PROJECT DESCRIPTION

Industria Commons and neighboring property, Brytania Square, once housed 849 apartments in New Britain, Connecticut, developed under a state rental housing program in the 1940’s/50’s. After many years, it became apparent that these two World War II era housing properties formerly known as Corbin and Pinnacle Heights needed sweeping changes and so a plan for a modern community was created.

Today, Industria Commons’ 55 two-story garden apartments house 43 one-, 84 two-, 87 three- and 21 four-bedroom residences affordable to families with incomes between 25-60 percent of Area Median Income, and 82 units receive operating subsidies via the Department of Social Services Rental Assistance Program. All apartments feature a garbage disposal, microwave, blinds, ceiling fans, laundry hook-ups and storage.

Third-party service provider, Tovah, assists residents in obtaining goals and achieving and maintaining successful residency. Annual assessments help develop a service plan for each household, which includes a customized combination of case management, education and employment, financial management and mental health services in addition to community building programs and initiatives.

National Equity Fund® invested $36.1 million of LIHTC equity in the Industria Commons portion, its second project with sponsor, The Simon Konover Company.