

Response to RFQ/RFP Development of the Mountainside Drive/Wallens Hill Property Town of Winchester



Submitted on December 1st, 2025 at 4:00 PM EST by

The Carabetta Team



The Carabetta Organization Ltd
SRC Construction Services LLC
Carabetta Management Co.
Housing Enterprises, Inc.
QA+M Architecture
Benesch



Housing Enterprises, Inc.
Affordable Housing Consultants



QA+M
architecture

 **benesch**



December 1, 2025

Town Manager's Office
Town of Winchester
338 Main Street
Winchester, CT 06098

RE: Development of the Mountainside Drive/Wallens Hill Property in Winchester, Connecticut

To Whom It May Concern:

The Carabetta Team is pleased to submit our qualifications in response to your Request for Qualifications for the development of the Mountainside Drive/Wallens Property. Our team proposes to transform the 118-acre site into a vibrant, mixed residential community that combines **for-sale single-family homes, townhouse-style condominiums, modern rental residences, and shared amenities** that serve both current and future residents of Winchester. This diversified housing plan will increase Winchester's residential options, attract new households, and support the town's long-term economic vitality. The master plan will be designed to balance thoughtful land use, open space preservation, community connectivity, and high-quality housing that meets a range of needs. Due to the large size of the parcel, we are proposing a phased approach to build out a subsequent phase after the initial phase has been completed and occupied.

We believe the Town of Winchester offers an exceptional setting—friendly, vibrant, and affordable—positioned to attract new residents and businesses alike. Downtown Winsted provides convenient access to Route 44, connecting east to Hartford, and Route 8, offering travel north to the Berkshires and south to Waterbury. The community benefits from its proximity to major destinations, located just 35 minutes from Bradley International Airport and approximately 90 minutes from New York City.

We believe this project will contribute meaningfully to the downtown Winsted's ongoing revitalization efforts. Winsted is an ideal place to live and work, featuring a charming, walkable Main Street and a rich blend of arts, culture, and outdoor recreation. The town is home to numerous public parks, lakes, and expansive publicly owned lands that invite hiking, boating, kayaking, and other nature-based activities.

We bring an experienced team with a proven track record in mixed-income housing development. **The Carabetta Organization Ltd. ("Carabetta")**, serving as team leader and proposed developer, has the expertise to design, finance, and construct projects of this nature, including assembling financing packages, preparing applications, and providing all necessary financial and construction guarantees.

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Our approach prioritizes collaboration with partners we have successfully worked with on prior projects. As detailed in our proposal, our team has extensive experience delivering mixed-income and affordable housing in partnership with municipalities, local housing authorities, and non-profit organizations.

Carabetta will engage affiliated companies for construction and management. **SRC Construction Services LLC (“SRC”)**, our proposed general contractor, has been delivering quality construction for over 40 years, staffed by professionals with decades of experience in mixed-income housing. **Carabetta Management Co. (“CMC”)**, our proposed management company, currently manages nearly 10,000 affordable and multi-family units across New England and has successfully overseen numerous similar projects. We are partnering with David Berto and **Housing Enterprises, Inc.**, whose broad experience in housing and development strengthens our team’s capabilities and will add valuable insight to the project.

Our development team is pleased to collaborate once again with our long-standing architectural partner, **QA+M Architecture**, whose expertise has been integral to several of our successful projects. Having worked together on multiple mixed-income and community-focused developments, we have established an efficient and highly coordinated workflow that supports thoughtful design, responsive problem-solving, and timely project delivery. We will also collaborate with **Benesch** on site design and master planning. Benesch brings a diverse team of planners committed to creating convenient, equitable, and attractive living environments.

We are confident that our integrated team, deep experience, and commitment to community-focused developments make us a strong partner with the Town of Winchester for the Wallens Hill Property redevelopment. We look forward to the opportunity to provide a proposal to collaborate and bring this vision to life.

Thank you for the opportunity to submit our team’s qualifications. We look forward to hearing from you.

Respectfully submitted,


Salvatore R. Carabetta
Principal

cc: David Berto



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Exhibit A – Resumes of Key Personnel

The information in this entire Proposal is considered proprietary to The Carabetta Organization. This Proposal includes data that shall not be disclosed to anyone other than the Town of Winchester and its representatives and shall not be duplicated, used, or disclosed - in whole or in part - for any purpose other than to evaluate this proposal.



A.-Bidder Qualifications

Section 1 Contact Information



1. Contact Information. Name, address, contact information of firm or individual Bidder.

Contact Person:

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A.-Bidder Qualifications

Section 2 Firm Overview



2. Firm Overview. Provide a brief description of the organization, including but not limited to, the year established, number of employees, and types of business(es) conducted.

The Carabetta Organization Ltd. (“Carabetta”), based in Meriden, Connecticut, is a private, family-owned real estate firm specializing in the acquisition, development, construction, and management of high-quality multifamily housing. With more than seventy years of experience, Carabetta is a vertically integrated company focused on mixed-use, high-density, townhouse, and high-rise residential communities. To date, the organization’s award-winning portfolio includes over 17,000 units, valued at approximately \$1 billion today, developed primarily throughout Connecticut and Massachusetts.

Carabetta operates through three coordinated divisions:

- **The Carabetta Organization Ltd.** – real estate development
- **SRC Construction Services LLC** – general contracting and construction services
- **Carabetta Management Co.** – property management

Together, these companies employ more than 400 professionals who support development activities, construction operations, and the management of nearly 10,000 housing units.

Carabetta is led by Sam Carabetta, who grew up working alongside his father, Joseph F. Carabetta, gaining hands-on experience with every facet of the business, from road construction to financing and property management. Carabetta Enterprises, Inc. (“CEI”), founded by Joseph Carabetta and his brothers in 1948, grew into a full-service real estate development company responsible for building more than 17,000 multifamily apartments and several hundred thousand square feet of commercial space.

Formed in 2015 by Sam Carabetta, **SRC Construction Services LLC** provides full general contracting services, including new construction, modular construction, single-family homes, and substantial rehabilitation projects. SRC is experienced in complex, occupied-rehabilitation work requiring detailed relocation management and coordination.

Carabetta’s development activities include the acquisition, financing, and construction of multifamily housing using a wide range of federal and state programs. The firm routinely collaborates with public- and private-sector partners, and its team has extensive experience working with HUD, CHFA, the Connecticut Department of Housing, the Department of Economic and Community Development, conventional lenders, and the Low-Income Housing Tax Credit (LIHTC) program.

The organization has significant experience with 4% and 9% LIHTC transactions, as well as Section 8 programs. Many of these projects are undertaken in partnership with local housing authorities. Recent collaborative efforts include:

- Revitalization of **302 townhouse units** with the New London Housing Authority
- Revitalization of **162 townhouse units** with the Meriden Housing Authority
- Rehabilitation of **84 units of duplex housing** with the Bristol Housing Authority



- A multi-phase redevelopment of **150 townhouse units** with the East Hartford Housing Authority—Phase One completed in April 2022; Phase Two in November 2023; Phase Three underway with anticipated completion in July 2026

In addition to development and construction, Carabetta’s property management company, **Carabetta Management Co. (“CMC”)** has been recognized by the U.S. Department of Housing and Urban Development for its management achievements over the years. CMC offers truly comprehensive services. It has the **size, systems, and stability** to manage a property from the ground up. CMC has been successful building and managing properties for over *a half-century*. This is also evidenced by the number of units managed today totaling nearly 10,000 multi-family units. CMC’s operations include all rental, rent collection, social service programs, relocation coordination, maintenance, preventative maintenance, and landscape care. All of Carabetta properties are maintained with the same guidelines and programs in order to provide our residents with the highest quality of life.

CMC’s staff is certified through various approved agencies (Spectrum Enterprises, CHFA, NCHM, etc.) for occupancy compliance. We strongly believe in continued education and training for compliance staff to receive current updates in the industry. Carabetta’s MOR audits throughout its federal subsidized properties result in excellent and above average scoring.

Carabetta is recognized as a leader in the development, adaptation, and rehabilitation of urban and suburban workforce housing. With multi-generational experience and a commitment to integrity, the organization approaches each project with the belief that successful development strengthens communities and enhances the lives of residents while creating value for investors.

Consistent with Carabetta’s long-standing approach, the firm partners with trusted professionals with whom it has successfully collaborated on prior projects. For this submission, Carabetta’s team includes:

- **Housing Enterprises, Inc. (HEI)** – Led by David Berto, who brings more than 30 years of housing and development consulting experience, HEI supports a wide variety of housing types including multifamily, elderly, affordable, active adult, special-needs, and community-based developments.
- **QA+M Architecture** – Founded in 2002, QA+M specializes in architecture and interior design for community-based projects, including new construction, adaptive reuse, renovations, and additions. Carabetta is currently working with QA+M on the East Hartford Housing Authority’s 150-unit revitalization.
- **Benesch** – Providing planning, engineering, and site design services, Benesch applies a value-focused, community-oriented approach and coordinates closely with state and local agencies. Benesch recently partnered with QA+M on a 63-unit, 19-building development for the Glastonbury Housing Authority.

Experience summaries for each team member are included in **Section 3**.



A.-Bidder Qualifications

Section 3 Experience



- 3. Experience. Provide a list (and corresponding materials) of projects with similar development criteria, environmental sensitivity, and location characteristics.**

The Carabetta Companies

Attached is a comprehensive list of projects developed by the Carabetta companies, followed by tear sheets for select recent projects, which include project descriptions, scope of work, completion dates, and photographs.

Individual resumes for the team are provided in **Exhibit A**.

The Carabetta Companies

Property Name	Location	# Units Developed	# Units Currently Managed	Type	LIHTC	Role	Yr Built/ Rehabbed	Total Development Cost
MULTI-FAMILY								
1 Antillean Manor	New Haven, CT	31	31	Multi-Family	Yes	Developer/Builder/Owner/Manager	2024	\$ 17,272,431
2 Arbor Park I & II	Meriden, CT	60	60	Multi-Family	No	Developer/Builder/Owner/Manager	1987	\$ 3,000,000
3 Barbour Apts	Hartford, CT		36	Multi-Family	No	Owner/Manager	2009	N/A
4 Bayberry Crest Apts	Middletown, CT	152	152	Multi-Family	No	Developer/Builder/Owner/Manager	1973	\$ 2,752,031
5 Beechwood Apts	Manchester, CT	191	-	Multi-Family	No	Developer/Builder-SOLD	1970	\$ 2,257,620
6 Bella Vista Complex	New Haven, CT	1,412	1,412	Senior	No	Developer/Builder/Owner/Manager	1974	\$ 38,610,200
7 Bradley Estates Ph I & II	Meriden, CT	116	116	Multi-Family	Yes	Developer/Builder-SOLD	1983	\$ 4,697,695
8 Brookside Gardens	Meriden, CT	32	32	Multi-Family	No	Developer/Builder/Owner/Manager	1964	\$ 386,070
9 Byam Village	Middletown, CT	46	46	Multi-Family	Yes	Developer/Builder-SOLD	1984	\$ 1,941,933
10 Chestnut Hill	Newton, MA	428	-	Multi-Family	No	Developer/Builder-SOLD	1978	\$ 21,260,424
11 City Vue I & II	Springfield, MA	272	-	Multi-Family	No	Developer/Builder-SOLD	1974	\$ 3,561,000
12 Coe's Pond	Worcester, MA	250	-	Multi-Family	No	Developer/Builder-SOLD	1980	\$ 12,000,000
13 Colonial Point Ph I	Wakefield, MA	177	177	Multi-Family	No	Developer/Builder	1974	\$ 9,210,322
14 Concord Apts	Springfield, MA	104	-	Multi-Family	No	Developer/Builder-SOLD	1974	\$ 1,607,115
15 Conning Towers Navy Housing	Groton, CT	104	-	Multi-Family	No	General Contractor	2000	\$ 7,800,000
16 Crestwood Park I & II	Meriden, CT	250	250	Senior	No	Developer/Builder/Owner/Manager	1963	\$ 3,015,049
17 Crosson House	Meriden, CT	38	-	Multi-Family	No	Developer/Builder-SOLD	1989	\$ 1,530,000
18 Crown Village	Meriden, CT	253	-	Condominiums	No	Developer/Builder-SOLD	1966	\$ 1,948,100
19 Deerfield Gardens	Waterbury, CT	266	266	Multi-Family	No	Developer/Builder/Owner/Manager	1971	\$ 4,573,276
20 Dutton Heights	Bristol, CT	84	84	Multi-Family	Yes	Developer/Builder/Owner/Manager	2014	\$ 15,400,000
21 Eaton Row (Modular Homes)	New Haven, CT	27	-	Multi-Family	No	General Contractor	2005	\$ 2,700,000
22 Eddy Avenue	Meriden, CT	8	-	Multi-Family	No	Developer/Builder-SOLD	1973	\$ 76,800
23 Faith Manor	Hartford, CT		40	Senior	No	Manager	1990	N/A
24 Forge Square	Middletown, CT	81	-	Multi-Family	No	Developer/Builder-SOLD	1988	\$ 5,000,000
25 Fort Adams Navy Housing	Newport, RI	46	-	Multi-Family	No	General Contractor	1999	\$ 2,295,792
26 Hanover Towers	Meriden, CT	100	100	Senior	Yes	Developer/Builder-SOLD	1980	\$ 3,189,216
27 Harbor Towers	Meriden, CT	202	202	Senior	Yes	Developer/Builder-SOLD	1983	\$ 7,275,251
28 Harbor Brook	Meriden, CT	238	-	Senior	No	Developer/Builder-SOLD	1974	\$ 7,406,725
29 Hedgewood Apts	Norwich, CT	100	100	Multi-Family	Yes	Developer/Builder/Owner/Manager	1969/2002	\$ 1,025,840
30 Hillside Gardens	Meriden, CT	100	100	Multi-Family	No	Developer/Builder/Owner/Manager	1965	\$ 1,364,445
31 Hotel Worthy	Springfield, MA	91	91	Senior	No	Developer/Builder/Owner/Manager	1981	\$ 4,550,000
32 Ivy Gardens Aps	Willimantic, CT	100	-	Multi-Family	No	Developer/Builder-SOLD	1971	\$ 1,182,000
33 Josephine Towers	Waterbury, CT	125	-	Multi-Family	No	Developer/Builder-SOLD	1978	\$ 3,479,586
34 Kennedy Building	Meriden, CT	115	-	Multi-Family	No	Developer/Builder-SOLD	1966	\$ 1,425,777
35 Kingswood Apts	Willimantic, CT	110	110	Multi-Family	No	Developer/Builder/Owner/Manager	1972/2002	\$ 1,378,992
36 Laurel Estates	Waterbury, CT		276	Multi-Family	No	Owner/Manager	1952	N/A
37 Liberty Commons	Waterbury, CT	31	31	Multi-Family	Yes	Developer/Builder/Owner/Manager	2015	\$ 10,047,850
38 Lincoln Village	Worcester, MA	1,213	1,213	Multi-Family	No	Developer/Builder/Owner/Manager	1975/1998	\$ 31,442,667
39 Lower Garden Apts	Hartford, CT		49	Multi-Family	No	Owner/Manager	1922	N/A
40 Malden Gardens	Malden, MA	140	140	Multi-Family	No	Developer/Builder/Owner/Manager	1985	\$ 11,711,088
41 Malden Towers	Malden, MA	208	208	Multi-Family	No	Developer/Builder/Owner/Manager	1983	\$ 12,555,808
42 Maple Hill	Meriden, CT	32	32	Multi-Family	Yes	Developer/Builder/Owner/Manager	1980	\$ 953,112
43 Martin Luther King Jr	Hartford, CT	64	-	Multi-Family	Yes	Developer/Builder/Owner-SOLD	1998	\$ 5,250,000
44 Marwood Apts	Bristol, CT	105	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1970	\$ 1,112,150
45 Meadoway Gardens	Middletown, CT	100	100	Multi-Family	No	Developer/Builder/Owner/Manager	1964	\$ 1,163,015
46 Middletown Turnkey	Middletown, CT	60	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1975	\$ 540,000
47 New London Communities	New London, CT	303	303	Multi-Family	Yes	Developer/Builder/Owner/Manager	2009	\$ 55,000,000
48 New Meadows	Middletown, CT	191	191	Multi-Family	No	Developer/Builder/Owner/Manager	1973	\$ 3,414,421
49 Newfield Towers	Middletown, CT	100	100	Senior	No	Developer/Builder/Owner/Manager	1971	\$ 1,898,423
50 Northeast Affordable Housing	Hartford, CT	68	-	Multi-Family	No	General Contractor/Manager	2004	\$ 5,000,000
51 Niagara Apts	Springfield, MA	16	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1977	\$ 192,000
52 North End Gateway	Hartford, CT	57	57	Multi-Family	Yes	Developer/Builder/Owner/Manager	2008	\$ 20,000,000
53 Norwich Apts	Norwich, CT	100	100	Multi-Family	No	Developer/Builder/Owner/Manager	1968	\$ 1,043,520
54 Northern Heights	Springfield, MA	148	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1975	\$ 3,507,912
55 North Broad Street	Meriden, CT	12	12	Multi-Family	No	Developer/Builder/Owner/Manager	2022	\$ 1,300,000
56 Oakland Gardens	Meriden, CT	80	80	Multi-Family	No	Developer/Builder/Owner/Manager	1967	\$ 1,068,900
57 Ocean View Condos	West Haven, CT	94	-	Condominiums	No	Developer/Builder/Owner-SOLD	1972	\$ 6,016,000
58 Oddfellows	Meriden, CT	8	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1986	\$ 100,000
59 Orange Apts	Springfield, MA	104	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1972	\$ 288,000
60 Orchard Crossing	Waterbury, CT		56	Multi-Family	No	Owner/Manager	2015	N/A
61 Parkside Apts	Meriden, CT	164	164	Multi-Family	No	Developer/Builder/Owner/Manager	1965	\$ 1,762,425
62 Patton Apts	Springfield, MA	12	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1971	\$ 288,000
63 Pleasant Plaza	Malden, MA	126	126	Multi-Family	No	Developer/Builder/Owner/Manager	1989	\$ 15,934,482
64 Pondside Homes	Torrington, CT	30	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1999	\$ 3,000,000
65 Pulaski Heights Apts	Holyoke, MA	101	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1974	\$ 1,914,937
66 Redstone Gardens	Bristol, CT	132	132	Multi-Family	Yes	Developer/Builder/Owner/Manager	1966/2002	\$ 1,534,234
67 Regency Park	Brookline, MA	226	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1980	\$ 9,458,530
68 Rice Heights Homes	Hartford, CT	44	-	Multi-Family	No	Developer/Builder/Owner-SOLD	2004	\$ 17,400,000
69 Rivers Edge Codos	Middletown, CT	102	-	Condominiums	No	Developer/Builder/Owner-SOLD	1989	\$ 9,180,000
70 Rose Gardens	Middletown, CT	120	120	Multi-Family	No	Developer/Builder/Owner/Manager	1965	\$ 5,800,000

			# Units					Total
Property Name	Location	# Units	Currently	Type	LIHTC	Role	Yr Built/ Rehabbed	Development Cost
MULTI-FAMILY								
71	St. Christopher Apts	Hartford, CT	100	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1972 \$ 4,740,000
72	SANA Apts	Hartford, CT	256	256	Multi-Family	Yes	Developer/Builder/Owner/Manager	2005 \$ 33,000,000
73	Saybrook (Summer Hill-Sec II)	Meriden, CT	30	30	Multi-Family	No	Developer/Builder/Owner/Manager	1970 \$ 1,417,250
74	Savin Avenue Condos	West Haven, CT	90	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1970 \$ 3,676,000
75	Scattered Sites (Rehab)	New Haven, CT	50	-	Multi-Family	No	General Contractor	1998 \$ 360,000
76	Scattered Sites (Rehab)	Hartford, CT	100	-	Multi-Family	No	General Contractor	2005 \$ 738,439
77	Scattered Sites (Rehab)	Connecticut-Statewide	580	-	Multi-Family	Yes	General Contractor	2012 \$ 10,000,000
78	Sheldon Oak Coop	Hartford, CT	72	-	Multi-Family	No	General Contractor	1999 \$ 5,619,000
79	Silver Pond	Wallingford, CT	160	160	Senior	Yes	Developer/Builder/Owner/Manager	1973/2002 \$ 980,239
80	Single Family Homes	Meriden, CT	2,200	-	Single-Family	No	Developer/Builder/Owner-SOLD	1950 \$ 85,008,000
81	Sleeping Giant	Vernon, CT	106	106	Multi-Family	Yes	Developer/Builder/Owner/Manager	1969/2002 \$ 1,232,156
82	Smith Towers	Hartford, CT	201	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1998 \$ 850,000
83	Southford Park	Waterbury, CT	212	212	Multi-Family	Yes	Developer/Builder/Owner/Manager	1969/2002 \$ 3,395,477
84	Springhill Apts	Meriden, CT	42	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1974 \$ 361,200
85	Stonegate Apts	New Britain, CT	216	216	Multi-Family	No	Developer/Builder/Owner/Manager	1968 \$ 3,373,371
86	Stoneycrest Apts	Middletown, CT	49	49	Multi-Family	No	Developer/Builder/Owner/Manager	1970 \$ 667,926
87	Stoneycrest Towers	Middletown, CT	100	100	Senior	No	Developer/Builder/Owner/Manager	1970 \$ 1,898,423
88	Stowe Village	Hartford, CT	112	-	Home Ownership	No	General Contractor	2002 \$ 30,000,000
89	Summer Hill Apts	Meriden, CT	105	105	Multi-Family	No	Developer/Builder/Owner/Manager	1970 \$ 1,224,566
90	Summitwood Phase I	Meriden, CT	37	37	Multi-Family	No	Developer/Builder/Owner/Manager	1970 \$ 1,506,556
91	Summitwood Village	Meriden, CT	39	39	Multi-Family	No	Developer/Builder/Owner/Manager	1970 \$ 2,254,200
92	Sunset Gardens	Waterbury, CT	231	231	Multi-Family	No	Developer/Builder/Owner/Manager	1970 \$ 4,014,612
93	Terrace Gardens	Wallingford, CT	80	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1964 \$ 725,643
94	Tuscan Homes	Hartford, CT	120	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1971 \$ 1,040,976
95	Upper Gardens (Park Apts)	Hartford, CT	-	98	Multi-Family	No	Owner/Manager	1922 N/A
96	Veterans Terrace Phase I	East Hartford, CT	45	45	Multi-Family	Yes	Developer/Builder/Owner/Manager	2022 \$ 21,408,147
97	Veterans Terrace Phase II	East Hartford, CT	54	-	Multi-Family	Yes	Developer/Builder/Owner/Manager	2023 \$ 22,241,982
98	Victoria Towers	Meriden, CT	111	111	Multi-Family	No	Developer/Builder/Owner/Manager	1969 \$ 1,601,215
99	Vine Apts	Hartford, CT	-	68	Family/Senior	No	Owner/Manager	1922 N/A
100	Waters Edge	Revere, MA	303	303	Multi-Family	No	Developer/Builder/Owner/Manager	1988 \$ 15,150,000
101	Waters Edge - Bldg 3 (Seawatch Twr)	Revere, MA	129	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1987 \$ 11,610,000
102	Waters Edge - Bldg 4 (Ocean Gate)	Revere, MA	111	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1987 \$ 9,990,000
103	Waters Edge Tower - Bldg 6	Revere, MA	87	87	Multi-Family	No	Developer/Builder/Owner/Manager	1990 \$ 8,700,000
104	Westfield Glen	Meriden, CT	57	57	Multi-Family	No	Developer/Builder/Owner/Manager	1988 \$ 2,882,775
105	Windsor on Main	Hartford, CT	37	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1924 \$ 1,000,000
106	Willowcrest Apts	Middletown, CT	151	151	Multi-Family	Yes	Developer/Builder/Owner/Manager	1968/2002 \$ 1,830,629
107	Woodbury Apts	Middletown, CT	188	188	Multi-Family	No	Developer/Builder/Owner/Manager	1971 \$ 3,502,341
108	Worcester Housing	Worcester, MA	250	-	Multi-Family	No	Developer/Builder/Owner-SOLD	1980 \$ 7,154,784
109	Yale Acres	Meriden, CT	162	-	Multi-Family	Yes	General Contractor	Rehab 2021 \$ 38,000,000
	Totals		16,973	9,544				\$ 778,207,071

