/HW/ST			
AC Type 01		None			
Bldg Use 405S		IND SHP/GR MDL-95			
Total Rooms					
Total Bedrms					
Total Baths					
NBHD Code 0					
Heat/AC 00		NONE			
Frame Type 03		MASONRY			
Baths/Plumbing 02		AVERAGE			
Ceiling/Wall 04		CEIL & MIN WL			
Rooms/Ptns 02		AVERAGE			
Wall Height 12.00					
% Corn Wall					
1st Floor Use: 405S					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade
PAV1	PAVING-ASPH	L	1,400	4.10	1970		A	50	03

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	1,691	1,691	1,691	93.29	157,755			
Totl Gross Liv / Lease Area		1,691	1,691	1,691		157,755			





NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 156 HUMPHREY STREET.
MBLU: 181 0599 00300

Disposition of 156 Humphrey Street to New Haven Land Bank, LLC. 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: 1675-28
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	\$1.00
Site:	3,926SF
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 156 Humphrey Street to New Haven Land Bank, LLC. The parcel is currently a lot consisting of both grassy and paved areas and a vacant garage building. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and is buildable, but will be combined with the adjacent sliver lot at 158 Humphrey Street to provide more parcel area.

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 Mill River neighborhood and is surrounded by both non-residential and multi-family residential buildings. Developing a one- to four-family residential dwelling on this property is consistent with the existing conditions and harmony of the surrounding properties.

The property has frontage on two intersecting streets. The applicant should be aware of the potential need for Board of Zoning Approval in order to develop this parcel in accordance with the following provisions of the New Haven Zoning Ordinance:

- **Section 13(f). Minimum yards:** “*Front*—17 ft., except that where 75% or more of the entire street frontage (in feet) on the same side of the same street between the nearest two intersecting streets has been developed with *buildings* with *front yards* smaller than 17 feet, the required *front yard* shall be the same as the *yard* presently followed by existing *buildings* along the greatest quantity of street frontage (in feet).”
- **Section 28. Corner visibility:** “On a corner lot in any residence district, other than the RH-2 District, no planting shall be placed or maintained, and no fence, building, wall or other structure other than necessary retaining walls shall be constructed after the effective date of these regulations, if such planting or structure thereby obstructs vision at any point between a height of two and one-half feet and a height of ten feet above the upper face of the nearest curb and within the triangular area bounded on two sides by two street lines, or by projection of such lines to their point of intersection, and on the third side by a straight line connecting points of such street lines (or their projections) each of which points is 25 feet distant from the point of intersection of the two street lines. Poles, posts, and guys for street lights and for other utility services, and tree trunks exclusive of leaves and branches, shall not be considered obstructions to vision within the meaning of this provision.”

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



NEW HAVEN LAND BANK
NH.LANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 156 & 158 Humphrey St.

