

HOUSING & ECONOMIC DEVELOPMENT



20
23

20
24





HOUSING & ECONOMIC DEVELOPMENT

BACKGROUND

One of the most urgent challenges facing the State of Connecticut and the City of Hartford is the significant need for quality housing opportunities at every level of the income spectrum. The City of Hartford hosts more deed-restricted affordable housing than any municipality in the state, by far, and over the last eight years has significantly improved major affordable housing developments while adding new affordable units, with more in the pipeline.

In addition to maintaining its focus on the improvement and construction of affordable units, the City has worked to expand the supply of market-rate and workforce housing — a priority that will be critical to the city’s recovery in the wake of COVID-19, given the shift to remote work and the opportunity Connecticut as a whole has to attract workers and families.

Hartford’s energy and investments in housing are reflected in its City Plan, which was released in 2020, and the Affordable Housing Plan, released in 2022. The City laid out clear goals in its 2015 Plan: 5,000 new units of housing in and around the Central Business District, including filling vacant lots and converting abandoned buildings to residential use; repairing the housing stock; using the land bank to transform vacant, blighted properties; and increasing homeownership. There are initiatives underway on all of those fronts.

BACKGROUND CONT.

In addition to initiatives specifically aimed at housing, the City is also pursuing a wide variety of other economic development projects in locations across Hartford, aimed at not only furthering our housing goals, but also creating new spaces for street-level small businesses and growing the City's grand list through economic expansion, with resulting job opportunities for city residents. Many such projects feature mixed-use development, in which retail or commercial space can be found on the ground floor, with residential units on the floors above. These initiatives will be described in more detail further on the following pages.



CONTINUED INVESTMENT IN AFFORDABLE HOUSING

Given Hartford’s aging housing stock, growing the number of quality affordable units requires rehabilitating or rebuilding existing properties while at the same time building new affordable developments and, where feasible, including new affordable units within larger market rate developments.

1,389 REHABILITATION OF EXISTING AFFORDABLE HOUSING: The City has worked to fix up large affordable housing projects such as the Clay Arsenal Renaissance Apartments and Barbour Gardens, which had fallen into shocking disrepair due to the negligence of their out-of-town landlords. Including those projects and others 1,389 affordable units were rehabilitated in Hartford between 2016-2022.

675 AFFORDABLE UNITS IN THE REHABILITATION PIPELINE: Over the next three years, there are an additional 675 affordable units slated for rehabilitation — funded by a combination of tax abatements and tax credits. Projects include the Tuscan Homes, the apartments at Bedford Gardens, The Retreat, and the next phase of Clay Arsenal apartments.

REHABILITATION OF NEIGHBORHOOD AFFORDABLE HOUSING SINCE 2016

Project/Development Name	Project Type	Total Units	Market	Affordable Units	% Affordable Units	Neighborhood	AMI Level	Completed
CLAY ARSENAL RENAISSANCE APARTMENTS	Rental	150	0	150	100%	Clay Arsenal	25%-80%	2019
BARBOUR GARDENS	Rental	74	0	74	100%	Northeast	25%-80%	2022
BEDFORD GARDENS	Rental	85	60	25	29%	Clay Arsenal	25%-80%	2022
SIGOURNEY SQUARE	Rental	42	0	42	100%	Asylum Hill	25%-80%	2022
95 VINE	Rental	31	0	31	100%	Upper Albany	25%-80%	2022
CASA VERDE	Rental	39	0	39	100%	South Green	25%-80%	2022
ENFIELD /MAGNOLIA	Rental	20	0	20	100%	Northeast	25%-80%	2022
SIGOURNEY MEWS	Rental/Family	88	0	88	100%	Asylum Hill	25%-80%	2018
BILLINGS FORGE	Rental/Family	112	0	68	100%	Frog Hollow	25%-60%	2019
CHAPELLE GARDENS	Rental/Family	179	0	179	100%	Northeast	25%-80%	2021
M.D. FOX	Rental/Family	90	0	90	100%	South Green	25%-65%	2016
CLEMENS PLACE	Rental/Family	642	0	583	100%	Westend	25%-80%	2016
		1552		1,389	89%			

