

**LISHTA Application to
The New Haven Board
of Alders
(12 East Ferry St)**



LISHTA Application
12 East Ferry St

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Tab 1
Application



**CITY OF NEW HAVEN APPLICATION FOR TAX ABATEMENT
FOR LOW INCOME, MULTI-FAMILY RESIDENTIAL DEVELOPMENTS**

I. APPLICANT INFORMATION

A. APPLICATION DATE: February 9, 2026

B. APPLICANT NAME: Shakeema Burke

C. IF DIFFERENT, OWNER'S NAME: N/A

D. PROJECT NAME: 12 East Ferry St. LLC

E. PROJECT ADDRESS(S): 12 East Ferry St. New Haven CT 06513

F. KEY CONTACT INFORMATION:

• Name: Shakeema Burke

• Title: Owner

• Address: 1569 Quinnipiac Ave New Haven CT 06513

• Phone Number: +1 203 823 2421

• Email: Keema32@comcast.net

II. APPLICATION SUMMARY

A. Project Type:

- Renovation of Existing Structure
- New Construction
- Conversion of existing commercial, industrial or mixed income property
- Existing multi-family dwelling(s)

B. Total Number of Units: 7

Total Number of Buildings: 1

C. Total Number of Affordable Units: 7

D. Percentage of Affordable Units: 100%

E. Will Affordable Units be subsidized with federal or state or local rent subsidies, i.e. Project Based Section 8, RAP, etc.? Yes No

If yes, provide documentation in Exhibit 12.

F. Description of the Property for which the tax exemption is sought, identified by metes and bounds, tax map block and lots and corresponding street address, including a surveyor's plotting from the tax map:

12 Ferry St Mblu 084/ 0994/ 01600. See Exhibit F.

G. A copy of the deed or lease as applicable. If the Property is not owned or leased at the time of application, the applicant shall provide a copy of the contract to purchase or the proposed form of lease.

Copy of deed attached. See Exhibit 4.

III. PROJECT SUMMARY

A. Statement of the nature of the proposed project: low and moderate income housing, market rate residential, commercial, industrial, etc., and whether the Property is to be owned or leased.

Attached under exhibit 1. Property is to be owned.

B. Proposed term or duration of the tax exemption is 15 years or 17 years (per Sec. II: Tax Abatement Agreements, Para. 3).

C. A detailed description of the improvements to be made to the Property, including approved site plans and, if appropriate, architectural drawings: **7-unit new construction commercial building totaling about 8,000 SF. 20 bedrooms and 7 bathrooms. See Exhibit C for more details and architectural drawings.**

D. Estimate of the total cost of the project, including an estimate of construction costs, certified by a qualified architect, engineer, general contractor, or 3rd party construction estimator: **1,200,000.00.**

E. Fiscal plan outlining the schedule of annual gross revenue or gross shelter rents, the estimated expenditures for operation and maintenance, interest, amortization of debt and all reserves. **See exhibit E.**

F. A construction schedule indicating a certain commencement date which must occur no later than one (1) year from the date of the application. **Construction is currently on-going and is planned to conclude before May 30, 2026. Project is about 90% done, just awaiting exterior finishes and sign offs to obtain a certificate of occupancy.**

G. Copies of all government approvals such as zoning, city plan, etc. granting the Project final site plan approval. **See exhibit G.**

H. Disclosure statements as to all parties, including principals, partners, parent and subsidiary companies, having any interest in the Property or the Project or any other Financial Agreements then in force and effect in which any of such parties have any interest. **See exhibit H.**

I. If new construction, conversion or significant renovation project, the Developer's good faith estimate of the number and type of temporary jobs to be created by the Project during construction and the number and type of permanent jobs to be created by the Project within one year after construction is completed. **During this project there were about 50 jobs created and after there is an anticipation of about 2 part time jobs being created.**

J. The Applicant for new construction, conversion or significant renovation projects shall also set forth the proposed Project Employment Plan of the Developer and a certification by the Developer that such plan complies with the City's employment policies. **All individuals employed in connection with the project will be compensated in full compliance with the City of New Haven Living Wage Ordinance.**

The Applicant will strictly adhere to all requirements of the Connecticut Department of Housing (“DOH”) regarding affirmative action and equal opportunity. This includes the preparation, submission, and implementation of any required affirmative action plans designed to ensure the meaningful participation of minority-owned businesses and to promote equal employment opportunities for all workers. The Applicant will comply with all applicable DOH policies, procedures, guidelines, and reporting obligations throughout the term of the project.

K. Certification by the Developer that he/she confirms the accuracy of all information contained in the application and that the information is true and correct to the best of the Developer's knowledge. The certification shall contain the original signature of the Developer notarized or witnessed. In the case of a corporation, the Developer shall submit a notarized corporate resolution, with the seal of the corporation and the signature of the Secretary of the corporation, authorizing the signatory to bind the corporation or similar bona fide evidence of authorization. In the case of a partnership, the Developer shall submit a copy of the partnership agreement, certified to be in full force and effect, authorizing the signatory to bind the partnership. In the case of a limited liability corporation or any other lawful business organization, the Developer shall submit other similar bona fide evidence of the signatory's authority. **See exhibit K (certificate of developer) and exhibit 10 (partnership agreement).**

L. Payment in full of the applicable application fee payable to the Controller. This fee is found in the New Haven Code of General Ordinances, Article XX: Section 17-201: Permit Licenses and User Fees. **The application fee is being paid with the submission of this application.**

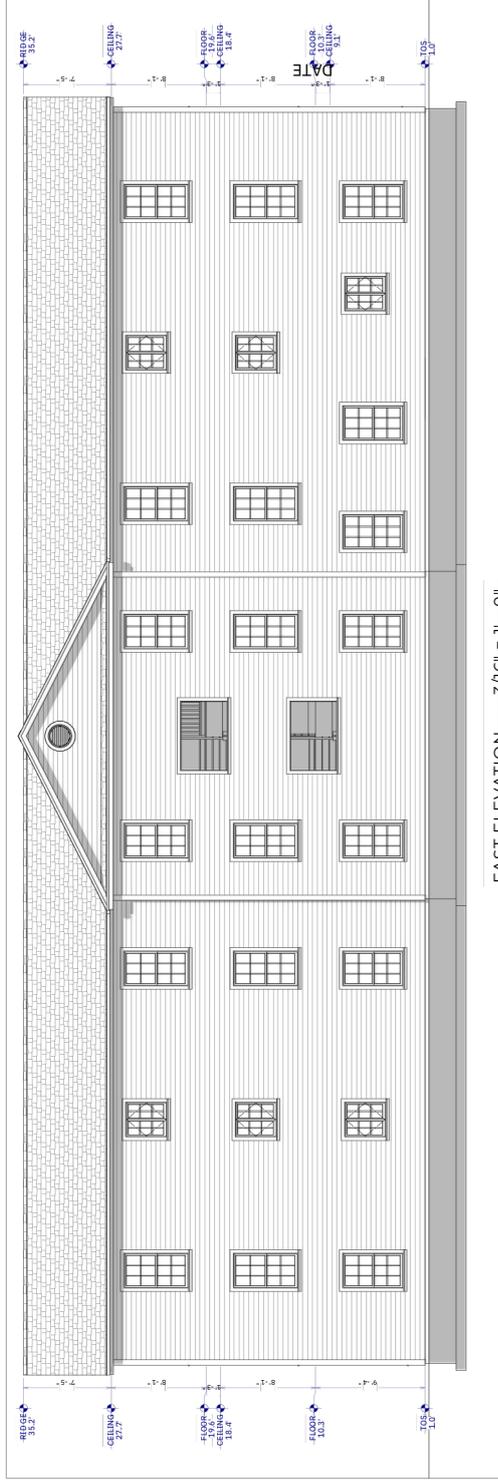
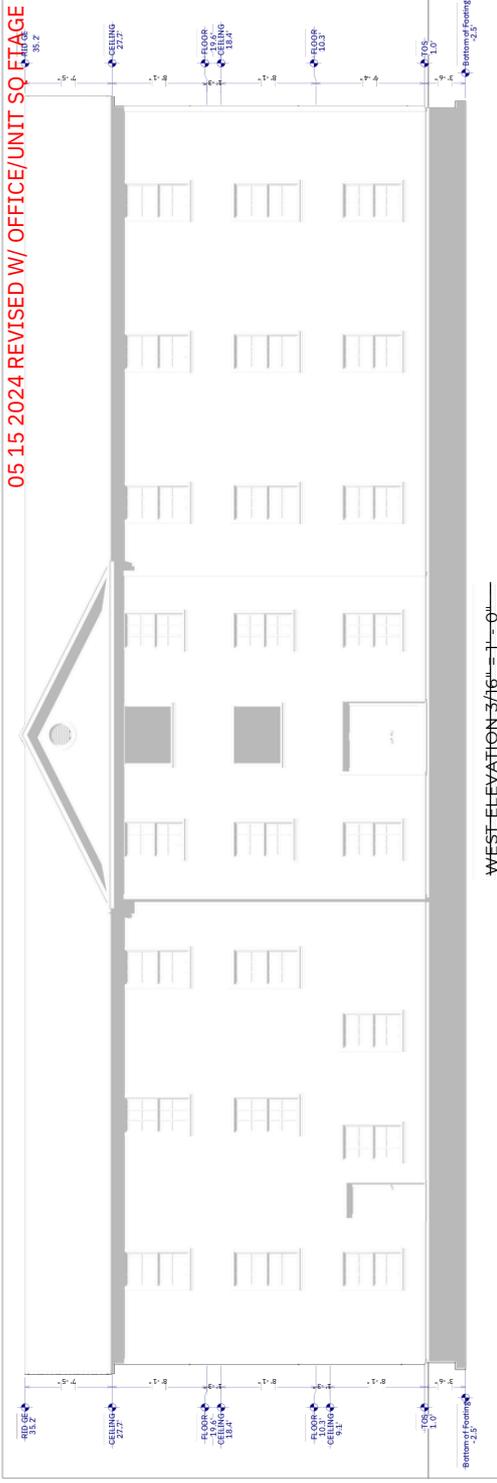
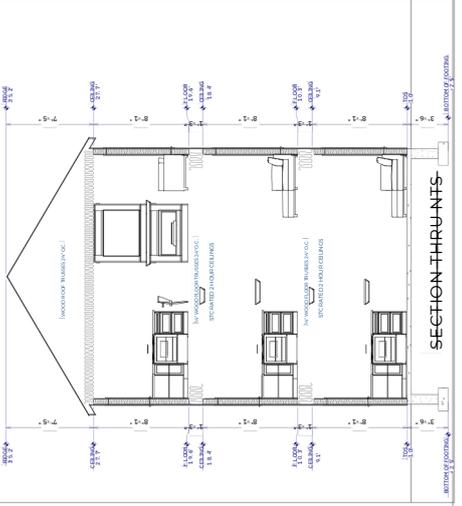
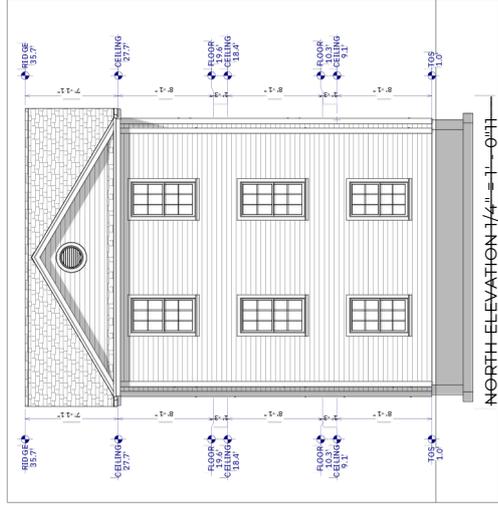
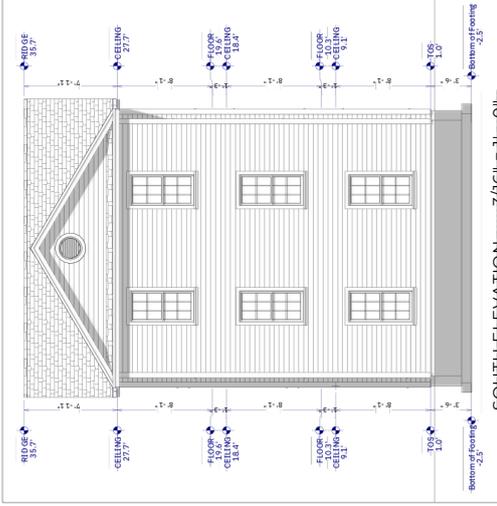
IV. REQUIRED DOCUMENTATION

