



Contact

Connecticut Department of Housing
Maribel La Luz
860-539-5485 | Maribel.LaLuz@ct.gov

Connecticut Housing Finance Authority
Marcus Smith
860-716-7400 | marcus.smith@chfa.org

For release: May 7, 2025

TWELVE DEVELOPMENTS ACROSS CONNECTICUT RECEIVE STATE FINANCING *1,279 UNITS TO BE CREATED OR PRESERVED IN TEN TOWNS AND CITIES*

(Rocky Hill, Connecticut) -- The Connecticut Department of Housing (DOH) and the Connecticut Housing Finance Authority (CHFA) are announcing today that they have signed financing agreements for 12 developments that will contribute to the creation or preservation of 1,279 housing units. These developments will include 550 affordable units for low- and moderate-income renters, of which 71 will be designated as permanent supportive housing. Developments are located in Hartford, New Haven, Norfolk, Seymour, Shelton, Simsbury, Stonington, Waterbury, Westport, and Willimantic.

DOH is providing over \$34.3 million in loans and grants, and CHFA is providing low-income housing tax credits (LIHTC) that will generate more than \$56 million in private investment along with \$15 million in first mortgage financing. The affordable units will be earmarked for residents making up to 80% of the Area Median Income (AMI). In addition, CHFA signed financing agreements totaling \$18.75 million for 592 units to be funded by the Build For CT program, a collaboration between DOH and CHFA to support the creation of apartments designed to be affordable for middle-income renters.

These financing agreements mean those developments are now ready to begin construction.

“Every investment in affordable housing is an investment in stronger, more resilient communities,” said Seila Mosquera-Bruno, Connecticut Housing Commissioner. “These developments reflect our commitment to preserve and expand housing options—whether it’s building new homes or adding quality affordable rentals.”

“Housing is at the heart of opportunity,” said Nandini Natarajan, CHFA’s CEO and Executive Director. “We’re proud to partner with DOH to advance these developments, which bring together public and private investment to create lasting affordability. Whether serving families, seniors, or residents with supportive needs, these homes will have a meaningful impact across urban, suburban, and rural communities alike.”

Northeast Hartford Affordable Housing – Hartford

This initiative will renovate and consolidate 78 affordable apartments across nine residential buildings and a community center in Hartford's North End. The work includes new roofs, boilers, windows, and updates to building finishes. All units will be affordable to households earning at or below 80% area median income (AMI). The redevelopment is supported by CHFA through a 4% LIHTC allocation that will attract \$6.8 million in private investment as well as \$3.3 million in financing, and DOH is providing \$5.2 million in financing.

Trinity Street Apartments – Hartford

Trinity Street Apartments will transform two former state office buildings in Downtown Hartford into 104 mixed-income rental homes. The redevelopment includes 21 apartments to households earning at or below 60% of AMI and 83 unrestricted units, plus ground-floor retail, coworking spaces, and a rooftop terrace. Located across from Bushnell Park, this adaptive reuse will bring new housing and vitality to a key part of the city. CHFA is allocating 4% LIHTC that will generate \$3.6 million in private investment, and DOH is providing \$2.75 million in financing.

Ella Blake Commons – New Haven

DOH is providing \$5 million along with an additional \$2.75 million of DECD's Community Investment Fund (CIF) to Continuum of Care, Inc for the acquisition of several properties called Ella Blake Commons, which consists of 55 two-bedroom apartments in New Haven. The purpose of the acquisition is to preserve and extend the ability to provide supportive housing to individuals who are challenged with mental illness and housing instability.

West Ridge – New Haven

West Ridge will bring 64 new affordable apartments to New Haven, with 62 one-bedroom and 2 two-bedroom units for seniors and young disabled residents, plus a historic home relocated onsite. Sixteen units will serve 18 DDS clients with supportive services, and 52 apartments are reserved for households earning up to 50% of AMI. The development is supported by CHFA through a 9% LIHTC allocation that will attract \$13.25 million in private investment as well as \$8.7 million in financing, and DOH is providing \$7.75 million in financing.

