

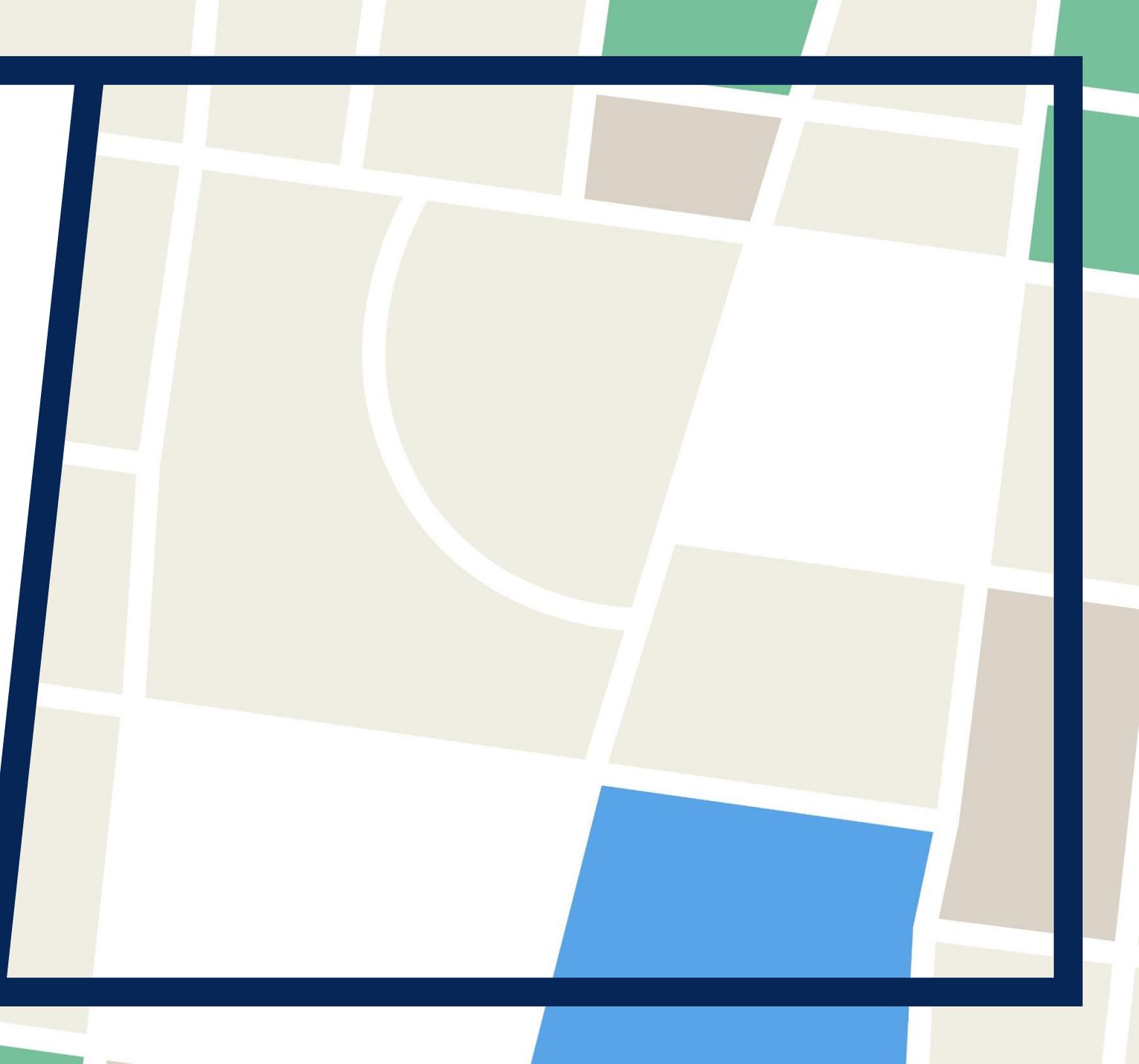


# RD 515 Rural Preservation Case Studies

Salem Village,  
Ellicottville Terrace &  
Richland Gardens

**KENDRA HOME  
DIRECTOR, RURAL HOUSING  
ENTERPRISE COMMUNITY PARTNERS**

August 6, 2025



# TRANSFER IN PROGRESS

## SALEM VILLAGE

# The Access Agency, Inc.

Non-profit based in Willimantic and Danielson, CT

We serve low-income individuals and families from Tolland and Windham Counties. At the core of the Access mission is our belief in the dignity and value of every individual, regardless of social or economic status. We take a comprehensive approach to looking at the poverty-related issues of individuals and families and then develop individualized plans to help our clients overcome the challenges they face. In this manner we are able to help our clients achieve lasting economic independence and self-sufficiency.

