

**Northeast
Revitalization
Association
Neighborhood Revitalization Strategic Plan**

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OVERVIEW

In 1996 the Northeast Revitalization Association (NERA) set out to be the voice of the Northeast Neighborhood. Over the years well-intentioned public and quasi-public projects seemed to be adding to our area's concentrations of poverty and stress on neighborhood services. We felt the need to begin to voice our concerns in an organized fashion and to proactively attract new development to the neighborhood that would benefit all of us.

The concept of partnerships and cooperation envisioned under the 1995 Neighborhood Revitalization Zone legislation was a natural match with what our neighborhood felt it needed – a mechanism to bring all the elements of this large, diverse area together. It was an opportunity to openly discuss all the issues, to understand each other's perspectives so that the neighborhood could move forward together, and to target investment to areas and projects that would strengthen the entire neighborhood.

Around this time the Hartford Housing Authority began to discuss major physical and policy changes at Stowe Village. The prospect of sweeping changes at Stowe breathed new life into the neighborhood, which had not only lived daily with the social problems that spilled out of the

NORTHEAST NEIGHBORHOOD VISION

Our Northeast Neighborhood is an attractive, safe place to live and do business. Everyone is welcome and we are proud of our cultural diversity. Our children are not threatened and they have control over their destinies. We are committed to self-sufficiency and advancing the quality of life for all residents and we will strive to be positive role models for the next generation.

complex, but suffered under the negative image it brought to the entire Northeast. The destabilizing effects were felt by residents and businesses alike, choking interest in private investment in the neighborhood. Having this burden lifted opened up new opportunities across the board and encouraged us to unify efforts.

NERA consists of residents, business people and representatives of organizations that are committed to the revitalization of the Northeast

neighborhood. The objectives of the Association are as follows:

1. Working with the City of Hartford Planning Department, and other city agencies, to develop a Strategic Plan for the Northeast to focus neighborhood revitalization efforts in the areas of economic development, housing, education, human services, public safety and the environment.
2. To oversee implementation of the Plan, with the cooperation of neighborhood residents, property owners, business owners, community service organizations, and churches that serve the neighborhood.
3. To provide a forum for all members to identify, evaluate and prioritize issues that effect the neighborhood and, as a group, to seek solutions either within the resources of the community or by using local or state government, or private funding sources.
4. To inform the community of the development and revitalization plans of various organizations, including city and state government, and to create an opportunity for residents and businesses in the neighborhood to have input into these plans.

The Strategic Plan that has evolved is just our first step. The NRZ process revealed that we have many assets to offer and resources to build upon to reach our common goals. Our location, land resources, and economic diversity hold opportunities for better things. Though we will be faced with many choices and decisions before our vision is realized, we are anxious to begin.

NEIGHBORHOOD PROFILE

Demographics

According to the 1990 Census, Northeast was home to 13,951 residents, 77% of whom were African American and 21% of whom were Hispanic. The median age was 25.8 years, well under the city's 28.6 years, and the median household size was 2.87 persons, somewhat larger than the citywide figure of 2.55 persons. The frequency of homeownership in the Northeast was 20% of occupied units, slightly below the City-wide figure of 23.6%.

Median household income in Northeast in 1990 was \$12,349, the second lowest in the City and far below the citywide median of \$22,140. Approximately 43% of the residents lived below the poverty line, the fourth highest poverty rate in the city, and 77.46% met HUD's criteria of low-or moderate-income, also the fourth highest rate in the city among 17 neighborhoods. Forty percent of the households received public assistance, and 48% of the families were headed by women. Only 43% of those 25 years or older had a high school diploma, and a mere 3% held a bachelor's degree. Labor force participation of residents 16 and over was just over 50%, and the unemployment rate was 16.5%. Almost 60% of the households lacked access to a car, which is a particular drawback in a neighborhood well outside the central part of the city. The owner occupancy rate was 25%, higher than in Hartford's other poorest neighborhoods, and 18% of the neighborhood's 3,767 housing units were single family.

Land Use/Zoning

The Northeast neighborhood is bounded by Spring Grove Cemetery to the south, the railroad line to the east, and Keney Park on the north and west. One can see several stages of the City's history in the landscape and architecture of the Northeast neighborhood: wooded/open space areas, worker housing, local retail/service areas, assisted housing, industrial areas and suburban style housing. The physical side of the neighborhood evolved as economic conditions (and in the more recent past, public policy) dictated who would comprise successive generations of residents. The neighborhood grew in a predictable pattern, extending out from the downtown and the river. Enterprising landowners recognized the need for housing, services and jobs, and responded accordingly. Commercial development grew up along Main Street (the link between Hartford and Windsor) and at key intersections in the neighborhood (first at the corner of Capen and Garden Streets, and later at Barbour and Judson, and Barbour and Kensington/Charlotte Streets). Industrial uses primarily sprang up on upper Main Street and Windsor Street to take advantage of the railroad, and multi-family residential uses spread northward in the areas between Main Street and Keney Park.

When the City adopted zoning regulations, zones appropriate to the type of uses and scale of development already existing were developed. Therefore, the traditional commercial hubs in the neighborhood are predominantly zoned B4 Neighborhood Business; Main Street is zoned B4 Neighborhood Business, B3 General Lineal Business, C1 Commercial District and I2 Industrial District. Windsor Street is zoned I-2. Residential areas are zoned according to density: R3 Medium Density, R4 Three Family, R5 One and Two Family, R7 One Family. This basic pattern, updated in some areas by infill development, is the physical form in which the neighborhood still exists and on which NERA will plan for the future.

Portions of the neighborhood have a suburban feeling because of the open space provided by Keney Park and several large cemeteries, and the relatively recent style of development. Much of the neighborhood, however, reflects the dense development pattern common to the inner city. Traditionally, the area has been a self-contained neighborhood where you could live, work and do business. However, in the recent past, Northeast's land use role in the City has shifted toward increased residential and institutional land uses and away from commercial/industrial development. The future recommendation is to shift back to commercial/industrial development in order to be sure the neighborhood provides job opportunities and necessary neighborhood services. Our first priorities are the Main Street and Windsor Street corridors. The table below summarizes land use and future recommendations in Northeast as a percent of the City's total area devoted to that land use category.

Land Use Northeast Neighborhood				
	<u>1984</u>	<u>1994</u>	<u>Current</u>	<u>Future Recommendations</u>
Residential	9.89%	11.32%		
Non-Residential	7.56%	5.95%		
Institutional	4.11%	5.18%		
Park and Open Space	37.15%	39.51%		
Vacant Land	5.75%	4.32%		
Transportation	6.69%	6.36%		

Source: City of Hartford Plan of Development, Commission on City Plan June 1996

Housing

There are a range of housing types in the neighborhood, the most predominate of which is the three to four unit wood-frame house.

Types of Units					
	<u>City of Hartford</u>			<u>Northeast Neighborhood</u>	
1, Detached	6,889	12%		482	9%
1, Attached	2,247	4%		205	4%
2	5,878	10%		437	8%
3 to 4	12,722	23%		1,579	29%
5 to 9	9,144	16%		1,217	22%
10 to 19	6,926	12%		1,119	21%
20 to 49	6,692	12%		348	6%
50 or more	4,824	9%		0	0%
Mobile home or trailer	7	<1%		4	<1%
Other	769	1%		64	1%
	56,098			5455	

Source: 1990 U.S. Census

Not surprisingly the neighborhood has a high percentage of renter occupied units (79.62% in 1990). This is fairly typical of urban areas and the Northeast is not that different from the city-wide 1990

renter-occupied figure of 76.40%. The balance of housing units was owner-occupied at 20.38% in the Northeast versus 23.60% city-wide (1990).

Age of Housing Units				
	<u>City of Hartford</u>		<u>Northeast Neighborhood</u>	
All housing units	56,098		5,207	
Year Structure Built				
1989 to March 1990	810	1%	59	1%
1985 to 1988	2,289	4%	296	6%
1980 to 1984	2,082	4%	114	2%
1970 to 1979	6,125	11%	730	14%
1960 to 1969	8,017	14%	781	15%
1950 to 1959	8,101	14%	1,306	25%
1940 to 1949	7,861	14%	900	17%
1939 or Earlier	20,813	37%	1,020	20%

Source: 1990 U.S. Census

Age, intensity of use and disinvestment due to economic hardship have resulted in widespread deterioration in portions of the neighborhood. The following table summarizes the status of vacant buildings in the neighborhood and actions scheduled under the Capitol City Economic Development Authority (CCEDA) to address the problem of these vacant buildings. An inventory of properties and their status as of June 1999 may be found in Appendix C. The City updates this list annually and the NRZ should be provided with these annual updates as soon as they are available. In addition, there are many occupied buildings in need of rehabilitation and repair if they are to continue to provide adequate shelter.

Building Condition Data	
Vacant Building Survey (June 1999)	
Boarded	34
Demolished	1
Mothballed	3
Occupied (previously vacant)	3
Partially Boarded	5
Rehabilitation Underway	3

Source: City of Hartford, Planning and Development Division

Hartford has a large number of subsidized housing units. This includes those owned and operated by the Hartford Housing Authority, those constructed by non-profits or private entities with public assistance and accompanying rent subsidies, as well as a rental certificate program which offers assistance with open market rental units. The Northeast neighborhood includes a significant number of the first two types of subsidized units. Until recently, the Housing Authority's second largest housing project, the 598 unit Harriet Beecher Stowe Village, dominated the northeast quadrant of the neighborhood. The Housing Authority's plan to demolish Stowe Village and replace it with less dense, more appropriate scale housing will be a major step in stabilizing the surrounding residential neighborhood. A second Housing Authority facility, the 156 unit Nelton

Court Housing, is located on Main Street. In addition, the neighborhood contains some 1,000 units constructed by non-profit or private developers with public subsidies and located in complexes ranging in size from 6 to 188 units. Barbour Street contains the highest percentage of these non-Housing Authority subsidized units. Nearly 70 community/transitional residential facilities are also located in the community.

Publicly Owned Properties

The City owns a number of properties in the neighborhood, many of which are not being used for public purposes. The following table summarizes the city-owned property by agency or department having jurisdiction over property use. Appendix D includes a list of these properties; only public uses are indicated in this data, provided by the City. The properties include four elementary schools, the Kelvin Anderson Community Center, Brackett Park and Keney Park.

