

**TOGETHER**  
**NEW HAVEN**

## Strong School Community Meeting

September 14, 2022

**CITY OF NEW HAVEN**

JUSTIN ELICKER, MAYOR

SARAH MILLER, ALDER WARD 14



- Welcome & Housekeeping
- Background on Strong School Redevelopment Process
- Glendower Proposal Review
- Pennrose Proposal Review
- Questions & Next Steps

## Strong School Reunión Pública!

La Ciudad de New Haven esta estudiando como reutilizar la escuela Strong School para beneficiar al vecindario de Fair Haven.

Estás invitado a hablar con el equipo de estudio y participar en una presentación del proyecto y una discusión pública.

La reunión será **EN LÍNEA** utilizando Zoom.

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**FECHA:**

Miércoles, 8 de Diciembre

**HORA:**

6:00 pm - Inicio de la Reunión / Introducciones

6:15 pm - Actualización del Proyecto (Presentación)

6:45 pm - Actividad de Grupo

7:30 pm - Fin de la Reunión



**Participe en línea con Zoom:**

<https://tinyurl.com/ZoomStrong>

(descargue Zoom gratis aquí: <https://zoom.us/>)

**Participe por teléfono:**

(929) 436-2866

Meeting ID: 817 0358 5802

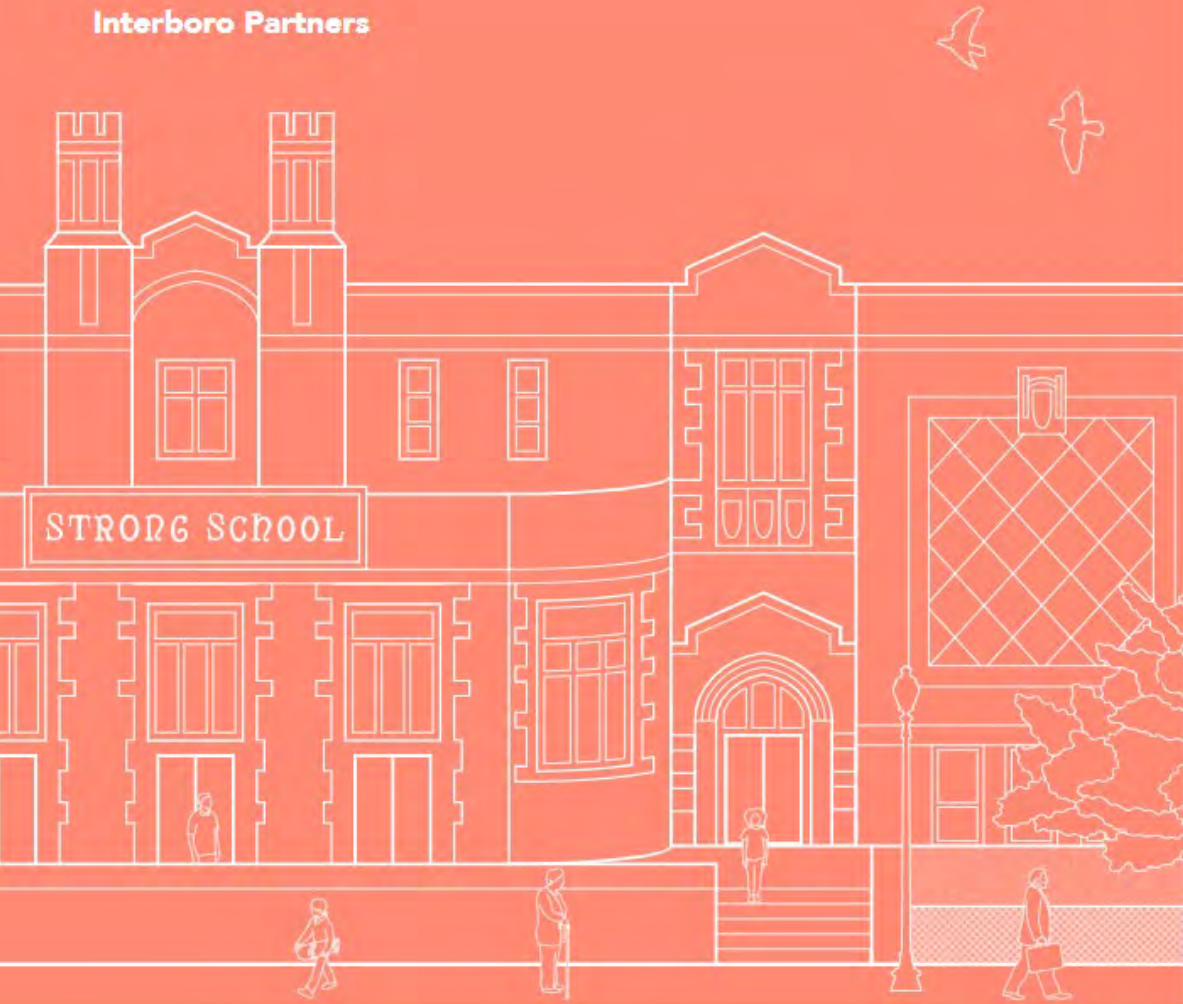


# Strong School

Redevelopment and Market Feasibility Study

City of New Haven

Interboro Partners



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**NEW HAVEN**



In the Spring of 2021, The City of New Haven was awarded a grant from Preservation CT to support a redevelopment and market feasibility study for the historic Strong School in Fair Haven. The proposed scope of work to be funded by the grant was unique; a Steering Committee of Fair Haven residents would collaborate with City agencies to craft a Request for Proposals ("RFP") which sought architectural, engineering, financial and planning services to deliver a redevelopment feasibility study for the historic City owned building. Front and center in the RFP were a set of community criteria and redevelopment goals meant to anchor not just the study but also the ultimate future development of the Strong School.

Through a joint selection process involving Livable City Initiative, New Haven City Plan and the Fairhaven community Steering Committee; Interboro Partners (Team Lead), BJH Advisors (Market & Financial Analysis) Wiss, Janney, Elstner Associates, Inc. (Building Conditions Assessment & Rehabilitation Cost Estimate) were selected as the winning team to engage in a 20+ week analysis.

The team worked diligently to listen to and document a variety of community input collected in numerous Steering Committee meetings, several walking tours of the building and study area, an online survey and three public meetings. The redevelopment scenarios put forth are meant to balance community aspirations and concerns, retain a historic resource and achieve financial viability.

This report represents the final deliverable for the Strong School redevelopment and market feasibility study. It is a study of potential redevelopment scenarios meant to inform development proposals, it does not represent exactly what is to be built.

As a next step, the City is committed to the timely release of a Developer Request for Proposals. This final report will accompany the Developer RFP and will serve as an immense technical assistance by alleviating the need for additional feasibility studies. More importantly, the report will inform all development proposals of the community criteria and catalytic aspirations for the future Strong School site. The City will also commit to sharing the Developer RFP prior to its release and the inclusion of Steering Committee presentations during the design phase of the winning proposal.

**TOGETHER**  
**NEW HAVEN**

# TOGETHER NEW HAVEN



## COMMUNITY REDEVELOPMENT OPPORTUNITY The former Horace H. Strong School New Haven, Connecticut

### ABOUT THE PROPERTY

- LOCATION: 69 Grand Avenue, New Haven, CT 06513
  - Located in the Fair Haven neighborhood, a socioeconomically and culturally diverse community
- Built in 1915
- 45,000 sq ft

### COMMUNITY IMPACT

- This mixed use redevelopment opportunity has great potential to become an **anchor** in the Fair Haven neighborhood
- Potential uses include:
  - Arts education
  - Youth spaces
  - Affordable housing

### LINK TO BID DOCUMENTS

<https://tinyurl.com/horacestrongschool>

### KEY INSIGHTS

- Feasibility assessment completed February 2022
- Financial analysis completed September 2021
- See bid documents for more information

**Intent to bid deadline**

July 18, 2022 5 PM EST



**TOGETHER  
NEW HAVEN**

CITY OF NEW HAVEN  
JUSTIN ELICKER, MAYOR  
BOARD OF ALDERS



| Criteria                                                                                                                                                                                                                                                                          | Point Value |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>Development Strategy and Methodology</b>                                                                                                                                                                                                                                       |             |
| Proposed project and architectural design incorporate logical design principles and environmental standards to meet the goals set forth in the RFP and adjoining report                                                                                                           | 25          |
| Depth and credibility of financial plan                                                                                                                                                                                                                                           | 15          |
| <b>Proposed Team Experience</b>                                                                                                                                                                                                                                                   |             |
| Team member experience in innovative design and completion of residential and/or historic rehabilitation projects of similar scale and complexity                                                                                                                                 | 15          |
| Ability to successfully work with municipal government, including knowledge of the New Haven planning and economic development landscape                                                                                                                                          | 15          |
| <b>Local Participation and Hiring</b>                                                                                                                                                                                                                                             |             |
| Demonstrated interest in working collaboratively with City, Community Management Team, and community                                                                                                                                                                              | 5           |
| Inclusion of New Haven-based team members                                                                                                                                                                                                                                         | 5           |
| Demonstration that the applicant will meet requirements of the City of New Haven hiring policies<br><a href="https://www.newhavenct.gov/government/departments-divisions/purchasing-division">https://www.newhavenct.gov/government/departments-divisions/purchasing-division</a> | 5           |
| Bid Price                                                                                                                                                                                                                                                                         | 15          |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                      | <b>100</b>  |





