



The Franklin and Eleanor Apartments Bridgeport, CT

Supportive Housing Integration Model Profiles



Project Overview: *Mixed Affordability - SH and Affordable*

The Franklin and Eleanor Apartments are two developments providing a combined 110 residential units in a single rehabilitated hospital property in Bridgeport, CT. The Franklin Apartments has 48 units for low income residents, with 24 units targeted for permanent supportive housing for homeless individuals, including homeless veterans. The companion development The Eleanor Apartments provide 62 units of affordable senior housing, with 35 units for seniors in need of additional assistance with activities of daily living.

Owner/ Sponsor/Developer

Women's Institute for
Housing and Economic
Development (WIHED)/
Bridgeport Housing
Authority

Property Management

Demarco Management
Company (Outsourced by
WIHED)

Service Provider

Alpha Community Services

Tenant Profile

The residents at the Franklin and Eleanor Apartments include a mixed tenancy of low-income, formerly homeless and homeless veterans, low income seniors and seniors in need of assistance. Referrals for residency in all the units are provided from the Bridgeport Housing Authority.

Service Approach

Staff uses a strengths-based service approach to provide individualized services to meet the diverse needs of the residents. The primary service provider, Alpha Community Services provides counseling and case management services to homeless men, women and children since 1984. Alpha Community Services is a program of the Central Connecticut Coast YMCA. Services are coordinated with the VA facility nearby. Services for seniors in congregate living (separate apartments) include meals, housekeeping and other resident specific services.

Key Features and Innovations:

- The Franklin and Eleanor Apartments provide the dual benefit of needed low-income and supportive housing, and redevelopment of the vacant and dilapidated Park City Hospital building.
- The two developments provide separate more intimate space for residents within the larger building. The common spaces within the properties are separate, but joint community activities are encouraged.
- The Eleanor Apartments provides opportunity for seniors to age in place with access to units with greater service supports.
- Both the Franklin and the Eleanor Apartments serve as replacement public housing units under the Father Panik Village Settlement Agreement, providing Bridgeport with a significant new source of affordable housing.

Integration Strategies

The property units are fairly small, and management encourages residents to use the community space to help offset the ability to entertain guests in individual units. A special variance to reduce the parking requirements, based on documented tenant need, enabled the owners to expand the community gardens. The property sponsors host community activities in the buildings to bring outside residents in and to prevent building tenants from staying isolated in their units. Events related to community safety and healthy living are well attended.

Each of the buildings operates a resident council in conjunction with the Housing Authority. Property management, with resident input has supported informal “wellness checks.” While local public transportation is limited, the property management continues to investigate opportunities for shared rides and other transportation strategies.

Financing Information

The Franklin and Eleanor Apartments while located within one redeveloped property were financed as two separate developments based on financing resources available from the Bridgeport Housing Authority and other state and private funding sources. In addition, each of the properties was financed with Low Income Housing Tax Credits, funding from the Federal Home Loan Bank, and City of Bridgeport HOME funding. The Eleanor Apartments had access to special resources from the Department of Economic and Community Development (DECD) targeted for supportive housing, including housing for seniors needing additional assistance. The Franklin Apartments also received assistance from the Connecticut Housing Finance Agency Next Steps Program targeted for non-profit supportive housing developments. CSH provided early predevelopment financing and working capital loan to enable WIHED to pay costs associated with project design, environmental testing and zoning approvals.

Rent subsidies are provided from the Bridgeport Housing Authority Public Housing ACC subsidies, from the State of CT Rental Assistance Program, and from DECD Congregate Rent Subsidies. Service Financing includes the Next Steps Supportive Housing Initiative and the DECD Congregate Services Program.

About Women’s Institute for Housing and Economic Development (WIHED)

Founded in 1981, WIHED develops and provides project management services and technical assistance for not-for profit and public organizations in Connecticut and Massachusetts. WIHED has partnered with over 40 organizations to develop their housing portfolio. They also provide a range of community programs including financial literacy, empowerment, career education, and youth engagement.

About CSH

The CSH Supportive Housing Integration Model Profiles and Toolkit are designed to help communities understand opportunities for incorporating supportive housing units within the broader housing market and community. 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. Visit csh.org to learn how CSH has and can make a difference where you live.