

# WEBSTER STREET MUTUAL HOUSING

## AFFORDABLE FAMILY HOUSING

Hartford, CT



MUTUAL  
HOUSING  
ASSOCIATION  
of Greater Hartford, Inc.



Located in the Barry Square neighborhood of Hartford on four (4) contiguous lots, MHAGH acquired these properties at 63-71 Webster Street from the Federal Deposit Insurance Corporation (FDIC) through its affordable housing program in 1999. Mutual Housing completed gut renovations and downsized the properties from 53 to 30 units.

Mutual Housing worked closely with the Maple Avenue Revitalization Group, the community group that represents this neighborhood, to develop a site plan that addressed neighborhood needs. Reducing the number of apartments, increasing open space and providing adequate parking were important goals for the community. A new community building provides meeting space for resident activities such as resident council meetings, holiday parties and after school programs.



**Developer** Mutual Housing Association of Greater Hartford, Inc. (MHAGH)

**Property Management** Mutual Housing Association of Greater Hartford, Inc. (MHAGH)

**Development Type** Substantial modern rehabilitation

**Total Development Cost** \$4.3 million

**Construction Details** Start date 1999, Construction Completed February 2001, Occupancy February 2002

**Square Footage** 47,811 ft<sup>2</sup>

**Development Profile** Unit mix 18—2br, 10—3br

**Amenities** Access to community room, playground on site, W/D hookups, off-street parking

**Services Offered** Financial literacy courses  
Leadership training  
Family programming  
Community events

**Resident Profile** Families earning up to 50% of the Area Median Income

**Funders** Low Income Housing Tax Credits — National Equity Fund as Investor  
Connecticut Housing Finance Authority (CHFA) Construction and Permanent Mortgage  
State Housing Tax Credit Contribution Program  
Affordable Housing Grant — Federal Home Loan Bank of Boston  
NeighborWorks® America Grant  
Additional Construction Financing provided by Webster Bank, Connecticut Housing Investment Fund, Inc. (CHIF), Local Initiatives Support Coalition (LISC)