

Hartford Housing Study City & Neighborhood Data Book Final Draft 11/15/2013

City of Hartford, Connecticut

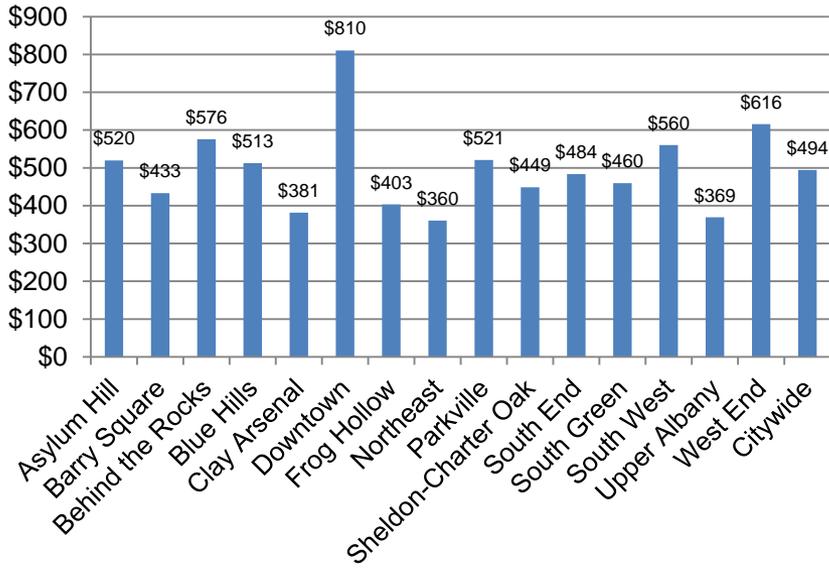
Ninigret Partners, LLC
Utile, Inc.
FHI

August 21, 2013

Citywide

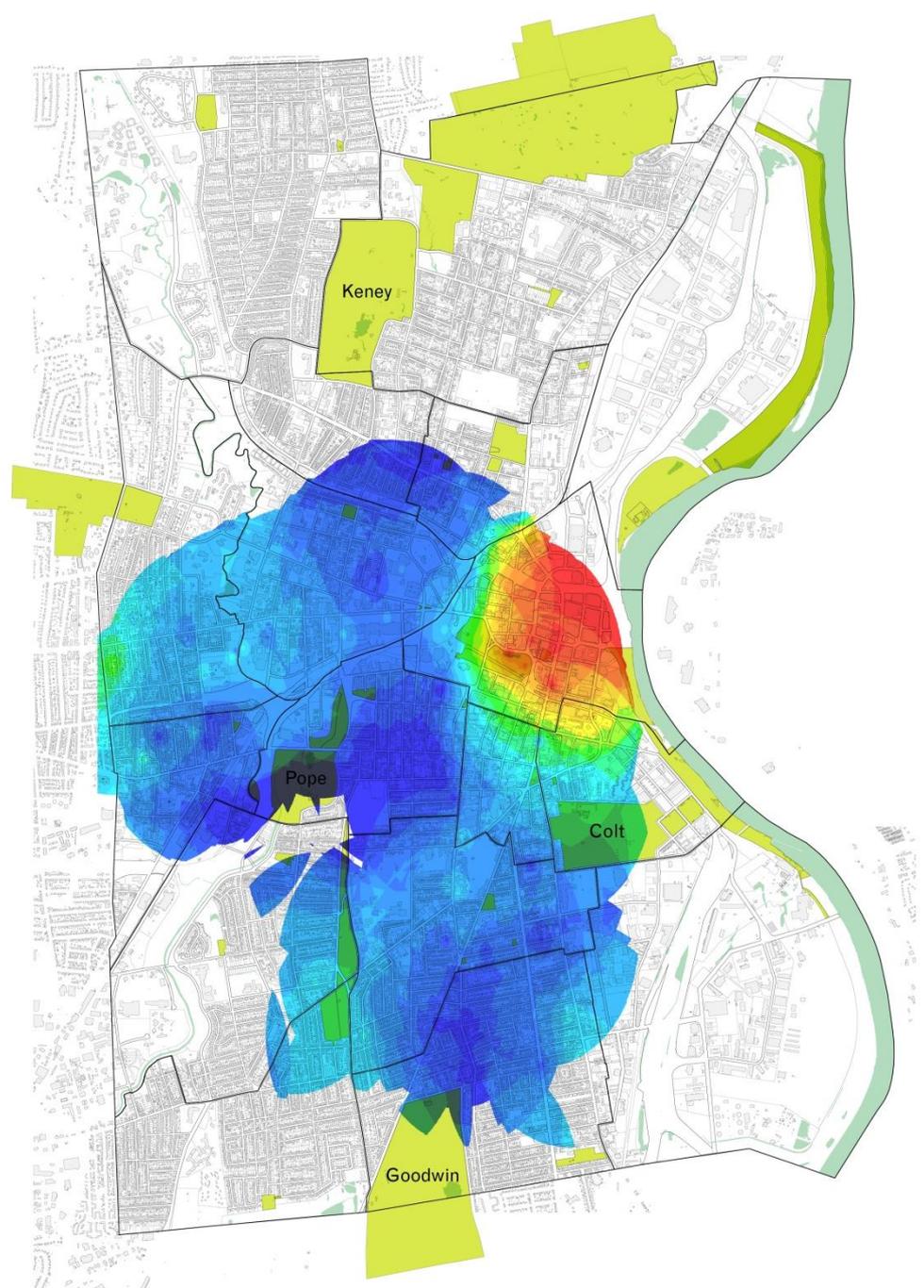
Rent Heatmap

Mean Rent Per Bedroom



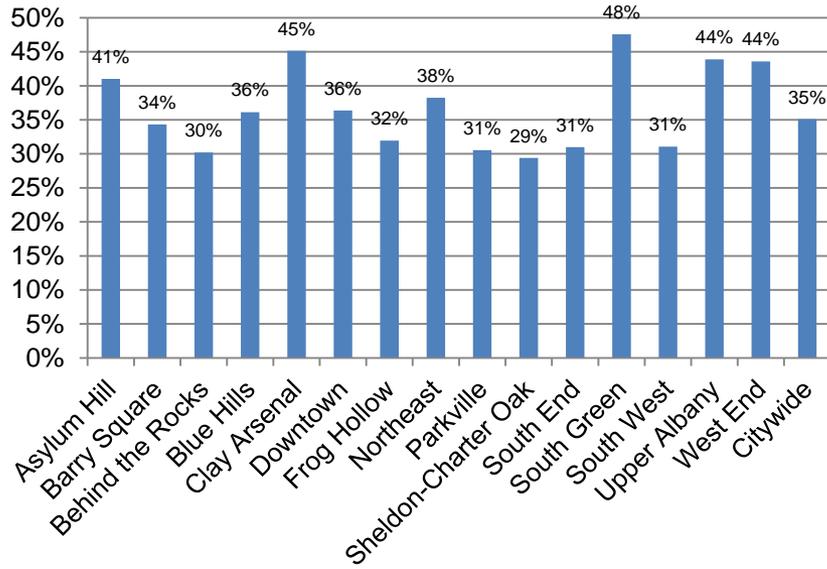
Rent per bedroom (July 2013)

