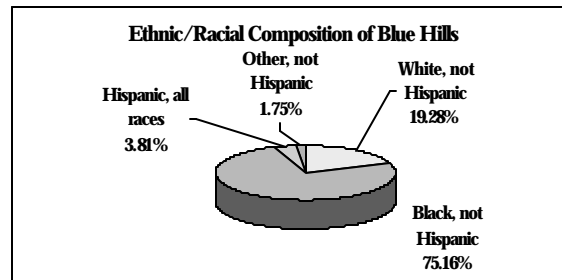


BLUE HILLS NRZ NEIGHBORHOOD PROFILE

Demographics

The residents of Blue Hills are predominantly African-American, middle-income, single-family homeowners. Residents are proud of their neighborhood, which exudes a sense of stability distinguished by well-maintained homes and a newly renovated shopping district. Three distinct census tracts cover Blue Hills: 5038, 5039 and 5040. According to the 1990 Census, the neighborhood's total population was 13,921 people. Blue Hills is the largest primarily African-American and Caribbean American community in Hartford and possibly Connecticut. In tracts 5039 and 5040, current estimates put this population segment at 90% with 3,260 households.

As illustrated in Figure 1, the 1990 population was 75.16% Black, 19.28% White, 3.81% Hispanic and 1.75% other races. From 1980 to 1990 the Blue Hills population decreased by 4.50%. Population and race data from the 2000 Census have recently been released. This data indicates that the Blue Hills population is continuing to decrease, and the African and Caribbean American populations have shown a slight increase. However, this initial data for 2000 is presently clouded by the fact that some 2544 students at the University of Hartford were incorrectly included in the counts for West Hartford rather than Hartford and Blue Hills. Hartford is appealing to have the counts adjusted. Until that is done the 2000 population can only be estimated by adding in the 2544 students and assuming a racial split of 90% White and 10% Black in the student population. This yields an estimated 2000 population of 12,984 persons who are 75.9% Black/African American, 19.2% White and 4.9% other races. Persons of Hispanic/Latino Origin (any race) comprise an estimated 3.7% of the population.



1990 U.S. Census, UDAP Program, Hartford Planning Department

Figure 1

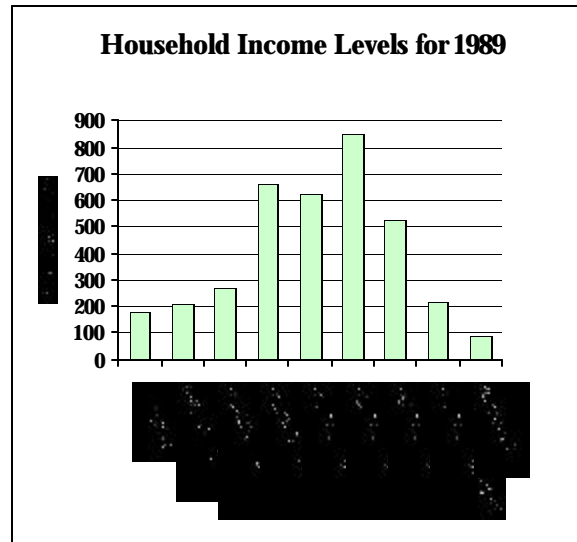
At the time of the 1990 Census 20.9% of the population was foreign-born; total households considered linguistically isolated numbered 34, less than 1% of the population. All 1990 Census information was supplied by either the U.S. Census UDAP Program, the Hartford Planning Department's Special Census run by neighborhood or 1990 U.S. Census tract level information. Blue Hills is comprised of Census tracts 5038, 5039, and 5040.

In 1990 the overall median age in the neighborhood was 24.8 years, one of the lowest in the City. When examined at the tract level, we find an approximately 10-year difference in median ages of residents in Tracts 5039 and 5040 and those in Tract 5038. Tract 5038 includes the Bowles Park and the Westbrook Village housing complexes. The Blue Hills Civic Association, based on informal surveys conducted since the 1990 Census, estimates that one-third of all households in the private sector are headed by a senior citizen. It is anticipated that the 2000 Census will reflect an aging of the population.

The 1990 Census recorded 2,924 families. Married couple families accounted for 50% of all families and almost one-half of married couple families had children. Female headed families, no husband present, accounted for 43.6% of all families; of this number slightly over one-half of the families had children. Female-headed families comprised 77% of all families in Tract 5038.

1990 median household income in the Blue Hills neighborhood was \$32,460, second highest in the city and well above the citywide figure of \$22,140. Family median income was the third highest in the City at \$35,751 (citywide figure, \$24,774). The Blue Hills per capita median income, however, was \$10,402, lower than the citywide per capita median income of \$11,081. Household income levels in 1990 are summarized in Figure 2.