A. Unless otherwise provided by the Applicant in response to previous requests for information in the application, the Applicant shall provide the City with the following information as part of request for a Tax Abatement. Additional information may be requested as deemed necessary by the Board of Alders or the City for part of their review of the applicant's request for tax abatement.

- 6 copies of the application and all required documentation with tabs labeled with appropriate Exhibit identified.
- Exhibit 1: Project Summary Response.
- Exhibit 2: Organizational Documents including Certificate of Incorporation, Articles of Incorporation, etc.
- Exhibit 3: Certificate of Good Standing.
- Exhibit 4: Evidence of site control by the applicant (Deed, Option/Purchase Sale Agreement) if Applicant does not yet have ownership of the property.
- Exhibit 5: Copy of recorded Affordable or Restrictive Covenants, if applicable.
- Exhibit 6: Evidence that Property and all real estate owned by principal(s) are current on New Haven taxes.
- Exhibit 7: Development budget for new construction, conversion and significant renovations projects to include all sources, method and amount of money to be subscribed through public or private capital, to fund the construction of the Project, including the amount of stock or other securities to be issued therefore, or the extent of capital invested and the proprietary or ownership interest obtained in consideration therefore. Documentation of all commitment letters is required.
- Exhibit 8: Three (3) year proforma assumptions for the development.
- Exhibit 9: If the applicant is requesting an abatement for a scattered site multifamily rental, the Applicant must provide proforma, budget and tax information for each property that is requesting an abatement and provide the Board of Alders and the City with a consolidated set of budget, proforma and financial information for the properties for which the abatements are being requested.
- Exhibit 10: Corporate resolution authorizing the Development to enter into a tax abatement agreement with the City of New Haven.
- Exhibit 11: Attach any and all letters of support.
- Exhibit 12: Documentation of any rental subsidies, if applicable.

Exhibit C

Architectural Drawings



PLANSHEAD LLC
19 WY STREET
BRANFORD, CONNECTICUT
203-483-8090
planshead@aol.com

12 22 2023 FIRST PRELIMINARY DRAWINGS
08 01 2024 REVISED DRAWINGS

PRELIMINARY DRAWINGS
PROPOSED 6 UNIT APARTMENT BUILDING
12 E. FERRY STREET
NEW HAVEN, CONNECTICUT

DATE: 5/15/2024
SHEET: 1 / 2

Exhibit E

Detailed 3-Year Fiscal Summary

Detailed 3-Year Fiscal Summary

Category Gross Shelter Rents	Year 1	Year 2	Year 3
Gross Shelter Rents	164,688	169,629	174,718
Effective Revenue	151,513	156,059	160,741
Operating Expenses	57,575	59,302	61,081
NOI	93,938	96,757	99,660
Interest	67,800	66,600	65,200
Principal (Amort)	17,400	18,600	20,000
Reserves	8,234	8,481	8,736
Net Fiscal Position	504	3,076	5,724
Ending Loan Balance	1,072,600	1,054,000	1,034,000

Exhibit F

Legal Description and Survey

Property Identification

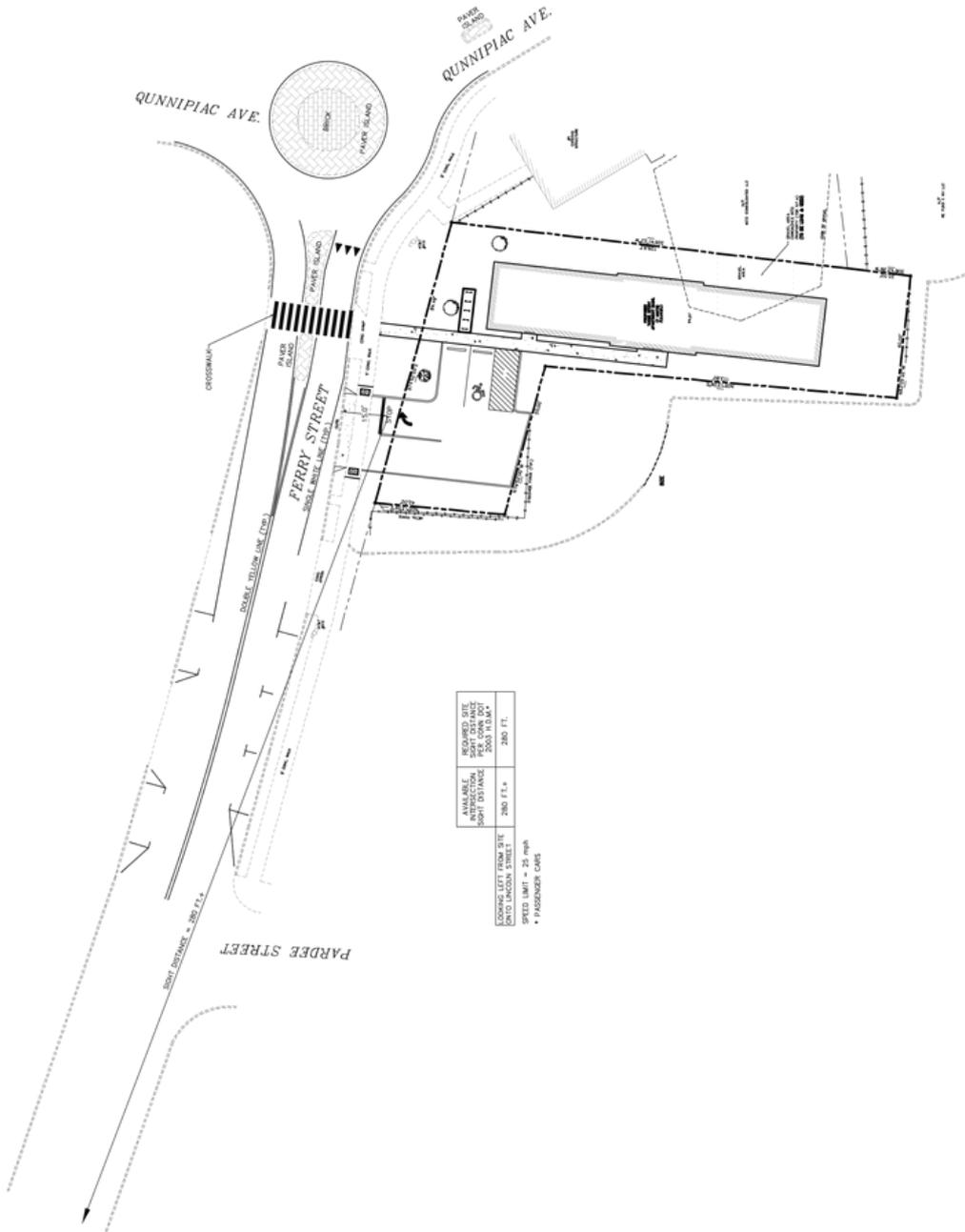
12 Ferry Street, New Haven, Connecticut, is identified as the address of the subject property according to the United States Postal Service. The City of New Haven similarly recognizes the property as 12 Ferry Street. Historically, the property has also been known as 236 Quinnipiac Avenue.