- Blue: \$450
- Cyan: \$600
- Green: \$800
- Yellow: \$1000
- Red: \$1200+



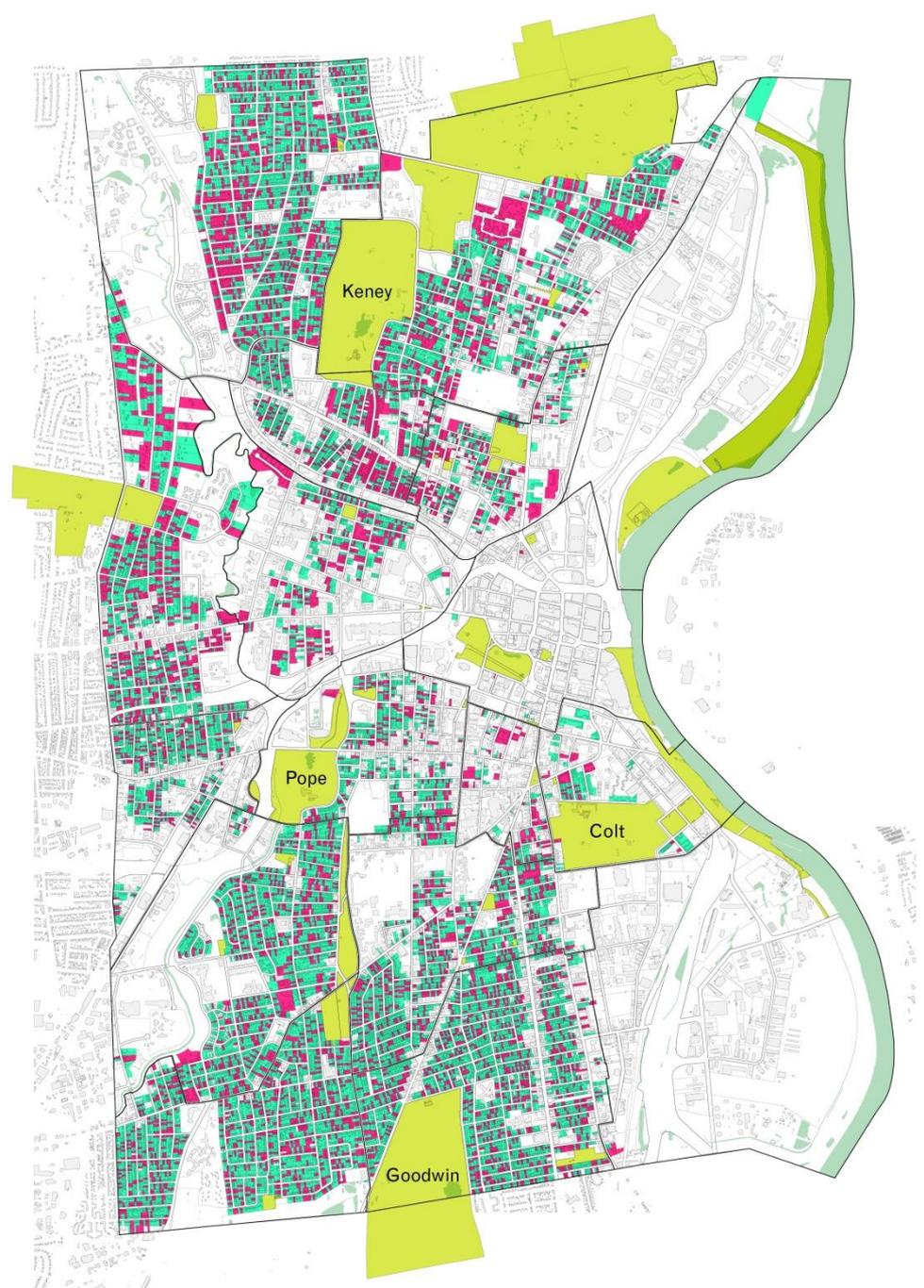
Permitting Index

Percent Permitted or Sold



Parcel permitting and sales status

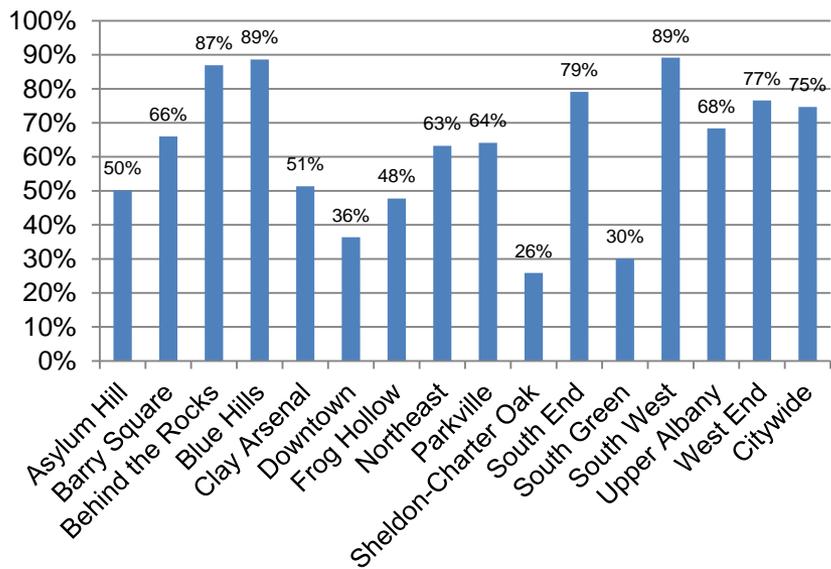
- Permitted/sold
- No permit/sale



Citywide

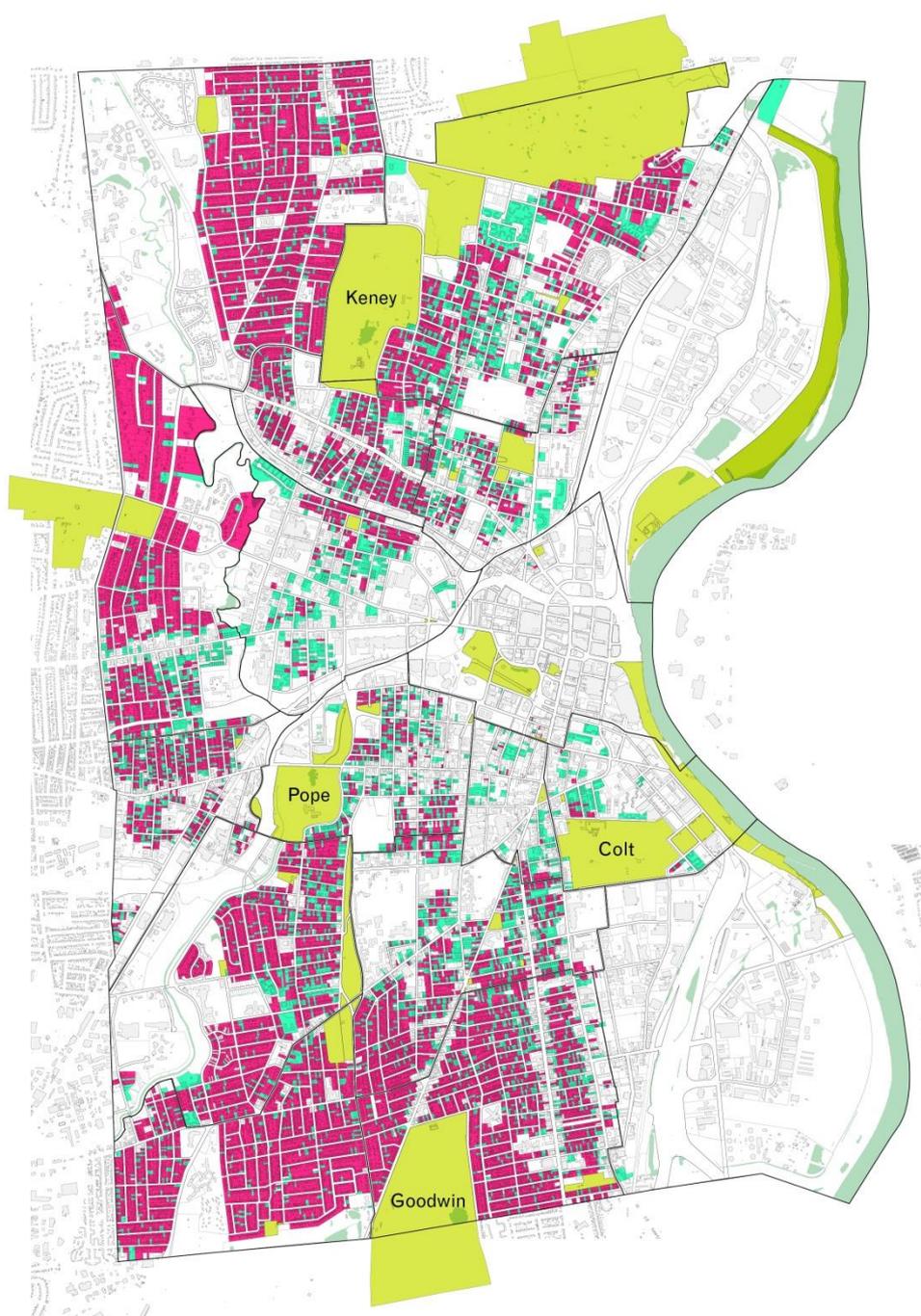
Owner-Occupied Households

Percent with Owner Residing



Properties with owner residing

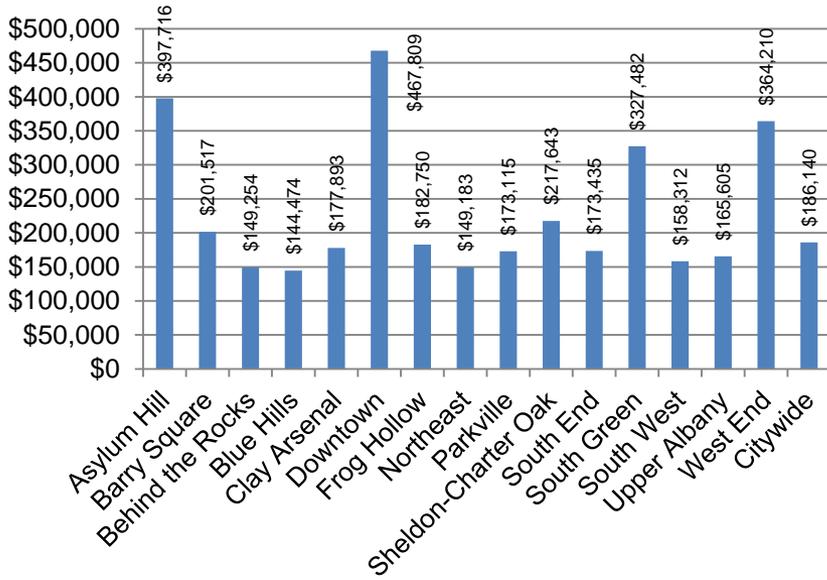
- Owner present
- Owner absent



Citywide

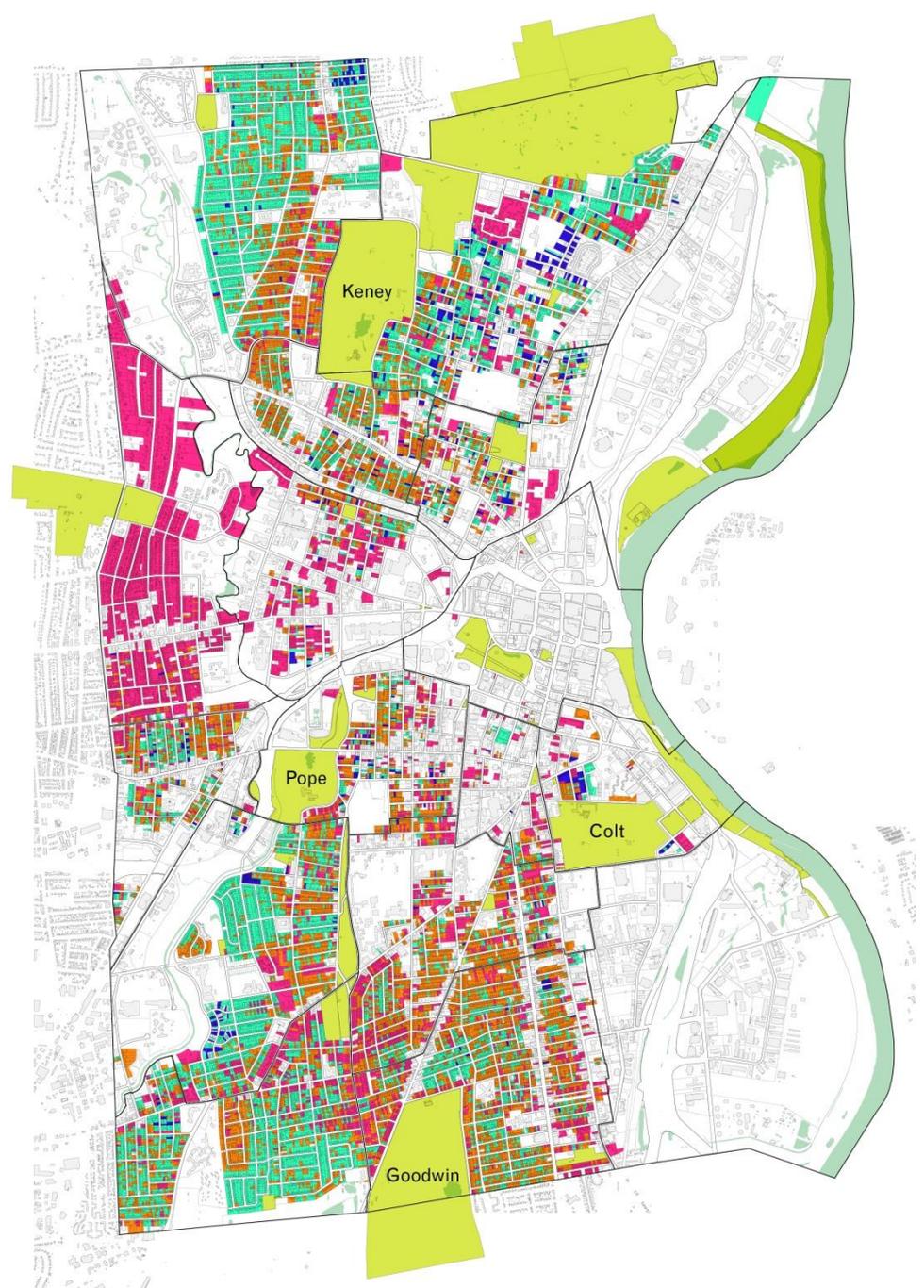
Assessed Value of Properties

Mean Assessed Value



Assessed value (\$)

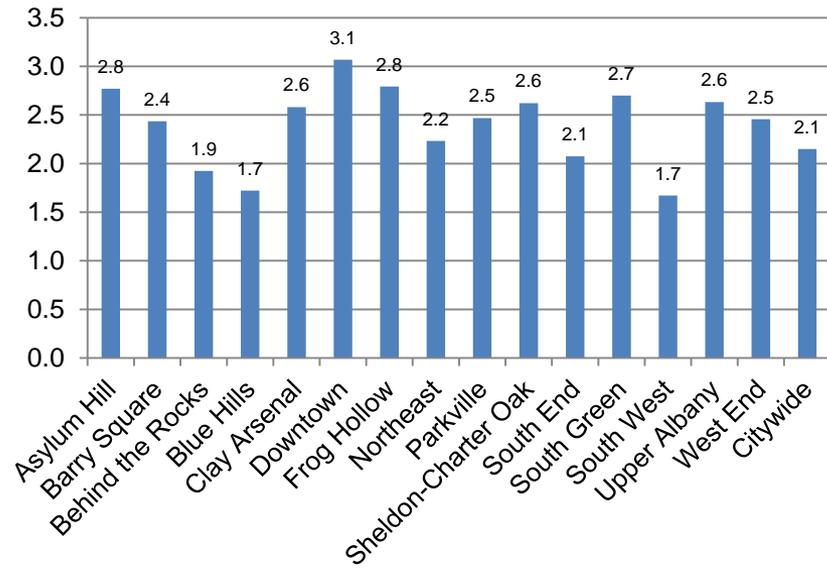
- \$0-99999
- \$100000-149999
- \$150000-199999
- \$200000+



