

HELP USA



Building Better Lives

**Providing Homes, Jobs, and Services for America's Homeless
Over 280,000 People Helped Since 1986**

**September 29, 2020
Tyisha Walker-Myers
President, Board of Alders
City of New Haven
City Hall, 165 Church Street
New Haven, CT 06510**

Dear Madame President:

Please find enclosed six (6) copies of Dixwell Housing Associates LLC's application for a PILOT Agreement for the proposed 340+ Dixwell project located at 340 and 316 Dixwell Avenue and 783 Orchard Street in the Dixwell section of New Haven.

This project is a collaboration between two mission based nonprofit organizations. Beulah Land Trust Corp. and HELP Development Corp. The project includes 69 new construction apartments utilizing a green building technology called Mass Timber. Of the new apartments, 55 will be affordable to households earning 60% of below the area median income including 14 supportive housing units for homeless families.

We are very excited to present this project for consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David Cleghorn".

**David Cleghorn
VP Dixwell Housing Associates
Chief Housing Officer
HELP USA**

- X **Exhibit 1:** Project Summary Response and associated material.
- X **Exhibit 2:** Organizational Documents including Certificate of Incorporation, Articles of Incorporation, etc.
- X **Exhibit 3:** Certificate of Good Standing.
- X **Exhibit 4:** Evidence of site control by the applicant (Deed, Option/Purchase Sale Agreement) if
- X **Exhibit 5:** Copy of recorded Affordable or Restrictive Covenants, if applicable.
- X **Exhibit 6:** Evidence that Property and all real estate owned by principal(s) are current on New Haven taxes.
- X **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.
- X **Exhibit 8:** Three (3) year proforma assumptions for the development.
- Exhibit 9:** N/A
- X **Exhibit 10:** Corporate resolution authorizing the Development to enter into a tax abatement agreement with the City of New Haven.
- X **Exhibit 11:** Attach, any and all, letters of support.
- X **Exhibit 12:** Documentation of any rental subsidies, if applicable.

Exhibit 1 Cover Page

Enclosed in this Exhibit please find the LISHTA Application narrative and subsequent attachments in the order in which they are referenced in the body of the narrative.

- Section II part F: Site Survey
- Section III part C: Renderings and Floor Plans
- Section III part E: General Contractor Cost Break-Out
- Section III part F: General Contractor Schedule
- Section III part G: Local Approvals
- Section III part J: General Contractor M/WBE Plan and Local Hiring
- Section III part k: Developer's Certification

City of New Haven
CONNECTICUT



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

I. APPLICANT INFORMATION

- A. APPLICATION DATE: [September 29, 2020](#)
- B. APPLICANT NAME: [Dixwell Housing Associates LLC](#)
- C. IF DIFFERENT, OWNER'S NAME: [Partnership between non-profit developers Beulah Land Trust Corp. & HELP Development Corp.](#)
- D. PROJECT NAME: [340+ Dixwell](#)
- E. PROJECT ADDRESS(S): [340 Dixwell Avenue, 316 Dixwell Avenue, 783 Orchard Street \(lots to be merged\)](#)
- F. KEY CONTACT INFORMATION:
 - Name: [David Cleghorn](#)
 - Title: [Vice President](#)
 - Address: [115 E. 13th Street, New York, NY 10003](#)
 - Phone Number: [646-300-1357](#)
 - Email: dcleghorn@helpusa.org

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: [69](#) Total Number of Buildings: [2](#)

- C. Total Number of Affordable Units: 55
- D. Percentage of Affordable Units: 80%
- E. Will Affordable Units be subsidized with federal or state or local rent subsidies, i.e. Project Based Section 8, RAP, etc.? Yes No
If yes, provide documentation in Exhibit 12.

Please note that Dixwell Housing Associates LLC has applied for twenty (20) Project Based Section 8 vouchers from the Housing Authority of New Haven. The developers expect to receive the vouchers and have notification prior to submission of the 9% Low Income Housing Tax Credit Application to CHFA on November 12, 2020.

- 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;

316 Dixwell Avenue (Block 0341, Lot 00300) site is currently used as the New Haven Opportunity Center ("NHOp-C"). The NHOp-C was designed in 2014 as part of the Mayor's plans for transforming social service delivery in New Haven by providing services to the neighborhoods.

340 Dixwell Avenue (Block 0341, Lot 00100) site is currently vacant land.

783 Orchard Street (Block 0341, Lot 02900) site is currently used as a two (2) story single family home used for residential use. The site is currently uninhabitable and empty and will be demolished.

A recent survey is attached.

- 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.

Dixwell Housing Associates LLC will be comprised of two non-profit development organizations, Beulah Land Development Corp., based in New Haven and HELP Development Corp., based in New York. Attached is the site control information that show Beulah Land Development as the owner of 340 Dixwell and Dixwell Housing Associates LLC as the owner of 783 Orchard Street. Currently, the developers are negotiating the final LDA agreement with the City of New Haven which will include conveyance, at Fair Market Value, of 316 Dixwell.

Site control documents are attached in Exhibit 4.

III. PROJECT SUMMARY

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

340+ Dixwell ("the project") will be a collaboration between HELP Development Corp. ("HELP") and Beulah Land Development Corporation ("BLDC") which will form a separate entity for the

purposes of securing Low Income Housing Tax Credits ("LIHTC") and other project sources of funds. Both organizations are mission based, nonprofit, affordable housing developers. Once complete the project will consist of 69 newly constructed apartments in two buildings at 316 and 340 Dixwell and 783 Orchard. The project will feature a mixture of 1, 2- and 3-bedroom apartments with 14 apartments reserved for homeless households and 14 market rate while the balance of units will be targeted to families with household income between 30%-60% of the Area Median Income. All apartments will be accessible and 14 will be reserved for those with mobility impairments.

340 + Dixwell will be a Low Income Housing Tax Credit project and as such will be owned by a to-be-formed Limited Partnership that will be controlled by a non-profit General Partner that is comprised of the non-profit HELP Development Corp. and Beulah Land Development Corp. affiliates.

340+ Dixwell is will be a new construction, mixed income project in two buildings, connected by a parking area, and will include 69 total apartments. To be as inclusive as possible, the unit mix intends to provide housing to very low-income and formerly homeless households, low income families and market rate units. The project will be 80% affordable and 20% market rate. However, please note that market rate rents in the Dixwell neighborhood are similar to the 60% tax credit rents. The ground floor will have two commercial uses, community room, management space and lead to an interior courtyard with off-street parking and gardens. The portion of the project built on 316 Dixwell will have equal access to the amenities at 340 Dixwell in addition to a resident rooftop garden and sitting area. 783 Orchard will be demolished to create a land link between 340 and 316 Dixwell, provide access to the interior parking area as well as additional parking space. Further 783 Orchard and 316 Dixwell will contain the stormwater basins for the entire project under the parking area.

340+ Dixwell will be a supportive housing project. Supportive services will be provided by a third-party organization based in New Haven. Payment for services will be made from the project operating budget.

340+ Dixwell will be designed to Passive House standards which will create a cleaner and more efficient building. Additionally, the project will be built by utilizing a building product known as mass timber which is an engineered wood product that mimics the strength and beauty of old growth timber. Mass timber creates a healthy living environment, improves indoor air quality and is light and airy.

Community amenities will include off street parking, interior courtyard, roof top terraces, community room, on-site laundry facilities, social service suite, elevator lounges in an atrium, exercise room and individual balconies.

The project is consistent with the Dixwell Corridor re-zoning plans and has broad community support. Most importantly, 340+ Dixwell will build quality, safe and healthy affordable and supportive housing for the people in the Dixwell community.

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

The developers are requesting a PILOT for 17 years pursuant to Sec II: Tax Abatement Agreements, Para. 3 as new construction project. We believe the project could support an annual PILOT payment of \$10,000, trended at 3% annually, which will allow the project to operate at greater efficiency and ensure very low-income households have qualify housing. Alternatively, a one time payment of \$170,000 could be made at financial closing and the project would not be assessed taxes for 17 years.

340+ Dixwell is a deeply affordable housing project that will have a 20% set-aside for homeless families and an additional five (5) apartments reserved for those with a family income of less than 30% AMI. Social Services will be provided to the homeless families and be paid for through the project operating budget. Further, the Market Rate units, based on a recent market study, do not support rents much higher than the 60% AMI levels.