The Assessor of the City of New Haven identifies the property as Lot 1600, within Block 994, on Map 84. For tax collection purposes, the City Clerk designates the property as Account No. 084 0994 01600. Vision Revaluation Services, in connection with the most recent City of New Haven revaluation, identifies the property as Vision ID 3762.

The United States Government designates the property within Census Tract 1427, Block 4005.



Location Map
1 inch=600± Feet



DATE REVISION: 6/17/24

CONNECTICUT CONSULTING ENGINEERS, LLC.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
203-639-4836



MERIDEN, CT, 06450
FAX 203-639-0022

DATE: 5/27/24
SCALE: 1" = 30'
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: [Number]
JOB NO.: [Number]

OVERALL VIEW

PREPARED FOR
12 EAST FERRY LLC
12 FERRY STREET

NEW HAVEN, CONNECTICUT

ZONING/DESIGN DATA

ITEM	REQ-2, WITH INCLUSIVE ZONING OVERLAY ZONE (NHZ0, SEC. 50)	PROVIDED
MIN. LOT AREA	4,000 S.F.	8,466 S.F.
MIN. FRONT SETBACK	7 FT. 11"	16.6 FT.
MIN. REAR YARD	25 FT.	26.0 FT.
MIN. SIDE YARD	5.0 FT.	5.0 FT.
MAX. BLDG. COVERAGE	30%	28.6%
MAX. BLDG. HEIGHT	45 FT.	35.2 FT.
MAX. SIDE BLDG. WALL HEIGHT	16 FT. 7/8"	27.58 FT. (27.38 FT.)

EXCEPT WHERE SHOWN OTHERWISE, ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE MEASURED TO THE FACE OF THE WALL UNLESS OTHERWISE SPECIFIED.
 ** EXCEPT WHERE SHOWN OTHERWISE, ALL DIMENSIONS SHALL BE MEASURED TO THE FACE OF THE WALL UNLESS OTHERWISE SPECIFIED.
 SECTION 50 - INCLUSIVE ZONING OVERLAY ZONE

USE: RESIDENTIAL (PROPOSED)

PARKING CALCULATIONS

PROPOSED UNITS = 7 (RESIDENTIAL)
 NO PARKING REQUIRED
 TOTAL SPACES REQUIRED = 2

TOTAL BIKES RACKS/SPACES PROVIDED = 5

BIKE SPACES PROVIDED: SEE ALSO SECTION 45(9).
 The bike spaces for the first ten required parking spaces or additional ten required motor vehicle parking spaces or fraction thereof per Table 45(9)(b), exceptions in any case of a use for which ten or more motor vehicle parking spaces are required, the required motor vehicle parking space may be substituted for one motor vehicle parking space thereof.

TRASH CONTAINERS (3 CY) & THREE (3) BIKES RACKS TO BE PROVIDED FOR PROPOSED PARKING SPACES

PROPOSED TRASH CONTAINERS (3 CY) & THREE (3) BIKES RACKS TO BE PROVIDED FOR PROPOSED PARKING SPACES

AVAILABLE IN LOT	REQUIRED SITE AREA PER UNIT	REQUIRED SITE AREA PER UNIT
286 FT. ±	286 FT. ±	286 FT. ±

LOOKING LEFT FROM SITE ONTO LINCOLN STREET

SPEED LIMIT = 25 MPH

• PASSENGER CARS

PLANT LIST
(OR APPROVED EQUAL)

COMMON NAMES: NORTH RED MAPLE (ACER RUBRA)
 SHRUBS: MAGNOLIA (MAGNOLIA SPECIES)

GENERAL NOTES:

- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING RECORDS AND MAPS IN THE STATE OF CONNECTICUT AS WELL AS WITH THE ZONING REGULATIONS AND ORDINANCES OF THE TOWN OF HAVEN, CONNECTICUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF HAVEN, CONNECTICUT, AND ANY OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
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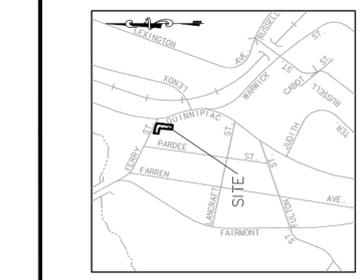
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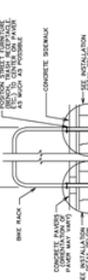
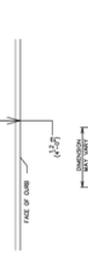
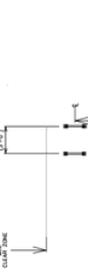
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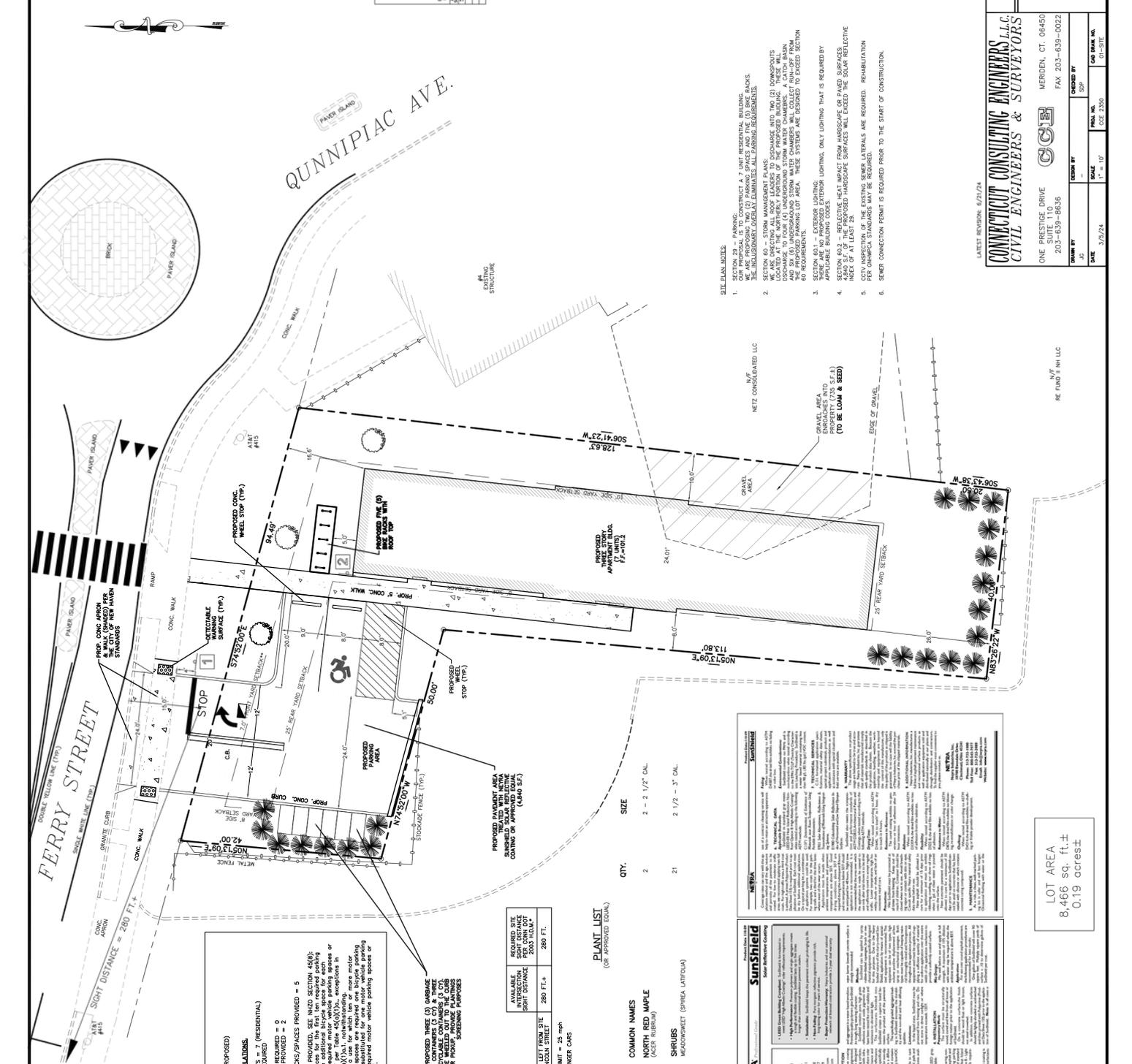
Location Map
1 Inch=600± Feet

PROPOSED SIGNAGE



SUBMITTALS:

- SECTION 29 - FINISHING: WE ARE PROPOSING TWO (2) PARKING SPACES AND THE (3) BIKE RACKS. THE CONTRACTOR SHALL SUBMIT ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF HAVEN, CONNECTICUT, AND ANY OTHER AGENCIES WITH JURISDICTION OVER THE PROJECT.
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CONNECTICUT CONSULTING ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
 SUITE 110
 203-639-8556

DATE: 3/3/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO.: [Number]
 TOTAL SHEETS: [Total]

PROJECT FOR:
SITE/LANDSCAPING PLAN
 12 EAST FERRY LLC
 12 EAST FERRY STREET
 NEW HAVEN, CONNECTICUT

GENERAL NOTES:

- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS WELL AS WITH THE ZONING REGULATIONS AND ORDINANCES OF THE TOWN OF HAVEN, CONNECTICUT.
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
- THE SURVEY INFORMATION IS BASED UPON A DEPENDENT SURVEY. SEE MAP REFERENCES.
- THIS SURVEY CONFORMS TO A CLASS "A-2".

