

# Developing Partnerships



CHFA's Multifamily Housing Newsletter - Issue Number 5 - Summer 2015

## A Message from Dara Kovel

Vice President,  
Multifamily Housing

In 2015, in addition to our substantial investment activity in housing across the state, we have been particularly focused on deepening our collaborations.

Through our work with our partners at the federal, state and local level, we continue to seek new perspectives and new solutions to address Connecticut's affordable housing needs.

[Read more](#)

## CHFA Welcomes New Executive Director

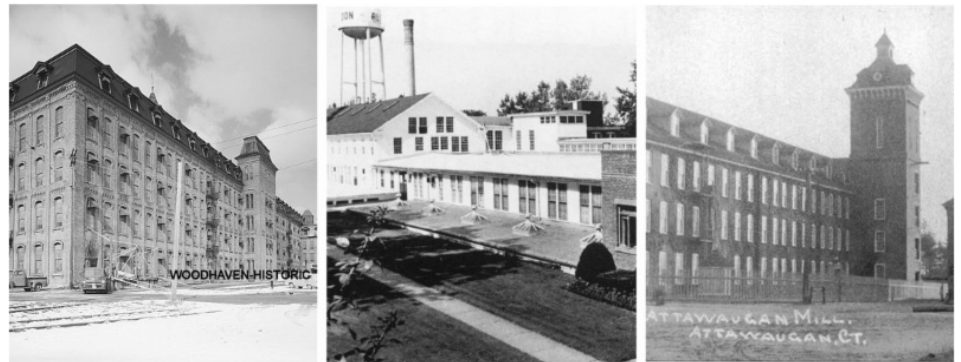
After a national search, CHFA's Board of Directors recently voted unanimously to appoint Karl. F. Kilduff of Trumbull as its new Executive Director.

Mr. Kilduff is a seasoned government executive with diverse experience managing operations in municipalities ranging from those with strong economic backgrounds to more distressed and HUD-entitled communities.

Mr. Kilduff will assume his new role in August.

## Spotlight On...Renew, Reuse, Revitalize

*Tapping Connecticut's Industrial Past for Affordable Housing in the 21st Century*



From left to right: Ponemah Mill / Taftville; Talcott Brothers Mill / Vernon; Attawaugan Mill / Killingly

Once monuments to Connecticut's pivotal role in the birth and evolution of American industry, shuttered factories and mill buildings across the state are being given a fresh start. With support from state and federal initiatives designed to reclaim these deteriorating structures, innovative developers are reclaiming these deteriorating structures and converting them into multifamily rental housing.

In the past year, CHFA has funded four adaptive reuse developments that will create 289 new units, of which 155 will be restricted as affordable. All four properties will feature mixed-income affordability, and three will incorporate energy conservation improvements that will result in properties that are over 30% more efficient than required by code.

[Lofts at Ponemah Mills, Taftville](#)

[Old Talcott Mill, Vernon](#)

[The Mill at Killingly, Killingly](#)

[Threadmill Apartments, Stonington](#)

Learn more about CHFA's multifamily financing programs [here](#).

## CHFA in Your Town: The Northwest Corner

[Read more](#)

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## The Connecticut TOD Fund is Now Available

CHFA has teamed up with the Department of Economic and Community Development (DECD) and the Local Initiatives Support Corporation (LISC) to create a new \$15 million Transit-Oriented Development Fund to encourage transit-oriented development around station stops along the CTfastrak and New Haven-Hartford-Springfield rail corridors.

The fund will offer predevelopment and acquisition financing to eligible projects and developers.

To find out if your project is eligible, download the [TOD Fund brochure](#) today.

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## Upcoming Dates

### July 29th

*Introduction to Asset Management*  
Presented by the CT Housing Coalition  
[Register here](#)

### August 19th

*LIHTC Training and SCHM Exam*  
Presented by NEAHMA  
[Register before August 10th](#)

### August 30th - September 2nd

*Conn-NAHRO Annual Convention & Exhibition*  
[Event info here](#)

### September 23rd - 24th

*SNEAPA Annual Conference*  
[More info here](#)

### September 29th

*CT Housing Coalition Annual Conference*  
[Event info here](#)

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

[Let us know about it!](#)

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## CHFA in the News

[Officials laud transit-oriented project in Meriden](#)

Record-Journal / 7.8.15



*Beckley House in Canaan was funded in part through the Housing Tax Credit Contribution program.*

Although Connecticut's Northwest Hills may not come to mind when one thinks of affordable housing, communities throughout Litchfield County are working to address the need for decent and sustainable housing options for their residents. Since 2013, CHFA has supported the development of over 300 units of affordable housing throughout northwest Connecticut, including supportive housing and group homes.

