



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

**I. APPLICANT INFORMATION**

- A. APPLICATION DATE: September 6, 2024
- B. APPLICANT NAME: HCP2, LLC
- C. IF DIFFERENT, OWNER'S NAME: \_\_\_\_\_
- D. PROJECT NAME: Hill Central Phase II
- E. PROJECT ADDRESS(S): Button, Putnam, Washington Streets
- F. KEY CONTACT INFORMATION:
- Name: Rick Ross
- Title: Member
- Address: 36 Park Place, Branford, CT 06405
- Phone Number: 203-687-2033
- Email: rick@westmountmgmt.com

**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: 40 Total Number of Buildings: 8
- C. Total Number of Affordable Units: 40

- 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.?  X  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 plotting from the tax map;
- 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.

### 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.
- B. Proposed term or duration of the tax exemption is   15 years or  X  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;
- D. Estimate of the total cost of the project, including an estimate of construction costs, certified by a qualified architect, engineer, general contractor, or 3<sup>rd</sup> party construction estimator;
- 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.
- F. A construction schedule indicating a certain commencement date which must occur no later than one (1) years from the date of the application.
- G. Copies of all government approvals such as zoning, city plan, etc. granting the Project final site plan approval;
- 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;
- 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.

- J. The Applicant for new construction, conversion or significant renovations 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;
- 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 a 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; and
- 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.

**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 Alderman or the City for part of their review of the applicants request for tax abatement.
  - 6 copies of 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, than the Applicant must provide proforma, budget and tax information for each property that is requesting an abatement form 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.





September 6, 2024

The Honorable Tyisha Walker-Myers  
President of the Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

RE: Hill Central Phase II Tax Abatement Application

FROM: HC2, LLC (Westmount Development Group, LLC)

We are pleased to present an application for Tax Abatement for the redevelopment of second half of Hill Central. Hill Central was constructed in 1980 as an affordable housing cooperative. It operated in the program up until June of 2017 when the property was sold by its members to Hill Central, LLC. The property has remained affordable and is covered by a Section 8 HAP contract. As part of the sale, the buyer, Hill Central, LLC, expressed a desire to redevelop the property and this application is a result of that intention.

Hill Central Phase I was awarded a tax abatement to allow for its redevelopment in March 2023. This application is for the redevelopment of Phase II of the project.

**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.**

To facilitate redevelopment, Hill Central was split into two halves. Hill Central Phase II has 40 three bedroom units all covered by a HAP contract with HUD. And is represented in our overall site plan as Parcels A, B, and C.

Hill Central Phase II presently houses 40 three bedroom units and has been in service since 1980. The plan contemplates the gut renovation of the existing 40 units. The renovation will continue with the same unit mix, 40 three bedroom units, designed to continue to serve the families of New Haven. Within the mix, 100% of the units will remain affordable under both the tax credit program, and with Section 8.

Hill Central provides extraordinary public benefit including the following attributes:

1. Section 8 subsidized 3 bedroom units
2. Within .5 mi. walking distance to New Haven Union Station
3. Adjacent to two K-8 public schools, Hill Central School and Roberto Clemente School
4. Within 1 mile of 6 public high schools
5. Within .25 miles of Cornell Scott Hill Health Center

**Westmount Development Group, LLC • Westmount Management, Inc.**



6. Within .5 miles of Yale New Haven Hospital
7. Within .5 miles of Gateway Community College
8. On the same block as the Washington Avenue major bus route
9. Adjacent to the Wilson Public Library
10. Abundant employment opportunity, meeting the Area of Opportunity definition
11. Within .5 miles of New Haven's Central Business District

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

The project will be owned by a newly created entity named HCP2, LLC. It is this entity that is requesting the Tax Abatement. Considering the project is gut renovation, we request a 17 year tax abatement at \$450 per unit, increasing each year by 3%.

Hill Central has never benefited from a tax abatement. The requested tax abatement will promote occupancy by persons or families of varying incomes, and allow for the provision of necessary facilities and services such as energy efficient heating and cooling replacing oil heat and in wall AC units, on-site Property Manager, on-site Superintendent, on-site parking, staffed on-site management office.

Funding for the project comes from multiple sources:

1. Freddie Mac Debt
2. 4% Low Income Housing Tax Credits
3. UI Energy Rebates
4. Existing Reserve Funds
5. Deferred Developer Fee

**C. A detailed description of the improvements to be made to the Property, including approved site plans and, if appropriate, architectural drawings;**

Included with the application are site and architectural plans. The development consists of 8 buildings, all of which are 3 bedroom townhouse units, plus a new management office/community space.

**D. Estimate of the total cost of the project, including an estimate of construction costs, certified by a qualified architect, engineer, general contractor, or 3<sup>rd</sup> party construction estimator;**

See attached Schedule of Values certified by our General Contractor, Enterprise Builders.

**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 attached unit/rent mix and pro forma operating statement.

**Westmount Development Group, LLC • Westmount Management, Inc.**





**F. A construction schedule indicating a certain commencement date which must occur no later than one (1) years from the date of the application.**

Construction is projected to begin at the end of the first quarter 2025 and finish by the end of 2026.

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

The project is existing and therefore does not require new zoning approval.

**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 attached disclosure statement.

**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.**

See attached Enterprise Builders Affirmative Action Plan.

**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 a 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 attached Certification of the accuracy of the information.

We look forward to providing new, efficient, affordable housing to the residents of Hill Central.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Ross", with a stylized flourish at the end.

Rick Ross  
Managing Member  
HCP2, LLC



September 6, 2024

RE: Hill Central Phase II Tax Abatement Application

FROM: HCP2, LLC (Westmount Development Group, LLC)

We are pleased to present an application for Tax Abatement for the redevelopment of Hill Central. Hill Central was constructed in 1980 as an affordable housing cooperative. It operated in the program up until June of 2017 when the property was sold by its members to Hill Central, LLC. The property has remained affordable and is covered by a Section 8 HAP contract. As part of the sale, the buyer, Hill Central, LLC expressed a desire to redevelop the property, and this application is the culmination of that intention.

Hill Central Phase II represents the second and final phase of the redevelopment of Hill Central. Phase I is currently under construction with an anticipated completion date of December 31, 2024. The physical design of the property is such that it is split into two halves by Hill Central School and Roberto Clemente School, both K-8 New Haven public schools.

Hill Central Phase II includes 40 three bedroom units. The plan contemplates the gut renovation of the existing 40 units bringing them up to modern standards.

When complete, 100% of the units will be affordable under the tax credit program and all will be covered by Section 8.

Construction and lease up will be done in three stages and will utilize new units coming on line in Phase I for tenant relocation.

Hill Central provides extraordinary public benefit including the following attributes:

1. Section 8 subsidized 3bedroom units
2. Within .44mi. walking distance to New Haven Union Station
3. Adjacent to two K-8 public schools
4. Within 1 mile of 6 public high schools
5. Within .25 miles of Cornell Scott Hill Health Center
6. Within .5 miles of Yale New Haven Hospital
7. Within .5 miles of Gateway Community College
8. On the same block as the Howard Avenue major bus route
9. Adjacent to the Wilson Public Library
10. Abundant employment opportunity, meeting the Area of Opportunity definition
11. Within .5 miles of New Haven's Central Business District

Westmount Development Group, LLC • Westmount Management, Inc.

36 Park Place · Box 719 · Branford, CT 06405 · PH: 203.483.4375 · FAX: 203.483.4376 · [www.westmountmgmt.com](http://www.westmountmgmt.com)



The project will be owned by a newly created entity named HCP2, LLC. It is this entity that is requesting the Tax Abatement. Considering the project is new construction, we request an abatement to \$450 per unit for 17 years.

Funding for the project comes from multiple sources:

1. 4% Low Income Housing Tax Credits
2. Freddie Mac Permanent Debt
3. UI Energy Rebates
4. Existing Reserve Funds

Included with the application are site and architectural plans. The development consists of 8 buildings, all 3 bedroom.

We look forward to providing new, efficient, affordable housing to the residents of Hill Central.

Sincerely,

A handwritten signature in blue ink, appearing to be "RR" or "Rick Ross".

Rick Ross  
HCP2, LLC  
Westmount Development Group, LLC

Disclosure Statement III.H

September 6, 2024

Please find below the list of companies, parties, and principals of the organizations having an interest in Hill Central Phase II. There are no other financial agreements in force or effect in which any of the parties have any interest.

Frederick D. Ross, II

HCP2, LLC - Member

Westmount Development Group, LLC - Member

Westmount Management Inc. – Vice President

Jeanette Mobeck

HCP2, LLC - Member

The JGM Realty, LLC - Member

Westmount Management, Inc. - President

Joann Everson

HCP2, LLC - Member

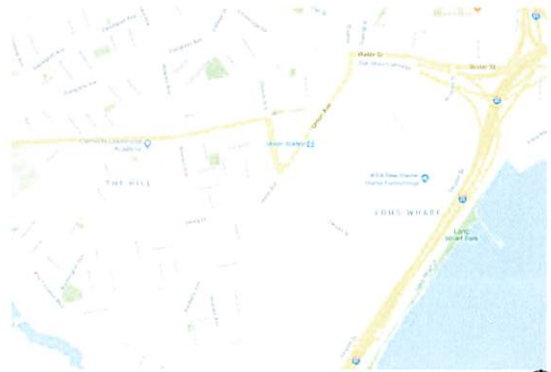
JGE, LLC – Member

Sincerely,



Frederick Ross



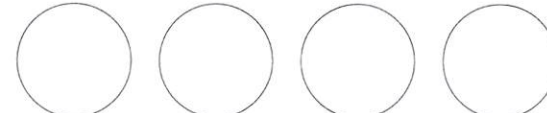


LOCATION MAP

# HILL CENTRAL REVITALIZATION - PHASE 2

## WESTMOUNT DEVELOPMENT

266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519



CIVIL  
ENGINEER

LANDSCAPE  
ARCHITECT

STRUCTURAL  
ENGINEER

M.E.P.  
ENGINEER

### EXISTING CONDITIONS

AUGUST 8, 2023



SITE PHOTOGRAPH OF PROJECT

## NEWMAN

NEWMAN ARCHITECTS, P.C.  
205 Church Street, 15th Floor  
New Haven, CT 06510  
203.772.1999 Fax 203.772.1007  
www.newmanarch.com

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NOT FOR  
CONSTRUCTION

<b>CLIENT</b> WESTMOUNT DEVELOPMENT LOCALITY 36 MAIN PLACE BRIDGEPORT, CT 06622 T: 203-483-4375
<b>LANDSCAPE ARCHITECT</b> LANDSCAPE ARCHITECTS 355 LONG TRAFFIC DRIVE NEW HAVEN, CT 06511 T: 203-562-8771
<b>CIVIL ENGINEER</b> LANGRAN ENGINEERING 555 LONG TRAFFIC DRIVE NEW HAVEN, CT 06511 T: 203-562-8771
<b>STRUCTURAL ENGINEER</b> MICHAEL HEINTON ARCHITECTS 151 MEADOW ST BRIDGEPORT, CT 06622 T: 203-481-8662
<b>M.E.P. ENGINEER</b> HEL, LLC 33 NORTH PLAINS INDUSTRIAL RD WALLINGFORD, CT 06492 T: 203-464-8432
<b>SUSTAINABILITY TECHNOLOGIES</b> PG&L SOL 305 CHESTER, CT 06412 T: 877-463-5446

### EXISTING CONDITIONS

### REVISIONS

NO.	DATE	DESCRIPTION

**HILL CENTRAL REVITALIZATION - PHASE 2**

266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519  
20170067

**COVER PAGE**

SCALE:                  DRAWN BY: NMK  
DATE: AUGUST 8, 2023,      CHECKED BY:   
2023, 11:56 AM

## A1.00





8/5/2023, 10:08 AM  
 Autodesk Docs/27370555-44-Central Revitalization Phase 2-01/06/1 Hill Central Phase 2-01

ROBERTO CLEMENTE  
K-8 PUBLIC SCHOOL

HILL CENTRAL  
PRE-K-8 PUBLIC SCHOOL

PHASE 2 STAGE 3

PHASE 2 STAGE 2

PHASE 1

PHASE 2 STAGE 1  
PUTNAM STREET

**UNIT TYPE LEGEND**

	45701
	24301
	37501
	46201

EXISTING SITE W/LINEWORK  
1" = 3/4"

NOTE: REFER TO SHEET C8-90 FOR SYMBOLS & ABBREVIATIONS AND SHEET C8-91 FOR GENERAL NOTES.

**FLOOR PLAN & INTERIOR ELEVATION LEGEND**

- Room name
- 101 ROOM NUMBER
- 100 DOOR NUMBER (SEE DOOR SCHEDULE ON A8-00)
- 1 WINDOW TYPE (SEE A6.13)
- 2 EXISTING WINDOW TYPE
- 3 STOREFRONT TYPE (SEE A6.13)
- 4 CURTAIN WALL TYPE (SEE A6.12)
- 5 INTERIOR FRAME TYPE (SEE A6.21)
- 6 LOUVER TYPE (SEE A6.13)
- 7 MILLWORK TYPE (SEE A6.21)
- 8 EQUIPMENT TYPE (SEE A4.41)
- 9 WALL TYPE (SEE G2-00)
- 10 EXISTING WALL TO REMAIN
- 11 EXISTING DOOR TO REMAIN
- 12 NEW WALL CONSTRUCTION
- 13 NEW DOOR (SEE DOOR SCHEDULE ON A6-00)
- 14 FIRE EXTINGUISHER CABINET

**PLAN NOTES**

# Description

**NEWMAN**

NEWMAN ARCHITECTS, PC  
266 Church Street, 15th Floor  
New Haven, CT 06510  
203.772.5500 Fax: 203.772.1107  
www.newmanarch.com

THIS PROJECT SUBJECT TO THE OFFICE REVIEW AND APPROVAL AND "NOT FOR CONSTRUCTION" OF THE PROFESSIONAL ENGINEER, ARCHITECT AND LANDSCAPE ARCHITECT. THE PROFESSIONAL ENGINEER, ARCHITECT AND LANDSCAPE ARCHITECT IS NOT PROVIDING ANY SERVICES FOR THIS PROJECT.



**CLIENT**  
WESTMOUNT DEVELOPMENT GROUP  
36 PARK ROAD  
BRIDGEFORD, CT 06402  
T. 203-483-4375

**LANDSCAPE ARCHITECT**  
ANDREW FUCHSBERG  
355 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-562-2771

**CONSULTING ENGINEER**  
LINDSAY BANGS/BANGS  
555 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-562-2771

**STRUCTURAL ENGINEER**  
MICHAEL HEINTON  
REGISTERED  
151 MEADOW ST  
BRIDGEFORD, CT 06402  
T. 203-481-9600

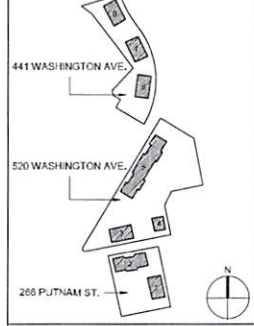
**MEP ENGINEER**  
HS, LLC  
33 NORTH PLAINS INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T. 203-463-9370

**SUSTAINABILITY**  
HOMER BARNETT  
TECHNOLOGIES  
P.O. BOX 306  
CHESTER, CT 06412  
T. 877-403-6446

**EXISTING CONDITIONS**

REVISIONS		
NO.	DATE	DESCRIPTION

**KEYPLAN**



**HILL CENTRAL REVITALIZATION - PHASE 2**

PROJECT ADDRESS  
266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519

PROJECT NUMBER  
20170067

**ARCHITECTURAL SITE PLAN - OVERALL**

SCALE  
As Indicated

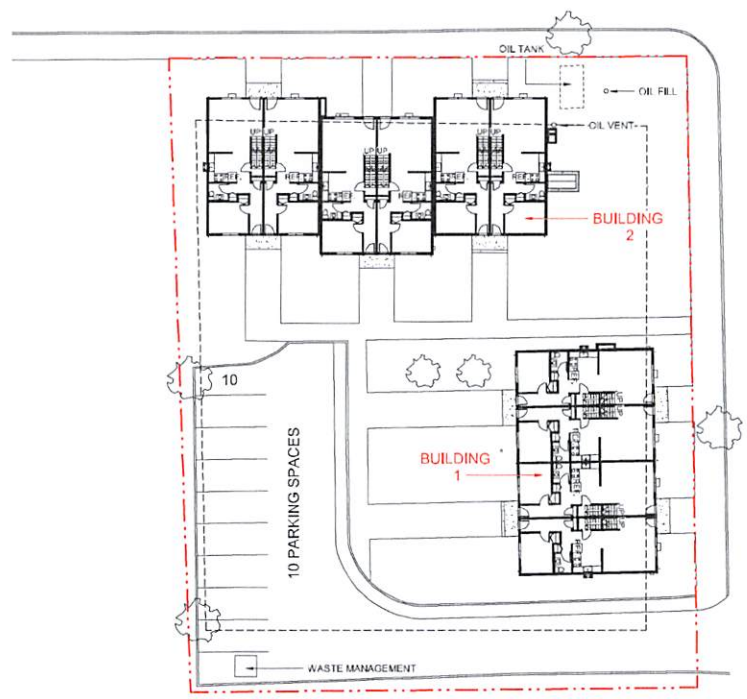
DATE  
AUGUST 8, 2023

DESIGNED BY  
NMK

CHECKED BY  
A1.01



18/2024, 10:20 AM  
 Autodesk Civil 3D (2024) - Hill Central Revitalization - Phase 2 (2024) - Hill Central Phase 2.rvt



**1 SITE A PLAN**  
 A1.02 1/8" = 1'-0"

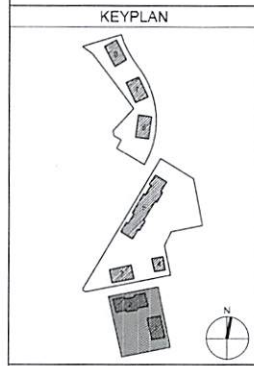
NOTE: REFER TO SHEETS 02.00 FOR SYMBOLS & ABBREVIATIONS AND SHEET 02.01 FOR GENERAL NOTES.

### FLOOR PLAN & INTERIOR ELEVATION LEGEND

	ROOM NUMBER
	DOOR NUMBER (SEE DOOR SCHEDULE ON A6.00)
	WINDOW TYPE (SEE A6.13)
	EXISTING WINDOW TYPE
	STOREFRONT TYPE (SEE A6.13)
	CURTAIN WALL TYPE (SEE A6.12)
	INTERIOR FRAME TYPE (SEE A6.01)
	LOUVER TYPE (SEE A6.15)
	MILLWORK TYPE (SEE A6.21)
	EQUIPMENT TYPE (SEE A4.41)
	WALL TYPE (SEE G2.00)
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	NEW WALL CONSTRUCTION
	NEW DOOR (SEE DOOR SCHEDULE ON A6.00)
	FIRE EXTINGUISHER CABINET

### PLAN NOTES

EXISTING UNIT ANALYSIS	
BUILDING	3 BR
4	4
5	6
<b>TOTAL</b>	<b>10</b>



## NEWMAN

NEWMAN ARCHITECTS, P.C.  
 266 Church Street, 15th Floor  
 New Haven, CT 06510  
 203.772.1500 Fax 203.772.1107  
 www.newmanarchitects.com

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NOT FOR  
CONSTRUCTION

**CLIENT**  
 WESTMOUNT DEVELOPMENT GROUP  
 35 PARK PLACE  
 BRANFORD, CT 06402  
 T. 203-483-4375

**ARCHITECT**  
 LANDSCAPE ARCHITECT  
 LANDSCAPE ARCHITECTURE  
 300 LONG WHARF DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-562-2771

**CIVIL ENGINEER**  
 LANDSCAPE ARCHITECTURE  
 300 LONG WHARF DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-562-2771

**STRUCTURAL ENGINEER**  
 MEMORIAL HORTON ASSOCIATES  
 151 MEADOW ST  
 GRAFTON, CT 06402  
 T. 203-481-8662

**MECHANICAL ENGINEER**  
 BSJ, LLC  
 23 WINGFIELD PLANE INDUSTRIAL RD  
 WALLINGFORD, CT 06492  
 T. 203-460-4372

**ELECTRICAL ENGINEER**  
 HOME ENERGY TECHNOLOGIES  
 P.O. BOX 304  
 CHESTER, CT 06412  
 T. 877-463-6444

**PROJ. NO.**  
**EXISTING CONDITIONS**

REVISIONS		
NO.	DATE	DESCRIPTION

**PROJECT NAME**  
**HILL CENTRAL REVITALIZATION - PHASE 2**

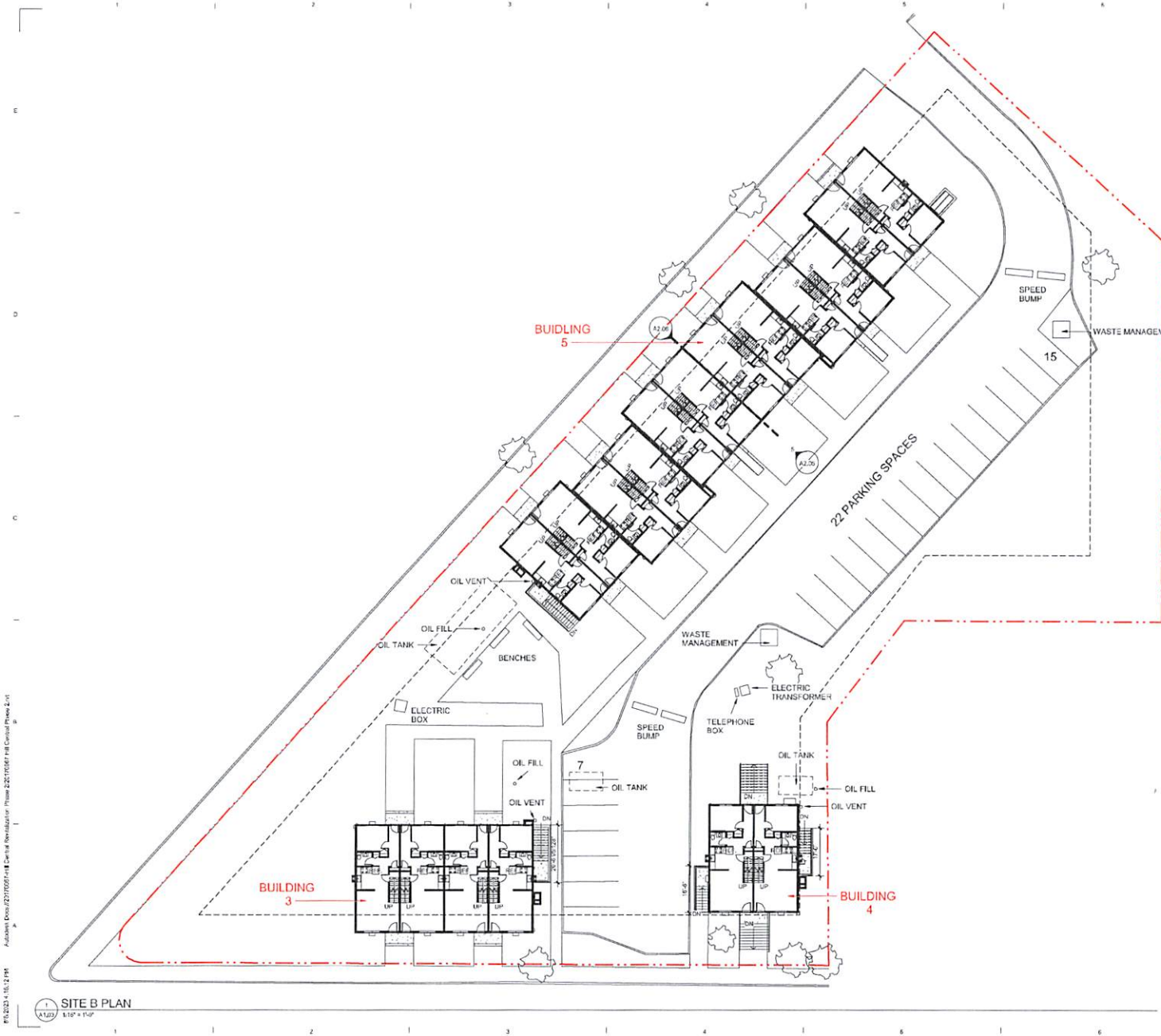
**PROJECT ADDRESS**  
 266 PUTNAM ST  
 441, 520 WASHINGTON AVE  
 NEW HAVEN, CT 06510

**PROJECT NUMBER**  
 20170067

**UNIVERSITY FILE**  
**ARCHITECTURAL SITE A PLAN**

<b>SCALE</b> As indicated	<b>DESIGNED BY</b> NIMK
<b>DATE</b> AUGUST 8, 2023	<b>CHECKED BY</b> NIMK

## A1.02



P:\02234\_1612711 - Hill Central Revitalization - Phase 2\2023\06\17 Hill Central Phase 2.rvt  
 AUGUST 8, 2023 10:52 AM

**SITE B PLAN**  
 1/8" = 1'-0"

NOTE: REFER TO SHEET 06 99 FOR SYMBOLS & ABBREVIATIONS AND SHEET 06 31 FOR GENERAL NOTES.

**FLOOR PLAN & INTERIOR ELEVATION LEGEND**

- Room name: 101 ROOM NUMBER
- 101 DOOR NUMBER (SEE DOOR SCHEDULE ON A6.00)
  - W WINDOW TYPE (SEE A6.13)
  - R EXISTING WINDOW TYPE
  - GF STOREFRONT TYPE (SEE A6.13)
  - CT CURTAIN WALL TYPE (SEE A6.12)
  - M INTERIOR FRAME TYPE (SEE A6.12)
  - LT LOUVER TYPE (SEE A6.13)
  - MU MILLWORK TYPE (SEE A6.21)
  - EQ EQUIPMENT TYPE (SEE A6.41)
  - WB WALL TYPE (SEE 02.00)
  - EW EXISTING WALL TO REMAIN
  - ED EXISTING DOOR TO REMAIN
  - NW NEW WALL CONSTRUCTION
  - ND NEW DOOR (SEE DOOR SCHEDULE ON A6.00)
  - FEC FIRE EXTINGUISHER CABINET

**PLAN NOTES**

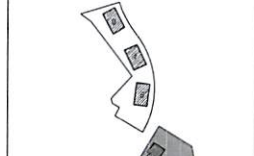
#	Description

EXISTING UNIT ANALYSIS	
BUILDING	3 BR
1	12
2	2
3	4
<b>TOTAL</b>	<b>18</b>

**EXISTING CONDITIONS**

NO.	DATE	DESCRIPTION

**REVISIONS**



**NEWMAN**

NEWMAN ARCHITECTS, PC  
 266 Church Street, 15th Floor  
 New Haven, CT 06510  
 203.772.1000 Fax: 203.772.1107  
 www.newmanarchitects.com

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**CLIENT**  
 WESTMOUNT DEVELOPMENT  
 35 PARK PLACE  
 BRANFORD, CT 06402  
 T. 203-483-4371

**LANDSCAPE ARCHITECT**  
 LANGRISH ENGINEERING  
 355 LONG VIEW RD SW  
 NEW HAVEN, CT 06511  
 T. 203-562-5771

**CIVIL ENGINEER**  
 LANGRISH ENGINEERING  
 355 LONG VIEW RD SW  
 NEW HAVEN, CT 06511  
 T. 203-562-5771

**STRUCTURAL ENGINEER**  
 MICHAEL HORTON  
 ASSOCIATES  
 151 MEADOW ST  
 BRANFORD, CT 06402  
 T. 203-483-0840

**MEP ENGINEER**  
 RES, LLC  
 33 NORTH PLAINS INDUSTRIAL RD  
 WALLINGFORD, CT 06492  
 T. 203-484-4371

**UTILITY CONSULTANT**  
 POWER ENERGY  
 TECHNOLOGIES  
 P.O. BOX 304  
 CHESTER, CT 06412  
 T. 877-800-5441

**EXISTING CONDITIONS**

**REVISIONS**

NO.	DATE	DESCRIPTION

**PROJECT NAME**

**HILL CENTRAL REVITALIZATION - PHASE 2**  
 266 PUTNAM ST  
 441, 520 WASHINGTON AVE  
 NEW HAVEN, CT 06510

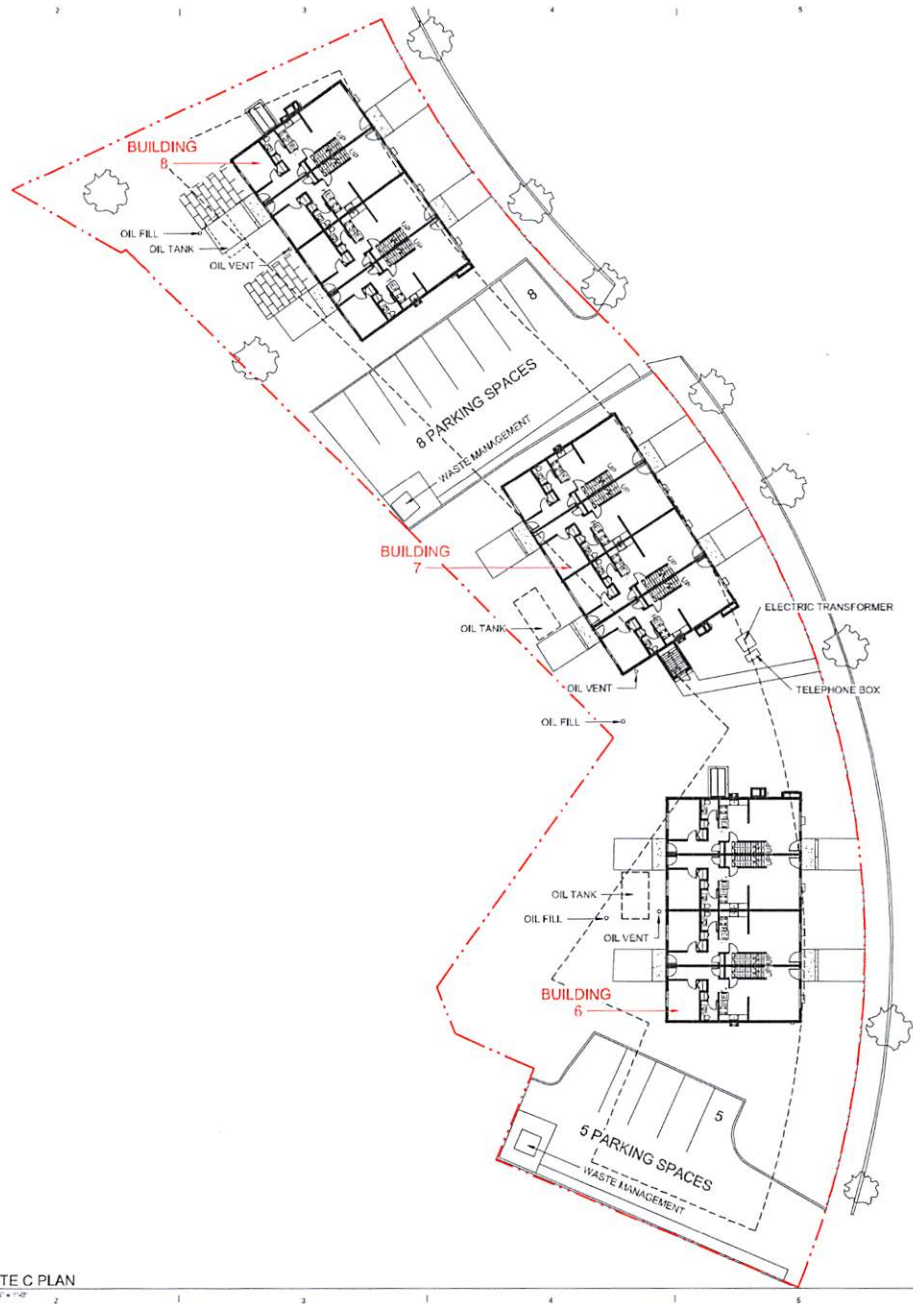
**PROJECT NUMBER**

20170067

**ISSUING FIRM**

**ARCHITECTURAL SITE B PLAN**  
 SCALE: As Indicated  
 DATE: AUGUST 8, 2023

DRAWN BY: NMK  
 CHECKED BY:  
**A1.03**



1 SITE C PLAN  
1/8" = 1'-0"

**NOTE: REFER TO SHEET C0-00 FOR SYMBOLS & ABBREVIATIONS AND SHEET C-01 FOR GENERAL NOTES**

### FLOOR PLAN & INTERIOR ELEVATION LEGEND

**Rooms**

ROOM NUMBER

- DOOR NUMBER (SEE DOOR SCHEDULE ON A0-01)
- WINDOW TYPE (SEE A3.13)
- EXISTING WINDOW TYPE
- STOREFRONT TYPE (SEE A4.13)
- CURTAIN WALL TYPE (SEE A4.12)
- INTERIOR FRAME TYPE (SEE A4.01)
- LOUVER TYPE (SEE A4.13)
- MILLWORK TYPE (SEE A4.21)
- EQUIPMENT TYPE (SEE A4.41)
- WALL TYPE (SEE C2.00)

