



STATE OF CONNECTICUT
GOVERNOR DANIEL P. MALLOY

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Gov. Malloy Announces \$61.5 Million to Support Affordable Housing Development in Diverse Communities

Funding Will Support Multifamily Development in Higher Opportunity Areas, Revitalize Senior Housing, and Promote Affordable Homeownership

(HARTFORD, CT) – Governor Dannel P. Malloy, Department of Housing (DOH) Commissioner Evonne M. Klein, and Connecticut Housing Finance Authority (CHFA) Executive Director Karl Kilduff today announced that the State of Connecticut will award more than \$61.5 million in grants and loans to help create, rehabilitate, or expand 24 housing developments in 20 towns and cities across the state. The investments will create or rehabilitate 978 homes.

“The availability of affordable housing for low and moderate-income residents is a driver of economic growth and will make Connecticut a more vibrant place to work and live,” **Governor Malloy said**. “When we invest in housing, we invest in people, communities and our economic future.”

Projects selected for funding in DOH’s High Opportunity Area Housing round are located in census tracts designated as “moderate,” “high,” or “very high opportunity” because of their access to municipal services, quality educational systems, and low levels of crime. These homes will expand on the Malloy administration’s efforts to diversify the state’s affordable housing stock and create more opportunity in more places.

In addition, as a continued initiative of this administration, the state is also investing significant funds in the rehabilitation of the long-neglected State Sponsored Housing Portfolio (SSHP). In 2014, Governor Malloy **outlined** a ten-year, \$300 million plan to revitalize the properties in this portfolio, which are scattered throughout the state. Today’s announcement also marks an increase in the availability of affordable homeownership opportunities in the capital city.

In order to spur investment in diverse, geographic regions across the state, DOH piloted a first-of-its-kind, special funding round for developers interested in creating affordable and mixed-income housing in higher-opportunity areas. Using interactive mapping, the

state and its partners have been promoting access to opportunity in all census tracts. This tool has assisted the Malloy administration as it works to more effectively target resources in the effort to end homelessness and expand access to affordable housing.

“Governor Malloy’s commitment to affordable housing development is second to none,” **Commissioner Klein said**. “We’ve made historic investments during the last seven and a half years by funding developments in economically diverse communities with access to local services and support. Today’s announcement further solidifies this administration’s commitment by funding more affordable homeownership opportunities and creating developments in higher opportunity areas.”

Since 2011, DOH and CHFA have created, rehabilitated, or committed funding for approximately 24,332 units of housing – more than 20,000 of which are affordable to low and moderate-income individuals and families. This represents an investment of more than \$1.42 billion, which has been matched by over \$2.45 billion from other financial sources, including the private sector.

“This financing is an investment both in the quality of life and comfort of the current residents helping make the properties sustainable for the long term,” **Executive Director Kilduff said**. “Many of these affordable properties leveraged federal low income housing tax credits, through CHFA, resulting in a public-private partnership generating more than \$29.8 million in private investment. The Low Income Housing Tax Credit program allows investors to buy tax credits from developers to support the development of affordable housing.”

The following projects will receive funding for development in moderate, high, and very high opportunity areas:

- **DARIEN — Old Town Hall Homes, 55 units — (\$6,000,000):** DOH will provide a loan up to \$6,000,000 to assist Old Town Hall Homes, LLC for the development of 55 affordable rental units. These units, which will be reserved for tenants with an income up to 60 percent of the area median income, will include both one-bedroom and two-bedrooms. This development will be located at 719 Boston Post Road, with excellent access to bus routes, a rail station, as well as downtown commercial and retail services.
- **ESSEX — The Lofts at Spencer’s Corner, 17 units — (\$3,930,000):** DOH will provide a grant up to \$3,930,000 to HOPE Partnership, Inc. for the conversion of 17 units in this existing commercial condominium complex into affordable, rental housing. The project is located at 90 Main Street, in the Centerbrook section of Essex. These affordable units will be reserved for low and moderate-income households with an income up to 80 percent of the area median income.
- **FAIRFIELD — Durrell Drive, 4 units — (\$650,000):** DOH will provide a grant up to \$650,000 to assist Operation Hope of Fairfield, Inc. for the acquisition and rehabilitation of four affordable housing units. The Durrell Drive project will provide affordable housing and supportive services that target individuals and families up to

60 percent of the area median income. These rental units will be located at 21-23 and 63-65 Durrell Drive in Fairfield, which is near bus routes and rail service, quality schools, shopping, and employment opportunities.