NETZ CONSOLIDATED LLC
 N/F
 RE FIND 8 MI. LLC
 N/F

LOT AREA
 8,466 sq. ft. ±
 0.19 acres ±

GENERAL NOTES:

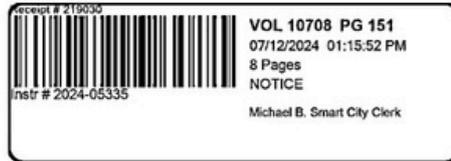
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NETZ CONSOLIDATED LLC
 N/F
 RE FIND 8 MI. LLC
 N/F

LOT AREA
 8,466 sq. ft. ±
 0.19 acres ±

Exhibit G

City Plan & Approval



NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: **12 FERRY STREET.**
 MBLU: 084 0994 01600
 Owner/Applicant: East Ferry St LLC; **Agent:** Benjamin Trachten, Trachten Law Firm
 LLC

Site Plan Review

Construction of a seven-unit multi-family residential building with parking in the RM-2 zone.

REPORT: **1651-01**
ACTION: **Approval with Conditions**

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until June 26, 2029. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
5. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
6. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
7. Any proposed work within City right-of-way will require separate permits.
8. Prior to applying for Building Permit, street address(es) shall be assigned by the City Engineer.
9. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
10. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.

11. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
12. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
14. As-built Survey shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in mylar and digital form (.pdf).
15. The set-aside IZ Affordable Units shall be deed-restricted to ensure the units have rent limits and income limits to ensure the units are set aside and occupied as IZ Affordable Units for minimum of ninety-nine (99) years. The deed restriction shall be provided in a form acceptable to the City and recorded on the New Haven Land Records in advance of financial closing, prior to issuance of a building permit for opt-in projects under 10 units. The project shall comply with all requirements of the IZ ordinance for the term of the deed restriction.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms. NARRATIVE attached. Application fee: \$610. Received May 20, 2024.

- Civil plans, 3 pages, dated May 5, 2024 and May 14, 2024
- Architectural plans, 2 pages, dated May 15, 2024
- Stormwater plan, 16 pages, dated May 14, 2024

PROJECT SUMMARY:

Project: Three story multi-family (7-unit) house construction

Address: 12 Ferry Street

Site Size: 8,466 SF

Building size: 2,421 SF

Zone: RM-2

Parking: 2

Owner/Applicant: East Ferry St LLC

Agent: Benjamin Trachten

Site Engineer: John Gabel

Phone: (203) 627-9735

Phone: (203) 864-0101

Phone: (203) 639-8636

BACKGROUND

Previous CPC Actions:

CPC 1649-15: Coastal Site Plan Review for the construction of a structure consisting of 7 dwelling units. Zone: RM-2. BZA file 24-37-CAM.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone, with the following zoning relief granted by the Board of Zoning Appeals on May 14, 2024:

Approved at May 14, 2024 BZA Meeting:

24-26-V: 12 Ferry Street. Granted variance to allow for a building wall height of 27ft 7in where a maximum of 16ft (west) and 20ft(east) is permitted.

24-37-CAM: 12 Ferry Street. Coastal Site Plan review for the construction of a structure consisting of 7 dwelling units.

	ZONING INCENTIVES		
	Required in RM-2	Required per IZO	Proposed
Parking	7 Spaces	0	2 Spaces
FAR	N/A	N/A	N/A
Density	2,000 SF/D.U.	1,200	1,411 SF/D.U.

Site description/existing conditions:

The site is a currently vacant infill lot located on Ferry Street, near the Quinnipiac Avenue – East Ferry Street Roundabout in the Annex Neighborhood. The parcel has a history of residential use, having once been the site of a mixed-use residential and commercial structure. The site is surrounded by multi-family residential structures also zoned RM-2.

Proposed activity:

The applicant proposes the construction of a 7-unit three story residential structure. The structure will consist of one 1-bedroom unit, two 2-bedroom units, two 3-bedroom units, and two 4-bedroom units. The applicant seeks to opt-in to the inclusionary zoning standards of section 50(c), and has designated the second story two-bedroom unit (Unit 2A) as the IZ unit. Work will include the installation of stormwater management infrastructure, a paved parking area with two spaces, and site landscaping.

Motor vehicle circulation/parking/traffic:

Vehicles will access the site from a single 24-foot curb cut along Ferry Street. Vehicles entering the parking area will only be able to enter turn right into the parcel from Ferry Street. Vehicles exiting the parcel will only be able to turn right onto Ferry Street towards Quinnipiac Avenue. Two off-street parking spaces are proposed for this development, including a single handicap space.

Bicycle parking:

Five bicycle racks shall be provided, located on the north side of the property.

Trash removal:

Private trash removal and recycling shall be provided for the site. Landscaping shall be provided to screen the outdoor container area located on the eastern side of the property. Receptacles will be brought to the curb for removal.

Signage:

No new signage proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sedimentation Control:

- Class A** (minimal impact)
- Class B** (significant impact)
- Class C** (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 71 cy

Start Date: Within 180 days of approval

Completion Date: Within 6-9 months of start date

Responsible Party for Site Monitoring:

Bryant Thomas, East Ferry St LLC
203-627-9735
bryanth2002@yahoo.com

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during the construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;
- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;

- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS
REQUIRED SUBMISSION

Does not apply. No new exterior lighting is proposed.

STANDARDS

- In general, all exterior light sources must be directed downward. The lighting must also be, as much as physically possible, contained within the target area;
- Parking Lot and Security Lighting.* All outdoor light fixtures within a parking lot, vehicular circulation area, or pedestrian area must be of a Full Cutoff or Fully-Shielded type;
- Architectural Lighting.* Lighting for building facades and Indirectly Illuminated Signs is permitted subject to the following: (a) Uplighting does not exceed 900 lumens & (b) Upward aimed light is Fully-Shielded and fully-confined from projecting into the sky, eaves, roofs, or overhangs. The light must be fully confined within the vertical surface of the wall being illuminated;
- Unshielded Lighting.* Floodlighting is discouraged, and if used, must be shown that the type of fixture proposed is not objectionable because it (a) prevents Glare for drivers and pedestrians and light above a horizontal plane, and (b) mitigates light trespass beyond the property line. Unshielded, motion activated lighting will not be triggered off the property on which the fixture is located and must go off within five minutes of activation. Unshielded lighting creating Glare or Light Trespass is required to be re-aimed and/or fitted with a shield device to block the Glare;
- Lighting Curfew.* On all parking fields, including surface lots, parking decks and top levels of parking garages which contain a minimum of four light poles, the lighting must be reduced by at least 50 percent of full operational levels within 30 minutes after the close of business. Because certain minimum lighting levels are recommended for safety and security, parking field lighting does not need to be reduced to less than an average .2 footcandles as measured horizontally at the surface on which the light pole is mounted in accordance with Illuminating Engineer Society (IES) Standards; and

Height. Exterior Lighting must not exceed 20 feet in height from the point on the ground directly below the fixture to the highest point on the fixture. Lighting mounted higher than 20 feet may be permitted through the site plan review process, either by Staff or the Commission, as applicable, depending on the site conditions;

Maximum Light Levels at the Property Line.

a. The maximum light level at any point on the property line cannot exceed: .1 footcandles within or adjacent to a property with a residential use or .2 footcandles when adjacent to properties with other uses. Where the adjacent property is a residential use or mixed-use and the first floor is not residential, the maximum light levels at the property line cannot exceed .2 footcandles;

b. Color. Because blue light brightens the night sky more than any other color of light, lighting must have a color temperature of no more than 3000 Kelvins. Exterior Lighting that has warmer light spectrums are preferred;

c. The Staff or the Commission, as applicable, may determine that certain light fixtures are exempt from these requirements of this Section because they do not adversely affect an adjacent property owner or the night sky or because they are necessary for the functioning of the use.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS STANDARDS

50% of all on-site non-roof hardscape or paved areas will be either:

shaded AND/OR

constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:

4,840 SF

50% of non-roof hardscape:

2,420 SF

Shaded (average)	
SRI > 29	2,420 SF
Cement	
Parking striping	
SunShield coating	2,420 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	2,420 SF
% SHADED/HIGH SRI PROPOSED	50%

Sec. 50. Inclusionary Zoning: SUBMISSION MEETS REQUIREMENTS REQUIRED SUBMISSION

Inclusionary Zoning Worksheet

Multi-model traffic study-not required per NHZO Section 50(d)(2)

STANDARDS

In areas outside of Core and Strong Market areas of the IZO, Applicable Developments that Opt-in to the IZO shall set aside not less than five percent (5%) of the total number of dwelling units as IZ Affordable Units.

All IZ Affordable Units must be constructed and maintained in a manner consistent with market-rate units provided as part of the Inclusionary Development.

- IZ Affordable Units must be evenly distributed throughout the Inclusionary Development, including across project phases.
- IZ Affordable Units must be a mix of unit types and sizes that matches the overall mix of unit types and sizes in the Inclusionary Development.
- IZ Affordable Units must have comparable finishes and access to amenities to Market-Rate Units in the Inclusionary Development.
- All Applicable Developments must be reviewed and approved by the City Plan Commission as part of Site Plan Review or Detailed Site Plan Review in accordance with Section 64 and Section 50(f).
- Proposed Floor Area Ratio, Gross Floor Area per Dwelling Unit, and Parking Spaces are permitted as of right in the Zone *or* are permitted through IZ Zoning Incentives in accordance with Section § 50(d).

