

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A SPECIAL MEETING SEPTEMBER 29, 2021 AT 3:00 P.M.

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 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 Phone (203) 946-8373

Topic: PAD Special Meeting

Time: Sep 29, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting: Meeting ID: 999 0485 0667 Password: c3q8UVc4

<https://newhavenct.zoom.us/j/99904850667?pwd=K0pxUkxINWFOZ0FLTDhidXpJWWdmQT09>

- I. Call to Order
- II. Approval of Minutes from July 21, 2021
- III. Action items

<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. Discussion of PAD Guidelines / Proposed Amendment
- V. Adjourn

****FULL ZOOM NOTICE ATTACHED BELOW*****

PAD MEETING MINUTES
July 21, 2021

PRESENT: Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development
Absent: Maurine Villani, Tax Office; Hon. Anna Festa, BoA

Meeting called to order at 3:07 PM

A motion to approve the PAD minutes from May 15, 2021 was made by Clay Williams, seconded by Alder Antunes, minutes approved unanimously.

New Business

364 Ferry Street

Evan explained the City is proposing to sell this vacant lot as a negotiated sale for \$20,000. The lot will be utilized as a driveway and a refuse container site for 229 Grand Avenue. Evan told the committee the history of this parcel, it was previously part of 229 Grand Avenue but was foreclosed by the City for taxes. The site is not conducive to development due to utilities on the site. Evan showed the committee a photo of the site. Alder Antunes asked if the City is receiving payment from the utility company? Evan thought the equipment is owned by Frontier and we are stuck with that infrastructure on this parcel. There is no leasing fee, Evan believes there is an easement but has not completed a title search (Nate noted that searching easements on the land records can be challenging). Alder Antunes wondered if Frontier was paying any taxes, Evan didn't know, it's possible.

Clay asked about conditions we could put on this sale to keep the site clean and well managed. Evan told the committee LCI uses Anti-Blight to keep locations looking good. Clay mentioned a gate. The buyer is a New Haven resident, but Evan does not know much about him. Steve agreed that a gate was a good idea and should be closed after dark, Steve noted this area is dark. Lighting this area should be recommended. Nate noted lighting this large area could be a challenge, solar may be an option. Lighting regulations are in the Zoning code. There was also discussion about disclosing the utilities on the parcel. Evan told the committee we Quit Claim the property and the LDA states the buyer accepts the property "as-is".

A motion was made by Clay Williams to approve the proposal with the condition that a gate must be installed along Ferry Street which should be closed at night, and that the buyer should make a good faith effort to install lighting, seconded by Alder Antunes , Approved unanimously.

136 Hemingway Street

Evan told the committee that this proposal is to develop 30 affordable rental units at this location. Vessel Technologies Inc is proposing to pay \$40,000 for this parcel as a negotiated sale.

The City acquired this parcel via foreclosure. The units are geared to the 60%-80 AMI. The developer would like to go before the Board of Alders to discuss a PILOT for this project, that is separate from our disposition, their concept is based on a percentage of gross revenue. LCI is teeing this up by seeking a PAD approval. The innovative financing aspect of this project is separate from the disposition and requires further review and separate approvals. The PAD process is solely for the disposition.

Clay asked how much time are we giving the developer to obtain all approvals? Evan told the committee the developer will need all approvals prior to taking title from the City and the BoA Order has a one-year expiration. This is an innovative new concept. Clay asked if this was going to Tax abatement / LISHTA, Evan thought so. Clay mentioned a failed condo project in this area that took years to complete. This site had a PDD approval, but nothing was built.

Steve asked about the parcel size and proposed price. Evan said the total parcel is 55,000 square feet and we are proposing to sell for \$40,000. Much of the parcel is non-buildable due to wetlands. The Land Trust paid for a survey several years ago. The developer may gift the wetland to the Land Trust when the project is complete. The Land Trust owns adjacent parcels in this area known as Hemmingway Creek.

