



Date: October 1, 2023

To: The Honorable Joan Hartley, Co-Chair, Commerce Committee
The Honorable Stephen Meskers, Co-Chair Commerce Committee
The Honorable Henri Martin, Ranking Member, Commerce and Finance Committees
The Honorable Cindy Harrison, Ranking Member, Commerce Committee
The Honorable John Fonfara, Co-Chair, Finance Committee
The Honorable Maria Horn, Co-Chair, Finance Committee
The Honorable Holly Cheeseman, Ranking Member, Finance Committee
Members of the Commerce Committee
Members of the Finance Committee

From: Alexandra Daum, Commissioner
Department of Economic and Community Development

Re: **C.G.S. Section 10-416c – Historic Rehabilitation Tax Credit Report**

In accordance with [section 10-416c \(j\)](#) of the Connecticut General Statutes, The Department of Economic and Community Development (DECD) presents to the Commerce and Finance Committees the annual Historic Rehabilitation Tax Credits report for the fiscal year 2023.

The CT Historic Rehabilitation Tax Credit Program ([C.G.S. section 10-416c](#)) establishes a 25% tax credit on the [Qualified Rehabilitation Expenditures](#) associated with the rehabilitation of a [Certified Historic Structure](#). The structure must be rehabilitated in a manner consistent with the historic character of such property and have a post-rehabilitation use of: (1) residential use of five units or more; (2) mixed residential and nonresidential use; or (3) nonresidential. The credit increases to 30% if the project is located within a [federally designated opportunity zone](#) or the project includes an affordable housing component, provided at least 20% of the rental units or 10% of for-sale units qualify under [C.G.S. section 8-39a](#).

The program makes \$31.7 million in tax credit reservations available each fiscal year. The per-project cap is up to \$4.5 million in tax credits. The program has a five-part application process, and all applications are accepted on a rolling basis.

During Fiscal Year 2023 (FY23), the Connecticut State Historic Preservation Office (SHPO) accepted thirty-three (33) new applications to the Historic Rehabilitation Tax Credit program in communities serving New Britain (1), Meriden (7), New Haven (2), Middletown (1), Hartford (14), Norwich (3), New London (2), Torrington (1), Bridgeport (1), and Haddam (1).

State Historic Preservation Office

450 Columbus Blvd, Suite 5 | Hartford, CT 06103 | P: 860.500.2300 | Cultureandtourism.org

An Affirmative Action/Equal Opportunity Employer An Equal Opportunity Lender



Department of Economic and
Community Development

State Historic Preservation Office

During FY23, the SHPO reserved tax credits for fourteen (14) projects in the amount of \$31,700,000.00. Five (5) projects will be rehabilitating a property for mixed residential and nonresidential use. Three (3) projects a receiving tax credit reservation will rehabilitate a property to solely nonresidential use. The remaining projects will be residential only rehabilitations. A total 188,587 square feet of nonresidential space and 481 units of residential housing will be created of which 39 will be low-moderate income units.

Should you have any questions concerning this report, please contact Julie Carmelich, Historic Rehabilitation Tax Credit Coordinator at (860) 500-2362 or julie.carmelich@ct.gov.