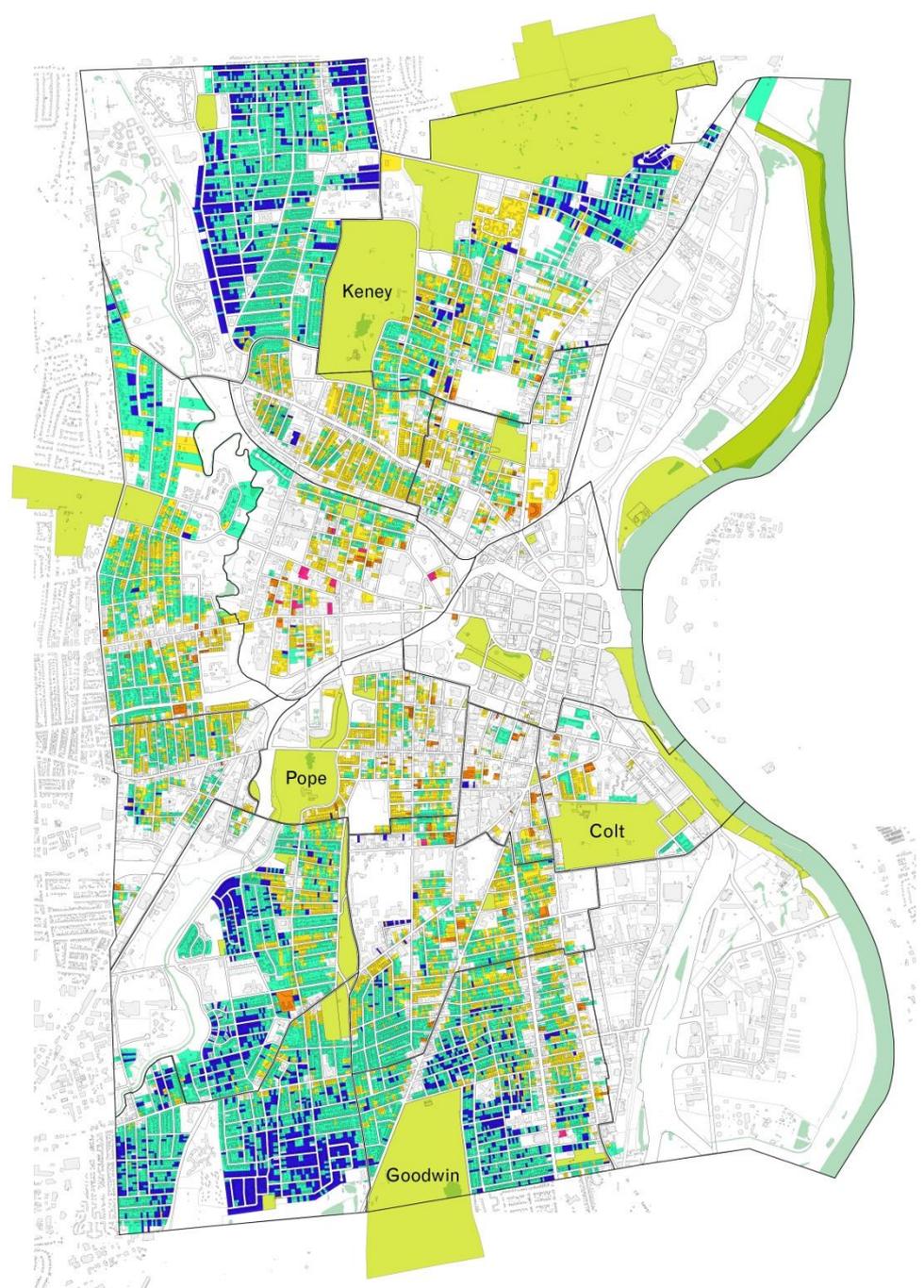
Citywide

Number of Stories

Mean Story Height



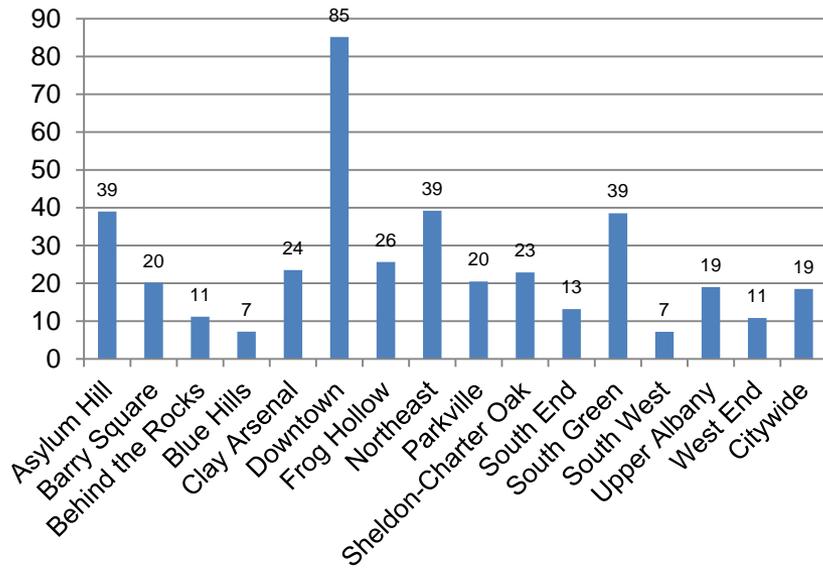
Stories



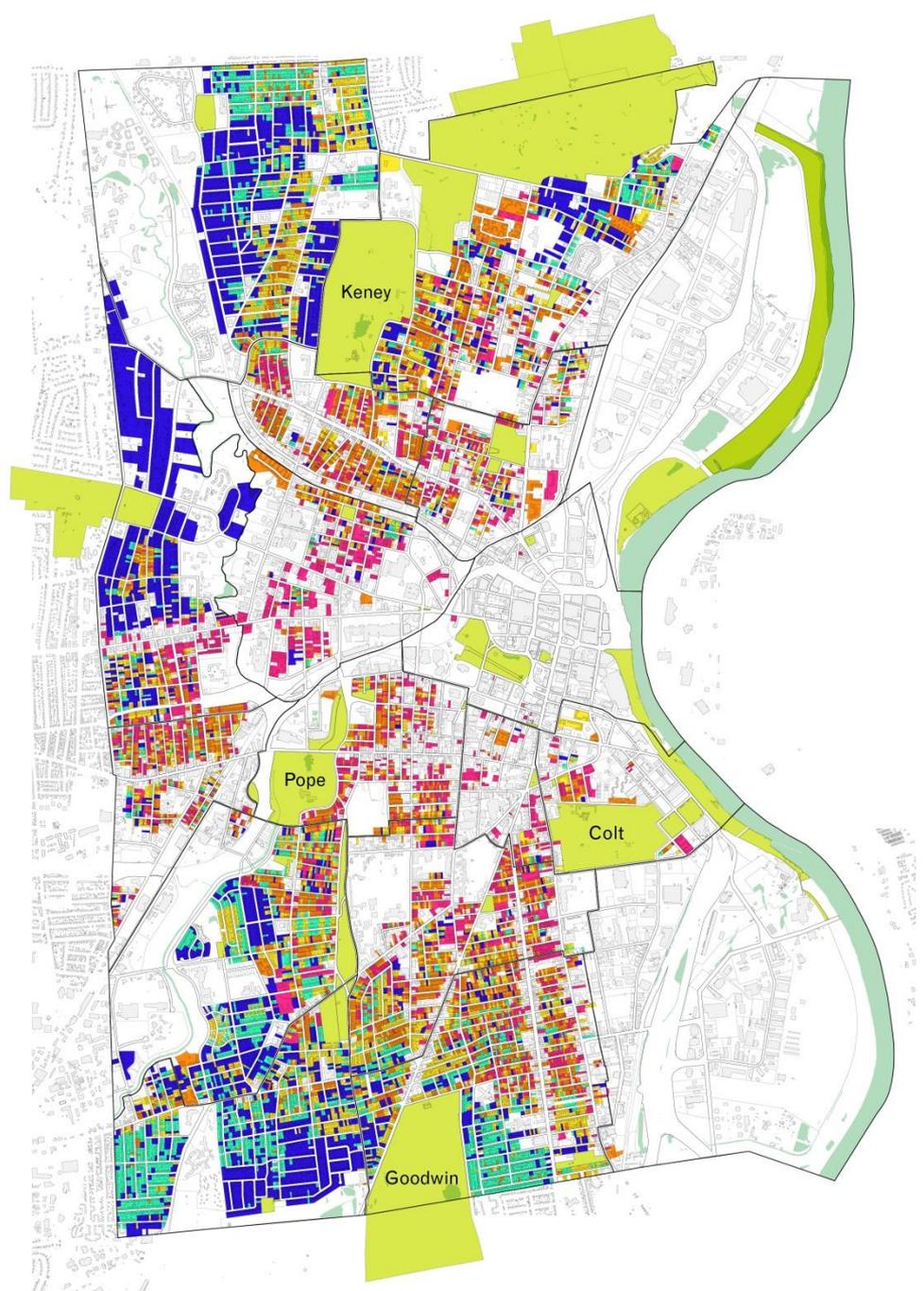
Citywide

Units per Acre

Mean Units per Acre



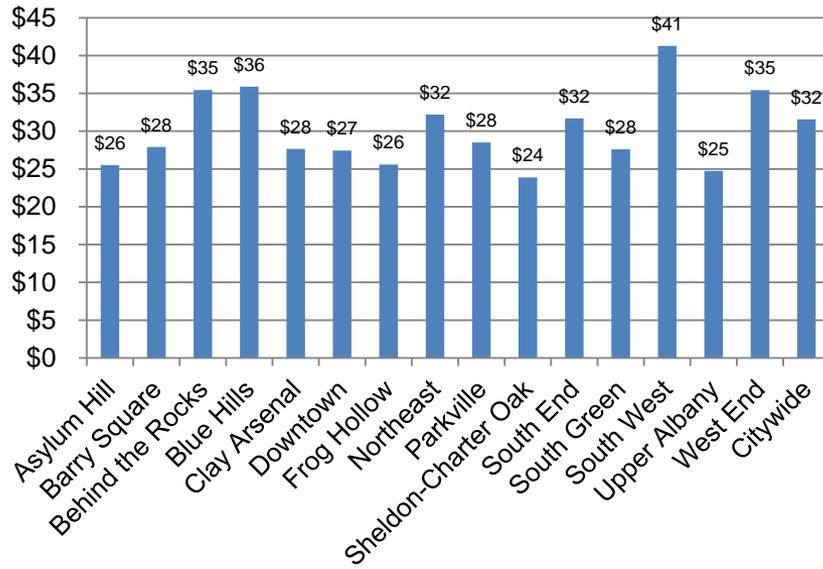
Units per acre



Citywide

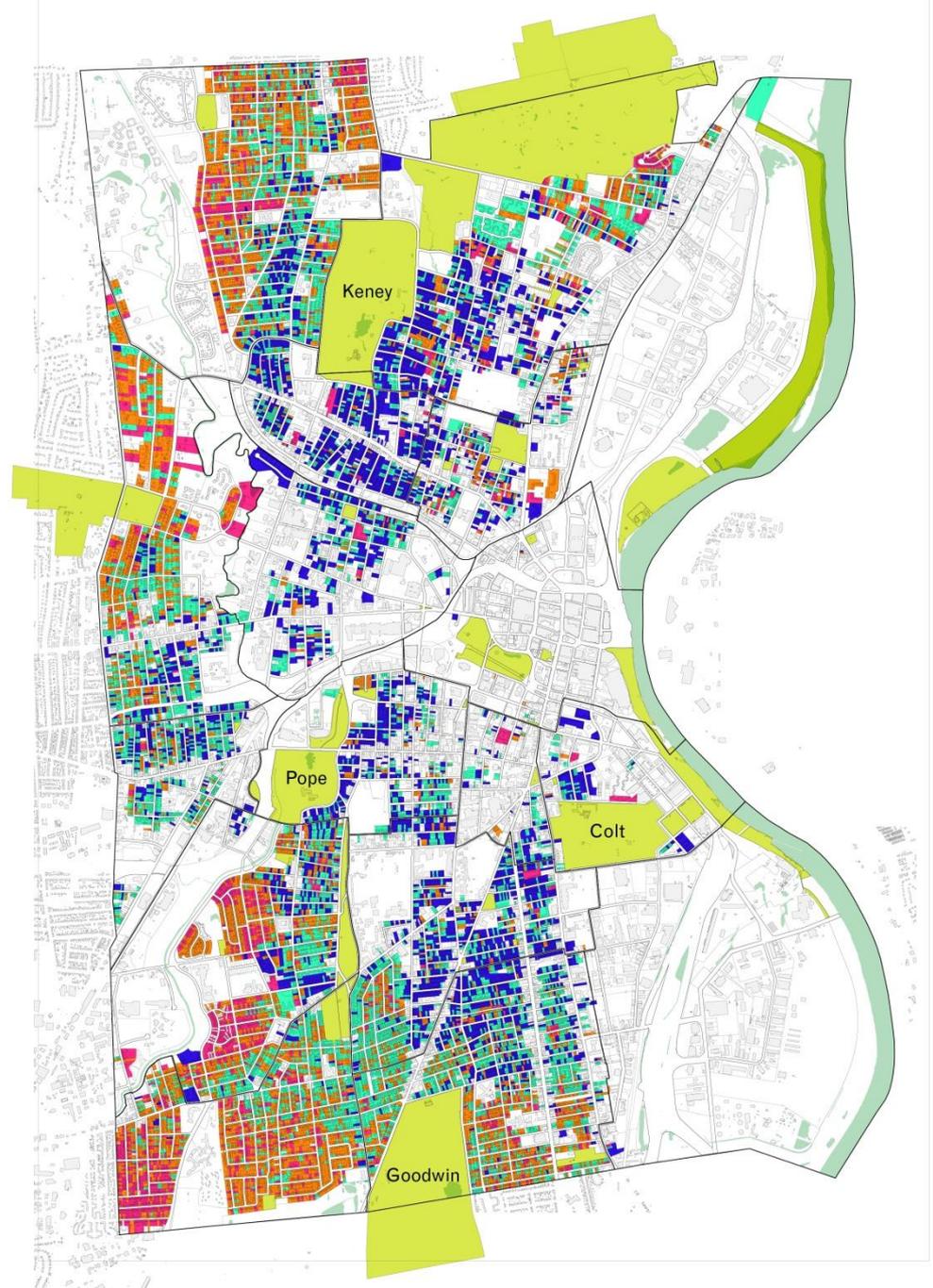
Building Value per Gross Square Foot

Mean Building Value per GSF



Building value per gross square foot

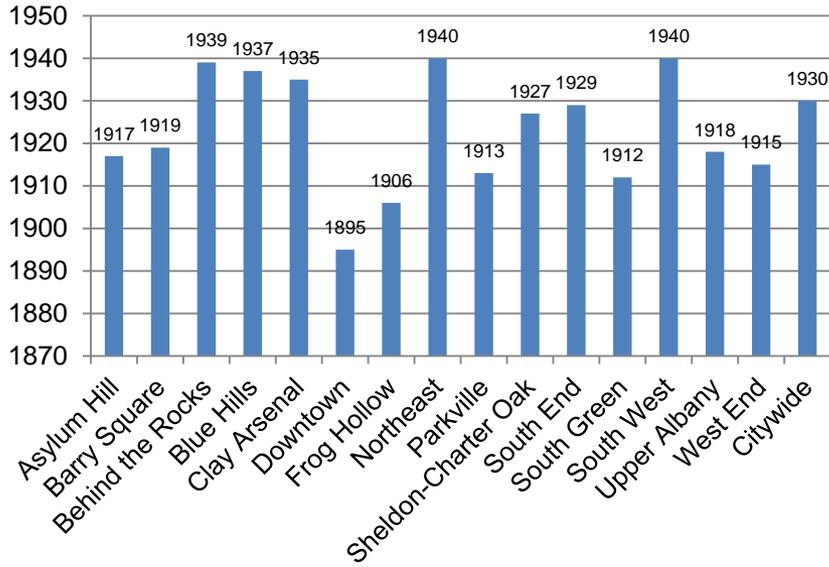
- \$0-26
- \$26-37
- \$37-50
- \$50+



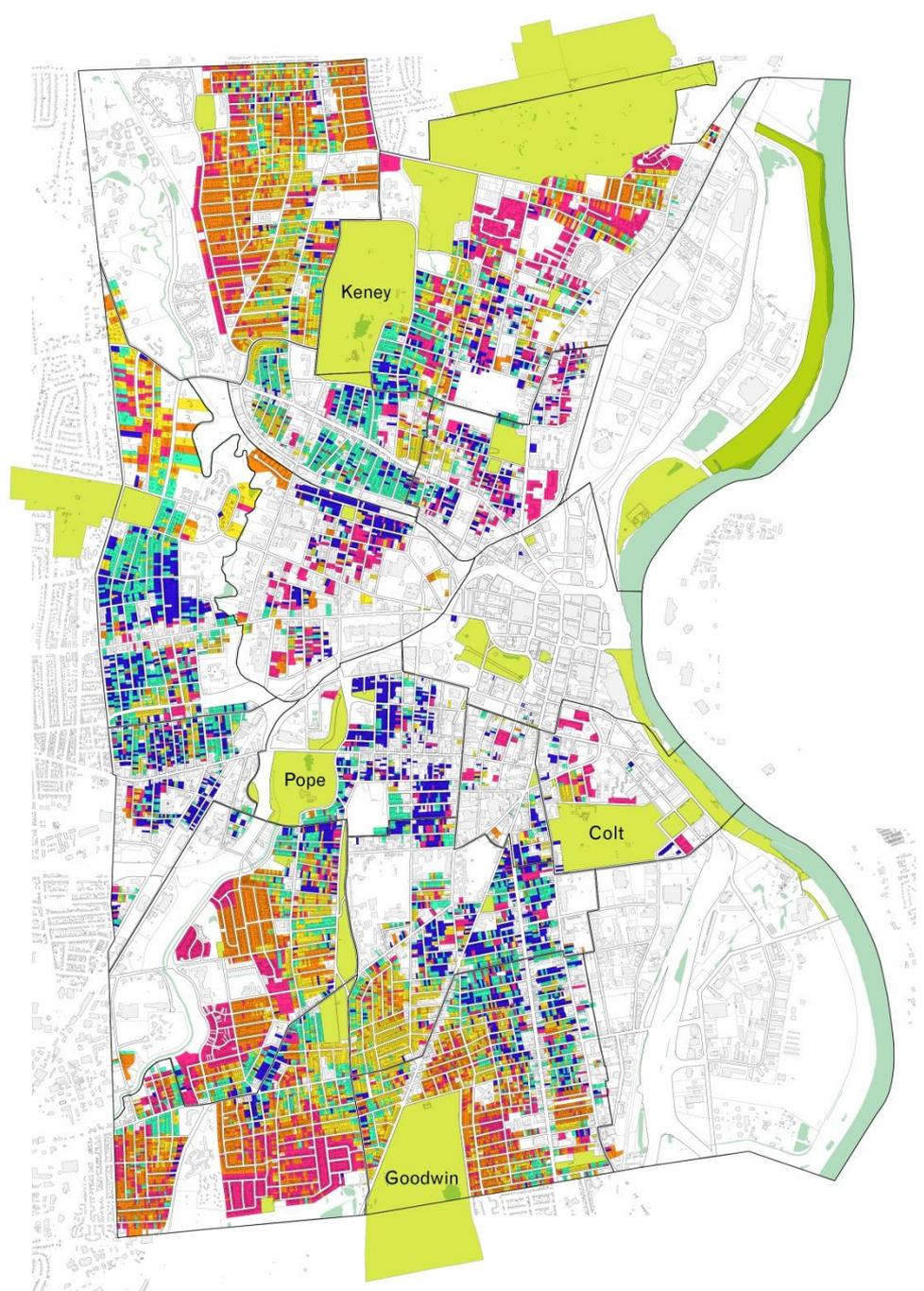
Citywide

Year Property was Built

