



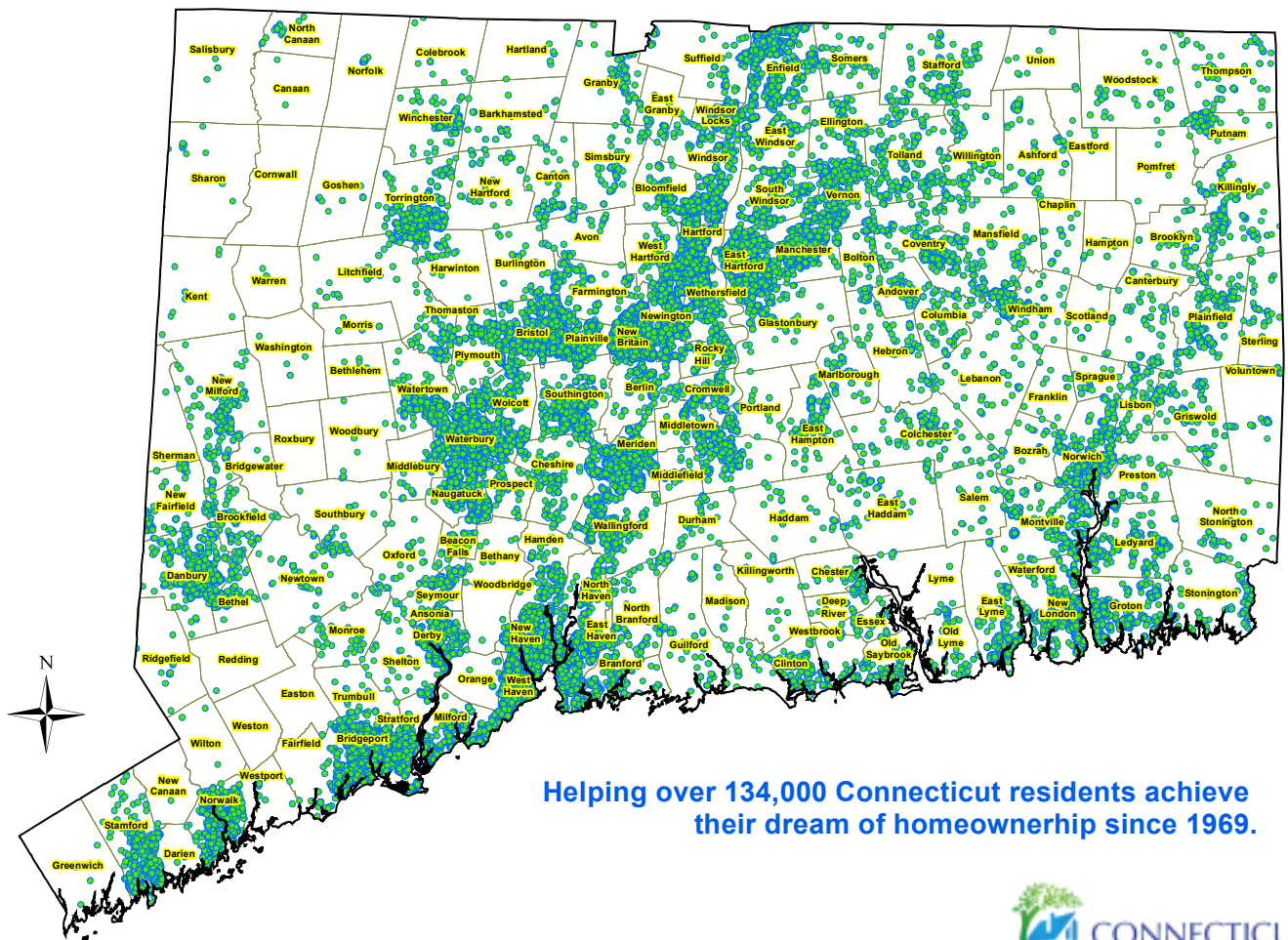
CONNECTICUT  
HOUSING FINANCE  
AUTHORITY

*The Key To Affordable Housing*



Congressional Briefing  
March 1, 2016



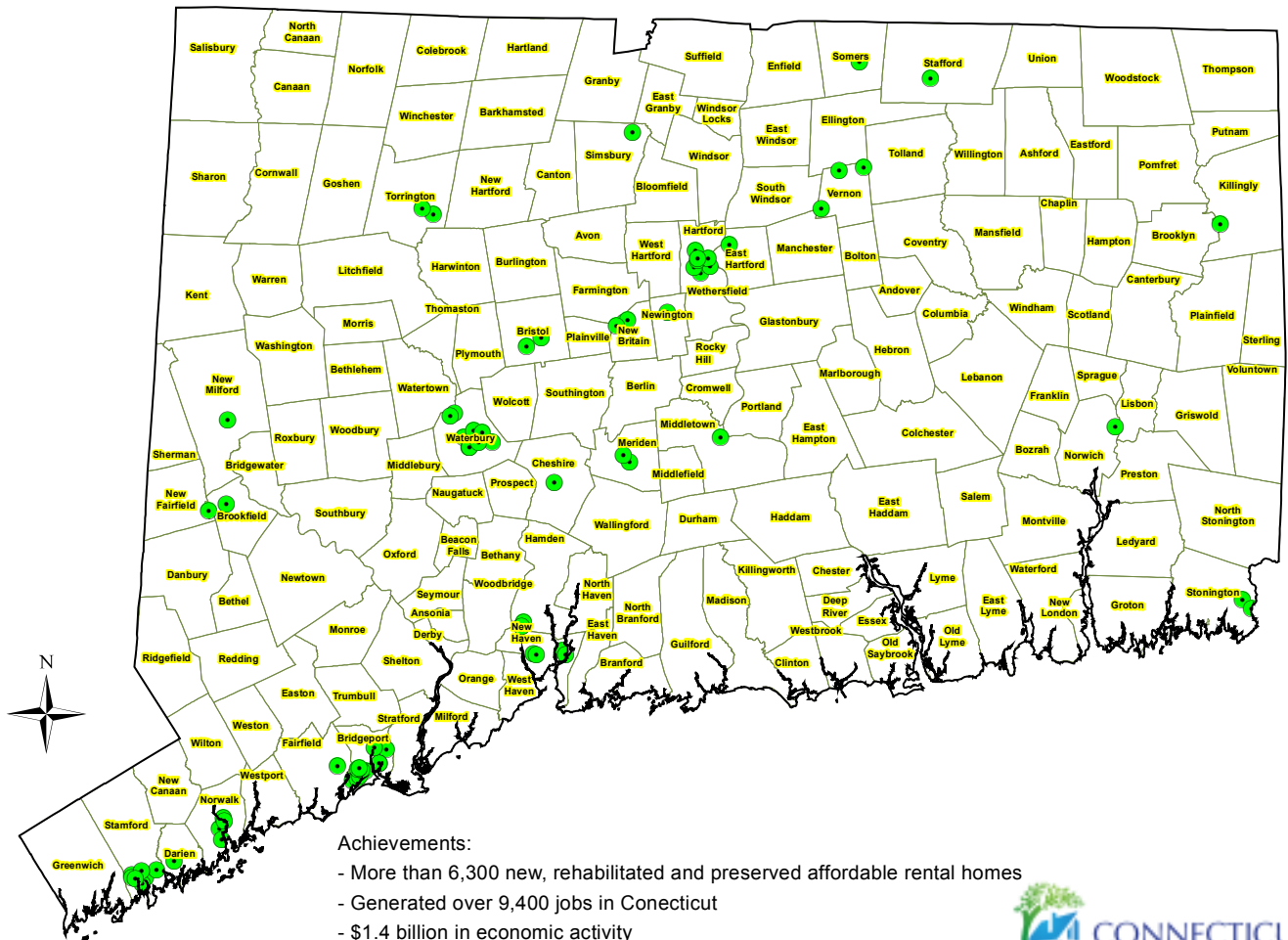


Helping over 134,000 Connecticut residents achieve  
their dream of homeownership since 1969.





## Affordable Rental Housing - 2011 to 2015



**Achievements:**

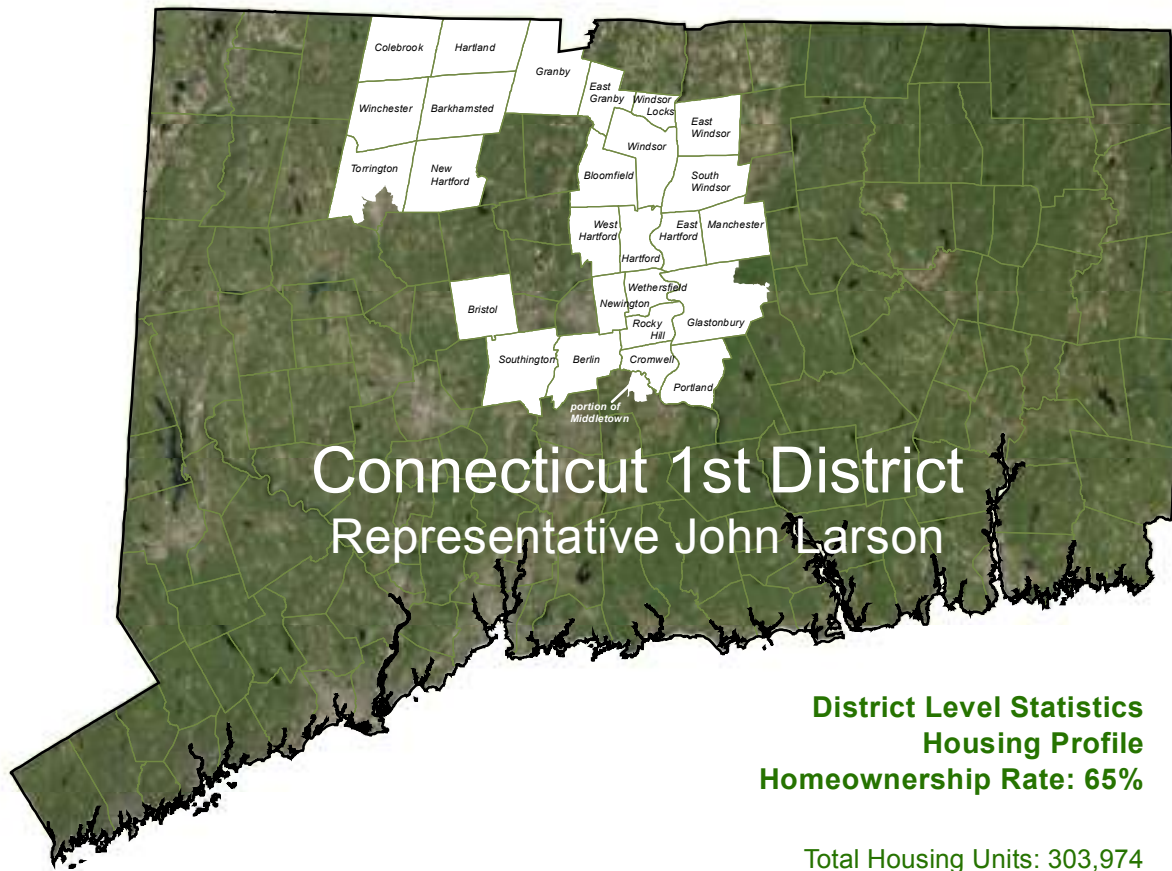
- More than 6,300 new, rehabilitated and preserved affordable rental homes
- Generated over 9,400 jobs in Connecticut
- \$1.4 billion in economic activity
- \$108 million in state revenue











**District Level Statistics  
Housing Profile  
Homeownership Rate: 65%**

Total Housing Units: 303,974  
Total Occupied Housing Units: 279,974  
Owner-Occupied Units: 181,418  
Renter-Occupied Units: 98,556  
Vacant Unit: 24,000

**CHFA Housing Impact  
2011 to 2015**

Single Family Portfolio  
2,926 mortgage loans  
1,593 (54%) obtained Downpayment Assistance

