



Shenae Draughn
President

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, MARCH 17TH, 2026 at 4:00 P.M.
<https://v.ringcentral.com/join/215683616>
Dial: 1-650-419-1505
Access Code / Meeting ID: 215 683 616

1. Roll Call
2. Approval of the Minutes From February 17th, 2026
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

NONE

P&D COMMITTEE:

1. **Resolution 03-21/26-R;** Resolution Authorizing the Award of a Contract in an Amount Not to Exceed \$1,269,420, to A. Prete Construction Company, Inc. for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue, Including a Completion date of 180 Calendar Days from Issuance of Notice to Proceed
2. **Resolution 03-22/26-R;** Resolution Authorizing the Award of a Contract in an Amount Not to Exceed \$710,468.80 to A-Preferred Construction, LLC, for Scattered Sites West Unit Upgrades at 116 Lawncrest Road and 555 Fountain Street, and a Completion Date of 160 Calendar Days from Issuance of Notice to Proceed

SERVICES COMMITTEE:

3. **Resolution 03-23/26-R;** Resolution Authorizing Changes To The Flat Rent Schedule As Outlined In HUD Notice PIH 2022-33 To Establish 2026 Flat Rents At 100% Fair Market Rent
4. **Resolution 03-24/26-R;** Resolution Authorizing a Memorandum of Agreement with Girl Scouts of Connecticut for Provision of Services and Use of Community Room Space at All Family Development Sites Commencing April 2, 2026, through April 1, 2027
5. **Resolution 03-25/26-R;** Resolution Authorizing the Award of a Contract in the Total Not-to-Exceed Amount of \$597,849, for a Period of Two (2) Years, with Three (3) One (1) Year Options to Renew to The Narrative Project, for Communication/Media Consulting

ADJOURNMENT

MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, MARCH 17TH, 2026 at 4:00 P.M.

Those present included:

William Kilpatrick, Chair
Danya Keene, Vice Chair
Elmer Rivera, Commissioner
Kevin Alvarez, Commissioner
Rolan Joni Young, McCarter & English LLP
Various staff and public attendees via RingCentral

The Regular Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:00 p.m.

At Roll Call, Evelise Ribiero was present in person in the boardroom along with, Chairman Kilpatrick and Commissioner Keene.

Approval of the Minutes from February 17th, 2026, Meeting:

Motion to approve the minutes was moved by Commissioner Keene and seconded by Commissioner Alvarez.

Aged Accounts Payable Report totaling \$ 90,370.54 (listed on page 14), this excludes invoices paid on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the invoices paid may be provided on March 17, 2026, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 4,610,544.20 (listed on page 18). This list consists of invoices that have been paid from February 1 - February 28, 2026. Major payments include A. Prete Construction Company, Inc. (\$1,441,156) for construction services and project work; 360 Management Group Co. (\$346,578) for property management and administrative services; Larosa Building Group LLC (\$242,970) for development and construction work; Newman Architects PC (\$228,150) for architectural and engineering services; and McCarter & English LLP (\$189,002) for legal services. Additional payments include City of New Haven (\$176,699) for municipal taxes and services; Fuss & O'Neill, Inc. (\$126,300) for engineering and consulting services; Censere Consulting, LLC (\$25,150) for development consulting; Council of Large Public Housing Authorities (\$23,955) for agency membership dues; and Rubino Enterprises LLC (\$78,748) for contracted services. Operational and maintenance-related payments include Consolidated Electric Inc (\$78,852) for electrical work; HD Supply Facilities Maintenance Ltd (\$28,637) and Home Depot (\$multiple payments) for maintenance supplies and materials; Sparks Security LLC (\$57,291) for security services; and Regional Water Authority (\$multiple payments) and United Illuminating (\$multiple payments) for agency-wide utility services.

The total of both registers is **\$ 4,700,914.74**

Public Comments:

None

February 17th, 2026 President Report Located Here:

- [President's Report.docx](#)

February 17th, 2026 Resolutions Located Here:

- [02-16 CNI PARTNERS MOU AUTHORIZATION RESOLUTION.docx](#)
- [02-17 EASTVIEW TERRACE BOND AUTHORIZING RESOLUTION.docx](#)
- [02-18 WESTVILLE MANOR MTW FUNDS COMMITMENT RESOLUTION.docx](#)
- [02-19 Henry Street Predevelopment Loan Resolution.docx](#)
- [02-20 275 ORANGE PHASE 1-A LLC HAP CONTRACT RESOLUTION.docx](#)

ADJOURNMENT

Motion to adjourn made by Keene seconded by Alvarez at 4:24pm

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: March 17, 2026

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$ 90,370.54** (listed on page 14), this excludes invoices paid on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the invoices paid may be provided on March 17, 2026, Board of Commissioners meeting.

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The total of both registers is **\$ 4,700,914.74**
Attachments

Payables Aging Report

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Period: 02/2026

As of : 03/10/2026

Property Cod	Property N:	Payee Code	Remittance Vendor	Payee Name	Current Owed
3bs2.pbv	Brookside Phase II Rental (PBV Subsidy)				
	S0140856			Tashima S Kelly	-54.00
Total 3bs2.pbv					-54.00
b34	34 Level Street				
	V0137083			Pullman & Comley, LLC	3,578.50
Total b34					3,578.50
bbr1	Brookside I Rental				
	v0139908			AMTEC	700.00
Total bbr1					700.00
bcf	Clock Factory				
	V0152409			Censere Consulting, LLC	386.25
Total bcf					386.25
bcn	Union Square (Choice Neighborhood)				
	V0152409			Censere Consulting, LLC	20,600.00
Total bcn					20,600.00
bcraw	Crawford				
	V0152409			Censere Consulting, LLC	1,416.25
Total bcraw					1,416.25
bmg	Mobility Grant				
	v0000279			Joshua Riddick	2,050.00
Total bmg					2,050.00
bmisc	Miscellaneous Development				
	V0152409			Censere Consulting, LLC	7,465.63
Total bmisc					7,465.63
bsl	St Lukes				
	V0137083			Pullman & Comley, LLC	2,171.50
	V0152409			Censere Consulting, LLC	2,575.00
Total bsl					4,746.50
bss	Scattered Sites RAD				
	V0137083			Pullman & Comley, LLC	202.00
Total bss					202.00

Payables Aging Report

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Property Cod	Property N:	Payee Code	Remittance Vendor	Payee Name	Current Owed
bwrl West Rock Lab					
		V0118736		W.B. Mason Company Inc	111.67
		V0119701		Cohen Key Shop	301.60
		V0144282		Palace Garage dba York Service Center	175.00
		V0147900		212 Exchange Street LLC	1,898.00
		V0149491		Tyco Intergrated Security, LLC	129.33
Total bwrl					2,615.60
cfp-sse CFP Scattered Sites East					
		V0136919		VASE Management LLC	150,396.86
Total cfp-sse					150,396.86
cfp-ssm CFP Scattered Sites Multi-Family					
		v0162493		Consolidated Electric INC	56,000.00
Total cfp-ssm					56,000.00
cfp-ssw CFP Scattered Sites West					
		V0136919		VASE Management LLC	11,056.00
Total cfp-ssw					11,056.00
cocc-com COCC - Commerical Space					
		V0137136		Stanley Convergent Security Solutions, INC.	1,017.82
		v0147055		Home Services & More, LLC	2,550.00
		V0198471		Black Rock Truck Group, Inc	3,860.81
Total cocc-com					7,428.63
cocc-exe COCC - Executive					
		V0118736		W.B. Mason Company Inc	323.01
Total cocc-exe					323.01
cocc-fin COCC - Financial					
		V0118736		W.B. Mason Company Inc	2,923.45
		v0154991		Aramark Refreshment Services	186.00
Total cocc-fin					3,109.45
cocc-hr COCC - Human Resources					
		V0123356		Colonial Life & Accident Insurance	11,679.56
		v0135905		Aflac	964.36
		V0139018		Corporate Mailing Services LLC	86.68
		V0140034		Quadient Finance USA, INC	5,108.46
Total cocc-hr					17,839.06

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Property Cod	Property N:	Payee Code	Remittance Vendor	Payee Name	Current Owed
cocc-it COCC - IT					
		V0118736		W.B. Mason Company Inc	-343.70
		v0137155		Verizon Wireless	16,092.45
		v0155629		M.A.C Computer Consulting, Inc	8,070.00
		V0163193		The Computer Company Inc	74,259.50
		V0167284		Kelly Group Consultants LLC	33,333.32
Total cocc-it					131,411.57
cocc-op COCC - Operations					
		v0000045		Monica Wolfork	400.00
Total cocc-op					400.00
cocc-res COCC - Resident Services					
		V0105755		Amelia Rodriguez	200.00
		V0118736		W.B. Mason Company Inc	-535.41
		V0142289		Kimberly Johansen	185.04
		V0148914		LaToya Mills	43.50
		V0149113		Nica's Market LLC	425.00
		V0232621		Kristen Cloutier	500.00
Total cocc-res					818.13
hcca Christian Community Action PBV					
		s0135682		Christian Community Action	-498.00
Total hcca					-498.00
hehv Emergency Housing Vouchers (EHV)					
		S0203798		Exchange Real Estate Management LLC	-2,358.00
		V0212267		Tasha Snipes	-1,339.00
Total hehv					-3,697.00
hfoh Family Options - Homeless					
		S0135692		Mohan Hossin	-1,392.00
Total hfoh					-1,392.00
hfre Farnam Relocation					
		S0253581		Chavis Bell	-3,188.00
Total hfre					-3,188.00
hfs Fair Share Vouchers					
		S0147035		Nash Street New Haven, LLP	-637.00

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Property Cod	Property N:	Payee Code	Remittance Vendor	Payee Name	Current Owed
Total hfs					-637.00
hfush	Family Unification Supportive Housing				
	S0106215			Tahirah Sharif	-4,386.00
	s0222789			Team Real Est Management	-1,600.00
Total hfush					-5,986.00
hhimdh	Homelessness/Imminent Danger of Homelessness				
	s0142167			Winchester Greens, LLC	-504.00
	S0153751			Melissa Gilmore	-2,522.00
	s0154367			Ocean 10 Delaware LLC	-827.00
	S0162131			Ismail S. Abdussabur	-2,664.00
	S0163773			Douglas Molloy	-2,136.00
	s0216629			Chairut LLC	5,970.00
	s0234649			KANTZIVA 543 LLC	-4,215.00
Total hhimdh					-6,898.00
hmp2r	RAD Monterey Place 2R				
	s0113490			Elm Haven Rental LP III	-129.00
Total hmp2r					-129.00
hmpej	RAD Monterey Place Edith Johnson				
	s0206526			BCJ Edith Johnson LLC	-581.00
Total hmpej					-581.00
hmtw	MTW				
	S0049692			Angel L Martinez	-1,982.00
	S0112301			Yesenia Rodriguez	-2,619.00
	S0113077			Simon Williams	-28.00
	S0113184			Nicola Rotino	-5,196.00
	S0113289			Delores McQueen	-1,147.00
	s0113309			Daisy Fontanez	-1,086.00
	S0113436			Frank L Nasti, Jr	-588.00
	S0113516			Pablo Melendez	-3,234.00
	s0113639			Antonio Matalote	-1,517.00
	S0113643			Steven Marion	-2,358.00
	S0113749			Norris Jones Jr	-24.00
	S0113806			Cele Okoro	-4,842.00
	S0114000			Bryant Thomas	3,030.00
	s0114199			Florence Virtue Homes	-496.00
	s0114241			West Street Housing Corp	-219.00

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Property Cod	Property N:	Payee Code	Remittance Vendor	Payee Name	Current Owed
	s0114371			Westville Management Company	-2,015.00
	s0114373			Middletown Avenue Bapaz, LLC.	840.00
	S0114414			RAM Group, LLC	-20.00
	S0114518			Violet Fredrick-Singh	-13.00
	s0114671			Nechema Langenauer	-966.00
	s0114970			Megur, LLC	300.00
	S0114977			Vincent Rivera	-1,170.00
	S0115231			Wilfredo Perez	-38.00
	s0115344			Housing Authority of the City of Orlando	-5,428.45
	S0120142			Phillip D Cooper	359.00
	S0120804			Brook Hollow Owner, LLC	-1,222.00
	S0121235			Fairway Owner, LLC	-977.00
	S0121237			Paul Duhl	-139.00
	S0121330			Tampa Housing Authority	-3,398.50
	s0121793			City of Hartford Housing	-2,497.78
	S0132705			Carl Harrison	-1,307.00
	s0132821			Chapel Apartments LLC	-1,045.00
	S0133094			John Hall	-4,765.00
	s0135887			Charles Wieder	-2,360.00
	S0136921			Yesenia Rivera	-2,010.00
	S0137752			Casa Familia I, LP	-1,230.00
	s0138100			Tommy Kolitsopoulos	-2,752.00
	s0139759			Diamond Properties Management, LLC	2,155.00
	s0142130			Netz Bonds Blake St, LLC	-12.00
	S0142155			Luis A. Alicea	-66.00
	S0142191			Kollie McCabe	-9,540.00
	S0144320			Marcus Phelmetto	-3,072.00
	s0145513			Terrence McNeil	3,402.00
	S0147059			Edwin Jimenez	-4,040.00
	S0147134			Gwenadine Felder or William Felder	-1,263.00
	s0147195			Monroe Property LLC	-8,400.00
	s0147647			Gantz Batim, LLC	-3,107.00
	S0149469			CMS Realty LLC	-3,537.00
	S0150345			Salomon Rodriguez	-3,843.00
	s0150366			Maple Pen, LLC	2,415.00
	S0150463			1332 Chapel St Ass LLC	-651.00
	S0150852			Aidii Xu	-763.00
	s0151081			Abensour-NH, LLC	-1,383.00
	S0151187			Irod Lee	-4,878.00
	S0151378			Shiv Nivas LLC	-1,290.00
	S0151609			Guo Hung Ho	-59.00

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	S0151612			Ramon R. Fernandez	-1,050.00
	s0151615			David Schulher	-2,058.00
	s0152122			Ocean 60, LLC	-618.00
	S0152171			GPG New Haven II LLC	76.00
	S0152489			Nachle LLC	-6,027.00
	S0152747			Raymond J. Paszkowski Jr.	-1,132.00
	S0153964			Sirah K Beal	-1,586.00
	S0154316			174 HA Company, LLC	-2,380.00
	s0154331			ECC Group I RAD, LLC	35.00
	S0154514			Ute Brinkmann	-3,472.00
	S0154703			Travis Hargrove	-7,028.00
	S0154868			Min Zhao Jiang	-46.00
	s0154884			Real Estate Investment Holdings, LLC	-3,188.00
	S0154948			ZA Group LLC	-154.00
	S0155181			Netz Bonds New Haven VI LLC	-1,152.00
	S0155307			Dwayne Harris	-1,048.00
	s0155333			Netz Bonds New Haven IX Bentzy, LLC	-1,784.00
	s0155399			Jacquelyn Diggs	-946.00
	S0155535			Bavaro Properties LLC	-8.00
	s0155578			Gan Eden Chadash, LLC	-8,026.00
	S0155579			Jia Rong, Inc.	-3,566.00
	S0155615			Lionheart Holding Group, LLC	-4,030.00
	S0161652			Vickie Derosa	-5,100.00
	s0161987			CLUB 100-NEW HAVEN 2, LLC	-3,600.00
	S0162119			Casa Otonal, Inc.	-4,156.00
	S0162550			Rick Best	-5,748.00
	s0162566			Oluwatoyin J Kafaru	-3,996.00
	s0163136			Glendower Rockview Phase 2 Rental Owner Entity LP	1,324.00
	s0163204			Real Estate Real Group XIV	739.00
	s0163772			Myisha Giddings	4,745.00
	S0166674			Pearlene Ford	-1,400.00
	s0167272			Judith Campbell	-4,247.00
	S0167627			Daisy Perez	-21.00
	s0167853			RE Fund II NH, LLC	-34,328.00
	S0168123			Samuel Phillips	-176.00
	s0170826			SFR 2 DE LLC	-9,816.00
	s0184030			Real Estate Group XIV DE LLC	-689.00
	S0184032			ECR 1 LLC	-3,600.00
	S0188239			Tahesha Bryan	-6,925.00
	S0189729			Whalley Condos LLC	-2,111.00
	S0191560			Elshmere Woods	163.00

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	s0193644			CBNH, LLC	-4,350.00
	s0196964			ABCD Investments DE, LLC	-4,719.00
	s0198479			Enter Alba Del, LLC	-1,750.00
	s0199560			Alpha Acquisitions, LLC	-2,378.00
	S0200761			NEI Properties, LLC	-1,429.00
	S0205510			Demetrio Franco-Hernandez	-2,624.00
	s0206526			BCJ Edith Johnson LLC	66.00
	s0207092			ABCD Development Beecher Blake	-47.00
	s0207392			Netz Consolidated, LLC	4,135.00
	S0207972			212 Maple Street LLC	-1,171.00
	s0208423			Netz IB DE, LLC	-4,782.00
	s0208656			Euisuk Sung	-1,572.00
	S0211617			BH 770 Batim, LLC	-2,025.00
	S0212044			Dajsha Perrin	-1,114.00
	S0212046			808 Nostrand LLC	-1,368.00
	s0216106			112 LLC	-4,725.00
	s0216237			Dana Powell	-4,710.00
	s0216629			Chairut LLC	-3,509.00
	S0218276			Dontell Barthelemy	-1,212.00
	S0218611			S&Y Investments, LLC	-743.00
	s0219428			92 Anthony Street LLC	-487.00
	S0219593			Ahmed Elkharraz	-1,220.00
	s0220370			Grasso Residential, LLC	-49.00
	S0220822			Scott Santiago	-2,194.00
	S0223270			CT 54 Lombard St LLC	-3,056.00
	S0223559			Sunset Ridge Apartments LLC	700.00
	S0223719			Marie A Cadichon	-4,896.00
	S0223994			Nailah Abdyl-Rahman	-1,230.00
	S0224236			1476 Chapel Management LLC	980.00
	s0224238			Flash 2 Realty LLC	-125.00
	S0225131			Jeanette Martinez	-903.00
	S0226519			ERO Enterprises Inc	285.00
	s0228939			Julian Barrantes	1,384.00
	S0229098			Gloria Maurizaca	-2,980.00
	S0231030			Edward Martinez	-1,475.00
	S0232088			KJC Management LLC	-4,590.00
	S0233553			Barzel LLC	-4,200.00
	S0233638			65 Truman Street LLC	-8,326.00
	S0234407			Juan Tiburcio	-5,230.00
	S0242887			The Housing Authority of the City of Allentown PA	-4,840.80
	s0246171			Ricardo Dalhouse	-375.00

