

# WILLOW ARMS MUTUAL HOUSING

## AFFORDABLE FAMILY HOUSING

Simsbury, CT



MUTUAL  
HOUSING  
ASSOCIATION  
of Greater Hartford, Inc.



MHAGH acquired this development located in the Tarrifville section of Simsbury, in July 1997. The property has 81 apartments on 8.5 acres of rolling hills. MHAGH completed extensive renovations including new roofs, kitchens, bathrooms, mechanical systems and electrical upgrades. A separate community building was also built to facilitate resident meetings and social activities.

The development was part of 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. It was in danger of being converted to market-rate housing, but under the MHAGH agreement, the property will remain as affordable in perpetuity. MHAGH was able to assume the existing low cost debt and received over \$4.4 million in grants from HUD to complete the acquisition and renovations.

For a second round of renovations MHAGH received funding through the Housing Tax Credit Contribution (HTCC) program to install photovoltaic panels on the roof.



**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** \$5.7 million

**Construction Details** Start date 1997, Occupancy 1998, Construction Completed 1999

**Square Footage** 75,152 ft<sup>2</sup>

**Development Profile** Unit mix 28—1br, 53—2br

**Amenities** Access to community room, central laundry on site, playground, off-street parking, luxurious green space, extensive town amenities and a New England village feel

**Services Offered** Financial literacy courses  
Leadership training  
Family programming  
Community events

**Resident Profile** Families earning up to 80% of the Area Median Income

**Funders** HUD Grant through LIHPRHA Program  
Assumption of Sect 236 Loan  
Affordable Housing Grant — Federal Home Loan Bank of Boston