**PATRIQUIN**  
ARCHITECTS

# STRONG SCHOOL REVITALIZATION PLAN



# AGENDA

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THE TEAM

---

EXPERIENCE

---

FEASIBILITY STUDY REPORT

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CONCEPTUAL DESIGN

---

PROJECT APPROACH



PATRIQUIN  
ARCHITECTS

STRONG SCHOOL REVITALIZATION PLAN

# THE TEAM



PATRIQUIN  
ARCHITECTS

STRONG SCHOOL REVITALIZATION PLAN



## THE TEAM



**Karen DuBois-Walton**  
President  
The Glendower Group



**Shenae Draughn**  
Executive VP  
The Glendower Group



**Edward LaChance**  
VP of Development  
The Glendower Group



**Karin Patriquin**  
President  
Patriquin Architects



**Jimmy Miller**  
President  
Censere Consulting, LLC

## LEADERSHIP TEAM



**PATRIQUIN**  
ARCHITECTS

**STRONG SCHOOL REVITALIZATION PLAN**

# EXPERIENCE



PATRIQUIN  
ARCHITECTS

STRONG SCHOOL REVITALIZATION PLAN

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HEADQUARTERED IN NEW HAVEN

---

IN-HOUSE PROJECT MANAGEMENT

---

CURRENTLY OPERATING IN FAIR HAVEN

---

PREEXISTING COMMUNITY RELATIONSHIPS

---

EMPLOYMENT IN TRAINING OPPORTUNITIES





We have planned, developed, or leveraged financing for nearly **12,000** residential housing units and appurtenant retail and commercial space costing nearly **\$2.5 billion**.



We have planned and implemented some of the most successful mixed-finance projects in the nation. We have closed on over **1,600** RAD units and have **150+ years** in the housing industry.



We work closely with our stakeholders to engender trust and meet their deadlines. We believe that building a strong developer-stakeholder relationship is crucial to the success of any endeavor.

EXPERIENCE | GLENDOWER

FAIR HAVEN (HEIGHTS) | NEW HAVEN



Eastview Terrace



Chatham



William T. Rowe  
Redevelopment



Brookside Redevelopment



Mill-River Fair Haven Revitalization



Quinnipiac Terrace Hope VI



Wilmington Crossing



STRONG SCHOOL REVITALIZATION PLAN





Prescott Bush Mall



Newhall Gardens



Twin Brooks



McQueeney Towers



Winslow-Celentano



Rockview Mixed  
Development



EXPERIENCE | PATRIQUIN ARCHITECTS

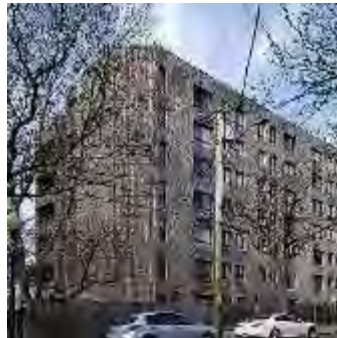
FAIR HAVEN  
(HEIGHTS) |  
NEW HAVEN



HISTORIC



CULTURAL



AFFORDABLE  
HOUSING



STRONG SCHOOL REVITALIZATION PLAN



# FEASIBILITY STUDY REPORT



PATRIQUIN  
ARCHITECTS

STRONG SCHOOL REVITALIZATION PLAN







Original 1895 Horace Strong School



Strong School burns in January 1914



New Strong School completed 1916



# STRONG SCHOOL REVITALIZATION PLAN





The Strong School is a major landmark in Fair Haven, and its restoration and reactivation has been a major priority of both the City of New Haven and the Fair Haven community.

**In 2014**, a community-led group put together a proposal to redevelop Strong School as a mixed-use arts center with new housing units. Although the plan did not come to fruition, it was a clear demonstration of the significance of Strong School to the Fair Haven community, as well as the desire for the site to remain a community hub for years to come.

**In the summer of 2017**, a community-led mural project brought together more than 100 participants to paint colorful artwork on the boarded-up street-level windows, putting Strong School back in the spotlight.

**Starting in early 2018**, community members launched a two-year planning process around the future of the Strong School site. During the course of four bilingual planning sessions, neighborhood residents, business owners, and nonprofit leaders identified ten criteria to guide the redevelopment of Strong School.







**Interboro Partners**  
**New Haven's City Plan Department**  
**Liveable City Initiative**  
**Preservation Connecticut**  
**Community Steering Committee**

“The Steering Committee was instrumental in connecting the study team with the larger public, including the dissemination of project information, public meeting invitations, and surveys.”



1. **Enrich social and cultural life**
2. **Drive economic development**
3. **Facilitate growth of local businesses and entrepreneurship**
4. **Serve diverse neighborhood constituencies**
5. **Host continuous activity, daytime and evening, for safety**
6. **Provide revenue to the City of New Haven**

7. Include businesses and organizations working in the arts, education, health and wellness, food, and/or youth services, encouraging shared space and co-leases
8. Include **public-interacting business** on Grand Ave., such as shop or restaurant
9. Include housing only as part of **mixed-use** concept, with emphasis on **affordable housing** and, where possible, supporting creatives who already live here.
10. Integrated into a **responsible development plan** for the Strong School District and the broader **Fair Haven community**, and reflective of the City's Vision 2025 Plan.