SOURCES AND USES STATEMENT

SOURCES

New Haven Land Bank	\$15,664-\$20,664

USES

Acquisition	\$2
Holding Costs	\$5,662
Architectural Design	\$10,000-\$15,000

Property Location 158 HUMPHREY ST

Map ID 181/ 0599/ 00200/ /

Bldg Name

State Use 9030

Vision ID 9981

Account # 181 0599 00200

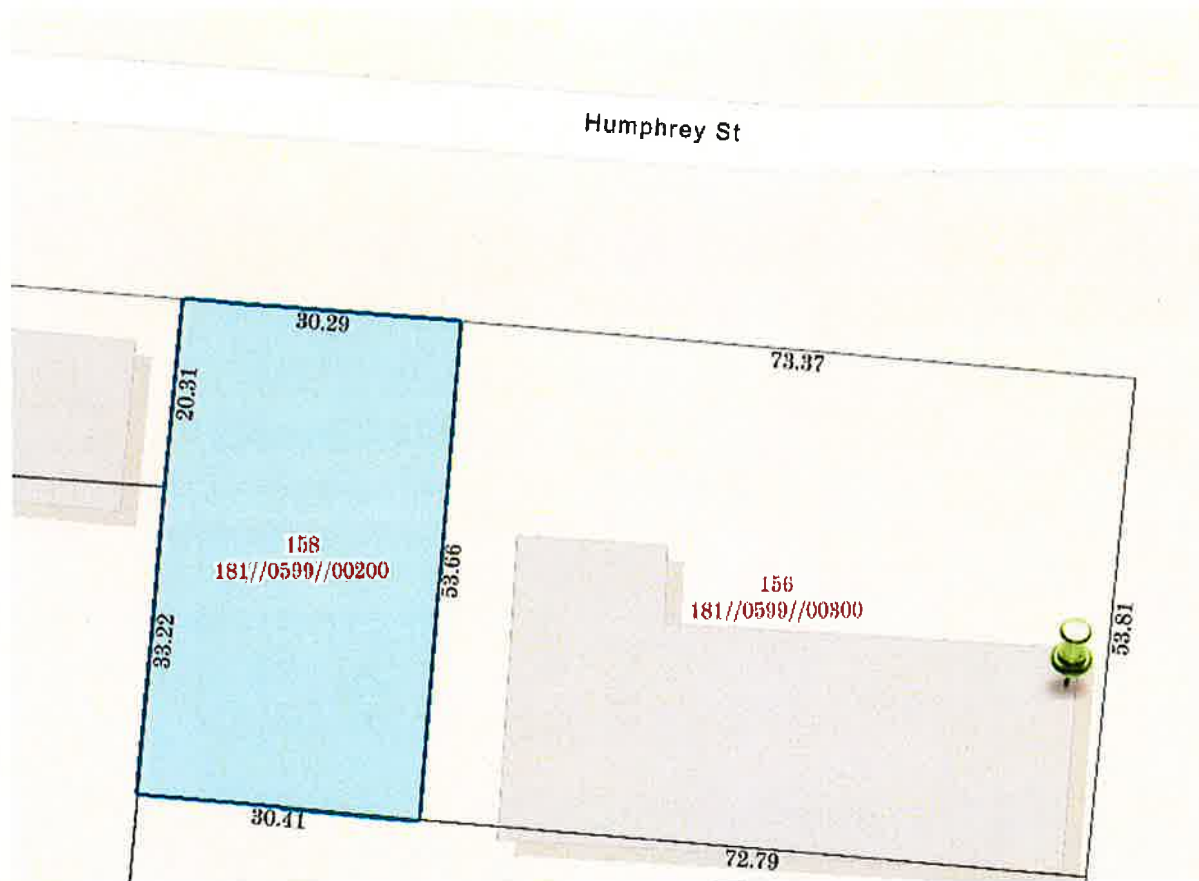
Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 11/20/2025 11:10:31 A

CURRENT OWNER		TOPO	UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			6093 NEW HAVEN, CT						
CITY OF NEW HAVEN									Description	Code	Appraised	Assessed						
165 CHURCH ST									EX COM LN	21	140,100	98,070						
NEW HAVEN CT 06510																		
		SUPPLEMENTAL DATA																
		Alt Pct ID 08 WARD TAX DIST TAXABLE CENSUS 1421 BLOCK 1007 QUERY G																
		GIS ID 9981							Assoc Pct#									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CITY OF NEW HAVEN		6697 0219	02-11-2004	U	I	0	14	Year	Code	Assessed	Year	Assessed						
MAYE JOE W & MARY L		0 0	03-27-1973	I	I	0	0	2024	21	98,070	2023	98,070						
											2022	98,070						
								Total	Total	98,070	Total	98,070						
EXEMPTIONS		OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total		0.00														
ASSESSING NEIGHBORHOOD																		
Nbhd	Nbd Name		B		Tracing		Batch											
HUM	HUMPHREY 199																	
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
									09-21-2010	GM	03		00	Measur+Listed				
									01-08-2010	EF			99	Vacant				
									09-13-2001	MJ			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 Adjustment	Adj Unit P	Land Value		
1	903V	MUNICIPAL MD	RM2	0		1,742 SF	35.75	1.00000	X	1.00	HUM	2.250		1.0000	80.44	140,100		
Total Card Land Units		1,742 SF		Parcel Total Land Area		0		Total Land Value									140,100	



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 158 HUMPHREY STREET.
MBLU: 181 0599 00200

Disposition of 158 Humphrey Street to New Haven Land Bank, LLC. 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: 1675-29
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	New Haven Land Bank, LLC
Price:	\$1.00
Site:	1,625SF
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 158 Humphrey Street to New Haven Land Bank, LLC. The parcel is current a vacant sliver lot. The parcel will be sold with the intent of being stewarded by New Haven Land Bank until being developed as a one- to four-family residential dwelling. The parcel will not be developed under the ownership of New Haven Land Bank, but will eventually be sold to a party willing to develop and flip to a homeowner or buy and own as a homeowner. The parcel is zoned for residential use and will be combined with the adjacent lot at 156 Humphrey Street.

