



## 2024 Spring Development Engagement Process - Preliminary Application

**Submission Primary Contact Email: \***

ccarbona@newhavenct.gov

*Contact person responsible for future communications related to this application*

### Overview for Applicants:

This Development Engagement Process Spring 2024 (DEP Spring 2024) introduces your proposed development to the Department of Housing (DOH) and Connecticut Housing Finance Authority (CHFA) in a non-competitive process for our establishment of a pipeline of viable proposals. It is described further in this [Notice](#). Incomplete submissions or those deemed not meeting the readiness threshold as outline in the published Notice may be declined without additional follow-up. For 4% and/or 9% LIHTC applicants, the Development Engagement meeting may serve as the required preliminary application meeting, subject to CHFA's discretion. Full participation in the process is required under CHFA's Procedures and the [Qualified Allocation Plan](#).

### Process:

**Do Not Attempt** to complete this Preliminary Application without first reviewing all applicable guiding documents including the [Notice](#) and [Requirements and Instructions](#) and those linked from these particular documents.

**Confirmation Email responses may go to your Spam/Junk folder, please add [noreply@chfa.org](mailto:noreply@chfa.org) and [DOH-DevelEngage@ct.gov](mailto:DOH-DevelEngage@ct.gov) to your list of safe senders.**

### Development Engagement Meeting:

DOH and CHFA will follow-up regarding your submission after an initial review and possibly schedule a meeting that may cover:

- Any identity of interest between development team members.
- The completeness of plans and specifications, energy conservation measures and green building options being proposed, renewables (solar), owner-paid utilities, and high-speed broadband access for residents of the proposed development.
- Any environmental concerns related to the site and/or existing building(s).
- Conditions noted on the Planning and Zoning approval, and if so, have they been addressed?
- Will the project be subject to Federal Davis Bacon or State prevailing wage rates?
- Describe the procurement process for each major development team member

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\* [Requirements and Instructions](#)

## 2024 Spring Development Engagement Process - Preliminary Application

## Proposed Development Type

Preservation \*

☐ Yes ☒ No ☐ N/A

New Construction \*

☒ Yes ☐ No ☐ N/A

Funding Options \*

☐ 9% LIHTC ☐ 4% LIHTC ☒ DOH Funding ☐ CHFA Taxable bonds  
☐ CHFA Tax exempt bonds ☐ CHFA Affordable Housing Fund

DOH Funding

☐ DOH State ☐ DOH Federal ☒ DOH Homeownership

☒ Applicant understands that the financial resources are made available by DOH at its discretion from either State and/or Federal funding programs and are accompanied by requirements associated with the specific funding source.\*

## Proposed Development Information

Proposed Development Name \*

Starr/Winchester Homeownership Project

Street Address \*

136, 139,209, 213, 215, 222, 261, 265 274 Starr  
Street and 632 Winchester Ave

City \*

New Haven

State \*

CT

Zip Code \*

06513

Congressional District #

3

Congressional District #: (1, 2, 3, 4, or 5)

Census Tract

(Click [here](#) to determine)

1415

Require four digits plus two decimal

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Phased Development Proposed?: \*

☐ Yes ☒ No

Establish a short name code for your project. \*

STARRHO

MUST be minimum 6 characters maximum 10. Retain for future use in naming your files.

Has this project been previously submitted for Development Engagement? \*

☒ Yes ☐ No

FALL 2023

Previous Submission Round

What month and year do you expect to be ready to deliver a complete Consolidated Application if invited? \*

JULY 2024

Month / Year

\* [Requirements and Instructions](#)

Applicant Information

Developer or Proposed Applicant Entity Name \*

CITY OF NEW HAVEN

Contact Person \*

CATHERINE SCHROETER

Title/Role \*

DEPUTY DIRECTOR

Email \*

ccarbona@newhavenct.gov

Phone \*

203 - 946 - 8274  
### ### ####

Joint Venture Partner or Sponsor (if any)

## 2024 Spring Development Engagement Process - Preliminary Application

Describe entity type (i.e., Non-Profit, PHA, For Profit) and years of experience:

Municipality; 28 years of the development and federal, state, local grant administration

Please list up to three specific goals that this project addresses identified in the most recent [Municipal Affordable Housing Plan](#) in which your project is located.