	Property Name	Location	Type	Role	Yr Built/ Rehabbed	Total Development Cost
COMMERCIAL						
110	Breakthrough Magnet School 60,000 SF	Hartford, CT	Design-Build - School	CM/General Contractor	Aug. 2006	\$ 30,000,000
111	Barnes ANG New Dining Facility (Additions / Renovations)	Westfield, MA	Commercial	General Contractor	Jan. 1999	\$ 2,500,000
112	Sayles Elementary School (Additions / Renovations)	Sprague, CT	Commercial	General Contractor	Nov. 1999	\$ 4,000,000
113	One West Main Street Building (Tenant Fit-Up)	Meriden, CT	Commercial	General Contractor	Oct. 2003	\$ 1,500,000
114	Congregate Services Addition (Dining Facility)	Willimantic, CT	Commercial	General Contractor	April 2003	\$ 1,500,000
115	Restoration of Curtis Memorial Building (Historical Rehab)	Meriden, CT	Commercial - Historical Rehab	General Contractor	Aug. 2002	\$ 3,000,000
116	Ansonia Rescue Medical Services (New Fire Station)	Ansonia, CT	Commercial	General Contractor	Aug. 2001	\$ 1,000,000
117	New Fire & Ambulance Building (New Construction)	Somers, CT	Commercial	General Contractor	May 2001	\$ 2,000,000
118	New Oakland Gardens (New Fire Station)	Farmington, CT	Commercial	General Contractor	May 2000	\$ 870,000
119	New Southwest Construction (New Fire Station)	Farmington, CT	Commercial	General Contractor	April 2000	\$ 1,200,000
120	Nathan Hale Terrace (Residing)	Willimantic, CT	Commercial	General Contractor	April 1998	\$ 301,000
121	New England Laborers Training Academy (Modernization)	Pomfret, CT	Commercial	General Contractor	Feb. 1997	\$ 660,000
122	East Haven Community Pool Rehab	East Haven, CT	Commercial	General Contractor	Aug. 1995	\$ 500,000
123	Hampshire Heights Roof	Putnam, CT	Commercial	General Contractor	Aug. 1995	\$ 700,000.00
						\$ 49,731,000.00

Total Development Cost \$ 827,938,071.00

ANTILLEAN ESTATES

New Haven, Connecticut

COMPLETION

2024

TOTAL DEVELOPMENT COST

\$21.4 million

PROJECT HIGHLIGHTS

Antillean Estates was completed in two phases. The first phase was the full demolition of the existing building and environmental remediation of hazardous materials as identified by a licensed environmental professional. The second phase included new construction of 31-unit multifamily rental property 4-story building. This project was a collaboration with Schadler Associates PC for design.

FINANCING

LIHTC Proceeds
HOME Funds
Public Funds

FINANCING PARTNERS

Regions Affordable Housing
CT Housing Finance Authority
Green Bank



The existing building was structurally obsolete and mechanical systems have reached the end of their useful life and have failed. The new Antillean Estates is a modern 31-unit multifamily rental property including 4-floors. The project includes razing of the existing building structures and foundations; and reconstruction of the buildings using modern, energy-efficient, wood-framed, construction assemblies. The redevelopment will ensure a minimum 50–75-year lifespan for the complex. The redevelopment allowed for the acquisition and repositioning of the property as a multi-family rental.

The project is in the transitioning Dwight neighborhood and is located directly across the street from the Amistad Academy and borders a park in New Haven. This project was subject to an extensive relocation project. The existing tenants were relocated temporarily offsite while the construction was underway.

We worked with the City of New Haven and complying with their Code of Ordinance 12 ½ Workforce Requirements and Small Contractor Development City of New Haven Code of Ordinances 12 ¼. This project is also subject to the City of New Haven's Living Wage Rates. Subcontractors were required to provide certified payrolls and other related reporting.

Antillean Estates is currently managed by Carabetta Management Co.



VETERANS TERRACE PH I & II

East Hartford, Connecticut

COMPLETION

Phase I – 2022

Phase II - 2023

TOTAL DEVELOPMENT COST

Phase I – \$21.4 million

Phase II - \$22.2 million

PROJECT HIGHLIGHTS

The redevelopment of Veterans Terrace is through a partnership with East Hartford Housing Authority. This project is being constructed in three phases. Phase One and Two are complete. The combination of the three phases includes 150 affordable housing units, demolition, and new construction.

FINANCING

LIHTC Proceeds

HUD Insured Loan

CT DOH Flex Funds & NHTP

Mortgage Debt

Deferred Developer Fee

EHHA Land Contribution

Energy Rebates

FINANCING PARTNERS

Regions Affordable Housing

CT Housing Finance Authority

CT Dept. of Housing

Dept. of Housing & Urban Development

M&T Bank



VT1 represents the first phase of two-phased redevelopment of Veterans Terrace. This project includes the abatement of ACM & PCB's in eight buildings and select demolition of 42 units down to the foundation and the new construction of 45 units. The project includes the demolition including foundation and structure of one building and select demolition of seven buildings, the excavation and installation of foundations and slabs on grade of one new apartment building and one new common laundry building. The redevelopment will result in full ADA compliance and environmentally safe property.

VT2 represents the second phase of two-phased redevelopment of Veterans Terrace. This project includes the abatement of ACM & PCB's in nine buildings and select demolition of 42 units down to the foundation and the new construction of 45 units. The project includes the demolition including foundation and structure of one building and select demolition of seven buildings, the excavation and installation of foundations and slabs on grade.

New site features include additional parking, underground utilities, security system, fencing & landscaping. This contract was subject to state set-aside and contract compliance requirements, including nondiscrimination statutes and set-aside requirements. Davis-Bacon residential wage rates applied. Subcontractors were required to provide certified payrolls and other related reporting.

The redevelopment included razing of existing building structures; re-use of existing foundation assemblies, provision of small additions, and reconstruction of buildings using modern, energy-efficient, wood-framed, construction assemblies. The project included full compliance with the American Disabilities ACT and accessibility requirements of the CT Building Code, a fully addressable fire alarm/call for aid system and a code compliant residential fire-suppression system.

Veterans Terrace Phases I and II are currently managed by Carabetta Management.



YALE ACRES

Meriden, Connecticut

COMPLETION

2021

TOTAL DEVELOPMENT COST

\$38 million

PROJECT HIGHLIGHTS

This redevelopment was performed in five phases which involved an extensive relocation project throughout. The Meriden Housing Authority funded this project with HUD, CT Dept. of Housing funds and Low-Income Housing Tax Credit proceeds.

FINANCING

LIHTC Proceeds
HUD Insured Loan
Private Funds
Energy Rebates

FINANCING PARTNERS

Regions Affordable Housing
Connecticut Dept. of Housing
Dept. of Housing & Urban Development
Lument



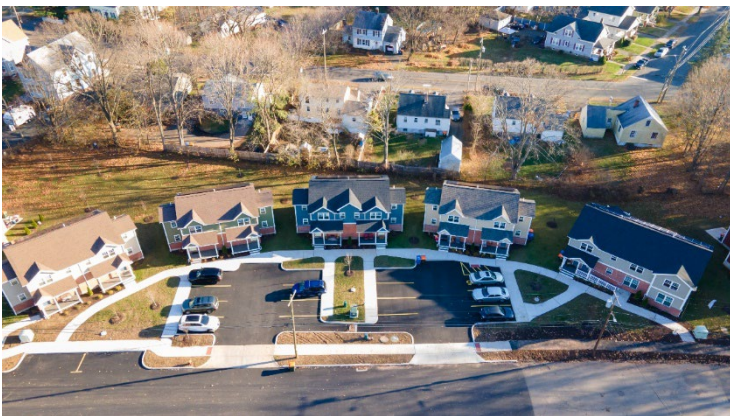
This project included the rehabilitation of the functionally obsolete complex to create a 162-unit sustainable affordable housing development. Yale Acres is on a 24-acre site in a residential area of Meriden, Connecticut. A multi-family property comprised of 47 separate residential buildings, it includes a unit mix of one, two and three-bedroom, townhouse-style in addition to first and second floor flat units. The modernization of Yale Acres was the in-place gut rehab of an aged State Moderate Rental Portfolio project. Site enhancements included demolition, street reconstruction, paving and new sidewalks, landscaping, fencing, lighting, some improved drainage and significant energy upgrades.

The rehabilitation of the existing buildings and construction of two new buildings includes new exteriors (siding, windows, doors roofs and other exterior treatments). Interior improvements include repairing and resurfacing of the hardwood floors, new cabinetry, countertops, new Energy-Star rated kitchen appliances, vanities, plumbing fixtures, electrical devices, full insulation and wall/ceiling finishes. Bathrooms were enlarged and second 1/2 baths were added. Front porches were added to all the units and back decks were also added to all units.

On the site, all overhead electrical lines were buried. The burying of the utility lines also prevents many future blackouts, such as Yale Acres has often experienced, from downed trees and utility lines. Other important environmental goals achieved during the redevelopment of the complex was sustainable landscaping to naturally treat storm water and beautify the neighborhood through rain gardens and water quality basins. The overgrowth of mostly "scrap" trees will be thinned, with the services of a licensed arborist, to provide more and safer recreation areas for children and families. The two creeks and creek banks, which have suffered abuse and erosion, were cleaned and restored.

The most significant improvements made are Energy Conservation Measures (EMs), and Renewable Energy (RE) technologies which include Energy-Star building envelope upgrades, new insulating windows, substantial wall insulation, new Energy-Star rated appliances and lighting fixtures, LED outdoor lighting, and high efficiency mechanical systems including geothermal heating, cooling systems and domestic hot water systems. This project was a collaboration with Landmark Architects for design.

Davis Bacon wage rates applied. Subcontractors were required to provide certified payrolls and other related reporting.



NORTH BROAD INNOVATIVE HOUSING Meriden, Connecticut

COMPLETION

2023

TOTAL DEVELOPMENT COST

\$1.3 million

PROJECT HIGHLIGHTS

SRC/Carabetta, a pioneer in affordable housing for decades, is constantly searching for unique approaches to create housing that's affordable. Innovative Housing is an ideal, mass-producible answer to the State of Connecticut's call for more affordable housing. Given its high standards of construction and efficiency, Innovative Housing would easily qualify under Connecticut's upcoming funding initiatives.

FINANCING

Mortgage Debt

FINANCING PARTNERS

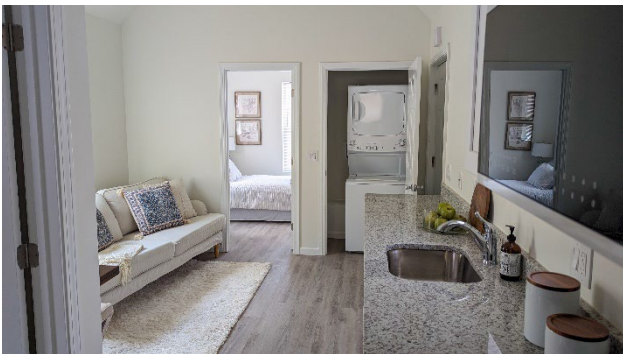
Capital for Change



Born from a challenge seeking a solution – a small decrepit trailer park near a school in Meriden – the idea was to construct small but modern “detached homes” that would serve as homes for singles, young families, and retirees; with a “neighborhood” feel and a sense of community. Following a bit on the national trend of “tiny homes,” these Innovative houses have gained local media attention and quite an interest, including waiting list of applicants.

Built to LEEDS standards of efficiency and construction, our Innovative Houses have mini-split electric heat pumps providing heating and cooling and can be oriented in many fashions on the site. Interior finishes include high-efficiency plumbing fixtures, Energy-Star rated appliances and lighting, and granite countertops with modest impact on overall cost. Although cookie-cutter in nature to control costs, by varying architectural finishes, details, and siding options will produce a community that is anything but.

North Broad Park is a 12-unit detached multi-family rental development. The unit mix includes 2 one-bedroom units and 10 two-bedroom units. North Broad Park is currently managed by Carabetta Management Co.



DUTTON HEIGHTS

Bristol, Connecticut

COMPLETION

2014

TOTAL DEVELOPMENT COST

\$15.4 million

PROJECT HIGHLIGHTS

Dutton Heights was redeveloped *in partnership with the Bristol Housing Authority*. This project includes 84 unit multi-family affordable housing and mixed-income property which was part of State of Connecticut Moderate Income Rental Portfolio. The project is made up of 42 duplex homes in a small residential neighborhood and contemplates interior and exterior renovations. This project was a collaboration with Crosskey Architects for design.

FINANCING

LIHTC Proceeds
CT DECD Flex Funds
Seller Notes
Energy Rebates
TCAP Funding

FINANCING PARTNERS

First Sterling, Inc.
CT Housing Finance Authority
Dept. of Economic & Community Development



The planned modernization of Dutton Heights eliminated environmental hazards and permanently preserved 84 units of affordable rental housing. The new homes include the addition of a half bath on the first floor, the energy improvements including new kitchens with Energy Star appliances and baths, new flooring, new private entrances, porches, roofing, new high-efficiency mechanicals, site improvements and landscaping, as well as the addition of a management office, community room and maintenance shop at the property.

The construction phasing required a relocation plan that minimized the relocation of residents during the construction process. SRC/Carabetta worked throughout the relocation process to make sure that all activities run smooth with little or no issues. We began renovating the vacant units first in order to relocate residents into the newly renovated units to stay or temporarily live until their units are renovated.

Key Staff Involvement: All of SRC/Carabetta's key staff is involved in this redevelopment, from senior advisement to project management and property management. We worked in collaboration with Bristol Housing Authority.

Davis-Bacon wage rates applied. Subcontractors were required to provide certified payrolls and other related reporting.



Liberty Commons

Waterbury, Connecticut

COMPLETION

2015

TOTAL DEVELOPMENT COST

\$10.7 million

PROJECT HIGHLIGHTS

Liberty Commons is a partnership with Loyola, a local non-profit agency. This project included a collaboration with The Monroe Partnership for design.

FINANCING

LIHTC Proceeds
Construction Loans
Energy Rebates

FINANCING PARTNERS

First Sterling, Inc.
CT Housing Finance Authority
Dept. of Economic & Community Development



Liberty Commons included the planning of the revitalization of the South End neighborhood in Waterbury, Connecticut. Liberty Commons is a mixed-use development for family households including 2- and 3-bedroom units totaling thirty-three (33) affordable/mixed-income units of new construction. This development includes two separate buildings, one 3-story building and one 4-story building with first floor office space. This project included the collaboration of Carabetta's development staff, construction professionals and Carabetta's property management staff.

Davis-Bacon wage rates applied. Subcontractors were required to provide certified payrolls and other related reporting.

Liberty Commons is currently managed by Carabetta Management Co.



North End Gateway Apartments Hartford, Connecticut

COMPLETION

2012

TOTAL DEVELOPMENT COST

\$17 million

PROJECT HIGHLIGHTS

Mixed-income housing for families consisting of 57 units of new construction (modular) that includes a large area of community green space. North End Gateway was built on land acquired from the City of Hartford and earmarked as an important contribution to affordable housing for the north end neighborhood.

FINANCING

LIHTC Proceeds
CT DOH Flex Funds
Mortgage Debt
Deferred Developer Fee
Energy Rebates

FINANCING PARTNERS

First Sterling, Inc.
CT Housing Finance Authority
Dept. of Economic & Community Development
Red Capital
Bowdoin Trust

North End Gateway is a 57-unit mixed-income housing complex located at 1450 Main Street in Hartford, Connecticut. North End Gateway was built on land acquired from the City of Hartford and earmarked as an important contribution to affordable housing for the City's housing stock. This property is highly visible and leads into the Central Business District of the City.

Our team worked closely with the project Architects and Engineers in the design and planning stages. This development was built modular construction, four-story apartment building with a community room and lobby. The living space on floors 2 through 4 are accessed by elevators in the formal lobby and also from the covered garage area in the rear. The unit mix includes 2BR, 3BR and 4BR units and range from 926 to 1,300 square feet. The outdoor amenities include the community park-like landscaped green space.

The North End Gateway is designed as a welcoming and pedestrian-friendly streetscape. This development utilized minority contractor participation, and local Hartford-based participation.

Davis-Bacon wage rates applied. Subcontractors were required to provide certified payrolls and other related reporting.

North End Gateway is currently managed by Carabetta Management Co.



NEW LONDON COMMUNITIES

New London, Connecticut

COMPLETION

2011

TOTAL DEVELOPMENT COST

\$58 million

PROJECT HIGHLIGHTS

Our team redeveloped Pride Point, Progress Point and New London Communities, three phases of 302 rental units known as the former State Moderate Income public housing at Briarcliff and Bates Woods Apartments, located in New London, CT. We developed the properties *in partnership with the New London Housing Authority ("NLHA")*. This project was a collaboration with Landmark Architects for design.

FINANCING

LIHTC Proceeds
CT DOH Flex Funds
Mortgage Debt
Energy Rebates

FINANCING PARTNERS

First Sterling, Inc.
Connecticut Dept. of Housing
Connecticut Housing Finance Authority



One of the significant reasons for the selection of our team to partner with the New London Housing Authority's revitalization of Bates Woods and Briarcliff, is its creation of three Limited Partnerships where SRC/Carabetta utilized its financial strength and technical know-how to leverage and secure funding – funding significant not only to accomplish this \$58 million rehab, but also to create a means of helping the NLHA become "whole" financially. We designed a way to pay down significant debts of the NLHA and an alternative way to create a subsidy to assure that rents will be kept affordable, and, in short, to take on all of the downside risk as the 70% General Partner, while offering most of the "upside" rewards to the NLHA, and thus its residents, as the 30% Partner to the Deal.

Renovations included rehab of every unit with energy conservation improvements such as new kitchens with Energy-Star Rated appliances, new doors/windows and insulation, new flooring, new high-efficiency mechanicals, and landscaping improvements. Davis-Bacon residential wage rates applied. Subcontractors were required to provide certified payrolls and other related reporting.

This development is currently managed by Carabetta Management co.



SANA Apartments Hartford, Connecticut

COMPLETION

2005

TOTAL DEVELOPMENT COST

\$32 million

PROJECT HIGHLIGHTS

A repositioning of a HUD troubled property, this project was a preservation of 256 units of affordable housing in the Clay Arsenal neighborhood in the City of Hartford. The modernization of SANA Apartments was performed in two phases which included a high-rise building and low-rise structures. Completed on schedule/within budget.

FINANCING

9% LIHTC Proceeds
CT Housing Investment Fund
CT DECD Flex Funds
HUD Insured Loan
Mortgage Debt
Energy Rebates

FINANCING PARTNERS

First Sterling, Inc.
CT Housing Finance Authority
Dept. of Economic & Community Development
Fannie Mae Foundation
Dept. of Housing & Urban Development
Local Initiatives Support Corporation
Webster Bank



SANA Apartments was a HUD troubled property including high-rise and low-rise building consisting of 256 families. This property was a negotiated acquisition from HUD and the City of Hartford for \$1. Although this development is fully occupied now, it was built in 1970 and was badly in need of modernization. The substantial rehabilitation included modernization of the grounds, parking, exterior finishes, mechanical systems and upgrades to 256 units located in Hartford, CT. Construction consisted of two phases: Phase 1 – 108 units in 10 buildings; and Phase 2 – 148 units, in a single 10-story building. All substantial upgrades were completed within 18 months.