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 Mill River neighborhood and is surrounded by both non-residential and multi-family residential buildings. Developing a one- to four-family residential dwelling on this property 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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department



NEW HAVEN LAND BANK
NHLANDBANK.COM

203-590-1922 | 4 Science Park | New Haven, CT 06511

Attachment 2

Address: 156 & 158 Humphrey St.

SOURCES AND USES STATEMENT

SOURCES

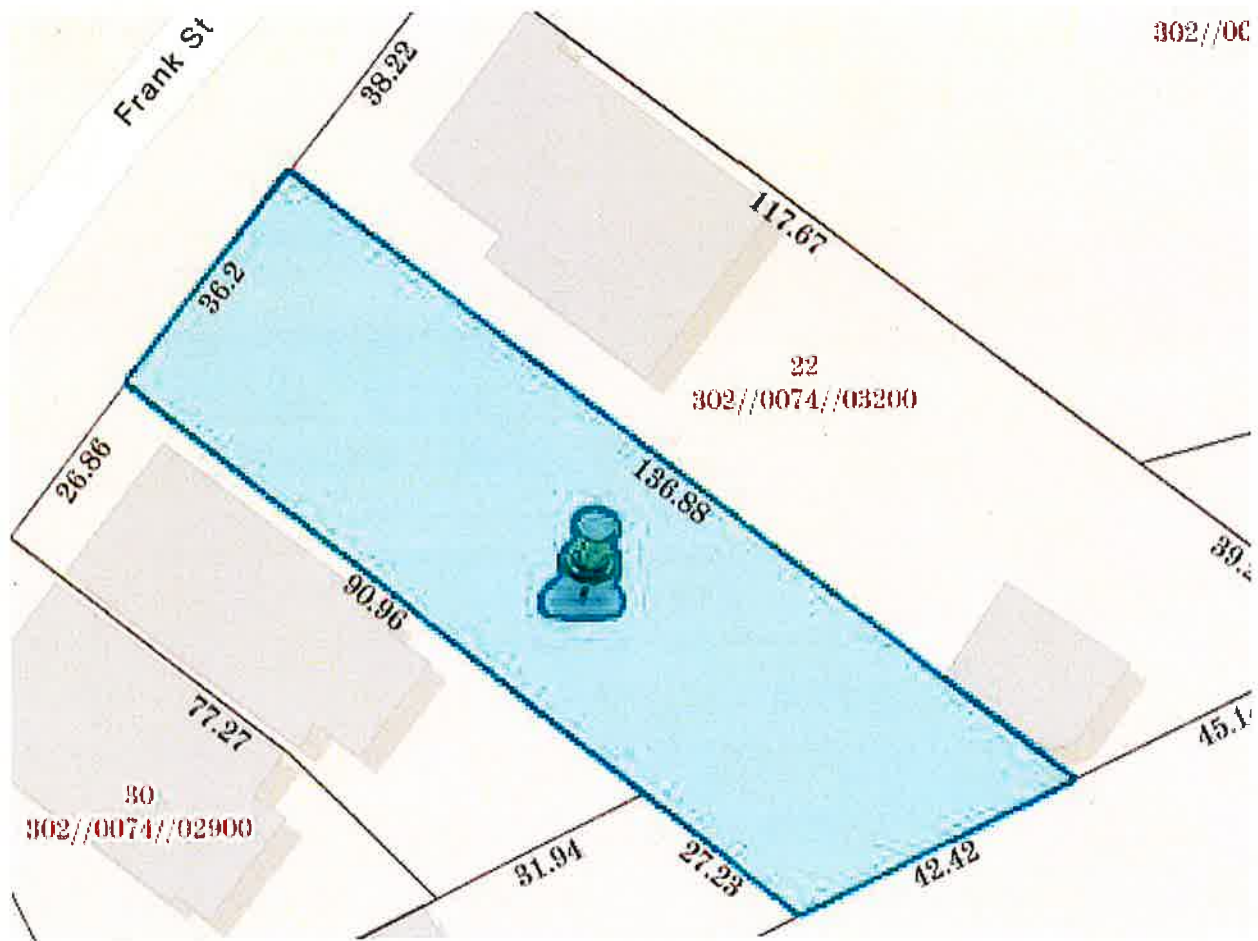
New Haven Land Bank	\$15,664-\$20,664

USES

Acquisition	\$2
Holding Costs	\$5,662
Architectural Design	\$10,000-\$15,000

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			6093 NEW HAVEN, CT							
CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN CT 06510 GIS ID 19453							Description	Code	Appraised	Assessed	VISION						
							EX COM LN	21	33,300	23,310							
			SUPPLEMENTAL DATA														
			Alt Prcl ID WARD TAXABLE CENSUS BLOCK QUERY G GIS ID			I/E REPO TAX DIST GIS PROP	Assoc Pid#										
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CITY OF NEW HAVEN TONEY WILLIE J TONEY WILLIE T			6674	0099	01-20-2004	U		0 00	Year	Code	Assessed	Year	Code	Assessed			
			5957	0176	10-11-2001	U		0 0	2024	21	23,310	2023	21	23,310	2022	21	23,310
			3769	0163	10-08-1987			0 0	Total			Total			Total		
Year			Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						

[illegible]



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 24 FRANK STREET.
MBLU: 302 0074 03100

Disposition of 24 Frank Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: 1675-17
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Neighborhood Housing Services, Inc.
Price: \$2,000.00
Site: 4,740SF
Zone: RM-2
Use: Two-unit 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 24 Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and gated grass lot. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay \$1,000 for each planned dwelling unit on this parcel, \$2,000 total for this case. The parcel is zoned for residential use and is buildable.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- 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.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

A photograph of a residential yard. In the foreground, there is a concrete sidewalk on the left and a grassy area with some fallen leaves. A chain-link fence runs across the middle ground. Behind the fence, a large, leafless tree stands prominently. In the background, a house with horizontal siding and a dark roof is visible. The sky is clear and blue.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 137 FRANK STREET.
MBLU: 304 0046 00500

Disposition of 137 Frank Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: 1675-19
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	\$1,000.00
Site:	4,152SF
Zone:	RM-2
Use:	Two-unit 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 137 Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and lot with patches of gravel. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay 1,000 for each planned dwelling unit on this parcel. The parcel is zoned for residential use and is buildable, but will be combined with an adjacent sliver lot at 139 #B Frank Street to provide more parcel area.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- 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.

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:

