

# AGENDA FOR MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) Wednesday October 27,

**2021 at 6:00 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 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 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 Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: [etrachte@newhavenct.gov](mailto:etrachte@newhavenct.gov) Office (203) 946-8373

Topic: LCI Board October 27, 2021

Time: Oct 27, 2021 06:00 PM Eastern Time (US and Canada) Join Zoom meeting via link:

<https://newhavenct.zoom.us/j/96945364333?pwd=b2JJS0QvaTVkQTQ1UlpzNWJXN2haQT09>

**Meeting ID: 969 4536 4333**

**Password: 1234567a**

Meeting Materials click here: [https://www.newhavenct.gov/gov/zoom\\_teleconference\\_schedule.htm](https://www.newhavenct.gov/gov/zoom_teleconference_schedule.htm)

- I. Call to Order
- II. Approval of Minutes from September 29, 2021 Special Meeting of LCI Board of Directors
- III. Action items / New Business

<u>Property Address</u>	<u>Type of Sale</u>	<u>Applicant</u>	<u>Ward</u>
346 Grand Avenue	Acquisition	City of New Haven	16
350 Grand Avenue	Acquisition	City of New Haven	16

- IV. Old Business / Discussion  
Discussion and review of PAD Guidelines
- V. Adjourn

**LCI Board Special Meeting Minutes**  
**September 29 2021 (Via Zoom)**

**PRESENT:** Seth Poole, Patricia Brett, Neil Currie, Nadine Horton, Arlevia Samuel (Acting Executive Director), Evan Trachten (LCI staff)

**Absent:** Hon. Ernie Santiago

**Guests:** Kat Calhoun, Mike Pinto, Josh Levy

**Meeting called to order at 6:04 P.M.**

**Review of LCI Board meeting minutes from July 28, 2021 Regular Meeting. A motion to approve was made by Pat Brett, seconded by Neil Currie; Approved unanimously.**

**New Business**

**364 Ferry Street**

Evan told the Board this is a negotiated sale at \$20,000 to Escalante, LLC. This land was once owned by 229 Grand Avenue but the City foreclosed on this land. This sale will reconnect these parcels. This area was historically used as a trash area for 229 Grand Avenue.

Evan showed the Board that there is a utility easement and equipment is located on our lot, which makes the parcel difficult to develop a residential use. The property is basically a driveway. Evan told the Board that the City Plan report has a few conditions of approval: The gate must be closed unless trash is being collected, lighting must be installed, and the owner must keep the area litter free.

The price is based on an appraisal. The buyer offered \$15,000 but LCI negotiated up to \$20,000. Evan discussed this land with another appraiser and the City feels the price is correct. Neil asked about the adjacent uses in the area. Evan showed the google street view. There area is commercial on Grand Avenue and residential along Ferry Street. Evan noted this sale will create a buffer between the commercial area and the residential zone. This strikes a good balance; this will be a low impact use. The current businesses at 229 Grand Avenue is retail (liquor store and shoe store, with an event space upstairs).

**Nadine Horton made a motion to approve the item, seconded by Neil Currie, Approved unanimously.**

**136 Hemingway Street**

Evan told the Board the City is proposing to sell this property for \$40,000 to Vessel Technologies, Inc. who will develop up to 30 units of affordable rental units. The City appraised the property, and the value came back at \$55,000. The

developer intends to give the wetland portion of this site to the Land Trust. The Land Trust worked with the City to acquire this area years ago, but it never purchased the land due to the cost. This parcel is continuous with 1081 Quinnipiac Avenue which is part of the Hemingway Creek Preserve.

The proposed price of \$40,000 reflects the fact that a lot of engineering and geo-technical work needs to be done at this site, that is why LCI is proposing this as a negotiated sale below the appraised value. Vessel is proposing to develop modern, high quality, energy efficient units, which currently do not exist in this area. Evan told the Board there are several large developments and condo complexes in this area such as Bella Vista. Staff believe this proposal is compatible with this area.

Josh Levy from Vessel presented this project to the Board. Vessel's goal is to provide high end housing at lower market rents using sustainable materials and practices. Vessel has patents on smart technology that run their buildings (security, energy efficiency, air quality). This creates a high-quality housing product. The entire building is ADA accessible and units can be set up to accommodate the needs of diverse occupants. The building is made of steel and is modular. Local labor will be used to erect this structure. The building is designed to be easy to maintain and less costly to maintain. These features allow the rents to be lower because of the lower maintenance costs and greater longevity.

Josh discussed the options for colors and positioning of the structure. The plan is to keep the structure as far away from the wetlands as possible. There will be onsite parking in the back of the structure. The wetlands will be offered to the Land Trust. Josh discussed the energy features of the smart system that monitors water, electricity, temperature, and overall efficiency. Information is custom to each unit.

Pat Brett asked a few questions: How many bedrooms are in a unit? Most of the units are 1 bedroom but there are 3 two-bedroom units. Josh hopes this will be built in 4-6 months, if they are approved in Spring 2022, the building should be complete in fall of 2022. Josh will utilize local labor to construct this building. Pat asked if he would use minority contractors? Josh told the Board Vessel is happy to utilize minority contractors. Pat also asked if children are allowed? Josh told the Board yes, all are welcome.

Kat Calhoun of 288 Eastern Street addressed the Board and asked Josh a few questions. Kat noted that the proposed plan does not have visitor parking. Kat noted there is no on-street parking on Hemingway. Josh told the Board there will be some visitor spots onsite. Josh is happy to meet with the community and work on the landscape, color of the structure, and hear feedback about this project. Kat also asked about the proposed rent. Is this affordable? Can you add larger units such as 3 bedroom units? Kat also mentioned the community would like to

restore the Hemingway Creek with native species. Josh addressed several concerns. This project is geared towards 80% AMI which makes this affordable. There are not tax credits or subsidies to develop this parcel. The project is not subsidized thus the rents must be able to sustain this project. Josh also noted that it is not possible to develop 3-bedroom units or efficiencies and his team added 3 two-bedroom units based on feedback from Alder Antunes.

Nadine Horton noted the look of the structure is commercial. The project isn't actually affordable based on how the community views affordability. At 80% AMI, the cost to rent a unit is not affordable to many people in our community. Nadine also noted that she is a Board Member of Gather New Haven and she would be able to inform the Board about this matter. Josh has only had an initial conversation with Gather New Haven. Nadine ask if there was a sidewalk in front of the property? Josh was not certain because they haven't gotten to that level of detail with the final site plan. Josh would be happy to maintain the continuity of the sidewalk. Kat Calhoun confirmed there is a missing portion of sidewalk in front of 136 Hemingway. Nadine also asked about the price: why sell it for \$40,000 when the appraised value is greater (\$55,000)? Evan told the Board that staff made this recommendation because there are many engineering challenges and unknown costs. The size of the buildable area can shrink based on the flagging of the wetlands and thus the number of units will decrease. Staff were trying to arrive at a fair price in the middle given the unknowns, and the predevelopment costs to investigate. There is risk and the developer is spending their own money to investigating the feasibility of this project. This is a common practice for the City to slightly discount the acquisition cost to incentivize the project. Nadine suggested raising the price to \$45,000.

Neil Currie told the Board that we have worked with non-profits and with deed restricted affordable housing. How likely is it that Vessel will rent more than one unit at \$1050? Josh told the Board the entire property will be deed restricted at 80% AMI and below. The mission of Vessel is to keep rents as low as possible. They are a for-profit company.

Josh talked about the "Caretaker Program" which utilizes a local person to manage the structure. They receive the surplus cashflow from the building. They provide the training to do this via a program they called "Vessel University". Neil noted the AMI limit for 2021, which is \$56,000 for a single person. The pricing of a unit at \$1050 falls around the 50% AMI.

Neil wants to avoid a situation that turns into a bait-and-switch. Renting at 80% AMI means units can be rented at about \$1500, which is not affordable by our measure. Can Vessel commit to a more restrictive deed restriction than that is on the table? Josh told the Board that there is no subsidy or public financing, the rents are not anticipated to be anywhere near \$1500. Based on current costs to build, and other development costs, the project has arrived at these likely rents. Neil pointed out that being a for profit developer means maximizing profits and given this proposal Vessel could collect \$1500 per month rents based on 80% AMI.