A great deal of attention was continually given to detail, allowing a project of this magnitude to move swiftly and smoothly. The project was guided daily by a construction team which included an Overall Construction Manager, Site Engineer, Quality Control Manager and Construction Superintendents (for each phase). These individuals worked together to maintain a coordinated effort among the Architect's office, his engineers, the City of Hartford, business leaders, local community action agencies which specialize in employment training programs throughout the area, minority employment agencies and many others.

The rehabilitation of SANA Apartments is the result of a carefully planned and consistent partnering effort by our development and construction team of professionals working with the community, city officials and financing partners. Davis-Bacon wage rates applied. Subcontractors were required to provide certified payrolls and other related reporting.

SANA Apartments is currently owned and managed by Carabetta.



RICE HEIGHTS

Hartford, Connecticut

COMPLETION

2005

TOTAL DEVELOPMENT COST

\$17 million

PROJECT HIGHLIGHTS

Development consists of 44 single family homes on the site of former public housing and included new infrastructure for the State of Connecticut. Other organizations involved in the development included, Habitat for Humanity, Youth Build, and Co-Opportunity, Inc. This development was part of the former Governor's plan to increase urban homeownership opportunities in Connecticut's major cities.

FINANCING

Homeownership

FINANCING PARTNERS

CT Dept. of Economic and Community Development

City of Hartford

Citizens Bank



These homes, surrounded by Greene space, are attractive three and four-bedroom Capes and Colonials with garages and full basements. This development created 44 new owner-occupied homes for low- and moderate-income families on the former Rice Heights public housing land in Hartford's Behind-the-Rocks neighborhood. This development was part of a state program that offered priority to former Rice Height's public housing residents. Developer mentored minority and Hartford-based contractors on project administration, job safety requirements, reporting procedures, management, maintenance, etc. Development utilized M/WBE participation, and Hartford-based participation.

In 2005, Carabetta built Connecticut's first Design-Build school next to the Rice Heights development.



BREAKTHROUGH MAGNET SCHOOL Hartford, Connecticut

COMPLETION

2005

TOTAL DEVELOPMENT COST

\$26 million

PROJECT HIGHLIGHTS

State of Connecticut's first "Design-Build" Magnet School

FINANCING

State of Connecticut

City of Hartford



The Carabetta Team entered into a contract with the City of Hartford to "fast-track" construction of the State of Connecticut's first "Design-Build" Magnet School on the remaining portion of the former Rice Heights public housing complex. The project was being undertaken as a collaboration between, Carabetta, the Design-Build Developer, SRC, the General Contractor, and URS Corporation, the projects lead Architect/Engineering firm with support from local design firms.

Development Concepts: The Breakthrough Magnet School, a 60,000 SF facility, accommodates 330 students from Hartford and several suburban communities, encompassing Pre-K to grade 8, and approximately 45 staff members. The school "rounded out" the remaining **Rice Heights** site. This project's scope included aggressive design and construction schedules; environmental remediation issues, site development and infrastructure issues related to building with the Flood Plain and obtaining proper approvals.



Northeast Hartford Affordable Housing

Hartford, Connecticut

COMPLETION

2005

TOTAL DEVELOPMENT COST

\$7 million

PROJECT HIGHLIGHTS

This project included the redevelopment of 68 units of family housing in nine buildings, including a new 2,200 sf neighborhood resource center. This project was a collaboration with Henry Schadler Associates for design.

FINANCING

LIHTC Proceeds

DECD Flex Funds

Conventional mortgage

TCAP funding (State Stimulus Funding)

Seller Notes

Energy Rebates

FINANCING PARTNERS

First Sterling, Inc.

CT Housing Finance Authority

Dept. of Economic & Community Development



Northeast Hartford Affordable Housing was a substantial renovation that included exterior repairs, site and building demolition; interior rehab included replacement and upgrades of windows, doors, cabinets, and appliances, mechanical, electrical and fire protection upgrades. Construction services were provided in compliance with the M/W/DBE and Section 3 program requirements administered by the State of Connecticut, DECD and the City of Hartford. Northeast Hartford Affordable Housing was developed in partnership with Sheldon Oak Central who mentored residents, minority and Hartford-based contractors on project administration, job safety requirements, reporting procedures, management, maintenance, etc.

Development utilized minority participation, and Hartford-based participation. In addition, a social services program was instituted on site and includes ongoing vocational training and job placement for residents. Northeast Hartford Affordable Housing is currently managed by Carabetta Management Co.



STOWE VILLAGE

Hartford, Connecticut

COMPLETION

2002

TOTAL DEVELOPMENT COST

\$30 million

PROJECT HIGHLIGHTS

The construction consisted of demolishing and building 112 units (duplex homes).

FINANCING

Financing done by Hartford Housing Authority

FINANCING PARTNERS

Financing done by Hartford Housing Authority



This development involved the revitalization of the Northern end of Hartford, CT, not only to encourage home ownership for residents, but also to extend values to the community. This redevelopment project offers the community opportunities to learn “hands on” for future self-sufficiency through skills developed and new business “start-up” assistance. In turn, the objective of this completed redevelopment was achieved which was to improve the quality of life for the residents. Carabetta performed the general construction services and assisted in minority and Section 3 hiring.



MLK JR. APARTMENTS

Hartford, Connecticut

COMPLETION

1997

TOTAL DEVELOPMENT COST

\$5 million

PROJECT HIGHLIGHTS

This project was originally built by Carabetta in 1970. This renovation included demolition, sitework and extensive renovation to 64 units. This project was a collaboration with Henry Schadler Associates for design.

FINANCING

LIHTC Proceeds

State Funding from DECD

FINANCING PARTNERS

First Sterling, Inc.

CT Housing Finance Authority

Dept. of Economic & Community Development



The renovations at Martin Luther King Jr. Apartments involved extensive upgrades performed on the 64 mixed-income housing units and include building a brand-new community center. SRC completed the project 5 months ahead of schedule. Scope included the demolition of (4) 16-unit buildings to reduce density of site conditions, interior finishes, mechanical, and electrical, utility upgrades. Exterior improvements included sitework, paving, curbing and sidewalks, landscaping, site lighting, roofing, masonry and concrete.

Construction services were provided in compliance with M/W/DBE and Section 3 program requirements administered by the State of Connecticut, DECD and the City of Hartford. The development utilized minority participation, and Hartford-based contractor and worker participation. In addition, a social services program was instituted on site that includes ongoing vocational training and job placement for residents. MLK is currently managed by Carabetta Management Co.



ARROWHEAD DEVELOPMENT Hartford, Connecticut

ANTICIPATED COMPLETION

December 2025

TOTAL DEVELOPMENT COST

\$17 million

PROJECT HIGHLIGHTS

Gateway Partnership (Carabetta and San Juan Center, a non-profit organization) was selected in 2021 by the City of Hartford as the preferred developer to redevelop a pivotal site connecting Hartford's North End to the greater Hartford downtown area in the block adjacent to the new Dunkin Donuts minor league baseball stadium. The site, known as "Arrowhead" due to the shape of the intersection of Main Street, Albany Avenue, High Street, Ely Street, and Ann Uccello Street, is a priority link of two key neighborhoods.

FINANCING

HOME Funds

State and Federal Historic Tax Credit Proceeds

Brownfield Funds

10-year Real Estate Tax Abatement

Energy Rebates

FINANCING PARTNERS

Dept. of Economic and Community Development

Capital Regional Development Agency

Liberty Bank

EPA



The development includes environmental abatement and the rehab and new addition to the historic Arrowhead Café (1355-1359 Main ST), City-owned parcels at 522 & 532 Ann Street, acquisition and rehab of the historic "Flatiron Building" (529 Ann ST), the acquisition and rehab of the historic Co-operative building (506 Ann ST), creation of parking at 520 & 525 Ann Street, and the City's partial closure of Ann Street to create a vibrant public space courtyard in the center of the project. The combined project creates 45 upscale apartments - 14 of which will have rental subsidy - over 7,300 square feet of street-level commercial and ancillary space, off-street parking spaces, and the public courtyard area. Additionally, the City is developing a concept plan to enhance the sidewalk and streetscape along Main Street in front of Arrowhead, and working with the State DOT to create an attractive, pedestrian-friendly rotary to replace the current confusing multi-street intersection.

The Arrowhead Café building project consists of renovating the existing vacant Arrowhead building and the addition of a four-story structure. The resulting building will be a four-story building with a residential lobby and amenities as well as retail or restaurant on the first floor, and 21 efficiency, one and two-bedroom multi-family residential units on the upper floors. Building is anticipated to be completed by January 2026.

The Flatiron building is a total gut rehab of an abandoned and vacant wood framed building to 2 mercantile tenants on the first floor and existing abandoned resident apartments on floors 2 - 4 to 18 resident studio apartments. The parking lot to the south of the Flatiron building along High Street will also be paved as part of the project. Building is anticipated to be completed by January 2026.

The Co-op building is mostly occupied (5 of the 6 units). The renovation of the Co-op building is a tenants-in-place light renovation of 6 one and two-bedroom units. Non-destructive including new flooring, windows, kitchen cabinetry and appliances, repainting, tub reglazing, replacement of interior doors, and new lighting fixtures.



VETERANS TERRACE PH III East Hartford, Connecticut

ANTICIPATED COMPLETION

2026

TOTAL DEVELOPMENT COST

\$28 million

PROJECT HIGHLIGHTS

The redevelopment of Veterans Terrace is through a partnership with East Hartford Housing Authority. This project is being constructed in three phases. Phase One and Two are complete. The combination of the three phases includes 150 affordable housing units, demolition, and new construction.

FINANCING

LIHTC Proceeds
DECD CIF Funds
CT DOH Flex Funds
CHFA Loans (Taxable Bonds & Non-bond proceeds)
Deferred Developer Fee
Developer Loan
HHA Sponsor Loan
EHHA Land Contribution
Energy Rebates

FINANCING PARTNERS

R4 Capital
CT Housing Finance Authority
CT Dept. of Housing
Dept. of Economic and Community Development
East Hartford Housing Authority



Veterans Terrace Phase III includes the abatement ACM & PCB's and complete demolition of seven (7) existing residential structures, full site and utility demolition, installation of new underground utilities including storm and sewer, domestic and fire water, electrical and gas, street/parking. The new construction of nine (9) residential slab on grade wood structures (51 total units), new SOG community/laundry center with solar panels & generator, playground, basketball court, site security system, fencing and landscaping.

All buildings to be modern, energy efficient, wood-framed, construction assemblies. Project complies with ADA and accessibility requirements of the CT Building Code, a fully addressable fire alarm/call for aid system, a code compliant residential fire-suppression system and camera security system.

All apartment buildings have been demolished. Siding is in progress on some buildings while the foundation is being poured on others. This contract is subject to state set-aside and contract compliance requirements, including nondiscrimination statutes and set-aside requirements. Davis-Bacon residential wage rates apply. Veteran Terrace Phase III is anticipated to be completed by July 2026.

Client: East Hartford Housing Authority, Debra Bouchard, Executive Director, 860-290-8301 dbouchard@ehhousing.org





Housing Enterprises, Inc.



Housing Enterprises, Inc.

Housing and Development Consultants

COMPANY PROFILE

Housing Enterprises, Inc. is a small Connecticut consulting business providing creative solutions to housing development and preserving historic structures.

Housing Enterprises, Inc. has been actively involved in creating and sustaining affordable housing in Connecticut communities and in other states since 1994. Housing Enterprises, Inc. as a **Housing and Development Consultant** works with non-profit and for-profit housing developers to:

- Establish project design details
- Identify and evaluate appropriate land
- Obtain necessary funding
- Move through all needed local approval processes
- Help define project design details
- Coordinate with the development team through construction

Whether it is single family homeownership, multifamily rental, mixed income, affordable housing, cohousing, community development, permanent supportive housing, or most housing related activities, we will help you envision, finance and construct it. Our desire is to use our expertise to develop the best housing development strategy for you.

Our mission is to provide creative solutions to housing development with the highest level of service and to preserve historic structures.





Housing Enterprises, Inc.

Housing and Development Consultants

SERVICES

Housing Enterprises, Inc. provides their clients with guidance on all areas to assist them through their construction project. Housing Enterprises, Inc. offers:

- Professional commitment to increasing the number of quality affordable housing units, either as an entire project, or as part of a mixed-income or mixed-use project.
- Experienced grant writers receiving numerous funding awards from HUD, DOH, DECD, CHFA, LIHTC, HTCC, FHLBB and others
- Extensive experience in development and implementation
- Strong knowledge of State and Federal laws and regulations governing affordable housing development
- Evaluation, planning and implementation of historic preservation requirements
- In-depth knowledge of all facets of affordable housing finance
- High value placed on teamwork, flexibility, and quality communication at all levels

Organization Planning

With the constantly changing markets and demographics of communities, your organization must have an up-to-date plan that reflects your mission. Housing Enterprises, Inc. can work with your organization to plan how best to further your organization's purpose.

Planning for Challenges

An effective affordable housing program is the product of careful planning and strategizing. Identifying key players, cultivating allies, and "selling" the project helps to accomplish your goals. Our experience working with legal issues, local government, and working in both the for-profit and non-profit sectors in a variety of capacities have honed our skills as a consultant team. By focusing on relationships, we get results.



Housing Enterprises, Inc.

Housing and Development Consultants

Solutions

Addressing community concerns early can mean the difference between success and failure of an affordable and/or supportive housing development. We can provide the following services to help ensure the success of your project:

- Work with you to set up a community education process
- Help you determine which design and programmatic elements are and are not negotiable if you are to have a successful project
- Work with your development team to communicate community issues between you, your architect, your development and financing consultants, and your funders
- Assist in the liaison between the development team and local government

We can be a part of your team for community interaction, as well as part of your team to successfully plan, fund and develop your project.



Housing Enterprises, Inc.

Housing and Development Consultants

DAVID BERTO

President

David Berto has over 30 years of experience as a Housing and Development Consultant, coordinating the development of housing projects in towns throughout Connecticut and other parts of the country. Types of housing include family housing, elderly housing, affordable housing, active adult housing, special needs housing, health care housing, subdivisions, condominiums, co-operatives, cohousing and apartments.

Affordable Housing Manager and Consultant. 1994 - Present

Coordinated and currently coordinating development of affordable and market rate family housing rental and homeownership projects. Currently coordinating other types of housing projects in Connecticut, and outside of CT.

Coordinated development of HUD 202 elderly housing facilities in towns throughout Connecticut, and outside of CT.

Coordinated development of HUD 811 low-income handicap apartments.

Establish strategies to provide affordable cost high quality housing in safe and healthy neighborhoods. Provide guidance and assistance to others in creating and managing affordable housing. Work with many state and local agencies to comply with the very wide spectrum of requirements in maintaining affordable housing.

Consulted in the rehabilitation of residential buildings.

Obtained all town approvals under the Connecticut Affordable Housing Appeals Statute.

To contact directly, email: dberto@housingenterprises.com



Housing Enterprises, Inc.

Housing and Development Consultants

ABOUT US

Housing Enterprises, Inc. is comprised of four professional individuals that manage and support the operations, communications and the mission of the business. This collaboration of work ensures that our efforts provide the best quality of service for our clients.

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QA+M Architecture

| FIRM PROFILE



QA+M Architecture is an architecture and interior design firm specializing in the planning, programming, and design of community-based, distinguished, and enduring spaces. Whether a new structure, adaptive re-use, renovation or addition, the foundation for our success comes from a deep grasp of our client's values and needs. We couple this with our understanding of architectural history and respect for adjacencies to provide exceptional project design and delivery.

Our collaborative approach is a distinct advantage and direct benefit to our clients. Firm members give all projects, regardless of size or scope, unwavering creative effort and are fully engaged in each project from inception through completion. Principals have daily involvement in each project they undertake. Our designers are adept at applying custom, forward-thinking solutions that surmount the most challenging of circumstances. Clients find great value in the information gathering workshops we lead throughout all phases of a project. These visioning and brainstorming sessions ensure aesthetic and functional goals are achieved.

Founded in 2002, the firm's award-winning portfolio includes accolades from the American Institute of Architects, economic development and improvement commissions, historic preservation organizations, and others. Beyond design excellence, we're gratified by delivering high caliber service with budgetary responsibility. QA+M's expertise, commitment, and depth of resources is what makes us a premier architectural services firm in the region.

PROFESSIONAL AFFILIATIONS

- + American Institute of Architects (AIA)
- + National Council of Architectural Registration Boards (NCARB)
- + International Interior Design Association (IIDA)
- + Preservation Connecticut
- + National Organization of Minority Architects (NOMA)
- + U.S. Green Building Council (USGBC)

OFFICE

195 Scott Swamp Road
Farmington, CT 06032
860.677.4594
qamarch.com



SUSTAINABILITY

QA+M's team is committed to 21st century High Performance Building Standards. Sustainable design strategies are explored and implemented as appropriate to provide environments that stimulate and improve the user experience while simultaneously reducing resource use costs and energy consumption. Sustainable features such as day lighting, use of recycled materials, views, and utilization of outdoor spaces are all addressed and applied as appropriate. As designers, we're especially gratified by applying sustainable design features to our projects and contributing to environmental responsibility.

TECHNOLOGY

QA+M Architecture has embraced 3D BIM technology and is developing all new projects as 3D models. Our depth of in-house resources includes a laser cutter, MakerBot 3D printer, and large format printers. Autodesk Revit, Autodesk AutoCAD, Lumion and V-Ray for rendering, and the Microsoft and Adobe suites are among our software packages.

SMALL BUSINESS ENTERPRISE

Our firm is a Small Business Enterprise that advocates for outreach, economic growth, and partnering with other businesses in the State's program.



Federal ID#: 06-1533908

Year Established: 2002

Form of Ownership: LLC

Total Staff: 35

Licensed Architects: 15

Job Captains and Production Specialists: 12

Interior Designers: 4

Services

Architecture
Interior Design
Feasibility Studies
Grant Management
Programming + Planning
FF+E
Move Management

Principals

David Quisenberry, AIA, LEED AP
Thomas Arcari, AIA
Rusty Malik, AIA, LEED AP BD+C
Julia McFadden, AIA, ALEP, WELL AP
Jason Davis, AIA, LEED AP

Principal Contact

Thomas P. Arcari, AIA
tarcari@QAMarch.com
Direct: 860.470.5016

KINGSWOOD PLACE

West Hartford, Connecticut



COST: \$8 million
COMPLETION: 2016

Kingswood Place in West Hartford features luxurious condominiums within walking distance of The Center. The beautifully appointed one-bedroom, two-bedroom, two-bedroom with den, and three bedroom residences offer exceptional architecture and elegant finishes that include hardwood floors and stainless steel appliances.

3 ARLINGTON ROAD

West Hartford, Connecticut



COST: \$5.8 million

COMPLETION: 2019

QA+M Architecture provided programming, design, and construction administration services for a new 8-unit market-rate condominium complex with underground parking. The property at the corner of Farmington Avenue and Arlington Road has been occupied as a professional office for many years.

THE GOODWIN

West Hartford, Connecticut



SIZE: 50,000 SF

COST: \$7 million

COMPLETION: 2015

The Goodwin features 47 mixed-income apartments including one, two, and three-bedroom units, several of which meet handicap-accessibility requirements. Fifteen Workforce Housing units offer subsidized living for low-income families to benefit from the conveniences offered by West Hartford.

Building amenities include secure entry, a common room, a games room, carpeted corridors, and an elevator. Apartments offer in-unit washers and dryers, one and a half bathrooms, and stainless steel appliances. Energy and water-efficient lighting and plumbing fixtures as well as individual climate control units are provided.

The new facility makes efficient use of the site, located adjacent to a shopping center and within walking distance of the Elmwood CT Fastrack station. Further enhancing the neighborhood, The Goodwin occupies a fully remediated site.

ALFRED E. PLANT SENIOR AFFORDABLE HOUSING

West Hartford, Connecticut



SIZE: 30,000 SF

COST: \$16 million

COMPLETION: 2012

The 42 new units at the Alfred E. Plant Housing Complex broaden the town of West Hartford's ability to meet the regional need for affordable elderly housing.

A three-story, 30,000-SF building, the structure provides a new image for the facility. The new units are a mix of affordable and market rate elderly units, offer open-plan living, and some are handicap accessible. The existing 95 unit renovations include upgraded bathrooms, finishes, and ADA accessibility. Outdoor site upgrades include a measured walking path and cultivated lawn for recreation and entertainment. Energy efficiency was increased by replacing the existing exterior window system and inefficient boilers.

The driving force behind the project was the housing authority's desire to take control of the property. The design and development team worked with the Owner to file the demolition/disposition of the units from HUD control, and worked with CHFA to acquire funding.

QUARRY WALK

MIXED-USE / MARKET RATE HOUSING

Oxford, Connecticut



COST: \$35 million

COMPLETION: 2022

2024 CREW CT, Best in Class Award:
Multifamily / Residential

This 32-acre site was transformed into a walk-able community, with all of the residents' daily necessities in reach.

Featuring approximately 150 market-rate residential units, the \$70 million-plus development also includes more than 200,000-SF of retail space, highlighted by a full-service Market 32 grocery store, ample public meeting space, business incubators, a walk-in medical clinic, and other services.

A 1.5-mile pedestrian pathway encircles the site, and the townhouses have underground parking.

FOREST HILLS NEW CONSTRUCTION

Milford, Connecticut



SIZE: 206,867 SF

COST: \$27 million

COMPLETION: Phase I – 2024
Phase II – 2025

Forest Hills Apartments is a 55 and older luxury apartment complex. This is a two-phase project with one-building being completed and ready for residents in 2024 and the other town buildings being completed and ready for residents in 2025. The community consists of 121 apartments, featuring both one and two-bedroom units.

