

New Housing Opportunities in Fairfield County

Creation of Supported
Special Needs Apartments in
Larger, Integrated Affordable
Housing Developments



Ken Regan

Vice President

Regan Development Corporation

Experience with Affordable and Special Needs Housing

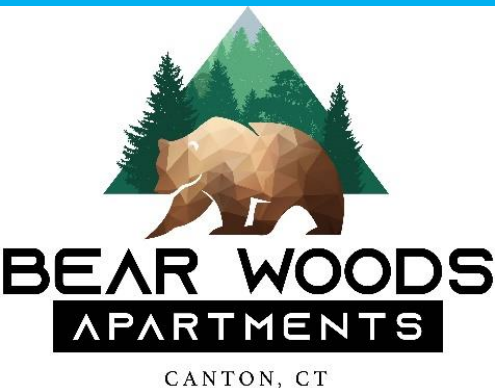
- Regan Development Corporation
 - Family Business
- 30+ Years of Experience in the Development and Ownership of Affordable Housing – Over 3,000 Apartments
- Focus on Creation of Special Needs Housing Opportunities – Over 400 Apartments
- Connecticut's First Integrated Supported Affordable Developments for People with IDD
 - Housing for People with Intellectual and Developmental Disabilities
 - Housing for People with Physical Disabilities
 - Housing for People with Mental Health Issues
 - Other Special Needs Populations



Regan Development Partnered With FAVARH, the ARC of the Farmington Valley on Connecticut's First 2 Integrated Rental Communities under the IDASH Program Intellectual Disabilities and Autism Spectrum Disorder Housing

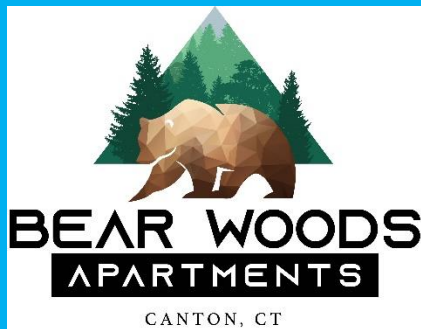
- Bear Woods Apartments, Canton, CT
- Lavender Field Apartments, Bloomfield, CT

<https://fox61.com/embeds/video/520-279abe91-ee26-4c0a-bddb-7387eac57491/iframe?jwsourc=cl>



A Partnership with Favarh, the ARC of the Farmington Valley to Create Integrated Housing for People with IDD

- Bear Woods Apartments, Canton, CT





Bear Woods Apartments Canton, CT



40 Rental Residences

Including 10 Supported
Apartments for People with IDD

Collaborative
Partnership is
the Key to
Success



**A Key to
Success**

Service Agency Involvement A Partnership from the Start



Early Planning Meetings with Stephen Morris and the Favarh Team

Communication Regarding Design

Communication Regarding Program Needs

Communication During Marketing, Qualifications and Rent Up

Communication Continues During Operations

Life Changing Results of a Great Collaboration

Bear Woods Apartments, Canton, CT



Positive Aspects of Integrated Independent Supportive Apartments

- **Individuals Feel More Control Over Their Apartment and Staff**
- **Individuals are More Fully Integrated in their Community**
- **Individuals Make More Friends Who Were Not Disabled**
- **Individuals Display More Responsibility for Their Life**
- **Advocacy for Equal Access and Equal Rights are Identified and Addressed**
- **Active Relationships with the Community Develop and Thrive**



*Lavender Field
Apartments
Bloomfield, CT*

**38 Rental Residences
Including 9 Supported
Apartments for People with IDD**

**Currently
Under
Construction
Completion
2022**



Lavender Field Financing

- **Capital Financing**
 - Syndication of 4% Low Income Housing Tax Credits
 - IDASH Funding from State of Connecticut
 - Developer Loan
- **Rental Assistance**
 - State of Connecticut Rental Assistance Program Rental Subsidy
- **Service Financing**
 - Connecticut DDS Service Funding



Financing Tools for a Successful
Long Term Community Asset

A True Partnership Creates Success

Each Member of the Development Partnership Brings Special Talents . . .

Service Agency Partner

Service Expertise

Grass Roots Connections to Families and Community

Local Political / Community Linkage

State Agency Collaboration – CT Department of Developmental Services



Developer Partner

Development Experience & Knowledge of Funding, Building and Renting

Track Record with Funding Agencies – CHFA, CT DOH, CT DDS

Financial Strength

Housing Quality

Design Features

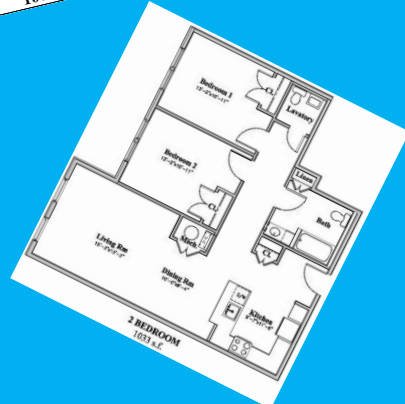


A Partnership from the Start

- Planning . . .
- Budgeting . . .
- Design Input . . .
- Marketing Outreach
- Qualification & Screening
- Execution.



