

*Awardee Profiles  
by State*

*Connecticut*

# Connecticut

## BRIDGEPORT

### FAMILY ASSETS, LLC (2000 CDFI PROGRAM - TECHNICAL ASSISTANCE)

Location: Bridgeport, Connecticut  
Award: \$40,000 technical assistance grant  
Contact: Brian J. Langdon - (203) 368-4291

Family Assets, LLC is a non-profit entity whose mission is to identify, support and fulfill the credit needs of low-income residents of Bridgeport, CT through lending and resource programs and to develop innovative and comprehensive services that will assist community residents in acquiring the skills and resources necessary for asset building. Created in late 1999, Family Assets serves as the financing arm of its parent entity, Family Services Woodfield--a 150 year-old social service agency committed to providing emergency assistance and addressing issues related to poverty, homelessness, and under- and unemployment. Family Assets operates two loan funds for clients in jeopardy of becoming homeless for non-payment of rent and to mitigate other family emergencies, provides micro-business training and offers an Individual Development Account program. The technical assistance award will be used to contract consulting services, purchase technology and support staff training.

## HARTFORD

### CONNECTICUT HOUSING INVESTMENT FUND INC. (1999 CDFI PROGRAM - TECHNICAL ASSISTANCE)

Location: Hartford, Connecticut  
Award: \$50,000 technical assistance grant  
Type: Housing/Facilities Loan Fund  
Contact: Paula C. Sampson - (860) 586-2028

The Connecticut Housing Investment Fund (CHIF) established in 1965 is dedicated to affordable housing and urban reinvestment throughout the state of Connecticut. CHIF's work in the affordable housing field falls into three areas: loan servicing; lending to individuals and nonprofit housing developers; and technical counseling. The technical assistance grant will be used for technological improvements and the development of marketing materials.

### (2000 CDFI PROGRAM - CORE)

Award: \$910,000 (\$880,000 capital grant and \$30,000 technical assistance grant)  
Contact: Mary Kay Garrow - (860) 586-2031

Connecticut Housing Investment Fund (CHIF) provides financing for the acquisition, construction, and rehabilitation of affordable housing to benefit low-income people living throughout the state of Connecticut. CHIF also offers development consulting services and loan servicing. The CDFI Fund's \$910,000 award (\$880,000 capital grant and \$30,000 technical assistance grant) will help CHIF to carry out its business plan that calls for significantly increasing its lending activity over the next five years, including increasing its provision of short-term construction loans to nonprofit developers.

## COOPERATIVE FUND OF NEW ENGLAND (1998 CDFI PROGRAM -CORE)

Location: Hartford, Connecticut  
Award: \$250,000 (\$200,000 Capital Grant and \$50,000 Technical Assistance)  
Type: Business Loan Fund  
Contact: Rebecca Dunn - (910) 395-6008

The Cooperative Fund of New England (CFNE) raises capital from a diverse range of foundations, community groups, religious organizations, individuals, and other funders for the purpose of financing worker-owned businesses, cooperatives, and non-profit cooperatives serving low-income communities. CFNE fills a key financing gap because it makes small loans and provides needed technical expertise to cooperatively-owned ventures. With the help of the CDFI Fund, CFNE will be able to expand its lending and build organizational capacity.

## SOUTH HARTFORD INITIATIVE, INC. (2002 CDFI PROGRAM - SECA)

Location: Hartford, Connecticut  
Award: \$35,100  
Contact: Mr. Rex Fowler (860) 722-9878

The South Hartford Initiative (SHI) is a non-profit community development lender which began operations in 1997. SHI's primary objective is to be a catalyst of economic and housing development through its community development lending activities in its market in South Hartford, Connecticut. SHI has established a core of loan products focused on small business development and residential property stabilization and improvement. The Fund's technical assistance grant will be used to develop a bilingual website, purchase portfolio management software, train staff and develop and publish a marketing brochure.

## NEW BRITAIN

### NEIGHBORHOOD HOUSING SERVICES OF NEW BRITAIN, INC. (2000 CDFI PROGRAM-TECHNICAL ASSISTANCE)

Location: New Britain, Connecticut  
Award: \$50,000 technical assistance grant  
Contact: Christine Traczyk - (860) 224-2433

Neighborhood Housing Services of New Britain, Inc. (NHS of New Britain) is a non-profit organization, formed in 1978 to "stem the decline and deterioration within the City of New Britain," Connecticut. To that end, for the past 22 years, NHS of New Britain has provided loans, planning and technical support, and a variety of education and counseling services to targeted neighborhoods in New Britain. NHS of New Britain will use the TA award to train staff, purchase and install loan servicing software, and engage consultants to assist product development and perform a market analysis.

## NEW HAVEN

### GREATER NEW HAVEN COMMUNITY LOAN FUND, INC. (1999 CDFI PROGRAM - CORE)

Location: New Haven, Connecticut  
Award: \$250,000 capital grant  
Type: Housing/Facilities Loan Fund  
Contact: Carla Weil - (203) 789-8690

The Greater New Haven Community Loan Fund (GNHCLF) was established in 1988 to help address the housing needs of low-income people in the metropolitan New Haven area. To date, GNHCLF has primarily financed the construction and/or rehabilitation of affordable housing.