Diversity in housing; Improve affordable homeownership rate; Quality of housing

Has Developer Team worked with DOH/CHFA before?

☒ Yes ☐ No

**Proposed Resident Population**

Family / Non-Age Restricted Development?

☐ Yes ☒ No

Elderly / Age-Restricted Development?

☐ Yes ☒ No

Proposes Supportive Housing (SH) Units?

☐ Yes ☒ No

Has or proposes Project Based Rental Subsidy? \*

☐ Yes ☒ No

Total Number of Units \*

19

Total number of Supportive or Homeless Prevention Units \*

0

Total Units Affordable at 80% AMI or below \*

14

Total LIHTC Qualifying Units \*

0

Total Unrestricted Units \*

0

\* [Requirements and Instructions](#)

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Development Proposal

Development Proposal Narrative \*

10 VACANT LOTS into 19 new units; 5 duplex, 4 2-family, 1 single; 2 block radius

Please provide only a high-level description of the proposed building(s) and other details can be provided with your Project Narrative exhibit. "See attached" is not a valid response. – limit responses to 80 characters

Unit Composition

Please provide the current proposed income bands and units mix by downloading and completing the Unit composition matrix. You must give the file a unique name that uses your chosen short name from page 3, e.g. "Short Name-PJNAR.pdf".

[Click here](#) to download the Unit matrix exhibit

Estimated Costs

What is the anticipated approximate total development cost? \*

\$ 6,345,000.00

What is the anticipated approximate total construction cost? \*

\$ 6,345,000.00

What is the approximate total of non-DOH and non-CHFA Sources you have identified? \*

\$ 4,000,000.00

Previously committed DOH or CHFA development funds, such as Urban Act or HTCC, may be included in this total

Please indicate the non-DOH and non-CHFA Sources \*

ARPA, WINCHESTER THOMPSON SALE PROCEEDS AND LOCAL HOUSING DEVELOPMENT

Please indicate the date of anticipated or actual commitment \*

04-17-2024

MM-dd-yyyy

\* [Requirements and Instructions](#)

Site Control

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Site Owned \* ☒ Yes ☐ No

Specify deed effective date \*   
*MM-dd-yyyy*  
*If yes, specify deed effective date*

Parcel Size   
*(Specify SF or Acres)*

Option/Purchase Contract \* ☐ Yes ☒ No

Total Cost of Land

>50-Year Land Lease/Option \* ☐ Yes ☒ No

Total Acquisition Price   
*(including Land)*

Seller(s)   
*This name must be on current recorded deed*

State   
*2- digit State Code*

Is there a common ownership interest between the purchaser and seller? \* ☐ Yes ☒ No

Site

Is the site zoned for your proposed development? \* ☒ Yes ☐ No

Please include approval with Site Plan exhibit

## 2024 Spring Development Engagement Process - Preliminary Application

Does the development have municipal site plan approval? \*

☐ Yes ☒ No

Located in a Qualified Census Tract (QCT) OR located in a Difficult Development Area (DDA)? \*

☒ QCT ☐ DDA ☐ Neither

Located in an Area of Economic Distress OR Located in an Area of Opportunity? \*

☐ Econ Distress ☐ Area Opport ☒ Neither

Is there a commercial component in the proposed development? \*

☐ Yes ☒ No

Is this a brownfield or adaptive re-use development? \*

☐ Yes ☒ No

Do any adverse siting or environmental site characteristics exist? \*

☐ Yes ☒ No

Is the property listed: a) as a Historic Property or b) as a contributing asset in a Historic District? \*

☐ a) ☐ b) ☒ n/a

Does the development contemplate Historic Tax Credits, either state or federal, as a project source? \*

☐ Yes ☒ No

If so, provide date of Part One approval or anticipated date.

