

Developing Partnerships



CHFA's Multifamily Housing Newsletter - Issue Number 2 - Fall 2014

A Message from the Executive Director

At CHFA, the summer and fall seasons are punctuated by the groundbreaking and ribbon cuttings that mean new homes to many families and individuals in need of affordable housing.

In this issue of "Developing Partnerships" we're highlighting Gateway at 570, a beautiful new development in Bridgeport. Gateway has much going for it – a great location near the center of Bridgeport, close to jobs, mass transit, and services, plus Energy Star certification. CHFA is proud of its role in bringing this housing to 30 families.

If you have been working with CHFA for a while...[Read more](#)

Welcome Pat Sylvester!

Pat Sylvester is the new Administrator for Multifamily Housing Development at CHFA, leading a team of 17 underwriters, analysts and housing professionals. She joins CHFA with more than 15 years of experience in affordable housing at the Maryland Department of Housing and Community Development (MDHCD).

Pat most recently served as MDHCD's Director of Multifamily Housing managing rental development and assistance programs, including TEBs, LIHTCs, and state and federal financing and rental assistance resources. Pat also served as Director of Single Family Housing and Chief of Staff for MDHCD.

Spotlight On... Gateway at 570

Each issue features an exciting new development in affordable housing in Connecticut.



With funding from the Interagency for Supportive Housing, Gateway at 570 provides housing for previously homeless individuals with services on site.

In this issue, CHFA turns the spotlight on Gateway at 570 in downtown Bridgeport. Developed by Bridgeport Neighborhood Trust, Gateway at 570 is a 5-story integrated mixed-income, mixed-use new construction supportive housing development containing 30 residential units, community space, and commercial space. Gateway at 570 is funded in part by the Interagency for Supportive Housing's Permanent Supportive Housing Initiative.

The development serves as an example for energy efficient design in multifamily affordable housing. Gateway at 570 is Connecticut's first Energy Star-certified Multifamily High-rise building. And the project recently received the Multi-Family Residential Award of Honor by the U.S. Green Building Council Connecticut Chapter.

The residential units consist of ten units set aside for individuals with special needs, ten units that are affordable to households with incomes less than 50% of the Area Median Income (AMI) and ten units that are affordable to households with incomes at or below 80% AMI. BNT will provide services and coordinate case management for ten of the residents, as well as the services for the other residents on an as needed basis.

Read more about the Interagency for Supportive Housing [here](#).

Pat has a BA from the Johns Hopkins University and a JD from the University of Maryland Law School with experience working as an attorney with the Maryland General Assembly and as a state administrative law judge.

Upcoming Dates

October 1, 2014

****NEW**** Multifamily Bond Initiative
Applications now accepted
[Details here](#)

October 8, 2014

Community Developers Network -
ConApp Training
Presented by CT Housing Coalition
[RSVP today](#)

October 14-15, 2014

NEAHMA Annual Conference
[Register online](#)

October 29, 2014

RPA Connecticut Forum - 4th
Regional Plan Preparation
[Event info here](#)

October 31, 2014

Semi-annual LIHTC Compliance
Conference
Presented in partnership with
Spectrum Enterprises
[Learn more](#)

November 3, 2014

9% LIHTC Applications due
[More info here](#)

December 3, 2014

CHAMP 6 application deadline
[More info here](#)

Do you have a housing-related event
you want to showcase?

[Let us know about it!](#)

CHFA in the News

[Killingly celebrates renovations to
Maple Courts elderly housing](#)

Norwich Bulletin / September 17, 2014

[New affordable housing units open
on Ann Street \(Stamford\)](#)

Stamford Times / September 4, 2014

[Bristol's Dutton Heights re-
dedicated](#)

Bristol Press / July 29, 2014

CHFA in Your Town

Each issue highlights a different community and CHFA's ongoing efforts to support the development and preservation of affordable housing in that town.



With support from CHFA, Come Home to Downtown works with owners of properties like 999 West Main Street in New Britain to create viable redevelopment strategies.

Nicknamed the "Hardware City," New Britain is a city filled with a variety of attractions and diverse neighborhoods. Over the last 25 years, CHFA has invested over \$75 million in the development and preservation of affordable multifamily housing in New Britain. In addition to those investments, CHFA has partnered up with the Connecticut Main Street Center and developed the "Come Home to Downtown" pilot program which aims to facilitating viable, interesting housing opportunities while revitalizing downtown neighborhoods. New Britain was one of the communities chosen to participate in the second year of the program in large part because of its commitment to mass transit and developing the area around that transit.

The program's intention is to strengthen communities by creating specific strategies to redevelop vacant or underutilized buildings into a mix of housing choices. The program provides customized technical assistance to communities and owners of small, under-utilized downtown properties. New Britain is one of five communities selected to participate in the program.

Engaging an expert team of consultants, the program is working with city officials and a downtown building owner to develop a viable redevelopment option including:

- Determining what financing would likely be needed for the properties redevelopment;
- Performing an assessment of zoning and regulatory requirements;
- Reviewing the downtown management function; and
- Measuring the downtown's walkability.

Learn more about the "Come Home to Downtown" program [here](#).

Working to Serve You Better

Over the summer, staff from both CHFA and the Department of Housing worked together to reorient and streamline the Consolidated Application (ConApp) in an effort to make it work for a larger variety of different sources of financing and transactions, and make the application a more user friendly experience. As part of the process, both agencies reached out for customer

Downtown Meriden project lands \$6 million in state loans

Record-Journal / July 25, 2014

Find more news in our [Press Room](#)

Comments? Suggestions? We want to hear from you! Send an e-mail to marcus.smith@chfa.org.

Follow CHFA on social media!
We welcome posts with photos of your developments and events.



input with both internal staff and external users.

The ConApp will now be LEAN-er and more robust. Notable changes include:

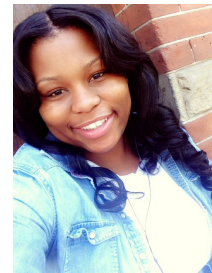
- No Zip File
- A consolidation of certifications
- A reduction of 70 appendices to six
- And better consistency throughout the document

In preparation for the upcoming 9% Low Income Housing Tax Credit round, CHFA and DOH staff hosted a few ConApp training sessions at the Lyceum. If you missed a training session, or would like to see the new ConApp, you can register for an upcoming ConApp training webinar coming later this year. Stay tuned for more details!

CHFA Gives Back

Congrats to Shannon Burruss, recipient of the CHFA-sponsored CONN-NAHRO college scholarship.

Shannon graduated top of her class from Hamden High School and will be attending Benedict College in South Carolina this fall, majoring in Education with a primary focus on Special Education. Shannon was the Student Union Vice President for the Black & Hispanic Council for the past 2 years.



Best wishes for a successful academic year!

In the next issue...

Developing Partnerships will bring you the latest news and events from CHFA, and preview what's on tap for 2015.

Stay tuned!



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