REHAB PIPELINE OF AFFORDABLE UNITS/PROJECTS IN THE NEIGHBORHOODS

CLAY ARSENAL RENAISSANCE APARTMENTS OMNI	Rental	150	0	150	100%	Clay Arsenal	25%-80%	2023
MERCY SHELTER HOUSING — PLINY STREET PROJECT	Rental	24	0	24	100%	Northeast	25%-80%	2024
DILLON PLACE APARTMENTS	Rental	65	0	65	100%	Sheldon-Oak	25%-60%	2023 2025
WETHERSFIELD COMMONS — CRT	Rental	12	0	12	100%	Sheldon-Oak	25%-60%	2023
TUSCAN II HOMES	Rental	120	0	120	100%	Northeast	25%-80%	2023
HARTFORD ASSISTED LIVING PARTNERSHIP — CRT (90 RETREAT AVENUE)	Rental	100	0	100	100%	South Green	25%-60%	2024
THE RETREAT	Rental/Elderly	100	0	100	100%	South Green	25%-65%	2023
THE HOLLANDER	Rental	70	14	56	80%	Asylum Hill	25%-80%	2025
SOROMUNDI COMMONS	Rental	48	0	48	100%	Asylum Hill	25%-60%	2025
		689		675	98%			

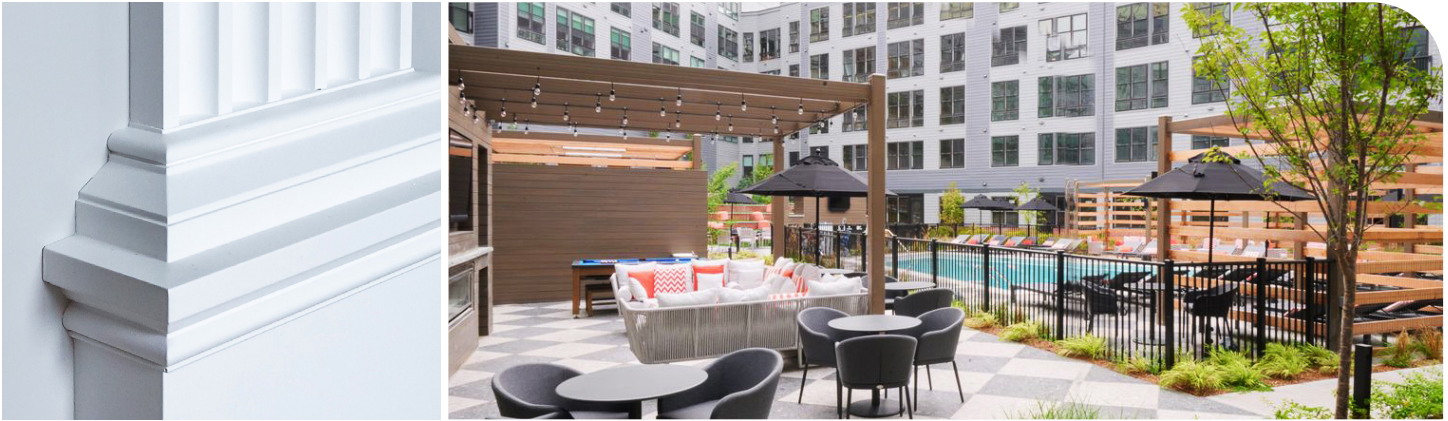
818 NEW AFFORDABLE HOUSING UNITS OUTSIDE DOWNTOWN: The new affordable housing units built over the last eight years include new, ground-up construction at historic housing projects like Westbrook Village and Bowles Park, now known as The Village at Park River and Willow Creek. It also includes important projects the Hub on Park, and New Samaritan senior housing in Parkville. All together, 818 new, affordable units were built or are currently being built in Hartford in Hartford between 2016-2022 outside the downtown area.

- **575 Affordable Units in the Construction Pipeline:** Separately, there are nearly 600 affordable units in the construction pipeline, ranging from larger projects like Fuller Brush to smaller projects like 270 Albany Avenue, and the last phases of the Westbrook Village and Bowles Park projects.