City-owned Property	
Board of Education	5
Hartford Housing Authority	16
Fire Department	1
Park Department	2
Redevelopment Agency	10
City of Hartford	32

Source: City of Hartford, Planning and Development Division

The City’s 1996 Plan of Development recommends that the City’s role as the owner of property not used for public purposes be minimized by not only actively marketing city-owned properties but by assisting privately owned troubled properties so that the City does not end up taking ownership. A number of the properties under the jurisdiction of the Redevelopment Agency and the City are located in areas where they could play pivotal roles in benefiting, enhancing and stabilizing the neighborhood through private ownership opportunities and expanded tax base.

Historic Resources

The long history of Northeast is evident in many areas of the neighborhood, including formally designated historic districts and individually designated historic buildings. The Capen-Clark Historic District includes examples of late 19th century worker housing and neighborhood retail, much of which is showing its age and is in need of rehabilitation. The very extensive Upper Albany Historic District extends into Northeast on Edgewood and Vine Streets and portions of the east-west side streets as far as Westland Street. This includes the segment of Keney Park south of Holcomb Street. This part of the Upper Albany historic district is residential in character. In addition, the Mather Homestead at 2 Mahl Street and the Metropolitan African Methodist Episcopal Zion Church at 2051 Main Street are individually listed historic properties. All of these historic resources are areas listed on the National Register of Historic Places (Federal). No properties/areas in Northeast are listed on the State Register of Historic Places.

Defensibility

The following tables summarize crime statistics for the Northeast, indicating a high incidence of property related crimes.

2000 Crime Statistics					
Crime Type	February 2000	March 2000	April 2000	May 2000	Year to Date 2000
Burglary	4	10	12	10	45
Larceny	33	34	31	34	163
Auto Theft	17	20	11	24	85
Total Property Crimes	54	64	54	68	293
Murder	0	0	1	1	2
Rape	0	0	0	0	3
Robbery	6	6	8	5	33
Aggravated	4	8	4	11	32
Total Person Crimes	10	14	13	17	69
1999 Totals	65	81	59	55	310
2000 Totals	64	78	67	84	362
% Change from 1999	-1.5%	-3.7%	13.6%	52.7%	16.8%

Source: Hartford Police Department

Crime Trends			
	Crimes Against Persons	Crimes Against Property	Total
1997	-	-	1,127
1998	201	831	1,032
1999	188	682	870
1999 (Jan-April)	-	-	254
2000 (Jan-April)	52	222	274
% Change 2000			7.9%

Source: Hartford Police Department

A number of factors effect the character and perception of a neighborhood. Old and densely developed areas need a sense of community, people who care for their property and respect other people's property. Where there is a spirit of social responsibility, noise, litter, pets, parking, etc. do not become issues. Public services also have to be heightened so that the area stays safe and clean. By creating this sense of defensible space, the opportunity for crime is lessened while demand for accountability increases.

STRENGTHS AND ASSETS

Physical

- Vacant land and underutilized properties for development
- Convenient location to business and school
- Excellent access (rail, I-91, I-84) and visibility
- Keney Park
- Historic cemetery
- Intact period architecture
- Community Gardens
- Development in Meadows

Social

- Involved and energetic neighbors willing to volunteer
- Sense of roots and history and a common heritage
- Block watches
- Spiritual support from churches
- Many elders with knowledge, skills and energy
- Social Clubs

Institutional

- NRZ designation
- Anderson Community Center
- West Indian Foundation
- American Legion
- Delta Sigma Theta Sorority
- The Craftery
- Churches
- Sponsors
 - The Artists' Collective
 - The Urban League

Economic

- Commercial center on Main Street
- Business diversity
- Enterprise Zone designation
- HEZBA
- Industrial corridor on Windsor Street
- Businesses committed to the neighborhood

NEEDS AND ISSUES

Physical

- Improve image/appearance
- Make people comfortable visiting the area
- Repair deteriorated streets
- Homeowner assistance with rehabilitation
- Rehabilitate/demolish homes
- Recreation facilities
- Infrastructure improvements
- Traffic improvements
- Link to Riverfront recapture
- Safe areas for children to play
- Deal with littering, dumping, abandoned vehicles

Social

- Create a sense of belonging and pride
- Help people help themselves
- Eliminate illegal activities
- Affordable, quality daycare
- Quality education for everyone, get parents involved
- Youth programs and transitions to young adults
- Community facilities
- Outreach and intervention through religious groups
- Recreation programs
- Tenant screening

Institutional

- Establish mechanisms for assess impacts/feasibility of proposed development
- Dialogue with the City
- Engage an institutional sponsor/corporate connections
- Organizational/administrative assistance

Economic

- Business assistance
- Job training
- Links to regional economic development initiatives
- Access to capital
- Recruitment of compatible businesses
- Identify good landlords

RESOURCES

Through the strategic planning process the following resources within our neighborhood have been identified.

Individual Expertise, Skills and Attributes

- Nursing
- Worker's compensation
- Television production
- Portfolio manager/investments
- Real estate broker
- Housing management
- Soup kitchen manager
- Social work
- Computers/word processing
- Law (attorneys and people with experience in the law)
- Business owner
- Musician
- Teaching
- Urban planning
- City management
- Operator of information bureau
- Degree in business
- Construction
- Contractor Development Center
- Police Officer
- Ministry
- Community organizing
- Housing development
- Post secondary education
- Financial assistance to college students
- Counseling for prisoners re-entering the community
- Civil engineering
- Parents/spouses
- History of neighborhood
- Property owners
- Lived in other places: Michigan, Tennessee, Ethiopia, Florida, New York
- Religious/spiritual strength
- Volunteers – schools, prisons, community
- Networking

Institutions/Associations

- West Indian Social Club
- Million Man March Organizing Committee
- National Council of Negro Women

- American Legion: Boys and Girls States, Boy and Girl Scout troops, sports teams, drill team, scholarships, use of the hall
- Mosque on Barbour Street
- ONE/CHANE
- Seventh Day Adventist Church
- Union Baptist Church/Sunday School Convention
- Glory Chapel
- Habitat for Humanity
- Board of Parole
- Friends of Keney Park

In addition, there are resources available in the broader community that can help us achieve our goals.

Community Resources

- Women Infants and Children: a nutrition program of food supplements and education for income-eligible women, infants and children under age 5 at nutritional and/or medical risk.
- Comprehensive Communities Partnership (CCP): a collaboration between the Police Department, City Departments and the community addressing crime, quality of life, blighted housing, traffic problems, physical appearance and safety concerns at the neighborhood level through a Problem Solving Committee (PSC).
- Hartford Lead-Based Paint Hazard Reduction Program: City, State and HUD program providing 0% interest 10 year loan for lead abatement and associated rehabilitation to property owners cited by Health Department as having toxic levels of lead.
- Hartford Housing Preservation Loan Fund: Low interest loans (direct and in combination with private sector financing) for repairs/improvements relating to code violations, energy conservation, handicap accessibility, general property improvements not exceeding 25% of total costs. Eligibility criteria relate to income of owner and affordability of units.
- House Hartford: Fannie Mae, City of Hartford and local mortgage lender program offering homebuyers mortgages, down payment and closing cost assistance for purchase of one to four family homes and condominium units. Generally, low, moderate and middle income persons eligible.
- Hartford Homeownership Appraisal Gap Financing Program: financing assistance program for non-profit and for profit developers rehabilitating and returning vacant, deteriorated one to four family homes to the market. Generally, low, moderate and middle income potential homeowners eligible.

- Hartford Street Youth Program: Catholic Family Services program to divert high-risk youth from negative behavior by providing alternative programs, case management, recreation, intervention.
- Hartford AmeriCorps: provides living stipend and education award to persons between 17 and 30 years of age having a high school diploma or GED and who participate in community service projects for a year (September to August). Provides training in leadership skills, CPR, career counseling, child development and financial management among others.
- Hartford Façade Improvement Program: ten year loan for 75% of construction cost for exterior facade improvements. Loan forgiven at rate of 10% per year so that loan becomes a grant if owner remains in property for entire 10 years. Architectural services provided by City at no cost.
- The Entrepreneurial Center: offers self-assessment workshops, small business training, assistance with preparation of business plan, support in seeking capital, a team of business advisors, referrals to professional services and on-going training/refresher courses.
- Hartford 2000: a coalition of neighborhood groups providing forum for sharing ideas, resources, information and developing cooperative efforts. Advocates for funding of neighborhood revitalization (e.g. CCEDA and State Urban Act funds).
- Community Renewal Team, Inc: a non-profit organization providing social and housing services that reduce poverty including job training, housing assistance, child care, education, and arts programs; currently active in the neighborhood,
- Hartford Block Watch Organizer Program: provides funding for a neighborhood organizer to form block watches, maximize community participation and increase block water membership, assist in block level problem solving and link to CCP Problem Solving Committee, assist neighborhoods with actions and services projects related to Community Court, and help organize/support projects to improve neighborhoods.
- Capital Area Substance Abuse Council (CASAC): A public/private Regional Action Council that helps community leaders and citizens develop and carry out strategies to reduce alcohol, tobacco and other drug abuse through education, community mobilization, public awareness and advocacy. A CASAC community organizer is currently working with residents in a section of the Northeast neighborhood.
- The Hartford Foundation for Public Giving: a region-wide charitable endowment that provides financial and other support to non-profit, tax exempt organizations primarily in the areas of economic and neighborhood development, social services, health care, education, and the arts. Grant application reviews/distribution decisions made at ten meetings each year. Also participates in multi-year special initiatives requiring substantial resources, technical assistance and/or other non-financial support.