These apartments include zoned heating and cooling systems that offer tenant flexibility. In-unit washer and dryers, ADA accessibility units, with higher end finishes and large living spaces.

The complex also is home to one 2,000 square foot community building housing a community room equipped with a kitchen, a fitness center for residents, and lounge areas for community gatherings. This community is located 7 minutes from downtown with ample amenities and activities as well.

RIDGE ROAD

Wethersfield, Connecticut



COST: \$70 million

COMPLETION: 2018

QA+M Architecture provided design and construction administration services for a new 68-unit, market-rate housing complex on an overgrown and long derelict property. The project was the recipient of a 2018 Special Recognition Award by the Wethersfield Economic Development & Improvement Commission. The location includes 200,000-SF of retail space and a 1.5 mile pedestrian pathway.

CHAMPLIN WOODS CONDOMINIUMS

Westerly, Rhode Island



COST: \$4 million

COMPLETION: 2018

QA+M Architecture designed a new three-story, 8-unit luxury condo building totaling approximately 26,000-SF with heated underground parking and elevator access to all floors. Units are one or two-bedrooms with a study, and feature either a large private terrace or patio with ocean views.

Each condo unit has customizable high-end finishes, including:

- + hardwood and Italian porcelain tile floors
- + granite countertops
- + walk-in pantries
- + walk-in showers
- + and custom millwork

The building envelope comprises vinyl-dipped cedar shingles, composite trim and paneling, and high performance impact-rated windows.

VETERANS TERRACE AFFORDABLE HOUSING

East Hartford, Connecticut



QA+M Architecture is providing design and construction administration services for (20) 1 bedroom, (67) 2-bedroom, (61) 3 bedroom and (2) 4 bedroom units affordable housing complex. Originally built in the 1950's, the three phase plan includes demolishing and replacing the old structures with new buildings developed in clusters of 45, 54 and 51 in each phase. In addition to laundry and maintenance facilities, a community building, basketball courts, and open play fields are all part of the plan for this new housing community.

Phase I: \$14 million, completed Summer 2022

Phase II: \$15 million, completed Summer 2023

Phase III: \$18 million, expected completion TBD

LINDEN PLACE

AFFORDABLE HOUSING

Waterbury, Connecticut



SIZE: 122,800 SF

COST: \$18 million

COMPLETION: October 2024

Located in the historic Hillside neighborhood of Waterbury, Linden Place consists of a 44-unit, mixed-income housing complex. With a mix of flats and townhouses with adjoining community rooms and surrounding green spaces, QA+M Architecture and Studio Q worked closely with the State Historic Preservation Office in order to design true to Waterbury's traditional style. The complex near the corner of Linden and Grove streets includes two 61,400-square-foot buildings that will offer two studios, nine one-bedroom, 27 two-bedroom and six three-bedroom units.

BARBOUR + WESTLAND STREET MIXED-USE AFFORDABLE HOUSING

Hartford, Connecticut



SIZE: TBD

COMPLETION: TBD

COST: \$25 million

QA+M Architecture designed the new three building mixed-use development with 60 units of a mix of market rate and affordable housing units and 10,000 SF of commercial space.

DRESSER WOODS (RAILROAD STREET)

AFFORDABLE MULTI-FAMILY HOUSING

Salisbury, Connecticut



SIZE: 20,000 SF

COST: TBD

COMPLETION: EST 2027

The Dresser Woods project in Salisbury, CT is a new construction, 20,000-SF, 20-unit multifamily housing complex bordering the Rail Trail. This project will include 9 buildings in a neighborhood community clustered around centralized parking and common lawn and garden spaces. The building design styles are inspired by the farmhouse and barn vernacular that is prevalent throughout Salisbury.

NYE ROAD RESIDENTIAL DEVELOPMENT MULTI-FAMILY AFFORDABLE HOUSING

Glastonbury, Connecticut



COST: Est. \$25 million

COMPLETION: 2026

QA+M Architecture is providing schematic designs, design development, and construction administration services for the new development which will include 60-70 units of affordable multi-family housing encompassed within 19 buildings, a community building and parking for 106 vehicles. In order to meet the client's timeline and submit for CHFA funding, the permitting process was performed within a two-month time frame. Benesch, serving as the land use consultant, civil engineer and landscape architect prepared the permit level documents to address site grading, utility routing, stormwater management, ADA requirements, and landscape design.

JACK'S FARM

AFFORDABLE HOUSING

Cheshire, Connecticut



SIZE: 64,000 SF

COST: \$15,189,000

COMPLETION: 2026

Currently in the conceptual design and schematic phase, Jack's Farm in Cheshire, Connecticut will be an affordable housing project to the community. All new construction, this 64,000-SF of barn and farmhouse-style residential living is estimated to be completed in 2026.

Jack's Farm will feature 45 units of studios, one, two and three-bedroom options. Of the four buildings on property, one of them will be the community center which will feature administration office space and a residential lounge.

VILLAGE AT PARK RIVER (WESTBROOK VILLAGE)

Hartford, Connecticut

2023 CREW Blue Ribbon Award Winner - BEST IN CLASS: Multi-family / Residential



SIZE: 80,000 SF

COST: \$90 million

COMPLETION: 2025

Aiding with construction administration support, QA+M Architecture is assisting with the six-phase Village at Park River project in Hartford. Village at Park River will consist of over 400 units of mixed-income townhouse-style homes, approximately 80,000-SF of new office and retail space, bike paths, community gardens and playgrounds, a community building with fitness center and a meeting space, and a central park.



Phase 1

6 buildings (2 & 3 story)

75 units: (28) 1-bed / (32) 2-bed / (15) 3-bed units

Completed in November 2020

Phase 2

6 buildings (2 & 3 story)

60 units: (29) 1-bed / (24) 2-bed / (7) 3-bed units

Completed in February 2021

Phase 3

6 buildings (2 & 3 story)

65 units: (26) 1-bed / (31) 2-bed / (8) 3-bed units

Completed in January 2022

Phase 4

5 buildings (2 & 3 story)

60 units: (24) 1-bed / (29) 2-bed / (7) 3-bed units

Completed in 2023

Phase 5

4 buildings (2 & 3 story)

58 Units: (26) 1-bed / (24) 2-bed / (8) 3-bed units

Est. Completion in November 2024

Phase 6 A & B

6A: 2 buildings (4 stories) 32 units: (3) 1-bed / (29) 2-bed

6B: 2 buildings (4 stories) 44 units: (33) 1-bed / (11) 2-bed

Est. Completion in Summer 2025



WEST LIBERTY COMMONS

Bridgeport, Connecticut



COST: \$3.3 million

COMPLETION: 2021

West Liberty Commons is a new 18-unit townhouse community with a quarter of the apartments set aside for those on the Coordinated Access Network (CAN) homeless list, and the remainder primarily set aside for workforce and affordable housing. This project was funded by the Connecticut State Department of Housing with additional grant and loan funding from Connecticut Housing Finance Authority (CHFA) and lending institutions.

The design team worked hand-in-hand with the City to establish a scheme that reflects and enhances the surrounding neighborhood. Careful consideration was given to the configuration of the building dormers, accents, trim, and porch fascia line in order to match and respect the historic homes on the adjacent three corners. In particular, a turret feature, designed in the spirit of others along the street, was created to mark the corner of the intersection and establish the facility as an anchor in South Bridgeport.

Much care was given in the design of the individual living units to enable the maximum number of units on this very tight site and to allow each unit to embody the amenities that are common within market-rate housing units. Large, open plan living / dining / kitchen spaces reflect the current trends in modern living. Configured as Townhouses over flats, there is a significant amount of unit and bedroom count diversity.

BNT is the most active non-profit developer of affordable and homeless housing in Southern Connecticut. They are also a leading housing and financial counseling agency in Connecticut.

LAWNHILL TERRACE AFFORDABLE HOUSING

Stamford, Connecticut



SIZE: 148,600 SF

COST: \$14.6 million

COMPLETION: Phase I - 2016
Phase II - 2018
Phase III - 2021
Phase IV - 2023

Lawnhill Terrace was a 60-year-old low-income property in desperate need of repair. The three-phase revitalization project has transformed the development and will convert it to private management.

Complex-wide improvements include exterior upgrades, heating system replacement, ADA accessibility, interior unit upgrades, and sitework upgrades. The improvements will result in a market rate type development that will allow future distribution of income types.

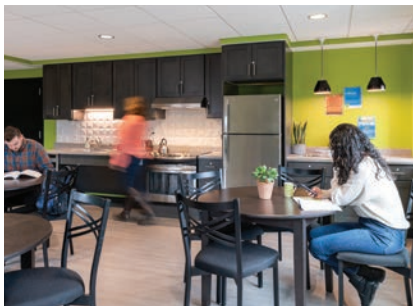
A unique feature of this project is a focus on energy efficiency. A pilot program for CHFA, the revitalization is estimated to yield between 45-55% increases in energy efficiency and reduced physical operating costs.

THE WYSH HOUSE AFFORDABLE HOUSING

Meriden, Connecticut



1st PLACE AWARD WINNER - Small Multi-Family / Mixed Use



SIZE: 10,000 SF

COST: \$3.3 million

COMPLETION: 2021

2022 CBC Project Team Award Winner

The Women's Institute Youth Supportive Housing is a new affordable housing complex for underprivileged and homeless youth who are 18-24 years old. WYSH House included the demolition of one building and the new construction of a three-story building comprising of 12 efficiency apartments, complete with kitchen and bathroom. All units are adaptable for accessibility. The facility includes a common kitchen, computer lab, community room, media lounge, and a resource center. The first floor includes office space for on-site case management. The site is located in a transit-oriented and walkable neighborhood that provides a range of amenities.

CENTER VILLAGE SENIOR AFFORDABLE HOUSING

Glastonbury, Connecticut



SIZE: 54,000 SF

COST: \$17.7 million

COMPLETION: 2018

This 74-unit residential community in Glastonbury Center is helping the town achieve its housing diversity goals and filling a big gap in Glastonbury's affordable housing stock.

The new 38-unit, two-story building was constructed on a prominent corner in Glastonbury. The project also included the renovation and expansion of 34 units within six buildings dating back to 1975. The units were expanded from 350 to 650-SF.

The project has changed the look of Center Village, helps it fit in more with the downtown center, and brings a more modern affordable housing program to the Glastonbury community.

ESSEX PLACE SENIOR AFFORDABLE HOUSING

Essex, Connecticut



SIZE: 19,000 SF

COST: \$6.4 million

COMPLETION: July 2017

After seven years of planning, design, and construction, Essex Place, a senior and affordable housing development in Centerbrook, celebrated its grand opening in July 2017.

Essex Place provides 18 one-bedroom apartments and 4 two-bedroom apartments. Three of the units are fully handicap-accessible and the other units may be adapted for handicapped tenants. All the doors are sized to accommodate wheelchairs, and handrails line the walls in the hallways.

The complex has a community room on the first floor, as well as a library and kitchen on the second floor. Each apartment also has an individual kitchen. Other groups within Essex are welcome to reserve the community room for use.

The project is a collaboration between Essex Elderly and Affordable Housing (EEAH) and the Women's Institute for Housing and Development (WIHED). Funding for the project came from about 10 different sources, including the Connecticut Department of Housing and the Connecticut Housing Authority.

SARUM VILLAGE AFFORDABLE HOUSING

Salisbury, Connecticut



SIZE: 21,000 SF

COST: Phase II - \$2.1 million

Phase III - \$3.5 million

COMPLETION: Phase II - 2017

Phase III - Summer 2024

Sarum Village II was funded by the State of Connecticut Department of Housing (DOH) and Connecticut Housing Finance Authority (CHFA). The project consisted of eight new, mixed-income, residential family units to expand the Salisbury Housing Committee's mission to provide affordable housing in the northwest corner of Connecticut. Sarum Village II adds three fully accessible units amongst four one-bedroom flats, there are also two three-bedroom townhouse units, and two two-bedroom townhouse units.

GAFFNEY PLACE AFFORDABLE HOUSING

Waterbury, Connecticut



SIZE: 13,236 SF

COST: \$3.11 million

COMPLETION: 2014

**AIA Connecticut
Alice Washburn Award Winner**

Gaffney Place, named after one of Connecticut's most successful builders, John Gaffney, is the first phase of NeighborWorks New Horizons revitalization project of Waterbury's Hillside Historic District.

Gaffney Street has been transformed "into a masterpiece, championed as a blueprint of urban renewal" (Waterbury Republican, 11/23/2014). The QA+M Architecture, Quicquaro Architecture, and TO Design team worked closely with non-profit housing developer to develop one of the first "shared streets" concepts in the State of Connecticut.

The new Gaffney Place street-scape provided the setting for the reconstruction and painstaking restoration of five historic structures. Our team spent several weeks studying the Queen Anne architecture approach in order to accurately recreate the picturesque style.

Our team redesigned the street-scape to create a linear courtyard including angled parking, ornamental pavements, spherical bollards, plantings, and street furniture.



Benesch



VALUE FOCUSED.
COMMUNITY MINDED.
QUALITY DRIVEN.

Serving a broad range of markets, Benesch is committed to enhancing infrastructure and communities across the country.

Roads, bridges, schools, parks and airports are just a few examples of where you can find our work. Through planning, engineering and design, we create spaces and provide connections in ways that make a difference. We exercise innovation whenever possible and resist relying on how things have been done before.

Since our founding in 1946, Benesch has grown into a mid-sized firm nimble enough to remain responsive to client needs, yet large enough to offer exceptional bench strength.

Today, we are ranked among the Top 500 Design Firms in the country by *Engineering News-Record*.

1,000+ EMPLOYEES | 50 LOCATIONS | 21 STATES | 1 TEAM



WHAT WE DO



Transportation

Aviation | Bridges | Railroads | Roads | Transit



Community Development

Civil/Site | Planning | Facilities | Parks & Recreation



Environmental & Water

NEPA | Potable Water | Stormwater | Wastewater

SERVICES

Alternate Delivery | Asset Management | CE&I | Design
Feasibility/Environmental Studies | Geotechnical
Inspection | Landscape Architecture | Master Planning
MEP | Operational Analysis | Planning | Program
Management | Public Involvement | Public Finance | Survey
Traffic & Safety | Value Methodology

WHO WE SERVE

Airports | Architects | Contractors | Corporations
Developers | Federal, State & Local Agencies
Railroads | Transit Authorities

We routinely tap into our firm’s multidisciplinary expertise to support clients across the country. We turn our nationwide capacity and expertise into high-value solutions for local infrastructure challenges.

Nye Road Residential Development

QA+M Architecture



Drone rendering

Background: Benesch, serving as land use consultant, landscape architect and civil engineer to QA+M Architects, is providing integrated design services in support of this proposed affordable residential development located at Nye Road in Glastonbury, Connecticut for the Glastonbury Housing Authority.

Scope: Located in the Planned Employment Zone, the proposed development required a rezoning to Residence A and Planned Area Development District to enable the project to move forward. The development included 64 units encompassed within 19 buildings, a community building and parking for 106 vehicles. Project permitting included obtaining approval from local commissions (IWWC, WPCA, Conservation Commission, ASDRC, PAD, TPZ and Town Council) and coordination with the Metropolitan District Commission (MDC) for public water. In order to meet the client's timeline and submit for CHFA funding, the permitting process was performed within a two-month time frame. Benesch prepared the permit level documents to address site grading, utility routing, stormwater management, ADA requirements, and landscape design.

Key Issues

- Site Design
- Landscape Architecture
- Permitting
- Traffic Impact Study
- Coordination with State & local Agencies

Dates of Service

07/23 - Ongoing

Project Cost

\$146,200 (design fee)

Client Reference

Tom Arcari
Principal
QA+M Architects
195 Scott Swamp Road
Farmington, CT 06032
P: 860-470-5016
E: tarcari@qamarch.com



Housing units and crosswalk rendering



Recreation & wetland rendering

Residences at Main Street

HB Nitkin



Background: This site consists of several properties that combine for approximately 4.3 acres and it is currently utilized by a mixture of commercial businesses. The site has not been updated since the 1970s and is an eyesore in the otherwise beautiful downtown Glastonbury. The site presents design challenges due to significant wetlands, high groundwater and floodplain issues.

Scope: The project proposes a mixed-use of commercial restaurants and residential in five new buildings which will be elevated on structural pylons to allow at-grade parking beneath the street level occupancies. The parking areas will access external and internal stairs, as well as elevator shafts. The site will be completely renovated to include hardscape, stormwater, utilities, curb cuts, lighting and all new landscaping and placemaking. The project includes complex permitting requirements including historic, architectural, sanitary, wetlands and special permit reviews/approvals.

Benesch provided all site services including survey, wetlands delineation, civil engineering, traffic engineering and landscape architecture.

Unique Features: The site is located at the center of downtown Glastonbury, where there are pre-existing traffic issues at peak times. The site was designed to accommodate safe entrance/exits, rigorous parking requirements and safety vehicle on-site turning movements. Additionally, the town has very strict stormwater management criteria.

Key Issues

- Wetlands/stormwater
- Parking/traffic
- Historic preservation
- Public interaction

Dates of Service

2020 - Ongoing

Project Cost

\$20,000,000

Client Reference

Peter Christian
Director of Development
HB Nitkin
230 Mason Street
Greenwich, CT 6830
P: 203-983-5433
E: pchristian@hbnitkin.com



Columbus Commons – New Britain, CT

Dakota Partners, Inc.



Background: Benesch provided integrated design services for the planning and design of two 6-story mixed-use, mixed-income buildings in downtown New Britain, Connecticut. The Transit Oriented Development, located along Columbus Boulevard and the nearby CTfastrak station, is being constructed in two phases. Each phase includes 10,000 SF of commercial space on the first floor and 80 residential units on floors 2-5. Phase I was completed in March 2020 and provides 64 units of affordable housing along with 16 market-rate units.

Scope: Comprised of site circulation/parking, grading, drainage, utilities, transportation landscaping, erosion control, sidewalks, and a playground, Benesch addressed the tight, 2.5 acre site's unique challenges with the following design solutions:

- The building program facilitated foundation walls and multiple tenant doorways at close proximity to the street sidewalks. ADA accessibility was achieved at all door entrances by “micro-grading” the entire site and designing small retaining walls, where necessary.
- Existing easements from abutters and limited space for parking required designs, which maximized available space to achieve parking, site circulation, and dumpster locations.
- Benesch’s designs for parking beneath an existing viaduct maintained ground access to the above-ground structure by complying with Connecticut Department of Transportation (CTDOT) ROW requirements for lighting, stormwater, and the placement of permanent structures.
- Benesch incorporated neighborhood aesthetics by carefully matching Columbus Commons’ site design with an adjacent Columbus Boulevard streetscape project.

Benesch worked closely with relevant agencies and stakeholders to achieve the final design. A complex permitting process required coordination with the New Britain Office of Community Development, New Britain Water Department, and CTDOT. Along with successfully navigating the New Britain Site Plan Approval Process, the project obtained Encroachment and OSTA Permits from CTDOT.

Unique Features: As one of Connecticut’s first Passive House multi-family, mixed-use developments, Columbus Commons’ reduced carbon footprint delivers superior indoor air quality, comfortable home environments during power outages, and lower energy costs—with savings as high as 70% when compared to current building stock. Building amenities include a fitness center, community gathering space, bike storage, leasing office, and tenant storage. Future plans include work on Phase II.

Key Issues

- Site/civil engineering on tight urban site
- Transit Oriented Development
- Landscape architecture
- Hydraulic/hydrologic analysis
- Utility coordination
- Complex permitting
- Construction administration
- Survey stakeout

Dates of Service

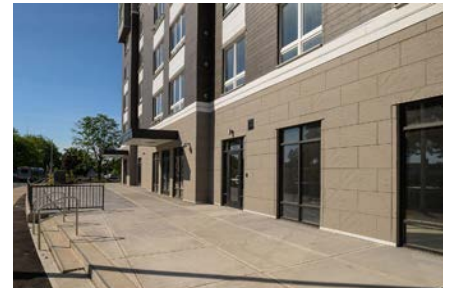
2017 - 2020

Project Cost

\$15,000,000

Client Reference

Evan Fink
Dakota Partners, Inc.
1264 Main Street
Waltham, MA 02451
P: 781-899-4002
E: efink@dakotapartners.net



Micro-graded site provides ADA accessibility at all door entrances.



Benesch’s design maximized available space on a tight site to achieve parking, site circulation, and dumpster placement.

Nelton Court – Hartford, CT

KBE Building Corporation



Background: Benesch worked in association with Simon Konover Residential and KBE Building Group to provide site/civil engineering services for the redevelopment of this Hartford Housing property located in the north end of Hartford, Connecticut. The 7.5-acre urban residential development includes 80 residential units, within 28 buildings, and a community center with community garden.

The permitting and physical design/connections of the water and sanitary sewers was very complex and required close communication and coordination with MDC.

Scope: Benesch prepared site layout and materials plans, developed the site grading plans for the development, along with various utility coordination. Utilities including, storm drainage, sanitary, gas and water, were also designed by Benesch.

The project was funded through CT Housing Affordable Tax Credit Program and the design adhered to CT Housing Standards.

Benesch prepared support documents for required local permitting and documents to obtain CT DEEP approvals and certifications. Construction Administration services were also provided.

Unique Features: Benesch met a crucial budgetary challenge by designing a site grading plan comprised of a balanced cut and fill, which avoided removal of material to offsite locations.

Key Issues

- Urban Site
- Grading & Drainage Design for a balanced site
- MDC Developers Permit Agreement
- Permitting
- Construction Administration

Dates of Service

2014-2016

Project Cost

\$20,000,000

Client Reference

KBE Building Corporation
Michael Kolakowski
President & CEO
76 Batterson Park Road
Farmington, CT 06032
P: 860-284-7411
E: mkolakowski@kbebuilding.com





A.-Bidder Qualifications

Section 4 References



4. References. Provide, for projects listed above, a contact person and contact information that can provide a reference for the Bidder and information concerning the project.