NEW NEIGHBORHOOD AFFORDABLE HOUSING SINCE 2016

Project/Development Name	Project Type	Total Units	Market	Affordable Units	% Affordable Units	Neighborhood	AMI Level	Completed
CLOVER GARDENS	Rental	32	0	32	100%	Asylum Hill	25%-80%	2022
NEW SAMARITAN ELDERLY HOUSING	Rental	22	0	22	100%	Parkville	25%-80%	Underway
HARTFORD HABITAT	H/O	4	0	4	100%	Northeast	80%	2020
HARTFORD HABITAT	H/O	3	0	3	100%	Frog Hollow	80%	2017
HARTFORD HABITAT	H/O	3	0	2	67%	Northeast	80%	2018
HARTFORD HABITAT	H/O	2	0	2	100%	Southend/ Northeast	80%	2017
HARTFORD HABITAT	H/O	6	0	6	100%	Asylum Hill	80%	2020
THE HUB	Rental	45	10	35	78%	Frog Hollow	25%-65%	2022
EDWARDS STREET HOUSING	H/O	3	3	3	100%	Clay Arsenal	80%	2022
WEAVER BUILDING LLC ALBANY & WOODLAND	Rental	18	10	8	44%	Upper Albany	0%-80%	Underway
MAGNOLIA BUILDING LLC 635 ALBANY	Rental	12	4	8	67%	Upper Albany	0%-80%	Underway
ANDALEEB ENTERPRISES LLC ALBANY AND VINE	Rental	8	2	6	75%	Upper Albany	0%-80%	Underway
BRACKET KNOLL	H/O	14	0	14	100%	Northeast	80%	Underway
THE VILLAGE AT PARK RIVER/ WESTBROOK PHASE 1-4	Rental	260	60	200	77%	Blue Hills	25%-65%	2022
WILLOW CREEK/BOWLES PARK PHASE 1-3	Rental	135	11	124	92%	Blue Hills	25%-65%	2022
VARIOUS RESIDENTIAL 1-3 FAMILY PROPERTIES	H/O	147		147	100%	All Neighborhoods	60%-80%	2016-2022
VARIOUS RESIDENTIAL PROPERTIES	OO/Rental	135	31	104	77%	All Neighborhoods	25%-80%	2016-2022
VARIOUS RESIDENTIAL PROPERTIES	OO/Rental	29	16	13	45%	Clay Arsenal Northeast	0%-100%	2020-2022
DAYS INN SHELTER - CRT	Shelter	85	0	85	100%	Meadows	0%-80%	Underway
		963		818				



132 NEW AFFORDABLE UNITS AS PART OF DOWNTOWN DEVELOPMENT:

Working hand in hand with the city, the Capital Region Development Authority (CRDA) has helped spur a large amount of housing development downtown, from the Capewell Lofts to new construction near the baseball stadium. Those developments have included 132 affordable units already built, with another 54 expected over the next year through DONO Phases I and II and the Arrowhead project. Overall, about ten percent of Hartford’s downtown units are categorized as affordable, and that percentage is higher than 136 out of Connecticut’s 169 municipalities.

SELECT DOWNTOWN HOUSING PROJECTS SINCE 2016

Project/Development Name	Total Units	Market	Affordable Units	% Affordable Units	AMI Level	Completed/ To Be Completed
TEACHERS VILLAGE	60	42	18	30%	25%-100%	2019
CAPEWELL LOFTS	72	72	1	20%	50%-120%	2016
390 CAPITOL AVENUE	112	71	14	20%	50%-120%	2016
DONO PHASE I	270	243	27	10%	30%-120	2022
28 HIGH STREET	28	22	6	20%	50%-120%	2020
PARK AND MAIN	126	101	25	20%	80-120%	2022
525 MAIN STREET	42	36	8	20%	80-120%	2022
55 ELM STREET	164	131	33	20%	80%-120%	2022
	874		132			
DOWNTOWN PROJECT PIPELINE — ANTICIPATED						
DONO PARCEL B (PHASE I)	280	270	10	4%	50%-80%	2024
DONO PARCEL B (PHASE 2)	189	180	9	18%	120%	2024
ARROWHEAD	18	14	4	22%	50%-80%	2024
	487	464	23			

2,339 TOTAL NEW OR REHABILITATED AFFORDABLE HOUSING: Taken together, 2,339 units of affordable housing were added or rehabilitated between 2016–2022 in Hartford, excluding affordable units in the pipeline. As a result, even as the City has brought new investment and market rate housing, it has maintained a record proportion of affordable housing: 40%, the highest in the state.

MARKET RATE DEVELOPMENT

In partnership with the Capital Region Development Authority, Hartford has seen more than 3,300 units developed over the last eleven years, with a current occupancy rate of 95%. Building on that progress, Hartford’s City Plan, adopted in 2020, embraced the goal of building 5,000 new units between 2020 and 2035. CRDA is also helping to advance several of the Plan’s “Ten Transformative Projects,” including the completion of DONO, development at Bushnell South, and the Parkville Arts & Innovation District.



