



**Englewood
Building
Group**



DECCA
Multi-Family Builders, Inc.



Your Affordable Housing Building Team

EXPERIENCE

HONESTY

INTEGRITY

TRUST

Englewood Building Group and Decca Multi-Family Builders, Inc. are focused on constructing affordable multi-family communities in both rural and metropolitan areas of the southwestern United States.



We provide a wide variety of design and construction services to ensure our clients ultimate satisfaction. Building primarily under the Low Income Housing Tax Credit (LIHTC) program and other public/private financing instruments, we are committed to building quality amenitized housing specifically tailored to your resident base that is cost effective to construct and efficient to operate and maintain. With over 60 years of combined general contracting and design expertise to rely on, our team of professionals is ready to go to work for you!



Our team maintains the highest standards of performance, service and integrity. Any builder can make promises – we keep them! Our **FIXED PRICE/GUARANTEED** contract takes the guesswork out of construction budgets, and our **NO ADDED COST CHANGE ORDER** approach to building allows our clients to move forward with confidence. Our bonding abilities, if required, are sufficient for most any type of project. We understand your goals and constraints, **as well as the opportunities that exist to make your project a success.**



We will work with your architect, or if you are in need of additional services, Venture Design Group, LLC will provide complete planning and design services to fit your budget and meet your project goals. The planning and design of affordable housing is a unique and important part of our success. Utilizing our experience in construction and cost-estimating, we will help you to define the right product type and mix to gain maximum efficiencies in all parts of the project. Our designs have proven to be of the lowest cost per unit to construct in all of our active markets. Working with property management, we know the big picture (*and the little details*) that makes our projects

successful and allowing for **operating budgets** and **maintenance costs** that are considerably lower than that of your competition. Our unit designs provide lower utility costs, giving you a competitive advantage in your leasing efforts.

Our vision is to be your general contractor of choice in the competitive multi-family industry, which is why we offer our clients concept-to-completion project support. Whether you are considering a **“new construction”** or **“rehabilitation”** project, put our building team to work for you!

We look forward to working with you on your next project.



Service Areas

As your builder, we are committed to assisting owners and developers looking to expand their geographic footprint throughout the southwestern United States. Our team has demonstrated a track record of successful projects in rural, urban and designated **Difficult Development Areas (DDA)** as defined by the Low Income Housing Tax Credit guidelines. Past regional projects include sites within the following communities: El Mirage, Guadalupe, Marana, Payson, Phoenix, Quartzsite, Thatcher, Willcox, and Youngtown.

Englewood Building Group and Decca Multi-Family Builders, Inc. continue to foster relationships throughout **California, Nevada, Utah, Colorado, New Mexico** as well as the **Arizona** market to bring affordable multi-family housing to communities in need.



Building Specs

Our projects feature the following standard amenities:

Post Tension Slab Concrete
6x8x16 CMU Fencing
Upgraded Wrought Iron
2x6 Framing
Hardwood Cabinetry
Wet/Dry Spray Insulation
Radiant Heat Barriers
Copper Plumbing

3-pc Acrylic Showers
Low-use Plumbing Fixtures
3-pc Tub Showers
5/8" Drywall Throughout
Mold Resistant Drywall
Dual Pane / Low "E" Windows

Upgraded Flex-Step Sheet Vinyl
13 SEER or greater A/C
Energy Star Light Fixtures
Faux Wood Blinds
Copper Wiring
Concrete Roof Tiles



Professional Services

- Site Selection and Acquisition
- Feasibility Analysis
- Conceptual Cost-Estimating and Budget Development
- Pre-Construction Analysis
- Architecture and Interiors
- Approvals and Permitting
- Design/Build
- General Contracting
- Site Supervision and Project Management
- Customer Service and Warranty

Experienced in Affordable Housing Program Compliance Requirements

- Federal Home Loan Bank's Affordable Housing Program
- Low Income Housing Tax Credit Program (LIHTC)
- HUD Section 8 Program
- Rural Rental Housing Program – Section 515
- Rural Development Farm Labor Housing Program – Section 514
- Rural Development Section 538 Program
- Green Building
- Prevailing Wage & Labor Compliance Reporting:
 - Davis Bacon Act (DBA)
 - Section 3





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Englewood Building Group
Main Office:
860 E. 86th Street, Suite 5
Indianapolis, IN 46240-6860
www.EnglewoodGroup.com

Mountain Trace Development, LLC a licensed
Arizona contractor d/b/a Englewood Building Group
ROC B01-176951

Scottsdale Office:
16074 N. 78th Street
Suite A-102
Scottsdale, AZ 85260
480.510.6080



Decca Multi-Family Builders, Incorporated
16050 North 76th Street, Suite 101
Scottsdale, AZ 85260
480.609.3066

www.DeccaBuilders.com

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