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

A four-story mass timber structure will be built on each site, and both will be designed to Passive House standards and have rooftop solar panels. The 340+ Dixwell project will be an environmentally progressive project that will provide a healthy, energy efficient and natural living experience for its tenants. The mass timber will be primarily cross laminated timber (CLT) which is inherently fire resistant and will allow the ceilings of living rooms and bedrooms, the exterior wall and one wall of each room to remain natural wood. The Passive House design and solar panels are expected to significantly reduce tenant utility costs. Two- and three-bedroom units in both buildings are planned to have outdoor balconies.

The ground floor of the 340 Dixwell building will contain two commercial retail spaces of approximately 2,500 sf total, property and supportive management offices, amenity space, bicycle storage, trash collection, as well as the building lobby and two elevators to serve tenants and their guests. The 340 Dixwell building with 12 units, contains service place on the ground floor. Both buildings contain residential apartments and amenity space on the upper three floors. Parking will be under a courtyard serving all tenants, at 340 Dixwell, alongside the 340 Building and behind the 316 Building. The courtyard will have some landscaping as will the ground floor around the buildings.

Attached to this section are renderings and floor plans for 340+ Dixwell.

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

The developers anticipate the total development costs to be approximately \$23,700,000 which includes approximately \$18.5m in construction costs plus a 5% contingency. The construction costs are influenced by several factors;

- It is anticipated that the project will receive Project Based Section 8 Vouchers which will trigger federal Davis Bacon wages;
- The project is being built to Passive House specifications, which will increase the costs of construction but result in savings in the building operations;

- Mass timber structure is slightly more expensive than the traditional light-frame construction;
- Building height requires elevators;
- Exterior wall materials in excess of the CHFA expected vinyl siding;
- Solar panels related to Passive Housing design;
- Environmental abatement of the site and some of the soils.

The developers are in regular communication with LaRosa Builders, a Connecticut based general contractor who is reviewing the plans as they are developed to provide real time construction estimates.

LaRosa’s latest construction cost estimate is attached.

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.

340+ Dixwell will be financed through the Low Income Housing Tax Credit Program and other sources detailed in Exhibit 7. The operating assumptions further detailed in Exhibit 8 have been carefully crafted by utilizing best practices and information learned through HELP’s operation of 28 other affordable housing communities.

The developer’s have applied for twenty (20) Project Based Section 8 Vouchers from the New Haven Housing Authority and the operating projections assume those will be awarded.

340+ Dixwell Operating Income/Expenses		
Annual Residential Income	\$	918,253
Annual Commercial Income	\$	35,100
Total Income	\$	953,353
Annual Operating Expense	\$	542,707
Mortgage Expense	\$	287,024
Reserve for Replacements	\$	27,600
Investor Service Fee	\$	8,500
Total Expenses	\$	865,831

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

The developers of 340+ Dixwell anticipate applying for project financing with the Connecticut Housing Finance Authority and Department of Housing on November 12th. The project’s architectural plans will be at 90% completion. The developers have procured LaRosa Building Group expects to begin construction on or about July 5th, 2021.

A preliminary project construction schedule is attached.

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

340+ Dixwell has secured zoning approval. The project was presented for site plan approval on September 22nd and there were additional clarifications requested. Responses to those questions will be submitted by the end of the week of September 28th. The project will be heard again in October so that site plan approval can be in place by the November 12th application for project financing to the Connecticut Housing Finance Authority and Department of Housing.

Zoning approval is attached.

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;

340+ Dixwell is being developed and will be owned by Dixwell Housing Associates LLC which is a Connecticut limited liability company formed in November 2019. Dixwell Housing Associates LLC is currently comprised of the non-profit affordable housing developer H.E.L.P. Development Corp, which is an affiliate of H.E.L.P. USA, Inc, which is an IRS 501(c)(3) entity that has been developing, owning and operating affordable housing projects since its formation in the 1980s. Once the project has secured the development financing Beulah Land Development Corp. will enter into Dixwell Housing Associates LLC as a member and Beulah and HELP will joint-venture to develop the 340+ Dixwell development, along with the Low Income Housing Tax Credit investor which will be admitted at the same time.

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.

It is anticipated that the project will generate approximately 200-250 construction jobs over the course of its schedule. After construction completion the project will generate at least four new jobs – Property Manager, Building Maintenance Super, Building Porter/Janitor and an MSW Social Worker.

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;

The developers of 340+ Dixwell will comply with all provisions of Executive Order 11246 and Executive Order 11375, Connecticut Fair Employment Practices Act and Chapter 12 ½ of the City's Code of General Ordinances ("Ordinance"), including all standards and regulations which are promulgated by the government authorities who established such acts and requirements, and all standards and regulations are incorporated herein by reference, 29 U.S.C. Section 6511 *et seq.*, Title VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act, the Americans with Disabilities Act; the Equal Pay Act, Immigration and Nationality Act Section 274A; FLSA's recordkeeping Regulations, 29 CFR Part 516, Conn. Gen. Stat. § 31-22p (standards of

apprenticeship), and any other applicable federal, state and/or municipal law relating to employment.

The developers will further adhere to all local hiring requirements set forth in the LDA with the City of New Haven, the pertinent section listed below:

To make best efforts to have its general contractors, construction manager and all subcontractors for the Project hire the following groups, in correspondence to the following percentages of total hours completed on the Development: twenty-five percent (25%) of hours to be worked by minorities as defined in Ordinance Section 12-1/2-19(n); six and nine-tenths percent (6.9%) of hours to be worked by females; twenty-five percent (25%) of hours to be worked by residents of the City; and fifteen percent (15%) of hours to be worked by apprentices, provided that fifty percent (50%) of apprentice hours must be worked by first-year apprentices.

Pursuant to Ordinance Sections 12 1/4-9(d) and (f), the Developer and its contractors shall be considered to have achieved compliance with the MBE Utilization Goals if work totaling the value of twenty-five (25%) percent of all of the construction subcontracts is awarded to MBEs.

Attached is the developer's certification as well as the Minority Hiring Plan submitted by LaRosa Building Company.

- 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**

Please see attached certification.

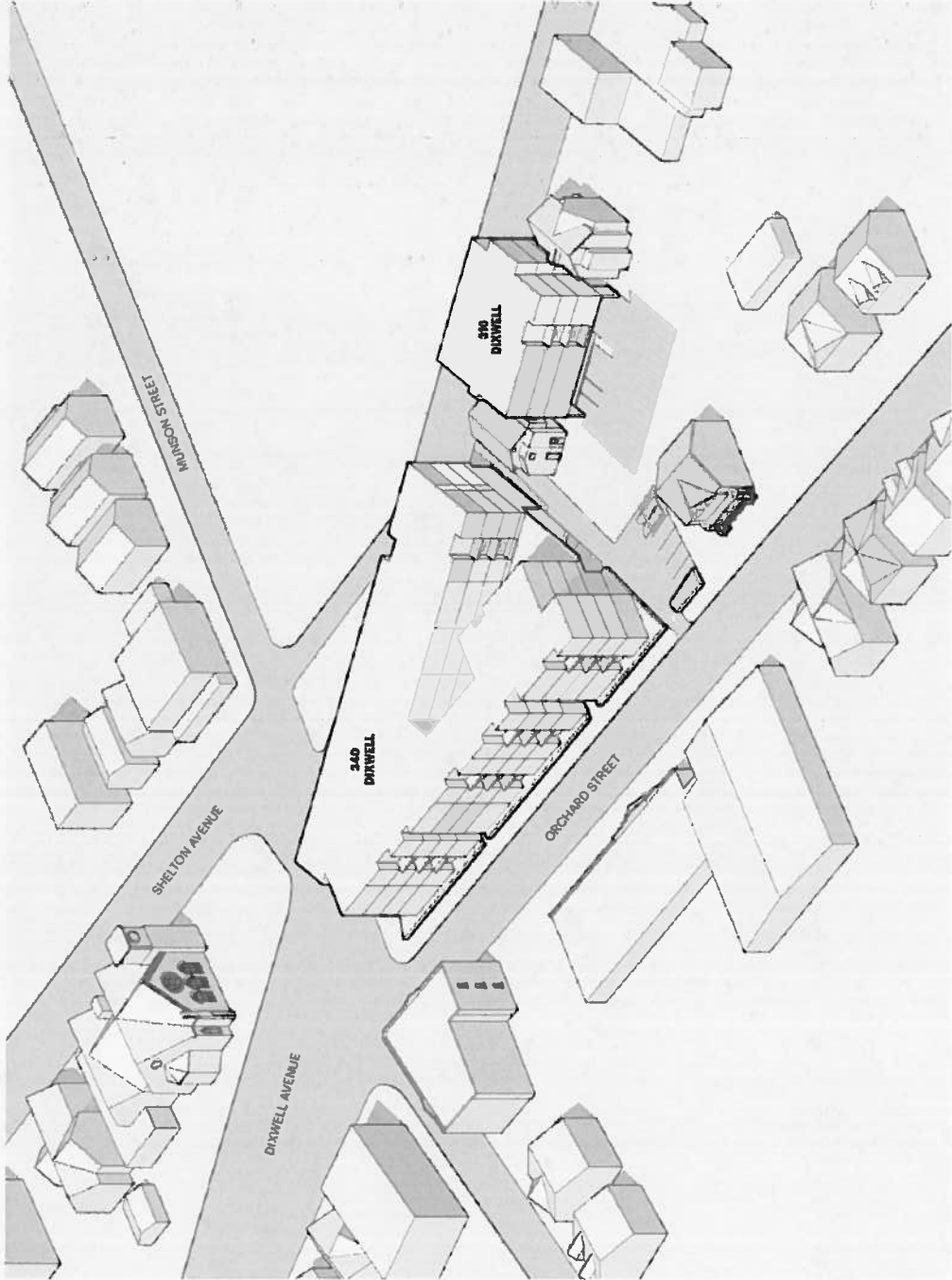
- L. Payment in full of the applicable application fee payable to the Controller. This fee is found in the New Haven Code of General Ordinances, Article XX: Section 17-201: Permit Licenses and User Fees.**

