

## Groton PILOTs – Groton, CT

### Family Supportive Housing in Southeastern CT



#### Groton PILOTs

Groton PILOTs provides affordable housing with supports to homeless disabled heads of households and their children in a small-town setting. The housing consists of six three-bedroom units, in duplexes, located in Groton, just blocks from Long Island Sound. Support services are provided by case managers who meet with families in their home. Serving the needs of all members of the family, including the children in the household, is a key component of the programming.

**Owner/Sponsor and Developer:** The Connection, Inc.

**Property Management:** DeMarco Management

**Service Provider:** The Connection, Inc.

**Tenant Profile:** Homeless adult heads of household with substance abuse and/or behavioral health disabilities.

**Service Approach:** Case management services with a family focus, delivered to tenants where they live.

#### Key Features and Innovations:

- The project is part of the first PILOTs supportive housing initiative, serving homeless families with disabilities.
- Groton Pilots provides a total of six units in duplexes. Each apartment includes three bedrooms, three bathrooms, a fully outfitted kitchen, a full basement, front-loading washers and dryers, and rear-entry mud rooms.
- The duplexes are fully integrated into their residential neighborhoods, with two apartments located just yards away from oceanfront Bluff Point State Park, a middle school and an elementary school, a town park and town hall.
- Long-term affordability is assured by incorporating project-based rental subsidies.

#### Financing Information

##### Capital

|   |                    |
|---|--------------------|
| Connecticut Housing Finance Authority Mortgage Loan | \$1,774,785        |
| Connecticut Housing Tax Credit Contribution Program | \$80,881           |
| <b>Total</b>  | <b>\$1,855,666</b> |

##### Operating (Annual)

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|--|------------|
| Operating Reserve  | \$ 24,545  |
| Connecticut Rental Assistance Program (6 units, 3-year contract) | \$ 169,801 |

##### Services (Annual)

|  |          |
|--|----------|
| Department of Mental Health and Addiction Services | \$54,000 |
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## About The Connection Fund, Inc.

The Connection, Inc. was founded in 1972 as part of a community-wide response to growing rates of addiction in Middletown. Starting with a halfway house for adults in recovery, The Connection Inc. has greatly expanded its range of community-based services and programs to support the needs of families involved with the child welfare system, individuals reentering communities from institutional settings, and adults and families who are homeless. In 1986, The Connection Fund was created in response to a growing need for affordable housing in the greater Middletown area. The Connection Fund developed the state's first supportive housing project, Liberty Commons, in 1996, and TCF has developed hundreds of units of housing across the state for low-income and needy individuals. The Connection Fund developed one of the state's first supportive housing developments for families, located in Groton, in addition to supportive housing for formerly homeless adults in the greater Middletown area. The Connection Fund is an active participant in statewide and national campaigns to end homelessness.

## CSH and the Sponsor

CSH and the Connecticut Department of Mental Health and Addiction Services (DMHAS) have spearheaded a multi-phase supportive housing production initiative known as the Supportive Housing Pilots Initiative. CSH was instrumental locally in bringing together additional partners, including the state departments of Social Services, Economic and Community Development, and the Connecticut Housing Finance Authority (CHFA), to commit to financing up to 650 new units of supportive housing. This commitment, which is secured through a Memorandum of Understanding (MOU) between the state partners, reserves funding for development, operations and services for qualified projects. Through the MOU, CSH is committed to providing predevelopment financing to these projects.

## About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit [csh.org](http://csh.org) to learn how CSH has and can make a difference where you live.



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