- Hartford Peer Lending and Development Corporation: micro-lending, training and networking for small businesses and the self-employed.
- Community Health Services (CHS): provides services such as medical, mental health, nutritional counseling, substance abuse counseling, food pantry, pharmacy and lab. Located in adjoining upper Albany neighborhood.
- Urban League of Greater Hartford, Inc.: community health, employment and training, housing, youth and seniors programs.
- Connecticut Historic Homes Rehabilitation Tax Credit Program: corporate tax credits for the rehabilitation of owner-occupied historic buildings containing 1-4 dwelling units. Minimum rehabilitation cost of \$25,000 of qualified costs (excluding sites improvements and soft costs); tax credits equal to 30% of qualified rehab costs to a maximum of \$30,000 per housing unit. Historic buildings are properties listed on the National Register of Historic Places or the State Register of Historic Places.
- YO! Hartford: a Youth Opportunity Program for youth 14 to 21 years old. Skills development program, training and preparation for permanent employment, high school completion and continuing education.
- AmeriCares HomeFront: private non-profit organization of volunteers who renovate/repair homes and community facilities for people who are low income, elderly, ill or single parents.
- The Hartford Enterprise Partnership (HEP): Created as part of the Hartford Inner City Strategy, HEP's role is to coordinate and focus existing business resources and new services in the areas of Business Advisory Services, Shared Services and Incubator Space, Access to Capital, and Commercial Services Franchising.
- Hartford Areas Rally Together (HART): Grassroots community organizing of volunteers in four program areas – community mobilization and revitalization, housing, employment and youth development – by teaching the skills necessary to improve social and economic conditions.
- Parent Leadership Training Institute (PLTI): Program integrating child development, leadership and democracy skills into a 20 week program targeted at enabling parents to become leading advocates for children. The application process is competitive, based on how the individual's participation will enhance learning for the class as a whole. Family supports such as child care, meals and transportation are provided.
- Friends of Keney Park, Inc. (FOKP): a 501 c (3) non-profit grassroots neighborhood organization dedicated to the preservation and improvement of Keney Park as a valuable neighborhood asset. Over its 12-year history FOKP has successfully worked with federal, state and local officials and members of the community to instill a sense of pride and ownership to Keney Park..

CURRENT DEVELOPMENT PROPOSALS

◆ Capen Street Improvement Project (supported by NERA and the Capen Street Residents Association)

1. Streetscape Improvements along the length of Capen Street.

Status: Contract awarded and work underway for section between Main Street and Garden Street. Identify sources of funds to complete the project.

2. The Capen Market – Proposed retail and service center on 2.03 acres at the corner of Garden and Capen Streets. The proposed strip center will be comprised of 17 separate lease spaces with a gross floor area of 18,568 s.f. in a one-story building, with 89 on-site parking spaces. The intent is to create critical mass by consolidating small businesses currently located on several neighborhood streets at a single location.

Status: Development has not proceeded to date. Original Urban Act funds (\$80,000) no longer available.

3. Housing Rehabilitation – Housing maintenance/minor repair rehabilitation program, combination of \$3,000 direct grants and sweat equity, proposed for 18 buildings on Capen, Enfield, Westland, Acton, Garden and Clark Streets. “Christmas in April” program acting as General Contractor.

Status: In planning stage. Survey to determine eligibility; NRZ should meet with Christmas in April and Block Clubs to coordinate.

4. Housing Development – Proposed demolition of larger abandoned buildings on Capen Street coupled with the construction and renovation of smaller structures, primarily duplex and single family homes. Funding package of NRZ funds, City staff assistance, various housing programs and bank financing has been identified.

Status: In planning stage. Coordinate with homeowners on participation and involvement in improvements/renovations to their homes.

◆ Keney Park Projects

1. Keney Park Pool - Pool repair, addition of dome

Status: Project funded; Friends of Keney Park seeking to amend project to eliminate addition of dome and substitute other projects of higher priority. Proposed modification of project activities under review.

2. Keney Park Pond Area Improvement

Status: State funds received for refurbishment of Nature Trails; partial funding for the dredging of the Pond, development of picnic groves, fishing piers, Pond walkway, and vegetation enhancements.

- ◆ City Gateway Project – Gateway structures and/or signs to be installed to welcome people to the City and its neighborhoods, including a location on North Main Street.

Status: Contract documents in final review; project expected to be bid Spring 2001.

- ◆ Star Hardware Plaza – Major retail center proposed for 10-acre site on west side of Main Street at intersection with Windsor.

Status: Developer has taken an option to purchase; environmental studies and initial project underway, tenant commitments being pursued.

- ◆ ACA Food Warehouse – Expansion of existing strip center on west side of Main Street and relocation of U-Haul.

Status: Under consideration by property owner.

- ◆ Potential development site: 3445 Main Street – 3 lot development.

Status: NRZ is in the process of reviewing.

- ◆ Affordable Housing Activities

1. New Jack Project – 43 unit project on Main Street

Status: Project initiated, estimated one year to complete.

2. St. Monica's Housing Project - development of 54 units of affordable housing for middle to low income families

Status: Phase I complete; Phase II funding being sought.

3. Habitat for Humanity – housing activities

Status: 99 Montville Street – complete
2 West Clay Street
115 Cleveland Street
187 Cleveland Street
147 Capen Street

153 Capen Street
193 Tower Avenue – pending NRZ comment
205 Tower Avenue – pending NRZ comment

4. Northeast Hartford Affordable Housing LP – rehabilitate 74 units on Martin, Nelson and Garden Streets HOME/CHFA Tax Credits

Status: Unknown

- ◆ Enfield Street Initiative – a City-initiated strategy to comprehensively address quality of life issues in a selected target area on Enfield Street bounded by Mather Street and Capen Street. The plan focuses on coordinating City services and programs with those of area organizations to address public safety, human services, infrastructure and redevelopment needs in the area. A plan outlining strategies in these areas of focus has been prepared and presented to representatives of the neighborhoods involved: Northeast, Clay Arsenal and Upper Albany.

Status: Funding being sought.

- ◆ Stowe Village Deconstruction – an ambitious reinvention undertaken by the Hartford Housing Authority to replace the 598 units with approximately 100 single and duplex units.

Status: Completion expected by November 2001.

- ◆ Community Builders Neighborhood Revitalization Initiative – three to four year initiative in rental housing improvements, new homeownership units, programs for first time home buyers, management services, resident support services, employment opportunities and utilization of local businesses. Target of 300 – 400 units.

1. Earl Street and Infill Redevelopment – In next one – two years acquisition and rehabilitation of 100 units of project-based Section 8 rental housing using Low Income Tax Credits, a first mortgage, HOME funds and an AHP grant from the Federal Home Loan Bank.
2. Redevelopment and/or new construction of single and multi-family owner-occupied housing structures.

Status: In process of getting site control over first 100 units. Waiting for City and State approval.

ECONOMIC DEVELOPMENT OPPORTUNITIES

Major opportunity areas for economic development within the Northeast NRZ logically center along north Main Street, Windsor Street and selected neighborhood crossroads within the NRZ. These focus areas take advantage of a number of key assets within the NRZ associated with established commercial corridors, access to major highways, and a neighborhood commitment to long term stabilization. Major objectives in the promotion of economic development activities in the NRZ within these areas include:

- Job-creation for local residents
- Fulfilling retail/service needs in the community
- Re-investment in the community
- Small business development
- Neighborhood stabilization & upgrade
- Neighborhood empowerment

In evaluating these opportunities, a number of factors must be considered.

Market Support

Previous research has suggested significant retail leakage out of the Northeast NRZ which could be re-channeled into the community. However, issues concerning purchase capacity and demographic requirements must be considered relative to any proposed project. Physical and economic constraints on future demand must also be factored into evaluation in order to ensure sustainable developments.

Locational Issues

Visibility and access (including parking) are key to retail and service. Security, access and proximity to labor are prime considerations for manufacturing, wholesaling and distribution. Understanding locational factors as they relate to use is critical to developing a sustainable project. In some cases modifications or expansions of the site can overcome the locational constraints. If not, it is best to re-think the project.

Competing Uses/Projects

In addition to potential market demand, marketability is evaluated in the context of existing or proposed competition. To the extent a desired project overlaps markets linked to existing or proposed uses within or adjacent to the NRZ and market share is potentially diluted, care must be taken to evaluate the impact of such a development on the net delivery of retail and services in the community. One only has to look at the well-documented impact of big boxes on nearby neighborhood stores to understand how this impact could be detrimental.

The following represents a discussion of the economic development opportunities identified for the Northeast NRZ.

Windsor Street

Windsor Street presents an excellent opportunity to expand the job base within the NRZ through industrial development. Along with good access to highways, Windsor Street is isolated from residential uses (a major security issue), offers competitively priced product, has inventory (both land and buildings), and is moderately stable in appearance. Moreover, it is located in an enterprise zone. Meanwhile, there is a recent strengthening in the regional industrial market due in part to productivity changes in how goods are produced and delivered. This has caused a tightening in the available supply of industrial inventory that appears to be benefiting Hartford's beleaguered industrial market.

North Main Street

Unlike the unified industrial character of Windsor Street, Main Street, stretching from Kensington Street to the border of Hartford and the town of Windsor, presents a mixed assortment of commercial, industrial and residential uses typical of older urban corridors. Retail is spotty in this area with ACA Foods Warehouse representing the only foodmart along the corridor. Some market dysfunction in this area is also noted with respect to industrial uses as represented by numerous vacant and nearly vacant industrial buildings along the corridor. The one prominent exception is the 325,000 square foot Tower Business Center representing a office rehab of a 1930 factory complex with the State of Connecticut as an major tenant.

In terms of orientation, whether by design or happenstance, retail and services are largely oriented to the west side of upper North Main Street while the more industrial, warehousing, and non-consumer uses are clustered along the eastern border. From a planning perspective there might be some advantages to preserving this relationship, with proper planning and design standards in place, in order to avoid incompatible uses adjacent to each other.

Support for industrial capacity along upper Main Street appears somewhat limited as noted by the presence of numerous vacant industrial buildings along this corridor. Nevertheless, access to major highways and North Hartford's strategic location in the middle of the state appears to have attracted contractors, wholesalers, distribution operations, warehousing, storage and shipping-related uses to this area, which could be expanded. By focusing on smaller and more regional operators, where value and location supercedes building configuration requirements, the reuse of vacant buildings on the corridor would seem possible. The NRZ would like to endorse economic development on Main Street and Windsor Street corridors by restricting new development or rehab development to commercial or industrial uses. Any strategy for attracting such uses, however, will need to be taken in the context of ample industrial land and building supply located in North and South Meadows.

