

Completed (Closed) Project List

Below is a partial list of completed projects, with a brief summary, in which Lou Trajcevski, Newcastle Housing Ventures' principal, has played a key role:

Project: Center Village
 Location: Glastonbury, Connecticut
 Client: Center Village Limited Partnership
 # of units: 72 units; new construction & gut rehabilitation, affordable - elderly
 Total Cost: \$17.7 million
 Closing Date: July 2017
 Financing: CHFA Tax-Exempt Bond Construction & Permanent Loan, 4% LIHTC Equity, DOH CHAMP Funds, Sponsor Reserve Loan, Seller Loan, Eversource Energy Funds, CHFA HTCC

Project: Rye Field Manor
 Location: Old Lyme, Connecticut
 Client: Shoreline Affordable Housing, Inc.
 # of units: 39 units; moderate rehabilitation, affordable - elderly
 Total Cost: \$2.78 million
 Closing Date: June 2017
 Financing: Connecticut DOH SSHP Funds, CHFA HTCC, Eversource Energy Funds, Owner Reserves

Project: Victoria Gardens
 Location: Waterford, Connecticut
 Client: Victoria Gardens Waterford LLC
 # of units: 90 units; new construction, mixed-income elderly
 Total Cost: \$18.5 million
 Closing Date: April 2017
 Financing: 9% LIHTC Equity, CHFA Construction, Permanent & ITA Loans, DOH Funds, Eversource Energy Funds

Project: 616 New Park
 Location: West Hartford, Connecticut
 Client: Trout Brook Realty Advisors
 # of units: 54 units; new construction, mixed-income
 Total Cost: \$23.4 million
 Closing Date: January 2017
 Financing: 9% LIHTC Equity, TD Bank Construction Loan, Farmington Bank Permanent Loan, DOH Funds, Sponsor Loan, DECD Brownfield Funds, Eversource Energy Funds

Project: The Lofts at Ponemah Mills
Location: Norwich, Connecticut
Client: Ponemah Riverbank Unit A South, LLC
of units: 116 units; historic rehab, mixed-income
Total Cost: \$31.8 million
Closing Date: March 2016
Financing: State & Federal Historic Tax Credits, DOH CHAMP6, CHFA Loan, Sponsor Loan, Managing Member Equity, 4% LIHTC Equity

Project: Zbikowski Park
Location: Bristol, Connecticut
Client: Housing Authority of the City of Bristol
of units: 90 units; rehab, 100% affordable
Total Cost: \$11.6 million
Closing Date: February 2016
Financing: CHFA Loan, DOH SSHP Funds, 4% LIHTC Equity, Sponsor Financing, Seller Loan

Project: Flagg Road Cooperative
Location: West Hartford, Connecticut
Client: Flagg Road Cooperative Association, Inc.
of units: 10 units; rehab, moderate income
Total Cost: \$.9 million
Closing Date: July 2015
Financing: DOH SSHP Funds

Project: 992 Summer Place
Location: Stamford, Connecticut
Client: Charter Oak Communities
of units: 48 units; supportive housing, elderly housing, 100% affordable
Total Cost: \$14.5 million
Closing Date: 2015
Financing: 4% LIHTC; CDBG-DR Funds; Sponsor Funds

Project: Lawnhill Terrace Phase 1
Location: Stamford, Connecticut
Client: Charter Oak Communities
of units: 60 units; rehab, 100% affordable
Total Cost: \$19.1 million
Closing Date: 2015
Financing: 9% LIHTC Equity, Bank Financing, Seller Loan; DOH HTF Funds

Project: Westfield Heights
Location: Wethersfield, Connecticut
Client: Wethersfield Housing Authority
of units: 132 units; rehab; mixed-income

Total Cost: \$6.1 million
Closing Date: November 2015
Financing: DOH CHAMP6; Sponsor Funds

