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15 DEVELOPMENTS ACROSS CONNECTICUT RECEIVE STATE FINANCING

1,105 UNITS TO BE CREATED OR PRESERVED IN 13 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 15 developments that will contribute to the creation or preservation of 1,105 housing units. These developments will include 816 affordable units for low- and moderate-income renters, of which 63 will be designated as permanent supportive housing. Developments are located in Bridgeport, Colchester, Danbury, Enfield, Meriden, Naugatuck, New Haven, Norwalk, Southington, Stamford, Uncasville, West Hartford, and Windsor.

DOH is providing over $71 million in loans and grants, and CHFA is providing low-income housing tax credits (LIHTC) that will generate more than $123 million in private investment along with $26.2 million in 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 $7.125 million for 178 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.

“We know our residents need and deserve high quality housing they can afford as soon as possible,” said Commissioner of Housing, Seila Mosquera-Bruno. “We’ll continue to accelerate development of all types of homes from supportive, to senior, to entry-level and help create sustainable, multi-generational communities throughout Connecticut’s cities and towns.”

“These developments reflect the full spectrum of housing need in Connecticut—from middle-income and senior housing to supportive and deeply affordable homes,” said Nandini Natarajan, CEO and Executive Director of CHFA. “Each one demonstrates the power of creativity, flexibility, and partnership in responding to the housing challenges facing our communities.”

810 Boston Ave – Bridgeport

DOH is providing up to $3.4 million for the acquisition and rehabilitation of one building comprising a total of twenty-four (24) residential units, twenty-three (23) of which will be subject to the affordability restrictions of 30% AMI or below. The development is further supported by project-based rental assistance through Bridgeport Housing Authority for all the affordable units.

Park City Place – Bridgeport

DOH is providing $22 million in funding to Connecticut Housing Partners to acquire the Holiday Inn that was converted into residential units in Bridgeport. The building consists of 97 units of 1- and 2-bedrooms serving households earning between 30-80% AMI. The acquisition of this property preserves the affordability for its current and future residents of the Bridgeport area.

203 Amston Road – Colchester

Situated on an 8.5-acre parcel less than a mile from Route 2, this new development will include 30 apartments with access to major job centers in Hartford, Norwich, and Groton. Through the Build For CT program, CHFA is providing a $1.25 million loan to support the creation of 12 middle-income units affordable up to 80% AMI.

Kimberly Place Apartments – Danbury

Located at 19 Main Street in Danbury, Kimberly Street Apartments is a 10-story senior housing community built in 1981. All 116 units are reserved for low-income residents age 62+ and supported by project-based Section 8 assistance. The renovation, supported by CHFA through 4% LIHTCs that will generate $15.8 million in private investment, will modernize systems and preserve long-term affordability.

Enfield Manor – Enfield

Originally built in the 1960s as elderly housing, Enfield Manor will be demolished and replaced with 99 new one-bedroom apartments for older adults. The new three-story buildings will feature community space and improved design, preserving affordability while modernizing the State Sponsored Housing Portfolio. In addition to $4.3 million in funding from DOH, CHFA is providing 4% LIHTCs that will generate $19.7 million in private investment, $5.21 million in tax-exempt bond permanent financing, $18.6 million in tax exempt bond construction financing, and $337,921 from the state's Housing Tax Credit Contribution program.

72 & 78 East Main Street – Meriden

This redevelopment will transform a centrally located building into 46 rental apartments and six ground-floor commercial spaces in downtown Meriden. With $1.875 million in financing from the Build For CT program, 15 units will be affordable to middle-income households earning 60% AMI. The site is adjacent to public transit and Meriden Green.

Parcel B, Phase I – Naugatuck

The first phase of Parcel B will deliver new housing within walking distance of the Naugatuck train station, including 12 supportive units for individuals with intellectual disabilities. Public green space will also be incorporated for community use. In addition to $6.6 million in funding from DOH, CHFA is providing 9% LIHTCs that will generate $12.2 million in private investment, along with $875,000 in taxable bond financing and $1 million from the Opportunity Fund.

10 Liberty – New Haven
Located on the site of a former industrial building, 10 Liberty will bring 150 mixed-income apartments to New Haven, including studios, one-, two-, and three-bedroom homes. The five-story development will use a geothermal heating and cooling system. In addition to $16.5 million in funding from DOH, CHFA is providing 4% LIHTCs that will attract $29.6 million in private investment, along with $16 million in tax exempt bond financing and $1 million from CHFA's Opportunity Fund.

24 Belden Avenue – Norwalk
As part of a mixed-use redevelopment, 24 Belden Avenue will add 102 apartments and two ground-floor retail spaces in Norwalk. The new building will be constructed above existing covered parking. Through the Build For CT program, CHFA is providing a $4 million loan to support the creation of 32 units affordable to middle-income renters who earn 60–80% AMI.

Leonard Street Apartments – Norwalk
This five-story senior housing development includes 53 affordable apartments, 52 of which receive project-based Section 8 assistance. Originally built in 1977, the building will undergo renovations to enhance quality and preserve affordability for older adults through CHFA-issued 4% LIHTCs that will attract $8.5 million in investment and $408,000 from CHFA's Opportunity Fund.

Pulaski Terrace – Southington
Originally built in 1968, this is the oldest of the Southington Housing Authority properties. DOH is providing $2 million for upgrades at the complex, including a comprehensive security system and installation of a generator for the community building for emergency power supply. The preservation of these units is imperative in the Town's goal of maintaining affordable housing options within the community.

Augustus Manor – Stamford
Augustus Manor in downtown Stamford provides 105 units of affordable senior housing with a long-term Section 8 HAP contract. The property will be renovated with support from CHFA-issued 4% LIHTCs, which will generate $18.6 million in private investment. Improvements include full unit renovations, ADA accessibility, upgrades to or replacement of critical building systems, and free Wi-Fi for residents.

The Village Apartments – Uncasville
DOH is providing $8.2 million in funding to Eastern Ct Housing Opportunities, Inc. to acquire two existing residential buildings in Uncasville. The two buildings consist of 54 units of 1, 2 and 3-bedrooms serving households earning between 50-120% AMI. The acquisition of this property will ensure the preservation of long-term affordability for its current and future residents in the New London Area.

West Hartford Fellowship Housing II – West Hartford
Phase II of the West Hartford Fellowship Housing redevelopment will add new affordable homes for seniors as part of a larger effort to redevelop 300 apartments. Located near transit and community amenities, this phase will include 77 units. . In addition to $6.2 million in funding from DOH, CHFA is providing 9% LIHTCs that will attract $19 million in private investment, along with $1.7 million in taxable bond financing.

Shad Run Terrace Housing Modernization – Windsor

DOH will allocate $2 million in federal CDBG to fund the renovation of 52 units to address the following: the installation of new energy-efficient windows; installation of new energy-efficient exterior doors and hardware; replacement of storm and screen doors; installation of new vinyl siding; replacement of asphalt shingle roofing and gutters system; and unit heat pump/mini-split systems. The town has already invested $60,000 in architectural design, and $14,000 in environmental testing on the site. The complex is part of the State's Sponsored Housing Portfolio.