DOWNTOWN HOUSING PROJECTS SINCE 2016

Project/Development Name	Total Units	Market	Affordable Units	% Affordable Units	AMI Level	Completed/ To Be Completed
TEACHERS VILLAGE	60	42	18	30%	25%-100%	2019
CAPEWELL LOFTS	72	72	1	20%	50%-120%	2016
390 CAPITOL AVENUE	112	71	14	20%	50%-120%	2016
DONO PHASE I	270	243	27	10%	30%-120	2022
SPECTRA ON PEARL (101&111)	258	258	0	0	N/A	2020
28 HIGH STREET	28	22	6	20%	50%-120%	2020
81 ARCH STREET	53	53	0	0	N/A	2019
COLT NORTH ARMORY	48	48	0	0	N/A	2019
HARTFORD CARRIAGE HOUSE AT ALLYN	66	66	0	0	N/A	2020
1279-83 MAIN STREET	10	10	0	0	N/A	2022
HARTFORD LOFTS/ 289 ASYLUM STREET	8	8	0	0	N/A	2019
COLT U APARTMENTS	28	28	0	0	N/A	2021
PARK AND MAIN	126	101	25	20%	80-120%	2022
525 MAIN STREET	42	36	8	20%	80-120%	2022
275 PEARL STREET	39	0	0	0	N/A	2022
55 ELM STREET	164	131	33	20%	80%-120%	2022
99 PRATT STREET	97	97	0	0%	N/A	2022
	1481	1286	132			
DOWNTOWN PROJECT PIPELINE — ANTICIPATED						
DONO PARCEL B (PHASE 1)	280	270	10	4%	50%-80%	2023
DONO PARCEL B (PHASE 2)	189	180	9	18%	50%-120%	2024
ARROWHEAD	18	14	4	22%	50%-80%	2023
	543	464	54			

1,481 TOTAL DOWNTOWN DEVELOPMENT SPURRED BY CRDA: CRDA has supported most of the new, market rate housing development downtown. Most of the 1,481 units built between 2016 - 2022 come from larger projects, with one hundred or more units. They are scattered throughout the downtown area.

KEY OPPORTUNITIES: There are 1,107 CRDA-supported units that are currently in construction or at closing. There are an additional 1,350 units that are in the underwriting or planning phases. Many of those planned units are in developments that were identified among the city’s “Ten Transformative Projects” highlighted in the Hartford 2035 City Plan.

CRDA’S ROLE BEYOND DOWNTOWN: CRDA has also played an active role in development projects beyond downtown, including providing some financing for Parkville Market, the homeownership opportunities at Brackett Knoll, the Bowles Park redevelopment, NINA’s work in Asylum Hill, and more.

- **Bristle & Main (Former Fuller Brush Factory):** In December 2023, the City announced that redevelopment of the old Fuller Brush factory would move forward. The \$36 million project includes funding from CRDA, the State, the City, and private financing secured by Shelbourne, the developer. The mixed-use project will include 155 one- and two-bedroom units. There is a \$27 million second phase of the project that includes commercial and light industrial space that still requires funding.



HOMEOWNERSHIP OPPORTUNITIES

The overwhelming majority of Hartford residents are renters, and one of the goals in the City Plan is to increase homeownership by 50% by encouraging more owner-occupied units, including condo buildings in the neighborhoods. Hartford is pursuing several initiatives to push the city towards that goal.

As part of the Affordable Housing Plan, there are 171 affordable homeownership units planned for the next five years.

ANTICIPATED NEW AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

Project/Development Name	Project Type	Total Units	Ownership Units	Rental Units*	Neighborhood	Homeowner AMI Level	Anticipated Date
HABITAT FOR HUMANITY RESIDENTIAL PROJECTS	H/O	10	9	1	Various	50%-80%	2023-2024
SOUTHSIDE INSTITUTIONS NEIGHBORHOOD ASSOCIATION (SINA) RESIDENTIAL PROJECTS	H/O	16	8	8	Parkville	25% -80%	2023-2024
THE VILLAGE AT PARK RIVER (FORMERLY WESTBROOK) PHASE 5 OR 6	H/O	18	18	0	Blue Hills	80%	2024
WILLOW CREEK (FORMERLY BOWLES PARK) PHASE 5 OR 6	H/O	29	29	0	Blue Hills	80%	2024
CITY OF HARTFORD HOUSEHARTFORD DOWNPAYMENT ASSISTANCE PROGRAM	H/O	120	75	45	Northeast	50%-80%	2022-2027
HARTFORD LAND BANK	H/O	37	25	12	Various	80%	2022-2027
CITY OF HARTFORD'S GAP PROGRAM	H/O	13	5	8	Various	80%-120%	2022-2024
NEAK CONSTRUCTION, LLC	H/O16	4	2	2	Northeast (Enfield Street)	80%	2024
		247	171	76			

*Note that in some cases, new affordable homeownership projects will consist of 2-unit residential structures, where one unit will be owner-occupied and the other will be rented. For this reason, there are rental units included in the anticipated 5-year pipeline. Source: City of Hartford Housing Division, August 2022.

