



2021

Small Multifamily CDFI Loan Pool Report of Activity by Quarter July 1 – September 30, 2021



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Small Multifamily CDFI Loan Pool Program Update

There was one draw request made of the Small Multifamily CDFI Loan Pool (the “Program”) during the third quarter of 2021 from Hartford Community Loan Fund (HCLF). The property associated with the draw request was located in Hartford and utilized Transit-Oriented Development (TOD) funds provided by the Office of Policy and Management (OPM) and CHFA. A total of \$161,250 was requested from the loan pool supporting construction to permanent financing for the property.

CHFA held a roundtable of statewide CDFIs to understand their response to the pandemic, learn what they have identified as local needs, and explore how CHFA can support their efforts with the goal of encouraging participation and strengthening this Program. The Roundtable event took place virtually on October 6, 2021 and was well attended. Participants discussed, among other things, the need for flexible financing in the communities they serve.

Also discussed was the current and future use of the Program. Properties financed under the Program contain at least 3 but no more than 20 rental housing units per multifamily building. The Program’s goals include, but are not limited to:

- Provide investors with rehabilitation, acquisition, construction financing and/or permanent financing for vacant or blighted properties.
- Increase affordable housing stock in higher income geographies.
- Bring vacant and blighted multifamily properties back to performing properties.
- Assist revitalization efforts in low- and moderate- income geographies.

Participants requested greater flexibility in the number of units permissible (i.e., include two-family homes), and the condition of the proposed property (i.e., not necessary to be “blighted”). The Program could be expanded to serve more small investors and communities with these two changes, and would additionally enable the CDFIs to further responsible growth development activities.

The Program benefits the communities where the housing is built or rehabilitated, the residents who move into fresh, safe and affordable units, and the entrepreneurial borrowers who may not otherwise achieve funding without the support of CDFIs. The work of the CDFIs meets Responsible Growth goals of encouraging growth and real estate development in areas served by existing infrastructure; promoting development of housing, including affordable housing, in proximity to existing highways and sewers; revitalizing cities; and preserving the unique charm of the state. CHFA will continue to explore the expansion of this Program through Responsible Growth.

Certification

CHFA certifies that Program loans using funds for TOD and predevelopment activities are made in accordance with existing Program requirements and are limited to properties that are either within one-half mile of a public transportation station or within one-quarter mile of an existing public transit stop.

**Small Multifamily CDFI Loan Pool Program Summary
as of September 30, 2021**

Activity by Agency Investment	Total Amount Disbursed	# of Properties	# of Housing Units	# of Commercial Units
CHFA Funds	\$ 8,055,003.75	62	259	8
OPM Responsible Growth Funds	\$ -	0	0	0
OPM TOD Funds	\$ 1,999,278.00	18	83	3
OPM Subtotal	\$ 1,999,278.00	18	83	3
TOTAL	\$ 10,054,281.75	62	259	8

Funds Remaining	Amount Remaining from Last Allocation ^(a)	Total Amount Remaining Available- Not Yet Requested ^(b)	Total Amount Remaining
CHFA Funds	\$ 1,944,996.25	\$ 2,000,000.00	\$ 3,944,996.25
OPM Responsible Growth Funds	\$ -	\$ 2,000,000.00	\$ 2,000,000.00
OPM TOD Funds	\$ 1,000,722.00		\$ 1,000,722.00
TOTAL	\$ 2,945,718.25	\$ 4,000,000.00	\$ 6,945,718.25

Total Housing Units Financed	259
Total Commercial Units Financed	8
Total Properties Financed	62
Average Per Property Disbursement	\$162,165.83
Average Per Unit Loan Fund Investment	\$38,820
CDFIs' Portion	\$3,755,098
Total Amount Disbursed	\$10,054,282

^(a) Amount represents CHFA initial authorization of \$7 million plus \$3 million match for OPM's TOD investment less amounts allocated to date.

^(b) Amount represents available Responsible Growth funds not yet requested from OPM plus CHFA match that requires Board approval.

Small Multifamily CDFI Loan Pool Program – Third Quarter Activity

647-649 Garden Street, Hartford

Lender: HCLF
 Amount Requested: \$161,250
 CHFA Investment: \$80,625
 CHFA Investment Type: TOD Funds
 OPM Investment: \$80,625
 OPM Investment Type: TOD Funds
 CDFI Funds: \$53,750
 Borrower's Total Loan: \$215,000
 Loan Type: Construction to Permanent



The subject property is a .16+/- acre parcel improved with a 3-story, 3,888 square foot, garden-style, walk-up apartment building in the North East neighborhood of Hartford. Each units consists of three bedrooms and one bathroom. The building, which is currently vacant and blighted, was built in 1900 and is wood frame construction with vinyl siding and an asphalt shingled roof. HCLF's borrower will restore all three apartments and upon completion of the rehab, rental units in the property will be affordable to low-income households. Renovation work proposed includes updates to all three units including plumbing, heating and, electrical services. Additional interior work will include renovating all three kitchens, bathrooms, painting the interior throughout, finishing the floors, and installing appliances. Exterior work will include installation of a new roof, repairing the siding, installing gutters and fencing, and refinishing the driveway.

The property is located in a Low-Income Census Tract with 2020 estimated tract median family income of \$25,555. This is approximately 26% of the MSA's median family income of \$97,800.

647-649 Garden Street, Hartford, CT 06112

Summary Census Demographic Information – MSA: 25540 HARTFORD-EAST HARTFORD-MIDDLETOWN, CT

Census Tract Number	5012.00
Tract Income Level	Low
Underserved or Distressed Tract	No
2020 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$97,800
2020 Estimated Tract Median Family Income	\$25,555
2010 Tract Median Family Income	\$23,000
Tract Median Family Income %	26.13
Tract Population	2,383
Tract Minority %	96.77
Tract Minority Population	2,306
Owner-Occupied Units	76
1- to 4-Family Units	546