

Housing Authority of the City of Bridgeport



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FORMER PARK CITY HOSPITAL REDEVELOPMENT PROJECT RECEIVES \$1.2 MILLION TAX CREDIT AWARD

The redevelopment of the former Park City Hospital on Park Avenue in Bridgeport into a site for elderly and supportive housing was approved for a \$1.2 million low-income housing tax credit from the Connecticut Housing Finance Authority (CHFA). Awarded at CHFA's June board meeting, this tax credit will generate approximately \$11.6 million in development capital for the project.

The Bridgeport Housing Authority is partnering with the Women's Institute for Housing and Economic Development to develop the former Park City Hospital into 110 units of affordable housing. This \$30 million redevelopment project will create much-needed affordable units for the elderly and for individuals with special needs. The structure has been vacant since Park City Hospital merged into Bridgeport Hospital in 1993. The developers hope to continue the neighborhood's revitalization by bringing a positive sustained use to a significant abandoned structure on the south end of Park Avenue.

Of the planned 110 one-bedroom units, 62 are intended for the elderly, 35 of which will include congregate services such as a meal program and housekeeping assistance. All of the elderly units will be fully accessible or have accessibility features. In addition, elderly housing residents will have access to on-site parking, on-site management staff, a first floor kitchen area, exterior courtyard space, security and interior common gathering spaces throughout the building.

Provided with their own building entrance, the 48 supportive housing units will include access to on-site management and case management services to be delivered by Homes for the Brave and Community Housing Management. Of the supportive housing units, 24 will be for individuals with special needs and/or individuals who are homeless. The remaining 24 units will be offered to eligible public housing residents or applicants.

"The primary goal of this project is to provide tenants who have struggled with poverty or homelessness with housing and the support services needed to

address their short and long term concerns to help them remain stable and safe,” stated Congressman Christopher Shays in a letter of support for the project. “The Bridgeport Housing Authority in collaboration with the Women’s Institute for Housing and Economic Development has dedicated staff that will bring a unique combination of expertise to this desperately needed project.”

Mayor Fabrizi, in his own letter of support, wrote: “This project will help meet the development obligations of the Bridgeport Housing Authority, help to transform the South End neighborhood of Bridgeport, and provide greatly needed service enhanced affordable housing for our most vulnerable residents.” The project falls in line with the Mayor’s 10-year plan to end homelessness.

While the recent tax credit approval completes the funding for the elderly units, the 48 supportive units still require an additional piece of financing from the CHFA known as Next Step. The CHFA Board of Commissioners is expected to decide on this sometime by September 2007.

“I’m very excited about this milestone in the Park City redevelopment, an “adaptive reuse” project that will revitalize an abandoned institutional property to supply much needed affordable housing to Bridgeport,” said BHA Executive Director Nicholas Calace. “BHA is thankful to the CHFA Board for this tax credit award. We’re hopeful that the final funding increment will come to fruition.”

If successful, the developers are expected to begin construction by March 2008, with an estimated 18 months until completion.

The Bridgeport Housing Authority acquired the former Park City Hospital in 1999. Since that time, the property has undergone an extensive interior demolition and hazardous waste material removal.