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NEIGHBORHOOD  
REVITALIZATION ZONE

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FROG HOLLOW SOUTH  
STRATEGIC PLAN

FEBRUARY 2003





IN FOND MEMORY OF  
GUILIO VALLERA



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## PREFACE

The Frog Hollow South Revitalization Association will encourage the City of Hartford to implement the recommendations contained herein, and while approval of the Plan by the city of Hartford signifies an agreement in principal to the concepts presented, the City is not committed to any course of action.



## THE FROG HOLLOW SOUTH REVITALIZATION COMMITTEE

Edith Lacey, Co-Chairperson	Sr. Laura Herold
Greg Robertson, Co-Chairperson	Robert O'Connor
Kenneth Anderson	Eddie Perez
James Bain	Morgan Perry
Steve Balcanoff	Taryn Perry
Deborah Borrero	Jose Reategui
Gladys Brooks	Nilda Santana
Luis Caban	George Savva
Miriam DeJesus	Jeffrey Smith
Mary Diaz	Terry Stack
Robert Hartzell	Martha Steullet
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This plan was prepared through funding from the State of Connecticut Department of Economic and Community Development Urban Act Funds through the cooperation of the City of Hartford. This plan was prepared by TPA Design Group with technical assistance from the City of Hartford's Division of Planning.



## OUR EVOLUTION

In 1993, the Frog Hollow Revitalization Committee came together to take more organized, proactive steps to addressing a whole range of issues which threatened to envelope the entire neighborhood and, in fact, began overshadowing the City. It was during this turbulent time that Frog Hollow's name became synonymous with gang wars and illicit activities. A seemingly endless run of negative media coverage easily persuaded anyone other than those of us who lived here to avoid the area. This perception lingers to this day. These were not good times for those of us living in the midst of this turmoil and feeling helpless in the face of a mounting assault on our basic rights as humans.

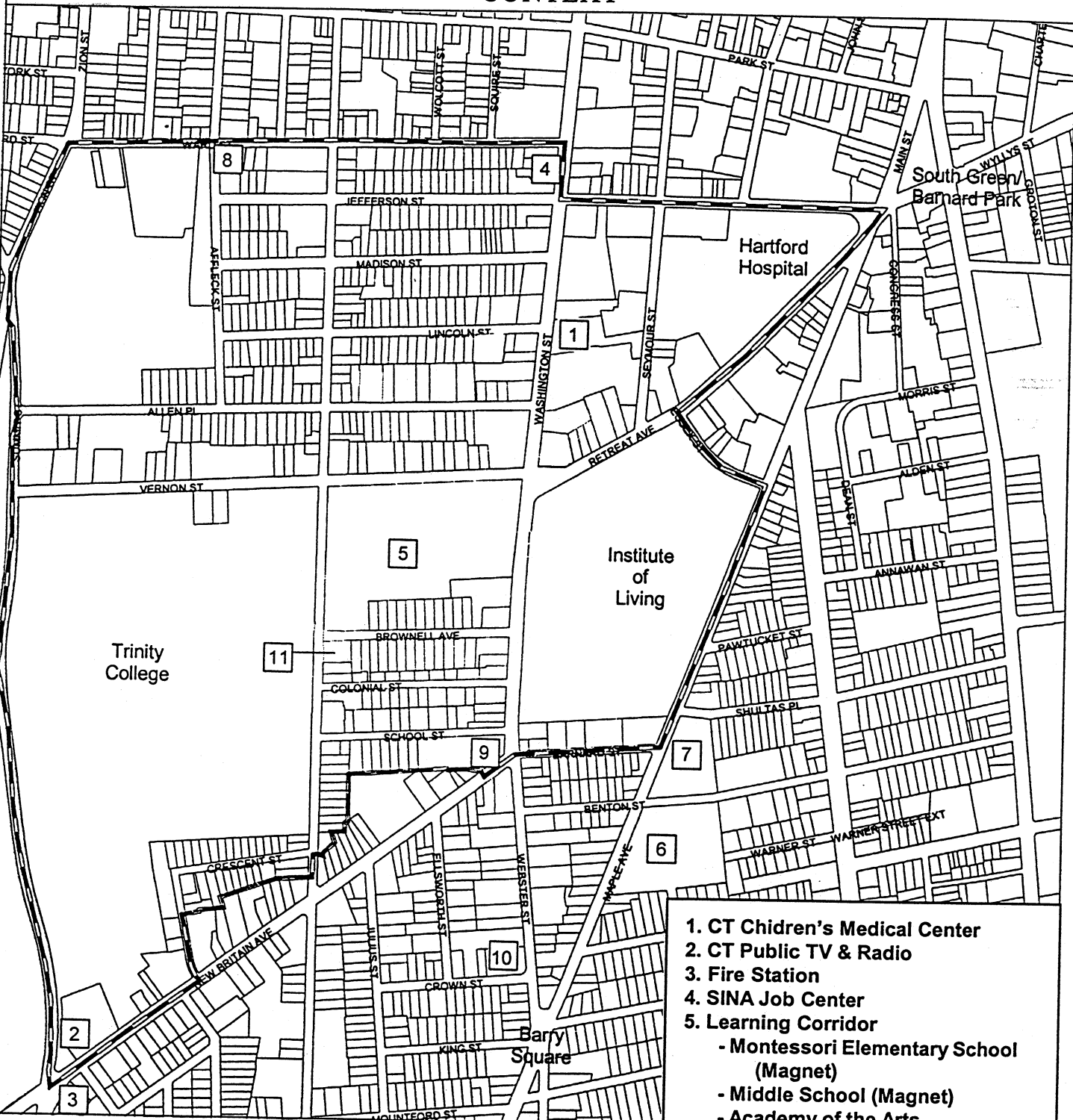
By 1996, it became clear that while many problems were common throughout Frog Hollow, the solutions and partnerships available to evoke change were geographically distinct, with Ward Street the apparent boundary. Around the same time, the City of Hartford began an assistance program for neighborhoods to participate in a State legislated program for revitalization. Both sections, north and south, qualified for the Neighborhood Revitalization Zone (NRZ) designation and each had the leadership to assume the responsibility. Subsequently, the Frog Hollow South Committee took shape and boundaries were approved (Figure 1) and by-laws developed according to the State's NRZ legislation (Appendix A).

Members of the Frog Hollow South NRZ Planning Committee had prior involvement in neighborhood planning initiatives through organizational efforts of the Southside Institution's Neighborhood Alliance (SINA), a consortium of neighborhood institutions including Trinity College, Hartford Hospital, the Institute for Living, Connecticut Children's Medical Center, Connecticut Public Television & Radio. In follow-up to the Trinity College Master Plan, A Study of SINA Neighborhood: A Strategic Plan for Renewal was prepared. The Inter-Neighborhood Collaborative (INC) was formed as a community/stakeholder outreach mechanism. Among the organizations involved were: Frog Hollow South, Frog Hollow North, Barry Square,

# FROG HOLLOW SOUTH NRZ

Hartford, Connecticut  
CONTEXT

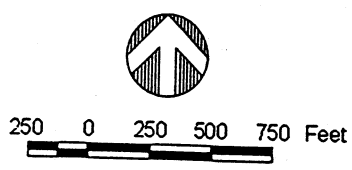
Figure 1



1. CT Children's Medical Center
2. CT Public TV & Radio
3. Fire Station
4. SINA Job Center
5. Learning Corridor
  - Montessori Elementary School (Magnet)
  - Middle School (Magnet)
  - Academy of the Arts
  - Academy of Math and Science
  - Aetna Center for Families
6. Michael D. Fox Elementary School
7. Old South Cemetery
8. Police Substation
9. Fox Manor
10. Webster Theatre
11. Boys and Girls Club

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DESIGN GROUP

85 Willow Street  
New Haven, CT 06511



 NRZ Boundary

Map Source: MDC and City of Hartford

Maple Avenue Revitalization Group, Behind- The-Rocks, Southwest, South Green, Spanish Avenue Merchants Association, and the New Britain Avenue Merchants Association.

Clearly, a mutually beneficial relationship was established between the SINA and the Frog Hollow South NRZ. SINA provided much needed organizational support to enable the NRZ to find its voice while the involved institutions, particularly Trinity College, benefited from inclusionary planning as a far-reaching multi-pronged revitalization effort was launched. Essentially, the institutions within Frog Hollow had a call to action similar to that of residents in regard to restoring a sense of community, creating a safe place to live and work, and developing linkages to accomplish mutually beneficial goals.

The physical results of this cooperative effort are most apparent on a 16-acre campus between Broad and Washington Streets. With over \$100 million dollars in financial support from the State of Connecticut, the City of Hartford and private institutions, The Learning Corridor was built because of the fundamental belief that education is key to self-sufficiency and ultimately a strong community.

With four educational institutions within the campus, The Learning Corridor has met the needs and fulfilled the dreams of hundreds of students while adding recreational and social service facilities to the neighborhood. It represents a beacon of hope for the aspirations of residents and institutions alike, and has successfully provided a foundation upon which other revitalization initiatives will be built.

In addition to physical improvements to the gateways and streets, SINA will continue implementation of CityScape, a program targeting first time homeowners with down payment and mortgage assistance. Approximately 65 two-family homes are expected to be constructed, with another 20 existing structures to be extensively renovated and sold.



