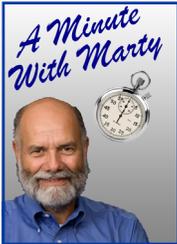




News & Views June 2013



“Everyone Wins at CIL’s Monopoly Game”

Who among us has not enjoyed the satisfaction of gaining all three of the same color properties in a Monopoly game? While CIL’s goals are exactly the opposite of hoping one’s sibling will land on St. James Place and owe extra rent due to one’s “orange monopoly,” we are nevertheless excited about our prospective trifecta in the Sheldon/Charter Oak neighborhood where we are revitalizing and repurposing almost an entire Hartford city block.

In the area bordered by Popieluszko Court, Wyllys Street and Charter Oak Avenue, CIL controls three major projects. First, we have been creating tasteful, high quality, affordable homes for first-time buyers where two years ago was nothing but an ugly, vacant lot.

Secondly and within the same block, we are helping CT Nonprofits achieve their strategic goal of starting a non-profit office center by acquiring and reconfiguring for them two, existing office buildings. For the non-profits who will call this place their home, CIL will provide affordable rents and top-notch property management services, while CT nonprofits offers the “back office” functions that too often consume a disproportionate share of a small nonprofit’s overhead.

Finally, we are on track to re-commission the Capewell factory building as residential rental units. The factory is vacant and deteriorating, has some residual environmental issues and is both a falling-brick hazard and an eyesore. CIL will make the property safe, restore the exterior to historic standards and complete construction of approximately 75 much-needed apartments. This represents our capstone achievement in this important neighborhood, which is sandwiched between high-end homes and the historic and iconic Church of the Good Shepherd.

In the game of Monopoly, somebody wins while everybody else loses. When CIL plays our “game,” particularly on a scale such as this, everybody wins! Sure, we get to advance our mission, but in doing so we are able to restore a historically valuable edifice to the glory of its heyday, convert non-performing taxable assets into an active revenue source for the city, provide housing options for people who want to enjoy upscale, “factory chic” apartment living and for people who are ready to move from renting to owning their first home, create scores of construction jobs and help improve surrounding property values. Officials who want to promote economic development in their town or city know that partnering with CIL is never like rolling the dice or landing on “Chance;” when we set out to reinvigorate an neighborhood, we get it done.

Martin Legault, President and CEO

Construction Corner

Our construction department managed the renovation of the Bloomfield Early Learning Center on Rockwell Avenue. Plagued by decades of basement flooding, this abandoned school building was a challenging project with a firm deadline of April 30th. It required extensive rehabilitation, including new electrical and HVAC systems, but was delivered on time by Bill Lennon and CIL’s Construction Department.

Once thought to be candidates for demolition, the sturdy, brick homes that Construction has renovated for the Southside Institutions Neighborhood Alliance (SINA) on Wolcott Street are 90% complete. SINA was honored with an award from the Hartford Preservation Alliance at its spring gala for reclaiming these structures. Also for SINA, we are rebuilding two duplexes on Zion Street in Hartford, as part of its Cityscape project, and renovating a home at 52 Franklin Avenue.

Work on the third phase of the Lofts at Sherwood Falls in Kensington has proceeded quickly in 2013. Some units have already been sold and certificates of occupancy for all the units are expected by mid-June. Excitement continues to build for finishing of the “round” units which, like all the units in the factory, feature large windows, high ceilings and exposed brick and timbers. Unique to the round units, other than their hemispherical shape, is that they are on the end of the building, close to the waterfall and feature views of Paper Goods Pond.



News Briefs

- ◆ CIL has been honored with another award from the Hartford Preservation Alliance for restoring the architectural beauty of 10 Liberty Street in Hartford. Funded through the federal Neighborhood Stabilization Act, this project entailed a thorough “gut” and rehabilitation. As one can see, the results of CIL Construction’s work on this property are quite spectacular. What was once an eyesore, is now a beautiful home that adds vibrancy to the neighborhood.
- ◆ CIL Development Incorporated has been selected by the Town of Berlin as the Preferred Developer for the Depot Crossing project at 848 Farmington Avenue. This TOD (Transit-Oriented Development) project gains value from its proximity to the train station. Abandoned by a previous developer, this partially-completed building will be finished as a mixed-use project with commercial space on the first floor, complemented by 16 residential units on the second and third floors.
- ◆ Final preparations are underway for the next CIL bond offering. This \$20.7 million issue will finance 21 licensed community residences developed through CIL Realty of Massachusetts Incorporated. Guaranteed with a letter of credit from M&T Bank, the bonds will be issued through the Massachusetts Development Finance Agency.
- ◆ In early June, 11 members of the CIL staff spent an afternoon procuring ingredients, cooking and serving a tasty and filling dinner for the residents of the South Park Inn. South Park Inn provides temporary housing for homeless families. More than 100 grateful residents enjoyed the pasta and meatball meal, which was topped off with homemade cookies and ice cream sundaes. Face painting and temporary tattoos were provided to amuse the children living in the shelter.

CIL Launches New Website!

As part of its initiative to educate potential customers and the public about the broad range of products and services CIL has to offer, the website www.CIL.org has been professionally rebuilt. The new site incorporates contemporary design standards to make it easy for visitors who are accustomed to navigating other non-profits’ websites to find the information they seek.

As with CIL’s other marketing efforts, the style and content reflect our spirit of industriousness and innovation, and highlight CIL’s capacity to serve organizations and people through its development, construction, property management and philanthropic activities. The new look will reinforce the CIL brand and convenient features include the ability for people to make electronic charitable donations and apply for AccesSolutions assistance.



“Bill Lennon (pictured left) exercises his culinary skills for the residents of South Park Inn.”

www.cil.org

Established in 1979, the Corporation for Independent Living creates and sustains housing and other community resources that provide affordability, accessibility and independence to those in need.

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