A number of retail development proposals have centered on upper Main Street and for good reason. Despite representing a major corridor within the city, retail options are extremely limited along North Main Street resulting in substantial leakage. Making matters worse is the relatively low percentage of households with cars in the Northeast NRZ that inhibit

mobility (at least as of 1990 census). On the other hand, market potential for retail and services along this corridor is hampered by declining population, low purchase capacity, and physical barriers to growth that include large portions of the NRZ zoned parkland and the designation of much of the land east of the NRZ as non-residential (e.g. North Meadows).

One retail proposal identified for the Northeast NRZ worthy of note and recommendation is the recently announced expansion of the Star Hardware Plaza proposal from its original 25,000+ square feet to a more substantial development of 150,000 square feet of retail space. It is located at the corner of North Main and Windsor Streets. The project presently calls for a major supermarket and Star Hardware as the anchor with other tenants potentially including a dry cleaner, liquor store, restaurants, and other potential franchisees.

Along with providing a much needed supermarket to the area as well as being anchored by a successful on-going business, the project is strategically located at a major intersection thus ensuring visibility and access. Recent third party cost benefit evaluations of this proposal has ranked this project high based on strong financial feasibility/participation, solid market, strategic location, ample parcel size, site control, and public support. Moreover, the proposed project also coincides nicely with the on-going program to convert the nearby Stowe Village public housing project to a home ownership development.

To the extent the Star Hardware proposal is undertaken, particularly in an expanded mode, it would be unlikely that the Northeast NRZ could support another major retail development along North Main Street (one exception is a long scenario that could involve a big box proposal linked to direct access to the Exit 34 interchange off I-91 at the border of North Main and the Town of Windsor). However, efforts should be made to support ancillary or underrepresented retail and services along North Main Street and promote retail development of in-fill locations that target specialized or underserved markets in the area.

Northeast Neighborhood

The concept calls for economic development opportunities in the Northeast NRZ are somewhat limited to scattered retail/service primarily associated with convenience stores and local neighborhood services. A proposal has been submitted for a 2-acre site at the corner of Capen and Garden streets calling for an 18,500+ square feet strip mall. The concept calls for consolidating into the strip mall a number of existing businesses and retail in the area. The most significant consolidation is the merging of three convenience stores in the area into a 4,200 square foot store. Offsite parking, considered a premium in such a location, would amount to 90 cars.

The project is strategically located at an active corner within the Northeast NRZ. Even with the potential of a chain supermarket with the Star Hardware proposal, the location, neighborhood accessibility, convenience and function of the strip mall targeting a more immediate walk-up market should make this project supportable. The project also dovetails nicely into the on-going physical streetscape improvements occurring along Capen Street.

In undertaking this project, overall design should focus on how the development relates to the street and adjacent homes. For example, blacktop parking space abutting sidewalks without a landscape buffer can be particularly jarring and unpleasant. Some linkages into the historical character of the area with respect to overall design would also be appropriate.

Outside of the Garden/Capen Street project, major focus centers on reviving Unity Plaza off Barbour Street. With the opening of the “C-Town” Market a major retail function linked to this center was reestablished. The NRZ’s goal is to maintain retail uses as primary occupants of the Plaza; it should assist in identifying retail needs of the neighborhood that would be the basis for identifying suitable occupants. Maintaining the bank presence in the Plaza should be a priority.

STRATEGIC GOALS

IMAGE

Northeast's blighted image, hodge-podge development patterns, and lack of visual cohesiveness continue to undercut the neighborhood's superior access to Interstate 91 and the benefit of its proximity to downtown. The negative perception of the neighborhood must be changed through the interactive efforts of residents, businesses, the City, and institutions.

Expected Outcomes:

- Clean, bright, and safe appearance
- Gateways to signify arrival into the neighborhood
- Visually cohesive corridors that do not compromise the cultural diversity and other attributes of the neighborhood
- Programs that attract visitors

Actions To Be Taken by the NRZ's Implementation Committees:

- Evaluate feasibility of creating a public space (incorporating Dream Park) at the Main Street/Windsor Street intersection.
- Secure funding for design and construction of gateway program. Solicit volunteers to ensure maintenance.
- Pursue comprehensive physical improvement program along major thoroughfares incorporating a consistent design vocabulary, access management improvements, traffic calming, directional signage to notable destinations, setbacks, visual buffers, tax delinquent properties, etc. Begin by developing overall concept plan that can be used to garner support.
- Determine appropriate promotional links (Visitor's Bureau, Division of Tourism, church sponsors, institutions, businesses) to increase the awareness of existing attractions and to develop new ones.
- Identify owners of "problem properties" along gateways/corridors and work with the City to develop a mechanism to elicit cooperation or target for strategic evaluation.
- Secure sponsorship and funding for development of a slogan and logo for the neighborhood.

LIVABILITY

All throughout the Northeast Neighborhood there are physical conditions that challenge a safe, attractive place to live, do business, raise a family, and ultimately the function as a community. Ownership usually brings the necessary pride and sense of belonging with it, but these traits can also be achieved for rental properties through maintenance, strong management and responsible tenants. In a neighborhood like Northeast that has so many subsidized rental properties this becomes a critical element in maintaining livability.

Expected Outcomes:

- Attractive streetscapes free of trash and abandoned vehicles

- Homes that are well-maintained
- Residential areas that are buffered from noise, industries, and other impacts
- Residents that look out for one another and take on community responsibility
- Reduced housing densities to increase yard size, green space

Actions To Be Taken by the NRZ's Implementation Committees:

- Assemble a resident foot patrol to identify on-going public service delivery issues (i.e. light repair, snow removal, nuisance issues).
- Request City CDBG funds for consultant procurement, master planning and design of streetscape improvements within residential areas
- Establish consistent design vocabulary to be used for development throughout the neighborhood.
- Meet with the Police Department and establish a regular schedule for discussion of problems and achieving results. Evaluate need to increase number of Community Service Officers and recommend locations for them to increase their visibility.
- Procure a qualified non-profit entity to establish and implement a housing rehabilitation program. This entity would also be responsible for assisting homeowners with training, support and funding for maintenance and improvements with focus on existing programs (Christmas in April, Urban Homesteading, etc.)
- Establish/maintain a landlord/tenant referral system and a Code of Conduct
- Support City housing demolition initiatives for suitable locations, with preference given to establishing green space and private yards. Provide City with priority locations. Examine zoning waivers when necessary.
- Support the Enfield Street Initiative as a model to establish a fail-safe mechanism for reporting illegal activities and nuisance actions (dumping, littering, vehicle abandonment) through multi-agency cooperation (police, zoning, health, building, housing, etc.) and create a monitoring system that ensures results in 30 days. Also develop an Annual Report Card (in conjunction with all of the North Hartford neighborhoods) that rates the City's effectiveness and provides recommendations.
- Prioritize residential blocks for rehabilitation, targeting those with the greatest level of homeownership first. Seek public and private initiatives for implementation.
- Explore acceptability of City to phase in property assessment if an abandoned house has been rehabilitated.
- Identify land use/zoning conflicts with focus on problems near residential areas and develop site specific solutions such as rezoning, zoning enforcement, installation of vegetative buffers and/or fencing. Examine waivers when necessary.
- Regularly track the number of public and subsidized housing units and meet with Housing Authority on a regular basis to communicate issues.
- Develop a welcome packet for new residents particularly targeting those moving into the former Stowe Village site.
- Regularly identify areas in need of cleaning up and utilize Community Court for results.

SELF SUFFICIENCY/BUILDING FAMILY CAPITAL

Northeast residents remain the heart and soul of the community. Regardless of the improvements made to the neighborhood's physical appearance, investment in human potential is critical. Residents need the skills and resources to break the chains of entitlement, unemployment, and welfare, to achieve their individual potential. "Family Capital" involves a set of standards of behavior, responsibilities to family members and the community, effective communication, adequate basic resources, adaptability, flexibility and problem solving.

Expected Outcomes:

- Accessibility to legitimate support programs targeted toward the neediest and most motivated segment of the population
- On-going institutional sponsorships
- Passage of subsidized tenants into homeownership opportunities
- Job training to increase skill levels and to connect with regional employment opportunities

Actions To Be Taken by the NRZ's Implementation Committees:

- Further expand CREN Skill Inventory to develop a Skill Bank to be used by businesses to review skills, interests, and utilization.
- Discuss job preparation/job retention strategies with the North Hartford Partnership.
- Update/refine the inventory of institutions/agencies/programs operating in the neighborhood and organize a forum to showcase each entity's abilities, programs, and funding sources. At this forum, discuss the feasibility of using multi-program "ombudsmen" (caseworkers) to tackle the neediest segment of the population and provide direct intervention. Catalog all assistance programs.
- Review available social programming and only support those programs that are coherent, have a demonstrated track record, are user friendly, accessible to the targeted population, and that cross bureaucratic boundaries.
- Create a mechanism for identifying high-risk children (health, violence, etc.) and making referrals to the schools and social services agencies.
- Link school-aged young adults with sponsoring businesses to overcome the notion that "work does not pay".
- Procure corporate sponsors of a reward program for completion of the Parent Leadership Training Institute (Commission on Children).
- Identify a suitable site for a day care center, secure funding for construction and train residents to operate it.
- Find a suitable partner to conduct an on-site program that will secure and train candidates as in-home child care providers.
- Feed existing homeownership programs with eligible clients by conducting at least two outreach campaigns every year. Also identify those that are just below the qualifying criteria and support programs to gain their eligibility.
- Establish/improve public transportation links to Windsor Street and other potential employment hubs.

EDUCATION: HELPING CHILDREN AND YOUTH GROW

Expected Outcomes:

- Increased parental involvement.
- Increased student performance culminating in increased high school graduation levels.
- Enriched, supportive atmosphere providing and reinforcing the skills necessary to obtain employment and/or to continue educational pursuits.
- Public spaces that are safe for children to play.
- Community facilities and resources that provide constructive activities for all generations, but particularly children and youth.