Another initiative is the Community Residents Survey completed by the Aetna Center for Families and the Kellogg project (Appendix B). The purpose of the study is twofold: to identify key impediments or barriers that prevent families from receiving needed services, and to gauge resident awareness/interest in the programs and workshops offered by The Learning Corridor, Trinity and the Aetna Center for Families. Baseline data collected in the 2001 door-to-door survey of a 15-block area surrounding Trinity College indicated that the majority of residents have limited or no knowledge of organizations which target at least some of their services to them. Bilingual materials on services were distributed in conjunction with survey interviews to enhance awareness and encourage participation. A second survey will be conducted in 2003 using the same questionnaire to allow the pace, direction and impact of changes to be evaluated.



## WHERE DO WE GO NOW?

These last several years have felt like a roller coaster ride. There aren't so many ups and downs now, and we've slowed down enough to be able to look around and recognize how far we have come. But where is our next stop? Our institutional partners have brought many resources to bear to begin our revitalization process. While we know we can count on them to continue to provide technical assistance with programs and services, we know that we must begin to take responsibility for our future; to work from within the neighborhood to provide the human capital and stable environment that will assure the success of all our efforts. We are charting new territory.

In the last five years we have learned what we can do through collaboration and cooperation with our institutional partners. We have also learned the neighborhood's problems are complex and not easily "solved". There are many more things left to do. As we execute this Plan, our notion of the Frog Hollow South neighborhood will be tested. From the residents' perspective, and as shown in Figure 2, we are a residential enclave of predominantly multi-family homes juxtaposed to some of the City's largest institutional land uses. Transitions or buffers between these institutions and our homes are scarce. Instead, major thoroughfares, namely Broad and Washington Streets, serve primarily as boundaries.

The term neighborhood relays geographic and physical characteristics which provide "identity" to a place – normally where one lives. This identity may be real or perceived and is often linked to the level of community cohesiveness existing in the neighborhood. The higher the level of community cohesiveness, the more positive the image reflected on the neighborhood.

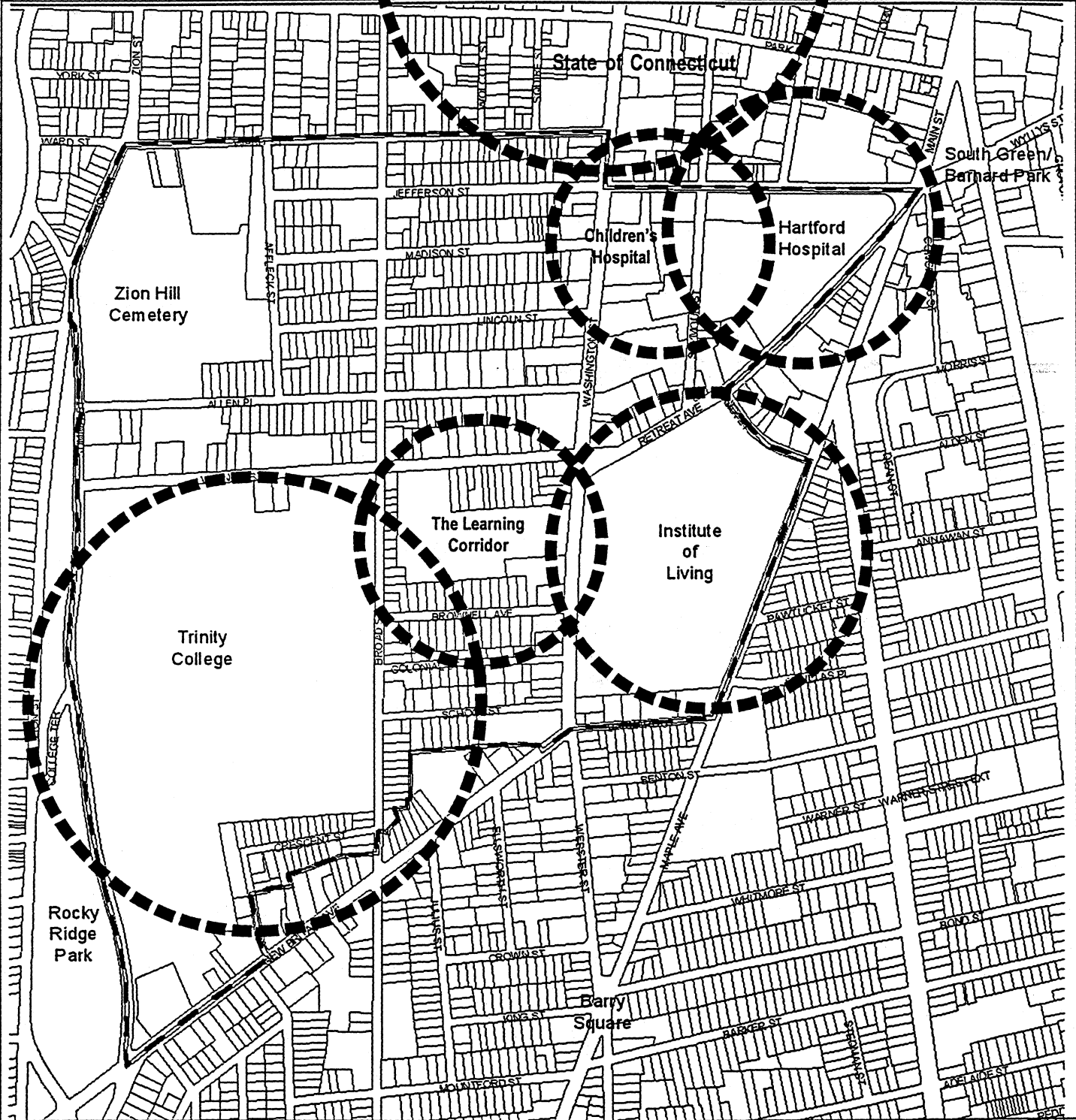
Community is about communication, involvement, commitment and, ultimately, pride. It's about the collective interests of individuals, associations, businesses and public institutions and services such as schools, police, fire, libraries, and parks. Communication unites these interests.

# FROG HOLLOW SOUTH NRZ

Hartford, Connecticut

## INSTITUTIONAL INFLUENCES

Figure 2



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NRZ Boundary



500 0 500 Feet

Map Source: MDC and City of Hartford

Neighborhoods that lack community cohesiveness are at risk of being dominated by one sector or perhaps outside interests.

Through institutional initiatives, we know that we have functioned as a community. This plan will help us sustain our sense of community. This Plan is our blueprint, our shopping list, our first step in independently evaluating our situation and deciding on what is needed in the foreseeable future. This Plan reflects us – realistic and straightforward. Our main goal is to gain the NRZ designation so that we can focus on actions that will directly and positively affect our small 0.5 square miles of the place we call home. With all the reports and studies available (Appendix C), we are comfortable in casting aside the traditional compulsories that often dominate plans, so that we may focus on what matters to us.

## WHAT WE OFFER

Frog Hollow South is a compact residential neighborhood. Housing rehabilitation initiatives are stabilizing our housing stock, increasing opportunities for homeownership and providing sound rental units. It is a good place to live because of its schools, cultural vibrancy and community resources such as churches, institutional partners and human services programs.

- Institutional presence/leadership
- Cultural Vibrance
- Proximity to Downtown
- Availability of Housing Stock
- Architecturally Significant Structures
- Accessible Human Services/programs
- Housing Rehabilitation Initiatives
- Major Employment Resources

## WHAT WE NEED TO OVERCOME

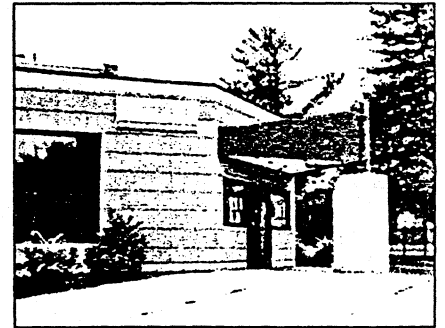
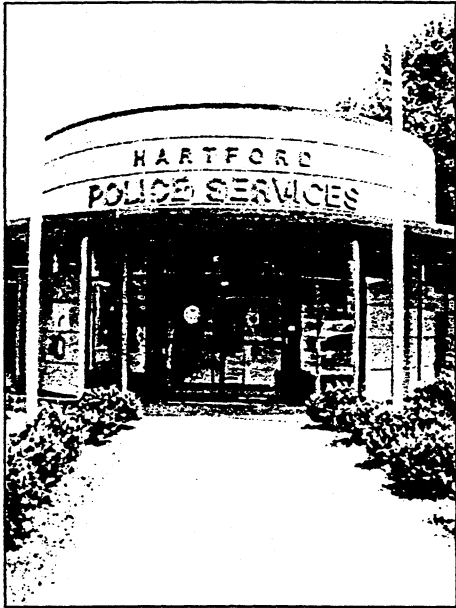
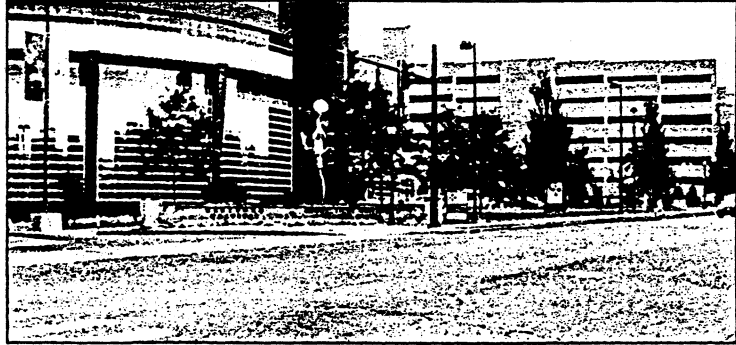
The major things we need to overcome are hindrances to employment and the lingering negative perception of our neighborhood. These issues are

comprised of many factors. Helping our residents find jobs means making employment linkages, which have to be preceded by education, job training, overcoming language barriers, and being sure residents can get to the jobs by public transportation. Overcoming our negative image means eliminating abandoned and boarded buildings, rooting out drug and other criminal activity, providing positive examples and activities for our children and youth, and strong city services with strict enforcement and follow-through on complaints.