DOWN PAYMENT ASSISTANCE PROGRAM: Owner-occupied housing opportunities strengthen neighborhoods and help attract (or lure back) families who want to live and raise their families in Hartford. But down payments are one of the biggest hurdles prospective homeowners face — particularly for people of color. One analysis found that 80% of “working age minority renters,” have less than \$5,000 in cash. In Hartford’s context, that would be a huge barrier for families that have roots in Hartford but have moved to surrounding towns, or to other parts of the country.

To help make it easier for prospective homeowners, Hartford has long had a down-payment assistance program, which it funds through a U.S. Department of Housing and Urban Development annual allocation. The program offers down payment assistance to low and moderate-income households seeking to purchase a 1- to 4-unit home in Hartford. The program can cover up to 20% of the purchase price for down payment, up to a maximum of \$40,000 total. Homeowners that receive assistance must maintain the property as their primary residence. From 2016 to 2022, that program helped 185 homebuyers, and more than ninety percent of successful buyers were households of color, and the City has allocated more than \$5 million through this program.



CITY EMPLOYEE DOWN PAYMENT ASSISTANCE: In 2023 the City set aside \$1.25 million, from a combination of American Rescue Plan funds and General Fund dollars, to create a down payment assistance program for City employees. It will offer \$10,000 to each employee who wants to buy a home in Hartford, and the program is now open to applications.

GAP FINANCING: This program creates a financial incentive for developers to build 1- and 2-unit owner-occupied homes. The developer can fill the “gap” between what it costs to build a home and the appraised value or sales price of that home, giving a low-income family the opportunity for homeownership. Over the last eight years, the City has spent \$1.7 million supporting 27 projects with 47 total units of housing.

HOMEOWNERSHIP PARTNERSHIP WITH NEIGHBORHOOD DEVELOPERS: Hartford allocated \$4.1 million in American Rescue Plan funds to support the work of Habitat for Humanity, NINA, SINA and the Hartford Land Bank. Those organizations are charged with renovating old, blighted buildings or building on vacant lots to create homeownership opportunities. The City has worked with these organizations for many years, and since 2016 they’ve collectively created more than fifty homeownership opportunities (excluding the Land Bank). So far, this funding has allowed the three organizations to create more than 50 homeownership opportunities.

COMMUNITY INVESTMENT FUND (CIF) APPLICATION: In 2022, the State launched a five-year, \$875 million grant program aimed at building affordable housing, brownfield remediation, and public facilities. Hartford

submitted an application for \$26.7 million to support a \$39.9 million, five-year effort to build 200 new, owner-occupied homes. The funding would create 48 new homeownership units and 26 rental units in duplexes, as well as pre-development work for two Hartford Housing Authority sites that will enable a minimum of 50 additional homeownership units. The overall project team includes experienced developers including Mutual Housing Association of Greater Hartford, Toraal Development, Sheldon Oak Central, the Hartford Housing Authority, the Hartford Land Bank and LISC. The city has site control on all of the proposed properties.

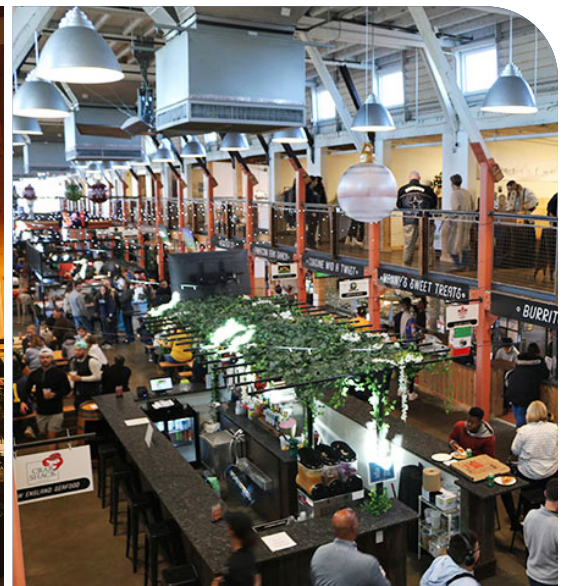
- **Funding for Mary Shepard Home Ownership Opportunities:** In April 2023, the State Bond Commission granted Hartford \$4.57 million to fund one component of its overall plan, the redevelopment of Mary Shepard Place, a 127-unit public housing development owned by the Housing Authority. As part of this redevelopment plan, the aging units will be placed with a mix of homeownership and affordable rental units.