- **FARMINGTON — New Horizons Village, 68 units — (\$3,537,725):** DOH will provide a grant up to \$3,537,725 to New Horizons, Inc. to assist in the renovation of an existing 68-unit community which provides housing and support services to 101 low-income adults with physical disabilities. The residents have incomes up to 50 percent of the area median income. The development, which comprises multiple buildings on a 25-acre campus, was originally built in 1986. New Horizons Village is located approximately one mile from the center of Unionville, which is accessible to residents via an on-site transportation service as well as public transit.
- **KENT — 19 Maple Street Extension, 3 units — (\$779,000):** DOH will provide a grant up to \$779,000 to Kent Affordable Housing, Inc. to assist in the development of three newly constructed affordable apartments. The project will serve households up to 50 percent of the area median income. This development is centrally located, allowing residents to easily walk to downtown amenities, including banks, restaurants, the library, shopping outlets, and schools.
- **NEW HAVEN — Charles T. McQueeney Towers, 149 units — (\$4,503,665):** DOH will provide a loan up to \$4,503,665 to the Glendower Group, Inc., which is the development arm of the Housing Authority of the City of New Haven (HANH), for the substantial rehabilitation of the Charles T. McQueeney Towers. This development is located in the downtown area of New Haven, within easy walking distance to shopping, recreation, and transportation services. McQueeney Towers comprise studio and one-bedroom units and serve residents who are 62 years or older and some residents with disabilities, both of who have an income up to 60 percent of the area median income.
- **NEW HAVEN — Winslow Celentano Apartments, 64 units — (\$3,200,000):** DOH will provide a loan up to \$3,200,000 to the Glendower Group, Inc., which is the development arm of the Housing Authority of New Haven (HANH), to assist in the substantial rehabilitation of the Winslow Celentano Apartments. This development is located in the Wooster Square neighborhood, within easy walking distance to shopping, recreation, and transportation services. Winslow Celentano Apartments comprise studio and one-bedroom units and serve residents who are 62 years or older and some residents with disabilities, both of who have an income up to 60 percent of the area median income.

The following development will receive funding to assist in the expansion of affordable homeownership opportunities:

- **HARTFORD — Cityscape VII, 11 units — (\$1,067,307):** DOH will provide a grant up to \$1,067,307 to Pope Park Zion, LLC (PPZ) for the seventh phase of its Cityscape Homes scattered-site project located in Hartford's Frog Hollow neighborhood. This development will create homeownership opportunities as well as rental units. A total of eleven affordable housing units will be created through the

substantial rehabilitation of existing properties. To date, PPZ has developed over 60 affordable homes as part of its Cityscape initiative. These units will reduce neighborhood blight, increase owner-occupied homeownership in the area, improve the municipal tax base, and encourage private investment.

The following developments will receive funding to assist in the rehabilitation of properties in the state sponsored housing portfolio:

- **COLCHESTER — Dublin Village, 40 units — (\$2,378,556):** DOH will provide up to \$2,378,556 to the Colchester Housing Authority for improvements at this 40-unit elderly property. The funds will be used for accessibility upgrades in certain units as well as the community spaces. Additionally, energy efficiency and performance upgrades will also be made throughout the development.
- **EAST HARTFORD — Veterans Terrace, 45 units — (\$5,232,229):** DOH will provide up to \$5,232,229 to the Veteran’s Terrace Communities, LLC to begin work on the first phase of reconstruction at this 45-unit moderate rental property. Extensive rehabilitation will be conducted, including the razing of seven existing building structures along with energy efficiency upgrades and improvements to fixtures. In addition to DOH support, the property will also receive funding from the federal government and utility companies.
- **ENFIELD — Pleasant Street Cooperative, 12 units — (\$1,294,885):** DOH will provide up to \$1,294,885 to Pleasant Street Cooperative, Inc. to make improvements at this property. In addition to exterior work such as window replacements and repaving, the property will undergo several energy efficiency upgrades that will improve the overall quality of life for the residents of this development.
- **GLASTONBURY — Herbert T. Clark Congregate, 45 units — (\$3,013,182):** DOH will provide up to \$3,013,182 to the Housing Authority of the Town of Glastonbury for its 45-unit congregate property. The funds will be used to make several exterior and interior upgrades, all of which will contribute to a better overall quality of life for residents. Additional funding will be provided by the owner as well as utility companies.
- **GREENWICH — Armstrong Court, 42 units — (\$5,100,000):** DOH will provide up to \$5,100,000 in funding to the Housing Authority of the Town of Greenwich, for its 42-unit moderate rental property. The funds will be used for asbestos remediation and quality of life improvements. Additionally, improvements to the community room and other interior and exterior improvements will be made. The individual housing units will also undergo a transformation, including upgrades to kitchens and bathrooms. Additional funding will be provided by the owner, CHFA, DECD, and utility companies.
- **GREENWICH — Hill House, 38 units — (\$1,966,452):** DOH will provide up to \$1,966,452 to The Hill House, Inc. for its 38-unit congregate property. The funds will be used to make quality of life improvements to the interior and exterior of the