- Poor Public Transportation Linkages
- Lack of Land Use Buffers
- Blighted Image/Negative perceptions
- Law Enforcement Follow Through/Results
- Business Retention/Attraction Opportunities
- Institutional Reliance
- Public Services

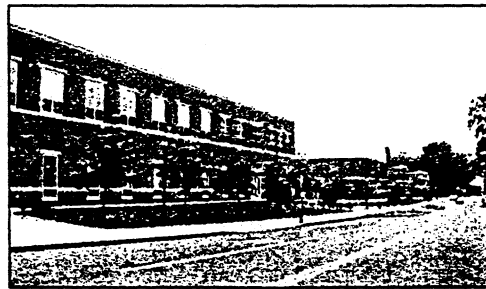
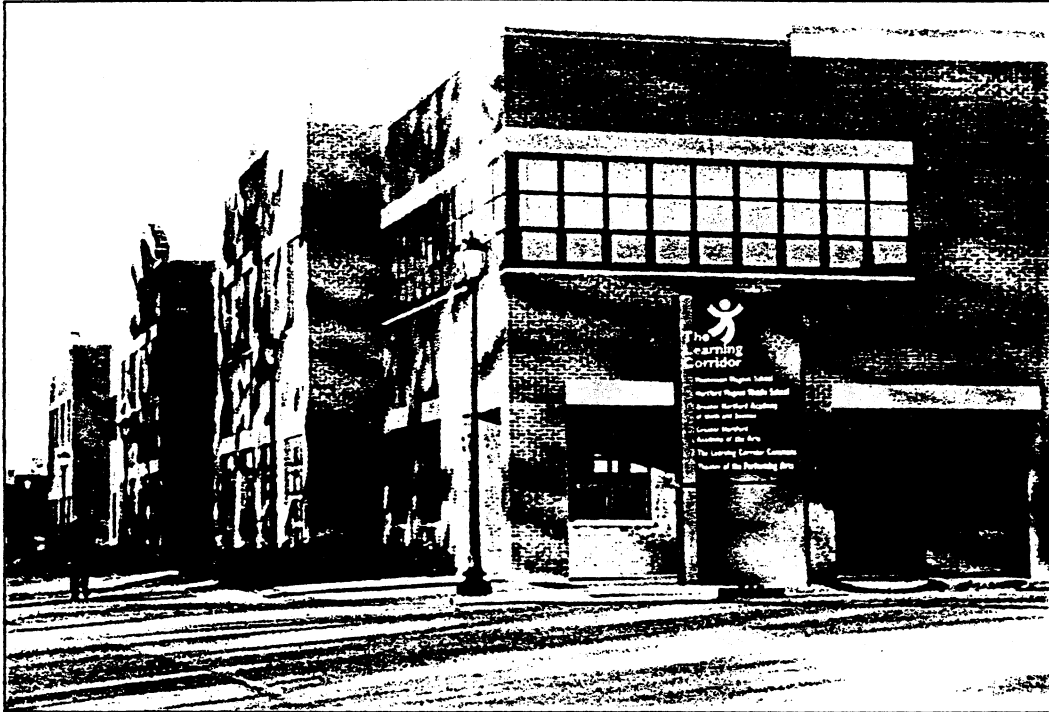


# A GLIMPSE INTO FROG HOLLOW SOUTH





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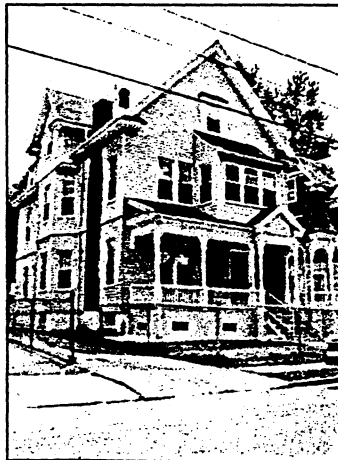
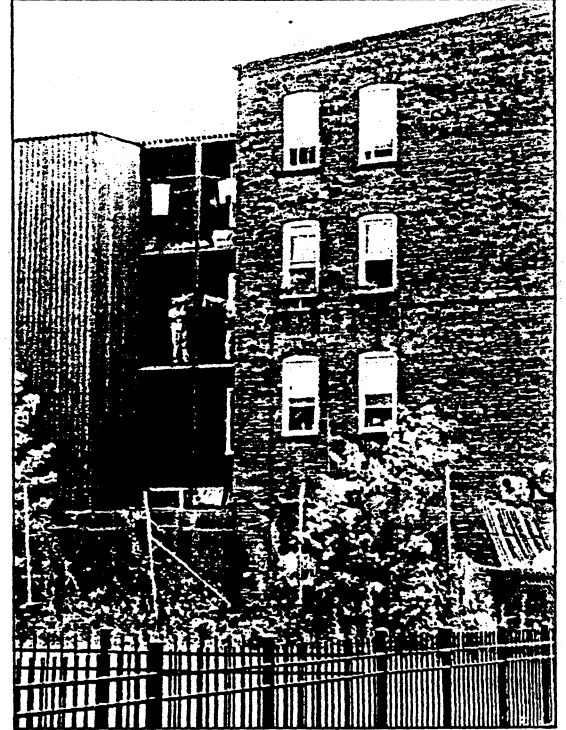
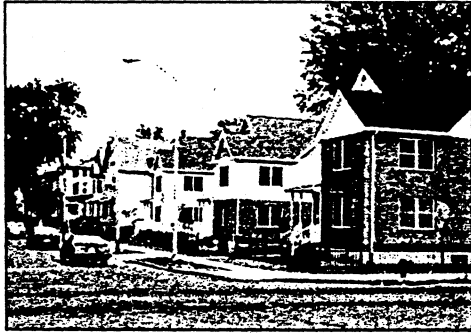
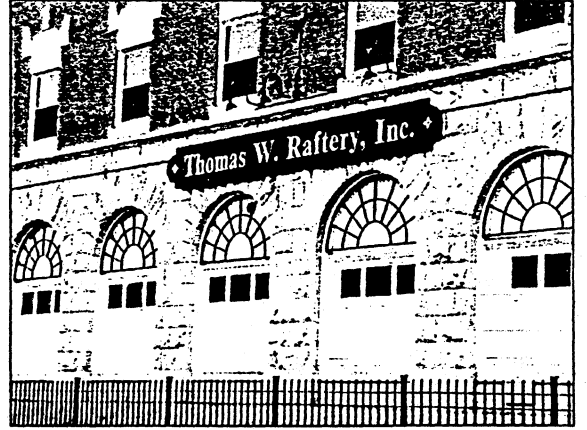
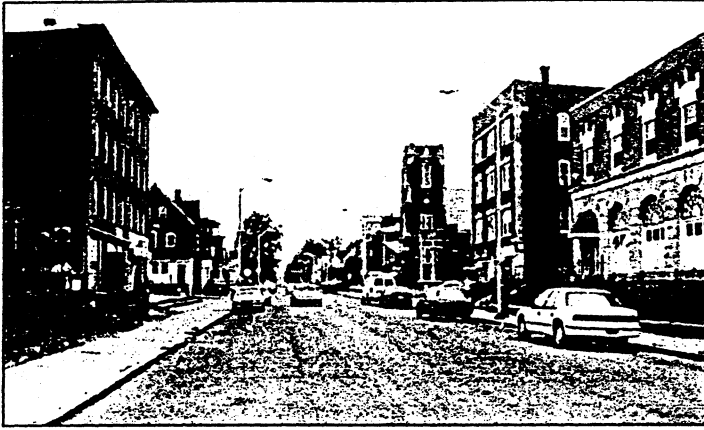
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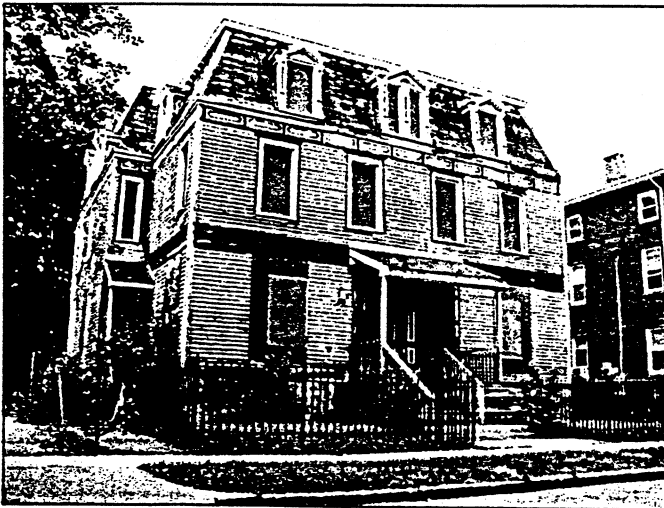
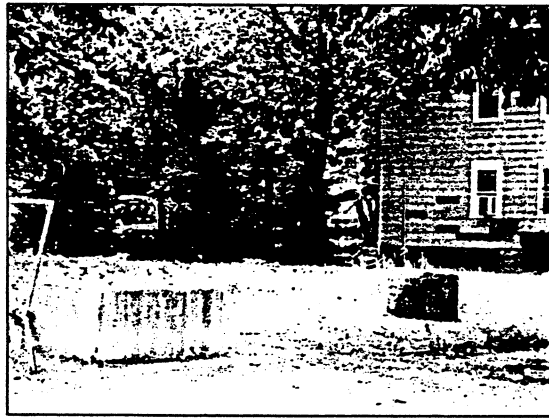
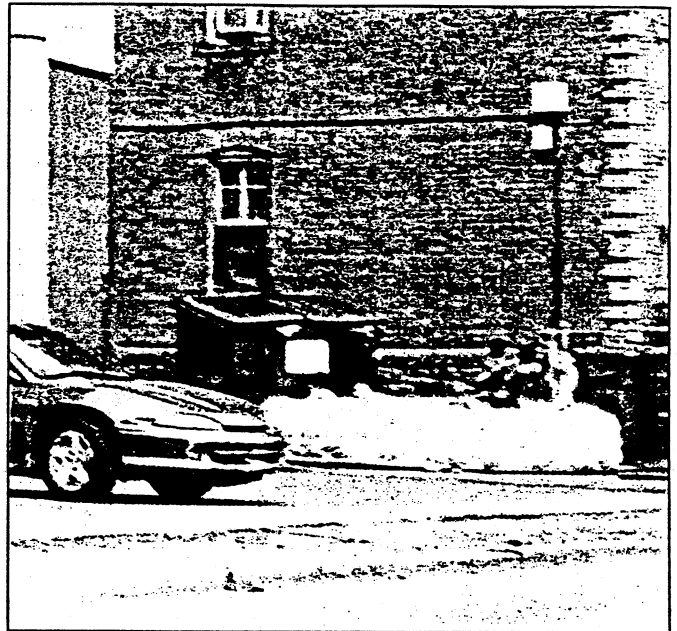


