

Connecticut Housing Finance Authority (CHFA)

Tax Credit Assistance Program (TCAP)

Funding Award: \$26.1 million

Amount Committed: \$26.1 million

Program Description:

The Federal Low Income Housing Tax Credit Program, administered by the Connecticut Housing Finance Authority (CHFA), provides incentives for the investment of millions of private funds for the development of affordable rental housing each year in Connecticut. Conditions in the financial markets since 2008 significantly reduced the level of private funding available.

To move new housing development forward and provide needed housing and jobs, the American Recovery and Reinvestment Act (ARRA) authorized the Tax Credit Assistance Program (TCAP). This program provided administering agencies, like CHFA, with stimulus funding in the form of cash grants through the Federal Department of Housing and Urban Development, based on a national formula. This funding was used by CHFA to assist affordable rental housing developments that also received Low Income Housing Tax Credit funding in 2009.

CHFA was provided \$26.1 million in TCAP stimulus funding and awarded these funds to assist six affordable rental housing developments. CHFA allocated these additional Federal dollars in a way that would maximize the investment in affordable housing and jobs in Connecticut. These six developments will provide over 500 new or substantially renovated apartments generating over 1,500 jobs (est.). The \$200 million in projected economic activity generated is estimated to yield \$17 million in tax receipts to the State of Connecticut.

The developments financed through the Tax Credit Assistance Program included new-transit oriented housing development in Stamford, the renovation of three public housing properties (two in New London and one in Meriden), as well as new affordable housing units in Stamford and Willimantic. The renovation of State and Federal public housing units addresses a serious challenge in Connecticut - needed revitalization and preservation of units that already serve very low income households. All these developments provide needed affordable homes for our State's workforce as well as for some extremely low-income households. Each is particularly challenged to find affordable housing in Connecticut's rental housing markets.



Chamberlain Heights – Meriden - Awaiting Renovation

Accomplishments of the ARRA Funded Tax Credit Assistance Program (TCAP)

- The Federal Tax Credit Assistance Program (TCAP) in Connecticut has generated \$200 million in economic activity and has created more than 1,500 new jobs through the development of affordable rental homes.

Project	# Apts.	Amount TCAP Funds	Economic Activity	Total # of Jobs
Cedarwoods Windham	56	\$5.7 M	\$30.7 M	239
Palmers Hill Stamford	76	\$8.7 M	\$36.0 M	276
Progress Point New London	106	\$2.4 M	\$26.0 M	202
Pride Point New London	126	\$2.6 M	\$30.7 M	239
Chamberlain Heights Meriden	124	\$1.1 M	\$39.9 M	304
Metro Green II Stamford	50	\$5.6 M	\$37.1M	284



Progress Point – New London – Before



Progress Point – New London – After