Project: Faylor Apartments
Location: East Lyme, Connecticut
Client: Eastern Shore Enterprises LP
of units: 36 units; moderate rehabilitation; affordable - family
Total Cost: \$2.7 million
Closing Date: November 2014
Financing: Connecticut DOH SSHP Funds

Project: On The Plaza
Location: Hartford, Connecticut
Client: 5CP, LLC
of units: 193 units; historic rehabilitation; mixed-income
Total Cost: \$27.8 million
Closing Date: December 2013
Financing: Webster Bank – First Mortgage Loan; Connecticut Light & Power – State Historic Tax Credits; DECD/DOH CHAMP1 Funds; Owner Equity

Project: Clinton Manor
Location: Stamford, Connecticut
Client: Clinton Manor, LLC (Charter Oak Communities)
of units: 88 units; rehabilitation, 100% affordable
Total Cost: \$11.7 million
Closing Date: July 2013
Financing: Bank of New Canaan First Mortgage Loan – Tax-Exempt Bonds; Boston Capital - 4% LIHTC; HTCC; Seller Loan

Project: The Goodwin
Location: West Hartford, Connecticut
Client: West Hartford Housing Corporation
of units: 47 units; new construction; mixed-income
Total Cost: \$9.9 million
Closing Date: July 2013
Financing: Farmington Bank First Mortgage Loan; DECD CHAMP2 Funds

Project: Greenfield (Vidal Court State Moderate Revitalization Phase 3)
Location: Stamford, Connecticut
Client: Charter Oak Communities (aka Housing Authority of the City of Stamford)
of units: 45 units; new construction (State Moderate Rental revitalization), mixed-income
Total Cost: \$18.6 million

Closing Date: June 2013
Financing: JP Morgan Chase Construction & Permanent First Mortgage Financing; RBC Capital Markets - 9% LIHTC; HTCC; DECD Urban Act Funds; City of Stamford; Sponsor financing

Project: Boston Terrace Zero Energy Housing
Location: Guilford, Connecticut
Client: Green Planet Options/Guilford Housing Authority
of units: 9 units; new construction (State Elderly expansion)
Total Cost: \$2.1 million
Closing Date: February 2013
Financing: DECD CHAMP1 Funds; STEAP Funds; Energy Rebates

Project: Village Green
Location: Glastonbury, Connecticut
Client: Glastonbury Housing Authority
of units: 50 units; rehabilitation (State Elderly Program)
Total Cost: \$4.0 million
Closing Date: October 2012
Financing: DECD SHRP Funds; HTCC Funds; Owner Reserves

Project: The Heights at Darien (formerly known as Allen-O'Neill Homes)
Location: Darien, Connecticut
Client: Darien Housing Authority/Arthur Anderson
of units: 106 units; new construction (State Moderate Rental revitalization)
Total Cost: \$33.5 million
Closing Date: June 2012
Financing: Citibank First Mortgage Financing; Richman Group – 9% LIHTC; DECD Funds

Project: Palmer Square (Vidal Court State Moderate Revitalization Phase 2)
Location: Stamford, Connecticut
Client: Charter Oak Communities (aka Housing Authority of the City of Stamford)
of units: 85 units; new construction (State Moderate Rental revitalization), mixed-income
Total Cost: \$26.8 million
Closing Date: November 2010
Financing: Rockport Mortgage (FHA 221(d)(4) program); Federal TCEP & TCAP; City of Stamford; Sponsor financing

Project: Alfred E. Plant Elderly Apartments (former Federal Public Housing)
Location: West Hartford, Connecticut
Client: West Hartford Housing Corporation
of units: 137 units; new construction & rehabilitation (public housing redevelopment)

Total Cost: \$21.2 million
Closing Date: September 2010
Financing: Connecticut Housing Finance Authority (CHFA) First Mortgage Loan & Exchange Funds; DECD HOME Funds

