VISION

ASYLUM HILL is an attractive and vibrant neighborhood with a unique mix of assets, INCLUDING:
WELL-MAINTAINED VICTORIAN HOMES

- Over 200 homes listed on the National Register of Historic Places

181 Collins Street
225 Garden Street
1 Imlay Street
INTERNATIONALLY RENOWNED HOUSE MUSEUMS

- “Nook Farm Neighbors” listed among the Top 50 places in America to see
- Mark Twain House designated one of National Geographic’s Top 10 Historic Homes in the World

Mark Twain House  
Harriet Beecher Stowe House
NATION’S LEADING INSURANCE COMPANIES

- Fortune 200 companies
- Combined 2016 revenues in excess of $75 billion

The Hartford

Aetna
WORLD CLASS HEALTH CARE

- Largest Catholic hospital in New England
- Over 600 doctors performing over 20,000 surgical operations last year
DISTINGUISHED CHURCHES

- Over 400 years of combined service to the community

Asylum Hill Congregational Church
Since 1865

Cathedral of Saint Joseph
Since 1892

Trinity Episcopal Church
Since 1860
HIGH PERFORMING SCHOOLS

- West Middle Elementary School – best performing neighborhood school in Hartford
- Classical Magnet High School – nationally recognized high school with 98.5% graduation rate
DYNAMIC CULTURAL ACTIVITIES

- Diverse offerings, reflecting the interests of the community
- Range of events, from arts & music to street fairs
- Largely organized by the community for the community
RANGE OF HOUSING OPTIONS

Single-Family
55 Ashley Street
33 Sargeant Street
8 Ashley Street

Two-Family
156-158 Sargeant Street
227-229 Sargeant Street
291-293 Sargeant Street
RANGE OF HOUSING OPTIONS

Apartments & Condos

220 Farmington Avenue

30 Woodland Street

Townhomes

87 & 89 Atwood Street

61 Imlay Street
RATIONALE — NINA

- Active in Asylum Hill since 2003
- Strong track record in redeveloping vacant and seriously deteriorated properties
- Honored with multiple awards for our detailed approach to rehabilitation and quality of work
- Invested more than $12 million in Asylum Hill
- Five properties currently under site control, representing next $2 million of investment
REVITALIZING ASYLUM HILL

NINA’s Approach:

- Concentrate investment to maximize impact
- Utilize historic assets to grow market
- Emphasize façade – public space creates sense of place
- Build wealth for community
AT A GLANCE — ASYLUM HILL

Median Household Income: $30,588
Unemployment Rate: 18.5%
Poverty Rate: 30.1%
Rent Burdened: 51.0%
Homeownership Rate: 10.5%
Major Ethnicity: 51% Hispanic
Access to a Car: 56.5%
Percentage of Asylum Hill Jobs Filled by Asylum Hill Residents: 1.2%
High School Diploma or More: 80.3%

2014 census data
COMPREHENSIVE COMMUNITY DEVELOPMENT

**NINA's Priorities:**

#1: Reduce blight and expand opportunities for affordable homeownership

#2: Improved public safety

#3: Quality of life initiatives

#4: Economic development, including business and workforce development

#5: Promoting quality educational opportunities
PRIORITIES

#1: REDUCE BLIGHT + EXPAND AFFORDABLE OWNER-OCCUPIED HOUSING

**Reduce blight** through rehabilitation of distressed historic houses
- Build on foundation of NINA’s previous work
- Continue investment in Asylum Hill

**Build new homes** that fit the architectural and historic character of Asylum Hill on vacant lots

Expand opportunities for **affordable homeownership**
- Create energy-efficient homes that are affordable to maintain

**Identify additional distressed properties** for acquisition and re-development
- Identify sources of funding to support acquisition
GOALS + STRATEGIES

#1: REDUCE BLIGHT + EXPAND AFFORDABLE OWNER-OCCUPIED HOUSING

**GOAL**
Create new owner-occupied homes to address chronically low homeownership rate in Asylum Hill

**STRATEGIES**
- Develop six properties already under NINA site control for homeownership
  - 10-12 units of new homeownership housing created
  - Bolsters Asylum Hill’s reputation as one of the best places in the region to purchase an affordable historic home