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		S0246625		Meral Unal	-5,973.00
		S0246825		Willie Sanders	-1,451.00
		S0247179		Ryan Toolsee	-2,088.00
		S0247621		Leverage Gains LLC	-77.00
		s0248476		CT 142 Rowe LLC	-1,455.00
		S0248479		JMJ Dream Mgmt	-3,279.00
		S0248901		Kadisha Benjamin	-1,428.00
		s0249834		CUE Fountain Property LP	-119.00
		s0249994		492 Fountain LLC	533.00
		S0250068		Andres Duque	-3,242.00
		S0250263		9 White LLC	-640.00
		s0251176		RealtyMulti Services & Agencies LLC	-10,145.00
		s0251488		Judson, Osborn, Morris 3 + Dewitt 2, LLC	-2,578.00
		S0252166		Keter Plus LLC	-407.00
		S0253421		148 Rosette St LLC	-1,927.00
		S0253887		Stormfield Capital Funding I, LLC	-3,780.00
		s0253896		311 Blake St. Development LLC	-141.00
		S0255750		Darolyn Lux	-2,472.00
		v0000043		LBSE Holding LLC	-5,568.00
		v0000065		Monarch Apartment Homes, LLC	-11,847.00
		v0000089		Merari Antunez	-7,392.00
		v0114226		CHFA	-5,847.00
		V0148842		EMZ Greens, LLC	-1,546.00
		V0224891		256-258 Willow Street LLP	-4,810.00
Total hmtw					-380,756.53
hpl Project Longevity					
		s0114428		HDI Properties LLC	-2,328.00
		S0147035		Nash Street New Haven, LLP	-3,576.00
Total hpl					-5,904.00
hpr Park Ridge PBV					
		S0136111		Park Ridge, LLC	-6.00
Total hpr					-6.00
hpqt1 QT Phase I PBV					
		S0105769		Trinity New Haven Housing LP	-935.00
Total hpqt1					-935.00
hprow New Rowe Building PBV					
		s0142374		Trinity Rowe, LP	-2,193.00

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Total hpro						-2,193.00
hrefs Re-entry Fresh Start						
		S0113802		Besiru	Oshosado	-5,244.00
		S0133497		Andrea	Ross	-272.00
		S0147035		Nash Street	New Haven, LLP	1,161.00
		S0227495		Michael	Quoka	-1,040.00
		s0253543		621 Elm	LLC	-2,484.00
		t0102735		Adkins		93.00
Total hrefs						-7,786.00
hsc Seabury Coop PBV						
		s0161239		Seabury	Cooperative Housing, Inc.	-235.00
Total hsc						-235.00
hservcen Service Center						
		S0120142		Phillip D	Cooper	1,800.00
		s0142167		Winchester	Greens, LLC	588.00
		s0145993		Gantz	LLC	2,742.00
		s0147195		Monroe	Property LLC	2,000.00
		v0000266		Philip D	Cooper	1,800.00
		V0118736		W.B. Mason	Company Inc	8,208.78
		v0137155		Verizon	Wireless	4,648.96
Total hservcen						21,787.74
hshhp Supportive Housing/Homelessness Prevention						
		S0148400		JM Real Estate	Group LLC	-1,898.00
		s0150366		Maple Pen,	LLC	-966.00
		S0155479		Rent New Haven.	LLC	-1,802.00
		S0252165		Mario Jaramillo-Lara		-2,976.00
Total hshhp						-7,642.00
htpcs1 Tenant Protection Vouchers Church St South						
		s0151406		Helen	Estrada	-1,946.00
		s0152328		Joseph	Lustig	-252.00
		s0154886		Netz Bonds	New Haven VII- Club 100 LLC	152.00
		S0209610		Colony Homes,	LLC	-5,180.00
		S0210238		Bertram	Goldson III	-1,430.00
		s0248478		CT 53 Farren	LLC	-254.00
		S0250263		9 White	LLC	-2,360.00
		v0000223		Aviv	Ovadia	102.00

Payables Aging Report

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Period: 02/2026

As of : 03/10/2026

Property Cod	Property N:	Payee Code	Remittance Vendor	Payee Name	Current Owed
Total htpcs1					-11,168.00
htpcs3 Church Street South 3					
	s0113383			Darryl Smith	-47.00
Total htpcs3					-47.00
hur University Row					
	S0132709			Carl E. Hamilton	-3,618.00
Total hur					-3,618.00
hv1 VASH I					
	S0120254			Norwalk Housing Authority	-6,749.37
	S0147173			Rochel Dagan	-1,416.00
	t0004279			Eason	933.00
Total hv1					-7,232.37
hwr Westville Relocation					
	s0170632			GPG EH LLC	-4,857.00
	v0000060			Roxanne Gibson	-1,535.00
Total hwr					-6,392.00
igg The Glendower Group, Inc.					
	V0136837			Ace Van & Storage, Inc.	2,550.00
	v0137155			Verizon Wireless	724.73
	V0148443			Hearst Media Services Connecticut, LLC	252.36
Total igg					3,527.09
lcm Crawford Manor					
	v0000037			Nero Air Conditioning Heating & Refrigeration Inc	175.00
	V0050208			Donna Santiago	200.00
	V0101146			Glenda Streater	200.00
	V0101893			Perry Lamar Gary	200.00
	v0102618			Lee C Moore	200.00
	V0118837			Judy Cosby	200.00
	V0119242			Eddie P Moore	200.00
	V0119701			Cohen Key Shop	91.00
	v0123351			Comcast Cable	1.26
	v0123358			Home Depot	637.22
	v0137155			Verizon Wireless	1,499.83
	v0141189			Al Mccoy Langston	400.00
	V0144282			Palace Garage dba York Service Center	24.92

Payables Aging Report

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Period: 02/2026

As of : 03/10/2026

Property Cod	Property N:	Payee Code	Remittance Vendor	Payee Name	Current Owed
		v0147055		Home Services & More, LLC	285.00
		V0149203		United Site Servcies Northeast, Inc	324.30
		V0151008		F.W. Webb Company	541.23
		V0151889		Billy Ray Mathews	200.00
		V0154565		Todd Collins	200.00
		V0229171		Sparks Security LLC	833.18
		V0231778		VERIZON CONNECT FLEET USA LLC	96.22
Total lcm					6,509.16

Text	Essex Townhouses				
		V0119701		Cohen Key Shop	857.20
		v0123351		Comcast Cable	275.82
		v0123358		Home Depot	239.77
		v0137155		Verizon Wireless	479.33
		V0144282		Palace Garage dba York Service Center	8.00
		v0147055		Home Services & More, LLC	197.00
		V0147900		212 Exchange Street LLC	2,573.16
		V0149203		United Site Servcies Northeast, Inc	104.11
		V0151008		F.W. Webb Company	173.74
		V0231778		VERIZON CONNECT FLEET USA LLC	30.89
Total lcx					4,939.02

Ifr	Fairmont/Ruoppollo				
		s0168304		ECC Group IV RAD, LLC	2,671.00
Total Ifr					2,671.00

Irtw	Robert T Wolfe				
		V0104828		Carol Suggs	200.00
		V0110642		Alberta W Golden	200.00
		V0119381		Doris J Doward	200.00
		V0119701		Cohen Key Shop	2,668.40
		V0119760		Frankson Fence Company	961.00
		V0120373		Laura Harrell	200.00
		v0123351		Comcast Cable	1.08
		v0123358		Home Depot	763.82
		V0133288		Linda Cross	200.00
		V0133441		Eric D Jowers	200.00
		v0137155		Verizon Wireless	824.65
		V0139159		Ann Marie Maysonet	200.00
		V0144282		Palace Garage dba York Service Center	21.27
		v0147055		Home Services & More, LLC	190.00

Payables Aging Report

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Period: 02/2026

As of : 03/10/2026

Property Cod	Property N:	Payee Code	Remittance Vendor	Payee Name	Current Owed
	V0149203			United Site Servcies Northeast, Inc	276.78
	v0150272			Airess Johnson	200.00
	V0151008			F.W. Webb Company	461.97
	V0155421			Advance Security Integration LLC dba Security 101	284.00
	V0229171			Sparks Security LLC	1,481.20
	V0231778			VERIZON CONNECT FLEET USA LLC	82.13
Total Irtw					9,616.30

Isse	Scattered Sites East				
	v0119806			Regional Water Authority	1,534.28
	v0123351			Comcast Cable	0.60
	v0123358			Home Depot	664.88
	v0137155			Verizon Wireless	615.91
	V0144282			Palace Garage dba York Service Center	111.89
	V0149203			United Site Servcies Northeast, Inc	154.77
	V0151008			F.W. Webb Company	269.47
	V0198471			Black Rock Truck Group, Inc	2,964.42
	V0231778			VERIZON CONNECT FLEET USA LLC	45.93
Total Isse					6,362.15

Issm	Scattered Sites Multi-Family				
	v0118695			Southern Connecticut Gas	717.71
	V0119701			Cohen Key Shop	100.85
	v0119806			Regional Water Authority	4,243.61
	v0123351			Comcast Cable	1.13
	v0123358			Home Depot	2,063.50
	v0137155			Verizon Wireless	837.53
	V0144282			Palace Garage dba York Service Center	21.75
	v0147055			Home Services & More, LLC	3,400.00
	V0147900			212 Exchange Street LLC	12,865.84
	V0149203			United Site Servcies Northeast, Inc	282.77
	V0151008			F.W. Webb Company	472.07
	V0231778			VERIZON CONNECT FLEET USA LLC	83.91
Total Issm					25,090.67

Issw	Scattered Sites West				
	v0118695			Southern Connecticut Gas	5,129.80
	V0119701			Cohen Key Shop	176.35
	v0123351			Comcast Cable	0.26
	v0123358			Home Depot	1,594.87
	v0137155			Verizon Wireless	257.70

Payables Aging Report

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Period: 02/2026

As of : 03/10/2026

Property Cod	Property N:	Payee Code	Remittance Vendor	Payee Name	Current Owed
		V0144282		Palace Garage dba York Service Center	5.25
		v0147055		Home Services & More, LLC	394.00
		V0149203		United Site Servcies Northeast, Inc	68.40
		V0151008		F.W. Webb Company	114.17
		V0231778		VERIZON CONNECT FLEET USA LLC	20.30
Total Issw					7,761.10

lwm	Westville Manor				
		v0000166		New Haven Body	1,030.63
		v0118695		Southern Connecticut Gas	1,303.99
		v0118696		United Illuminating	8.68
		V0119701		Cohen Key Shop	153.25
		v0119704		Frontier Communications of Company	313.82
		v0119806		Regional Water Authority	62.96
		v0123351		Comcast Cable	1.75
		v0123358		Home Depot	2,236.46
		v0137155		Verizon Wireless	819.49
		V0144282		Palace Garage dba York Service Center	34.52
		V0147900		212 Exchange Street LLC	20,622.50
		V0149203		United Site Servcies Northeast, Inc	449.33
		V0149491		Tyco Intergrated Security, LLC	60.00
		V0151008		F.W. Webb Company	9,574.65
		V0198471		Black Rock Truck Group, Inc	4,588.42
		V0231778		VERIZON CONNECT FLEET USA LLC	133.32
Total lwm					41,393.77

portin	portin				
		v0000094		Pine Rock Property Management, LLC	-2,598.00
Total portin					-2,598.00

tmr4.sub	Mill River 4%(RAD 1 - Subsidy)				
		s0188237		Glendower Farnam Courts II 4%, LLC	-580.00
Total tmr4.sub					-580.00

tmt.sub	McQueeney Towers (ECC RAD III - Subsidy)				
		s0163135		ECC Group III RAD, LLC	-37.00
Total tmt.sub					-37.00

twt.sub	Waverly Townhouses (ECC RAD II - Subsidy)				
		s0155047		ECC Group II RAD, LLC	-1,641.00
Total twt.sub					-1,641.00

Payables Aging Report

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Period: 02/2026

As of : 03/10/2026

Property Cod	Property N	Payee Code	Remittance	Vendor	Payee Name	Current Owed
Grand Total						90,370.54

ELM CITY COMMUNITIES

PRESIDENT'S REPORT



**MAR
2026**

FROM THE OFFICE OF OUR PRESIDENT

Dear Members of the Board

I would like to congratulate the Glendower Group, led by Jimmy Miller, on the submission of the CNI grant for \$26 million! This milestone reflects the hard work and collaboration of all departments involved, showcasing the strength of the entire ECC team. It's truly a remarkable win that speaks volumes about the team's dedication and teamwork. Proud moments like this highlights the incredible capabilities of our team. Here's to many more successes ahead

Affordable housing is not merely a policy initiative; it is a fundamental right that ensures every individual and family has a safe, stable, and dignified place to call home. Our vision is to create a community where housing is accessible to all, regardless of income or background. We recognize that affordable housing is crucial for fostering economic stability, promoting diversity, and enhancing the overall quality of life for our residents. To realize this vision, we will be working on a comprehensive strategic plan in 2026.

The challenges ahead are significant, but together, we can create a future where affordable housing is a reality for all.

"Let's Make Excellence A Habit."

- Our team continues to work toward our strategic pillars:
- House more families (more quickly) in the highest quality housing in communities of their choice
- Support residents' ability to live their best life and achieve goals that move them toward greater housing and life choices
- Cost effective and cost-efficient delivery of services in ways that maximize impact in our community (jobs, contracting, economic development) and
- Spark policy change that creates growth in housing market especially for families in need of affordable housing

CONTRACT UPDATES

- No Cost Time Extension to the Contract with Sparks Security for Unarmed Security Officer agency wide from April 30, 2026 until May 30, 2026.



OPERATIONS

HANH's current occupancy rate for the month for January is 93.48%. The agency goal is 98.00%. Attainment of this goal remains one of the primary objectives for the Operations Department.

HANH's rent collection for the year to date ending the month of February 2026 is still not available due to the Yardi Conversion.

YTD FINANCIALS

The financial report covers four months (October 1, 2025 through January 31, 2026) of data. Total Revenues are \$45,456,390 Total Expenses are \$41,657,860 (including depreciation expense of \$917,886).

The excess of revenue over expenses is reduced by \$(1,655,736) capitalized expenditures. Depreciation expense add-back is \$917,886. The HANH Net Surplus of \$3,060,681

COMMUNITY ECONOMIC DEVELOPMENT



- Resident Engagement & Service Delivery: 1265 resident facing engagement.
- Economic Success: 1 CARES graduate
- Health, Stability & Basic Needs: 295 households received food from ECC's onsite food banks
- Resident Volunteers: 87% of Building Attendant slots are filled.

PLANNING & MODERNIZATION

- Crawford Boiler Replacement: Contract executed to replace two of the four boilers at 90 Park St. Installation complete. Contract closing out.
- 398-400 Concord Street: Design documents prepared and bids solicited for property site drainage improvements. One bid received January 7, 2026 under review. May re-solicit in March for increased competition.
- Scattered Sites West: Bids solicited for unit upgrades at 116 Lawncrest Rd. and at 555 Fountain St. Two bids received February 25, 2026 are under review.
- Scattered Sites East: Bids solicited for property improvements at 140 Harrington Ave., 1091 Townsend Ave. and 759 Quinnipiac Ave. Two bids received February 18, 2026. Award recommendation being made at March 2026 Board meeting.

THE GLENDOWER GROUP

The Glendower Group

- Westville Manor: The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. Contract closing for Rockview Phase 2 occurred on June 20, 2019 and The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners. The master planning team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded. It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.
- Glendower Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022 which was not awarded. The Glendower Group staff in consultation with the architect and consultants is currently modeling the development to determine the most effective and cost-efficient method to complete the onsite redevelopment It is anticipated that funding for the final Westville Manor funding proposal will be completed in FY 2026.
- Anticipated closing in 3rd quarter of 2027.

RAD Portfolio Award

- The Authority received a portfolio award, inclusive of 12 developments, with 11 being completed and detailed herein
 - Completed Developments
 - Group I: Motley, Bush, Harvey and Newhall Garden
 - Group IIA: Waverly and Stanley Justice and Fulton Park
 - Group III: McQueeney, and Celentano
 - Group IV: Ruoppolo and Fairmont
 - Group IIB: Valley Townhomes
 - Group IIB: Valley Townhomes

McConaughy Terrace

- For the purpose of financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.
- Glendower McConaughy Terrace 4%, LLC will consist of 92 affordable units and Glendower McConaughy Terrace 9%, LLC will consist of 104 affordable and 26 market rate units.
- McConaughy Terrace 4% - Construction completed in June 2025.
- McConaughy Terrace 9% - Construction completed in August 2025.

**THE GLENDOWER
GROUP****Scattered Sites**

- Scattered sites are multifamily redevelopments which includes 88 units located in various eastern parts of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Eastern Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
- The RAD project may be expanded to up to 123 units by including Essex Townhouses.
- Anticipated closing in 4th quarter of 2026.

34 Level Street/The Heights at Westrock

- HUD awarded the 202 grant and associated rental subsidy in January 2023.
- The development includes 50 supportive housing units.
- DECD Brownfields award of \$999,000 received in June 2023 to assist in clean up and removal of former nursing home.
- Closing anticipated to be in the 2nd quarter of 2026.

St Luke's Apartments, Whalley Ave.

- Partnering to take over a struggling pre-development project being managed by St. Luke's Development Corp.
- Submitted a CIF application on June 30, 2023 and awarded \$7MM in CIF funds that consists of \$6MM for new construction and \$1MM for the City of New Haven infrastructure.
- The development includes up to 49 housing units, including 5 LIHTC units.
- Closing anticipated to be in the 1st quarter of 2026.

Newhallville Development, 201 Hazel Street

- Partnering to redevelop a currently vacant site at 210 Hazel Street with Newhallville Development Corp.
- The development includes up to 63 affordable units, 50 affordable and 13 market rate.
- An application for CIF funding was submitted in November 2025.

Union Square/Robert T. Wolfe & Former Church Street South

- The Authority submitted a Choice Neighborhood Planning Grant application in April 2023 to complete the redevelopment of Robert T. Wolfe site and was awarded. Notice of Award occurred on September 15, 2023. The CNI Transformation Plan was submitted to HUD in August 2025.
- The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment. A CNI Implementation Application will be submitted on March 9, 2026.

Eastview Terrace Conversion

- The Project's 15-year initial Low-Income Tax Credit ("LIHTC") Compliance Period ("Compliance Period") ended in December 2023.
- Investor buyout completed on September 4, 2024.
- Anticipated closing in 2nd quarter of 2026.

