CHECK LIST FOR ALDERMANIC SUBMISSIONS

X Cover Letter
X Resolutions/ Orders/ Ordinances
X Prior Notification Form
X Fiscal Impact Statement - Should include comprehensive budget
X Supporting Documentation
X Disk or E-mailed Cover letter & Order

IN ADDITION, IF A GRANT:

Notice of Intent
Grant Summary
Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: March 4, 2022
Meeting Submitted For: March 21, 2022
Regular or Suspension Agenda: Regular
Submitted By: Cathy Carbonaro-Schroeter

Title of Legislation:
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS AND ZERO CENTS ($2,500,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF DEVELOPMENT OF 300 STATE STREET, 742-746 CHAPEL STREET AND 756-760 CHAPEL STREET

Comments:

Coordinator's Signature: 
Controller's Signature (if grant): 
Mayor's Office Signature: 

Call 946-7663 with any questions.
March 3, 2022

Honorable Tyisha Walker  
President - Board of Aldermen  
City of New Haven  
165 Church Street  
New Haven, CT 06510

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS AND ZERO CENTS ($2,500,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF DEVELOPMENT OF 300 STATE STREET, 742-746 CHAPEL STREET AND 756-760 CHAPEL STREET

Dear Honorable Tyisha Walker:

The City of New Haven is requesting authorization to act as a pass-through for Urban Act funding from the State of Connecticut to Beacon Communities Services LLC or its affiliate BC Chapel Street LLC. Beacon Communities Services LLC or its affiliate BC Chapel Street LLC will be investing the funding into the redevelopment of 300 State Street, 742-746 Chapel Street and 756-760 Chapel Street, located in Ward XX, into a mixed use, mixed income building crucial as an affordable housing resource whose location provides access to opportunities for all residents.

We respectfully request your honorable Board’s favorable action on the attached Order to enable the City of New Haven to move forward with this funding on behalf of Beacon Communities Services LLC or its affiliate BC Chapel Street LLC.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at 946-6437.

Respectfully submitted,

Arlevia T. Samuel  
Executive Director
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE
CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN
AN AMOUNT NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS AND ZERO
CENTS ($2,500,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND
MANAGEMENT FOR THE PURPOSES OF DEVELOPMENT OF 300 STATE STREET, 742-746
CHAPEL STREET AND 756-760 CHAPEL STREET

WHEREAS, the State of Connecticut Office of Policy and Management (“OPM”) submitted to the Connecticut State Bond Commission a request for funding for the City of New Haven (the “City”) as pass through to Beacon Communities Services LLC or its affiliate BC Chapel Street LLC (“Beacon”) for the development of 300 State Street, 742-746 Chapel Street and 756-760 Chapel Street (the “State & Chapel Parcels”); and

WHEREAS, on December 27, 2021, the Bond Commission approved the City for the award of an Urban Act Grant in the amount of Two Million Five Hundred Thousand Dollars and Zero Cents ($2,500,000.00) (“the Urban Act Grant”); and

WHEREAS, Beacon intends to redevelop the State & Chapel Parcels into a mixed income, mixed use rental structure in Ward XX providing a crucial affordable housing resource whose location provides access to opportunities for all residents; and

WHEREAS, the Urban Act Grant will provide necessary funding for construction costs to enable the redevelopment of the State & Chapel Parcels to be completed; and

NOW, THEREFORE, BE IT ORDERED by the Board of Alderman that the acceptance of the Urban Act Grant in an amount not to exceed Two Million Five Hundred Thousand Dollars and Zero Cents ($2,500,000.00) awarded by OPM is hereby approved.

BE IT FURTHER ORDERED THAT the Mayor of the City of New Haven is hereby authorized to execute and file the Urban Act Grant application with OPM; to act as pass through for the Urban Act Grant funds; to serve as the City’s authorized representative and to provide such additional information as may be required by OPM in connection with the City’s grant application; to provide any documentation as may be required by OPM to effectuate the City’s application for and acceptance of the Urban Act Grant; to execute and deliver the Urban Act Grant agreement on behalf of the City; to execute and deliver any amendments or revisions as may be required by OPM, including but not limited to indemnification of OPM by the City; and to execute and deliver such other instruments as may be necessary or expedient to effect the purposes of this Order.
PRIOR NOTIFICATION FORM
NOTICE OF MATTER TO BE SUBMITTED TO
THE BOARD OF ALDERMEN