**Scenario A  
Second Floor Plan**

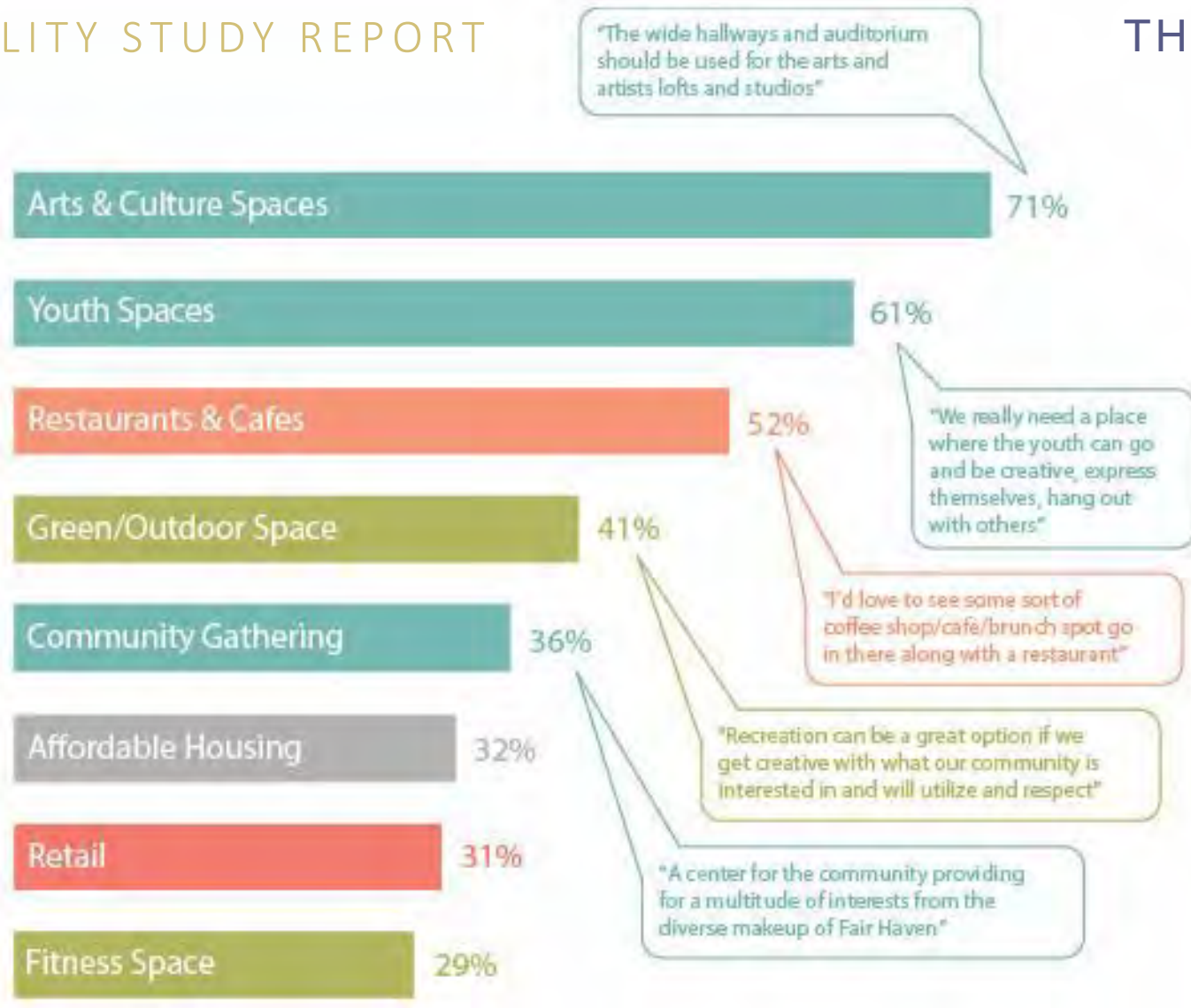


**Scenario A  
First Floor Plan & Site**



**Scenario A  
Basement Plan**







# CONCEPTUAL DESIGN

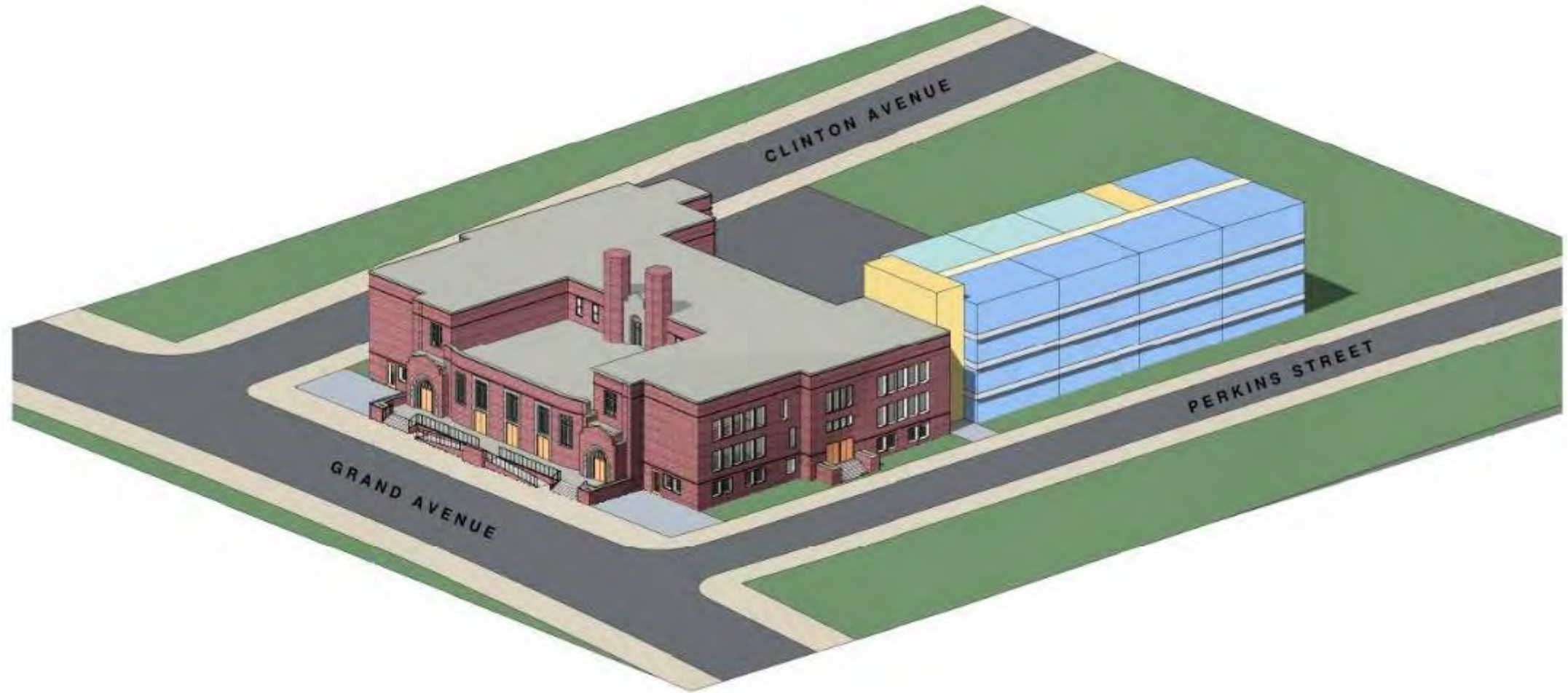


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ARCHITECTS

STRONG SCHOOL REVITALIZATION PLAN

CONCEPTUAL DESIGN

PROPOSED REDEVELOPMENT WITH NEW HOUSING



STRONG SCHOOL REVITALIZATION PLAN

### OPPORTUNITY

Neighborhood Resources

Small Business

Street-Facing Commercial Space

Separate Residential Entry





OPPORTUNITY

Community Space

Public Space

Gathering Space

Accessibility at Terrace



# CONCEPTUAL DESIGN

# PROPOSED SECOND FLOOR LEVEL

## OPPORTUNITY

Artists' Community

Live/Work Units

Gallery Space

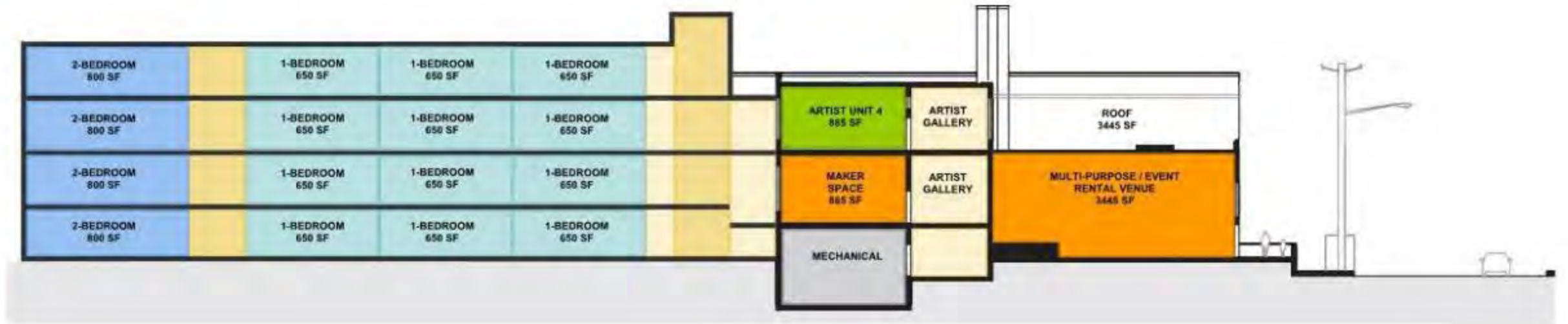
Connectivity to New Housing



# STRONG SCHOOL REVITALIZATION PLAN

# CONCEPTUAL DESIGN

# PROPOSED BUILDING SECTION





CONCEPTUAL DESIGN

PROPOSED NEW DEVELOPMENT



32 NEW HOUSING UNITS

ARTISTS' UNITS

COMMUNITY SPACE

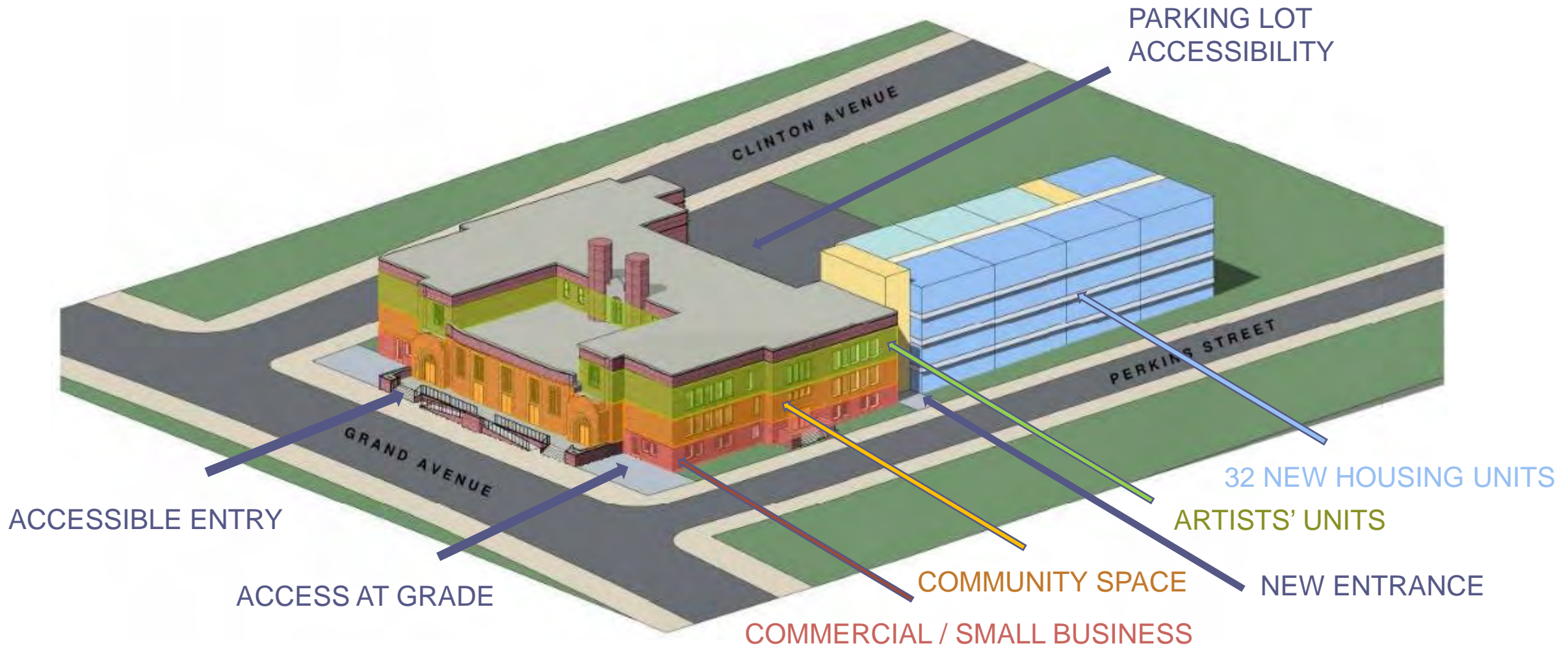