Rental Housing Portfolio (New and Rehab)  
1,335 rental units produced  
71% family \* 23% elderly \* 6% supportive

**Assets Managed**

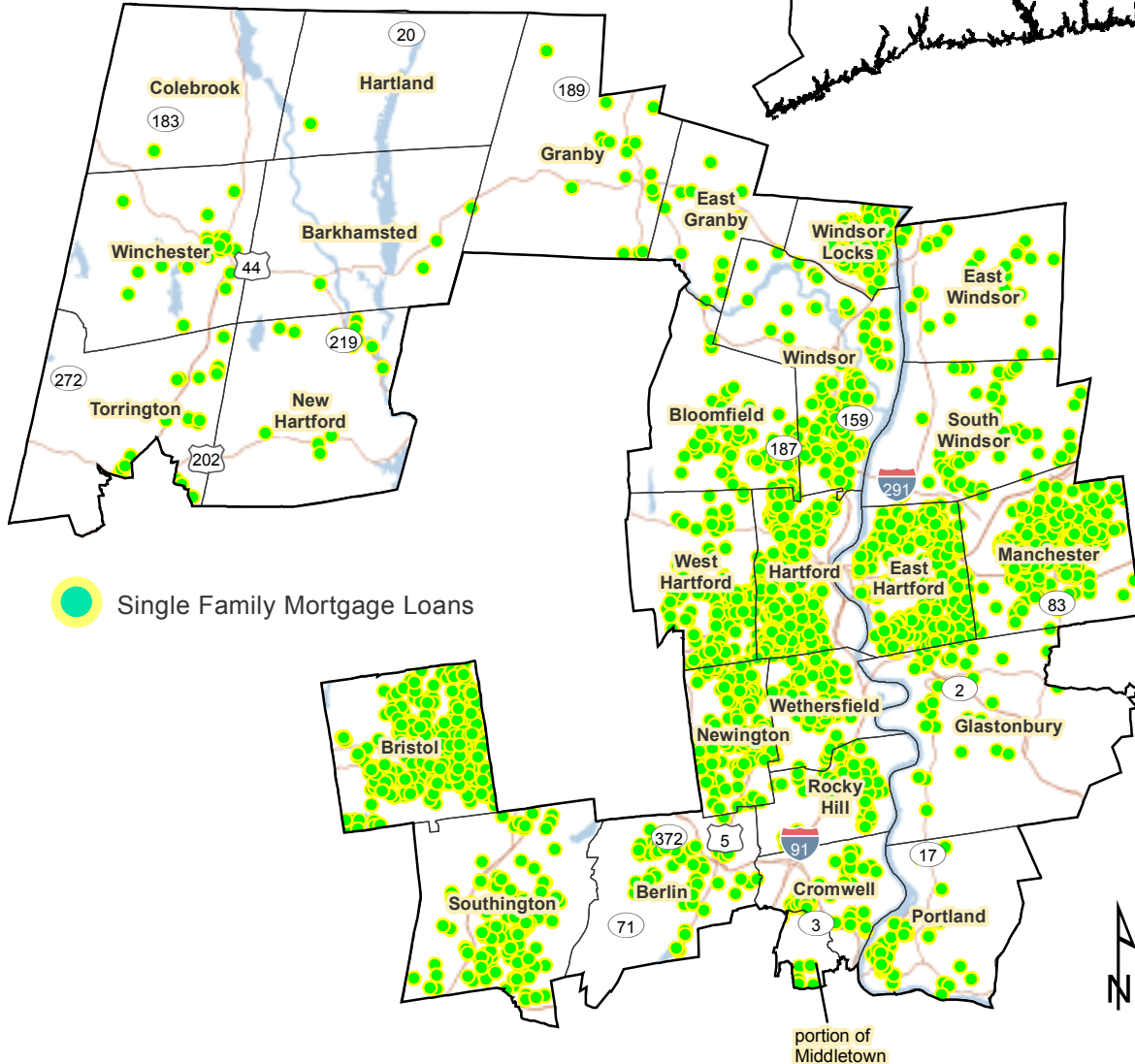
State-Sponsored Housing Portfolio (SSHP) - 78 developments with 3,161 units  
Private (CHFA) Financed Portfolio - 72 developments with 6,675 units

**Demographic Profile**

District Population: 711,205  
Minority Population: 29%  
Non-Minority Population: 71%  
Median Household Income: \$65,352



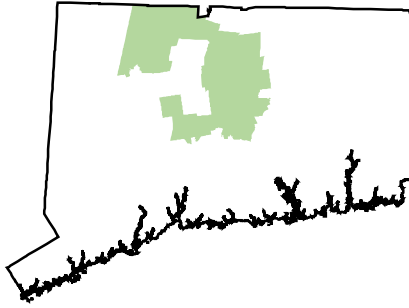
# 1st District Single Family Mortgage Loan Activity 2011 to 2015



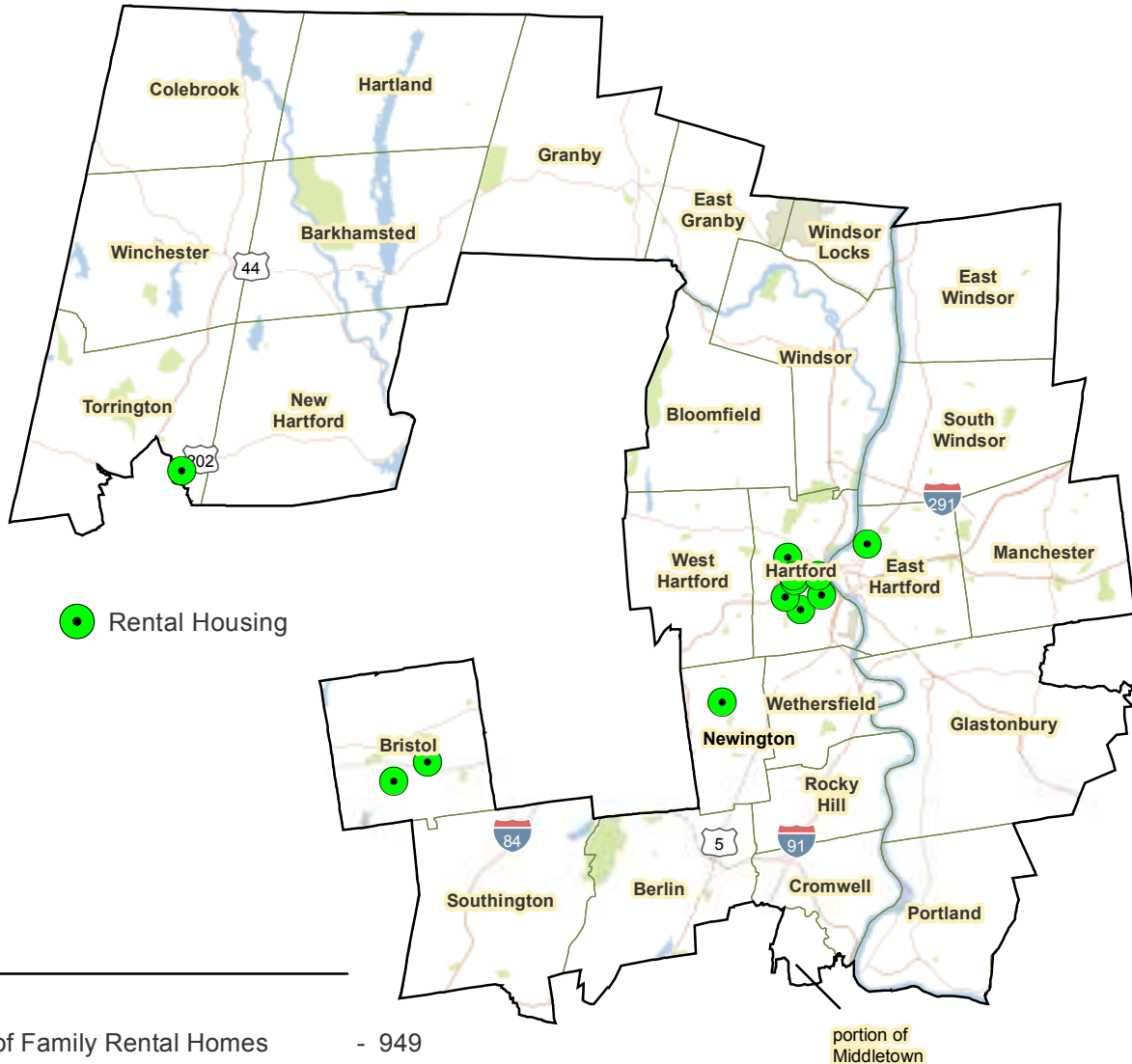
Profile	Regular Homebuyer	Downpayment Assistance (DAP)
# of loans financed	- 2,926	- 1,593
Dollars invested (millions)	- \$452.3	- \$18.1
Average loan amount	- \$154,594	- \$11,352
Average borrower income	- \$62,029	- \$60,512
% Married borrowers	- 33%	- 36%
% Unmarried borrowers	- 67%	- 64%
% Female, HOH*	- 45%	- 45%
% Single, Female HOH*	- 35%	- 34%
% Minority	- 54%	- 57%

\* HOH (Head of Household)





## 1st District Affordable Rental Housing 2011 to 2015



# of Family Rental Homes	- 949
# of Elderly Rental Homes	- 312
# of Supportive Rental Homes	- 74
# of Total Jobs Created	- 1,753
# of Construction Jobs Created	- 978
\$ Economic Activity (millions)	- \$240.0
\$ Net State Revenue (millions)	- 18.8



# Affordable Rental Housing 2011 to 2015 - District 1



**Summit Park, Hartford**

A unique rehabilitation of six historic buildings in Hartford's Frog Hollow Neighborhood into 42 one, two and three bedroom family rental homes.

Substantial rehab funded with 9% LIHTC<sup>4</sup>

72 jobs created | \$9.8m in economic activity

This 144 one and two bedroom elderly rental development is located in downtown Hartford and is close to restaurants, shopping, and financial institutions.

Substantial rehab funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

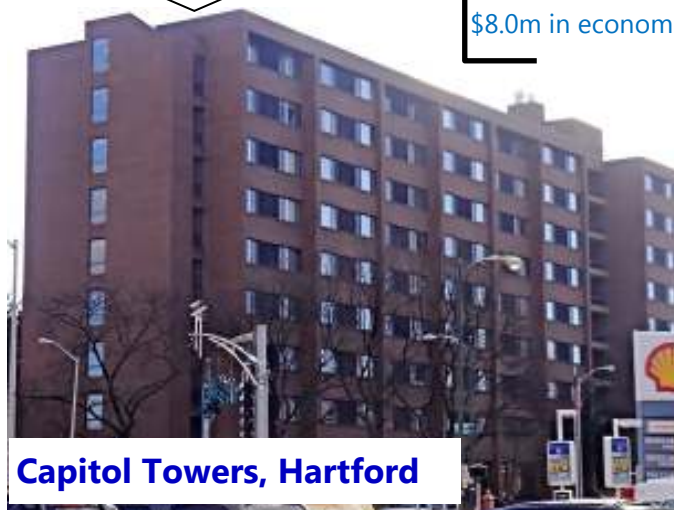
45 jobs created  
\$6.1m in economic activity

Sheldon Wyllys is the joining of two existing developments into 107 two, three and four bedroom family rental homes. The new development will remain affordable until at least 2057.

Acquisition/Rehab funded with CHAMP<sup>1</sup>/4% LIHTC<sup>4</sup>

53 jobs created |  
\$8.0m in economic activity

**Sheldon Wyllys, Hartford**



**Capitol Towers, Hartford**



# Affordable Rental Housing 2011 to 2015 - District 1



## Victory Gardens, Newington



74 one, two and three bedroom supportive rental homes designed specifically for Veterans and their families. Victory Gardens is one of the nation's first housing developments established under the Enhanced Use Lease (EUL) program that provides Veterans with services that would not otherwise be available on medical center campuses.