Provide access to:  
Food Security  
Affordable Housing  
Jobs and Self-Reliance



- **Salem Village I & II, Brooklyn, CT**
- **96 of senior housing**
- **31 Rental Assistance units**
- **56 units under HAP contract**
- **Connecticut Department of Housing**
- **USDA Rural Development**
- **Bellwether Enterprise**
- **515 & 538 applications submitted  
December 2024**
- **Currently in underwriting branch**



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# SALEM VILLAGE APARTMENTS

## 70 PROULX ST, BROOKLYN, CT 06234



SHEET LIST	SHEET NUMBER	SHEET NAME
GENERAL	A-000	TITLE SHEET
	A-001	CODE SHEET
	SITE	SITE PLAN
GENERAL	A-002	ACCESSIBILITY NOTES AND DETAILS
	A-003	ACCESSIBILITY DETAILS
	A-004	ACCESSIBILITY DETAILS
	A-005	ACCESSIBLE UNIT TYPE 'A'
	SITE	SITE
	L-001	SITE
ARCHITECTURAL	D-100	FIRST FLOOR DEBD PLAN
	D-101	SECOND FLOOR DEBD PLAN
	D-102	COMMUNITY BUILDING DEBD
ARCHITECTURAL	A-101	FIRST FLOOR PLAN
	A-102	SECOND FLOOR PLAN
	A-103	TYPICAL REFLECTED CEILING PLAN
	A-104	ROOF PLAN
	A-105	COMMUNITY BUILDING PLAN
	A-201	ELEVATIONS
	A-202	ELEVATIONS
	A-203	COMMUNITY BUILDING ELEVATIONS
	A-301	WALL SECTIONS
	A-302	COMMUNITY BUILDING WALL SECTIONS
	A-401	ENLARGED UNIT PLANS
	A-402	INTERIOR ELEVATIONS
	A-403	STAR PLANS & DETAILS
	A-501	GENERAL REPLACEMENT/REPAIR NOTES
	A-601	WINDOW DOOR SCHEDULE & DETAILS
FIRE PROTECTION & PLUMBING	P-101	FIRST FLOOR PLAN - PLUMBING
	P-111	SECOND FLOOR - PLUMBING
	P-201	DETAILS AND SPECIFICATIONS
MECHANICAL	M-101	FIRST FLOOR PLAN
	M-111	SECOND FLOOR
	M-201	DETAILS
	M-301	SPECIFICATIONS
ELECTRICAL	E-101	FIRST FLOOR
	E-111	SECOND FLOOR
	E-201	DETAILS
	E-302	ELECTRICAL RISERS
	E-301	SPECIFICATIONS

JOB NO. - YYYY-XXXX

Schadler Selinau associates, p.c.  
architectural • planning • interiors  
5 Waterville Road, Farmington, CT 06032  
860.677.9400  
sas@selinau.com