Project Sponsors/Client References:

- Debra Bouchard
Executive Director
East Hartford Housing Authority
546 Burnside Avenue
East Hartford, CT 06108
(860) 290-8301
dbouchard@ehhousing.org
Projects: Veterans Terrace Phases One, Two and Three, East Hartford – 150 Units New Construction (LIHTC) Properties)
- David DeVito
Senior Vice President
Commercial Real Estate Finance
300 Westage Business Center Drive, Suite 410
Fishkill, NY 12524
(845) 440-2823
ddevito@mtb.com
Projects: \$100MM+ in financing projects
- Cassandra E. Bradley
Capital for Change, Inc.
10 Alexander Drive
Wallingford, CT 06492
(860) 233-5165
cbradley@capitalforchange.org
Projects: Multimillion-dollars in financing projects and credit lines

Architectural Firm References:

- David Ball
The Monroe Partnership
8 Knight Street
Norwalk, CT 06851
(203) 530-9870
dball@themonroepartnership.com
Projects: Liberty Commons, Waterbury – 33 Units (LIHTC Property) and the Arrowhead Café Property, Hartford, CT – 45 Units (Historical Renovation Property)



Other References:

- John Koliari, CPA, ABV, Partner
CohnReznick
(959) 200-7023
John.koliari@cohnreznick.com
- Robert Pearson
Senior Vice President
Alliant Insurance Services Inc.
333 Earle Ovington Blvd., Suite 700
Uniondale, NY 11553
(516) 314-7809
rpearson@alliant.com



A.-Bidder Qualifications

Section 5 Financial Viability



5. Financial Viability. Provide a statement and worksheet that indicates the firm’s financial capability to accomplish the Proposal.

Carabetta maintains a strong financial position and the proven capacity to undertake and complete complex multi-family and mixed-use development projects. With over seventy years of experience, Carabetta has successfully financed, developed, constructed, and managed more than 17,000 units valued at approximately \$1 billion.

The company routinely leverages a combination of conventional financing, public-private partnerships, state and federal programs, and Low-Income Housing Tax Credits (LIHTC) to fund projects. Carabetta’s financial practices adhere to generally accepted accounting principles (GAAP). The accompanying worksheet demonstrates the firm’s financial strength and ability to execute the proposed project.

With over a half century of development experience, Carabetta has developed more than 100 residential projects in Connecticut, and currently manages nearly 10,000 units of mixed-income affordable and multifamily housing for families and elderly residents. We possess strong financial management skills when operating properties, including budgeting, financial reporting, and cost control. Our ability to manage expenses while maintaining high service standards has consistently resulted in well-maintained properties and satisfied tenants.

We operate with a conservative approach to debt and maintain healthy cash reserves, ensuring the ability to meet all contractual obligations without interruption. Carabetta will provide development, financing and tax credit recapture guarantees, and performance and completion guarantees as required by investors and regulatory agencies.

SRC Construction Services LLC will provide the construction guarantees for the Mountainside Drive/Wallens Hill Property. We have the financial capacity to successfully implement multi-phases of construction having a bonding program backed by Zurich American Insurance Company and Alliant Insurance Services, Inc. upwards of \$50MM on an aggregate basis and producing multi-million dollars in annual revenue. Attached is a surety letter to evidence our bonding program.

A copy of Carabetta Enterprises, Inc.’s financial statement for the period ending December 31, 2024 is included in a separate sealed envelope. This information is confidential and should not be disclosed or disseminated to any party other than the Town of Winchester or it’s representatives for the purpose of evaluating this proposal.



November 24, 2025

Town of Winchester
338 Main Street
Winchester, CT 06098

Re: SRC Construction Services LLC
Project: RFQ/RFP for the Development of the Mountainside Drive/Wallens Hill Property
ECV: \$47,600,000.00

To Whom It May Concern:

SRC Construction Services LLC is a highly regarded and valued client of **Fidelity and Deposit Company of Maryland and Zurich American Insurance Company**. **Fidelity and Deposit Company of Maryland and Zurich American Insurance Company** have supported **SRC Construction Services LLC** on single contracts in excess of \$50,000,000.00 and aggregate of \$125,000,000.00. Accordingly, we would anticipate no difficulty in providing Performance and Payment bonds on behalf of **SRC Construction Services LLC** for future the captioned project.

Zurich North America

1400 American Lane
Tower I, 18th Floor
Schaumburg, IL
60196-1056
USA

Phone + 1.800-251-3606
<http://www.zurichna.com>

Phone 973-394-5823
Fax 973-394-5270

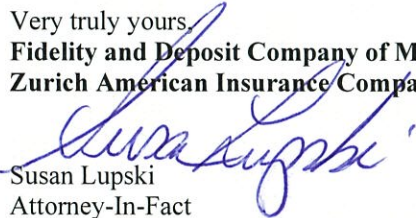
Naturally, the execution of any final bonds would be subject to, but not necessarily limited to receipt and favorable review of all contract terms and conditions, bond forms, confirmation of project financing and all current underwriting information needed at the time of the request for bonds.

This letter is not an assumption of liability, nor is it a bid bond or a performance bond. It is issued only as a bonding reference requested from us by our client and we assume no liability to you or to any third party by the issuance of this letter.

Fidelity and Deposit Company of Maryland and Zurich American Insurance Company are listed on the U.S. Department of Treasury's Listing of Certified Companies and have an AM Best rating of A+, Financial Size Category XV.

If we can provide any further assistance, please do not hesitate to call upon us.

Very truly yours,
Fidelity and Deposit Company of Maryland
Zurich American Insurance Company


Susan Lupski
Attorney-In-Fact

Surety Agent
Alliant Insurance Services, Inc.
333 Earle Ovington Boulevard, Suite 700
Uniondale, NY 11553
(516) 414-8603 – Telephone
(516) 414-8987 – Facsimile



ACKNOWLEDGEMENT OF SURETY COMPANY

STATE OF NEW YORK

COUNTY OF Nassau

On this November 24, 2025, before me personally came Susan Lupski to me known, who, being by me duly sworn, did depose and say; that he/she resides in Nassau County, State of New York, that he/she is the Attorney-In-Fact of Fidelity and Deposit Company of Maryland and Zurich American Insurance Company the corporations described in which executed the above instrument; that he/she knows the seals of said corporations; that the seals affixed to said instrument is such corporate seals; that is was so affixed by the Board of Directors of said corporations; and that he/she signed his/her name thereto by like order; and the affiant did further depose and say that the Superintendent of Insurance of the State of New York, has, pursuant to Section 1111 of the Insurance Law of the State of New York, issued to Fidelity and Deposit Company of Maryland and Zurich American Insurance Company (Sureties) his/her certificates of qualification evidencing the qualification of said Companies and its sufficiency under any law of the State of New York as sureties and guarantors, and the propriety of accepting and approving it as such; and that such Certificates have not been revoked.



Notary Public

Karen Bravo
Notary Public - State of New York
No. 01BR002282
Qualified in Nassau County
Commission Expires 03/14/2028

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Robert T. PEARSON, Desiree CARDLIN, Peter F. JONES, Gerard S. MACHOLZ, Susan LUPSKI, Thomas BEAN, Colette R. CHISHOLM, George O. BREWSTER, Vincent A. WALSH, Nelly RENCHTOWICH, Dana GRANICE, Michelle WANNAMAKER, Katherine ACOSTA, Karolynne RAMIREZ, Dana RUTLEDGE, Louis J. SPINA of Uniondale, New York, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 22nd day of January, A.D. 2025.



**ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: Christopher Nolan
Vice President

By: Dawn E. Brown
Secretary

**State of Maryland
County of Baltimore**

On this 22nd day of January, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Christopher Nolan, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposed and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Malson
Notary Public
My Commission Expires January 27, 2029



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 24th day of November, 2025.



MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

THE FIDELITY AND DEPOSIT COMPANY

OF MARYLAND
1299 Zurich Way Schaumburg, IL 60196

Statement of Financial Condition
As Of December 31, 2024

ASSETS

Bonds.....	\$ 181,162,758
Stocks	18,212,825
Cash and Short-Term Investments	2,411,982
Reinsurance Recoverable	20,361,515
Federal Income Tax Recoverable.....	10,150
Other Accounts Receivable.....	26,284,837
TOTAL ADMITTED ASSETS.....	\$ 248,444,067

LIABILITIES, SURPLUS AND OTHER FUNDS

Reserve for Taxes and Expenses	\$ 103,295
Ceded Reinsurance Premiums Payable	45,005,200
Remittances and Items Unallocated	0
Payable to parents, subs and affiliates.....	0
Securities Lending Collateral Liability.....	0
TOTAL LIABILITIES	\$ 45,108,495
Capital Stock, Paid Up	\$ 5,000,000
Surplus.....	198,335,572
Surplus as regards Policyholders.....	203,335,572
TOTAL.....	\$ 248,444,067

Securities carried at \$78,636,217 in the above statement are deposited with various states as required by law.

Securities carried on the basis prescribed by the National Association of Insurance Commissioners. On the basis of market quotations for all bonds and stocks owned, the Company's total admitted assets at December 31, 2024 would be \$236,552,538 and surplus as regards policyholders \$191,444,043.

I, LAURA J. LAZARCZYK, Corporate Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company on the 31st day of December, 2024.

Signed by:
Laura J. Lazarczyk
Corporate Secretary

Corporate Secretary

State of Illinois }
City of Schaumburg } SS:

Subscribed and sworn to, before me, a Notary Public of the State of Illinois, in the City of Schaumburg, this 25th day of February, 2025.

Katherine R Schultz
Notary Public



ZURICH AMERICAN INSURANCE COMPANY
COMPARATIVE BALANCE SHEET
4 WORLD TRADE CENTER, 150 GREENWICH STREET, NEW YORK, NY 10007
As of December 31, 2024 and December 31, 2023

	12/31/2024	12/31/2023
Assets		
Bonds	\$ 14,585,320,733	\$ 14,481,089,748
Preferred Stock	-	-
Common Stock	2,318,962,357	2,484,779,919
Real Estate	1,203,299,515	1,255,336,901
Other Invested Assets	1,557,095,337	1,412,632,427
Derivatives	9,084,392	120,622
Short-term Investments	538,419	7,465
Receivable for securities	76,176,280	43,785,484
Cash and cash equivalents	442,486,445	563,619,003
Securities lending reinvested collateral assets	-	-
Employee Trust for Deferred Compensation Plan	172,754,053	165,934,623
Total Cash and Invested Assets	\$ 20,365,717,530	\$ 20,407,306,192
Premiums Receivable	\$ 6,819,954,449	\$ 7,250,292,546
Funds Held with Reinsurers	2,283,644	1,266,900
Reinsurance Recoverable	1,502,965,418	1,313,073,816
Accrued Investment Income	129,291,204	128,796,764
Federal Income Tax Recoverable	714,744,916	812,015,054
Due from Affiliates	132,941,409	162,808,448
Other Assets	707,816,920	652,252,690
Total Assets	\$ 30,375,715,489	\$ 30,727,812,410
Liabilities and Policyholders' Surplus		
Liabilities:		
Loss and LAE Reserves	\$ 12,234,708,389	\$ 12,024,268,114
Unearned Premium Reserve	4,915,163,970	4,765,091,885
Funds Held with Reinsurers	773,420,047	708,043,842
Loss In Course of Payment	1,483,026,238	2,230,946,834
Commission Reserve	213,774,361	207,235,278
Federal Income Tax Payable	-	-
Remittances and Items Unallocated	243,519,684	335,320,620
Payable to parent, subs and affiliates	388,489,825	550,798,074
Provision for Reinsurance	64,258,573	94,505,406
Ceded Reinsurance Premiums Payable	2,159,392,851	1,822,499,716
Securities Lending Collateral Liability	-	-
Other Liabilities	2,065,429,910	1,910,495,035
Total Liabilities	\$ 24,541,183,850	\$ 24,649,204,805
Policyholders' Surplus:		
Common Capital Stock	\$ 5,000,000	\$ 5,000,000
Paid-In and Contributed Surplus	4,393,615,052	4,393,771,330
Surplus Notes	-	-
Special Surplus Funds	3,993,000	4,237,000
Cumulative Unrealized Gain	38,342,087	83,490,440
Unassigned Surplus	1,393,581,502	1,592,108,836
Total Policyholders' Surplus	\$ 5,834,531,641	\$ 6,078,607,606
Total Liabilities and Policyholders' Surplus	\$ 30,375,715,490	\$ 30,727,812,410

I, LAURA J. LAZARCZYK, Corporate Secretary of ZURICH AMERICAN INSURANCE COMPANY do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31st day of December, 2024, according to the best of my information, knowledge and belief.

Signed by:

 0201020411271482

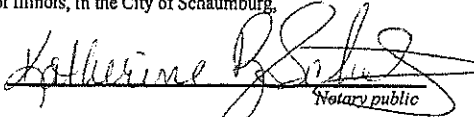
Corporate Secretary

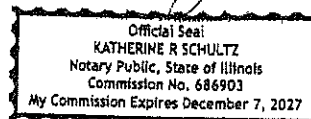
State of Illinois
 County of Cook

}

SS:

Subscribed and sworn to, before me, a Notary Public of the State of Illinois, in the City of Schaumburg, this 25th day of February, 2025.


 Notary public





B.-Conceptual Proposal

Section 1

Narrative description of the project



- 1. Narrative description of the project. A written description of the proposed development concept which illustrates the Bidder’s understanding of the Town and the local residential environment. Descriptions may include the scale of the proposed development, an estimate of the number and types of units, and information describing the proposed character and quality of the development. Bidders should also discuss how green building and design elements may be incorporated into the proposed project.**

The proposed development for the 118-acre site in the Town of Winchester reflects a thoughtful, context-sensitive approach that recognizes both the community’s character and its long-term vision for high-quality residential growth. Our concept is designed to complement Winchester’s existing neighborhoods, preserve the natural beauty that defines the community, and provide new housing opportunities that meet a wide range of needs.

The scale of the proposed development is intentionally balanced to respect the surrounding landscape and maintain a sense of openness on the site. Preliminary planning anticipates a mix of **low- to medium-density residential options**, including single-family homes, townhouse condominiums, and select multifamily residences strategically situated to create a cohesive neighborhood fabric. Early projections estimate **a total of up to approximately 200 units in two phases**, subject to refinement through continued site analysis, community input, and coordination with Town officials. This mix of housing types will appeal to families, young professionals, and downsizing adults seeking a high-quality residential environment within Winchester.

The development’s character is envisioned as warm, welcoming, and reflective of Winchester’s New England charm. Architecture will emphasize durable, contemporary materials inspired by traditional forms—such as fiber-cement siding, stone accents, pitched roofs, and energy-efficient window systems—to ensure longevity and aesthetic integrity. Streetscapes will incorporate generous tree plantings, pedestrian-friendly pathways, and pocket parks that encourage community engagement. The overall layout will prioritize walkability, connectivity, and access to the site’s natural features.

A defining component of this proposal is the integration of **green building principles and sustainable design strategies**. Homes will be constructed with high-performance materials that improve energy efficiency, reduce long-term maintenance, and minimize environmental impact. The project will explore solar-ready roofing, high-efficiency HVAC systems, sustainable stormwater management, and the preservation of existing vegetation wherever possible. Trails, open spaces, and conservation areas will be incorporated to showcase the site’s natural assets and support outdoor recreation for residents. Our goal is to create a resilient and environmentally responsible neighborhood that aligns with Winchester’s commitment to sustainability.

Overall, this development concept reflects a deep understanding of Winchester’s values, including its appreciation for natural landscapes, its desire for thoughtful residential growth, and its focus on building a vibrant, high-quality community. The proposed project will contribute meaningfully to the town’s housing inventory while enhancing its character, livability, and long-term sustainability.



B.-Conceptual Proposal

Section 2 Conceptual site design



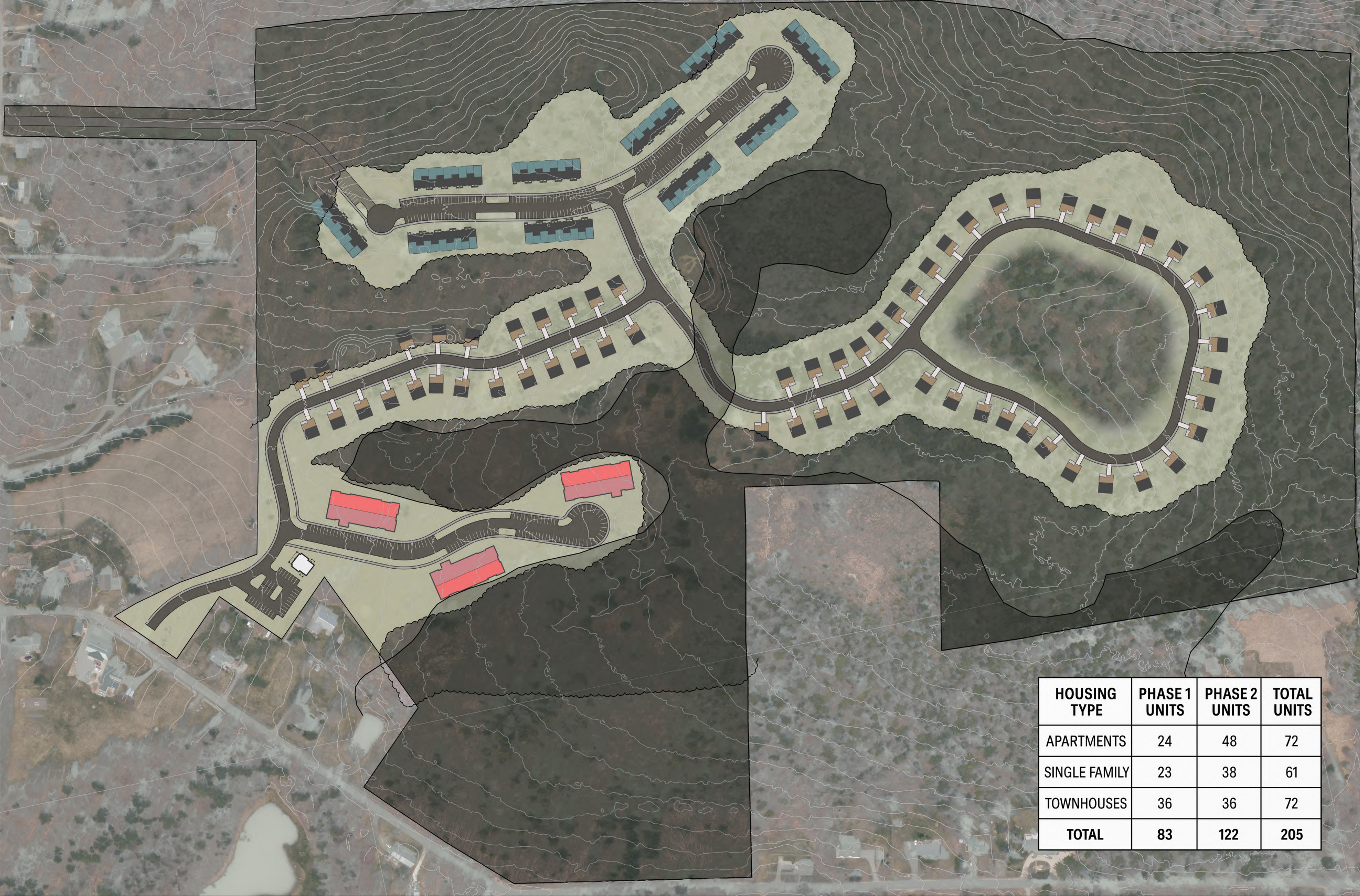
2. Conceptual site design. A simple draft site plan based on the narrative description to assist the Committee in visualizing the outlined details.

The conceptual site design for the 118-acre property envisions a thoughtfully organized residential community that balances density, open space, and connectivity. Residential units are arranged in clusters to promote neighborhood cohesion while preserving natural features and green corridors throughout the site. Primary access roads are designed to connect seamlessly to existing Town infrastructure, with secondary streets and pathways providing safe pedestrian circulation. Centralized community amenities, such as parks, trails, and recreational spaces, are integrated into the design to enhance livability and foster a sense of community. Parking is strategically located to minimize visual impact, and building orientation maximizes natural light and passive solar benefits. Open space and landscape buffers are preserved along the site perimeter to maintain harmony with surrounding neighborhoods. This draft plan provides a clear visual framework for the proposed development while leaving flexibility for detailed engineering, phasing, and refinement in collaboration with the Town.

We have included an **initial conceptual layout** for the project site. The project is currently shown as a Phase 1 initial project scope, and then a completed site buildout with the Phase 2 project scope included. It is important to note that this is an initial conceptual layout that can be the basis for ongoing discussions with the Town to work together to determine the best overall site design for the Town of Winchester. We look forward to continuing this discussion.



HOUSING TYPE	PHASE 1 UNITS
APARTMENTS	24
SINGLE FAMILY	23
TOWNHOUSES	36
TOTAL	83



HOUSING TYPE	PHASE 1 UNITS	PHASE 2 UNITS	TOTAL UNITS
APARTMENTS	24	48	72
SINGLE FAMILY	23	38	61
TOWNHOUSES	36	36	72
TOTAL	83	122	205



B.-Conceptual Proposal

Section 3

Proposal for Disposition of the Subject Property



3. Proposal for Disposition of the Subject Property. Provide a short description of the preferred method(s), if any, for structuring the financial and ownership arrangement of the Subject Property between Bidder or its development entity and the Town. Please include a description of any relevant prior experience negotiating similar public/private land disposition or development agreements. As the ultimate disposition of the Subject Property will be subject to negotiations, the Bidder should demonstrate a willingness to work with the Town to reach the most equitable and mutually advantageous agreement.

