

ZION STREET MUTUAL HOUSING

AFFORDABLE FAMILY HOUSING

Hartford, CT



MUTUAL
HOUSING
ASSOCIATION
of Greater Hartford, Inc.



This development was MHAGH's third project in Hartford's Frog Hollow neighborhood. The area of 505-531 Zion Street had long been a source of blight for the neighborhood, and the Neighborhood Rehabilitation Zone (NRZ) and Hartford Preservation Alliance endorsed MHAGH's plan to demolish the deteriorated structures previously on the site to make way for a new building. The project entailed 24 newly constructed apartments, mostly large three-bedroom units to address the lack of available three-bedroom units in the neighborhood. The architectural plan mirrors the "Perfect Six" style of the neighborhood, while creating one building. As an acknowledgement of MHAGH's sensitivity to the surrounding neighborhood, the project received an award from the Hartford Preservation Alliance.



Developer	Mutual Housing Association of Greater Hartford, Inc. (MHAGH)
Property Management	Mutual Housing Association of Greater Hartford, Inc. (MHAGH)
Development Type	New Construction
Total Development Cost	\$5.5 million
Construction Details	Start date 2001, Construction Completed February 2007, Occupancy March 2007
Square Footage	30,000 ft ²
Development Profile	Unit mix 2—2br, 22—3br
Amenities	Access to community room, W/D hookups, public park, off-street parking, food pantry, convenient to town amenities
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 City of Hartford HOME Loan State of Connecticut Department of Economic and Community Development (DECD) HOME Loan State of Connecticut Housing Tax Credit Contribution Program NeighborWorks® America Grant Additional Construction Financing provided by Bank of America, Connecticut Housing Investment Fund, Inc. (CHIF), Local Initiatives Support Corporation (LISC)