New construction funded with 9% LIHTC<sup>4</sup>

360 jobs created | \$47.5 million in economic activity

50 two and three bedroom family rental homes in the Sheldon/Charter Oak neighborhood of Hartford. The area has seen significant growth and investment that includes the redevelopment of the former Capewell Horse Nail Factory.

Substantial rehab funded with 9% LIHTC<sup>4</sup>

127 jobs created | \$17.5m in economic activity

## Stonington Acres, Hartford



Billings Forge, constructed in 1864 as a manufacturing tool plant, operated well into the 1970s and was converted into multifamily rental apartments in 1980. It has since undergone substantial rehab funded with CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup> into 112 one, two and three bedroom family rental homes. The property is known for its seasonal farmers market.

95 jobs created | \$14m in economic activity

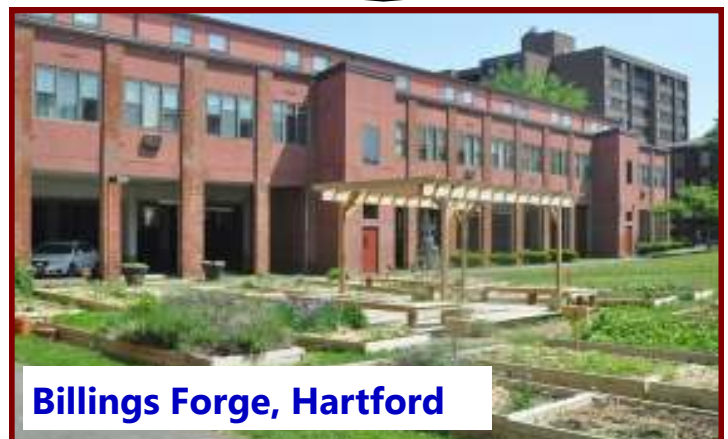


## Sigourney Mews, Hartford

88 one, two and four bedroom family rental homes located in the Asylum Hill section of Hartford.

Acquisition/Rehab funded with 9% LIHTC<sup>4</sup>

182 jobs created | \$24.7m in economic activity



## Billings Forge, Hartford



# Affordable Rental Housing 2011 to 2015 - District 1



## 390 Capitol Avenue Hartford

The 98-year old former Hartford Office Supply building will be converted into 112 one and two bedroom family rental homes.

Substantial rehab using 4% LIHTC<sup>4</sup>



## Dutton Heights, Bristol

84 two bedroom family rental homes with access to public transportation and close to shopping and major highways.

State-Sponsored Housing Portfolio (SSHP)  
Revitalization funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

183 jobs created | \$25m in economic activity



## Horace Bushnell Apartments, Hartford

This historic nine building multifamily development, located in the Upper Albany Neighborhood of Hartford, was rehabilitated into 74 one, two, three and four family rental homes.

Acquisition/Rehab funded with 9% LIHTC<sup>4</sup> | 213 jobs created | \$27.9 in economic activity



# Affordable Rental Housing 2011 to 2015 - District 1

280 one, two and three bedroom family rental homes accessible to public transportation.

Acquisition/Rehab funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

257 jobs created | \$35.4 in economic activity



**M.D. Fox Manor, Hartford**



**Huntington Woods, Bristol**

The Manor, formerly the M.D. Fox School, is now a 90-unit studio, one and two bedroom elderly rental development in the Barry Square section of Hartford in close proximity to Trinity College.

Substantial rehab funded with CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

112 jobs created | \$16.2m in economic activity



**Tarringford West, Torrington**

78 one bedroom elderly rental homes featuring local bus transportation to downtown Torrington.

Substantial rehab funded with CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

54 jobs created | \$7.9m in economic activity

## State Funds:

<sup>1</sup> Competitive Housing Assistance for Multifamily Properties (CHAMP)

<sup>2</sup> Supportive Housing Initiative (Next Steps)

## Federal Funds:

<sup>3</sup> Tax-Exempt Bonds (TEB)

<sup>4</sup> Low-Income Housing Tax Credit (LIHTC)

## CHFA Funds:

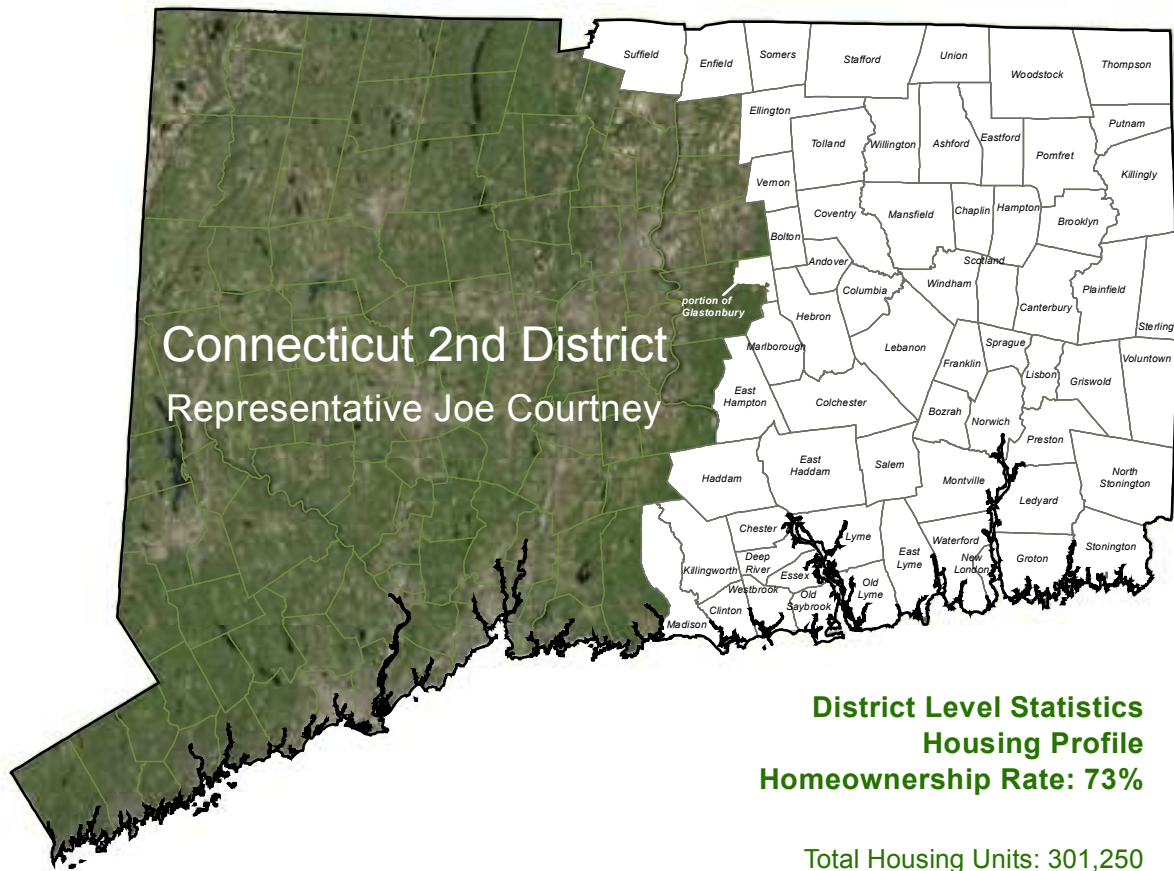
<sup>5</sup> Investment Trust Account (ITA)

<sup>6</sup> Community Investment Account (CIA)









### District Level Statistics Housing Profile Homeownership Rate: 73%

Total Housing Units: 301,250  
Total Occupied Housing Units: 267,479  
Owner-Occupied Units: 194,170  
Renter-Occupied Units: 73,309  
Vacant Unit: 33,771

### CHFA Housing Impact 2011 to 2015

Single Family Portfolio  
2,358 mortgage loans  
1,139 (48%) obtained Downpayment Assistance

Rental Housing Portfolio (New and Rehab)  
771 rental units produced  
67% family \* 8% elderly \* 25% supportive

### Assets Managed

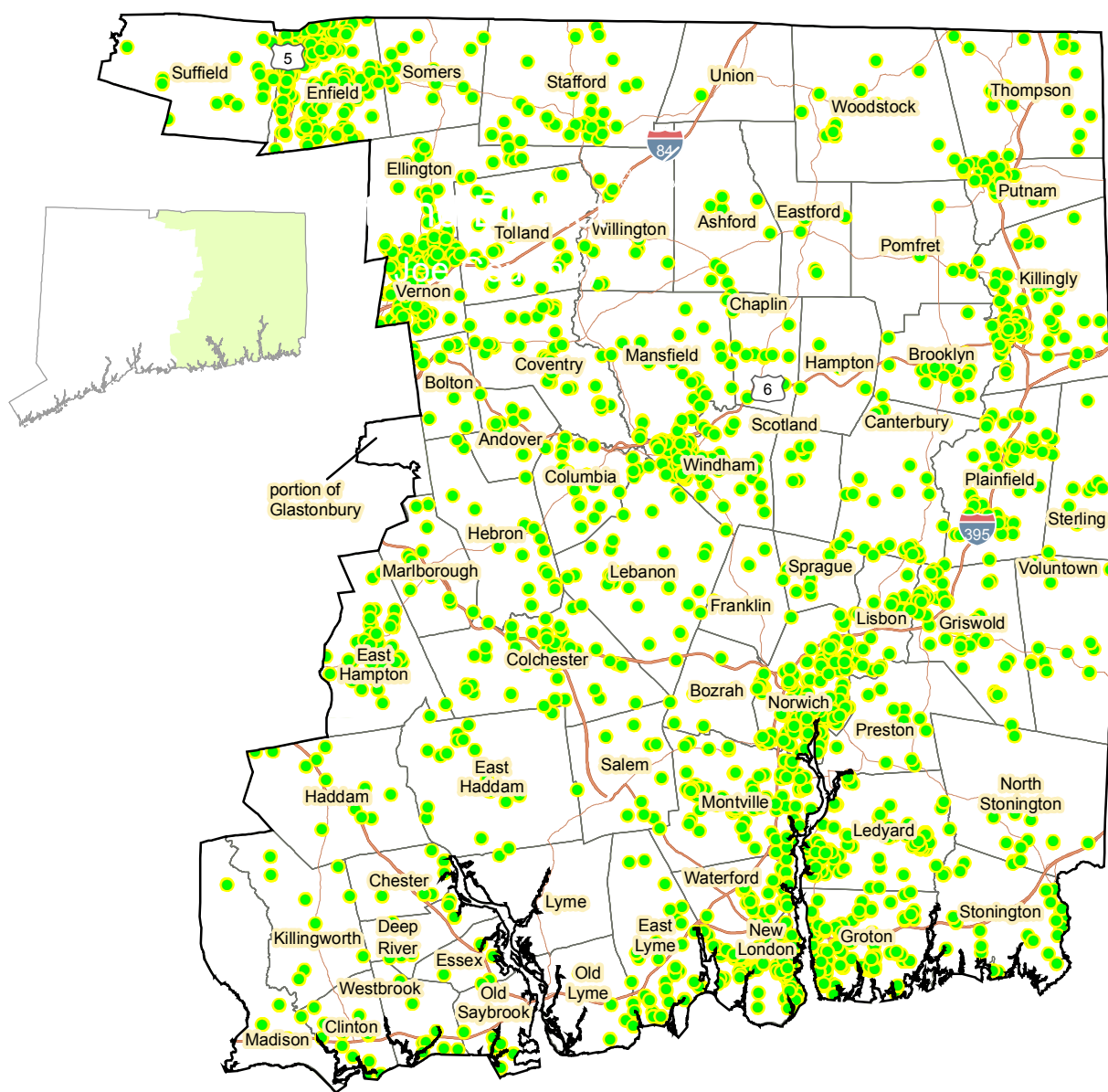
State-Sponsored Housing Portfolio (SSHP) - 87 developments with 3,418 units  
Private (CHFA) Financed Portfolio - 50 developments with 4,705 units