**UPCOMING PROJECTS**
- 94-96 Ashley Street
- 115 & 117 Sigourney Street
GOALS + STRATEGIES

#1: REDUCE BLIGHT + EXPAND AFFORDABLE OWNER-OCCUPIED HOUSING

Build new homes on vacant lots that fit the architectural and historic character of Asylum Hill
- Expand on community’s unique historic assets

PREVIOUS EXAMPLES OF NEW HOMES OF TRADITIONAL DESIGN

33 Sargeant Street

54 Huntington Street
GOALS + STRATEGIES

#1: REDUCE BLIGHT + EXPAND AFFORDABLE OWNER-OCCUPIED HOUSING

**GOAL**
Reduce blight through rehabilitation of distressed historic homes

**STRATEGIES**
NINA will identify distressed homes for redevelopment
- 5-10 blighted properties are remediated

Potential Projects

![64 Ashley](image1)

![251 Collins](image2)

![25 Sargeant](image3)
GOALS + STRATEGIES

#1: REDUCE BLIGHT + EXPAND AFFORDABLE OWNER-OCCUPIED HOUSING

GOAL
Promote corporate homeownership incentive programs (HIPs) in Asylum Hill

STRATEGIES
NINA will work with its member institutions to expand participation in HIPs

- NINA will upgrade its web site in order that it can be used as a vehicle to promote HIPs and to market Hartford as a place to own a home
PRIORITIES

#2: PUBLIC SAFETY

**Improve public safety** in Asylum Hill
- Reduce blight
- Expand homeownership
- Target crime hot spots
- Engage stakeholders
- Expand effectiveness of security cameras
GOALS + STRATEGIES

#2: PUBLIC SAFETY

**GOAL**

Improve public safety

**STRATEGIES**

- Target crime hot spots
  - Utilize Crime Prevention through Environmental Design (CPTED) techniques to analyze and to eliminate hot spots around neighborhood
  - Prioritize strategies that address specific endemic crimes (panhandling, car breaks) that affect Asylum Hill

- Engage stakeholders
  - Work with existing block watches to create network of concerned residents around neighborhood
  - Engage institutional stakeholders and other community-based organizations to support block watches
  - Create new block watches through greater use of social media tools

- Expand effectiveness of security cameras as crime deterrent
  - Work with community partners to ensure police access to existing cameras through the Real Time Data Center
  - Engage community to identify potential new locations for security cameras

New cameras in Sigourney Square Park
PRIORITIES

#3: QUALITY OF LIFE

Improve the quality of life in Asylum Hill
- Improve perception of neighborhood
- Foster greater civic pride in neighborhood
- Instill sense of Asylum Hill’s vibrancy, diversity, and uniqueness among Hartford’s neighborhoods within community

Employees from Aetna and The Hartford tour Bushnell Park as part of the annual Summer Walking Tour series
GOALS + STRATEGIES

#3: QUALITY OF LIFE

GOAL

Improve the quality of life in Asylum Hill

STRATEGIES

- Improve perception of neighborhood
- Promote neighborhood as place to live through expanded marketing of corporate homeownership incentive programs (HIPs)
- Market neighborhood as destination for work, worship, and shopping
- Foster greater civic pride in neighborhood
  - Expand participation on community-based organizations such as block watches, NRZ
  - Work with community partners on installing a playground on South Marshall Street
- Instill sense of Asylum Hill's vibrancy, diversity, and uniqueness among Hartford's neighborhoods
  - Expand successful programs such as the annual Summer Walking Tours series to promote neighborhood among all stakeholders

Sigourney Square Park Banners
PRIORITIES

#4: ECONOMIC DEVELOPMENT

Work to **establish new retail** businesses in neighborhood
- Focus on the Zunner Building
- Support efforts by Hartford Preservation Alliance to plan for revitalization of Farmington Avenue Business Corridor

Work to **establish new jobs and job training** opportunities in neighborhood
- Support Hartford.Health.Works initiative at Veeder Place

**Expand urban amenities** in neighborhood
- Emphasize restaurants with outdoor seating, community gathering spots, bike paths and a healthy grocery store
- Monitor plans to reconstruction Interstate 84 and its potential impact on neighborhood
GOALS + STRATEGIES