State Historic Preservation Office

450 Columbus Blvd, Suite 5 | Hartford, CT 06103 | P: 860.500.2300 | Cultureandtourism.org

An Affirmative Action/Equal Opportunity Employer An Equal Opportunity Lender



New Applications

Project Name	Project Address	Project City
Packard Building	5-39 Arch Street	New Britain
Aeolian Company Factory_Section A	85 Tremont Street	Meriden
Aeolian Company Factory_Section B	85 Tremont Street	Meriden
390-392 Orchard Street	390-392 Orchard Street	New Haven
Hall & Lewis Block	1-3 Colony Street	Meriden
Wilcox Hardware Store	9 Colony Street	Meriden
13-17 Colony Street	13-17 Colony Street	Meriden
YMCA Building of Meriden	21-23 Colony Street	Meriden
Butler Paint Company	51 Colony Street	Meriden
Commercial Building	339-351 Main Street	Middletown
119-121 Bedford Street	119-121 Bedford Street	Hartford
120-122 Bedford Street	120-122 Bedford Street	Hartford
123-125 Bedford Street	123-125 Bedford Street	Hartford
124-126 Bedford Street	124-126 Bedford Street	Hartford
127-129 Bedford Street	127-129 Bedford Street	Hartford
128-130 Bedford Street	128-130 Bedford Street	Hartford
131-133 Bedford Street	131-133 Bedford Street	Hartford
131-133 Brook Street	131-133 Brook Street	Hartford
132-134 Bedford Street	132-134 Bedford Street	Hartford
135-137 Bedford Street	135-137 Bedford Street	Hartford
Central Baptist Church	2 Union Street	Norwich
Underwood Computing Machine Company Factory	56 Arbor Street	Hartford
Ponemah Mills, Mill #2	555 Norwich Avenue	Norwich
Temple Beth Isreal (COCC)	21 Charter Oak Avenue	Hartford
Edward Bloom Silk Mill Building 3	92 Garfield Avenue	New London
Edward Bloom Silk Mill Buildings 1 and 2	90 Garfield Avenue	New London
North-West School	1240 Albany Avenue	Hartford
Southern New England Telephone Company	430 John Street	Bridgeport
Reid & Hughes Department Store	193-201 Main Street	Norwich
215 Dwight Street	215 Dwight Street	New Haven
Whitney Manufacturing Company	169 Bartholomew Avenue	Hartford
Lilley Block #2	11 Main Street	Torrington
Scovil Hoe Company, Mill #4	11 Candlewood Hill Road	Haddam



Reservations

Project Name	Project Address, City	Est. Project Cost	Reservation Amount	SF Non - residential	Residential Units	# Required for Affordable	# Affordable
Steiger Building	99 Pratt Street, Hartford	\$16,560,247.00	\$1,697,057.51	35,477	97	9	n/a
CT General Insurance Company Building	55 Elm Street, Hartford	\$27,042,500.00	\$4,500,000.00	37,025	109	10	22
Donaghue Building	525 Main Street, Hartford	\$4,808,000.00	\$1,442,400.00	4,000	42	4	9
Hartford Fire Engine Company #4	275 Pearl Street, Hartford	\$6,371,687.00	\$1,911,506.00	4,000	40	4	8
CT General Insurance Company Building, Press Building	55 Elm Street, Hartford	\$13,052,500.00	\$3,915,750.00	n/a	32	3	n/a
The Russell Building	77 Bank Street, Waterbury	\$1,019,926.00	\$305,977.80	4,913	10	1	n/a
Whitney Manufacturing Company, Group 1	237 Hamilton Street, Hartford	\$16,496,296.40	\$4,500,000.00	n/a	36	3	n/a
Whitney Manufacturing Company, Group 2	237 Hamilton Street, Hartford	\$21,390,566.60	\$4,500,000.00	n/a	61	6	n/a
Berkshire Apartments	516 Orange Street, New Haven	\$1,854,200.00	\$463,550.00	n/a	37	3	n/a
280-290 Garden Street	280-290 Garden Street, Hartford	\$1,351,020.00	\$405,306.00	n/a	12	1	n/a
Yantic Woolen Company Mill, building 1	140 Yantic Road, Norwich	\$12,138,229.00	\$3,034,557.25	50,000	n/a	n/a	n/a
Yantic Woolen Company Mill, buildings 2,3,6,8, and 9	140 Yantic Road, Norwich	\$9,962,975.00	\$2,490,743.75	35,120	n/a	n/a	n/a
Yantic Woolen Company Mill, buildings 4,5, and 7	140 Yantic Road, Norwich	\$9,774,582.00	\$2,443,645.50	18,052	n/a	n/a	n/a
251 Dwight Street	215 Dwight Street, New Haven	\$493,452.35	\$89,506.19	n/a	5	1	n/a
TOTALS		\$142,316,181.35	\$31,700,000.00	188,587	481	45	39

n/a = not applicable