MM-dd-yyyy

Is the development site located outside of a flood plain? \*

☒ Yes ☐ No

On the FEMA Flood Map, does any portion of the property fall within, or does the property line directly abut, any zone other than C or X Unshaded? \*

☐ Yes ☒ No

\* [Requirements and Instructions](#)

### Procurement

Compliance with [DOH Procurement guidelines and requirements](#) is required for DOH funding without exception. **NO WAIVERS WILL BE PROVIDED.**

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**Provide a brief written description of the procurement process used or to be used for each development team member. Indicate if RFP, RFQ, public advertising, committee, and scoring was or will be utilized.**

Project is a design/build via RFQ process with public advertising, selection criteria and scoring will be utilized in accordance with City of New Haven procurement policy.

### Site Environmental

**If the site is located in a flood plain, has DEEP been engaged regarding the need for a Flood Management Certification (FMC)? \***

☐ Yes ☒ No ☐ Not Applicable

**Are there any other DEEP approvals that will be required for federal wetlands, aquifer protection, critical habitat, site remediation, water quality certification? \***

☐ Yes ☒ No ☐ Unknown

*Indicate whether each of the following reports have been completed (and will be available for you to provide) and if so, the date of the report*

**Has the Phase I Environmental Site Assessment been completed? \***

☒ Yes ☐ No

04-29-2022

*MM-dd-yyyy*

*If yes, specify date*

**Have hazardous materials surveys been completed? \***

☐ Yes ☒ No

**Lead-based paint testing and reports \***

☐ Yes ☒ No

**Radon testing and reports \***

☐ Yes ☒ No

**Asbestos materials testing and reports \***

☐ Yes ☒ No

**Has the CEPA documentation been prepared and sent to [DOH.CEPA](#) for a determination? \***

☐ Yes ☒ No

## 2024 Spring Development Engagement Process - Preliminary Application

Do not include your CEPA intake form with the Preliminary Application. In order for CEPA review and processing to take place, [CEPA intake form](#) must be completed and emailed to [DOH.CEPA](#) at the completion of 40% Drawings & Specifications. Complete instructions are found in the CEPA intake form.

### Federal Requirements

The following information is required for consideration of federal funding through the Department of Housing

**Has the Applicant reviewed Federal environmental requirements? \***

☒ Yes ☐ No ☐ Unknown

**Are there any conditions requiring mitigation? \***

☐ Yes ☒ No ☐ Unknown

**Does project comply with Section 504 for handicap accessibility? \***

☐ Yes ☐ No ☒ Unknown

**Is project construction pricing based on Federal Davis Bacon wages? \***

☐ Yes ☒ No ☐ Unknown

**Does this project require any temporary or permanent relocation? \***

☐ Yes ☒ No

\* [Requirements and Instructions](#)

### Priorities

**Proposed development location index from Opportunity Map ([Link](#)) \***

VERY LOW

**Proposed development includes more than 25% units for households earning less than 30% AMI? \***

☐ Yes ☒ No

**Is proposed development a component of a concerted community revitalization plan? \***

☐ Yes ☒ No

**Is proposed development proximate to transport and amenities? \***

☒ Yes ☐ No

**Does proposed development promote equity and integration? \***

☒ Yes ☐ No

## 2024 Spring Development Engagement Process - Preliminary Application

\* [Requirements and Instructions](#)

### Financial

**9% LIHTC Only:** Does the development proposal adhere to less than \$30,000 per unit for tax credits and less than 20% of the population component? \*

☐ Yes ☒ No ☐ Not Sure

Excluding CHFA and DOH funding and LIHTCs, are all required sources of funds awarded or otherwise secured? \*

