

40 Years of LISC CT

#CountDownto40

In honor of LISC Connecticut's 40th year anniversary, a series of capacity building stories will be shared -- featuring partners, funders, and community members.



The Hub on Park. The new apartments include market-rate units and affordable rents, some of which rent for \$400 per month.

Featuring: Mutual Housing Association of Greater Hartford

A highlight of its involvement in the HNDSC

Mutual Housing Association of Greater Hartford (MHAGH) is one of the three community development corporations (CDCs) receiving operating support grants through LISC Connecticut's Hartford Neighborhood Development Support Collaborative (HNDSC). Since 1988, MHAGH has been managing high-quality affordable housing, while providing housing education and learning opportunities to residents of Greater Hartford.

LISC and MHAGH began their partnership back in the early 1990s, with LISC providing much needed up-front acquisition and development capital to help the organization initiate several affordable housing developments. Through the technical assistance grants and funding from the HNDSC, MHAGH has been able to create more than 300 affordable housing units in the Frog Hollow Neighborhood, grow to a team of 32 staff persons overseeing 18 developments, and a pipeline of \$100 million in new projects. While the organization started off as a housing developer, LISC's support has allowed the organization to provide full

property management services, resident services, and a robust housing education program.

In 2016, LISC provided MHAGH with acquisition funding to purchase a vacant lot with a dilapidated church on the prominent intersection of Park Street and Park Terrace. MHAGH was able to obtain site control and once the property was purchased, MHAGH put together the development plan for the Hub on Park. In 2019, the organization closed on the construction financing and built a beautiful 45-unit development, which now anchors the corner and enhances the existing historic architecture in the neighborhood.

"Our involvement with the HNDSC has allowed us to do comprehensive development in Frog Hollow. We have preserved historic properties, built architecturally compatible developments while providing long-term affordable housing for families and seniors in the neighborhood. Most recently, we have developed a Housing Resource Center, which will provide housing education and financial counseling programs to residents in the area. We could not do this without the operating support provided by the HNDSC."

- Cathy MacKinnon, Executive Director

History

The Hartford Neighborhood Development Support Collaborative (HNDSC)

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The Hartford Neighborhood Development Support Corporation (HNDSC) is a collaborative of seven local philanthropic organizations created as a direct response to funders seeking a way to invest in an effective community development network in Hartford. It aims to enhance the capacity of Hartford community development corporations (CDCs) to develop and manage quality affordable housing, as well as carry out comprehensive community development in lower-income neighborhoods. The HNDSC CDCs operate primarily in the Hartford neighborhoods of Upper Albany, Frog Hollow, Asylum Hill, Northeast, and Sheldon/Charter Oak. The supporting grant funds aim to aid CDCs in:

- Maintaining properties well and enhance asset management
- Undertaking community development projects that improve the quality of life in neighborhoods and raise property values for homeowners
- Offering programs for residents, such as food pantries and homebuyer education