Neil asked who is the local operator, is it a non-profit? Josh told the Board they do not have one yet. Vessel has worked with a non-profit caretaker before. Seth asked about the operator: would the local operator be able to make rent increases? Josh said rent increases would be coordinated with the ownership team and the caretaker. If insurance costs go up or sewer costs go up, those factors can cause increases in rents. Seth also asked about Vessel's company history. Josh said the company has been developing this concept for about 5 years. It has been an actual company for about 3 years, and they have been working with municipalities during the last 12 months. Josh mentioned working with East Haven, Stratford, Shelton and Stamford Connecticut. They are also working in Trenton, East Orange, Vineland, and Hamilton New Jersey. They are currently finishing their first permanent structure in Trenton New Jersey, and they were just approved to build in Stratford Connecticut last week. They have 7 other projects pending with other communities and they hope to be doing many more.

Pat Brett made a motion to approve the item but there was not a second to the motion. A friendly amendment as offered by Neil Currie. Neil noted we should require the sidewalk to be installed, the developer should present this project to the CMT, and there should be a one year rent price-cap on the one bedroom units in addition to the 80% AMI restriction. Neil asked Nadine if this would cover her concerns, she said yes.

**Neil Currie made a motion to approve the sale of 136 Hemingway for \$40,000 subject to the following requirements: The Developer will complete a sidewalk so it connects the existing adjacent sidewalks, the developer will meet and present the design, paved area for parking, and lighting and colors for neighborhood comment, meet with CMT for input, and Vessel would commit to a maximum year-one rent cap at \$1350 per month for a one bedroom unit (in addition to the 80% AMI restriction), seconded by Pat Brett, All were in favor, Approved.**

**Evan reminded the Board we have finished our review of the guidelines. Our lawyers are finalizing a few things and we are hopeful to have this as an action item in the near future.**

**Michael Pinto introduced himself to the LCI Board. He is an attorney at Corporation Counsel and Counsel to LCI. Attorney Pinto asked Chair Poole to do a roll-call style vote because it is a better practice. Chair Pool thanked Attorney Pinto for his counsel.**

**A motion to adjourn was made by Nadine Horton, seconded by Neil Currie. All were in favor, approved unanimously.**

**Adjourned at 7:25 P.M.**

**PAD SPECIAL MEETING MINUTES**  
**September 29, 2021**

**PRESENT:** Hon. Gerald M. Antunes, BoA; Anna Festa, BoA; Kathleen Krolak, Economic Development; William Long, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

**Absent:** Maurine Villani, Tax Office.

**Meeting called to order at 3:08 PM**

A motion to approve the PAD minutes from July 21, 2021 was made by Alder Antunes, seconded by Clay Williams, minutes approved (William Long abstained, Kathleen Krolak abstained).

## New Business

### 346 Grand Avenue

Evan explained the City is proposing to acquire this three family property from the Fair Haven Health Clinic (FHHC) for up to \$285,000.00. The City will rehabilitate this this property as a two family owner occupied property with a 20 year occupancy requirement. Evan told the committee that the City owns 342 Grand Avenue. We are proposing to acquire two adjacent properties at 346 Grand Avenue and 350 Grand Avenue. Evan described this as a package deal. All properties will be developed as two family owner occupied properties. The City has been working on this plan with the FHHC for several months. The appraised value of 346 Grand Avenue is \$230,000, Evan noted that as a package deal the City is under paying for the property at 350 Grand so if this deal is approved the City will have \$165,000 in equity because the property at 350 Grand is valued at \$375,000 and we are proposing to acquire it for \$155,000.

Alder Antunes asked about the parking. Evan explained that 342 Grand Avenue has a driveway. There is also an access alleyway to access 346 and 350 Grand Avenue. 350 Grand Avenue also could be accessed via 352 Grand Avenue which is owned by the FHHC. Alder Antunes asked about an easement for parking. The City would create the easement. The homeowners would be required to maintain the easement area, it would not fall upon the City.

Evan explained the math about the appraised values and the purchase price: The purchase price for both properties is \$440,000 and the appraised value is \$605,000, that leaves \$165,000 in equity. Alder Festa asked about the cost to renovate and the future sales prices. Evan explained that the City has the funding to acquire the property, and we have revolving funding to rehabilitate the properties. We are not a for profit company. The City sees a community benefit to stabilizing the area with long term homeownership. The Clinic intends to develop a new health center at the James street end of the block. Alder Festa asked why we would reduce the occupancy to two units? Evan noted creating an owner duplex lends itself to a long tern occupant because it creates a larger space compared to a 2-bedroom apartment on each floor.

Alder Festa noted this is not a money making project and City staff needs to be clear about that fact. The City will spend money on the acquisition and renovations, and will then sell the properties for less than we spent. Alder Festa the City will be spending money to achieve the community benefit. Alder Festa asked what happens if a buyer sells one of these properties prior to the 20-year requirement. Evan told the committee the remainder of the occupancy period must be satisfied by the next owner.

**A motion was made by Clay Williams to approve the proposal seconded by Alder Antunes, Approved unanimously.**

### **350 Grand Avenue**

Evan told the committee that this proposal is to acquire an office building from Fair haven Health Clinic (FHHC) for \$155,000. The property was appraised at \$375,000. The property is proposed to be converted to two units. There will be a 20-year occupancy requirement. Clay asked why FHHC is giving the City the property below market value. Evan told the committee that FHHC wants us to be their partner. FHHC has a level of trust and comfort with the City and they have seen our recent work developing properties. Alder Festa asked if we know how much FHHC paid for this property. Evan told the committee that we are basically paying off their mortgage and getting a great deal. Alder Festa also asked if FHHC is looking for something in return for giving us a great deal. Evan told the committee that this deal has nothing to do with any future commitments from the City towards FHHC's future development.

Alder Festa asked if the rental units were affordable. Evan told the committee the funding for development would impact the affordability of the rental units. The full details of the project are still unfolding.

**A motion was made by Clay Williams to approve the proposal seconded by Alder Antunes , Approved unanimously**

### **PAD Guidelines**

Evan would like to continue discussing the guidelines. Evan has been working with our lawyers to revise the Guidelines. Evan plans to make this an action item in the future. There will not be major changes. Staff should look to update the Guidelines every 5 years according to language within the document.

**A motion to adjourn was made by Alder Antunes, seconded by Clay Williams, all were in favor.**

**Meeting Adjourned 3:36 P.M.**



## **342-346-350 Grand Avenue / LCI Development**

### **The opportunity**

The City of New Haven currently owns a vacant residential structure at 342 Grand Avenue on the corner of Lloyd Street. The Fair Haven Health Clinic (FHHC) has an option to purchase a vacant 3-family residential structure at 346 Grand Avenue from its current owner. The FHHC owns a structure at 350 Grand Avenue which is currently utilized as an office. The properties are brick structures that anchor the block. The FHHC has plans to develop the James Street end of this block with a new community health center in the future. Our activities will complement this future development bringing additional investment and stabilization to this area.

### **The proposal**

The City of New Haven Livable City Initiative proposes to acquire 346 Grand Avenue from FHHC for up to \$305,000 plus closing costs and adjustments, and to also purchase 350 Grand Avenue for \$155,000 plus closing costs and adjustments (below market value) from the FHHC. FHHC is essentially providing subsidy to the City to do this acquisition. The properties will be rehabilitated and sold to owner occupants. The project would create 2 units at 342 Grand Avenue, 2 units at 346 Grand Avenue, and 2 units at 350 Grand Avenue. The properties will be sold to owner occupants at 60%-100% AMI and will be sold with a minimum 20-year deed restriction.