Our preferred approach for structuring the financial and ownership arrangement of the 118-acre Subject Property is a collaborative public–private partnership that supports the Town’s long-term objectives while establishing a financially viable framework for delivering a high-quality residential community. We are committed to working closely with the Town of Winchester to negotiate an equitable, transparent, and mutually beneficial agreement that ensures responsible development, predictable timelines, and positive outcomes for current and future residents.

Carabetta will assume full responsibility for all construction activities as well as securing both construction and permanent financing required for the phased development of the site. As is customary in similar public–private development structures, the Subject Property will be pledged as collateral for the financing, enabling the project to obtain the most competitive terms while ensuring that the land is directly tied to the successful execution of the development plan.

We propose a phased land transfer or option-to-purchase structure, where portions of the property would be conveyed to Carabetta as key project milestones—such as completion of roads, utilities, and a set number of housing units—are achieved. This approach allows the Town to maintain oversight throughout the process while ensuring the developer has the stability needed to advance the project efficiently. We remain flexible regarding the ultimate structure, whether fee-simple transfer, ground lease, or hybrid approach, and will work with the Town to determine the most equitable arrangement.

To support the early stages of development, we request that the Town consider a temporary tax abatement during the development and construction period. Such relief reduces carrying costs during infrastructure installation and initial construction, improving overall project feasibility. We also propose a short-term, sliding-scale tax abatement for buyers of newly constructed homes, providing a financial incentive to encourage early sales, attract new residents, and promote rapid neighborhood stabilization.

Financially, we propose a transparent structure for the sale of units: proceeds from each sale will first reimburse all predevelopment, development, and construction costs, as well as repay the debt allocated to that unit. Any closing costs will be split 50/50 between the Town and Carabetta, ensuring that both parties share equitably in the financial benefits of the project.



Carabetta has extensive experience negotiating public–private land disposition and development agreements, including phased acquisitions, tax stabilization agreements, and incentive programs for homeowners. We approach these partnerships collaboratively, balancing municipal priorities with financial feasibility, and are committed to applying this same approach in Winchester to create a development that delivers long-term value to the community.

We look forward to advancing these discussions and developing an agreement that delivers long-term community value while ensuring a successful and sustainable development.

Selected Public–Private Partnership Developments

East Hartford Housing Authority

- *Veterans Terrace (Three Phases) – 150 units*
Phases One and Two are complete and fully occupied. Phase Three has been awarded 9% Low Income Housing Tax Credits and is currently under construction, with occupancy expected in early Spring 2026. Development fees and annual cash flow are shared 50/50 between Carabetta and the Housing Authority. Management fees will phase up to a 50/50 split over a five-year period following initial occupancy of each phase. Design and finishes were collaboratively developed by the partners. This project continues to meet and exceed the expectations of the East Hartford Housing Authority.

New London Housing Authority

- *The Homes at Progress Point, The Homes at Pride Point, and New London Communities II (Three Phases) – 302 units*
Originally developed in the mid-1950s as State Moderate Housing, these properties were redeveloped in partnership with the New London Housing Authority (NLHA) in three phases. Development fees were allocated 73% to Carabetta and 27% to NLHA. NLHA also received significant prepaid ground lease payments at initial closings. While a nominal deferred fee remains, gross fees to date exceed initial projections. Refinancing proceeds are shared on the same 73/27 basis. All three developments are operating successfully, generating cash flow, with LP asset management fees fully paid and 27% of cash flow distributed to NLHA. We have met or exceeded NLHA’s expectations.

Bristol Housing Authority

- *Dutton Heights – 84 units*
Originally a State Moderate Development, this project required extensive modernization. In a joint venture with the Bristol Housing Authority (BHA), development fees, cash flow, and proceeds from future financings are shared 50/50. The BHA provided project-based Section 8 vouchers for all units. Design and finishes were jointly developed. The project is performing as projected, with 100% of developer fees paid in full and cash flow distributed annually. The project continues to meet or exceed BHA’s expectations.



Exhibit A



Profiles of Key Staff

The following bios provide a quick look at our team’s key staff. Reference **Figure A-1** below, which provides the listing of our team’s key staff.

Figure A-1. Relevant Key Personnel			
Role on Project	Name	Role of Individual	Company
Developer	Salvatore R. Carabetta	Principal	The Carabetta Organization
	Joseph F. Carabetta, Jr.	Advisor	
	William Stetson	Senior Vice President of Development	
Housing & Development Consultant	David Berto	President	Housing Enterprises, Inc.
Design Architect	Thomas P. Arcari, AIA	Project Architect	QA+M Architecture
Land Planner	Ryan Scrittorale, PE	Project Manager	Benesch
	Ryan C. Deane, PLA	Project Manager	
	David A. Caricchio, LS	Senior Surveyor	
General Contractor	Salvatore R. Carabetta	Principal/Managing Member	SRC Construction Services LLC
	Willie Hernandez	Director of Construction	
	Ross Burton	Senior Project Manager	
	Anthony Padelli	Construction Manager	
	Carmine Buffa	Project Manager	
	Scott King	Building Superintendent	
	Gary Carabetta	Site Superintendent	
	Raymond Stratoti	EEO Compliance Manager	
Jim Mullally	Financial Controller		



Figure A-1. Relevant Key Personnel

Role on Project	Name	Role of Individual	Company
Property Management	Joseph F. Carabetta Jr.	Director of Operations	Carabetta Management Co.
	William Stetson	Senior Vice President & Asset Management	
	Kiki Carabetta	Director of Project Management	
	Sandy Sattler	Dir. Of Leasing	
	Fran Caruso	Compliance Manager	
	Dawn Schmidt	Regional Property Manager	
	Sal D'Aquila	Dir. Of Maintenance	

Salvatore R. Carabetta

Principal

Real Estate Development Construction Management

scarabetta@carabetta.com | 203.639.5153



Sam is currently a strategic and mission-driven real estate development leader with over 40 years of experience guiding mixed-income, affordable, and market-rate residential projects from concept through occupancy. He has a proven track record of managing complex development initiatives, including public-private partnerships, HUD financed deals, LIHTC housing, and community revitalization efforts. He is adept in site acquisition, entitlements, financing, construction oversight, and stakeholder engagement.

Sam grew up working side-by-side with his father, Joe, in the family business. In 1949, the first real estate company was founded by Joseph F. Carabetta and his brothers after returning from World War II. The company grew from building single-family homes into a full-service real estate company over the years, developing and constructing over 17,000 multi-family apartments and several hundred thousand square feet of commercial property. While working with his father and his uncles, Sam learned every facet of the business: from building roads, to brand new and total gut/rehabilitation construction, finance, development, and property management. Today Carabetta manages over 9,500 apartments in the Eastern United States.

Carabetta is a privately held real estate development firm with a 70-year track record of delivering high-quality residential, commercial, and mixed-use projects. Headquartered in Meriden, Connecticut, the company has earned a reputation for integrity, innovation, and long-term value creation across multiple real estate cycles.

Over seven decades, Carabetta has successfully developed and repositioned millions of square feet of property, from urban infill housing to large-scale master-planned communities. Carabetta's vertically integrated approach combines in-house expertise in site acquisition, entitlement, financing, design, and construction management.

Sam is deeply committed to building resilient, inclusive communities. Sam's legacy is rooted not only in bricks and mortar, but in lasting partnerships with municipalities, housing authorities, nonprofit organizations, and private investors.

Select Development Experience

Antillean Estates 31 Units (\$17m)..... Meriden, CT
Veterans Terrace 150 Units (\$72.6m)..... East Hartford, CT
Yale Acres 162 Units (\$38m)..... Meriden, CT
SANA Apts 256 Units (\$32m)..... Hartford, CT
North End Gateway 57 Units (\$17m)..... Hartford, CT
Northeast Affordable 68 Units (\$7m)..... Hartford, CT
Pride & Progress Point 302 Units (\$58m)... New London, CT
Dutton Heights 84 Units (\$15.4m)..... Bristol, CT
Liberty Commons 31 Units (\$10.7m)..... Waterbury, CT
North Broad Park Innovative Hsg (\$3m).... Meriden, CT
Stowe Village 112 Units (\$30m)..... Hartford, CT
Boston Capital Housing (\$12.6m)..... Connecticut
Breakthrough Magnet School (\$30m)..... Hartford, CT
Conning Towers (\$7.8m)..... Groton, CT
Fort Adams (\$2.3m)..... Newport, RI

Professional Affiliations:

- CT Apartment Association
- Chamber of Commerce
- Member of CONN NAHRO
- National Affordable Housing Management Association (NAHMA)
- Major Contractor License
- DAS Prequalification Program Participant
- Home Improvement Contractor



Joseph F. Carabetta , Jr.
Director of Operations
Carabetta Management Co.

Summary of Experience

Mr. Carabetta has more than 45 years extensive experience in development and property management for all types of real estate. Throughout Mr. Carabetta's career in the family-owned business he has worked side-by-side with his father and brother learning the business. He has supervised and managed all trades and craftsman and equipment for projects valued at several hundred million dollars.

Joey supervises all maintenance operations for more than 9,500 units of housing managed by Carabetta Management Co. He supervises over 300 employees staffed throughout Carabetta properties in Connecticut and Massachusetts.

Minority and Local Contractor Development: Projects under Mr. Carabetta's executive direction have achieved excellent records of demonstrated commitment to minority and local-based contractors, utilizing local minority business participation.

Select Project Experience

Veterans Terrace I East Hartford, CT

- 45 Low-Income units
- LIHTC Property
- Onsite Management and Leasing Office
- Rehab involved Relocation Program

Bella Vista Complex New Haven, CT

- 1,412 units (elderly)
- Mixed-Use Property
- Onsite Management and Leasing Office
- Social Services Program
- Team of six (6) Resident Services Coordinators

SANA Apartments Redevelopment Hartford, CT

- 256 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Social Services Program
- Rehab involved Relocation Program

North End Gateway Hartford, CT

- 57 Affordable units
- LIHTC Program
- Onsite Management and Leasing Office

Lincoln Village Worcester, MA

- 1,213 Affordable units
- Market and Subsidized Units
- Onsite Management and Leasing Office



William S. Stetson
Senior Vice President
Director of Property Management
& Asset Management
Carabetta Management Co.

Summary of Experience

Bill has extensive experience in the development, implementation and management of property management and resident services programs for a variety of residential developments throughout Connecticut and Massachusetts totaling over 9,000 units. Bill's goal is working towards increasing the value of the portfolio by ensuring compliance with Partnership, regulatory and management agreements and maximizing property values through repositioning and refinancing. Bill is the point of contact with our partners.

Relevant experience includes:

- **Carabetta Management Co.**
Senior Vice President
For over 20 years, Bill has provided corporate oversight to the management of Carabetta's properties totaling 9,149 residential units throughout Connecticut and Massachusetts. Bill is the lead contact with property investors, owners, and state agencies. He worked with various housing authorities and non-profit organizations to negotiate business terms and bring their redevelopments to fruition.
- **Beacon Residential Management, Boston, MA**
Director and Senior Vice President
Developed Beacon Residential Management into a full service management company as the Company increased its portfolio from 2,000 units to over 6,000 units. The portfolio included three HOPE VI projects, sec. 221 d (3) and 236 projects, Section 8 and several HFA programs as well as conventional properties

Professional Affiliations

- National Housing and Rehabilitation – President 1997/8.
- Greater Boston Real Estate Board – Rental Housing Association – President 1992.
- National Multi - Housing Association.
- National Housing Council
- Massachusetts Housing Finance Authority – Management Policy Review Committee

Education

- A.S. Applied Science Building Construction Technology, Wentworth Institute, Boston MA.
- LIHTC Certification Spectrum Enterprise Inc.

Select Project Experience

Veterans Terrace I East Hartford, CT

- 45 Low-Income units
- LIHTC Property
- Onsite Management and Leasing Office
- Rehab involved Relocation Program

Bella Vista Complex Hartford, CT

- 1,412 units (elderly)
- Mixed-Use Property
- Onsite Management and Leasing Office
- Social Services Program
- Team of six (6) Resident Services Coordinators

North End Gateway Development Hartford, CT

- Design / Build
- Modular Construction
- 57 housing units
- LIHTC Program
- \$16 Million TDC

SANA Apartments Redevelopment Hartford, CT

- 256 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Social Services Program
- Rehab involved Relocation Program

Dutton Heights Redevelopment Bristol, CT

- 84 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Rehab involved Relocation Program



Housing Enterprises, Inc.

Housing and Development Consultants

DAVID BERTO President

David Berto has over 30 years of experience as a Housing and Development Consultant, coordinating the development of housing projects in towns throughout Connecticut and other parts of the country. Types of housing include family housing, elderly housing, affordable housing, active adult housing, special needs housing, health care housing, subdivisions, condominiums, co-operatives, cohousing and apartments.

Affordable Housing Manager and Consultant. 1994 - Present

Coordinated and currently coordinating development of affordable and market rate family housing rental and homeownership projects. Currently coordinating other types of housing projects in Connecticut, and outside of CT.

Coordinated development of HUD 202 elderly housing facilities in towns throughout Connecticut, and outside of CT.

Coordinated development of HUD 811 low-income handicap apartments.

Establish strategies to provide affordable cost high quality housing in safe and healthy neighborhoods. Provide guidance and assistance to others in creating and managing affordable housing. Work with many state and local agencies to comply with the very wide spectrum of requirements in maintaining affordable housing.

Consulted in the rehabilitation of residential buildings.

Obtained all town approvals under the Connecticut Affordable Housing Appeals Statute.

To contact directly, email: dberto@housingenterprises.com



Housing Enterprises, Inc.

Housing and Development Consultants

ABOUT US

Housing Enterprises, Inc. is comprised of four professional individuals that manage and support the operations, communications and the mission of the business. This collaboration of work ensures that our efforts provide the best quality of service for our clients.

Mailing Address

51 College Street
Enfield, CT 06082

Phone Numbers

Office: (860) 741-9837
Fax: (860) 698-6725

Project Manager

Lynne Skeet

lskeet@housingenterprises.com

Office Manager

Carol Oliwa

coliwa@housingenterprises.com

Project Assistant

Celeste Wright

cwright@housingenterprises.com



Thomas P. Arcari, AIA

Principal-in-Charge

Tom Arcari is a Principal of QA+M Architecture and has 30 years of design experience, specializing in public-subsidized, multi-family affordable housing design and working with CHFA, HUD, and the State of Connecticut Department of Economic and Community Development. Tom has executed more than 150 projects funded by HUD and more than 100 projects funded via CHFA. Accordingly, he is highly familiar with their standards of housing project design. Tom partners with clients, stakeholders, consultants, and colleagues to achieve practical solutions to complex, program-driven projects.

Education

Bachelor of Architecture
Roger Williams University

Registrations

Licensed Architect: CT, MA
NCARB Certified - #52360

Affiliations

American Institute of Architects (AIA)
National Council of Architectural
Registration Boards
National Association of Housing
& Redevelopment Officials
Connecticut Recreation and
Parks Association
U.S. Green Building Council

Awards

Recipient of the AIA "Scholar Award"
Roger Williams University Award for
"Excellence in Design"

SELECT PROJECTS

- + **Nye Road**
New residential development
Glastonbury, CT
- + **Quarry Walk**
New multi-family apartments
[CREW CT Award](#)
Waterbury, CT
- + **Jack's Farm**
New housing complex
Cheshire, CT
- + **NeighborWorks New Horizons**
Gaffney Place
Multi-family, new construction,
renovation + historic restoration
[AIA CT Award](#)
Waterbury, CT
- + **Linden Place**
New mixed-rate housing
Waterbury, CT
- + **Kingswood Place**
New luxury condominiums
West Hartford, CT
- + **3 Arlington Road**
New condominiums +
underground parking
West Hartford, CT
- + **Veteran's Terrace**
New affordable housing complex
East Hartford, CT
- + **Village at Park River**
Phases I-VI
Construction Administration
Support
[CREW CT Award](#)
Hartford, CT
- + **Barbour + Westland Street**
New mixed-use development
Affordable housing + commercial
Hartford, CT
- + **Canton Mixed-Use
Development**
Medical office, retail building +
housing complex
Conceptual design
Canton, CT
- + **Waltersville Apartments**
Mixed-use development
Revitalization + redevelopment
Bridgeport, CT
- + **Derby Mixed-Use Housing**
Revitalization + development
Apartments, shops, restaurants
+ residential services
Derby, CT
- + **CIFC Mixed-Use Development**
New elderly housing
Danbury, CT
- + **LaSalle Road**
Mixed-use development (DD)
Apartments, street front retail +
offices, renovations
West Hartford, CT
- + **Main + Williams Mixed-Use
Development**
Concept designs for apartments,
penthouses, retail + offices,
community spaces + parking
garages
Middletown, CT
- + **The WYSH House**
New affordable home-
less youth shelter
[CBC 1st Place Award](#)
Meriden, CT
- + **The Riverfront**
Construction Administration
Support
Torrington, CT
- + **Meriden Commons Phase I & II**
Construction Administration
Support
Meriden, CT
- + **Essex Place**
New affordable senior housing
Essex, CT
- + **Sarum Village Phases I-III**
Renovation + upgrades
Salisbury, CT
- + **William V. Begg Apartments**
Affordable housing
Renovation
Waterbury, CT
- + **Court Towers**
Affordable housing
Renovation
Vernon, CT
- + **Woodside Park**
Affordable housing
Renovation
Enfield, CT
- + **West Liberty Commons**
New affordable housing
Bridgeport, CT
- + **Windsor Court**
Affordable housing
Renovation
Enfield, CT
- + **Gary Crooks Center**
Affordable housing
Renovation + addition
Bridgeport, CT

Ryan Scrittorale, PE

Project Manager

Ryan Scrittorale has a background in all aspects of civil engineering and site design. He has completed HEC-RAS analyses, and designed hydraulics for roadway and bridge projects in Connecticut and Massachusetts. His skill set also includes FEMA flood insurance studies and LOMRs, permitting, Erosion and Sediment control plans (E&S) and roadway and pedestrian walkway design projects. Ryan has successfully managed multiple affordable and market-rate housing projects, providing full-service civil engineering and land use permitting services.

Nelton Court – Hartford, CT

Staff Engineer and Project Engineer/Manager: Ryan was responsible for all civil engineering associated with the complete reconstruction of this urban 7.5 Acre Hartford Housing Authority site. Specific tasks included sanitary sewer main and lateral design, water main design, storm sewer design and phased erosion and sedimentation control plan. Working closely with the MDC, Ryan designed dedicated storm and sanitary sewer improvements so the project could be constructed in areas previously served by combined sewers.

Oak Tree Village – Griswold, CT

Project Engineer: A 9.4 acre lot was designed for 4-building apartment complex and clubhouse. The project included the design of affordable housing consisting of four 36-unit buildings on a previously developed site in Griswold, CT. In addition to total site design, the project consisted of the design of 1,400 LF of on-site sanitary main, 1,500 LF of gas piping, as well as a 1/4 mile extension of water and natural gas main in the ROW.

Oxoboxo Lofts – Montville, CT

Staff Engineer and Project Engineer/Manager: Responsible for all civil engineering associated with the complete reconstruction of this urban 7.5 Acre Hartford Housing Authority site. Specific tasks included sanitary sewer main and lateral design, water main design, storm sewer design and phased erosion and sedimentation control plan. Working closely with the MDC, Ryan designed dedicated storm and sanitary sewer improvements so the project could be constructed in areas previously served by combined sewers.

Landworks Powder Forest Parcels 5 & 6 – Simsbury, CT

Project Engineer: Benesch provided engineering design services associated with site permitting and construction for this multi-family residential development. Scope items included coordination with an environmental consultant, review of master plans, layout evaluation related to drainage and utility design, grading, and vehicular movement. A drainage analysis, stormwater management system, utility plan, sedimentation and erosion control plans were prepared. Details for various stormwater, utility and sedimentation and erosion controls were also prepared for use during construction. Ryan prepared the roadway profiles for the development.

Pinnacle Heights Extension – New Britain, CT

Project Engineer/Project Manager: Ryan was responsible for all civil engineering and site design associated with the complete reconstruction of this urban 5.9 acre affordable housing complex. Specific tasks included sanitary sewer main design, lateral design, storm sewer evaluation, site layouts, grading and roadway rehabilitation recommendations.

Corbin Heights – New Britain, CT

Staff Engineer and Project Engineer/Manager: Responsible for all civil engineering and site design associated with the complete reconstruction of this urban 27-acre affordable housing complex. Specific tasks included sanitary sewer main and lateral design, water main design, storm sewer evaluation, analysis and design and roadway re-alignments.

Education

MS, Engineering - University of Hartford

BS, Civil & Environmental Engineering - University of Connecticut

Years of Experience: 17

Registrations and Certifications

Professional Engineer: CT (#0028064), MA (#53286), RI (PE.0012264)

Ryan Scrittorale, PE

Project Manager

(cont.)

Stowe Village Housing – Final Phase – Hartford, CT

Staff Engineer: Responsible for the final phase of the landmark redevelopment of Stowe Village. The final phase consisted of 13 duplex residences for the City of Hartford's most needy residents. In addition to the challenges of an urban in-fill site, Ryan was tasked with completing full site construction documents in 30 days (a HUD requirement). (TO Design LLC)

Professional Affiliations

American Society of Civil Engineers

National Society of Professional Engineers

Ryan C. Deane, PLA

Project Manager

Ryan has 19 years of experience in master planning, sustainable design, and construction administration. His expertise is focused in planning and design for residential, public, corporate and collegiate clients. Ryan's skills go beyond landscape architecture, exhibiting a passion to develop and utilize cutting edge technology that have helped shape modern workflows and virtual reality presentations. As recognition for these contributions to the industry, he was named to Building Design & Construction's Forty Under 40 list (Class of 2017). He was the second Landscape Architect Awarded this distinction.