Project: Earle Street Homes
Location: Hartford, Connecticut
Client: Christian Activities Council
of units: 3 homeownership & 3 rental; new construction
Total Cost: \$2.1 million
Closing Date: May 2010
Financing: DECD Housing Trust Funds; City of Hartford HOME Funds; City Gap Appraisal Funds; Home Sales; Energy Rebates

Project: Mill Apartments
Location: New Canaan, Connecticut
Client: New Canaan Housing Authority
of units: 40 units; new construction
Total Cost: \$7.8 million
Closing Date: April 2010
Financing: People's United Bank – 4% Low Income Housing Tax Credits; DECD HOME Funds; Bank of New Canaan First Mortgage Loan – Tax Exempt Bonds

Project: Dye House Apartments
Location: Manchester, Connecticut
Client: Konover Properties Corporation
of units: 57 units; historic rehabilitation
Total Cost: \$20.6 million
Closing Date: April 2010
Financing: Connecticut Housing Finance Authority (CHFA) First Mortgage Loan & Exchange Funds; DECD HOME Funds; Owner Equity; National Equity Fund – Federal Historic Tax Credits; John Hancock – State Historic Tax Credits

Project: Fair Street Apartments
Location: Norwalk, Connecticut
Client: New Neighborhoods, Inc.
of units: 57 units; partial supportive housing; new construction
Total Cost: \$13 million
Closing Date: March 2010
Financing: National Equity Fund – 4% Low Income Housing Tax Credits; Connecticut Housing Finance Authority (CHFA) First Mortgage Loan; DECD Housing Trust Fund; BLT Land Note; Deferred Developer Fee

Project: Westwood (Vidal Court State Moderate Revitalization Phase 1)
Location: Stamford, Connecticut
Client: Charter Oak Communities (aka Housing Authority of the City of Stamford)
of units: 95 units; new construction (state housing revitalization), mixed-income
Total Cost: \$32.2 million
Closing Date: January 2010
Financing: Rockport Mortgage (FHA 221(d)(4) program); Federal TCEP; Sponsor financing; State funding

Project: Samuels Court
Location: Danbury, Connecticut
Client: New Neighborhoods, Inc. & Alderhouse Residential Communities
of units: 28 units; supportive housing; new construction
Total Cost: \$8.7 million
Closing Date: July 2008
Financing: Enterprise Community Investment Fund – Low-Income Housing Tax Credits; Connecticut Housing Finance Authority (CHFA) First Mortgage Loan, State Pilots & CIA Funds; Housing Tax Credit Contribution (HTCC); Enterprise Partners Grant

Project: The Hollander Foundation Center (410 Asylum Street)
Location: Hartford, Connecticut
Client: Common Ground Community
of units: 70 units; 56 LIHTC & 14 market rate; historic rehabilitation
Total Cost: \$22.3 million
Closing Date: May 2008
Financing: National Equity Fund – Low-Income Housing Tax Credits & Federal Historic Tax Credits; Connecticut Housing Finance Authority (CHFA) First Mortgage Loan & CIA Funds; DECD Housing Trust Fund; City of Hartford; Sponsor Loan

Project: Fairfield Court On-Site HOPE VI Revitalization
Location: Stamford, Connecticut
Client: Housing Authority of the City of Stamford
of Units: 90 units; 55 LIHTC & 35 market rate; new construction
Total Cost: \$37 million
Closing Date: February 2008
Financing: Sun America – Low-Income Housing Tax Credits; Connecticut Housing Finance Authority (CHFA) First Mortgage Loan; HUD HOPE VI Funds; City of Stamford; DECD Urban Act Funds

Project: Indian Field Apartments
Location: New Milford, Connecticut

Client: Women's Institute for Housing and Economic Development and
New Milford Affordable Housing
of units: 40 units; new construction
Total Cost: \$11.5 million
Closing Date: October 2007 (NEF & Bridge Lender)
Financing: National Equity Fund – Low-Income Housing Tax Credits;
Connecticut Housing Finance Authority (CHFA) First Mortgage
Loan; DECD Capital Funds; Housing Tax Credit Contribution
(HTCC) Program; Seller Note; Sponsor Loan