SALEM VILLAGE

Enter address here

REVISION

NO.	DESC.	DATE

NOT FOR CONSTRUCTION

TITLE SHEET

DATE PLOTTED: 12/06/2024

SCALE

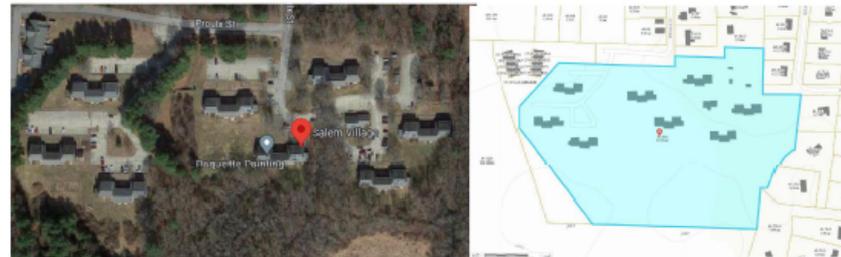
A-000

**OWNER:**  
ACCESS AGENCY  
231 BROAD STREET  
DANIELSON, CT 06234

**ARCHITECT:**  
SCHADLER SELINAU ASSOCIATES P.C.  
5 WATERVILLE ROAD  
FARMINGTON, CONNECTICUT 06032

**MEP ENGINEERS:**  
ACORN CONSULTING ENGINEERS  
P.O. BOX 311  
FARMS VILLAGE PLAZA  
244 FARMS VILLAGE ROAD  
WEST SIMSBURY, CT 06092