Brookside Terrace – East Greenwich, RI

Landscape Architect: Project included the design of affordable housing consisting of four (4) 24-unit buildings on a 20-acre site in East Greenwich, RI. The site program consisted of site circulation/parking, town green, walking paths, and a community center with a playground. The site presented unique challenges including wetlands, a sanitary pump station, and slope challenges.

Columbus Commons – New Britain, CT

Landscape Architect: This project included five-story mixed-use buildings in downtown New Britain. The buildings combined commercial space with 70 residential units and was funded through Connecticut Department of Housing programs.

The Ridge – Danbury, CT

Landscape Architect for this adaptive reuse study done for the Union Carbide building in Danbury, Connecticut. Study included improvements to entry and arrival for both residential units, as well as renovated office space. Adding human-scale elements to the site of the 2-million square-foot Kevin Roche development, aimed to attract business tenants and residents alike. A new arrival roundabout, urban arrival plaza with market and Eataty, a pool pavilion and par 3 golf course were all integrated into the project vision.

Housing Development – Haddam, CT

Landscape Designer for the design and permitting of 24 apartments in downtown, historic Haddam. The project consisted of a redevelopment of a Brownfield into residential housing and included complex stormwater and on-site septic design. Permitting included a local public hearing and CTDOT permitting.

Campus Crossroads Stadium Expansion – University of Notre Dame

Landscape Architect: Campus wide planning and design effort, that included the redesign of vehicular and pedestrian circulation, the creation of campus gathering spaces, design of underground garage for delivery and NBC broadcasting vehicles, and planning and coordination of public safety elements for all Notre Dame football games.

Glastonbury Boulevard Green Improvements – Glastonbury, CT

Project Manager: Benesch's scope consists of the redesign of a courtyard plaza at the 180 and 200 Glastonbury Boulevard buildings. Benesch is performing survey services along with the preparation of design documents for improved outdoor placemaking for gathering, including a central fire pit plaza, and extensive plantings. Benesch is currently providing permitting services and construction administration.

Education

BS, Landscape Architecture and Regional Planning - University of Massachusetts, Amherst

AS, Environmental Sciences and Human Ecology - Greenfield Community College

Years of Experience: 19

Registrations and Certifications

Professional Landscape Architect: CT, RI, MA, NY

David A. Caricchio, LS

Senior Surveyor

As Senior Surveyor in Benesch's Glastonbury, Connecticut Office, David Caricchio, serves as project manager for all of our surveying projects. A licensed professional Land Surveyor in Connecticut and Maine, he has over 35 years' experience in the field. Along with providing client liaison and overseeing the survey team, Dave's expertise encompasses ALTA/ACSM, bathymetric, boundary, record, topographic, landfill, utility, wetlands location, and GPS surveys; aerial photogrammetric control; construction layout; condominium plans; environmental land use restriction plans (ELUR); easement plans; land records research; legal descriptions, and right-of-way and taking plans. He is proficient in all phases of field and office survey work as well as with survey instrumentation, G.P.S equipment, robotic totalstation, data collectors, and with Civil 3D software.

Enfield Correctional Institution Water Tank – Enfield, CT

Senior Surveyor: The project involves design and permitting associated with a new 500,000-gallon and 60,000-gallon water tank, which combined will replace an aging 150,000-gallon water tank. Amenities to the water tanks include a booster pump station, SCADA system, and associated piping as well as other field work. Dave oversaw survey services.

Public Health Laboratory Intermittent Power Source Upgrades – Rocky Hill, CT

Senior Surveyor: The project involves design and construction of a new emergency generator at the State Public Health Laboratory in Rocky Hill, CT. Benesch's scope of work includes the design of utilities routing, grading, drainage, erosion control, security, lighting, and pavement restoration. Additionally, we designed the generator concrete pad. Dave oversaw the survey needed for the project.

30 Lenox Street Condition Assessment – New Haven, CT

Senior Surveyor: Benesch performed an interior/exterior assessment of the building structure for two buildings and four outbuildings at this location. Dave oversaw the Topographic and Utility Survey associated with the project.

184 Windsor Avenue – Windsor, CT

Senior Surveyor: Benesch provided civil engineering and survey services associated with the renovation of an existing 79,000 SF building, approximately half of which will be occupied by the Connecticut Department of Social Services. Dave oversaw preparation of a new A-2/T-2 survey for the project, showing current improvements with utilities and topography.

Guida's Property Survey – New Britain, CT

Senior Surveyor: Dave oversaw the Boundary and Topographic Survey associated with the development of this 138,376 SF elderly residential development located on a 6.5 acre site along Farmington Avenue and Alexander Road. Benesch services also included the preparation of a Traffic Impact Study; grading and drainage plans; sedimentation and erosion control plans; and a site landscaping and lighting plan. A hydrologic analysis formed the basis for the design of the project's storm water detention system.

The Haven Site/Civil Design – West Haven, CT

Senior Surveyor: Benesch performed the Title Search and conducted a Boundary and Topographic Survey of approximately 54 individual parcels and roadways. Dave managed and oversaw all survey efforts. The survey will be used in the civil design associated with this up-scale retail development that includes 65 stores and six (6) restaurants in the first phase. Phase 1 involves the redevelopment of existing waterfront industrial and commercial property along Long Island Sound into 215,000 SF of retail space. Benesch is providing site design services, including utilities, grading, and layout. We are also coordinating with local and state agencies to obtain approvals for the site plan, floodplain/coastal management, traffic and construction.

Education

Associate of Science,
Architectural and Civil Drafting
and Design, Porter and Chester
Institute

Years of Experience: 40

Registrations and Certifications

Professional Land Surveyor:
Connecticut (#LSX.0070036);
Maine (2265)

Field Survey Technology Equipment

- Trimble S6 Robotic Total Station
- Trimble G.P.S. R10 GNSS Receiver
- Civil 3D 2014

David A. Caricchio, LS

Senior Surveyor

(cont.)

Torrington High School – Torrington, CT

Senior Surveyor: The high school campus proper (35 acres) as well as approximately 15 acres of off-site land was utilized for improvements associated with the new high school. The survey included A2 boundary, topographic, and utility research, as required for local/state permitting and construction.

Annie Fisher Baseball, Football and Soccer Development Plan – Hartford, CT

Senior Surveyor: Benesch services included a Boundary and Topographic Survey of the existing natural grass football field and grading and drainage improvements to support the new synthetic turf baseball, football and soccer complex with additional site features. Local permitting included Floodplain, Inland Wetlands and Planning & Zoning commission review. Dave provided oversight of all surveying efforts associated with the project.

Smalley Elementary School – New Britain, CT

Senior Surveyor: Benesch performed a boundary and topographic survey for this newly renovated elementary school. Located in an urban, residential neighborhood, the design consisted of site improvements for the full renovation of the 80,000 SF existing facility and a 25,000 SF addition. Benesch developed the site grading and drainage plan for the renovated school and parking areas. Engineering services also included utility design, erosion and sedimentation controls, and traffic engineering.

UConn New Engineering Building – Storrs, CT

Senior Surveyor: Benesch is providing survey and design services for the replacement of a former warehouse with a new engineering building. Dave oversaw all surveying services, which encompassed an area of 9± acres near the Central Warehouse and Infirmary; the Chemistry, Pathology, and Biology Buildings; and the Central Utility Plant. Engineering encompasses site and drainage design, utility relocation and traffic services. The project placed particular emphasis on traffic turning movements in the project area.

UConn On-Call Surveying Services – Various Locations.

Project Manager/Senior Surveyor: Benesch is providing on-call surveying services at UConn's main campus in Storrs, CT, the eight regional campuses, and the University of Connecticut Health Center (UCHC) in Farmington. As Project Manager/Senior Surveyor, Dave provides overall management; coordinates with the client and provides QA/QC services for individual assignments. He has overseen all requested surveying projects associated with the contract. Recent assignments include Topographic and Utility Surveys for the Gant Center and Monteith Hall.

2019 Roadway Reconstruction Program – New Milford, CT

Senior Surveyor for the survey and redesign of three roads, Second Hill Road (1.5 miles), Pickett District Road (1.9 miles) and Erickson Road (1.0 miles). Benesch prepared bid documents for the reconstruction of the roads, which included a mix of mill/overlay, in place reclamation and full-depth reconstruction. The reconstructions involved horizontal/ vertical realignment, drainage upgrades and signage upgrade/replacement. Dave managed the survey services for this project.

Alliance Energy Project Services – Multiple Locations

Senior Surveyor: Alliance Energy, LLC—the retail division of Global Partners, LP— is a network of company-owned and operated gasoline stations and convenience stores. Benesch has had an ongoing relationship with Alliance since 2010, providing the company with a variety of services, ranging from simple tank replacement to complete raze and rebuild projects. Typical scope items include survey; site plans; outdoor lighting design; landscape design; building floor plans; fueling system design; Planning and Zoning approvals, and permitting assistance. Dave prepared Boundary and Topographic Surveys for service stations located at Broad Street in Hartford, CT and at sites in Norwalk and Enfield, CT.



Salvatore R. Carabetta

Principal

Real Estate Development

Construction Management

scarabetta@carabetta.com | 203.639.5153

Sam is currently a strategic and mission-driven real estate development leader with over 40 years of experience guiding mixed-income, affordable, and market-rate residential projects from concept through occupancy. He has a proven track record of managing complex development initiatives, including public-private partnerships, HUD financed deals, LIHTC housing, and community revitalization efforts. He is adept in site acquisition, entitlements, financing, construction oversight, and stakeholder engagement.

Sam grew up working side-by-side with his father, Joe, in the family business. In 1949, the first real estate company was founded by Joseph F. Carabetta and his brothers after returning from World War II. The company grew from building single-family homes into a full-service real estate company over the years, developing and constructing over 17,000 multi-family apartments and several hundred thousand square feet of commercial property. While working with his father and his uncles, Sam learned every facet of the business: from building roads, to brand new and total gut/rehabilitation construction, finance, development, and property management. Today Carabetta manages over 9,500 apartments in the Eastern United States.

Carabetta is a privately held real estate development firm with a 70-year track record of delivering high-quality residential, commercial, and mixed-use projects. Headquartered in Meriden, Connecticut, the company has earned a reputation for integrity, innovation, and long-term value creation across multiple real estate cycles.

Over seven decades, Carabetta has successfully developed and repositioned millions of square feet of property, from urban infill housing to large-scale master-planned communities. Carabetta's vertically integrated approach combines in-house expertise in site acquisition, entitlement, financing, design, and construction management.

Sam is deeply committed to building resilient, inclusive communities. Sam's legacy is rooted not only in bricks and mortar, but in lasting partnerships with municipalities, housing authorities, nonprofit organizations, and private investors.

Select Development Experience

- Antillean Estates 31 Units (\$17m)..... Meriden, CT
- Veterans Terrace 150 Units (\$72.6m)..... East Hartford, CT
- Yale Acres 162 Units (\$38m)..... Meriden, CT
- SANA Apts 256 Units (\$32m)..... Hartford, CT
- North End Gateway 57 Units (\$17m)..... Hartford, CT
- Northeast Affordable 68 Units (\$7m)..... Hartford, CT
- Pride & Progress Point 302 Units (\$58m)... New London, CT
- Dutton Heights 84 Units (\$15.4m)..... Bristol, CT
- Liberty Commons 31 Units (\$10.7m)..... Waterbury, CT
- North Broad Park Innovative Hsg (\$3m).... Meriden, CT
- Stowe Village 112 Units (\$30m)..... Hartford, CT
- Boston Capital Housing (\$12.6m)..... Connecticut
- Breakthrough Magnet School (\$30m)..... Hartford, CT
- Conning Towers (\$7.8m)..... Groton, CT
- Fort Adams (\$2.3m)..... Newport, RI

Professional Affiliations:

- CT Apartment Association
- Chamber of Commerce
- Member of CONN NAHRO
- National Affordable Housing Management Association (NAHMA)
- Major Contractor License
- DAS Prequalification Program Participant
- Home Improvement Contractor



William Hernandez

Director of Construction

wilieh@carabetta.com | 203.237.7400

Willie has over 20 years of experience specializing in multifamily, mixed-use and luxury residential construction, as well as, concrete, excavation, civil, and heavy construction to certificate of occupancy, ensuring quality, safety, budgets and schedules. He has a proven track record of formulating and implementing high-impact growth strategies, overseeing budgets, and driving sustainable and long-term revenue.

Core Competencies

- Major Contractor Registration
- General Contractors License
- Home Improvement Contractor
- OSHA Safety Compliance
- Procore Certified: Project Manager (Core Tools)

Experience

SRC Construction Services LLC/Carabetta Companies

Director of Construction

August 2025 – Present

- Directs the construction team, oversees all phases of multifamily development projects.
- Manages preconstruction and active construction processes, ensuring timely and cost-effective project delivery.

Shoreline General Contractors and Consulting Owner

June 2023 – Present

- Founded and led Shoreline General Contractors, specializing in multifamily and luxury home construction.

Jasko Development, LLC

Senior Project Manager

August 2023 - August 2025

- Oversaw the development of luxury multifamily, commercial, and healthcare properties as a Senior Project Manager.

Bristol Builders

Project Executive

February 2022 – August 2023

- Managed all phase of luxury multifamily and residential construction projects from pre-construction to certificate of occupancy.

Connecticut Asphalt Maintenance

Project Executive

September 2011 – July 2023

- Oversaw construction projects as a licensed GC specializing in HOA, multifamily, and commercial properties.

Compass

Chief Estimator/Construction Operations

Director

May 2011 – May 2013

- Managed all aspects of construction operations, overseeing 15+ projects simultaneously from pre-construction to certificate of occupancy.

US Army

68W Compat Medic

March 2007 – May 2011

- Served as a Combat Medic in an artillery unit, providing emergency medical care in high-pressure environments.

Forbes Asphalt Maintenance Inc.

Civil Construction Specialist

May 2006 – May 2009

- Operated heavy civil construction equipment for paving, drainage, excavation and grading services.

Education

Hobe Sound Bible College

Bachelor's degree, Theological and Ministerial Studies



Ross Burton

CONSTRUCTION MANAGER

rburton@carabettabros.com | 203.237.7400

Mr. Burton is a seasoned and results-driven construction management professional with 45+ years of experience leading affordable and multifamily housing developments, including HUD-financed, CHFA-supported, and LIHTC (Low-Income Housing Tax Credit) projects. Expert in managing site operations, regulatory compliance, public funding requirements, and high-quality project delivery on complex residential construction. Skilled in cross-agency coordination and community-focused building.

As a project construction manager, he knows the importance of budget and scheduling in project performance. On his projects, he manages the coordination of architectural services and engineering disciplines, maintains strict controls over daily work performance, monitors subcontractor coordination, matches staffing to the schedule and aggressively acts to correct problems once they are identified. He uses critical path scheduling methods for controlling work activities and matching the budget to progress in the field. He performs percent complete analyses of the work each week to identify budget or schedule trends adverse to the project before they impact the work.

Core Competencies

- HUD, CHFA & LIHTC Project Management
- Public & Private Sector Coordination
- Budgeting & Cost Tracking
- Scheduling & Critical Path Method (CPM)
- Subcontractor & Trade Coordination
- OSHA & HUD Safety Compliance
- Davis-Bacon & Section 3 Oversight
- Affordable Housing Construction Standards
- Site Supervision & Quality Control
- Permitting, Inspections & Closeout

Ross's experience includes projects worth up to over \$300 Million. These projects include structural demolition, new construction, modular construction, and substantial rehabilitation. He maintains occupancy while renovating and rehabilitating a significant number of units. This also required extensive relocation coordination throughout many renovation projects.

Select Project Experience

- Antillean Estates 31 Units (\$17m)..... Meriden, CT
- Veterans Terrace 150 Units (\$72.6m)..... East Hartford, CT
- Yale Acres 162 Units (\$38m)..... Meriden, CT
- SANA Apts 256 Units (\$32m)..... Hartford, CT
- Northeast Affordable 68 Units (\$7m)..... Hartford, CT
- Pride & Progress Point 302 Units (\$58m)... New London, CT
- Hales Court (\$15m)..... Westport, CT
- North End Gateway 57 Units (\$17m)..... Hartford, CT
- Boston Capital Housing (\$12.6m)..... Connecticut
- Charles Street Apartments (\$5.5m)..... Meriden, CT
- Sigourney Mews Apartments (\$9.5m).....Hartford CT
- Breakthrough Magnet School (\$30m)..... Hartford, CT
- Conning Towers (\$7.8m)..... Groton, CT
- Fort Adams (\$2.3m)..... Newport, RI
- New Somers & Ambulance Bldg..... Somers, CT
- Ansonia Rescue Medical Service..... Ansonia, CT
- US Naval Nuclear Training Facility..... Charleston, SC
- US Naval Air Station Training Facility.... Pensacola, FL

Ross is currently managing the historical renovation project at the Arrowhead Development in Hartford. This project includes 45 units throughout three historical buildings. This project is funded by State and Federal Historical Tax Credits, HOME funds, and the Capital Regional Development Agency.

Anthony Padelli

GENERAL MANAGER

SR. PROJECT MANAGER

tpadelli@carabettabros.com | 203.237.7400

Tony is a seasoned Construction Project Manager with over 40 years of experience leading residential, commercial, and public infrastructure projects from preconstruction through closeout. Skilled in budgeting, scheduling, subcontractor coordination, and regulatory compliance, with a consistent track record of delivering high-quality projects safely, on time, and within budget. Strong leadership, technical, and client communication skills, with deep knowledge of local codes, OSHA standards, and construction best practices.

Mr. Padelli has extensive experience leading affordable and multifamily housing developments, including HUD-financed, CHFA-supported, and LIHTC (Low-Income Housing Tax Credit) projects.

Core Competencies

- Project Planning & Scheduling
- Budgeting & Cost Control
- Construction Site Operations
- Subcontractor Management
- Commitment to hiring minority and local contractors
- Quality Assurance / Quality Control (QA/QC)
- Contract Administration & Change Orders
- Safety Compliance (OSHA Standards)
- Permitting & Regulatory Coordination
- Value Engineering & Risk Mitigation
- Blueprints & Specification Review
- Stakeholder Communication & Reporting
- Team Leadership & Workforce Coordination
- Procurement & Materials Management
- CPM Scheduling Tools (e.g., MS Project)
- Resolution & Problem Solving

Tony's experience includes projects worth up to over \$250 Million. These projects include structural demolition, new construction, modular construction, and substantial rehabilitation. He maintained occupancy while renovating and rehabilitating a significant number of units. This also required extensive relocation coordination throughout many renovation projects.

Select Project Experience

Antillean Estates 31 Units (\$17m).....	Meriden, CT
Veterans Terrace 150 Units (\$72.6m).....	East Hartford, CT
Yale Acres 162 Units (\$38m).....	Meriden, CT
SANA Apts 256 Units (\$32m).....	Hartford, CT
North End Gateway 57 Units (\$17m).....	Hartford, CT
Northeast Affordable 68 Units (\$7m).....	Hartford, CT
Pride & Progress Point 302 Units (\$58m)..	New London, CT
Dutton Heights 84 Units (\$15.4m).....	Bristol, CT
Liberty Commons 31 Units (\$10.7m).....	Waterbury, CT
North Broad Park Innovative Hsg (\$3m)....	Meriden, CT
Stowe Village 112 Units (\$30m).....	Hartford, CT
Boston Capital Housing (\$12.6m).....	Connecticut
Breakthrough Magnet School (\$30m).....	Hartford, CT
Conning Towers (\$7.8m).....	Groton, CT
Fort Adams (\$2.3m).....	Newport, RI



Carmine Buffa

Project Manager

cbuffa@srcconstructs.com | 203.237.7400

Carmine is a driven real estate professional with experience in project management and operations. Skilled in construction sequencing, capital structuring, and procurement.

Core Competencies

- Construction Management
- Project Buyout & Leveling
- Project Schedules & Budget
- Reviewed of Pay Applications
- Material Procurement
- Deal (Capital) Structuring
- OSHA 30 Certified
- CT Realtor License
- Procure, Blue Beam, MS Project

Professional Experience

SRC Construction Services, LLC | Meriden, CT

Project Manager – Present

- Manage subcontractors and construction sequencing from pre-construction to completion.
- Update project schedules, budgets and RFIs; verify shop drawings and level proposals.
- Assist in pay application review and value engineering.

Jasko Development | New Britain, CT

Assistant Project Manager – 2024-2025

Procurement Coordinator – 2024

- Quickly promoted to APM for the development of 214 units across 2 projects.
- Entered into PM role for several projects.
- Value engineered from design spec sheet for multifamily builds.
- Created Pos, quote tracking, delivery coordination, and material inventory.

EXP Realty | Stamford, CT

Real Estate Agent – April 2021 – Present

- Closed 22 residential and investment property transactions before age 21.
- Work with investors on short- and long-term strategies, including personal acquisitions.
- Specialize in property valuation, negotiations and deal structuring.

Education

Western Connecticut State University

Financial Investments & Markets

Graduated: May 2024

Summa Cum Laude | 3.93



Scott King

PROJECT ENGINEER

sking@carabettabros.com | 203.237.7400

Scott has over 29 years of construction experience providing technical support for multifamily and public infrastructure projects from preconstruction through closeout.

His experience includes overseeing multifamily affordable housing projects (including CHFA/HUD-financed developments). Proven success managing crews, schedules, budgets, and safety on complex job sites while delivering high-quality results on time and within budget.

Core Competencies

- Site Management & Supervision
- CHFA / HUD / LIHTC Project Experience
- OSHA Safety Compliance & Risk Management
- Budget & Schedule Management
- Subcontractor Coordination
- Quality Control / QA Inspections
- Construction Plan & Spec Interpretation
- Davis-Bacon / Section 3 Compliance
- Communication with Owners & Inspectors

Professional Experience

- Manage on-site operations for projects up to \$100 Million
- Coordinate subcontractors, suppliers, and inspectors to maintain project schedules.
- Ensure compliance with safety standards (OSHA, company policies), achieving zero lost-time incidents.
- Lead daily jobsite meetings and maintain project documentation.
- Deliver CHFA/HUD-financed projects meeting regulatory, budget, and timeline requirements.