### Demographic Profile

District Population: 710,798  
Minority Population: 14%  
Non-Minority Population: 86%  
Median Household Income: \$70,992



## 2nd District - Single Family Mortgage Loan Activity 2011 to 2015



Profile	Regular Homebuyer	Downpayment Assistance (DAP)
# of loans financed	- 2,358	- 1,139
Dollars invested (millions)	- \$378.4	- \$11.9
Average loan amount	- \$160,486	- \$10,482
Average borrower income	- 62,105	- \$59,252
% Married borrowers	- 36%	- 39%
% Unmarried borrowers	- 64%	- 61%
% Female, HOH*	- 36%	- 36%
% Single, Female HOH*	- 27%	- 26%
% Minority	- 37%	- 40%

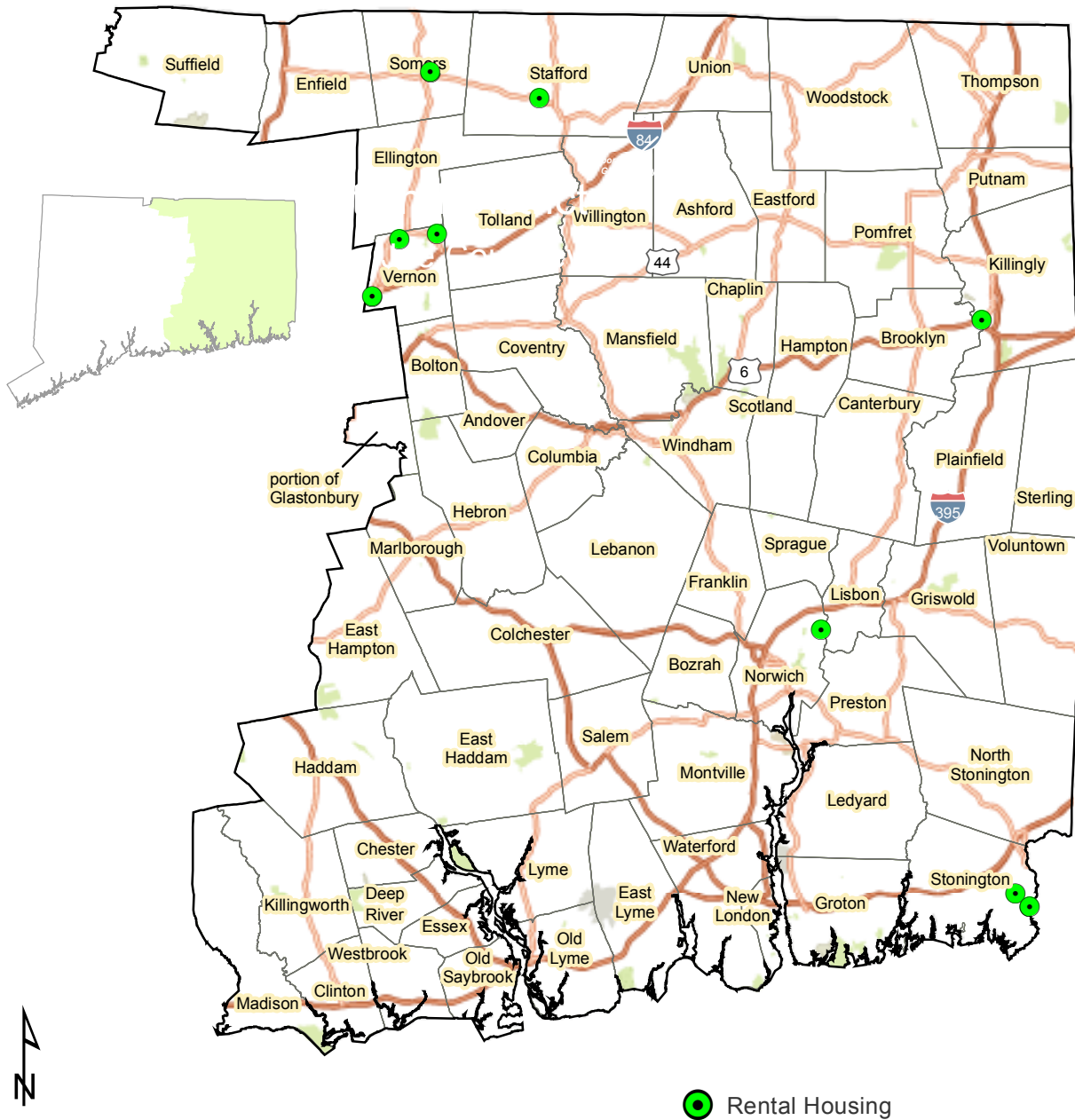
\* HOH (Head of Household)

 Single Family Mortgage Loans





## 2nd District -- Affordable Rental Housing 2011 to 2015



# of Family Rental Homes	- 514
# of Elderly Rental Homes	- 60
# of Supportive Rental Homes	- 197
# of Total Jobs Created	- 871
# of Construction Jobs Created	- 429
\$ Economic Activity (millions)	- \$166.8
\$ Net State Revenue (millions)	- \$11.5



# Affordable Rental Housing 2011 to 2015 - District 2

## Old Talcott Mill, Vernon



Once the Talcott Brothers Mill, Old Talcott Mill is conveniently located near Interstate 84 and Route 83 with easy access to public transportation. The complex will have 83 studio, one and two family rental homes.

New construction funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

## Park West, Vernon

Situated on over 20 landscaped acres, Park West's 189 one, two and three bedroom family complex is slated for rehabilitation.

- Funded with CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>
- 194 jobs created
- \$28m in economic activity



## Avery Park, Stafford

79 one bedroom elderly rental homes with access to supportive services.

- New construction funded with 9% LIHTC<sup>4</sup>

84 jobs created | \$ 27.7m in economic activity

Groundbreaking of

## Spruce Meadows, Stonington



86 one, two and three bedroom supportive housing units.

New construction funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

87 jobs created |  
\$29.7m in economic activity



# Affordable Rental Housing 2011 to 2015 - District 2

## Loom City Lofts, Vernon



Loom City Lofts is the renovated Roosevelt Mill (listed on the National Register of Historic Places) into 68 studio, one and two bedroom family rental homes.

New construction funded with CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

151 jobs created | \$21.0m in economic activity

## The Mill at Killingly



The Mill at Killingly, the site of a former mill in the Danielson section of Killingly, is a 32 one and two bedroom mixed income housing development that will include supportive services.

The design will incorporate and preserve the existing iconic stair tower.

- New construction funded with 9% LIHTC<sup>4</sup>
- 54 jobs created | \$17.7m in economic activity



# Affordable Rental Housing 2011 to 2015 - District 2

## Threadmill Apartments, Stonington



Built in the late 1800s, William Clarke Threadmill was one of the first mills in the area to be powered entirely by steam. The Pawcatuck Threadmill Apartments project will have 58 one and two bedroom family rental homes. The rehabilitation of the former mill will preserve much of the original architecture that is characteristic of industrial mills.

Substantial rehabilitation funded with TEB

154 jobs created | \$22.9m in economic activity

## Woodcrest Elderly II, Somers



The revitalization of the existing Woodcrest Elderly housing development into 60 one and two bedroom elderly rental homes.

New construction funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

- 147 jobs created
- \$19.8m in economic activity

## The Lofts at Ponemah Mill Norwich



### State Funds:

<sup>1</sup> Competitive Housing Assistance for Multifamily Properties (CHAMP)

<sup>2</sup> Supportive Housing Initiative (Next Steps)

### Federal Funds:

<sup>3</sup> Tax-Exempt Bonds (TEB)

<sup>4</sup> Low-Income Housing Tax Credit (LIHTC)

### CHFA Funds:

<sup>5</sup> Investment Trust Account (ITA)

Rehabilitation of the historic 'Taftville Cotton Mill' (in operation for nearly 100 years and the largest in the United States at its construction in 1865) into 116 one, two and three bedroom family rental homes.

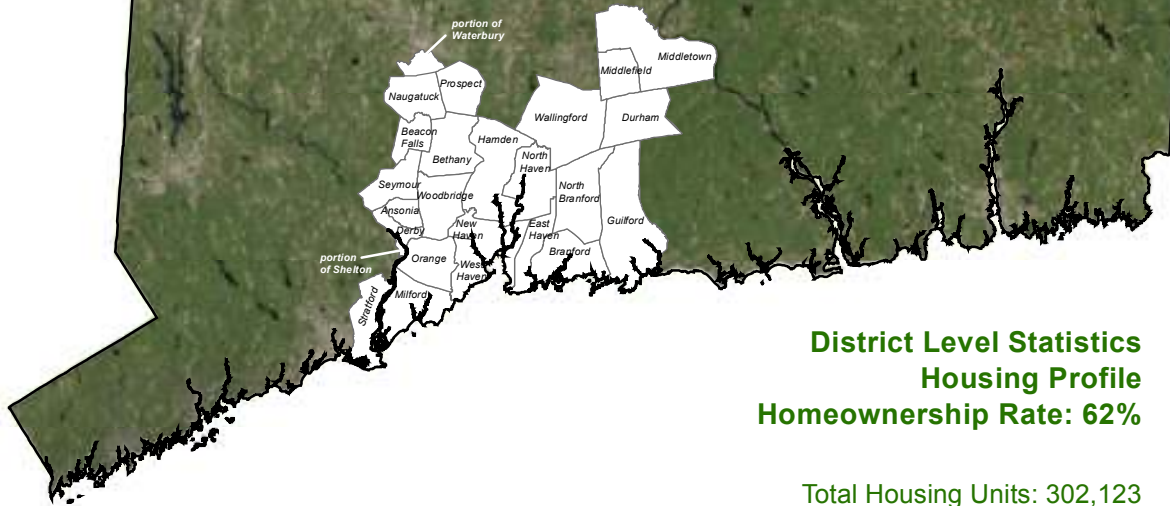
Substantial rehabilitation funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>







# Connecticut 3rd District Representative Rosa DeLauro



## District Level Statistics Housing Profile Homeownership Rate: 62%

Total Housing Units: 302,123  
Total Occupied Housing Units: 278,098  
Owner-Occupied Units: 172,570  
Renter-Occupied Units: 105,528  
Vacant Unit: 24,025

## CHFA Housing Impact 2011 to 2015

Single Family Portfolio  
1,674 mortgage loans  
725 (43%) obtained Downpayment Assistance

Rental Housing Portfolio (New and Rehab)  
694 rental units produced  
28% family \* 44% elderly \* 28% supportive

