

Developing Partnerships



Strengthening Our Partnerships through Active Engagement

Executive Director Karl Kilduff on how input from CHFA's affordable housing partners is an integral part of the path forward.

[Read more](#)



CHFA in Your Town

Brookfield

Located in northern Fairfield County, Brookfield is a growing community of approximately 16,000 people. Many of the historic structures have been preserved throughout the town, and in 1991, Brookfield Center was named to the National Register of Historic Places.

In 2014, the town of Brookfield welcomed The Residences at Laurel Hill (above), seventy-two new units of affordable housing in the Town Center District. This

development was made possible with CHFA's 4% Low-Income Housing Tax Credits and Tax Exempt Bonds. Additional support came from Bank of America and the State Department of Housing CHAMP funds, as well as the owner's investment.

The Residences at Laurel Hill recently became the first development in Connecticut to participate in the **CT811 Project-Based Rental Assistance (PRA)**. CHFA is a member of the Interagency Partnership that designed the CT811 PRA to provide housing for individuals with special needs through an agreement with the U.S. Department of Housing and Urban Development (HUD). Federal project-based rental subsidies will be awarded to properties that provide homes for persons with Autism, persons exiting nursing homes, and/or persons experiencing chronic homelessness. This program was developed by HUD and federal legislation primarily to complement developments awarded tax credits. Each development may offer one or more units for inclusion in the program.

CHFA applauds The Residences at Laurel Hill, and welcomes other participants to follow its lead.

*Village Centre Apartments
Brewer, Maine*



Partners in Housing

Passive House

CHFA has incentivized Passive House in the 2016 Qualified Allocation Plan, and applicants can now earn up to six rating and ranking points in the Sustainable Design category for providing Passive House Design, High-performance Building Design and Renewable Energy Systems.

The Passive House concept is a design and construction strategy for extremely low-energy buildings, based on optimizing both construction and operational costs. Developed in Germany in the late-1980s, it is implemented by determining the factors which normally cause a building to need heating and cooling systems, and systematically reducing or eliminating those factors from a building's design. In the US, Passive House design and certification programs are provided by the **Passive House Institute** (PHI) and the **Passive House Institute US** (PHIUS).

The three basic measurable criteria for both of these standards are drastic reductions in heating and cooling demands, dramatically-increased air tightness and reduced primary energy loads. Meeting Passive House standards results in highly-durable construction, an 80-90% reduction in heating demand, a 60-70% reduction in overall energy requirements, and metrics that define the optimum economics between energy

conservation measures and renewable energy measures. The four strategies used to achieve such results are thermal control (building geometry and orientation, super-insulation, windows, and shade devices), continuous air and moisture control barriers, balanced ventilation and simpler mechanical systems, and efficient lighting, appliances and smart controls.

The Maine State Housing Authority recently funded two affordable multifamily Passive House developments using LIHTCs. Find out how they did it [here](#).

For more information on CHFA's Passive House design information, check out the [Multifamily Design, Construction and Sustainability Standards](#)



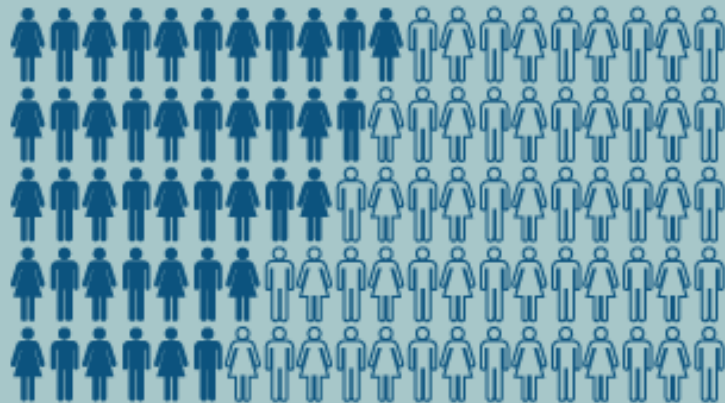
Behind the Numbers

*Governor Dannel P. Malloy, CT Department of Housing (DOH), and CHFA **recently announced** awards under the State-Sponsored Housing Portfolio (SSHP) and Competitive Housing Assistance for Multifamily Properties (CHAMP) rounds. Over \$55 million in loans and grants will help fund the construction and renovation of 710 units in 11 towns and cities across the state. Here's a look behind the numbers.*



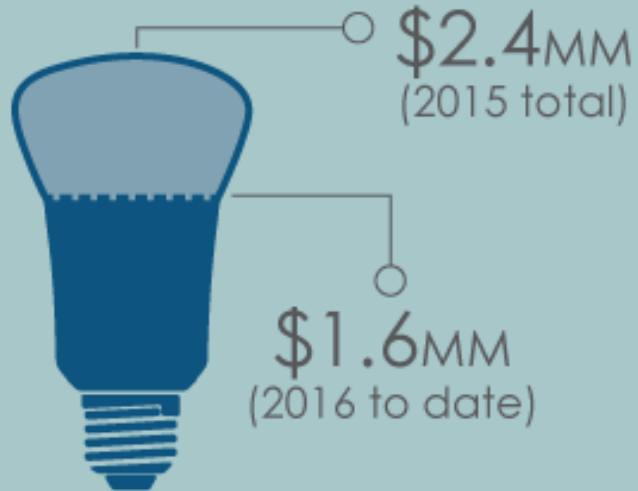
35%
Units in areas of
high opportunity

43%
Units for
seniors



In 2015, CHFA's and DOH's multifamily investments attracted a combined **\$2.4 million** in utility incentives, the highest one-year total.

The developments included in this one announcement will receive **\$1.6 million**.



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From the CHFA Blog

Ending Homelessness for Families, Children & Young Adults

Housing options abound for persons with means; however for families with moderate or low-income, such options are limited and for too many families that which is desirable is unattainable. Persons experiencing homelessness may feel they have no options at all.

[Read more](#)

Want more? Follow the **Developing Partnerships** blog. Now on **Medium**.



On the Calendar

Have an event you want to share with the housing community? **Let us know about it!**



Semi-Annual LIHTC Compliance Conference

Hosted by Spectrum Enterprises and CHFA

9am-12pm or 1:15-4pm @ The Lyceum, 227 Lawrence Street, Hartford



9% LIHTC Applications Due



HTCC Information Session

9:30-11am @ CHFA, 999 West Street, Rocky Hill



Fair Housing Workshop

8:30am - 2:30pm @ The Lyceum, 227 Lawrence Street, Hartford



Community Development Network Meeting

Affordable Housing Rehab and Historic Preservation

10am-12pm @ 311 Poplar Street, New Haven



CHAMP 10 Applications due



News + Announcements

Find more news in the [CHFA Press Room](#).

\$55M in affordable housing financing awarded across CT

Hartford Business Journal / October 4, 2016

Former Fischer's building tapped for downtown Meriden development program

Record-Journal / September 28, 2016

Homeless veteran numbers plunge in Norwalk area

The Hour / August 15, 2016

The Asset Management department recently launched a new enhanced Excel-based budget and interim reporting workbook. This workbook will be required for all owners of the CHFA and State-Sponsored Housing Portfolio (SSHP) properties (except SSHP Limited Equity Cooperatives), including those with DOH Rental Assistance Programs (RAP) and Congregate and Elderly programs with DOH. For more information, including links to the workbook and an upcoming training, click [here](#).

Questions? Comments?
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