TO: ALDERPERSON CARMEN RODRIGUEZ

DATE: March 4, 2022

FROM: Department LCI
Person Cathy Carbonaro-Schroeter Telephone X 8274

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS AND ZERO CENTS ($2,500,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF DEVELOPMENT OF 300 STATE STREET, 742-746 CHAPEL STREET AND 756-760 CHAPEL STREET

Check one if this an appointment to a commission
☐ Democrat
☐ Republican
☐ Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERMEN

DATE: March 4, 2022

FROM: Arlevia T. Samuel, Executive Director

SUBMISSION ITEM:

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE
CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN
AMOUNT NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS AND ZERO CENTS
($2,500,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE
PURPOSES OF DEVELOPMENT OF 300 STATE STREET, 742-746 CHAPEL STREET AND 756-760 CHAPEL
STREET

I. List Cost: Line Item

<table>
<thead>
<tr>
<th>Line Item</th>
<th>General</th>
<th>Special</th>
<th>Capital/Bond</th>
<th>Dept/Act/Obj. Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Personnel</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Initial start-up</td>
<td>N/A</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>2. One-time</td>
<td>N/A</td>
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<td></td>
</tr>
<tr>
<td>B. Non-Personnel</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1. Initial start-up</td>
<td></td>
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<tr>
<td>2. One-time</td>
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<tr>
<td>3. Annual</td>
<td></td>
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</tr>
</tbody>
</table>

II. List Revenues: Will this item result in any revenues for the City? Please list amount and type.

1. One-time: $2,500,000 – State of CT OPM

Other Comments: Funding is a pass-through for Beacon Communities Services LLC or its affiliate BC Chapel Street LLC from State of Connecticut to City of New Haven for State/Chapel Project
State of Connecticut
Department of Economic and Community Development
Urban Action Grant Program

Application
**General Description:**
This Application is a brief outline to enable the DECD to determine the eligibility and strength of the applicant and/or project to apply for the Urban Action Grant Program. *If the entity submitting this request will not be the final recipient of the funds, please complete the slipsheet entitled “Application for Pass-through”*. All information accompanying this Application is confidential and exempt from the Freedom of Information Act.

1. **Applicant Name:** List the full legal name of the applicant for financial assistance.
2. **Address:** Mailing address where correspondence should be sent. If different from the applicant location, so indicate.
3. **Contact Person:** If appropriate, include title.
4. **Project Name:** Full title of project. If unsure of title, check with DECD staff.
5. **Project Location:** Give the location where financing will be used. The municipality is the jurisdiction to whom property taxes are paid.
6. **Federal Employer ID # and SIC Code:** Please list both numbers (if applicable.)
7. **Form of Business/Organization:** Indicate if organization is for-profit, not-for-profit or a municipality. Attach copy of corporate certificate if applicable.
8. **Ownership:** Indicate form of corporation if applicable. Minority or woman ownership must be 51% to be considered for this status. Minority includes a variety of categories such as racial, ethnic, gender and disability status. Check with DECD staff for confirmation.
9. **Nature of Business/Organization:** Indicate what type of industry the business/organization is engaged in as well as the Business Activity (section B) and Type of Product or service (section C).
10. **Gross Sales/Receipts:** Gross/Sales receipts of the organization during the last calendar or fiscal year.
11. **Ownership and Subsidiaries:** If not practical to list every business owner, include owners holding 10% or more of the organization. If ownership of the recipient of the funds is different from the organization, please list on a separate sheet the owners of the recipient.
12. **Employment:** Projected employment is the anticipated number of employees in the organization within 2-5 years. Please classify full-time or part-time.
13. **Required documents:** (for pre-application phase): 
   A. Business Plan: Include a copy of the organization's current business plan.
   B. Business Financial Statements: If available, CPA prepared financial statements for the most recent three years with 5 year projections. Otherwise, federal tax returns.
   C. Cash Flow: Please include, as a part of the financial statements, a summary of cash flow covering prior year's operations.
   D. Payroll, Sales, Corporate Taxes paid to Connecticut (past 3 years and projected for 5 years).
   E. Personal financial statements of owners of 10% or more of the company.
   F. Schedule of related affiliated companies.
   G. If the project involves the purchase of a business, please provide the following:
      I. Purchase Agreement or memorandum between the parties.
      II. Current balance sheet of business being acquired.
      III. Appraisal, or estimate of value, of real estate and equipment.
14. **Project Narrative:** Describe the project for which funding is being requested (i.e., type of equipment to be purchased, nature of inventory and uses for working capital). For a building, include address, acres of land, building's square feet, and size of any building addition. List any tenants. If project involves refinancing, describe who will be refinanced and the purpose for the loan.
15. **Assistance Requested:** Under "Amount of Financing Requested" specify amount and nature of assistance. For "Services Requested" identify type of service requested.
16. **Conventional Financing:** Outline the amount and terms of any funds from conventional sources that are available to fund all, or a portion of the project. If applicable, indicate reasons for denial.
17. **Public Disclosure:** The DECD is required by law to include in its final approval consideration the extent to which the applicant has included community and employee participation, *unless* this question is answered "Yes", and an explanation is provided.
SECTION I  

