

DART GARDENS MUTUAL HOUSING

AFFORDABLE FAMILY HOUSING

Hartford, CT



MUTUAL
HOUSING
ASSOCIATION
of Greater Hartford, Inc.



Located on Dart and Brookfield Streets in Hartford's Charter Oak-Zion neighborhood, Dart Gardens has a total of 54 units which include hardwood floors, private entrances and full basements. The development was financed under the Low Income Housing Preservation and Resident Home Ownership Act (LIHPRHA), a U.S. Department of Housing and Urban Development (HUD) program designed to preserve affordable housing.

In addition to financing the acquisition, HUD provided funding to install new energy efficient windows, complete kitchen and bathroom upgrades, build new entrances and construct a community building. The community building provides meeting space for resident activities such as resident council meetings, holiday parties and after school programs.

Recent updates include all new exterior paint and a vibrant community garden.



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| Developer | Mutual Housing Association of Greater Hartford, Inc. (MHAGH) |
| Property Management | Mutual Housing Association of Greater Hartford, Inc. (MHAGH) |
| Development Type | Modern rehabilitation |
| Total Development Cost | \$3.6 million |
| Construction Details | Start date September 1995, Construction Completed December 1997, Occupancy September 1996 |
| Square Footage | 55,480 ft ² |
| Development Profile | Unit mix 8—1br, 36—2br, 10—3br |
| Amenities | Access to community room, central laundry on site, hardwood floors, W/D hookups, off-street parking, hardwood floors in units, community garden |
| Services Offered | Financial literacy courses Leadership training Family programming Community events |
| Resident Profile | Families earning up to 80% of the Area Median Income |
| Funders | HUD Financing (HUD Grant through LIHPRHA Program; Assumption of 221(d)(4) Loan) |