



Brad Schide



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Professional Experience

Brad Schide, LLC, Wallingford, Ct.

Real estate development financing, community planning, construction, preservation consultant 1996-present

Clients include:

Local Initiatives Support Corporation

United Cerebral Palsy of Southern Conn., Inc.

Artspace Projects, Inc.

Youth Continuum, Inc.

Community Health Resources, Inc.

Marc Levine Real Estate

Connecticut Trust for Historic Preservation

Chrysalis Center, Inc.

Immaculate Conception Shelter and Housing, Inc.

Neighborhood Housing Services of Waterbury

Mutual Housing Association of Greater Hartford, Inc.

Liberation Programs, Inc.

Alpha Home, Inc.

North Haven Housing Authority

Catholic Charities, Inc.

Neighborworks/New Horizons

Preservation Connecticut, Hamden, Ct.

Circuit Rider/Field Staff/Historic technical assistance

2001-present

The Community Builders, Inc., New Haven, Ct.

Project manager and development consultant

1994-1996

The Corporation for Independent Living, Wethersfield, Ct.

Project Manager and development consultant

1989-1994

Department of Housing, Preservation and Development, City of New York

Development planner, project coordinator

1987-1989

Connecticut Citizen Action Group, Stamford, Ct.

Southwest regional organizer (lead organizer)

1982-1985



Brad Schide, LLC:

Years Consulting: 28
Specialty: Affordable housing deal structuring, planning and development
Education: Master of Science in Urban Planning Columbia University

Brad Schide, LLC is a sole proprietor consulting company that provides real estate development, project management, neighborhood, historic preservation and project planning services.

My commitment is to provide specialized knowledge necessary to create a financially feasible real estate development project, which will promote and continue an organization’s mission/goal in community development and/or affordable housing.

I have contacts in the public and private sector, secured financing for housing and community development projects throughout the state and have closed all projects that I have procured funding from:

State of Connecticut Dept. of Housing (DOH) – HOME, PRIME, SHRP, FLEX, HTF, ARPA, various bonding programs, Connecticut Housing Finance Authority (CHFA) – PRIME, ITF, LIHTC, tax exempt, Next Steps Supportive Housing, HTCC, Department of Social Services (DSS),
Federal Section 8, 811, 108, Shelter Plus Care, Low Income and Historic Tax Credits, Transfer of Physical Assets, FHA mortgage insurance 221 D4, 202, Super NOFA, RD 515, CDBG, HOME.

Scope of Work Performed

***site acquisition**

Secured building sites and purchase and sale agreements for rehabilitation and new construction.

***Financial analysis and feasibility**

Deal structuring, construction, development and operating budget preparation; organization of development team, i.e., architect, general contractor, environmental reviews; review of historic preservation issues and submittals of Parts 1, 2 and 3, 4, 5 applications to SHPO, planning and zoning issues.

***Project management/closing due diligence**

Oversight of all aspects of development project from site selection, preparing funding applications, certification for historic tax credit, creation of owner entity and lender and equity partner due diligence. Set closing timetable, coordinated initial and final closings for all funding sources.

***Construction contract negotiation/Owner’s representative**

Organize bid and selection process for architects, consultants, general and environmental contractor; represented owner during construction period, preparing requisitions for owner’s review and approval, coordination of shop drawings, construction draws, change orders and project scheduling and close out.

Consultant projects of Brad Schide (On-going and complete) include:

Webster Street Mutual Housing, Hartford. \$4.2 million – 30 mutual housing units – Owner: Mutual Housing Association of Greater Hartford, Inc. The redevelopment of 4 vacant buildings. Financing secured from Low Income Housing Tax Credits, CHFA construction and permanent mortgage, Webster Bank Construction loan, Neighborhood Reinvestment Corporation grant, Affordable Housing Program Grant. COMPLETE

Park Terrace II Mutual Housing. Hartford. \$14 million – 68 mutual housing units – Owner: Mutual Housing Association of Greater Hartford, Inc. The acquisition and development of 20 parcels along Park Terrace; 12 buildings were renovated, one newly constructed and 108 off-street parking spaces created. Financing from Low Income Housing and Historic Tax Credits, Webster Bank construction loan, City and State HOME, Lead Paint Funds, State Tax Credits (HTCC) and Neighborhood Reinvestment Corporation. COMPLETE

SANA Apartments. Hartford. \$34 million – 256 rental units – Sheldon Oak Central. The acquisition and redevelopment of financially troubled Project-based Section 8 development in the North End of Hartford. HUD upfront Grant, State HOME funds, Webster Bank and Low Income Housing Tax Credits. COMPLETE