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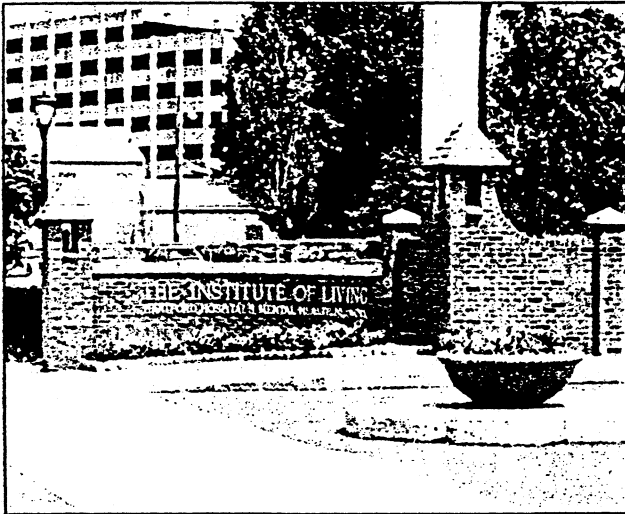
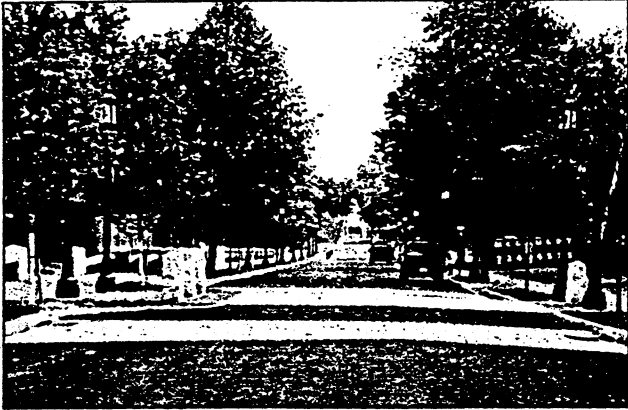


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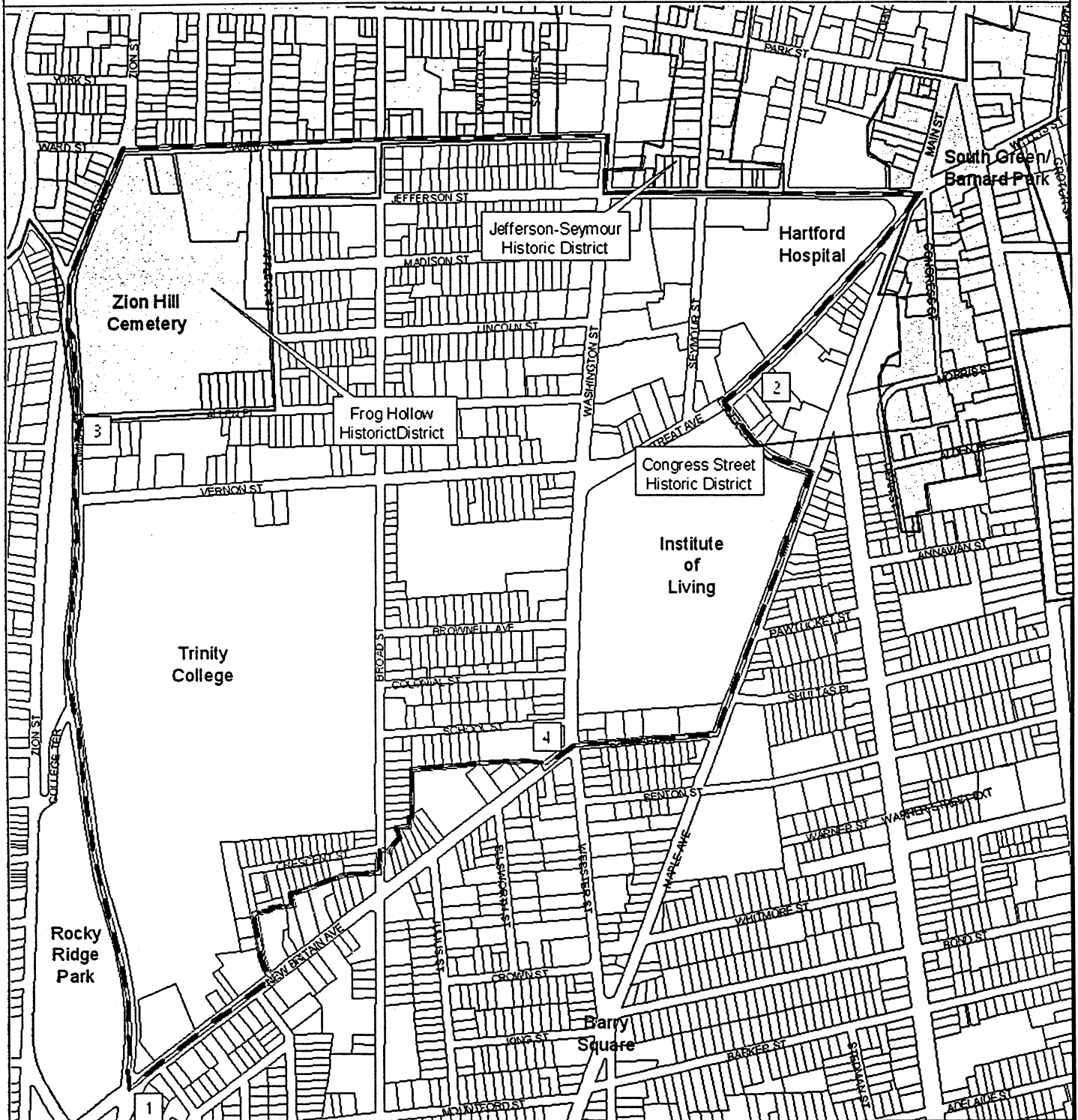