EXISTING WALL TO REMAIN  
 EXISTING DOOR TO REMAIN  
 NEW WALL CONSTRUCTION  
 NEW DOOR (SEE DOOR SCHEDULE ON A0-00)

FFC: FIRE EXTINGUISHER CABINET

### PLAN NOTES

#	Description
<b>EXISTING UNIT ANALYSIS</b>	
BUILDING	4 BR
8	4
9	4
10	4
<b>TOTAL</b>	<b>12</b>

### KEYPLAN

**CLIENT**  
 WESTMOUNT DEVELOPMENT GROUP  
 30 PARK BLVD  
 BRANFORD, CT 06402  
 T. 203-483-4378

**ARCHITECT**  
 NEWMAN ARCHITECTS, P.C.  
 205 CHURCH STREET, 15th FLOOR  
 NEW HAVEN, CT 06510  
 T. 203-562-0771

**CIVIL ENGINEER**  
 LANSKAN ENGINEERING  
 355 LONG VINE ST. SUITE 200  
 NEW HAVEN, CT 06511  
 T. 203-562-0771

**STRUCTURAL ENGINEER**  
 MICHAEL HORTON ASSOCIATES  
 151 READING ST  
 BRANFORD, CT 06405  
 T. 203-481-9600

**MERKINS ENGINEER**  
 BEL, LLC  
 30 NORTH PLAINS INDUSTRIAL RD  
 WALLINGFORD, CT 06492  
 T. 203-465-4378

**SOBRIETY**  
 NORM BENOBY  
 TECHNICAL SERVICES  
 P.O. BOX 300  
 CHESTER, CT 06412  
 T. 877-823-6446

**PROJECT**  
**EXISTING CONDITIONS**

NO.	DATE	DESCRIPTION

**REVISIONS**

**PROJECT NAME**  
**HILL CENTRAL REVITALIZATION - PHASE 2**

**PROJECT ADDRESS**  
 266 PUTNAM ST  
 441, 520 WASHINGTON AVE  
 NEW HAVEN, CT 06519

**PROJECT NUMBER**  
 20170067

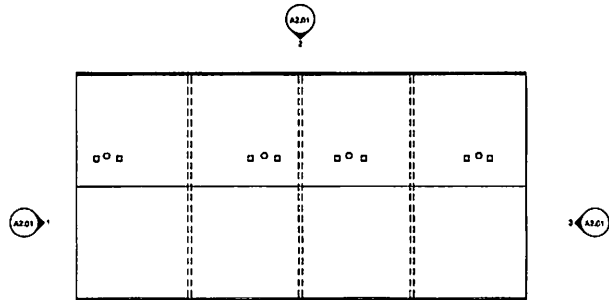
**COMPANY TYPE**  
**ARCHITECTURAL SITE C PLAN**

<b>SCALE</b> As indicated	<b>DRAWN BY</b> NMK
<b>DATE</b> AUGUST 8, 2023	<b>CHECKED BY</b> 

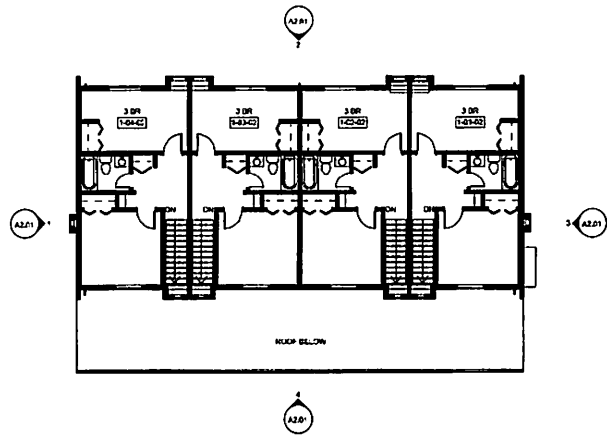
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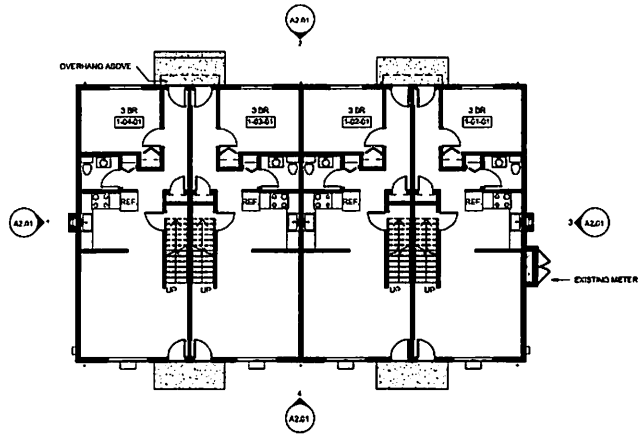
PROJECT: HILL CENTRAL REVITALIZATION PHASE 2 - BUILDING 1  
 DRAWING: A1.12  
 DATE: AUGUST 8, 2023



**2 BUILDING 1 ROOF PLAN**  
 1/8" = 1'-0"



**2 BUILDING 1 SECOND FLOOR PLAN**  
 1/8" = 1'-0"



**1 BUILDING 1 FIRST FLOOR PLAN**  
 1/8" = 1'-0"

NOTE: REFER TO SHEET C010 FOR SYMBOLS & ABBREVIATIONS AND SHEET C011 FOR GENERAL NOTES.

**NEWMAN**

NEWMAN ARCHITECTS, PC  
 205 Church Street, 19th Floor  
 New Haven, CT 06510  
 203.772.1900 Fax: 203.772.1927  
[www.newmanarchitects.com](http://www.newmanarchitects.com)

THE ARCHITECT'S RESPONSIBILITY IS TO PREPARE ARCHITECTURAL DRAWINGS AND TO SUPERVISE THE CONSTRUCTION OF THE PROJECT TO ASSURE THAT THE ARCHITECT'S DESIGN IS ACCURATELY EXECUTED AND THAT THE WORK IS COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NOT FOR CONSTRUCTION

**CLIENT**  
 INVESTMENT DEVELOPMENT GROUP  
 38 PARK PLACE  
 BRATTLEFORD, CT 06405  
 T. 203-843-0371

**LANDSCAPE ARCHITECT**  
 LANGRISH FRANKS INC.  
 300 LONG TRAFFIC DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-862-6771

**CIVIL ENGINEER**  
 LANGRISH FRANKS INC.  
 300 LONG TRAFFIC DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-862-6771

**STRUCTURAL ENGINEER**  
 MICHAEL HORTON ASSOCIATES  
 151 MEADOW ST  
 BRATTLEFORD, CT 06405  
 T. 203-841-0800

**MERCHISELLE**  
 M. L. LEE  
 31 NORTH PLAINS INDUSTRIAL RD  
 WALLINGFORD, CT 06492  
 T. 203-348-4371

**MECHANICAL ENGINEER**  
 HOUR ENERGY TECHNOLOGIES  
 P.O. BOX 384  
 CHESTER, CT 06412  
 T. 877-933-6444

Project: **EXISTING CONDITIONS**

REVISIONS		
NO.	DATE	DESCRIPTION

Project: **HILL CENTRAL REVITALIZATION - PHASE 2**

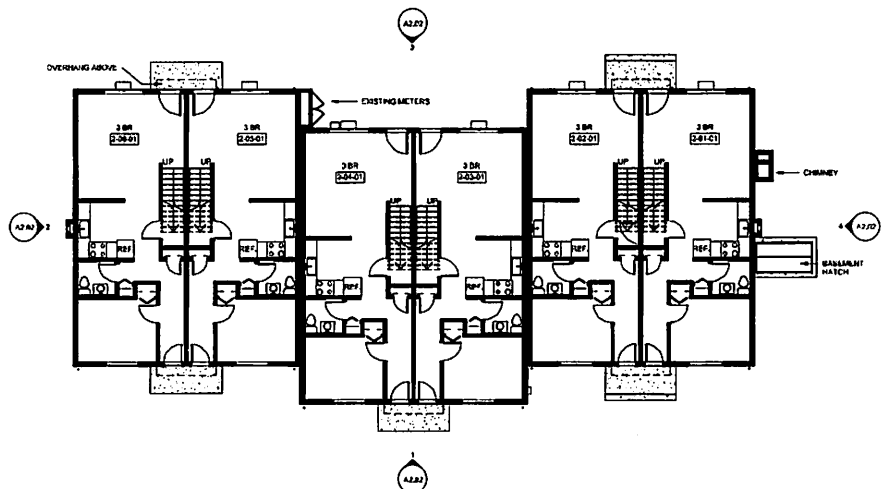
Project: **20170067**

Project: **BUILDING 1 PLANS**

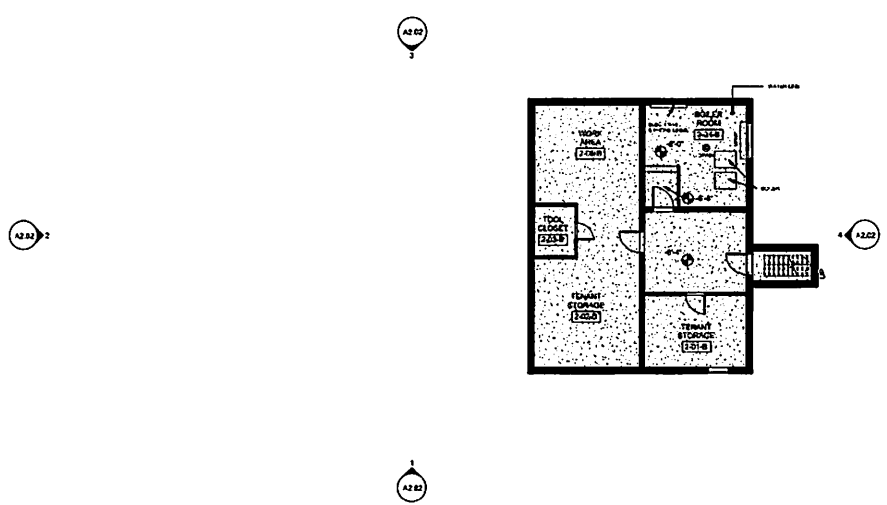
Scale: **1/8" = 1'-0"** Sheet No: **NMK**  
 Date: **AUGUST 8, 2023** Drawn by: **NMK**

A1.12

KEYPLAN



1 BUILDING 2 FIRST FLOOR PLAN  
1/8" = 1'-0"



1 BUILDING 2 BASEMENT PLAN  
1/8" = 1'-0"

NOTE: REFER TO SHEET C6-80 FOR SYMBOLS & ABBREVIATIONS AND SHEET C6-81 FOR GENERAL NOTES.

**NEWMAN**

NEWMAN ARCHITECTS, P.C.  
205 Church Street, 15th Floor  
New Haven, CT 06510  
203-772-1800 Fax: 203-772-1507  
www.newmanarchitects.com

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**CLIENT**  
WESTMOUNT DEVELOPMENT GROUP  
88 MAIN ROAD  
BRIDGEFORD, CT 06406  
T. 203-683-4379

**LANDSCAPE ARCHITECT**  
LANDMAN PROFESSIONALS  
355 LONG VARNY DRIVE  
NEW HAVEN, CT 06511  
T. 203-862-7711

**CIVIL ENGINEER**  
LANDMAN ENGINEERING  
355 LONG VARNY DRIVE  
NEW HAVEN, CT 06511  
T. 203-862-7711

**STRUCTURAL ENGINEER**  
MECHANICAL HORIZON ASSOCIATES  
181 MEADOWS CT  
BRIDGEFORD, CT 06408  
T. 203-481-8000

**M.E.P. ENGINEER**  
ESL, LLC  
33 WEATH PLAINS INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T. 203-462-8319

**REGISTERED ELECTRICAL ENGINEER**  
TECHNOLOGICALS  
P.O. BOX 899  
CHESTER, CT 06412  
T. 877-822-8444

REVISIONS

NO.	DATE	DESCRIPTION

KEYPLAN

**HILL CENTRAL REVITALIZATION - PHASE 2**

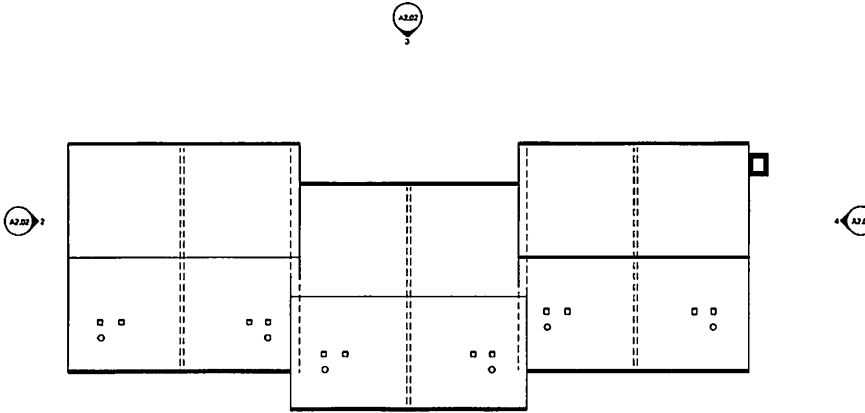
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288 PUTNAM ST  
441, 530 WASHINGTON AVE  
NEW HAVEN, CT 06510

PROJECT NUMBER:  
20170067

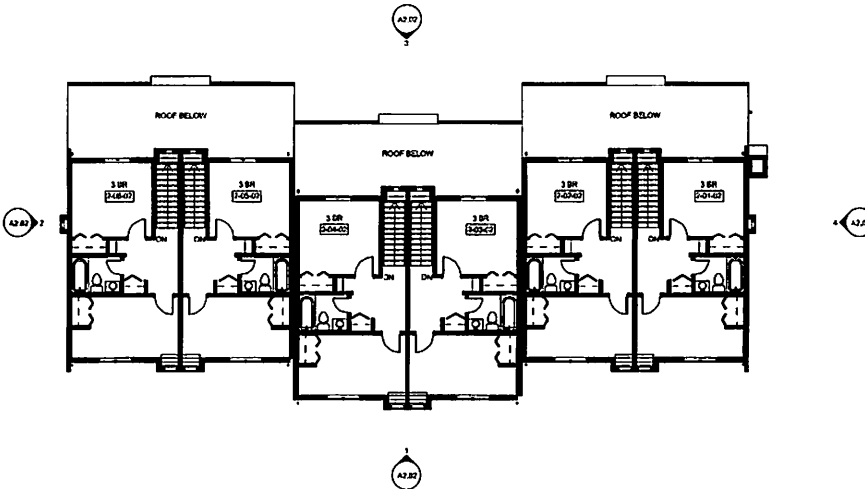
**BUILDING 2 PLANS**

SCALE: 1/8" = 1'-0"      DRAWN BY: NMM  
DATE: AUGUST 8, 2023, JAMES      CHECKED BY: [  ]

**A1.13**



**2 BUILDING 2 ROOF**  
A1.14 1/8" = 1'-0"



**1 BUILDING 2 SECOND FLOOR PLAN**  
A1.14 1/8" = 1'-0"

NOTE: REFER TO SHEET C089 FOR SYMBOLS & ABBREVIATIONS AND SHEET C091 FOR GENERAL NOTES.

# NEWMAN

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200 Church Street, 15th Floor  
New Haven, CT 06510  
203.773.1000 Fax 203.773.1127  
www.newmanarchitects.com

A1.14: PROVIDES ROOF PLAN AND SECOND FLOOR PLAN FOR BUILDING 2. ALL OTHERS ARE CONTRACTOR'S RESPONSIBILITY. ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND ALL DIMENSIONS. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

**NOT FOR CONSTRUCTION**

**CLIENT**  
VETERANOUT DEVELOPMENT  
GROUP  
35 PARK ROAD  
BRIDGEVILLE, CT 06424  
T. 203-483-4771

**LANDSCAPE ARCHITECT**  
LANDSCAPE ARCHITECTURE  
380 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-542-6771

**CONSULTANTS**  
LANDMARK ENGINEERS ARCHT  
555 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-642-6771

**STRUCTURAL ENGINEER**  
MICHAEL HERTON  
ASSOCIATES  
181 MADISON ST  
SPRINGFIELD, CT 06455  
T. 203-481-6565

**MECHANICAL ENGINEER**  
M.E. LLC  
32 NORTH PLAINS INDUSTRIAL RD  
WALLINGFOOT, CT 06492  
T. 203-942-6315

**ELECTRICAL ENGINEER**  
MOORE BUREN  
TECHNOLOGIES  
P.O. BOX 891  
CHESTER, CT 06412  
T. 877-825-8444

**EXISTING CONDITIONS**

**REVISIONS**

NO.	DATE	DESCRIPTION



**HILL CENTRAL REVITALIZATION - PHASE 2**

**PROJECT LOCATION**  
285 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06510

**BUILDING 2 PLANS**

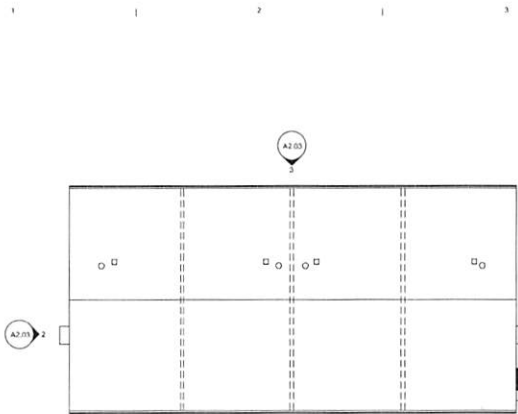
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DATE: AUGUST 8, 2023 CHECKED BY:

**A1.14**

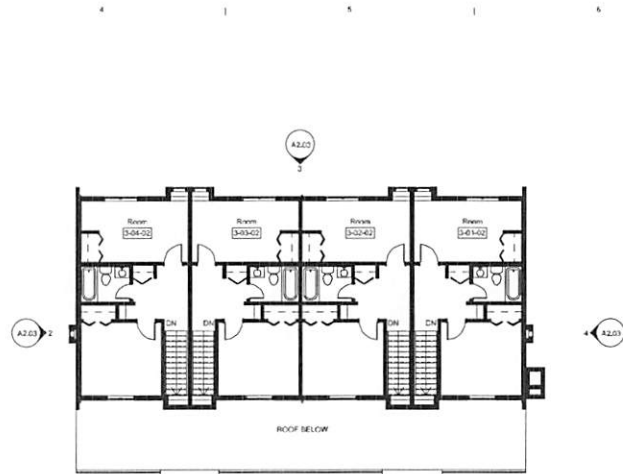
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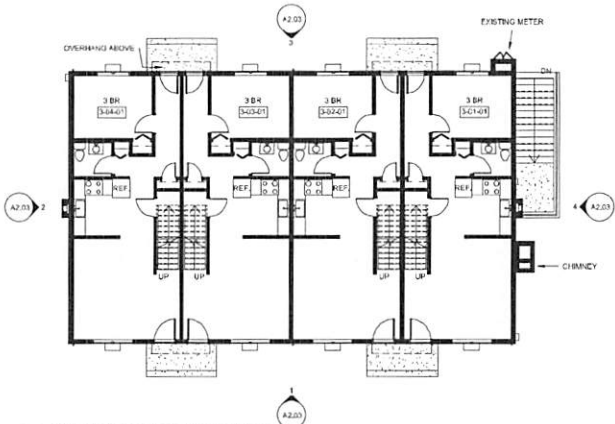
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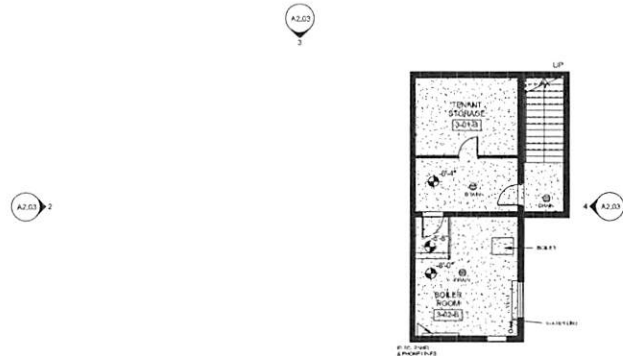
**4 BUILDING 3 ROOF PLAN**  
A1.15 1/8" = 1'-0"



**3 BUILDING 3 SECOND FLOOR PLAN**  
A1.15 1/8" = 1'-0"



**2 BUILDING 3 FIRST FLOOR PLAN**  
A1.15 1/8" = 1'-0"



**1 BUILDING 3 BASEMENT PLAN**  
A1.15 1/8" = 1'-0"

NOTE: REFER TO SHEET C609 FOR SYMBOLS & ABBREVIATIONS AND SHEET C611 FOR GENERAL NOTES

**NEWMAN**

NEWMAN ARCHITECTS, PC  
260 Church Street, 15th Floor  
New Haven, CT 06510  
203.772.1998 Fax 203.772.1107  
www.newmanarchitects.com

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**CLIENT**

WESTMOUNT DEVELOPMENT GROUP  
36 PARK PLACE  
BRANFORD, CT 06402  
T. 203-483-4375

**ARCHITECT**

LENDIGAKE ARCHITECT  
ARCHITECTURE FIRM, P.C.  
555 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-662-5771

**CONSULTANTS**

LANGAN ENGINEERING  
555 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-562-5771

**STRUCTURAL ENGINEERS**

MICHAEL HEWITSON ASSOCIATES  
151 MEADOW ST  
BRANFORD, CT 06402  
T. 203-481-0606

**MER ENGINEERS**

RES, LLC  
30 NORTH PLAINS INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T. 203-483-4375

**SUSTAINABILITY**

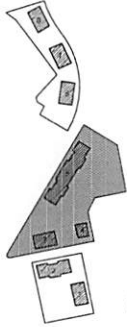
PCSB ENGINEERS  
TECHNOLOGIES  
PO BOX 384  
CHESTER, CT 06412  
T. 871-803-8444

**EXISTING CONDITIONS**

**REVISIONS**

NO.	DATE	DESCRIPTION

**KEYPLAN**



**HILL CENTRAL REVITALIZATION - PHASE 2**

260 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06515

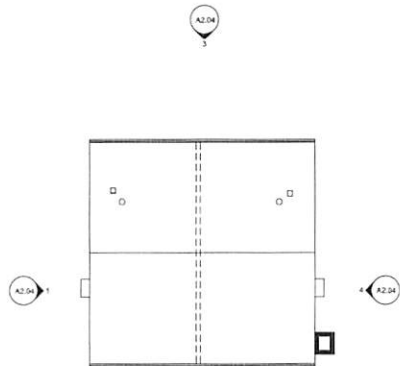
**20170067**

**BUILDING 3 PLANS**

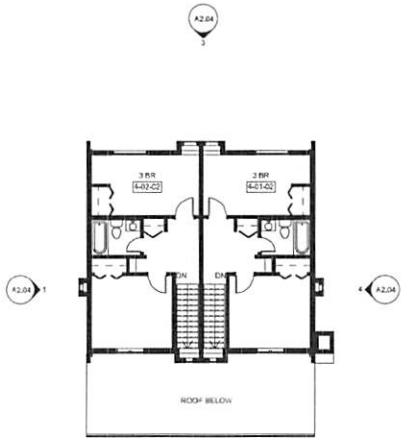
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DATE: AUGUST 8, 2023    CHECKED BY:

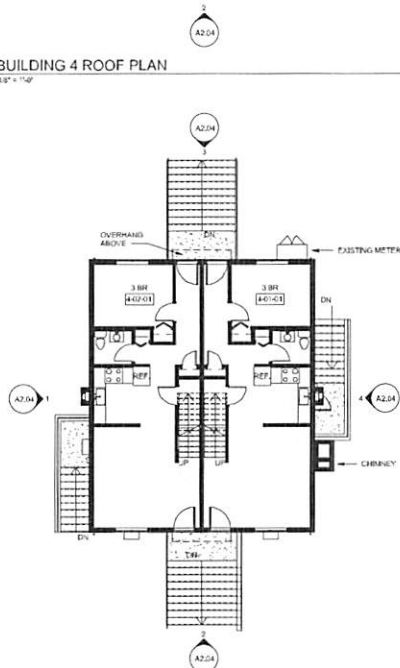
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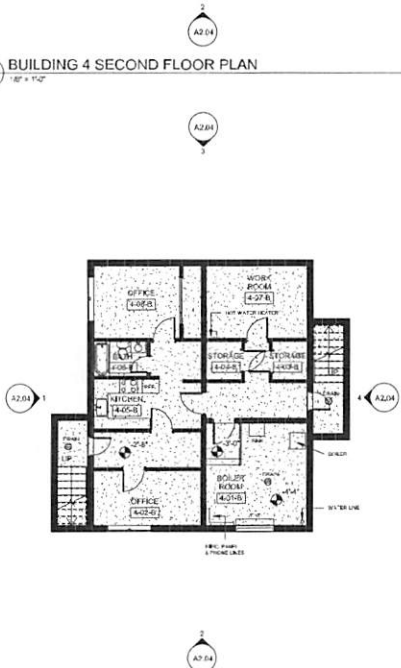
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1/8" = 1'-0"



3 BUILDING 4 SECOND FLOOR PLAN  
1/8" = 1'-0"



2 BUILDING 4 FIRST FLOOR PLAN  
1/8" = 1'-0"



1 BUILDING 4 BASEMENT PLAN  
1/8" = 1'-0"

NOTE: REFER TO SHEET 02.00 FOR SYMBOLS & ABBREVIATIONS AND SHEET 02.01 FOR GENERAL NOTES

# NEWMAN

NEWMAN ARCHITECTS, PC  
265 Church Street, 15th Floor  
New Haven, CT 06510  
203.772.1100 Fax 203.772.1107  
www.newmanarchitects.com

THIS PLAN AND ALL OTHER PLANS ON THIS PROJECT AND ALL OTHER PLANS AND SPECIFICATIONS CONTAINED ON THIS PROJECT ARE HEREBY MADE A PART OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NEWMAN ARCHITECTS, PC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

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**CLIENT**  
WESTMONT DEVELOPMENT  
CARELUM  
36 PARK PLACE  
BRIDGEPORT, CT 06606  
T. 203-483-4375

**LANDSCAPE ARCHITECT**  
LANDMAN ENGINEERING  
355 LONGVIEW DRIVE  
NEW HAVEN, CT 06511  
T. 203-342-2771

**CIVIL ENGINEER**  
LANGAN ENGINEERING  
555 LONGVIEW DRIVE  
NEW HAVEN, CT 06511  
T. 203-342-2771

**STRUCTURAL ENGINEER**  
MICHAEL HEWITON  
ASSOCIATES  
151 MEADOW ST  
BRIDGEPORT, CT 06605  
T. 203-481-9600

**MECHANICAL ENGINEER**  
MS, LLC  
33 NORTH PLAINS INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T. 203-464-3370

**SUSTAINABILITY**  
FORM ENERGY  
TECHNOLOGIES  
P.O. BOX 308  
CHESTER, CT 06412  
T. 877-923-3442

### EXISTING CONDITIONS

### REVISIONS

NO.	DATE	DESCRIPTION



PROJECT NAME  
**HILL CENTRAL REVITALIZATION - PHASE 2**

PROJECT ADDRESS  
266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519

PROJECT NUMBER  
20170067

WORKING TITLE  
**BUILDING 4 PLANS**

SCALE  
1/8" = 1'-0"