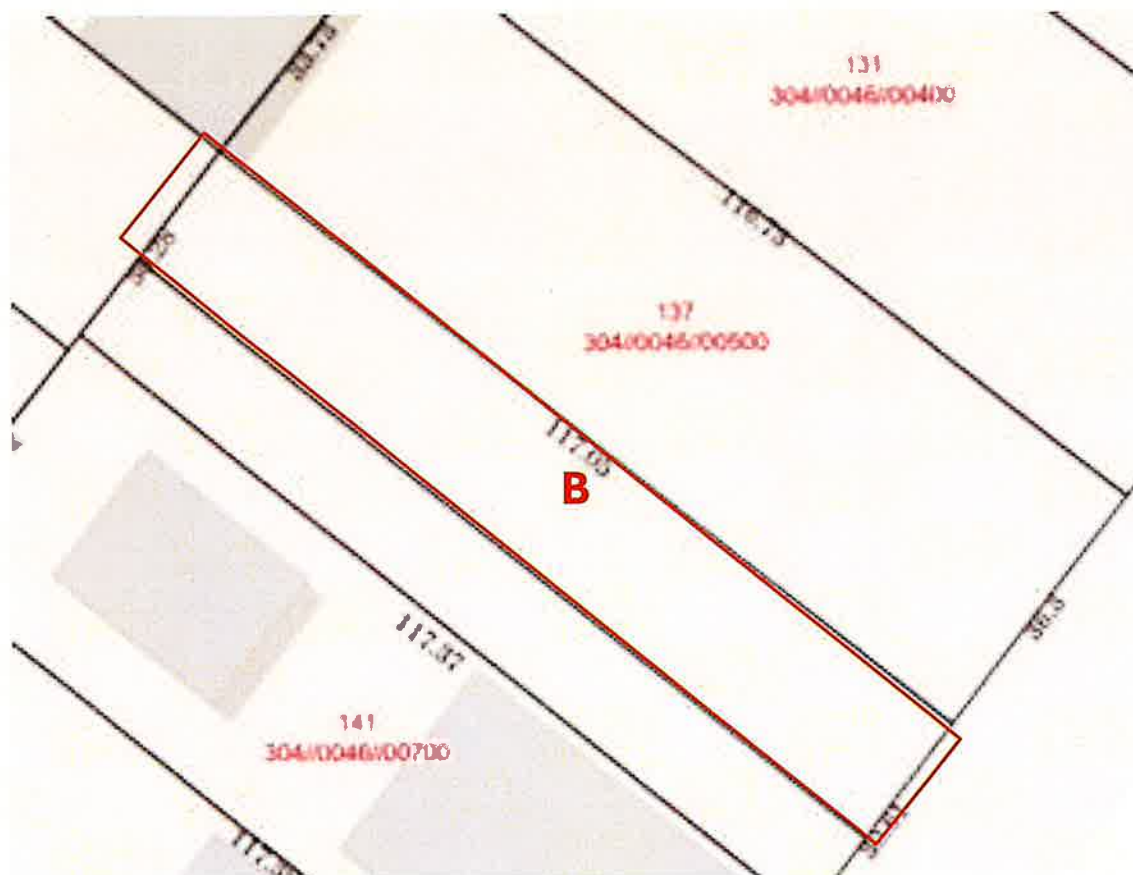
To approve based on this proposal's alignment with the City's Comprehensive Plan.

ADOPTED: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			6093 NEW HAVEN, CT			
CITY OF NEW HAVEN 165 CHURCH ST NEW HAVEN CT 06510							Description	Code	Appraised	Assessed	VISION		
							EX COM LN	21	2,500	1,750			
			SUPPLEMENTAL DATA										
			Alt Prcl ID WARD TAXABLE CENSUS BLOCK QUERY G GIS ID										

[illegible]



NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 139 #B FRANK STREET.
MBLU: 304 0046 00601

Disposition of a sliver lot at 139 #B Frank Street to Neighborhood Housing Services, Inc. to be merged with the adjoining lot at 137 Frank Street.

Submitted by: Erica Carr, EDA

REPORT: 1675-20
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	\$1,000.00
Site:	2,050SF
Zone:	RM-2
Use:	Two-unit 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 139 #B Frank Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant sliver lot. The parcel will be sold with the intent of developing it as a two-family residential building. The parcel is zoned for residential use and will be combined with an adjacent parcel at 137 Frank Street to facilitate that development. Neighborhood Housing Services, Inc. will pay \$1,000 for each planned dwelling unit on this parcel, \$2,000 total for this parcel and 137 Frank Street.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- 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.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
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 Bsmt Area									
Fin Bsmt Qual									
NBHD Code									

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 169 WEST STREET.
MBLU: 303 0094 03100

Disposition of 169 West Street to Neighborhood Housing Services, Inc. to construct a 2,954sf two family home for first time home buyers.

Submitted by: Erica Carr, EDA

REPORT: 1675-18
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s):	Neighborhood Housing Services, Inc.
Price:	\$1,000.00
Site:	5,217SF
Zone:	RM-2
Use:	Two-unit 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 169 West Street to Neighborhood Housing Services, Inc.. The parcel is currently a vacant fenced and gated grass lot with heavy overgrowth. The parcel will be sold with the intent of developing it as a two-family residential building. Neighborhood Housing Services, Inc. will pay \$1,000 for each planned dwelling unit on this parcel, \$2,000 total for this case. The parcel is zoned for residential use and is buildable.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Goal 1: Increase the number of deeply affordable housing units.
- 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.

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: December 17, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