Mean Year Built



Year built

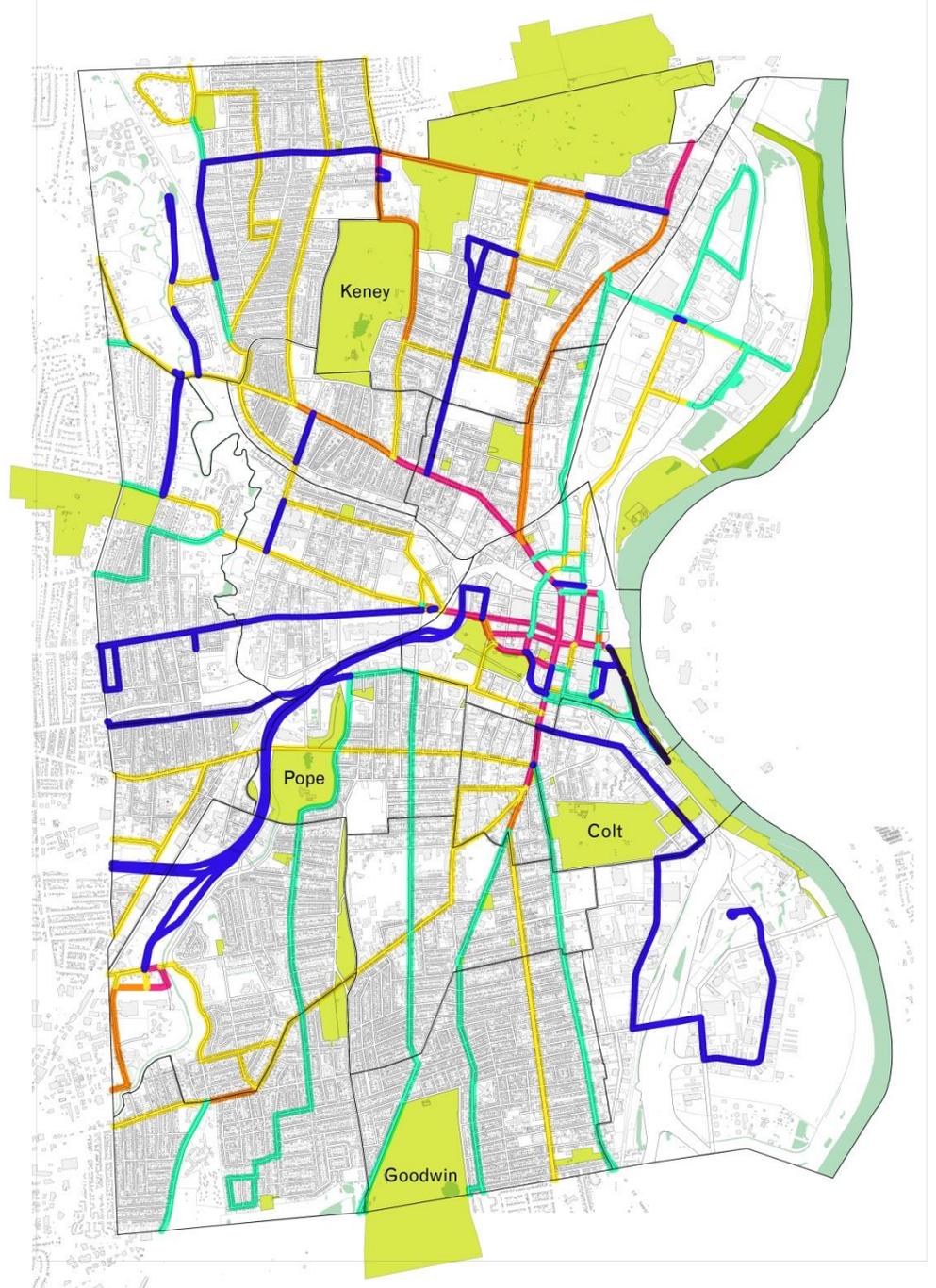


Citywide

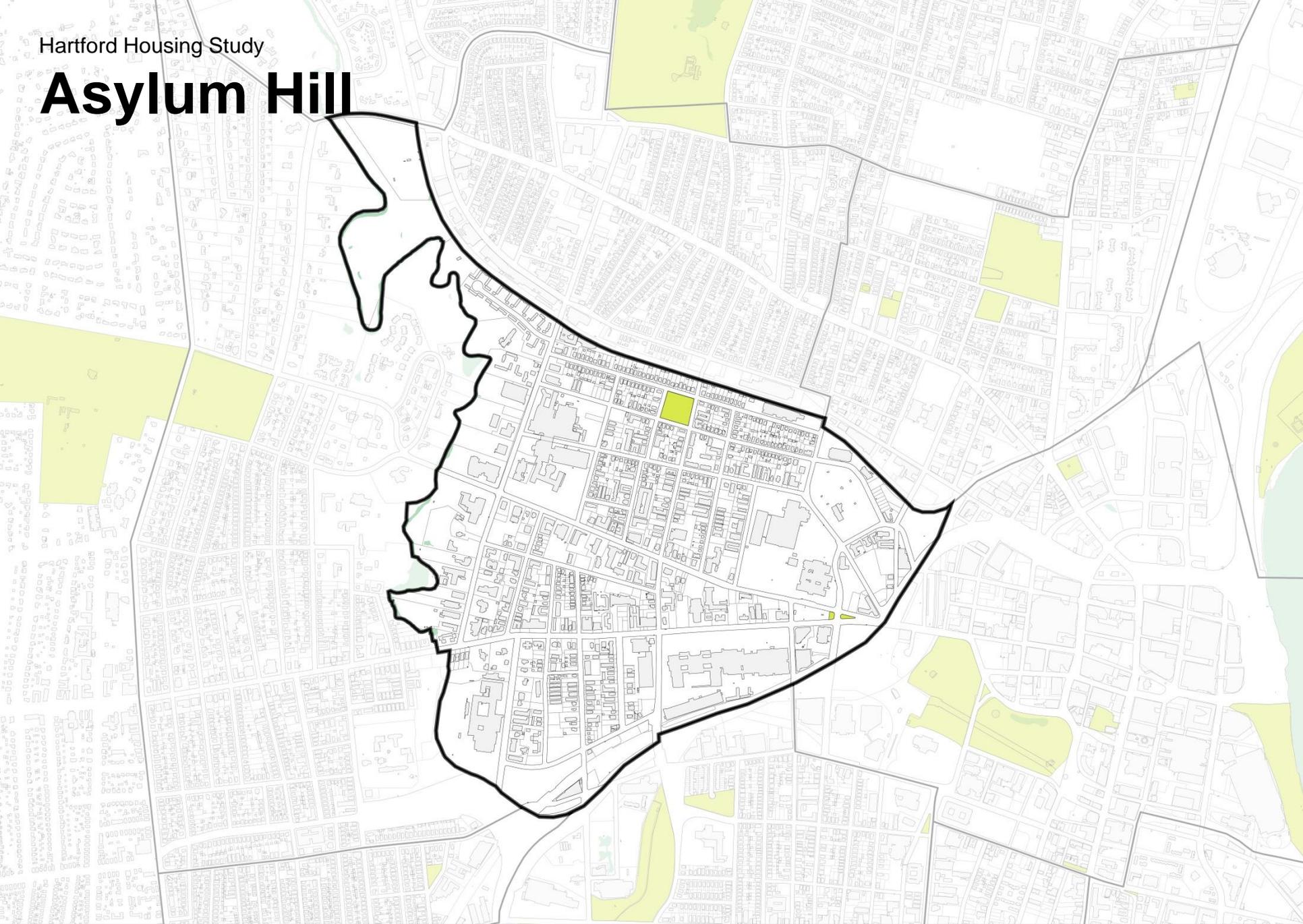
Bus Routes

Weekday bus route frequency

- 0-25
- 26-50
- 51-100
- 101-150
- 150+

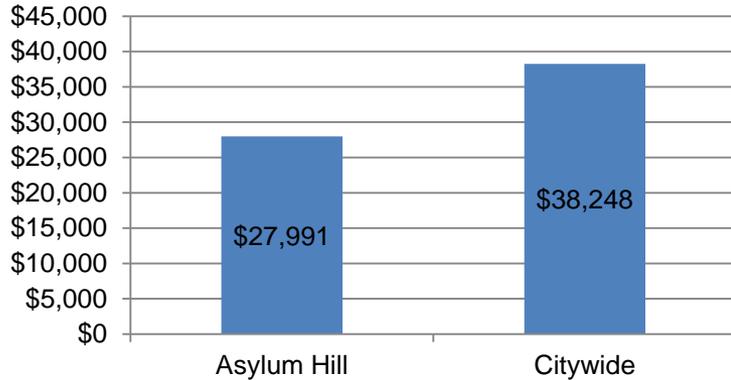


Asylum Hill

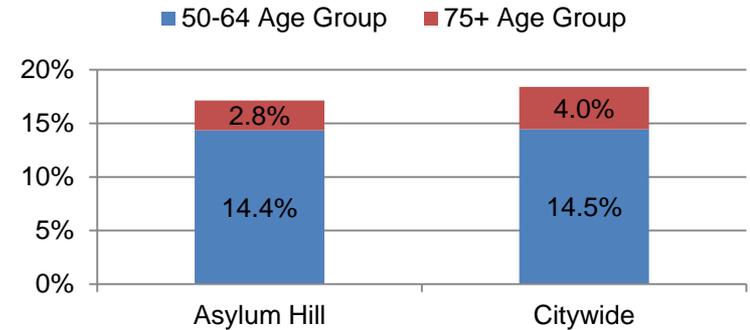


Asylum Hill Profile - Demography

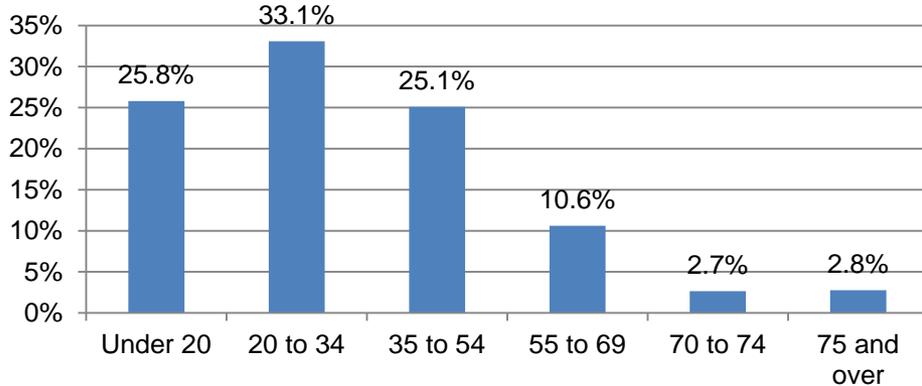
Mean Household Income



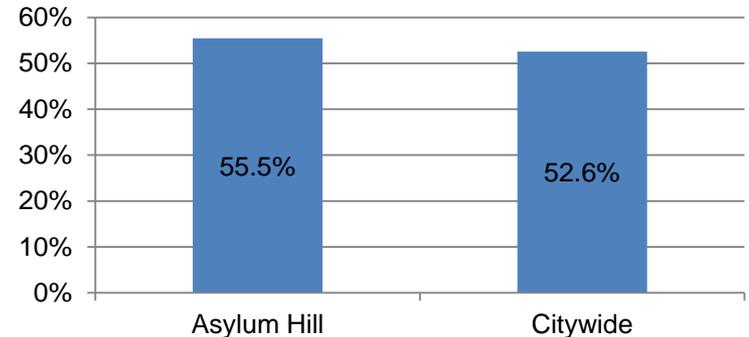
Percentages of 50-64 Year Olds and 75+ Year Olds



Residents by Age Group

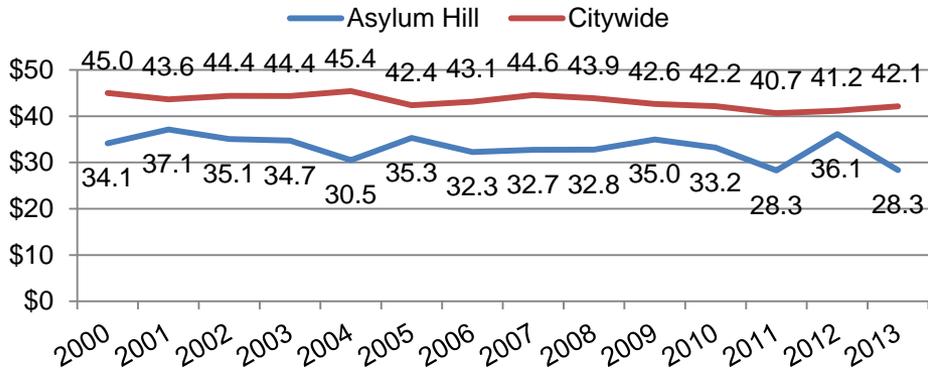


Percentage of Family Households Headed by a Single Mother

