



STATE OF CONNECTICUT
OFFICE OF HEALTH CARE ACCESS

M. JODI RELL
GOVERNOR

CRISTINE A. VOGEL
COMMISSIONER

November 26, 2008

Jean Ahn
System Director Planning & Business Development
Yale-New Haven Hospital
20 York Street
New Haven, CT 06504

Re: Certificate of Need Determination Report Number 08-31264-DTR
Yale-New Haven Hospital
Acquisition of land

Dear Ms. Ahn:

On October 31, 2008, the Office of Health Care Access ("OHCA") received Yale-New Haven Hospital's ("Hospital") completed Certificate of Need ("CON") Determination request regarding the acquisition of land in New Haven, with an associated capital expenditure of \$17,500,000. OHCA has reviewed the information contained in your proposal in light of Section 19a-639a of the Connecticut General Statutes, as amended by Public Act 08-14 and makes the following findings:

1. Yale-New Haven Hospital ("YNHH") is an acute care hospital located at 20 York Street, New Haven, CT. YNHH is a health care facility or institution as defined by Section 19a-630 of the Connecticut General Statutes ("C.G.S").
2. YNHH is proposing to purchase approximately 3.5 acres of land that is near YNHH for potential future expansion.
3. YNHH states that the land was recently re-zoned as part of the New Haven Business District 2 ("BD2") for medical district, parking, retail and commercial development.
4. The land is bordered by Ward Street and Sylvan, Legion and Howard Avenues in New Haven.
5. The total capital expenditure associated with the proposal is \$17,500,000.

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6. The Hospital states that at present, there are no plans to develop or use the land for any health care services, and no additional licensure is required. YNHH proposes to purchase and bank the land to allow for future flexibility.

Based on the above findings, OHCA has determined that Yale-New Haven Hospital's proposal for the acquisition of land in New Haven, with a total capital expenditure of \$17,500,000, meets the exemption requirements of Section 19a-639a of the Connecticut General Statutes, as amended by Public Act 08-14, and therefore, is exempt from OHCA's CON process. Therefore, the proposal does not require Certificate of Need approval.

This project is non-clinical in nature as it will not be providing a new or additional function or service, and is a capital expenditure for the acquisition of land. If YNHH's proposal changes in cost, service or scope, YNHH shall file with OHCA a Certificate of Need Determination Request regarding the proposed change.

Thank you for keeping OHCA informed of your plans regarding this proposal. If you have any questions regarding the above, please contact Paolo Fiducia, Associate Health Care Analyst, at (860) 418-7001.

Sincerely,

Signed by Commissioner Vogel on November 26, 2008

Cristine A. Vogel
Commissioner

CAV:pf