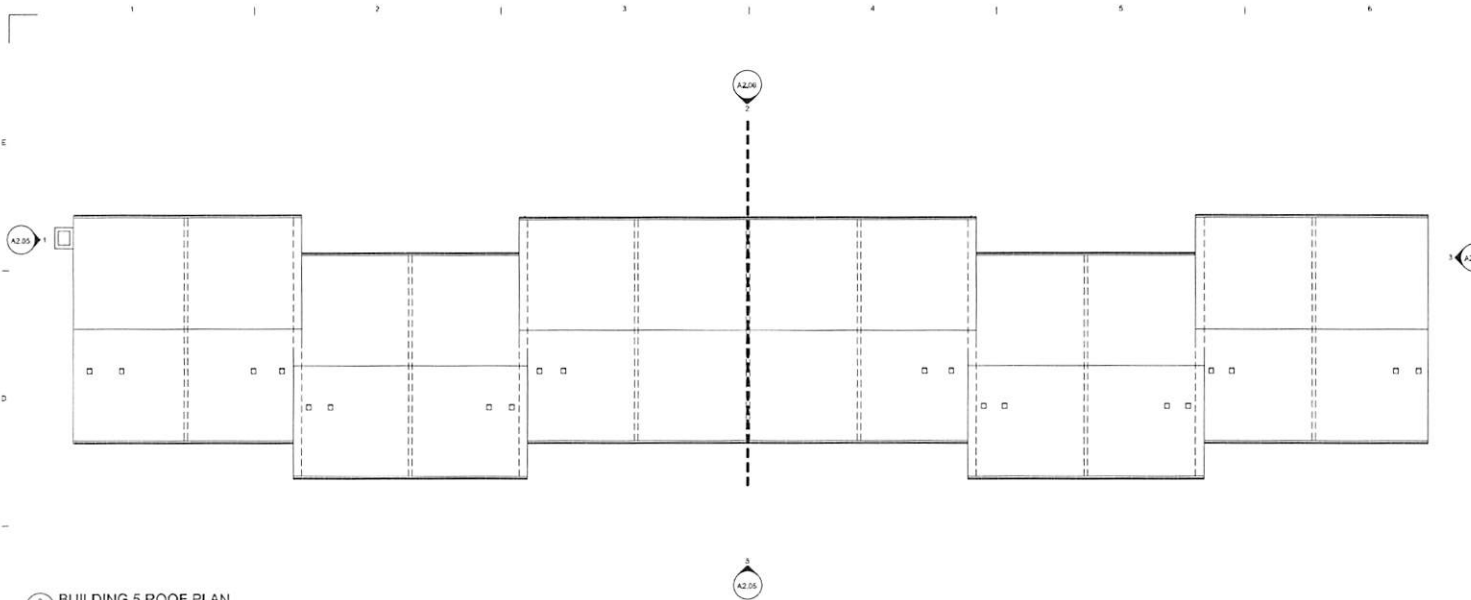
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2023, 10:57 AM

DESIGNED BY  
NMK

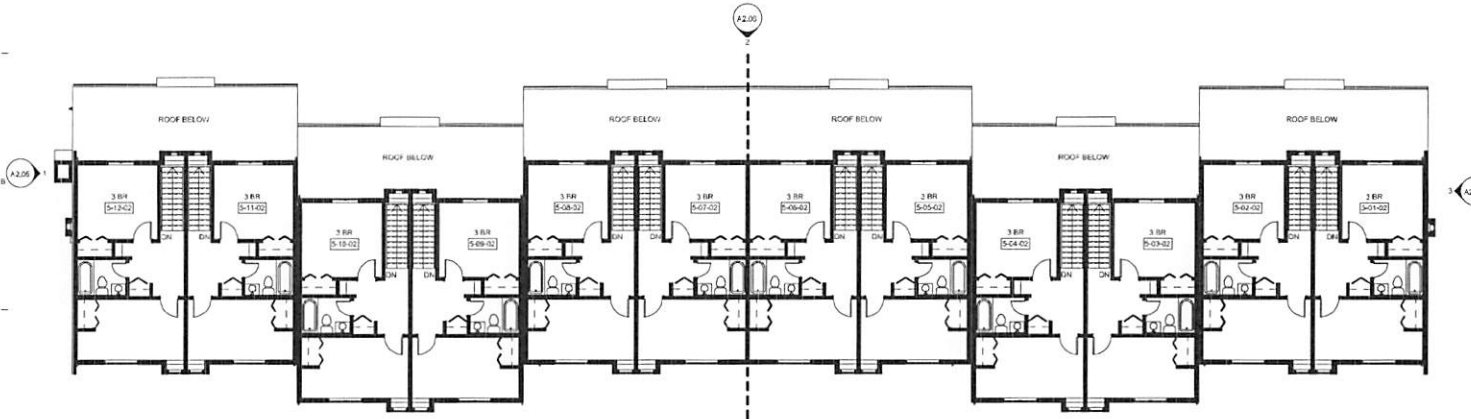
CHECKED BY

**A1.16**





7 BUILDING 5 ROOF PLAN  
1/8" = 1'-0"



8 BUILDING 5 SECOND FLOOR PLAN  
1/8" = 1'-0"

Autodesk® AutoCAD® 2017 (© 2017 Autodesk, Inc.) Plot Date: 8/8/2023 1:12:24 PM

NOTE: REFER TO SHEET 06-90 FOR SYMBOLS & ABBREVIATIONS AND SHEET 06-91 FOR GENERAL NOTES.

# NEWMAN

NEWMAN ARCHITECTS, P.C.  
266 Church Street, 15th Floor  
New Haven, CT 06510  
203.772.1900 Fax: 203.772.1907  
www.newmanarch.com

PLEASE CONSULT US AT THE OFFICE BEFORE THE  
AL., MURPHY AND CANTON OFFICE IS COMPLETED, OR  
PROCEEDING TO THE STATE ARCHITECTURE BOARD FOR  
THE NEW HAVEN ARCHITECTURE BOARD. THE OFFICE OF  
THE NEW HAVEN ARCHITECTURE BOARD IS AT 100  
W. STATE ST.

NOT FOR  
CONSTRUCTION

CLIENT  
WESTMOUNT DEVELOPMENT  
GROUP  
30 MAIN STREET  
BRANFORD, CT 06402  
T. 203-483-4378

ARCHITECT  
LANDMARK ARCHITECTS  
LANDMARK ARCHITECTS  
355 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-562-8771

CONSULTANTS  
LANDMARK ENGINEERING  
355 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-562-8771

STRUCTURAL ENGINEER  
MICHAEL HORTON  
ASSOCIATES  
151 MEADOW ST  
BRANFORD, CT 06405  
T. 203-481-8600

MERIT ENGINEERS  
MEL LLC  
20 NORTH PLAINS INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T. 203-483-4378

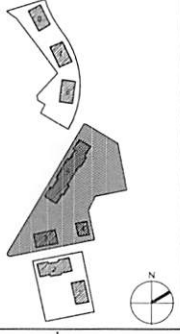
CONSULTANTS  
HOMER ENERGY  
TECHNOLOGIES  
P.O. BOX 284  
CHESTER, CT 06412  
T. 877-863-0446

EXISTING CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION

KEYPLAN



HILL CENTRAL  
REVITALIZATION -  
PHASE 2

PROJECT ADDRESS  
266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519

PROJECT NUMBER  
20170067

BUILDING 5 PLANS

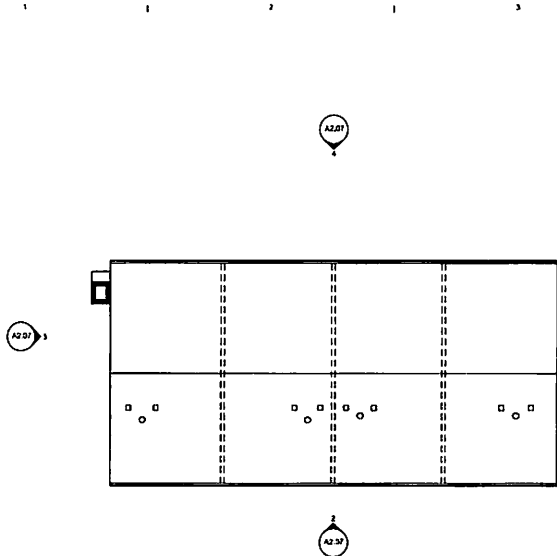
SCALE  
1/8" = 1'-0"

OWNER  
NMK

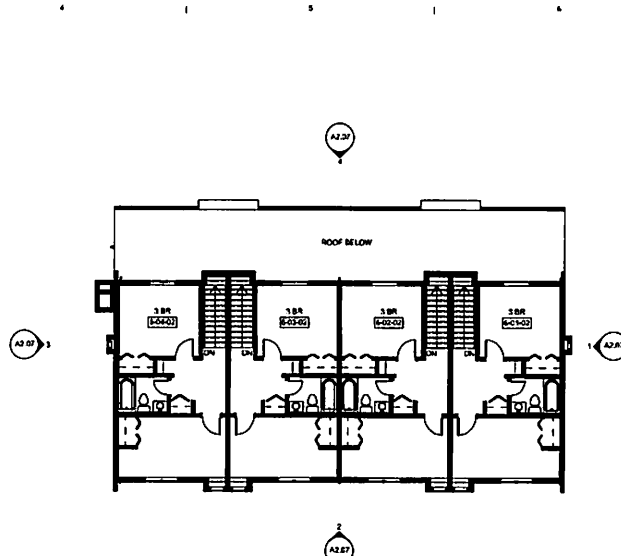
DATE  
AUGUST 8,  
2023, LAMES

CHECKED BY

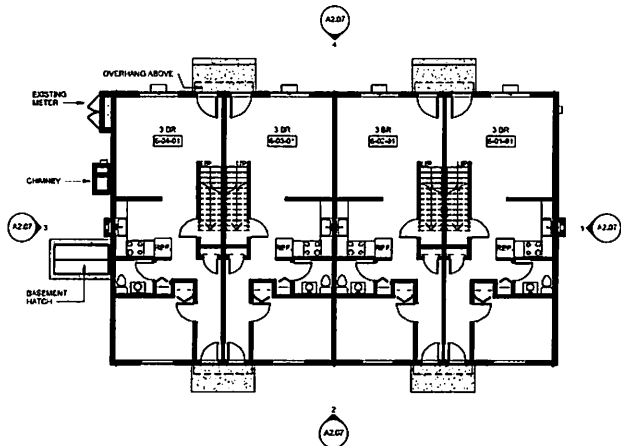
A1.18



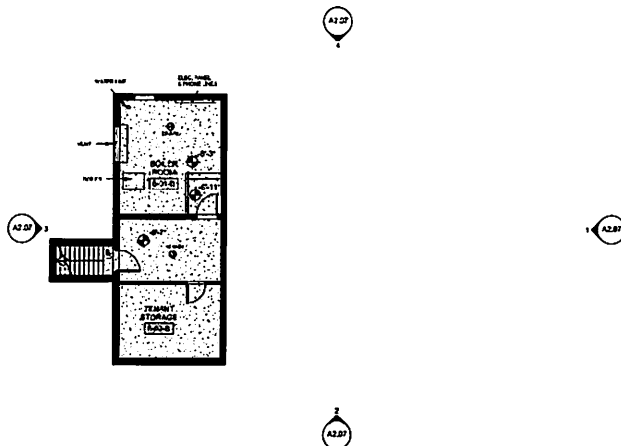
4 BUILDING 6 ROOF PLAN  
1/8" = 1'-0"



3 BUILDING 6 SECOND FLOOR PLAN  
1/8" = 1'-0"



2 BUILDING 6 FIRST FLOOR PLAN  
1/8" = 1'-0"



1 BUILDING 6 BASEMENT PLAN  
1/8" = 1'-0"

NOTE: REFER TO SHEET 03-86 FOR SYMBOLS & ABBREVIATIONS AND SHEET 03-81 FOR GENERAL NOTES.

# NEWMAN

NEWMAN ARCHITECTS, PC  
285 Church Street, 15th Floor  
New Haven, CT 06510  
203.772.1600 Fax 203.772.1107  
www.newmanarchitects.com

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CLIENT  
WESTMOUNT DEVELOPMENT GROUP  
36 PARK PLACE  
BRIDGEPORT, CT 06606  
T 203-883-4375

LANDSCAPE ARCHITECT  
LANDSCAPE ENGINEERING  
300 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T 203-883-4771

CIVIL ENGINEER  
LANDSCAPE ENGINEERING  
330 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T 203-883-4771

STRUCTURAL ENGINEER  
MECHANICAL ENGINEER  
151 WILLOW ST  
BRIDGEPORT, CT 06606  
T 203-883-4771

MECHANICAL ENGINEER  
33 WASHINGTON AVENUE INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T 203-467-4371

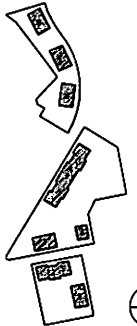
PROJECT ARCHITECT  
HOUSE ENGINEERING  
TECHNOLOGIES  
P.O. BOX 308  
CHESTER, CT 06412  
T 877-800-8445

## EXISTING CONDITIONS

## REVISIONS

NO.	DATE	DESCRIPTION

## KEYPLAN



## HILL CENTRAL REVITALIZATION - PHASE 2

PROJECT ADDRESS  
265 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06510

## BUILDING 6 PLANS

SCALE  
1/8" = 1'-0"  
DATE  
AUGUST 8, 2023

## A1.19

NOTE: REFER TO SHEET 08.00 FOR SYMBOLS & ABBREVIATIONS AND SHEET 08.01 FOR GENERAL NOTES.

# NEWMAN

**NEWMAN ARCHITECTS, P.C.**  
 260 Church Street, 15th Floor  
 New Haven, CT 06510  
 203.772.1500 Fax 203.772.1507  
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**CLIENT**  
 WESTMOUNT DEVELOPMENT  
 36 PARK PLACE  
 BRANFORD, CT 06405  
 T. 203-483-4375

**LANDSCAPE ARCHITECT**  
 LANGRAN ENGINEERING  
 355 LONG WHARF DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-562-5771

**CIVIL ENGINEER**  
 LANGRAN ENGINEERING  
 355 LONG WHARF DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-562-5771

**STRUCTURAL ENGINEER**  
 MICHAEL HORTON  
 REGISTERED  
 151 MEADOW ST  
 BRANFORD, CT 06405  
 T. 203-481-0606

**MERCHANDISE**  
 ES, LLC  
 33 NORTH PLAINS INDUSTRIAL RD  
 WALLINGFORD, CT 06492  
 T. 203-463-4372

**SUBMITTAL**  
 HOME ENERGY  
 TECHNOLOGIES  
 P.O. BOX 366  
 CHESTER, CT 06412  
 T. 877-865-5441

**EXISTING CONDITIONS**

**REVISIONS**

NO.	DATE	DESCRIPTION

**HILL CENTRAL REVITALIZATION - PHASE 2**

**PROJECT ADDRESS:**  
 266 PUTNAM ST  
 441, 520 WASHINGTON AVE  
 NEW HAVEN, CT 06519

**PROJECT NUMBER:**  
 20170067

**BUILDING 7 PLANS**

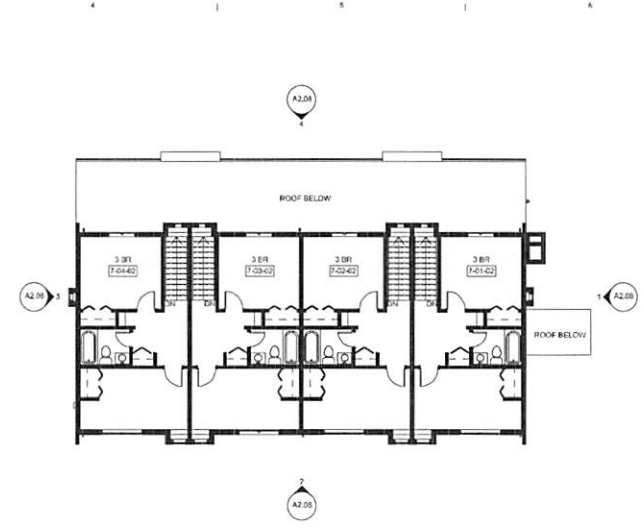
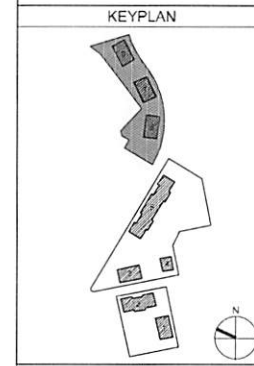
**SCALE:**  
 1/8" = 1'-0"

**DATE:**  
 AUGUST 8, 2023

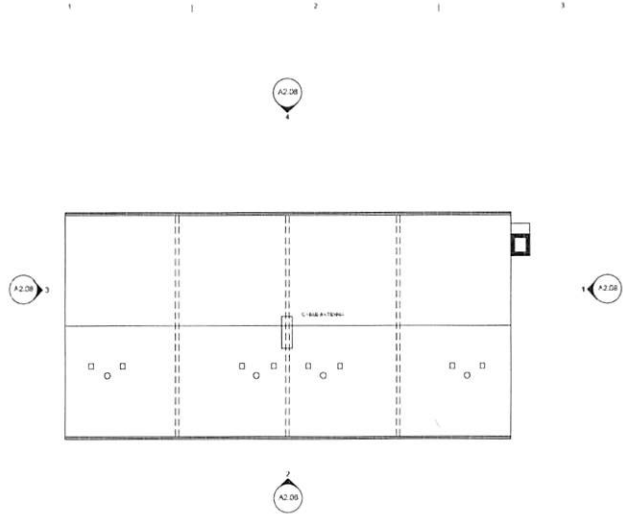
**CONTRACTOR:**  
 NMK

**DESIGNED BY:**  
 NMK

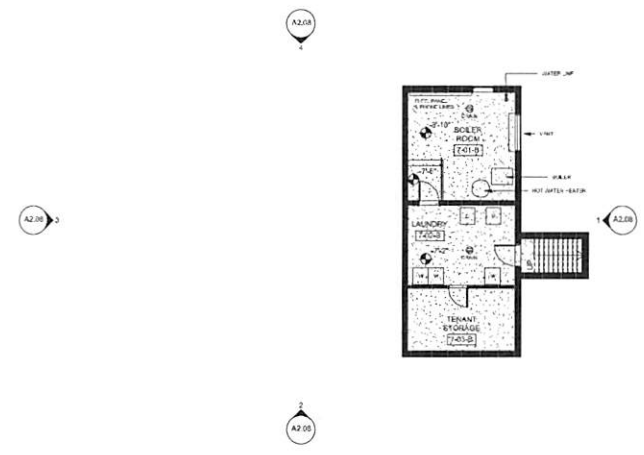
**A1.20**



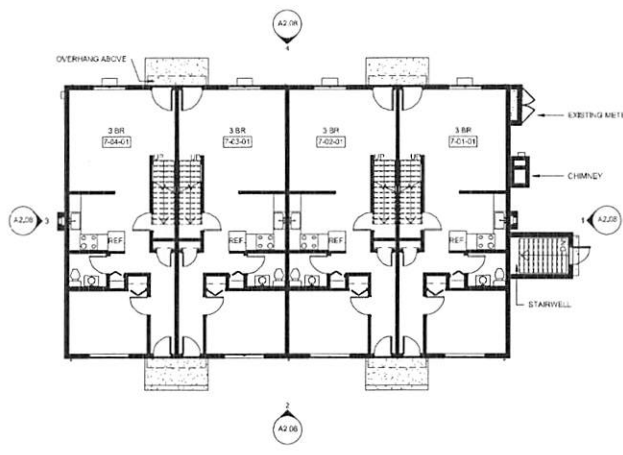
**1 BUILDING 7 SECOND FLOOR PLAN**  
 A1.20 1/8" = 1'-0"



**1 BUILDING 7 ROOF PLAN**  
 A1.20 1/8" = 1'-0"



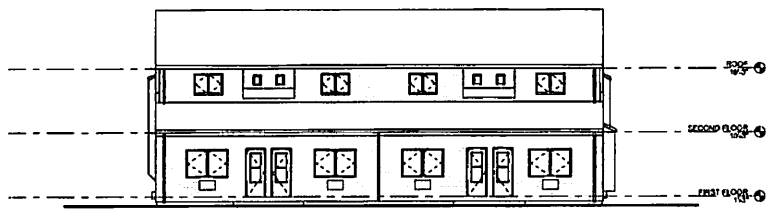
**1 BUILDING 7 BASEMENT PLAN**  
 A1.20 1/8" = 1'-0"



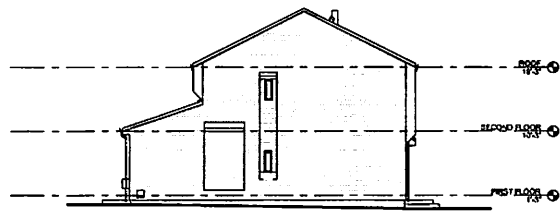
**2 BUILDING 7 FIRST FLOOR PLAN**  
 A1.20 1/8" = 1'-0"



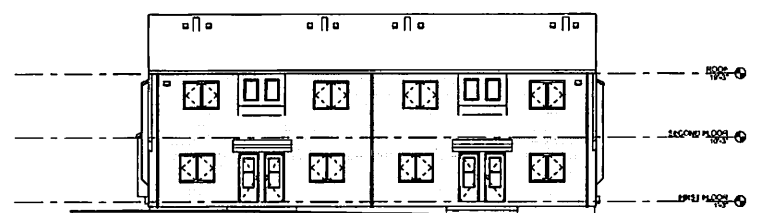




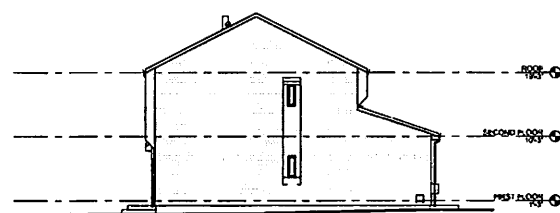
1 BUILDING 1 EAST ELEVATION  
A2.01 1/8" = 1'-0"



3 BUILDING 1 NORTH ELEVATION  
A2.01 1/8" = 1'-0"



2 BUILDING 1 WEST ELEVATION  
A2.01 1/8" = 1'-0"



4 BUILDING 1 SOUTH ELEVATION  
A2.01 1/8" = 1'-0"

**EXTERIOR ELEVATIONS**  
**LEGEND**

(B1) DOOR NUMBER (SEE DOOR SCHEDULE ON P. 6.00)  
 (W) WINDOW TYPE (SEE A4.11)  
 (E) EXISTING WINDOW TYPE  
 (S1) STOREFRONT TYPE (SEE A4.13)  
 (C1) CURTAIN WALL TYPE (SEE A4.12)  
 (L) LOUVER TYPE (SEE A4.12)  
 (CJ) CONTROL JOINT  
 (EJ) EXPANSION JOINT

**ELEVATION NOTES**

PROJECT: WESTMOUNT DEVELOPMENT GROUP  
 58 MAIN PLAZA  
 BRANFORD, CT 06408  
 T. 203-463-4378

ARCHITECT: LANDAN ARCHITECTS  
 LANDAN PROGRAMMING  
 355 LONG WINDUP DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-462-8771

CIVIL ENGINEER: LANDAN ARCHITECTS  
 355 LONG WINDUP DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-462-8771

STRUCTURAL ENGINEER: MICHAEL HONLON ASSOCIATES  
 131 MEADOW ST.  
 BRANFORD, CT 06408  
 T. 203-461-8606

MER ENGINEERS: RYAN SILE  
 33 NORTH PLAINS INDUSTRIAL RD  
 WALLINGFORD, CT 06492  
 T. 203-461-6332

SCAFFOLDING: FOUR ENERGY TECHNOLOGIES  
 P.O. BOX 364  
 CHESTER, CT 06412  
 T. 877-423-6446

**NEWMAN**  
 ARCHITECTS, P.C.  
 203 Church Street, 13th Floor  
 New Haven, CT 06510  
 203.773.1980 Fax: 203.772.1022  
 www.newmanarchitects.com

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EXISTING CONDITIONS

REVISIONS

NO.	DATE	DESCRIPTION



**HILL CENTRAL REVITALIZATION - PHASE 2**

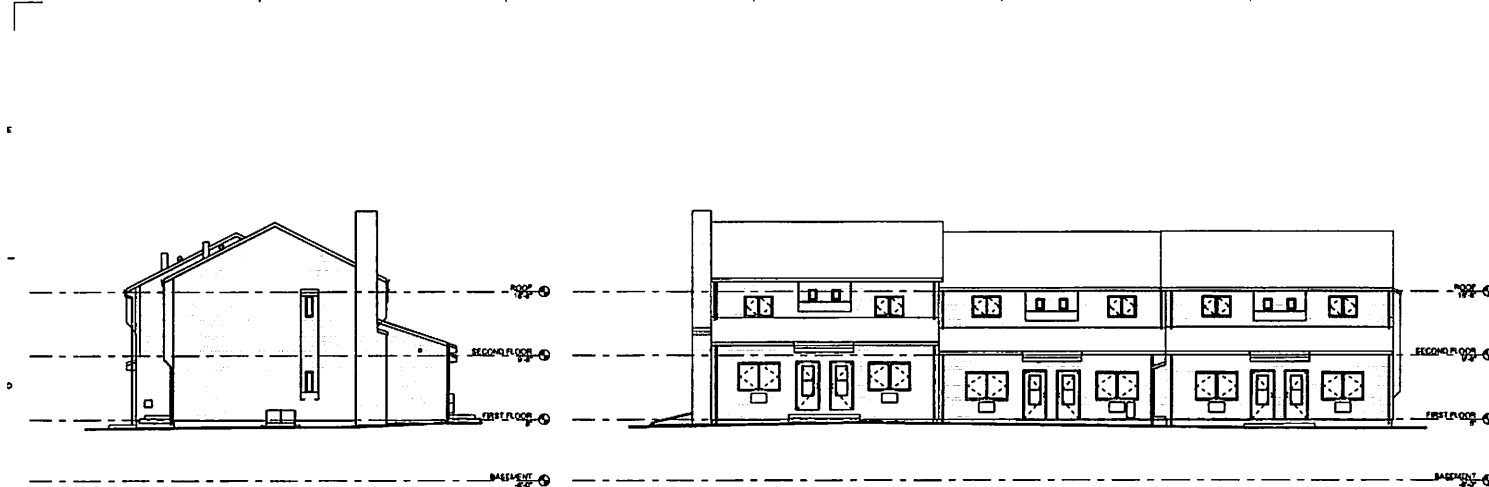
266 PUTNAM ST  
 441, 520 WASHINGTON AVE  
 NEW HAVEN, CT 06510

20170067

**BUILDING 1 EXTERIOR ELEVATIONS**

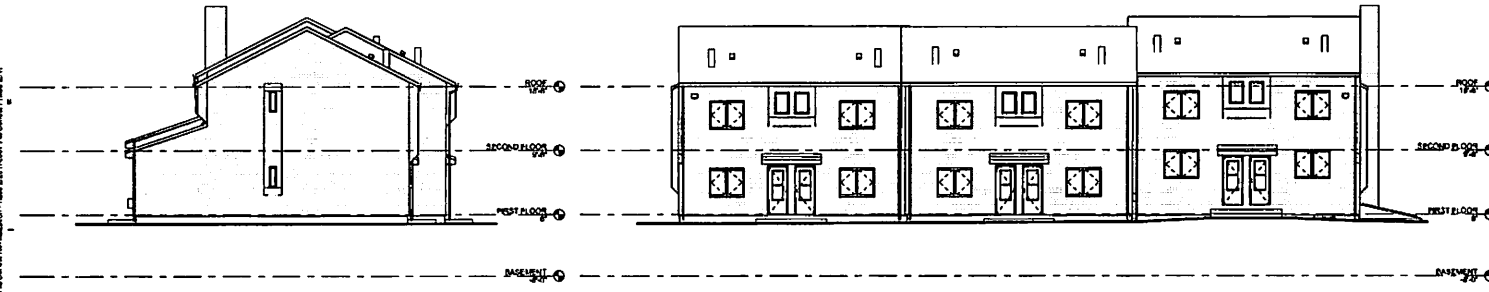
SCALE: 1/8" = 1'-0"  
 DATE: AUGUST 8, 2023  
 DRAWN BY: NMK  
 CHECKED BY:

**A2.01**



13207 BUILDING 2 EAST ELEVATION  
1/8" = 1'-0"

13208 BUILDING 2 NORTH ELEVATION  
1/8" = 1'-0"



13209 BUILDING 2 WEST ELEVATION  
1/8" = 1'-0"

13210 BUILDING 2 SOUTH ELEVATION  
1/8" = 1'-0"

A:\Projects\Drawings\2017\2022\13207-13210\13207-13210\13207-13210\13207-13210.dwg  
 August 8, 2023 9:46 AM  
 Plot Date: 2023/08/08 9:46 AM  
 Plot Scale: 1/8" = 1'-0"  
 Plot Sheet: 2 of 4

**NOTE: REFER TO SHEET 03-00 FOR SYMBOLS & OBSERVATIONS AND SHEET 03-01 FOR GENERAL NOTES.**

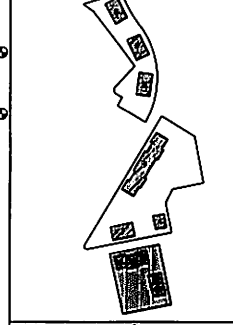
**EXTERIOR ELEVATIONS LEGEND**

- (D1) DOOR NUMBER (SEE DOOR SCHEDULE ON P. 6.25)
- (W) WINDOW TYPE (SEE AA.14)
- (W1) EXISTING WINDOW TYPE
- (S) STOREFRONT TYPE (SEE AA.12)
- (C) CURTAIN WALL TYPE (SEE AA.12)
- (L) LOUVER TYPE (SEE AA.13)
- (CJ) CONTROL JOINT
- (EJ) EXPANSION JOINT

**ELEVATION NOTES**

#	Description

**KEYPLAN**



**NEWMAN**

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 205 Church Street, 15th Floor  
 New Haven, CT 06510  
 203.775.1800 Fax 203.772.1007  
 www.newmanarchitects.com

1/8" = 1'-0" (ALL UNLESS OTHERWISE NOTED)  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

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CONSTRUCTION

**CLIENT**  
 WESTMOUNT DEVELOPMENT GROUP  
 80 MAIN PLACE  
 BRANFORD, CT 06405  
 T. 203-463-4378

**LEAD ARCHITECT**  
 LANKAM ENGINEERING  
 300 LONG WAMPY DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-643-4771