LAND BANK: In 2017, Hartford created a land bank and successfully obtained \$5 million in initial capitalization funds. Land banks are non-profit entities that acquire and redevelop (or sell) properties in order to return them to productive use. It took several years for the state to release the funding for the Hartford Land Bank to use, and the City began transferring parcels to the Land Bank in 2021. The first renovation was completed in 2022 on Earle Street. Since then, the city has transferred 23 additional properties to the Land Bank, bringing the total number of Land Bank properties to 30.

ECONOMIC DEVELOPMENT PROJECTS

In addition to the housing initiatives described above, the City is pursuing a wide variety of economic development projects in locations across Hartford aimed at furthering our housing goals, creating new spaces for street-level small businesses, and growing the City's grand list through economic expansion with resulting job opportunities for city residents.

Many such projects feature mixed-use development, where retail or commercial space can be found on the ground floor, with residential units on the floors above. Here is a selection of the largest economic development projects across the city that are underway or in various stages of planning, with a focus on projects with significant commercial components. Some of these projects are at or near construction, while others remain in the earlier stages of planning and development:



PARKVILLE ARTS & INNOVATION DISTRICT: This is a major, \$242 million plan to transform Parkville into a statewide destination for arts, culture, cuisine, creative enterprise, and innovation. Realizing the entire vision will require continued coordination and funding from the City, the State through its Innovation Corridor program, CRDA, and private developers. These are the components of the project that are not related to housing:

- Parkville Market Phase II:** The second phase of Parkville Market will include 30,000 square feet of commercial and recreation space. Construction is underway, with anticipated opening of the first floor in the first half of 2024.
- 237 Hamilton St:** Originally a factory, this 112,000 square foot complex will become a mixed-use development including 80,000 square feet for commercial uses. This approximately \$70 million project is financed primarily through private financing, utilizing historic tax credits, and CRDA gap financing. Environmental remediation work is already underway and nearly complete, with the next phase of construction anticipated for the Spring of 2024. This project represents the largest of the current redevelopment projects on the Bartholomew Avenue corridor.



- 17-35 Bartholomew Avenue:** These vacant lots are slated for the first significant ground-up construction in the Parkville neighborhood in many years, with approximately 57 units of residential concealing a structured parking garage that will provide district parking to the Parkville neighborhood. The residential project is anticipated to cost approximately \$17 million, and will utilize a combination of sources, including private financing, Challenge Grant funding, and city funds allocated through the CRDA partnership. Garage financing includes an allocation of city economic development funds allocated through the CRDA partnership. The city is currently working to finalize both the property disposition and a revenue sharing agreement.
- 81 Bartholomew Avenue:** In 2022, the City acquired this 80,000 square foot property from a private owner. The initial plan was to create a co-working space focused on advanced manufacturing and digital technologies, potentially anchored by DISTRICT, the New Haven-based technology park, and the Connecticut Center for Advanced Technology. While the city was unsuccessful in obtaining an Innovation Corridor grant to pursue that initial plan, the Bronin Administration believed that it was critical to control the future disposition of such a large and unique property on Bartholomew Avenue.
- 169 Bartholomew Avenue:** This former Whitney Machine Company building includes 48,000 square feet of space that requires substantial remediation and stabilization. The building is under private ownership, and the owners have been pursuing brownfield grant funds to support remediation. The city has encouraged the owners to partner with larger-scale developers given the size and complexity of this project. If successful, this project would be a very significant addition to the Parkville redevelopment efforts.
- The Biggest Redevelopment Opportunity in Hartford:** In 2021, the City of Hartford acquired, through foreclosure, the 33-acre former scrap metal yard located along Flatbush Avenue and abutting the properties slated for redevelopment on Bartholomew Avenue. This property requires significant environmental remediation, and the city has completed initial environmental assessments. Due to its size, this property represents, over the long-term, the largest single developable parcel in the City of Hartford.

“NORTH CROSSING”: Originally known as Downtown North, the mixed-use development project around Dunkin’ Park can now continue, with the City’s litigation with the former developer settled. The total \$250 million project, which is developed by RMS Companies, will create about 1,000 apartments in addition to parking garages and commercial spaces.

- **Parcel C:** The first phase of development, to the South of the stadium, was fully completed in the summer of 2023. There are 270 apartment units, a 250-space parking garage, and 5,500 square feet of commercial space. The housing on Parcel C is almost entirely occupied by tenants. The vast majority of the \$56 million project was privately funded, with \$11,800 from CRDA and about a million in City HOME funding.