Select Project Experience

- Antillean Estates 31 Units (\$17m)..... Meriden, CT
- Veterans Terrace 150 Units (\$72.6m)..... East Hartford, CT
- Yale Acres 162 Units (\$38m)..... Meriden, CT

Other Experience:

- Distinctive Renovations – General Contractor
- Toll Brothers, Construction Manager
- Pulte Home Corporation, Site Superintendent
- Vesta Construction Corporation, Field Superintendent
- Dept. of Veterans Affairs, Construction Analyst



Gary Carabetta

SITE SUPERINTENDENT

gcarabetta@carabetta.com | 203.237.7400

Gary is an experienced and dedicated Site Superintendent with over 40 years of managing residential, multifamily and affordable housing construction projects. Skilled in supervising on-site operations, ensuring safety compliance, coordinating subcontractors, and delivering projects on schedule and within budget.

Gary has extensive experience overseeing affordable and multifamily housing developments, including HUD-financed, CHFA-supported, and LIHTC (Low-Income Housing Tax Credit) projects.

Core Competencies

- Project Management & Scheduling
- Subcontractor Coordination
- OSHA Safety Compliance
- Quality Assurance & Control
- Budget Management
- Construction Document Review (Plans/Specs)
- Site Logistics & Materials Management
- Communication & Team Leadership

Professional Experience

- Supervised CHFA- and HUD-financed projects, including Low-Income Housing Tax Credit (LIHTC) properties and mixed-income housing developments.
- Ensured compliance with prevailing wage (Davis-Bacon) and Section 3 reporting requirements.
- Coordinated subcontractors, vendors, and inspections to meet strict regulatory and funding milestones.
- Managed on-site safety meetings, toolbox talks, and OSHA compliance for all workers.
- Delivered multiple affordable housing developments on time and within budget

Select Project Experience

- Antillean Estates 31 Units (\$17m)..... Meriden, CT
- Veterans Terrace 150 Units (\$72.6m)..... East Hartford, CT
- Yale Acres 162 Units (\$38m)..... Meriden, CT
- SANA Apts 256 Units (\$32m)..... Hartford, CT
- North End Gateway 57 Units (\$17m)..... Hartford, CT
- Northeast Affordable 68 Units (\$7m)..... Hartford, CT
- Pride & Progress Point 302 Units (\$58m)... New London, CT
- Dutton Heights 84 Units (\$15.4m)..... Bristol, CT
- Liberty Commons 31 Units (\$10.7m)..... Waterbury, CT
- North Broad Park Innovative Hsg (\$3m).... Meriden, CT
- Stowe Village 112 Units (\$30m)..... Hartford, CT
- Boston Capital Housing (\$12.6m)..... Connecticut
- Conning Towers (\$7.8m)..... Groton, CT
- Fort Adams (\$2.3m)..... Newport, RI





Raymond Stratoti

EEO COMPLIANCE MANAGER/ SAFETY OFFICER

rstratoti@carabettabros.com | 203.237.7400

Dedicated Compliance Manager and Safety Officer with 40+ years of experience overseeing regulatory compliance, workplace safety, and risk management for residential, commercial, and publicly funded construction projects. Proven expertise in OSHA compliance, CHRO reporting, M/WBE and Section 3 tracking, and site safety planning. Strong background in HUD- and CHFA-financed developments with a focus on workforce training, subcontractor compliance, and documentation accuracy.

Core Competencies

- OSHA 1926 Compliance & Site Safety Plans
- CHRO / M/WBE / Section 3 Compliance
- Incident Investigation & Reporting
- HUD & CHFA Program Compliance
- Jobsite Audits & Safety Training
- Environmental Health & Risk Assessment
- Safety Documentation & Corrective Action Plans
- Certified Payroll & Workforce Utilization Reporting
- MS Office, Timberline, LCP Tracker, Elations

Professional Experience

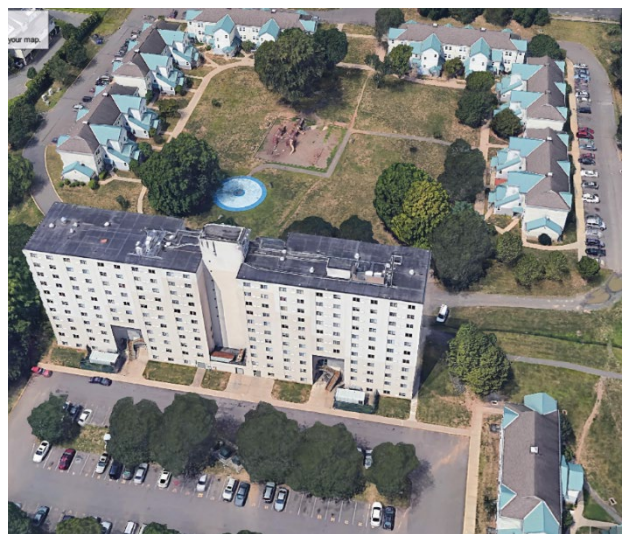
- Developed and implemented job-specific safety plans (JSSPs) across multiple new construction and renovation sites.
- Conducted regular safety audits and inspections.
- Managed all M/WBE and Section 3 subcontractor outreach and documentation for CHFA- and HUD-funded projects.
- Prepared CHRO utilization reports, certified payroll submissions, and Section 3 hiring records.
- Trained site staff and subcontractors on safety procedures, fall protection, and emergency response protocols.

Select Project Experience

- Antillean Estates 31 Units (\$17m)..... Meriden, CT
- Veterans Terrace 150 Units (\$72.6m)..... East Hartford, CT
- Yale Acres 162 Units (\$38m)..... Meriden, CT
- SANA Apts 256 Units (\$32m)..... Hartford, CT
- North End Gateway 57 Units (\$17m)..... Hartford, CT
- Northeast Affordable 68 Units (\$7m)..... Hartford, CT
- Pride & Progress Point 302 Units (\$58m)... New London, CT
- Dutton Heights 84 Units (\$15.4m)..... Bristol, CT
- Liberty Commons 31 Units (\$10.7m)..... Waterbury, CT
- North Broad Park Innovative Hsg (\$3m).... Meriden, CT

Education

Nebraska Wesleyan University – Bachelor of Science 1970





James F. Mullaly

FINANCIAL CONTROLLER

jmullaly@srcconstructs.com | 203.237.7400

James is an accomplished accounting and financial manager with over 40 years of experience overseeing accounting, budgeting, and financial reporting for mid- to large-scale construction projects. Expertise in job cost accounting, cash flow forecasting, subcontractor compliance, and government-funded project reporting (including HUD, CHFA, and LIHTC). Proven success in leading finance teams, managing audits, and supporting strategic planning and operational efficiency in a construction environment.

Core Competencies

- Construction Financial Management
- WIP (Work-in-Progress) Reporting
- Budgeting & Forecasting
- HUD / CHFA / LIHTC Compliance
- Certified Payroll & Prevailing Wage
- Cash Flow & Job Cost Analysis
- Subcontractor Insurance & Lien Waivers
- Internal Controls & Audit Support
- Sage 300 CRE (Timberline), Procure, Foundations, QuickBooks, Yardi, Safe 100, Sage 50, FAS, MS Office

Professional Experience

- Direct all financial operations for \$100M+ residential and mixed-use construction firms, including AP/AR, payroll, bank reconciliation, and monthly close.
- Implement job cost tracking systems and oversee WIP reporting to ensure accurate project billing and profitability.
- Manage CHFA and HUD reporting requirements, including draw requests, certified payroll, and Section 3 financial tracking.
- Lead year-end audits and tax preparation in coordination with external CPA firms.
- Maintain subcontractor compliance for insurance, lien waivers, and Davis-Bacon wage regulations.

Select Project Experience

- Antillean Estates 31 Units (\$17m)..... Meriden, CT
- Veterans Terrace 150 Units (\$72.6m)..... East Hartford, CT
- Yale Acres 162 Units (\$38m)..... Meriden, CT
- North Broad Park Innovative Hsg (\$3m).... Meriden, CT

Education

B.S. Accounting ; Madison University



Joseph F. Carabetta , Jr.
Director of Operations
Carabetta Management Co.

Summary of Experience

Mr. Carabetta has more than 45 years extensive experience in development and property management for all types of real estate. Throughout Mr. Carabetta's career in the family-owned business he has worked side-by-side with his father and brother learning the business. He has supervised and managed all trades and craftsman and equipment for projects valued at several hundred million dollars.

Joey supervises all maintenance operations for more than 9,500 units of housing managed by Carabetta Management Co. He supervises over 300 employees staffed throughout Carabetta properties in Connecticut and Massachusetts.

Minority and Local Contractor Development: Projects under Mr. Carabetta's executive direction have achieved excellent records of demonstrated commitment to minority and local-based contractors, utilizing local minority business participation.

Select Project Experience

Veterans Terrace I East Hartford, CT

- 45 Low-Income units
- LIHTC Property
- Onsite Management and Leasing Office
- Rehab involved Relocation Program

Bella Vista Complex New Haven, CT

- 1,412 units (elderly)
- Mixed-Use Property
- Onsite Management and Leasing Office
- Social Services Program
- Team of six (6) Resident Services Coordinators

SANA Apartments Redevelopment Hartford, CT

- 256 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Social Services Program
- Rehab involved Relocation Program

North End Gateway Hartford, CT

- 57 Affordable units
- LIHTC Program
- Onsite Management and Leasing Office

Lincoln Village Worcester, MA

- 1,213 Affordable units
- Market and Subsidized Units
- Onsite Management and Leasing Office



William S. Stetson
Senior Vice President
Director of Property Management
& Asset Management
Carabetta Management Co.

Summary of Experience

Bill has extensive experience in the development, implementation and management of property management and resident services programs for a variety of residential developments throughout Connecticut and Massachusetts totaling over 9,000 units. Bill's goal is working towards increasing the value of the portfolio by ensuring compliance with Partnership, regulatory and management agreements and maximizing property values through repositioning and refinancing. Bill is the point of contact with our partners.

Relevant experience includes:

- **Carabetta Management Co.**
Senior Vice President
For over 20 years, Bill has provided corporate oversight to the management of Carabetta's properties totaling 9,149 residential units throughout Connecticut and Massachusetts. Bill is the lead contact with property investors, owners, and state agencies. He worked with various housing authorities and non-profit organizations to negotiate business terms and bring their redevelopments to fruition.
- **Beacon Residential Management, Boston, MA**
Director and Senior Vice President
Developed Beacon Residential Management into a full service management company as the Company increased its portfolio from 2,000 units to over 6,000 units. The portfolio included three HOPE VI projects, sec. 221 d (3) and 236 projects, Section 8 and several HFA programs as well as conventional properties

Professional Affiliations

- National Housing and Rehabilitation – President 1997/8.
- Greater Boston Real Estate Board – Rental Housing Association – President 1992.
- National Multi - Housing Association.
- National Housing Council
- Massachusetts Housing Finance Authority – Management Policy Review Committee

Education

- A.S. Applied Science Building Construction Technology, Wentworth Institute, Boston MA.
- LIHTC Certification Spectrum Enterprise Inc.

Select Project Experience

Veterans Terrace I East Hartford, CT

- 45 Low-Income units
- LIHTC Property
- Onsite Management and Leasing Office
- Rehab involved Relocation Program

Bella Vista Complex Hartford, CT

- 1,412 units (elderly)
- Mixed-Use Property
- Onsite Management and Leasing Office
- Social Services Program
- Team of six (6) Resident Services Coordinators

North End Gateway Development Hartford, CT

- Design / Build
- Modular Construction
- 57 housing units
- LIHTC Program
- \$16 Million TDC

SANA Apartments Redevelopment Hartford, CT

- 256 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Social Services Program
- Rehab involved Relocation Program

Dutton Heights Redevelopment Bristol, CT

- 84 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Rehab involved Relocation Program



Evelyn M. “Kiki” Carabetta
Director of Property Management
Carabetta Management Co.

Summary of Experience

The daughter of Joe Carabetta, Kiki is the Director of Property Management for Connecticut and Massachusetts properties. She brings over 40 years of property management expertise to the family organization. She oversees a staff of leasing professionals, property administrators, collection agents and administrative staff. She is highly educated in all facets of building and property management instituting a maintenance program that has proven to keep costs down and build value in each property to maintain the attractive and aesthetic appeal of each property.

Select Project Experience

Lincoln Village

Worcester, MA

- 1,213 Affordable units
- Market and Subsidized Units
- Social Services Program
- Onsite Management and Leasing Office

Waters Edge

Revere, MA

- Waterfront Property
- 390 Market units
- Onsite Management and Leasing Office

Veterans Terrace I

East Hartford, CT

- 45 Low-Income units
- LIHTC Property
- Onsite Management and Leasing Office
- Rehab involved Relocation Program

Bella Vista Complex

New Haven, CT

- 1,412 units (elderly)
- Mixed-Use Property
- Onsite Management and Leasing Office
- Social Services Program
- Team of six (6) Resident Services Coordinators

SANA Apartments Redevelopment

Hartford, CT

- 256 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Social Services Program
- Rehab involved Relocation Program



Sandra Sattler

**Director of Leasing & Marketing
Carabetta Management Co.**

Summary of Experience

Ms. Sattler has been working for the family business for 45 years. She has extensive experience in property management, leasing, marketing and servicing residents on a daily basis for a variety of residential and commercial developments, which include nearly 10,000 units throughout the Northeastern Region. She oversees more than 100 employees which include leasing agents, property administrators, collection agents, tax credit compliance specialists, and administrative staff. She works directly with other senior management staff to run an efficient operation.

Relevant responsibilities include:

- Rental: she confirms rents are collected, posted and deposited daily and confirms late notices are mailed
- Collections/Legal: she monitors delinquent accounts and ensures all legal notices have been sent; Notice-To-Quit and/or legal actions are taken with residents who are non-compliant with their lease terms as well as non-payment
- Provides residents with courteous consideration for their concerns daily
- Processes rent increases in accordance with regulations
- Answers questions and concerns relative to policies and management for satellite offices
- Update Fair Housing & Marketing Plans per geographical area
- Adheres to Resident Selection Plan relative to nondiscrimination
- Oversees tax credit compliance
- Oversees recertification
- Responsible to respond to any resident complaints or questions concerning policies
- Review any disputes credit/criminal and reply

Section 8:

- Reviews vouchering of Section 8 funds
- Maintains controls over any Section 8 slots
- Follow through with appropriate agency for shortage of Section 8 funds
- Renew Section 8 contracts on an annual basis

Select Project Experience

Veterans Terrace East Hartford, CT

- 150 Low-Income units
- LIHTC Property
- Onsite Management and Leasing Office
- Rehab involved Relocation Program

SANA Apartments Redevelopment Hartford, CT

- 256 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Social Services Program
- Rehab involved Relocation Program

North End Gateway Hartford, CT

- 57 Affordable units
- LIHTC Program
- Onsite Management and Leasing Office

Professional Affiliations

- Active Member of NAHMA
- NAHMA Property Management Certified
- Spectrum Tax Credit Certified (CPO & C3P)



Francesca Caruso

Compliance Officer
Carabetta Management Co.

Summary Of Experience

Extensive experience in property management, leasing, marketing, legal housing matters and working with residents. She maintains oversight of over 2,200 units at LIHTC properties. Her daily responsibilities include the following:

Rental:

- Interview applicants to check for eligibility
- Review all move ins for all tax credit portfolios – more than 2,200 units
- Audit all move-ins and certifications for the tax credit portfolios
- Ensure all move in information is placed in the appropriate file and subsequent certifications

Compliance:

- Review all annual certifications for tax credit portfolios – more than 2,200 units
- Internally audit at random files for the portfolio
- Direct contact with State Agencies such as CHFA and Spectrum
- Reporting to State agencies as well as owners
- Unit tracking for each portfolio by month
- Answer audit reports from Spectrum to State agencies and owners
- Update information as changes occur with LIHTC program
- Update information for leasing agents/ re-certification specialists as changes occur with LIHTC program
- Year end reporting of the tax credit portfolio to State agencies
- Update and maintain waitlist for the Tax credit properties
- Annually update certification of the LIHTC program

Training:

- Ensures staff is aware of changes to tax credit regulations
- Train staff members about LIHTC program regulations
- Ensures staff attends all workshops concerning changes and updates in regulations
- Ensures appropriate staff has obtained property management or tax credit certifications

Technology/Skills:

- YARDI (property management software)
- Microsoft Office (WORD, Excel, PowerPoint, Outlook)

Select Project Experience

Veterans Terrace East Hartford, CT

- 150 Low-Income units
- LIHTC Property
- Onsite Management and Leasing Office
- Rehab involved Relocation Program

SANA Apartments Redevelopment Hartford, CT

- 256 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Social Services Program
- Rehab involved Relocation Program

North End Gateway Hartford, CT

- 57 Affordable units
- LIHTC Program
- Onsite Management and Leasing Office

Professional Affiliations

- Active Member of NAHMA
- NAHMA Property Management Certified
- Spectrum Tax Credit Certified (CPO & C17P)



Dawn M. Schmidt

**Regional Property Manager
Carabetta Management Co.**

Summary Of Experience

Extensive experience in property management, leasing, marketing, legal housing matters and working with residents. She manages ten (10) Project-based Section 8 and LIHTC properties. Her daily responsibilities include the following:

- Prepare annual strategic plan for each property. Responsible to implement, monitor, and revise as necessary.
- Compliance officer responsible for enforcement of occupancy & regulations: HUD Subsidized Multifamily Housing program (Project-based Section 8) and Low-Income Housing Tax Credit (LIHTC).
- Lease administration and regulatory compliance for Project-Based Section 8 and Low-Income Housing Tax Credit (LIHTC) properties, including completing timely and complete recertifications.
- Contract Administrator – Maintain/update Project-Based Section 8 contract renewals including annual rent schedules and utility allowances.
- Technical assistance including developing and implementing plans for building operations systems including fire safety, ADA and other code issues, environmental issues, security and controls. Once installed, these include maintenance plans.
- Primary responsible party for REAC inspections, including preparations and liaison for REAC representative.
- Conduct housekeeping and preventative inspections, assuring maintenance of physical assets, general maintenance repairs, and apartment make-ready.
- Responsible for budget development, focusing on capital expenditures and operating expense.
- Supervise Facility staff, ensuring maintenance is completed in a safe and timely manner.
- Primary liaison with local law enforcement and social service agencies.

Technology/Skills:

- YARDI (property management software)
- Microsoft Office (WORD, Excel, PowerPoint, Outlook)
- Proprietary Database - Report Building

Education:

- Business Administration Level 3 – National Vocational Qualification (NVQ)/Technical Certificate Stoke College, Staffordshire County, England

Select Project Experience

Veterans Terrace East Hartford, CT

- 150 Low-Income units
- LIHTC Property/Sec 8
- Onsite Management and Leasing Office

SANA Apartments Redevelopment Hartford, CT

- 256 low-income units
- LIHTC Program/Sec 8
- Onsite Management and Leasing Office
- Social Services Program

North End Gateway Hartford, CT

- 57 Affordable units
- LIHTC Program
- Onsite Management and Leasing Office

Professional Affiliations

- Certified Occupancy Specialist (COS)
- Certified Occupancy Specialist Advanced (COSA)
- Tax Credit Specialist (TCS)
- Tax Credit Specialist Advanced (TCSA)
- Certified Manager of Housing (CMH)
- Certified Manager of Maintenance (CMM)
- Certified Finance Specialist (CFS)



Sal D'Aquila
Director of Maintenance
Carabetta Management Co.

Summary of Experience

Extensive experience in property management, maintenance and servicing residents and their concerns on a daily basis for a variety of residential and commercial developments including nearly 10,000 units throughout the Northeastern Region. Mr. D'Aquila has been with Carabetta for more than 20 years. Sal performs the following responsibilities in order to maintain Carabetta's operating and maintenance performance standards.

- Monitors continual inspection of buildings and grounds
- Supervises entire O&M staff of over 300 employees
- Assigning work to maintenance employees on a daily basis
- Cost control: continual analysis of the maintenance operation with a view toward costs reduction
- Preparing operating budgets and adhering to them
- Arranging product demonstrations where applicable
- Obtaining estimates on building repairs
- Provide residents with courteous consideration for their concerns on a daily basis
- Has established relationships with and deals with public agencies on a daily basis (HUD, CHFA, all Housing Authorities) relative to inspections
- Deals with mortgage holders on a daily basis
- Continual studies to improve service
- Contract Administration for all trades, as well as scheduling trades

Professional Affiliations

- Certified Trainer and Teacher of GED course
- Certified Laubach Trainer and Teacher
- Certified ESL Trainer and Teacher (for students and teachers)

Education

- B.A. (Business Administration and Teaching) – Central CT State University
- Associates Degree in Accounting – Dear Jr. College

Select Project Experience

**Veterans Terrace I
East Hartford, CT**

- 45 Low-Income units
- LIHTC Property
- Onsite Management and Leasing Office
- Rehab involved Relocation Program

**Bella Vista Complex
New Haven, CT**

- 1,412 units (elderly)
- Mixed-Use Property
- Onsite Management and Leasing Office
- Social Services Program
- Team of six (6) Resident Services Coordinators

**SANA Apartments
Redevelopment
Hartford, CT**

- 256 low-income units
- LIHTC Program
- Onsite Management and Leasing Office
- Social Services Program
- Rehab involved Relocation Program

**North End Gateway
Hartford, CT**

- 57 Affordable units
- LIHTC Program
- Onsite Management and Leasing Office