

# ANVIL PLACE MUTUAL HOUSING

AFFORDABLE SENIOR HOUSING (55+)

New Britain, CT



MUTUAL  
HOUSING  
ASSOCIATION  
of Greater Hartford, Inc.



Located in downtown New Britain, this development was originally started by a for-profit developer who was unable to assemble all of the necessary financing for the project. MHAGH stepped into the project in 2010, raising the needed funds and completing the project in February 2011 during the difficult economic climate. The building was constructed in 1927 for the Commercial Trust Bank and then for many years it was home to New Britain Savings Bank. When it was originally built the owner paid homage to New Britain's "Hardware City" reputation and included images of anvils in the exterior brickwork and interior finishes. In addition to 28 apartments Anvil Place also has 7,000 square feet of magnificent historic commercial space.



<b>Developer</b>	Mutual Housing Association of Greater Hartford, Inc. (MHAGH)
<b>Property Management</b>	Mutual Housing Association of Greater Hartford, Inc. (MHAGH)
<b>Development Type</b>	Historic rehabilitation/Office conversion
<b>Total Development Cost</b>	\$11 million
<b>Construction Details</b>	Start date 2010, Construction Completed 2011, Occupancy March 2011
<b>Square Footage</b>	39,000 ft <sup>2</sup>
<b>Development Profile</b>	Unit mix 12—1br, 16—2br
<b>Amenities</b>	Access to community room, elevators, W/D in unit, garage parking, on CTfastrak line/TOD
<b>Services Offered</b>	Financial literacy courses Leadership training Family programming Community events
<b>Resident Profile</b>	Residents (Seniors 55+) earning up to 25% of the Area Median Income
<b>Funders</b>	Low Income Housing Tax Credits City of New Britain HOME Investment Partnerships Program (HOME) Loan State and Federal Historic Credits Housing Tax Credit Contribution Program