SECTION B IZ AFFORDABLE UNIT CLASSIFICATION						
Unit or Dwelling Type	All Units (#)	Market Rate Units (# and % of total Market Rate Units)	IZ Units (# and % of total IZ units)	Accessible Units (# market rate, # IZ)	IZ Affordable Unit Set-Aside (#)	
					50% of AMI	Voucher priority units
Studio units	0	#: 0 0%	#: 0 0%		0	
1-bedroom units	1	#:1 17%	#: 0 0%		0	
2 or more bedroom units	6	#:5 83%	#: 1 100%		1	
Total	7	#: 6 100%:	#: 1 100%		1	

	ZONING INCENTIVES		
	Required in RM-2	Required per IZO	Proposed
Parking	7 Spaces	0	2 Spaces
FAR	N/A	N/A	N/A
Density	2,000 SF/D.U.	1,200	1,411 SF/D.U.

Project Timetable:

Project is expected to commence within 180 days of approval and the duration will be approximately 6-9 months.

PLANNING CONSIDERATIONS

This site is currently a vacant infill lot located on Ferry Street, near the Quinnipiac Avenue – East Ferry Street Roundabout in the Annex Neighborhood and is close to the Quinnipiac River. The parcel has a history of residential use, having once been the site of a mixed-use residential and commercial structure. The site is surrounded by multi-family residential structures also zoned RM-2 and would thus blend in with the surrounding area. It would also provided additional, deeply needed housing to the neighborhood and the City, including one affordable, 2-bedroom unit as part of the Inclusionary Zoning opt-in.

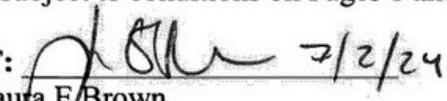
SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: June 26, 2024
Leslie Radcliffe
Chair

ATTEST:  7/2/24
Laura E. Brown
Executive Director, City Plan Department

07/12/2024 01:15:52 PM
Michael B. Smart City Clerk
City of New Haven



CITY OF NEW HAVEN
 New Haven, Connecticut
www.cityofnewhaven.com



Justin Elicker
 Mayor

BOARD OF ZONING
 APPEALS
 ROOM 501
 HALL OF RECORDS
 200 Orange Street
 New Haven, Connecticut
 06510

May 17, 2024

Benjamin Trachten
 679 State Street
 New Haven, CT 06511

RE: 12 Ferry Street
 Appeal: 24-26-V, 24-37-CAM
 Owner: East Ferry Street, LLC
 Applicant: Benjamin Trachten

Receipt # 217179	VOL 10688 PG 251
	05/30/2024 10:40:19 AM
Instr # 2024-04063	2 Pages
	NOTICE
	Michael B. Smart City Clerk

Dear Mr. Trachten:

Your appeal seeking a Variance to allow for a building wall height of 27ft 7in where a maximum of 16ft (west) and 20ft(east) is permitted and Coastal Site Plan review for the construction of a structure consisting of 7 dwelling units in the RM-2 Zoning District was considered by the Board of Zoning Appeals on May 14, 2024. The appeal was considered in accordance with Section 63 of the New Haven Zoning Ordinance. Permission is hereby granted.

Permission granted by the Board will become null and void unless:

- 1. The grant of relief has been recorded on the Land Records of the City of New Haven within 120-days of the date of publication of approval; and,**
- 2. A valid permit has been issued and construction diligently pursued; or**
- 3. A Certificate of Occupancy has been issued**

The effective date is considered the date of publication of the decision in a newspaper having substantial circulation in the municipality. The amended publication is scheduled for May 18, 2024. An appeal by any person aggrieved by the decision must be taken to **Superior Court Judicial District of New Haven** within fifteen(15) days after the date of publication.

A copy of the Board's decision is required to be recorded on the Land Records at your expense. Enclosed are two copies of this decision letter, one to be recorded on the Land Records in the Office of the City/Town Clerk (2nd floor, 200 Orange Street), and one to be returned to this office showing proof of recording.

Please be advised that the request granted is to be exercised in strict accordance with the relief sought and the plans submitted in support thereof. Any deviation from this approval requires additional approval from the Board. A permit from the City of New Haven Building Department, at 200 Orange Street, Room 502, is required before commencing any work. **Please bring a copy of this decision letter showing the volume, page number, and when it was recorded on the Land Records with you when applying for a building permit. No Building Permit can be issued without proof of zoning and recording.**

Respectfully,



BOARD OF ZONING APPEALS

Nate Hougrand on behalf of M. Martinez

(5/17/2024)

Michael Martinez, Secretary

05/30/2024 10:40:19 AM
Michael B. Smart City Clerk
City of New Haven

Exhibit H

Disclosure Statement

Shakeema Burke serves as the Manager of the Applicant, East Ferry St, LLC. The current members of the Applicant are Shakeema Burke, who holds a 51% ownership interest, and Bryant Thomas, who holds a 49% ownership interest.

Upon completion of the anticipated long-term financing in April 2026, ownership of the Applicant will be restructured. At that time, East Ferry St, LLC will have a single managing member and sole owner, Shakeema Burke. The current plan provides for Bryant Thomas to be bought out of his ownership interest in connection with the refinancing.

Exhibit K

Certificate of Developer

**DEVELOPER'S CERTIFICATION
IN SUPPORT OF TAX ABATEMENT APPLICATION**

Property: 12 East Ferry Street
New Haven, Connecticut 06513
Seven (7) Unit Residential Building
Applicant/Owner: East Ferry St, LLC
State of Organization: Connecticut

CERTIFICATION

We, the undersigned, being the Members and Developers of East Ferry St, LLC, the owner of the property located at 12 East Ferry Street, New Haven, Connecticut 06513 (the "Property"), hereby certify as follows:

1. East Ferry St, LLC is the owner of the above-referenced seven (7) unit residential building.
2. The undersigned Members are:
 - o **Shakeema Burke**, 51% Member and Manager
 - o **Bryant Thomas**, 49% Member
3. We have submitted an application to the City of New Haven for a tax abatement with respect to the Property.
4. We hereby affirm and certify that all information, statements, representations, and supporting documentation provided in connection with the tax abatement application are true, accurate, and complete to the best of our knowledge, information, and belief.
5. We understand that this certification is made for the purpose of inducing the City of New Haven to consider and act upon the application, and that the City is relying upon the truthfulness and accuracy of the information provided.

We acknowledge that any material misrepresentation or omission may result in denial or revocation of the requested tax abatement and may subject the Applicant to any remedies available under applicable law.

IN WITNESS WHEREOF, the undersigned have executed this Developer's Certification on this 14th day of February, 2026.

Shakeema Burke
Member (51%) and Manager
East Ferry St, LLC

Shakeema Burke

Bryant Thomas
Member (49%)
East Ferry St, LLC

[Signature]

NOTARY ACKNOWLEDGMENT

State of Connecticut

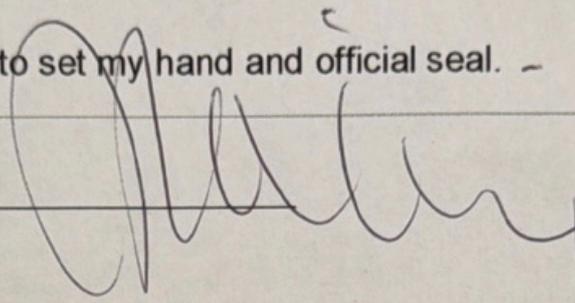
County of Connecticut

On this 14th day of February, 2026, before me, the undersigned officer, personally appeared **Shakeema Burke** and **Bryant Thomas**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained on behalf of East Ferry St, LLC.

In witness whereof, I hereunto set my hand and official seal. -

Notary Public

My Commission Expires: _____



JENNIFER ALFIERI
Notary Public, State of Connecticut
My Commission Expires 03/31/2027

Exhibit 1

Project Summary

Property Summary

The development of 12 East Ferry Street was initiated by two New Haven natives who recognized the urgent need for safe, code-compliant housing and the growing gap between housing supply and affordability within the community. With a shared commitment to addressing these challenges, Bryant Thomas and I, Shakeema Burke, purchased the property under the entity 12 East Ferry St LLC with the intention of developing quality, affordable housing for local residents.

At the time of acquisition, the parcel was zoned for a four-unit building. Understanding the greater need for housing density, we pursued and successfully obtained the necessary variances and approvals to construct a seven-unit residential building. As part of this approval process, we agreed to designate the first-floor three-bedroom unit as affordable at 50% of Area Median Income (AMI), secured through a deed restriction with the City of New Haven.

The development process—including zoning variances, financing, and regulatory approvals—has been extensive and time-consuming. During this period, my partner's long-term interest in maintaining ownership of the building changed. As a result, I am currently in the process of purchasing his ownership share in order to continue and complete the project independently.

To facilitate this transition, I am working with Capital for Change, a mission-driven lender that has supported underserved communities throughout Connecticut for over 50 years. Capital for Change is providing financing to enable me to buy out my partner, assume 100% ownership, and bring the project from its current 90% completion to full completion. Their mission aligns directly with my goals as a community developer, particularly in their commitment to expanding affordable housing opportunities.

Under the terms of their financing program, all seven units will be restricted to households earning at or below 80% of AMI, with one unit further restricted to 50% of AMI through the existing city deed restriction. The loan term will be 20 years, ensuring long-term affordability and stability for residents.

Accordingly, 12 East Ferry St LLC respectfully seeks a tax abatement for the newly constructed seven-unit residential building located at 12 East Ferry Street, New Haven, CT 06513. This development directly addresses the city's critical need for affordable housing and contributes to narrowing the widening gap between housing costs and household income.

All seven units will provide high-quality, income-restricted housing for working families and individuals in New Haven. By increasing the supply of affordable units, this project promotes economic opportunity, strengthens neighborhood stability, and supports ongoing community revitalization.

The need for affordable housing in New Haven remains significant. Current data indicates that approximately 57% of renter households and 26.6% of homeowner households earn less than 50% of AMI, representing a total of 23,859 households. This development makes a meaningful contribution toward addressing that shortage while advancing inclusive and sustainable growth within the city.