	Total	% of Total	Per Net Rentable Residential SF	Per Net Buildable SF	Per Unit	Per Affordable Unit
Sources of Funds: Permanent						41,067
Permanent Loan	\$ 1,200,000	11%	\$ 67	\$ 35	\$ -	\$ -
Short Term Bonds	\$ 8,177,982	0%	\$ 26	\$ 14	\$ 109,040	\$ 16,000
OPWDD Supportive Housing Loan	\$ 3,628,620	4%	\$ 177	\$ 94	\$ 48,382	\$ 48,382
Federal LIHTC Equity	\$ 1,250,000	13%	\$ 78	\$ 42	\$ 16,667	\$ 19,841
State LIHTC Equity	\$ 8,960,000	30%	\$ 194	\$ 103	\$ 119,467	\$ 142,222
Seller Note	\$ 401,369	5%	\$ 9	\$ 5	\$ 5,352	\$ 6,371
HFA New Construction Program	\$ 600,076	33%	\$ 13	\$ 7	\$ 8,001	\$ 8,001
Additional DD Fee for Reserves	\$ 27,298,047	1%	\$ 591	\$ 315	\$ 363,974	\$ 168,434
Deferred Development Fee	\$ -	2%	\$ -	\$ -	\$ -	\$ -
Total Sources of Funds		100%				



Important Factors to Successful Integration of Special Needs Residents in Large Buildings

Social Service Coordination



State of Connecticut
Department of Developmental Services

Important Factors to Successful Integration of Special Needs Residents in Large Buildings

Housing Management Cooperation

Proper Attitude

Proper Personality

Additional Training / Sensitivity

Oversight by Supervisors and by Ownership

Proper Line Between Housing & Services



Important Factors to Successful Integration of Special Needs Residents in Large Buildings

Socially Interactive Spaces



Places for Integrated Social Activities
Special Effort by Favarh for Everyone to Participate

Important Factors to Successful Integration of Special Needs Residents in Large Buildings

Accessible Features

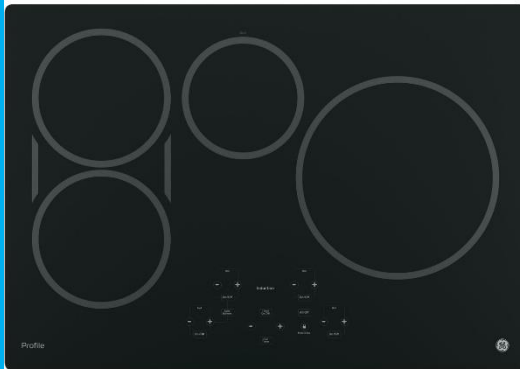
Thoughtful Planning for Some Special Needs Residents

Kitchens – Induction Cooking

Bathrooms

Common Spaces

Induction Cooktop



Safer Cooking Experience



Roll in Showers



Important Factors to Successful Integration of Special Needs Residents in Large Buildings

Smart Home Technology



Favarh has worked to create Smart Home
Innovations to foster independence

Communications

Climate & Lighting Control

Motion Sensors

What Does a Developer Bring to the Table?

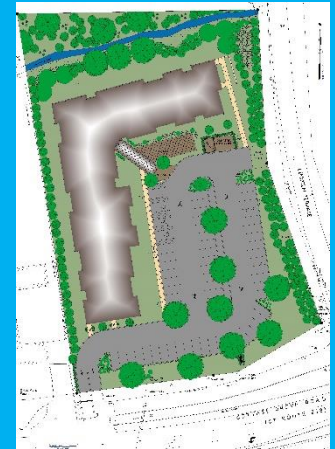
- Experience in Housing Creation
- Knowledge to Avoid Costly Pitfalls
- Financial Resources to Plan and Build the Housing – Guaranties for Finances
- Knowledge & Experience in Municipal Approval Process
- A Team of Design Professionals & Skilled, Experienced Contractors
- Track Record to Secure Necessary State & Federal Funding
- Property Management Team to Assure Successful Operations



Land for 30 – 40 Rental Apartments

Thoughts on Finding Land

- Town Owned Land
- Institutions
 - Churches, Synagogues
 - Schools
 - Hospitals
- Corporate Owned Headquarters - Surplus Land
- Networking for Land by Commission Members and Star Board Members and Staff
- Brokers for Land
- Town Planner for Land Suggestions



Conclusion

The Power of Partnering with Developers

Alliances Work!

- This Can Definitely Work!
- Even in Difficult Fundraising Times, This is One Path to Successful Creation of Accessible Affordable Housing for Your Consumers



It Is Easier Than It Sounds!

Contact Information for Questions

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