## Assets Managed

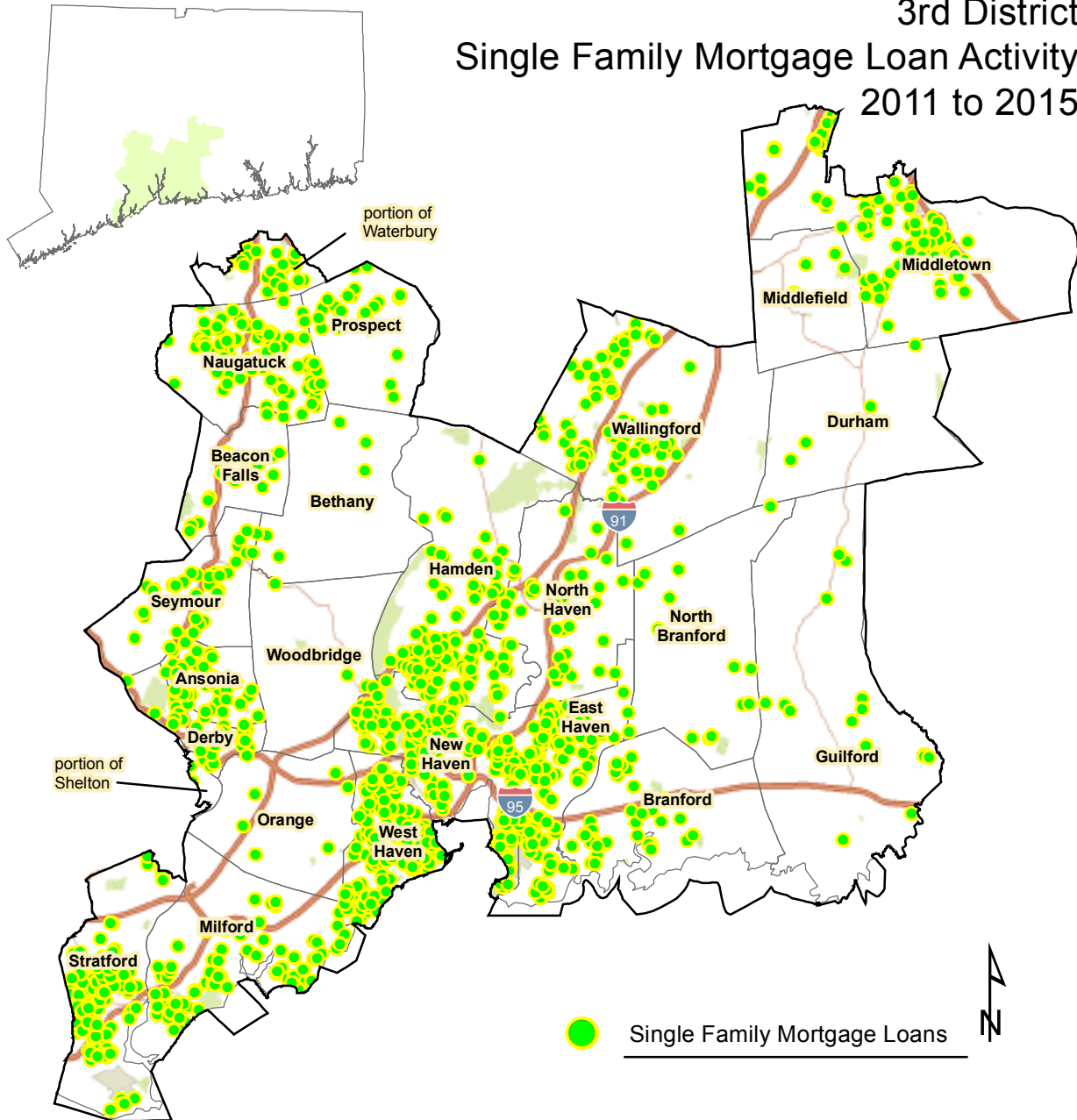
State-Sponsored Housing Portfolio (SSHP) - 49 developments with 1,994 units  
Private (CHFA) Financed Portfolio - 62 developments with 3,628 units

## Demographic Profile

District Population: 720,986  
Minority Population: 25%  
Non-Minority Population: 75%  
Median Household Income: \$61,574



# 3rd District Single Family Mortgage Loan Activity 2011 to 2015



## Profile

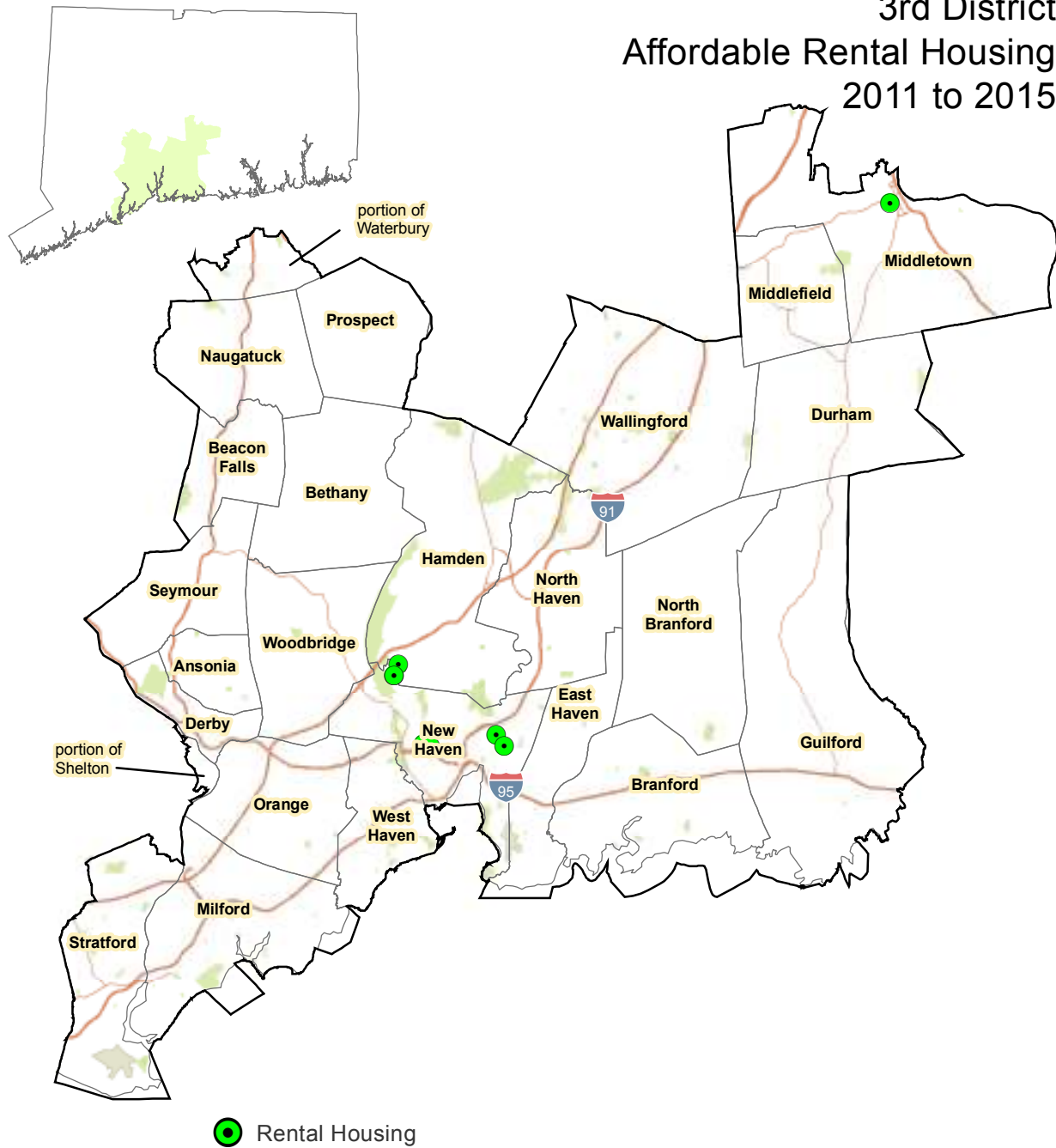
	Regular Homebuyer	Downpayment Assistance (DAP)
# of loans financed	- 1,674	- 725
Dollars invested (millions)	- \$275.2	- \$8.3
Average loan amount	- \$164,430	- \$11,441
Average borrower income	- 67,358	- \$66,072
% Married borrowers	- 34%	- 37%
% Unmarried borrowers	- 66%	- 63%
% Female, HOH*	- 45%	- 44%
% Single, Female HOH*	- 35%	- 34%
% Minority	- 53%	- 56%

\* HOH (Head of Household)





# 3rd District Affordable Rental Housing 2011 to 2015



# of Family Rental Homes	- 197
# of Elderly Rental Homes	- 307
# of Supportive Rental Homes	- 190
# of Total Jobs Created	- 1,508
# of Construction Jobs Created	- 830
\$ Economic Activity (millions)	- \$207.9
\$ Net State Revenue (millions)	- \$16.2



# Affordable Rental Housing 2011 to 2015 - District 3



**122 Wilmot, New Haven**



Part of the ongoing West Rock Redevelopment Master Plan, 122 Wilmot consists of 47 one and two bedroom elderly rental homes.

Substantial rehab funded with 9% LIHTC<sup>4</sup>  
227 jobs created | \$30.4m in economic activity



## **Ribicoff Cottages, New Haven**

Construction on the site of the former Ribicoff Cottages and Ribicoff Cottage Ext in the West Rock section of New Haven. The new development will have 55 one, two and three bedroom elderly rental homes.

Substantial rehabilitation funded with 9% LIHTC<sup>4</sup>  
211 jobs created | \$29.8m in economic activity



## **Rockview, New Haven**

Part of the ongoing West Rock Redevelopment Master Plan of 77 two, three and four bedroom family rental homes.

Substantial rehabilitation funded with 9% LIHTC<sup>4</sup>  
294 jobs created | \$39.0m in economic activity



# Affordable Rental Housing 2011 to 2015 - District 3



**Kensington Square, New Haven**



Located within the Kensington-Dwight neighborhood of New Haven, all of Kensington Square Apartments 120 studio, one, two, three and four bedroom family rental homes are within walking distance to shopping, dining and local hospitals as well as offering easy access to public transportation.

Substantial rehabilitation funded with CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

154 jobs created | \$22.4m in economic activity

The rehabilitated historic former high school in a prime location within walking distance or accessible by public transportation to dining, shopping, churches and the Russell library. The unit mix is comprised of 65 studio, one and two bedroom elderly rental homes.

Substantial rehabilitation funded with CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

- 106 jobs created
- \$14.6m in economic activity

**Old Middletown School,  
Middletown**





# Affordable Rental Housing 2011 to 2015 - District 3

An historically-designated mixed-use property that houses a local YMCA and supportive apartments. A redevelopment plan converted existing housing units into 127 studio, one and two bedroom supportive rental homes.

Redevelopment of existing units funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

- 163 jobs created
- \$22.1m in economic activity

## West Village, New Haven



## River Run, New Haven

Rehabilitation of the existing property consisting of 140 one and two bedroom elderly rental homes.

Acquisition/Rehab funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

78 jobs created | \$10.9m in economic activity



### State Funds:

<sup>1</sup> Competitive Housing Assistance for Multifamily Properties (CHAMP)

<sup>2</sup> Supportive Housing Initiative (Next Steps)

### Federal Funds:

<sup>3</sup> Tax-Exempt Bonds (TEB)

<sup>4</sup> Low-Income Housing Tax Credit (LIHTC)

### CHFA Funds:

<sup>5</sup> Investment Trust Account (ITA)

<sup>6</sup> Community Investment Account (CIA)

## Fair Haven, New Haven

Part of a scattered affordable housing project of 63 one, two, three and four bedroom family rental homes.