COMMERCIAL / SMALL BUSINESS



STRONG SCHOOL REVITALIZATION PLAN

CONCEPTUAL DESIGN

PROPOSED NEW DEVELOPMENT



STRONG SCHOOL REVITALIZATION PLAN



CONCEPTUAL DESIGN



PROPOSED NEW DEVELOPMENT



STRONG SCHOOL REVITALIZATION PLAN



CONCEPTUAL DESIGN

PROPOSED REDEVELOPMENT WITH NEW HOUSING



STRONG SCHOOL REVITALIZATION PLAN

# PROJECT APPROACH



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ARCHITECTS

STRONG SCHOOL REVITALIZATION PLAN

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## PROJECT SCHEDULE

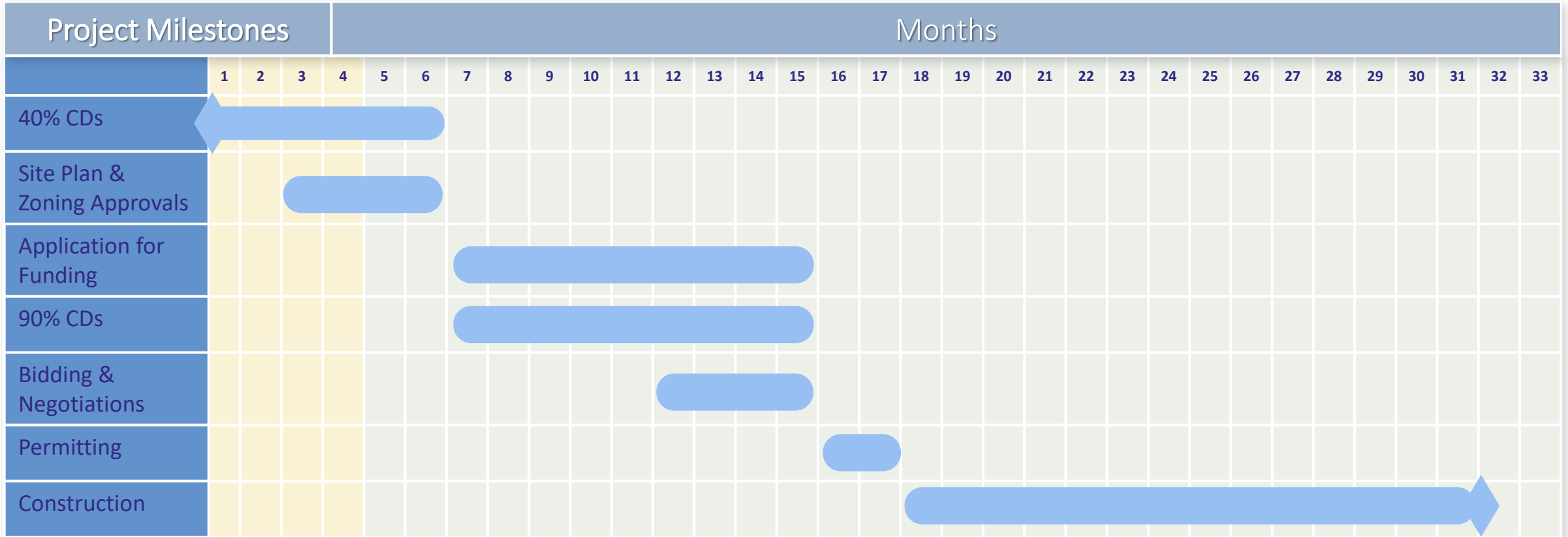
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## COMMUNITY OUTREACH



# PROJECT APPROACH

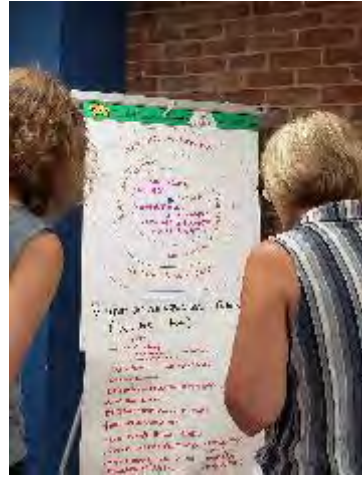
# PROJECT SCHEDULE



# STRONG SCHOOL REVITALIZATION PLAN

# PROJECT APPROACH

# COMMUNITY OUTREACH



# STRONG SCHOOL REVITALIZATION PLAN

# WHY US...



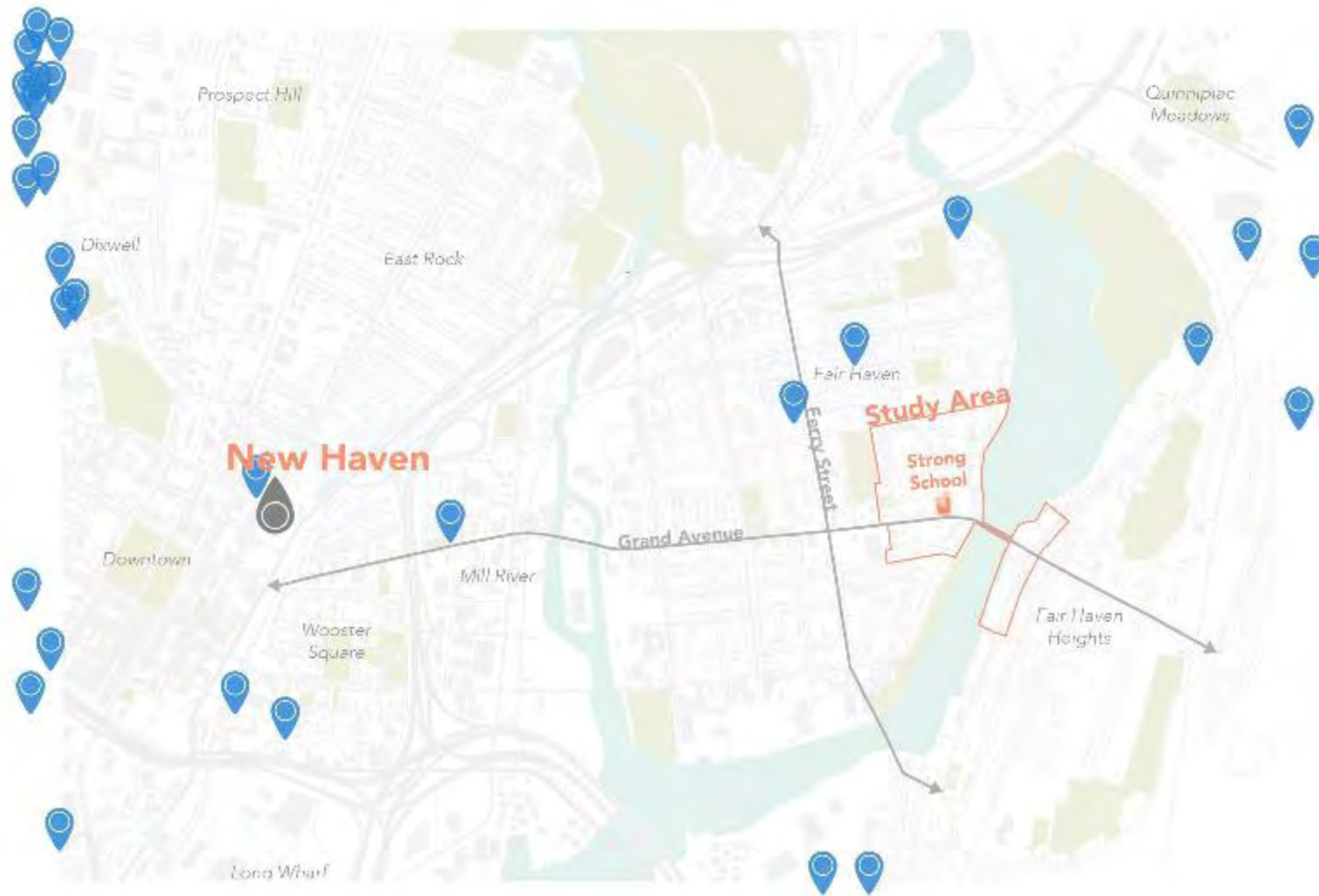
PATRIQUIN  
ARCHITECTS

**STRONG SCHOOL REVITALIZATION PLAN**



WHY US...

# GLENDOWER LOCAL PROJECTS



## STRONG SCHOOL REVITALIZATION PLAN

WHY US...