HOUSING CHOICE VOUCHER

- As of December 2025, the Housing Choice Voucher (HCV) program continues to operate at full utilization across all major voucher categories, reflecting strong program management and sustained demand for housing assistance. The MTW voucher pool, Veterans Affairs Supportive Housing (VASH), Church Street South (CSS), RAD, and Project-Based Voucher (PBV) programs all remain fully utilized, ensuring that HUD-authorized resources are maximized to support low-income households and special populations.
- Recertification activity remains strong on a year-to-date basis, with a 95 percent submission rate across the agency. However, December performance reflects the impact of year-end operational pressures, including staffing capacity, system transitions, and increased workload volume. During the month, 314 recertifications were completed out of 480 due, resulting in a 65 percent completion rate and leaving 166 recertifications outstanding. There are currently 286 households that are more than 30 days overdue. Management continues to prioritize delinquent cases to maintain compliance and minimize program risk.
- Housing Assistance Payments (HAP) were processed timely and without disruption. During December, the agency issued approximately \$9.6 million in assistance payments across more than 65,000 transactions through the first and mid-month check runs. This sustained level of payment activity reflects continued stability for both participating landlords and assisted households.
- Inspection performance during December indicates an area requiring continued focus. Of the 330 inspections scheduled, 80 were completed, representing a 24 percent completion rate for the month. Staffing constraints and competing operational demands contributed to this outcome, and corrective strategies are underway to increase inspection throughput and address the remaining backlog.
- Productivity data for December reflects ongoing program activity despite capacity challenges. Fourteen specialists completed a total of 558 annual recertifications and 226 interim recertifications during the month, along with processing end-of-participation actions. Intake activity included new admissions, port-ins, moves, voucher issuances, and port-out processing, totaling 577 intake-related actions. De-concentration activity remained unchanged during December, with 15 lease-ups completed year-to-date.
- Overall, the HCV program remains financially stable, fully utilized, and compliant with core HUD requirements. While December performance highlights operational strain in select areas, management remains focused on stabilizing workloads, improving inspection and recertification completion rates, and sustaining program performance as the agency enters the new calendar year.

MEMORANDUM

TO: Board of Commissioners

DATE: March 17, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing the Award of a Contract in an Amount Not to Exceed \$1,269,420, to A. Prete Construction Company, Inc. for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue, Including a Completion date of 180 Calendar Days from Issuance of Notice to Proceed

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#03-21/26-R**

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven/Elm City Communities (ECC/HANH) engaged architectural consultants to conduct property assessments and assist with identifying needed improvements at certain of its properties.

On January 14, 2026, ECC/HANH issued Invitation for Bid #PM-25-IFB-2048 for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue. Bids were due February 18, 2026. ECC/HANH received and reviewed two bids. The low bid was determined to be non-responsive.

ECC/HANH is recommending award of a contract to A. Prete Construction Company, Inc. who submitted the lowest responsible and responsive bid in the amount not to exceed \$1,269,420 for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue, including a Completion Date of 180 calendar days from issuance of a Notice to Proceed.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy adopted by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

ECC/HANH requests Board of Commissioners authorization to award a contract in an amount not to exceed \$1,269,420, to A. Prete Construction Company, Inc. for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue, Including a Completion date of 180 Calendar Days from Issuance of Notice to Proceed.

FISCAL IMPACT: \$1,269,420

SOURCE OF FUNDS: CFP 2024 & 2025

STAFF: Rachel Gilroy, Senior Project Manager—Planning & Modernization

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #03-21/26-R

Resolution Authorizing the Award of a Contract in an Amount Not to Exceed \$1,269,420, to A. Prete Construction Company, Inc. for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue, Including a Completion date of 180 Calendar Days from Issuance of Notice to Proceed

WHEREAS, the Housing Authority of the City of New Haven/Elm City Communities (ECC/HANH) engaged architectural consultants to conduct property assessments and assist with identifying needed improvements to certain of its properties; and

WHEREAS, on January 14, 2026, ECC/HANH issued Invitation for Bid #PM-25-IFB-2048 for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue; and

WHEREAS, bids were due February 18, 2026; and

WHEREAS, ECC/HANH received and reviewed two bids; and

WHEREAS, the low bid was determined to be non-responsive; and

WHEREAS, ECC/HANH is recommending award of a contract to A. Prete Construction Company, Inc. who submitted the lowest responsible and responsive bid in the amount not to exceed \$1,269,420 for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue, including a Completion Date of 180 calendar days from issuance of a Notice to Proceed; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy adopted by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution; and

WHEREAS, ECC/HANH requests Board of Commissioners authorization to award a contract in an amount not to exceed \$1,269,420, to A. Prete Construction Company, Inc. for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue, Including a Completion date of 180 Calendar Days from Issuance of Notice to Proceed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

- 1) The award of a contract in an amount not to exceed \$1,269,420, to A. Prete Construction Company, Inc. for Scattered Sites East Unit Upgrades at 759 Quinnipiac Avenue, 1091 Townsend Avenue and 140 Harrington Avenue, Including a Completion date of 180 Calendar Days from Issuance of Notice to Proceed, including the expenditure of such amount, be and hereby is authorized and directed; and
- 2) The President be and hereby is authorized, empowered and directed to take any and all action necessary and appropriate to fulfill the foregoing purposes and to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes and to take any and all such action ancillary, related and/or necessary action to fulfill the foregoing purposes and the purposes of this Resolution and to expend the authorized funds; and
- 3) This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on March 17, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Material and labor prices base on 2021 RS Means Construction Costs data and escalated to reflect current pricing trends.

Property Hard Costs Summary					
Property Address			Dwelling Units	Division 1-32 Total	
759 Quinnipiac Ave.			2	\$	635,004
1091 Townsend Ave.			2	\$	134,516
140 Harrington Ave.			1	\$	138,553
Total				\$	908,073
Allowances					
Allowance No.	Description	Qty.	Unit	Material & Labor Cost	
				\$ / Unit	Total
1	Removal and replacement of deteriorated floor sheathing	64	SF	\$ 12.00	\$ 768
2	Painting interior walls	1000	SF	\$ 3.00	\$ 3,000
3	Window and door trim that is unable to be salvaged and where new trim and finish will be required	360	LF	\$ 18.00	\$ 6,480
4	Removal and replacement of damaged gypsum wall board with new and to include a painted finish	800	SF	\$ 15.00	\$ 12,000
5	Removal and disposal of lead laden soil and replacement with clean soil. Top 4" shall be planting soil and shall be seeded.	20	CY	\$ 950.00	\$ 19,000
Allowances Total				\$	41,248
Hard Cost Sub Total (Divisions 1-32 + Allowances)				\$	949,321

General Conditions			
	Insurance	1.5%	\$ 13,621
	Bond Premium	1%	\$ 9,081
	General Conditions (Site & Project Management)	6%	\$ 54,484
	Overhead & Profit	8%	\$ 72,646
	Permits & Fees (\$23 + (\$27.26/\$1000)) of Construction Cost)	2.73%	\$ 24,777
General Conditions Total \$			174,609

Project Grand Total \$		1,123,930
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Unit Prices					
	Description	Qty.	Unit	Material & Labor Cost	
				\$ / Unit	Total
Mold					
1	Mini Demarcated Work Area for Mold Remediation (≤ 10 SF)	1	EA		
2	Moderate Containment Preparation to Enclose Mold Remediation (10-30 SF of impacted material) – No Negative Air Machine	1	EA		
3	Significant Containment Preparation to Enclose Mold Remediation (>30-100 SF of impacted material) – Negative Air Machine	1	EA		
4.1	Extensive Containment Preparation to Enclose Mold Remediation – Negative Air Machine. >100 SF, < 300 SF of impacted material	1	EA		
4.2	Extensive Containment Preparation to Enclose Mold Remediation – Negative Air Machine. >300 SF, < 500 SF of impacted material	1	EA		
4.3	Extensive Containment Preparation to Enclose Mold Remediation – Negative Air Machine. >500 SF, < 1,000 SF of impacted material	1	EA		
4.4	Extensive Containment Preparation to Enclose Mold Remediation – Negative Air Machine. >1,000 SF, < 2,000 SF of impacted material	1	EA		
5	Removal And Disposal of Mold Impacted Gypsum Board System	1	SF		
6	Removal and Disposal of Mold Impacted Plaster System	1	SF		
7	Cleaning/Surface Preparation of Mold Impacted Surface and Application of Mold Inhibitor Paint	1	SF		
8	Cleaning Of Mold Impacted Wood and Application of Mold Inhibitor Paint	1	SF		

Asbestos

1	Mini Containment Preparation to Enclose Asbestos Abatement (up to 100 SF of material removal)	1	EA		
2	Small Containment Preparation to Enclose Asbestos Abatement (>100-250 SF of material removal)	1	EA		
3	Medium Containment Preparation to Enclose Asbestos Abatement (>250-750 SF of material removal)	1	EA		
4	Large Containment Preparation to Enclose Asbestos Abatement (>750-2,500 SF of material removal)	1	EA		
5	Asbestos Gypsum Wallboard, Tape & Compound Removal and Disposal As ACM	1	SF		
6	Asbestos Plaster Removal and Disposal as ACM	1	SF		
7	Asbestos Flooring and Mastic Removal and Disposal as ACM	1	SF		
8.1	Interior Door Caulking Compound Removal and Disposal as ACM	1	LF		
8.2	Interior Door Caulking Compound Removal and Disposal as ACM 1	1	DOOR		
9.1	Exterior Door Caulking Compound Removal and Disposal as ACM	1	LF		
9.2	Exterior Door Caulking Compound Removal and Disposal as ACM	1	DOOR		
10.1	Exterior Window Caulking & Glazing Compound Removal and Disposal As ACM	1	LF		
10.2	Exterior Window Caulking & Glazing Compound Removal and Disposal As ACM	1	WINDOW		
11.1	Asbestos Mudded Pipe Fitting Insulation Removal and Disposal as ACM	1	FITTING		
11.2	Asbestos Mudded Pipe Fitting Insulation Removal and Disposal as ACM	1	GLOVE BAG		
12.1	Asbestos Pipe Insulation Removal and Disposal as ACM	1	LF		
12.2	Asbestos Pipe Insulation Removal and Disposal as ACM	1	BAG		
13	Glove Bag Removal and Disposal of TSI (< 3 SF or LF) as ACM	1	BAG		
14	Glove Bag Removal and Disposal of Miscellaneous Materials (< 3 SF or LF) as ACM	1	GLOVE BAG		
15	Asbestos Pipe with Tar Removal and Disposal as ACM	1	LF		

Lead

1	Removal and disposal of lead contaminated soil and replacement with clean fill and topsoil with seeding	1	CY		
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Construction

1	Removal and replacement of damaged roof sheathing	1	SF		
2	Removal and replacement of rotted wall sheathing, wood framing, batt insulation, drywall, painting and siding around windows and doors.	1	SF		
3	Removal and replacement of deteriorated floor sheathing	1	SF		
4	Pavement process base and grading	1	CY		
5	Provide and spread top soil and seed	1	CY		
6	Painting interior or exterior walls	1	SF		
7	Window and door trim and finishing	1	LF		
8	Removal and replacement of damaged gypsum wall board with new and to include prime and 2 coat painted finish	1	SF		
9	Reglazing of existing steel or cast iron tub	1	EA		
10	Removal of existing flooring	1	SF		
11	Additional LVT Flooring	1	SF		
12	Removal of existing hardwood flooring	1	SF		
13	Additional Hardwood Flooring	1	SF		
14	Removal of existing ceramic/porcelain floor tile	1	SF		
15	Additional ceramic/porcelain floor tile	1	SF		
16	Removal of existing ceramic/porcelain wall tile	1	SF		
17	Additional ceramic/porcelain wall tile	1	SF		
18	Replace existing light fixture in an existing location.	1	EA		
19	Provide a new light fixture in a new location	1	EA		
20	Provide a new receptacle in an existing receptacle location	1	EA		
21	Provide a new receptacle in a new location	1	EA		
22	Replace an existing shut-off valve	1	EA		

Elm City Communities / Housing Authority of New Haven
 759 Quinnipiac Ave., New Haven, CT 06513
 95% CD Opinion of Probable Cost

Date of Estimate: 12/8/2025
 Project Size: 2,999 SF

CSI Division	CSI Description	Qty.	Unit	Material & Labor Cost		Allowance	Total
				\$ / Unit	Total		
Division 1 General Requirements							
017419	Dumpsters	3	EA	\$ 1,000.00	\$ 3,000		\$ 3,000
015200	Tenant Relocation, Moving Expenses	1	LS	\$ 3,000.00	\$ 3,000		\$ 3,000
015626	Temporary Fencing	4	Mo	\$ 125.00	\$ 500		\$ 500
015719	Temporary Protection	1	LS	\$ 2,000.00	\$ 2,000		\$ 2,000
014529	Testing and Inspections of Hazardous Materials				\$ -		\$ -
017400	Progress Cleaning	2	LS	\$ 1,500.00	\$ 3,000		\$ 3,000
017423	Final Cleaning	2	LS	\$ 750.00	\$ 1,500		\$ 1,500
					\$ -		\$ -
					\$ -		\$ -
Total							\$ 13,000
Division 2 Existing Conditions							
	Hazardous Materials Mold Abatement	1	LS	\$ 18,040.00	\$ 18,040		\$ 18,040
	Hazardous Materials Lead Abatement	1	LS	\$ 336,798.00	\$ 336,798		\$ 336,798
	Hazardous Materials Asbestos Abatement	1	LS	\$ 9,900.00	\$ 9,900		\$ 9,900
	Selective Demolition		Total				\$ 13,349
	Remove abandoned oil tank	1	Ea	\$ 1,000.00	\$ 1,000		\$ 1,000
	Removal, Window	10	Ea	\$ 250.00	\$ 2,500		\$ 2,500
	Removal, Exterior Door	1	Ea	\$ 150.00	\$ 150		\$ 150
	Removal, Exterior Light Location	1	Ea	\$ 150.00	\$ 150		\$ 150
	Removal, 2nd Floor, All layer of finished flooring & baseboard	1175	SF	\$ 2.25	\$ 2,644		\$ 2,644
	Removal, 1st Floor, All layers of finished flooring & baseboard	180	SF	\$ 2.25	\$ 405		\$ 405
	Removal, 1st & 2nd floor kitchen, inc peel and stick wall tile	1	LS	\$ 1,000.00	\$ 1,000		\$ 1,000
	Removal, 2nd floor 1/2 bath fixtures	1	LS	\$ 500.00	\$ 500		\$ 500
	Removal, a/c condensor and coil	1	Ea	\$ 500.00	\$ 500		\$ 500
	Removal, wood deck to second floor, inc. slab & footings	1	LS	\$ 3,000.00	\$ 3,000		\$ 3,000
	Removal, Damaged hardwood floor	1	LS	\$ 750.00	\$ 750		\$ 750

	Removal, Falling ceiling tiles	1	LS	\$ 750.00	\$ 750		\$ 750	
	Other						\$ -	
					\$ -		\$ -	
Sitework Total							\$	378,087
Division 3	Concrete							
	Porch Footings	4	Ea	\$ 250.00	\$ 1,000		\$ 1,000	
	Porch Slab-on-grade, 6" Thick	18	SF	\$ 50.00	\$ 900		\$ 900	
	Equipment Pad	1	Ea	\$ 300.00	\$ 300		\$ 300	
					\$ -		\$ -	
Concrete Total							\$	2,200

Division 4		Masonry					
	Repair oil tank pipe penetrations through foundation	1	LS	\$ 300.00	\$ 300		\$ 300
				\$ -	\$ -		\$ -
Masonry Total							\$ 300
Division 5		Metals					
051223					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
Metals Total							\$ -
Division 6		Carpentry					
061100	Rear Porch Framing & Decking	1	LS	\$ 12,000.00	\$ 12,000		\$ 12,000
068110	Composit Railings	1	Ea	\$ 2,500.00	\$ 2,500		\$ 2,500
061100	Sister and resupport existing floor framing at bathroom	1	LS	\$ 1,900.00	\$ 1,900		\$ 1,900
061110	Interior wall framing	1	LS	\$ 1,400.00	\$ 1,400		\$ 1,400
	Adjust wall framing for new rear exteropr door	1	LS	\$ 1,000.00	\$ 1,000		\$ 1,000
061623	Repair Floor Sheathing at 2nd floor bath	70	SF	\$ 15.00	\$ 1,050		\$ 1,050
062213	Interior shoe moulding at baseboard, for painted finish	420	LF	\$ 10.00	\$ 4,200		\$ 4,200
062213	Interior Door Trim, for painted finish	51	LF	\$ 25.00	\$ 1,275		\$ 1,275
	Repair Stair ballusters	10	Ea	\$ 75.00	\$ 750		\$ 750
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
Carpentry Total							\$ 26,075

Division 7 Thermal/Moisture							
	Siding		Total				\$ 5,950
	Vinyl soffit at rear roof	1	LS	\$ 800.00	\$ 800		\$ 800
	Vinyl siding at rear wall above roof	70	SF	\$ 30.00	\$ 2,100		\$ 2,100
076510	Alum. Sheet Metal Flashing, Window Perimeter	14	EA	\$ 200.00	\$ 2,800		\$ 2,800
076510	Alum. Sheet Metal Flashing, Door Perimeter	1	EA	\$ 250.00	\$ 250		\$ 250
					\$ -		\$ -
	Roofing & Gutters		Total				\$ -
					\$ -		\$ -
					\$ -		\$ -
	Insulation		Total				\$ 833
072113	Rigid Insulation, XPS, 3/4", Between Bathroom furring	90	SF	\$ 3.00	\$ 270		\$ 270
072116	Un-faced Batt Insulation, R-15	250	SF	\$ 2.25	\$ 563		\$ 563
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
	Other		Total				\$ 2,500
079213	Joint Sealants	1	LS	\$ 2,500.00	\$ 2,500		\$ 2,500
Thermal/Moisture Total							\$ 9,283
Division 8 Doors & Windows							
	Windows		Total				\$ 62,000
085210	Allwood Windows, Double Hung, Historic Replacement	10	Ea	\$ 4,000.00	\$ 40,000		\$ 40,000
085210	Allwood Archtop DH Window, Historic Replacement	2	Ea	\$ 9,000.00	\$ 18,000		\$ 18,000
080505	Historic Window Restoration, Attic	2	Ea	\$ 2,000.00	\$ 4,000		\$ 4,000
							\$ -
	Doors		Total				\$ 2,950
081433	Molded SC Interior Doors, Inc. Hardware	1	Ea	\$ 600.00	\$ 600		\$ 600
081613	Fiberglass Entry Door, 1/2 Glass, Inc. Hardware	1	Ea	\$ 1,750.00	\$ 1,750		\$ 1,750
	Storm Door	1	Ea	\$ 600.00	\$ 600		\$ 600
							\$ -
							\$ -
	Other						\$ -

