

CONNECTICUT



PUBLIC HOUSING MODERNIZATION



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About Us...



Annual Allocation approximately \$13M

National Objective:
Low Moderate Housing (LMH)

IDIS Activity: 14C

Public Housing Modernization, Housing Rehabilitation, Infrastructure in Support of Affordable Housing/Home Ownership,

Social Services/Shelter Diversion-Keeping people out of shelters, Community Facilities-Shelter Renovations, Senior Center Kitchens, warming/cooling centers, and even funded a fire engine



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Traditional versus Non-traditional

Allocation: ~\$800K per grant
Activity: 14C.

Mission/Goal: Update Public Housing properties across the state that were in desperate need of capital improvements

With 2 1/2 project managers; 12-18 new projects/year

Federal funds = Monstrous paperwork



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Same old. Same old

- The \$800K did not get very far
- The same municipalities applied year after year with a phased approach....



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SSHIP....



Connecticut Public Act 24-89 and 2025's HB 8002

A 10-year, \$300 million initiative aimed at upgrading the physical, financial, and management operations of properties to ensure long-term viability

Public housing properties are assisted and included under this umbrella of the State-Sponsored Housing Investment Portfolio (SSHIP)



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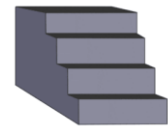


Method of Distribution



Changed our Method of Distribution

- We began awarding larger grants = fewer projects
- The older housing stock in Connecticut = more than just building envelopes need to be addressed
- Workload of program staff reduced
- Able to position properties for a longer state of sustainability



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Commissioner's Brokerage



“Instead of deploying funds for inflated soft costs as a result of 2 funding sources, sometimes 3-4 contracts issued for the same project, let’s marry the bond dollars identified for SSHiP with the CDBG (Federal dollars)”



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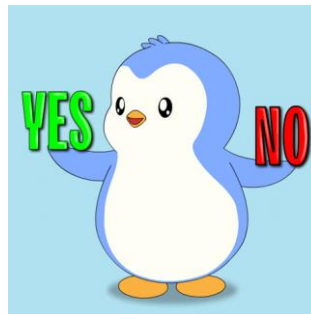


Imagine This....

Imagine the two superpowers in housing for the State of Connecticut

While we have the same goals, our methods are different

There were some agreements and some disagreements...



But in the end, this approach allowed us to bring larger, more substantive projects to the table. More importantly, to work smarter, not harder



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Resolution/Solution....

- Worked more closely with the asset management team at Connecticut Housing Finance Authority (CHFA)
- Identified and engaged the properties that need repair and/or updates, to apply for the CDBG funds; the CDBG application cleared a path to the additional SSHiP funds
- We queued/pipelined them for the upcoming years
- We encouraged management teams to start thinking bigger, get a wish-list together
- We also encouraged management teams to meet with the residents/end users
- Think about sustaining the properties for 15-20 years
- Derived outright efficiencies, effectively “Economies of Scale”
- Think ONE! “One contract. One consultant”
- Make sense, right?



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Challenges ~ Lessons Learned

- Negotiations between agencies were tough — both sides were protective of the process and responsibilities
- Their application process sometimes stretched 9 to 12 months, and the D&S review took time to sort out “who did what”
- Payment sequencing added delays — we often waited on their documentation before the CDBG payment could move forward
- These combined delays once pushed us to 48th in the timeliness expenditure report about 1 year ago. We fixed that quickly
- Internally, middle management even debated discontinuing the program. The only reason the program stayed alive is that applicants themselves rallied for it — they understood the value
- These challenges became the foundation for building a stronger model, the one we use today



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Happy Anniversary



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2025 Funding Round

- We increased the CDBG award amount up to **\$2.5M**
- Offered a soft cap on the special bond dollars (can be anywhere between \$3M-\$7M, depending on the need)
- Emphasized creative leveraging of funds from applicants

We can fund projects with budgets anywhere from \$5M to upwards of \$10M-\$12M



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2025 Round

CDBG Public Housing Modernization projects caps at (\$2.5M)

| | 20% | 40% | 50% | 70% | 90% | 100% |
|--------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Town | \$ 500,000.00 | \$ 1,000,000.00 | \$ 1,250,000.00 | \$ 1,750,000.00 | \$ 2,250,000.00 | \$ 2,500,000.00 |
| CDBG | \$ 2,500,000.00 | \$ 2,500,000.00 | \$ 2,500,000.00 | \$ 2,500,000.00 | \$ 2,500,000.00 | \$ 2,500,000.00 |
| SSHIP | \$ 5,000,000.00 | \$ 5,000,000.00 | \$ 5,000,000.00 | \$ 5,000,000.00 | \$ 5,000,000.00 | \$ 5,000,000.00 |
| Total | \$ 8,000,000.00 | \$ 8,500,000.00 | \$ 8,750,000.00 | \$ 9,250,000.00 | \$ 9,750,000.00 | \$ 10,000,000.00 |
| | 15pts | 25pts | 45pts | 65pts | 80pts | 100pts |