**CONSULTANTS**  
 LANKAM ENGINEERING  
 300 LONG WAMPY DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-643-4771

**STRUCTURAL ENGINEER**  
 MICHAEL HORTON ASSOCIATES  
 151 MEADOWS ST  
 BRANFORD, CT 06405  
 T. 203-481-0000

**MECHANICAL**  
 BEI, LLC  
 22 NORTH PLAINS INDUSTRIAL RD  
 WALLINGFORD, CT 06492  
 T. 203-467-4417

**ELECTRICAL**  
 POWER ENERGY TECHNOLOGIES  
 P.O. BOX 886  
 CHESTER, CT 06412  
 T. 87-402-2441

**EXISTING CONDITIONS**

**REVISIONS**

NO.	DATE	DESCRIPTION

**HILL CENTRAL REVITALIZATION - PHASE 2**

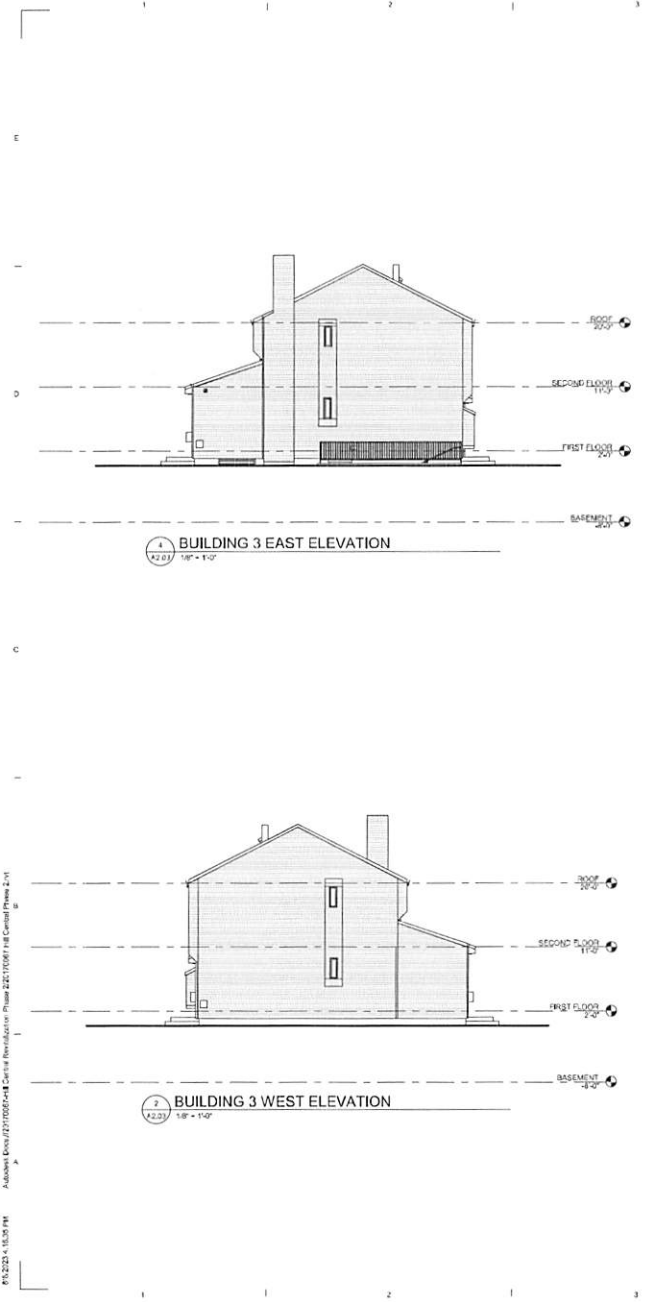
PROJECT NUMBER:  
 200 PUTNAM ST  
 441, 520 WASHINGTON AVE  
 NEW HAVEN, CT 06510

PROJECT NUMBER:  
 20170067

**BUILDING 2 EXTERIOR ELEVATIONS**

SCALE: 1/8" = 1'-0"  
 DATE: AUGUST 8, 2023  
 DRAWN BY: NIMK  
 CHECKED BY: [ ]

**A2.02**



**4 BUILDING 3 EAST ELEVATION**  
1/8" = 1'-0"

**2 BUILDING 3 WEST ELEVATION**  
1/8" = 1'-0"



**3 BUILDING 3 NORTH ELEVATION**  
1/8" = 1'-0"

**1 BUILDING 3 SOUTH ELEVATION**  
1/8" = 1'-0"

NOTE: REFER TO SHEET 02.00 FOR SYMBOLS & ABBREVIATIONS AND SHEET 02.01 FOR GENERAL NOTES.

### EXTERIOR ELEVATIONS LEGEND

- (101) DOOR NUMBER (SEE DOOR SCHEDULE ON P. 6.00)
- (1) WINDOW TYPE (SEE A.1.1)
- (E) EXISTING WINDOW TYPE
- (11) STOREFRONT TYPE (SEE A6.12)
- (11) CURTAIN WALL TYPE (SEE A6.12)
- (L) LOUVER TYPE (SEE A6.13)
- (CJ) CONTROL JOINT
- (EJ) EXPANSION JOINT

### ELEVATION NOTES

# Description

## NEWMAN

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266 Church Street, 15th Floor  
New Haven, CT 06510  
203-772-1500 Fax: 203-772-1502  
www.newmanarch.com

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### EXISTING CONDITIONS

### REVISIONS

NO.	DATE	DESCRIPTION

PROJECT: WESTMOUNT DEVELOPMENT GROUP  
30 MAIN ST. 06402  
BRANFORD, CT 06402  
T. 203-483-4378

ARCHITECT: NEWMAN ARCHITECTS, PC  
266 CHURCH STREET  
NEW HAVEN, CT 06510  
T. 203-772-1500

CIVIL ENGINEER: LANSHAM ENGINEERING  
555 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-562-5771

STRUCTURAL ENGINEER: MICHAEL HORTON ASSOCIATES  
151 MEADOW ST  
BRANFORD, CT 06402  
T. 203-481-9600

M.E.P. ENGINEER: BEL, LLC  
30 NORTH PLAINS INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T. 203-481-8431

SCHEMATIC DESIGNER: HORNER ENGINEERING TECHNOLOGIES  
P.O. BOX 284  
CHRISTEN, CT 06412  
T. 877-862-5444

PROJECT: HILL CENTRAL REVITALIZATION - PHASE 2

PROJECT ADDRESS: 266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519

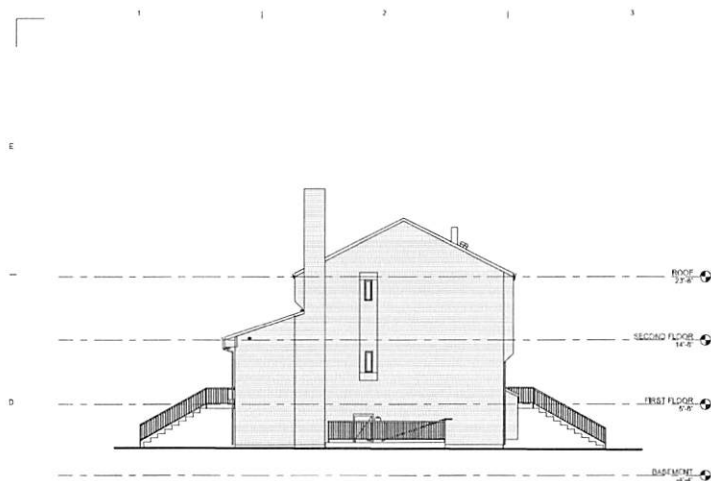
PROJECT NUMBER: 20170067

DRAWING TITLE: BUILDING 3 EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0" DRAWN BY: NMK  
DATE: AUGUST 8, 2023 CHECKED BY:

## A2.03

P:\2023\A\_10130\PH - Hill Central Revitalization - Phase 2\2170067 Hill Central Phase 2.rvt  
 August 8, 2023 4:15:35 PM



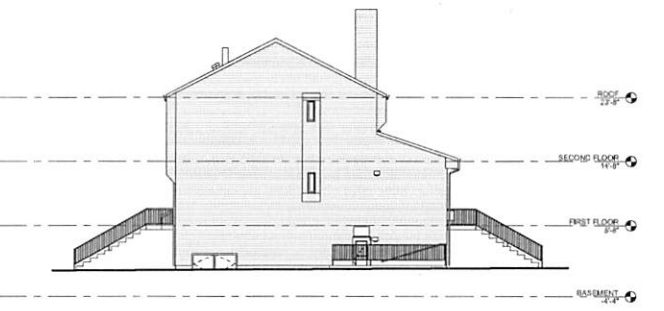
**BUILDING 4 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 4 NORTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 4 SOUTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 4 WEST ELEVATION**  
1/8" = 1'-0"

NOTE: REFER TO SHEET A2.03 FOR SYMBOLS & ABBREVIATIONS AND SHEET A2.01 FOR GENERAL NOTES.

**EXTERIOR ELEVATIONS LEGEND**

- (19)
- (1)
- (2)
- (17)
- (13)
- (15)
- (J)
- (E)

**ELEVATION NOTES**

#	Description
1	CLIENT WESTMONT DEVELOPMENT 36 MAIN STREET BRANFORD, CT 06408 T. 203-483-4378
2	LANDSCAPE ARCHITECT LANDSCAPE ARCHITECTS 355 LONG WINDUP DRIVE NEW HAVEN, CT 06511 T. 203-562-0771
3	CIVIL ENGINEER LANGAN ENGINEERING 555 LONG WINDUP DRIVE NEW HAVEN, CT 06511 T. 203-562-0771
4	STRUCTURAL ENGINEER MICHAEL HEINTON ASSOCIATES 151 MEADOW ST BRANFORD, CT 06408 T. 203-481-9000
5	M/E/P ENGINEER MEL LLC 33 NORTH PLAIN INDUSTRIAL RD WALLINGFORD, CT 06492 T. 203-463-4378
6	SUSTAINABILITY H2M+H TECHNOLOGIES P.O. BOX 384 CHESTER, CT 06412 T. 877-463-5441

**NEWMAN**

NEWMAN ARCHITECTS, PC  
205 Church Street, 15th Floor  
New Haven, CT 06510  
203.772.1900 Fax 203.772.1107  
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**EXISTING CONDITIONS**

**REVISIONS**

NO.	DATE	DESCRIPTION

**KEYPLAN**



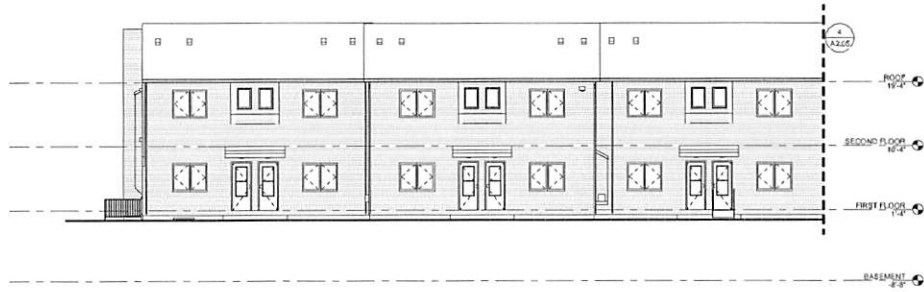
**HILL CENTRAL REVITALIZATION - PHASE 2**

265 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519  
20170067

**BUILDING 4 EXTERIOR ELEVATIONS**

SCALE 1/8" = 1'-0"	DRAWN BY NMK
DATE AUGUST 8, 2023	CHECKED BY

**A2.04**



5 BUILDING 5 EAST ELEVATION S  
1/8" = 1'-0"



6 BUILDING 5 EAST ELEVATION N  
1/8" = 1'-0"



7 BUILDING 5 NORTH ELEVATION  
1/8" = 1'-0"



8 BUILDING 5 SOUTH ELEVATION  
1/8" = 1'-0"

NOTE: REFER TO SHEET 02.00 FOR SYMBOLS & ANNOTATIONS AND SHEET 02.01 FOR GENERAL NOTES.

### EXTERIOR ELEVATIONS LEGEND

- (101) DOOR NUMBER (SEE DOOR SCHEDULE ON P. 6.00)
- (W) WINDOW TYPE (SEE AA.13)
- (E) EXISTING WINDOW TYPE
- (1A) STOREFRONT TYPE (SEE AA.13)
- (C) CURTAIN WALL TYPE (SEE AA.12)
- (L) LOUVER TYPE (SEE AA.13)
- (CJ) CONTROL JOINT
- (EJ) EXPANSION JOINT

### ELEVATION NOTES

# Description

# NEWMAN

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265 Church Street, 15th Floor  
New Haven, CT 06510  
203.772.1500 Fax 203.772.1502  
www.newmanarchitects.com

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CLIENT  
WESTMOUNT DEVELOPMENT GROUP  
36 SPAN PLACE  
BRANFORD, CT 06408  
T. 203-483-4375

ARCHITECT  
LEWIS & CLARK ARCHITECTS  
LAURENCEHICKS@LEWISCLARK.COM  
365 LONG TOHAWK DRIVE  
NEW HAVEN, CT 06511  
T. 203-562-6771

CIVIL ENGINEER  
LANGAN ENGINEERING  
555 LONG WHARF DRIVE  
NEW HAVEN, CT 06511  
T. 203-562-6771

STRUCTURAL ENGINEER  
MICHAEL HEALTON ASSOCIATES  
151 MEADOW ST  
BRANFORD, CT 06408  
T. 203-481-9600

M.E.P. ENGINEER  
WELLS LLC  
33 NORTH PLAINS INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T. 203-462-4375

SUSTAINABILITY  
HORIZON ENERGY TECHNOLOGIES  
PO BOX 384  
CHESTER, CT 06412  
T. 871-853-6444

### EXISTING CONDITIONS

### REVISIONS

NO.	DATE	DESCRIPTION

### KEYPLAN



### HILL CENTRAL REVITALIZATION - PHASE 2

PROJECT NUMBER  
266 PUTNAM ST  
441, 528 WASHINGTON AVE  
NEW HAVEN, CT 06519  
PROJECT NUMBER  
20170067

### BUILDING 5 EXTERIOR ELEVATIONS

SCALE  
1/8" = 1'-0"  
DATE  
AUGUST 8, 2023

DESIGNED BY  
NKM  
CHECKED BY  
NKM  
DATE  
AUGUST 8, 2023

**A2.05**

8/10/2024, 10:30 AM  
 Autodesk Cloud (20170067) Hill Central Revitalization Phase 2 - Civil Plan 2-11



1 BUILDING 5 WEST ELEVATION N  
 A2.06 1/8" = 1'-0"



2 BUILDING 5 WEST ELEVATION S  
 A2.06 1/8" = 1'-0"

NOTE: REFER TO SHEET 08 80 FOR SYMBOLS & ABBREVIATIONS AND SHEET 08 81 FOR GENERAL NOTES

# NEWMAN

NEWMAN ARCHITECTS, PC  
 265 Church Street, 15th Floor  
 New Haven, CT 06510  
 203.772.1900 Fax 203.772.1100  
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**CLIENT**  
 WESTMOUNT DEVELOPMENT  
 GROUP  
 35 PARK PLACE  
 BRANFORD, CT 06405  
 T. 203-483-4378

**ARCHITECT**  
 NEWMAN ARCHITECTS, PC  
 265 CHURCH STREET, 15TH FLOOR  
 NEW HAVEN, CT 06510  
 T. 203-772-1900

**CIVIL ENGINEER**  
 LANGAN ENGINEERING  
 555 LONG WHARF DRIVE  
 NEW HAVEN, CT 06511  
 T. 203-642-8771

**STRUCTURAL ENGINEER**  
 MICHAEL HEURTON  
 ASSOCIATES  
 151 MADISON ST  
 BRANFORD, CT 06405  
 T. 203-483-6862

**MEP ENGINEER**  
 BS, LLC  
 39 NORTH PLAINS INDUSTRIAL RD  
 WALLINGFORD, CT 06492  
 T. 203-464-4370

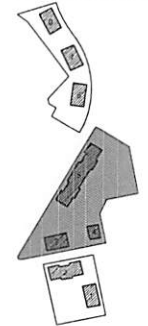
**SUSTAINABILITY**  
 FORM ENERGY  
 TECHNOLOGIES  
 P.O. BOX 369  
 CHESTER, CT 06412  
 T. 877-800-5441

**EXISTING CONDITIONS**

**REVISIONS**

NO.	DATE	DESCRIPTION

**KEYPLAN**



**PROJECT NAME**  
 HILL CENTRAL  
 REVITALIZATION -  
 PHASE 2

**PROJECT ADDRESS**  
 265 PUTNAM ST  
 441, 520 WASHINGTON AVE  
 NEW HAVEN, CT 06519

**PROJECT NUMBER**  
20170067

**BUILDING 5 EXTERIOR ELEVATIONS**

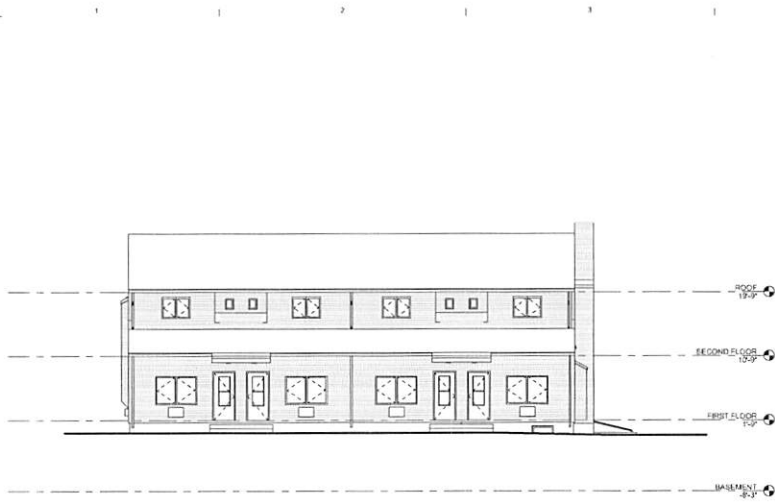
**SCALE**  
 1/8" = 1'-0"

**DESIGNED BY**  
 NMK

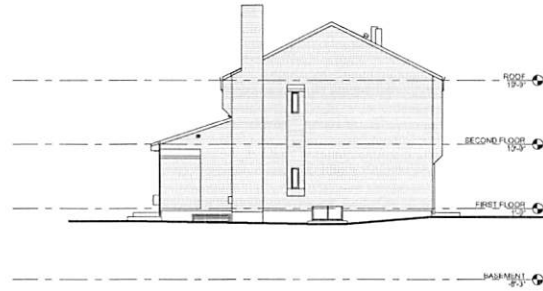
**DATE**  
 AUGUST 8,  
 2023

**CHECKED BY**

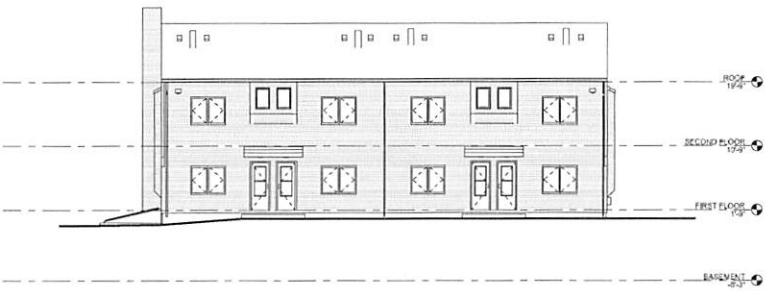
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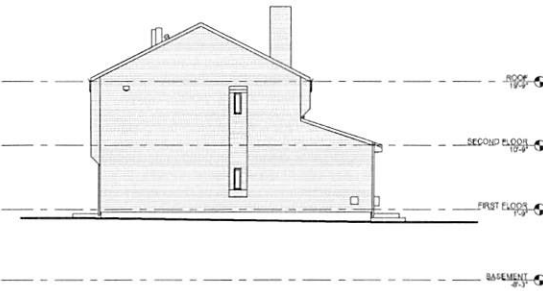
4 BUILDING 6 EAST ELEVATION  
1/8" = 1'-0"



3 BUILDING 6 NORTH ELEVATION  
1/8" = 1'-0"



2 BUILDING 6 WEST ELEVATION  
1/8" = 1'-0"



1 BUILDING 6 SOUTH ELEVATION  
1/8" = 1'-0"

NOTE: REFER TO SHEET C6-00 FOR SYMBOLS & ABBREVIATIONS AND SHEET C6-01 FOR GENERAL NOTES.

**EXTERIOR ELEVATIONS LEGEND**

- (131) DOOR NUMBER (SEE DOOR SCHEDULE ON P. 6.00)
- (1) WINDOW TYPE (SEE A6.11)
- (11) EXISTING WINDOW TYPE
- (11) STOREFRONT TYPE (SEE A6.13)
- (11) CURTAIN WALL TYPE (SEE A6.12)
- (11) LOUVER TYPE (SEE A6.13)
- CJ CONTROL JOINT
- EJ EXPANSION JOINT

**ELEVATION NOTES**

#	Description
1	WESTMOUNT DEVELOPMENT 36 PARK PLACE BRANFORD, CT 06408 T. 203-483-4375
2	LANDSCAPE ARCHITECT LANDSCAPE ARCHITECTS 355 LONGFORD DRIVE NEW HAVEN, CT 06511 T. 203-562-5771
3	CEILING ENGINEER LAWSON ENGINEERING 556 LONGFORD DRIVE NEW HAVEN, CT 06511 T. 203-562-5771
4	STRUCTURAL ENGINEER MICHAEL WORTON ASSOCIATES 151 MEADOW ST BRANFORD, CT 06408 T. 203-481-9866
5	MECHANICAL ENGINEER ME, LLC 33 NORTH PLAINS INDUSTRIAL RD WALLINGFORD, CT 06492 T. 203-483-4371
6	SMARTABILITY HOME ENERGY TECHNOLOGIES P.O. BOX 396 CHESHIRE, CT 06412 T. 877-863-5444

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200 Church Street, 15th Floor  
New Haven, CT 06510  
203-772-1998 Fax 203-772-1009  
www.newmanarchitects.com

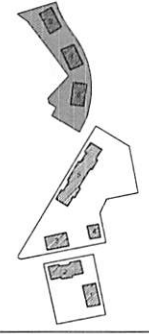
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EXISTING CONDITIONS	

REVISIONS		
NO.	DATE	DESCRIPTION

**KEYPLAN**



**HILL CENTRAL REVITALIZATION - PHASE 2**

PROJECT ADDRESS  
266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06510

PROJECT NUMBER  
20170067

**BUILDING 6 EXTERIOR ELEVATIONS**

SCALE  
**1/8" = 1'-0"**

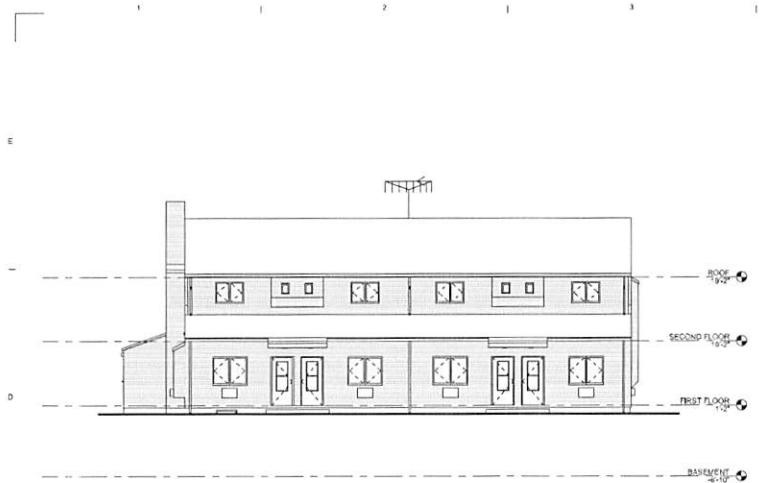
DATE  
**AUGUST 8, 2023**

PROJECT NAME  
**A2.07**

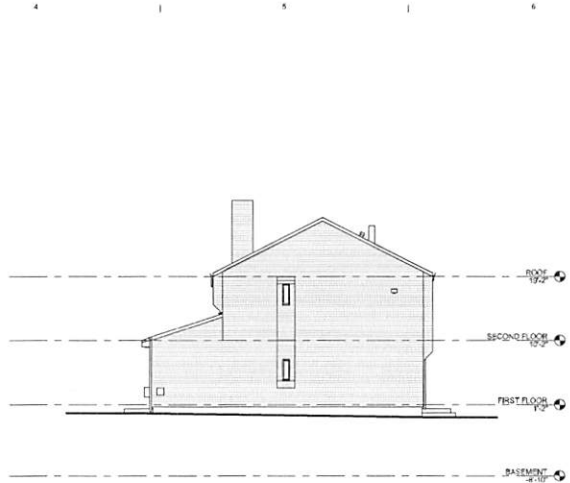
DESIGNED BY  
NMK

CHECKED BY

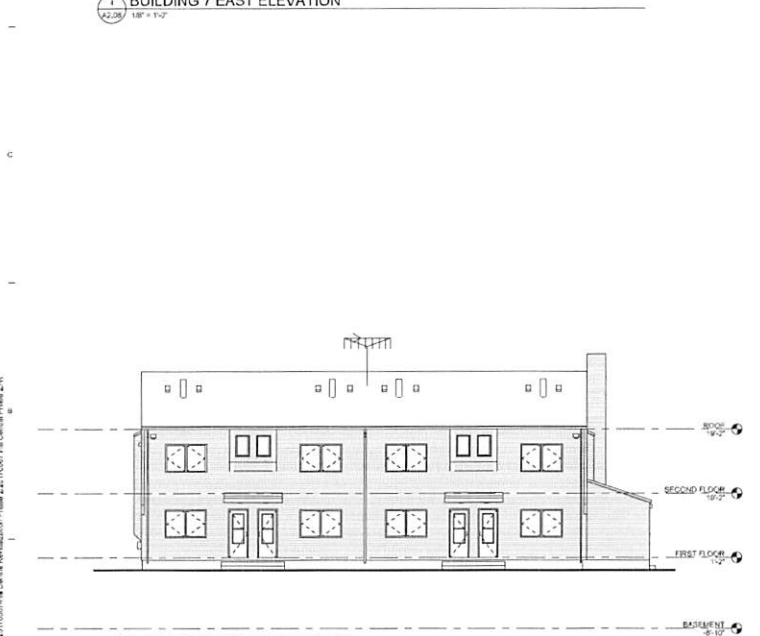




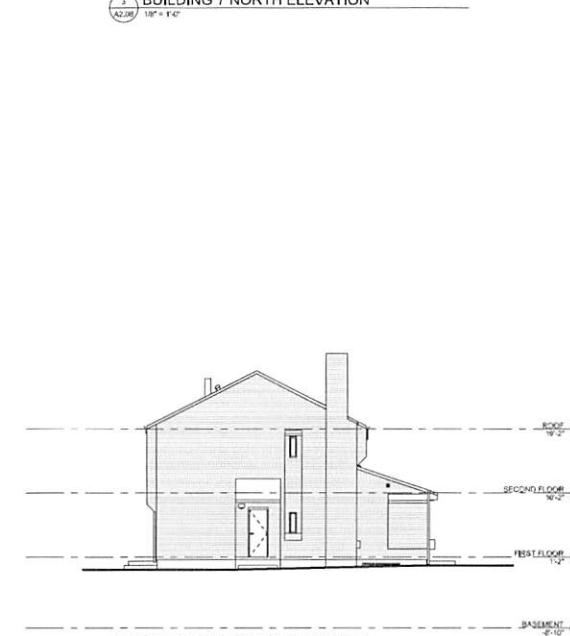
**1 BUILDING 7 EAST ELEVATION**  
A2.08 1/8" = 1'-0"



**3 BUILDING 7 NORTH ELEVATION**  
A2.08 1/8" = 1'-0"



**2 BUILDING 7 WEST ELEVATION**  
A2.08 1/8" = 1'-0"



**1 BUILDING 7 SOUTH ELEVATION**  
A2.08 1/8" = 1'-0"

**NOTE: REFER TO SHEET 02-00 FOR SYMBOLS & ABBREVIATIONS AND SHEET 02-03 FOR GENERAL NOTES**

**EXTERIOR ELEVATIONS LEGEND**

- (D1) DOOR NUMBER (SEE DOOR SCHEDULE ON P. 6.00)
- (W) WINDOW TYPE (SEE A6.11)
- (S) EXISTING WINDOW TYPE
- (E1) STOREFRONT TYPE (SEE A6.13)
- (C1) CURTAIN WALL TYPE (SEE A6.12)
- (L) LOUVER TYPE (SEE A6.13)
- CJ CONTROL JOINT
- EJ EXPANSION JOINT

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265 Church Street, 15th Floor  
New Haven, CT 06510  
203.772.1500 Fax: 203.772.1022  
www.newmanarchitects.com

15.11.19 APPROVED EXISTING PLAN SHEET FOR PHASE 2. ALL WORK AND EXISTING DETAILS CONTAINED ON PREVIOUS SHEETS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL WORK IS AS SHOWN ON THIS PLAN.