#4: ECONOMIC DEVELOPMENT

GOAL

Work to establish new retail businesses in Asylum Hill

STRATEGIES

- Focus on the Zunner Building, 207 Garden Street
  - NINA’s recently completed mixed-use building
  - Three retail spaces, one of which is occupied by a pizzeria
  - Emphasis on “neighborhood friendly” businesses that cater to residents and nearby corporate employees

- Farmington Avenue Business Corridor
  - Support efforts by the Hartford Preservation Alliance to plan for the revitalization of the Farmington Avenue Business Corridor
  - Proposed project area stretches from Marshall/South Marshall Street (w) to Sigourney Street (e)
  - Builds on current Farmington Avenue Streetscape project
GOALS + STRATEGIES

#4: ECONOMIC DEVELOPMENT

**GOAL**

Work to establish new jobs and job training opportunities

**STRATEGIES**

- Hartford.Health.Works Initiative
  - Hartford.Health.Works proposes to purchase Veeder Place, convert vacant space to medical devices manufacturing
  - Manufacturing would include local jobs and local job training

Available commercial/industrial space at Veeder Place

Veeder Place
GOALS + STRATEGIES

#4: ECONOMIC DEVELOPMENT

GOAL
Expand urban amenities

STRATEGIES
- Emphasize businesses that create Asylum Hill as a destination for stakeholders
  - A restaurant with outdoor seating
  - A community gathering spot (coffee shop, ice cream parlor)
  - Bike paths
  - A healthy grocery store
- Monitor plans to reconstruct Interstate 84 Viaduct through Hartford
  - ConnDOT plans to alter course of Interstate 84 through Hartford, moving it farther into Asylum Hill
  - Work with ConnDOT, community members, and institutional stakeholders to minimize impact of project on neighborhood
PRIORITIES

#5: EDUCATION

Support the re-opening of West Middle Elementary School

- Integrate community school, new facility into Asylum Hill as critical assets
- Utilize school’s new brand to market homes for sale in Asylum Hill

Support effort to catalog educational resources available in and to Asylum Hill

Engage school families, staff, and faculty to become more involved in community programming

- Market existing community development programs (e.g., Summer Walking Tours) among West Middle community

First day of school, West Middle
GOALS + STRATEGIES

#5: EDUCATION

GOAL
Utilize West Middle Elementary School as a means to attract new residents and to retain existing residents in Asylum Hill

STRATEGIES

- Utilize the new brand the school has created for itself as NINA markets its homes for sale
  - Ensures consistent messaging across platforms and among stakeholders
  - Draws West Middle families seeking aspirational housing in Asylum Hill to identify school with neighborhood housing opportunities
- Engage families, staff, and faculty at West Middle to become more involved in community programs
  - Enhances neighborhood experience for West Middle stakeholders
  - Connects West Middle stakeholders to neighborhood stakeholders

Expanded and renovated West Middle Elementary School
CHALLENGES + MITIGATION STRATEGIES

CHALLENGE 1) Access to funding
MITIGATION • Work with peer community development corporations and other community-based organizations to lobby for funding for shared priorities
• Work with peer community development corporations to lobby state and municipal governments for policies that support shared priorities

CHALLENGE 2) Acquisition of distressed properties
MITIGATION • Identify sources of funding to enable purchase of distressed properties as they become available

CHALLENGE 3) Insularity of key stakeholders
MITIGATION • Engage key stakeholders to build and to foster greater collaboration around shared priorities

CHALLENGE 4) Interstate 84 Viaduct
MITIGATION • Work with key stakeholders to monitor plans for I-84 Viaduct
• Ensure transmission of institutional memory among stakeholders over lifetime of project

CHALLENGE 5) Misperceptions of Asylum Hill and Hartford
MITIGATION • Continue to develop new, innovative community development programs that engage stakeholders and that market neighborhood as a destination
BY 2020

• Substantially eliminated blight and restored distressed historic houses as affordable homes

• Established the foundation for a vibrant business corridor on Farmington Avenue

• Provided an environment that encourages small businesses, microenterprises, and individual entrepreneurs to locate to the neighborhood

• Created a vital network of education facilities that serve students from pre-K through high school

• Fostered an increasingly walkable neighborhood that is a destination for all community stakeholders