# FROG HOLLOW SOUTH NRZ

Hartford, Connecticut

## HISTORIC RESOURCES

Figure 3



**TPA**  
DESIGN GROUP

85 Willow Street  
New Haven, CT 06511

Map Source: MDC and City of Hartford

1. Fire Station
2. Historic Homes (140 & 144 Retreat Avenue)
3. St. Anthony's Hall
4. Michael D. Fox Elderly Housing



NRZ Boundary



250 0 250 500 750 Feet

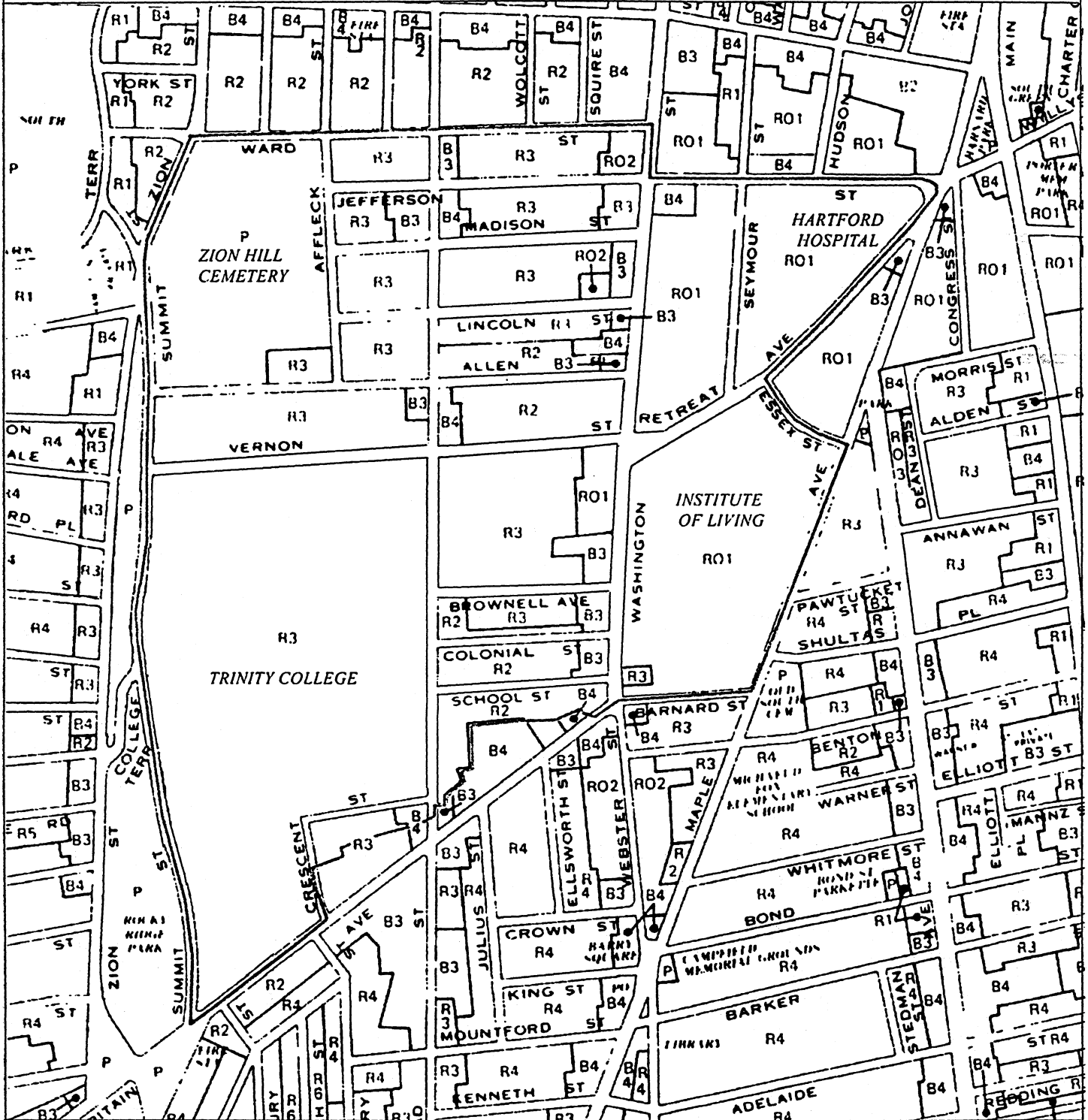


# FROG HOLLOW SOUTH NRZ

Hartford, Connecticut

## ZONING

Figure 4



**TPA**  
DESIGN GROUP

85 Willow Street  
New Haven, CT 06511



250 0 250 500 750 Feet



NRZ Boundary

Map Source: MDC and City of Hartford



# NEIGHBORHOOD CHARACTERISTICS

## LAND USE

Industrial development was a major influence on the overall shape of the Frog Hollow neighborhood. It touched every element of the community, from the kinds of people that were drawn to live here, to the housing stock constructed, to the related commercial enterprises that sprang from the burgeoning activities. Residential activity increased between 1885 and 1910 as factory and skilled-workers sought to establish homes and families. Commercial buildings in scale with the residential development followed, eventually including residential conversions with apartments above and storefronts at street level. Churches, schools and synagogues followed the residential settlement.

Historically, the 1890s saw a rapid growth in housing construction. This development was a direct result of the growth of factories in the post-Civil war economy and continued through World War I as Pope

1939 or earlier	54%	(1843)
1940 – 1959	25%	(839)
1960 – 1979	16%	(548)
1980 – 1990	5%	(159)

*Source: 1990 U.S. Census*

Enterprises and the machine tool industries evolved. The structures were predominately multi-family dwellings divided horizontally into flats. The neighborhood was considered a more prosperous area at that time; thus most material used for housing construction was brick in contrast to wood used in most Hartford neighborhoods. The decline in the late 1950s can be attributed to the loss of nearby industry and the trend toward suburbanization that drained many neighborhoods of their vitality. The resulting economic decline was significantly felt in many sections of the neighborhood. Frog Hollow saw another construction boom in the 1980s. Most of the residential area remains structurally sound although there are certainly cases of deterioration that need attention.

The neighborhood's non-residential land uses are predominantly medical and educational institutions. These facilities represent Frog Hollow South's

major employers and employment resources. The neighborhood's manufacturing and retail establishments, which employ many neighborhood residents, are not presently of a scale to represent opportunities for substantive employment growth. In addition, there is limited physical opportunity to accommodate infill economic development projects. Because of limited opportunities within the neighborhood, many residents are and will be working outside of the neighborhood.

Though institutional uses are predominate in the neighborhood, the large scale uses – Hartford Hospital, the Children's Medical Center and the Institute of Living – are clustered on the eastern edge of the neighborhood. These uses are separated from the residential neighborhood by Washington Street and a buffer of small scale commercial development on the west side of Washington Street. The other institutional uses – the Trinity College Campus, The Learning Corridor complex and Zion Hill Cemetery – are located within the core of the neighborhood and blend in with the scale of surrounding residential development. The Learning Corridor, which essentially occupies an entire city block, was formerly the site of residential and commercial uses as well as a bus maintenance facility. The site is now a campus setting for the Montessori Magnet Elementary School, Hartford Magnet Middle School, two regional high school programs (one in the arts and another in math and science), a centralized support services building, a theatre, and a parking garage that includes 6,500 square feet of space currently leased for non-profit uses.

The only manufacturing facility in the neighborhood is T.W. Raftery, Inc. located on Broad Street. Most of the workers at Raftery's small but growing company live in the neighborhood and walk to work. Recent major reinvestments have made the Raftery building an attractive asset in our landscape as well as an economic resource. Other than clusters of neighborhood commercial development along Broad Street at Jefferson, Madison, Allen, Vernon, Crescent and New Britain Avenue, medium density residential uses fill the neighborhood.

According to the 1990 Census (the most recent detailed housing data available) 64.4% of all residential structures in the neighborhood were built prior to 1950. Most of the neighborhood's residential structures are in configurations of 3 or 4 units per structure (28%) or 5 to 9 units per structure (27%). Only 5% of the neighborhood's housing were single family dwellings (3% were detached single family, 2% attached single family). Because of their age, housing units are small by today's standards. In 1990, more than 80% of all units contained two bedrooms or fewer. This is why, during today's renovation of these structures, units are combined to create units that meet today's standards and space requirements. This lowering of density through combination of existing units during rehabilitation has resulted in lowering the number of units available in the neighborhood, but has significantly enhanced the livability of the units, especially for family occupancy.

The Hartford Department of Housing and Community Development Planning Division Boarded Building Survey (December 2001), includes 32 buildings in Frog Hollow South. Of these buildings 2 are boarded with projects pending; 14 are mothballed with projects pending; 12 are boarded only; and 4 are mothballed only. Sixteen of the buildings are three family residences; six are apartments; three are apartment/commercial structures; three are single family structures; and one each are two family, a four family or a congregate housing structure; one listing indicates "multiple houses". The Pope Park Zion LLC owns a total of 12 of the structures in the survey. Fourteen of the structures with projects pending are located in the Cityscape Homeownership Zone.

This scale and historic fabric, coupled with today's strong Hispanic/Latino cultural identity in the community, can serve as a foundation for further developing the neighborhood and introducing new concepts while holding on to the character evident in its streets and buildings. Previous waves of ethnic activity have carved their marks in the neighborhood through a variety



of churches, schools, shops, clubs and restaurants. Continuing this tradition will make this community a vital source of renewal for the City of Hartford.

## ZONING

Existing zoning in the neighborhood reflects current land use. The large-scale institutional uses east of Washington Street are zoned for residential-office uses; the west side of the Washington Street corridor is zoned primarily for commercial uses: some residential-office zones but primarily for Linear Business and Neighborhood Shopping Districts. Several blocks on Broad Street are also zoned for these small scale business/shopping uses. The remainder of the neighborhood, including the Trinity College Campus, is zoned for residential development. Zion Hill Cemetery is zoned as parkland.