**LOCATION MAP**



# SIMPLE TRANSFER ELLCOTTVILLE TERRACE

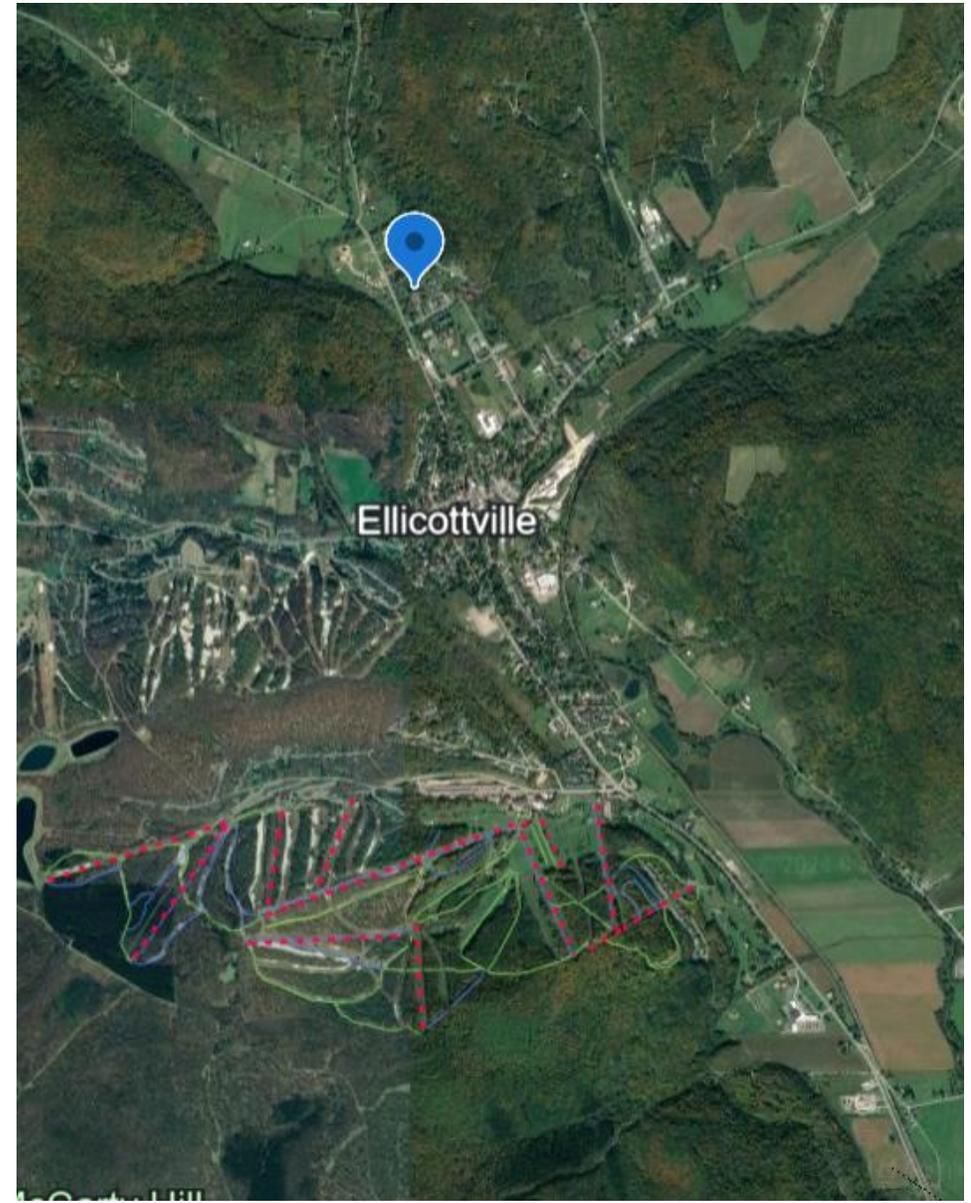
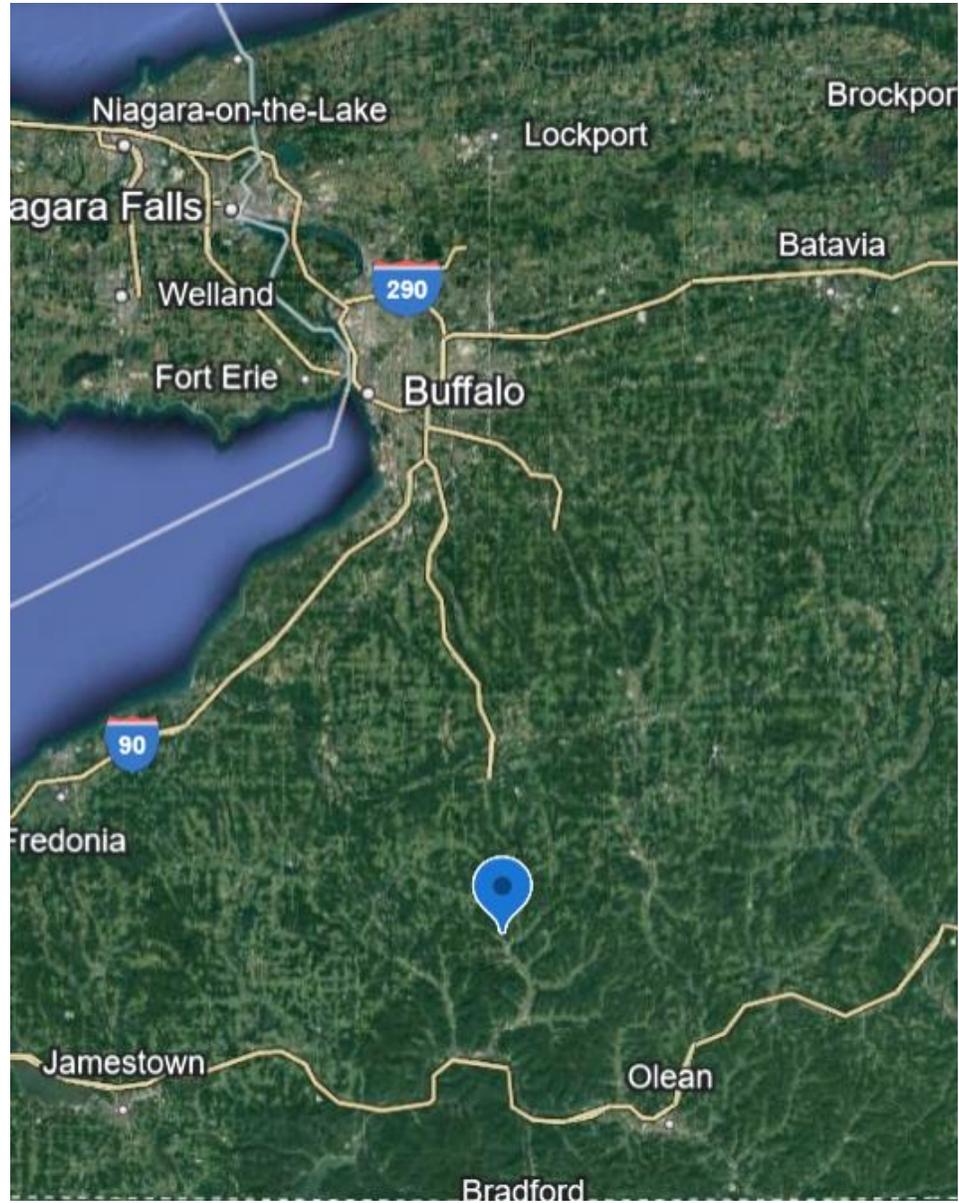
# Connecting Communities in Action

Non-profit based in Salamanca, NY

Connecting Communities in Action, Inc., is a private, not-for-profit organization incorporated in New York State in June of 1965. It is one of the hundreds of Community Action Agencies across the United States.

