

NORTH FROG HOLLOW NEIGHBORHOOD REVITALIZATION ZONE COMMITTEE
OFFICE OF THE CHAIR
16 COLUMBIA STREET
HARTFORD, CONNECTICUT 06106

The regular meeting of the North Frog Hollow NRZ Committee was held on Thursday, March 10, 2005 at 5:15 pm at the conference room in the Bristol, 865 Park Street, a room utilized by Broad-Park Development Corporation. The chair, David Corrigan, was present. Members present were Joe Barber, Patrick Campbell, Barry Lubin, Steve Mirsky, Bob Painter, Jorge Rivera, Romulo Samaniego, and Patti White. Also attending was Shannon Raider, Hartford Food Systems.

Members absent but excused were Marisol Monserrate, Chris Moses, and Donald Poland.

Members absent were Jacqueline Hicks, Norma Jones-Irving, and Saint Anne's-Immaculate Conception Roman Catholic Church.

Upon calling the meeting to order, Mr. Corrigan noted that a quorum was present. The consent calendar was accepted and approved. The one item on the consent calendar was the approval of the minutes for the February 2005 regular meeting. There were no items moved from the consent calendar to discussion.

With the Committee's approval, the agenda was suspended, and the floor was given to Mr. Painter. Mr. Painter presented to the Committee his suggested list for "neighborhood gems." This list will be used to promote sites within the NRZ with visitors to the new Convention Center downtown. The Committee discussed several suggestions for how to present these sites within a brochure.

The chair reported on several items. The chair's report is attached to these minutes.

Mr. Corrigan, acting in his capacity as chair of the administrative/organizational subcommittee, submitted that subcommittee's report to the Committee. Said report is attached to these minutes.

Mr. Lubin, acting in his capacity as chair of the housing subcommittee, submitted that subcommittee's report to the Committee. Said report is attached to these minutes.

Mr. Lubin submitted a resolution in support of a project to construct supportive housing and for the purchase of several vacant lots by the Immaculate Conception Shelter and Housing Corporation (ICSHC). The vacant lots are located at 164 Hungerford Street, 168 Hungerford Street, and 159 Oak Street. ICSHC is a member in good standing of the Committee, and it is represented on the Committee by Ms. White. The resolution was corrected to read "supportive housing" instead of "transitional housing," and this change was made in three locations within the resolution. The resolution passed unanimously with said changes.

Mr. Lubin noted that David Mesite, who serves on the housing subcommittee, was leaving his position at Broad-Park Development Corporation (BPDC) for a new position at Milano Corporation. Mr. Lubin requested a ruling on Mr. Mesite's ability to continue as a member of the subcommittee, and Mr. Corrigan responded that the subcommittees are permitted to include members who are not members of the Committee, as prescribed by Article 7 §4 of the Bylaws.

Mr. Mirsky, acting in his capacity as chair of the livability subcommittee, submitted that subcommittee's report to the Committee. Said report is attached to these minutes.

The Committee discussed item number five in this subcommittee's report. Mr. Corrigan noted that the Strategic Plan cited Hungerford Street as a problem, not as a

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model for success as noted in this subcommittee's report (cf. Strategic Plan, page 14). Mr. Lubin elaborated, noting that Hungerford Street had undergone a rapid transition as longtime residents moved out and were replaced offices and other economic presences affiliated with the Capitol District. It was recommended that further examination of Hungerford Street was warranted.

Mr. Rivera, acting in his capacity as chair of the public safety subcommittee, reported to the Committee on the activities of this subcommittee. He noted that he had invited the owner of 142 Putnam Street to attend this meeting of the Committee, but he conceded her absence could be due to the location of the meeting at the Bristol instead of at the main office of BPDC. He reported that the owner's plan continues to involve a store at the site, but the owner has recently revised her plans from a bodega to a deli. He also reported that the owner is retaining a lawyer, and he further reported that she claimed there was no criminal activity occurring on the premises. Mr. Rivera reported that he spoke with the Hartford Police Department's community service officer for Frog Hollow, Officer Marcos Massa, and they discussed this property along with other issues. Officer Massa said he would scrutinize this property, and subsequent to that conversation Officer Massa reported to Mr. Rivera that he found nothing ongoing at the property. Mr. Rivera reported that he would meet with Officer Massa to start to formulate a strategy for monitoring areas subject to increased criminal activity within the NRZ.