PARCEL B: This is the next stage of development, on the surface parking lot West of the stadium, which will be broken up into two parts. Phase I is a \$58 million project that includes 227 apartments and a 541-space parking garage, and it is expected to break ground in early 2024. Phase II will include 304 apartments and likely break ground in 2026. Phase I and Phase II together represent a \$120 million development, anticipated to include approximately \$32 million in funding from CRDA.

- **Parcel A:** This is a collection of vacant parcels Northwest of the stadium and it’s connected to the Arrowhead Gateway redevelopment. This parcel could serve a variety of uses, including a potential grocery store.
- **Parcel D:** This is the former Travelers data center, and it requires about \$12 million in environmental remediation before redevelopment can be considered. This City of Hartford is currently pursuing Community Investment Fund resources to support this demolition and remediation.
- **RPI Campus:** The developer of North Crossing purchased the 13-acre former Rensselaer Polytechnic Institute campus. The developer plans to demolish part of the campus to support future mixed-use development, allowing for a substantial addition of residential density that will complement the growth of Downtown North. The development will retain the existing 450-spot parking garage.

BUSHNELL SOUTH: The master plan for Bushnell South envisions a new neighborhood at the crossroads of Bushnell Park and the Bushnell Theatre, including new apartment buildings, townhouses, restaurants, and green spaces. The plan includes approximately 1,200 units of housing and 63,000 square feet of retail and commercial space. The total project cost is estimated at \$400 million, and it would require approximately \$100 million in gap financing through CRDA. Main elements of the master plan include:

- **Multi-parcel property around 55 Elm Street:** An affiliate of Spinnaker Real Estate Partners owns five acres of land on and around 55 Elm Street, the site of two old State office buildings, and holds the option to acquire six additional parcels of surface parking totaling another 2.5 acres. The full potential development includes more than 450 units of housing, 75 hotel rooms, and 150,000 square feet of commercial space.
 - **55 Elm Street:** This project is underway and will include 164 apartments and about 15,700 square feet of commercial space. The total project will cost \$68 million, with \$5 million from CRDA. If the project receives historic tax credits and repays CRDA with those credits, CRDA will roll over the funding into other portions of the development.
 - **65 Elm Street & 100 Capitol Avenue:** These properties would become apartment buildings with a combined 85 residential units, at a total project cost of about \$23 million. These parcels would receive CRDA rollover funding, if applicable.
- **Capitol Avenue & Buckingham Street:** This parcel is currently a state-owned surface parking lot down the street from the Bushnell Theatre, and will be the site of a \$72 million project that includes 375 residential units and 28,000 square feet of commercial space. It could also include an outdoor performance venue and green space connecting the housing development to the Bushnell.

ALBANY AVENUE REVITALIZATION: The City of Hartford has pursued an aggressive, coordinated economic development plan for Albany Avenue, which includes multiple mixed-use renovation projects and ground-up construction, with the goal of eliminating blight, filling in vacant lots, and creating a more vibrant economic corridor:

- **Expansion of Albany Avenue Library Branch:** The City of Hartford has provided substantial funding, utilizing multiple sources, to allow for the rehabilitation of the Historic Northwest Jones School to serve as an annex to the existing Albany Avenue Library. The City is currently preparing to begin environmental remediation work, after which the project will be transferred to the Hartford Public Library.
- **Albany-Woodland Redevelopment:** This long-vacant lot at the corner of Albany Avenue and Woodland Street is moving toward development. The plan includes the construction of approximately 31,000 square feet of total space, and it will house the City’s health department, a bank, a restaurant, and parking behind the building. This is a \$19.5 million development project, led by Grow America and funded by the city, in partnership with CRDA. The city is working to finalize a Development Management Agreement that will allow for construction to begin in early 2024.



- **Development of 614 Albany Avenue (Police Substation Lot):** The site located at 614 Albany Avenue and 88 Magnolia Street has been blighted and underutilized for many years. Redevelopment plans now in progress call for a team of developers in partnership to construct a mixed-used structure consisting of 78 residential units and approximately

12,000 square feet of commercial space with amenities on the ground floor. The total projected cost of the project is approximately \$30.9 million, with financing to include a construction loan, CHFA loan, federal LIHTC equity, State Department of Housing funds, developer equity, and a \$3.5 million City of Hartford grant supported in part by State bonding.