Clay noted that Evan should amend the cover sheet to read " A minimum affordability" period due to the possibility of tax abatement. Clay asked what we know about the developer. Evan told the committee this applicant is doing projects in several locations such as Stratford CT , Trenton NJ, and looking at many other locations. They have a patent for this modular structure based on staff research.

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

PAD Guidelines

Evan would like to continue discussing the guidelines. Evan thanked Steve for sending him his proposed changes. Evan told the committee we should make proposals and move them forward. We will keep it on our agenda as a discussion item

A motion to adjourn was made by Alder Antunes, Seconded by Steve Fontana.

Meeting Adjourned 3:37 P.M.

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
\$44,100	137,800	N/A	\$181,900	\$127,330	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

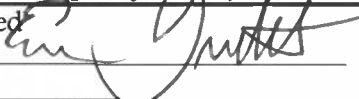

Applicant's name, address & telephone:	Name, address & telephone of contact person:
City of New Haven / Livable City Initiative 165 Church Street 3 rd Floor New Haven CT 06510	

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	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Jose Crespo 16th 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.

CURRENT OWNER

TOPO	UTILITIES	STRT/ROAD	LOCATION	Current Code	Assessed	Assessed	Assessed	Assessed	Code	Assessed
SACCO NANCY (LU) & FRANK				1-1	55,100	38,570	6093	30,870	1-1	30,870
				1-3	246,400	172,480		96,460	1-3	96,460
346 GRAND AV				Total	301,500	211,050		127,330	Total	127,330
NEW HAVEN CT 06513							VISION			
AT Prcl ID WARD TAXABLE CENSUS BLOCK QUERY G GIS ID 9698	16									
		1423								
		1000								
			TAX DIST							

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SACCO NANCY (LU) & FRANK	9176 0061	07-29-2014	U		2	2020	1-1	30,870	2019	1-1	30,870	2018	1-1	30,870
SACCO NANCY	8495 0023	01-26-2010	U		25		1-3	96,460		1-3	96,460		1-3	96,460
SACCO NICHOLAS & NANCY	0 0	05-27-1977												
Total														

EXEMPTIONS

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
OTHER ASSESSMENTS								
ASSESSING NEIGHBORHOOD								
Nbhd Name			B	Tracing			Batch	
1100 FAIR HAVEN S								
Total								

NOTES

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

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	Electric	4,800	07-06-2015	100		NEW SERVICE/BASEMENT L

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	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																

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 246,400
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 55,100
 Special Land Value 0
 Total Appraised Parcel Value 301,500
 Valuation Method C

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpos/Result
12-15-2020	VA			DM	Data Mailer Sent
07-06-2015	CA	02		47	BP Inspection
08-16-2011	VA			DM	Data Mailer Sent
05-18-2011	JW1	04		70	Field Review
12-16-2010	JH	03		09	Refusal
11-28-2006	DI			54	Hearing No Change
08-16-2001	MI			45	Review Against Field Cd

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: Model	67	3 Family Multi-Fam 2-4			
Grade:	02	Ave/Good			
Stories:	2.5	2 1/2 Stories			
Occupancy	3				
Exterior Wall 1	19	Brick			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster/Drywal			
Interior Wall 2					
Interior Flr 1	12	Fin WD/Carpet			
Interior Flr 2					
Heat Fuel	02	Oil/Gas			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	06	6 Bedrooms			
Total Bathrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	13	13 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Interior Conditio					
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code	110B	FAIR HAVEN S			

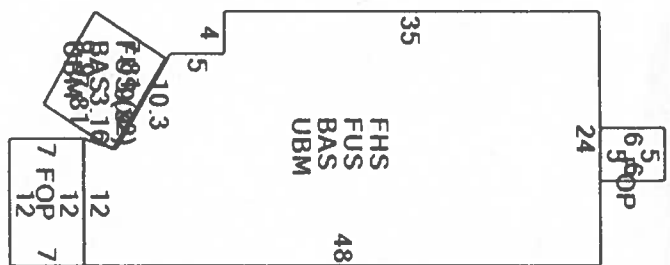
CONDO DATA			
Parcel Id	Cd	Ownr	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