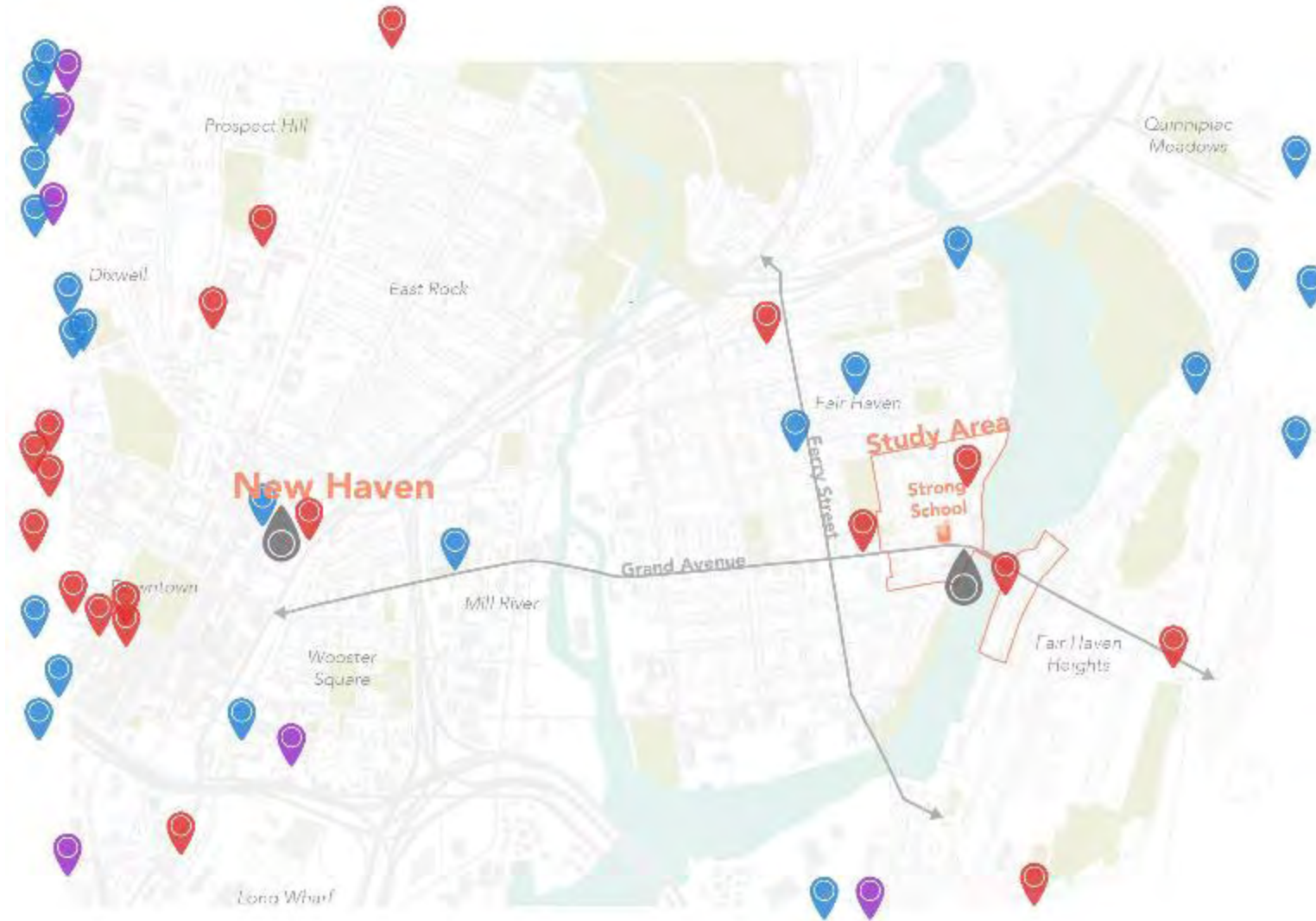
PATRIQUIN LOCAL PROJECTS



STRONG SCHOOL REVITALIZATION PLAN

WHY US...

COMBINED TEAM LOCAL EXPERIENCE



# STRONG SCHOOL REVITALIZATION PLAN



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WE LIVE & WORK HERE

---

WE UNDERSTAND TRULY AFFORDABLE HOUSING

---

WE BRING EXTENSIVE EXPERIENCE

---

WE CARE

---

WE BELIEVE IN THIS PROJECT

# Q&A



PATRIQUIN  
ARCHITECTS

**STRONG SCHOOL REVITALIZATION PLAN**



# STRONG SCHOOL REVITALIZATION PLAN





# Horace H. Strong School Redevelopment: Revitalizing Fair Haven's Cultural Asset

Presentation to the City of New Haven  
September 14, 2022

**PENNROSE**  
Bricks & Mortar | Heart & Soul





## RFP Goals:

- Preserve and restore the historic original Strong School Building
- Creatively use large common areas
- Increase accessibility
- Maintain some community-serving functions
- Develop the northern parcels

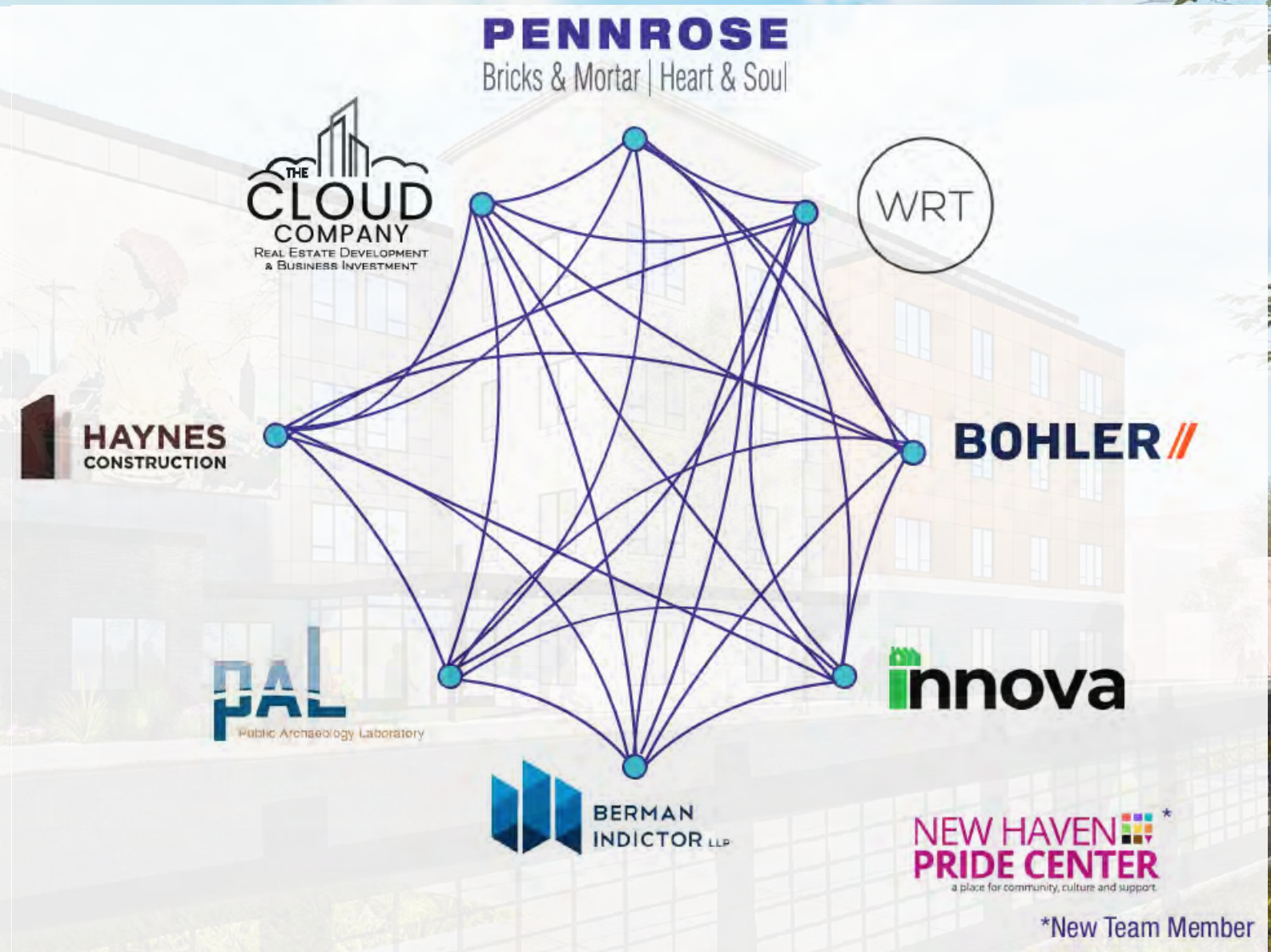
## Our Response:

- Preserve the original Strong School as affordable housing & live/work artist space
- Create an **LGBTQ-friendly**, 100% affordable rental development
- Re-imagine existing auditorium as a **community arts/gathering space**
- Ensure buildings are **100% accessible**





- Development Team
  - Pennrose
  - The Cloud Company
  - New Haven Pride Center
- Architect & Landscape Architect
  - WRT
- Historic Consultant
  - PAL, Inc
- General Contractor
  - Haynes Construction
- Engineer
  - Bohler
- Energy & Building Advisors
  - Innova
- Property Management
  - Pennrose Management Company







## **PENNROSE** Bricks & Mortar | Heart & Soul

- Privately held corporation
- Active in 20 states, DC, and USVI, with development offices in:
  - Boston
  - Atlanta
  - Baltimore
  - Cincinnati
  - Dallas
  - Denver
  - New York City
  - Philadelphia



**+100**  
Municipal & Public Partners

**+60**  
Industry Awards Won

**26**  
Renewable Energy Installations

**6**  
Passive House Projects in CT

**38**  
Green Certifications

**15**  
New developments financially closed per year

**20**  
Financed projects in progress, +\$1.9 billion in value



# **PENNROSE**

Management Company

- 35+ years of management experience with specialty in affordable and mixed-income multifamily
- Employs 400+ trained professionals
- Manages majority of the Pennrose portfolio
- Portfolio of 140+ properties, 10,500 units, across 15+ states and DC
- Integrated in development process from conceptual design to construction



**35 years**

PMC management  
experience

**+140**

Properties in PMC portfolio  
10,500 units, across 15+ states & DC





- 100% minority-owned, CT-based, real estate development firm
- Co-developer with Pennrose on a variety of mixed-use projects in CT, including Meriden Commons, Riverfront at Torrington, and Village at Park River
- Experienced in tax-exempt financing, local and state incentives, and community engagement



# NEW HAVEN PRIDE CENTER

a place for community, culture and support.