☒ Yes ☐ No ☐ Not Sure

*for LIHTC, Yes or No only, Not Sure is invalid*

Does the proposed development proforma have balanced sources and uses? \*

☐ Yes ☒ No ☐ Not Sure

*for LIHTC, Yes or No only, Not Sure is invalid*

**LIHTC Only:** If considering tax credits, plan to use Average Income Set-Aside? \*

☐ Yes ☒ No ☐ Not Sure

**LIHTC Only:** If considering tax credits, plan to use a Hybrid Structure? \*

☐ Yes ☒ No ☐ Not Sure

Is the development seeking soft funding such as from AHP or from a local jurisdiction, or has or is pursuing a PILOT? \*

☐ Yes ☒ No ☐ Not Sure

*for LIHTC, Yes or No only, Not Sure is invalid*

Is the development seeking soft funding from DOH? \*

☐ Yes ☒ No ☐ Not Sure

*for LIHTC, Yes or No only, Not Sure is invalid*

\* [Requirements and Instructions](#)

### Certification

If a LIHTC application is considered, will the Applicant be able to meet the Basic Threshold Requirements outlined in the QAP for the proposed development? \*

☐ Yes ☒ No ☐ N/A

## 2024 Spring Development Engagement Process - Preliminary Application

I certify that the proposed recipient entity and the proposed development activity are eligible under the provisions and definitions of Connecticut General Statutes Section 8-37pp, the Affordable Housing Program. \*

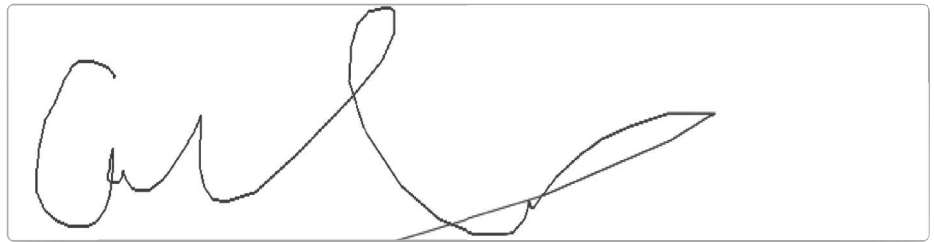
☒ Yes ☐ No

**Applicant Certification \***

The applicant certifies that this Preliminary Application is complete and accurate, to the best of their knowledge, and that there are no material misrepresentations. The applicant further acknowledges that this Preliminary Application is made for informational purposes only and to assist CHFA and the DOH in the determination of the readiness of the proposed development and its potential to further CHFA and State policy goals. Applicant further acknowledges that this Preliminary Application is not an application for funding and that submission of this Preliminary Application and/or participation in the Pre-application conference does not constitute a commitment of any DOH or CHFA funding, tax credit award or other assistance.

✓ *The applicant acknowledges that they have read the QAP and related attached documents and are familiar with CHFA and DOH Policies and Procedures. The applicant further acknowledges that each program NOFA and fund offerings come with their own requirements.*

**Signature \***



*Draw using your mouse (or touch screen) to create a digital representation of your actual signature*

04-17-2024

*MM-dd-yyyy  
Date*

Catherine Carbonaro-Schroeter, Deputy Director LCI

*Name & Title \**

**Exhibit Uploads**

DOH requests that the following exhibits, if available, be included to enhance the submission's initial review. The filename of uploads is very important for our proper association of your exhibits to your project, please see below.