APPLICANT IDENTIFICATION

1. Applicant’s Full Legal Name: CITY OF NEW HAVEN

2. Applicant: LIVABLE CITY INITIATIVE

3. Contact Person: ARLEVIA SAMUEL, INTERIM EXECUTIVE DIRECTOR

   Telephone: 203-946-6437  
   Fax: ________________

4. Project Name: I'M HOME INVESTMENT INITIATIVE

5. Project Location: CITY OF NEW HAVEN  
   Municipality: CITY OF NEW HAVEN

6. Federal Employer Identification #: ________________  
   SIC Code: ________________

SECTION II  

APPLICANT INFORMATION

7. Form of Organization (attach copy of corporate certificate)

   _____ Private for Profit  
   _____ Non-Profit 501(c)3  
   _____ Other non-profit

   _____ Municipality

   _____ Other

8. Form of Ownership

   _____ Corporation  
   _____ Partnership

   _____ Proprietorship  
   _____ Sub-Chapter “S” corp.

   _____ Other

   Municipal Corporation

   Date acquired/Established: N/A  
   State where created: CT

   Minority Owned: N/A  
   Woman Owned: N/A

   (Minority as defined in §32-9e sub-section 3 of Connecticut General Statutes)

9. Nature of Business/Organization
   A. Industry

   _____ Manufacturer  
   _____ Retailer  
   _____ Wholesaler

   _____ Service  
   _____ Construction  
   _____ Finance, Insurance or Real Estate

   _____ Other (Please describe) Government Services

   B. Business Activity (e.g. research and development, production, headquarters, etc.)

   Neighborhood and Community Development, Code Enforcement and Property Services

   C. Type of product or service (e.g. pharmaceuticals, computer software, etc.)

   n/a
10. Gross Sales/Receipts/Revenues
   Total Sales Receipts  n/a  approximate % sales in CT
   approximate % sales outside of  n/a  approx. % sales outside of US

11. Ownership and subsidiaries:
    Please attach as Exhibit “A” a list of the names, titles, and percent of ownership of all stockholders. If there are more than ten stockholders, list only those with 10% or more ownership. Also list all business organizations, including but not limited to, corporations, partnerships, limited partnerships, sole proprietors, trusts and syndications which are subsidiaries or affiliates of the Applicant along with their address and the nature of their interest or connection. If the Applicant is a subsidiary or affiliate, then list the owning or holding organization and all subsidiaries or affiliates. If there are none, please so indicate.

   none

12. Business/Organization History
    Please provide a brief description of the business/organization's history and attach. If the organization is non-profit, please state your organization’s purpose.

   The City of New Haven is a municipal corporation governing the City of New Haven. The City of New Haven provides services to the community from Public Work activities to Economic and Community Development.

SECTION III

FINANCIAL INFORMATION

13. Unpaid Taxes (List any below)

<table>
<thead>
<tr>
<th>Type</th>
<th>Amount</th>
<th>Past Due</th>
<th>Payment Terms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

14. Are there any outstanding, pending or anticipated claims or litigation against your business or organization?
   x Yes (If yes, please attach explanation)  No

15. Have you ever personally declared bankruptcy or been an officer of a business or organization where bankruptcy has been declared?
   _____ Yes (If yes, please attach explanation)  x No

16. Have you ever received prior State financing for this project?
   x Yes  x DECD _____ CDA _____ CII

   Amount  7,000,000
   Program  Urban Act
   Date  2007
   _____ No
17. Environmental Compliance
   A. Has any state, including Connecticut, federal administrative agency or federal court issued any order or entered any judgement to the business/organization concerning a violation of any environmental law? If yes, please include the type of enforcement action, date, jurisdiction, order/case/docket number and description of violation.  No

   B. Is there any property transfer filing pending with the DEP? If yes, attach the applicable forms and responsible party's obligations.  No

   C. Is there any Environmental Site Assessment (ESA) conducted by any party on this site, i.e., Phase I, II or III ESA? If yes, please enclose a copy.  No

18. OSHA Compliance
   Do you have any outstanding orders from the federal Occupational Safety and Health Administration? If yes, please describe on an additional sheet and give the name, address and telephone number of the individual handling your case.  No

