

PLAZA TERRACE MUTUAL HOUSING

AFFORDABLE FAMILY HOUSING

Hartford, CT



MUTUAL
HOUSING
ASSOCIATION
of Greater Hartford, Inc.



This 14 unit development located at 17-19 Martin Street in Hartford's northeast neighborhood was purchased under the Low Income Housing Preservation and Resident Home Ownership Act (LIHPRHA), a U.S. Department of Housing and Urban Development (HUD) program designed to preserve affordable housing.

The financing included a capital grant to acquire the property and complete \$500,000 in renovations, as well as Section 8 operating subsidies which are ongoing. Improvements include electrical and mechanical upgrades, new windows, kitchens, bathrooms and front entrances.



Developer Mutual Housing Association of Greater Hartford, Inc. (MHAGH)

Property Management Mutual Housing Association of Greater Hartford, Inc. (MHAGH)

Development Type Modern rehabilitation

Total Development Cost \$1.1 million

Construction Details Start date September 1995, Occupancy September 1996, Construction Completed December 1997

Square Footage 15,126 ft²

Development Profile Unit mix 4—2br, 10—3br

Amenities Access to community room, laundry hookups, gated community, off-street parking, hardwood floors in units

Services Offered Financial literacy courses
Leadership training
Family programming
Community events

Resident Profile 30% of income for eligible applicants (per Project Based Section 8 Guidelines)

Funders HUD Financing (HUD Grant through LIHPRHA Program; Assumption of 221(d)(4) Loan)