Project: Sunrise Terrace
Location: Danbury, Connecticut
Client: MCCA, Inc.
of units: 8 units; supportive housing; new construction
Total Cost: \$1.8 million
Closing Date: September 2007
Financing: Connecticut Housing Finance Authority (CHFA) – State Pilots First
Mortgage

Project: Groton Pilots
Location: Groton, Connecticut
Client: The Connection Fund, Inc.
of units: 6 units; supportive housing; new construction
Total Cost: \$1.8 million
Closing Date: June 2007
Financing: Connecticut Housing Finance Authority (CHFA) – State Pilots First
Mortgage

Project: Middlesex Pilots
Location: Middletown, Connecticut
Client: The Connection Fund, Inc.
of units: 21 units; supportive housing; rehabilitation
Total Cost: \$6.9 million
Closing Date: November 2006
Financing: National Equity Fund-Low-Income Housing Tax Credits;
Connecticut Housing Finance Authority (CHFA)-State Pilots First
Mortgage; CHFA Bridge Loan; HUD Supportive Housing Award;
Housing Tax Credit Contribution (HTCC) Program

Project: Hartford Grandfamily Housing
Location: Hartford, Connecticut
Client: Meadows Real Estate Management and Development
Company/Community Renewal Team, Inc.
of units: 40 units; new construction and historic rehabilitation
Total Cost: \$10.4 million
Closing Date: October 2006

Financing: MMA Financial-Low-Income Housing Tax Credits & Historic Tax Credits; City of Hartford First Mortgage Loan; DECD Capital Funds; HTCC Program

Project: Post House Apartments
Location: Stamford, Connecticut
Client: Housing Authority of the City of Stamford
of units: 60 units; new construction
Total Cost: \$19 million
Closing Date: October 2006
Financing: CharterMac-Low-Income Housing Tax Credits; TD Banknorth First Mortgage Loan

Project: Taylor Street Apartments
Location: Stamford, Connecticut
Client: Housing Authority of the City of Stamford
of units: 24 units; 16 LIHTC and 8 homeownership; new construction
Total Cost: \$4.3 million
Closing Date: May 2006
Financing: SunAmerica-Low-Income Housing Tax Credits; SunAmerica First Mortgage Loan, City of Stamford; Housing Authority of the City of Stamford

Project: Sage Pond Place
Location: Berlin, Connecticut
Client: Merit Associates
of Units: 84 units; affordable elderly rental units; new construction
Total Cost: \$10.1 million
Closing Date: April 2005
Financing: Connecticut Housing Finance Authority (CHFA); National SunAmerica-Low-Income Housing Tax Credits

Project: Bowdoin Street Apartments
Location: Malden, Massachusetts
Client: Winn Development Company.
of units: 226 units; family affordable rental housing; rehabilitation
Total Cost: \$17.7 million
Closing Date: February 2004
Financing: Tax-Exempt Bonds; 4% Low Income Housing Tax Credits; HOME Funds

Project: Herbert T. Clark Assisted Living
Location: Glastonbury, Connecticut
Client: Glastonbury Housing Authority
of Units: 25 units; low-income assisted living; new construction
Total Cost: \$4.8 million

Closing Date: July 2003
Financing: Connecticut Housing Finance Authority (CHFA); Connecticut Department of Economic & Community Development (DECD); National Development Council-Low-Income Housing Tax Credits

Project: Rice Heights
Location: Hartford, Connecticut
Client: Sheldon Oak Central
of Units: 54 single family homes; new construction
Total Cost: Approximately \$7.9 million
Closing Date: February 2003
Financing: Connecticut Department of Economic & Community Development