Division 9 Finishes							
	Drywall		Total				\$ 4,120
092116	Interior Drywall Repair at Windows	12	Ea	\$ 150.00	\$ 1,800		\$ 1,800
092116	Interior Drywall Repair at Doors	2	Ea	\$ 150.00	\$ 300		\$ 300
092116	Interior Drywall Repair at Kitchens	200	SF	\$ 4.00	\$ 800		\$ 800
092910	New Wall & Ceiling Drywall	305	SF	\$ 4.00	\$ 1,220		\$ 1,220
							\$ -
	Flooring		Total				\$ 9,882
096519	LVT Flooring, 1st Floor	180	SF	\$ 6.00	\$ 1,080		\$ 1,080
096519	LVT Flooring, 2nd Floor	1200	SF	\$ 6.00	\$ 7,200		\$ 7,200
096429	Wood Strip Flooring & Finishing	23	SF	\$ 24.00	\$ 552		\$ 552
096429	Finishing Wood Flooring	75	SF	\$ 14.00	\$ 1,050		\$ 1,050
							\$ -
	Painting		Total				\$ 38,135
099123	Interior Paint, 1st Fl all walls (inc. prep)	3200	SF	\$ 2.50	\$ 8,000		\$ 8,000
099123	Interior Paint, 1st FL all ceiling (inc. prep)	1200	SF	\$ 2.50	\$ 3,000		\$ 3,000
099123	Interior Paint, 2nd Fl all walls (inc. prep)	3200	SF	\$ 2.50	\$ 8,000		\$ 8,000
099123	Interior Paint, 2nd FL all ceiling (inc. prep)	1200	SF	\$ 2.50	\$ 3,000		\$ 3,000
099123	Interior Window Trim painting	25	Ea	\$ 90.00	\$ 2,250		\$ 2,250
099123	Interior Door jamb & casing painting	26	Ea	\$ 130.00	\$ 3,380		\$ 3,380
099123	Interior Door Painting	26	Ea	\$ 130.00	\$ 3,380		\$ 3,380
099123	Interior Stair Painting	1	Ea	\$ 500.00	\$ 500		\$ 500
099113	Exterior Window Trim Painting	13	Ea	\$ 125.00	\$ 1,625		\$ 1,625
099113	Exterior Porch and detail trim Painting	1	LS	\$ 5,000.00	\$ 5,000		\$ 5,000
							\$ -
	Other						
Finishes Total							\$ 52,137
Division 10 Specialties							
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
Specialties Total							\$ -

Division 11		Equipment					
	Range Hood	2	Ea	\$ 600.00	\$ 1,200		\$ 1,200
Equipment Total							\$ 1,200

Division 12		Furnishings					
122413	Blinds	13	Ea	\$ 300.00	\$ 3,900		\$ 3,900
	Cabinetry and Countertops		Total				\$ 31,223
123223	Kitchen Cabinets, 1st Floor, Base	12	LF	\$ 500.00	\$ 6,000		\$ 6,000
	Kitchen Cabinets, 1st Floor, Upper	14	LF	\$ 300.00	\$ 4,200		\$ 4,200
	Kitchen Cabinets, 2nd Floor, Base	13	SL	\$ 500.00	\$ 6,500		\$ 6,500
	Kitchen Cabinets, 2nd Floor, Upper	12	SL	\$ 300.00	\$ 3,600		\$ 3,600
123623	Plastic laminate kitchen countertop, 1st Floor	27	SF	\$ 115.00	\$ 3,105		\$ 3,105
123623	Plastic laminate kitchen countertop, 2nd Floor	24.5	SF	\$ 115.00	\$ 2,818		\$ 2,818
123223	Bathroom Cabinets & Counter 42" (inc. hardware)	1	Ea	\$ 3,000.00	\$ 3,000		\$ 3,000
123223	Bathroom Cabinets & Counter 24" (inc. hardware)	1	Ea	\$ 2,000.00	\$ 2,000		\$ 2,000
	Bathroom Accessories		Total				\$ 1,800
	Medicine Cabinet	2	Ea	\$ 400.00	\$ 800		\$ 800
	Towel Rods & Bathroom Accessories	2	Ea	\$ 500.00	\$ 1,000		\$ 1,000
	Other						\$ -
Furnishings Total							\$ 36,923

Division 22		Plumbing					
	Plumbing Fixtures		Total				\$ 16,100
	Bathroom Vanity Faucet, Include Shut-off & Supply Line	2	Ea	\$ 500.00	\$ 1,000		\$ 1,000
	Toilet	2	Ea	\$ 750.00	\$ 1,500		\$ 1,500
	Tub, 4-Piece, Inc. Mixing Valve and Trim.	3	Ea	\$ 4,000.00	\$ 12,000		\$ 12,000
	Kitchen sink and faucet include shut-off & Supply lines	2	Ea	\$ 800.00	\$ 1,600		\$ 1,600
	Plumbing Equipmnet		Total				\$ -
					\$ -		\$ -
					\$ -		\$ -
	Plumbing Fittings and Supplies		Total				\$ 3,500
	Plumbing reconfiguration at 2nd Floor Kitchen	1	LS	\$ 1,500.00	\$ 1,500		\$ 1,500
	Plumbing reconfiguration at 2nd Floor Bathroom	1	LS	\$ 2,000.00	\$ 2,000		\$ 2,000
	Other		Total				\$ -

			\$ -	\$ -		\$ -
Plumbing Total						\$ 19,600

Division 23		HVAC					
	HVAC Equipment	3	Total	\$ 5,500.00	\$ 16,500		\$ 15,600
	Gas Furnace and AC system, connect to ex ductwork	1	Ea	\$ 15,000.00	\$ 15,000		\$ 15,000
	Electric Baseboard Heaters	1	Ea	\$ 600.00	\$ 600		\$ 600
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	Ductwork & Diffusers		Total				\$ 2,750
	Bathroom Exhaust Fan & Switch, New, Inc duct to wall cap	2	Ea	\$ 1,000.00	\$ 2,000		\$ 2,000
	New ceiling diffusers	5	Ea	\$ 150.00	\$ 750		\$ 750
	Other		Total				\$ -
				\$ -	\$ -		\$ -
HVAC Total							\$ 18,350
Division 26		Electrical					
	Lighting		Total				\$ 2,500
	Interior Lights, Replace in curent location	1	Ea	\$ 250.00	\$ 250		\$ 250
	New interior light fixture location	2	Ea	\$ 450.00	\$ 900		\$ 900
	New Light fixture in existing location	4	Ea	\$ 225.00	\$ 900		\$ 900
	New Exterior light fixture location	1	Ea	\$ 450.00	\$ 450		\$ 450
				\$ -	\$ -		\$ -
	Electrical Devices & Equipment		Total				\$ 6,400
	New kitchen circuit, include breakers	2	Ea	\$ 1,250.00	\$ 2,500		\$ 2,500
	New kitchen/bathroom outlets	8	Ea	\$ 300.00	\$ 2,400		\$ 2,400
	New Range circuite, 40 to 50 Amp	2	Ea	\$ 750.00	\$ 1,500		\$ 1,500
				\$ -	\$ -		\$ -
	Other		Total				\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
Electrical Total							\$ 8,900

Division 32		Exterior Improvements					
	Restore Grass	1	LS	\$ 4,000.00	\$ 4,000		\$ 4,000
Sitework Total							\$ 4,000
Division 1-32 Total							\$ 635,004

Elm City Communities / Housing Authority of New Haven
 1091 Townsend, 1st & 2nd Floors, New Haven, CT 06513
 95% CD Opinion of Probable Cost

Date of Estimate: 12/8/2025
 Project Size: 1,510 SF

CSI Division	CSI Description	Qty.	Unit	Material & Labor Cost		Allowance	Total
				\$ / Unit	Total		
Division 1 General Requirements							
017419	Dumpsters	4	EA	\$ 1,000.00	\$ 4,000		\$ 4,000
015200	Tenant Relocation, Moving Expenses	0	LS	\$ 3,000.00	\$ -		\$ -
015626	Temporary Fencing	4	Mo	\$ 125.00	\$ 500		\$ 500
015719	Temporary Protection	1	LS	\$ 2,000.00	\$ 2,000		\$ 2,000
014529	Testing and Inspections of Hazardous Materials				\$ -		\$ -
017400	Progress Cleaning	2	LS	\$ 1,500.00	\$ 3,000		\$ 3,000
017423	Final Cleaning	2	LS	\$ 750.00	\$ 1,500		\$ 1,500
					\$ -		\$ -
					\$ -		\$ -
Total							\$ 11,000
Division 2 Existing Conditions							
	Hazardous Materials Mold Abatement	1	LS	\$ 12,740.00	\$ 12,740		\$ 12,740
	Hazardous Materials Lead Abatement	1	LS	\$ 2,400.00	\$ 2,400		\$ 2,400
	Hazardous Materials Asbestos Abatement	1	LS	\$ 27,300.00	\$ 27,300		\$ 27,300
	Selective Demolition		Total				\$ 7,075
	Removal, Window	2	Ea	\$ 100.00	\$ 200		\$ 200
	Removal, Interior Door	3	Ea	\$ 75.00	\$ 225		\$ 225
	Removal, hydronic baseboard radiator covers	6	Ea	\$ 75.00	\$ 450		\$ 450
	Salvage Kitchen sink cabinets and countertops (does not include)	1	Ea	\$ 1,000.00	\$ 1,000		\$ 1,000
	Salvage kitchen countertop, sink and faucet	1	Ea	\$ 750.00	\$ 750		\$ 750
	Gut bathrooms, Salvage fixtures as noted	2	Ea	\$ 1,500.00	\$ 3,000		\$ 3,000
	Remove closet shelving	1	Ea	\$ 50.00	\$ 50		\$ 50
	Remove Water damaged GWB and taped joints (Walls & Ceilings)	1	LS	\$ 1,000.00	\$ 1,000		\$ 1,000
	Remove Damaged HW flooring & baseboard	194	SF	\$ 1.75	\$ 340		\$ 340
	Removal, Rotted Sub-flooring	12	SF	\$ 5.00	\$ 60		\$ 60

	Remove Shelving	0	Ea	\$ 35.00	\$ -		\$ -	
	Remove light fixture, backbox/wiring to remain	0	Ea	\$ 75.00	\$ -		\$ -	
	Other						\$ -	
							Sitework Total \$	49,515
Division 3	Concrete							
030130	Repair crack in foundation wall	8	LF	\$ 75.00	\$ 600		\$ 600	
				\$ -	\$ -		\$ -	
							Concrete Total \$	600

Division 6		Carpentry					
061623	Repair Floor Sheathing	40	SF	\$ 50.00	\$ 2,000		\$ 2,000
062213	Interior Baseboard, for painted finish	60	LF	\$ 10.00	\$ 600		\$ 600
062213	Interior Window Trim, for painted finish	28	LF	\$ 10.00	\$ 280		\$ 280
062213	Interior Door Trim, for painted finish	34	LF	\$ 10.00	\$ 340		\$ 340
	Closet shelf and pole	3.5	LF	\$ 35.00	\$ 123		\$ 123
Carpentry Total							\$ 3,343

Division 7		Thermal/Moisture					
	Siding		Total				\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	Roffing & Gutters		Total				\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	Other		Total				\$ 1,890
	Unfaced Batt Insulation in exterior walls that are opened	600	SF	\$ 3.15	\$ 1,890		\$ 1,890
Thermal/Moisture Total							\$ 1,890

Division 8 Doors & Windows							
	Windows		Total				\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	Doors		Total				\$ 1,450
	Molded SC Single Interior Doors, for painted finish, Inc. Hard	1	Ea	\$ 450.00	\$ 450		\$ 450
	Molded SC Bi-fold Interior Doors, for painted finish, Inc. Hard	2	Ea	\$ 500.00	\$ 1,000		\$ 1,000
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	Other		Total				
Doors & Windows Total							\$ 1,450
Division 9 Finishes							
	Drywall		Total				\$ 10,250
092116	New Wall & Ceiling Drywall	750	SF	\$ 7.00	\$ 5,250		\$ 5,250
092910	Interior Misc. Drywall Repairs	1	LS	\$ 2,000.00	\$ 2,000		\$ 2,000
092910	Repair taping joints	300	LF	\$ 10.00	\$ 3,000		\$ 3,000
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	Flooring		Total				\$ 8,094
096519	LVT Flooring	749	SF	\$ 6.00	\$ 4,494		\$ 4,494
093010	Ceramic Tile & Base	60	SF	\$ 60.00	\$ 3,600		\$ 3,600
				\$ -	\$ -		\$ -
	Painting		Total				\$ 12,150
099123	Interior Paint, Walls (inc. prep)	2284	SF	\$ 2.50	\$ 5,710		\$ 5,710
099123	Interior Paint, Ceiling (inc. prep)	800	SF	\$ 2.50	\$ 2,000		\$ 2,000
	Interior Window Trim Painting	9	Ea	\$ 110.00	\$ 990		\$ 990
099123	Interior Door jamb & Casing Painting	12	Ea	\$ 150.00	\$ 1,800		\$ 1,800
099123	Interior Door Painting	11	Ea	\$ 150.00	\$ 1,650		\$ 1,650
	Other		Total				\$ 6,000
	Ceramic Wall Tile	120	SF	\$ 50.00	\$ 6,000		\$ 6,000
Finishes Total							\$ 36,494

Division 12		Furnishings					
122413	Blinds	0	Ea	\$ 300.00	\$ -		\$ -
	Cabinetry and Countertops		Total				\$ 7,900
123223	Install salvaged Kitchen Cabinets and Countertops	1	SL	\$ 1,500.00	\$ 1,500		\$ 1,500
	Install salvaged Bathroom vanity	1	Ea	\$ 300.00	\$ 300		\$ 300
123223	Kitchen Cabinets, Base (inc. hardware)	3	LF	\$ 500.00	\$ 1,500		\$ 1,500
	Kitchen cabinet toe kick	12	LF	\$ 50.00	\$ 600		\$ 600
	Bathroom Cabinets & Counter 24" (inc. hardware)	2	Ea	\$ 2,000.00	\$ 4,000		\$ 4,000
	Bathroom Accessories						\$ 1,150
	Medicine Cabinet	1	Ea	\$ 400.00	\$ 400		\$ 400
	Towel Rods & Bathroom Accessories	1	Ea	\$ 500.00	\$ 500		\$ 500
	Reinstall bathroom accessorises and Med Cabinet	1	Ea	\$ 250.00	\$ 250		\$ 250
	Other		Total				\$ -
					\$ -		\$ -
					\$ -		\$ -
Furnishings Total							\$ 9,050

Division 22		Plumbing					
	Plumbing Fixtures						\$ 8,625
	Reconnect kitchen sink and faucet	2	Ea	\$ 250.00	\$ 500		\$ 500
	Reconnect dishwasher	1	Ea	\$ 125.00	\$ 125		\$ 125
	Bathroom Vanity Faucet	2	Ea	\$ 400.00	\$ 800		\$ 800
	Toilet	2	Ea	\$ 1,000.00	\$ 2,000		\$ 2,000
	Tub, 4-Piece, Inc. Mixing Valve and Trim	1	Ea	\$ 3,200.00	\$ 3,200		\$ 3,200
	Tub/shower mixing valve and trim	1	Ea	\$ 1,000.00	\$ 1,000		\$ 1,000
	Relocate tub drain	1	Ea	\$ 1,000.00	\$ 1,000		\$ 1,000
	Plumbing Equipment						\$ -
	Plumbing Fittings and Supplies						\$ 2,000
	Repair damaged CI vent stack	1	LS	\$ 2,000.00	\$ 2,000		\$ 2,000
				\$ -	\$ -		\$ -
	Other						\$ 800
	Refinish existing cast iron tub	1	Ea	\$ 800.00	\$ 800		\$ 800
				\$ -	\$ -		\$ -
Plumbing Total							\$ 11,425

Division 23		HVAC					
	HVAC Equipment						\$ 3,200
	New Fin Tube Radiator Cover	37	LF	\$ 50.00	\$ 1,850		\$ 1,850
	Provide new radiator cover seaming plates and end caps	30	LF	\$ 15.00	\$ 450		\$ 450
	Bathroom Exhaust Fan & Switch	2	Ea	\$ 450.00	\$ 900		\$ 900
	Ductwork & Diffusers		Total				\$ -
					\$ -		\$ -
					\$ -		\$ -
	Other		Total				\$ -
					\$ -		\$ -
					\$ -		\$ -
HVAC Total							\$ 3,200

Division 26		Electrical					
	Lighting						\$ 1,900
	Interior Lights, Replace in current location	0	Ea	\$ 250.00	\$ -		\$ -
	Reinstall recess lights in current location	8	Ea	\$ 100.00	\$ 800		\$ 800
	Interior Lights, Replace and relocate existing	0	Ea	\$ 500.00	\$ -		\$ -
	Ceiling fan/light, Replacement in current location	1	Ea	\$ 500.00	\$ 500		\$ 500
	Interior Lights, New location	1	Ea	\$ 600.00	\$ 600		\$ 600
				\$ -	\$ -		\$ -
	Electrical Devices and Equipment						\$ 2,650
	Replace GFI outlets	4	Ea	\$ 150.00	\$ 600		\$ 600
	Lighting Switches	3	Ea	\$ 150.00	\$ 450		\$ 450
	Ceiling Fan Switch	1	Ea	\$ 150.00	\$ 150		\$ 150
	Smoke detector	0	Ea	\$ 200.00	\$ -		\$ -
	New kitchen circuit, include breakers	1	Ea	\$ 1,250.00	\$ 1,250		\$ 1,250
	New Range circuite, 40 to 50 Amp	0	Ea	\$ 750.00	\$ -		\$ -
	GFI Breaker for Refrigerator	1	Ea	\$ 200.00	\$ 200		\$ 200
	Other						\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
Electrical Total							\$ 4,550
Division 32		Exterior Improvements					
	Restore Grass	1	LS	\$ 2,000.00	\$ 2,000		\$ 2,000
Sitework Total							\$ 2,000
Division 1-32 Total							\$ 134,516

Elm City Communities / Housing Authority of New Haven
 140 Harrington, New Haven, CT 06513
 95% CD Opinion of Probable Cost

Date of Estimate: 12/8/2025
 Project Size: 1,374 SF

CSI Division	CSI Description	Qty.	Unit	Material & Labor Cost		Allowance	Total	
				\$ / Unit	Total			
Division 1 General Requirements								
017419	Dumpsters	4	EA	\$ 1,000.00	\$ 4,000		\$ 4,000	
015200	Tenant Relocation, Moving Expenses	0	LS	\$ 3,000.00	\$ -		\$ -	
015626	Temporary Fencing	4	Mo	\$ 125.00	\$ 500		\$ 500	
015719	Temporary Protection	1	LS	\$ 2,000.00	\$ 2,000		\$ 2,000	
014529	Testing and Inspections of Hazardous Materials				\$ -		\$ -	
017400	Progress Cleaning	2	LS	\$ 1,500.00	\$ 3,000		\$ 3,000	
017423	Final Cleaning	2	LS	\$ 750.00	\$ 1,500		\$ 1,500	
					\$ -		\$ -	
					\$ -		\$ -	
Total							\$	11,000
Division 2 Existing Conditions								
	Hazardous Materials Mold Abatement	1	LS	\$ 7,750.00	\$ 7,750		\$ 7,750	
	Hazardous Materials Lead Abatement	1	LS	\$ 3,600.00	\$ 3,600		\$ 3,600	
	Hazardous Materials Asbestos Abatement	1	LS	\$ 23,825.00	\$ 23,825		\$ 23,825	
	Selective Demolition						\$ 8,101	
	Removal, Window	2	Ea	\$ 100.00	\$ 200		\$ 200	
	Removal, Exterior Door	0	Ea	\$ 100.00	\$ -		\$ -	
	Removal, Interior Door	4	Ea	\$ 75.00	\$ 300		\$ 300	
	Removal, Vinyl Siding and Soffits	0	SF	\$ 1.00	\$ -		\$ -	
	Removal, Gutters and Downspouts	0	LS	\$ 350.00	\$ -		\$ -	
	Removal, Asphalt roofing system	0	SF	\$ 5.00	\$ -		\$ -	
	Removal, hydronic baseboard radiators and covers	6	Ea	\$ 175.00	\$ 1,050		\$ 1,050	
	Remove, hydronic heating loop	1	LS	\$ 1,500.00	\$ 1,500		\$ 1,500	
	Remove floor register	1	Ea	\$ 100.00	\$ 100		\$ 100	
	Salvage Kitchen sink cabinets and countertops (does not include)	1	Ea	\$ 1,000.00	\$ 1,000		\$ 1,000	