- Provides educational, cultural, and social enrichment programming for the LGBTQ+ community in CT
- Case management and support services for LGBTQ+ community
- Only organization in CT focused on LGBTQ+ inclusion in arts, culture and humanities



# PENNROSE IN NEW ENGLAND | Strong School Redevelopment



**PENNROSE**  
Bricks & Mortar | Heart & Soul

 Adaptive Re-Use

 New Construction







## Mary D. Stone

**Location** Auburn, MA  
**Type** Adaptive Reuse, New Construction  
**Units** 55  
**Tenure** Senior Rental  
**Affordability** Mixed-income, 30% AMI - market rate

Mary D. Stone preserves a historic 1920s school and incorporates a modern addition that is respectful to the town's aesthetic. The development is a product of the Town of Auburn's dedication to re-use historic buildings.

Mary D. Stone provides flexible community spaces for town functions and the outdoor public space opportunities for intergenerational socializing.



# PENNROSE ADAPTIVE REUSE | Strong School Redevelopment



**PENNROSE**  
Bricks & Mortar | Heart & Soul











## The Pryde

Location Boston, MA  
Type Adaptive Reuse, New Construction  
Units 74  
Tenure Senior Rental  
Affordability Affordable, 30% AMI – 100%

The Pryde will be New England's first LGBTQ-friendly senior affordable housing development, created in partnership with LGBTQ Senior Housing Inc., a local senior housing non-profit.

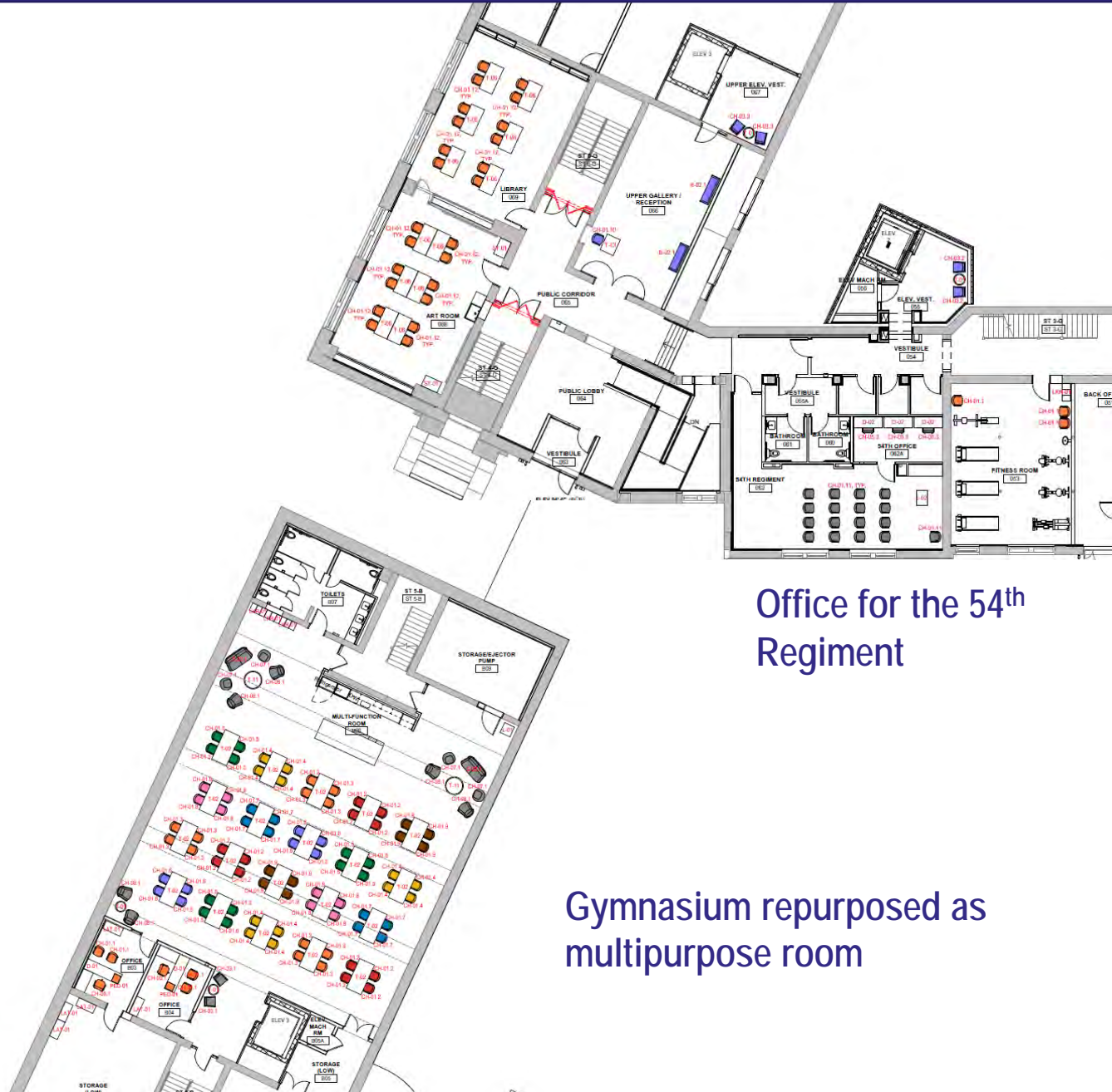
The development restores the historic 102-year-old William Barton Rogers Middle School. Community uses include multi-purpose gym, spaces for art studios, gallery space, and an office for the 54th Regiment of Massachusetts Volunteer Infantry.



# PENNROSE ADAPTIVE REUSE | Strong School Redevelopment



**PENNROSE**  
Bricks & Mortar | Heart & Soul



Office for the 54<sup>th</sup> Regiment

Gymnasium repurposed as multipurpose room



# Meriden Commons

|               |                                     |
|---------------|-------------------------------------|
| Location      | Meriden, CT                         |
| Type          | New Construction                    |
| Units         | 151                                 |
| Tenure        | Family Rental                       |
| Affordability | Mixed-Income, 25% AMI – Market Rate |

Meriden Commons is a multi-phase redevelopment project, pursued in collaboration with the City of Meriden and the Meriden Housing Authority, to redevelop Mills Memorial, an existing 140-unit public housing site.

The transit-oriented development is located just 900 feet from the local Amtrak Station, with easy access to job hubs in New Haven and Hartford.







## Village at Park River

**Location** Hartford, CT  
**Type** Redevelopment, New Construction  
**Units** 400  
**Tenure** Family Rental  
**Affordability** Mixed-Income, 30% AMI – Market Rate

Village at Park River is a transformative redevelopment of Westbrook Village, a 40-acre former public housing site, into a brand-new mixed-use community in Hartford.

The six-phase development is a partnership between Pennrose, The Cloud Company, and the Hartford Housing Authority, with strong support from the City of Hartford.



# Riverfront at Torrington

**Location** Torrington, CT  
**Type** New Construction  
**Units** 60  
**Tenure** Family Rental  
**Affordability** Mixed-income, 25% AMI - market rate

Riverfront is a new mixed-use, mixed-income waterfront community, created in partnership with the City of Torrington through an RFQ process.

Amenities include a roof top deck, outdoor playground, fitness center, and a community lounge, and an extension to the Naugatuck Greenway, available for public use.





# PENNROSE IN CONNECTICUT | Strong School Redevelopment



**PENNROSE**  
Bricks & Mortar | Heart & Soul







Engage the community to determine their needs and desires and then work with stakeholders to turn that **shared vision into a reality.**

**LONG  
WHARF**  
THEATRE



# NEW HAVEN PRIDE CENTER

a place for community, culture and support.



Initial identification and contact with local and regional organizations.





Inspired by the historic Strong School, Fair Haven's culturally diverse community, and New Haven's cultural equity efforts.



CITY OF  
NEW HAVEN

# CULTURAL EQUITY PLAN

"STRONG SCHOOL"  
FAIR HAVEN, CT. 6





- Nearly 60 years of multi-disciplinary experience, including:
  - Architecture
  - Landscape Architecture
  - Planning
  - Design
- Longstanding relationship with Pennrose, having worked together on dozens of development projects ranging in scale
- 120+ employees across 2 offices
- WRT has won over 400 planning and design awards since its founding in 1963



BALTIMORE INNER HARBOR



FRINGE ARTS



STEEL STACKS



YORKLYN NVF





Our team will engage with the community through an inclusive development process.