19. Employment (Full-time employment is a minimum of 35 hours per week as reported to the Department of Labor)

<table>
<thead>
<tr>
<th>Present Employment</th>
<th>Projected Employment by end of two years</th>
<th>Projected Employment by end of five years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full time:</td>
<td>Full time</td>
<td>Full time</td>
</tr>
<tr>
<td>Part time:</td>
<td>Part time:</td>
<td>Part time:</td>
</tr>
<tr>
<td>Total:</td>
<td>Total:</td>
<td>Total:</td>
</tr>
</tbody>
</table>

   Of the present employment listed above, how many would be lost if the State did not provide the proposed funding?  none

20. Required Documents (Please refer to the instruction page)
   A. Business/Strategic Plan
   B. Financial statements of the Business/Organization (includes notes and projection)
   C. Cash Flow Summary for prior year
   D. Payroll, Sales, Corporate Taxes Paid to CT (past 3 years, projected for 5 years)
   E. Personal financial statement(s) (owners of 10% or more of company)
   F. Schedule of related affiliated companies
   G. Information regarding a business acquisition

21. Project Narrative
   Please attach a brief project description including use of funds and compete the Project Plan and Budget included with this package.
22. Assistance Requested
Amount of financial assistance: $19.5M
Services Requested: I'M HOME INVESTMENT INITIATIVE

23. Conventional Financing
Please describe on an additional sheet what steps, if any, you have taken to obtain financing from conventional sources. The City of New Haven has leveraged funding for this request with City funding of $18.2M and private funding of $181.7M.

- [x] Real Property
- [ ] Corporate Guarantee
- [ ] Machinery and Equipment
- [ ] Personal Guarantee
- [ ] Not Required
- [ ] Other

25. Public Disclosure
Will informing the municipality and employee representatives of the proposed request for financial assistance prior to DECD/CDA’s final approval be considered a disclosure of confidential or proprietary information or trade secret?
- [ ] Yes (If yes, please attach an explanation)
- [x] No

Certification by Applicant
It is hereby represented by the undersigned, that to the best of my knowledge an belief no information or data contained in the application, the financial statements or in the attachments are in any way false or incorrect and that no material information has been omitted. The undersigned agrees that banks, credit agencies, the Connecticut Department of Labor, the Connecticut Department of Revenue Services, the Connecticut Department of Environmental Protection, and other references are hereby authorized now, or anytime in the future, to give the Department of Economic and Community Development any and all information in connection with matters referred to in this application, including information concerning the payment of taxes by the applicant. In addition, the undersigned agrees that any funds provided pursuant to this application will be utilized exclusively for the purposes represented in this application, as may be amended. The undersigned understands that the Department of Economic and Community Development’s agreement to review this application is in no way a commitment to provide funding. Such a commitment can be provided only following the approval of the application by the Department and the State Bond Commission and the execution of a contract between the applicant and the State of Connecticut. As such, any funds expended by the applicant prior to these approvals will be done so entirely at the risk of the applicant.

Please be sure to include the additional attachments required.

Signature
Arlevia T. Samuel

Title
Interim Executive Director

Date

Please be sure to include the additional attachments required.

CITY OF NEW HAVEN

Return to
CT DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
505 Hudson Street
Hartford, CT 06106-7106
Phone (860) 270-8170
Fax (860) 270-8135
Revised 12/98
This application should be completed by the business/organization that will pass Urban Action Grant funds onto another entity.

1. Name
   CITY OF NEW HAVEN

2. Address
   165 CHURCH STREET
   NEW HAVEN CT
   Zip Code 06512

3. Contact Person
   ARLEVIA SAMUEL, INTERIM EXECUTIVE DIRECTOR
   Telephone: 203-946-6437
   Fax: ____________

4. Project Name
   I'M HOME INVESTMENT INITIATIVE
   Municipality CITY OF NEW HAVEN

5. Project Location
   I'M HOME INVESTMENT INITIATIVE

6. Federal Employer Identification # ____________
   SIC Code: ____________

7. Form of Organization
   X Municipality
   ____ Non-Profit 501(c) 3
   ____ Other Non-Profit
   ____ Other
   Date Established
   Where created

8. Have you received prior state financing for this project?
   X No
   No
   ____ DECD ______ CDA ______ CII
   Amount $ 7,000,000
   Program URBAN ACT GRANT
   Date 2007
   ____________
The City of New Haven, Livable City Initiative has established its I’M HOME Investment Initiative ("I’M HOME") to facilitate and promote neighborhood investment and development. The potential impact of a State of Connecticut and The City of New Haven collaboration in this I’M HOME Investment Initiative will provide a total of $192 M of state, local and private investment into our neighborhoods and community. The collaborative investment will yield the development of 622 units of housing a combination of homeowner and rental and create 139 permanent jobs.
While New Haven continues to expand its unit base through rental and homeownership development the long-term stability is directly linked to the City’s ability to grow and preserve neighborhoods.