Haystack Woods – Norfolk

Foundation for Norfolk Living, Inc. was selected to receive up to \$3.7 million in Affordable Housing (FLEX) Program funding to assist in the Haystack Woods Project. The project entails the creation of 10 homeownership units. A Small Cities Community Development Block Grant (CDBG) was also used to fund the purchase of the 38.92-acre site and build the infrastructure for the proposed Haystack Woods Homeownership project.

Castle Heights – Seymour

Part of the State-Sponsored Housing Portfolio, Seymour Housing Authority-owned Castle Heights will renovate 31 affordable family homes with a focus on energy efficiency and site improvements. The scope includes new siding, window and door replacements, refinished wood floors, updated bathrooms and kitchens, and safety and accessibility improvements to the exterior. Funded by \$6 million in grants from DOH and \$500,000 through the state's Housing Tax Credit Contribution

(HTCC) program administered by CHFA, the renovations will ensure continued affordability and quality living for families in two- and three-bedroom units.

Clock Tower Apartments – Shelton

Clock Tower Apartments will bring 100 new rental units to Shelton, with 20 units designated as affordable to households earning between 80% and 100% of AMI through the Build For CT program. Located near the Housatonic River and just three miles from downtown Shelton, the four-story development features a mix of covered and surface parking, along with shared resident amenities. CHFA is providing a \$2.5 million loan through Build For CT, leveraging private financing to support the development's completion in early 2025.

Luminary at Simsbury Center Apartments – Simsbury

Luminary at Simsbury Center will offer 175 new rental homes, including 36 units reserved for middle-income households earning between 80% and 100% of AMI through the Build For CT program. The development features five residential buildings, a clubhouse with a pool and gym, and on-site parking, all within walking distance of Simsbury Center's shops, restaurants, and services. With strong local employment and transit access, the community will provide a convenient and vibrant living environment for residents. CHFA is supporting the development with \$4.5 million in Build For CT financing.

Stonington Village – Stonington

Stonington Village will feature 160 units, of which 40 will be affordable to households earning 80-100% AMI as part of the Build For CT program. Amenities will include on-site parking, a 5,700-square-foot clubhouse, a pool, fire pit, patio, club room, show kitchen, golf simulator, game room, remote workspace, and a fitness center. CHFA is providing a \$5 million loan to support the construction through the Build For CT program.

Laurel Estates Apartments – Waterbury

Laurel Estates will preserve 276 affordable apartments for families in Waterbury, ensuring long-term affordability through a HUD project-based rental assistance contract. The rehabilitation will update one-, two-, and three-bedroom units, with 69 homes reserved for households earning below 40% of AMI, 165 units for those at or below 60% AMI, and 42 units for households up to 80% AMI. CHFA is supporting the redevelopment with 4% Low-Income Housing Tax Credits, which will generate over \$32 million in private investment.

Village at Saugatuck – Westport

The Village at Saugatuck will be enhanced by the addition of three newly constructed, four-story multifamily buildings, offering a total of 157 residential units, of which 78 will be affordable to households earning between 60-100% AMI via the Build For CT program. Each apartment will be equipped with a complete set of modern appliances, including a gas range/oven, refrigerator, dishwasher, and built-in microwave. CHFA is providing a \$6.75 million loan through Build For CT to support the construction.

Terry Court – Willimantic

This 68-unit affordable community owned by Willimantic Housing Authority will undergo significant rehabilitation and add new accessible units. The scope includes hazardous materials abatement, new windows, doors, siding, and the reconstruction of eight homes to create ADA-compliant apartments. The upgrades will extend the life of this 1949-built community while better serving individuals and families. As part of the State's effort to revitalize the State-Sponsored Housing Portfolio, this redevelopment is supported by \$4.49 million in grants from DOH, and \$3 million in financing and \$500,000 in HTCCs from CHFA.