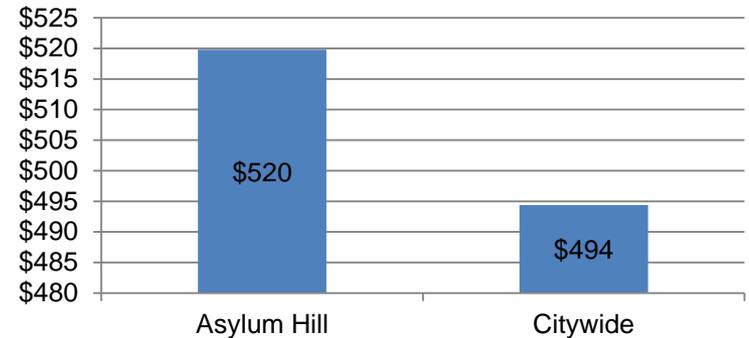


Asylum Hill Profile - Economics

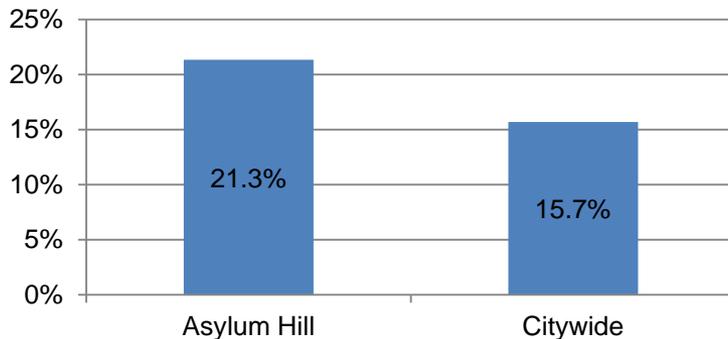
Historic Residential Price per Square Foot



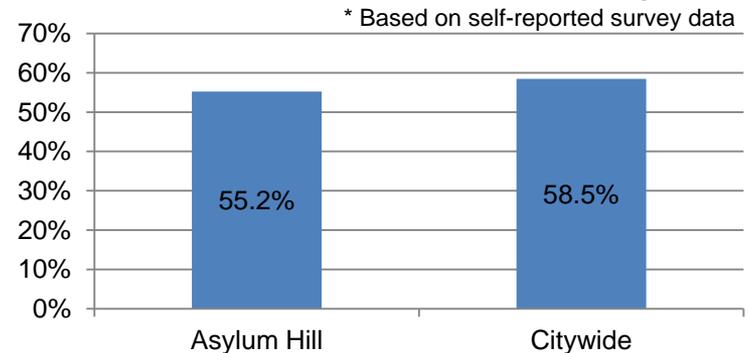
Average Craigslist Rent Per Bedroom (July 2013)



Percent of Homes Sold in the Last Three Years

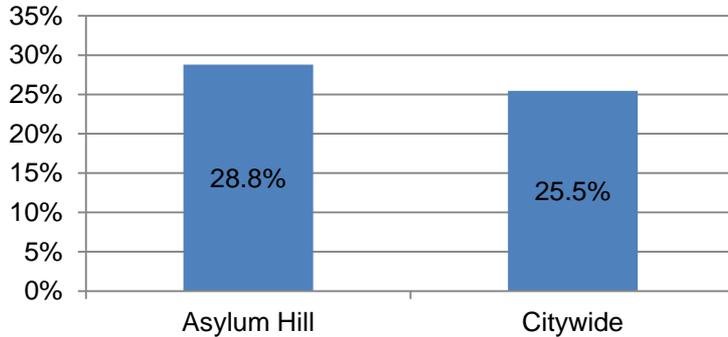


Percent of Households Paying More than 30% of Income for Housing

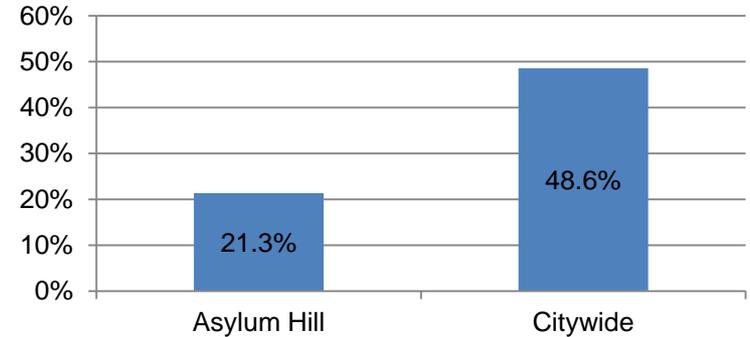


Asylum Hill Profile – Housing Structure

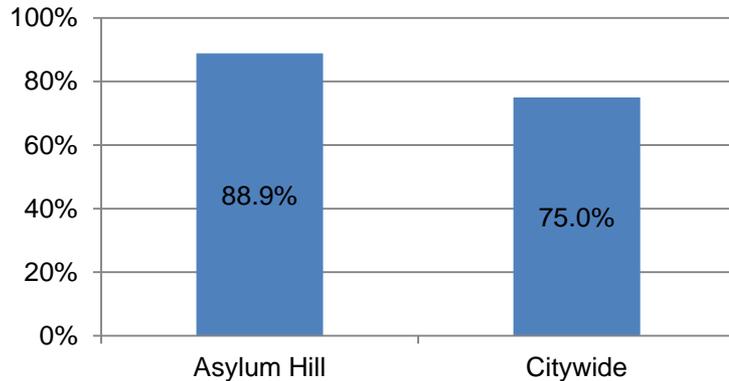
Percent of Residential Properties Permitted in the Last Three Years