<b>Address</b>	<b>Acquisition Cost</b>	<b>Appraised Value</b>	<b>Net Equity</b>
<b>346 Grand Ave</b>	<b>\$305,000</b>	<b>\$230,000</b>	<b>\$ -75,000</b>
<b>350 Grand Ave</b>	<b>\$155,000</b>	<b>\$375,000</b>	<b>\$ + 225,000</b>
			<b>Net + \$150,000</b>

**This proposal is a package deal. The City is realizing a \$150,000 equity gain due to this acquisition.**

**\*staff originally proposed acquiring 346 Grand Avenue for up to \$285,000 but due to seller carrying costs and the difficulty of acquiring fire insurance the cost of the transaction cost has increased to up to \$305,000 plus closing costs and adjustments.**



# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Acquisition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
346 Grand Avenue		173-0746-03200	BA-1	16	Residential 3 Family	3	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$44,100	137,800	N/A	\$181,900		35' X 105'	3485 Total Per Assessor	

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 230,000.00	William Esposito	9/10/21	Negotiated / Acquisition	Up to \$285,000.00	(TBD)	Up to \$ 285,000.00

### Prior Notifications Sent to

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



### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
City of New Haven / Livable City Initiative 165 Church Street 3 <sup>rd</sup> Floor New Haven CT 06510			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/10/2021	Staff	Current

**Proposal:** The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire this vacant three-unit residential structure. This project is part of LCI's neighborhood stabilization strategy.

**General discussion:** 346 Grand Avenue is 2 of 3 parcels in this Homeownership project. The structure will be rehabilitated for a residential use specifically a 2-family dwelling. The structure will be sold to a homeowner occupant whose income is deemed affordable/workforce (60-100% AMI). An occupancy and income deed restriction will run with the land for a minimum 20-year period. **This deed restriction is a covenant running with the land, inclusive of successive ownership, unless a more extensive period is required by funding source used to rehabilitate or 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?** Yes, Deed Restricted. The property will be sold to an owner occupant after rehabilitation

Prepared by:  Date 9/24/21  
 Concurred by:  Date 9/24/21

Committee	Date	Action
PAD	9/29/2021	
City Plan	10/20/2021	
L.C.I.	10/27/2021	
Board of Alders	11/15/2021	

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 346 GRAND AVENUE (MBLU: 173 0746 03200) Acquisition of 346 Grand Avenue from the Fair Haven Health Clinic to create/rehabilitate 2 dwelling units. Upon completion of the rehabilitation the City will sell the site for low-income owner-occupied home ownership. Located in the BA-1 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

**REPORT:** 1594-10  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicant(s):** Fair Haven Health Clinic  
**Price:** No More Than \$285,000 (Acquisition Cost)  
**Site:** Approximately 0.1 acres (3,845square feet)  
**Zone:** BA-1  
**Use:** 3-Family Dwelling  
**Financing:**  
**Subsidy:** Yes offered from purchaser  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Office (LCI) regarding the acquisition of a City owned parcel of land. 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

The City seeks to acquire the subject property for the rehabilitation/creation of 2 dwelling units. Upon completion of the rehabilitation/creation of the 2 dwelling units, the City will sell the subject site to a low-income individual/family for owner-occupied home ownership. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

#### Planning Commission considerations, whether:

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

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

<sup>2</sup> 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](http://www.wordiq.com/definition/Pocket_park))

- The enclosed maps provide the land uses and aerial of the surrounding the site.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- Create diverse housing stock suitable for all abilities, ages and incomes.
- Encourage neighborhood stability.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use to sale the property after the purchase and rehabilitation occurs.
- **“Encourage transit-oriented land use developments with reduced parking requirements and appropriate densities in suitable locations in the center city and along transit-served arterials to facilitate further transit use.”** (The City’s Comprehensive Plan)
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to create affordable owner-occupied home ownership.
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

**ADVICE:**

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

**ADOPTED:** October 20, 2021  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Aicha Woods  
Executive Director, City Plan Department

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Jose Crespo 16<sup>th</sup> Ward

DATE: **September 1, 2021**

FROM: Department Livable City Initiative  
Person Evan Trachten  Telephone X 8373

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

The City of New Haven acting through the Livable City initiative proposes to acquire 346 Grand Avenue for up to \$285,000.00. The property is currently a vacant three-unit residential structure. This project is part of LCI's neighborhood revitalization and stabilization strategy. Three adjacent properties are proposed to be rehabilitated as part of this revitalization effort (342 Grand Avenue, 346 Grand Avenue, and 350 Grand Avenue). The City of New Haven currently owns 342 Grand Avenue and proposes to acquire 2 privately owned properties as part of this development.

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	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	ASSESSED	ASSESSED	ASSESSED	VISION
SACCO NANCY (LU) & FRANK					RES LAND DWELLING	1-1	55,100	38,570	172,480	6093
346 GRAND AV										
NEW HAVEN CT 06513										
ALL PLOT ID 16 WARD TAXABLE CENSUS BLOCK 1423 QUERY G 1000 GIS ID 9698 TIE REPO TAX DIST Assoc Pld#										

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	ASSESSED	Year	Code	ASSESSED	Year	Code	ASSESSED
SACCO NANCY (LU) & FRANK	9176	0061	07-29-2014	U		0	2020	1-1	30,870	2019	1-1	30,870	2018	1-1	30,870
SACCO NANCY	8495	0023	01-26-2010	U		0									
SACCO NICHOLAS & NANCY	0	0	05-27-1977			0		1-3	96,460		1-3	96,460		1-3	96,460
Total 127,330 301,500 211,050 127,330 127,330															

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

ASSESSING NEIGHBORHOOD	Nbrhd	Nbrhd Name	Batch
B	1100	FAIR HAVEN S	Tracing

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xl (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	246,400	0	0	55,100	0	301,500
						301,500

FENCED  
 10/1/2015 PERMITS 100% NEW ROOF/SERVICE  
 NOTES

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
B-14-500	05-29-2014	RH	Electric	8,000	07-06-2015	100		REPLACE ROOF, ICEWATER	
E-14-339	04-22-2014	EL		4,800	07-06-2015	100		NEW SERVICE/BASEMENT L	

LAND LINE VALUATION SECTION															
Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbrhd.	Nbrhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1050	Three Family	BA1	0	3,485	SF	14.38	1,00000	5	1.00	1100	1.100	1,0000	15.82	55,100

Total Card Land Units 3,485 SF														
Parcel Total Land Area 0														
Total Land Value 55,100														