Kensington Square. New Haven. \$20 million – 216 housing units – Owner: The Community Builders. The acquisition and renovation of 216 units in 40 buildings, located in a 6 block area. Financing from HUD (loan restructure), Project Based Section 8, Low Income Housing Tax Credits, AHP. COMPLETE

Eno Farms. Simsbury. \$5.5 million – 50 housing units – Owner: Corporation for Independent Living. The development of 50 newly constructed units of limited cooperative housing on Town owned land. Financing from CHFA, Department of Housing (DECD), Low Income Housing Tax Credits. COMPLETE

Zion Mutual Housing. Hartford. \$5.5 million – 24 family housing units – Owner: Mutual Housing Association of Greater Hartford, Inc. The demolition of three existing buildings and the new construction of masonry townhouses in Frog Hollow Neighborhood. HOME funds, Low Income Housing Tax Credits, Housing Tax Credit Contribution Program and Neighborhood Reinvestment Corporation. COMPLETE.

Former Read's Department Store (Sterling Market Lofts), Bridgeport. \$14 million – 61 units, 8,400 square feet of ground floor retail – Owner: Artspace Projects, Inc. Redevelopment of vacant downtown department store into artists' housing and retail uses. CHFA 1st mortgage, State HOME, DECD bond proceeds, City HOME, Low Income Housing and Historic Tax Credits, State Tax Credits (HTCC), Fleet/People's Banks participation construction loan, Owner equity. COMPLETE

Laurel Commons, Winsted. \$7.2 million – 44 units of senior housing – Owner: Winchester Housing Authority. Rehab of existing 2-unit building and the new construction of 42 units and seven buildings on 3-acre site in downtown Winsted. Funding from CHFA, State HOME, CHIF, HTCC, Low Income Housing Tax Credits. COMPLETE.

Olde School Commons, Bridgeport. \$6.5 million – 25 units for families and individuals with physical disabilities – Owner: United Cerebral Palsy of Southern Conn. Inc. Rehab of former school building. Funding from Webster Bank, AHP subsidy, City HOME, LIHTCs, Melville Foundation. COMPLETE

Willow Mutual Housing, Waterbury. \$6.2 million – 33 units for families – Owner: Mutual Housing of South Central Conn., Inc. Rehabilitation of seven scattered site buildings in downtown Waterbury. TD Banknorth construction and permanent mortgage, DECD HOME funds, City HOME funds, LISC acquisition loans, Neighborhood Reinvestment Corporation, Low Income Housing Tax Credits. COMPLETE.

Old Farm Ridge, Waterbury. (Phase 1, \$1.2 million – 6 homeownership units; phase 2, \$5 million – 40 homeownership units for families – Owner: Neighborhood Housing Services of Waterbury, Inc. Newly constructing 6 new houses to close out phase 1 and planning an additional 40 new homes as part of phase 2 for balance of the site. CHIF Rebuilder, City HOME, LISC funding and Housing Tax Credit Contribution Program (HTCC.) COMPLETE

Casa de Francisco Housing, Hartford. \$10.4 million – 50 supportive housing units for individuals – Owner: Immaculate Conception Shelter and Housing Corporation. New construction of 50 one-bedroom apartment units with ground floor office and support staff space. CHFA and City HOME funding. COMPLETE.

Cathedral Green Housing, Hartford. \$9.3 million – 28 supportive housing units for families, rehabilitation of former school – Owner: Catholic Charities. Secured funding through CHFA construction and permanent and HTCC program. COMPLETE

Killingly Affordable Housing, Dayville. \$12 million – 116 family units – Owner: Caleb Foundation. Rehabilitation. CHFA construction and permanent mortgage, Low Income Housing Tax Credit, loan workout of current CHFA debt and loan modification for current Federal 515, USDA mortgage and rent subsidy funding. COMPLETE.

North End Gateway to Hartford, Hartford. \$14 million – 57 family units – Owner: Sheldon Oak Central, Inc. New Construction. CHFA construction and permanent mortgage, Low Income Housing Tax Credits, DECD Flexible Subsidy funding. COMPLETE.

Anvil Place, New Britain. \$11.5 million – 28 senior citizen housing units and 6,800 square feet of ground floor retail – The Anvil Place Limited Partnership, rehabilitation of former bank building. CHFA permanent and construction, EAL bridge loan, Low Income Housing, Federal Historic and State Historic Tax Credits, City HOME funds. Complete.

North End Homeownership, Middletown. \$6.2 million – 17 condominium homeownership units in scattered sites – Nehemiah Housing Corporation. Funding from the City CDBG, State DECD HOME, CHFA end loans, HTCC and LISC. Complete.

Elmcrest Terrace Apartments, Norwalk. \$8.2 million - Supportive Housing. 18 one, two and three bedroom apartments in a former medical facility structure - Liberation Programs, Inc. LIHTCs, DOH Flex Subsidy, DSS rent subsidies. COMPLETE.