How much does it take to make a difference?

Additional Investment per Urban Act Dollar $8.85

Urban Act Investment Dollars per Unit Created $31,350.48

Urban Act Investment Dollars per Job Created $140,287.77

Through the I’M HOME Initiative the City is assembling a set of resources that it can direct to specific projects that promote the I’M HOME Initiative objectives that will have a significant impact on the City’s ability to offer new units to its housing stock.
State & Chapel Redevelopment

Community Context
The redevelopment of State & Chapel will transform an historic city block only steps from the New Haven State Street Transit Station from an underutilized assemblage of vacant lots and partially vacant buildings into a vibrant mixed-use, affordable housing community that restores the historic urban fabric including pedestrian connections to a revitalized commercial district. Currently a gap in the commercial street wall at a key entry point from the train station to downtown, the surface lot at 300 State Street abuts historic buildings at 742-760 Chapel Street. A new structure will be built at 300 State, of a type and scale compatible with the adjoining historic structures and consistent with historic use of this property before demolition of prior buildings for the parking use, and connect to the rear façade of 742 Chapel to create one integrated mixed-use property. Careful design of the new construction will provide for new pedestrian connections from the train station and State Street to the revitalized Ninth Square commercial district. The new State Street building and upper floors of the Chapel buildings will consist of apartments at varying incomes. The ground floors at 742-760 Chapel will be dedicated commercial space. The project will create a total of 54 new affordable and market rate units and approximately 36,000 of commercial space on a prominent, active street corner.

Ideally situated in the heart of New Haven, this transit-oriented site will provide housing choice options with direct access to services and jobs, bringing economic opportunity to landlords, businesses, and residents alike. The site is located just over 600 feet from New Haven State Street Transit Station allowing for ease of commuter access to neighboring towns along the northeast corridor, including Amtrak to NYC and Shoreline East, and travel along the New Haven-Springfield line. For more local access, the site is located a short 400 feet from the State & Chapel bus stop with service to the greater New Haven area. Within a 2-block walking radius, residents will enjoy access to many restaurant options, retail outlets, and pharmacies. The New Haven Green (park) is also located .3 miles from proposed site. A full-service grocery store, Elm City Market, is across the street from the site. High School in the Community is located just .4 miles from the site and three elementary schools are located 1 mile from the site. Because the site is serviced by local bus routes on State Street, these options for educational access will be readily accessible to residents. The strong commercial presence in the neighborhood will provide a number of job opportunities in the immediate, walkable vicinity. The State Street portion of the project is being designed to Passive House standards. Building to this gold standard in sustainable design will ensure durability and energy efficiencies for the long-term. Energy efficient design will be maximized to the greatest extent possible in the rehabilitation of the Chapel buildings while adhering to the Secretary of the Interior’s standards for historic rehabilitation.

The State & Chapel redevelopment will complement the recent revitalization by Beacon Communities of the Ninth Square Apartments at the other corner of Ninth Square. Ninth Square Apartments are far more than apartments, but rather a vital mixed income, mixed use neighborhood consisting of several city blocks of ground floor commercial with apartments above, located in the Ninth Square historic district in the heart of downtown New Haven. The property consists of 335 rental apartments in five buildings, as well as a dynamic retail district of over 20 diverse small businesses occupying approximately 50,000 square feet of retail space that activates the downtown streetscape. With 190 of the rental apartments restricted for low-income families, Ninth Square is a crucial affordable housing resource whose location and affordability provides access to opportunities for all residents. The property is centrally located with access to employment and educational opportunities at anchor institutions such as the neighboring Yale University, to local and regional (Amtrak) transportation, and to a rich arts and culture community.
The State & Chapel project is an opportunity to close a critical gap in the city fabric, linking Ninth Square to State Street and to the New Haven State Street Transit Station. Expanding the 24/7 residential use, ground floor commercial uses, and creating a new mid-block pedestrian connection to State Street will drive more foot traffic to Ninth Square, the train station, and have important spillover effects for downtown generally. The significant investment made into the Ninth Square community will be a catalyst for economic activity and continued reactivation of this neighborhood. Further revitalization of commercial uses, turning the corner from the Ninth Square commercial on Orange Street and renovating the uses on Chapel Street, will create more opportunity for business owners and residents alike. Expanded investment in this neighborhood is a key solution to bolstering the economy as we emerge from the pandemic.