# NEIGHBORHOOD CONNECTION PLAN | Strong School Redevelopment

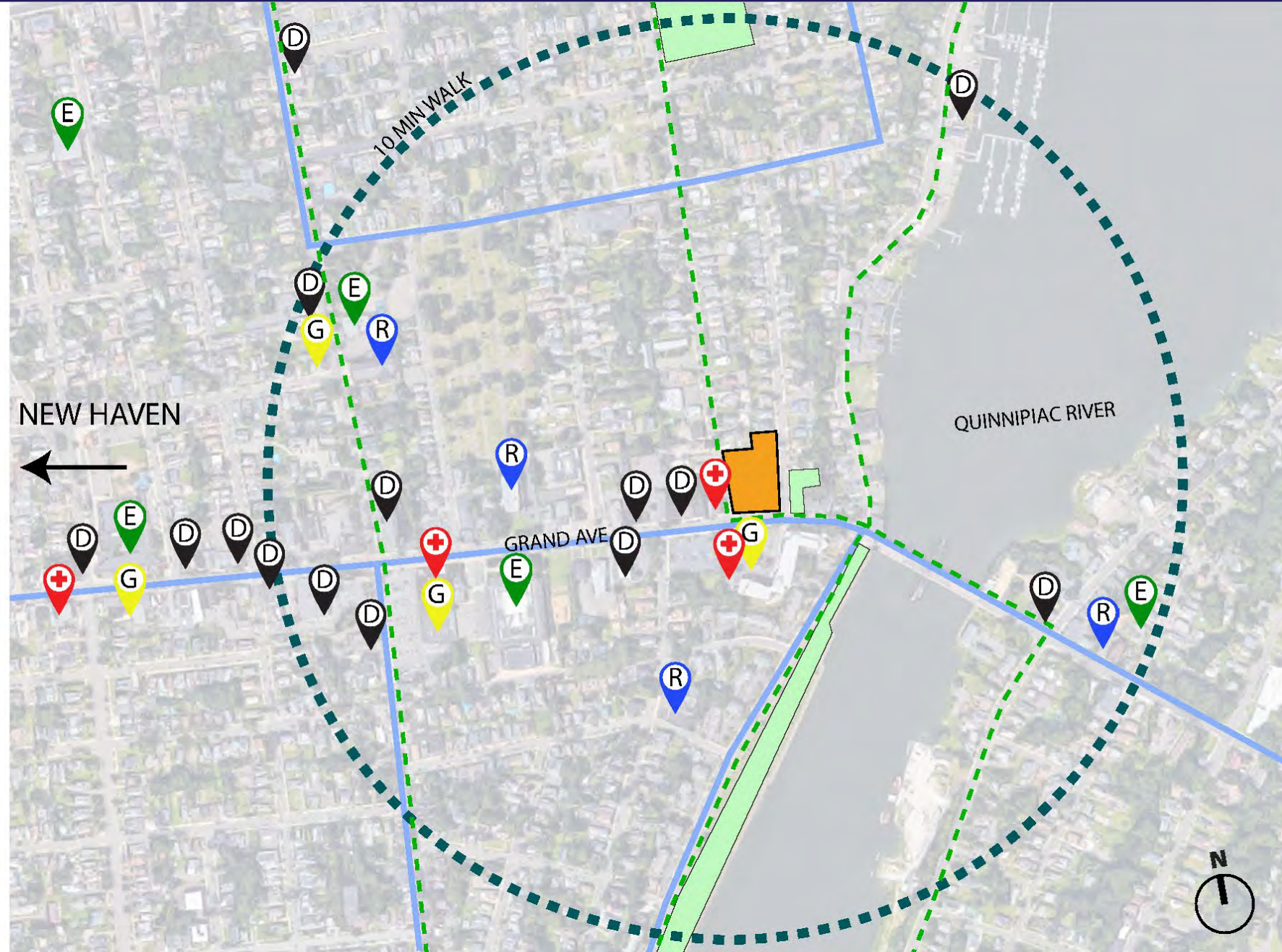


**PENNROSE**  
Bricks & Mortar | Heart & Soul



## LEGEND

- OPEN GREEN SPACES
- G GROCERY
- D DINING
- E EDUCATION
- + HEALTHCARE
- R RELIGIOUS INSTITUTIONS
- DEVELOPMENT SITE
- BUS ROUTES
- 1/2 MILE RADIUS
- WALKING TRAILS





# OPEN SPACE CONCEPT | Strong School Redevelopment



**PENNROSE**  
Bricks & Mortar | Heart & Soul



## LEGEND

- 1** RESIDENT ENTRY
- 2** COMMUNITY ENTRY
- 3** WELCOME PLAZA & PUBLIC ART OPPORTUNITY
- 4** COMMUNITY PLAZA
- 5** RESIDENT GARDEN
- 6** RESIDENT OUTDOOR SPACE
- 7** SEATING AREA



# TYPICAL FLOOR PLAN | Strong School Redevelopment



**PENNROSE**  
Bricks & Mortar | Heart & Soul



| FLOOR        | STUDIO<br>600 SF | 1 BD RM<br>750 SF | 1 BD RM (EXT)<br>855 SF | 2 BD RM (EXT)<br>1240 SF | TOTAL<br>UNITS |
|--------------|------------------|-------------------|-------------------------|--------------------------|----------------|
| LL           |                  |                   | 2                       | 1                        | 3              |
| 1            | 2                | 8                 | 4                       | 1                        | 15             |
| 2            | 2                | 10                | 5                       | 1                        | 18             |
| 3            | 2                | 10                |                         |                          | 12             |
| 4            | 2                | 8                 |                         |                          | 10             |
| <b>TOTAL</b> | <b>8</b>         | <b>36</b>         | <b>11</b>               | <b>3</b>                 | <b>58</b>      |

## LEGEND

- 1 RESIDENT ENTRY
- 2 COMMUNITY ENTRY
- 3 EXTERIOR PUBLIC MURALS
- STUDIO (NEW)
- 1 BD RM (NEW)
- 1 BD RM (EXISTING)
- 2BD RM (EXISTING)
- COMMUNITY ROOM
- MAINTENANCE
- MGMT OFFICE
- BACK OF HOUSE
- STAIRS



# ARTIST LIVE-WORK INSPIRATION | Strong School Redevelopment



**PENNROSE**  
Bricks & Mortar | Heart & Soul







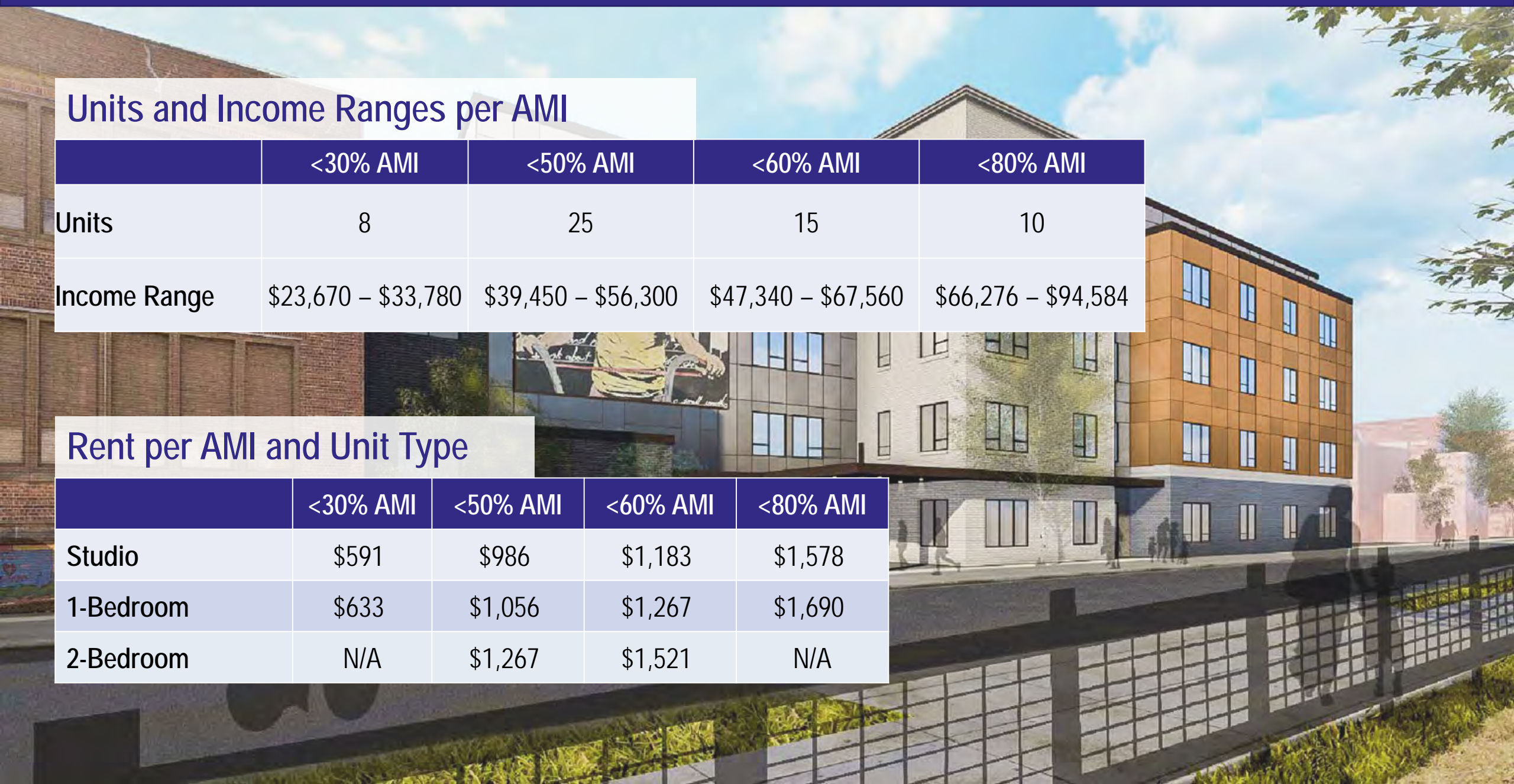


## Units and Income Ranges per AMI

|              | <30% AMI            | <50% AMI            | <60% AMI            | <80% AMI            |
|--------------|---------------------|---------------------|---------------------|---------------------|
| Units        | 8                   | 25                  | 15                  | 10                  |
| Income Range | \$23,670 – \$33,780 | \$39,450 – \$56,300 | \$47,340 – \$67,560 | \$66,276 – \$94,584 |