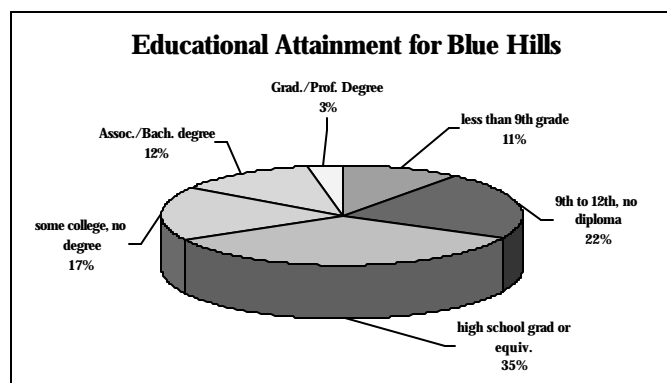
According to the 1990 Census 207 families were living below the poverty level, a slight decrease from 1980. This represents 7% of all the households in Blue Hills. Compared to other NRZ neighborhoods, this number is relatively low. There is a concentration of lower income households in tract 5038 where Westbrook Village and Bowles Park are found. In the other two tracts, nearly one-third of all households have incomes between \$50,000-\$75,000. Blue Hills was one of five city neighborhoods with less than 10% of families below the poverty level, and tied with the West End for second lowest incidence of poverty in the City. However, slightly more than one-half of the Blue Hills families living in poverty were headed by women with children (54.6%). Approximately 35% of all persons below the poverty level were less than 18 years of age; 11% were age 65 years or more. These numbers indicate a broad spectrum of economic circumstances within a single neighborhood.



1990 U.S. Census, UDAP Program, Hartford Planning Department

Figure 2

1990 educational attainment levels for the neighborhood show that 67% of the population had attained high school diplomas or beyond. This exceeds the comparable City of Hartford attainment level by approximately 8.0%. However, the neighborhood recorded a lower percentage of residents who attained a bachelor's degree than the citywide percentage of 19%. (Figure 3).



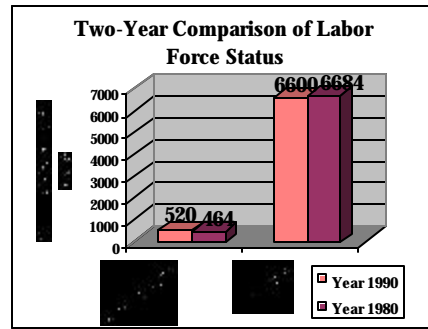
1990 U.S. Census, UDAP Program, Hartford Planning Department

Figure 3

In the Blue Hills neighborhood, 92.6% of the residents were employed in 1990. A moderate 7.3% of the labor force were unemployed. The citywide unemployment rate in 1990 was 10.73%. Figure 4 illustrates the comparison figures for 1990 and 1980.

Blue Hills is a predominately residential neighborhood with very little commercial zoning. Commercial zones are located on Blue Hills Avenue between the Bloomfield town line and Boothbay Street (the largest area and comprising the neighborhood's business district), Blue Hills Avenue between Manchester and Branford Street (where a CVS Pharmacy is being constructed), and at Albany Avenue and Westbourne Parkway (the former Thomas Cadillac site). The Blue Hills Avenue areas are zoned B-4, Neighborhood Business; the Albany Avenue site is zoned C-1, Commercial District. RO-2, Residence-Office Districts adjoin the B-4 districts in two locations

on Blue Hills Avenue and is the zoning designation on the Saint Francis Care/Mount Sinai Campus and The Connecticut Institute for the Blind/Oak Hill and Blue Hills/Cedarcrest properties. The RO-2 Districts allow multiple residence high-rise structures. The Blue Hills Branch of the Hartford Public Library and Fire Station 16 are located on Blue Hills Avenue in the neighborhood business district. The remainder of the neighborhood is zoned for one family or one and two family residential development. Institutional uses such as the University of Hartford, Watkinson School and The Village for Families & Children campuses are located in residential zones. Blue Hills has the largest amount of land area devoted to institutional uses in the city. Many of these institutional uses provide jobs and services to the neighborhood.



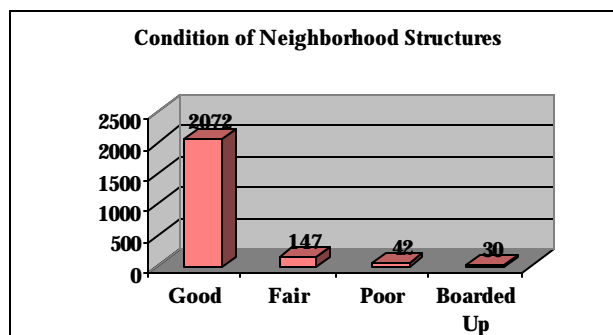
1990 U.S. Census, UDAP Program, Hartford Planning Department Figure 4

The 1990 Census recorded 3,789 units in the neighborhood, with a 2.77% vacancy rate, the lowest vacancy rate in the city. This low vacancy rate appears to be continuing. In March, 1998 the Civic Association conducted a field survey of private sector vacancies and houses for sale supplemented by information provided by realtors serving the area, and found fewer than 70 houses for sale or visibly unoccupied.