Our programs are comprehensive, strength-based, and customer-focused. Delivering trauma-informed care is our priority. We offer safe and affordable housing, home rehabilitation and weatherization, prevention, and education. We also offer mental health services, food security, and support for youth, families, and survivors of crime.





ELLCOTTVILLE TERRACE APARTMENTS

June 2024



# June 2024





- **Ellicottville Terrace Apartments, western New York**
- **40 units of senior housing**
- **515 transfer application April 2024 (and in July 2024)**
- **Acquisition January 2025**
- **Simple Transfer – two years to complete renovation**
- **Applications submitted to RD MPR and Federal Home Loan Bank**
- **Currently in underwriting**

# CHAPTER 7 TRANSFER

## RICHLAND GARDENS

# Gulf Coast Housing Partnership - Rural Mississippi

## USDA 515/538 Transfer TA, ECLF bridge lending & FHLB Sponsor

- Complete rehab of 4 projects of existing affordable housing units
- USDA RD 515 transfer with new 515 and 538 loans with LIHTC, FHLB
- Richland Gardens, Richland, MS – 54 units
- The Heights at Clinton, Clinton, MS – 48 units
- The Meadows, Baldwin, MS – 24 units
- Haven Apartments, Hermanville, MS – 16 units



# Gulf Coast Housing Partnership

Non-profit Developer based in New Orleans, LA

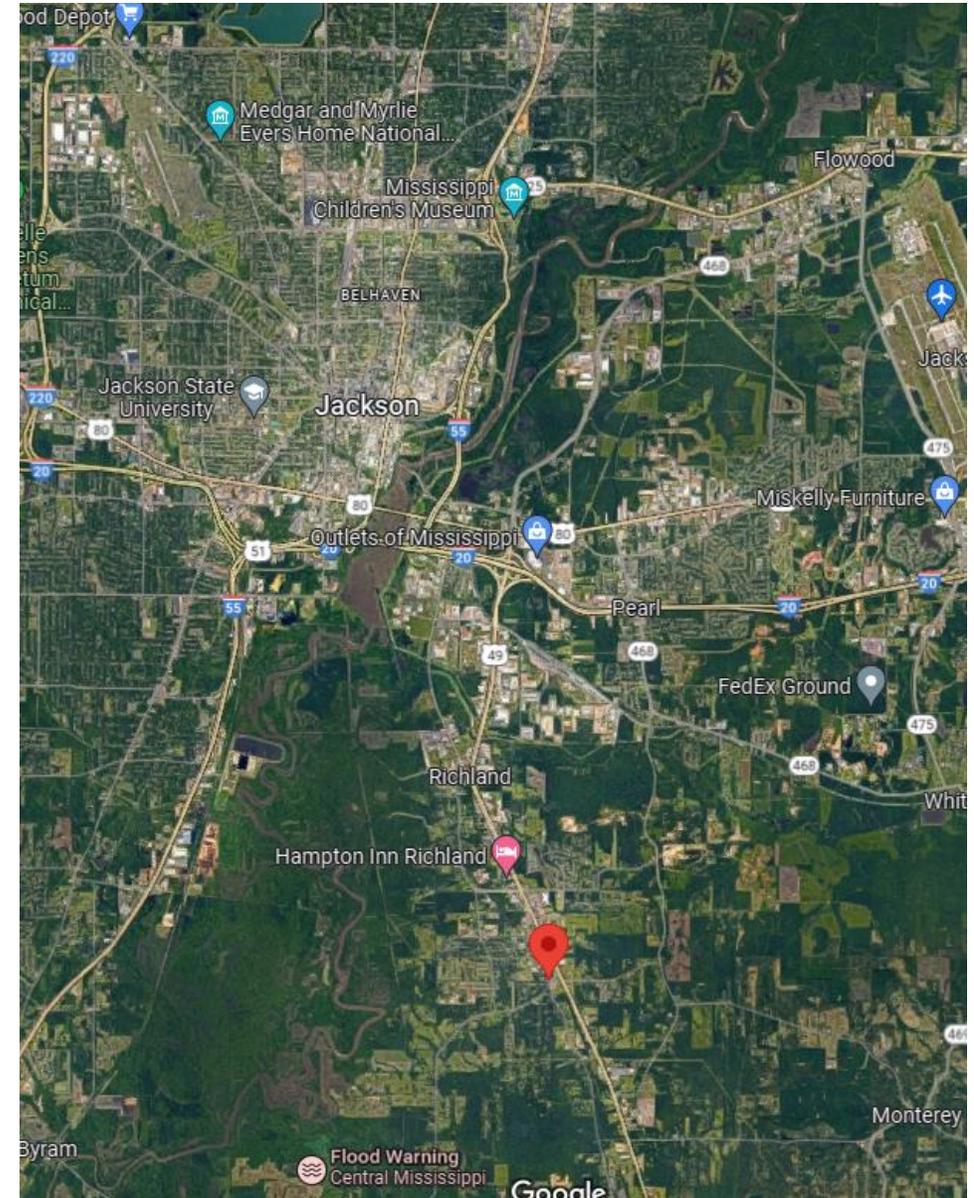
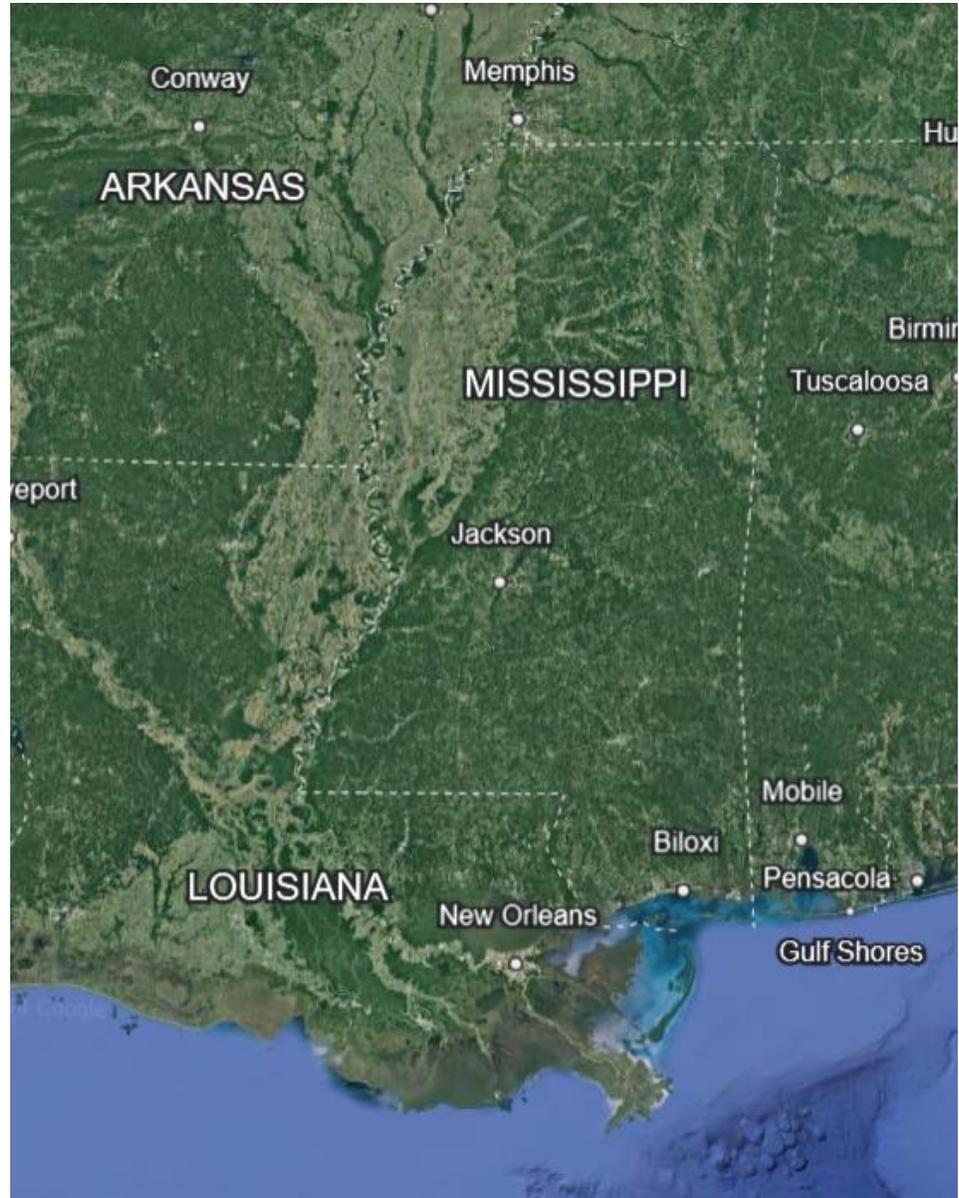
Gulf Coast Housing Partnership (GCHP), a 501(c)3 nonprofit, was formed in 2006 to provide the Gulf Coast region with real estate development and financial expertise to produce affordable housing. GCHP pursues residential and commercial developments with transformative potential.

