



## Liberty Commons

Centrally located in the heart of downtown Middletown, Liberty Commons opened in 1996 and was the first development completed under the Connecticut Supportive Housing Demonstration Program. A five story, handicapped accessible building, Liberty Commons is comprised of forty studio apartments each with their own kitchen and bathroom. Units are semi-furnished, air conditioned and have phone jacks already installed. There is an on-site laundry facility in addition to a recreation area, lounge and library.

**Owner and Sponsor:** The Connection Fund, Inc.

**Development Consultant:** The Community Builders

**Property Management:** DeMarco Management

**Service Provider:** St. Vincent dePaul Place

**Tenant Profile:** Liberty Commons serves 40 formerly homeless men and women with low incomes who may require health care, mental health counseling or substance abuse treatment.

**Service Approach:** Engagement in supportive services is not a requirement of tenancy.

## Key Features and Innovations

- The redevelopment of Liberty Commons - formerly the Arriwani Hotel - helped spur the revitalization of this North End neighborhood.
- Staff provides ongoing services and supports such as economic empowerment, self-sufficiency, health and wellness, and childcare.
- The project features a storefront on the street level that is home to a coffeehouse and used bookstore.
- The building is accessible to public transportation, and a broad range of community amenities.
- Liberty Commons is another successful model that contributes to the Reaching Home Campaign goal of creating 10,000 new units of supportive housing in Connecticut.

## Financing Information

### Capital Financing Sources

Connecticut Department of Economic and Community Development	\$2,500,000
Low Income Housing Tax Credits (LIHTC)	\$ 998,967
Connecticut Housing Finance Authority	\$ 500,000
Federal Home Loan Bank Affordable Housing Program Grant	\$ 200,000
Sponsor Capital	\$ 2,472
<b>Total</b>	<b>\$4,201,439</b>

### Operating Financing Sources

LIHTC (Operating Reserves)	\$1,980,931
Shelter Plus Care (20 subsidies)	\$ 161,520/year

### Services Financing Sources

Connecticut Department of Mental Health and Addiction Services	\$187,510/year
--	----------------

## About The Connection Fund, Inc.

The Connection, Inc was founded in 1972 as part of a community-wide response to growing rates of addiction in Middletown. Starting with a halfway house for adults in recovery, The Connection Inc. has greatly expanded its range of community based services and programs to support the needs of families involved with the child welfare system, individuals reentering communities from institutional settings, adults and families who are homeless, plus others. In 1986, The Connection Fund was created to respond to a growing need for affordable housing in the greater Middletown area. The Connection Fund developed the state's first supportive housing project, Liberty Commons, in 1996, and TCF has gone on to develop hundreds of units of housing across the state for low income and needy individuals. The Connection Fund developed one of the state's first supportive housing developments for families, located in Groton, in addition to supportive housing for formerly homeless adults in the Greater Middletown area. The Connection Fund is an active participant in statewide and national campaigns to end homelessness.

## CSH and the Supportive Housing Demonstration Program

CSH and the Connecticut Department of Mental Health and Addiction Services (DMHAS) spearheaded the first supportive housing production initiative, known as the Supportive Housing Demonstration Program. Between 1993 and 1998, CSH was instrumental locally in bringing together additional public sector partners, including the state departments of Social Services, Economic and Community Development, and the Connecticut Housing Finance Authority (CHFA), to commit to financing the 281 units that were developed through this first interagency collaborative effort. This commitment was secured through a Memorandum of Understanding (MOU) between the state agency partners, and it defined, among other things, the financial resources to be contributed by each of the partners. As part of this MOU, CSH also committed to providing predevelopment financing for each of the projects. CSH also provided acquisition loans, technical assistance to the sponsors and development consultants, and capacity-building grants to the projects.

## About CSH

To prevent and end homelessness, the nonprofit Corporation for Supportive Housing (CSH) works with communities across the country to create permanent affordable homes where people receive support services in a stable environment. Since 1991, we have provided advocacy, expertise, leadership, and financial resources to advance supportive housing for people struggling with mental illnesses, substance use, and other disabling health conditions. CSH has leveraged over \$1 billion and provided nearly \$125 million in loans and grants – propelling the successful development of thousands of high-quality homes for single adults, families with children, and young adults, who would otherwise be on the streets. CSH is committed to a ten-year plan of creating 150,000 new units of supportive housing by 2012.



Corporation for Supportive Housing  
129 Church St, 2<sup>nd</sup> floor  
New Haven, CT 06510  
T: 203-789-0826  
F: 203-789-8053  
E: [sneb@csb.org](mailto:snep@csb.org) or [www.csb.org](http://www.csb.org)