Actions To Be Taken by the NRZ's Implementation Committees:

- Establish a sub-committee to monitor progress in meeting educational goals.
- Establish Head Start programs in the neighborhood.
- School Initiatives: Family Resource Centers, revitalized PTA/PTO, Adopt-a-School programs, recognition for student achievement, after-school and weekend programs, strengthen achievement at grade level starting with pre-school, evaluate use of uniforms.
- Work with Board of Education and individual schools to expand educational opportunities for Northeast students through the Choice Program or cooperative urban/suburban school partnerships.
- Establish working relationship with the Parks and Recreation Department to plan and implement improvements. Request a list of all existing recreational facilities in Northeast, including programming and planned improvements.
- Recreation Initiatives:
 1. Upgrade physical facilities at Anderson Center; expand Center hours and program offerings, volunteer-driven sports programs, mechanisms for connecting more youth with existing recreation and social programs.
 2. Seek funding for improvements to Brackett Park.
 3. Identify upgrades needed at Keney Park; seek funding for improvements.
 4. Work with the Friends of Keney Park to make Keney Park visibly attractive and a focal location for residents to participate in leisure, recreational and educational activities.
 5. As the first step in providing a safe place to play on every residential street, identify three properties to be transformed into "pocket parks" and create a youth sponsorship program to help build and maintain the areas. As areas are completed identify new areas and continue until goal is accomplished.
- Meet with the Library Board of Trustees to forge an agreement on a new Northeast library. Arrange a meeting with City representatives to formalize the request.

SUSTAINABLE DEVELOPMENT

The Northeast Neighborhood has resources to develop into a thriving business corridor that provides jobs and job training while stimulating spin-offs of additional businesses. The neighborhood should not simply react to whatever comes its way, it should consider impacts and determine whether or not the business can sustain itself in the long run.

Expected Outcomes:

- A stable and attractive appearance for commercial, retail and light industrial development within existing business districts.
- Retention and where appropriate, consolidation of compatible businesses.
- Attraction of new businesses with commitment to the neighborhood.
- Public-private partnerships, in cooperation with the HEDC, that result in long-term reinvestment and jobs or residents.
- Support for the Inner City Business Initiative.

Actions To Be Taken by the NRZ's Implementation Committees:

- Inventory available sites, underutilized buildings, property owners, and business operators along Windsor and North Main Streets.
- Conduct one-on-one interviews with selected business owners to identify business retention issues.
- Develop a Business Retention Plan which incorporates physical conditions, expansion, technical assistance, financial support, etc. for existing businesses.
- Work with HEDC to prepare a redevelopment plan of Windsor Street and create a marketing program (potentially in collaboration with Clay-Arsenal)
- Support Star Hardware Plaza development and evaluate impacts to existing businesses. Develop intervention programs to assist impacted businesses.
- Develop a Business Attraction Program for Upper North Main that focuses on reuse of vacant buildings and targets operations that can take advantage of highway access (contractors, distribution operations, wholesalers, etc.)
- Evaluate the need for zone changes on specific parcels, such as Sav-A Lot, to promote compatible development.
- Promote small business development along North Main Street that could include business services targeting the downtown and the immediate region.
- Help develop or work with a local merchant organization in advocating for public services and promoting retail and service opportunities.
- Support the Garden and Capen proposal. Underscore the importance of site/building design standards and landscaping in the development that complements and enhances the neighborhood, particularly with respect to landscaping around the parking.
- Identify alternative uses for Unity Plaza. Determine feasibility of re-positioning the plaza to serve community needs and services.
- Support and promote small business/ entrepreneur development as a means of re-using targeted vacant retail sites in the neighborhood.
- Create development standards to guide the physical configuration, site efficiency, internal traffic circulation and visual appearance

- Develop a decision-making matrix to assist the NRZ with evaluation of development proposals and use it as a checklist for each project. Elements to be considered include:
 - Submission of a business plan acceptable to a bank or an objective market analysis
 - Financing Plan
 - Potential jobs, wages, and skill levels
 - Job training program
 - Mechanism for linking residents to jobs
 - Anticipated tax revenues to be generated
 - Timeline for completion
 - Quality of site plan and visual appearance

- Celebrate the cultural diversity of the neighborhood by examining the feasibility of a Cultural Bazaar. This development would be located in a visible, accessible area and would represent the critical mass of ethnic retail shopping – food, clothing, and the arts.
- Evaluate the Enterprise Zone designation and make recommendations for amending the boundaries.
- Create a Business-to-Business Sponsorship Program whereby a corporate sponsor links with an existing small or start-up business to provide guidance.

MOVING FORWARD

Long before the advent of the NRZ planning process, the Northeast Neighborhood understood that external forces were taking a toll. Discussions centered around basic human needs and reclaiming dignity rather than what could be done to make things look better. Sorting through the issues has been a long and tedious process. The neighborhood has stumbled along in a few places because it did not have the tools necessary to make something happen. With the acceptance of an NRZ Plan, however, there will be a dramatic shift from a reactive mode to assuming responsibility and making something happen.

In some respects the NRZ has needed a broader vision – a compass to point us in the right direction. At the same time, we have needed a road map highlighting the specifics of implementation. There are very high expectations being placed on where we can go with this Plan in hand. But before we move forward, we need to realistically assess the neighborhood’s collective abilities to implement all that is needed.

Although our priority projects will keep us focused, a parallel track of organizational development is also needed. Within the next six months, we as an organization must commit to our own growth with the following tasks:

- **Leadership For the Future**
We have been blessed with individuals who have given up much of their personal time so that this plan could be brought to fruition. But after years of hard work we realize that we need to sustain this leadership by ensuring that the transition is smooth and guided into capable hands.
- **Volunteer Corps**
Leadership is but one critical component. We also need to engage and sustain the interest of our residents. Once our asset survey is complete, we should have a better idea of our capabilities. Then we need to proactively seek involvement by going out and talking to each other, not waiting for help to come to us.
- **Partnerships**
The Northeast is a large neighborhood with incredible potential. We cannot go it alone. Partnering with an institution or engaging a corporate sponsor will help us to get beyond our learning curve. We need to link with an organization that is truly interested in our well being. (e.g. American Leadership Forum-Hartford)
- **Implementation Organization**
As important as our need for institutional partnerships is the need to identify or create a non-profit entity capable of handling the requisite implementation and sustaining activities.
- **Organizational Analysis**
We have been operating with a number of committees as well as an Executive Committee. We need to re-examine the roles and functions of each of these to ensure that as we go about our new duties our organization reflects the type of projects and responsibilities that need to be accomplished.

FIRST STEPS (Years 2001 – 2003)

ORGANIZATIONAL

1. Identify institutional and/or corporate sponsors to support community-based efforts.
 - a. Immediately schedule strategy meeting with the Director of the Department of Housing and Community Development (DHCD) and neighborhood planner.
 - b. NRZ to set goals for the strategy meeting (e.g. administrative support and NRZ capacity building) and establish agenda by the first quarter following approval of Plan by City Ordinance.
 - c. Send agenda to DHCD and invite them to add agenda items.
 - Responsibilities: NRZ Implementation Committee and DHCD.
 - Budget: N/A
 - Performance Monitoring: Document outcome of strategy meeting and prepare status report on effectiveness of securing sponsorships. Submit monitoring report for inclusion in Annual Report.

2. Strengthen decision-making links with City
 - a. Goal: define how the NRZ will be involved in implementation of revitalization efforts. Establish lines of communication, contact people (city and NRZ), and procedures for input, comment and follow-up on implementation activities.
 - b. Include this discussion on the NRZ agenda.
 - c. Designate one person from NRZ and one from DHCD to create coordination procedures.
 - d. Schedule follow-up meeting within 3 months to discuss and establish process.
 - Responsibilities: NRZ Implementation Committee and DHCD.
 - Budget: N/A
 - Performance Monitoring: Document efforts to formalize decision making process and monitor the effectiveness and frequency of use. Submit for inclusion in the Annual Report and provide recommendations for adjustments.

3. Evaluate capacity of existing community-based development organizations or entities
 - a. Identify strengths and weaknesses of each entity.
 - b. Determine extent and type of development each is willing and able to undertake.
 - c. Meet with those having strongest development capacity to discuss potential partnerships and collaborations.
 - d. Determine need for new non-profit entity.
 - Responsibilities: NRZ Implementation Committee working with appropriate NRZ Committee, and organizational partners.

- Budget: If institutional sponsor can not be secured seek independent consultant (cost range: under \$5,000) or seek a college intern.
- Performance Monitoring: Document the evaluation and outcomes and develop mechanism to move into implementation (creation of a new entity or assignment of projects to existing organizations). Prepare summary for Annual Report.

IMAGE

1. Develop an information base by completing a street-by street inventory of neighborhood's physical "problems" – e.g. blighted properties, dirty streets, inadequate parking, lighting, conditions encouraging illicit activity, signage, graffiti, etc.
 - a. Start with an overview of entire neighborhood using City's vacant building survey and city-owned property databases and maps.
 - b. Establish "realistic" (in size and context) target areas, categorize by predominant land use (residential, commercial, industrial) and prioritize within each land use category.
 - c. Assign target areas to NRZ Committees, e.g. Economic Development Committee responsible for non-residential areas, Main Street and gateway areas; Public Safety Committee responsible for residential streets.
 - Responsibilities: NRZ Committees working with administrative assistance from corporate/institutional partner, possible internship for college students.
 - Budget: Dependent on level of sponsorship.
 - Performance Monitoring: Include Target Areas and priorities for attention in Annual Report.

2. Start with top priority area and establish actions and mechanisms needed to achieve goal: e.g. owner cooperation, NRZ activities as catalysts to action, use of NRZ powers.
 - Responsibilities: NRZ Committees, administrative support from corporate/institutional partner.
 - Budget: N/A
 - Performance Monitoring: Submit actions to be achieved for NRZ approval by June 2002.

3. Request CDBG funds for consultant procurement to prepare a plan and schedule for neighborhood street improvement program: clean-up, green-up, road resurfacing, lighting improvements, streetscaping.
 - Responsibilities: NRZ Committees
 - Budget: Use City guidelines, dependent on level of involvement.
 - Performance Monitoring: Request can be made as soon as target areas are identified. Provide documentation for Annual Report.