Substantial Rehabilitation funded with 9% LIHTC<sup>4</sup>

275 jobs created | \$38.7m in economic activity







# Connecticut 4th District

## Representative James Himes



### District Level Statistics

#### Housing Profile

**Homeownership Rate: 65%**

Total Housing Units: 283,579  
Total Occupied Housing Units: 262,907  
Owner-Occupied Units: 171,928  
Renter-Occupied Units: 90,979  
Vacant Unit: 20,672

### CHFA Housing Impact 2011 to 2015

Single Family Portfolio  
742 mortgage loans  
189 (25%) obtained Downpayment Assistance

Rental Housing Portfolio (New and Rehab)  
1,910 rental units produced  
68% family \* 24% elderly \* 8% supportive

#### Assets Managed

State-Sponsored Housing Portfolio (SSHP) - 31 developments with 1,741 units  
Private (CHFA) Financed Portfolio - 63 developments with 4,074 units

### Demographic Profile

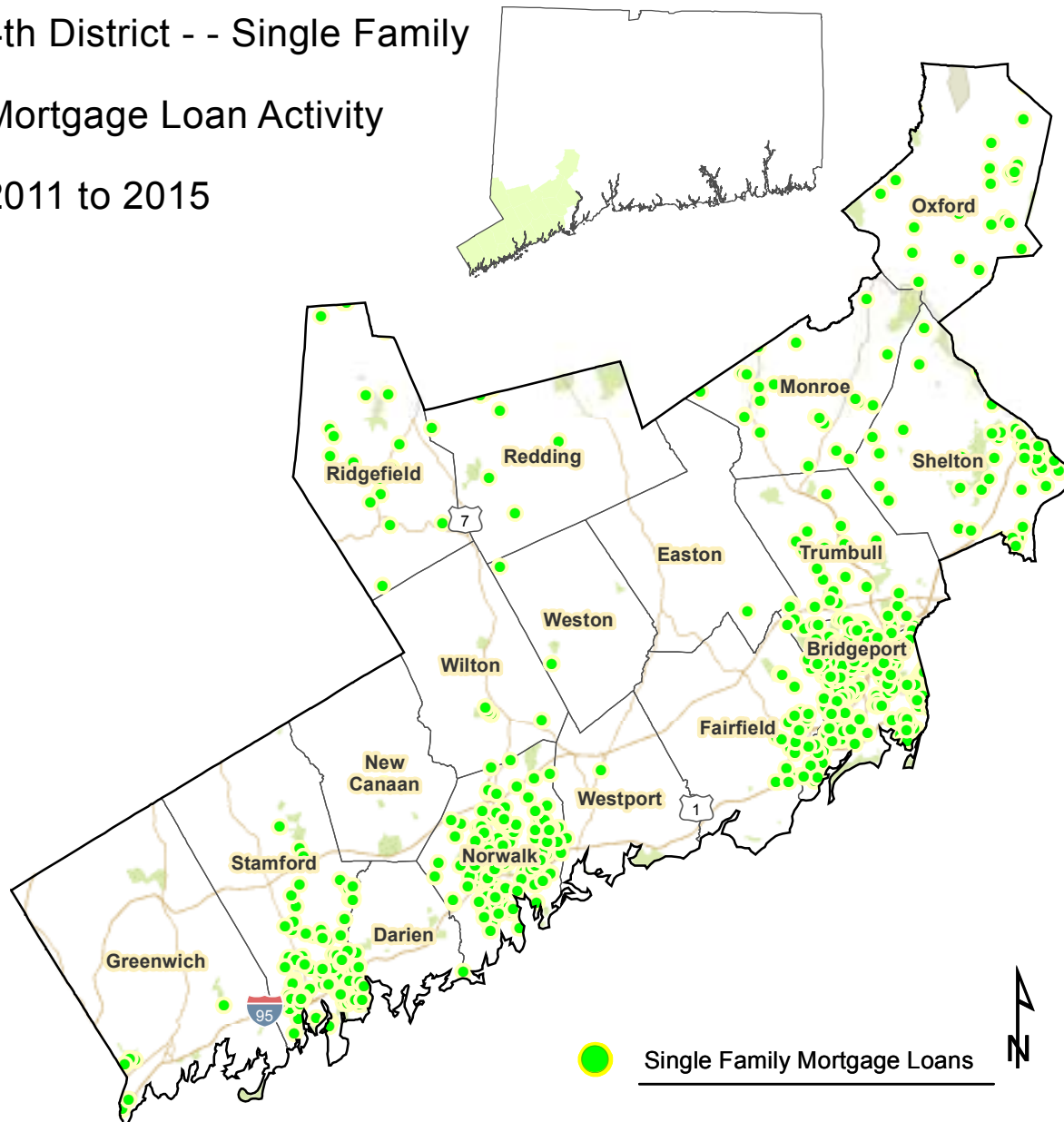
District Population: 740,215  
Minority Population: 28%  
Non-Minority Population: 72%  
Median Household Income: \$88,279



## 4th District - - Single Family

### Mortgage Loan Activity

2011 to 2015



Profile	Regular Homebuyer	Downpayment Assistance (DAP)
# of loans financed	- 742	- 189
Dollars invested (millions)	- \$149.1	- \$2.4
Average loan amount	- \$200,968	- \$12,665
Average borrower income	- \$77,046	- \$70,426
% Married borrowers	- 42%	- 48%
% Unmarried borrowers	- 56%	- 52%
% Female, HOH*	- 42%	- 44%
% Single, Female HOH*	- 31%	- 31%
% Minority	- 62%	- 76%

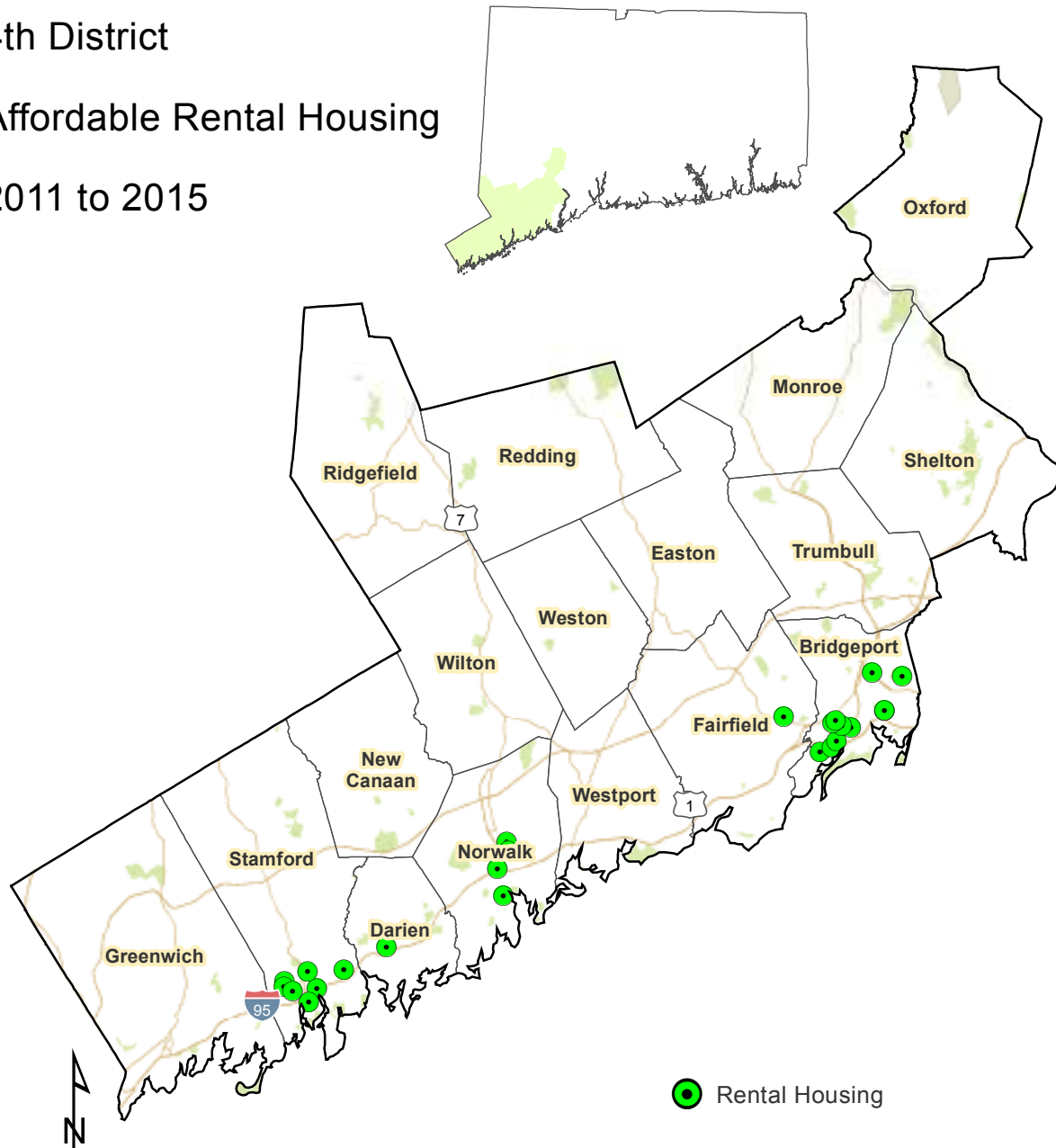
\* HOH (Head of Household)



## 4th District

## Affordable Rental Housing

2011 to 2015



---

# of Family Rental Homes	- 1,298
# of Elderly Rental Homes	- 455
# of Supportive Rental Homes	- 157
# of Total Jobs Created	- 2,676
# of Construction Jobs Created	- 1,477
\$ Economic Activity (millions)	- \$436.0
\$ Net State Revenue (millions)	- \$31.3



# Affordable Rental Housing 2011 to 2015 - District 4



**515 West Avenue, Bridgeport**

This new 48 one, two and three bedroom supportive housing complex is located within a ½ mile buffer radius of an existing or planned mass-transit station and is designed for homeless veterans.

New construction funded with 9% LIHTC<sup>4</sup>

- 54 jobs created
- \$18.0m in economic activity

This project is part of the Father Panik Village replacement program located in Bridgeport's Black Rock Neighborhood. Comprised of 35 two bedroom supportive rental homes, it is situated above a community-health dental center and adjacent to a three-story community-health medical center.

New construction funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

- 148 jobs created
- \$20.2m in economic activity

**Albion Street, Bridgeport**



**St. Paul's Commons, Bridgeport**

The St. Paul Commons Housing Project will be constructed on two lots located in the City of Bridgeport's East Side close to the entrance of the Beardsley Park and Zoological Center.

56 one, two and three bedroom supportive rental homes.

128 jobs created | \$17.5m in economic activity





# Affordable Rental Housing 2011 to 2015 - District 4

## The Heights at Darien / Allen O'Neill, Darien



The demolition of existing property into 106 one, two, three and four family rental homes. The site is within walking distance to the train station, a full service grocery store as well as town services.

State-Sponsored Housing Portfolio (SSHP) Revitalization funded with 9% LIHTC<sup>4</sup>

419 jobs created | 54.9m in economic activity



## Bayview Towers, Stamford

Constructed in 1971, this property will undergo an extensive renovation program into 200 one, two, three and four bedroom family rental homes. The property is conveniently located in downtown Stamford with easy access to I-95, and public transportation is available on-site.

Acquisition/Rehabilitation funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

232 jobs created | \$31.9m in economic activity



## Laurelwood Place, Bridgeport

This 11-story building, constructed in 1980, is comprised of 100 one-bedroom elderly rental homes with services available on-site as well as being within walking distance to a bus stop.

Preserved as affordable using TEB<sup>3</sup>/4% LIHTC<sup>4</sup>



# Affordable Rental Housing 2011 to 2015 - District 4

Rendering of the new Cherry Street Lofts - the repurposing of multiple historic mill buildings located near the Amtrak Station and in close proximity to I-95 into 157 studio, one, two and three bedroom family rental homes.

New construction funded with Financing Adjustment Factor (FAF)/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

57 jobs created |



**Cherry Street Lofts  
Bridgeport**



## **Crescent Crossing, Bridgeport Phase 1a and Phase 1b**

In two phases, 12 buildings will be constructed comprised of 184 one, two and three bedroom family rental homes. These buildings will be constructed on a portion of land previously part of Father Panik Village and the Hurricane Sandy-damaged Marina Village site. Within walking distance of bus routes, grocery stores, a proposed train station, and other services, these two developments will serve as a catalyst for revitalizing the neighborhood.

Phase 1a - New construction funded with Financing Adjustment Factor (FAF)/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

Phase 1b - New construction funded with CHAMP<sup>1</sup>/4% LIHTC<sup>4</sup>

## **Pine Tree Apartments, Fairfield**

Artists rendering of the new complex, replacing the existing 45-year old structure into 50 one and two bedroom family rental homes.