NOT FOR CONSTRUCTION

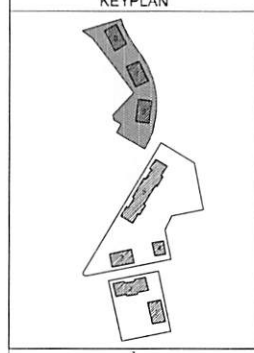
**ELEVATION NOTES**

#	Description
1	CLIENT WEST MOUNT DEVELOPMENT GROUP 36 BANK PLACE BRANFORD, CT 06405 T. 203-483-4375
2	LANDSCAPE ARCHITECT LANDSCAPE ARCHITECTS 300 LONG WINDY DRIVE NEW HAVEN, CT 06511 T. 203-542-2771
3	CIVIL ENGINEER LANGAN ENGINEERING 300 LONG WINDY DRIVE NEW HAVEN, CT 06511 T. 203-642-2771
4	STRUCTURAL ENGINEER MICHAEL HORTON ASSOCIATES 151 MEADOW ST BRANFORD, CT 06405 T. 203-481-9600
5	MERIT ENGINEERS MS, LLC 30 NORTH PLAINS INDUSTRIAL RD WALLINGFORD, CT 06492 T. 203-464-8331
6	SUSTAINABILITY HOMER ENERGY TECHNOLOGIES P.O. BOX 264 CHESTER, CT 06412 T. 877-863-5441

**EXISTING CONDITIONS**

**REVISIONS**

NO.	DATE	BY	REVISION



**HILL CENTRAL REVITALIZATION - PHASE 2**

PROJECT ADDRESS  
266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06510

PROJECT NUMBER  
20170067

PROJECT TITLE  
**BUILDING 7 EXTERIOR ELEVATIONS**

SCALE  
1/8" = 1'-0"

DATE  
AUGUST 8, 2023

DESIGNED BY  
NMK

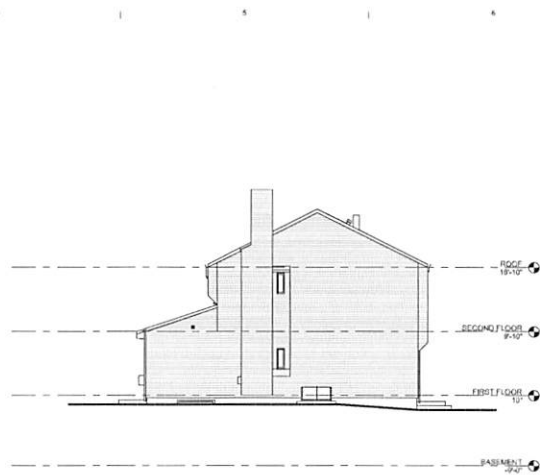
CHECKED BY  
NMK

**A2.08**

8/1/2024, 1:07 PM Autodesk Docs: 23170067-08 Civil 3D Revitalization Phase 2 - 2/1



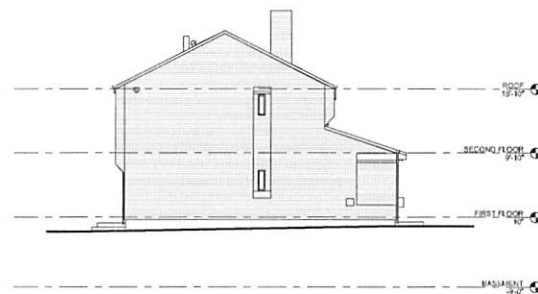
1 BUILDING 8 EAST ELEVATION  
A2.09 1/8" = 1'-0"



1 BUILDING 8 NORTH ELEVATION  
A2.09 1/8" = 1'-0"



2 BUILDING 8 WEST ELEVATION  
A2.09 1/8" = 1'-0"



3 BUILDING 8 SOUTH ELEVATION  
A2.09 1/8" = 1'-0"

NOTE: REFER TO SHEET 02.00 FOR SYMBOLS & ABBREVIATIONS AND SHEET 02.01 FOR GENERAL NOTES

**EXTERIOR ELEVATIONS  
LEGEND**

- (101) DOOR NUMBER (SEE DOOR SCHEDULE ON P. 6.00)
- (W) WINDOW TYPE (SEE A6.11)
- (EW) EXISTING WINDOW TYPE
- (141) STOREFRONT TYPE (SEE A6.13)
- (C1) CURTAIN WALL TYPE (SEE A6.12)
- (L) LOUVER TYPE (SEE A6.13)
- (CJ) CONTROL JOINT
- (EJ) EXPANSION JOINT

**ELEVATION NOTES**

#	Description
	<b>CLIENT</b> WESTMOUNT DEVELOPMENT GROUP 36 PRINCIPAL PLACE BRANFORD, CT 06430 T. 203-483-4376
	<b>LEAD ARCHITECT</b> LANGAN ENGINEERING 355 LONG WINDYF DRIVE NEW HAVEN, CT 06511 T. 203-562-0771
	<b>CIVIL ENGINEER</b> LANGAN ENGINEERING 355 LONG WINDYF DRIVE NEW HAVEN, CT 06511 T. 203-562-0771
	<b>STRUCTURAL ENGINEER</b> MICHAEL HEATHLUN ASSOCIATES 151 MEADOW ST BRANFORD, CT 06430 T. 203-481-0600
	<b>MER ENGINEERS</b> ME, LLC 33 NORTH PLAINS INDUSTRIAL RD WALLINGFORD, CT 06492 T. 203-463-4376
	<b>QUALITY ASSURANCE</b> HOME ENERGY TECHNOLOGIES PO BOX 268 CHESTER, CT 06412 T. 877-663-6444

**NEWMAN**

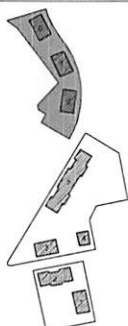
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New Haven, CT 06510  
203-773-1986 Fax 203-772-1100  
www.newmanarch.com

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CONSTRUCTION

NO.	DATE	DESCRIPTION

**KEYPLAN**



**EXISTING CONDITIONS**

---

**REVISIONS**

NO.	DATE	DESCRIPTION

**PROJECT NAME**  
**HILL CENTRAL REVITALIZATION - PHASE 2**

**PROJECT ADDRESS**  
266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519

**PROJECT NUMBER**  
20170067

**PROJECT DESCRIPTION**  
**BUILDING 8 EXTERIOR ELEVATIONS**

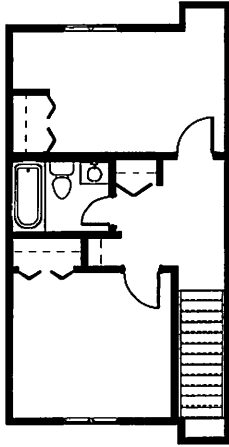
**SCALE**  
1/8" = 1'-0"

**DATE**  
AUGUST 8,  
2023

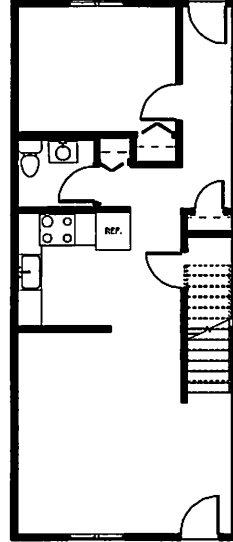
**ENVELOPE**  
NMK

**CREATED BY**

**A2.09**



**2 UNIT SECOND FLOOR PLAN DEMO**  
1/4" = 1'-0"



**1 UNIT FIRST FLOOR PLAN DEMO**  
1/4" = 1'-0"

NOTE: REFER TO SHEET 08-06 FOR SYMBOLS & ABBREVIATIONS AND SHEET 08-01 FOR GENERAL NOTES.

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**CLIENT**  
WESTMOUNT DEVELOPMENT  
CORP.  
36 FAIRFAX ROAD  
BRIDGEFORD, CT 06402  
T: 203-343-0373

**CONSULTANT 1**  
LANDSHAP ENGINEERING  
300 LONGVIEW PARK DRIVE  
NEW HAVEN, CT 06511  
T: 203-848-0771

**CONSULTANT 2**  
LANDSHAP ENGINEERING  
300 LONGVIEW PARK DRIVE  
NEW HAVEN, CT 06511  
T: 203-848-0771

**CONSULTANT 3**  
MICHAEL HENKIN  
ARCHITECTS  
151 MEADOWS ST  
BRIDGEFORD, CT 06405  
T: 203-481-8000

**CONSULTANT 4**  
IEL, LLC  
33 NORTH PLAINS INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T: 203-463-6370

**CONSULTANT 5**  
HOBAS SERVICE  
TECHNOLOGIES  
P.O. BOX 88  
CHESTER, CT 06412  
T: 877-803-6444

## EXISTING CONDITIONS

## REVISIONS

NO.	DATE	DESCRIPTION

## HILL CENTRAL REVITALIZATION - PHASE 2

266 PUTNAM ST  
441, 520 WASHINGTON  
AVE  
NEW HAVEN, CT 06519  
20170067

## UNIT PLAN

SCALE  
**1/4" = 1'-0"**

DATE  
**AUGUST 8,  
2023**

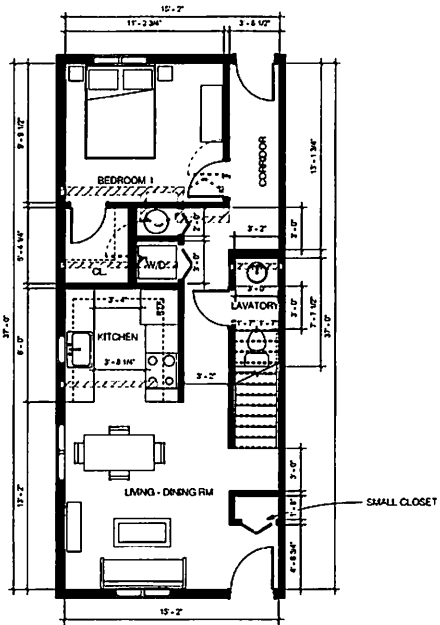
SCALE BY  
**DWG**

CHECKED BY  
**CHK**

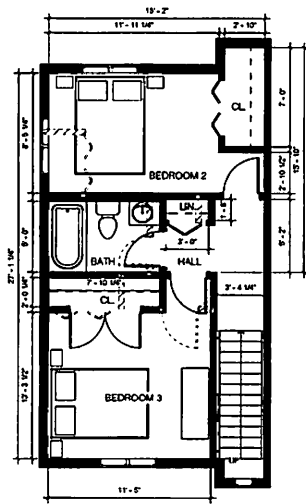
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Plot: 2023-08-04 11:11 AM

09/20/23 10:32 PM Addendum: Unit (20)170087 Hill Central Revitalization Phase 2 (20)170087 - 2 (Unit) - 2 Bedrooms, 1st Accessible Unit Plan 1 of 4



1 1ST FLOOR  
1/4" = 1'-0"



2 2ND FLOOR  
1/4" = 1'-0"

NOTE: REFER TO SHEET 01.08 FOR SYMBOLS & ABBREVIATIONS AND SHEET 01.01 FOR GENERAL NOTES.

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HILL CENTRAL DEVELOPMENT GROUP  
300 FAIRVIEW  
BRIDGEPORT, CT 06605  
T. 203-483-4375

**LANDSCAPE ARCHITECT**  
LANDSCAPE HERBES INC.  
555 BROADWAY SQUARE  
NEW HAVEN, CT 06511  
T. 203-484-7171

**CIVIL ENGINEER**  
LANDSCAPE HERBES INC.  
555 BROADWAY SQUARE  
NEW HAVEN, CT 06511  
T. 203-484-7171

**STRUCTURAL ENGINEER**  
MICHAEL HEWITSON ASSOCIATES  
151 BRIDGE STREET  
BRIDGEPORT, CT 06606  
T. 203-481-8000

**MEP ENGINEER**  
E.E.L.C.  
20 BERTHMAN AVENUE INDUSTRIAL RD  
WALLINGFORD, CT 06492  
T. 203-481-4370

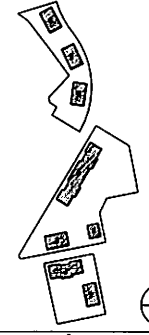
**SUSTAINABILITY**  
HILL CENTRAL TECHNOLOGIES  
P.O. BOX 304  
CHESTER, CT 06412  
T. 475-855-9640

## PRE-DESIGN

## REVISIONS

NO.	DATE	DESCRIPTION

## KEYPLAN



## HILL CENTRAL REVITALIZATION - PHASE 2

PROJECT ADDRESS:  
264 PUTNAM ST  
441, 620 WASHINGTON AVE  
NEW HAVEN, CT 06519

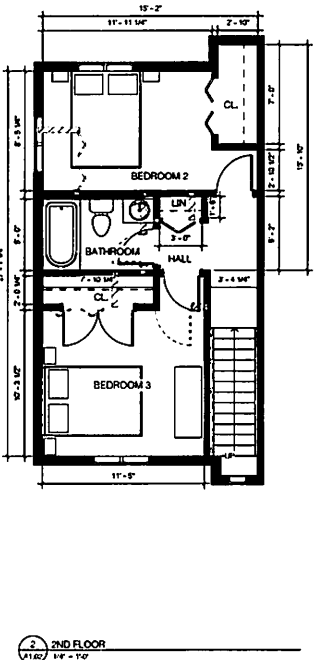
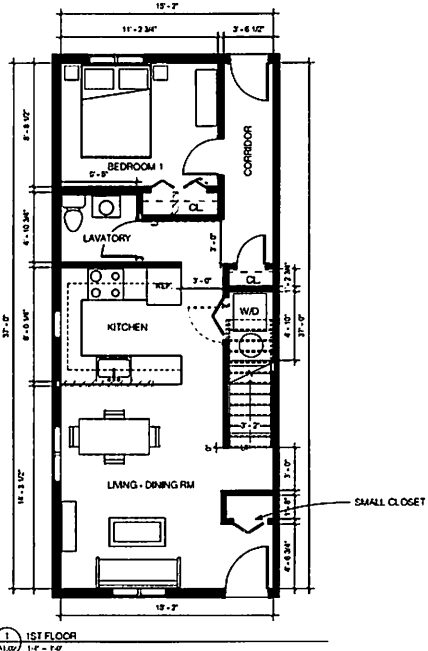
PROJECT NUMBER:  
20170087

## OWNER'S UNIT PLANS

SCALE:  
1/4" = 1'-0" Author  
DATE:  
8.30.23 Checker

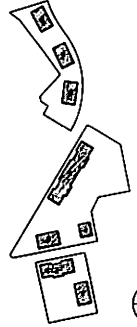
DRAWN BY: **A1.01**

8/29/2023 1:18:09 PM Addendum Sheet 201710067 Civil Mechanical Phase 201710067 - Unit 411 - 2 Bedroom Unit Accessible Single Bath Unit Location



SMALL CLOSET

**KEYPLAN**



NOTE: REFER TO SHEET 0481 FOR SYMBOLS & ABBREVIATIONS AND SHEET 0451 FOR GENERAL NOTES.

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**CLIENT**  
METROSTAR DEVELOPMENT GROUP  
30 PARK PLACE  
BRIDGEPORT, CT 06606  
T. 203-463-3373

**LANDSCAPE ARCHITECT**  
LANDMAN ECORSE (INC)  
500 LONG WHARF FRONT  
NEW HAVEN, CT 06511  
T. 203-640-1771

**CIVIL ENGINEER**  
LANDMAN ECORSE (INC)  
500 LONG WHARF FRONT  
NEW HAVEN, CT 06511  
T. 203-640-1771

**STRUCTURAL ENGINEER**  
MICHAEL HORTON ASSOCIATES  
95 WASHINGTON ST  
BRIDGEPORT, CT 06606  
T. 203-461-6520

**MERIT ENGINEER**  
E.S. LLC  
30 HARTFORD AVENUE, 8TH FLOOR  
NEW HAVEN, CT 06510  
T. 203-467-4579

**MECHANICAL ENGINEER**  
METROSTAR DEVELOPMENT GROUP  
30 PARK PLACE  
BRIDGEPORT, CT 06606  
T. 203-463-3373

Phase  
**PRE-DESIGN**

**REVISIONS**

NO.	DATE	DESCRIPTION

**HILL CENTRAL REVITALIZATION - PHASE 2**

PROJECT ADDRESS:  
268 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519

PROJECT NUMBER:  
201710067

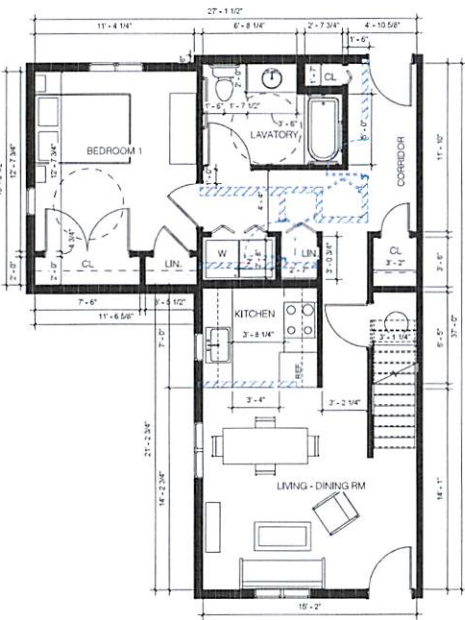
**RENOVATED UNIT PLANS - EXISTING BATHROOM LAYOUT**

SCALE  
1/4" = 1'-0"

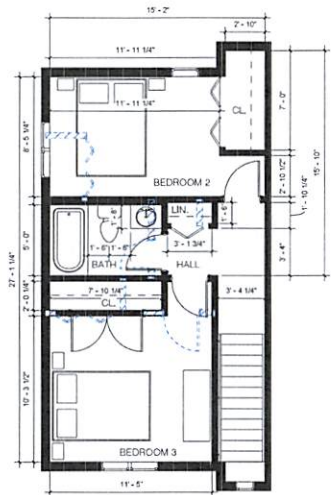
DATE  
8.30.23

Author  
Checker

Drawing Name:  
**A1.02**



1 1st FLOOR  
1/4" = 1'-0"



2 2ND FLOOR  
1/4" = 1'-0"

KEYPLAN



NOTE: REFER TO SHEET C600 FOR SYMBOLS & ABBREVIATIONS AND SHEET G000 FOR GENERAL NOTES.

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New Haven, CT 06510  
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WINDMILL DEVELOPMENT GROUP  
30 PARK PLACE  
BRIDGE CT 06405  
T: 303-463-8375

**LANDSCAPE ARCHITECT**  
LAUREN FERGUSON LLP  
555 LONG BRIDGE AVENUE  
NEW HAVEN, CT 06511  
T: 303-560-0774

**CIVIL ENGINEERS**  
LAUREN FERGUSON LLP  
555 LONG BRIDGE AVENUE  
NEW HAVEN, CT 06511  
T: 303-560-0774

**STRUCTURAL ENGINEERS**  
MICHAEL HORTON ASSOCIATES  
151 MADISON AVENUE  
BRIDGE CT 06405  
T: 303-463-0900

**MEP ENGINEERS**  
RES, LLC  
3336 WASHINGTON ROAD INDUSTRIAL RD  
WATERBURY, CT 06402  
T: 303-463-6370

**SUSTAINABILITY**  
NEMO ENERGY TECHNOLOGIES  
P.O. BOX 3014  
CHESTER, CT 06412  
T: 303-400-0488

PHASE  
**PRE-DESIGN**

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME  
**HILL CENTRAL REVITALIZATION - PHASE 2**

PROJECT ADDRESS  
266 PUTNAM ST  
441, 520 WASHINGTON AVE  
NEW HAVEN, CT 06519

PROJECT NUMBER  
**20170067**

DRAWING TITLE  
**RENOVATED UNIT PLANS - ACCESSIBLE UNIT**

SCALE  
**1/4" = 1'-0"**

DESIGNED BY  
**Author**

DATE  
**8.30.23**

CHECKED BY  
**Checker**

DRAWING NUMBER  
**A1.03**

**ENTERPRISE BUILDERS, INC.**  
**HILL CENTRAL PHASE II RENOVATIONS**  
**CONCEPTUAL BUDGET - 2024-09-11**

<b>Project name</b>	Hill Central - Phase II Renovations 145 Dewitt St. New Haven CT 06511
<b>Estimator</b>	JC / BA
<b>Job size</b>	50005 bsf
<b>Duration</b>	19 mos
<b>Project</b>	Housing
<b>Notes</b>	Owner: Westmount Architect: Newman MEP: IES Structural: MHA Civil: Langan  19 Months // 82 Weeks  41 Units  Total: \$14,458,650 Cost per unit: \$352,650 Cost per SF: \$289
<b>Report format</b>	Sorted by 'Group phase/Phase' 'Phase' summary



Group	Phase	Description	Takeoff Quantity	Sub Amount	Sub Name	Total Cost/Unit	Total Amount	% Total
1000		<b>GENERAL CONDITIONS</b>						
	1100	Project Overhead	41.00 unit			16,834.15 /unit	690,200	4.8%
	1200	Temporary Utilities	41.00 unit			1,598.83 /unit	65,552	0.5%
	1300	Temporary Requirement	41.00 unit			500.12 /unit	20,505	0.1%
	1600	Tools & Equipment	41.00 unit			952.93 /unit	39,070	0.3%
	1700	General Overhead	41.00 unit			1,622.65 /unit	66,529	0.5%
	1900	Professional Fees	41.00 unit	0		109.76 /unit	4,500	0.0%
	1950	Closeout	41.00 unit			154.27 /unit	6,325	0.0%
		<b>GENERAL CONDITIONS</b>	<b>41.00 unit</b>	<b>0</b>		<b>21,772.70 /unit</b>	<b>892,681</b>	<b>6.2%</b>
2000		<b>SITework</b>						
	2070	Demolition	41.00 unit	370,535		9,037.44 /unit	370,535	2.6%
	2080	Hazard Material Abatement	41.00 unit	681,487		16,621.63 /unit	681,487	4.7%
	2090	General Clean Up	41.00 unit	25,708		7,530.43 /unit	308,748	2.1%
	2200	Sitework	41.00 unit	968,300		23,617.07 /unit	968,300	6.7%
	2280	Tank Removal	41.00 unit	100,000		2,439.02 /unit	100,000	0.7%
	2830	Fences & Gates	41.00 unit	67,400		1,643.90 /unit	67,400	0.5%
	2870	Site Furnishings	41.00 unit	4,500		109.76 /unit	4,500	0.0%
	2930	Lawns & Grasses	41.00 unit	45,000		1,097.56 /unit	45,000	0.3%
		<b>SITework</b>	<b>41.00 unit</b>	<b>2,262,930</b>		<b>62,096.82 /unit</b>	<b>2,545,970</b>	<b>17.6%</b>
3000		<b>CONCRETE</b>						
	3001	Concrete	41.00 unit	59,600		1,453.66 /unit	59,600	0.4%
		<b>CONCRETE</b>	<b>41.00 unit</b>	<b>59,600</b>		<b>1,453.66 /unit</b>	<b>59,600</b>	<b>0.4%</b>
5000		<b>STEEL</b>						
	5500	Miscellaneous Metals	41.00 unit	32,800		800.00 /unit	32,800	0.2%
		<b>STEEL</b>	<b>41.00 unit</b>	<b>32,800</b>		<b>800.00 /unit</b>	<b>32,800</b>	<b>0.2%</b>
6000		<b>WOOD &amp; PLASTICS</b>						
	6100	Rough Carpentry	41.00 unit	419,835		10,239.88 /unit	419,835	2.9%
	6200	Finish Carpentry	41.00 unit	200,550		4,891.46 /unit	200,550	1.4%
	6430	Stairwork & Railings	41.00 unit	48,000		1,170.73 /unit	48,000	0.3%
		<b>WOOD &amp; PLASTICS</b>	<b>41.00 unit</b>	<b>668,385</b>		<b>16,302.07 /unit</b>	<b>668,385</b>	<b>4.6%</b>
7000		<b>THERMAL,MOISTURE PROTECTN</b>						
	7200	Rigid Insulation	41.00 unit	2,520		61.46 /unit	2,520	0.0%
	7210	Insulation	41.00 unit	205,660		5,016.10 /unit	205,660	1.4%
	7312	Asphalt Shingles	41.00 unit	154,000		3,756.10 /unit	154,000	1.1%
	7460	Siding & Trim	41.00 unit	1,194,089		29,124.12 /unit	1,194,089	8.3%
		<b>THERMAL,MOISTURE PROTECTN</b>	<b>41.00 unit</b>	<b>1,556,269</b>		<b>37,957.78 /unit</b>	<b>1,556,269</b>	<b>10.8%</b>
8000		<b>DOORS &amp; WINDOWS</b>						
	8120	Door Package	41.00 unit	380,300		9,275.61 /unit	380,300	2.6%
	8305	Access Doors	41.00 unit	10,500		256.10 /unit	10,500	0.1%
	8370	Billco Doors	41.00 unit	10,500		256.10 /unit	10,500	0.1%
	8460	Auto Entrance Operators	41.00 unit	3,000		73.17 /unit	3,000	0.0%
	8610	Windows Package	41.00 unit	391,850		9,557.32 /unit	391,850	2.7%
	8800	Glazing	41.00 unit	8,000		195.12 /unit	8,000	0.1%
		<b>DOORS &amp; WINDOWS</b>	<b>41.00 unit</b>	<b>804,150</b>		<b>19,613.41 /unit</b>	<b>804,150</b>	<b>5.6%</b>
9000		<b>FINISHES</b>						
	9250	Drywall	41.00 unit	519,150		12,662.20 /unit	519,150	3.6%
	9510	Acoustical Ceiling	41.00 unit	7,600		185.37 /unit	7,600	0.1%
	9650	Flooring Package	41.00 unit	359,905		8,778.17 /unit	359,905	2.5%
	9700	Flooring Protection	41.00 unit	50,210		1,224.63 /unit	50,210	0.3%
	9900	Painting	41.00 unit	205,660		5,016.10 /unit	205,660	1.4%
		<b>FINISHES</b>	<b>41.00 unit</b>	<b>1,142,525</b>		<b>27,866.46 /unit</b>	<b>1,142,525</b>	<b>7.9%</b>
10000		<b>SPECIALTIES</b>						
	10400	Identify Devices	41.00 unit	13,950		387.32 /unit	15,880	0.1%
	10520	Temporary Fire Protection	41.00 unit	1,200		29.27 /unit	1,200	0.0%
	10522	Fire Extinguishers	41.00 unit	150		3.66 /unit	150	0.0%
	10800	Toilet Accessories	41.00 unit	52,950		1,291.46 /unit	52,950	0.4%
		<b>SPECIALTIES</b>	<b>41.00 unit</b>	<b>68,250</b>		<b>1,711.71 /unit</b>	<b>70,180</b>	<b>0.5%</b>
11000		<b>EQUIPMENT</b>						



Group	Phase	Description	Takeoff Quantity	Sub Amount	Sub Name	Total Cost/Unit	Total Amount	% Total
	11028	Knox Box	41.00 unit			12.80 /unit	525	0.0%
	11452	Resident Appliances	41.00 unit	176,700		4,309.76 /unit	176,700	1.2%
		<b>EQUIPMENT</b>	41.00 unit	176,700		4,322.56 /unit	177,225	1.2%
12000		<b>FURNISHINGS</b>						
	12370	Residential Casework	41.00 unit	253,500		6,182.93 /unit	253,500	1.8%
	12500	Window Treatments	41.00 unit	69,150		1,686.59 /unit	69,150	0.5%
		<b>FURNISHINGS</b>	41.00 unit	322,650		7,869.51 /unit	322,650	2.2%
15000		<b>MECHANICAL</b>						
	15300	Fire Protection	41.00 unit	308,490		7,524.15 /unit	308,490	2.1%
	15400	Plumbing	41.00 unit	794,000		19,365.85 /unit	794,000	5.5%
	15500	HVAC	41.00 unit	1,146,480		27,962.93 /unit	1,146,480	7.9%
	15550	Temporary Heat Generation	41.00 unit	20,500		500.00 /unit	20,500	0.1%
		<b>MECHANICAL</b>	41.00 unit	2,269,470		55,352.93 /unit	2,269,470	15.7%
16000		<b>ELECTRICAL</b>						
	16001	Electrical	41.00 unit	1,429,000		34,853.66 /unit	1,429,000	9.9%
		<b>ELECTRICAL</b>	41.00 unit	1,429,000		34,853.66 /unit	1,429,000	9.9%

Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
	11,970,904	11,970,904		239 /bsf
Building Permit	259,812		35.206 \$ / 1,000	5 /bsf
Fire Marshal Permit - N/A				
Estimate Contingency (Div 01 - 16)	1,197,090		10.000 %	24 /bsf
Escalation - NIC				
Utility Co. Fees - NIC				
Testing & Inspection Fees - NIC				
Builders Risk Insurance - NIC				
Performance & Payment Bond	144,587		1.000 %	3 /bsf
Builders Overhead	221,564		2.000 %	4 /bsf
Builders Profit-GMP Fee	664,693		6.000 %	13 /bsf
	2,487,746	14,458,650		289 /bsf
<b>Total</b>		<b>14,458,650</b>		<b>289 /bsf</b>

CHFA DOH CONSOLIDATED APPLICATION



Exhibit 5.2.c - EXPENSE SUMMARY



Version 2024  
Submission Date:  
January 1, 2024

DEVELOPMENT NAME	Hill Central Phase II		APPLICANT	HC2, LLC		
EXPENSES	RESIDENTIAL	\$ / PUPA	NON-RESIDENTIAL	COMBINED	DETAILED INCOME & EXPENSES LINE REFERENCE	COMMENTS
<b>Administrative</b>	<b>185,846</b>	<b>4,648</b>	-	<b>185,846</b>		
Conventions and Meetings	-	-	-	-	40	
Management Consultants	-	-	-	-	41	
Advertising and Marketing	1,000	25	-	1,000	42	
Apartment Resale Expenses (Co-ops)	-	-	-	-	43	
Other Renting Expenses	-	-	-	-	44	
Office Salaries (Project Share)	40,000	1,000	-	40,000	45	
Salaries - Resident Services Coordinator	-	-	-	-	46	
Office Supplies	3,000	75	-	3,000	47	
Telephone & Answering Service	6,500	163	-	6,500	48	
Office or Model Apartment Rent	-	-	-	-	50	
Compensated Absences - Administrative Salaries	-	-	-	-	51	
Management Fee (Max. 5% EGI) 5.0%	78,046	1,951	-	78,046	52	
Manager or Superintendent Salaries	35,000	875	-	35,000	53	
Administrative Rent-Free / Reduced Unit	-	-	-	-	54	
Legal Expense- Project	2,500	63	-	2,500	55	
Audit Expense	12,500	313	-	12,500	56	
Bookkeeping Fees/Accounting Services	4,800	120	-	4,800	57	
Bad Debts	-	-	-	-	58	
State Service Charge - Administrative	-	-	-	-	59	
Administrative / Misc.	2,500	63	-	2,500	60	
<b>Utilities</b>	<b>74,500</b>	<b>1,863</b>	-	<b>74,500</b>		
Fuel Oil/Coal	-	-	-	-	62	
Electricity	4,500	113	-	4,500	63	
Water	35,000	875	-	35,000	64	
Gas	-	-	-	-	65	
Sewer	35,000	875	-	35,000	66	
Cable Television	-	-	-	-	67	
<b>Operating and Maintenance</b>	<b>63,100</b>	<b>1,579</b>	-	<b>63,100</b>		
Payroll	-	-	-	-	69, 70, 71	
Supplies	10,500	263	-	10,500	73, 74, 75, 76, 77	
Contracts	14,600	365	-	14,600	79, 80, 81, 82, 83, 84, 85	
Operating and Maintenance Rent Free Units	-	-	-	-	87	
Garbage and Trash Removal	18,000	450	-	18,000	88	
Security Payroll / Contracts	1,500	38	-	1,500	89	
Security Rent Free Unit	-	-	-	-	90	
Heating / Cooling Repairs & Maintenance	5,000	125	-	5,000	91	
Snow Removal	10,000	250	-	10,000	92	
Vehicle Maint. Equipment Operations & Repair	1,000	25	-	1,000	93	
Misc. Operating & Maintenance	2,500	63	-	2,500	94	
<b>Taxes and Insurance</b>	<b>92,450</b>	<b>2,313</b>	-	<b>92,450</b>		
Payroll Taxes (project share)	7,500	188	-	7,500	97	
Property & Liability Insurance	60,000	1,500	-	60,000	98	
Fidelity Bond Insurance	750	19	-	750	99	
Workmen's Comp	2,500	63	-	2,500	100	
Health Insurance & Other Benefits	19,200	480	-	19,200	101	
Pension Expense	1,500	38	-	1,500	102	
Other Post-Employment Benefits Expense	-	-	-	-	103	
Misc. Taxes, Insurance, Permits & Insurance	1,000	25	-	1,000	104, 105	
Elderly & Congregate	-	-	-	-	108	
<b>Total Admin., Utilities, Oper. and Maint., Tax and Ins.</b>	<b>415,896</b>	<b>10,403</b>	-	<b>415,896</b>		
Capital (Replacement) Reserve	18,000	-	-	18,000	116	
Sub-Total (Incl. RESERVES)	433,896	10,403	-	433,896		
Real Estate Taxes	18,000	450	-	18,000	96	
<b>TOTAL ANNUAL EXPENSES</b>	<b>451,896</b>	<b>10,853</b>	-	<b>451,896</b>		

**AFFIRMATIVE ACTION PLAN  
FOR  
EQUAL OPPORTUNITY EMPLOYMENT**

Company Name: Enterprise Builders, Inc.