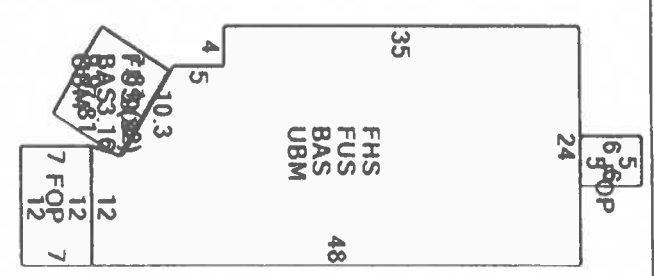
**CONSTRUCTION DETAIL**

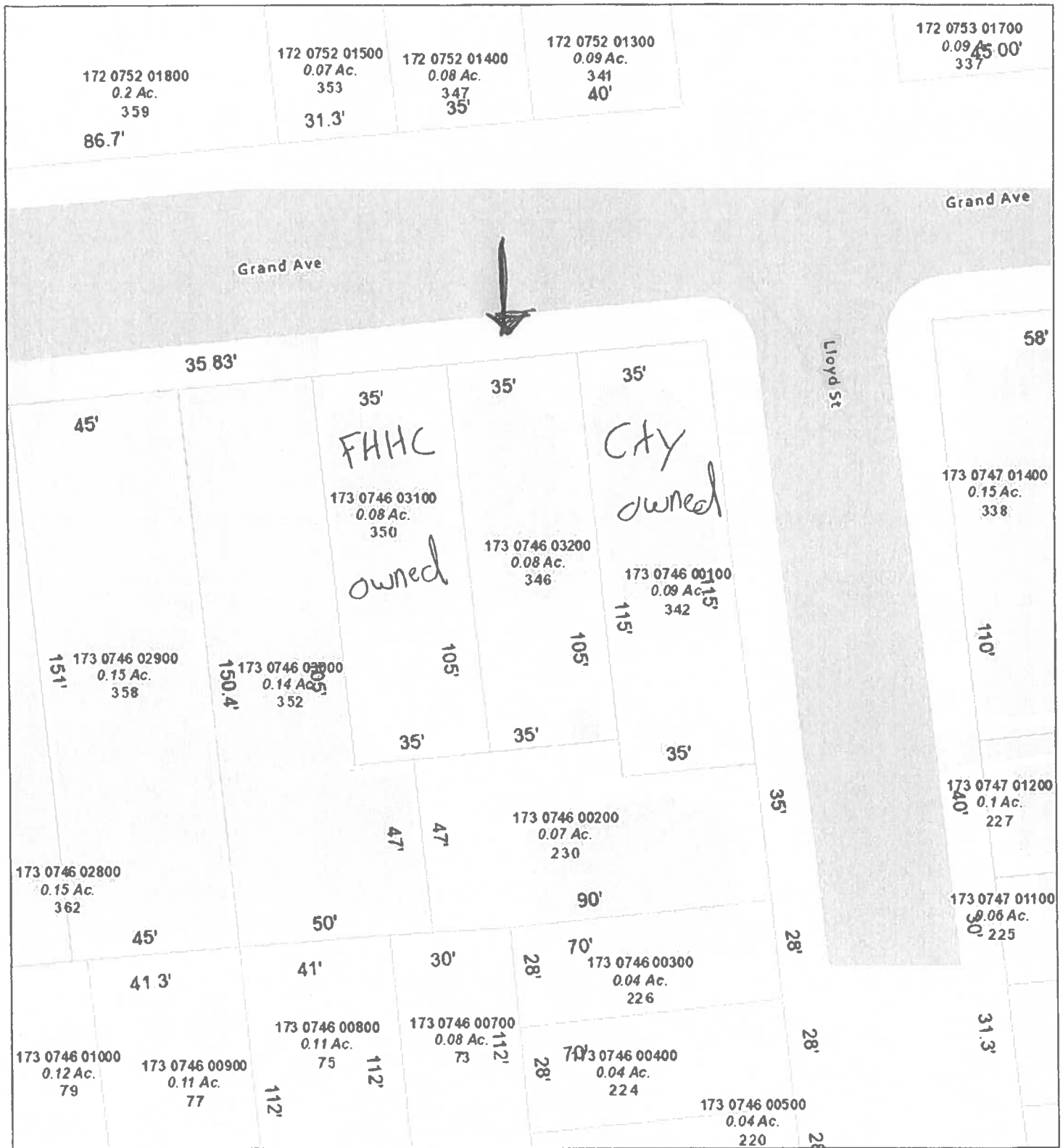
**CONSTRUCTION DETAIL (CONTINUED)**

Element	Code	Description	Element	Code	Description																																										
Style:	67	3 Family																																													
Model:	02	Multi-Fam 2-4																																													
Grade:	B-	Ave/Good																																													
Stories:	2.5	2 1/2 Stories																																													
Occupancy:	3	Brick	<table border="1"> <thead> <tr> <th colspan="3">CONDO DATA</th> </tr> <tr> <th>Parcel Id</th> <th>C</th> <th>Owner</th> </tr> </thead> <tbody> <tr> <td></td> <td>B</td> <td>S</td> </tr> <tr> <th>Adjust Type</th> <th>Code</th> <th>Description</th> </tr> <tr> <td>Condo Flr</td> <td></td> <td></td> </tr> <tr> <td>Condo Unit</td> <td></td> <td></td> </tr> </tbody> </table>			CONDO DATA			Parcel Id	C	Owner		B	S	Adjust Type	Code	Description	Condo Flr			Condo Unit																										
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Roof Structure:	03	Asphalt																																													
Interior Wall 1	03	Plaster/Drywal																																													
Interior Wall 2	12	Fin WD/Carpet																																													
Interior Fir 1	02	Oil/Gas																																													
Interior Fir 2	04	Forced Hot Air																																													
Heat Fuel:	01	None																																													
Heat Type:	06	6 Bedrooms																																													
AC Type:	06																																														
Total Bedrooms	3																																														
Total Bathrms:	1																																														
Total Half Baths	1																																														
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Total Rooms:	02	Average																																													
Bath Style:	02	Average																																													
Kitchen Style:	02																																														
Interior Conditio																																															
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NBHD Code	110B	FAIR HAVEN S																																													

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
BAS	First Floor			1,129							
FHS	Finished Half Story			684							
FUS	Open Porch			0							
FUS	Finished Upper Story			1,206							
UBM	Unfinished Basement			0							
				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec. Value			
				3,019	4,630	3,268		362,413			
				Ttl Gross Lw / Lease Area							





**Legend**

New Haven Parcels

**MY MAP**

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



Date: 9/1/2021

0 0.0035 0.007 0.014 mi

UNIFORM RESIDENTIAL APPRAISAL REPORT

Sacco  
346 Grand Avenue

Valuation Section

File No.

ESTIMATED SITE VALUE	= \$	50,000	Comments on Cost Approach (such as source of cost estimate, site value square foot calculation and for HUD, VA and FHA, the estimated remaining economic life of the property):	The cost estimates are obtained either from the Marshall & Swift Residential Cost Handbook and/or from a survey of local builders. Living area calculations are based on the Assessor's Office Field Card due to the lack of a full on-site inspection. No external obsolescence is noted. No functional obsolescence is assumed.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:				
Dwelling	3,019 Sq. Ft. @ \$ 90.00	= \$	271,710	
	1,129 Sq. Ft. @ \$ 20.00	= \$	22,580	
Open porches		= \$	4,000	
Garage/Carport	Sq. Ft. @ \$	= \$		
Total Estimated Cost New		= \$	298,290	
Less	Physical	Functional	External	
Depreciation	119,316			= \$ 119,316
Depreciated Value of Improvements				= \$ 178,974
"As-Is" Value of Site Improvements				= \$ 5,000
INDICATED VALUE BY COST APPROACH				= \$ 233,974

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	346 Grand Avenue New Haven	200 Ferry Street New Haven	133 James Street New Haven	299 Poplar Street (aka 299-301) New Haven
Proximity to Subject		0.39 mile SE	0.17 mile SW	0.24 mile NE
Sales Price	\$ N/A	\$ 285,000	\$ 230,000	\$ 215,000
Price/Gross Living Area	\$ N/A	\$ 92.89	\$ 83.18	\$ 81.25
Date and/or Verification Source	Inspection/MLS/City Hall/Owner	MLS/City Hall/Exterior Inspect. Volume: 10222 Page: 188	MLS/City Hall/Exterior Inspection Volume: 10169 Page: 138	MLS/City Hall/Exterior Inspect Volume: 10108 Page: 023
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		None noted	None noted	None noted
Date of Sale/Time		CI. 08/02/2021 +6,500	CI. 05/03/2021 +12,500	CI. 01/07/2021 +19,000
Location	Average	Average	Average	Average
Leasehold/Fee Simple	Fee simple	Fee simple	Fee simple	Fee simple
Site	0.08 Acre	0.08 Acre	0.15 Acre -3,500	0.12 Acre -2,000
View	Average	Average	Average	Average
Design and Appeal	3 Family/Average	3 Family/Average	3 Family/Average	3 Family/Average
Quality of Construction	Average - brick	Average - frame +10,000	Average - frame +10,000	Average - frame +10,000
Age	121 Years	121 Years	121 Years	121 Years
Condition	Fair	Average+ -75,000	Fair+ -15,000	Fair+ -15,000
Above Grade	Total : Bdrms : Baths	Total : Bdrms : Baths	Total : Bdrms : Baths	Total : Bdrms : Baths
Room Count	13 : 6 : 3	14 : 8 : 3	15 : 6 : 3	12 : 6 : 3
Gross Living Area	3,019 Sq. Ft.	3,068 Sq. Ft. -1,500	2,765 Sq. Ft. +7,500	2,646 Sq. Ft. +11,000
Basement & Finished Rooms Below Grade	Full Basement Unfinished	Full Basement Unfinished	Full Basement Unfinished	Full Basement Unfinished
Functional Utility	Average - 6 BR's	Average - 8 BR's -5,000	Average - 6 BR's	Average - 6 BR's
Heating/Cooling	3-GHW/None	GHW, GHA/None	OHA/None	GHW, GHA/None
Energy Efficient Items	Standard	Standard	Standard	Standard
Garage/Carport	No Driveway	2 Car Detached -4,000	3 Car Detached -5,500	2 Car Detached -4,000
Porch Patio Deck, Fireplace(s) etc	114 sf OP's No Fireplace	None +1,000	48 sf OP +500	76 sf OP +500
Fence Pool etc	Some fencing	Some fencing	Some fencing	Some fencing
Misc.	None noted	None noted	None noted	None noted
Net Adj. (Total)		+ -88,000	+ 6,500	+ 19,500
Adjusted Sales Price of Comparable		Net 23.9 % Gross 36.1 % \$ 217,000	Net 2.8 % Gross 23.7 % \$ 236,500	Net 9.1 % Gross 28.6 % \$ 234,500

Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.): The quality of the market data is rated average. Equal weight is assigned to all three sales. Each sale required a time adjustment to reflect improving market conditions since they sold. Sales #2 and #3 are located on larger lots than the subject site. Each sale is considered to be inferior in quality of construction compared to the subject dwelling. All three sales are considered to be superior in condition compared to the subject property. Sale #1 is a larger home, while Sales #2 and #3 are smaller homes than the subject dwelling. The sales utilized in this report are the most recent sales of similar type properties in the market area, and are the best indicators to value for the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	Not currently listed for sale. See below.	Not currently listed for sale. No prior sale of this property within one year of this report.	Not currently listed for sale. No prior sale of this property within one year of this report.	Not currently listed for sale. No prior sale of this property within one year of this report.

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal. The subject is not currently listed for sale with the local Multiple Listing Service. The subject has not sold in the past three years. The three comparable sales have not previously sold within one year of the effective date of this appraisal, except for the above reported sale dates.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 230,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

This appraisal is made  "as is"  subject to the repairs, alterations, inspections or conditions listed below  subject to completion per plans & specifications

Conditions of Appraisal: This report and its associated value conclusion is subject to revision upon an interior and detailed on-site inspection of the property, and review of pertinent information about the subject with the owner or any persons familiar with the subject property.

Final Reconciliation: Most weight is assigned to the Sales Comparison Approach as it best reflects market conditions. The Cost Approach is subject to error in the estimation of accrued depreciation. The Income Approach was not developed due to insufficient rental data of multi-family homes in the market area.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 430/FNMA Form 10049 (Revised 6/93)

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF September 10, 2021

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO \$ 230,000

APPRaiser: Signature: *William Esposito Jr.* SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature: \_\_\_\_\_  
Name: William F. Esposito, Jr. Name: \_\_\_\_\_  
Date Report Signed: 09/23/2021 Date Report Signed: \_\_\_\_\_  
State Certification #: RCG.187 State: CT State Certification #: \_\_\_\_\_  
State License #: \_\_\_\_\_ State License #: \_\_\_\_\_



### Subject Photo Page

Owner	Frank Sacco				
Property Address	346 Grand Avenue				
City	New Haven	County	New Haven	State	CT
Zip Code	06513				
Client	City of New Haven				

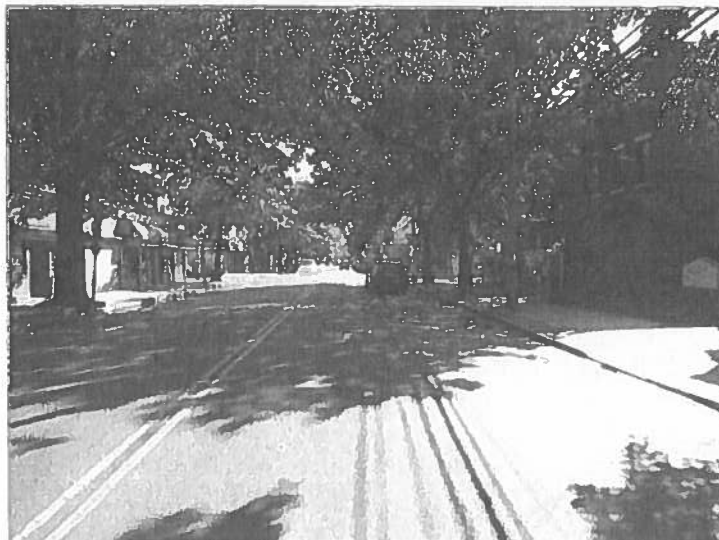


#### Subject Front

346 Grand Avenue  
Sales Price N/A  
GLA 3,019  
Total Rooms 13  
Total Bedrms 6  
Total Bathrms 3  
Location Average  
View Average  
Site 0.08 Acre  
Quality Average - brck  
Age 121 Years



#### Subject Rear



#### Subject Street

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Acquisition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
350 Grand Avenue		173-0746-03100	BA-1	16	Office	Per Zoning	
<b>2019 Assessment Value (100%)</b>				<b>70% of Assessment For Tax Purposes</b>		<b>Property Size</b>	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$44,100	\$235,500	N/A	\$279,600	\$195,720		35' X 105'	3485 Total Per Assessor

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 375,000.00	William Esposito	9/10/21	Negotiated / Acquisition	\$155,000	(TBD)	\$155,000

### Prior Notifications Sent to

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

### Applicant's Information

Applicant's name, address & telephone: City of New Haven / Livable City Initiative (LCI) 165 Church Street 3 <sup>rd</sup> Floor New Haven CT 06510		Name, address & telephone of contact person:	
Applicant's City property tax status: <b>Current</b>	Review date <b>9/17/2021</b>	Reviewed by: <b>Staff</b>	Comments <b>Current</b>
<p><b>Proposal:</b> The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire this structure which is currently utilized as an office. This project is part of LCI's neighborhood stabilization strategy.</p> <p><b>General discussion:</b> 350 Grand Avenue is 1 of 3 parcels in this Homeownership project. The structure will be rehabilitated and converted back to a residential use specifically a 2-family dwelling. The structure will be sold to a homeowner occupant whose income is deemed affordable/workforce (60-100% AMI). An occupancy and income deed restriction will run with the land for a minimum 20-year period. <b><u>This deed restriction is a covenant running with the land, inclusive of successive ownership, unless a more extensive period is required by funding source used to rehabilitate or the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.</u></b></p> <p><b>Owner Occupancy?</b> Yes, Deed Restricted. The property will be sold to an owner occupant after rehabilitation</p>			

Prepared by: Em J... Date 9/24/21 Concurred by: [Signature] Date 9/24/21

Committee	Date	Action
PAD	9/29/2021	
City Plan	10/20/2021	
L.C.I.	10/27/2021	
Board of Alders	11/15/2021	



## **342-346-350 Grand Avenue / LCI Development**

### **The opportunity**

The City of New Haven currently owns a vacant residential structure at 342 Grand Avenue on the corner of Lloyd Street. The Fair Haven Health Clinic (FHHC) has an option to purchase a vacant 3-family residential structure at 346 Grand Avenue from its current owner. The FHHC owns a structure at 350 Grand Avenue which is currently utilized as an office. The properties are brick structures that anchor the block. The FHHC has plans to develop the James Street end of this block with a new community health center in the future. Our activities will complement this future development bringing additional investment and stabilization to this area.

### **The proposal**

The City of New Haven Livable City Initiative proposes to acquire 346 Grand Avenue from FHHC for up to \$305,000 plus closing costs and adjustments, and to also purchase 350 Grand Avenue for \$155,000 plus closing costs and adjustments (below market value) from the FHHC. FHHC is essentially providing subsidy to the City to do this acquisition. The properties will be rehabilitated and sold to owner occupants. The project would create 2 units at 342 Grand Avenue, 2 units at 346 Grand Avenue, and 2 units at 350 Grand Avenue. The properties will be sold to owner occupants at 60%-100% AMI and will be sold with a minimum 20-year deed restriction.