4. Prepare a master plan and preliminary design for improvements to Main Street corridor: design vocabulary, access management, traffic calming and directional signage.

- Responsibilities: NRZ Committees and CEDF
 - Budget: \$30,000
 - Performance Monitoring: Document progress for inclusion in Annual Reports. Indicate need for additional funds; track City's prioritizing of CDBG requests.
5. Make a visible statement about the neighborhood's revitalization efforts by creating a public space at the gateway on south side of Main Street/ Windsor Street intersection.
- a. Meet with the City to discuss feasibility, including consideration of the Dream Park concept.
 - b. Procure consultant for master plan and bidding documents.
 - c. Assemble Implementation Plan for property acquisition, design, funding sources and construction timetable.
 - d. Solicit volunteer sponsorship to ensure maintenance.
- Responsibilities: NRZ Implementation Committee, CEDF
 - Budget : \$30,000 master planning. Bidding documents depend on level of demolition necessary.
 - Performance Monitoring: Determine feasibility and begin planning by September 2001. Provide update for Annual Report and revise goals/timetable as necessary.
6. On an annual basis, establish a work plan for the coming year and submit to the City. Review quarterly progress with City; issue an Annual Report on progress to neighborhood.
- Responsibilities: NRZ Implementation Committee with administrative support from corporate/institutional partner.
 - Budget: Administrative support for report preparation and distribution.
 - Performance Monitoring: Annual NERA review of list and map; issue Annual Report. Review goals/timetable as necessary.

LIVABILITY

1. Annually review an accurate, updated list and map of City-owned properties and City's scheduled dispositions.
- a. Discuss, evaluate and submit written comments to City on community's concerns and guidelines for reuse.
 - b. Request automatic notification when actions are proposed or undertaken on any of these properties. Submit written comments for consideration in City's decision-making process.
- Responsibilities: NRZ Committees
 - Budget: N/A
 - Performance Monitoring: Submit written comments annually.

2. Identify and prioritize blocks for housing rehabilitation/infill development.
 - a. Use the physical “problems” inventory (database and map) as a starting point.
 - b. Prioritize blocks/target areas.
 - c. Sponsor a Housing Fair at which the full-range of housing–related services and programs available to residents will be available.
 - d. Use the Housing Fair to identify need for follow-up advocacy activities to help achieve neighborhood housing goals.
 - e. Serve as a catalyst for implementation, monitoring and follow through.
 - Responsibilities: NRZ Housing Committee, Housing Services Partners.
 - Budget: \$2,000 for administrative support and monitoring reports.
 - Performance Monitoring: Submit written comments annually and prepare map showing improvement areas.

3. Support the Enfield Street initiative and use it as a model for other target areas.
 - a. Examine how the City proposes to address responsibility, accountability, coordination and allocation of resources. Submit comments to the City. This should be done by Northeast independently, and then together with the other two affected NRZs.
 - b. Meet jointly with the City and the other NRZs to arrange a “test case” for using this approach on Enfield Street.
 - c. Seek other funded approaches or programs if the Enfield model does not meet expectations.
 - Responsibilities: NRZ Implementation Committee, Enfield Street Initiative Team
 - Budget: N/A.
 - Performance Monitoring: Enfield coordination meeting by March 2002 with follow up by May 2002. Submit documentation of meetings, issues remaining, and schedule for action for Annual Report.

4. Work with the City to develop design guidelines for neighborhood redevelopment based on NRZ vision: to stabilize, preserve and reinforce physically intact areas; encourage redevelopment that supports and strengthens existing assets; and reestablish streetscape areas as community space.
 - a. Guidelines should be supported by graphics such as photos, sketches, illustrative, site plans, etc.
 - b. Guidelines should be shared with the neighborhood, NRZ committees and developers.
 - c. Guidelines will be used to evaluate the impacts and benefits to the neighborhood and the City.

- Responsibilities: NRZ Implementation Committee
- Budget: \$20,000
- Performance Monitoring: Submit documentation of initial discussions with City, confirmation of feasibility/acceptability, and implementation schedule for Annual Report.

SELF SUFFICIENCY

1. Contract with independent consultant/organization to complete a valid neighborhood wide Asset Survey/Skill Inventory.
 - Responsibilities: NRZ Implementation Committee, NRZ Education and Employment Committee.
 - Budget: \$8,000 or sponsorship.
 - Performance Monitoring: Complete by June 2001.
(Completed May 2001)

2. Use Asset Summary/Skill Inventory data to establish a Skill Bank database as a resource for creating linkages within and outside the neighborhood.
 - a. Network with existing employment/training programs.
 - b. Share with HEDC and other economic development partners in attracting compatible businesses.
 - Responsibilities: NRZ Education and Employment Committee, HEDC, corporate/institutional partner, existing employment training programs.
 - Budget: \$3,000.
 - Performance Monitoring: Complete by December 2001.

3. Host a workshop to introduce the Parent Leadership Training Institute (PLTI) program to community partners and encourage neighborhood participation.
 - a. Organize the workshop and invite PLTI representatives.
 - b. Identify mechanisms for referral.
 - c. Establish recognition program for participants and evaluate acceptability of a “reward” system.
 - Responsibilities: NRZ Planning and Education and Employment Committees, PLTI outreach team.
 - Budget: \$1,500 startup for workshop, administration support.
 - Performance Monitoring: Organize workshop in Fall 2001 for Spring 2002 event. Provide documentation for Annual Report.

EDUCATION: HELPING CHILDREN AND YOUTH GROW

1. Establish a sub-committee to monitor progress in meeting goals for improving school performance, life skills development and program/service provision.
 - Responsibilities: NRZ Implementation Committee, NRZ Education and Employment Committee
 - Budget: N/A
 - Performance Monitoring: By May 2002 establish Committee, meet with school officials to establish communication and collaborative working links, as well as process to be followed. Set focused goals for each meeting of working group; establish agenda items and assignments for next meeting at close of each meeting. Document all meetings and circulate to all working group members; submit documentation for Annual Report.

2. Establish a working relationship with the Parks and Recreation Department to plan and implement improvements.
 - a. Review Parks and Recreation Department recreation facility, program and planned improvements list.
 - b. Establish list of neighborhood issues and priorities.
 - c. Establish goals and target date for accomplishing goals.
 - d. Meet with Parks and Recreation Department to discuss and agree to course of action/timetable.
 - Responsibilities: NRZ Implementation Committee, NRZ Education and Employment Committee
 - Budget: N/A
 - Performance Monitoring: Meet with Parks and Recreation Department by October 2001; schedule quarterly meetings to monitor progress. Submit documentation for Annual Report.

3. Meet with Library Board of Trustees by May 2002.
 - Responsibilities: NRZ Implementation Committee, NRZ Education and Employment Committee
 - Budget: N/A
 - Performance Monitoring: Jointly establish process to be followed, responsibilities/roles in moving process forward and timeline (including target dates for key actions). Monitor progress against timeline. Submit documentation for Annual Report.

SUSTAINABLE DEVELOPMENT

1. Meet with the Kothari/Konover Development team regarding the North Main Street retail center proposal to evaluate implications.
 - a. Determine proposed schedules.
 - b. Review capability with neighborhood.
 - c. Evaluate impacts to existing stores.
 - d. Identify employment linkages
 - e. Request ongoing updates.
 - Responsibilities: NRZ Economic Development Committee
 - Budget: N/A.
 - Performance Monitoring: Document all meetings for inclusion in Annual Report.
2. Meet with HEDC and City to initiate a comprehensive strategy for industrial/commercial redevelopment of the Windsor Street corridor and business retention.
 - a. Arrange meeting and identify specific decision targets.
 - b. Determine appropriate role for NRZ.
 - c. Monitor progress and request periodic updates.
 - Responsibilities: NRZ Economic Development Committee
 - Budget: N/A.
 - Performance Monitoring: Submit documentation for Annual Report.
3. Solicit property/business owner interest/support for redevelopment of Windsor Street.
 - a. Host a kick-off meeting of all the corridor's property and business owners to explain mission and goal and to identify perceived "needs" and "obstacles" to moving forward.
 - b. Schedule follow-up interviews with individuals.
 - c. Provide feedback to HEDC/City.
 - Responsibilities: NRZ Economic Development Committee, HEDC
 - Budget: N/A
 - Performance Monitoring: Documentation to be included with 2001 Annual Report.
4. Apply for funds from the Connecticut Economic Development Fund to hire a qualified professional to complete a highest and best use analysis study for Unity Plaza so that economically viable uses that support community needs and services can be encouraged.
 - a. Contact CEDF and obtain applications.
 - b. Submit completed application.
 - c. Participate with CEDF in consultant procurement.
 - d. Request status reports.
 - e. Incorporate results into NRZ strategies.

- Responsibilities: NRZ Implementation Committee, CEDF
 - Budget: \$5,000.
 - Performance Monitoring: Submit status reports and final product for inclusion in Annual Report.
5. Encourage private reinvestment in the Capen and Garden Street neighborhood commercial area.
- a. Encourage developer to finalize tenant mix, building program and site layout for Capen Street Market project.
 - b. Meet with developer, city, funding sources, etc. to determine what is holding project up and how to get it moving forward. Establish mechanisms, schedule and design parameters.
 - c. Determine role NRZ wants to have in planning and implementation of the Capen Street Market project.
 - d. NRZ proactively pursue role it identifies for itself.
- Responsibilities: NRZ Economic Development Committee, Developer, Funding Partners
 - Budget: N/A.
 - Performance Monitoring: Determine NRZ role by March 2002. Submit evidence of support/documentation of implementation for Annual Report.

WHAT DOES THE NRZ MEAN TO US?