Company Address: 46 Shepard Drive  
Newington, CT 06111

Telephone No.: (860) 466-5188

Fax No.: (860) 466-4119

Period Covered: 08/29/24 through project completion

Date: 08/29/24 \_\_\_\_\_  
Vin McCurry  
EEO/Affirmative Action Officer

Date: 10/12/2018 \_\_\_\_\_  
Keith Czarnecki  
Principal

This Affirmative Action Plan is submitted for:

Hill Central Revitalization – Phase II  
(Name of Development)

CHFA Project Number: TBD

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## **AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYMENT (EOE) POLICY STATEMENT**

Enterprise Builders, Inc. (hereafter referred to as "The Company") hereby reaffirms its policy of practicing equality of employment opportunities to all regardless of race, creed, color, national origin or ancestry, sex, marital status, age, sexual orientation, genetic information, learning disability, present or past history of mental disability, mental retardation, or physical disability (except as permitted in section 46a-60 of the General Statutes), or other classification(s) protected by state or federal law.

This policy applies to all phases of the employment process such as recruitment, selection, appointment and placement, training, upward mobility, transfers, layoffs and recalls. All compensation, benefits, transfers, education and tuition assistance, social and recreation programs will be administered according to the EOE policy.

The Company complies with local, state and federal laws on the subject of equal employment opportunity as well as provides affirmative efforts to recruit those persons who may have formerly been excluded from the mainstream of the economic system.

Managers and supervisory staff are being advised of their responsibility to ensure the success of the program.

Ultimate responsibility for the Affirmative Action Program rests with the Chief Executive Officer. However, the day-to-day duties will be coordinated by Vin McCurry, Controller, who has been designated as Affirmative Action Officer.

This Affirmative Action Plan has my full support. In addition, each manager and supervisor as well as all employees, are to aid in development and implementation of the program and will be held responsible for compliance to its objectives.

Keith Czarnecki

Printed Name of CEO/Principal

10/12/18

Date

\_\_\_\_\_  
Signature of CEO/Principal

## **INTERNAL COMMUNICATION**

- A copy of the Affirmative Action/Equal Opportunity Employment (EOE) Policy Statement will be distributed to every employee.
- Managers and supervisors will be made aware of the Affirmative Action Program by orientation sessions.
- The policy statement will be displayed on the company bulletin board.
- The Affirmative Action Program and equal employment policy will be described in the supervisors' handbook, employees' handbook and other company publications.

## **EXTERNAL COMMUNICATION**

- The following statement will be included in all employment recruiting notices.

**"Affirmative Action / Equal Opportunity Employer"**

- The union(s), if applicable, with which the workers are affiliated will be advised in writing of the Affirmative Action Program. It will be advised of the hiring goals and of the expectation that the union will cooperate in achievement of the goals.
- Regular recruitment sources, community ethnic groups, women's organizations, advocate and rehabilitation groups for the handicapped and the aged will be notified in writing of the company's Affirmative Action/Equal Opportunity Employment policy.
- Major subcontractors, vendors and suppliers will be informed in writing of the Affirmative Action / Equal Opportunity Employment policy.
- To substantiate the efforts made and the affirmative actions taken to provide equal employment opportunity, this firm will maintain and submit as requested, documentation such as referral request correspondence and copies of advertisements utilized in conjunction with the above named sources
- This firm will maintain internal EEO/Affirmative Action audit procedures and reporting and record keeping systems.

## **ORGANIZATIONAL ANALYSIS**

Listed below are the trade categories that will be needed to perform the work of this specific project (including those employed by Enterprise Builders, Inc. and all subcontractors).

- **Information to be submitted when available**



## **AFFIRMATIVE ACTION STEPS**

As per the Minority Hiring Agreement, the Affirmative Action Plan of Enterprise Builders, Inc. shall set forth specific affirmative action steps directed at increasing Minority employment, which steps shall be at least as extensive and specific as the following: Contractor shall:

1. Notify Minority recruitment sources and community organizations, in writing, that Contractor has employment opportunities available and shall maintain records of the organizations' responses. **(See External Communication, page 5)**
2. In hiring Minority journeymen, helpers, apprentices, and trainees (where applicable), advertise in Minority newspapers, as well as utilize other available resources. **(See External Communication, page 5)**
3. Maintain a file of the names and addresses of Minority workers referred to Contractor, what action was taken with respect to each such referred worker and the reasons therefore. If such worker was not employed by the Contractor, Contractor's file shall document this and the reasons therefore. **(Applications for Employment and Voluntary Affirmative Action Information forms are filed.)**
4. Promptly notify the Authority when:
  - (i) any union or unions with which Contractor has a collective bargaining agreement have not referred to Contractor a Minority worker sent by Contractor or
  - (ii) Contractor has other information that the union referral process has impeded Contractor in efforts to meet his goals.
5. Participate in training programs including apprenticeship, trainee, and journeyman programs **(While we do not have formal training or apprenticeship programs, we do train on the job or pay for employees to attend industry-related courses and training programs. We are discussing, and will continue to explore, the feasibility of in-house training programs in the future.)**
6. Disseminate its Affirmative Action / Equal Employment Opportunity Policy within its own organization by including such policy in any policy manual; by publicizing it in firm publications, e.g. newspaper(s), newsletter(s), and annual report(s); by conducting meetings to explain and discuss the policy; by posting the policy in conspicuous places on the development site; and by specific review of the policy with employees. **(See Internal Communication, page 4)**
7. Disseminate its Affirmative Action / Equal Employment Opportunity Policy externally by informing and discussing it with all recruitment sources; by advertising in Minority newspapers; and by notifying and discussing it with all subcontractors and suppliers with whom Contractor does or anticipates doing business. **(See External Communication, page 5)**

8. Make specific recruitment efforts directed at Minority organizations, schools with Minority students, Minority recruitment organizations, and minority training organizations within Contractor's recruitment area. **(See External Communication, pages 5)**
9. Make efforts to encourage present Minority employees to recruit others.
10. Validate all tests and other selection requirements, which adversely affect the opportunities of Minorities by showing that such requirements are relevant to performance on the job(s) in question.
11. Use its best efforts to make available after-school, summer, and vacation employment for Minority youth.
12. Use good faith efforts to develop on-the-job training opportunities, and participate and assist in the development of off-site Minority training programs. **(While we do not have formal training or apprenticeship programs, we do train on the job or pay for employees to attend industry-related courses and training programs. We are discussing, and will continue to explore, the feasibility of in-house training programs in the future.)**
13. Evaluate all Minority personnel for promotional opportunities and encourage Minority employees to seek such opportunities. **(See Policy Comments, page 5)**
14. Assure that seniority practices, job classifications, craft categories, and promotion procedures do not have a discriminatory effect. **(See Policy Comments, page 3)**
15. Assure that all firm facilities and activities are non-segregated. **(See Policy Comments, page 3)**
16. Monitor all personnel activities to assure that its Affirmative Action Plan is being carried out. **(See Policy Comments, page 3)**
17. Undertake a good faith effort, as hiring opportunities occur, to include a specific percentage of minority and female trade workers. Such percentage shall be based on participation goals for the Metropolitan Statistical Area (MSA) in which the development is located. **(See Affirmative Action Goal, page 11)**
18. Require that all subcontractors affirm, in writing, their commitment to affirmative action in employment. **(Enterprise Builders will require that all Contractors complete and sign an Affirmative Action in Employment Statement for this project and submit)**

## **AFFIRMATIVE ACTION GOAL**

Enterprise Builders, Inc. will make a good faith effort to include:

14 % minority workers and

6.9 % female trade workers

On construction of Hill Central Revitalization – Phase I

To be located in New Haven, CT

The Metropolitan Statistical Areas and related minority/female trade workers availability are listed on the following three pages.

## PROJECT WORKSITE AFFIRMATIVE ACTION HIRING GOALS

### State Metropolitan Statistical Area (MSA) Minority/Female Trade Worker Availability

MSA	% Minority Workers Availability	% Female Workers Availability
Bridgeport	14%	6.9%
Hartford	15%	6.9%
New Britain	11%	6.9%
<b>New Haven</b>	<b>14%</b>	<b>6.9%</b>
New London/Norwich	8%	6.9%
Norwalk	17%	6.9%
Stamford	17%	6.9%
Waterbury	10%	6.9%
Bristol	2%	6.9%
Danbury	4%	6.9%
Middletown	8%	6.9%
Balance of State	2%	6.9%

## CONNECTICUT METROPOLITAN STATISTICAL AREAS

### MSA – Bridgeport

Ansonia  
Beacon Falls  
Bridgeport  
Derby  
Easton  
Fairfield  
Milford  
Monroe  
Oxford  
Seymour  
Shelton  
Stratford  
Trumbull

### MSA – Bridgeport

Berlin  
New Britain  
Plainville  
Southington

### MSA – New Haven

Bethany  
Branford  
Cheshire  
Clinton  
East Haven  
Guilford  
Hamden  
Killingworth  
Madison  
Meriden  
New Haven  
North Branford  
North Haven  
Orange  
Wallingford  
West Haven  
Woodbridge

### MSA – Hartford

Andover  
Avon  
Barkhamsted  
Bloomfield  
Bolton  
Canton  
Colchester  
Columbia  
Coventry  
East Granby  
East Haddam  
East Hartford  
East Windsor  
Ellington  
Enfield  
Farmington  
Glastonbury  
Granby  
Hartford  
Hebron  
Manchester  
Marlborough  
New Hartford  
Newington  
Rocky Hill  
Simsbury  
Somers  
South Windsor  
Stafford  
Suffield  
Tolland  
Vernon  
West Hartford  
Wethersfield  
Willington  
Windsor  
Windsor Locks

### MSA – New London/Norwich

Bozrah  
Canterbury  
East Lyme  
Franklin  
Griswold  
Groton  
Ledyard  
Lisbon  
Montville  
New London  
North Stonington  
Norwich  
Old Lyme  
Preston  
Salem  
Sprague  
Stonington  
Waterford

### MSA – Norwalk

Norwalk  
Weston  
Westport  
Wilton

### MSA – Stamford

Darien  
Greenwich  
New Canaan  
Stamford



## CONNECTICUT METROPOLITAN STATISTICAL AREAS

### MSA – Waterbury

Bethlehem  
Middlebury  
Naugatuck  
Prospect  
Southbury  
Thomaston  
Waterbury  
Watertown  
Wolcott  
Woodbury

### MSA - Danbury

Bethel  
Bethel  
Bridgewater  
Brookfield  
Danbury  
New Fairfield  
New Milford  
Newtown  
Redding  
Ridgefield  
Sherman

### MSA – Middletown

Cromwell  
Durham  
East Hampton  
Haddam  
Middlefield  
Middletown  
Portland

### MSA – Bristol

Bristol  
Burlington  
Plymouth

### Balance of State

Ashford  
Brooklyn  
Canaan  
Chaplin  
Chester  
Colebrook  
Cornwall  
Deep River  
Eastford  
Essex  
Goshen  
Hampton  
Hartland  
Harwinton  
Kent  
Killingly  
Lebanon  
Litchfield  
Lyme  
Mansfield  
Morris  
Norfolk  
North Canaan  
Old Saybrook  
Plainfield  
Pomfret  
Putnam  
Roxbury  
Salisbury  
Scotland

### Balance of State - continued

Sharon  
Sterling  
Thompson  
Torrington  
Union  
Voluntown  
Warren  
Washington  
Westbrook  
Winchester  
Windham  
Woodstock

## **SUBCONTRACTOR OUTREACH/RECRUITMENT**

Enterprise Builders subcontracts for part of the work performed under its contracts to one or more subcontractors. This firm has a history of meeting and exceeding all Affirmative Action goals on past projects.

Enterprise Builders, Inc. commits to solicit bids from CT based small, women owned and minority owned business enterprises for state contracting opportunities that may occur during the project and in future projects. Enterprise Builders, Inc. agrees to utilize the certified contractor resource list published by the CT Department of Administrative Services (DAS) in order to select CT based SBE's, MBE's, WBE's and DIS' from whom to solicit bids regarding state contracting opportunities. Enterprise Builders, Inc. further agrees that the above-mentioned selection will attempt to contain a fair and equitable representation of CT based small, women owned and minority owned business enterprises.

Some of our Affirmative steps shall include:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists.
2. Assuring that small and minority business, and women's business enterprises are solicited whenever they are potential sources.
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises.
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises.
5. Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce.

**LIST OF MINORITY SUBCONTRACTOR AND MINORITY  
CONTRACTOR ASSOCIATIONS CONTACTED IN THE PROCESS OF  
SELECTING SUBCONTRACTORS**

**Associations Name & Address**

**Trade**

**Date Contacted**

1. **Information to be submitted when available**

## LIST OF MINORITY ORGANIZATION AND REFERRAL SOURCES CONTACTED

Minority Media:

<u>Name</u>	<u>Phone Number</u>	<u>Date Contacted</u>
1. Information to be submitted when available		

Organizations and Referral Sources:

<u>Name</u>	<u>Phone Number</u>	<u>Date Contacted</u>
1. Information to be submitted when available		

**CONNECTICUT HOUSING FINANCE AUTHORITY  
CONTRACTOR'S ESTIMATE INFORMATION  
NEW HAVEN – HILL CENTRAL REVITALIZATION- PHASE I**

- **Information to be submitted when available**



**THE REASON FOR DECLINING MINORITY  
SUBCONTRACTOR/CONTRACTOR'S BID  
NEW HAVEN – HILL CENTRAL REVITALIZATION- PHASE I**

- **Information to be submitted when available**

**AFFIRMATIVE ACTION IN EMPLOYMENT  
Hill Central Revitalization – Phase I**

The Connecticut Housing Finance Authority requires that all contractors and subcontractors engaged in the construction or rehabilitation of housing assisted by the Authority shall take affirmative action to provide equal opportunity for employment without discrimination as to race, creed, national origin, ancestry, or sex. The developer and contractors shall utilize creative and aggressive approaches to provide equal opportunity for employment.

During the performance of any contracts for the construction of the above-captioned development (the "Development") assisted under the Housing Tax Credit Contribution Program, the undersigned contractor (the "Contractor") agrees to comply with CHFA policy as follows:

1. To abide by the provisions of Executive Order 11246 and incorporate the Order in all nonexempt contracts entered into by the Contractor.
2. Not to discriminate against any employee or applicant for employment because of race, color, religious creed, age, marital status, national origin, ancestry, sexual orientation, sex or any other classifications protected by state and federal law in connection with performance of work under this Program, or other classifications protected by state or federal law. The aforesaid provisions shall include, but not be limited to, the following: advertising, recruitment, layoff, termination, rates of pay or other forms of compensation, conditions or privileges of employment, and selection for apprenticeship. The contractor shall hereafter post on the Development site in conspicuous places, available for employees and applicants for employment, notices to be provided by Authority citing the applicable provisions of the Connecticut General Statutes.
3. In hiring minority journeymen, helpers, apprentices, and trainees (where applicable), to advertise in minority newspapers, and to rely on referrals from the Authority, as well as traditional methods utilized by the construction industry.
4. In the performance of any contracts for the construction of the Development, and prior to completion of such contracts, not to discriminate in hiring or employment on grounds of race, color, creed, national origin, ancestry, sex or sexual orientation or on grounds of any other classifications protected by state or federal law, or to discriminate on such grounds in the selection or retention of subcontractors, or in the procurement of materials or services or rentals of equipment.

Agreed to by: Enterprise Builders, Inc.  
 Name of Contractor 10/12/2018  
Date

Keith Czarnecki  
 Signature Date

Principal  
 Name (Type or Print)

Title

## **PROJECT REPORTING AND MONITORING PROCEDURES**

During the time of actual construction work on this project, the Company will prepare and submit the following information to report on the progress of its implementation of the Affirmative Action Plan for this work:

### **Workforce Goals:**

Enterprise Builders, Inc. will submit a quarterly report to the Contract Awarding Agency and to the Connecticut Housing Finance Authority on behalf of itself and all subcontractors who perform work on the project during the given month to report the work hour participation of minority and female workers in each trade category on the project. The report will be submitted on the enclosed CHFA form 257 quarterly.

Connecticut Housing Finance Authority 999 West Street Rocky Hill, CT 06067	Project Name: Hill Central Revitalization – PH 1 CHFA Project Number: TBD	<b>QUARTERLY EMPLOYMENT          UTILIZATION REPORT          (Form cc-257)</b>	1. Project AA Goals minority male _____ female _____	2. Reporting Period from: _____ to: _____
--	--	--	--	---

		4. WORK HOURS OF TRADE WORKERS EMPLOYMENT ON PROJECT															
3. Company Name and Trade	Worker Classification	4a. total hours by all employees		4b. Total hours by Black workers		4c. Total hours by Hispanic workers		4d. Total hours by Asian or Pacific Islanders workers		4e. Total hours by American Indian or Alaskan Native workers		5. Minority percentage	6. Female percentage	7. Total number of all employees		8. Total number of minority employees	
		male	female	male	female	male	female	male	female	male	female			male	female	male	female
	Journey worker apprentice trainee																
	subtotal																
	Journey worker apprentice trainee																
	subtotal																
	Journey worker apprentice trainee																
	subtotal																
	Journey worker apprentice trainee																
	subtotal																
Total Journey Worker Hours																	
Total Apprentice Hours																	
Total Trainee Hours																	
Total of all Hours																	

9. Company Official's Signature and Title	10. Telephone Number	11. Date Signed	page__ of__
---	----------------------	-----------------	-------------

## INSTRUCTIONS FOR FILING EMPLOYMENT UTILIZATION REPORT (cc-257)

The Employment Utilization Report is to be completed by each subject contractor (both prime and subcontractors) and signed by a responsible official of the company. The reports are to be filed on the day required, each month during the term of the contract, and they shall include the total work-hours worked for each employee level in each designated trade for the entire reporting period. The prime contractor shall submit a report for its aggregate work force and shall collect and submit reports for each subcontractor's aggregate work force to the Federal Compliance Agency that is funding their construction project.

Reporting Period	Self-explanatory
Compliance Agency	U.S. Government Contracting or administering agency responsible for equal employment opportunity on the project
Contractor	Any contractor who has a construction contract with the U.S. Government or applicant (See OFCCP Regs. 60-13)
1. Company's Name	any contractor or subcontractor who has a federally involved contract.
2. Trade	Only those crafts covered under applicable Federal EEO bid conditions
3. Work-hours of Employment	the total number of hours worked by all employees in each classification; the total number of hours worked by each *minority group in each classification and the total work-hours for all women
Classification	The level of accomplishment or Status of the worked in the trade. (Journey worker, apprentice, and trainee)
4. Percent of minority work-Hours of total work-hours	the percentage of total minority work-hours worked of all work-hours worked. (The sum of columns b, c, d and e divided by column a.)
5. Total Number of minority Employees	Number of Minority employees working in contractor's aggregate work force during reporting period.
6. Total Number of Employees	Number of all employees working in contractor's aggregate work force during reporting period.

\* Minority is defined as including Blacks, Hispanics, American Indians and Asian and Pacific Islanders -- both men and women.

## CONCLUDING STATEMENT

I have read and pledge my full support to this Affirmative Action Plan. The Plan, and the commitments therein, are true and correct to the best of my knowledge and I pledge a "good faith effort" to achieve the objectives of the Plan within the established time frames.

10/12/2018

Date

---

Keith Czarnecki, Principal

10/12/2018

Date

---

Vin McCurry, Affirmative Action Officer



**NOTIFICATION OF SECTION 8 CONTRACTS RENTS AND FUNDING**

FOR (Check one):     Initial Renewal         Subsequent Renewal         Amend Rent/BA Only

Contract No.:        CT260010011

Owner Name:        Hill Central, LLC

Project Name:        Hill Central Phase II

Project Location:    520 Washington Ave., 266 Putnam Street, New Haven, CT 06519

FHA Project No.:    \_\_\_\_\_

**IDENTIFICATION OF UNITS ("CONTRACT UNITS") BY SIZE  
AND APPLICABLE CONTRACTS RENTS**

Rent Effective Date: 05/01/2023

No. of Units	No. of Bedrooms	Contract Rents (\$)
40	3	\$1.750

**FUNDING**

BUDGET AUTHORITY INCREASE:    \$70,000

Contract/Renewal Effective Date: 05/01/2023        Expiration Date: 04/30/2043

For HUD use Only:

Notice to Owner executed by:

HUD or CONTRACT ADMINISTRATOR

By:  (Signature)

Maurice Barry (Printed Name)

Chief, Asset Resolution Branch (Official Title)

4/6/2023 (Date)

CERTIFICATE OF HCP2, LLC, AND WESTMOUNT DEVELOPMENT GROUP, LLC

I, Frederick D. Ross, III, Managing Member of HCP2, LLC, and Member of Westmount Development Group, LLC hereby certify that the information presented in the tax abatement application of HCP2, LLC is true and accurate to the best of my knowledge.



Frederick D. Ross III  
Sole Member and Managing Member

**HCP2 MM, LLC**

By: Westmount Development Group, LLC  
Its Managing Manager

By: 

Name: Frederick D. Ross III  
Title: Managing Member

**WESTMOUNT DEVELOPMENT GROUP, LLC**

By: 

Name: Frederick D. Ross III  
Title: Managing Member

**HCP2, LLC**

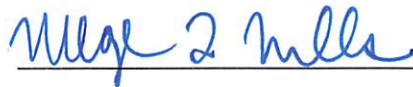
By: HCP2 MM, LLC  
Its Managing Member

By: Westmount Development Group, LLC  
Its Managing Member

By: 

Name: Frederick D. Ross III  
Title: Managing Member

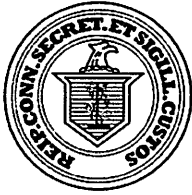
Personally appeared, Frederick D. Ross, III, before me the 6<sup>th</sup> day of September 2024, who acknowledged himself to be the Managing Member of HCP2, LLC, and Member of Westmount Development Group, LLC, of Connecticut, and that as such being authorized to execute this Certificate for the purposes contained therein as his free act and deed.



Notary Public

My Commission Expires  
2/28/29





## Secretary of the State of Connecticut Acceptance Notice

Frederick Ross

Date: 9/10/2024 2:25:46 PM

**This letter is to confirm the acceptance of the following business filing. This is not a bill:**

### ***Transaction Details***

Business Name: HCP2 LLC  
Business ID (ALEI): US-CT.BER:3068916  
Type of Request: Certificate of Organization

Work Order Number: W-0002011310  
Filing Number: 0012763017  
Filing Date & Time: 9/10/2024 2:25:34 PM  
Effective Date & Time:

### ***Payment Details***

Total Payment Received: \$120.00  
Filing Fee: \$120.00  
Payment Deducted: \$120.00

Thank you,

Business Services Division  
165 Capitol Ave, P.O. Box 150470  
Hartford, CT 06115-0470  
[crd@ct.gov](mailto:crd@ct.gov)  
[Business.CT.gov](http://Business.CT.gov)

# Secretary of the State of Connecticut Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: Tuesday, September 10, 2024 2:29 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.

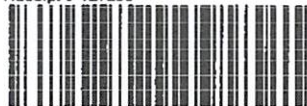
## Business Details

Business Name	HCP2 LLC
Business ALEI	US-CT.BER:3068916
Formation Date	09/10/2024



Secretary of the State

Receipt # 127280



Instr # 2017-05444  
Local Tax \$ 18500  
State Tax \$27750

**VOL 9587 PG 204**  
06/20/2017 01 56.29 PM  
10 Pages  
**WARRANTY**

Michael B. Smart City Clerk

**Record and Return To:**  
**Attorney Gregg Burton**  
**Carmody Torrance Sandak & Hennessey LLP**  
**195 Church Street**  
**New Haven, Connecticut 06510**

**STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS THAT:**

**HILL CENTRAL COMMUNITY COOPERATIVE, INC.**, a Connecticut non-stock non-profit corporation (the "Grantor"), with a mailing address of C/O Westmount Management, 36 Park Place, PO Box 719, Branford, Connecticut 06405, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, and convey unto **HILL CENTRAL, LLC**, a Connecticut limited liability company having an address at 36 Park Place, Branford, CT 06405, **JGE LLC**, a Connecticut limited liability company having an address at 21 Morgan Place, Unionville, CT 06085, and **THE JGM REALTY LLC**, a Connecticut limited liability company having an address at 25 Elizabeth Street, Branford, Connecticut 06405, as tenants in common (collectively, the "Grantee"),

**WITH WARRANTY COVENANTS**, the following parcels of land, with all of the improvements thereon, situated in the City of New Haven, County of New Haven, and State of Connecticut, commonly known as 441 Washington Avenue, 520 Washington Avenue, 550 Howard Avenue, 145 Dewitt Street and 266 Putnam Street and more particularly described in Exhibit A (the "Property") attached hereto and made a part hereof;

The above described premises are subject to all taxes and/or assessments hereinafter coming due. Said premises are further subject to all Federal, State and municipal laws, statutes, ordinances and regulations, and such private law agreements, restrictions and easements shown on Schedule B, attached hereto and incorporate herein.

18,500

27,750


IN WITNESS WHEREOF, Hill Central Community Cooperative, Inc. by Minnie P. Walton, its duly authorized President, has signed and sealed this deed on this the 17<sup>th</sup> day of June 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

HILL CENTRAL COMMUNITY  
COOPERATIVE, INC.

  
Clinton Gay

  
Meghan Gallagher

By:   
Minnie P. Walton  
Its President, duly authorized

STATE OF CONNECTICUT            )  
  ) ss: New Haven                            June 2, 2017  
COUNTY OF NEW HAVEN        )

Personally appeared Minnie P. Walton, the President of Hill Central Community Cooperative, Inc., a Connecticut non-stock non-profit corporation, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed as such President and the free act and deed of said corporation, before me.


  
Commissioner of the Superior Court  
Notary Public  
My Commission expires:



EXHIBIT A

LEGAL DESCRIPTION

FIRST PIECE

A certain piece or parcel of land containing 59,177 square feet as shown on a map entitled "Property Map of Parcel A-3-C, Hill Ministerial Alliance Development Corp., New Haven, Connecticut" prepared by Cahn Engineers Inc., Consulting Engineers, Scale 1" = 20' dated Jan. 1974 and last revised 3-15-78, said parcel being more particularly bounded and described as follows:

Commencing at a point in the proposed Southeasterly Street line of Washington Street, said point being the most Northerly corner of the herein described parcel, said point further having the coordinates North 168,580.92 and East 548,427.34 on the Connecticut Coordinate System;

Thence running South 58 degrees 46 minutes 56 seconds East 109.88 feet along Reuse Parcel A-3-I, being land now or formerly of the City of New Haven;

Thence running South 10 degrees 56 minutes 10 seconds East 134.49 feet along Reuse Parcel A-3-H, being land now or formerly of the City of New Haven;

Thence running South 79 degrees 03 minutes 50 seconds West 91.00 feet along land now or formerly of the City of New Haven known as Reuse Parcel A-3-B;

Thence running South 26 degrees 30 minutes 00 seconds West 45.03 feet along land now or formerly of the City of New Haven known as Reuse Parcel A-3-B;

Thence running South 11 degrees 42 minutes 59 seconds East 86.00 feet along land now or formerly of the City of New Haven known as Reuse Parcel A-3-B;

Thence running South 79 degrees 08 minutes 03 Seconds West 244.68 feet along the proposed Northerly Street line of Putnam Street;

Thence running Northwesterly on a curve to the right having a radius of 8.00 feet and an arc length of 18.44 feet and North 31 degrees 13 minutes 04 seconds East 426.67 feet along the proposed Southeasterly Street line of Washington Street to the point and place of commencement.