	Demo Closet	2	Ea	\$ 125.00	\$ 250		\$ 250
	Remove Unused Oil Tank	1	LS	\$ 1,000.00	\$ 1,000		\$ 1,000
	Demo GWB (Walls & Ceilings)	615	SF	\$ 1.75	\$ 1,076		\$ 1,076
	Removal, All layer of finished flooring & baseboard	234	SF	\$ 1.75	\$ 410		\$ 410
	Removal, Rotted Sub-flooring	10	SF	\$ 5.00	\$ 50		\$ 50
	Remove Shelving	4	Ea	\$ 35.00	\$ 140		\$ 140
	Remove light fixture, backbox/wiring to remain	13	Ea	\$ 75.00	\$ 975		\$ 975
	Remove Soffit	10	LF	\$ 5.00	\$ 50		\$ 50
				\$ -	\$ -		\$ -
	Other						\$ -
					\$ -		\$ -
Sitework Total							\$ 43,276
Division 3	Concrete						
030130	Repair holes in foundation wall from oil tank removal	1	LS	\$ 200.00	\$ 200		\$ 200
	Repair plug at chimney flue	1	LS	\$ 200.00	\$ 200		\$ 200
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
Concrete Total							\$ 400

Division 6		Carpentry					
061623	Repair Floor Sheathing	9	SF	\$ 50.00	\$ 450		\$ 450
	Repair Penetrations in from from heating pipes	8	Ea	\$ 125.00	\$ 1,000		\$ 1,000
	Repair floor at removed floor vent	1	LS	\$ 250.00	\$ 250		\$ 250
	Frame Closets	2	Ea	\$ 450.00	\$ 900		\$ 900
061613	Soffit Framing	4	SF	\$ 25.00	\$ 100		\$ 100
062213	Interior Baseboard, for painted finish	104	LF	\$ 10.00	\$ 1,040		\$ 1,040
062213	Interior Window Trim, for painted finish	30	LF	\$ 10.00	\$ 300		\$ 300
062213	Interior Door Trim, for painted finish	74	LF	\$ 10.00	\$ 740		\$ 740
	Closet shelf and pole	20	LF	\$ 35.00	\$ 700		\$ 700
	Adjustable shelving, 5 shelves	3	LF	\$ 100.00	\$ 300		\$ 300
Carpentry Total							\$ 5,780
Division 7		Thermal/Moisture					
074633	Siding						\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
076510							
	Roffing & Gutters		Total				\$ -
073113				\$ -	\$ -		\$ -
073113				\$ -	\$ -		\$ -
	Insulation		Total				\$ 788
	Unfaced Batt Insulation in exterior walls that are opened	250	SF	\$ 3.15	\$ 788		\$ 788
				\$ -	\$ -		\$ -
	Other						\$ 1,000
079213	Joint Sealants	1	LS	\$ 1,000.00	\$ 1,000		\$ 1,000
				\$ -	\$ -		\$ -
Thermal/Moisture Total							\$ 1,000
Division 8		Doors & Windows					
085413	Windows						\$ 2,500
	Aluminum Clad Wood Insert window	2	Ea	\$ 1,250.00	\$ 2,500		\$ 2,500
				\$ -	\$ -		\$ -
085413				\$ -	\$ -		\$ -

085413				\$ -	\$ -		\$ -
	Doors						\$ 3,600
081433	Molded SC Single Interior Doors, for painted finish, Inc. Hardw	2	Ea	\$ 450.00	\$ 900		\$ 900
081613	Molded SC Double Interior Doors, for painted finish, Inc. Hard	3	Ea	\$ 900.00	\$ 2,700		\$ 2,700
				\$ -	\$ -		\$ -
	Other						\$ -
							\$ -
							\$ -
Doors & Windows Total							\$ 6,100

Division 9		Finishes					
	Drywall		Total				\$ 4,705
092116	New Wall & Ceiling Drywall	615	SF	\$ 7.00	\$ 4,305		\$ 4,305
092910	Interior Drywall Repairs At Kitchen	1	Ea	\$ 400.00	\$ 400		\$ 400
092910	Interior Drywall Repairs At Bathroom	0	Ea	\$ 350.00	\$ -		\$ -
				\$ -	\$ -		\$ -
	Flooring		Total				\$ 6,600
096519	LVT Flooring	1100	SF	\$ 6.00	\$ 6,600		\$ 6,600
	Painting		Total				\$ 17,440
099123	Interior Paint, Walls (inc. prep)	3360	SF	\$ 2.50	\$ 8,400		\$ 8,400
099123	Interior Paint, Ceiling (inc. prep)	1100	SF	\$ 2.50	\$ 2,750		\$ 2,750
	Interior Window Trim Painting	19	Ea	\$ 110.00	\$ 2,090		\$ 2,090
099123	Interior Door jamb & Casing Painting	15	Ea	\$ 150.00	\$ 2,250		\$ 2,250
099123	Interior Door Painting	13	Ea	\$ 150.00	\$ 1,950		\$ 1,950
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	Other		Total				\$ 5,152
	ACT	368	SF	\$ 14.00	\$ 5,152		\$ 5,152
Finishes Total							\$ 33,897

Division 11		Equipment					
				\$ -	\$ -		\$ -
Equipment Total							\$ -
Division 12		Furnishings					
122413	Blinds	19	Ea	\$ 300.00	\$ 5,700		\$ 5,700
	Cabinetry and Countertops		Total				\$ 3,900
123223	Install salvaged Kitchen Cabinets and Countertops	1	LS	\$ 1,500.00	\$ 1,500		\$ 1,500
123223	Kitchen Cabinets, Full Height (inc. hardware)	3	LF	\$ 800.00	\$ 2,400		\$ 2,400
123623	Plastic laminate kitchen countertop	0	SF	\$ 115.00	\$ -		\$ -
	Bathroom Cabinets & Counter 24" (inc. hardware)	0	Ea	\$ 2,000.00	\$ -		\$ -
123223	Bathroom Cabinets & Counter 42" (inc. hardware)	0	Ea	\$ 3,000.00	\$ -		\$ -
	Bathroom Accessories		Total				\$ -
	Medicine Cabinet	0	Ea	\$ 400.00	\$ -		\$ -
	Towel Rods & Bathroom Accessories	0	Ea	\$ 500.00	\$ -		\$ -
	Reinstall bathroom accessorises and Med Cabinet	0	Ea	\$ 250.00	\$ -		\$ -
					\$ -		\$ -
	Other		Total				\$ -
					\$ -		\$ -
					\$ -		\$ -
Furnishings Total							\$ 9,600

Division 22		Plumbing					
	Plumbing Fixtures		Total				\$ 250
	Reconnect kitchen sink and faucet	1	Ea	\$ 250.00	\$ 250		\$ 250
				\$ -	\$ -		\$ -
	Plumbing Equipment		Total				\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	Plumbing Fittings and Supplies		Total				\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	Other		Total				\$ -
Plumbing Total							\$ 250
Division 23		HVAC					
	HVAC Equipment		Total				\$ 8,550
	Heating Boiler, Gas Fired	0	Ea	\$ 7,500.00	\$ -		\$ -
	Fin Tube Radiator and Cover	54	LF	\$ 125.00	\$ 6,750		\$ 6,750
	Bathroom Exhaust Fan & Switch	4	Ea	\$ 450.00	\$ 1,800		\$ 1,800
	Ductwork & Diffusers		Total				\$ -
				\$ -	\$ -		\$ -
				\$ -	\$ -		\$ -
	HVAC Fittings and Supplies		Total				\$ 7,500
	Heating supply piping	150	LF	\$ 50.00	\$ 7,500		\$ 7,500
				\$ -	\$ -		\$ -
	Other		Total				\$ -
HVAC Total							\$ 16,050
Division 26		Electrical					
	Lighting		Total				\$ 5,100
	Interior Lights, Replace in current location	12	Ea	\$ 250.00	\$ 3,000		\$ 3,000
	Interior Lights, Replace and relocate existing	2	Ea	\$ 500.00	\$ 1,000		\$ 1,000
	Ceiling fan/light, Replacement in current location	1	Ea	\$ 500.00	\$ 500		\$ 500
	Interior Lights, New location	1	Ea	\$ 600.00	\$ 600		\$ 600

Electrical Devices & Equipment						\$ 4,100
Replace GFI outlets	3	Ea	\$ 150.00	\$ 450		\$ 450
Lighting Switches	6	Ea	\$ 150.00	\$ 900		\$ 900
Ceiling Fan Switch	1	Ea	\$ 150.00	\$ 150		\$ 150
Smoke detector	2	Ea	\$ 200.00	\$ 400		\$ 400
New kitchen circuit, include breakers	1	Ea	\$ 1,250.00	\$ 1,250		\$ 1,250
New Range circuite, 40 to 50 Amp	1	Ea	\$ 750.00	\$ 750		\$ 750
GFI Breaker for Refrigerator	1	Ea	\$ 200.00	\$ 200		\$ 200

	Other						\$ -	
				\$ -	\$ -		\$ -	
				\$ -	\$ -		\$ -	
				\$ -	\$ -		\$ -	
Electrical Total							\$	9,200
Division 32	Exterior Improvements							
	Restore Grass	1	LS	\$ 2,000.00	\$ 2,000		\$ 2,000	
Sitework Total							\$	2,000
Division 1-32 Total							\$	138,553



A. PRETE CONSTRUCTION COMPANY, INC.

ACTIVE

156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States

Business Details

General Information

Business Name	Business ALEI
A. PRETE CONSTRUCTION COMPANY, INC.	0517936
Business status	Date formed
ACTIVE	6/28/1995
Citizenship/place of formation	Business type
Domestic/Connecticut	Stock
Business address	Mailing address
156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States	156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States
Requires Annual Filing?	Last report filed
Yes	2025
Annual report due	NAICS sub code
6/28/2026	236220
Public substatus	
Current	
NAICS code	
Commercial and Institutional Building Construction (236220)	

Principal Details

Principal Name

Jonathan Prete

Principal Title

Vice President

Principal Residence address

156 Fulton Ter, New Haven, CT, 06512-1817, United States

Principal Name

Nicole Corriveau

Principal Title

Secretary

Principal Residence address

156 Fulton Ter, New Haven, CT, 06512-1817, United States

Principal Name

NEIL J. PRETE

Principal Title

President

Principal Residence address

800 GRASSY HILL ROAD, ORANGE, CT, 06477, United States

Agent details

Agent name

NEIL J. PRETE

Agent Business address

156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States

Agent Mailing address

156 FULTON TERRACE, NEW HAVEN, CT, 06512, United States

Agent Residence addresss

800 GRASSY HILL ROAD , ORANGE, CT, 06477, United States

Filing History



**Business Formation - Certificate of
Incorporation**

0001540848

Filing date: 6/28/1995

Filing time:

Volume Type

B

Volume

20

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287

Pages

3

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6/28/1995

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First Report - Organization and First Report

0001540850

Filing date: 6/28/1995

Filing time:

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B

Volume

20

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293

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1

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6/28/1995

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Annual Report(1996)

0001645415

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B

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82

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437

Pages

2

Date generated

7/29/1996

Digital copy

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Annual Report(1997)

0001745844

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B

Volume

140

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606

Pages

2

Date generated

5/23/1997

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Annual Report(1998)

0001885655

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B

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216

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1178

Pages

2

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5/29/1998

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Change of Agent - Agent Change

0001945433

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B

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249

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1179

Pages

1

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Annual Report(1999)

0001987947

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B

Volume

272

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693

Pages

2

Date generated

6/8/1999

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MEMORANDUM

TO: Board of Commissioners

DATE: March 17, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing the Award of a Contract in an Amount Not to Exceed \$710,468.80 to A-Preferred Construction, LLC, for Scattered Sites West Unit Upgrades at 116 Lawncrest Road and 555 Fountain Street, and a Completion Date of 160 Calendar Days from Issuance of Notice to Proceed

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#03-22/26-R**

TIMING: Immediately

DISCUSSION: Housing Authority of the City of New Haven/Elm City Communities (ECC/HANH) engaged architectural consultants to conduct property assessments and assist with identifying needed improvements to certain of its properties.

On December 22, 2025, ECC/HANH issued Invitation for Bid #PM-25-IFB-2050 for Scattered Sites West Unit Upgrades at 116 Lawncrest Road and 555 Fountain Street. Bids were due February 25, 2026. ECC/HANH received and reviewed two bids, and the lowest bid was determined to be non-responsive.

ECC/HANH is recommending award of a contract to A-Preferred Construction, LLC who submitted the lowest responsible and responsive bid, in the amount not to exceed \$710,468.80 for Scattered Sites West Unit Upgrades at 116 Lawncrest Road and 555 Fountain Street including a completion date of 160 calendar days from issuance of the Notice to Proceed.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy adopted by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

ECC/HANH requests Board of Commissioners authorization to award a contract to A-Preferred Construction, LLC in an amount not to exceed \$710,468.80 for Scattered Sites West Unit Upgrades at 116 Lawncrest Road and 555 Fountain Street, including a completion date of 160 calendar days from issuance of the Notice to Proceed.

FISCAL IMPACT: \$710,468.80

SOURCE OF FUNDS: CFP 2024 & 2025

STAFF: Rachel Gilroy, Senior Project Manager—Planning & Modernization

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #03-22/26-R

Resolution Authorizing the Award of a Contract in an Amount Not to Exceed \$710,468.80 to A-Preferred Construction, LLC, for Scattered Sites West Unit Upgrades at 116 Lawncrest Road and 555 Fountain Street, and a Completion Date of 160 Calendar Days from Issuance of Notice to Proceed

WHEREAS, Housing Authority of the City of New Haven/Elm City Communities (ECC/HANH) engaged architectural consultants to conduct property assessments and assist with identifying needed improvements to certain of its properties; and

WHEREAS, on December 22, 2025, ECC/HANH issued Invitation for Bid #PM-25-IFB-2050 for Scattered Sites West Unit Upgrades at 116 Lawncrest Road and 555 Fountain Street; and

WHEREAS, bids were due February 25, 2026; and

WHEREAS, ECC/HANH received and reviewed two bids and the lowest bid was determined to be non-responsive; and

WHEREAS, ECC/HANH is recommending award of a contract to A-Preferred Construction, LLC who submitted the lowest responsible and responsive bid in the amount not to exceed \$710,468.80 for Scattered Sites West Unit Upgrades at 116 Lawncrest Road and 555 Fountain Street, including a completion date of 160 calendar days from the date of issuance of the Notice to Proceed; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy adopted by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution; and

WHEREAS, ECC/HANH requests Board of Commissioners authorization to award a contract to A-Preferred Construction, LLC in an amount not to exceed \$710,468.80 for Scattered Sites West Unit Upgrades at 116 Lawncrest Road and 555 Fountain Street, including a completion date of 160 calendar days from issuance of the Notice to Proceed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

- 1) The award of a contract in an amount not to exceed \$710,468.80 to A-Preferred Construction, LLC, for Scattered Sites West unit upgrades at 116 Lawncrest Road and 555 Fountain Street, including a Completion Date of 160 Calendar Days from issuance of a Notice to Proceed, be and hereby is authorized and directed, including the expenditure of such amount; and

- 2) The President be and hereby is authorized, empowered and directed to take any and all action necessary and appropriate to fulfill the foregoing purposes and to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes and to take any and all such action ancillary, related and/or necessary action to fulfill the foregoing purposes and the purposes of this Resolution and to expend the authorized funds; and
- 3) This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on March 17, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



A-PREFERRED CONSTRUCTION LLC

ACTIVE

851 Clinton Ave, BRIDGEPORT, CT, 06604, United States

Business Details

General Information

Business Name

A-PREFERRED CONSTRUCTION LLC

Business ALEI

0977912

Business status

ACTIVE

Date formed

7/21/2009

Citizenship/place of formation

Domestic/Connecticut

Business type

LLC

Business address

851 Clinton Ave, BRIDGEPORT, CT, 06604,
United States

Mailing address

851 Clinton Ave, BRIDGEPORT, CT, 06604,
United States

Requires Annual Filing?