## POPULATION


Much of the statistical information in this report was compiled from the U.S. Census based on data for Census Tracts 5027 and 5028. Data from the 1990 Census is used as the benchmark for all the City's NRZ Plans. In the following section, 2000 census data is also provided where available.

Census data indicates that there were 1,528 fewer people living in Frog Hollow South in 2000 than in 1990; the decline from 9,793 to 8,265 residents represents a loss of approximately 15%. The population's median age is still younger than the city-wide figure (22.2 years in Frog Hollow South versus 29.7 years for Hartford as a whole) and the age distribution has shifted slightly (Figure 1). In 2000 the proportions of the population in the 10 years to 24 years categories were larger proportions of the population than in 1990, particularly the 15 to 19 years age group.

In 2000, 63% of all households were family households; 37% of family households were a married-couple family. 32% of all households (51% of all family households) were female-headed households; 40% of these female-headed family households included children under 18 years of age. These households represent a larger proportion of family households in Census

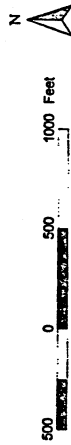
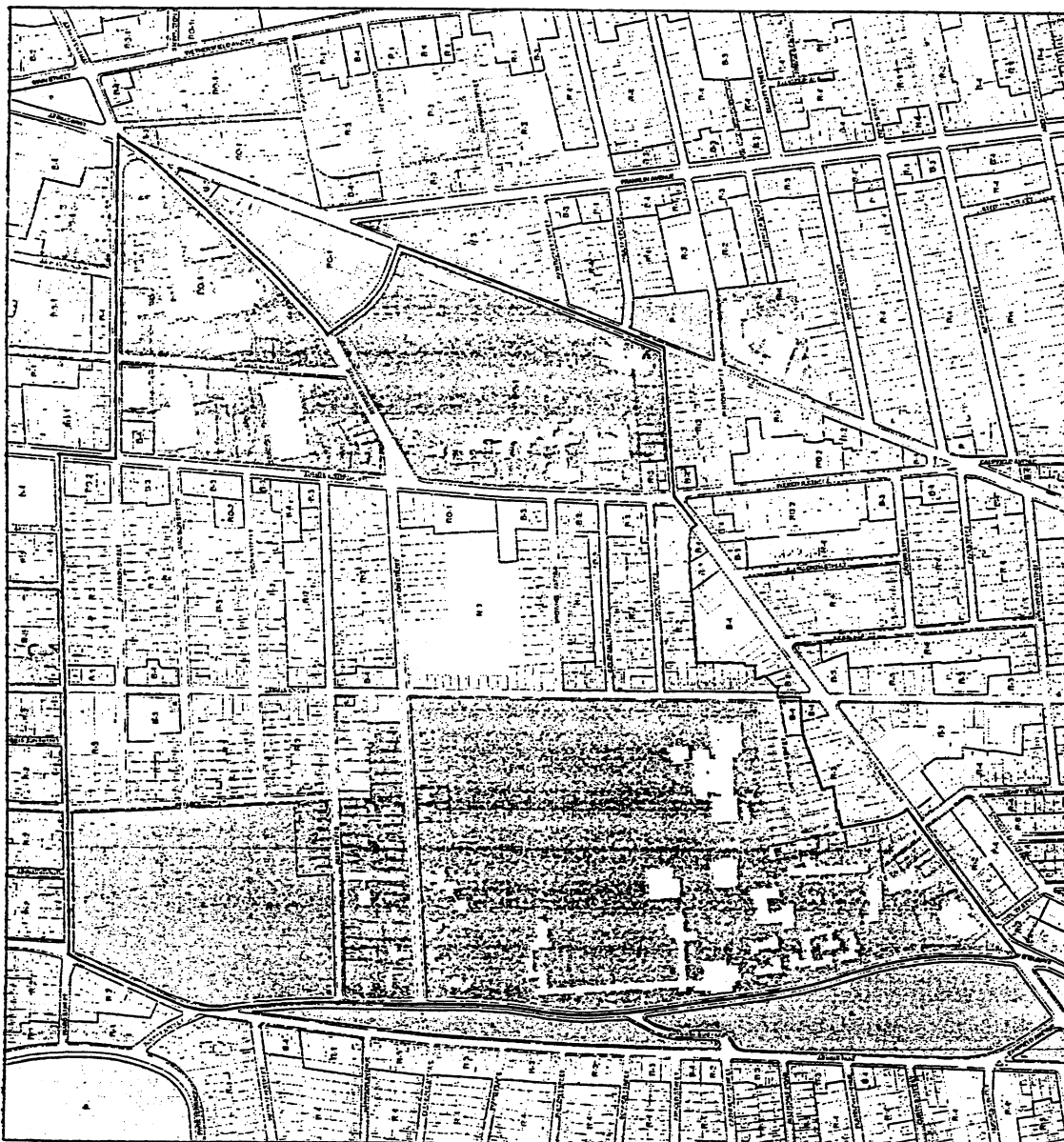
# FROG HOLLOW SOUTH NRZ

## PLAN OF DEVELOPMENT DISTRICTS

-  CENTRAL BUSINESS
-  NEIGHBORHOOD BUSINESS
-  COMMERCIAL / INDUSTRIAL
-  INSTITUTIONAL
-  1 & 2 FAMILY RESIDENTIAL
-  3 - 5 FAMILY RESIDENTIAL
-  6 + FAMILY RESIDENTIAL
-  PARKS, CEMETERIES, & OPEN SPACE
-  FROG HOLLOW SOUTH NRZ BOUNDARY

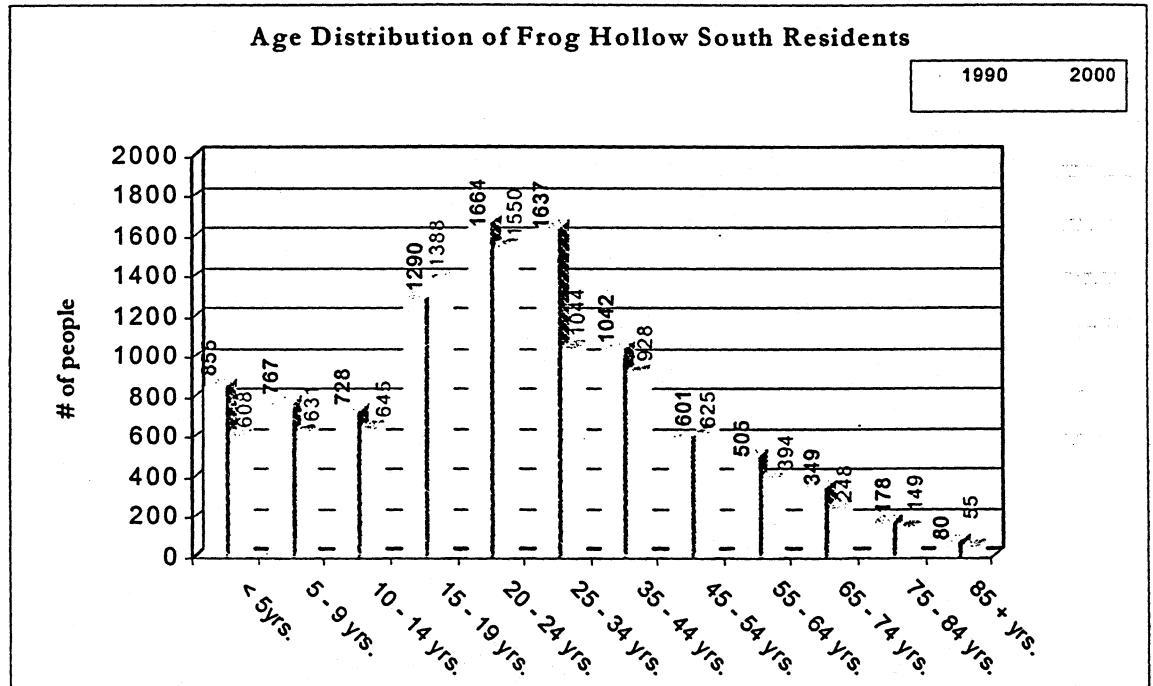
## ZONING DISTRICTS

- B-2 DOWNTOWN PERIPHERY DISTRICT
- B-3 LINEAR BUSINESS DISTRICT
- B-4 NEIGHBORHOOD BUSINESS DISTRICT
- RO-1 RESIDENCE-OFFICE DISTRICT
- RO-2 RESIDENCE-OFFICE DISTRICT
- R-1 HIGH DENSITY RESIDENTIAL DISTRICT
- R-2 HIGH DENSITY RESIDENTIAL DISTRICT
- R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-4 THREE-FAMILY RESIDENTIAL DISTRICT
- R-5 LOW DENSITY RESIDENTIAL DISTRICT
- R-6 LOW DENSITY RESIDENTIAL DISTRICT
- R-7 LOW DENSITY RESIDENTIAL DISTRICT
- P PUBLIC PARK & CEMETERY DISTRICT



Prepared by the City of Hartford Planning Division, GIS Project, November - 1998

Tract 5028 than in 5027. 37% of all households were non-family households, 81% of whom lived alone; 23% of non-family households included an individual 65 years or older.