A check is enclosed.



340+ DIXWELL, NEW HAVEN, CT

View from Dixwell looking south



340 DIXWELL CURRENT MASSING ISOMETRIC
VIEW FROM SOUTHWEST

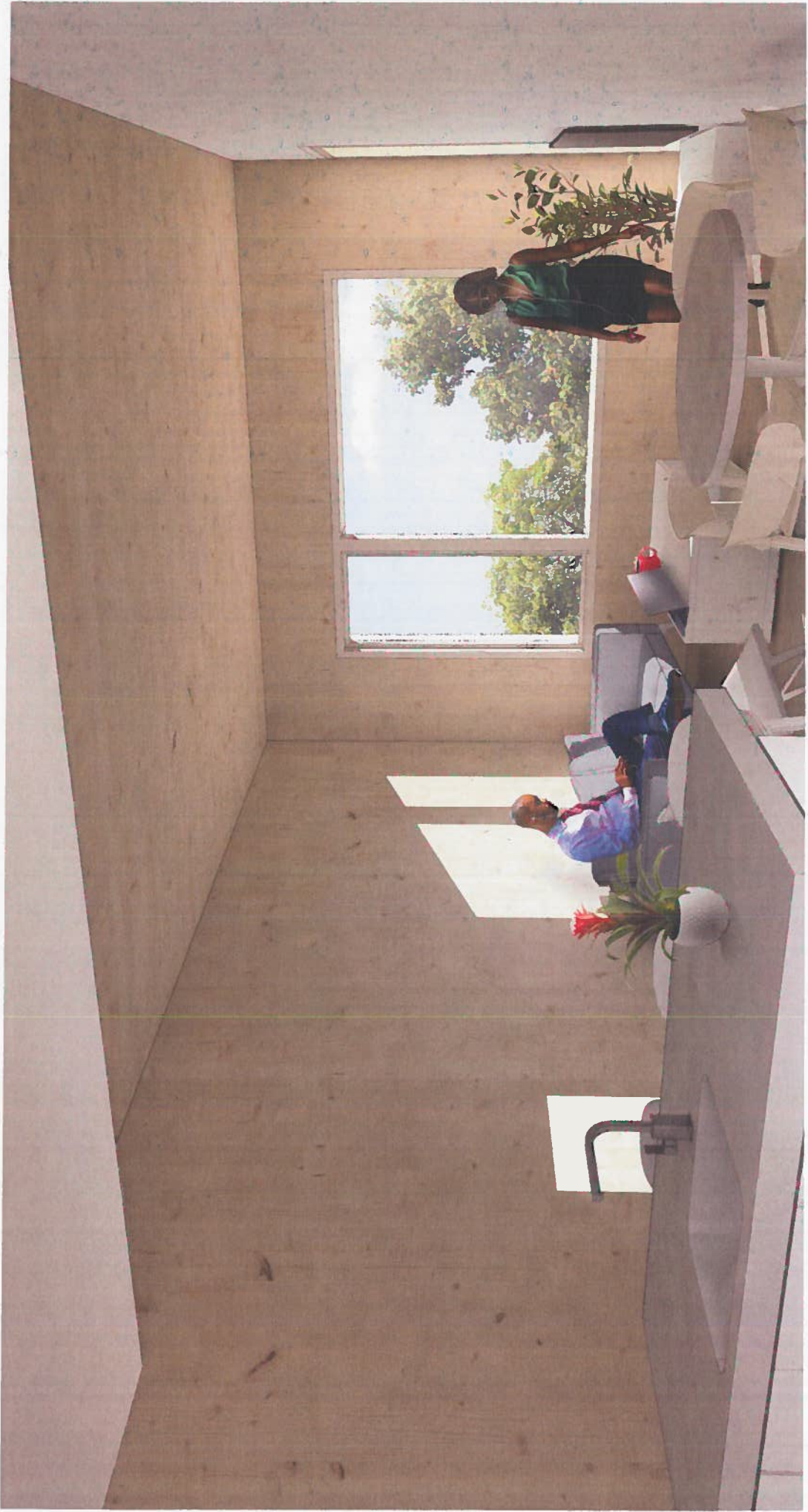


NOT TO SCALE

GROUND FLOOR PLAN



VIEW OF LOBBY TOWARDS ATRIUM



VIEW OF TYPICAL LIVING ROOM FROM KITCHEN

What is a mass timber building and what are its benefits

1. Dimensional lumber (2x's) are grouped together with environmentally safe glue to create "glulam" columns and beams and cross laminated timber ("CLT") walls and floors, which are very light and strong and inherently fireproof (the wood chars as it burns, greatly slowing down the burning process)
2. These "mass timber" elements are precisely made and can have holes for ductwork and piping and light fixtures cut in them, which makes it easier to build and speeds up plumbing and mechanical work too
3. The structure is built much faster than light frame, is quiet (no hammering, only screw guns), produces no waste, and creates a much more durable structure than light frame
4. CLT panels, which 340+ will be made from, do not have to be covered up with drywall, allowing the apartment to be natural, healthy, warm, solid - to reduce asthma and make concentration easier
5. Mass timber comes from a renewable resource, trees, that absorb carbon dioxide from the atmosphere, and the carbon stays inside the structure during its life. Mass timber thus cleans the air and improves forest health when the wood comes from sustainably harvested forests



Dalston Lane – CLT Exterior





Kitchen and Living Room – CLT Interior



View from Orchard looking north

CHFA DOH CONSOLIDATED APPLICATION

Exhibit 4.9.c - EXPLODED TRADE PAYMENT BREAKDOWN



Version 2018
Submission Date:
September 23, 2020

IMPORTANT: The Exploded Trade Payment Breakdown must be prepared by an architect, general contractor, or cost estimation consultant (except for HTCC applications)(For CHFA Special Programs applicants please contact your Asset Manager). Include the identity and contact information of the party that prepared the Exploded Trade Payment Breakdown in the space provided at the bottom of the form.