Yes

Last report filed

2026

Annual report due

3/31/2027

NAICS sub code

238160

Public substatus

Current

NAICS code

Roofing Contractors (238160)

Principal Details

Principal Name

STEPHON WYNTER

Principal Title

Managing Member

Principal Business address

309 Washington Avenue, BRIDGEPORT, CT, 06604, United States

Principal Residence address

309 Washington Avenue, BRIDGEPORT, CT, 06604, United States

Agent details

Agent name

STEPHON WYNTER

Agent Business address

851 Clinton Ave, BRIDGEPORT, CT, 06604, United States

Agent Mailing address

851 Clinton Ave, BRIDGEPORT, CT, 06604, United States

Agent Residence addresss

851 Clinton Ave , BRIDGEPORT, CT, 06604, United States

Filing History



Business Formation - Certificate of Organization

0003972224

Filing date: 7/21/2009

Filing time:

Volume Type

B

Volume

1306

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1237

Pages

1

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7/21/2009

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Interim Notice - Interim Notice

0004380640

Filing date: 5/24/2011

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Volume Type

B

Volume

1525

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2603

Pages

2

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5/24/2011

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Interim Notice - Interim Notice

0004381801

Filing date: 5/25/2011

Filing time:

Volume Type

B

Volume

1526

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1232

Pages

2

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5/25/2011

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Annual Report(2010)

0005107518

Filing date: 5/16/2014

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Volume Type

B

Volume

1939

Start page

1935

Pages

2

Date generated

5/16/2014

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Annual Report(2011)

0005107521

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Volume Type

B

Volume

1939

Start page

1941

Pages

2

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5/16/2014

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Annual Report(2012)

0005107522

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Volume Type

B

Volume

1939

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1943

Pages

2

Date generated

5/16/2014

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Annual Report(2013)

0005107524

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Volume Type

B

Volume

1939

Start page

1947

Pages

2

Date generated

5/16/2014

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Annual Report(2014)

0005153435

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Volume Type

B

Volume

1965

Start page

1474

Pages

2

Date generated

7/28/2014

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**SCATTERED SITES - WEST SIDE UNIT UPGRADES
 NEW HAVEN, CT 06511
 CONSTRUCTION DOCUMENT ESTIMATE CONSTRUCTION COST ESTIMATE
 PRICING BREAKDOWN BY TRADE
 October 29, 2025**

CONTRACTOR NAME: _____

BID TABULATION

NEW HAVEN, CT 06511

BID FORM - SCHEDULE OF VALUES

Line Item No.	Description		
1	01 00 00 TEMPORARY PROTECTION		
2	Temporary Protection	\$	2,410
3	Project Labor (cleaning, etc)	\$	-
4	TEMPORARY PROTECTION	\$	2,410
5			
6	01 21 00 ALLOWANCES		
7	Allowances	\$	-
8	ALLOWANCES	\$	-
9			
10	02 00 00 EXISTING CONDITIONS AND DEMOLITION		
11	Selective Demolition	\$	5,566
12	Hazardous Waste Testing, Abatement, Removal & Disposal	\$	33,595
13	EXISTING CONDITIONS AND DEMOLITION	\$	39,161
14			

Line Item No.	Description	
15	03 00 00 FOUNDATIONS AND CONCRETE: ADD #2 Notes not in SOW	
16	Slabs on Grade	\$ -
17	FOUNDATIONS AND CONCRETE	\$ -
18		
19	04 00 00 MASONRYADD #2 Notes not in SOW	
20	Exterior Building Masonry	\$ -
21	Interior Building Masonry	\$ -
22	MASONRY	\$ -
23		
24	06 00 00 WOODS, PLASTICS AND COMPOSITES	
25	Rough Carpentry	\$ -
26	WOODS, PLASTICS AND COMPOSITES	\$ -
27		
28	07 00 00 THERMAL AND MOISTURE PROTECTION	
29	Asphalt Roofing Systems - ADD #2 Notes not in SOW	\$ -
30	Siding Not in scope - ADD #2 Notes not in SOW	\$ -
31	Joint Sealers	\$ 1,306
32	THERMAL AND MOISTURE PROTECTION	\$ 1,306
33		
34	08 00 00 OPENINGS	
35	Doors/Frames/Hardware	\$ 1,428
36	OPENINGS	\$ 1,428

Line Item No.	Description	
37		
38	09 00 00 FINISHES	
39	Gypsum Drywall	\$ 7,065
40	Tile Flooring	\$ 2,508
41	Resilient Flooring:ADD #2 Notes not in SOW	\$ -
42	Wood Flooring	\$ 8,993
43	Painting and Wall Covering	\$ 9,591
44	FINISHES	\$ 28,157
45		
46	11 00 00 EQUIPMENT	
47	Residential Appliances	\$ 5,356
48	EQUIPMENT	\$ 5,356
49		
50	12 00 00 FURNISHINGS	
51	Kitchen & Bath Cabinets and Counters	\$ 30,032
52	Window Treatment	\$ 1,784
53	FURNISHINGS	\$ 31,816
54		
55	22 00 00 PLUMBING	
56	Plumbing Systems	\$ 17,893
57	PLUMBING	\$ 17,893
58		

Line Item No.	Description	
59	23 00 00 HEATING VENTILATION & AIR CONDITIONING	
60	HVAC System	\$ 4,932
61	HEATING VENTILATION & AIR CONDITIONING	\$ 4,932
62		
63	26 00 00 ELECTRICAL	
64	Electrical System	\$ 33,272
65	ELECTRICAL	\$ 33,272
66	TOTAL COST 116 LAWNCREST	\$ 165,730.59
67	Duration (months)	2.00
555 FOUNTAIN STREET		
NEW HAVEN, CT 06511		
BID FORM - SCHEDULE OF VALUES		
Line Item No.	Trade/Description	555 Fountain
1	01 00 00 TEMPORARY PROTECTION	
2	Temporary Protection	\$ 2,410
3	Project Labor (cleaning, etc)	\$ -
4	TEMPORARY PROTECTION	\$ 2,410
5		

Line Item No.	Description	
6	01 21 00 ALLOWANCES	
7	Allowances	\$ -
8	ALLOWANCES	\$ -
9		
10	02 00 00 EXISTING CONDITIONS AND DEMOLITION	
11	Selective Demolition	\$ 19,885
12	Hazardous Waste Testing, Abatement, Removal & Disposal	\$ 68,083
13	EXISTING CONDITIONS AND DEMOLITION	\$ 87,968
14		
15	03 00 00 FOUNDATIONS AND CONCRETE	
16	Slabs on Grade	\$ 2,828
17	FOUNDATIONS AND CONCRETE	\$ 2,828
18		
19	04 00 00 MASONRY: ADD #2 Notes not in SOW	
20	Exterior Building Masonry	\$ -
21	Interior Building Masonry	\$ -
22	MASONRY	\$ -
23		
24	06 00 00 WOODS, PLASTICS AND COMPOSITES	
25	Rough Carpentry	\$ 33,966
26	WOODS, PLASTICS AND COMPOSITES	\$ 33,966

Line Item No.	Description	
27		
28	07 00 00 THERMAL AND MOISTURE PROTECTION: ADD #2 Notes not in SOW	
29	Asphalt Roofing Systems	\$ -
30	Siding	\$ -
31	Joint Sealers	\$ -
32	THERMAL AND MOISTURE PROTECTION	\$ -
33		
34	08 00 00 OPENINGS	
35	Doors/Frames/Hardware	\$ 1,428
36	OPENINGS	\$ 1,428
37		
38	09 00 00 FINISHES	
39	Gypsum Drywall	\$ 23,619
40	Tile Flooring: ADD #2 Notes not in SOW	\$ -
41	Resilient Flooring	\$ 3,451
42	Wood Flooring	\$ 10,692
43	Painting and Wall Covering	\$ 10,081
44	FINISHES	\$ 47,843
45		
46	11 00 00 EQUIPMENT	
47	Residential Appliances	\$ 6,525
48	EQUIPMENT	\$ 6,525
49		

Line Item No.	Description	
50	12 00 00 FURNISHINGS	
51	Kitchen & Bath Cabinets and Counters	\$ 42,001
52	Window Treatment	\$ -
53	FURNISHINGS	\$ 42,001
54		
55	22 00 00 PLUMBING	
56	Plumbing Systems	\$ 40,273
57	PLUMBING	\$ 40,273
58		
59	23 00 00 HEATING VENTILATION & AIR CONDITIONING	
60	HVAC System	\$ 60,384
61	HEATING VENTILATION & AIR CONDITIONING	\$ 60,384
62		
63	26 00 00 ELECTRICAL	
64	Electrical System	\$ 43,486
65	ELECTRICAL	\$ 43,486
66	TOTAL COST 555 FOUNTAIN	\$ 369,111.48
67	Duration (months)	
68		
69	TOTAL COST FOR RENOVATIONS AT 116 LAWNCREST & 555 FOUNTAIN	\$ 534,842.07
70	Duration (months)	2.00
71	GENERAL CONDCTIONS	
72	OVERHEAD Limited to 2% of DIV 1 THROUGH 33	\$ 10,696.84

Line Item No.	Description	
73	Sub-Total	\$ 545,538.91
74	PROFIT LIMITED TO 6% OF DIV 1 THROUGH 33	\$ 32,090.52
75	Sub-Total	\$ 577,629.43
76	GENERAL CONDITIONS Limited to 6% of DIV 1 THROUGH 33	\$ 32,090.52
77	Sub-Total	\$ 609,719.96
78	SUBTOTAL WITH MARKUPS	\$ 609,719.96
79	Payment and Performance Bonds	\$ 19,468.25
80	Sub-Total	\$ 629,188.21
81	Permits Fees (\$23 + (\$27.26/\$1000) of Construction Cost*)	\$ 11,716.13
82	*Only the value of items requiring a building permit shall be calculated for permit fee value. Trade permit fees shall be included in trade contractors bid amount.	
83		
84	TOTAL BASE BID	\$ 640,904.34

UNIT COSTS

Item No. 1 – Removal and/or Repair of Lead-Based Painted Wood Baseboards and Door Components – 555 Fountain Street

\$ _____ per square foot.

Item No. 2 – Removal and/or Repair of Lead-Based Painted Wood Stair Components – 555 Fountain Street

\$ _____ per square foot.

Item No. 3 – Transportation and Disposal of Building Materials as Lead Hazardous Waste

\$ _____ per T-Pak or Drum.

Item No. 4 – Preparation of a small containment (for removal of >3 LF/SF, but <10 SF/25LF) with decontamination unit (including remobilization, if necessary)

Line Item No.	Description	
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\$ _____ per containment.

Item No. 5 – Preparation of a medium-containment (for removal of >10 LF/25SF, but <500 LF/1,500 SF) with decontamination unit (including remobilization, if necessary)

\$ _____ per containment.

Item No. 6 – Preparation of a large-containment (for removal of >500 LF/1,500 SF) with decontamination unit (including remobilization, if necessary)

\$ _____ per containment.

MEMORANDUM

TO: Board of Commissioners

DATE: March 17, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing Changes To The Flat Rent Schedule As Outlined In HUD Notice PIH 2022-33 To Establish 2026 Flat Rents At 100% Fair Market Rent

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#03-23/26-R**

TIMING: Immediately

DISCUSSION: Public Housing Authorities (PHAs) are required by HUD Notice PIH 2022-33 to establish flat rents based on the market rent of comparable units in the private, unassisted rental market.

Flat rents must be set at no less than 80% of the applicable Fair Market Rent (FMR) as determined under 24 CFR part 888. ECC/HANH's ACOP indicates that the flat rent schedule is to be reviewed annually. If the FMR is higher than the previous year, ECC/HANH will offer the new flat rent at the regular reexamination.

According to the Annual MTW Plan, Initiative 3.1 – Rent Simplification, as of FY2020 the Flat Rent option certification form will only be signed at time of the biennial/triennial certification, however, families will have the opportunity to switch to the Flat rent once a year.

Annual notices must go out to families, but signatures will not be required except at time of the scheduled bi/tri certification. This change is in line with efforts to streamline the certification process; relieving staff of the additional burden and allowing families to benefit from the full extent of Rent Simplification as written.

ECC/HANH performed the task of compiling market rate rents for all developments by bedroom size and compared them to the current flat rent schedule. The changes were deemed to be significant which requires ECC/HANH to hold a public comment period and public hearing.

A public hearing was held Thursday, February 26, 2026. There were no public comments to the changes in the flat rent schedule.



ECC/HANH staff is recommending that the Board of Commissioners authorize the changes to the 2026 Flat Rent schedule at 100% Fair Market Rent as set forth in HUD FY 2026 New Haven -Meriden CT HUD Metro FMR Area FMR's for all bedroom sizes.

The Flat rent is effective January 1, 2026.

FISCAL IMPACT: \$ None

SOURCE OF FUNDS:

STAFF: Tim Regan
Housing Choice Voucher Manage



**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
(d/b/a Elm City Communities)
RESOLUTION # 03-23/26-R**

**Resolution Authorizing Changes To The Flat Rent Schedule As Outlined In HUD Notice PIH 2022-33 To
Establish 2026 Flat Rents At 100% Fair Market Rent**

WHEREAS, Public Housing Authorities (PHA) are required with HUD Notice PIH-2022-33 to establish flat rents based on the market rent of comparable units in the private, unassisted rental market; and

WHEREAS, Flat rent must be set at no less than 80% of the applicable Fair Market Rent (FMR) as determined under 24 CFR part 888; and

WHEREAS, HANH's ACOP indicates that the flat rent schedule is to be reviewed annually; and

WHEREAS, if the FMR is higher than the previous year, ECC/HANH will offer the new flat rent at regular reexamination; and

WHEREAS, according to the Annual MTW Plan, Initiative 3.1 – Rent Simplification, as of FY2020 the Flat Rent option certification form will only be signed at time of the biennial/triennial certification, however, families will have the opportunity to switch to the Flat rent once a year; and

WHEREAS, annual notices must go out to families, but signatures will not be required except for at time of the scheduled bi/tri certification; and

WHEREAS, ECC/HANH is recommending the flat rent be established at 100% of Fair Market Rent set forth in HUD FY 2026 New Haven - Meriden CT HUD Metro FMR Area FMR's for All Bedroom sizes; and

WHEREAS, ECC/HANH performed the task of compiling market rate rents for all developments by bedroom size and compared them to the current flat rent schedule. The changes were deemed to be significant which requires ECC/HANH to hold a public comment period and public hearing; and

WHEREAS, a public hearing was held February 26, 2026, and there were no public comments to the changes in the flat rent schedule; and

WHEREAS, the Agency reviewed the fair market rents through an analysis determined that the 100% FMR are affordable for our LIPH Flat Rent families.

WHEREAS, the Flat rent is effective January 1, 2026.



NOW, THEREFORE, BE RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, THAT:

1. The ECC/HANH LIPH 2026 Flat Rent Schedule be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the foregoing purposes, to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution; and
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of Commissioners present at a meeting duly called at which a quorum was present, on March 17, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: March 17, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Memorandum of Agreement with Girl Scouts of Connecticut for Provision of Services and Use of Community Room Space at All Family Development Sites Commencing April 2, 2026, through April 1, 2027

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # **03-24/26-R**

TIMING: Immediately

DISCUSSION: Girl Scouts of Connecticut has agreed to provide, at no cost to the Housing Authority of the City of New Haven/Elm City Communities (ECC), the services of on-site program sessions, centered around 4 program pillars: STREAM, Entrepreneurship, Outdoors, and Life Skills (the "Services"). The program sessions will be conducted during the school year and summer sessions to girls in grades K-8. This program will run in cohorts in 8-week sessions for 1-hour each week with the focus on building young girls with courage, confidence and character.

Girl Scouts of Connecticut desires to use and occupy community rooms at all family development sites (the "Premises") to provide the Services to residents of ECC developments. The purpose of the Memorandum of Agreement is to establish the terms and conditions pursuant to which Girl Scouts of Connecticut may use and occupy the Premises and shall provide the Services.

ECC originally entered into an agreement in 2025 the Girl Scouts, with an average of 14 members registered. This collaboration allows us to support Girl Scouts' ongoing programs and activities, ensuring consistent engagement and participation from the youth in our community. The arrangement reflects our commitment to fostering leadership, teamwork, and personal development through structured extracurricular opportunities.

ECC seeks authorization of a Memorandum of Agreement with Girl Scouts of Connecticut establishing a use agreement at the Premises commencing April 2, 2026, through April 1, 2027 and the provision of the Services.

FISCAL IMPACT: \$0

SOURCE OF FUNDS: N/A

STAFF: LaToya Mills
Director of Community, Economic & Development



ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 03-24/26-R

Resolution Authorizing a Memorandum of Agreement with Girl Scouts of Connecticut for Provision of Services and Use of Community Room Space at All Family Development Sites Commencing April 2, 2026, through April 1, 2027

WHEREAS, Girl Scouts of Connecticut has agreed to provide, at no cost to the Housing Authority of the City of New Haven/Elm City Communities (ECC), the services of on-site program sessions, centered around 4 program pillars: STREAM, Entrepreneurship, Outdoors, and Life Skills (the "Services"); and

WHEREAS, the program sessions will be conducted during the school year and summer sessions to girls in grades K-8; and

WHEREAS, this program will run in cohorts in 8-week sessions for 1-hour each week with the focus on building young girls with courage, confidence and character; and

WHEREAS, Girl Scouts of Connecticut desires to use and occupy community rooms at all family development sites (the "Premises") to provide the Services to residents of ECC developments; and

WHEREAS, the purpose of the Memorandum of Agreement is to establish the terms and conditions pursuant to which Girl Scouts of Connecticut may use and occupy the Premises and shall provide the Services; and

WHEREAS, HANH seeks authorization of a Memorandum of Agreement with Girl Scouts of Connecticut establishing a use agreement at the Premises and for the provision of the Services, commencing April 2, 2026, through April 1, 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, THAT:

1. A Memorandum of Agreement with Girl Scouts of Connecticut, for the provision of services and use of community room space within ECC's family developments and for the provision of the Services for the period April 2, 2026, through April 1, 2027, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and



to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution; and

3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on March 17, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Housing Authority of the City of New Haven/Elm City Communities
Public Hearing: LIPH Flat Rent Schedule 2026
Thursday February 26, 2026, 2:00pm
360 Orange Street, New Haven, CT
06511
(Via Microsoft Teams meeting
teleconference)

Those present included:

Tim Regan

Evelise Ribiero

Tyshell Gore

Shivonne Annan

Qiana Gibbs

Ed LaChance

Samantha Espinoza

Charles Finkley

Frank Rivera

Tarin Evans

Diana Vasquez

Julia Jerominek

The public hearing was called to order at 2:00 p.m. by Tim Regan, Housing Choice Voucher Manager.

Tim Regan read the legal notice aloud which stated the reason the public hearing was being called. She noted that the notice was in English and Spanish and both versions would be submitted for the record.

NOTICE OF PUBLIC HEARING FOR THE ELM CITY COMMUNITIES/HOUSING AUTHORITY OF NEW HAVEN (ECC/HANH) FLAT RENT SCHEDULE 2026

According to (24 CFR 960.253(b) Notice PIH 2022-33 (HA), and Section 6 III (D) - Flat Rent of ECC/HANH's Admissions & Continued Occupancy Policy (ACOP) ECC/HANH must establish a schedule of flat rents annually and give families a choice of flat rent or income-based rent and provide families with information on how to choose the rent.

The thirty (30) days comment period begins on **Sunday, February 1, 2026**, and ends on **Monday, March 2, 2026**.

Copies of the Flat Rent schedule 2026 will be made available on the agency website www.elmcitycommunities.org or via Facebook www.facebook.com/ElmCityCommunities and all LIPH Property Management offices.

You are invited to provide written comments to: ECC/HANH Flat Rent Schedule 2026, Attn: Tim Regan, 360 Orange Street, New Haven, CT 06511 or via email to: tregan@elmcitycommunities.org.

A public hearing where public comments will also be accepted and recorded is scheduled for Thursday, February 26, 2026, **at 2:00 PM** via Teams

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/29279097163113?p=BXcmU1DGnV1Rh6B6JR>

Meeting ID: 292 790 971 631 13

Passcode: mz7Fk2Y4

Dial in by phone

1-872-240-4495

Phone conference ID: 596 313 821#

Anyone who requires a reasonable accommodation to participate in the hearing may call the Resident Compliance and Support Manager at (203) 498-8800 ext. 3170 or TDD (203) 497-8434.

AVISO DE AUDIENCIA PÚBLICA PARA ELM CITY COMMUNITIES/AUTORIDAD DE VIVIENDA DE NEW HAVEN (ECC/HANH) TABLA DE ALQUILERES FIJOS 2026

De acuerdo con (24 CFR 960.253(b), Aviso PIH 2022-33 (HA) y la Sección 6 III (D) - Alquiler Fijo de la Política de Admisión y Ocupación Continua (ACOP) de ECC/HANH, ECC/HANH debe establecer una tabla de alquileres fijos anualmente y ofrecer a las familias la opción de elegir entre alquiler fijo o alquiler basado en los ingresos, además de proporcionarles información sobre cómo elegir el alquiler.

El período de treinta (30) días para comentarios comienza el Domingo 1 de Febrero de 2026 y finaliza el Lunes 2 de Marzo de 2026.

Las copias de la tabla de alquileres fijos de 2026 estarán disponibles en el sitio web de la agencia www.elmcitycommunities.org o a través de Facebook www.facebook.com/ElmCityCommunities y en todas las oficinas de administración de propiedades de LIPH.