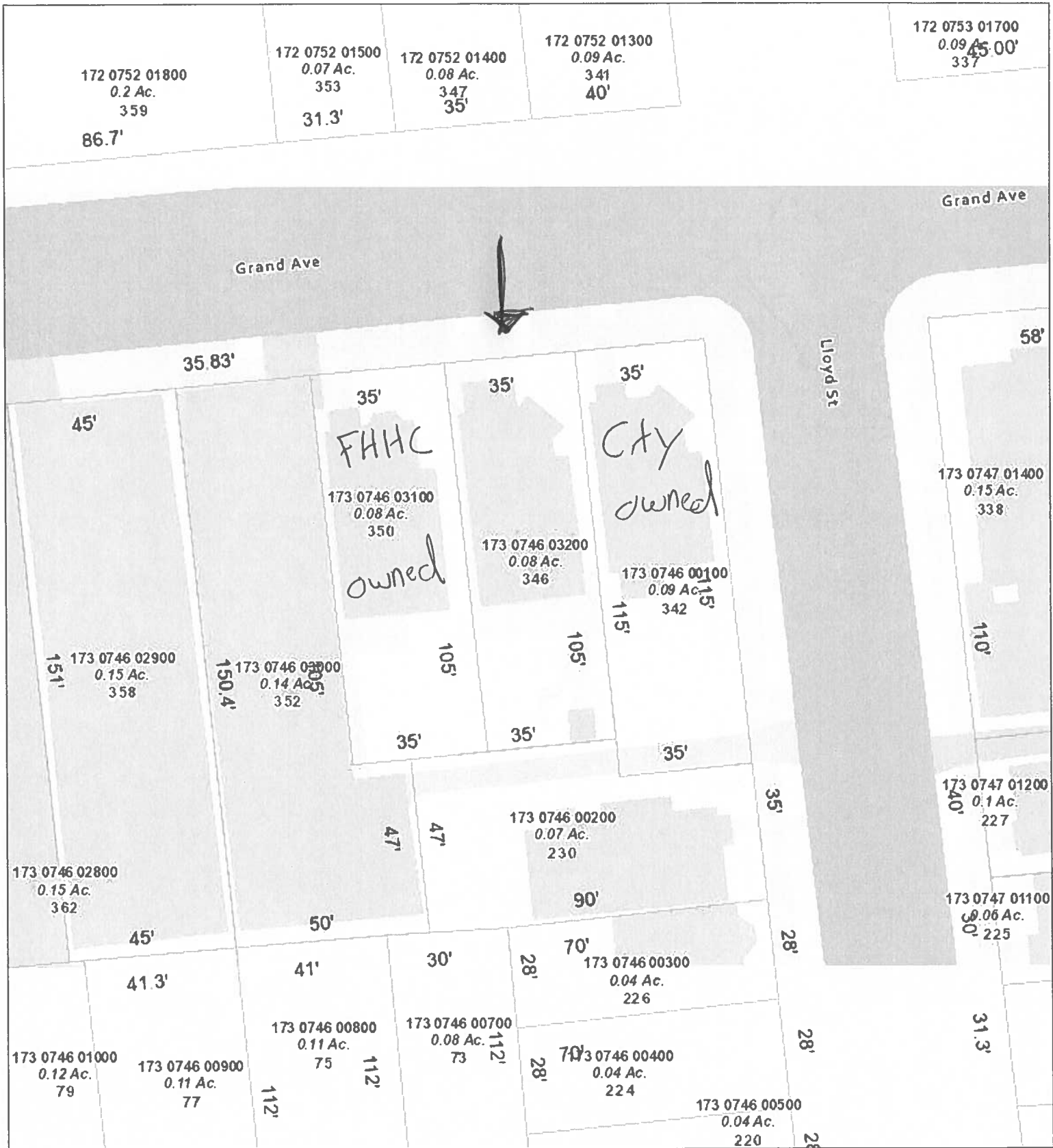
COST / MARKET VALUATION

Building Value New	362,413
Year Built	1900
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	32
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	68
RCNLD	246,400
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	VB	Units	Unit Price	Yr Bt	Cond	Cd	% Gd	Grade	Grade Adj	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,129	1,129	1,129	110.90	125,203					
FHS	Finished Half Story	684	1,052	684	72.10	75,854					
FOP	Open Porch	0	114	23	22.37	2,551					
FUS	Finished Upper Story	1,206	1,206	1,206	110.90	133,742					
UBM	Unfinished Basement	0	1,129	226	22.20	25,063					
Ttl Gross Liv / Lease Area		3,019	4,630	3,268		362,413					