**SECOND PARCEL**

A certain piece, or parcel of land containing 26,116 square feet as shown on a map entitled "Property Map of Parcel A-3-D, Hill Ministerial Alliance Development Corp., New Haven, Connecticut" prepared by Cahn Engineers Inc., Consulting Engineers, Scale 1" = 20' dated Jan. 1974 and last revised 3-15-78, said parcel being more particularly bounded and described as follows:

Commencing at a point, said point being the intersection of the Southerly Street line of Putnam Street and the Westerly Street line of Button Street, said point fur having the coordinates North 168,206.92 and East 548,417. on the Connecticut Coordinate System;

Thence running South 11 degrees 42 minutes 59 second East 179.24 feet along the Westerly Street line of Button Street;

Thence running South 78 degrees 51 minutes 00 second West 143.93 feet along land now or formerly of Ruth Schai and Edward Smith, partly on each;

Thence running North 12 degrees 40 minutes 00 second West 180.02 feet along land now or formerly of Sol and Jo Candelora and Daniel G. Vence, partly on each;

Thence running North 79 degrees 08 minutes 03 second East 146.92 feet along the Southerly Street line of Putnam Street to the point and place of commencement.

THIRD PARCEL

A certain piece or parcel of land containing 79,423 square feet as shown on a map entitled "Property Map of Parcel A-3-E, Hill Ministerial Alliance Development Corp., New Haven, Connecticut" prepared by Cahn Engineers, Inc., Consulting Engineers, Scale 1" = 20' dated Jan. 1974 and last revised 3-15-78, said parcel being more particularly bounded and described as follows:

Commencing at a point, said point being the intersection of the Easterly Street line of Dewitt Street and the Southerly Street line of Portsea Street said point further having the coordinates North 168, 770.29 and East 549,188.56 on the Connecticut Coordinate System.

Thence running North 77 degrees 55 minutes 44 seconds East 292.43 feet along the Southerly Street line of Portsea Street;

Thence running South 11 degrees 49 minutes 30 seconds East 103.39 feet along land now or formerly of Samuel I. Blum, Henry Gargiulo and Samuel S. and Eva J. Foti, partly on each;

Thence running South 78 degrees 09 minutes 20 seconds West 40.00 feet along land now or formerly of Howard and Sophie Weiner;

Thence running South 11 degrees 49 minutes 30 seconds East 100.00 feet along land now or formerly of Howard and Sophie Weiner and William D. Carlson, partly on each;

Thence running South 78 degrees 09 minutes 20 seconds West 60.00 feet along land now or formerly of Louis A. Criscuolo;

Thence running South 11 degrees 50 minutes 10 seconds East 93.61 feet along land now or formerly of Louis A. Criscuolo, Sacks Realty Company, Inc., and Anne and Edwin Johnson, partly on each;

Thence running South 79 degrees 26 minutes 00 seconds West 94.72 feet along land now or formerly of Dixwell Housing Development;

Thence running South 11 degrees 20 minutes 10 seconds East 59.64 feet along land now or formerly of Dixwell Housing Development;

Thence running South 76 degrees 33 minutes 00 seconds West 40.02 feet along land now or formerly of Ester and Romulo Banti;

Thence running South 77 degrees 37 minutes 00 seconds West 30.07 feet along land now or formerly of Josephine Palumbo;

Thence running South 79 degrees 07 minutes 50 seconds West 30.00 feet along land now or formerly of Vitto Lauria;

Thence running North 11 degrees 22 minutes 00 seconds West 354.27 feet along the Easterly Street line of DeWitt Street to the point and place of commencement.

The above described Parcel is subject to a right-of-way in favor of William D. Carlson, said right-of-way being more particularly bounded and described as follows:

Commencing at a point in the Southerly Street line of Portsea Street, said point being South 77 degrees 55 minutes 44 seconds West 40.00 feet from the Northeasterly corner of the above described parcel;

Thence running South 11 degrees 49 minutes 30 seconds East 203.23 feet through the subject parcel and along land now or formerly of Howard and Sophie Weiner and William D. Carlson, partly on each;

Thence running South 78 degrees 09 minutes 20 seconds West 20.00 feet along land now or formerly of Louis A. Criscuolo;

Thence running North 11 degrees 49 minutes 30 seconds West 100 feet through the Property;

Thence running North 78 degrees 09 minutes 20 seconds East 10 feet through the Property;

Thence running North 11 degrees 49 minutes 30 seconds West 103.19 feet through the Property;

Thence running North 77 degrees 55 minutes 44 seconds East 10.00 feet along the Southerly Street line of Portsea Street to the point and place of commencement.

FOURTH PARCEL

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A certain piece or parcel of land containing 32,355 square feet as shown on a map entitled "Property Map of Reuse Parcel A-3-F, Hill Ministerial Alliance Development Corp., New Haven, Connecticut" by Cahn Engineers, Inc., Wallingford, Connecticut Scale 1" = 20' dated July 14, 1977 and revised 3-15-78, said parcel being more particularly bounded and described as follows:

Commencing at a point said point being the Southeasterly corner of land now or formerly of Corinth Temple F.W. Baptist Church of West Haven, said point being located North 31 degrees 13 minutes 00 seconds East 203.00 feet from a merestone marking the intersection of the Easterly Street line of Lines Street with the Northerly street line of Washington Avenue, said point of commencement further having the coordinate North 168,597.45 and East 548,378.89 on the Connecticut Coordinate System;

Thence running North 58 degrees 12 minutes 00 seconds West 92.67 feet along land now or formerly of Corinth Temple F.W. Baptist Church of West Haven;

Thence running North 31 degrees 13 minutes 00 seconds East 30.00 feet along land now or formerly of Florence V. Carraro;

Thence North 58 degrees 12 minutes 00 seconds West 24.00 feet along land now or formerly of Florence V. Carraro;

Thence North 13 degrees 40 minutes 50 seconds West 14.42 feet along land now or formerly of John W. and Roberta Beattie;

Thence North 43 degrees 35 minutes 40 seconds East 85.50 feet along land now or formerly of John W. and Roberta Beattie, and of Vincenzo and Carmela Borrelli in part by each;

Thence North 36 degrees 55 minutes 00 seconds West 193.36 feet along land now or formerly of Vincenzo and Carmela Borrelli of Gerlanda Fanello and Carmelina Fanello of Miriam V. Gaffney, of Edward J. Smith, Trustee of Edward John and Elaine E. Morris, and of Mario and Grazia Crapanzano in part by each;

Thence South 63 degrees 49 minutes 30 seconds West 1.62 feet along land now or formerly of Mario and Grazia Crapanzano;

Thence North 52 degrees 01 minutes 30 seconds West 36.01 feet along land now or formerly of Willie J. Haughton;

Thence North 73 degrees 27 minutes 30 seconds East 114.70 feet along land formerly of the City of New Haven also know as Reuse Parcel A-3-F-A;

Thence running Southerly along the Westerly street line of Washington Avenue along a curve to the left having a radius of 280.00 feet and an arc length of 99.57 feet;

Thence running Southerly along the Westerly street line of Washington Avenue along a curve to the right having a radius of 250.00 feet and an arc length of 303.13 feet to the point and place of commencement.

#### FIFTH PARCEL

A certain piece or parcel of land containing 20,519 square feet and being Parcel S-24 as shown on a map entitled "Property Map of Reuse Parcel S-24, Hill Ministerial Alliance Development Corp., New Haven, Connecticut" by Cahn Engineers, Inc., Wallingford, Connecticut Scale 1" = 20' dated July 14, 1977 and revised 3-15-78, said parcel being more particularly bounded and described as follows:

Commencing at a point in the Westerly Street line of Howard Avenue, said point being located South 11 degrees 49 minutes 30 seconds East 246.74 feet from a monument marking the intersection of the Westerly Street line of Howard Avenue with the Southerly Street line of Portsea Street when measured along said Westerly Street line of Howard Avenue, said point of commencement further having the coordinates North 168,650.90 and East 549,315.73 on the Connecticut Coordinate System;

Thence running South 11 degrees 49 minutes 30 seconds East 100.15 feet along the Westerly Street line of Howard Avenue;

Thence running South 78 degrees 15 minutes 50 seconds West 132.19 feet along land now or formerly of the City of New Haven, also known as Reuse Parcel S-24-A;

Thence running South 21 degrees 22 minutes 00 seconds East 10.00 feet along land now or formerly of the City of New Haven, also known as Reuse Parcel S-24-A;

Thence running South 78 degrees 15 minutes 50 seconds West 57.73 feet along land now or formerly of Kenneth Anton Daluz and of Vincenzo and Mariantonia Perrone, partly by each;

Thence running North 11 degrees 49 minutes 30 seconds West 108.27 feet along land now or formerly of Herbert E. and Marvin L. Cohen and of the City of New Haven, also known as Reuse Parcel A-3-E, partly by each;

Thence running North 77 degrees 43 minutes 30 seconds East 200.00 feet along land now or formerly of the City of New Haven, also known as Reuse Parcel S-24-B, to the point and place of commencement.

## **SCHEDULE B**

1. Real estate taxes on the list of October 1, 2016, not yet due and payable and future lists.
2. Sewer and water use charges as may be due and payable.
3. Notes, notations, easements, rights of way, and all other matters as set forth on the following maps on file in the Office of the New Haven Town Clerk: Volume 33, Page 9; Volume 33, Page 10; Volume 33, Page 11; Volume 33, Page 12; Volume 33, Page 14; Volume 34, Page 11; Volume 34, Page 13; Volume 34, Page 15; Volume 34, Page 17; Volume 34, Page 19; and Volume 34, Page 21.
4. Land Disposition Agreement among the City of New Haven, the New Haven Redevelopment Agency and Hill Ministerial Alliance Development Corporation dated March 16, 1978 and recorded April 21, 1978 in Volume 2700 at Page 240 of the New Haven Land Records, as modified by a Certificate of Completion dated December 17, 1982 and recorded January 12, 1983 in Volume 3031 at Page 286 of the New Haven Land Records. (This exception is limited to those provisions which did not expire, per the terms of the aforementioned Agreement, as of February 5, 2003).
5. Conditions, agreements and covenants as set forth in a Quit Claim Deed from City of New Haven to Hill Ministerial Alliance Development Corp. dated April 18, 1978 and recorded April 21, 1978 in Volume 2700 at Page 287 of the New Haven Land Records, as modified by a Certificate of Completion dated December 17, 1982 and recorded January 12, 1983 in Volume 3031 at Page 286 of the New Haven Land Records. (This exception limited to covenants 7 & 8 only, as set forth in the referenced Deed).
6. Easement from Hill Ministerial Alliance Development Corporation to The United Illuminating Company and the Southern New England Telephone Company dated June 20, 1978 and recorded November 30, 1978 in Volume 2751 at Page 230 of the New Haven Land Records. (as to Parcels A-3-C and A-3-F).
7. A right of way as set forth in the description of the Third Parcel in the deed from Hill Ministerial Alliance Development Corp. to Hill Central Community Cooperative dated January 20, 1983 and recorded January 28, 1983 in Volume 3035 at Page 211 of the New Haven Land Records.
8. Notice of Lease from Hill Central Comm. Cooperative to Mac-Gray Company, Inc. recorded June 16, 1992 in Volume 4493 at Page 317 of the New Haven Land Records. (re: 259 Putnam Ave).
9. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 441 Washington Avenue, New Haven, Conn." By Meehan & Goodin and dated 5-8-2017:
  - a. Various utilities crossing boundaries.



10. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 266 Putnam Street, New Haven, Conn." By Meehan & Goodin and dated 4-9-2017:
  - a. Various utilities crossing boundaries;
  - b. Potential variation between westerly boundary and fence.
  
11. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 145 Dewitt Street, New Haven, Conn." By Meehan & Goodin and dated 5-9-2017:
  - a. Various utilities crossing boundaries.
  
12. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 550 Howard Avenue, New Haven, Conn." By Meehan & Goodin and dated 5-9-2017:
  - a. Various utilities crossing boundaries;
  - b. Walkway crossing westerly boundary; and
  - c. Fences crossing northerly boundary.
  
13. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 520 Washington Avenue, New Haven, Conn." By Meehan & Goodin and dated 5-9-2017:
  - a. Various utilities crossing boundaries.



City Of New Haven

City Of New Haven
165 CHURCH ST
NEW HAVEN , CT 06510

Bill Information



Taxpayer Information

Bill #	2023-1-0019710 (REAL ESTATE)	Town Benefit	
Unique ID	302 0074 00200	Elderly Benefit	
District/Flag			
Name	HILL CENTRAL LLC JGE LLC &	Assessment	567,840
Care of/DBA	JGM REALTY LLC	Exemption	0
Address		Net	567,840
Detail Information	441 WASHINGTON AV		
Volume/Page		Mill Rate	Town 38.5

Bill Information As of 08/29/2024

Installment	Due Date	Town	District	Total Due
Inst #1	07/01/2024	10,930.92		
Inst #2	01/01/2025	10,930.92		
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		21,861.84		
Total Payments		10,930.92		
				Tax/ Princ/ Bond Due 0.00
				Interest Due 0.00
				Lien Due 0.00
				Fee Due 0.00
				<b>Total Due Now 0.00</b>
				<b>Balance Due 10,930.92</b>



\*\*\* Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. \*\*\*

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
07/30/2024	PAY	10,930.92	0.00	0.00	0.00	10,930.92
Total		10,930.92	0.00			10,930.92

\*\*\* Total payments made to taxes in 2023 \$0.00

CHFA DOH CONSOLIDATED APPLICATION

	A	B	C	D	E	F	I	J	K	O	U	
1	 <b>Exhibit 6.3.a - DEVELOPMENT BUDGET</b> 										Version 2024 Submission Date: January 1, 2024	
2												
3												
4												
5	DEVELOPMENT NAME			Hill Central Phase II			APPLICANT			HC2, LLC		
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CHFA DOH CONSOLIDATED APPLICATION

	A	B	C	D	E	F	I	J	K	O	U	
1	CONNECTICUT TREASURY FINANCE		Exhibit 6.3.a - DEVELOPMENT BUDGET					Version 2024				
2								Submission Date:				
3								January 1, 2024				
4	DEVELOPMENT NAME		Hill Central Phase II			APPLICANT		HC2, LLC				
5												
6												
7			CONSTRUCTION FUNDING INFORMATION			PERMANENT FUNDING INFORMATION						
8							TAX CREDIT ELIGIBLE BASIS		TAX-EXEMPT BOND BASIS			
9			%		Construction Budget		Permanent Budget (Applicant)		70% NPV - 9% or 30% NPV - 4% (New / Rehab.)		30% NPV - 4% Exist Building Acquisition Credit	
10									To be Completed by Independent Tax Professional Issuing the Attestment Letter		4 % LIHTC Net Proceeds	
11											Energy Rebates*	
72	CHFA Operating Reserve				705,437		N/A		N/A			
73	CHFA Debt Service Coverage Reserve				0		N/A		N/A			
74	Capital / Replacement						N/A		N/A			
75	Syndicator Reserve						N/A		N/A			
76	Other						N/A		N/A			
77	CAPITALIZED RESERVES				0		705,437		N/A		N/A	
78	RECOGNIZED LENDING COSTS				27,338,478		28,043,915		23,690,978		2,800,000	
79	Entity Organizational and Legal				4,500		4,500		N/A		N/A	
80	Syndicator Fees / Commissions								N/A		N/A	
81	Equity Bridge Loan Interest and Fees								N/A		N/A	
82	Tax Opinion and Entity Accounting				5,000		5,000		N/A		N/A	
83	CHFA Tax Credit Fee (8% Ann. Credit)		Estimated Fee = \$ 107,514		7.9%		105,906		105,906		N/A	
84	CHFA Tax Credit Application Fee (LIHTC, HTCC, Historic)								N/A		N/A	
85	Other								N/A		N/A	
86	ENTITY and SYNDICATION COSTS / OTHER				115,406		115,406		0		0	
87	CONSTRUCTION LOAN PAYDOWNS (if applicable)				N/A		N/A		N/A		N/A	
88	TOTAL RESIDENTIAL USES				27,453,884		28,159,321		23,690,978		2,800,000	
89	TOTAL COMMERCIAL USES				0		0		0		0	
90	TOTAL DEVELOPMENT COST				27,453,884		28,159,321		23,690,978		2,800,000	
92					6.83%		Intermediary Costs %		50% TEST CALC.			
93									Bond Amount		\$17,431,015	
94									Aggregate Basis		\$26,490,978	
95									% of Aggregate Basis Financed with TEB		65.8%	
96												
99												
100	Name & Title				Date							
101												
102	Company											
103												
104												
105												
107												

CHFA DOH CONSOLIDATED APPLICATION



Exhibit 6.5 - SOURCES OF FUNDS



Version 2024  
Submission Date:  
January 1, 2024

DEVELOPMENT NAME		Hill Central Phase II			APPLICANT		HC2, LLC						
TAX CREDIT EQUITY, CAPITAL, GRANTS, Etc.		Construction Sources	Permanent Sources	Construction Paydown									
	DOH Grant Funding			0									
	CDBG Grant Funds: [Specify]			0									
	Other Public Funds: [Specify]			0									
	4 % LIHTC Net Proceeds	6,352,210	12,431,362	6,079,152									
	Federal Historic Tax Credit Net Proceeds			0									
	State Historic Tax Credit Net Proceeds			0									
	CT Housing Tax Credit Contribution (HTCC) Proceeds			0									
	Developer / Investor Cash Equity			0									
	Homeownership Sales Proceeds			0									
	Energy Rebates*	200,000	200,000	0									
	Existing Property Reserves	165,000	165,000	0									
	Other [Specify]			0									
	Other [Specify]			0									
	<b>Sub-Total</b>	<b>\$6,717,210</b>	<b>\$12,796,362</b>	<b>\$6,079,152</b>									
FINANCING [Sources w/ Notes and Mortgages]		Construction Sources	Permanent Sources	Construction Paydown	Const. Interest Rate	Perm. Loan Amort. [Yrs.]	Perm. Interest Rate	Fully Amortizing [Y] or [N]	Deferred Payment [Y] or [N]	Scheduled Debt Service	Initial Debt Service Coverage	Financing Notes	
	CHFA Loan Taxable Bonds	1	17,431,015	13,650,000	-3,781,015	6.500%	40	6.500%	Y	N/A	\$958,978	1.156	<a href="http://www.chfa.org">www.chfa.org</a>
	CHFA Loan - Non-Bond Proceeds [Specify]			0					N/A	\$0	N/A		
	DOH Loan Funding	2	0	0	0				N	\$0	N/A		
	CDBG Loan Funds: [Specify]			0						\$0	N/A		
	Other Public Funds: [Specify]			0						\$0	N/A		
	Deferred Developer Fee	3	3,305,659	1,712,959	-1,592,700				N	\$0	N/A		
	Other Amortizing Debt [Specify]			0						\$0	N/A		
	Other Amortizing Debt [Specify]			0						\$0	N/A		
	Existing Debt			0						\$0	N/A		
	GP Loan			0						\$0	N/A		
	<b>Sub-Total</b>	<b>\$20,736,674</b>	<b>\$15,362,959</b>	<b>-\$5,373,715</b>				<b>Total Scheduled Debt Service</b>		<b>\$958,978</b>			
	<b>TOTAL Sources</b>	<b>\$27,453,884</b>	<b>\$28,159,321</b>	<b>\$705,437</b>									
	<b>Total Commercial Cost (Dev. Budget)</b>	<b>\$0</b>	<b>\$0</b>										
	<b>Total Development Budget</b>	<b>\$27,453,884</b>	<b>\$28,159,321</b>										
	<b>Sources LESS Uses</b>	<b>\$0</b>	<b>\$0</b>										

MAX Deferred Developer Fee	Developer Fee Per Budget	% of Total Developer Fee Deferred
\$4,269,038	\$3,672,955	116%

**GRANTS:** 3rd party sources for which no repayment is expected or required from other sources. **Soft Debt:** 3rd party sources secured by a mortgage and which may require partial or full repayment (with or without interest) are considered financing and should be scheduled under the FINANCING section above.

Intra-Entity ( LP, LLC, etc.) loans to be repaid from approved Owner's Distributions are considered Developer / Investor Cash Equity.

Deferred/Pledged Developer Fees ("DDF") are considered financing contributions. For transactions utilizing federal Low-Income Housing Tax Credits, the amount of the DDF will be limited to the amount that may be fully recovered by the mortgagor, without interest, from CHFA-approved annual distributions during the first fifteen (15) years of operations. CHFA, at its sole discretion, may approve a DDF for less than the permitted maximum.

For construction / interim sources not fully converting to permanent sources, provide information on proposed permanent "paydown" source(s) including estimated paydown amount(s) and specific paydown terms and conditions as may be applicable.

If the Permanent Interest Rate will vary throughout the repayment period, please contact CHFA and/or DOH with specific details to have forms revised

\*If there are questions on the Letter of Participation requirements, please contact the appropriate staff at Eversource or United Illuminating, per their respective websites.

CHFA DOH CONSOLIDATED APPLICATION



Exhibit 5.3 - CASH FLOW PROJECTION



Version 2024  
Submission Date:  
January 1, 2024

DEVELOPMENT NAME			Hill Central Phase II		APPLICANT			HC2, LLC	
		Growth %	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033
<b>INCOME</b>									
	RESIDENTIAL - Qualified / Afford. Gross Rental Income	2.0%	1,609,200	1,641,384	1,674,212	1,707,696	1,741,850	1,776,687	1,812,221
	- RESIDENTIAL - Qualified / Afford. Vacancy Loss	2.0%	48,276	49,242	50,226	51,231	52,255	53,301	54,367
	= RESIDENTIAL - Qualified / Afford. Net Rental Income	2.0%	1,560,924	1,592,142	1,623,985	1,656,465	1,689,594	1,723,386	1,757,854
	RESIDENTIAL - Market Rate Gross Rental Income	2.0%	-	-	-	-	-	-	-
	- RESIDENTIAL - Market Rate Vacancy Loss	2.0%	-	-	-	-	-	-	-
	= RESIDENTIAL - Market Rate Net Rental Income	2.0%	-	-	-	-	-	-	-
	Other Income	2.0%	-	-	-	-	-	-	-
	<b>EFFECTIVE GROSS INCOME (EGI)</b>		<b>\$ 1,560,924</b>	<b>\$ 1,592,142</b>	<b>\$ 1,623,985</b>	<b>\$ 1,656,465</b>	<b>\$ 1,689,594</b>	<b>\$ 1,723,386</b>	<b>\$ 1,757,854</b>
<b>EXPENSES</b>									
	Total Administrative Expenses	3.0%	185,846	191,422	197,164	203,079	209,172	215,447	221,910
	Total Utilities Expenses	3.0%	74,500	76,735	79,037	81,408	83,850	86,366	88,957
	Total Operating & Maintenance Expenses	3.0%	63,100	64,993	66,943	68,951	71,020	73,150	75,345
	Real Estate Tax	3.0%	18,000	18,540	19,096	19,669	20,259	20,867	21,493
	Property & Liability Insurance	3.0%	60,000	61,800	63,654	65,564	67,531	69,556	71,643
	Misc.	3.0%	32,450	33,424	34,426	35,459	36,523	37,618	38,747
	Elderly & Congregate Serv. Expense (attach schedule)	3.0%	-	-	-	-	-	-	-
	Capital (Replacement) Reserve	0.0%	18,000	18,000	18,000	18,000	18,000	18,000	18,000
	<b>Sub Total: ANNUAL EXPENSES</b>		<b>\$ 451,896</b>	<b>\$ 464,913</b>	<b>\$ 478,320</b>	<b>\$ 492,130</b>	<b>\$ 506,354</b>	<b>\$ 521,005</b>	<b>\$ 536,095</b>
	<b>NOI</b>		<b>\$ 1,109,028</b>	<b>\$ 1,127,229</b>	<b>\$ 1,145,665</b>	<b>\$ 1,164,335</b>	<b>\$ 1,183,240</b>	<b>\$ 1,202,382</b>	<b>\$ 1,221,759</b>
	<b>Capital (Replacement) Reserve Balance</b>		<b>18,000</b>	<b>36,000</b>	<b>54,000</b>	<b>72,000</b>	<b>90,000</b>	<b>108,000</b>	<b>126,000</b>
<b>SCHEDULED ANNUAL DEBT SERVICE (ADS)</b>									
<b>CHFA Loan Taxable Bonds</b>									
	Term (Yrs.) >	40	Pay Rate ADS	958,978	958,978	958,978	958,978	958,978	958,978
	Contract Rate >	6.50%	DSC	1.156	1.175	1.195	1.214	1.234	1.254
			Bal. (E.O.Y.)	\$13,576,096	\$13,497,242	\$13,413,107	\$13,323,338	\$13,227,557	\$13,125,361
<b>CHFA Loan - Non-Bond Proceeds [Specify]</b>									
	Term (Yrs.) >	0	Pay Rate ADS	-	-	-	-	-	-
	Contract Rate >	0.00%	DSC	n/a	n/a	n/a	n/a	n/a	n/a
			Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0
<b>DOH Loan Funding</b>									
	Term (Yrs.) >	0	Pay Rate ADS	-	-	-	-	-	-
	Contract Rate >	0.00%	DSC	n/a	n/a	n/a	n/a	n/a	n/a
			Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0
<b>CDBG Loan Funds: [Specify]</b>									
	Term (Yrs.) >	0	Pay Rate ADS	-	-	-	-	-	-
	Contract Rate >	0.00%	DSC	n/a	n/a	n/a	n/a	n/a	n/a
			Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0



CHFA DOH CONSOLIDATED APPLICATION



Exhibit 5.3 - CASH FLOW PROJECTION



Version 2024  
Submission Date:  
January 1, 2024

DEVELOPMENT NAME		Hill Central Phase II		APPLICANT		HC2, LLC											
		Growth %		1	2	3	4	5	6	7							
				2027	2028	2029	2030	2031	2032	2033							
<b>Other Public Funds: [Specify]</b>		\$0	Pay Rate ADS	-	-	-	-	-	-	-							
Term (Yrs.) >	0	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a							
Contract Rate >	0.00%	Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
<b>Other Amortizing Debt [Specify]</b>		\$0	Pay Rate ADS	-	-	-	-	-	-	-							
Term (Yrs.) >	0	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a							
Contract Rate >	0.00%	Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
<b>Other Amortizing Debt [Specify]</b>		\$0	Pay Rate ADS	-	-	-	-	-	-	-							
Term (Yrs.) >	0	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a							
Contract Rate >	0.00%	Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
<b>Existing Debt</b>		\$0	Pay Rate ADS	-	-	-	-	-	-	-							
Term (Yrs.) >	0	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a							
Contract Rate >	0.00%	Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
<b>GP Loan</b>		\$0	Pay Rate ADS	-	-	-	-	-	-	-							
Term (Yrs.) >	0	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a							
Contract Rate >	0.00%	Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
<b>ADS STOT. =</b>				\$ 958,978	\$ 958,978	\$ 958,978	\$ 958,978	\$ 958,978	\$ 958,978	\$ 958,978							
<b>CASH FLOW AFTER DEBT SERVICE (CFADS)</b>				\$ 150,050	\$ 168,251	\$ 186,687	\$ 205,357	\$ 224,262	\$ 243,403	\$ 262,781							
<b>PROJECT DSC =</b>				1.156	1.175	1.195	1.214	1.234	1.254	1.274							
<b>EFFECTIVE DSC (w/Op-DSC Reserve)</b>				1.156	1.175	1.195	1.214	1.234	1.254	1.274							
<b>Contingent Payments</b>		[ From Cash Flow after Scheduled ADS ]															
<b>CHFA - Additional Interest</b>		0%		-	-	-	-	-	-	-							
1 PMT/Yr., Default ITA Loans: Insert 20%, TEB Loans: 0%		Cum. Paid		-	-	-	-	-	-	-							
<b>Other</b>		0%		-	-	-	-	-	-	-							
		Cum. Paid		-	-	-	-	-	-	-							
<b>Net Cash Flow/Surplus Cash</b>				\$ 150,050	\$ 168,251	\$ 186,687	\$ 205,357	\$ 224,262	\$ 243,403	\$ 262,781							
<b>Owner Distributions</b>																	
<i>Limited Dividend</i>		<b>Available/Permitted Distribution</b>		\$ 150,050	\$ 168,251	\$ 186,687	\$ 205,357	\$ 224,262	\$ 243,403	\$ 262,781							
		Annual Cash-On-Cash Return %		1.2%	1.3%	1.5%	1.6%	1.8%	1.9%	2.1%							
<b>Deferred Developer Fee</b>		To be fully repaid in 15 years from CHFA-approved Owner Distributions/Surplus Cash as per loan docs.															
		\$1,712,959.00	PMT	\$ 150,050	\$ 168,251	\$ 186,687	\$ 205,357	\$ 224,262	\$ 243,403	\$ 262,781							
Term >	0	NPV															
Rate >	0.000%	Bal. (E.O.Y.)		\$1,562,909	\$1,394,658	\$1,207,971	\$1,002,614	\$778,352	\$534,949	\$272,168							
		Cum. Paid		150,050	318,301	504,988	710,345	934,607	1,178,010	1,440,791							
<b>Developer Cash Flow Loan</b>		0.0%		-	-	-	-	-	-	-							
		Cum. Paid		-	-	-	-	-	-	-							
<b>Other</b>		0.0%		-	-	-	-	-	-	-							
<b>Annual Total</b>				\$ 150,050	\$ 168,251	\$ 186,687	\$ 205,357	\$ 224,262	\$ 243,403	\$ 262,781							
<b>Cum. Distribution</b>				150,050	318,301	504,988	710,345	934,607	1,178,010	1,440,791							
<b>MAX. Deferred Fee=</b>				\$ 4,269,038.00													
<b>OPERATING / DEBT SERVICE / COVERAGE RESERVE</b>																	
<b>CHFA Financing Reserve</b>		NPV's		Project Actual DSC >		1.156	1.175	1.195	1.214	1.234	1.254	1.274					
For 1.0 DSC		0		BALANCE (B.O.Y.)		0	0	0	0	0	0	0					
For 1.0 - 1.15 DSC		0		<b>OUTFLOWS (for 1.0 DSC)</b>		0	0	0	0	0	0	0					
<b>TOTAL RESERVE</b>		<b>\$0</b>		3.00%		0	0	0	0	0	0	0					
				Paid INTO Reserve		0	0	0	0	0	0	0					
<b>Supportive Housing Reserve</b>		NPV's		BALANCE (E.O.Y.)		0	0	0	0	0	0	0					
For 1.0 DSC		0		<b>Economic Coverage (1.00 to 1.15 DSC)</b>		0	0	0	0	0	0	0					
For 1.0 - 1.05 DSC		0		<b>Economic Coverage (1.00 to 1.05 DSC)</b>		0	0	0	0	0	0	0					
<b>TOTAL RESERVE</b>		<b>\$0</b>		<b>EFFECTIVE NOI</b>		1,109,028	1,127,229	1,145,665	1,164,335	1,183,240	1,202,382	1,221,759					
				<b>EFFECTIVE DSC</b>		1.16	1.18	1.19	1.21	1.23	1.25	1.27					