Please upload items with names as follows:

<development short name code>

<hyphen>

<municipality where your project is located>

<hyphen>

<file acronym i.e. the four or five letters in parenthesis next to upload file option below>

For example: Mill Homes-Woodbridge-STCTR.pdf

Short name code established for your project: **STARRHO**

## 2024 Spring Development Engagement Process - Preliminary Application

**PROJECT NARRATIVE (PJNAR)**

according to the requirements of the Consolidated Application



*STARRHO.CITY\_OF\_NEW\_HAVEN.PJNAR.pdf*

**SITE CONTROL (STCTR)**

document showing evidence of status



*STARRHO.CITYOFNEWHAVEN.STCTR.pdf*

**SITE PLAN (STPLN)**

approved or proposed to your town



*STARRHO.CITYOFNEWHAVEN.STPLAN.pdf*

**UNIT MATRIX (UNMTX)**

if preliminary information is known



*STARRHO.CITYOFNEWHAVEN.UNMTX.pdf*

**SOURCES AND USES (SRCUS)**

for the project as available at this time



*STARRHO.CITYOFNEWHAVEN.SRCUS.pdf*

**PROCUREMENT PLAN (PRPLN)**

for all major project team participants if available



*STARRHO.CITYOFNEWHAVEN.PRPLN.pdf*

**ZONING APPROVAL (ZONE)**

include all approval conditions as applicable



*STARRHO.CITYOFNEWHAVEN.ZONE.pdf*

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\* [Requirements and Instructions](#)

\* Email responses confirming receipt of your submission may go to your Spam/Junk/Other folder, please check there.

## **STARR-WINCHESTER HOMEOWNERSHIP PROJECT**

### **NARRATIVE**

The City of New Haven's Livable City Initiative is serving as owner/developer of the Starr-Winchester Homeownership Project ("Project"). The Project consists of the construction of fifteen (15) homeownership units, (3) rental units and one (1) single family on Starr Street between Winchester Avenue and Shelton Ave and along with Winchester Avenue between Starr Street and Ivy Street in the Newhallville neighborhood. The Project encompasses the redevelopment of ten (11) city owned vacant lots for the construction of (5) duplex style homeownership, (4) two-family and (1) single family new structures all available for sale to homeowners. The total Redevelopment Project will encompass three (3) city blocks and a total of nineteen (19) net new units to include fifteen (15) homeownership units and four (4) rental units.

New Haven's Livable City Initiative is concentrating its efforts to stabilize some of its most distressed neighborhoods through enhanced homeownership strategies that include new construction and rehabilitation of blighted structures. Although work is underway on the periphery of the city, many of our urban neighborhoods continue to suffer from speculative development that has virtually left our neighborhoods void of homeowners that have a vested interest in building equity and community.

The Project will provide significant impact focusing on the remaining blocks which are currently comprised of properties that have a majority homeownership occupancy and the availability of land for acquisition to transform the block into 90-100% homeowner occupancy. The Project will provide homeownership and/or rentals for families with a mixture of income for 300% FPG (federal poverty guidance) and up to 100% AMI (HUD Area Media Income). Newhallville saw very little new construction for residential homeownership units until the Thompson-Winchester Homeownership Development in 2020 wherein the State of Connecticut Department of Housing and City of New Haven partnered to see this project to completion. The neighborhood's population of approximately 8,400 includes 50% of the population as families that remain above the median for many of New Haven's neighborhood. Most of the housing stock in the neighborhood is more than 75 years old with no net new structures added to the current inventory. The market for new construction multi-family structures in this neighborhood is ever-growing and remains a constant for new and first-time homebuyers. The opportunity for rental income is appealing to many of the city's buyers because of the strong rental market throughout the City. This project will seek to stabilize a price point of approximately \$180,000-\$250,000 based on income and consistent with New Haven's affordable homeownership market.

The Newhallville neighborhood is bordered on the north by the town of Hamden on the east by Winchester Avenue, on the south by Munson Street, on the southwest by Crescent Street, and on the northwest by Fournier Street. The main routes are Dixwell Avenue, Shelton Avenue, Winchester Avenue, and Bassett Street. Once home to Winchester Arms Manufacturing as well as small and light industrial industries, the neighborhood has become entirely residential. The historic Farmington Canal runs through the middle of the neighborhood.