**Project Overview**

The State & Chapel project will introduce 54 new units of mixed-income housing at varying levels of affordability. The project will include 11 units affordable to individuals earning at or below 30% and 22 units affordable at 50% AMI. Ten units will be affordable to 60% AMI and the remaining 11 units will be unrestricted, market-rate units. This true mix of incomes will not only serve extremely low and low-income families but will work to promote economic integration through the inclusion of a market-rate component. The development’s financing plan includes an allocation of 9% LIHTCs, soft debt from the Department of Housing, and contributions from the City of New Haven. The development of State & Chapel will include 10% fully accessible units for persons with mobile and sensory disabilities. At least 20% of the units will be set aside as permanent supportive housing. The project will serve to expand the housing opportunities available to low-income families in and around New Haven that will benefit from service-enriched housing through partnership with local providers. Services on site will be holistic, focusing on education, wellness, self-sufficiency, and community building, making the State & Chapel project a model for health and housing integration.
The 54 residential units will include 20 studio units, 5 one-bedroom units, and 29 two-bedroom units to address the greatest range of household sizes and to ensure opportunities for family housing. The first floor will also include common amenities for residents including a fitness center, laundry facilities, resident service offices and space for provision of wellness services. This intentional design and creation of wellness space will support the inclusion of our supportive housing units and the overall service programming for the building. The operational plan will include a comprehensive services program to ensure an enriched living experience for residents.

The project will utilize 9% LIHTCs and soft debt from the Department of Housing to finance the project. Through project-based vouchers and a tax abatement, the project is able to leverage additional private debt in the form of a first mortgage. Slated for submission in the upcoming 2021 CHFA funding round, the project requires an additional $2,500,000 to fully fund the development (see development budget below). New production of affordable housing requires significantly more subsidy as restricted rents cannot support enough debt to successfully finance production, as is the case in traditional market rate deals. In order to compete for financing from CHFA and DOH in the upcoming round, the project must have commitments for the remaining sources of funding. Given the proposed project’s transit-oriented nature and alignment with State housing policy goals, additional financial support through Urban Act dollars will make feasible this important housing development to bring new, quality affordable options to New Haven. The $2.5M from this request will be used to support the construction of the project, including required infrastructure upgrades and connections, site layout, excavation, foundations, and framing.

Assuming a successful award of tax credits from the November 2021 round (announcements are typically made the following spring), the Sponsor anticipates closing in in late 2022 and beginning construction immediately thereafter. The development projects a 16-month construction schedule, with completion in early 2024.

The best of New Haven comes together in Ninth Square and the expansion of these uses to the State Street and Chapel Street will enliven the existing under-utilized pedestrian connection to the New Haven State Street Transit Station and create a new one through a private pedestrian paseo. The entrepreneurial and artistic spirit of small business owners are on display in the array of businesses in the retail district – from restaurants to plant stores to New Haven’s oldest arts & culture organization and gallery. The streets come alive with public mural art painted by local artists and outdoor food and entertainment. All these facets of Ninth Square create a community that offers a high quality of life for residents, strengthens the local economy and attracts visitors to New Haven at large. The introduction of new affordable housing units at State & Chapel will provide housing choice opportunity and allow future residents to enjoy all that the Ninth Square neighborhood has to offer.
Massing Study

300 State Street & Chapel

- 300 State Street: new construction, +/- 44 units
  - 2 studios
  - 10 1br
  - 32 2br

- 756-760 Chapel Street: +/- 9 units
  - 1 studio
  - 2 1br
  - 6 2br

- Dollar General to remain

- Post Office to remain

- 742-746 Chapel Street: +/- 26 units
  - 20 studio
  - 1 1br
  - 4 2br

- Dollar General to remain

"State House" to remain
State Street
4 stories
+/- 37,800 gsf
28 units

Chapel
4 stories
+/- 22,000 gsf
26 units

54 units total
EXISTING SITE: PARKING LOT + RETAIL

• Underutilized parking lot
• Adjacent to Orange & George Street commercial outlets, new market rate development
• Opportunity for mixed-use, mixed-income development that revitalizes vacant spaces while preserving neighborhood affordability
• Builds on the transformative work currently underway at Ninth Square