property—including upgrades to individual housing units. Additional funding will be provided by the owner, DECD, and utility companies.

- **HARTFORD — Bristol Apartments, 15 units — (\$813,780):** DOH will provide up to \$813,780 to this 15-unit affordable housing property. This award will fund interior and exterior improvements, including renovations to the individual housing units. In addition to state funding, utility companies will also be providing assistance.
- **HARTFORD — Ward Affleck, 14 units — (\$1,296,280):** DOH will provide up to \$1,296,280 to this 14-unit affordable housing property. This award will fund interior and exterior improvements, including renovations to the individual housing units. In addition to state funding, utility companies will also be providing assistance.
- **LITCHFIELD — Tannery Brook Cooperative, 16 units — (\$931,800):** DOH will provide up to \$931,800 to the Tannery Brook Cooperative, Inc. for its 16-unit limited equity cooperative. The funding will be used to make several exterior improvements as well as quality of life upgrades within the individual housing units. In addition to state funding, the owner will utilize their own funding as well as assistance provided by the utility companies.
- **MANCHESTER — Spencer Village and Spencer Village, 80 units — (\$2,047,610):** DOH will provide up to \$2,047,610 to The Manchester Housing Authority, for its 80-unit elderly property. The funding will be used to make several exterior improvements as well as quality of life upgrades inside the individual housing units. In addition to state assistance, the owner CHFA, and the utility company, will contribute funding.
- **NAUGATUCK — Robert Hutt Congregate, 36 units — (\$2,549,126):** DOH will provide up to \$2,549,126 to the Naugatuck Housing Authority for its 36-unit congregate property. The funding will be used to make several exterior improvements as well as quality of life upgrades inside the individual housing units. In addition to state funding, the owner will utilize its own funding along with assistance from the utility companies.
- **NORWICH — Harry Schwartz Manor, 48 units — (\$2,156,734):** DOH will provide up to \$2,156,734 to the Norwich Housing Authority for its 48-unit elderly property. The funding will be used to make several exterior improvements as well as quality of life upgrades inside the individual housing units, which includes ADA compliant modifications. In addition to state funding, the owner will utilize its own funding along with assistance provided by the utility companies.
- **SOUTH WINDSOR — Wapping Mews, 30 units — (\$2,086,537):** DOH will provide up to \$2,086,537 to the South Windsor Housing Authority for its 30-unit elderly property. The funds will be used to make the community and laundry rooms ADA compliant, as well as several interior and exterior improvements, including quality of life upgrades to the individual housing units. In addition to state funding, the utility company will also be providing assistance.
- **STAMFORD — Lawnhill Terrace III, 52 units — (\$5,200,000):** DOH will provide up to \$5,200,000 to the Lawnhill Phase 3 Limited Partnership for its 52-unit moderate rental property. The funds will be used to make interior and exterior

upgrades. In addition to state funding, the owner will also contribute funding along with CHFA, the City of Stamford, and the utility company.

- **WEST HARTFORD — Brace Dale Association, 4 units — (\$534,800):** DOH will provide up to \$534,800 to the Brace Dale Association, Inc. for its four-unit limited equity cooperative property. The funds will be used to make several interior and exterior improvements, including quality of life upgrades to the individual housing units. In addition to state funding, the utility company will also be providing funding.
- **WILLIMANTIC — Hevrin Terrace, 90 units — (\$1,300,000):** DOH will provide up to \$1,300,000 to the Willimantic Housing Authority for this 90-unit moderate rental property. The funds will be use to convert six efficiency units into one-bedroom ADA compliant units. All of the units will undergo quality of life improvements in addition to exterior repairs to the building. The owner will also contribute funds alongside CHFA and the utility company.

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