The neighborhood prides itself on having the city's second highest homeownership rate at 54.37%. This results in a well-cared for and more stable neighborhood, since people are more deeply invested in the care and maintenance of their own property. Black households owned approximately 90% of all owner-occupied units in the neighborhood in 1990.

In July 2000, the Blue Hills Civic Association reported that their surveys and research indicate there are an estimated 3,100 households in the private sector (not including the 750 households residing in Westbrook Village and Bowles Park), of which more than two-thirds are owner-occupied. This includes 658 two-family homes, two-thirds of which are owner-occupied. There are an estimated 866 renter households living in two-family houses and fewer than 100 families renting single-family homes. The limited numbers of apartment buildings in Blue Hills are located in and around the commercial zones.

As the last section of Hartford to be developed, Blue Hills has a somewhat younger housing stock than many of the city's neighborhoods. Only 20% of its housing stock was built prior to 1940 (37% city-wide). This factor, coupled with the high incidence of homeownership, has greatly reduced the amount of deterioration found in the private housing stock. Figure 5 indicates 1990 figures on housing condition. Conditions in the neighborhood generally remain steady. Stable housing contributes to the overall solid residential atmosphere of the Blue Hills neighborhood and is a positive asset for the community to build on. The 1990 Census data also showed that there were no structures in Blue Hills lacking plumbing facilities, 19 units lacking kitchens and fewer than



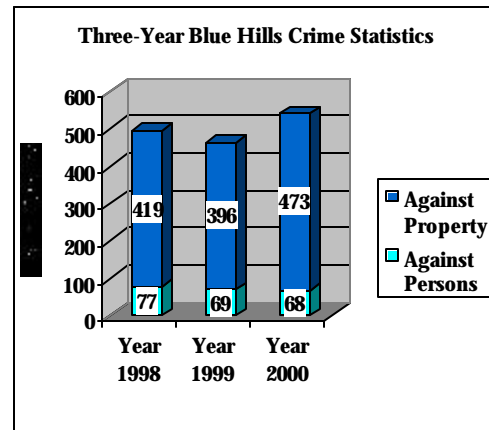
City of Hartford Planning Department, Summer 1994

Figure 5

4% of households were without telephones. A majority of households in Blue Hills were found to own vehicles.

The Blue Hills neighborhood is a stable residential-friendly neighborhood, but it is not immune to crime. Figure 6 illustrates the crime patterns from 1998 through 2000. Drug trafficking has also been a problem the community has been forced to confront.

There are three elementary schools located in the neighborhood: Rawson School, a Kindergarten through Grade 6 school originally built in 1921 (last major renovation 1927); Mark Twain School, a Pre-Kindergarten through Grade 6 school originally constructed in 1952 (last major renovation 1963), and Annie Fisher School, a Pre-Kindergarten through Grade 6 school originally constructed in 1965. Annie Fisher, which has experienced a nearly 6% decline in enrollment since 1993-1994, was operating overcapacity and using two portable classrooms during the 1998-1999 school year. In the same timeframe, Rawson School had a 5% increase in enrollment and was operating at 93% of building capacity, while the Twain School had slightly less than a 1% decline in enrollment and was operating at 88% of capacity.



Hartford Police Department.

Figure 6

Performance on the Connecticut Mastery Test has improved in all of the neighborhood's elementary schools and, with the exception of Grade 6 at Rawson (all test categories) and Grade 6 at Fisher (mathematics category only), exceed District-wide performance levels in all categories for meeting the State Goal and the Mastery Test Index. The Mastery Test Index rates overall student performance, not just those reaching the goal. As a basis for developing improved educational services, student performance is being monitored to identify areas of need. Grants, business and school partnerships and budget requests are used to improve and expand activities and programs. All of the schools also offer supplementary programming where students interact with sister schools, community volunteers and others in efforts to reduce racial, ethnic and economic isolation.

In addition to these three Hartford School District elementary schools, there are two Charter schools, the Jumoke Academy (Grades K through 6) and the Breakthrough Charter School (Grades Pre-K through 8), located in the neighborhood. A state charter school is a public nonsectarian school organized as a nonprofit corporation and operated independently of the local or regional board of education. The Breakthrough Charter School, a local Charter School (established by the local school district), opened in the Fall of 1998 and had an enrollment of 133 students during the 1998-1999 school year. The Jumoke Academy, a state charter school which opened in the Fall of 1997, had an enrollment of 150 students during the 1998-1999 school year. Weaver High School (Grades 9-12, total enrollment of 1,255 students during the 1998-1999 school year) is also located within the neighborhood's boundaries.

In September 2001, an inter-district Kindergarten through Grade 5 magnet school will be opened on the University of Hartford campus. Students from Hartford and six participating suburban communities will be eligible to apply to attend. The school will have a capacity of 360 students.