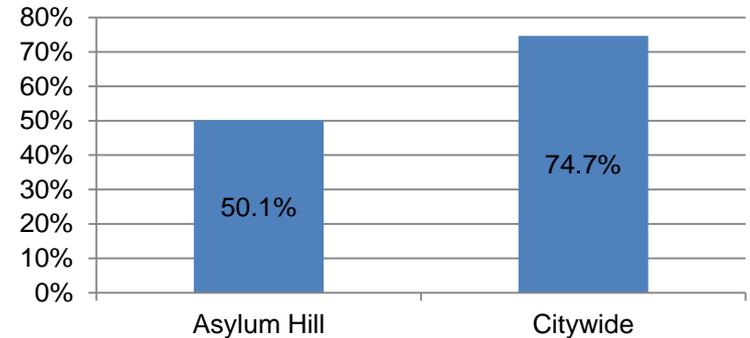
Percent of Residential Properties that are Single-Family



Percent of Residents Who Rent



Properties Where Owner Occupies One of the Units



Asylum Hill

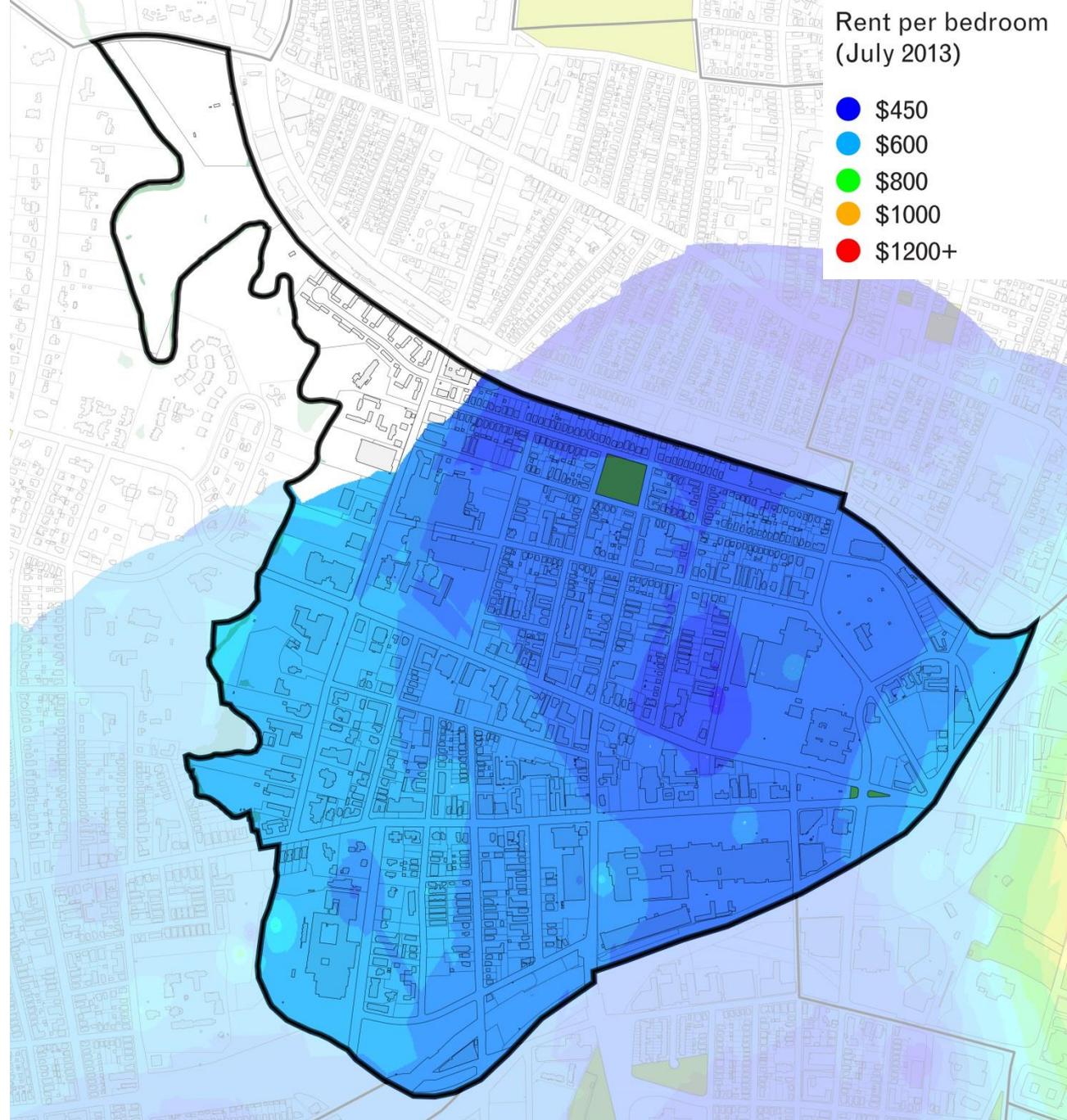
Rent Heatmap

Average rent per bedroom in Asylum Hill: \$520

Average rent per bedroom citywide: \$494

Average bedroom count in Asylum Hill: 1.6

Average bedroom count citywide: 1.8



Asylum Hill

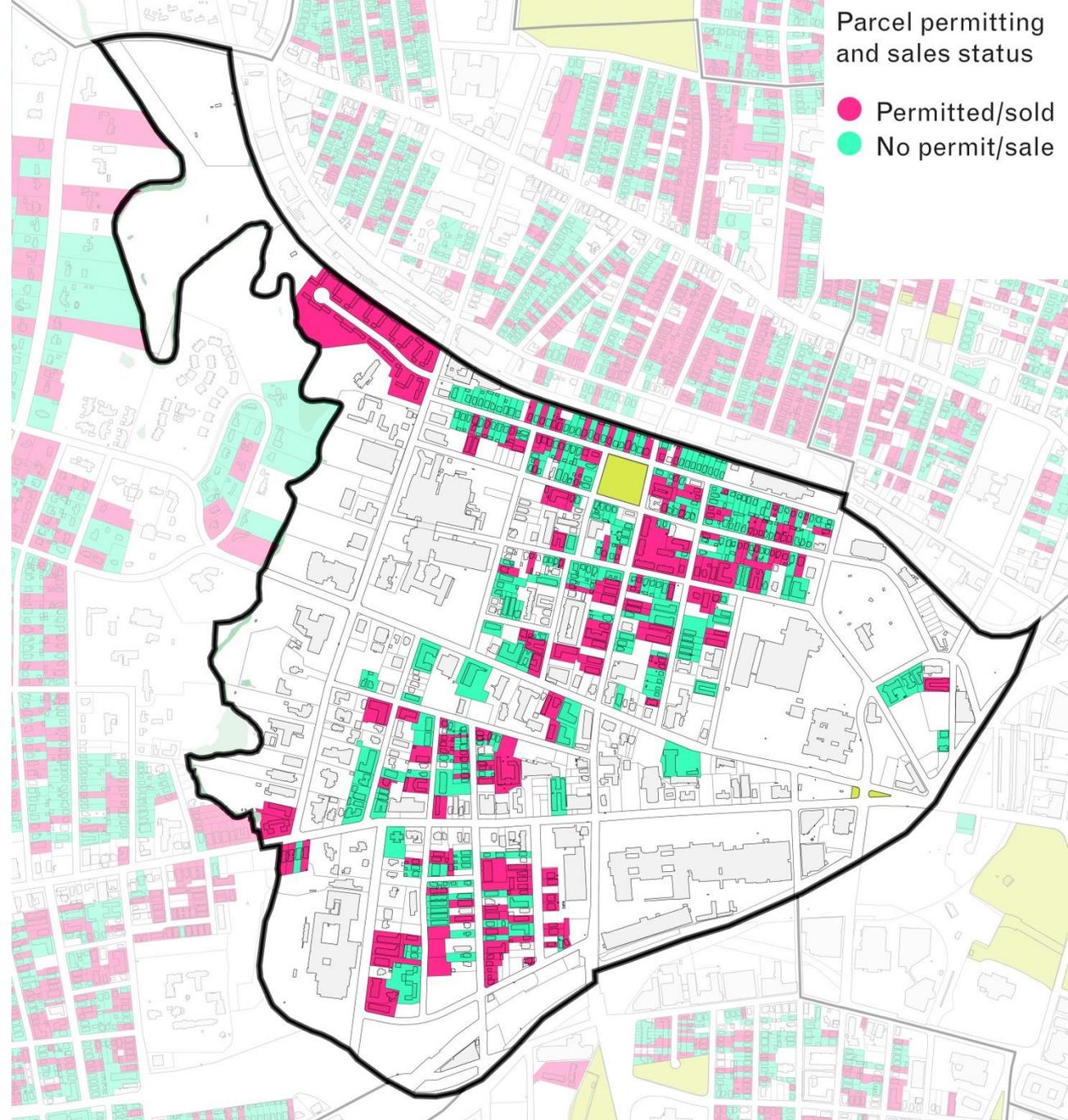
Permitting Index

Parcels sold or permitted since 2010: 171 of 417

Percentage sold or permitted: 41%

Number sold or permitted citywide: 5256 of 14975

Percentage sold or permitted citywide: 35%



Asylum Hill

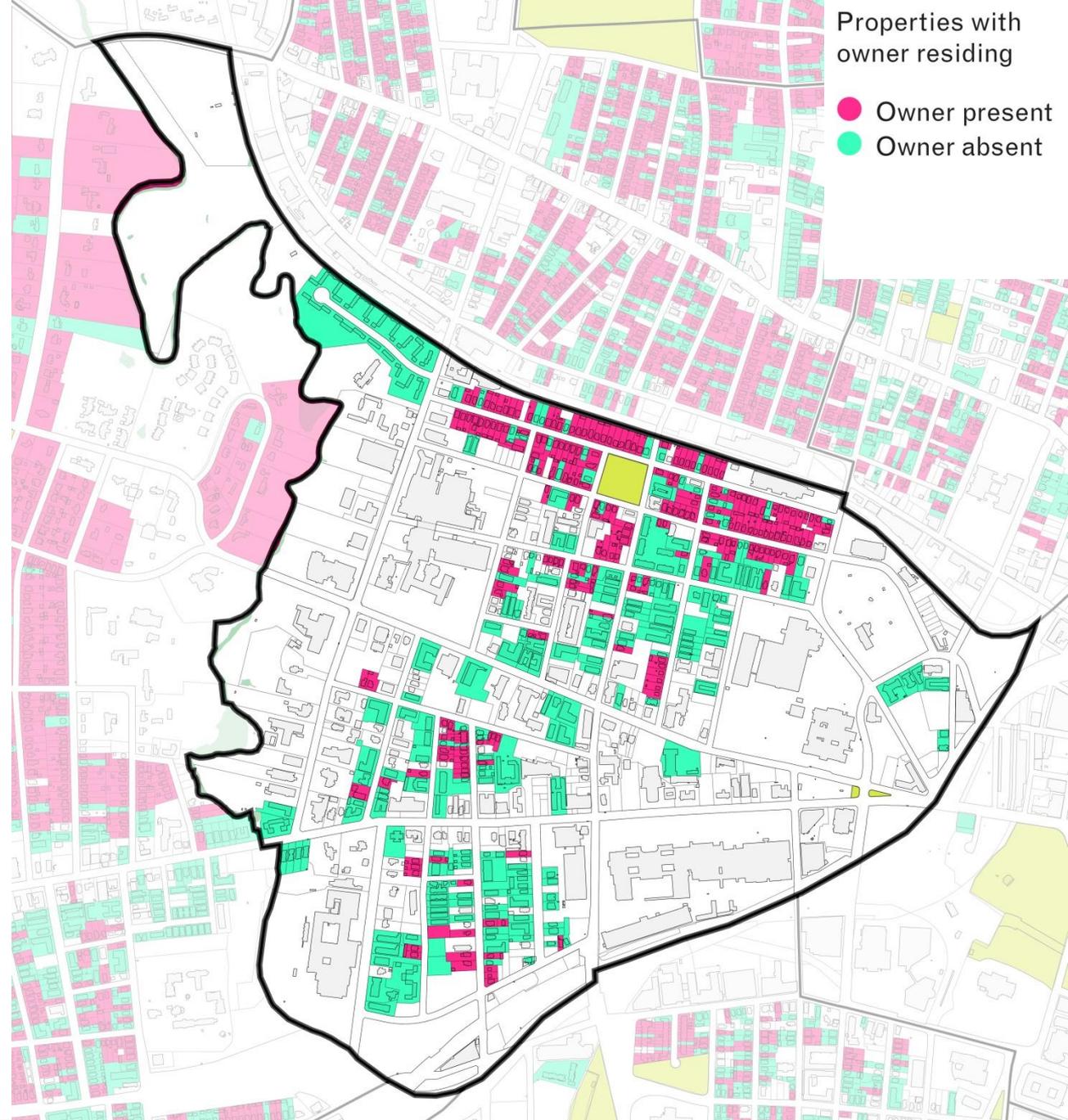
Owner-Occupied Buildings

Parcels with owner residing:
209 of 417

Percent with owner residing: 50%

Parcels with owner residing citywide:
11180 of 14975

Percent with owner residing citywide:
75%



Asylum Hill

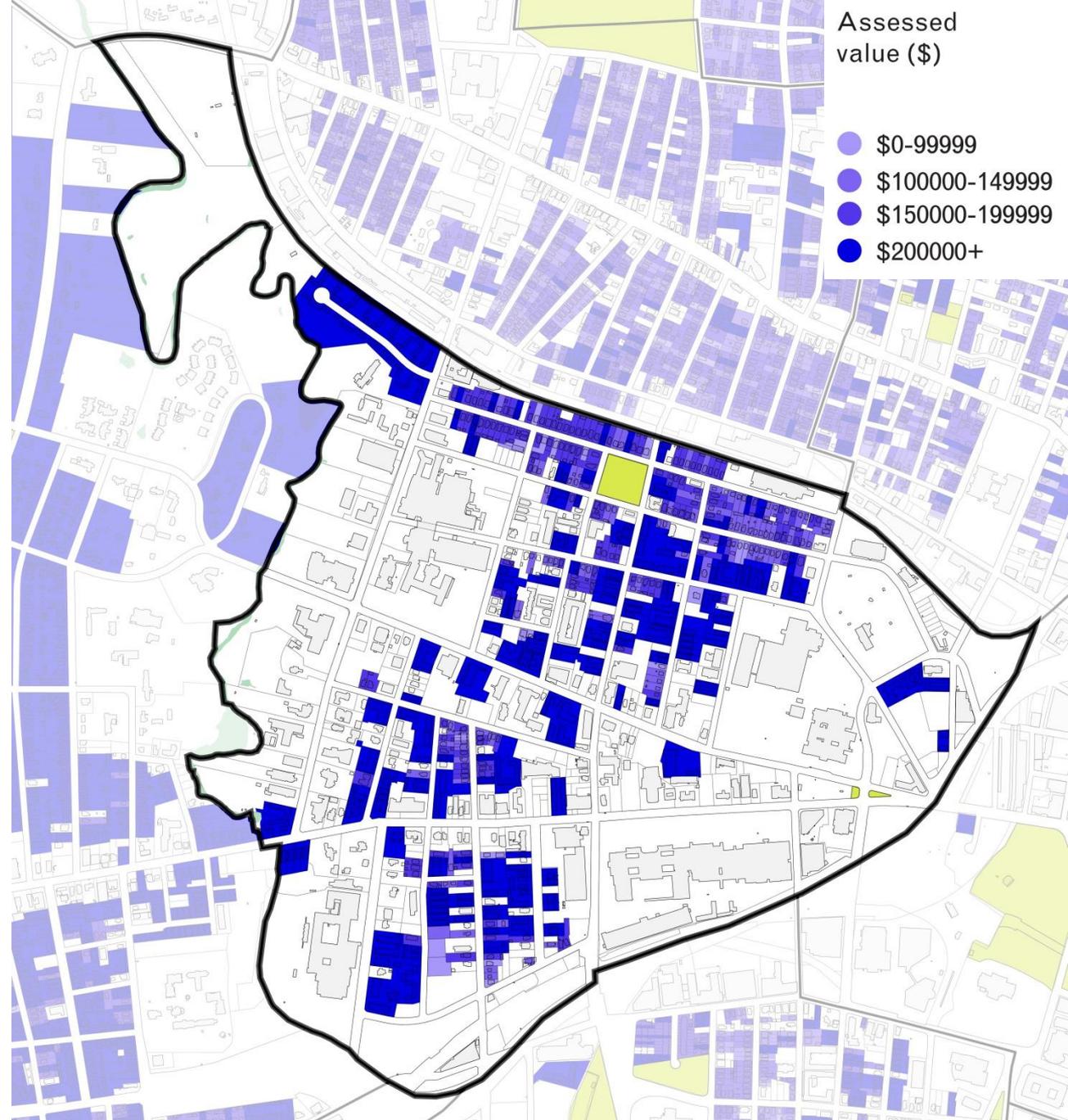
Assessed Value

Mean parcel value in Asylum Hill:
\$418027

Median parcel value in Asylum Hill:
\$183500

Mean parcel value citywide:
\$225368

Median parcel value citywide:
\$155200



Assessed value (\$)