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



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 \$285,000, and to also purchase 350 Grand Avenue for \$155,000 (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.

UNIFORM RESIDENTIAL APPRAISAL REPORT

Sacco
File No. 346 Grand Avenue

Valuation Section

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 FmHA, 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			
Data 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	+/- \$ Adjust.	DESCRIPTION	+/- \$ Adjust.	DESCRIPTION	+/- \$ Adjust.
Sales or Financing Concessions		None noted		None noted		None noted	
Date of Sale/Time		Cl. 08/02/2021	+6,500	Cl. 05/03/2021	+12,500	Cl. 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 No Fireplace	+1,000	48 sf OP No Fireplace	+500	76 sf OP No Fireplace	+500
Fence, Pool, etc.	Some fencing	Some fencing		Some fencing		Some fencing	
Misc.	None noted	None noted		None noted		None noted	
Net Adj. (total)		☐ + ☒ - \$	-68,000	☒ + ☐ - \$	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 compatibility 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
Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ 230,000

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 439/FNMA form 1004B (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 BE \$ 230,000

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

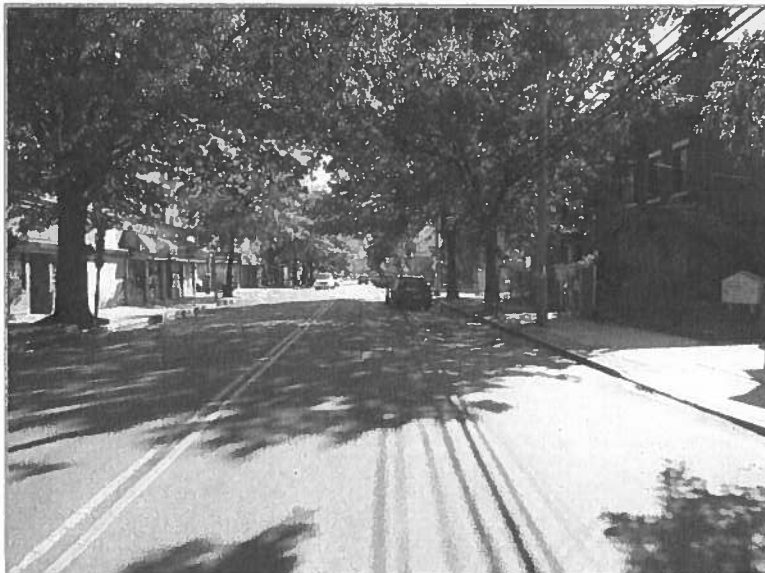


Subject Front

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

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2019 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes		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:	Name, address & telephone of contact person:
City of New Haven / Livable City Initiative (LCI) 165 Church Street 3 rd Floor New Haven CT 06510	

Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/17/2021	Staff	Current

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Owner Occupancy? Yes, Deed Restricted. The property will be sold to an owner occupant after rehabilitation

Prepared by: Emm Griffin 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	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Jose Crespo 16th 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	DESCRIPTION	CODE	APPROX	ASSESSED	6093
FAIR HAVEN COMMUNITYH HEALTH CLINIC INC 350 GRAND AV					EX COM LN EX COM BL	21 22	55,100 235,500	38,570 164,850	NEW HAVEN, CT
REAL_OWNERS CT 06513									
SUPPLEMENTAL DATA					VISION				
AIR Prcl ID 16 WARD TAXABLE CENSUS BLOCK 1000 QUERY G					TAX DIST GA				
GIS ID 9697					Assoc Pld#				

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

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
ASSESSING NEIGHBORHOOD						
Nbhd 1100		B	FAIR HAVENS			Batch
NOTES						
10/1/09 TAXABLE TO EXEMPT. CHANGE STYLE AND CORRECT LISTING.						