Se les invita a enviar sus comentarios por escrito a: ECC/HANH Flat Rent Schedule 2026,

Attn: Tim Regan, 360 Orange Street, New Haven, CT 06511 o por correo electrónico a: tregan@elmcitycommunities.org.

Se ha programado una audiencia pública, donde también se aceptarán y registrarán los comentarios del público, para el Jueves 26 de febrero de 2026 a las 2:00 p.m. a través de Teams.

Reunión de Microsoft Teams

Unirse:

<https://teams.microsoft.com/meet/29279097163113?p=BXcmU1DGnV1Rh6B6JR>

ID de la reunión: 292 790 971 631 13

Código de acceso: mz7Fk2Y4

Llamar por teléfono

1-872-240-4495

ID de la conferencia telefónica: 596 313 821#

Cualquier persona que requiera una adaptación razonable para participar en la audiencia puede llamar al Gerente de Cumplimiento y Apoyo para Residentes al (203) 498-8800 ext. 3170 o al TDD. (203) 497-8434.

Public Comments

At 2:03 pm, the meeting was opened to take public comments.

At 2:08 pm, there was a second call for public comments.

At 2:12 pm, there was a third call for public comments.

At 2:17pm, there was a fourth call for public comments.

The names of attendees were read for the record.

Adjournment:

Tim Regan thanked the participants, and the public hearing was adjourned at 3:17pm.

PROPOSED 2026 LIPH FLAT RENT	SCHEDULE
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<u>Address</u>	<u>Bedroom</u>	<u>FY2026 Unit Flat Rent</u>
George Crawford Manor		
Highrise		
90 Park St	0	\$1,372
90 Park St	1	\$1,591
90 Park St	2	\$1,969

Robert Wolfe		
Highrise		
49 Union Ave	0	\$1,372
49 Union Ave	1	\$1,591

Essex Townhouses		
Rowhouse/Townhose		
1134 Quinnipiac Ave	2	\$1,969
1134 Quinnipiac Ave	3	\$2,433
1134 Quinnipiac Ave	4	\$2,872

Westville Manor		
Rowhouse/Townhose		
2-77 Lodge St.	2	\$1,795
19-77 Level St.	3	\$2,259
1-110 Wayfarer St.	4	\$2,633
2-77 Lodge St.	5	\$3,058

Scattered Sites West		
Single Family		
108 Blake Street	3	\$2,128
116 Lawncrest Rd	4	\$2,419
145 West Park	4	\$2,530
148 Ray Rd	4	\$2,419
21 Long hill Terrace	4	\$2,335
25 Westerleigh Rd	3	\$2,029
35 Westbrook Lane	3	\$2,008
555 Fountain St	3	\$2,128
594 Central Ave	4	\$2,399

PROPOSED 2026 LIPH FLAT RENT

SCHEDULE

<u>Address</u>	<u>Bedroom</u>	<u>FY2026 Unit Flat Rent</u>
80 Whitter Rd	3	\$2,029
91 Longhill Terrace	4	\$2,374
Lowrise 2-4 units (separated by horizontal floors)		
65 County St A	3	\$2,433
65 County St B	4	\$2,872
123 County Street	3	\$2,433
125 County Street	3	\$2,433
127 County St A	3	\$2,433
127 County St B	2	\$1,969
565 Central Ave	2	\$1,747
571 Central Ave 3rd floor	1	\$1,410
571 Central Ave 1st and 2nd floor	2	\$1,747
Scattered Site Mult-Family		
Rowhouse/Townhouse (separated vertical walls)		
1361 Quinnipiac Ave	3	\$2,156
1363 Quinnipiac Ave	3	\$2,156
425 Eastern St	3	\$2,156
437 Eastern St	3	\$2,156
1368-1378 Quinnipiac Ave	3	\$2,156
14 Chamberlain St	3	\$2,156
23 Chamberlain St	3	\$2,156
26 Chamberlain St	4	\$2,548
30-B Chamberlain St	2	\$1,740
32 A Chamberlain St	3	\$2,156
32 B Chamberlain St	3	\$2,156
34 A Chamberlain St	3	\$2,156
34 B Chamberlain St	3	\$2,156
44 Chamberlain St	3	\$2,156
63-75 Fulton St	3	\$2,156
Single Family		

PROPOSED 2026 LIPH FLAT RENT	SCHEDULE
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		FY2026 Unit Flat Rent
<u>Address</u>	<u>Bedroom</u>	
54-63 Kingswood	3	\$2,127
76 Glen Haven Rd	3	\$2,127

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Scattered Sites East		
Single Family		

102 Kenny Drive	3	\$2,128
1042 Townsend Ave	3	\$2,128
121 Stuyvesant Ave	5	\$2,832
1332 Quinipiac Ave	4	\$2,540
140 Harrington Ave	4	\$2,514
147 Burwell St	5	\$2,732
16 Eastern St	3	\$2,008
169 Weybossett St	3	\$2,008
1767 Quinipiac Ave	3	\$2,147
20 Skyview Ln	3	\$2,147
25 Palmeri Ave	3	\$2,028
264 Clifton Street	3	\$2,128
280 Weybossett St	3	\$2,128
33 Stuyvesant Avenue	3	\$2,008
351 Concord St	3	\$2,147
44 Glen Haven Rd	3	\$2,029
54 Downing St	3	\$2,147
57 Mountain Top Ln	4	\$2,538
6 Townsend Ave	4	\$25,538
625 Russell St	4	\$2,399
759 Quinipiac Ave	3	\$2,147
21-23 Fiore	3	\$2,147
Lowrise 2-4 units (separated by horizontal floors)		
17 Orchard Ave	3	\$2,049
398-400 Concord St	3	\$2,048

PROPOSED 2026 LIPH FLAT RENT

SCHEDULE

<u>Address</u>	<u>Bedroom</u>	<u>FY2026 Unit Flat Rent</u>
8 Terrace St	3	\$2,049
10 Terrace St	3	\$2,049
174 Farren Ave	3	\$2,149
1091 Townsend Ave	2	\$1,747
859 Woodward Ave	2	\$1,640
20-24 Westminster Ave	3	\$2,149
90-92 Terrace St	2	\$1,747
Rowhouse/Townhouse (separated vertical walls)		
546 Woodward Ave	3	\$2,043
Quinnipiac Terrace I, II, III		
Highrise		
Peck St; Front St; Del Rio Drive; Beach View Lane; Downing St.	1	\$1,493
Rowhouse/Townhouse (separated vertical walls)		
Downing St.	1	\$1,408
Peck St; Front St; Del Rio Drive; Beach View Lane; Downing St	2	\$1,735
Peck St; Front St; Del Rio Drive; Beach View Lane; Downing St	3	\$2,147
Peck St; Front St; Del Rio Drive; Beach View Lane; Downing St	4	\$2,536
Peck St; Front St; Del Rio Drive; Beach View Lane; Downing St	5	\$2,913
William T Rowe Apts.		
Highrise		
33 Sylvan Ave.	1	\$1,514
33 Sylvan Ave.	2	\$1,866
Brookside I, II		
Rowhouse/Townhouse (separated vertical walls)		

PROPOSED 2026 LIPH FLAT RENT

SCHEDULE

<u>Address</u>	<u>Bedroom</u>	<u>FY2026 Unit Flat Rent</u>
Catherine Way; Wadley Street; Augustine St; Moore Drive; Pollard St; Jennings Way; Solomon Crossing;	1	\$1,408
Catherine Way; Wadley Street; Augustine St; Moore Drive; Pollard St; Jennings Way; Solomon Crossing;	2	\$1,735
Catherine Way; Wadley Street; Augustine St; Moore Drive; Pollard St; Jennings Way; Solomon Crossing;	3	\$2,147
Catherine Way; Wadley Street; Augustine St; Moore Drive; Pollard St; Jennings Way; Solomon Crossing;	4	\$2,846
Rockview I		
Rowhouse/Townhouse (separated vertical walls)		
Rockview Circle; Holby Court; Shirley Way	2	\$1,735
Rockview Circle; Holby Court; Shirley Way	3	\$2,148
Rockview Circle; Holby Court; Shirley Way	4	\$2,536

PROPOSED 2026 LIPH FLAT RENT

SCHEDULE

Address

Bedroom

FY2026 Unit
Flat Rent

**MEMORANDUM OF AGREEMENT FOR PROVISION OF SERVICES AND
USE OF COMMUNITY ROOM SPACE**

**THE HOUSING AUTHORITY OF CITY OF NEW HAVEN
d/b/a
ELM CITY COMMUNITIES
and
GIRL SCOUTS OF CONNECTICUT**

THIS MEMORANDUM OF AGREEMENT FOR PROVISION OF SERVICES AND USE OF COMMUNITY ROOM SPACE AT ALL FAMILY DEVELOPMENT SITES (the "Agreement") is made and entered into this day of May 1, by and between **GIRL SCOUTS OF CONNECTICUT**, a statewide nonprofit organization dedicated to building leadership and personal growth in girls while fostering a sense of responsibility and community impact in Connecticut with an office located at 20 Washington Avenue, North Haven, CT, and the **HOUSING AUTHORITY OF CITY OF NEW HAVEN, d/b/a ELM CITY COMMUNITIES**, a public body corporate and politic, organized and existing pursuant to Chapter 128 of the laws of the State of Connecticut with a chief administrative office located at 360 Orange Street, New Haven, Connecticut 06511 ("ECC").

ARTICLE 1. Purpose

GIRL SCOUTS OF CT agreed to provide, at no cost to ECC, the services set forth in Schedule A attached hereto and incorporated herein by this reference to provide on-site school year and summer sessions to girls in grades K-8.

ECC is the owner of that community rooms throughout our portfolio of family developments, respectively (the "Premises"). **GIRL SCOUTS OF CONNECTICUT** desires to use and occupy the community room to provide the girl scouts space for their programming within ECC developments. The purpose of this Agreement is to establish the terms and conditions pursuant to which **GIRL SCOUTS OF CONNECTICUT** may use and occupy the Premises and shall provide the Services.

In connection with the provision of the Services, ECC has agreed to permit **GIRL SCOUTS OF CONNECTICUT** to use certain of ECC's community room space upon the terms and conditions set forth hereinbelow, and to perform the tasks more specifically set forth in ECC attached hereto and incorporated herein by this reference.

ARTICLE 2. Agreement to Provide the Services and Perform the Tasks; Grant of Right to Use and Occupy

GIRL SCOUTS OF CONNECTICUT hereby agrees to provide the Services, at no cost to ECC, and as set forth herein. ECC agrees to perform the tasks set forth in Schedule B and as set forth herein.

ECC hereby grants GIRL SCOUTS OF CONNECTICUT the right to use and occupy the Premises for the purpose of providing the Services for ECC residents. The right to use and occupy the Premises is granted to GIRL SCOUTS OF CONNECTICUT "as is", and "with all defects" and ECC makes no representations or warranties as to the condition or habitability of the Premises or the suitability of the Premises for GIRL SCOUTS OF CONNECTICUT 's intended purposes or for any other purposes. GIRL SCOUTS OF CONNECTICUT may use and occupy the Premises solely for providing the services during the agreed upon operating hours of as set forth in Exhibit A attached hereto. GIRL SCOUTS OF CONNECTICUT shall not use the Premises for any other purpose(s) without the prior written consent of ECC, in ECC's sole and absolute discretion.

ARTICLE 3. Agreement Term

The term of this Agreement shall commence on May 1st 2026, and terminate on April 1st 2027 unless sooner terminated in accordance with the provisions contained herein (the "Term").

ARTICLE 4. Costs

GIRL SCOUTS OF CONNECTICUT shall be responsible for any and all costs incurred in the provision of the Service in the community room, including costs incurred to comply with all applicable local, state and federal laws, rules and regulation.

ARTICLE 5. Subordination, Non-Disturbance and Attornment

This Agreement shall be subject and subordinate to any and all mortgages which may now or after be placed on the Premises. GIRL SCOUTS OF CONNECTICUT shall promptly execute such documents as may reasonably be requested by ECC or ECC 's mortgagee in confirmation of such subordination,

ARTICLE 6. Assignment and Subletting

GIRL SCOUTS OF CONNECTICUT shall have no right to assign this Agreement or sublet the Premises without ECC's prior written consent, which approval shall be in ECC's sole and absolute discretion. Any request for ECC 's approval shall be in writing, mailed to ECC at its address and in the same manner specified for notices to ECC, and shall state the name and address of the proposed assignee or subtenant, its proposed use of the Premises, and evidence of its financial responsibility of the proposed assignee, and shall contain a copy of the proposed agreement of assignment.

ARTICLE 7. Liens

GIRL SCOUTS OF CONNECTICUT shall pay for all labor and materials ordered in connection with the Premises and shall keep the Premises at all times free and clear of all mechanic’s liens for labor or materials furnished. Any mechanic’s lien filed shall be released by bond or otherwise within forty-five (45) days of filing.

ARTICLE 8. Compliance with Laws

During the Term of this Agreement, GIRL SCOUTS OF CONNECTICUT shall at its sole cost and expense, comply with all applicable local, state, and federal governmental laws, ordinances, by-laws, rules, regulations, orders, executive orders, guidelines and decrees, including, but not limited to those issued with respect to covid-19 and any other public health threat (collectively, “Laws”) affecting its use and/or occupancy of the Premises, and procure all licenses, permits and approvals and take all such other Girl Scouts of Connecticut ions as are necessary in order to comply with all such Laws. GIRL SCOUTS OF CONNECTICUT shall provide ECC with copies of (i) all licenses, permits, approvals or other evidence of GIRL SCOUTS OF CONNECTICUT ’s compliance with Laws relating to GIRL SCOUTS OF CONNECTICUT ’s use and occupancy of the Premises.

ARTICLE 9. Compliance with Rules and Regulations

During the Term of this Agreement, GIRL SCOUTS OF CONNECTICUT shall comply with all rules and regulations relating to the use of the Premises as set forth in Exhibit B attached hereto, which may be amended from time to time by ECC and provided to GIRL SCOUTS OF CONNECTICUT in writing.

ARTICLE 10. Insurance

During the Term of this Agreement, GIRL SCOUTS OF CONNECTICUT shall, at its sole cost and expense, obtain and maintain: (a) commercial general liability insurance with a limit of not less than Three Million Dollars (\$3,000,000.00) for injury to or death of any one person, for injury to or death of any number of persons in one occurrence, and for damage to property, (b) worker’s compensation insurance covering its employees as required by law, and (c) motor vehicle insurance covering owned, non-owned and hired vehicles with a combined single limit of not less than One Million Dollars (\$1,000,000.00). All insurance required in the Agreement and all renewals of the same shall be issued by companies authorized to transact business in the State of Connecticut and (i) shall name ECC, as additional named insured, (ii) shall expressly provide that the insurance policy(ies)y may not be canceled or altered without thirty (30) days prior written notice to ECC, and (iii) shall contain a waiver by the insurer of its rights of subrogation against ECC. All policies shall be written as primary policies, not contributing with and not in excess of any coverage that ECC may carry. Upon issuance, a certificate of all policies shall be delivered to ECC. ARTICLE 11. Utilities

ARTICLE 12. Alterations

GIRL SCOUTS OF CONNECTICUT shall not make any alterations, additions, improvements or modifications to the Premises or erect any sign or marking on the exterior of the Premises, (other than interior decorations) without the prior written consent of ECC, which consent may be withheld in ECC's sole and absolute discretion.

ARTICLE 13. Prohibited Girl Scouts of Connecticut activities

During the Term, GIRL SCOUTS OF CONNECTICUT shall use reasonable efforts not to knowingly (a) commit or permit any waste, overloading, damage, private or public nuisance or unlawful or noxious Girl Scouts of Connecticut activity to be conducted upon the Premises (b) permit the attachment of any lien on the Premises, (c) engage in or permit any illegal Girl Scouts of Connecticut activities at the Premises, (d) store, use, handle, or dispose of hazardous materials (as such materials may be defined from time to time under Connecticut and/or federal law), (e) use or allow the use or presence of alcohol or any controlled substance at the Premises, or (f) use the Premises in a manner which violates any of the provisions of this Agreement.

ARTICLE 14. Entry and Inspection

ECC and its representatives and agents shall be permitted to enter the Premises (i) in the event of an emergency and (ii) for the purposes of maintaining, repairing, improving, or inspecting the Premises and ascertaining GIRL SCOUTS OF CONNECTICUT 's compliance with the provisions of this Agreement. Except in the event of an emergency, ECC agrees that it will use reasonable efforts to provide GIRL SCOUTS OF CONNECTICUT with at least forty-eight (48) hours' notice prior to entering the Premises.

ARTICLE 15. Personal Property

GIRL SCOUTS OF CONNECTICUT acknowledges and agrees that its use of the Premises and its placement or use of its personal property on the Premises shall be at GIRL SCOUTS OF CONNECTICUT 's sole risk and expense. GIRL SCOUTS OF CONNECTICUT shall be permitted to secure the Premises by means of locks or other security devices provided by ECC. GIRL SCOUTS OF CONNECTICUT shall not be permitted either to (i) install any other locks or other security devices not provided by ECC or (ii) change the locks or other security devices on its Premises without the prior written consent of ECC. ECC shall provide GIRL SCOUTS OF CONNECTICUT with (i) keys to office space (the "Keys") and/or (ii) means of access ("Access Devices") to any other security devices securing the Premises. GIRL SCOUTS OF CONNECTICUT shall not be permitted to make copies of the Keys or Access Devices or to provide the Keys or Access Devices to any third parties without the prior written consent of ECC. GIRL SCOUTS OF CONNECTICUT acknowledges that ECC shall keep copies of the Keys and Access Devices, which may be used by ECC in the exercise of its rights hereunder.

GIRL SCOUTS OF CONNECTICUT shall, upon the expiration of this Agreement, remove its effects and peacefully yield up the Premises in the same condition as at commencement, reasonable wear and tear excepted. Prior to the expiration of this Agreement, GIRL SCOUTS OF CONNECTICUT may, and upon the direction of the ECC shall, remove any personal property, trade fixtures or appliances installed by GIRL SCOUTS OF CONNECTICUT; provided any damage to the Premises from such removal shall be repaired by GIRL SCOUTS OF CONNECTICUT at GIRL SCOUTS OF CONNECTICUT's sole cost and expense. Any personal property, trade fixture or appliance not removed prior to the expiration of this Agreement shall be deemed abandoned and ECC may dispose of it as it deems fit.

ARTICLE 16. Indemnification

GIRL SCOUTS OF CONNECTICUT shall indemnify and hold (i) ECC and its officers, directors, GIRL SCOUTS OF CONNECTICUT shall indemnify and hold (i) ECC and its officers, directors, employees, agents, contractors, attorneys and affiliates and (ii) any holders of mortgages on the Property harmless for, from and against any damage, claim, loss, liability, cost or expense (including reasonable attorney's fees and expenses) incurred on account of any breach by GIRL SCOUTS OF CONNECTICUT of any of its obligations hereunder, any negligence caused by any Girl Scouts of Connecticut or omission by GIRL SCOUTS OF CONNECTICUT or any of its officers, employees, agents, contractors GIRL SCOUTS OF CONNECTICUT contractors or guests. The provisions of this Section 16 shall survive the termination of this Agreement. The indemnification provided hereunder shall terminate and expire on the date that the statute of limitations has expired on any claim that is brought, or may be brought, by a third party claimant against ECC for the claims defined hereinabove.

