

GROVE STREET MUTUAL HOUSING

AFFORDABLE FAMILY HOUSING

Windsor Locks, CT



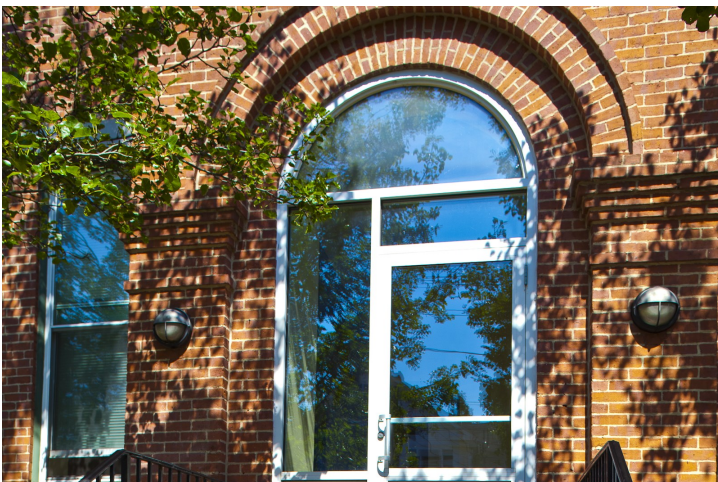
MUTUAL
HOUSING
ASSOCIATION
of Greater Hartford, Inc.



Located at 55 Grove Street in Windsor Locks, this development involved the conversion of the former St. Mary's School, originally constructed in 1888, into 21 units.

The construction included creating a third story inside the 32-foot attic and inserting dormers into the roof. Each unit is a charming two-story townhouse style residence.

This development was the first to combine HOME Investment Partnerships Program (HOME) and Low-Income Housing Tax Credit (LIHTC) project funding in the State of Connecticut.



Developer	Mutual Housing Association of Greater Hartford, Inc. (MHAGH)
Property Management	Mutual Housing Association of Greater Hartford, Inc. (MHAGH)
Development Type	Historic rehabilitation
Total Development Cost	\$3.9 million
Construction Details	Start date January 1993, Construction Completed December 1994, Occupancy January 1995
Square Footage	22,800 ft ²
Development Profile	Unit mix 10—2br, 11—3br
Amenities	Access to community room, central laundry on site, on the bus line, off-street parking, green space and park area nearby
Services Offered	Financial literacy courses Leadership training Family programming Community events
Resident Profile	Families earning up to 60% of the Area Median Income
Funders	State of Connecticut Department of Housing HOME Loan Low Income Housing Tax Credits — BankBoston as Investor Construction Financing provided by Shawmut Bank and NeighborWorks® America 100% grant funded