To date, we have used the NRZ designation as a process to determine where we want our neighborhood to head and to figure out how we will get there. As we move into implementation, the NRZ designation, through our approved Plan, provides mechanisms for implementation. The NRZ legislation contains, as one of its centerpieces, the ability for local and state government to waive various code requirements. The waiver process may be long and cumbersome, however. Although we will not know the specific waivers that may be necessary until we begin implementation, some of the waivers that may be useful and for which the NRZ Committee will advocate as necessary, include:

- Waive certain building/fire codes to allow alternatives that make housing rehabilitation more economically feasible provided public safety is not compromised.
- Modify city ordinances to limit liquor permits to an existing number.
- Modify nuisance ordinances so that thresholds are stricter in certain locations or during certain hours.
- Allow use of Section 8 Certificates for mortgage payments
- Waive change of use permit for changes in business occupancy within similar categories, subject to NRZ approval.
- Waive zoning regulations that would preclude renovation of a residential structure.
- Lead Paint Waivers – because housing stock in the neighborhood is dated, lead paint is prevalent. Lead pipes may also be encountered. The cost of making units lead-free can drive rehabilitation costs upwards of \$10,000 – 25,000. There are state and federal environmental laws that potentially expose an owner or demolition contractor to liability. A “lead-safe” alternative achieved through waivers could be extremely beneficial to making rehabilitation possible.
- Asbestos Removal – demolition can only take place after certified contractors inspect, test and remove asbestos – containing materials and provide acceptable disposal. The cost of this is similar to lead paint removal and again can render rehabilitation economically infeasible.
- Local/State Codes: There are codes affecting renovations of historic structures and providing accessibility for people with disabilities (ADA) that can significantly increase project costs. In addition to waivers, there could be opportunities for the discretion of local and state building officials to relax some of these requirements.
- Federal/State Historic Preservation – the Federal Advisory Council for Historic Preservation office may impose standards on rehabilitation of houses older than 50 years. Dilapidated older homes may be ignored because of rehabilitation costs and possibly left standing because these same regulations make it cumbersome for demolition.

There are other implementation procedures contained within the NRZ legislation which may be applicable to the Northeast Neighborhood in the future. The NRZ Committee will advocate for the following as necessary:

- Expedited Connecticut Historical Commission Review
- Rent Receivership
- Eminent Domain

PLAN REVISIONS/MONITORING

The Plan should be used as road map as well as a report card. The approved Plan should be examined on a yearly basis to keep in step with implementation, changing priorities, or other circumstances that dictate an update. Revisions will be approved by NERA's NRZ Committee, submitted to the State Office of Policy and Management for review and then approved by the City Council. An annual report shall also be submitted to summarize implementation achievements, anticipated requests for funding, challenges, and other aspects of monitorin

APPENDICES

Appendix A

Appendix B

NORTH EAST REVITALIZATION ASSOCIATION – NERA

By – Laws

Article I

Section 1. Name

The name of the organization shall be the North East Revitalization Association, sometimes referred to as **NERA**.

Section 2. Offices

The principal location of **NERA** shall be in the Northeast section of Hartford, Connecticut. **NERA** may establish a separate mailing address outside of the Northeast neighborhood for the sake of convenience.

Article II

Section 1. Mission Statement

In accordance to Public ACT 95-340 of the Connecticut General Statutes, an ACT to establish the Neighborhood Revitalization Zone, the Northeast Neighborhood Revitalization Association shall plan and implement the neighborhood revitalization activities of the Northeast. The primary mission of the NERA is to improve and preserve the Northeast through the collaborative efforts of the residents and other stake holders, including but not limited to, representatives of businesses; non-profit organizations; health and other service providers; cultural and religious institutions; and organized community associations. The main goal is to improve the quality of life, and to protect and advance the well being of the community. The objectives are to increase the income levels of residents by advancing economic development and job creation; to improve educational achievements; to increase home ownership and to create decent and affordable housing; and to assist in the creation of services for the youth, the elderly, and other disadvantaged members of the community. This organization shall not be affiliated with any political party, organization or group. Furthermore, NERA shall not endorse candidates for political offices.

Section 2. Boundaries

The boundary of the Northeast Revitalization Zone (NRZ) shall be the existing Neighborhood boundary of Northeast Neighborhood, as defined by the City of Hartford. The Neighborhood Map of the City is attached at the end as “Appendix A” and constitutes as part of these By-laws.

Article III

Membership

Section 1. Eligibility

Eligible members of NERA include residents, owners of properties located in the neighborhood, individuals and representatives of businesses, cultural, educational, social service agencies, religious and citizen organizations located in the Northeast Neighborhood or have a significant impact on the Northeast Neighborhood.

Article IV

Meetings

Section 1. Notice of Meetings

Notices of the meetings shall be distributed and received by members at least five days prior to each meeting.

Section 2. Quorum

At least thirty-five percent (35%) of the Planning Committee Members must be present to constitute a quorum, and at least half of which must be residents.

Section 3. Regular Meetings.

The NERA shall meet at least once a month at a location within the neighborhood boundaries and at a time and date agreed upon by the members.

Section 4. Special Meetings

Special meetings of the Planning Committee may be held at the request of at least three (3) members of the Committee, or at the request of the President of the Committee and at least one (1) other member of the committee.

Section 5. Voting

Decision on any question shall be made by a majority vote of those members constituting a quorum.

Article V

The Planning Committee

Section 1. Membership

The number of members of the Planning Committee shall not be less than thirteen (13) and no more than twenty-five (25). At least fifty-one percent (51%) of the Committee's members must be residents of the Northeast neighborhood. In addition, the City Manager may appoint a representative as a voting member to the Planning Committee. The composition of the Planning Committee shall be as follows:

<u>Representation</u>	<u>Maximum</u>	<u>Minimum</u>
1) Residents	9	4
2) Landlords	3	2
3) Business	2	2
4) Community Organizations	4	2
5) Human Service & Cultural Organizations (including Churches)	4	1
6) City Manager's Rep.	1	1
7) At large	2	1
Total	25	13

Section 2. Eligibility

Any person whose primary residence is in the Northeast neighborhood is eligible to become a member of the Planning Committee, if elected. Any person who owns a property with or without rental units is eligible to represent the Landlords at the Planning Committee if elected by landlords. Any person who owns and/or operates a business in the Northeast Neighborhood may represent business at the Planning committee if elected by the business owners. Representatives of organizations, who are granted representation under Article V, Section 1 of the By-laws, need not be residents of the neighborhood, but must have significant impact in the community.

Section 3. Election and Representation

The Northeast Problem Solving Committee shall elect the members of the Planning Committee who represent the residents' portion of fifty-one percent (51%) of the Planning Committee. Organizations sending representatives may designate different individuals to the Planning Committee as they see fit.

Section 4. Term of Office

Members of the Planning Committee shall serve for a period of one (1) year, or until a new Planning Committee has been constituted at the end of each year. The Planning Committee shall be responsible for the managing of the NRZ process, including, but not limited to, managing the business, property, legal, financial, personnel and other affairs of the Northeast Revitalization Association.

Article VI

Section 1. Motions and Proposals

Proposals may be introduced to the committee by any member, unless the proposal directly affects a property, project or program of a participating group, in which case only the affected party may introduce the proposal. If more than one group has such an interest, any and/or all of them may introduce a measure. A proposition which is re-introduced after being tabled at a previous meeting may be tabled again if six committee members vote to table it again.

Section 2. Amendments

Amendments to the By-laws may be proposed in writing to the Planning Committee if at least three members of the Planning Committee request an amendment to the By-laws.

Article VII

Officers

Section 1. Name and Number

The officers of NERA shall consist of at least the following: (a) President, (b) Vice President, (C) Treasurer, and (D) Secretary. The President must be a resident of the Northeast neighborhood.

Section 2. Committees

The Committees of NERA shall consist of at least the following Committees: (a) the Housing Committee, (b) Economic and Business Committee, (c) Education and Employment, (d) Research and Development Committee. Each Committee shall have a minimum of three and a maximum of seven members. Additional Committees may be established by the Planning Committee, as desired, by a simple majority vote without amendments of the By-laws.

Section 3. Advisory Committees and Task Force Groups

The Planning Committee may establish committees or task forces for the purpose of expert advice and consultation. No formal advisory or consulting power is bestowed upon such groups by these By-laws.

Article VIII

Duties and Responsibilities

Section 1. President

The President shall be the chief executive officer of the Association. The President presides over all meetings of the Planning Committee. The President shall manage the business of the association and shall see that all resolutions and orders of the Planning Committee are carried into effect. The President shall be an ex officio member of all standing and special committees with full voting powers.

Section 2. Vice President

The Vice President, in the absence of the President, shall perform the duties of that office. The Vice President shall also perform such duties as from time to time may be delegated by the President or the Planning Committee.

Section 3. Treasurer

The Treasurer shall, subject to the direction of the Planning Committee, and under the supervision of the President, have general charge of the financial concerns of the association, and the care and custody of the funds and valuable papers of the association and shall have the power to endorse for deposit or collection all notes, checks, drafts and similar instruments, payable to the association or its order, and to accept draft on behalf of the association. The Treasurer shall keep accurate book accounts, and perform such other duties as shall be delegated by the President or by the Planning

Committee. All account and transaction books shall be the property of the association. If required by the Planning Committee, the treasurer shall give bond for the faithful execution of his/her duty in such form and sum, and with such sureties as the Planning Committee require.

Section 4. Secretary

The secretary of the Association shall keep accurate records of all meetings of the Planning Committee, and shall issue notices of meetings as required under these By-laws or as required by the State of Connecticut, shall keep an accurate list of the members of the Planning Committee and of the places where they reside, and shall perform such other duties as shall be delegated by the President or the Planning Committee.

