



The **Community Builders, Inc.**

WEST VILLAGE

The Central New Haven YMCA was once home to 211 small rooms rented on a weekly or monthly basis, as well as athletic facilities. Over the years, the building deteriorated badly, and the YMCA could not afford to continue its operations. After several attempts to address the crisis, the YMCA hired The Community Builders in 1991 to lead a redevelopment effort.

Completed in December 1994, the historic renovation of the building now contains 148 single room occupancy units. Each furnished residential unit contains its own kitchenette and bathroom. In addition, the building houses community rooms on each floor, the YMCA corporate offices, and space for the YMCA youth program.

TCB assembled a multi-source financing plan including funds from the State of Connecticut, long-term rent subsidies from HUD through the McKinney Section 8 program and equity raised from private investors through the Low-Income Housing and Historic Tax Credit programs.

West Village at a Glance

- Historic renovation of the Central New Haven YMCA to provide 148 single room occupancy units with community spaces.
- **TCB Role:** Co-Sponsor, Development Consultant, Management Agent
- **Sponsor:** TCB and YMCA of Greater New Haven
- **Financial Participants:** CT Dept of Housing, CT Dept of Social Services, HUD, City of New Haven, Housing Rehab Institute, Housing Authority of New Haven, Corporation for Supportive Housing, Greater New Haven Community Loan Fund, Community Foundation for Greater New Haven, equity
- **Total Development Cost:** \$10.5 million

West Village – New Haven, CT



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