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Actual

Applicants Actual Contributions

| | Town A | Town B | Town C | Town D | Town E |
|---------------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|
| Contribution (%) | 10% | 14% | 7% | 3% | 0% |
| Town Funds | 0 | 50,000 | 41,000 | 25,000 | 0 |
| Permits & Fees | 25,884 | 30,000 | | 18,934 | |
| Program Income | 0 | 150,000 | 52,201 | | |
| Utility Incentives | 40,000 | 40,000 | | | |
| In-Kind | 0 | 10,000 | | | |
| HA Piggy Bank | 178,985 | 80,000 | 72,870 | 25,000 | |
| Total Contribution | \$ 244,869.00 | \$ 360,000.00 | \$ 166,071.00 | \$ 68,934.00 | \$ - |
| CDBG | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 | 2,500,000 |
| SSHIP | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 | 0 |
| Total | \$7,744,869.00 | \$ 7,860,000.00 | \$ 7,666,071.00 | \$ 7,568,934.00 | \$ 2,500,000.00 |



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Temple Pines/North Haven



Total investment \$6.04M

CDBG \$3.2M; SSHIP \$2.5M

Town Contribution \$194,000; Permits & Fees Waived \$26,000;
HA Piggy Bank \$10,000; Utility Incentives \$74,000

30 Units-Exterior and interior upgrade/New look (3 ADA Units/Type A)

Kitchen & bathroom renovations (roll-in/step-in showers, comfort height commodes, ADA accessories to include automatic door opener to apartments, handles on doors, tilt mirrors, flooring,) resurfaced parking lots with striping, and paved walkways

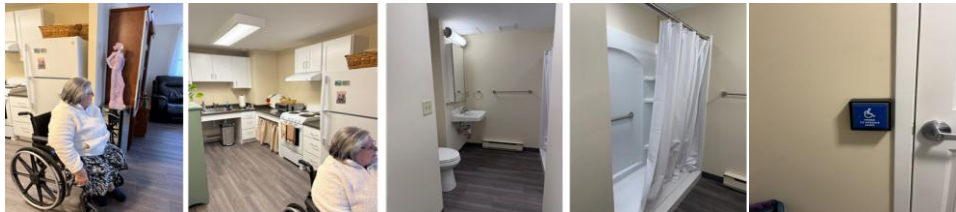
Other: new siding, windows, new security and intercom system, new Call-for-Aid, new elevator, whole building generator, new HVAC systems, and landscaping



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Temple Pines/North Haven



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Willow Road/Rocky Hill



Total investment \$5.2M- \$5.9M

CDBG \$2.0M; SSHIP \$3.01M-\$3.9M (prevailing wages increased)

Town Contribution \$0; Permits & Fees Waived \$29,800;

HA Piggy Bank \$60,700; Utility Incentives \$23,796

40 Units-Exterior and interior upgrade/New look (4 ADA Units/Type A, adding 5 more)

Outside: Brand-new sheik look- new roofs, ventilation, siding, windows, addressing the thermal envelope, new walkways and sidewalks meeting ADA compliance, new security and intercom system, new Fire Alarm system w/ Call-for-Aid, generators powering the whole campus, and EV charging stations

Inside: ADA units meeting, and in some cases exceeding code, remodeled kitchens with granite countertops, walk-in showers, comfort height commodes, accessible closets, new flooring, interior painting, and asbestos abatement



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Willow Road/Rocky Hill



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Sinsabaugh Heights/Shelton



Total investment \$3.01M

CDBG \$1.5M; SSHIP \$0;

Town Contribution \$10,000; Permits & Fees Waived \$7,210; HA Piggy Bank \$140,550; Utility Incentives \$17,947, Solar Energy \$1.4M, EV Charging \$ 22,500

80 Units-Selective Interior upgrades (8 ADA Units)

Inside: 8 ADA bathrooms compliant to modern-day standards... Energy efficiency-Kitchen windows, flooring, storm and entry doors, automatic entry doors to the ADA units, New Call-for-Aid system, new water heaters, and new PTAC systems

Outside: Generators to power all units in the event of power failure, and a remodeled community room with ADA upgrades. Solar panels to reduce residents' energy costs and EV charging stations



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Now-a-days

- Heavy emphasis on meeting and exceeding the 10% state ADA compliance requirement with Type A
- Potential for Bump-outs to create a less congested ADA unit (make it TYPE A)
- We forge forward with vigor, promoting "aging in place" to allow a quick pivot should more than the minimum # of units be needed
- Converting more units with tubs to Walk-in showers
- Proper commode heights as standards "17-19" in these senior living villages
- Now that BABA is in full effect, maybe we can look at steel roof material for a longer-lasting more durable roof ...remember we're talking sustainability
- We got bolder and asked owners to think bigger, spec out whole campus generators (not just for community rooms but residential use)...today in the northeast, storms are larger, outages are lasting much longer



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