**NORTHEAST REVITALIZATION ASSOCIATION (NERA)
PLANNING COMMITTEE CONTACT LIST**

Member	Address	Home Phone	Work Phone	Fax Phone
Helen Nixon – President Resident/Property Owner	19 Sunset Street Hartford, CT 06095	247-5788		246-2996
Ella Cromwell – Vice President Chairperson, Housing Committee Resident/Property Owner	192 Vine Street Hartford, CT 06112	522-2616		
Yvon Alexandre – Treasurer Chairperson Economic Development Committee Business Owner	ACA Foods 3155 Main Street Hartford, CT 06120		244-9949 214-0991 (cell)	244-3999
Jodi Tomany – Secretary At large representative	The Hutensky Group 280 Trumbull Street Second Floor Hartford, CT 06103	657-0753	297-4532	706-0076
Clyde Billington Vice Chairperson Economic Development Committee Property Owner	919 Albany Avenue Hartford, CT 06112	525-4144		525-1888
Abe Ford City Manager Representative	550 Main Street Hartford, CT 06120		522-4888 ext. 6414	
Max Kothari Vice Chairperson, Housing Committee Business Representative/Business Owner	Star Hardware 2995 Main Street Hartford, CT 06120		246-5617 ext. 104	246-5610
Charles (Butch) Lewis Chairperson, Public & Safety Committee Resident (Owner)	259 Vine Street Hartford, CT 06112	522-7927		
Wayne Martin Resident (Tenant)	71 Barbour Street Hartford, CT 06112	247-1109	220-4091 (Pager)	
Ida D. McGhee Vice Chairperson Education & Employment Committee Community Organization Rep. (Library)	211 Martin Street Hartford, CT 06120		522-4888 ext. 6161	722-6900
Gertrude (Trude) Mero Chairperson Education & Employment Committee Resident (Owner)	206 Tower Avenue Hartford, CT 06120	724-4145	251-8141 ext. 125	
Beayanka Pinckney e-mail: bpinckney@ULGH.org Community Organization	Urban League of Greater Hartford P.O. Box 320590 Hartford, CT 06132-0590		527-0147 ext. 120	520-1159
Rev. Paul Ritter Human Service Cultural Organization	45-J Tower Avenue Hartford, CT 06120		560-1206	
Charlie Williams Resident (Owner)	23 Sunset Street Hartford, CT 06095	247-7320		

Appendix C

**Northeast
Neighborhood Vacant Building Survey
June 1999 Building Status**

Address	numbldg	numunits	histcode	June
455 Barbour St	1	0	6	BOARDED
195 Capen St	1	0	5	BOARDED
99 Charlotte St	1	3	5	BOARDED
162 Clark St	1	6	2	PARTIALLY BOARDED
176 Clark St	1	2	2	BOARDED
130 Earle St	1	3	5	BOARDED
21 Elmer St	1	3	2	BOARDED
93 Enfield St	1	3	5	OCCUPPIED
507 Garden St	3	50	6	BOARDED
597 Garden St	1	4	5	BOARDED
626 Garden St	1	6	5	BOARDED
630 Garden St	1	3	5	BOARDED
30 Greenfield St	1	3	5	BOARDED
2309 Main St	1	3	6	FIELD CHECK
2399 Main St	1	0	6	BOARDED
2647 Main St	1	3	5	BOARDED
2657 Main St	1	3	5	BOARDED
161 Martin St	1	12	6	BOARDED
234 Martin St	1	3	5	BOARDED
2 West Clay St	1	3	5	BOARDED
7 Westland St	1	6	5	BOARDED
159 Westland St	1	0	6	BOARDED
158 Capen St	1	1	5	BOARDED
139 Clark St	1	1	7	PARTIALLY BOARDED
115 Cleveland Av	1	3	5	BOARDED
185 Cleveland Av	1	3	5	PARTIALLY BOARDED
78 Earle St	1	1	6	FIELD CHECK
421 Edgewood St	1	3	6	BOARDED
490 Edgewood St	1	3	7	BOARDED
610 Garden St	1	3	5	BOARDED
20 Greenfield St	1	10	5	PARTIALLY BOARDED
60 Love Lane	1	1	4	BOARDED
14 Mahl Avenue	1	2	5	BOARDED
2521 Main st	1	6	5	BOARDED
37 Martin St	1	2	2	BOARDED
251 Martin St	1	3	5	BOARDED
192 Vine St	1	2	2	OCCUPPIED
15 Waverly St	1	1	5	FIELD CHECK
178 Westland St	1	7	4	REHAB UNDERWAY
185 Westland St	1	4	5	PARTIALLY BOARDED
Address	numbldg	numunits	histcode	June

numbldg numunits histcode june				
257 Westland St	1	4	5	REHAB UNDERWAY
289 Westland St	1	3	5	BOARDED
747 Windsor St	1	0	5	BOARDED
240 Cleveland Av	1	9	5	REHAB UNDERWAY
2506 Main St	1	3	5	BOARDED
177 Capen St	1	0	5	BOARDED
336 Capen St.	1	4	5	OCCUPIED
2579 Main St	1	3	5	BOARDED
3445 Main St	1	0	6	DEMOLISHED
665 Garden St	1	10	5	MOTHBALLED
701 Garden	1	3	5	MOTHBALLED
55 Tower Av	1	1	6	MOTHBALLED

* Historic Code = Connecticut Historic Commission Priority
Evaluation / Historic Significance Designation

- 1 = National Significance
- 2 = State Significance
- 3 = Individual Building - Outstanding in the neighborhood
- 4 = Local Significance
- 5 = Historic Significance Lost or Structure less than 50 years old
- 6 = Not Listed by the State Historic Preservation Office

Source: City of Hartford, Planning and Development Division

Appendix D

Northeast City Of Hartford-Owned Property

Property Location			Parcel ID	Property Owner 1		Property Owner 2
0057	0059	ACTON ST	623-002-021	CITY	TAX COLLECTOR	
0099	0101	BARBOUR ST	614-006-009	CITY	REDEVELOPMENT	
0341		BARBOUR ST	612-002-001	CITY	REDEVELOPMENT	
0350		BARBOUR ST	625-001-025	CITY	BOARD OF EDUC	FRED D. WISH SCHL.
0442	0444	BARBOUR ST	626-002-041	CITY		
0031	0033	CAPEN ST	622-001-006	CITY	HOUSING AUTH	
0177		CAPEN ST	616-001-017	CITY		
0180		CAPEN ST	615-002-018	CITY		
0273		CAPEN ST	609-003-038	CITY	TAX COLLECTOR	
0297	0299	CAPEN ST	609-003-006	CITY	TAX COLLECTOR	
0035	0075	CLARK ST	615-004-001	CITY	BOARD OF EDUC	JOHN C.CLARK SCHL.
0104		CLARK ST	623-002-001	CITY	TAX COLLECTOR	
0105	0109	CLARK ST	614-005-018	CITY	HOUSING AUTH	
0136	0138	CLARK ST	623-002-007	CITY	REDEVELOPMENT	
0181		CLARK ST	614-004-005	CITY	FIRE DEPT	
0009		CLAY ST	623-001-023	CITY	TAX COLLECTOR	
0011		CLAY ST	623-001-021	CITY	TAX COLLECTOR	
0035		CLEVELAND AV	628-001-024	CITY		
0240	0242	CLEVELAND AV	626-002-047	CITY		
0017	0019	EARLE ST	627-001-015	CITY		
0035	0037	EARLE ST	627-001-037	CITY	TAX COLLECTOR	
0038	0040	EARLE ST	627-002-010	CITY		
0032	0034	EAST RAYMOND ST	608-003-030	CITY		
0459	0469	GARDEN ST	608-005-023	CITY	HOUSING AUTH	
0483	0485	GARDEN ST	608-005-019	CITY		
0590	0592	GARDEN ST	615-002-026	CITY	HOUSING AUTH	
0594		GARDEN ST	615-002-027	CITY	HOUSING AUTH	
0598	0600	GARDEN ST	615-002-028	CITY	HOUSING AUTH	
0602	0604	GARDEN ST	615-002-029	CITY		
0610	0612	GARDEN ST	615-002-031	CITY		
0617	0619	GARDEN ST	615-001-013	CITY		
0015	0017	GREENFIELD ST	608-005-017	CITY		
0057	0059	JUDSON ST	614-006-017	CITY	HOUSING AUTH	
0140		KENSINGTON ST	627-003-002	CITY	HOUSING AUTH	
0142		KENSINGTON ST	628-001-033	CITY	HOUSING AUTH	
1840		MAIN ST	638-001-002	CITY	REDEVELOPMENT	
1870	1950	MAIN ST	638-001-005	CITY	REDEVELOPMENT	
2106		MAIN ST	637-001-010	CITY	REDEVELOPMENT	
2156		MAIN ST	637-002-003	CITY	TAX COLLECTOR	
2170	2172	MAIN ST	637-002-004	CITY	TAX COLLECTOR	

**Northeast
City Of Hartford-Owned Property**

Property Location		Parcel ID	Property Owner 1		Property Owner 2
2196		MAIN ST	637-002-037	CITY REDEVELOPMENT	
2292	2300	MAIN ST	637-002-010	CITY TAX COLLECTOR	
2434	2470	MAIN ST	636-002-005	CITY TAX COLLECTOR	
2471		MAIN ST	623-003-006	CITY HOUSING AUTH	
2621		MAIN ST	627-001-036	CITY PARK DEPT	GEORGE A.PARKER MEMORIAL CENTER
2677	2679	MAIN ST	627-001-016	CITY TAX COLLECTOR	
3171		MAIN ST	630-001-008	CITY	
3478H		MAIN ST	633-001-018	CITY	
0042H		MARTIN ST	615-003-038	CITY REDEVELOPMENT	
0123	0125	MARTIN ST	614-002-017	CITY HOUSING AUTH	
0021	0023	NELSON ST	623-004-007	CITY TAX COLLECTOR	
0025	0027	NELSON ST	623-004-006	CITY	
0007	0021	SANFORD ST	636-001-014	CITY HOUSING AUTH	
0150		TOWER AV	629-002-001	CITY BOARD OF EDUC	CLARENCE BARB. SCHL.
0289		VINE ST	603-004-001	CITY PARK DEPT	KENEY PARK
0051	0057	VINELAND TER	610-001-041	CITY HOUSING AUTH	
0055		WAVERLY ST	611-002-001	CITY BOARD OF EDUC	SIMPSON-WAV. SCHL
0088		WAVERLY ST	612-002-005	CITY REDEVELOPMENT	
0002	0004	WEST CLAY ST	623-001-017	CITY	
0009H		WEST CLAY ST	623-001-032	CITY REDEVELOPMENT	
0054		WESTLAND ST	624-002-019	CITY BOARD OF EDUC	
0113	0115	WESTLAND ST	614-004-004	CITY HOUSING AUTH	
0117	0119	WESTLAND ST	614-004-003	CITY HOUSING AUTH	
0121	0123	WESTLAND ST	614-004-002	CITY	
0128		WESTLAND ST	624-001-001	CITY TAX COLLECTOR	
0791		WINDSOR ST	636-002-018	CITY HOUSING AUTH.	

Appendix E