Exhibit 2

Certificate of Organization



Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

Filing Details

Filing Number: 0011848068

Filed On: 6/14/2023 8:20:17 AM

Primary Details

Name of Limited Liability Company: East Ferry St LLC

Business ALEI: US-CT.BER:2803817

Business Email Address: keema32@comcast.net

NAICS Information: N/A

Business Location

Principal Office Address: 1569 Quinnipiac Ave, New Haven, CT, 06513-1500,
United States

Mailing Address: 1569 Quinnipiac Ave, New Haven, CT, 06513-1500,
United States

Appointment of Registered Agent

Type: Individual

Agent's Name: Shakeema Burke

Business Address: 1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United

Residence Address: States

1569 Quinnipiac Ave , New Haven, CT, 06513-1500, United
States

Mailing Address: 1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United
States

Agent Appointment Acceptance

Agent Signature:

This signature has been executed electronically

Manager or Member Information



Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

<i>Name</i>	<i>Title</i>	<i>Business Address</i>	<i>Residence Address</i>
Shakeema Burke	Managing Member	1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United States	1569 Quinnipiac Ave, New Haven, CT, 06513-1500, United States
Bryant Thomas	Member	N/A	2 Lewis St, New Haven, CT, 06513, United States

Acknowledgement

I hereby certify and state under penalties of false statement that all the information set forth on this document is true.

I hereby electronically sign this document on behalf of:

Name of Organizer: Shakeema Burke
Organizer Title: Managing Member

Filer Name: Shakeema Burke
Filer Signature: Shakeema Burke
Execution Date: 06/14/2023

This signature has been executed electronically

Exhibit 3

Certificate of Good Standing

Secretary of the State of Connecticut Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: Tuesday, February 10, 2026 5:15 PM

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of organization for the below domestic limited liability company was filed in this office.

A certificate of dissolution has not been filed, and so far, as indicated by the records of this office, such limited liability company is in existence.

Business Details

Business Name	East Ferry St LLC
Business ALEI	US-CT.BER:2803817
Formation Date	06/14/2023



Secretary of the State

Business ALEI: US-CT.BER:2803817

Note: To verify this certificate, visit Business.ct.gov

Certificate Number: C-00198534

Exhibit 4

Evidence of Site Control

Property Deed

BK: 10573 PG: 167 08/17/2023 WARRANTY Image: 1 of 2

Please Return To:
Trachten Law Firm LLC
679 State Street
New Haven, CT 06511



VOL 10573PG 167
08/17/2023 09:44:18 AM
2 Pages
WARRANTY
Michael B. Smart City Clerk

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT I, Abdelwhab Mustafa aka Abdelwahab Mustafa of the Town of New Haven, County of New Haven and State of Connecticut for the consideration of Forty-Seven Thousand Five Hundred and 00/100 (\$47,500.00) grants to East Ferry St LLC, a Connecticut Limited Liability Company, with a mailing address of 1569 Quinnipiac Ave, New Haven, CT 06513, with WARRANTY COVENANTS, property located 12 Ferry Street, New Haven, CT, more particularly bounded and described as follows:

5
-FERRY ST
336

ALL THOSE TWO CERTAIN pieces and parcels of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, County of New Haven and State of Connecticut, bounded and described as follows:

1
-FERRY ST
337

First Piece

Said parcel known as 336 Quinnipiac Avenue, New Haven, CT a/k/a #12 East Ferry Street a/k/a #12 Ferry Street, New Haven, CT, bounded:

- NORTH:** By Ferry Street, 46 feet;
- EAST:** In part by land of the Estate of Mollie Kramer, being the first piece herein described, and in part by land now or formerly of John Betner, in all, 199 feet;
- SOUTH:** By land now or formerly of Antonio Grabowski and Weronika Grabowski, 40 feet, by a line forming a right angle with the above described east boundary;
- WEST:** By land now or formerly of Antonio Grabowski and Weronika Grabowski, 199 feet, more or less, by a straight line.

The Second Piece is bounded:

Commencing at a point in the southerly line of Ferry Street, at the northeasterly corner of the land herein described and the northwesterly corner of land of Robert A. Mirto;

- Thence running southerly along land of said Mirto, 42.0 feet;
- Thence running westerly along other land of Lion Productions, Inc., 50.00 feet to a point;
- Thence running northerly along remaining land of Lion Productions, Inc., 42.00 feet to the southerly line of Ferry Street;
- Thence running easterly along Ferry Street, 50.00 feet to the point and place of beginning.

EXCLUDED FROM the above parcels and from the operation of the conveyance evidenced hereby is all that certain piece or parcel of land, with all the buildings and improvements thereon, situated in the City of New Haven, County of New Haven and State of Connecticut, bounded and described as follows:

Commencing at a point in the division line between land of Robert A. Mirto and Lion Productions, Inc., said point being 155.80 feet southerly of the south line of Ferry Street;

Thence running easterly along remaining land of said Mirto a distance of 41.23 feet to a point in the division line between land of Mirto and Lion Productions, Inc., said point being 149.00 feet southerly of the south line of Ferry Street;

Thence running southerly along said division line 50.00 feet to the point marked by an iron pipe set in the southeasterly corner of land of Mirto and the northwesterly corner of land of Lion Productions, Inc.;

Thence running westerly along the division line between land of Mirto and Lion Productions, Inc., 40.00 feet to the southwesterly corner of land of Mirto;

Thence running northerly 50.00 feet, along division line between land of Mirto and Lion Productions, Inc. to the point and place of beginning.

Being the same premises conveyed to Abdelwhab Mustafa by Committee Deed from Charles M. Fresher, Committee, dated September 27, 2018 and recorded December 6, 2018 in Volume 9793 at Page 132 of the New Haven Land Records.

Said Premises are conveyed subject to the following:

1. Drainage Easement as set forth in an instrument dated January 29, 1971 and recorded in Volume 2406 at Page 473 of the New Haven Land Records.
2. Easement in favor of the State of Connecticut dated May 6, 2008 and recorded in Volume 8202 at Page 148 of the New Haven Land Records. See Map No. 59-120 on file in the Office of the New Haven Town Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of August 2023.

Signed, Sealed and Delivered in the Presence of:

[Signature]
Witness Ravneel Kaur

[Signature]
Abdelwahab Mustafa

[Signature]
Witness Edward Cruz Jr

08/17/2023 08:44:18 AM
Michael B. Smart City Clerk
City of New Haven

STATE OF CONNECTICUT) ss:
COUNTY OF NEW HAVEN)

On this the 10th day of August 2023, before me, Anada OTOALE, the undersigned officer, (Print name of Notary) personally appeared, Abdelwhab Mustafa aka Abdelwahab Mustafa, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

ANADA CELESTE OTOOLE
Notary Public, State of Connecticut
LD. # SNPC.0188318
My Commission Expires 05/31/2026

[Signature]
Notary Public

Exhibit 5

Affordable and Restrictive Covenants

Affordability restrictions will be put on all 7 units and will run with the project for 20 years.

DECLARATION OF LAND USE RESTRICTIVE COVENANT

After recording, please return to:
City of New Haven
Corporation Counsel
Attn: Michael Pinto
165 Church Street, 4th Floor
New Haven, CT 06510



VOL 10748 PG 260
10/08/2024 09:45:36 AM
6 Pages
DECLARATION
Michael B. Smart City Clerk

DECLARATION OF LAND USE RESTRICTIVE COVENANTS

THIS DECLARATION OF LAND USE RESTRICTIVE COVENANTS, (this "Declaration") is made as of September __, 2024 by East Ferr ST LLC a **Connecticut Limited Liability Company having a mailing address 2 Lewis Street New Haven CT 06513** its successors and assigns (the "Owner") and is given pursuant to the requirements of the New Haven Inclusionary Zoning Ordinance—New Haven Zoning Ordinance Section 50. Inclusionary Zoning Overlay Zone (the "IZ Ordinance") , et seq. —and the regulations promulgated in the Inclusionary Zoning Monitoring and Procedures Manual (the "IZ Manual"), as amended from time to time.

WITNESSETH:

WHEREAS, the Owner is the owner of a rental housing project located in the City of New Haven, State of Connecticut, more particularly described in **Schedule A** hereto, known as 12 Ferry Street New Haven CT (the "**Project**").

WHEREAS, the Inclusionary Zoning Ordinance does not require the Project to provide IZ Affordable Units, but the Owner has voluntarily opted in to secure the incentives of the Inclusionary Zoning Ordinance
; and]

WHEREAS, ONE (1) of the units situated in the Project, as more particularly itemized on **Schedule B** hereto, in compliance with the New Haven Inclusionary Zoning Ordinance, have been designated by the Owner as IZ Affordable Units (the "**IZ-Affordable Units**"); and

WHEREAS, the regulatory and restrictive covenants set forth herein governing the use, occupancy, operation, and transfer of the Project shall be and are covenants running with the land thereon for a term which, except as otherwise is expressly provided in Section 5 of this Declaration, shall terminate Ninety-Nine (99) years after the date of the recording of this Declaration and are binding upon all subsequent owners of the Project for such term, and are not merely personal covenants of the Owner.

NOW THEREFORE, the Owner agrees and covenants as follows:
Section 1 **Recording Filing, Covenants To Run With the Land**

(a) Upon execution of this Declaration by the Owner, the Owner shall cause this Declaration and all amendments hereto to be filed on the land records of the City, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit to the City a receipt of the same and shall cause the recorded Declaration to be returned to the City.