<b>Address</b>	<b>Acquisition Cost</b>	<b>Appraised Value</b>	<b>Net Equity</b>
<b>346 Grand Ave</b>	<b>\$305,000</b>	<b>\$230,000</b>	<b>\$ -75,000</b>
<b>350 Grand Ave</b>	<b>\$155,000</b>	<b>\$375,000</b>	<b>\$ + 225,000</b>
			<b>Net + \$150,000</b>

**This proposal is a package deal. The City is realizing a \$150,000 equity gain due to this acquisition.**

**\*staff originally proposed acquiring 346 Grand Avenue for up to \$285,000 but due to seller carrying costs and the difficulty of acquiring fire insurance the cost of the transaction cost has increased to up to \$305,000 plus closing costs and adjustments.**

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 350 GRAND AVENUE (MBLU: 173 0746 03100) Acquisition of 350 Grand Avenue from the Fair Haven Health Clinic to create/rehabilitate 2 dwelling units. Upon completion of the rehabilitation the City will sell the site for low-income owner-occupied home ownership. Located in the BA-1 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

**REPORT:** 1594-10  
**ADVICE:** Approve

### PROJECT SUMMARY:

---

**Applicant(s):** Fair Haven Health Clinic  
**Price:** \$155,000 (Acquisition Cost) – Below Market Value  
**Site:** Approximately 0.1 acres (3,845square feet)  
**Zone:** BA-1  
**Use:** Fair Haven Health Clinic Offices  
**Financing:**  
**Subsidy:** Yes offered from purchaser  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Office (LCI) regarding the acquisition of a City owned parcel of land. 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

The City seeks to acquire the subject property for the rehabilitation/creation of 2 dwelling units. Upon completion of the rehabilitation/creation of the 2 dwelling units, the City will sell the subject site to a low-income individual/family for owner-occupied home ownership. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

#### Planning Commission considerations, whether:

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

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

<sup>2</sup> 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](http://www.wordiq.com/definition/Pocket_park))

- The enclosed maps provide the land uses and aerial of the surrounding the site.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- Create diverse housing stock suitable for all abilities, ages and incomes.
- Encourage neighborhood stability.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use to sale the property after the purchase and rehabilitation occurs.
- **“Encourage transit-oriented land use developments with reduced parking requirements and appropriate densities in suitable locations in the center city and along transit-served arterials to facilitate further transit use.”** (The City’s Comprehensive Plan)
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to create affordable owner-occupied home ownership.
- **“Increase homeownership rate.”** (The City’s Comprehensive Plan)
- **“Improve housing affordability.”** (The City’s Comprehensive Plan)
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

**ADVICE:**

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

**ADOPTED:** October 20, 2021  
Leslie Radcliffe  
Chair

**ATTEST:** \_\_\_\_\_  
Aicha Woods  
Executive Director, City Plan Department

# PRIOR NOTIFICATION FORM

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Jose Crespo 16<sup>th</sup> Ward

DATE: **September 1, 2021**

FROM: Department Livable City Initiative  
Person Evan Trachten (ET) Telephone X 8373

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

The City of New Haven acting through the Livable City initiative proposes to acquire 350 Grand Avenue for \$155,000.00. The property is currently utilized as an office space. The property will be converted to a residential structure and sold to an owner occupant. This project is part of LCI's neighborhood revitalization and stabilization strategy. Three adjacent properties are proposed to be rehabilitated as part of this revitalization effort (342 Grand Avenue, 346 Grand Avenue, and 350 Grand Avenue). The City of New Haven currently owns 342 Grand Avenue and proposes to acquire 2 privately owned properties as part of this development.

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		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		6093	
FAIR HAVEN COMMUNITYH HEALTH CLINIC INC 350 GRAND AV	REAL_OWNERS CT 06513	WARD 16	TAXABLE CENSUS BLOCK QUERY G	TAX DIST GA	Assoc Pld#	Description	Code	Appraised	Assessed
						EX COM LN	21	55,100	38,570
						EX COM BL	22	235,500	164,850
						<b>VISION</b>			
						NEW HAVEN, CT			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FAIR HAVEN COMMUNITYH HEALTH - PETRELIS MARK J	7893 0020	4776 0061	03-05-2007	Q	I	220,000	00	Year	Code	Assessed	Year	Code	Assessed
			09-08-1994			9,785		2020	21	30,870	2019	21	30,870
									22	164,850		22	164,850
	Total	0.00						Total		195,720	Total		195,720

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Nbrhd	Nbrhd Name						
1100	FAIR HAVEN S			Tracing			Batch

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int
<b>ASSESSING NEIGHBORHOOD</b>							
<b>NOTES</b>							
10/1/09 TAXABLE TO EXEMPT. CHANGE STYLE AND CORRECT LISTING.							

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit ID	Issue Date	Type	Description			
B-19-1546	10-29-2019	RH	Rehab	9.625	10-05-2007	100
OP-0806	10-26-2007	CO	Cert of Occup	60,000	10-05-2007	100
07-0806	04-05-2007	RE	Remodel	5,000	10-05-2007	100
07-0553	03-05-2007	RE	Remodel			100

LAND LINE VALUATION SECTION		Date <th>ID <th>Type <th>Is <th>Cd <th>Purpose/Result</th> </th></th></th></th>	ID <th>Type <th>Is <th>Cd <th>Purpose/Result</th> </th></th></th>	Type <th>Is <th>Cd <th>Purpose/Result</th> </th></th>	Is <th>Cd <th>Purpose/Result</th> </th>	Cd <th>Purpose/Result</th>	Purpose/Result
<b>VISIT/CHANGE HISTORY</b>							
		12-15-2020	VA	04		DM	Data Mailer Sent
		05-18-2011	JW1	04		70	Field Review
		05-03-2011	TWM	03		14	Quality Cntrl
		03-08-2011	RB	03		00	Measur+Listed
		10-05-2007	JV	01		47	BP Inspection
		08-16-2001	MJ			45	Review Against Field Cd

Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbrhd.	Nbrhd Adj	Notes	Location	Adj. Unit Price	Land Value
1	9070 EXEMPT MDL-9	BA1	0		3,485 SF	14.38	1.00000	5	1.00	1100	1.100			15.82	55,100

Total Card Land Units	3,485 SF	Parcel Total Land Area: 0	Total Land Value	55,100
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**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: Model Grade	12 94	Off Conv Res Commercial			
Stories: 2.5	C+	Above Average			
Occupancy: 2,00	20	Brick			
Exterior Wall 1	03	Gable/Hip			
Exterior Wall 2	03	Asphalt			
Roof Structure	03	Plastered/Dryw			
Roof Cover	12	Fin W/D/Carpet			
Interior Wall 1	02	Oil/Gas			
Interior Wall 2	04	FA/HW/ST			
Interior Floor 1	03	Central			
Interior Floor 2	02	EXEMPT MDL-94			
Heating Fuel	02				
Heating Type	04				
AC Type	03				
Bldg Use	9070				
Total Rooms					
Total Bedrooms					
Total Baths					
NBHD Code	01	HEAT/AC PKGS			
Heat/AC	02	WOOD FRAME			
Frame Type	02	AVERAGE			
Baths/Plumbing	06	CEIL & WALLS			
Ceiling/Wall	02	AVERAGE			
Rooms/Ptns	02				
Wall Height	9.00				
% Cornn Wall					
1st Floor Use:					