- **Development of 270 Albany Avenue Block:** The property located at 270 & 292 Albany Avenue has been blighted and underutilized for several years. In late 2021, the City issued an RFP seeking to redevelop the property into a mixed-use development with commercial space on the ground floor and residential spaces above. Plans call for rehab of the existing historic structure, already stabilized by the City, into eight residential units and approximately 1,200 square feet of commercial space, while a new four-story building will add 32 additional residential units and 1,800 more square feet of commercial space on the ground level. This \$10.8 million effort will be financed through a construction loan, CHFA loan, historic tax credits, federal LIHTC Equity, and State Department of Housing funds.
- **Arrowhead Redevelopment:** At the corner of Main Street and High Street, the Arrowhead redevelopment project will combine four City-owned parcels with four privately-owned parcels to create a mixed-use development including 43 market rate and affordable apartments and three commercial spaces. This is an \$18 million project with more than half a dozen sources of funding, including \$6.3 million in competitive state Challenge Grant funding and \$4 million through CRDA.

BARBOUR STREET DEVELOPMENT PROJECTS: On Barbour Street, the City is leading and/or partnering on the development of multiple parcels. Together with the reconstruction of Wish School and the planned demolition and development of the contaminated Clark School, for which the city is currently seeking CIF funding, these projects will contribute to a significant revitalization and strengthening of the Barbour Street corridor:

- **Barbour Street Library Branch:** This \$17.5 million project will construct a state-of-the-art library branch on the site of the former Snyder's Grocery Store, which sat vacant and blighted for decades. The city has funded this project through a combination of sources, including significant general fund appropriations, an allocation of ARPA funding, contributions from corporate partners, and a \$2 million grant from the Connecticut State Library. The project is expected to break ground in the spring of 2024.
- **Housing Developments at Westland & Barbour:** The City is currently finalizing the sale of the city-owned property at the corner of Westland & Barbour to a development coalition led by Mutual Housing, Inc. Combined with multiple lots controlled by the Citadel of Love Church, the \$26.6 million first phase of this project will construct 21 units of quality affordable housing at 128 Westland Street. Later phases of development at the site will add a further 100 residential and mixed-use units.

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RECOMMENDATIONS

Hartford is well on its way to meeting its 2035 goal of building 5,000 new units in and around the Central Business District, while continuing to push aggressively on a number of neighborhood economic development projects. The incoming administration should continue to push the envelope by maintaining the City's partnership with CRDA, advocating for bond funding, and continuing to pursue development across the city. Specific recommendations include:

- **BUILD MIXED-INCOME DEVELOPMENTS WHEREVER POSSIBLE:** Research shows that economically diverse neighborhoods produce better outcomes, especially for lower-income residents. Concentrating affordable housing in one neighborhood or one city perpetuates socio-economic segregation, while mixed-income development provides for a healthier, more sustainable form of growth.
- **CONTINUE BUILDING A CRITICAL MASS OF DENSITY DOWNTOWN, INCLUDING PURSUING COMMERCIAL CONVERSIONS WHERE THEY MAKE SENSE:** The City's longtime goal of building back enough density downtown to support retail and an even more vibrant arts and culture scene depends on building more housing, which should include additional conversions of commercial office space, where feasible. Aggressively pursuing the goal of adding 5,000 more units in and around the Central Business District is vital to the city's future economic health and viability in the wake of the shift to remote and hybrid work.
- **CONTINUE FOCUSING ON RESIDENTIAL NEIGHBORHOOD DEVELOPMENT:** There are a number of key residential projects in the pipeline in Parkville, on Albany Avenue, and in the Northeast neighborhood. Those projects are critical to meeting the City's housing needs.
- **PURSUE THE ARROWHEAD GATEWAY PLAN:** Beyond the Arrowhead Cafe redevelopment project, the City has carefully and strategically established site control over multiple parcels near the intersection of Albany Avenue & Main Street. These parcels present the opportunity to pursue the coordinated Arrowhead Gateway redevelopment plan that will build upon the success of the Downtown North development and strengthen the connections between downtown and the North End.



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RECOMMENDATIONS CONT.

- **COMPREHENSIVE PLAN FOR THE HOMESTEAD AVENUE CORRIDOR:** The City and State made major improvements on Albany Avenue, and Homestead Avenue has seen a small number of housing redevelopments. This stretch of land is both a key conduit into the city and goes through a residential neighborhood. The City has deliberately and strategically acquired multiple parcels along Homestead Avenue to ensure that the city is well-positioned to lead the redevelopment effort along the corridor and to seize the opportunity that may be created by the redevelopment of the Griffin Line railroad tracks into a multi-model transit path.
- **ADVOCATE FOR THE FULL COMMUNITY INVESTMENT FUND HOMEOWNERSHIP PROJECT:** As the State continues to grant funding through the CIF program, the City should pursue the full breadth of the previously proposed city-wide homeownership promotion project to create hundreds of new homeownership opportunities. The CIF is expected to award up to \$175 million each fiscal year across multiple application periods.