Center Street 1 Apartments, Manchester. \$6.5 million – 20 1-BR apartments for supportive housing and 5,000 square feet of ground floor retail/office – Community Health Resources. CHFA and DOH HOME funding. Project based rent subsidies for half of the units. COMPLETE.

Loom City Lofts, Rockville/Vernon. \$17.8 million - 68 studio, one and two bedroom apartments and ground floor retail located in the historic former Roosevelt Mill - Marc Levine/Joe Vallone. Funding for environmental cleanup is complete. Construction and permanent, CHFA tax exempt bonds with automatic 4% LIHTCs, Federal and State Historic Tax Credits, State CHAMP. Complete.

MD Fox Senior Housing, Hartford. \$18 million - 90 units located in former historic school building - Dimeo Properties, Inc. Project based rent subsidies to be renewed by HUD. CHFA tax exempt bonds and automatic 4% LIHTC, state CHAMP, federal, State historic tax credits. Affordable preservation. Complete.



Francis Xavier Plaza, Waterbury. Catholic Charities. \$7.1 million conversion of former school into 20 units of affordable and supportive housing. Project funded by CHFA and City of Waterbury HOME. Complete.

Val Macri, New Haven. Columbus House. \$3.4 million. Rehabilitation of former New Haven HA site into 17 units of supportive and affordable housing. CHFA Supportive Housing Program, DSS rent subsidies, HTCC, TD Bank. Complete.

Liberty Place, Clinton. Neighborworks and newly formed 501 c 3 as a joint venture. \$7.3 million. Development of 21 units of housing through 8-30g process. DOH predevelopment loan secured. CHFA TE bonds, 4% LIHTCs and CHFA second mortgage. Complete.

Capewell Lofts, Hartford. Corporation for Independent Living. \$27 million rehabilitation of former Horsenail factory into 72 apartments and approximately 5,000 square feet of ground floor retail/commercial. Federal and State historic credits, State Brownsfield funding, CRDA/City funding, Union Bank 1st mortgage, developer equity. Complete.

Geller Commons, Hamden. New Reach. \$7.6 million new construction of 33 units of affordable and supportive housing. CHFA/DOH bonds and owner equity. Complete.

Center Street 2 Apartments, Manchester. Community Health Resources. \$8.1 million new construction of 20 units of affordable and supportive housing units and ground floor office space. CHFA and owner equity. Complete.

ACS Youth Homeless. Bridgeport. Alpha Home, Inc. \$3.3 million. Rehab of vacant building into 11 units of youth supportive housing. DOH Flex and NHTF. Construction complete.

Shepherd Home. Middletown. Columbus House, Inc. Rehab of former nurse residence on Connecticut Valley Hospital site to 32 units of supportive housing. \$9.3 million. Project secured CHFA TE bonds, 4% LIHTCs, CHAMP, federal and state historic credits. Complete.

River Breeze Commons. Shelton. Neighborworks/New Horizons. \$18.5 million. Facilitating the closing and new construction of a 68-unit mixed income development. Citizen's Bank, 9% LIHTCs, DOH Flexible Subsidy, owner equity. Construction complete.

Clover Gardens. Hartford. Chrysalis Center, Inc. Rehab of four historic mansion buildings into 32 units of affordable and supportive housing. \$12.2 million. TE bonds, City HOME, 4% LIHTCs DOH Flexible Subsidy. Const. complete.

Spruce Ridge. Pawcatuck. Neighborworks/New Horizons. Loan workout, new contractor to complete final 42 units in an 85-unit development. \$16.2 million. Neighborhood Capital Corporation, 9% LIHTCs, DOH, HTCC and Guilford Savings Bank. Construction complete.

Linden Street Apartments. Waterbury. Neighborworks/New Horizons. New construction of 44 units of affordable family housing. \$18.2 million. Eastern Bank, RBC Community Investments (9% LIHTC), DOH Flex, NHTF, HTCC, Solar equity. Construction complete.

Pliny Street Housing. Hartford. My Sister's Place. Rehabilitation of a vacant building into 24 supportive housing units. \$9 million. DOH ARPA and HTF funds, HUD Project based Section 8. Construction complete.

Berkowitz II. New Britain. Chrysalis Center CDC. New construction of 24 townhouse rental units containing supportive housing. \$11.1 million. DOH ARPA and Flex funding, Section 811 rent subsidies. Under construction.

Murray on Main. Willimantic. Chrysalis Center CDC and Northeastern Connecticut CDC. Rehab of former department store into 16 units and ground floor commercial. \$9.6 million. CHFA, DOH, LIHTCs, Federal and State Historic Credits, City Façade funds and HTCC. Construction complete.