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
OTHER ASSESSMENTS								
Total 195,720								
This signature acknowledges a visit by a Data Collector or Assessor								
APPROXIMATED VALUE SUMMARY								
Appraised Bldg. Value (Card) 235,500								
Appraised Xf (B) Value (Bldg) 0								
Appraised Ob (B) Value (Bldg) 0								
Appraised Land Value (Bldg) 55,100								
Special Land Value 38,570								
Total Appraised Parcel Value 290,600								
Valuation Method C								

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
B-19-1546	10-29-2019	RH	Rehab	9,625	10-05-2007	100		Fair Haven Community Health	12-15-2020	VA	04		DM	Data Mailer Sent
OP-0806	10-26-2007	CO	Cert of Occup	60,000	10-05-2007	100		WIC HOUSE OFFICES/ST & CONVERT 2F TO BUSINESS	05-18-2011	JW1	04		70	Field Review
07-0806	04-05-2007	RE	Remodel	5,000	10-05-2007	100		INTER EXPLOR DEMO	05-03-2011	TWM	03		14	Quality Cntrl
07-0553	03-05-2007	RE	Remodel		10-05-2007	100			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

BUILDING PERMIT RECORD	LAND LINE VALUATION SECTION
Use Code 9070	EXEMPT MDL-9
Description	BA1
Zone	0
LA	
Land Type	
Land Units	3,485 SF
Unit Price	14.38
I. Factor	1.00000
Site Index	5
Cond.	1.00
Nbhd.	1100
Nbhd Adj	1.100
Notes	
Location Adjustme	0
Adj Unit Pric	15.82
Land Value	55,100
Total Card Land Units 3,485 SF	
Parcel Total Land Area: 0	
Total Land Value 55,100	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