Hispanic or Latino residents (of any race) represent a larger proportion of the population in 2000 than they did in 1990: 56.8% versus 51.5%. The largest Latino population represented continues to be Puerto Rican, at 87% of all Hispanic residents.

The racial data for the population in 2000 reflects the ability of individuals to report more than one race on the Census form. 420 persons (5.1% of the total population) were reported as being of two or more races. The following is the breakdown for the remainder of persons (i.e. those reporting one race): White, 3,007 (36.4% of the total population); Black or African American, 1,026 (12.4% of the total population); American Indian and Alaskan Native, 54 (0.7% of the total population); Asian, 187 (2.3% of the total population); Native Hawaiian and Other Pacific Islander, 9 (0.1% of the total population); and Some Other Race, 3,562 (43% of the total population).

Detailed information on population characteristics and socio-economic data are not yet available from the 2000 census. In 1990 the majority of Frog

Hollow South residents were born in the U.S. (10.8% of the population was foreign-born). Also in 1990, however, slightly more than one-half the population spoke a language other than English; 951 households of the 3,065 (31%) were identified as linguistically isolated in the 1990 U.S. Census.

## EDUCATION/EMPLOYMENT

In 1990, 49% of the residents in Frog Hollow South age 25 years and over reported that they did not have a high school diploma; 28% of the population in this age group reported less than a ninth grade education. Frog Hollow South exceeds the city-wide figures of 40% lacking a high school diploma and 18% having less than a ninth grade education. Respondents to the Kellogg Project/Aetna Center for Families 2001 Community Survey (all South Frog Hollow residents) exhibited similar levels of educational achievement. Nearly 50% of respondents had less than a high school diploma/GED educational level. This is more likely to be true for women than for men.

Low levels of educational attainment and technical skills limit the types of jobs at the institutional facilities and elsewhere for which residents are qualified. The Community Resident Survey done by the Kellogg Project/Aetna Center for Families (November 2001) found that the top 5 occupations among respondents were (in descending order of frequency) cleaning/maintenance, manual service (stocker, tire servicer, etc.), clerical, factory and restaurant/food service. In addition, the study found that many residents have language barriers since English is not their primary language. As a result, working residents presently tend to be in lower paying job categories that can often be temporary rather than permanent positions. Growing the economic base of the neighborhood will mean investing in our people as well as preserving the existing business core.

In 1990 54% of Frog Hollow South residents age 16 years and older were part of the labor force (defined as persons who are employed in full-time or part-time work, or who are unemployed but are actively seeking employment). Therefore 46% of residents age 16 years and older were not in

the labor force, meaning they were not working and were not currently seeking work. Of those in the 1990 labor force, 90% were employed and 10% were unemployed. 42.7% of the labor force were females. Some 40% of those unemployed were female. The 2001 Community Resident Survey (the Kellogg Project/Aetna Center for Families) found that 42% of respondents between the ages of 18 and 64 were unemployed. Of those employed, 51% have temporary jobs, 49% permanent jobs. In the 2001 survey 54% of women (versus 29% of men) were unemployed.

A 1999 survey of 200 randomly selected residents looked at employment in the Frog Hollow neighborhood as a whole. The report looked at public assistance, finding work, job satisfaction and barriers to finding a job. The results show almost one-half the Frog Hollow population as working and about a third of the female population as working. The survey, conducted by the Urban Institute for the HART/SINA Job Center as part of its Neighborhood Jobs Initiative, also showed that 61% of those employed were non-Hispanic, 41% were Hispanic. About 25% of respondents who received public assistance also worked. Residents use informal networks to find jobs and over 90% of those employed were at least somewhat satisfied with their jobs. In order to help define the type of job training programs needed, participants were asked to identify barriers to finding a job. Almost 75% of respondents cited a lack of jobs in the neighborhood. Almost one-half of all respondents also cited a lack of work experience, a lack of transportation and not speaking English well.

## INCOME

In 1990, the median household income among Frog Hollow South residents was \$11,678 in Census Tract 5028 and slightly higher in Census Tract 5027 at \$19,502. The city-wide figure was \$22,140. The largest percentage (35.9% or 1,099

<\$10,000	35.9%	(1099)
\$10,000 - \$14,999	8.9%	(272)
\$15,000 - \$24,999	21.0%	(645)
\$25,000 - \$34,999	13.7%	(421)
\$35,000 - \$49,999	13.3%	(409)
\$50,000 - \$74,999	6.4%	(196)
\$75,000 - \$99,999	0.6%	(17)
\$100,000 and over	0.2%	(6)

individuals) of the Frog Hollow South population was living on \$10,000 or less in 1989 when the Census information was recorded. Higher income residents (\$75,000 and higher) occurred in Census Tract 5027 only. Figure 2 illustrates income distribution.

Of the 1,860 families in the neighborhood, 40.4% (752) were living below poverty level in 1989. These families represented 32.4% (3,175) of all South Frog Hollow residents. Women were found to head half of the total families in the neighborhood. Of the 934 female headed households identified in the 1990 Census, 61.2% (572) had incomes below the poverty level. Female-headed households represent approximately the same percentage of families in 2000 but data on poverty status is not yet available.

In 1990, the number of vehicles per household was lower among neighborhood residents than the city as a whole and the neighborhood had a higher incidence of households having no vehicle available: 49% in Frog Hollow South versus 39% city-wide. Most people traveled to work. Census figures indicate that 55% of workers journeyed to work by car, truck or van, 28% of them carpooled, 18% of workers used public transportation, and 23% of workers walked to work.

## HOUSING

Based on totals from the two Census Tracts comprising Frog Hollow South (5027, 5028) there were 2,685 housing units in the neighborhood in 2000. This is 704 units less than the 3,389 housing units that were in the neighborhood in 1990. This loss of units was proportionally the same (26%) for owner and renter occupied units. The vacancy rate in the neighborhood has increased nearly 50% since 1990. In 2000, 87% of all housing units are occupied, down from 93% in 1990 and Hispanics occupied 63% of all occupied units. Occupied housing units were 89% renter-occupied and 11% owner-occupied, the same proportions as in 1990. In 2000, the average household sizes were as follows:

	<u>Tract 5027</u>	<u>Tract 5028</u>
Owner-occupied	2.66 persons	2.67 persons
Renter-occupied	2.41 persons	3.41 persons

Again, since detailed information for 2000 is not yet available, 1990 data will be used to provide a general sense of the neighborhood's housing characteristics.

In 1990 Hispanic populations accounted for 50.2% of the renter-occupied housing units and 23.1% of homeowners. Only 178 of the occupied units (6%) were single family dwellings. The predominant housing configurations were structures with 3 or 4 units (30%) and 5 to 9 units (29%).

The median cost of rent in 1990 was \$456 in Tract 5027 and \$431 in Tract 5028. The median home value for Census Tract 5027 was \$135,000 and \$100,000 for Census Tract 5028.

In 1990, 37% of homeowners had owned their homes for 20 years or more; 23% for ten years or more. 15% of renters had lived in the same unit for 10 or more years. These households have provided stability to the neighborhood.

## **PUBLIC SAFETY/SECURITY**

Personal safety is a major quality of life concern. Even the perception of an unsafe environment will keep people from coming into an area or make them feel uncomfortable while there.

Crime has been a very real problem for Frog Hollow residents, businesses and institutions, not only from a public safety perspective but because of the disinvestment and negative images that accompany it. In the mid 1980s steps were taken to enhance community policing in the neighborhood. This was coupled with establishing a revitalization committee to attack the conditions, both physical and social, that contribute to crime. The neighborhood received a \$1.6 million Safe Neighborhood Grant from the U.S. Department of Justice. A substation was built at the corner of Ward and Affleck Streets,

although 20 officers volunteered to be reassigned to this neighborhood, they have subsequently been re-allocated to other neighborhoods.

According to the crime statistics compiled by the Hartford Police Department, which are maintained for the Frog Hollow neighborhood as a whole, the types of crimes occurring are predominantly (over the last three years averaging 85% of all crimes) property crimes. This category includes burglary (involves building break-in), larceny (theft) and auto theft; larceny crimes have been between 60% and 70% of all property crimes over the last three years. The incidence of crimes in the entire Frog Hollow neighborhood has fluctuated over the last three years. The totals for 1999 showed a 12.7% decline from 1998 but 2000 showed a 17% increase over 1999. Through October 2001, the overall crime number shows a 7% decline over the 2000 total. There have been no murders reported in Frog Hollow in the last three years. Robbery has been the predominant type of crime against persons, averaging more than half of all crimes in this category.





## OUR PRIORITIES

### ACTION NO. 1: REKINDLE COMMUNICATION AND COMMUNITY ACTIVISM

We need to reach out into our neighborhood and stimulate community consciousness. Right now, the responsibility lies in the hands of a few overworked individuals. We must communicate within our neighborhood and among residents as well as we have articulated what we needed and wanted from those outside the neighborhood.