New construction funded with ITA<sup>5</sup>/Financing Adjustment Factor (FAF)/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

92 jobs created | \$28.0m in economic activity





# Affordable Rental Housing 2011 to 2015 - District 4



**Clinton Commons, Bridgeport**

33 one, two and three bedroom family rental homes with an urban rowhouse appearance. The building is certified as LEED and each apartment offers modern energy efficient appliances.

New construction funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>/ Taxable GE Funds

132 jobs created | \$14.8m in economic activity



## **Elmcrest Terrace, Norwalk**

The proposed plan will completely rehabilitate a vacant building and produce 18 one and two bedroom supportive rental homes. The building's location is ¼ mile away from mass transportation, medical, social networks, schools, shopping and parks.

Redevelopment of existing units funded with 9% LIHTC<sup>4</sup>  
77 jobs created | \$10.1m in economic activity

A revitalization project that will transform a sixty-year old property into 60 two and three bedroom family rental homes.

Substantial rehabilitation funded with 9% LIHTC<sup>4</sup>

- 188 jobs created
- \$26.7m in economic activity



Acquisition, rehabilitation and preservation of 189 one bedroom elderly rental homes funded with 4% LIHTC<sup>4</sup>.

## **Augustana Homes, Bridgeport**



**Lawnhill Terrace, Stamford**



# Affordable Rental Housing 2011 to 2015 - District 4

## **Park 215, Stamford**

Phase IV of the Vidal Court Revitalization containing 78 one and two bedroom family rental homes. The development is located adjacent to the Stamford Hospital campus and is served by public transportation.

Substantial rehabilitation funded with 9% LIHTC



## **River Commons, Norwalk**

Rehabilitation of an existing building into 34 one and two bedroom supportive rental homes. Situated just outside downtown Norwalk, River Commons is convenient to Major highways and public transportation.

Substantial rehabilitation funded with CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

76 jobs created | \$10.8m in economic activity

## **Trinity Park, Stamford**

Located in the West Side neighborhood of Stamford, this 42-year old, 48-unit high-rise building will be rehabilitated to accommodate 48 one, two, three and four bedroom family rental homes.

Substantial rehabilitation funded with ITA<sup>5</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

84 jobs created | \$15.9m in economic activity





# Affordable Rental Housing 2011 to 2015 - District 4



## Wall Street Place, Norwalk

This new mixed-use/mixed-income development in downtown Norwalk is part of the Redevelopment Master Plan for the city and will be comprised of 36 one, two and three bedroom family rental homes.

New construction funded with 9% LIHTC<sup>4</sup>

- 177 jobs created
- 25.4m in economic activity

Initial redevelopment phase that will replace the oldest public housing in the State of Connecticut into 80 one, two, three and four bedroom family rental homes.

New construction funded with 9% LIHTC<sup>4</sup>

- 371 jobs created
- \$52.6m in economic activity

## Washington Village, Norwalk



## Greenfield, Stamford

The third phase of the Vidal Court Revitalization effort comprised of 45 two and three bedroom family rental homes.

State-Sponsored Housing Portfolio (SSHP) Revitalization funded with 9% LIHTC<sup>4</sup>

280 jobs created | \$37.1m in economic activity





# Affordable Rental Housing 2011 to 2015 - District 4



## Sycamore Place, Bridgeport

Redevelopment of a 1974 constructed building into 118 one and two bedroom elderly rental homes.

Funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

114 jobs created | \$15.3m in economic activity

## Metro Green III, Stamford

Construction of the third phase of a transit oriented mixed income community to be comprised of 155 studio, one and two bedroom family rental homes.

New construction funded with 4% LIHTC<sup>4</sup>



## Summer Place, Stamford



48 studio and one bedroom elderly rental homes

Substantial rehabilitation funded with 4% LIHTC<sup>4</sup>



## Maplewood Court, Bridgeport

Two 121 year-old historic former school buildings renovated into 32 one, two, three and four bedroom family rental homes.

Substantial rehabilitation funded with CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

47 jobs created | \$6.8m in economic activity

### State Funds:

<sup>1</sup> Competitive Housing Assistance for Multifamily Properties (CHAMP)

<sup>2</sup> Supportive Housing Initiative (Next Steps)

### Federal Funds:

<sup>3</sup> Tax-Exempt Bonds (TEB)

<sup>4</sup> Low-Income Housing Tax Credit (LIHTC)

### CHFA Funds:

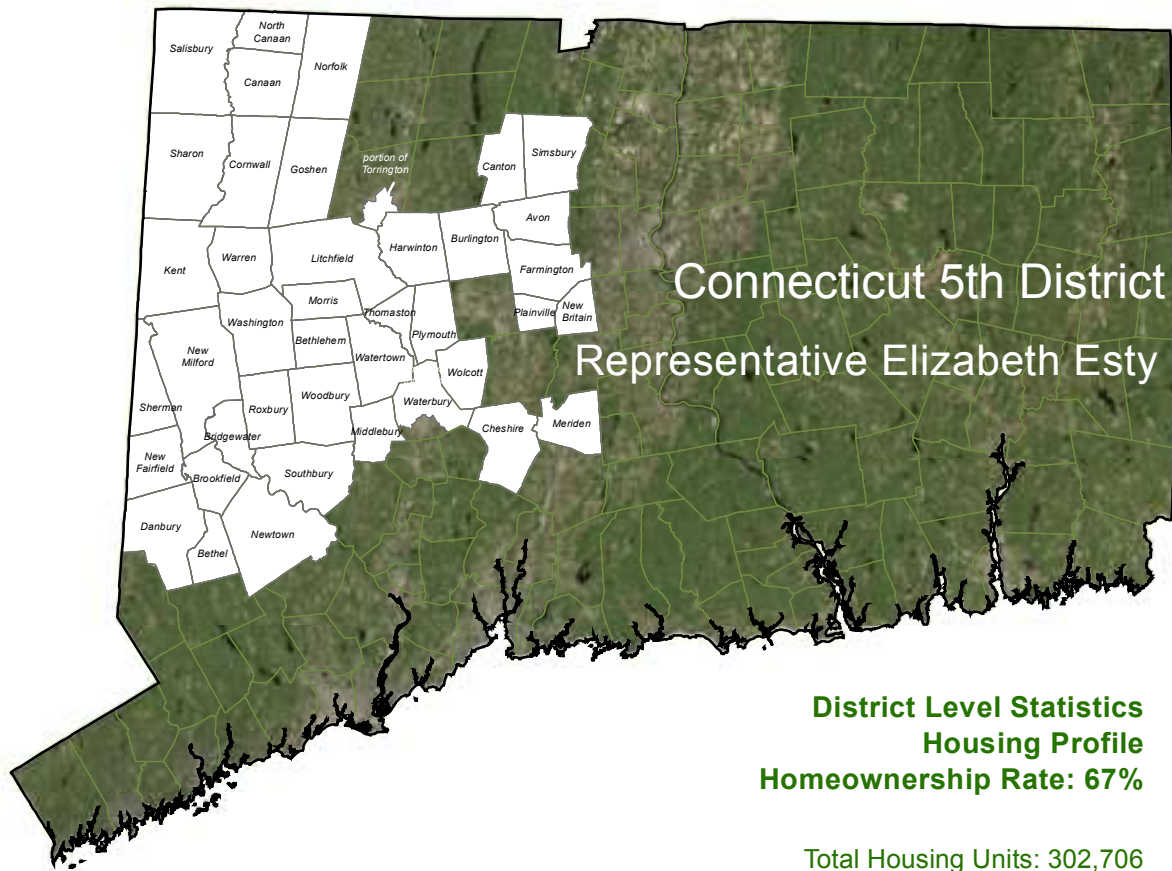
<sup>5</sup> Investment Trust Account (ITA)

<sup>6</sup> Community Investment Account (CIA)









## Connecticut 5th District Representative Elizabeth Esty

### District Level Statistics Housing Profile Homeownership Rate: 67%

Total Housing Units: 302,706  
Total Occupied Housing Units: 267,359  
Owner-Occupied Units: 179,953  
Renter-Occupied Units: 87,406  
Vacant Unit: 35,347

### CHFA Housing Impact 2011 to 2015

Single Family Portfolio  
2,246 mortgage loans  
1,068 (48%) obtained Downpayment Assistance

Rental Housing Portfolio (New and Rehab)  
1,611 rental units produced  
81% family \* 14% elderly \* 5% supportive

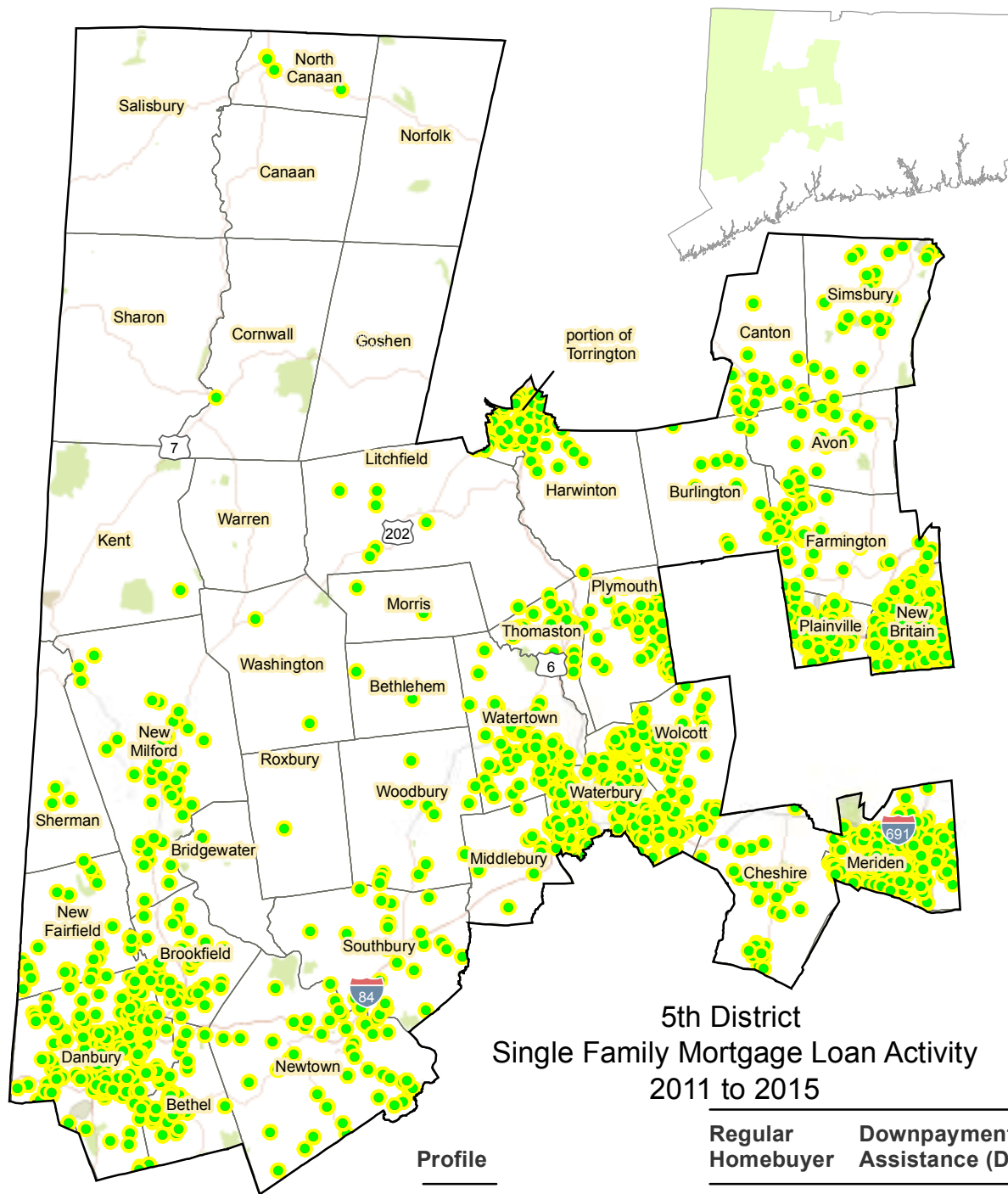
### Assets Managed

State-Sponsored Housing Portfolio (SSHP) - 55 developments with 1,915 units  
Private (CHFA) Financed Portfolio - 60 developments with 5,058 units