ARTICLE 17. Surrender of Premises

At the expiration of the Term, GIRL SCOUTS OF CONNECTICUT shall vacate the Premises, surrender all keys to the Premises, remove all of its goods and effects, and yield up the Premises in broom-clean condition, subject to ECC's obligations to maintain the Premises as described herein. In the event GIRL SCOUTS OF CONNECTICUT shall fail to so vacate the Premises or any portion thereof.

ARTICLE 18. Default

If either GIRL SCOUTS OF CONNECTICUT or ECC fails to observe or perform any of the covenants, conditions or provisions of this Agreement where such failure shall continue for a period of thirty (30) days after notice thereof, the same shall constitute an event of default ("Event of Default") hereunder.

ARTICLE 19. Remedies in Event of Default

In the Event of Default, then ECC or GIRL SCOUTS OF CONNECTICUT may, at any time thereafter, by giving 30-day written notice terminate this Agreement, which termination shall not

release ECC or GIRL SCOUTS OF CONNECTICUT from liability for its failure to perform any of the duties or obligations set forth in this Agreement and which were required to be performed prior to termination. If GIRL SCOUTS OF CONNECTICUT defaults in the performance of its obligations her under, ECC shall have the right to pursue all legal remedies available, whether at law or in equity, including without limitation, the right to reenter and take possessions of the Premises. Upon such default by GIRL SCOUTS OF CONNECTICUT upon notice from ECC, GIRL SCOUTS OF CONNECTICUT 's rights to use and occupy the Premises shall terminate and GIRL SCOUTS OF CONNECTICUT shall immediately quit and surrender the Premises as provided for in this Agreement.

ARTICLE 20. No Assignment or Other Transfer

GIRL SCOUTS OF CONNECTICUT shall not assign this Agreement, in whole or in part, without the prior written consent of ECC.

ARTICLE 21. No Personal Liability of ECC

Notwithstanding anything to the contrary contained herein, there shall be no personal liability on the part of the commissioners, officers, directors, partners, agents, employees or affiliates of ECC with respect to any of the terms, covenants, conditions and provisions of this Agreement, and GIRL SCOUTS OF CONNECTICUT shall look solely to the interest of ECC, and its successor and assigns, in the Property, for the satisfaction of each and every remedy of GIRL SCOUTS OF CONNECTICUT of each and every remedy of GIRL SCOUTS OF CONNECTICUT in the event of default by ECC hereunder; such exculpation of personal liability is absolute and without any exception whatsoever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ARTICLE 22. General Provisions

A. Notices

All notices required or permitted hereunder shall be in writing and shall be deemed duly served if and when delivered in person or when received if delivered if mailed by registered or certified mail postage prepaid addressed or by recognized overnight courier service to the other parties at the addresses listed below, or such other addresses as may be designated by written notice delivered in accordance with this Section 21:

If to GIRL SCOUTS OF CONNECTICUT:

20 Washington Avenue
North Haven, CT
Attention: **Melissa Crespo, Senior Manager of Community Outreach**
Kristy King, Chief Membership and Impact Officer

If to ECC:

Housing Authority of City of New Haven
360 Orange Street
New Haven, Connecticut 06511
Attention: **Shenae Draughn, President**

B. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one of the same instrument.

C. Modifications

This Agreement supersedes any prior oral or written agreement or understanding between the parties as to the matters set forth herein, and may not be amended except in writing executed by each of the parties hereto.

D. Successors and Assigns

This Agreement shall be binding upon, and shall inure to the benefit of, as the case may be, the parties hereto and their permitted successors and assigns.

E. Governing Law

This Agreement shall be governed by the laws of the State of Connecticut and the United States.

F. Severability

If any term or provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable, the remainder of this

Agreement, or the application of such terms to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law.

IN WITNESS, WHEREOF, the parties have caused this instrument to be executed as of the day and year first written above.

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

By: _____

Shenae Draughn

President

Date: _____

GIRL SCOUTS OF CONNECTICUT

By: _____

Melissa Crespo

Senior Manager of Community Outreach

By: _____

Kristy King, Chief Membership and Impact Officer

Date: _____

SCHEDULE A

GIRL SCOUTS OF CONNECTICUT TASKS

This program will run in cohorts in 8-week sessions for 1-hour each week.

GIRL SCOUTS OF CONNECTICUT will:

- Provide on-site program sessions centered around 4 program pillars: STREAM, Entrepreneurship, Outdoors and Life Skills
- Coordinate the development of outcome measures
- Support and guide sites with local volunteer recruitment
- Minimum of 10 girls per program

SCHEDULE B

ECC TASKS

ECC will:

- Assist to recruit participants to utilize participate in programming at each development
- Communicate frequently and collaborate with partner
- Provide data to support program attendance and outcomes

EXHIBIT B

Rules and Regulations

MEMORANDUM

TO: Board of Commissioners

DATE: March 17, 2026

FROM: Shenae Draughn, President

RE: **Resolution Authorizing the Award of a Contract in the Total Not-to-Exceed Amount of \$597,849, for a Period of Two (2) Years, with Three (3) One (1) Year Options to Renew to The Narrative Project, for Communication/Media Consulting**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #03-25/26-R

TIMING: Immediately

DISCUSSION: Housing Authority of the City of New Haven/Elm City Communities/ (ECC/HANH) and its instrumentalities (Glendower & 360 Management) is interested in working with a communications/media consultant to better "Tell Our Story" and communicate effectively in ways that advance our progressive and equitable housing policy approach.

Our messaging seeks to:

- Prioritize revitalization of urban communities;
- Create new affordable housing opportunities for families served by or on waitlist for urban affordable housing;
- Promote our affordable housing and services;
- Advance our advocacy campaigns; and
- Advocate for intersectional issues that positively impact low-income residents in the State. (These issues may include education, health, workforce development, entrepreneurship, policing reform and more.)

ECC/HANH issued a solicitation on December 15, 2025, seeking qualified professional consulting firms with expertise in communication/media, and responses were due on January 21, 2026. To maximize competition, ECC/HANH contacted vendors to make them aware of the RFP. ECC/HANH received three (3) proposals and upon completion of the review and evaluation of proposals and interviews, it was determined by the Evaluation Committee that The Narrative Project had submitted the most responsive proposal.

Staff recommends award of the contract in the total contract not to exceed amount of \$597,849, for a period of two (2) years, with three (3) one (1) year options to renew to The Narrative Project for communication/media consultant Services.

In accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted by the Board of Commissioners on October 16, 2018, all contracts greater than \$150,000.00 inclusive of all optional years and all change orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

FISCAL IMPACT: Years 1 - 3 \$342,000
 Year 4 - \$119,700
 Year 5 - \$136,149
 Budgeted Operations Funds

STAFF: Desire A. Sessions, Executive Communications & Board Liaison



**ELM CITY COMMUNITIES
Housing Authority of the City of New Haven**

RESOLUTION #03-25/26-R

Resolution Authorizing the Award of a Contract in the Total Not-to-Exceed Amount of \$597,849, for a Period of Two (2) Years, with Three (3) One (1) Year Options to Renew to The Narrative Project, for Communication/Media Consulting

WHEREAS, the Housing Authority of the City of New Haven/Elm City Communities/ (ECC/HANH) is interested in working with a communications/media consultant to better "Tell Our Story," and communicate effectively in ways that advance our progressive and equitable housing policy approach; and

WHEREAS, the goal is to affirm that our messaging prioritizes revitalization of urban communities, creates new affordable housing opportunities for families served by or on waitlist for urban affordable housing and promotes our affordable housing and services; and

WHEREAS, ECC/HANH issued a solicitation on December 15, 2025, seeking qualified professional consulting firms with expertise in communication/media, and responses were due on January 21, 2026. To maximize competition, ECC/HANH contacted vendors to make them aware of the RFP. ECC/HANH received three (3) proposals and upon completion of the review and evaluation of proposals and interviews, it was determined by the Evaluation Committee that The Narrative Project had submitted the most responsive proposal.

WHEREAS, Staff recommends award of the contract in the total contract not to exceed amount of \$597,849, for a period of two (2) years, with three (3) one (1) year options to renew to The Narrative Project for communication/media consultant services.

WHEREAS, In accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted by the Board of Commissioners on October 16, 2018, all contracts greater than \$150,000.00 inclusive of all optional years and all change orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN, THAT:

1. The award of a contract in the total not-to-exceed amount of \$597,849 for a period of two (2) years, with three (3) one (1) year options to renew to The Narrative Project, for communication/media consulting, be and hereby is authorized and directed, including the expenditure of such amount; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the foregoing purposes, to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution; and

3. The Resolution shall take effect, immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on March 17, 2026.

Shenae Draughn
Secretary/ President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



**Elm City Communities/Housing Authority of New Haven
Communications/Media Consultant**

Table of Contents

1. Summary
2. About ECC/HANH
3. Project Overview
4. Scope of Work
5. Contract Terms
6. Staffing
7. Selection Criteria

Part I. Summary

The Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) invites experienced Communication/Media Consultants to submit a proposal in accordance with the specifications outlined by ECC/HANH.

Part II, About ECC/HANH

ECC/HANH has numerous interests that it seeks to promote or advance that require an experienced media consultant. Services are required to:

- Market the current services of ECC to existing residents and participants, attract new residents, promote, and advance initiatives, support advocacy campaigns, etc.
- Establish ECC as a leader in innovative community engagement practices for Housing Authorities in Connecticut.
- Position ECC as a key player in conversations involving intersectional issues including education, health, workforce development, entrepreneurship, policing reform, and more.
- Facilitate broad community understanding of the impact housing and housing policies have on economic and societal outcomes

Part III. Overview

ECC/HANH is interested in partnering with a Communications/Media Consultant to better “Tell Our Story,” and communicate effectively in ways that advance our progressive and equitable housing policy approach. Our messaging seeks to:

- Prioritize revitalization of urban communities
- Create new affordable housing opportunities for families served by or on waitlist for urban affordable housing
- Promote our affordable housing and service
- Advance our advocacy campaigns
- Additionally, ECC/HANH advocates for intersectional issues that positively impact low-income residents in the State. These issues may include education, health, workforce development, entrepreneurship, policing reform and more.



Part IV. Scope of Work

The Consultant will provide communications services in accordance with the Scope of Work, as further defined by Executive Communications Liaison and President of ECC/HANH. Throughout the term of this contract, the Executive Communications Liaison and President of ECC/HANH shall determine administrative direction and policy for the Consultant. The Consultant carries out communications activities to ensure clear and timely communication of services, programs, and events to residents/public via various media.

Services requested include:

Project Management:

- Develop, maintain and implement a weekly, monthly and annual calendar or plan of communications tasks representing the needs of ECC/HANH and programs.
- Continuously evaluate the status of each department's communication needs and propose communications improvements related thereto.
- Coordinate video/phone meetings as needed with Executive Communications Liaison, President, and other instrumentalities.
- Provide a weekly activity log and periodic reports on tasks completed for ECC/HANH and hours expended.
- Develop new communications tools and activities.
- Design of media campaigns that effectively tell our story through earned and paid media.
- Creation of media in various modalities including print and video pieces.

Strategic Communications:

- Assess/Audit current communications practices and recommend improvements.
- Develop a comprehensive communications and media strategy aligned with agency goals.
- Create messaging frameworks, talking points, and brand guidelines.
- Draft and post planned communications via media. These posts include: Meeting and event announcements, Board Meeting Notices, MTW Hearings, Agency Solicitations and ECC/HANH activities for our residents.
- Coordinate ECC/HANH communications efforts with external agencies such as community partners
- Provide editorial and design support for reports, presentations, and publications including Annual Report.
- Maintain an email distribution list.
- Plan routine and special news items in consultation with Executive Communications Liaison and President.
- Photography as needed.



Content Development/Management:

- Create original social media posts across all platforms for events, holidays, job postings, solicitations, etc.
- Develop communication materials for stakeholders, residents, and partners (e.g., reports, brochures, fact sheets).
- Develop promotional materials for ECC/HANH programs and services.
- Support of coalition building and advocacy campaigns.
- Create content for Monthly and Quarterly Publications and distribute electronically.
- Manage social media content calendar.

Media Relations:

- Maintain a custom media list for distribution of press releases.
- Draft and distribute press releases as needed. This includes local and regional media (print, radio, TV, Government TV Channel, online, blogs and social media). Build and maintain relationships with local, regional, and national media outlets.
- Draft op-eds, and media advisories.
- Handle media inquiries and refer them to departments as appropriate. Also obtain Mayor, Alder, President and Department Head quotes for news items as needed.
- Monitor and report media coverage.

Crisis & Issues Management:

- Respond quickly to urgent matters.
- Draft and post urgent communications via media.
- Provide guidance and support during crises or sensitive public issues.
- Draft holding statements and FAQs for rapid response.

Part V. Contract Terms

This contract is for two (2) years with three (1) year options to renew at the discretion of the President of Elm City Communities and the contractor.

Elm City Communities reserves the right to award the contract to one or more contractors in the best interest of ECC/HANH.

Part VI. Staffing

The contractor must provide ECC/HANH with qualifications and have a minimum of five years of communications experience.

Part VII. Selection Criteria

Selection will be made upon price and determinations of the best interests of the authority. Respondents should meet ECC/HANH's EEO priorities.

Communications/Media Consultant

Required Information

	Cost per month	Months	Cost
Communications/media consultancy	9000	24	216000
Expenses			0
Overhead and profit			0
Total			216000

Optional services

Specify:

Bid Sheet

Required Information	Cost per month	# of Months	Total Annual Cost
Communications/media consultancy		24	\$
Expenses	\$	24	\$
Overhead and profit	\$	24	\$
Total			\$

Optional Services (Specify)	Cost Per Month	# of Months	Total Annual Cost
	\$	24	\$
	\$	24	\$
	\$	24	\$
	\$	24	\$
	\$	24	\$
Total			\$

PROCUREMENT REQUEST FORM

SECTION I: Select one (1) Procurement Method

Competitive Procurement: Used for all purchases \$3,000 and over.

Invitation for Quote (IFQ) Invitation to Bid (IFB) Request for Proposal (RFP) Request for Qualifications (RFQ)

Noncompetitive Procurement: Purchases that aren't subject to the competitive bid procedure.

Use of other Governmental Agencies Contract Single Source Procurement Emergency Procurement

SECTION II: Information Required for the procurement type selected above.

Invitation for Quote:

- Scope of Service/Work
- Independent Cost Estimate (ICE) **** This is a form not just an estimated dollar amount. This same form will be giving to vendors to complete with their estimated pricing****

Invitation for Bid:

- Scope of Work
- Independent Cost Estimate (ICE) Form **** This is a form not just an estimated dollar amount. This same form will be giving to vendors to complete with their estimated pricing****
- Bid Form
- Specifications/ Drawings, if applicable
- Project Manual

Request for Proposals:

- Scope of Service
- Independent Cost Estimate (ICE) Form **** This is a form not just an estimated dollar amount. This same form will be giving to vendors to complete with their estimated pricing****
- Score Sheet including scoring criteria
- Any applicable attachments outside of HUD requirement documents

Request for Qualifications (A/E Services or Developer Services only):

- Scope of Service
- Independent Cost Estimate (ICE) Form **** This is a form not just an estimated dollar amount. This same form will be giving to vendors to complete with their estimated pricing****
- Score Sheet including scoring criteria
- Any applicable attachments outside of HUD requirement documents

Federal, State, City or other PHA's:

- Scope of Work/Service
- Independent Cost Estimate (ICE) Form
- Copy of contract from the other government agency

**** PHA's are only allowed to use Schedule 70 and 84 of the GSA Contracts****

Single Source Procurement requires a justification (Memo) for its use:

- State what is necessary and unique about the product, service, or source.
- State the steps taken to confirm the unavailability of competition, as appropriate.
- Independent Cost Estimate (ICE) Form

An Emergency Procurement requires a justification (Memo) for use:

- State the conditions and circumstances surrounding the emergency (Health/ Safety) to justify the use of the Emergency Procurement method.

****Only the President or his/her designee can authorize an emergency Procurement. ****

PROCUREMENT REQUEST FORM

SECTION III. DESIGNATION OF EVALUATORS FOR REQUEST FOR PROPOSALS or REQUEST FOR QUALIFICATION

(Only needs to be completed if using an RFP or RFQ as the procurement type)

Chairperson (Does not score)

(List Name of an Chairperson)

1.

2.

3.

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Section IV. Funds Availability Approval (This section is required)

Finance approval of funding availability is required prior to the release of the solicitation.

Funding Source: Operating MTW Capital Development CARES Non-Federal

HUD Account Number (6 digits):

Estimated ICE \$

Finance Approval Signature

All documents including this form must be uploaded into the Solicitation Module of Cobblestone. Emailed documents will not be accepted.



(Requestor of Services)

(Date)

Description of Procurement Methods

COMPETITIVE PROCUREMENT

Invitation to Quote (IFQ) - is a solicitation for a price or cost submitted by a vendor in the small purchase (\$3K- \$150K including all optional years) procedures method. Award goes to responsible and responsive bidder who conforms to all the terms and conditions of the IFQ at the lowest cost.

Invitation for Bid (IFB) - is a solicitation type used under the sealed bidding method of procurement. This document explains the intended purchase and invites bids from potential contractors. A bid bond is required for construction bids over \$100,000.00.

Request for Proposals (RFP) - is a solicitation method used under both the competitive or non-competitive methods of procurement. Proposal evaluation and contractor selection are based on the evaluation criteria and factors for award as stated in the RFP. Contract award is based on the best proposal responsive to the requirements of the statement of work resulting in the greatest benefit and best value to the PHA, which may not necessarily be primarily determined based on price. This type of solicitation is generally used, but not limited to, professional services. Discussions (interviews) and negotiations may take place.

Request for Qualifications (RFQ)- is a form of procurement of architect-engineering (A/E) or development services by competitive proposals in which price is not requested in the Request for Qualifications (RFQ) or used as an evaluation factor. Instead, technical qualifications only are reviewed; then, negotiations are conducted with the best-qualified firm. Only A/E services and development partners may be procured by this method

NONCOMPETITIVE PROCURMENT

Single Source Procurement: The purchase of a contractual service or commodity that is available from only one vendor.

Emergency Procurement: An emergency procurement is defined as an immediate danger to public health, safety, welfare, or other substantial loss to the state requiring emergency action. Emergencies are defined as acts of God, riot, fires, floods, accidents, or any circumstances beyond the control of the department in its normal conduct of business. Contracts must be for commodities or services that are required for an emergency. Not renewable

Use of other Governmental Agencies contracts : Justification for procurements with city agencies are noted in the A) HUD Procurement Hand Book 7460.8 Rev-1, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation CFR 85.36 (Page 527); and C) HANH Procurement Policy (Page 14) Cooperative Purchasing which states "HANH may enter into state and local intergovernmental agreements to purchase or use common goods and services."