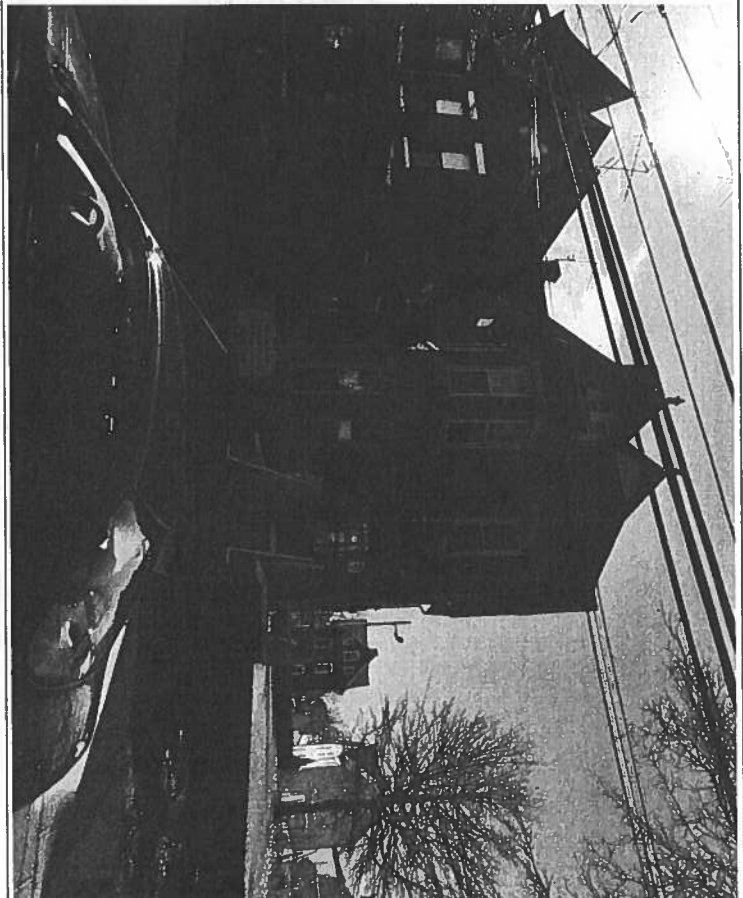
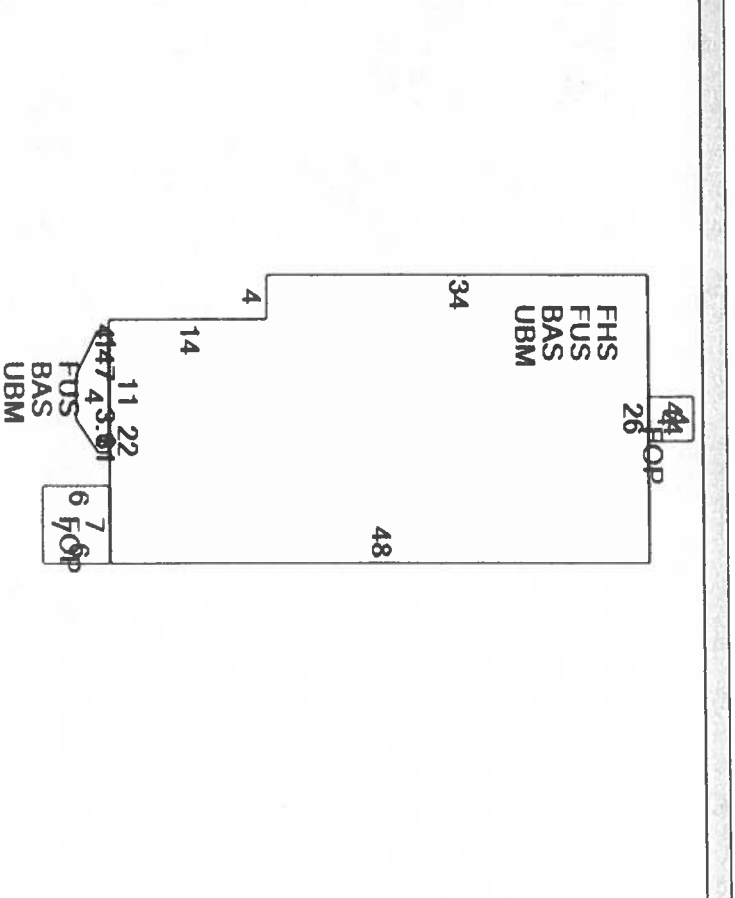
Element	Cd	Description	Element	Cd	Description
Style:	12	Off Conv Res			
Model	94	Commercial			
Grade	C+	Above Average			
Stories:	2.5				
Occupancy	2.00				
Exterior Wall 1	20	Brick			
Exterior Wall 2	03	Gable/Hip			
Roof Structure	03	Asphalt			
Roof Cover	03	Plastered/Dryw			
Interior Wall 1	03				
Interior Wall 2	12	Fin W/D/Carpet			
Interior Floor 1					
Interior Floor 2	02	Oil/Gas			
Heating Fuel	04	FA/HW/ST			
Heating Type	03	Central			
AC Type	9070	EXEMPT MDL-94			
Bldg Use					
Total Rooms					
Total Bedrms					
Total Baths					
NBHD Code					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CELL & WALLS			
Rooms/Prtss	02	AVERAGE			
Wall Height					
% Comm Wall	9.00				
1st Floor Use:					