This Project will leverage more than \$100M in private investment, leveraged by state and local funding. Newhallville has undergone an economic boom with the development of Science Park Development Park, development of Higher One, Winstanley Enterprises, ConnCorp and Yale University along with Forest City's transforming an abandoned rifle factory that was once the economic engine of Newhallville into a \$54 million historic rehab project called Winchester Lofts.

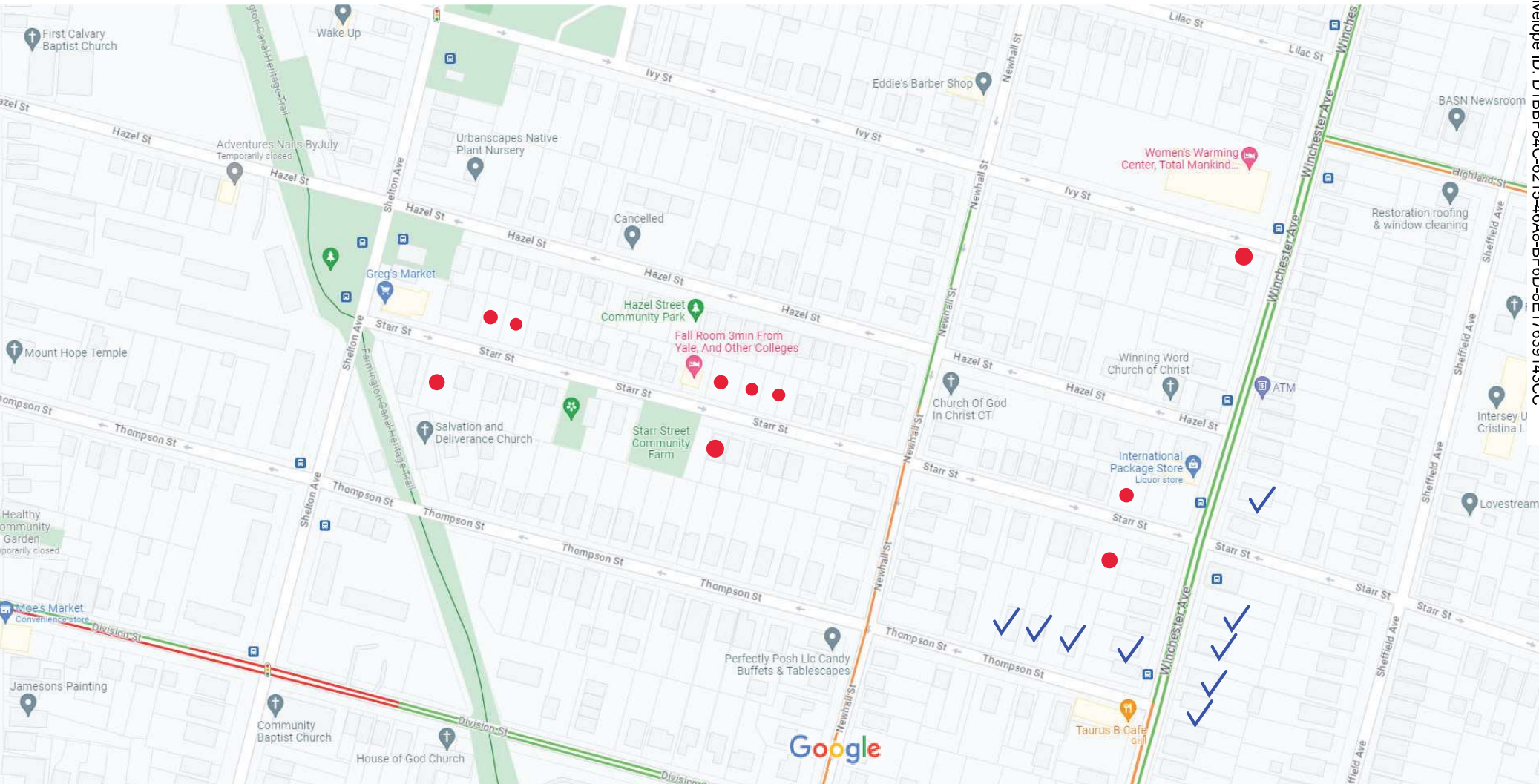
This Project will be centrally located on transportation routes for easy access and are on or within walking distance to the main thoroughfare Winchester Ave (attached bus route map). Additionally, the Project is within a block of Science Park that is fast growing as the economic hub for Newhallville. New Haven has been a pioneer of safe street design in Connecticut with New Haven Complete Streets design manual and its commitment to implementing these design standards where possible.