CHFA DOH CONSOLIDATED APPLICATION



Exhibit 5.3 - CASH FLOW PROJECTION

DEVELOPMENT NAME			Hill Central Phase II							
	Growth %	8	9	10	11	12	13	14	15	
		2034	2035	2036	2037	2038	2039	2040	2041	
<b>INCOME</b>										
RESIDENTIAL - Qualified / Afford. Gross Rental Income	2.0%	1,848,465	1,885,434	1,923,143	1,961,606	2,000,838	2,040,855	2,081,672	2,123,305	
- RESIDENTIAL - Qualified / Afford. Vacancy Loss	2.0%	55,454	56,563	57,694	58,848	60,025	61,226	62,450	63,699	
<b>= RESIDENTIAL - Qualified / Afford. Net Rental Income</b>	<b>2.0%</b>	<b>1,793,011</b>	<b>1,828,871</b>	<b>1,865,449</b>	<b>1,902,758</b>	<b>1,940,813</b>	<b>1,979,629</b>	<b>2,019,222</b>	<b>2,059,606</b>	
RESIDENTIAL - Market Rate Gross Rental Income	2.0%	-	-	-	-	-	-	-	-	
- RESIDENTIAL - Market Rate Vacancy Loss	2.0%	-	-	-	-	-	-	-	-	
<b>= RESIDENTIAL - Market Rate Net Rental Income</b>	<b>2.0%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Other Income	2.0%	-	-	-	-	-	-	-	-	
<b>EFFECTIVE GROSS INCOME (EGI)</b>		<b>\$ 1,793,011</b>	<b>\$ 1,828,871</b>	<b>\$ 1,865,449</b>	<b>\$ 1,902,758</b>	<b>\$ 1,940,813</b>	<b>\$ 1,979,629</b>	<b>\$ 2,019,222</b>	<b>\$ 2,059,606</b>	
<b>EXPENSES</b>										
Total Administrative Expenses	3.0%	228,567	235,424	242,487	249,762	257,255	264,972	272,921	281,109	
Total Utilities Expenses	3.0%	91,626	94,374	97,206	100,122	103,125	106,219	109,406	112,688	
Total Operating & Maintenance Expenses	3.0%	77,605	79,933	82,331	84,801	87,345	89,966	92,664	95,444	
Real Estate Tax	3.0%	22,138	22,802	23,486	24,190	24,916	25,664	26,434	27,227	
Property & Liability Insurance	3.0%	73,792	76,006	78,286	80,635	83,054	85,546	88,112	90,755	
Misc.	3.0%	39,909	41,107	42,340	43,610	44,918	46,266	47,654	49,084	
Elderly & Congregate Serv. Expense (attach schedule)	3.0%	-	-	-	-	-	-	-	-	
Capital (Replacement) Reserve	0.0%	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	
<b>Sub Total: ANNUAL EXPENSES</b>		<b>\$ 551,638</b>	<b>\$ 567,647</b>	<b>\$ 584,136</b>	<b>\$ 601,120</b>	<b>\$ 618,614</b>	<b>\$ 636,632</b>	<b>\$ 655,191</b>	<b>\$ 674,307</b>	
<b>NOI</b>		<b>\$ 1,241,373</b>	<b>\$ 1,261,225</b>	<b>\$ 1,281,313</b>	<b>\$ 1,301,637</b>	<b>\$ 1,322,199</b>	<b>\$ 1,342,997</b>	<b>\$ 1,364,030</b>	<b>\$ 1,385,299</b>	
<b>Capital (Replacement) Reserve Balance</b>		<b>144,000</b>	<b>162,000</b>	<b>180,000</b>	<b>198,000</b>	<b>216,000</b>	<b>234,000</b>	<b>252,000</b>	<b>270,000</b>	
<b>SCHEDULED ANNUAL DEBT SERVICE (ADS)</b>										
<b>CHFA Loan Taxable Bonds</b>										
Term (Yrs.) >	\$13,650,000	Pay Rate	958,978	958,978	958,978	958,978	958,978	958,978	958,978	
Contract Rate >	40	DSC	1,294	1,315	1,336	1,357	1,379	1,400	1,422	
	6.50%	Bal. (E.O.Y.)	\$12,899,977	\$12,775,843	\$12,643,395	\$12,502,076	\$12,351,293	\$12,190,412	\$12,018,757	
			\$11,835,605							
<b>CHFA Loan - Non-Bond Proceeds [Specify]</b>										
Term (Yrs.) >	\$0	Pay Rate	-	-	-	-	-	-	-	
Contract Rate >	0	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	0.00%	Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>DOH Loan Funding</b>										
Term (Yrs.) >	\$0	Pay Rate	-	-	-	-	-	-	-	
Contract Rate >	0	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	0.00%	Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>CDBG Loan Funds: [Specify]</b>										
Term (Yrs.) >	\$0	Pay Rate	-	-	-	-	-	-	-	
Contract Rate >	0	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	0.00%	Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

CHFA DOH CONSOLIDATED APPLICATION



Exhibit 5.3 - CASH FLOW PROJECTION

DEVELOPMENT NAME		Hill Central Phase II		8	9	10	11	12	13	14	15
		Growth %		2034	2035	2036	2037	2038	2039	2040	2041
<b>Other Public Funds: [Specify]</b>											
Term (Yrs.) >	\$0	Pay Rate ADS	-	-	-	-	-	-	-	-	-
Contract Rate >	0.00%	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Other Amortizing Debt [Specify]</b>											
Term (Yrs.) >	\$0	Pay Rate ADS	-	-	-	-	-	-	-	-	-
Contract Rate >	0.00%	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Other Amortizing Debt [Specify]</b>											
Term (Yrs.) >	\$0	Pay Rate ADS	-	-	-	-	-	-	-	-	-
Contract Rate >	0.00%	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Existing Debt</b>											
Term (Yrs.) >	\$0	Pay Rate ADS	-	-	-	-	-	-	-	-	-
Contract Rate >	0.00%	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>GP Loan</b>											
Term (Yrs.) >	\$0	Pay Rate ADS	-	-	-	-	-	-	-	-	-
Contract Rate >	0.00%	DSC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		Bal. (E.O.Y.)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ADS STOT. =</b>				\$ 958,978	\$ 958,978	\$ 958,978	\$ 958,978	\$ 958,978	\$ 958,978	\$ 958,978	\$ 958,978
<b>CASH FLOW AFTER DEBT SERVICE (CFADS)</b>				\$ 282,395	\$ 302,246	\$ 322,334	\$ 342,659	\$ 363,221	\$ 384,019	\$ 405,052	\$ 426,321
<b>PROJECT DSC =</b>				1.294	1.315	1.336	1.357	1.379	1.400	1.422	1.445
<b>EFFECTIVE DSC (w/Op-DSC Reserve)</b>				1.294	1.315	1.336	1.357	1.379	1.400	1.422	1.445
<b>Contingent Payments</b>											
[ From Cash Flow after Scheduled ADS]											
<b>CHFA - Additional Interest</b>		0%	-	-	-	-	-	-	-	-	-
1 PMT/Yr., Default ITA Loans: Insert 20%, TEB Loans: 0%		Cum. Paid	-	-	-	-	-	-	-	-	-
<b>Other</b>		0%	-	-	-	-	-	-	-	-	-
		Cum. Paid	-	-	-	-	-	-	-	-	-
<b>Net Cash Flow/Surplus Cash</b>				\$ 282,395	\$ 302,246	\$ 322,334	\$ 342,659	\$ 363,221	\$ 384,019	\$ 405,052	\$ 426,321
<b>Owner Distributions</b>											
Limited Dividend		Available/Permitted Distribution	\$ 282,395	\$ 302,246	\$ 322,334	\$ 342,659	\$ 363,221	\$ 384,019	\$ 405,052	\$ 426,321	
		Annual Cash-On-Cash Return %	2.2%	2.4%	2.5%	2.7%	2.8%	3.0%	3.2%	3.3%	
<b>Deferred Developer Fee</b>											
To be fully repaid in 15 years from CHFA-approved Owner Distributions/Surplus Cash as per loan docs.		\$1,712,959.00	PMT	\$ 282,395	\$ 302,246	\$ 322,334	\$ 342,659	\$ 363,221	\$ 384,019	\$ 405,052	\$ 426,321
Term >	0	NPV									MAX NPV= \$ 4,269,038
Rate >	0.000%	Bal. (E.O.Y.)	(\$10,227)	(\$312,473)	(\$634,807)	(\$977,466)	(\$1,340,687)	(\$1,724,706)	(\$2,129,758)	(\$2,556,079)	
		Cum. Paid	1,723,186	2,025,432	2,347,766	2,690,425	3,053,646	3,437,665	3,842,717	4,269,038	
<b>Developer Cash Flow Loan</b>		0.0%	-	-	-	-	-	-	-	-	-
		Cum. Paid	-	-	-	-	-	-	-	-	-
<b>Other</b>		0.0%	-	-	-	-	-	-	-	-	-
<b>Annual Total</b>				\$ 282,395	\$ 302,246	\$ 322,334	\$ 342,659	\$ 363,221	\$ 384,019	\$ 405,052	\$ 426,321
<b>Cum. Distribution</b>				1,723,186	2,025,432	2,347,766	2,690,425	3,053,646	3,437,665	3,842,717	4,269,038
<b>OPERATING / DEBT SERVICE / COVERAGE RESERVE</b>											
<b>CHFA Financing Reserve</b>		NPV's	Project Actual DSC >	1.294	1.315	1.336	1.357	1.379	1.400	1.422	1.445
For 1.0 DSC		0	BALANCE (B.O.Y.)	0	0	0	0	0	0	0	0
For 1.0 - 1.15 DSC		0	<b>OUTFLOWS (for 1.0 DSC)</b>	0	0	0	0	0	0	0	0
<b>TOTAL RESERVE</b>		\$0	3.00%	0	0	0	0	0	0	0	0
			Paid INTO Reserve	0	0	0	0	0	0	0	0
<b>Supportive Housing Reserve</b>		NPV's	BALANCE (E.O.Y.)	0	0	0	0	0	0	0	0
For 1.0 DSC		0	<b>Economic Coverage (1.00 to 1.15 DSC)</b>	0	0	0	0	0	0	0	0
For 1.0 - 1.05 DSC		0	<b>Economic Coverage (1.00 to 1.05 DSC)</b>	0	0	0	0	0	0	0	0
<b>TOTAL RESERVE</b>		\$0	<b>EFFECTIVE NOI</b>	1,241,373	1,261,225	1,281,313	1,301,637	1,322,199	1,342,997	1,364,030	1,385,299
				<b>EFFECTIVE DSC</b>	1.29	1.32	1.34	1.36	1.38	1.40	1.42

**RESOLUTIONS FOR ABATEMENT  
ADOPTED BY UNANIMOUS WRITTEN CONSENT**

**HCP2, LLC  
HCP2 MM, LLC and  
WESTMOUNT DEVELOPMENT GROUP, LLC**

The undersigned, being the sole member and managing member of **Westmount Development Group, LLC**, a Connecticut limited liability company (“Sponsor”), for itself and as Managing Member of **HCP2 MM, LLC**, a Connecticut limited liability company (“MM”), for itself and as Managing Member of **HCP2, LLC** (“Owner”), hereby consents to the adoption of the following resolutions, such action to have the same force and effect as if taken at a meeting duly called and held for such purpose:

**WHEREAS**, wish to cause Owner to develop the properties commonly known as, 441 Washington Ave, 520 Washington Ave, and 266 Putnam Street all located in the City of New Haven, State of Connecticut (collectively, the “Property”),

**WHEREAS**, Owner desires to apply to the City of New Haven for a tax abatement for the Property (“Abatement”), and

**WHEREAS**, Sponsor has deemed it to be in the best interest of Sponsor, MM and Owner to undertake the above-referenced actions.

**RESOLUTIONS**

**RESOLVED**, That the individuals identified below (the “Authorized Representatives”), and any of their successors, are hereby authorized and empowered on behalf of Sponsor, for itself and in its capacity as Managing Member of the MM and on behalf of MM, for itself and in its capacity as Managing Member of Owner on behalf of the Owner:

- (a) To sign all documents and instruments in connection with the Owner’s obtaining the Abatement;
- (b) To take all actions necessary or appropriate to obtain the Abatement; and
- (c) To do and perform all other acts and things deemed by such Authorized Representative to be necessary, convenient or proper to carry out any of the foregoing.

**RESOLVED**, That the Authorized Representatives indicated below are hereby appointed, accept or shall continue in such capacity, as officers of Sponsor and that, accordingly, any instrument, agreement, financing statement or other document or instrument required to be delivered to CHFA by the Owner, MM, or Sponsor shall be signed on behalf of Sponsor for itself or as Managing Member of MM for itself or as Managing Member of Owner, in any of their respective capacities or for any entity’s own account, by any of the following, acting alone:

TITLE

NAME

Managing Member

Frederick D. Ross III

RESOLVED, That the Owner is hereby authorized to execute and deliver any agreement, document or any other report, form or statement signed as aforesaid without further inquiry as to the authority of the signer or to the circumstances of issuance thereof.

RESOLVED, That all prior actions taken by any Authorized Representative in connection with the foregoing are hereby ratified.

A signature upon this consent transmitted by PDF or other electronic means shall be effective for all purposes as an original. This consent may be executed in several counterparts all of which shall constitute one agreement, binding on all parties hereto, notwithstanding that all the parties are not signatories to the same counterpart.

IN WITNESS WHEREOF, the undersigned have executed this instrument to be effective as of September \_\_\_\_\_, 2024.

\_\_\_\_\_  
Frederick D. Ross III  
Sole Member and Managing Member

**HCP2 MM, LLC**

By: Westmount Development Group, LLC  
Its Managing Manager

By: \_\_\_\_\_  
Name: Frederick D. Ross III  
Title: Managing Member

**WESTMOUNT DEVELOPMENT  
GROUP, LLC**

By: \_\_\_\_\_  
Name: Frederick D. Ross III  
Title: Managing Member

**HCP2, LLC**

By: HCI MM, LLC  
Its Managing Member  
By: Westmount Development Group,  
LLC  
Its Managing Member

By: \_\_\_\_\_  
Name: Frederick D. Ross III  
Title: Managing Member

**U.S. Department of Housing and Urban Development  
Office of Housing**

**PROJECT-BASED SECTION 8**

**HOUSING ASSISTANCE PAYMENTS  
RENEWAL CONTRACT  
FOR MARK-UP-TO-MARKET PROJECT**

OMB Control #2502-0587

"Public reporting burden for this collection of information is estimated to average 1 hour. This includes the time for collecting, reviewing, and reporting the data. The information is being collected for obtaining a signature on legally binding documents and will be used to enforce contractual obligations. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it has a currently valid OMB control number. No confidentiality is assured."

**PREPARATION OF CONTRACT**

Reference numbers in this form refer to notes at the end of the contract text. These endnotes are instructions for preparation of the Renewal Contract. The instructions are not part of the Renewal Contract.

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**RENEWAL HAP CONTRACT  
FOR SECTION 8 MARK-UP-TO-MARKET PROJECT<sup>1</sup>**

**1 CONTRACT INFORMATION<sup>2</sup>**

**PROJECT**

**Section 8 Project Number:** CT260010011

**Section 8 Project Number of Expiring Contract:** \_\_\_\_\_

**FHA Project Number (if applicable):** \_\_\_\_\_

**Project Name:** Hill Central Phase II

**Project Description:<sup>3</sup>**

520 Washington Ave., 266 Putnam Street, New Haven, CT 06519

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Check this box if the project is a Section 236 project or a Section 221(d)(3) below market interest rate (BMIR) project at the beginning of the Renewal Contract term.

**PARTIES TO RENEWAL CONTRACT**

**Name of Contract Administrator<sup>4</sup>**

U.S. Department of Housing and Urban Development

**Name of Owner**

Hill Central, LLC

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**2 TERM AND FUNDING OF RENEWAL CONTRACT**

- a The Renewal Contract begins on 05/01/2023<sup>5</sup> and shall run for a period of 20<sup>6</sup> years.
- b Execution of the Renewal Contract by the Contract Administrator is an obligation by HUD of \$ 70,000<sup>7</sup>, an amount sufficient to provide housing assistance payments for approximately 9<sup>8</sup> months of the first annual increment of the Renewal Contract term.
- c HUD will provide additional funding for the remainder of the first annual increment and for subsequent annual increments, including for any remainder of such subsequent annual increments, subject to the availability of sufficient appropriations. When such appropriations are available, HUD will obligate additional funding and provide the Owner written notification of (i) the amount of such additional funding, and (ii) the approximate period of time within the Renewal Contract term to which it will be applied.

**3 RENEWAL CONTRACT**
**a Parties**

- (1) This contract ("Renewal Contract") is a housing assistance payments contract ("HAP contract") between the contract administrator and the owner of the housing.
- (2) If HUD is the contract administrator, HUD may assign the Renewal Contract to a public housing agency ("PHA") for the purpose of PHA administration of the Renewal Contract, as contract administrator, in accordance with the Renewal Contract (during the term of the annual contributions contract ("ACC") between HUD and the PHA). Notwithstanding such assignment, HUD shall remain a party to the provisions of the Renewal Contract that specify HUD's role pursuant to the Renewal Contract, including such provisions of section 8 (applicable requirements), section 9 (statutory changes during term), section 10 (distributions) and section 11 (PHA default) of the Renewal Contract.

**b Statutory authority**

The Renewal Contract is entered pursuant to section 8 of the United States Housing Act of 1937 ("Section 8") (42 U.S.C. 1437f),



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and section 524(a) of the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) \*\* (Title V of Public Law No.105-65, October 27, 1997, 111 Stat. 1384), as amended.

**c Expiring Contract**

Previously, the owner entered into a Housing Assistance Payments Contract ("Expiring Contract") with HUD or a PHA to make Section 8 housing assistance payments to the owner for eligible families living in the project. The term of the Expiring Contract has expired or will expire prior to the beginning of the term of the Renewal Contract.

**d Purpose of Renewal Contract**

The purpose of the Renewal Contract is to renew the Expiring Contract for an additional term. During the term of the Renewal Contract, the contract administrator will make housing assistance payments to the owner in accordance with the provisions of the Renewal Contract. Such payments shall only be made for contract units occupied by eligible families ("families") leasing decent, safe and sanitary units from the owner in accordance with HUD regulations and other requirements.

**e Contract units**

The Renewal Contract applies to the project contract units identified in Exhibit A by size and applicable contract rents.

**4 EXPIRING CONTRACT – PROVISIONS RENEWED**

**a** Except as specifically modified by the Renewal Contract, all provisions of the Expiring Contract are renewed (to the extent such provisions are consistent with statutory requirements in effect at the beginning of the Renewal Contract term).

**b** Any provisions of the Expiring Contract concerning any of the following subjects are not renewed, and shall not be applicable during the renewal term:

- (1) The amount of the monthly contract rents;
- (2) Contract rent adjustments;



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(3) Project account (sometimes called "HAP reserve" or "project reserve") as previously established and maintained by HUD pursuant to former Section 8(c)(6) of the United States Housing Act of 1937 (currently Section 8(c)(5) of the Act, 42 U.S.C. 1437f(c)(5)). Section 8(c)(5) does not apply to the Renewal Contract, or to payment of housing assistance payments during the Renewal Contract term.

c The Renewal Contract includes those provisions of the Expiring Contract that are renewed in accordance with this section.

## 5 CONTRACT RENT

### a Initial contract rents

At the beginning of the Renewal Contract term, and until contract rents for units in the project are adjusted in accordance with section 5b, the contract rent for each bedroom size (number of bedrooms) shall be the initial contract rent amount listed in Exhibit A, which is attached to and made a part of the Renewal Contract. The initial contract rent amounts listed in Exhibit A have been increased to market levels under the HUD Mark-Up-to-Market Option.

### b Contract rent adjustments

#### (1) OCAF adjustment

Except for adjustment of the contract rents to comparable market rents at the expiration of each 5-year period (as provided in paragraph 5b(2) of this section) ("fifth year adjustment"), during the term of the Renewal Contract the contract administrator shall annually, on the anniversary of the Renewal Contract, adjust the amounts of the monthly contract rents in accordance with HUD requirements, using an operating cost adjustment factor (OCAF) established by HUD. Such adjustments by use of the OCAF shall not result in a negative adjustment (decrease) of the contract rents. The OCAF shall not be used for a fifth year adjustment.

#### (2) Fifth year adjustment (comparability adjustment at expiration of each 5-year period, *if applicable*)

(a) This section 5(b)(2) is only applicable if the term of the Renewal Contract is longer than five (5) years (from the first day of the term specified in section 2a).

- 
- (b) At the expiration of each 5-year period of the Renewal Contract term, the contract administrator shall compare existing contract rents with comparable market rents for the market area. At such anniversary of the Renewal Contract, the contract administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the contract administrator in accordance with HUD requirements, necessary to set the contract rents for all unit sizes at comparable market rents. Such adjustments may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.
  - (c) To assist in the redetermination of contract rents, the contract administrator may require that the owner submit to the contract administrator a rent comparability study prepared (at the owner's expense) in accordance with HUD requirements.

**(3) Procedure for rent adjustments during renewal term**

To adjust contract rents during the term of the Renewal Contract (in accordance with paragraph 5b(1) or paragraph 5b(2)), the contract administrator shall give the owner notice of the revised Exhibit A. The revised Exhibit A shall specify the adjusted contract rent amount for each bedroom size as determined by the contract administrator in accordance with paragraph 5b(1) or paragraph 5b(2). The notice shall specify when the adjustment of contract rent is effective. The notice by the contract administrator of the revised Exhibit A constitutes an amendment of the Renewal Contract.

**(4) No other adjustments**

Except for contract rent adjustments in accordance with paragraph 5b, there shall not be any other adjustments of the contract rents during the term of the Renewal Contract. Special adjustments shall not be granted.

**6 OWNER WARRANTIES**

- a The owner warrants that it has the legal right to execute the Renewal Contract and to lease dwelling units covered by the contract.

- 
- b The owner warrants that the rental units to be leased by the owner under the Renewal Contract are in decent, safe and sanitary condition, as defined by HUD, and shall be maintained in such condition during the term of the Renewal Contract.

**7 OWNER NOTICE**

- a Before termination of the Renewal Contract, the owner shall provide written notice to the contract administrator and each assisted family in accordance with the law and HUD requirements.
- b If the owner fails to provide such notice in accordance with the law and HUD requirements, the owner may not increase the tenant rent payment for any assisted family until such time as the owner has provided such notice for the required period.

**8 APPLICABLE REQUIREMENTS**

The Renewal Contract shall be construed and administered in accordance with all statutory requirements, and with all HUD regulations and other requirements, including amendments or changes in HUD regulations and other requirements during the term of the Renewal Contract. However, any changes in HUD regulations and requirements which are inconsistent with the provisions of the Renewal Contract, including the provisions of section 5 (contract rent) and section 10 (distributions), shall not be applicable.

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**9 STATUTORY CHANGES DURING TERM**

If any statutory change during the term of the Renewal Contract is inconsistent with section 5 or section 10 of the Renewal Contract, and if HUD determines, and so notifies the contract administrator and the owner, that the contract administrator is unable to carry out the provisions of section 5 or section 10 because of such statutory change, then the contract administrator or the owner may terminate the Renewal Contract upon notice to the other party.

**10 DISTRIBUTIONS**

During the term of the Renewal Contract, neither HUD nor the PHA may impose any additional limitations on distributions of project funds other than any distribution limitations specified in Exhibit B, which is attached to and made a part of this Renewal Contract.

**11 PHA DEFAULT**

- a This section of the Renewal Contract applies if the contract administrator is a PHA acting as contract administrator pursuant to an annual contributions contract ("ACC") between the PHA and HUD. This includes a case where HUD has assigned the Renewal Contract to a PHA contract administrator, for the purpose of PHA administration of the Renewal Contract.
- b If HUD determines that the PHA has committed a material and substantial breach of the PHA's obligation, as contract administrator, to make housing assistance payments to the owner in accordance with the provisions of the Renewal Contract, and that the owner is not in default of its obligations under the Renewal Contract, HUD will take actions HUD determines necessary for the continuation of housing assistance payments to the owner in accordance with the Renewal Contract.

**12 SECTIONS 236 AND 221(D)(3) BMIR PROJECTS -- PREPAYMENT**

- a This section of the Renewal Contract shall be applicable if the project is a Section 236 project or a 221(d)(3) BMIR project (See the check-box at section 1 of the Renewal Contract).

- 
- b During the term of the Renewal Contract, the owner shall not prepay any FHA-insured mortgage on the project, except where HUD, in its sole discretion, approves the prepayment as a component of a transaction whereby the project is preserved as affordable housing.

**13 EXCLUSION OF THIRD-PARTY RIGHTS**

- a The contract administrator does not assume any responsibility for injury to, or any liability to, any person injured as a result of the owner's action or failure to act in connection with the contract administrator's implementation of the Renewal Contract, or as a result of any other action or failure to act by the owner.
- b The owner is not the agent of the contract administrator or HUD, and the Renewal Contract does not create or affect any relationship between the contract administrator or HUD and any lender to the owner or any suppliers, employees, contractors or subcontractors used by the owner in connection with implementation of the Renewal Contract.
- c If the contract administrator is a PHA acting as contract administrator pursuant to an annual contributions contract ("ACC") between the PHA and HUD, the contract administrator is not the agent of HUD, and the Renewal Contract does not create any relationship between HUD and any suppliers, employees, contractors or subcontractors used by the contract administrator to carry out functions or responsibilities in connection with contract administration under the ACC.

**14 WRITTEN NOTICES**

Any notice by the contract administrator or the owner to the other party pursuant to the Renewal Contract must be in writing.

**SIGNATURES**

**Contract administrator (HUD or PHA)**

Name of Contract Administrator

U.S. Department of Housing and Urban Development

By: MB  
Signature of authorized representative

Name and official title

Maurice E. Barry

Chief, Asset Resolution Branch

Date 4/6/2023

**U.S. Department of Housing and Urban Development**

By: MB  
Signature of authorized representative  
Maurice Barry, Chief, Resolution Branch  
Name and official title

Date 4/6/2023

**Owner**

Name of Owner  
Hill Central, LLC

By: [Signature]  
Signature of authorized representative

Frederick D. Ross III, Managing Member of Westmount Development Group LLC or  
Managing Member of Hill Central Manager LLC as Managing Member of Hill Central, LLC or  
nominee for Hill Central, LLC, JGE LLC and The JGM Realty LLC

Name and title

Date 4/6/23

**EXHIBIT A**

**IDENTIFICATION OF UNITS ("CONTRACT UNITS")  
BY SIZE AND APPLICABLE CONTRACT RENTS**

**Section 8 Contract Number:** CT260010011  
**FHA Project Number (if applicable):** \_\_\_\_\_  
**Effective Date of the Rent Increase (if applicable):** 05/01/2023

<u>Number of Contract Units</u>	<u>Number of Bedrooms</u>	<u>Contract Rent</u>	<u>Utility Allowance</u>	<u>Gross Rent</u>
<u>40</u>	<u>3</u>	<u>\$1,750</u>	<u>\$169</u>	<u>\$1,919</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**NOTE:**  
 This Exhibit will be amended by contract administrator notice to the owner to specify adjusted contract rent amounts as determined by the contract administrator in accordance with section 5b(3) of the Renewal Contract.

Comments: \_\_\_\_\_

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**EXHIBIT B**

**DISTRIBUTION LIMITATIONS**

**FOR PROJECT NOT SUBJECT TO DISTRIBUTION LIMITATIONS:**

If the project is not subject to any limitations on distribution of project funds, either pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, neither HUD nor the PHA may impose any additional limitations on distribution of project funds during the term of the Renewal Contract.

**FOR PROJECT SUBJECT TO DISTRIBUTION LIMITATIONS:**

If the project is subject to any limitations on distribution of project funds pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, such limitations on distribution shall continue to be applicable during the term of the Renewal Contract, provided that the owner may take an increased distribution in accordance with the Section 8 Renewal Policy Guidance for Renewal of Project-Based Section 8 Contracts, (the "Guidebook").

However, owners of Section 8 properties must maintain the property in good condition, as demonstrated by a REAC score of 60 or higher, in order to take increased distributions.

The owner shall comply with the distribution limitations. The maximum distribution to the owner shall be equal to the total of:

- 1** The limited distribution permitted pursuant to the FHA Regulatory agreement or the Expiring Contract, **plus**
- 2** Any increased distribution as approved by HUD in accordance with the Guidebook.



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## INSTRUCTIONS FOR PREPARATION OF RENEWAL CONTRACT

The following instructions are not part of the Renewal Contract.

Endnote numbers are keyed to references in the text of the Renewal Contract.

<sup>1</sup> This form of Renewal Contract is only to be used to renew an expiring Section 8 project-based HAP contract for a Section 8 project whose rents are increased to market under the HUD Mark-Up-to-Market Option. The Renewal Contract shall be entered in accordance with Section 524 of MAHRA and HUD requirements. Section 2 of the Renewal Contract specifies the contract term.

<sup>2</sup> To prepare the Renewal Contract for execution by the parties, fill out all contract information in section 1 and section 2.

<sup>3</sup> Enter a description of the housing that will be covered by the Renewal Contract. The description must clearly identify the housing by providing the address or other description of project location, and any other information necessary to clearly designate the covered housing.

If necessary, attach an exhibit with a site plan or other descriptive information. Enter a reference to the attached exhibit.

<sup>4</sup> Enter the name of the contract administrator that executes the Renewal Contract. If HUD is the contract administrator, enter "United States of America – Department of Housing and Urban Development (HUD)". If the contract administrator is a public housing agency (PHA), enter the full name of the PHA.

<sup>5</sup> The Renewal Contract must be entered before expiration of the Expiring Contract. Enter the date of the first day after expiration of the term of the Expiring Contract.

<sup>6</sup> Enter a whole number of five or more years.

<sup>7</sup> Enter the amount of funding obligated.

<sup>8</sup> Enter a whole number of months.