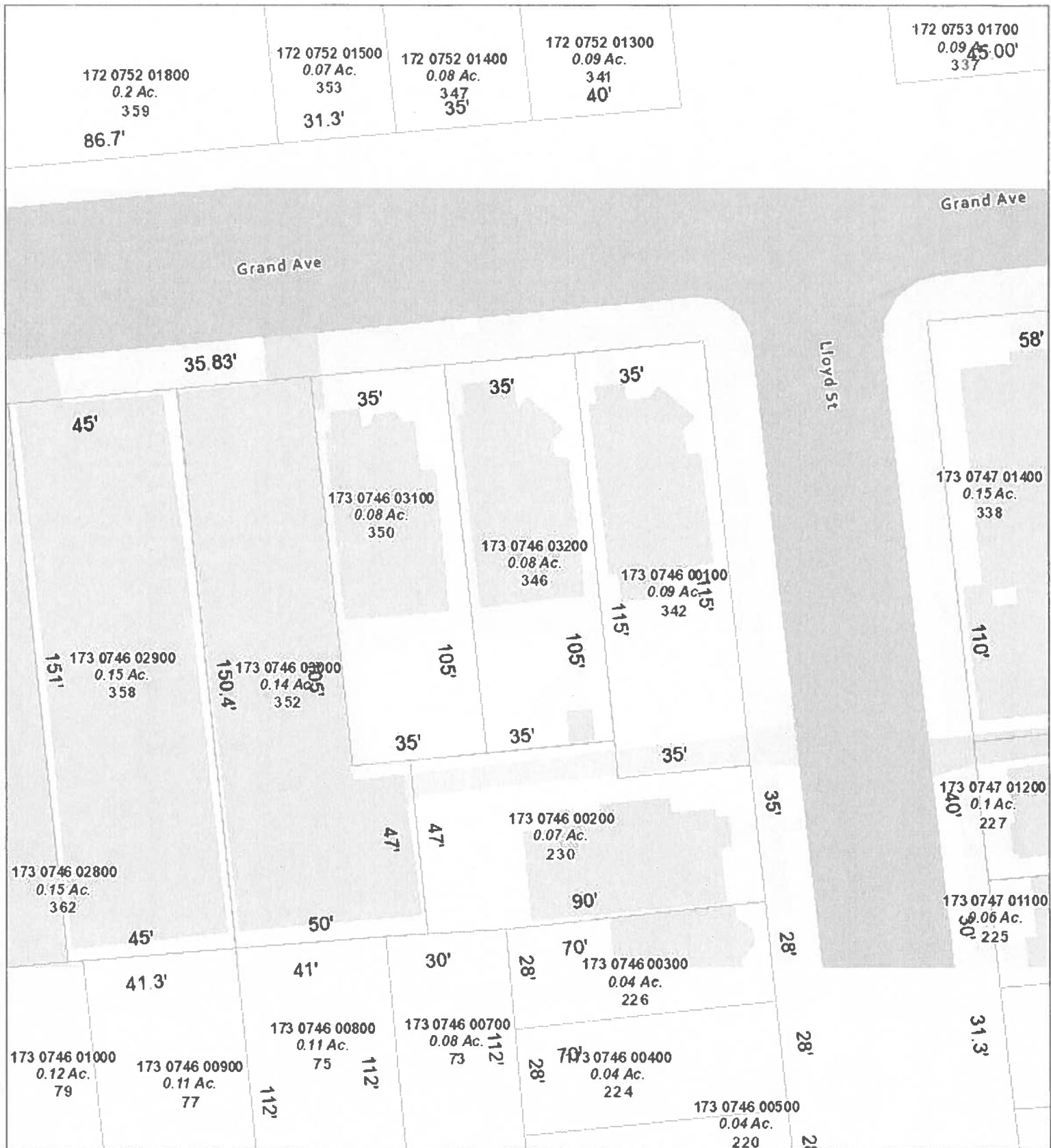
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
BAS	First Floor										
FHS	Finished Half Story										
FOP	Open Porch										
FUS	Finished Upper Story										
UBM	Unfinished Basement										

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 Livr / 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



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 \$285,000), and to also purchase 350 Grand Avenue for \$155,000 (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.

**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

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

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 paved 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.

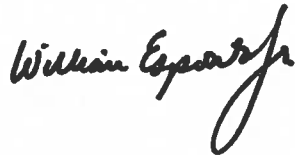
After carefully considering all the available data, it is my opinion that the market value of a fee simple interest in the subject property, subject to the attached assumptions and limiting conditions, as of September 10, 2021, is:

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 cursive script that reads "William Esposito, Jr." The signature is written in black ink and is positioned above the printed name and title.

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