GCHP's innovative "production in partnership" model is designed to lend capacity to for-profit and nonprofit developers, neighborhood-based organizations, and government agencies seeking to create essential service facilities, mixed-use and commercial real estate, and affordable housing that results in healthy, safe, economically, and culturally diverse and vibrant communities.





- **54 units (48 rehab, 6 new construction)**
- **Located in Richland, MS**
- **Development/Ownership Partners:**
- **Gulf Coast Housing Partnership**
- **Trinity Development**
- **LIHTC award 2019**
- **515/538 application 2021**
- **Closed January 2023**
- **Construction completion April 2024**



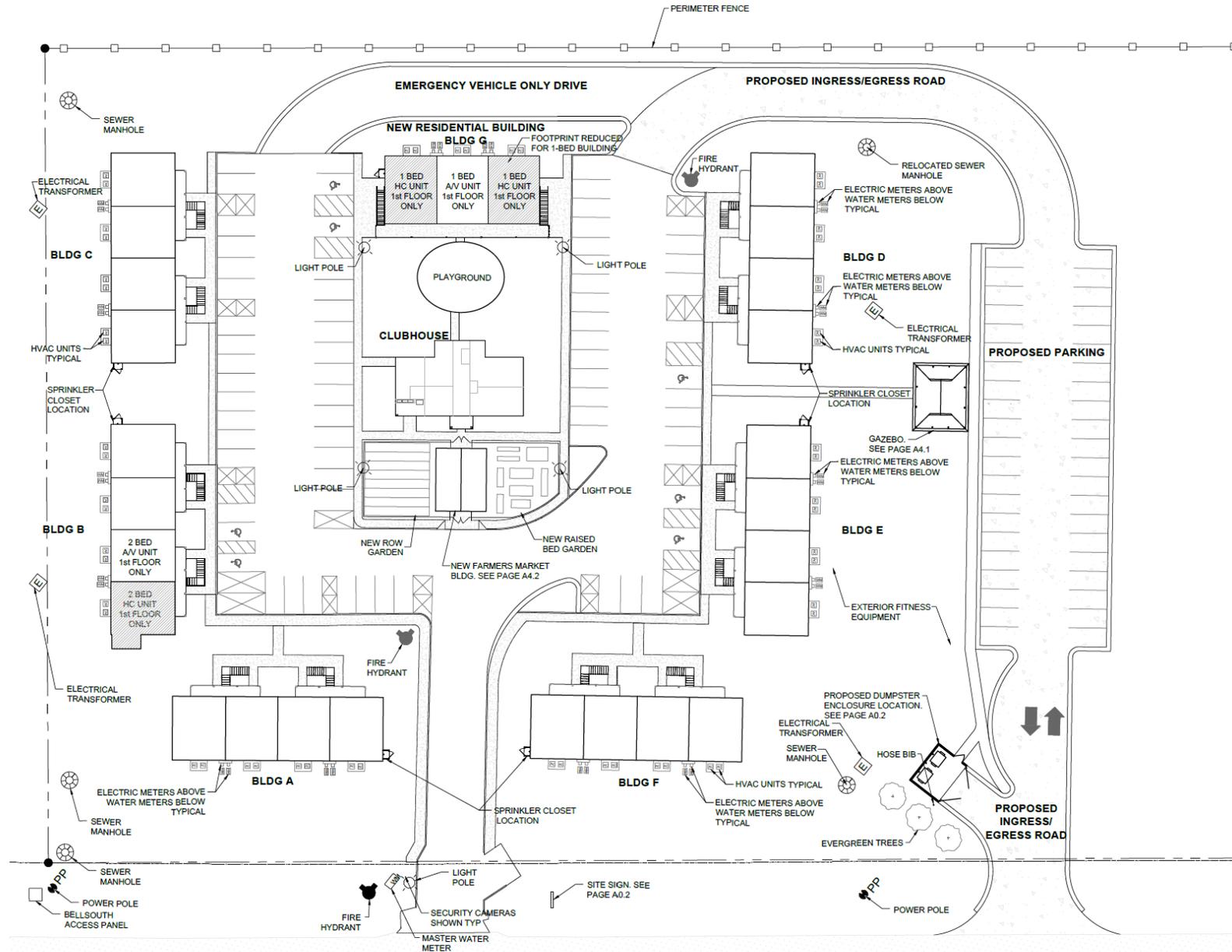


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## RICHLAND GARDENS



Built 1982, partially rehabbed in 1995 after original LIHTC award



# Sources

Richland Gardens, LP  
Closing: January 19, 2023

## Sources

### Construction Period

Construction Loan

OZ Investment

### Permanent

RD 538 Perm Loan

RD 515 Perm Loan

RD 515 Perm Loan - Subsequent

9% Tax Credit Equity

AHP Atlanta

## Funder

Regions Bank

HOPE Credit Union

Churchill Stateside Group

USDA Rural Development

USDA Rural Development

Regions Bank

FHLB Atlanta

RICHLAND GARDENS

June 2023



RICHLAND GARDENS

July 2024



RICHLAND GARDENS

**July 2024**



RICHLAND GARDENS

July 2024



# September 2024



# Transfer of Ownership Timing

Production and Preservation Division Multifamily Housing Transfer Applications	
FY Received	Average Number of Days from Application Received to Date Closed
FY 2024	0 years 8 months 18 days
FY 2023	0 years 9 months 26 days
FY 2022	0 years 11 months 2 days
FY 2021	1 years 0 months 11 days

\*as of January 15, 2025

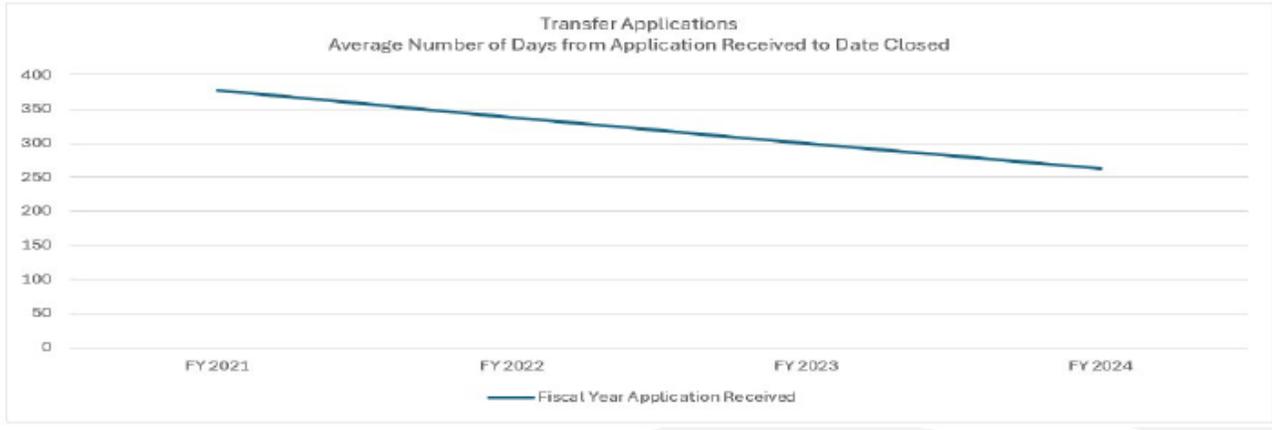


Table from USDA RD, Jan 2025

**Thank  
You**

 **Enterprise**<sup>®</sup>