Project: Lockwood Plaza Apartments
Location: Providence, Rhode Island
Client: Winn Development Company
of units: 209 units; family affordable rental housing; rehabilitation
Total Cost: \$8.8 million
Closing Date: October 2001
Financing: Tax-exempt bonds; 4% Low Income Housing Tax Credits; HUD

Project: Ansonia Senior Apartments (& mixed-use)
Location: Ansonia, Connecticut
Client: Main Street Development Corporation
of Units: 20 units; affordable elderly rental; substantial rehabilitation; commercial/retail
Financing: Naugatuck Savings Bank; Webster Bank-Federal Home Loan Bank of Boston; CHFA; Connecticut DECD-Community Development Block Grant Program; New Haven Foundation; Ansonia Housing Authority

Note: Lou Trajcevski's role in connection with the projects listed below was as Vice President of Technical Assistance of the Connecticut Housing Investment Fund:

Project: Millpond Village Apartments
Location: East Windsor, Connecticut
Client: East Windsor Housing Authority
of Units: 360 units; mixed-income family rental; substantial rehabilitation
Total Cost: Approximately \$18 million
Closing Date: December 2000
Financing: Connecticut Housing Finance Authority/Charter Mac-tax-exempt bonds & Winn Development Company-Low-Income Housing Tax Credit Program

Project: Saranor Apartments
Location: Milford, Connecticut

Client: Saranor Apartments Limited Partnership
of Units: 120 units; affordable elderly rental housing; new construction and substantial rehabilitation
Total Cost: \$9.4 million
Closing Date: March 1999
Financing: First Union National Bank-Low-Income Housing Tax Credit Program & Connecticut Housing Finance Authority-tax-exempt bonds

Project: Union School Senior Apartments
Location: East Haven, Connecticut
Client: Alderhouse Residential Communities
of Units: 18 units; affordable elderly rental housing; new construction and substantial rehabilitation
Total Cost: \$1.6 million
Closing Date: June 1999
Financing: BankBoston Development Company-Low-Income Housing Tax Credit Program; BankBoston; Citizens Bank-FHLB Affordable Housing Program; Connecticut Housing Finance Authority; Connecticut Housing Investment Fund; Town of East Haven

Project: Y House
Location: Torrington, Connecticut
Client: Northwestern Connecticut YMCA
of Units: 42 units; supportive housing for homeless and very low-income households; substantial rehabilitation
Total Cost: \$3.4 million
Closing Date: September 1999
Financing: National Equity Fund-Low-Income Housing Tax Credit Program; Connecticut DECD-HOME Program; City of Torrington-Small Cities CDBG Program; CHFA; charitable foundation

Project: Metcalf House
Location: Stamford, Connecticut
Client: Metcalf House, Inc.
of Units: 7 units; supportive housing for homeless households; substantial rehabilitation
Total Cost: \$718,000
Closing Date: February 1999
Financing: First County Bank-FHLB Affordable Housing Program; City of Stamford-HOME Program; Connecticut DECD; charitable foundation; HUD-Section 8 Moderate Rehabilitation Single Room Occupancy Program; several other charitable organizations

Project: Meadow Landing Apartments
Location: West Haven, Connecticut

Client: West Haven Housing Authority
of Units: 230 units; affordable family rental housing; substantial rehabilitation
Total Cost: \$22.5 million
Closing Date: June 1998
Financing: First Union National Bank-Low-Income Housing Tax Credit
Program; West Haven Housing Authority-tax-exempt bonds; HUD

References

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CHFA/DOH Contacts

While CHFA & DOH are precluded from providing references, the following is a partial list of current CHFA & DOH staff familiar with Newcastle and that may be contacted regarding Newcastle's status with each organization.

CHFA:

Nancy O'Brien
Peter Simoncelli
Lynn Koroser-Crane
Joe Voccio
Deb Olson
Diane Smith

DOH:

Commissioner, Evonne Klein
Deputy Commissioner, Nick Lundgren
Mike Santoro
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General Information**

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