### Properties

Address	Style	Type	H/O AMI	Rental AMI
<b>136 Starr Street</b>	Up and Down			
- Unit A		1	80%	
- Unit B		1		80%
<b>209 Starr St</b>	Duplex			
- Unit A		1	80%	
- Unit B		1	100%	
<b>213 Starr St</b>	Duplex			
- Unit A		1	300%	
- Unit B		1	100%	
<b>215 Starr St</b>	Duplex			
- Unit A		1	80%	
- Unit B		1	100%	
<b>261 Starr St</b>	Up and Down			
- Unit A		1	100%	
- Unit B		1		65%
<b>265 Starr St</b>	Up and Down			
- Unit A		1	300%	
- Unit B		1		100%
<b>632 Winchester ave</b>	Single	1	100%	
<b>139 Starr Street</b>	Duplex			
- Unit A		1	80%	
- Unit B		1	300%	
<b>274 Starr Street</b>	Duplex			
- Unit A		1	80%	
- Unit B		1	300%	
<b>222 Starr St - Need 15 Ft Big Garden</b>	Up and Down			
- Unit A		1	80%	
- Unit B		1		65%

Mix		Units	H/O	Rental
TOTALS		19	15	4
Units 80% AMI Under			6	1
Units 300% AMI Under/65% Under			4	2
Units 100% AMI under			5	1
Duplex	5			
2 Family	4			
Single	1			

# STARR WINCHESTER HOMEOWNERSHIP



Map data ©2023 Google 100 ft

Live traffic Fast Slow

- ✓ Thompson - Winchester Homeownership - 100% sold H/O
- Starr - Winchester Homeownership

## DOH-CHFA DEVELOPMENT ENGAGEMENT PROCESS

### UNIT MIX MATRIX EXHIBIT

Date: 17-Apr-24

PROJECT NAME STARR WINCHESTER HOMEOWNERSHIP  
 PROJECT MUNICIPALITY CITY OF NEW HAVEN  
 PROJECT SPONSOR CITY OF NEW HAVEN  
 RESPONDENT EMAIL [CCARBONA@NEWHAVENCT.GOV](mailto:CCARBONA@NEWHAVENCT.GOV)

Unit Count by Size and Area Median Income (AMI) Band							
AMI Band	Studio or 0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	TOTAL	
0-30% AMI						0	enter counts
31-50% AMI						0	enter counts
51-60% AMI						0	enter counts
61-80% AMI			3	10		13	enter counts
Unrestricted or Market Rate			1	5		6	enter counts
Affordable Total	0	0	3	10	0	13	formula calculated
Project Total	0	0	4	15	0	19	formula calculated

