



The **Community Builders, Inc.**

## Ormont Court – New Haven, CT



# ORMONT COURT

*The Community Builders, Inc., in partnership with Beulah Land Development Corporation, has completed a 12-unit senior housing facility named Walter S. Brooks Elderly Homes at Ormont Court, located in the Dixwell neighborhood of New Haven, CT.*

The development process consisted of major renovations to a dilapidated 1910 three-story brick structure, converting it into 12 one-bedroom units and lower-level social service space for neighborhood seniors. The structure was completely gutted and all new mechanical, electrical and life safety systems (including sprinklers) were installed, as well as new doors, windows, kitchens, bathrooms and all finishes. The main entrance was enhanced to allow on-grade handicapped access and a front/back-opening elevator that allows access to all floors.

The lower-level of the building includes community space that features a lounge, kitchenette, laundry room, storage space, lavatory and office space. The design of the units and common areas supports the concept of "aging in place" and handicap accessibility.

## Ormont Court at a Glance

- 12 substantially renovated units of accessible supportive housing for the elderly and disabled in a non-institutional setting.
- **TCB Role:** Co-Sponsor and Management Agent
- **Sponsor:** TCB & Beulah Land Development Corporation
- **Financial Participants:** HUD Section 202, State of Connecticut Bond, City of New Haven HOME
- **Total Development Cost:** \$1.7 million

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