**MIXED USE**

Code	Description	Percentage
9070	EXEMPT MDL-94	100
		0
		0

**COST / MARKET VALUATION**

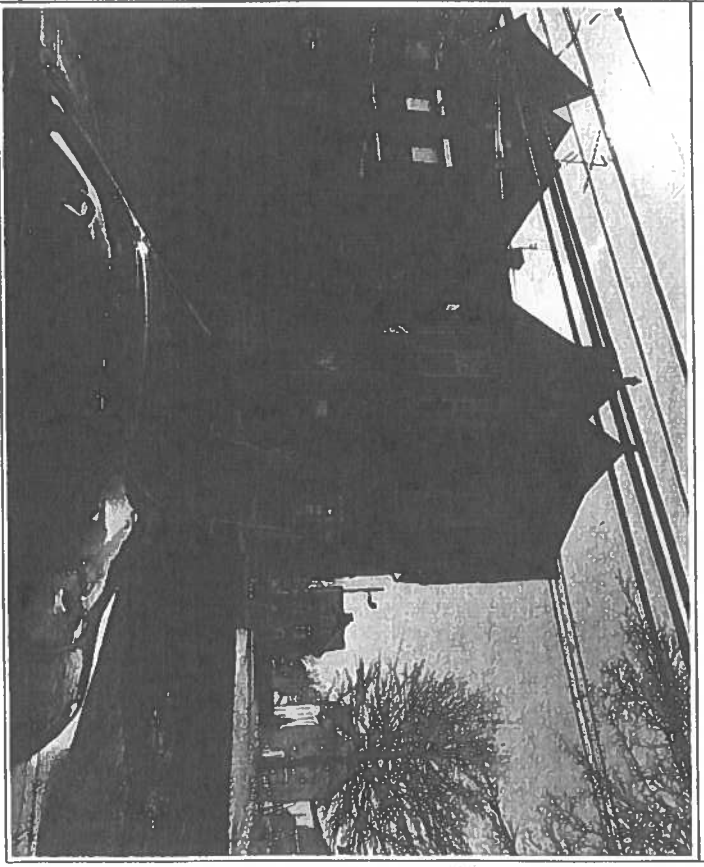
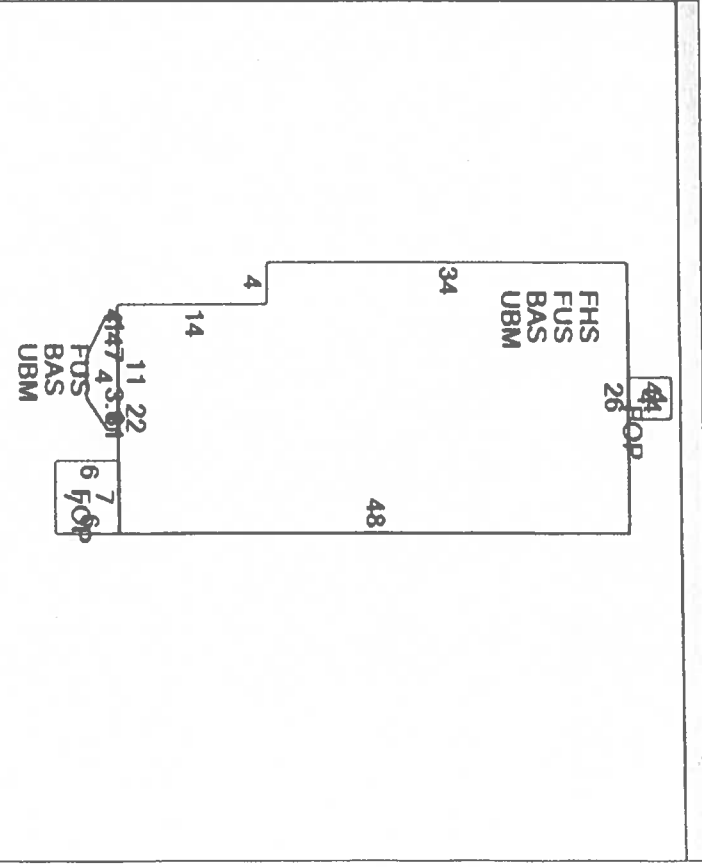
RCN	392,540
Year Built	1900
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	0
External Obsol	1
Trend Factor	
Condition	
Condition %	60
Percent Good	
RCNLD	235,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

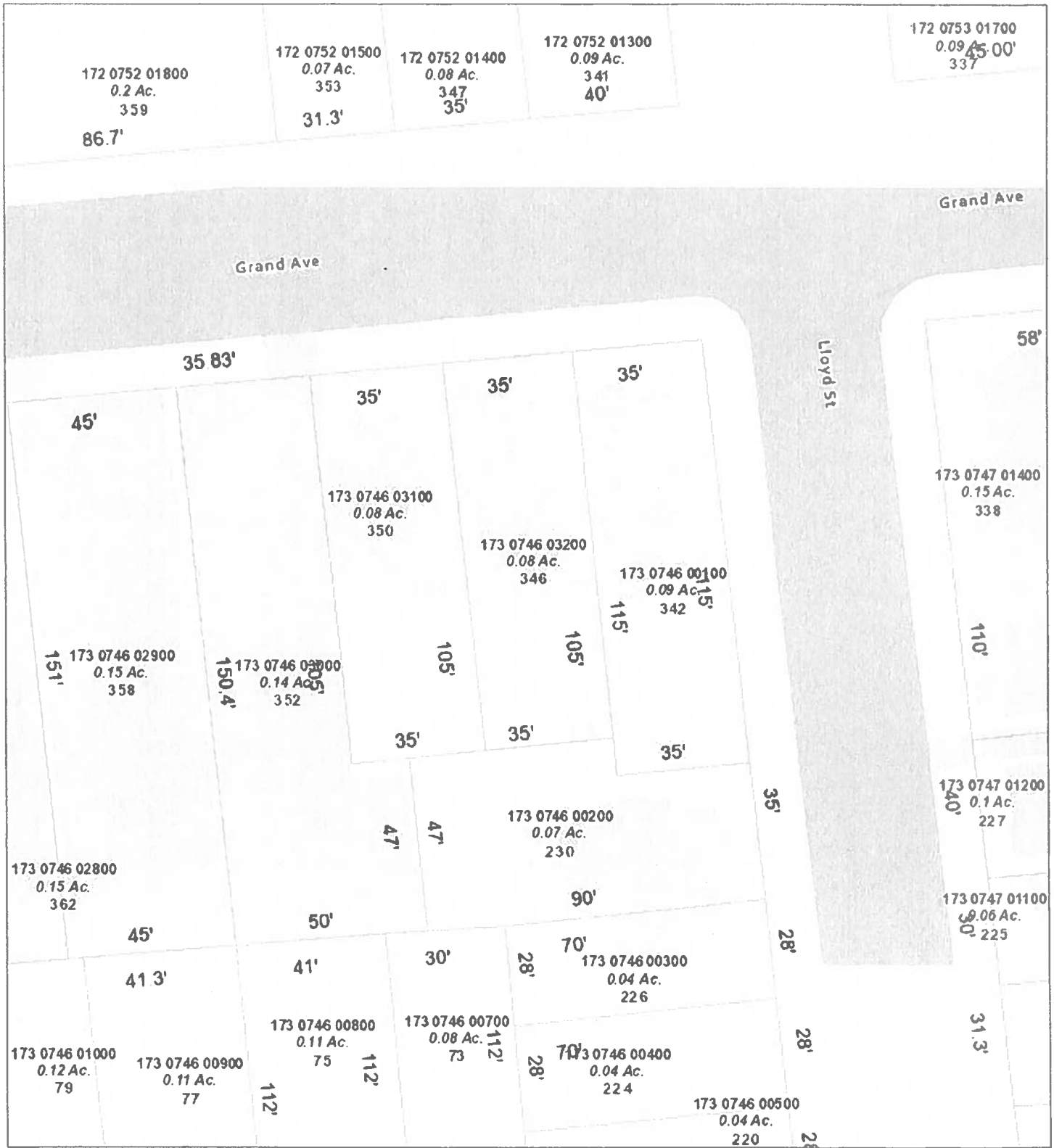
Code	Description	UB	Units	Unit Price	Yr Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,218	1,218	1,218	115.15	140,250
FHS	Finished Half Story	775	1,192	775	74.87	89,240
FOP	Open Porch	0	58	15	29.78	1,727
FUS	Finished Upper Story	1,157	1,218	1,157	109.38	133,226
UBM	Unfinished Basement	0	1,218	244	23.07	28,096
Ttl Gross Liv / Lease Area		3,150	4,904	3,409		392,539







**Legend**

New Haven Parcels

**MY MAP**

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



Date: 9/1/2021

0 0.0035 0.007 0.014 mi

**APPRAISAL REPORT  
OF REAL PROPERTY  
LOCATED AT  
350 GRAND AVENUE  
NEW HAVEN, CONNECTICUT**



**EFFECTIVE DATE OF APPRAISAL:**

**September 10, 2021**

Prepared for:

Mr. Evan Trachten  
City of New Haven  
Livable City Initiative  
New Haven, Connecticut 06510

Prepared by:

William F. Esposito, Jr.  
Certified General Appraiser  
Esposito & Associates  
1674 Whitney Avenue, Suite 2  
Hamden, Connecticut 06517  
Phone (203) 281-3331  
Fax (203) 230-0009

## ESPOSITO & ASSOCIATES

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### REAL ESTATE APPRAISALS Residential - Commercial

**William F. Esposito, Jr.**  
Certified General Appraiser  
State License #RCG.187

1674 Whitney Avenue, Suite 2  
Hamden, CT 06517  
Phone: (203) 281-3331  
Fax: (203) 230-0009  
Email: [william.esposito@sbcglobal.net](mailto:william.esposito@sbcglobal.net)

Mr. Evan Trachten  
Livable City Initiative  
City of New Haven  
165 Church Street  
New Haven, Connecticut 06510

September 23, 2021

RE: Fair Haven Community Health Clinic, Inc.  
MBP: 173-0746-03100  
350 Grand Avenue, New Haven, CT

Dear Mr. Trachten:

Pursuant to your request, I have performed an appraisal analysis and am providing you with an appraisal report of the above-captioned real property. At the client's request, an interior and on-site inspection of the property was performed.