#### ◆ Leadership Transition

- Identify three individuals with the willingness and capability to carry out our prescribed range of actions.
- Create an Implementation Committee and prepare an implementation schedule for prioritization and completion of targeted activities, identification of potential partners, and anticipated costs and funding sources using the matrix at the end of this section.
- Work with the Trinity Center For Neighborhoods as well as other neighborhood institutions to establish transition mechanisms so that those individuals who have played critical roles within the neighborhood and assemble a "List of Responsibilities" to be transferred over to Trinity Center for Neighborhoods transition mechanism as well as other neighborhood institutions.

#### ◆ Outreach

- Continue and build upon our strong relationships with neighboring institutions and other NRZ's.
- Identify community activities that provide an avenue for engaging resident participation. Create a committee to carry the responsibility of organizing the outreach campaign.
- Identify opportunities to link community activism and communication mechanisms to children's programs at the schools.
- In conjunction with the Trinity Data Center closely monitor the demographic pulse of the neighborhood, perhaps in partnership with one of the institutional neighbors, to gain a better understanding of the dynamics, needs, and desires of the neighborhood in order to modify goals and strategies as necessary.

- Work cooperatively with adjacent NRZs to identify common goals and work toward mutual accomplishments. In particular, focus on the following:
  - Negative land uses that cross neighborhood boundaries
  - Economic development linkages.
  - Dialogue and follow-through on issues falling within the City's jurisdiction.
  - Continue our dialogue with the City.
  - Given the land uses surrounding us and the physical configuration of our neighborhood, we need to establish a consistent dialogue with the City. This dialogue is expected to work both ways.

## ACTION NO. 2: PUBLIC SAFETY

- ◆ Create a sense of security in the neighborhood
  - Re-establish and expand the neighborhood Block Watch Program.
  - Identify public and institutional partners to form a Public Safety Task Force to comprehensively address the issues influencing public safety. Potential partners include Police Department representatives, residents, businesses, property owners, property managers, city agencies (Public Works, Code Enforcement, Fire Marshal, etc.), churches, schools, etc.
  - Identify actions needed and assign responsibility from within the Task Force to implement and follow-up on enforcement.
  - Target problem properties by developing site-specific strategies for eliminating illegal activity, health and safety violations, etc.
  - Work with the Task force, Block Watch members, service providers, institutional partners and the Police Department to implement safe but effective ways to demonstrate the neighborhood's intolerance of drugs.
  - Work with the City to provide fast, and effective response to service needs/complaints and establish a feed back loop to monitor responsiveness and success.

## ACTION NO. 3: IMPROVING OUR QUALITY OF LIFE

- ◆ Housing
  - Work with Mutual Housing in its Madison-Lincoln-Jefferson Street target area to publicize its housing rehabilitation loan program for owner-occupied, one to four family structures.
  - Work with contractors, home improvement businesses, and housing developers to schedule housing maintenance workshops and training programs to help property owners and renters learn skills and techniques for basic property maintenance. Tap the capabilities and skills of neighborhood city organizations to help facilitate these programs.
  - Encourage non-profit housing developers to hold homeownership information/training sessions for renters wanting to move to homeowner status.
  - Encourage the rehabilitation activities in the Brownell-Colonial-School Street area.
- ◆ Establish a Development Review Procedure with the City that outlines the process and criteria that will be used for on-going evaluation of development proposals to assure they meet neighborhood needs and are supported by the neighborhood. At a minimum, the City shall notify the NRZ of a pending action and the applicant shall appear at a NRZ meeting.
- ◆ Identify areas where direct public action is needed: code enforcement, maintenance of City-owned property, public works clean-up, road resurfacing, sidewalks, streetscaping, lighting improvements, etc.; establish a work plan with City to complete improvements and establish a regular clean-up program.
- ◆ Increase Public Transportation Availability/Accessibility
  - Add bus stops at strategic locations
  - Coordinate with public transportation providers/facilitators to encourage neighborhood linkages with their services/programs
  - Work with developers, employers, State transit and relevant organizations to link residents, public transportation, work opportunities and services in a feasible and efficient way.
- ◆ Continue Improvements within the Public Right-of-Way

- Support improvements and projects that shift the orientation from vehicles to pedestrians and include provisions for traffic calming.
  - Request CDBG funds from the City or link aesthetic improvements to other neighborhood initiatives or development.
  - Carry through the scale and design vocabulary found at Washington and Retreat Avenue.
  - In specific areas, persuade private property owners to convey “pocket parks” or allow improvements to extend onto their property.
- ◆ Explore Feasibility of Establishing a Community Center in the neighborhood
    - Examine location options (new, reuse of space at Raftery’s) and develop suitable facility and programming mix (recreation, social, seniors, day care, etc.)
    - Continue working with the Learning Corridor to increase community accessibility to facilities and services.
  - ◆ Monitor Land Uses and other Activities that have Negative Consequences
    - Consult with the City regarding operational impacts of the Immaculate Conception Shelter
    - Support a Hartford Hospital Master Plan to improve traffic circulation and arrival areas in the vicinity of Washington/Jefferson/Seymour Streets

**ACTION NO. 4: PROPAGATE NEIGHBORHOOD-LEVEL ECONOMIC DEVELOPMENT OPPORTUNITIES**

- ◆ Prepare a Broad Street Revitalization Plan
  - Secure funding from CEDF to examine in-fill opportunities and create a strategy that extends the commercial activity along Park Street.
- ◆ Sustain T. W. Raftery
  - With cooperation from the City and institutional neighbors, discuss the feasibility of establishing a set-aside purchasing agreement to allow Raftery to provide its goods to the surrounding institutions.
- ◆ Diversify Development to Capture Available Market Niches

- Meet with institutions and HEDC to develop a strategy for capturing the three distinct markets: neighborhood residents (primarily Park Street and northern Broad Street), institutional workers (primarily Washington Street and New Britain Avenue), and Trinity College students (lower Broad Street).



# HOUSEKEEPING

## APPROVING THE FINAL STRATEGIC PLAN

The plan, as modified following the public hearing, must be approved by City ordinance. The ordinance will also create the NRZ committee that will oversee implementation of the Plan, including the committee's powers and membership. The categories of membership of this Implementation Committee must be consistent with the broad-based representation that was required of the Planning Committee.

## THE ROLE OF THE IMPLEMENTATION COMMITTEE

### IMPLEMENTATION

- Continue the work of the Planning Committee.
- Encourage the City of Hartford to participate in the implementation of the recommendations contained in the Plan.
- Make recommendations for the allocation of municipal funds, tax agreements, or other mechanisms to achieve implementation of the Plan.

### PLAN REVISIONS

- The Plan should be used as a road map as well as a report card. The approved Plan should be examined on a yearly basis to stay in line with accomplishments, initial goals, changing priorities and any other circumstances which would warrant revision.
- Revisions must be approved by the Implementation Committee, submitted to the OPM for review and comment, and approved by the Court of Common Council.
- Revisions to the Plan may be required to take advantage of some of the powers available under the NRZ legislation.

### WAIVERS

NRZ designation allows for local and state government to waive various code requirements. Any waiver of codes or regulations found necessary for implementation purposes must be specifically identified in the Strategic Plan before the waiver process can begin.

- For each waiver identified the Strategic Plan must specify:
  - The existing code requirement or regulation;

- The address of the property for which waiver is sought;
  - The costs of meeting the existing code requirement or regulation; and
  - The proposed alternative, showing that the waiver will not create a substantial threat to the environment, public health, safety or welfare of the neighborhood.
- To take advantage of an expedited Connecticut Historical Commission review of properties designated as having historical significance within the NRZ, the Plan must provide a listing of such properties and identify the planned use of those properties.
  - To take advantage of the NRZ legislation to request that the City acquire property in the neighborhood through “eminent domain,” the Plan must identify the intention to authorize municipal corporations to take property and the procedures required in state statutes.
  - To use the NRZ opportunity to enter into rent receiverships, the Strategic Plan must describe any plans for petitioning the judicial branch for appointment of a receiver and include the following for each property:
    - The address of the property;
    - A description of the condition of the property;
    - An estimate of the cost to bring the properties into compliance with state and local codes and regulation or into compliance with any waivers requested in the above section; and
    - A description of why a receiver should be appointed, how this action will prevent further deterioration of the property, and how it will assure that environmental, health and safety standards are met.
  - The City Manager must be notified within five days of the Implementation Committee’s decision to waive codes as identified in its adopted Strategic Plan. The City Manager must then notify the local official responsible for code enforcement and the Secretary of OPM.
  - The Secretary of OPM must then notify the state official responsible for the code enforcement. The state or local official must hold a public hearing within ten days of notification from OPM. The City Manager must be notified by the state or local official within five days after conclusion of the hearing of the decision regarding the waiver request. This decision is final.

## RECORD KEEPING

- Record minutes to all meetings in sufficient detail to reflect the context of discussion. Detailed minutes will be extremely helpful in preparing reports and demonstrating success.
- Have one person maintain files at one location – and file everything chronologically, if administrative, or alphabetically for projects and other implementation related items.
- Following the City's approval of the Strategic Plan, the Implementation Committee is required to submit reports on implementation of the Strategic Plan twice in the first year after adoption and once annually thereafter to the:
  - City Manager
  - Court of Common Council
  - Office of Policy and Management