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Governor

**STATE OF CONNECTICUT  
DEPARTMENT OF HOUSING**



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Commissioner

# ANNUAL REPORT

TO

THE GOVERNOR

AND

THE GENERAL ASSEMBLY

ON

THE HEALTHCARE WORKFORCE RENTAL  
HOUSING INITIATIVE

*In accordance with Sec. 359(d) of P.A. No. 22-118*

January 2026

## **Authorizing Legislation**

This report is being submitted pursuant Public Act 22-118 as amended by PA 25-174, which charged the Department of Housing (“**DOH**”) and the executive director (“**Executive Director**”) of the Connecticut Housing Finance Authority (“**CHFA**”) to seek a partnership with one or more hospitals located in the state to increase workforce housing options. Funds authorized for this initiative shall be used by the Department of Housing for (1) the purpose of developing housing for healthcare workers, including, but not limited to, land acquisition, project design and costs of construction, in collaboration with the Chief Workforce Officer; and (2) costs associated with establishing such partnership(s).

## **Activity Overview**

As detailed in the previous January 1, 2023 report, DOH and CHFA made a concerted effort to determine potential partnership opportunities with a number of hospitals to increase housing options for low and moderate income (“LMI”) residents who live in these hospitals’ primary service areas and for LMI employees who work at these institutions. In addition, a number of preliminary conversations were had with the Connecticut Hospital Association regarding opportunities to promote workforce housing options.

Due to the impact of the COVID 19 pandemic on the Department of Housing and the Connecticut Housing Finance Authority, as well as on the healthcare industry as a whole, meetings with additional hospitals and other healthcare institutions did not take place before that initial reporting deadline of January 1, 2023.

Since that time, the Commissioner has met with the Chief Workforce Officer and the office of the Northwest Regional Workforce Investment Board, resulting in the identification of workforce housing opportunities and data to support these activities.

The Commissioner and the Executive Director have engaged in conversations with a variety of other health institutions in order to gauge their interest and to discuss the needs of their workforce. Although no formal partnerships have emerged, both the Commissioner and the Executive Director continue to reach out to leadership in Connecticut’s healthcare industry to engage them in moving this initiative forward.

## Investment Status

As part of the early conversations with various institutions, it became clear that these organizations are not ideally positioned to create housing opportunities themselves. DOH engaged with the housing development community to create housing opportunities specifically targeting this workforce. This engagement led to the Department issuing information on the availability of funds for this purpose.

The Healthcare Workforce Rental Housing Initiative was intended to engage the housing development community in the creation of housing to support the healthcare workforce at all income levels, from entry level to clinical.

DOH has identified three development opportunities with the potential of providing housing opportunities to support four major healthcare provider networks:

Cole Street Commons (Waterbury) - Target investment of \$5.5 million of Healthcare Workforce funding to phase one of the adaptive reuse of the buildings at the site of the former St. Mary's School into 47 units of rental housing. The proposed activity is currently projected to include five (5) studio apartments, twenty-seven (27) one-bedroom apartments and fifteen (15) two-bedroom apartments. A second phase of activity is also in planning on this site, which would include the new construction of up to 33 market rate housing units.

Bristol Commons (Bristol) - Target investment of \$2.8 million of Healthcare Workforce funding for the new construction of twenty-eight (28) units of healthcare workforce rental housing, comprised of eighteen (18) one-bedroom and ten (10) two-bedroom units.

Hartford Trade School (Hartford) - Target investment \$4 million of Healthcare Workforce funding as part of the adaptive reuse of the Hartford Trade School. As currently proposed, this project would create fifty-seven (57) affordable housing units, many of which would be specifically targeted at serving healthcare workers. The anticipated unit mix would include six (6) studios, thirty-seven (37) one-bedroom units, and fourteen (14) two-bedroom units.

DOH anticipates finalizing funding decisions on these projects in the next three to six months, with construction to start shortly thereafter.

## **Future Action**

The Department supports collaboration between experienced housing developers and a variety of healthcare providers. The projects identified above involve one or more healthcare providers that have expressed support for the projected activity and have committed to provide information and opportunities to their employees.

The Commissioner and the Executive Director continue to collaborate with the Chief Workforce Officer to identify additional opportunities to connect and engage with industry leadership groups, such as the Connecticut Health Council, the Community Health Center Association of Connecticut, and the Connecticut Hospital Association. Outreach to these organizations is underway.