From the [Housing Tax Credit Contribution](#) (HTCC) program and the [4% Low Income Housing Tax Credit](#) (LIHTC) program to CHFA's [Group Home Mortgage Finance Program](#), CHFA continues to work with our development partners to provide resources that meet the needs of the communities they serve.

Find more information on these and other financing opportunities [here](#).

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

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## Behind the Numbers: Energy Efficiency

CHFA's nationally-recognized [Multifamily Design, Construction and Sustainability Standards](#) encourage energy conservation and help to promote the use of renewable resources in the development of affordable housing.

*Here's a look at the work our development partners are doing to support energy efficient design.*

## CHFA Programs Receive State & National Recognition

Hartford Business Journal / 7.6.15

## Main Street Awards celebrate efforts to revive downtowns

New Britain Herald / 6.10.15

## Goodwin Apartments Open In West Hartford

Hartford Courant / 6.9.15

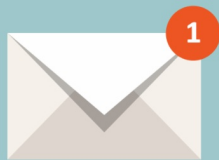
## Affordable housing project nears completion in Brookfield

Newstimes.com / 6.2.15

## \$13M Upper Albany apartments makeover done

Hartford Business Journal / 5.22.15

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



**Questions?  
Comments?  
Let us know!**

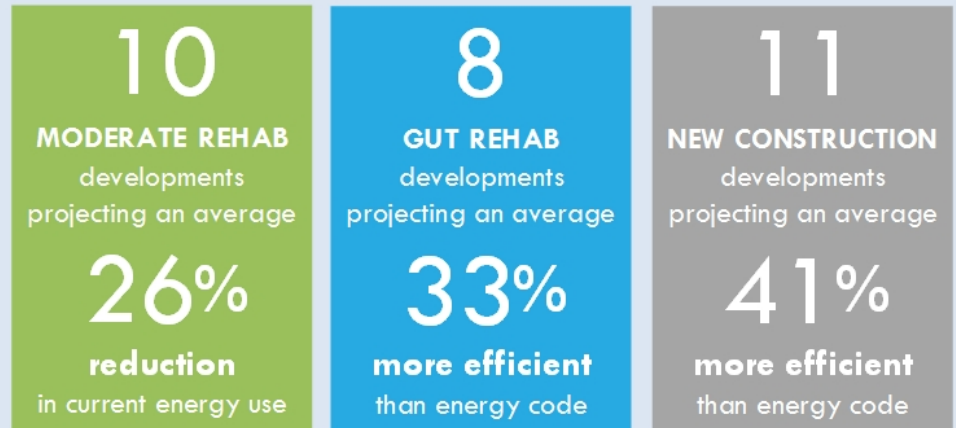
Stay on top of the latest news and information from CHFA. Follow us on social media!

We welcome posts with photos of your developments and events.



## Projected Impact of Energy-Related Improvements

JUNE 2014 – MAY 2015



Combined energy incentives leveraged into developments: **\$2,430,966**

## Partners in Housing: Partnership for Strong Communities

*From time to time, we will spotlight some of our partners who are making a measurable, lasting impact on Connecticut's affordable housing landscape.*

CHFA is a proud partner of the Partnership for Strong Communities and its Reaching Home campaign. Reaching Home builds awareness and creates solutions to prevent and end homelessness in Connecticut. Its overarching vision is that everyone should have a safe, stable place to call home. Executive Director Alicia Woodsby is also a member of CHFA's Board of Directors.



Reaching Home is guided by a Steering Committee whose members include a diverse coalition of partners: advocates; state and federal government and quasi-government agencies; local planning bodies; consumers; providers of shelter and services; philanthropic organizations; private sector funders and investors; developers and managers of supportive housing; and faith-based communities. In order to advance key strategies, the Steering Committee has chartered Working Groups that delve into specific issues.

The Partnership's iForum series provides leading edge, thought-provoking presentations and dialog on a variety of topics related to ending homelessness. CHFA is an annual sponsor of this program. It takes more than housing to end homelessness, and each iForum provides a means of gathering partners, soliciting ideas, and developing multi-system solutions.

Learn more about the Partnership for Strong Communities [here](#).



*Despite a slight improvement in recent years, the gap between the number of extremely low-income renters (earning up to 30% area median income) and the supply of units they can afford **nearly doubled** from 2003 to 2013."*

You may update your profile with your areas of interest below. You may choose to receive any or all items pertaining to the various categories listed. Please choose carefully or you may delete yourself from receiving important notifications. Should you have any questions, please contact [chfainformation@chfa.org](mailto:chfainformation@chfa.org) before updating your profile.