BEACON’S DEVELOPMENT PROPOSAL

>> FAST FACTS >>
• State & Chapel is the new production of affordable housing units,
  > 54 total units with 43 units affordable to households up to 60% AMI, including permanent supportive housing units
• Chapel St is the adjacent preservation of existing retail and conversion of vacant space into residential units + re-leased office space
• Prime downtown location with immediate access to State Street rail station
• State St new construction will have Passive House design
• Chapel St will meet federal and state historic preservation standards
• Walking access to local shops, restaurants, pharmacies, and parks
• Apartment amenities include: community space including computer room, fitness center, laundry rooms, and resident service program

> TIMELINE OF DEVELOPMENT PROCESS

January - March 2021
Conceptual site design
April 2021 - July 2021
City permitting approvals anticipated
Secure local financing commitments
Design Development
November 2021
Financing application submitted to CHFA and the Department of Housing
Summer 2022
CHFA award announcements and move to full closing
Commence construction immediately thereafter
Summer 2024
54 units and new office space at Chapel are completed and delivered to residents and businesses of the City of New Haven.
2024 + Beyond
Beacon Residential Management (BRM) assumes operations of the properties in conjunction with Ninth Square. BRM partners with local service providers to enrich and empower affordable housing residents.

ALIGNMENT WITH STATE POLICY PRIORITIES

> Transit-Oriented development across from train station
> New production of affordable housing in a neighborhood with rising market rents
> Economic integration serving many levels of affordability and market rate households
> Diverse housing opportunities for families
> Serving vulnerable populations through permanent supportive housing
> Furthering sustainability goals through Passive House design

ANTICIPATED FUNDING: STATE & CHAPEL
• 9% LIHTC: $1.29M in annual credits
• DOH subordinate debt: $4M
• Hard Debt: $9.6M
• State & Federal historic tax credit equity: $2.8M
• DECD & AHP Funds: $1M
• Additional soft financing: $2.5M
• Total Development Cost (TDC): $33.2M

> Rent restrictions in affordable developments do not support adequate debt, so local, state, and federal subsidies must make up the difference

OVERALL UNIT MIX

Market
60% AMI
50% AMI
30% AMI

LOCAL SUPPORT

This is an important step related to the overall revitalization of the Ninth Square. With Beacon’s prior investment in the district, you are seeing the renovation work down Orange Street and George Street and new vitality with first floor retail. As you know from their prior projects, the team will provide opportunities for community input and have a strong focus on inclusion, both on the housing side and in the complementary land use.

-Michael Piscatelli, Economic Development Administrator

<Doc Signature: 57A21683-CF69-4022-81E6-970F8A7B394>
NOTICE OF INTENT

NOTIFICATION TO THE BOARD OF ALDERMEN REGARDING PROPOSED GRANT AND CONTRACT APPLICATIONS TO BE MADE BY THE CITY OF NEW HAVEN DURING THE PERIOD:

PROGRAM NAME: State/Chapel- BC Chapel St LLC - Urban Act

( x ) NEW                 (      ) CONTINUATION
(Check One of the Above)

FUNDING LEVEL AVAILABLE TO PROJECT: $2,500,000

FUNDING SOURCE: OPM – Bond/Flex Funding

PURPOSE OF PROGRAM: Construction Costs for rental housing development of 300 Chapel Street, 742-746 Chapel Street and 756-760 Chapel Street to Beacon Communities Services LLC or its affiliate BC Chapel Street LLC

BRIEF SUMMARY OF CITY’S PROPOSAL:
ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN AUTHORIZING THE CITY OF NEW HAVEN TO APPLY FOR, ACT AS PASS THROUGH FOR, AND ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED TWO MILLION FIVE HUNDRED THOUSAND DOLLARS AND ZERO CENTS ($2,500,000.00) FROM THE STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT FOR THE PURPOSES OF DEVELOPMENT OF 300 STATE STREET, 742-746 CHAPEL STREET AND 756-760 CHAPEL STREET