## Rent per AMI and Unit Type

|           | <30% AMI | <50% AMI | <60% AMI | <80% AMI |
|-----------|----------|----------|----------|----------|
| Studio    | \$591    | \$986    | \$1,183  | \$1,578  |
| 1-Bedroom | \$633    | \$1,056  | \$1,267  | \$1,690  |
| 2-Bedroom | N/A      | \$1,267  | \$1,521  | N/A      |







**K-12 Teacher**  
\$85,000



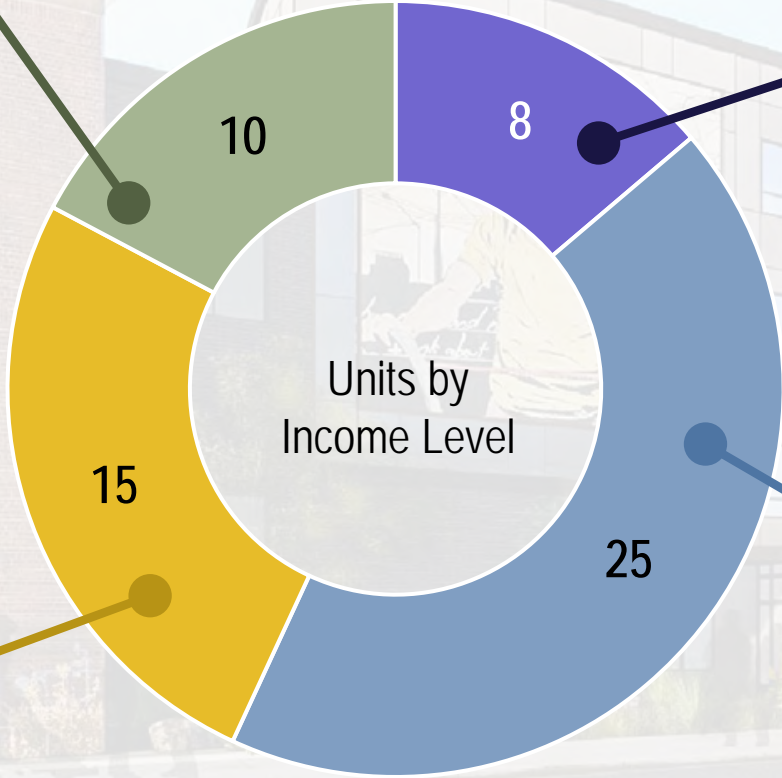
**Childcare Worker**  
\$30,000



**Construction Worker**  
\$55,000



**Administrative Assistant**  
\$45,000



## Housing Opportunities

- 30% AMI
- 50% AMI
- 60% AMI
- 80% AMI

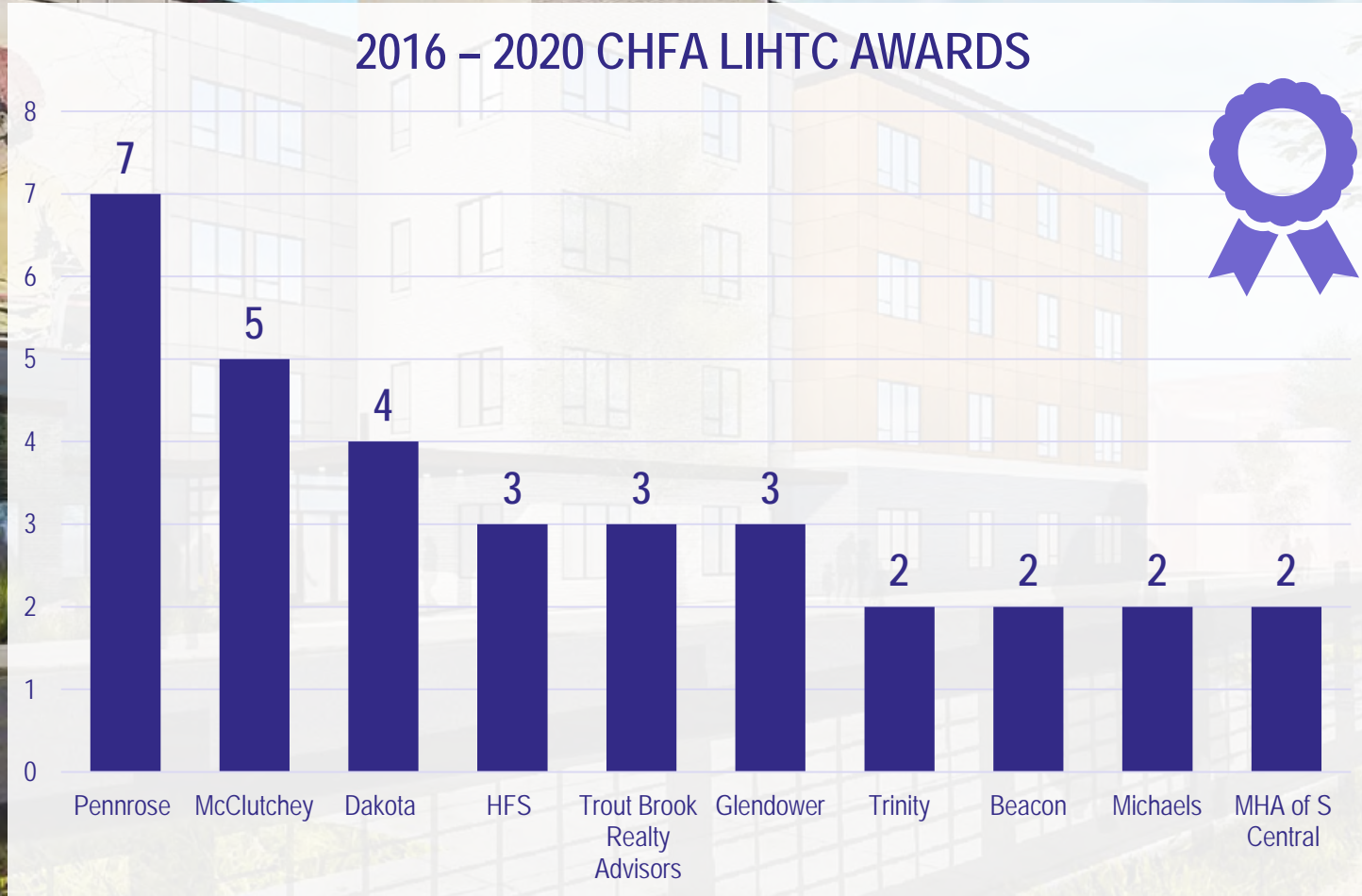




| Proposed Sources                     | TOTAL             |
|--------------------------------------|-------------------|
| First Mortgage                       | 3,282,950         |
| 4% Low Income Housing Tax Credits    | 11,240,180        |
| Federal & State Historic Tax Credits | 2,181,518         |
| DOH Funds                            | 5,000,000         |
| Grants, City & State Funds           | 2,525,000         |
| Seller Financing                     | 500,000           |
| Deferred Fee / Sponsor Loan          | 1,019,675         |
| <b>Total Sources</b>                 | <b>25,749,323</b> |

| Proposed Uses         | TOTAL             |
|-----------------------|-------------------|
| Hard Costs            | 16,802,700        |
| Hard Cost Contingency | 1,260,202         |
| Soft Costs            | 3,436,805         |
| Soft Cost Contingency | 186,743           |
| Acquisition           | 500,000           |
| Dev Fee & Reserves    | 3,562,872         |
| <b>Total Uses</b>     | <b>25,749,323</b> |

## 2016 – 2020 CHFA LIHTC AWARDS





- Redevelop the Strong School into an affordable, LGBTQ-friendly development
- Provide attractive live/work opportunities for local artists to remain in their community
- Create space for arts and culture in the greater Fair Haven community





Thank You!



# Questions & Next Steps

**TOGETHER**  
**NEW HAVEN**



# Thank You for Your Consideration.

**CITY OF NEW HAVEN**

JUSTIN ELICKER, MAYOR

SARAH MILLER, ALDER WARD 14

**TOGETHER**  
**NEW HAVEN**