DEVELOPMENT NAME			340 Dixwell			APPLICANT			340 Dixwell		
			RESIDENTIAL			COMMERCIAL			COMBINED TOTAL		
DIVISION	TRADE ITEM	Unit	Unit Cost	Quantity	TOTAL	Unit	Unit Cost	Quantity	TOTAL		
01 GENERAL REQUIREMENTS											
General Requirements	Project Manager	LS	\$929,581.00	1	\$929,581.00				\$0.00		\$929,581.00
	Superintendent				\$0.00				\$0.00		\$0.00
	Secretary				\$0.00				\$0.00		\$0.00
	Vehicle Expense				\$0.00				\$0.00		\$0.00
	Travel Expense				\$0.00				\$0.00		\$0.00
	Snow Removal				\$0.00				\$0.00		\$0.00
	OSHA Protection				\$0.00				\$0.00		\$0.00
	Survey & Layout (Site & Bldg)				\$0.00				\$0.00		\$0.00
	Weather Protection				\$0.00				\$0.00		\$0.00
	Project Photographs				\$0.00				\$0.00		\$0.00
	Dumpsters				\$0.00				\$0.00		\$0.00
	Record Drawings				\$0.00				\$0.00		\$0.00
	Broken Glass Repair				\$0.00				\$0.00		\$0.00
	Temporary Toilets				\$0.00				\$0.00		\$0.00
	Temporary Fencing				\$0.00				\$0.00		\$0.00
	Temporary Heat (Winter Cond'n)				\$0.00				\$0.00		\$0.00
	Temporary Power				\$0.00				\$0.00		\$0.00
	Temporary Water				\$0.00				\$0.00		\$0.00
	Temporary Office				\$0.00				\$0.00		\$0.00
	Temporary Telephone				\$0.00				\$0.00		\$0.00
	Temporary Fire Protection				\$0.00				\$0.00		\$0.00
	Tests & Inspect'ns (Unless Spec'd)				\$0.00				\$0.00		\$0.00
	Construction Sign				\$0.00				\$0.00		\$0.00
Materials Storage				\$0.00				\$0.00		\$0.00	
Miscellaneous expenses				\$0.00				\$0.00		\$0.00	
SUBTOTAL:					\$929,581.00				\$0.00		\$929,581.00
TOTAL FOR GENERAL REQUIREMENTS:					\$929,581.00				\$0.00		\$929,581.00
ENVIRONMENTAL											
Environmental Site Clean-Up	Removal of Unsuitable Soils				\$0.00				\$0.00		\$0.00
	Mold Removal				\$0.00				\$0.00		\$0.00
	SUBTOTAL:					\$0.00				\$0.00	\$0.00
Environmental Building Remediation	Lead-Based Paint Removal				\$0.00				\$0.00		\$0.00
	PCB's				\$0.00				\$0.00		\$0.00
	Asbestos Removal				\$0.00				\$0.00		\$0.00
	Universal Waste				\$0.00				\$0.00		\$0.00
	Radon Remediation				\$0.00				\$0.00		\$0.00
SUBTOTAL:					\$0.00				\$0.00	\$0.00	
02 SITE WORK											
Site Utilities	Water Supply	LS	\$750,000.00	1	\$750,000.00				\$0.00		\$750,000.00
	Sanitary Sewer				\$0.00				\$0.00		\$0.00
	Storm Sewer				\$0.00				\$0.00		\$0.00
	Gas				\$0.00				\$0.00		\$0.00
	Electric Trenching				\$0.00				\$0.00		\$0.00
	Electric conduit and wire				\$0.00				\$0.00		\$0.00
	Offsite				\$0.00				\$0.00		\$0.00
	Replacement Lighting				\$0.00				\$0.00		\$0.00
	SUBTOTAL:					\$750,000.00				\$0.00	
Grading & Excavation	Clearing & Grubbing				\$0.00				\$0.00		\$0.00
	Cut & Fill				\$0.00				\$0.00		\$0.00
	Rock Excavation				\$0.00				\$0.00		\$0.00
	Foundation Excavation & Backfill				\$0.00				\$0.00		\$0.00
	Trenching				\$0.00				\$0.00		\$0.00
	Others (Specify)				\$0.00				\$0.00		\$0.00
SUBTOTAL:					\$0.00				\$0.00		\$0.00
Paving Walks & Signs	Bituminous Paving				\$0.00				\$0.00		\$0.00
	Boxing Out Paving				\$0.00				\$0.00		\$0.00
	Rough / Binder Course				\$0.00				\$0.00		\$0.00
	Finish Coat				\$0.00				\$0.00		\$0.00
	Curbing				\$0.00				\$0.00		\$0.00
	Signs				\$0.00				\$0.00		\$0.00
	Concrete Walks and Steps				\$0.00				\$0.00		\$0.00
Concrete pier for ramp				\$0.00				\$0.00		\$0.00	
SUBTOTAL:					\$0.00				\$0.00		\$0.00
Unusual Site Conditions	Rock Excavation				\$0.00				\$0.00		\$0.00
	Unsuitable Soil				\$0.00				\$0.00		\$0.00
	Others (Specify)				\$0.00				\$0.00		\$0.00
SUBTOTAL:					\$0.00				\$0.00		\$0.00

CHFA DOH CONSOLIDATED APPLICATION

DEVELOPMENT NAME

340 Dixwell

APPLICANT

340 Dixwell

CON	TRADE ITEM	RESIDENTIAL				COMMERCIAL				COMBINED TOTAL
		Unit	Unit Cost	Quantity	TOTAL	Unit	Unit Cost	Quantity	TOTAL	

Lawns & Planting	Topsoil				\$0.00				\$0.00	\$0.00
	Seeding & Sodding				\$0.00				\$0.00	\$0.00
	Plantings				\$0.00				\$0.00	\$0.00
	Others (Specify) - Backfilling/Repair				\$0.00				\$0.00	\$0.00
	SUBTOTAL:				\$0.00				\$0.00	\$0.00

Other Site Work	Retaining Walls & Fences				\$0.00				\$0.00	\$0.00
	Benches, Tables, Playgrnd Equip.				\$0.00				\$0.00	\$0.00
	Irrigation				\$0.00				\$0.00	\$0.00
	Site Lighting				\$0.00				\$0.00	\$0.00
	Others (Specify)				\$0.00				\$0.00	\$0.00
	Others (Specify)				\$0.00				\$0.00	\$0.00
Repair Decks/stairs (labor)				\$0.00				\$0.00	\$0.00	
SUBTOTAL:				\$0.00				\$0.00	\$0.00	

Demolition	(Selective demolition and dumpsters)				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$0.00				\$0.00	\$0.00

Allowance for Division 2 Site Work					\$0.00				\$0.00	\$0.00
Allowance Scope	(describe here)					(describe here)				

TOTAL FOR ENVIRONMENTAL AND SITE WORK:					\$750,000.00				\$0.00	\$750,000.00
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03 CONCRETE

Concrete	Concrete Footings	LS	\$475,000.00	1	\$475,000.00				\$0.00	\$475,000.00
	Foundation Walls				\$0.00				\$0.00	\$0.00
	Columns				\$0.00				\$0.00	\$0.00
	Slab-On-Grade				\$0.00				\$0.00	\$0.00
	Structural Slabs / Roof Deck				\$0.00				\$0.00	\$0.00
	Reinforcing Steel				\$0.00				\$0.00	\$0.00
	Others (Specify)				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$475,000.00				\$0.00	\$475,000.00

Allowance for Division 3 Concrete					\$0.00				\$0.00	\$0.00
Allowance Scope	(describe here)					(describe here)				

TOTAL FOR CONCRETE:					\$475,000.00				\$0.00	\$475,000.00
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04 MASONRY

Masonry	Face Brick				\$0.00				\$0.00	\$0.00
	Concrete Block				\$0.00				\$0.00	\$0.00
	Ties & Reinforcing Trusses				\$0.00				\$0.00	\$0.00
	Brick Repointing				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$0.00				\$0.00	\$0.00

Allowance for Division 4 Masonry					\$0.00				\$0.00	\$0.00
Allowance Scope	(describe here)					(describe here)				

TOTAL FOR MASONRY:					\$0.00				\$0.00	\$0.00
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05 METALS

Metals	Structural Steel	LS	\$20,000.00	1	\$20,000.00				\$0.00	\$20,000.00
	Misc. Lintels & Ladders	LS	\$7,500.00	1	\$7,500.00				\$0.00	\$7,500.00
	Steel Stairs & Handrails	LS	\$80,000.00	1	\$80,000.00				\$0.00	\$80,000.00
	Others (Specify)				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$107,500.00				\$0.00	\$107,500.00

Allowance for Division 5 Metals					\$0.00				\$0.00	\$0.00
Allowance Scope	(describe here)					(describe here)				

TOTAL FOR METALS:					\$107,500.00				\$0.00	\$107,500.00
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CHFA DOH CONSOLIDATED APPLICATION