MATCH REQUIREMENT FROM GENERAL FUND (if any): NONE

ALLOWABLE INDIRECT COST: NONE

DEPARTMENT SUBMITTING APPLICATION: LCI

CONTACT PERSON: ARLEVIA T. SAMUEL, EXECUTIVE DIRECTOR

DATE: MARCH 4, 2022
<table>
<thead>
<tr>
<th><strong>Grant Title:</strong></th>
<th>State/Chapel- BC Chapel St LLC - Urban Act</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MUNIS #:</strong></td>
<td>FDA # or State Grant ID #</td>
</tr>
<tr>
<td><strong>City Department:</strong></td>
<td>Livable City Initiative</td>
</tr>
</tbody>
</table>
| **City Contact Person & Phone:** | Arlevia T. Samuel x 6437  
                           | Cathy Carbonaro-Schroeter x 8274          |
| **Funding Level:**     | $2,500,000 as approved by State of CT       |
| **Funding Period:**    | 12/21/21 – 12/31/2023                        |
| **Funding Source:**    | State of Connecticut Department of Economic and Community Development |
| **Funding Source Contact Person & Phone:** | DOH  
                           | Nathan Karnes 1-860-270-8255              |
| **Purpose of Program:**| Pass-through to Beacon Communities Services LLC or its affiliate BC Chapel St LLC for the development of 300 State Street, 742-746 Chapel Street and 756-760 Chapel Street for construction costs for rental housing |
| **Personnel (salary):**| $0                                              |
| **Personnel (Worker’s Comp):** | $0                                              |
| **Personnel (Med. Benefit):** | $0                                              |
| **Non-Personnel (total):** | $2,500,000 as approved by OPM |
| **Non-Personnel (M & U):** | $                                               |
| **New or Renewal?**    | New                                           |
| **Limits on spending (e.g., Admin. Cap)?** | 0%                                             |
| **Reporting requirements:** | Fiscal  
                           | n/a                                          |
| **Due date of first report:** | N/A                                            |
| **Audit Requirements:** | n/a                                            |
EXECUTIVE SUMMARY

STATE/CHAPEL PROJECT

Background

Ideally situated in the heart of New Haven, this transit-oriented site will provide housing choice options with direct access to services and jobs, bringing economic opportunity to landlords, businesses, and residents alike. The site is located just over 600 feet from New Haven State Street Transit Station allowing for easy of commuter access to neighboring towns along the northeast corridor, including Amtrak to NYC and Shoreline East, and travel along the New Haven-Springfield line. For more local access, the site is located a short 400 feet from the State & Chapel bus stop with service to the greater New Haven area.

Within a 2-block walking radius, residents will enjoy access to many restaurant options, retail outlets, and pharmacies. The New Haven Green (park) is also located .3 miles from proposed site. A full-service grocery store, Elm City Market, is across the street from the site. High School in the Community is located just .4 miles from the site and three elementary schools are located 1 mile from the site. Because the site is serviced by local bus routes on State Street, these options for educational access will be readily accessible to residents. The strong commercial presence in the neighborhood will provide job opportunities in the immediate, walkable vicinity. The State Street portion of the project is being designed to Passive House standards. Building to this gold standard in sustainable design will ensure durability and energy efficiencies for the long-term. Energy efficient design will be maximized to the greatest extent possible in the rehabilitation of the Chapel buildings while adhering to the Secretary of the Interior’s standards for historic rehabilitation.

Mission:

The State & Chapel redevelopment will complement the recent revitalization by Beacon Communities of the Ninth Square Apartments at the other corner of Ninth Square. Ninth Square Apartments are far more than apartments, but rather a vital mixed income, mixed use neighborhood consisting of several city blocks of ground floor commercial with apartments above, located in the Ninth Square historic district in the heart of downtown New Haven. The property consists of 335 rental apartments in five buildings, as well as a dynamic retail district of over 20 diverse small businesses occupying approximately 50,000 square feet of retail space that activates the downtown streetscape. With 190 of the rental apartments restricted for low-income families, Ninth Square is a crucial affordable housing resource whose location and affordability provides access to opportunities for all residents. The property is centrally located with access to employment and educational opportunities at anchor institutions such as the neighboring Yale University, to local and regional (Amtrak) transportation, and to a rich arts and culture community.
Goals:

- The project will serve to expand the housing opportunities available to low-income families in and around New Haven that will benefit from service-enriched housing through partnership with local providers.
- Services on site will be holistic, focusing on education, wellness, self-sufficiency, and community building, making the State & Chapel project a model for health and housing integration.
- 20 studio units, 5 one-bedroom units, and 29 two-bedroom units to address the greatest range of household sizes and to ensure opportunities for family housing.
- First floor will also include common amenities for residents including a fitness center, laundry facilities, resident service offices and space for provision of wellness services. This intentional design and creation of wellness space will support the inclusion of our supportive housing units and the overall service programming for the building. The operational plan will include a comprehensive services program to ensure an enriched living experience for residents.
- 54 new units of mixed-income housing at varying levels of affordability.
  - 11 units affordable to individuals earning at or below 30%
  - 22 units affordable at 50% AMI.
  - 10 units will be affordable to 60% AMI
  - 11 units will be unrestricted, market-rate units.
  - 10% fully accessible units for persons with mobile and sensory disabilities.
  - At least 20% of the units will be set aside as permanent supportive housing.