The purpose of this appraisal is to provide an opinion of the market value of the fee simple estate to the property, subject to the general assumptions, limiting conditions and certification contained herein. Please refer to the attached assumptions and limiting conditions regarding environmental contaminants and/or hazardous waste. Professional reports regarding site conditions were not made available to your appraiser.

Market value as used in this report was defined and agreed upon by agencies that regulate financing institutions in the United States. The definition is as follows:

*Market Value: The most probable price which a property would bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

- 1. buyer and seller are typically motivated;*
- 2. both parties are well informed or well advised and acting in what they consider their best interests;*
- 3. a reasonable time is allowed for exposure on the open market;*
- 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
- 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

**EFFECTIVE DATE OF VALUATION:** An interior and on-site inspection of the property was made on September 10, 2021.

**INTENDED USE OF REPORT:** To be used in conjunction with a potential purchase decision.

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS:** In preparing this appraisal, the appraiser completed the following:

- An interior and on-site inspection of the subject property.
- A search for comparable sales in the subject market area.
- City Hall, ConnComp and MLS research regarding the subject property and comparable sales.
- Verification of the sales with a party to the sale, i.e. closing attorney, listing agent, buyer and/or seller.
- Preparation and analysis of the applicable approaches to value.
- Correlation of the applicable approaches into a final opinion of value.

In order to develop the opinion of value, the appraiser performed a complete appraisal analysis, presented in summary format, based on an interior and on-site inspection of the subject property and information available at City Hall. This report is subject to change if a complete inspection of the subject property provides any information not mentioned herein that would have an effect on market value.

This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of USPAP. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation has been retained in the appraiser's files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use previously stated. The appraiser is not responsible for unauthorized use of this report.

**IDENTIFICATION AND HISTORY OF THE REAL ESTATE:** The subject property is located at 350 Grand Avenue, New Haven, Connecticut and is identified on Assessor's Map 173, Block 0746, Parcel 03100. The property is described in the New Haven land records in Volume 7893, Page 020 in the City of New Haven land records. On March 2, 2007, Mark J. Petrelis transferred the subject property by warranty claim deed to Fair Haven Community Health Clinic, Inc. for \$220,000. The subject is not currently listed for sale with the Multiple Listing Service (MLS). The property consists of a 2.65 story building containing offices for the Health Clinic.

**LOCATION:** The subject property is located in the Fair Haven section of southeastern New Haven, within 1.5 miles east of downtown New Haven, in a neighborhood improved with a high density of older multi-family development interspersed with some single-family dwellings and commercial uses along Grand Avenue. An industrial area is located along the southern section of the neighborhood. Commercial properties are mostly concentrated along main streets and are generally small and service the neighborhood. The subject has good traffic visibility and pedestrian access, and convenient access to major routes, Interstates 91 and 95, employment centers, and public transportation.

**SITE DATA:** The subject site is rectangular in shape, having 3,675± square feet, or 0.08 acre, of land area. According to the legal description, there is 35± feet of frontage along the north side of Grand Avenue. The topography is level and all public utilities are available. Site improvements observed consist of an unpaved parking area to a portion of the rear of the site, and chain link fencing. The site itself does not appear to contain a driveway, but rather utilizes the unpaved driveway of a city-owned lot located just west of the subject site. The subject is located in a Zone X (area of minimal flooding) flood zone according to FEMA flood map #09009C-0442-J dated July 8, 2013. For purposes of this appraisal, it is assumed there are no hazardous substances in or on the site.

**ZONING:** The subject property is located in the BA-1 Neighborhood Center Mixed Use zoning district. According to the New Haven Zoning Ordinance: "These districts serve as the commercial heart of their neighborhood, are of modest scale and pedestrian orientation, and seek to preserve and restore the historic architecture and urban pattern of the city. The emphasis is on neighborhood goods and services rather than comparison shopping, with a preference for smaller pedestrian-oriented, storefront retail, dining and other appropriate uses. They are intended as mixed-use districts with a mixture of ground floor retail, small offices, and upper story residential dwellings. Buildings are oriented to the street, parking requirements are reduced and parking maximums established to encourage walkability and community over automotive-related sprawl." The subject appears to conform to zoning with regard to its office use.

**ASSESSMENT AND TAXES:**

Land:	\$ 30,870	Current Annual Tax:	\$8,588.19
Building:	164,850	Revaluation Date:	2016
Outbuilding:			
Total:	\$195,720	Mil Rate 2020 List Year:	43.88

This appraisal has not considered any past due taxes.

**DESCRIPTION OF THE IMPROVEMENTS:** The subject is improved with a 2.65 story building that contains offices on all three levels. The building was constructed in 1900 and has a total above-grade building area of 3,150 square feet. The building has a brick and vinyl sided exterior, double hung thermalpane windows and an asphalt shingle roof. The building has a full basement storage area. The building consists of offices on each level, with 4 offices, a waiting area, kitchen area and lav on the first floor. The second floor contains 3 offices, a waiting room, a kitchen and a lav. The third floor contains 4 offices, a waiting area and a lav. The building is in average to good overall condition based on the interior and on-site inspection and City Hall records. The interior consists of commercial grade flooring in the offices, vinyl and tile flooring in the kitchen areas, and a mix of vinyl and tile flooring in the lavs. Walls consist of sheetrock, and the ceilings are a mixture of sheetrock and acoustic drop-tile. Each level has its own gas fired furnace and central air unit. There is one 50 gallon gas fired water heater. There is a storage area in the basement with a sheetrocked ceiling. There are 3 gas meters and 3 electric meters. The building contains a security system. A handicap ramp exists along the westerly side of the building.

Building Department records contain permits dated 2019 for roof replacement, and in 2007 for renovation and conversion of a 2-family dwelling into offices.

**HIGHEST AND BEST USE:** The subject site is located within the BA-1 Neighborhood Center Mixed Use zoning district. The immediate area of the subject along Grand Avenue is improved with small commercial properties that generally service the neighborhood and the outlying area is predominantly residential multifamily. Based on the characteristics of the subject property, its good traffic exposure and pedestrian access, and the zoning requirements and character of the neighborhood, it is my opinion that the highest and best use of the subject is for office use.

**RECONCILIATION AND VALUE CONCLUSION:** The Income Approach was not developed for this interior and on-site appraisal because the subject property is typically purchased by an owner-user. The Cost Approach was not developed due to the limited supply of recent comparable vacant land sales and the large amount of accrued depreciation due to the age and condition of the improvements. The Sales Comparison Approach directly reflects the activity of buyers and sellers in the marketplace and there were sufficient recent comparable improved sales in the subject market area. Consequently, this approach was the only approach developed.

After carefully considering all the available data, it is my opinion that the market value of a fee simple interest in the subject property, subject to the attached assumptions and limiting conditions, as of September 10, 2021, is:

**THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$375,000)**

The land value is estimated at \$50,000 and \$325,000 is attributed to the improvements. It is assumed there are no hazardous substances in or on the site, or in the improvements.

The appraiser has estimated an exposure period on the open market of within six months in order to sell at the above opinion of market value, assuming the property is reasonably priced and marketed during its exposure period.

Respectfully submitted,

A handwritten signature in black ink that reads "William Esposito Jr." in a cursive style.

William F. Esposito, Jr. – Appraiser  
Certified General Appraiser  
CT License No. RCG.187 (Exp. 04/30/2022)

**SUBJECT PHOTOGRAPHS**



**FRONT VIEW OF SUBJECT FACING SOUTHERLY**



**FRONT VIEW OF SUBJECT FACING SOUTHWESTERLY**