DEVELOPMENT NAME

340 Dixwell

APPLICANT

340 Dixwell

RESIDENTIAL

COMMERCIAL

COMBINED TOTAL

06 CARPENTRY

CON	TRADE ITEM	Unit	Unit Cost	Quantity	TOTAL	Unit	Unit Cost	Quantity	TOTAL	
Rough Carpentry	Floor Framing Lumber	LS	\$4,050,000.00	1	\$4,050,000.00				\$0.00	\$4,050,000.00
	Floor Framing Trusses				\$0.00				\$0.00	\$0.00
	Wall Framing				\$0.00				\$0.00	\$0.00
	Roof Framing Lumber				\$0.00				\$0.00	\$0.00
	Roof Framing Trusses				\$0.00				\$0.00	\$0.00
	Exterior Wall Sheathing				\$0.00				\$0.00	\$0.00
	Plywood Subflooring				\$0.00				\$0.00	\$0.00
	Plywood Underlayment				\$0.00				\$0.00	\$0.00
	Rotted wood allowance per spec				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$4,050,000.00				\$0.00	\$4,050,000.00

Finish Carpentry	Wood Stairs & Handrails	LS	\$250,000.00	1	\$250,000.00				\$0.00	\$250,000.00
	Closet Shelving, Rods				\$0.00				\$0.00	\$0.00
	Wood Base & Moulding				\$0.00				\$0.00	\$0.00
	Wood Door & Window Trim				\$0.00				\$0.00	\$0.00
	Millwork				\$0.00				\$0.00	\$0.00
	Exterior deck				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$250,000.00				\$0.00	\$250,000.00

Allowance for Division 8 Carpentry					\$0.00				\$0.00	\$0.00
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Allowance Scope		(describe here)			(describe here)						
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TOTAL FOR CARPENTRY:					\$4,300,000.00				\$0.00	\$4,300,000.00
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07 THERMAL & MOISTURE PROTECTION

Moisture Protection	Dampproofing				\$0.00				\$0.00	\$0.00
	Waterproofing				\$0.00				\$0.00	\$0.00
	Membrane Waterproofing				\$0.00				\$0.00	\$0.00
	Prefab. Foundation Drainage				\$0.00				\$0.00	\$0.00
	Caulking				\$0.00				\$0.00	\$0.00
	Air barrier	LS	\$175,000.00	1	\$175,000.00				\$0.00	\$175,000.00
SUBTOTAL:					\$175,000.00				\$0.00	\$175,000.00

Insulation	Foundation Insulation	LS	\$115,000.00	1	\$115,000.00				\$0.00	\$115,000.00
	Wall Insulation	LS	\$226,000.00	1	\$226,000.00				\$0.00	\$226,000.00
	Ceiling Insulation				\$0.00				\$0.00	\$0.00
	Replace existing				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$341,000.00				\$0.00	\$341,000.00

Roofing	Shingle Roofing (Specify)	sf	\$18.00	25,000	\$450,000.00				\$0.00	\$450,000.00
	Builtup Roofing (Specify)				\$0.00				\$0.00	\$0.00
	Single Ply Roofing (Specify)				\$0.00				\$0.00	\$0.00
	SUBTOTAL:					\$450,000.00				\$0.00

Sheet Metal	Gutters & Leaders				\$0.00				\$0.00	\$0.00
	Flashing				\$0.00				\$0.00	\$0.00
	Gutters and Leaders type 2				\$0.00				\$0.00	\$0.00
	SUBTOTAL:					\$0.00				\$0.00

Siding	Cementitious Siding	sf	\$18.00	61,000	\$1,098,000.00				\$0.00	\$1,098,000.00
	Vinyl / Aluminum Siding (Specify)				\$0.00				\$0.00	\$0.00
	Wood Shingles / Siding (Specify)				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$1,098,000.00				\$0.00	\$1,098,000.00

Allowance for Division 7 Thermal & Moisture					\$0.00				\$0.00	\$0.00
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Allowance Scope		(describe here)			(describe here)						
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TOTAL FOR THERMAL & MOISTURE PROTECTION:					\$2,014,000.00				\$0.00	\$2,014,000.00
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08 DOORS & WINDOWS

Doors & Hardware	Doors & Frames Exterior				\$0.00				\$0.00	\$0.00
	Doors & Frames-Interior	LS	\$265,000.00	1	\$265,000.00				\$0.00	\$265,000.00
	Door Hardware				\$0.00				\$0.00	\$0.00
	Specialty Doors & Frames	ea	\$1,200.00	43	\$51,600.00				\$0.00	\$51,600.00
	Others (Specify)				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$316,600.00				\$0.00	\$316,600.00

CHFA DOH CONSOLIDATED APPLICATION

DEVELOPMENT NAME

340 Dixwell

APPLICANT

340 Dixwell

RESIDENTIAL

COMMERCIAL

COMBINED TOTAL

11 EQUIPMENT

TRADE ITEM	Unit	Unit Cost	Quantity	TOTAL	Unit	Unit Cost	Quantity	TOTAL	COMBINED TOTAL
Special Equip. (Specify)				\$0.00				\$0.00	\$0.00
SUBTOTAL:				\$0.00				\$0.00	\$0.00

Cabinets & Vanities	Kitchen Cabinets	ea	\$3,900.00	70	\$273,000.00			\$0.00	\$273,000.00
	Bathroom Vanities				\$0.00			\$0.00	\$0.00
	Others (Specify)				\$0.00			\$0.00	\$0.00
SUBTOTAL:				\$273,000.00				\$0.00	\$273,000.00

Kitchen Appliances	Dishwasher	ea	\$2,600.00	70	\$182,000.00			\$0.00	\$182,000.00
	Microwave				\$0.00			\$0.00	\$0.00
	Range				\$0.00			\$0.00	\$0.00
	Range Hood				\$0.00			\$0.00	\$0.00
	Refrigerator				\$0.00			\$0.00	\$0.00
	Washer & Drain Pan				\$0.00			\$0.00	\$0.00
	Dryer				\$0.00			\$0.00	\$0.00
	Others (Specify)				\$0.00			\$0.00	\$0.00
SUBTOTAL:				\$182,000.00				\$0.00	\$182,000.00

Allowance for Division 11 Equipment				\$0.00				\$0.00	\$0.00
Allowance Scope	(describe here)			(describe here)					

TOTAL FOR EQUIPMENT:				\$455,000.00				\$0.00	\$455,000.00
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12 FURNISHINGS

Furnishing	Blinds, Shades	ea	\$100.00	306	\$30,600.00			\$0.00	\$30,600.00
	Others (Specify)				\$0.00			\$0.00	\$0.00
SUBTOTAL:				\$30,600.00				\$0.00	\$30,600.00

Allowance for Division 12 Furnishings				\$0.00				\$0.00	\$0.00
Allowance Scope	(describe here)			(describe here)					

TOTAL FOR FURNISHINGS:				\$30,600.00				\$0.00	\$30,600.00
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SPECIAL CONSTRUCTION

Special Construction	Others (Specify)				\$0.00			\$0.00	\$0.00
	Greenhouse				\$0.00			\$0.00	\$0.00
	Others (Specify)				\$0.00			\$0.00	\$0.00
SUBTOTAL:				\$0.00				\$0.00	\$0.00

Allowance for Division 13 Special Construction				\$0.00				\$0.00	\$0.00
Allowance Scope	(describe here)			(describe here)					

TOTAL FOR SPECIAL CONSTRUCTION:				\$0.00				\$0.00	\$0.00
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14 CONVEYING SYSTEM

Conveying Sys	Elevators	ea	\$120,000.00	3	\$360,000.00			\$0.00	\$360,000.00
SUBTOTAL:				\$360,000.00				\$0.00	\$360,000.00

Allowance for Division 14 Conveying System	Is	\$25,000.00	1	\$25,000.00				\$0.00	\$25,000.00
Allowance Scope	Trash chute			(describe here)					

TOTAL FOR CONVEYING SYSTEM:				\$385,000.00				\$0.00	\$385,000.00
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CHFA DOH CONSOLIDATED APPLICATION

