



CONNECTICUT HOUSING FINANCE AUTHORITY



(Clockwise from top) Residents enjoy use of a 4,000 SF club house, complete with wrap-around porch, exercise equipment, community space, TV-viewing area and more. Each single-level townhouse has an individual entrance and features central air, cable and internet access, as well as oversized showers with grab bars, extra wide doorways and ergonomic fixtures.

FINANCING

Total for both development phases.

- \$28.67M Total Project Cost
- \$11.76M CHFA first mortgage construction & permanent financing
- \$15.74M Federal Low-Income Housing Tax Credit Equity from Tax Credits issued by CHFA
- \$1.17M Other private sources



Stonebridge

Stonebridge Berlin Associates, LP
Deming and Wethersfield Roads
Berlin, CT

Number of Units: 194 Total/155 Affordable • First Occupancy: 2008

The 194 newly constructed apartments found at Stonebridge were completed and available for occupancy in 2008. The New England-style townhouses are situated on 30 acres in Berlin. All of the apartments at Stonebridge are available to senior residents aged 55 and over, with 155 of the units affordable to those with incomes between 25% and 60% of the area median income (AMI). The remaining 39 apartments are available at market rate. The development offers 62 one-bedroom units and 132 two-bedroom units. The apartments were constructed as single-level townhouses and feature individual exterior entrances and no interior corridors. Units include gas heat with central a/c, cable TV and internet access. Washers and driers, eat-in kitchens, oversized showers with grab bars and low thresholds, extra wide doorways and ergonomic fixtures enhance independent living for seniors.

All of Stonebridge's residents also have use of a 4,000 SF clubhouse and community building located on the property. The building contains exercise equipment, space for community meetings, recreational activities and health screenings, a wrap-around porch and an area for television viewing.