
CHFA AWARDS \$8.83 MILLION IN FEDERAL TAX CREDITS TO DEVELOP AFFORDABLE HOUSING

Tax credits will generate \$84 million in private investment in affordable housing supporting the development of 381 units of family housing in East Hartford, Greenwich, Hartford, New Haven, Torrington, Waterford, and West Hartford

(ROCKY HILL, Conn) – March 26, 2020, The [Connecticut Housing Finance Authority](http://www.chfa.org) (CHFA) today announced the award of \$8,831,338 million in Federal 9% Low Income Housing Tax Credits (LIHTCs). The tax credits will generate more than \$84 million in equity from private investors for seven proposed affordable multifamily housing developments across the State of Connecticut.

The developments will create 381 rental units, 321 of which will be designated as affordable and 60 will be market rate. The developments will create 152 new units and will replace or redevelop 229 existing units.

“The LIHTC program is vital to increasing the production of affordable housing in our state. Whether it is new construction or renovating existing properties, the goal is to bring units on line as quickly as possible,” said Seila Mosquera-Bruno, Chair of CHFA’s Board of Directors and Commissioner of the Department of Housing (DOH).

CHFA administers the LIHTC program, which stimulates private investment in affordable housing by awarding tax credits to developers, who sell their tax credits to investors in order to obtain equity financing for their developments. Developers’ applications are reviewed and scored based on the State’s Qualified Allocation Plan (QAP), which reflects the State’s housing priorities that include rental affordability, financial efficiency and sustainability, local impact, opportunity characteristics, and development team qualification and experience.

Due to the limited amount of tax credits that are available each year, the LIHTC awards are a highly competitive source of funding. This year, 16 applications were received, requesting a total of more than \$23 million in credits, which is nearly three times more than the amount of available tax credits.

“It’s important to note that among these awardees five of seven will promote economic integration by including units for households with incomes of less than 25% of Area Median Income (AMI) with market-rate units. In addition, three of the developments will be located in communities (Greenwich, Waterford and West Hartford) where less than 10% of the housing is currently assisted or deed-restricted,” said Nandini Natarajan, Chief Executive Officer-Executive Director for CHFA.

The awarded developments are:

540 New Park Ave, West Hartford, \$1,230,000 in tax credits: Developed by Trout Brook Realty Advisors, this proposed development includes new construction on an urban brownfield site which will create 52 units of mixed-income housing. The existing building will be demolished and the site will be remediated. The proposed development is located in a community with less than 10% affordable housing, and of the 52 proposed units, 11 will be for households with 25% of AMI, and 30 units for households with 50-60% AMI. In addition, there are 11 supportive housing units included for clients of the Department of Developmental Services (DDS) and 11 of the units will be market-rate. Located near the CTFastrak, the development is an example of a Transit-Oriented Development (TOD).

Armstrong Court Phase 3, Greenwich \$1,088,723 in tax credits: This proposed development is the third phase in the redevelopment of a Housing Authority of the Town of Greenwich property built in 1951 with 144 units. This phase includes the “gut” rehabilitation of 42 units and of those units, 11 will be for households with 25% AMI and 31 units for households with 50-60% AMI. The development is also located in a community with less than 10% affordable housing, has bus service and a Pre-K day care center on site.

New Kensington Square Phase 2B, New Haven, \$1,689,320 in tax credits: This proposed development is a substantial rehabilitation of 53 existing scattered-site units in nine buildings, as well as the construction of 15 new units, by The Community Builders. Of the 68 proposed units, 18 will be for households with 25% AMI, and 50 units for households with 50-60% AMI. The new construction is designed to Passive House Standards and the development includes the creation of a park in the Dwight Street neighborhood.

Pequot Apartments, Waterford, \$900,180 in tax credits: This development by HF3 Group will bring 40 new affordable units to a town with less than 10% affordable housing. Of the 40 units, 8 will be for households with 25% AMI, 16 will be for households with 50% AMI, 8 will be for households with 80% AM, and 8 will be market rate units. There will be supportive services for 8 units and the site is near a bus stop and commercial services. The development is designed to meet Passive House standards.

Torrington Riverfront, Torrington \$1,350,000 in tax credits: This new mixed-use, mixed-income residential proposed development by Pennrose, with 60 units, is located near the City’s proposed Franklin Street plaza improvements and connects to the Naugatuck Greenway extension. Of the 60 proposed units, 12 will be for households with 25% AMI, 33 will be for households with 50-70% AMI, and 15 will be market-rate units. There will be 12 supportive housing units included for clients of the DDS. The building is also designed to meet Passive House and Energy Star® Standards.

Veterans Terrace VT II, East Hartford, \$1,150,602 in tax credits: The second phase of the proposed redevelopment of this property by Consolidated Investors includes demolition of existing buildings (built in 1951), down to the foundations. Of the 54 proposed units, 22 will be for households with 25% of AMI, 21 units will be for 50% of AMI and 11 will be market-rate units. There will be 11 units of supportive housing for the homeless.

Westbrook Village III, Hartford, \$1,422,558 in tax credits: The third phase of the Housing Authority of Hartford’s proposed mixed-use, mixed income revitalization will include 65 proposed units of new construction. Of these units, 13 will be for households with 25% of AMI, 37 units for households with 50-60% AMI, and 15 will be market-rate units. There will be 13 units of supportive housing. The buildings will also be designed to meet Passive House Standards and the property has several bus stops.