DEVELOPMENT NAME

340 Dixwell

APPLICANT

340 Dixwell

RESIDENTIAL

COMMERCIAL

COMBINED TOTAL

15 PLUMBING, HVAC & FIRE SUPPRESSION

Division	Trade Item	Unit	Unit Cost	Quantity	TOTAL	Unit	Unit Cost	Quantity	TOTAL	COMBINED TOTAL
Rough Plumbing	Water Supply Piping	units	\$15,000.00	69	\$1,035,000.00				\$0.00	\$1,035,000.00
	Drain Waste & Vent Piping				\$0.00				\$0.00	\$0.00
	Pipe Insulation				\$0.00				\$0.00	\$0.00
	Gas Piping				\$0.00				\$0.00	\$0.00
	Others (Specify)				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$1,035,000.00				\$0.00	\$1,035,000.00

Finish Plumbing	Kitchen Sinks & Faucets				\$0.00				\$0.00	\$0.00
	Toilet Fixtures				\$0.00				\$0.00	\$0.00
	Lavatory Fixtures & Faucets				\$0.00				\$0.00	\$0.00
	Shower & Tub Enclosures				\$0.00				\$0.00	\$0.00
	Hot Water Heaters & Drain Pans				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$0.00				\$0.00	\$0.00

Hydronic Heating	Boiler Equipment				\$0.00				\$0.00	\$0.00
	Baseboard Radiation				\$0.00				\$0.00	\$0.00
	Supply & Return Piping				\$0.00				\$0.00	\$0.00
	Pipe Insulation				\$0.00				\$0.00	\$0.00
	Others (Specify)				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$0.00				\$0.00	\$0.00

Heating Ventilation A/C	Rooftop Equipment / Furnaces				\$0.00				\$0.00	\$0.00
	Supply & Return Ductwork				\$0.00				\$0.00	\$0.00
	Registers & Grilles				\$0.00				\$0.00	\$0.00
	Bathroom Exhaust Fans				\$0.00				\$0.00	\$0.00
	Kitchen Exhaust Ductwork & Grille				\$0.00				\$0.00	\$0.00
	Central-air System	sf	\$21.00	85,150	\$1,788,150.00				\$0.00	\$1,788,150.00
SUBTOTAL:					\$1,788,150.00				\$0.00	\$1,788,150.00

Suppr System	Suppression System - Dry / Wet	sf	\$4.40	95,255	\$419,122.00				\$0.00	\$419,122.00
SUBTOTAL:					\$419,122.00				\$0.00	\$419,122.00

Allowance for Division 15 Plumbing, HVAC & Fire					\$0.00				\$0.00	\$0.00
Allowance Scope		(describe here)			(describe here)					

TOTAL FOR PLUMBING, HVAC & FIRE SUPPRESSION:					\$3,242,272.00				\$0.00	\$3,242,272.00
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16 ELECTRICAL (Building Only)

Rough Electrical	Main Service Panel & Meters	SF	\$15.50	85,150	\$1,319,825.00				\$0.00	\$1,319,825.00
	Rough Wiring				\$0.00				\$0.00	\$0.00
	Others (Specify)				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$1,319,825.00				\$0.00	\$1,319,825.00

Finish Electrical	Switches, Receptacles				\$0.00				\$0.00	\$0.00
	Lighting Fixtures				\$0.00				\$0.00	\$0.00
	Cable T.V. System				\$0.00				\$0.00	\$0.00
	Security System				\$0.00				\$0.00	\$0.00
	Emergency Generator				\$0.00				\$0.00	\$0.00
	Emergency Call for Aid System				\$0.00				\$0.00	\$0.00
SUBTOTAL:					\$0.00				\$0.00	\$0.00

Allowance for Division 16 Electrical					\$0.00				\$0.00	\$0.00
Allowance Scope		(describe here)			(describe here)					

TOTAL FOR ELECTRICAL:					\$1,319,825.00				\$0.00	\$1,319,825.00
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TOTAL FOR ALL DIVISIONS (2-16):					\$15,493,090.00				\$0.00	\$15,493,090.00
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% of Total	GENERAL REQUIREMENTS (Div. 01 from above)			929,581	\$929,581.00			0	\$0.00	\$929,581.00
8.0%	OVERHEAD & PROFIT		\$1,130,990.00	1	\$1,130,990.00				\$0.00	\$1,130,990.00
7.3%	SUBTOTAL:					\$2,060,571.00			\$0.00	\$2,060,571.00

Misc. Items:	BUILDING PERMIT	ea	\$200,000.00	1	\$200,000.00				\$0.00	\$200,000.00
	OTHER FEES				\$0.00				\$0.00	\$0.00
	BOND PREMIUM	ea	\$131,898.20	1	\$131,898.20				\$0.00	\$131,898.20
SUBTOTAL:					\$331,898.20				\$0.00	\$331,898.20

GRAND TOTAL OF ALL COSTS:					\$17,885,500.00				\$0.00	\$17,885,500.00
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CHFA DOH CONSOLIDATED APPLICATION

DEVELOPMENT NAME

340 Dixwell

APPLICANT

340 Dixwell

RESIDENTIAL

COMMERCIAL

COMBINED

CON	TRADE ITEM	Unit	Unit Cost	Quantity	TOTAL	Unit	Unit Cost	Quantity	TOTAL	COMBINED TOTAL
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I hereby certify that the proposed housing can be built for the cost shown above:

Note, signatures are not required at time of application but will be required following approval. Indicate the individual who prepared the cost estimates below for application.

Contractor

CHFA Staff

Signature		Date	Signature		Date
Prepared by: Amaya Architects					
Contractor Name		Title			

It is standard CHFA policy to not allow payment to the Contractor for stored materials. CHFA will only fund materials when they are installed within the project. CHFA does, however, allow payment for long-lead items, i.e. elevators, precast concrete, structural steel or large project specific mechanical equipment. Any request for stored materials cost must be made directly to CHFA Underwriting and Technical Services before Initial Closing.

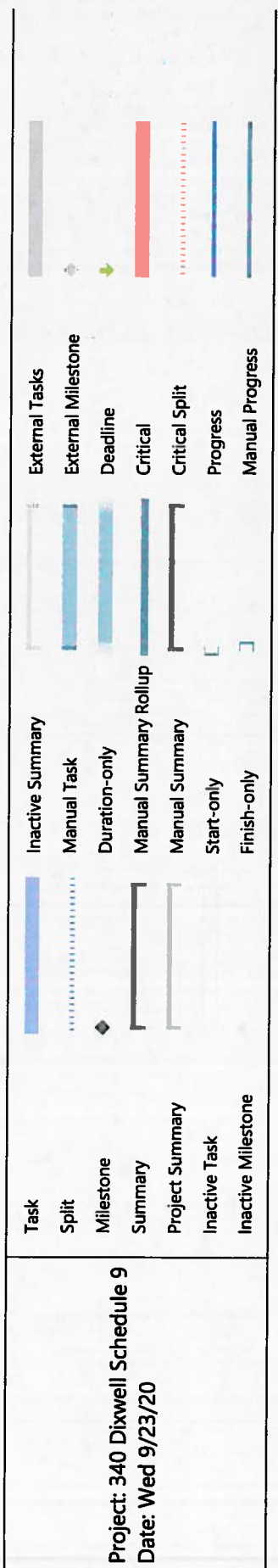
In the event CHFA Underwriting and Technical Services approves the request for stored materials, these materials must be insured, secured and paid for by the Contractor. The materials may be stored, either on-site or off-site and must be readily available for inspection by the CHFA Field Observer. CHFA will also require that the General Contractor provide the expected cost for this storage in his General Requirements breakdown. A line item has been added to the Exploded Trade Payment Breakdown, "Materials Storage" for this purpose. Any materials not approved as stored materials, purchased by the Contractor or Subcontractor, will be at their expense until such time as the material has been installed within the project. Once these materials have been accepted by the Owner and the CHFA Field Observer, CHFA will fund the expense.