- \$0-99999
- \$100000-149999
- \$150000-199999
- \$200000+

Asylum Hill

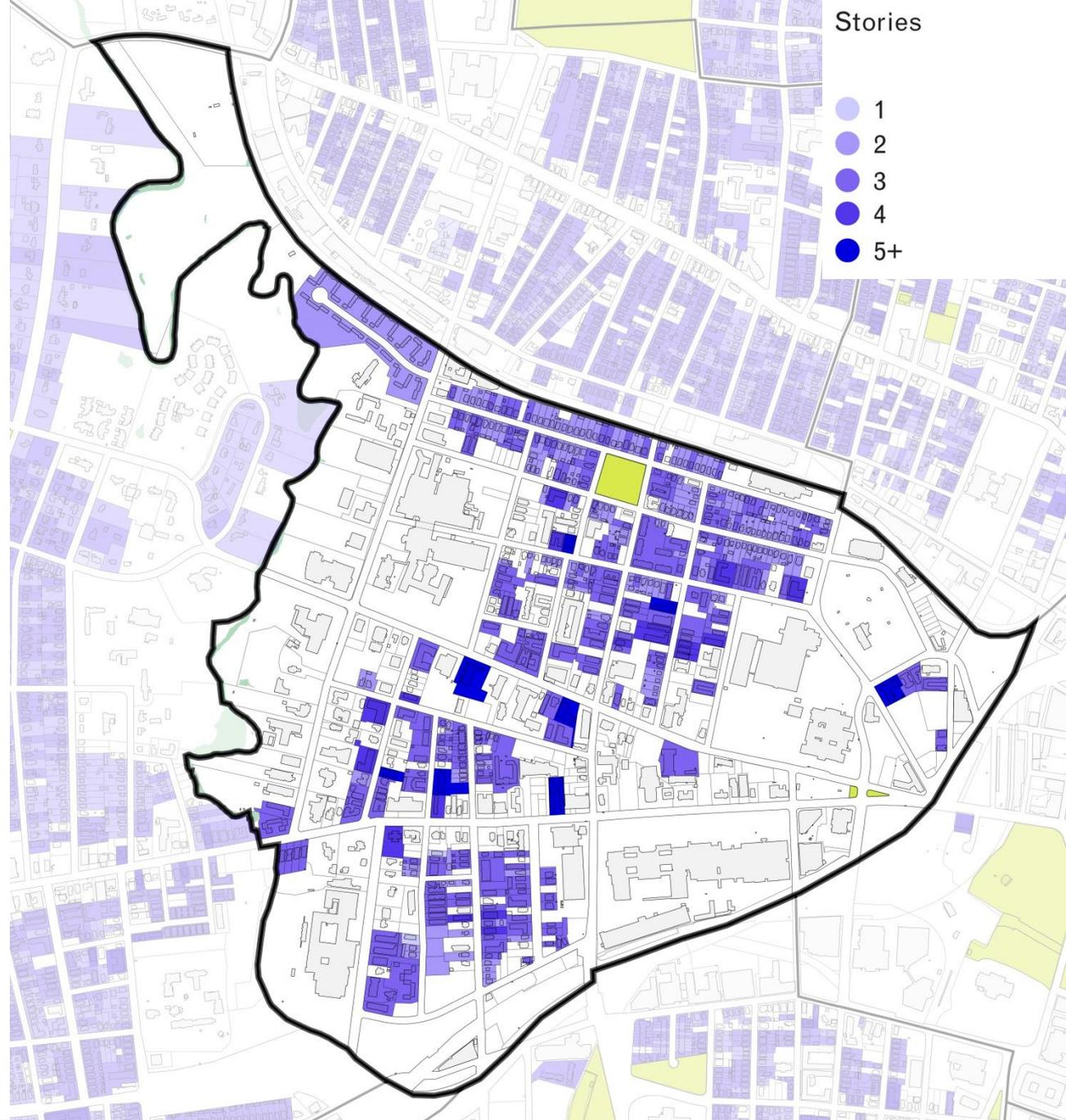
Number of Stories

Mean stories in
Asylum Hill:
2.77

Median stories in
Asylum Hill:
2.75

Mean stories citywide:
2.16

Median stories
citywide:
2.0



Asylum Hill

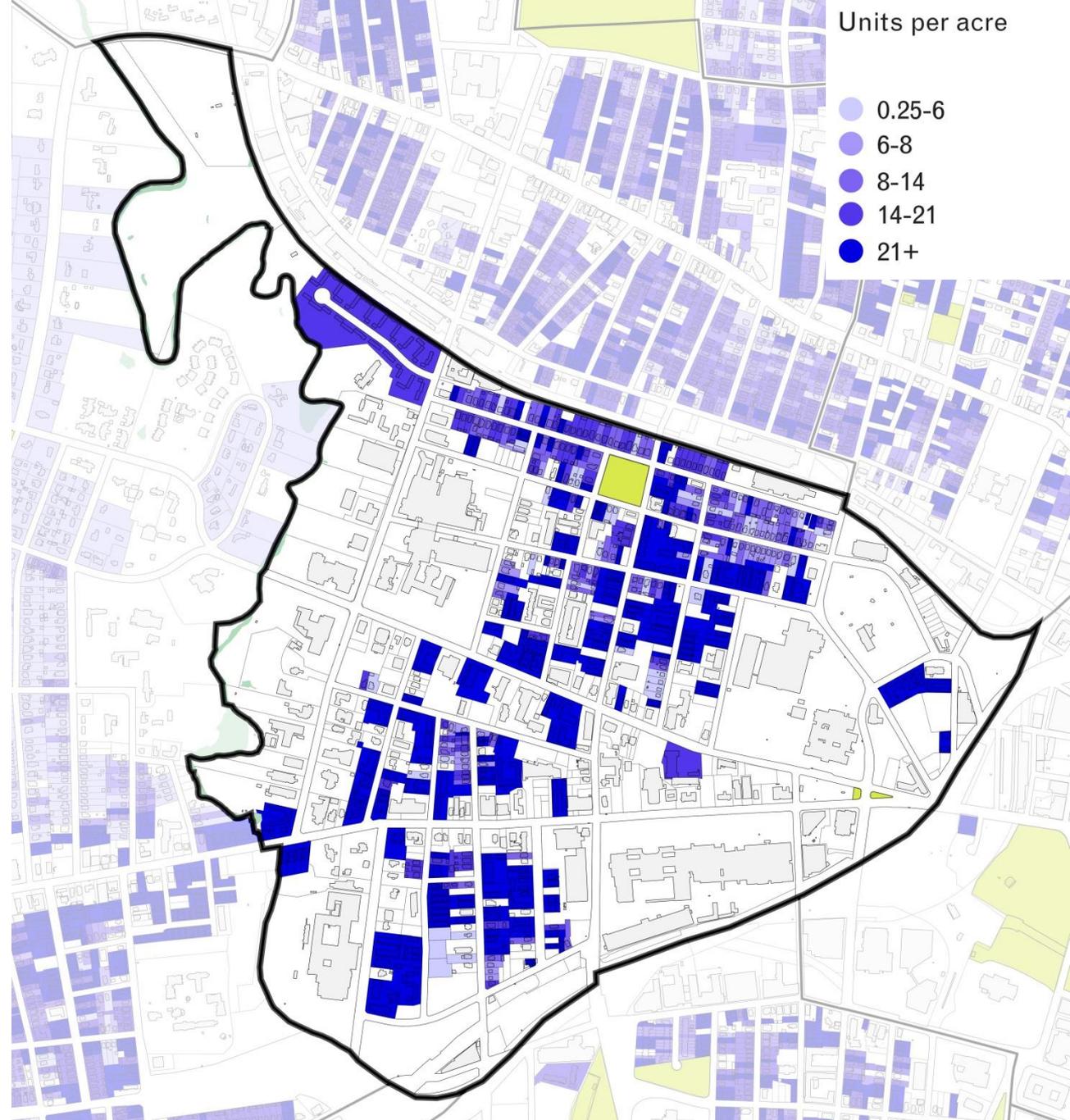
Units per Acre

Mean units/acre in Asylum Hill:
39.0

Median units/acre in Asylum Hill:
17.6

Mean units/acre citywide:
18.5

Median units/acre citywide:
10.1



Asylum Hill

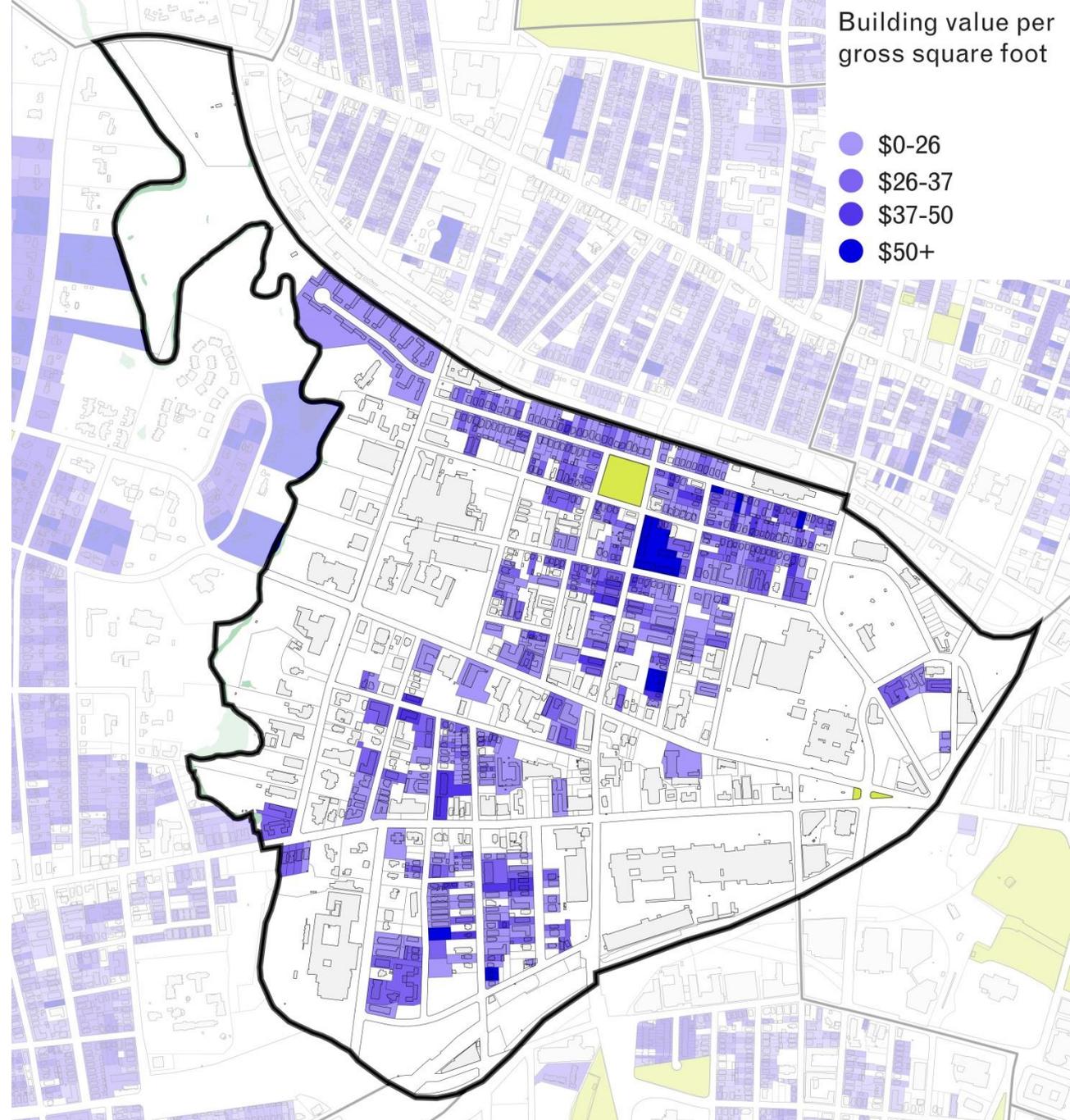
Building Value per GSF

Mean value/GSF in Asylum Hill:
