

# The HUB on PARK

929-981 Park Street  
26 York, 30 York, 34 York  
Hartford, Connecticut



## Project Description

**The HUB on PARK** is a 45-unit, mixed-income housing development sponsored by Mutual Housing Association of Greater Hartford, Inc. (MHAGH) in the Frog Hollow neighborhood of Hartford. **The HUB** is an exciting new transit-oriented development (TOD) located at the intersection of Park Street and Park Terrace, directly across from Pope Park and within one-half mile of the Parkville CTfastrak station.

The site is comprised of five parcels: 929 Park Street, 981 Park Street, 26 York Street, 30 York Street, and 34 York Street. 929 Park Street is currently a vacant lot with no structures. 981 Park Street has an existing 9,600 SF structure constructed in 1960 as the “French Club” and currently being used as a church. The structure is in poor condition and is not consistent with the surrounding residential uses or architecture. The project will involve the demolition of this structure and combining of the two parcels on which the 36 new units will be built. The three properties at 26 York, 30 York, and 34 York have existing three-family historic buildings that will be gut rehabbed while preserving the historic façade and upgraded to meet code requirements.

## MHAGH & Frog Hollow

MHAGH has been focused on the Frog Hollow neighborhood in Hartford for decades. In the last 20 years, MHAGH has developed four multifamily affordable rental projects, creating 176 units for low and moderate income households in Frog Hollow. In addition, three of the four project are low income housing tax credit projects.

Economically, Frog Hollow is one of the poorest neighborhoods in Hartford. The 2014 unemployment rate in Frog Hollow of 23.9% is roughly double that of the City of Hartford and more than three times that of Hartford County. The median income has remained stagnant for the past 14 years at about \$19,000 a year. This is especially troubling since the cost of living as determined by the Consumer Price Index has increased by more than 38% during that time.

While the number of households living in poverty dropped from 54.2% to 51.7% between 2010 and 2014 this is unacceptably high and more than 4 times the poverty rate in Hartford County. Further, between 2010 and 2014 rental occupied housing units increased by 11.1%. And while percentage of households spending more than 30% of their income on rental housing has decreased during that time period, 59.8% of households were paying unaffordable rents in 2014.

MHAGH created a five year strategic plan for the Frog Hollow neighborhood in partnership with Local Initiatives Support Corporation (LISC) and another local non-profit, Southside Institutions Neighborhood Alliance (SINA). In addition, MHAGH is fortunate to have the support of the Frog Hollow Neighborhood Revitalization Zone (NRZ), the official Neighborhood Revitalization Zone Committee for the Frog Hollow Neighborhood.

## At a Glance

<b>Unit Mix</b> 6      1BR Units 33     2BR Units 6      3BR Units	<b>Site Features</b> 34 Parking Spaces on Park Street (12 under building) 9 Parking Spaces on York Street behind building 7 handicap accessible units (4 on Park Street, 3 on York Street)	<b>Development Team</b> <b>Developer:</b> Mutual Housing Association of Greater Hartford, Inc.  <b>Architect:</b> Crosskey Architects, LLC  <b>Site Designer:</b> TO Design LLC  <b>Construction Manager:</b> Alca Construction Company, Inc.  <b>Property Manager:</b> Mutual Housing Association of Greater Hartford, Inc.
<b>Affordability</b> 9      25% AMI 18     50% AMI 9      60% AMI 9      Market Rate	<b>Amenities</b> Close to educational institutions, employment, health care, shops Community room on first floor on Park Street Part-time resident services coordinator on site Granite countertops, hardwood floors, W+D in unit	
<b>Transit-Oriented Principles</b> Reduced parking Bike storage Location on bus line	<b>Energy Efficiency Features</b> Solar panels on Park Street building Energy Star windows & appliances Tight building envelope -- 48% more efficient than code	

## Birds Eye View

Current



Proposed





## 929-981 Park Street

Current



Approved Design (Hartford Preservation Commission, Hartford Zoning Board of Appeals, Hartford Planning & Zoning Commission)



26 York, 30 York, 34 York

Current



Proposed





Combined Site Plan: 929-981 Park Street + 26 York, 30 York, 34 York