GNHCLF also offers working capital lines of credit and bridge loans to nonprofit organizations that provide social services to low-income individuals. The CDFI Fund's \$250,000 capital grant will further capitalize GNHCLF's loan pool, enabling the organization to expand its lending activities.

#### (1999 CDFI PROGRAM - TECHNICAL ASSISTANCE)

Award: \$45,500 technical assistance grant

Type: Business Loan Fund

Contact: Carla Weil - (203) 789-3690

The Greater New Haven Community Loan Fund (GNHCLF) was established in 1988 to provide financing to affordable housing projects in New Haven and its surrounding communities. The organization has recently expanded its focus to include working capital loans to local nonprofit organizations. GNHCLF will use the technical assistance grant for staff training an upgraded computer system and consultants to help with the development and refinement of the organization's strategic plan and future capitalization strategies.

#### (2003 CDFI PROGRAM - FA COMPONENT)

Award: \$175,000

Contact: Heidi Green (203) 789-8690 ext. 127

The Greater New Haven Community Loan Fund (GNHCLF) was established in 1988 to provide financing to affordable housing projects in New Haven, Connecticut and its surrounding communities. The Fund's \$175,000 award will be used as a credit enhancement for its loan programs focused on single-family and multi-family housing, multi-family rental, and emergency short-term capital for area nonprofit community-based organizations. In addition, the award will enhance GNHCLF's ability to provide needed financial and homeownership counseling and financial literacy training for individuals and nonprofit developers. It is estimated that 100% of this award will be targeted to Hot Zones.

#### NEW HAVEN HOMEOWNERSHIP CENTER, INC. (2001 SECA PROGRAM)

Location: New Haven, CT

Award: \$34,500

Contact: Mr. James A. Paley (203) 777-6925

The New Haven Homeownership Center is a start-up that provides mortgage loans to low-income first time homebuyers in the New Haven metropolitan area, it is affiliated with NHS of New Haven. The \$34,500 technical assistance grant will be used to build organizational capacity by funding various consulting tasks, providing funds for staff training and providing funds for new technology to increase operating efficiencies.

## NEW LONDON

#### CITIZENS BANK OF CONNECTICUT (1999 BEA PROGRAM)

Location: New London, Connecticut

Award: \$38,500 grant

Contact: Lori Lynnfors - (860) 444-3444

Citizens Bank of New London, Connecticut received an award of \$38,500 for making two loans of \$250,000 and \$100,000 to Connecticut Housing Investment Fund, a certified Community Development Financial Institution (CDFI). Connecticut Housing Investment Fund will use the loan proceeds to fund its loan pool and Neighborhood Rebuilder Program. Citizens Bank is a state-chartered bank with total assets of approximately \$2.0 billion.

## STAMFORD

### HOUSING DEVELOPMENT FUND OF LOWER FAIRFIELD COUNTY (1997 CDFI PROGRAM - CORE)

Location: Stamford, Connecticut  
Award: \$78,500 grant  
Type: Multi Bank CDC  
Contact: Ms. Joan Carty ? (203) 969?1830

Housing Development Fund of Lower Fairfield County (HDF) was established in 1989 as a multi-bank consortium to provide below market rate construction and permanent financing of affordable housing in Fairfield County, Connecticut. Serving one of the most expensive housing markets in the country, HDF is a key source of financing and technical assistance for low-income housing in Lower Fairfield County. A grant of \$78,500 from the CDFI Fund will be used to establish a loan loss reserve necessary to attract new consortia lenders, to increase its loan pool and to broaden its service area within the county.

### (2000 CDFI PROGRAM - TECHNICAL ASSISTANCE)

Award: \$30,000 technical assistance grant  
Contact: Joan Carty - (203) 969-1830

Founded in 1989, the Housing Development Fund (HDF) works to promote and preserve housing that is affordable to low-income people living in lower Fairfield County, Connecticut. Fairfield County ranks as one of the three most expensive counties in the country, and the price of land has made new development extremely difficult to finance. HDF's successes have been highlighted by local and statewide coalitions bringing attention to the affordable housing needs of the county. The Fund's technical assistance award will pay for HDF staff members to make site visits of selected other multi-bank CDCs throughout the country to learn about how they have dealt with issues of capitalization, marketing, and specific lending. It will also pay for the development of a website and the installation of a dedicated server for HDF's computer system.

### (2001 CDFI PROGRAM - CORE)

Award: \$270,000  
Contact: Ms. Joan Carty (203) 969-1830

Established in 1989, the Housing Development Fund of Lower Fairfield County (HDF) is a CDFI that promotes the development and preservation of affordable housing in one of the highest cost housing markets in the country. The Fund's \$230,000 capital grant will be used to provide home-ownership down payment and closing costs assistance for low-income individuals. The \$40,000 TA grant will be used to conduct an assessment of HDF's various programs in the market, and help HDF develop a capitalization strategy to improve its long-term financial viability and ability to continue to provide affordable financing in the market.