25.5

Median value/GSF in Asylum Hill:
26.7

Mean value/GSF citywide:
31.6

Median value/GSF citywide:
33.8



Asylum Hill

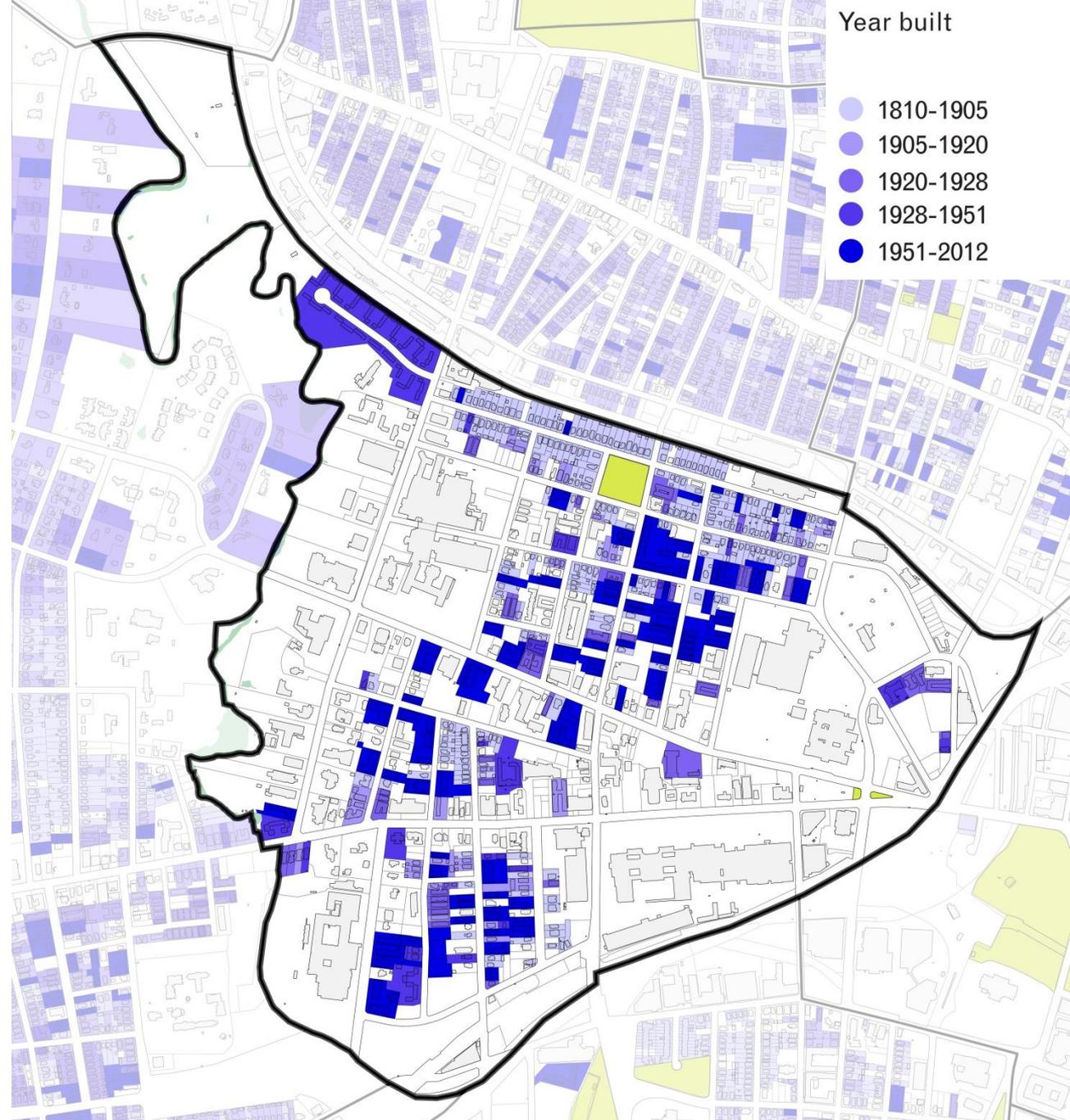
Year Built

Mean year built in
Asylum Hill:
1918

Median year built in
Asylum Hill:
1901

Mean year built
citywide:
1930

Median year built
citywide:
1925



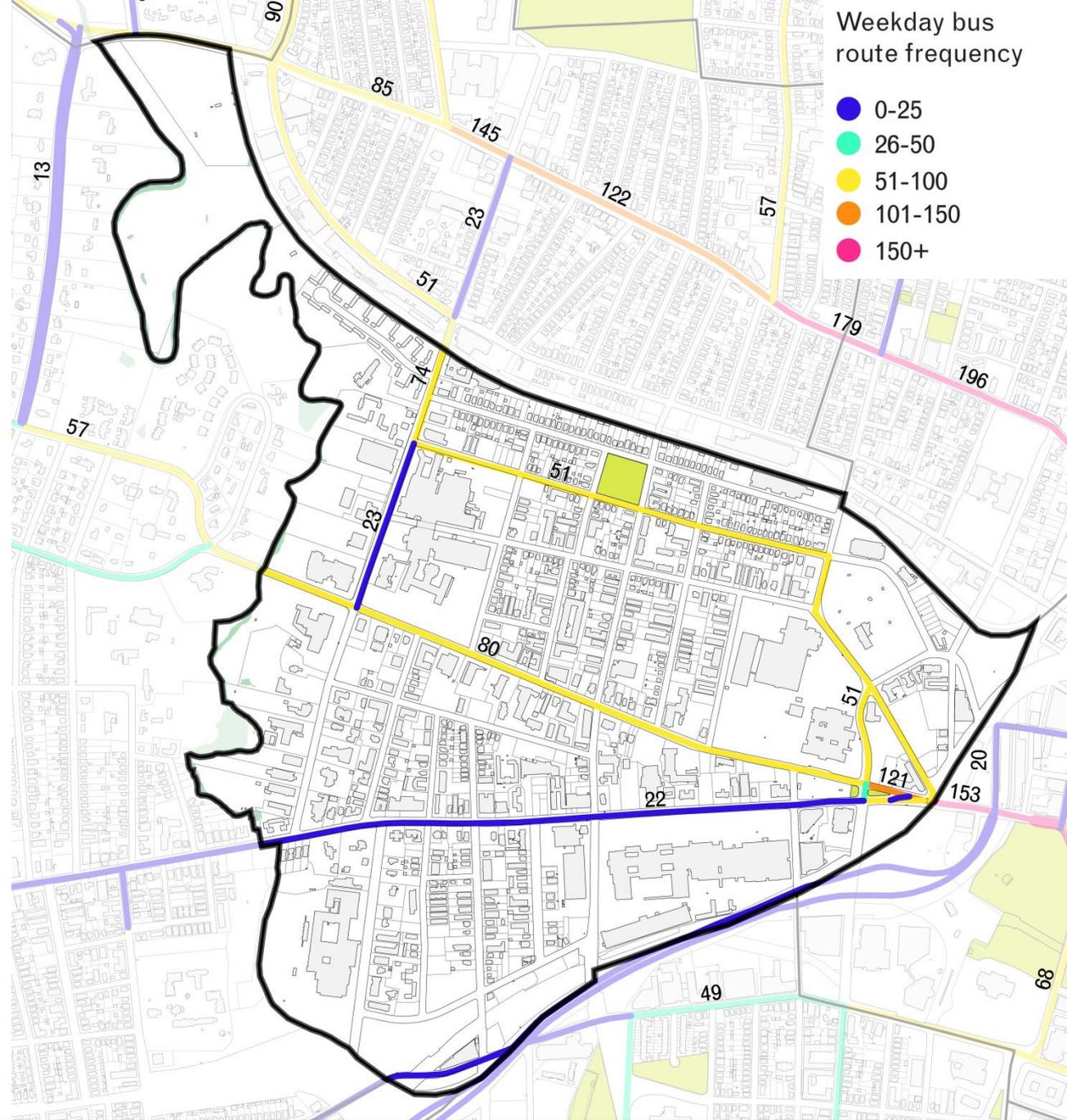
Year built

- 1810-1905
- 1905-1920
- 1920-1928
- 1928-1951
- 1951-2012

Bus Routes

Weekday bus route frequency

- 0-25
- 26-50
- 51-100
- 101-150
- 150+



Housing Typology Example Photos



Housing Typology Example Photos

