



The Franklin and Eleanor Apartments

The Franklin will offer 24 units of permanent supportive housing for homeless individuals, including some units that meet the specific needs of homeless veterans and another 24 units dedicated for low-income individuals. Supportive services will be available for tenants in all 48 units. The *Eleanor* will provide 62 units of affordable senior housing, including 35 units for people who need meal services and assistance with activities of daily living, in order to live independently.

Owner/Sponsor: The Women’s Institute for Housing and Economic Development, in partnership with the Bridgeport Housing Authority.

Developer: The Women’s Institute for Housing and Economic Development

Property Management: Elderly Housing Management

Service Provider: Alpha Community Services

Tenant Profile: Homeless and disabled individuals, Veterans, low-income households and Senior Citizens.

Service Approach: Staff will use a strengths-based service approach and provide individualized services to meet the diverse needs of the residents.

Key Features and Innovations

- This project will offer 110 units of service-enhanced housing created by redeveloping the former Park City hospital in Bridgeport, CT. The renovated building will consist of two separate affordable housing developments at one site.
- The renovation reintroduces an abandoned former hospital building into the community, increasing its visibility and resulting in a more residential look. Additional site amenities and a garden-like plaza at the entrance provide a benefit to the neighborhood.
- *The Franklin* is a new model of supportive housing that integrates homeless Veterans with other individuals in an environment designed with the tenants’ unique needs in mind.
- Both *The Franklin* and *The Eleanor* will serve as replacement public housing units under the Father Panik Village Settlement Agreement, providing Bridgeport with a significant new source of affordable housing.

Financing Information

Capital Financing Sources:

| | |
|------------------------------|----------------------|
| CHFA Next Steps | \$ 9,484,080 |
| DECD Congregate Program | 3,500,000 |
| LIHTC Proceeds | 11,025,082 |
| Bridgeport Housing Authority | 6,251,075 |
| State Housing Tax Credit | 810,530 |
| Federal Home Loan Bank | 1,150,000 |
| City of Bridgeport | 300,000 |
| Pledged Developer Fee | <u>76,977</u> |
| Total | \$ 32,597,744 |

Operating Financing Sources:

Public Housing ACC Subsidies
 DECD Congregate Rent Subsidies
 State of CT Rental Assistance Program (RAP)

Services Financing Sources:

Next Steps Supportive Housing Initiative
 DECD Congregate Services Program

About the Project Partners

- **The Women’s Institute for Housing and Economic Development**, founded in 1981, directly develops affordable properties and offers project management consulting services as well as comprehensive training, technical assistance, and planning services to non-profit organizations, community groups, and public agencies across Massachusetts and Connecticut. The Women’s Institute has built over 50 affordable properties across the region, and has partnered with over forty organizations and groups in planning and developing affordable housing and programs. In addition, the Women’s Institute has designed financial literacy and empowerment programs for adults and youth. The Women’s Institute currently has over 275 affordable and supportive housing units in development and pre-development, in Connecticut and Massachusetts.
- **The Housing Authority of the City of Bridgeport** is committed to advancing the progress and well-being of its residents, and to serving as the regional leader in developing and maintaining affordable housing. Created in 1936 to address the issue of substandard housing in the Bridgeport area, the Housing Authority has acted as the catalyst for the creation and management of low-income housing in Bridgeport.
- **Elderly Housing Management (EHM)** is one of Connecticut’s premier property managers of supportive and elderly housing. EHM was incorporated in 1975 to provide resident-focused services and to extend their goals and mission. They currently manage more than 3500 units of elderly and family housing, in over 84 locations throughout Connecticut, Rhode Island and Massachusetts.
- **Alpha Community Services** has been providing counseling and case management services to homeless men, women, and children since 1984. With 423 units of shelter, transitional and permanent affordable housing, they serve 1,200 individuals and families each year. Alpha Community Services is a program of the Central Connecticut Coast YMCA.

CSH and the Franklin and Eleanor Apartments

CSH provided early predevelopment financing and a working capital loan to enable Women’s Institute to pay costs associated with project design, environmental testing and securing zoning approvals.

About CSH:

The Corporation for Supportive Housing (CSH) is a national non-profit organization and Community Development Financial Institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For information regarding CSH’s current office locations, please see www.csh.org/contactus.



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