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		340 Dixwell	334 days	Mon 7/5/21	Thu 10/13/22		
2		Sitework and Foundation	71 days	Mon 7/5/21	Mon 10/11/21		
3		Approximate Closing Date	1 day	Mon 7/5/21	Mon 7/5/21		
4		Demolish existing houses	10 days	Tue 7/6/21	Mon 7/19/21	3	
5		Grade and prepare site	15 days	Tue 7/20/21	Mon 8/9/21	4	
6		Excavate for foundation	15 days	Tue 8/10/21	Mon 8/30/21	5	
7		Form and pour footings	5 days	Tue 8/31/21	Mon 9/6/21	6	
8		Form and Pour walls	5 days	Tue 9/7/21	Mon 9/13/21	7	
9		Backfill and install under slab	10 days	Tue 9/14/21	Mon 9/27/21	8	
10		Install Sub Slab Insulation	8 days	Tue 9/28/21	Thu 10/7/21	9	
11		Pour Slab	2 days	Fri 10/8/21	Mon 10/11/21	10	
12		Building Construction	263 days	Tue 10/12/21	Thu 10/13/22		
13		Structural Steel	15 days	Tue 10/12/21	Mon 11/1/21	11	
14		Slab on deck	2 days	Tue 11/2/21	Wed 11/3/21	13	

Project: 340 Dixwell Schedule 9
Date: Wed 9/23/20

- Task: Solid blue bar
- Split: Dotted blue bar
- Milestone: Diamond icon
- Summary: Solid blue bar with brackets
- Project Summary: Solid blue bar with brackets
- Inactive Task: Dotted blue bar
- Inactive Milestone: Dotted blue bar
- External Tasks: Solid grey bar
- External Milestone: Solid grey bar with diamond
- Deadline: Solid red bar with arrow
- Critical: Solid red bar
- Critical Split: Dotted red bar
- Progress: Solid blue bar
- Manual Progress: Solid blue bar

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
15		Erect Mass Timber	45 days	Thu 11/4/21	Wed 1/5/22	14	
16		Install Windows and Storefront	20 days	Thu 1/6/22	Wed 2/2/22	15	
17		Install Roofing	10 days	Thu 1/6/22	Wed 1/19/22	15	
18		Install siding	25 days	Thu 1/6/22	Wed 2/9/22	15	
19		Install Elevator	60 days	Thu 1/20/22	Wed 4/13/22	17	
20		Install interior plywood on floors	15 days	Thu 1/20/22	Wed 2/9/22	17	
21		Install interior walls	35 days	Thu 2/10/22	Wed 3/30/22	20	
22		Rough In MEPS	30 days	Thu 3/31/22	Wed 5/11/22	21	
23		Building Insulation	15 days	Thu 5/12/22	Wed 6/1/22	22	
24		Drywall	25 days	Thu 6/2/22	Wed 7/6/22	23	
25		Rough Paint	10 days	Thu 7/7/22	Wed 7/20/22	24	
26		Install doors and frames	10 days	Thu 7/7/22	Wed 7/20/22	24	
27		Finish MEPS	25 days	Thu 7/7/22	Wed 8/10/22	24	
28		Flooring	20 days	Thu 7/21/22	Wed 8/17/22	25	
29		Install cabinets	15 days	Thu 8/18/22	Wed 9/7/22	28	
30		Paint	10 days	Thu 8/18/22	Wed 8/31/22	28	



Project: 340 Dixwell Schedule 9
Date: Wed 9/23/20

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
31		Install Appliances	5 days	Thu 9/8/22	Wed 9/14/22	29	
32		Install Accessories	5 days	Thu 8/11/22	Wed 8/17/22	27	
33		Install ACT	5 days	Thu 9/1/22	Wed 9/7/22	30	
34		Install MEP Finishes	10 days	Thu 9/15/22	Wed 9/28/22	31	
35		Punch list	10 days	Thu 9/29/22	Wed 10/12/22	34	
36		Project complete	1 day	Thu 10/13/22	Thu 10/13/22	35	

Half 2, 2021
J A S O N D J F M A M J J A S O

Half 1, 2022
J A S O N D J F M A M J J A S O

Project: 340 Dixwell Schedule 9
Date: Wed 9/23/20

	Task		Inactive Summary		External Tasks
	Split		Manual Task		External Milestone
	Milestone		Duration-only		Deadline
	Summary		Manual Summary Rollup		Critical
	Project Summary		Manual Summary		Critical Split
	Inactive Task		Start-only		Progress
	Inactive Milestone		Finish-only		Manual Progress



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

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



Justin Elicker
Mayor



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05/27/2020 11:57:30 AM
2 Pages
NOTICE

Michael B. Smart City Clerk

May 15, 2020

Bernard Pellegrino
475 Whitney Avenue
New Haven, CT 06511

RE: 316 & 340 Dixwell Avenue, 783 Orchard Street
Appeal: 20-21-V, 20-22-S
Owner: Dixwell Housing Associates.
Applicant: David Cleghorn

Dear Mr. Pellegrino:

Your appeal seeking a Variance to permit an FAR of 2.175 where 2.0 is allowed and a Special Exception to allow for 32 off-street parking spaces where 69 are required for the development of 69 dwelling units in a BA/RM-2 District was considered by the Board of Zoning Appeals on May 12, 2020. The appeal was considered in accordance with Section 63 of the New Haven Zoning Ordinance. Permission is hereby granted.

Permission granted by the Board will become null and void one year after the effective date of this decision, unless:

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

The effective date is considered the date of publication of the decision in a newspaper having substantial circulation in the municipality. Publication is scheduled for May 15, 2020. An appeal by any person aggrieved by the decision must be taken to Superior Court Judicial District of New Haven within fifteen (15) days after the date of publication.

316 & 340 Dixwell Avenue, 783 Orchard Street

Appeal: 20-21-V, 20-22-S

Page 2 of 2

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

An application for renewal must be made in writing not less than 30 days and not more than 60 days prior to the lapse of the original approval. Only one extension of the original approval, for a period of not more than one year, may be granted.

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

Sincerely yours,

BOARD OF ZONING APPEALS
Nate Hougrand on behalf of S. Locke
(5/15/2020)
Sarah Locke, Secretary



p: 203.235.1770

f: 203.630.1998

163 Research Parkway, Meriden, CT 06450

www.LaRosaBuildingGroup.com

MINORITY, WOMEN & LOCAL RESIDENT/SECTION 3 PARTICIPATION, BUSINESS & WORKFORCE UTILIZATION PLAN

340+ DIXWELL

In an effort to meet or exceed the goals for community reinvestment, LaRosa Building Group is committed to implementing a plan to strengthen and grow historically disadvantaged companies, and create job and training opportunities amongst the local residents, businesses, and surrounding community.

Research

LaRosa Building Group will begin by studying the demographics of the community to understand the diversity of the New Haven community. It is our goal to mirror this diversity as we identify potential M/WBE, Section 3 and socially disadvantaged businesses within the immediate area. Once potential subcontractors are identified, we will use this information to create a database of certified MBE, WBE, Section 3 and disadvantaged businesses with capabilities, services, supplies and/or products relevant to the project.

Outreach

Our outreach methods will include, but not be limited to:

- Aligning with the City of New Haven to host and advertise at their facility and local agencies
- Advertising job fairs and contracting opportunities in publications with the widest statewide circulation such as the New Haven Register, local circulation such as the Record Journal, and minority/women oriented newspapers of statewide and local circulation such as Inner City News
- Contacting news agencies about the job fairs and contracting opportunities to post on the correlating websites
- Sending invitations by e-mail and/or fax to businesses identified during the research process
- Strongly encouraging primary subcontractors to create second tier subcontracting opportunities for M/WBE, Section 3, and socially disadvantaged firms
- Allowing access to drawings and specs at our office for review following job fairs and other outreach initiatives
- Keeping drawings and specs on site in the office trailer for review following job fairs and other outreach initiatives

Purchasing and Bidding

Through the research process, LaRosa Building Group would have already identified capabilities, services, supplies and/or products offered by the M/WBE, Section 3 and socially disadvantaged businesses within the community. The bid environment will be developed to align with our findings. We commit to developing bid opportunities and packages to ensure local participation that mirrors the demographics identified from our research.

Primary and second tier subcontractors will be required to provide and comply with their hiring plan for M/WBE, Section 3 and socially disadvantaged subcontractors and workforce. All proposals from M/WBE, Section 3, and socially disadvantaged companies will be considered and tracked for reporting purposes.

Supervision and Compliance

We are committed to meeting with the M/WBE, Section 3 and socially disadvantaged businesses throughout the course of the project to ensure that they understand and are not overwhelmed with project control requirements. LaRosa also recognizes that at times, there are communication challenges between primary and second tier M/WBE, Section 3, or socially disadvantaged subcontractors if they have never worked together before. Our Project Manager will coordinate monthly meetings with each partnership to ensure that any communication and documentation concerns are addressed before they become major issues. LaRosa Building Group encourages a "mentor" type relationship between the businesses within their meetings so that the M/WBE, Section 3, or Disadvantaged business can grow from the opportunity.

