

*Housing Development Team, LLC*  
*Family Housing*



NNI and MHA worked cooperatively to purchase this aging building to recapitalize and preserve the affordable nature of the units. All 121 existing rental units needed substantial renovation and the rehabilitation plans included new kitchens, bathrooms, doors, flooring, finishes and additional AC sleeves for every apartment. All asbestos and lead was removed from the entire building and the structure fully sprinklered with a new fire monitoring system installed. New upgraded mechanical systems including dual fuel boilers, hot water tanks, lighting, and air circulation systems were installed. Exterior brick and masonry improvements were made to improve the look and longer term durability of the façade. The building was also redesigned slightly to incorporate a new community room, entrances, elevator stops and improved handicap accessibility to the building. The rehabilitation was completed and fully occupied in December 2010.

<i>Project:</i>	<b>Friendship House</b> 28 Perry Street Stamford, CT
<i>Sponsor:</i>	New Neighborhoods Inc. Mutual Housing Association of Southwestern Connecticut
<i># of Units/Type:</i>	121 /Family
<i>Construction:</i>	Rehabilitation
<i>Total Development cost:</i>	\$23.9 million
<i>Funding:</i>	4% LIHTC CHFA First Mortgage State of CT DECD LISC Financing City of Stamford HOME and CDBG