**STARR WINCHESTER - DEVELOPMENT BUDGET**

10/1/2024

Account	Line Item	COST	CONH	DOH	New Balance
<b>Acquisition and Site Development</b>					
1410	Land Cost				0.00
1411	Building Cost-Acq - DAP				0.00
1412	Surveys & Maps	45,000.00	45,000.00	0.00	45,000.00
1413	Title Exam/Insur.				0.00
1414	Recording Fees				0.00
1415	Closing Costs				0.00
1416	Legal Costs/Acq.				0.00
1417	Site Improvements				0.00
1418	Unusual Site Imp.				0.00
1419	Utility Hookups				0.00
1420	Demolition				0.00
1421	Envir. Remediation.				0.00
1422	Site Bond Premium				0.00
1423	Acq. Prop. Oper. Exp.				0.00
1424	Gross Site Income				0.00
1425	Land Use Approvals				0.00
	<b>Total Acq. &amp; Site Dev.</b>	45,000.00	45,000.00	0.00	45,000.00
<b>Architectural and Engineering</b>					
1430	Design Consultant	120,000.00	120,000.00		120,000.00
1431	Design Consult. – Admin.				0.00
1432	Design Consult. – Eng.	100,000.00	100,000.00		100,000.00
1433	HERS Rater				0.00
1434	Blueprints & Supplies				0.00
1435	Borings & Test Pits				0.00
1436	Environmental Studies	10,000.00	10,000.00		10,000.00
1437	Life Cycle Cost Analysis				0.00
1438	Clerk of the Works				0.00
1439	Concrete Testing				0.00
1439.5	Traffic Study				0.00
	<b>Total Arch. &amp; Eng.</b>	230,000.00	230,000.00		230,000.00
<b>General Contract</b>					
1440	Site Improvements (in GC)				0.00
1441	Main Buildings – New	6,821,000.00	3,831,000.00	2,990,000.00	6,821,000.00
1442	Main Buildings – Rehab.	0.00	0.00		0.00
1443	Other Buildings				0.00
1444	Demolition (if part of GC)				0.00
1445	General Requirements	200,000.00	200,000.00		200,000.00
1446	Builder's Overhead	100,000.00	100,000.00		100,000.00
1447	Builder's Profit				0.00
1448	Bond Premium	250,000.00	250,000.00		250,000.00
1449	Building Permits				0.00
1450	Other Permits				0.00
1451	Hard Cost Contingency				0.00
1452	Construction Cost Estimating				0.00
	<b>Total General Contract</b>	7,371,000.00	4,381,000.00	2,990,000.00	7,371,000.00

Continued on next page.

## CITY OF NEW HAVEN

## Request for Payment/Expenditure Verification

Account	Line Item	COST	CONH	DOH	New Balance
				DOH	
Furnishings and Equipment					
1460	Office/Maintenance Equip.				0.00
1461	Furniture & Appliances				0.00
					0.00
	Total Furnishings & Equip.	0.00	0.00		0.00
Financing and Interim Costs					
1470	DOH Interest				0.00
1471	Property Taxes				0.00
1472	Property Insurance				0.00
1473	Const. Loan Commit. Fee				0.00
1474	Permanent Loan Orig. Fee				0.00
1475	CHFA Tax Credit Fee				0.00
1476	Other Fin. Fees and Interest				0.00
	Total Financing & Interim	0.00	0.00		0.00
Other Development Costs					
1480	Sponsor/Devel. Legal				0.00
1481	DOH Legal	10,000.00		10,000.00	10,000.00
1482	Accounting				0.00
1483	Audit				0.00
1484	Cost Certification				0.00
1485	Appraisals				0.00
1486	Market Analysis				0.00
1487	Res. Training/Buy. Ed.				0.00
1488	Lease Up & Marketing				0.00
1489	Relocation				0.00
1490	Contractual Services				0.00
1491	Developer's Fee				0.00
1492	Operating Deficit Reserv.				0.00
1493	Other Req. Cap. Reserves				0.00
	Total Other Dev. Costs	10,000.00	0.00	10,000.00	10,000.00
Soft Cost Contingency					
1500	ADMIN	0.00	0.00	0.00	0.00
	Total Soft Cost Contingency	0.00	0.00	0.00	0.00
	Total Project Costs	7,656,000.00	4,656,000.00	3,000,000.00	7,656,000.00