Hiring

LaRosa Building Group will work with subcontractors to facilitate local hiring and coordinate two (2) job fairs with the City of New Haven, the New Haven Housing Authority, and applicable local agencies. A locked mailbox will be kept on site where job applicants can drop off job applications. We will also meet with subcontractors monthly to discuss the current status of employment, training programs, and potential additional job opportunities.

Tracking

LaRosa Building Group will develop our outreach database to include a "hiring" component both for M/WBE, Section 3, SD subcontractors and residents. Progress reports will be discussed at pencil requisition meetings and included with our payment application on a monthly basis.

I, David Cleghorn, Vice President of Dixwell Housing Associates LLC which is a Connecticut limited liability company formed in November 2019. Dixwell Housing Associates LLC is currently comprised of the non-profit affordable housing developer H.E.L.P. Development Corp, which is an affiliate of H.E.L.P. USA, Inc, which is an IRS 501(c)(3) entity that has been developing, owning and operating affordable housing projects since its formation in the 1980s.

Executed as of September 25th, 2020.

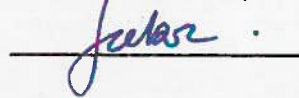
Dixwell Housing Associates LLC

By: David Cleghorn, Vice President



A handwritten signature in blue ink, appearing to read 'DC', is written over a horizontal line.

Witness: Tabor Story



A handwritten signature in blue ink, appearing to read 'Tabor Story', is written over a horizontal line.

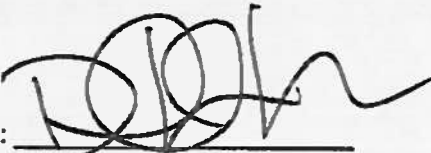
Developer Certification

I, Darrell L. Brooks as Chief Operating Officer of Beulah Land Development Corporation, which is a co-developer under the City of New Haven Application for Tax Abatement for the project located at 340 Dixwell, 316 Dixwell and 783 Orchard Street, do hereby certify that all information contained herein is true and accurate to the best of my knowledge and belief.

Executed as of September 25, 2020

Beulah Land Development Corporation

By: Beulah Land Development Corp., its Chief Operating Officer

By: 

Darrell L. Brooks

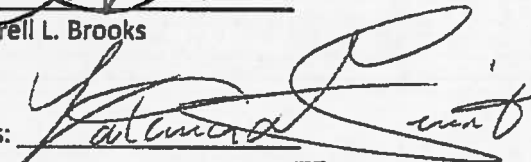
Witness: 
Name: Latania Faison

Exhibit 2 Cover Page

Enclosed in this Exhibit please find the organizational documents for Dixwell Housing Associates LLC. Also enclosed are the organizational documents for Beulah Land Development Corp. and HELP Development Corp.

**SECRETARY OF THE STATE OF
CONNECTICUT
30 TRINITY STREET
P.O. BOX 150470
HARTFORD, CT 06115-0470**

11/22/2019

**CT BUSINESS FILINGS, LLC
67 BURNSIDE AVE
EAST HARTFORD, CT 06108**

RE: Acceptance of Business Filing

THIS IS NOT A BILL

This letter is to confirm the acceptance of the following business filing:

**Business Name:
DIXWELL HOUSING ASSOCIATES LLC**

**Type of Request:
CERTIFICATE OF ORGANIZATION**

Work Order Number : 2019432605-001

Business Filing Number : 0006684817

Filing Date/Time : 11/21/2019 04:00 PM

Effective Date/Time : 11/21/2019 04:00 PM

Work Order Payment Total : \$275.00

Payment Received : \$170.00

Credit on Account : \$3,296.00

Customer ID : 003017487

Business ID : 1328267

If you would like copies of this filing you must complete a Request for Corporate Copies and submit it with the appropriate fee.

As a reminder, any entity that registers with the Connecticut Office of the Secretary of the State, must register with Department of Revenue Services (DRS) to obtain a Connecticut Tax Registration Number. Visit the DRS registration page at www.ct.gov/register to electronically register your business entity.

**MARK MATTIOLI
Commercial Recording Division
860-509-6003
www.concord-sots.ct.gov**



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 11-22-2019

Employer Identification Number:
84-3774692

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

DIXWELL HOUSING ASSOCIATES LLC
THOMAS HAMELINE SOLE MBR
115 E 13TH ST
NEW YORK, NY 10003

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 84-3774692. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

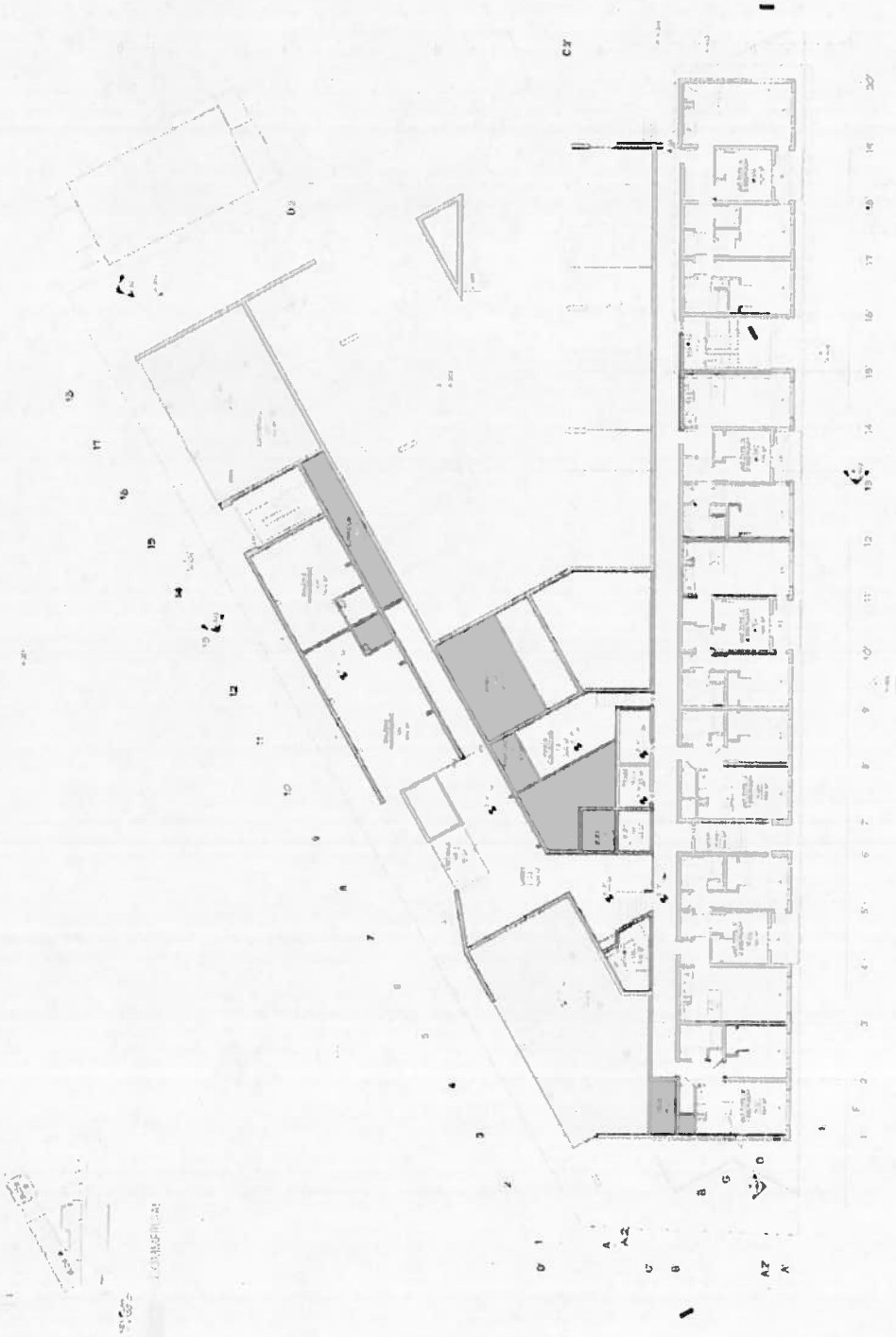
IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is DIXW. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.



NOT TO SCALE

GROUND FLOOR PLAN