(b) The Owner intends, declares, and covenants, on behalf of itself and all future owners and operators of the Project during the term of this Declaration, that this Declaration and the covenants and restrictions set forth in this Declaration regulating and restricting the use, occupancy and transfer of the Project (1) shall be and are covenants running with the land, encumbering the Project for the term of this Declaration, binding upon the Owner's successors in title and all subsequent owners and operators of the Project; (2) are not merely personal covenants of the Owner; and (3) shall bind the Owner (and the benefits shall inure to the City and any past, present or prospective tenant of the Project) and its respective successors and assigns during the term of this Declaration.

(c) The Owner hereby agrees that any and all requirements of the laws of the State of Connecticut to be satisfied in order for the provisions of this Declaration to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements or privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the Project.

(d) For the term of this Declaration, each and every contract, deed or other instrument hereafter executed conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Declaration, provided, however, the covenants contained herein shall survive and be effective regardless of whether such contract, deed, or other instrument hereafter executed conveying the Project or portion thereof provides that such conveyance is subject to this Declaration.

Section 2 Representations, Covenants and Warranties of the Owner

The Owner hereby represents, covenants, and warrants as follows:

(a) The Owner (1) is a **Connecticut Limited Liability Company** duly organized under the laws of the State of Connecticut and is qualified to transact business under the laws of the State of Connecticut, (2) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (3) has the full legal right, power and authority to execute and deliver this Declaration.

(b) The Owner will, at the time of execution and delivery of this Declaration, have good and marketable title to the premises constituting the Project, free and clear of any lien or encumbrance (except for encumbrances created pursuant to this Declaration, or other encumbrances permitted pursuant to the terms of the Rental Agreement).

(c) The Project contains or will contain IZ Affordable Units.

(d) All IZ Affordable Units will remain habitable according to the standards for decent, safe, and sanitary housing under the New Haven Housing Code.

(e) The Owner may sell, transfer, or exchange the entire Project at any time, but the Owner shall notify in writing the City and any buyer or successor in interest or other person acquiring the Project or any interest therein that such acquisition is subject to the requirements of this Declaration.

(f) The Owner has not and will not execute any other declaration with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, the requirements of this Declaration are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

Section 3 Income, Rental, Occupancy and Use Restrictions

The determination of whether a tenant meets the income requirement for IZ Affordable Units shall be made by the Owner or his designated agent at least annually on the basis of the current income of said tenant, such that the combined total annual household income for all members does not exceed 50 percent of the New Haven Area Median Income at the time of initial occupancy. The Owner represents, warrants, and covenants throughout the term of this Declaration and in order to satisfy the requirements of the IZ Ordinance, that the IZ Affordable Units shall meet the following requirements:

a. *Rental Limits.* Pursuant to the IZ Ordinance and the zoning maps of the City of New Haven, the property located in [] Core; [] Strong; [X] Other, and accordingly 1 unit will be IZ Affordable Units. In the event that any unit loses qualification as an IZ Affordable Unit due to an occupant ceasing to qualify, or for any other reason, the next available comparable unit shall be designated as an IZ Affordable Unit and the rent shall be adjusted accordingly.

b. *Income Limits.* The IZ Affordable Units shall be occupied by income-eligible tenants at all times during the term of this Declaration.

Section 5-Tenant and Participant Protections and Restrictions

The Owner represents, warrants, and covenants that throughout the term of this Declaration and in order to satisfy the requirements of the IZ Ordinance, Section 50. (f),] Owner shall comply with the following ("**Tenant and Participant Requirements**"):

(a) Any lease for a IZ Affordable Unit shall be in writing and shall be for a term of not less than one (1) year, unless otherwise expressly agreed to by the tenant.

Section 6 Term of Declaration

(a) This Declaration, and the term of affordability specified herein (the "**Affordability Period**"), applies to the Project immediately upon recordation of this Declaration, and the Owner shall comply with all restrictive covenants herein not later than the date that the City of New Haven Office of Building Inspection and Enforcement shall have issued a Certificate of Occupancy for the Project. This Declaration shall terminate ninety-nine (99) years after the date of its recording.

(b) This Declaration and the term of affordability shall remain in effect for not less than the Affordability Period described in section 6 (a) above without regard to the term of any mortgage or other underlying security and without regard to any sale or other transfer of ownership.

Section 7 Enforcement of Restrictions

(a) The Owner shall permit, during normal business hours and upon reasonable notice, any duly authorized representative of the City, to inspect any books and records of the Owner regarding the Project with respect to the incomes of tenants of IZ Affordable Units which pertain to compliance with the restrictions specified in this Declaration.

(b) The Owner shall submit any other information, documents, or certifications requested by the City which the City shall deem reasonably necessary to substantiate the Owner's continuing compliance with the provisions of the restrictions specified in this Declaration.

(c) The Owner hereby agrees that the representations and covenants set forth herein may be relied upon by the City and all persons interested in Project

compliance under the IZ Ordinance and any other applicable regulations. The Owner further agrees to submit annual certifications and other reports to the City confirming that the Project is in compliance with the IZ Ordinance and the restrictions specified in this Declaration.

(d) The Owner covenants that it will not knowingly take or permit any action that would result in a violation of the requirements of the IZ Ordinance.

(e) The Owner acknowledges that the primary purpose for requiring compliance by the Owner with the restrictions provided in this Declaration is to assure compliance of the Project and the Owner with the IZ Ordinance and other applicable regulations, and by reason thereof, shall be entitled, for any breach of the provisions hereof, and in addition to all other remedies provided by law or in equity, to enforce specific performance by the Owner of its obligations under this Declaration in a court of competent jurisdiction. The Owner hereby further specifically acknowledges that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of any default hereunder.

(f) The Owner agrees to take any and all actions reasonably required by the City to substantiate the Owner's compliance with the occupancy restrictions of this Declaration.

Section 8 □ Record Keeping

(a) During the term of this Declaration, the Owner shall maintain and make available to the City any and all records, documents, and policies necessary which demonstrate compliance with this Declaration.

(b) The Owner shall maintain all records as required by The IZ Ordinance and IZ Manual as applicable and shall take any and all actions reasonably required by the City to substantiate the Owner's compliance. This Declaration may be enforced by the City in the event the Owner fails to satisfy any of the requirements herein.

Section 9 □ Miscellaneous

(a) **Severability.** The invalidity of any clause, part, or provision of this Declaration shall not affect the validity of the remaining portions thereof.

(b) **Notices.** All notices to be given pursuant to this Declaration shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing. The City, and the Owner, may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

If to the City:

City of New Haven
Executive Director, Livable City Initiative
165 Church Street
New Haven, Connecticut 06510

With a copy to:

Office of the Corporation Counsel
City of New Haven
165 Church Street
New Haven, Connecticut 06510

If to Owner:

or to such other address or person as shall be designated from time to time by notice.

(d) **Governing Law.** This Declaration shall be governed by the laws of the State of Connecticut and, where applicable, the laws of the United States of America.

Remainder of this page intentionally left blank
Signature page follows

IN WITNESS WHEREOF, the Owner hereto has set its hand and seal the day and year first written above.

Signed, Sealed and Delivered
in the presence of:

East Ferry ST LLC

Laura S. Gullo
Laura S. Gullo
Jamie Lee
Jamie Lee

BY: [Signature]
Member

STATE OF CONNECTICUT)
) ss: October , 2024
COUNTY OF New Haven)

Personally appeared _____ duly authorized of East Ferry ST LLC as aforesaid, signer and sealer of the foregoing instrument and acknowledged the same to be his/her/their free act and deed and the free act and deed of said National Construction LLC on behalf of said entity, before me.

Laura S. Gullo
Commissioner of the Superior Court
Notary Public
My Commission Expires:

LAURA S. GULLO
NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 30, 2027

SCHEDULE A
LEGAL DESCRIPTION OF PROJECT

Schedule A

Legal Description

ALL THOSE TWO CERTAIN pieces and parcels of land, with the buildings and all other improvements thereon, situated in the Town of New Haven, County of New Haven and State of Connecticut, bounded and described as follows:

First Piece

Said parcel known as 336 Quinnipiac Avenue, New Haven, CT a/k/a #12 East Ferry Street a/k/a #12 Ferry Street, New Haven, CT, bounded:

NORTH: By Ferry Street, 46 feet;
EAST: In part by land of the Estate of Mollie Kramer, being the first piece herein described, and in part by land now or formerly of John Belter; in all, 199 feet;
SOUTH: By land now or formerly of Antonio Grabowski and Weronika Grabowski, 40 feet, by a line forming a right angle with the above described east boundary;
WEST: By land now or formerly of Antonio Grabowski and Weronika Grabowski, 199 feet, more or less, by a straight line.

The Second Piece is bounded:

Commencing at a point in the southerly line of Ferry Street, at the northeasterly corner of the land herein described and the northwesterly corner of land of Robert A. Mirto;

Thence running southerly along land of said Mirto, 42.0 feet;

Thence running westerly along other land of Lion Productions, Inc., 50.00 feet to a point;

Thence running northerly along remaining land of Lion Productions, Inc., 42.00 feet to the southerly line of Ferry Street;

Thence running easterly along Ferry Street, 50.00 feet to the point and place of beginning.

EXCLUDED FROM the above parcels and from the operation of the conveyance evidenced hereby is all that certain piece or parcel of land, with all the buildings and improvements thereon, situated in the City of New Haven, County of New Haven and State of Connecticut, bounded and described as follows:

Commencing at a point in the division line between land of Robert A. Mirto and Lion Productions, Inc., said point being 155.80 feet southerly of the south line of Ferry Street;

Thence running easterly along remaining land of said Mirto a distance of 41.23 feet to a point in the division line between land of Mirto and Lion Productions, Inc., said point being 149.00 feet southerly of the south line of Ferry Street;

Thence running southerly along said division line 50.00 feet to the point marked by an iron pipe set in the southeasterly corner of land of Mirto and the northwesterly corner of land of Lion Productions, Inc.;

Thence running westerly along the division line between land of Mirto and Lion Productions, Inc., 40.00 feet to the southwesterly corner of land of Mirto;

Thence running northerly 50.00 feet, along division line between land of Mirto and Lion Productions, Inc. to the point and place of beginning.