### Demographic Profile

District Population: 713,473  
Minority Population: 20%  
Non-Minority Population: 80%  
Median Household Income: \$67,929





5th District  
Single Family Mortgage Loan Activity  
2011 to 2015

 Single Family Mortgage Loans

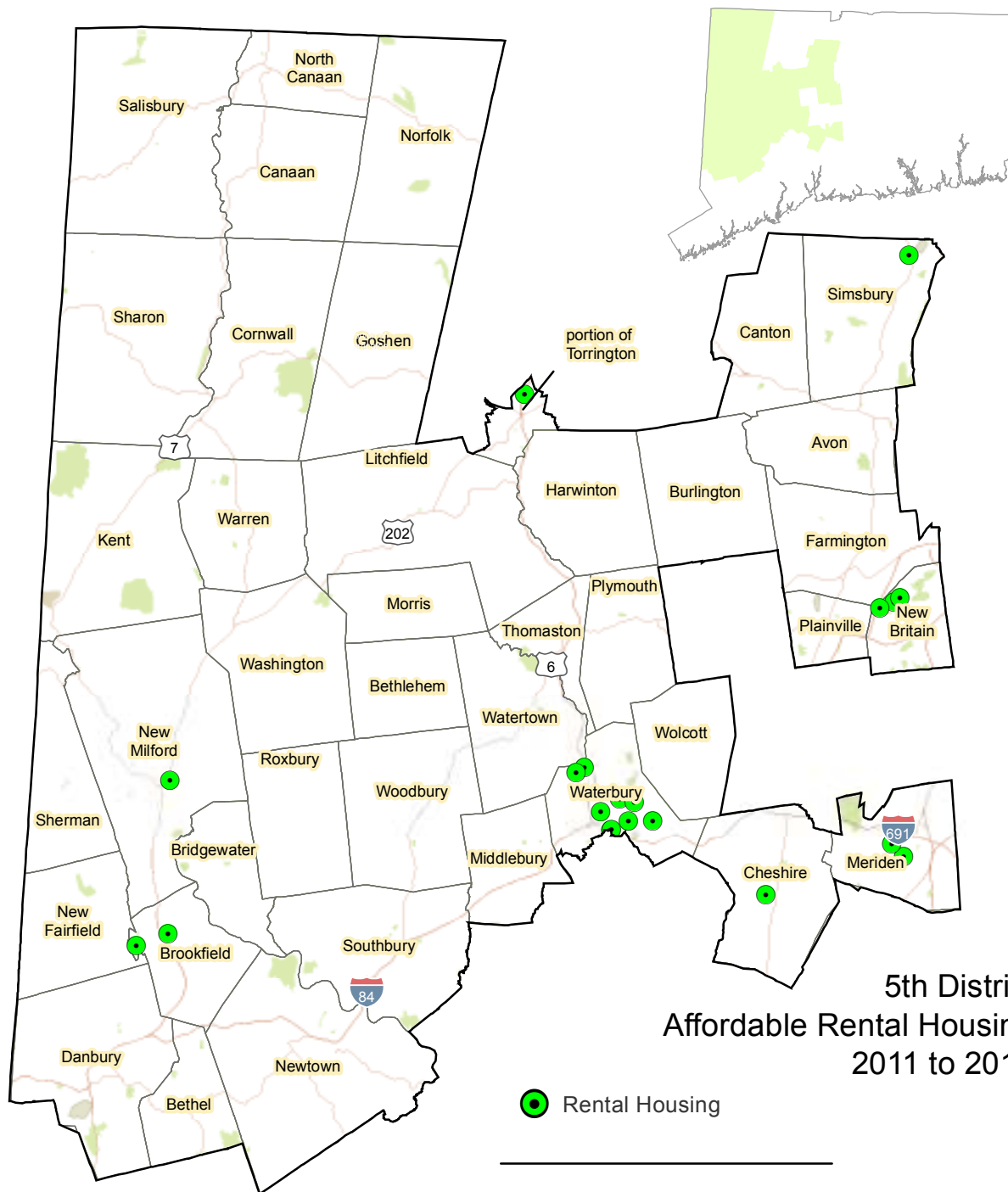


**Profile**

	Regular Homebuyer	Downpayment Assistance (DAP)
# of loans financed	- 2,246	- 1,068
Dollars invested (millions)	- \$349.9	- \$11.5
Average loan amount	- \$155,790	- \$10,734
Average borrower income	- \$63,431	- \$59,680
% Married borrowers	- 37%	- 36%
% Unmarried borrowers	- 63%	- 64%
% Female, HOH*	- 40%	- 41%
% Single, Female HOH*	- 30%	- 31%
% Minority	- 46%	- 53%

\* HOH (Head of Household)





## 5th District Affordable Rental Housing 2011 to 2015

 Rental Housing

---

# of Family Rental Homes	- 1,301
# of Elderly Rental Homes	- 233
# of Supportive Rental Homes	- 77
# of Total Jobs Created	- 2,680
# of Construction Jobs Created	- 1,467
\$ Economic Activity (millions)	- \$366.8
\$ Net State Revenue (millions)	- \$30.2



# Affordable Rental Housing 2011 to 2015 - District 5

## **Industria Commons, New Britain**

235 one, two, three and four bedroom family rental homes close to downtown New Britain, Central Connecticut State University and Stanley Quarter Park.

State-Sponsored Housing Portfolio (SSHP)  
Revitalization funded with 9% LIHTC<sup>4</sup> and ITA<sup>5</sup>

743 jobs created | \$88.4m in economic activity



## **Pinnacle Heights Ext, New Britain**

World War II era housing converted into 66 three and four bedroom family rental homes.

State-Sponsored Housing Portfolio (SSHP)  
Revitalization funded with 9% LIHTC<sup>4</sup> and ITA<sup>5</sup>

214 jobs created | \$25.5m in economic activity



## **Beachport, Cheshire**

20 studio and one bedroom elderly rental homes.

Substantial rehabilitation funded with TEB<sup>3</sup>/  
Taxable GE Bonds

48 jobs created | \$6.5m in economic activity





# Affordable Rental Housing 2011 to 2015 - District 5

The development of the Residences at Laurel Hill will consist of 72 two bedroom family rental homes adjacent to a highway and near a suburban town center. Architectural features include patios at ground floor units and balconies for second and third floor units, decorative dormers and cupolas.

Substantial rehabilitation funded with CHAMP<sup>1</sup>/4% LIHTC<sup>4</sup>



**The Residences at Laurel Hill,  
Brookfield**

## **Warner Gardens, Waterbury**



Construction of Warner Gardens will result in 56 one, two and three bedroom family rental homes in the Long Hill neighborhood of Waterbury.

New construction funded with 9% LIHTC<sup>4</sup>

214 jobs created | \$30.2m in economic activity



## **Country Village, Waterbury**

Substantial rehabilitation funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup> of this 232 one, two, three and four family rental home complex. This development is located on the bus line and is within minutes of both the Waterbury and Naugatuck Commuter Rail Line.

250 jobs created | \$35.9m in economic activity.

## **Brookfield Village, Brookfield**

New construction funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup> for 48 one and two bedroom family rental homes and over 9,000 square feet of commercial space.





# Affordable Rental Housing 2011 to 2015 - District 5

## **South Main/East Liberty, Waterbury**

Two new buildings having 33 two and three bedroom family and supportive rental homes located in the south end neighborhood of Waterbury. Seven units of supportive housing will be designated for Veterans of the United States military.

New construction funded with 9% LIHTC<sup>4</sup>  
120 jobs created | \$16.8m in economic activity



## **Carroll Apartments, Waterbury**

This five-story apartment building located in a National Historic District has been vacant for over 20 years. It will undergo a total rehab into 35 one and two bedroom family rental homes. Its location is within walking distance to both the Waterbury and Naugatuck Commuter Rail Line.

Substantial rehabilitation funded with 9% LIHTC<sup>4</sup>  
110 jobs created | \$15.4m in economic activity



## **East Street, New Milford**

This existing historic single family home will be restored and incorporated into the front of one of two new buildings comprised of 38 studio, one and two bedroom family rental homes.

New/Substantial rehabilitation funded with 9% LIHTC<sup>4</sup>

51 jobs created | \$15.2m in economic activity



# Affordable Rental Housing 2011 to 2015 - District 5



## **Ojakian Commons, Simsbury**

A newly constructed development with 48 one and two bedroom family rental homes. Occupancy of forty of the homes will be limited to residents with disabilities eligible for services to be provided at the Development by The National Multiple Sclerosis Society - CT Chapter.

New construction funded with 9% LIHTC<sup>4</sup>/Taxable bonds | 146 jobs created | \$20.7m in economic activity

Three historic former school buildings on three different sites in Waterbury make up Schoolhouse Apartments - 213 one and two bedroom elderly rental homes. All the buildings are all within walking distance to a bus stop.

Substantial rehabilitation funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>



## **Schoolhouse Apartments, Waterbury**

## **Watertown Crossing, Waterbury**



These 19 two-story buildings on 12.45 acres in Waterbury underwent substantial rehabilitation funded with: CHAMP<sup>1</sup>/TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

The unit mix consists of 108 two, three and four bedroom family homes.

142 jobs created | \$20.3m in economic activity



# Affordable Rental Housing 2011 to 2015 - District 5



## Colony Street, Meriden

Artists' rendering of a to-be-constructed 4-story mixed-use and mixed-income apartment/commercial complex that will be located in a newly created "Transit Oriented District". The building is in close proximity to Midstate Medical Center, shopping and financial institutions.

The unit mix will be 63 one and two bedroom family rental homes.  
259 jobs created | \$33.7m in economic activity



## Northside Terrace, Torrington

Rehabilitation of an existing development constructed in 1968 into 93 one, two and three bedroom family rental homes.

Funding obtained through: CHAMP<sup>1</sup>/4% LIHTC<sup>4</sup>



## The Brown Building, Waterbury

The Brown Building is a historic structure in downtown Waterbury with retail shops on the first floor. New construction will reconfigure the second and third floors into 38 one and two bedroom family rental homes.

New construction funded with 4% LIHTC<sup>4</sup>



# Affordable Rental Housing 2011 to 2015 - District 5



## Jefferson Heights, New Britain

This new development offers 70 one and two bedroom elderly rental homes in a lovely suburban setting convenient to downtown New Britain. Also in close proximity are grocery stores, movie theaters and restaurants as well as the New Britain Industrial Museum.

New construction funded with 9% LIHTC<sup>4</sup>

176 jobs created | \$23.2m in economic activity

Redevelopment of four historic mill buildings into 80 one, two and three bedroom family rental homes. Nearby parks include Washington Park, Cedar Park and Ceppa Field.

Substantial rehabilitation funded with CHAMP<sup>1</sup>/  
TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

134 jobs created | \$24.3m in economic activity

## Charles St Place, Meriden



## Frost Homestead, Waterbury



Originally constructed over 40 years ago, the property will be rehabilitated into 63 one, two and three bedroom family rental homes.

Substantial rehabilitation funded with TEB<sup>3</sup>/4% LIHTC<sup>4</sup>

73 jobs created | \$10.7m in economic activity

### State Funds:

<sup>1</sup> Competitive Housing Assistance for Multifamily Properties (CHAMP)

<sup>2</sup> Supportive Housing Initiative (Next Steps)

### Federal Funds:

<sup>3</sup> Tax-Exempt Bonds (TEB)

<sup>4</sup> Low-Income Housing Tax Credit (LIHTC)

### CHFA Funds:

<sup>5</sup> Investment Trust Account (ITA)

<sup>6</sup> Community Investment Account (CIA)