Exhibit 6

Evidence Taxes are Current

Tax Statement

REAL ESTATE TAX BILL 2025

TAXPAYER'S COPY C

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
 165 CHURCH ST
 NEW HAVEN CT 06510
 (203) 946-8054

12 FERRY ST
 10573 167
 084 0994 01600

LIST NUMBER	DIST	BANK	ON GRAND LIST	TOTAL TAX	PAYMENT DUE	PAYMENT DUE NOW
2024-01-0003778			OCTOBER 1, 2024	\$632.70		JAN 01, 2026
WILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT			\$632.70
39.4000	32130		32130			<small>MULTIPLY BY 100 FOR DOLLARS</small>

084 0994 01600
 EAST FERRY ST LLC
 1569 QUINNIPIAC AVE
 NEW HAVEN CT 06513

TAX \$632.70
 INTEREST \$0.00
 LIEN/FEE \$0.00
TOTAL DUE \$632.70



REAL ESTATE TAX BILL 2025

RETURN WITH 2ND PAYMENT B

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
 165 CHURCH ST
 NEW HAVEN CT 06510
 (203) 946-8054

12 FERRY ST
 10573 167
 084 0994 01600

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2024-01-0003778			OCTOBER 1, 2024	\$632.70	JAN 01, 2026
WILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT		\$632.70
39.4000	32130		32130		<small>MULTIPLY BY 100 FOR DOLLARS</small>

084 0994 01600
 EAST FERRY ST LLC
 1569 QUINNIPIAC AVE
 NEW HAVEN CT 06513

TAX \$632.70
 INTEREST \$0.00
 LIEN/FEE \$0.00
TOTAL DUE \$632.70



09320240100037780020000063270000006327082

REAL ESTATE TAX BILL 2025

RETURN WITH 1ST PAYMENT A

Make check payable to:
CITY OF NEW HAVEN - TAX COLLECTOR
 165 CHURCH ST
 NEW HAVEN CT 06510
 (203) 946-8054

12 FERRY ST
 10573 167
 084 0994 01600

LIST NUMBER	DIST	BANK	ON GRAND LIST	BALANCE DUE	PAYMENT DUE
2024-01-0003778			OCTOBER 1, 2024	\$0.00	
WILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT		
39.4000	32130		32130		

084 0994 01600
 EAST FERRY ST LLC
 1569 QUINNIPIAC AVE
 NEW HAVEN CT 06513

TAX \$0.00
 INTEREST \$0.00
 LIEN/FEE \$0.00
TOTAL DUE \$0.00



09320240100037780010000000000000006327078

Exhibit 7

Permanent Sources and Uses

Detailed Expense Report	
M+A (concrete)	50,000
Plumbing Labor	50,000
Marcel Torres (Framing)	50,000
E. Haven Bldg (Framing Material)	82,536.66
Roofing Labor	15000
Alarm Install	477.58
Insulation	20,000
Bender Bldg Supply	26,815.61
Sheetrock Labor	35,000.00
White Owl const. (side walk)	10,000
Electrical Labor	60000
Heating Labor	47,000
Painting	25000
Gutter Labor + Install	5,000
Interest Only Payment-Closing Fee	112,478.35
United Site Service	6,808.96
Floors	15,000
Counter Tops	10,000
Kitchen Cabinets	22,000
Sheetrock material	20,000
Plans Ahead-arquitect	14,532
Land Acquisition	55,000
Ben Trachten	2,400
Water SEWER	62,000
Siding Labor	25,000
Permit fees	14,000
Bond Fee	6,000
Carpentry Labor	50,000
Windows	20000
Siding / Roofing Material	17,648.20
Heating Supplies	32,000
Plumbing Supplies Blenders	8,900
Electric. Supply	39,580
Insurance	6000
Taxes	647.13
UI Bills	1326.58
Home Depot Material	35000
Landscaping	5000
Dumpsters	15000
Lowes - material	10000
Amazon - material	5000
Appraisal Fee	2350
Legal fee/zoning	6000
General Contractor Expense	40000
TOTAL	1,136,501

Money Needed to Finish Project	
Sidewalk	20000
Sprinkler	6500
Paving	20000
Electrical Labor	9000
Home depot CC	4500
Other HD Card	5000
Miscellaneous	10000
	75000

TOTAL PROJECT COST	1,211,501
Sources of funds:	
Mortgage/loan	\$805,000.00
Own Funding	\$330,000.00

Exhibit 8

Three-Year Pro Forma

12 East Ferry St - 7 Unit Pro Forma

	Year 1	Year 2	Year 3
Gross Potential Rent	164,688	169,629	174,718
Vacancy (8%)	(13,175)	(13,570)	(13,977)
Effective Gross Income	151,513	156,059	160,741
Operating Expenses (38%)	(57,575)	(59,302)	(61,081)
Net Operating Income	93,938	96,757	99,660
Debt Service	(85,200)	(85,200)	(85,200)
Cash Flow Before Taxes	8,738	11,557	14,460
DSCR	1.10	1.14	1.17

Unit Type

Monthly Rent

Studio	1,392
2 Bedroom	1,848
3 Bedroom	1,278
3 Bedroom	2,165
3 Bedroom	2,165
4 Bedroom	2,438
4 Bedroom	2,438
Total Monthly	13,724
Annual GPR	164,688

Exhibit 10

Corporate Resolution

**WRITTEN CONSENT AND RESOLUTION OF THE MEMBERS
OF East Ferry St, LLC
A Connecticut Limited Liability Company
State of Connecticut**

The undersigned, being all of the Members of East Ferry St, LLC (the "Company"), a Connecticut limited liability company, hereby adopt the following resolutions by written consent in lieu of a meeting pursuant to the Operating Agreement and the Connecticut Limited Liability Company Act.

RECITALS

WHEREAS, the Company is the owner of certain real property known as **12 East Ferry Street, New Haven, Connecticut 06513**, consisting of a seven (7) unit residential building (the "Property"); and

WHEREAS, the Members of the Company are Shakeema Burke, holding a fifty-one percent (51%) membership interest, and Bryant Thomas, holding a forty-nine percent (49%) membership interest; and

WHEREAS, the Members have determined that it is in the best interests of the Company to apply to the City of New Haven for a tax abatement with respect to the Property.

RESOLUTIONS

NOW, THEREFORE, BE IT RESOLVED, that the Members hereby approve and authorize the submission of an application to the City of New Haven for a tax abatement for the Property located at 12 East Ferry Street, New Haven, Connecticut 06513; and

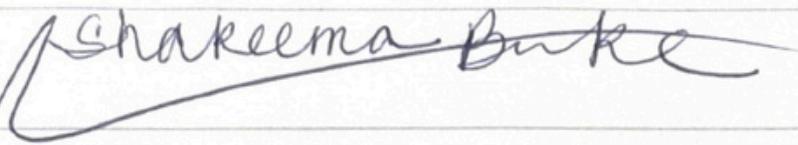
BE IT FURTHER RESOLVED, that Shakeema Burke, as Manager and majority Member of the Company, is hereby authorized and directed to prepare, execute, and submit all applications, agreements, certifications, and related documents necessary or desirable to effectuate the foregoing resolution, and to take any additional actions required to secure such tax abatement on behalf of the Company; and

BE IT FURTHER RESOLVED, that Bryant Thomas, as Member, acknowledges and affirms his agreement with and consent to the foregoing actions and resolutions; and

BE IT FURTHER RESOLVED, that this Written Consent may be executed in counterparts and shall be effective as of the date of the last signature below.

IN WITNESS WHEREOF, the undersigned Members have executed this Written Consent as of February 14th, 2026.

Shakeema Burke
Member (51%)

A handwritten signature in cursive script that reads "Shakeema Burke". The signature is written in black ink and is positioned above a horizontal line. A long, sweeping underline extends from the end of the signature down to the signature of the second member.

Bryant Thomas
Member (49%)

Exhibit 11

Letter of Support



February 19, 2026

Board of Alders
New Haven Board of Alders
New Haven

Re: Letter of Support for 12 E. Ferry St, New Haven, CT

Dear Honorable Members of the Board of Alders:

Capital for Change is a nonprofit community development financial institution dedicated to expanding access to capital in underserved communities throughout Connecticut. Our mission centers on increasing affordable housing opportunities, promoting equitable development, and supporting projects that create long-term community impact. The proposed project at 12 E. Ferry Street, New Haven, CT directly aligns with these goals.

C4C is currently intends to provide financing to support the new construction of this property, which will result in 7 units of quality, affordable housing. This development will provide housing for families at 80% AMI & below. The tax abatement is a critical component of the project's financial feasibility and long-term sustainability.

Rising construction costs, higher interest rates, and ongoing operating expenses continue to challenge affordable housing development. The requested abatement will help stabilize operating projections, ensure long-term affordability, and allow the project to move forward in a financially responsible manner. Without this support, the feasibility of the development could be significantly constrained.

Beyond the direct housing impact, this project will contribute to the broader goals of the City of New Haven by:

- Increasing the supply of affordable housing
- Supporting neighborhood stabilization and reinvestment
- Expanding access to safe, quality housing for low- and moderate-income residents
- Strengthening the local tax base over the long term through productive use of the property

C4C believes this project represents thoughtful, mission-driven development that will positively contribute to the community. Thank you for your consideration and continued commitment to expanding affordable housing opportunities in New Haven.

Sincerely,

Courtney Brunelle

Courtney Brunelle

Commercial Lending