Mr. Rivera reported that he had dealt with the recent violence at the McDonald's on Washington Street. He has been meeting with various political leaders including Mayor Eddie Perez, state representative Minnie Gonzalez, state representative Evelyn Mantilla, and state senator John Fonfara, and he will continue to do so.

Mr. Barber, acting in his capacity as the Committee's representative to Hartford 2000, asked that his report be tabled for the moment in order that Ms. Raider be permitted to make her presentation. The Committee agreed, and Ms. Raider was given the floor.

Ms. Raider reported on Hartford Food System's plan for a farmers' market on Laurel Street, which will be a pilot project this year. She described the plan as a notch up from the farm stand they have implemented in the past. Under the new plan, Hartford Food Systems (HFS) will recruit local vendors from within Hartford. Leadership Greater Hartford will do the marketing for the market, and a community advisory board will be formed. The market will run from June of this year through August or September of this year.

Ms. Raider also reported on two positions available through HFS with Grow Hartford/Americorp Vista, and she further reported on the possibility of community gardens as part of Pope Park.

Following her presentation, Mr. Barber made his report in his capacity as the Committee's representative to Hartford 2000. Mr. Barber moved that the Committee join several NRZ committees from the southern part of Hartford as co-sponsor of a meeting on property taxes scheduled for April 6. The several NRZ committees include South End, South Green, MARG, and Frog Hollow South. The motion passed unanimously. Mr. Barber asked the Committee to review a form, originally created by CSS/CON, on quality-of-life issues for the Hartford Police Department to address. The Committee added several suggestions, and then the matter was moved to the public safety subcommittee for further discussion. Mr. Barber asked that any additions or changes

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members wished to make to the list of "neighborhood gems," reported on at the beginning of the meeting by Mr. Painter, be sent to him and to Mr. Painter via electronic mail.

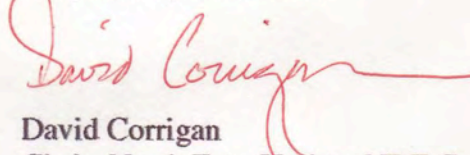
The Committee took up discussion of the quarterly membership initiative. Mr. Corrigan was asked to contact previous recruit Luis Marchand to determine his level of interest and whether he still wished to participate on the public safety subcommittee. Mr. Corrigan was also asked to call Jim O'Toole, who has been participating on the housing subcommittee. Mr. Corrigan stated that he would contact Krish Naraine, a graduate of the Neighborhood Leadership Training program who had previously expressed interest in participating on the housing subcommittee. Mr. Mirsky was asked to give a copy of the Strategic Plan to Luis Cotto, who recently joined him on the livability subcommittee. Mr. Corrigan will draft a letter to Imam Sharief about getting involved with the Committee. Mr. Rivera and Ms. White will contact Carlos Vasquez. No further recruits were suggested at this time.

The Committee deferred further discussion on the statutory powers of the Committee, as this topic was adequately addressed under the report of the housing subcommittee to the Committee.

The Committee was reminded about the annual report on the implementation of the Strategic Plan.

There being no further matters before the Committee, the meeting was adjourned at 7:25 pm.

Respectfully submitted,



David Corrigan
Chair, North Frog Hollow NRZ Committee
Acting on behalf of Chris Moses, Secretary

3/10/2005

NFM NRZ

SIGN - IN!

~~Joe Bradley~~

~~Steve Maly~~

~~Patrick Campbell~~

~~Jose L. Rivera~~

~~Pat White~~

IMMACULATE

~~BARRY LUBIN~~

~~Shannon Kaidet~~

~~Van Conroy~~

+ Romulo .

+ Bob .

NORTH FROG HOLLOW
NEIGHBORHOOD REVITALIZATION ZONE COMMITTEE

REGULAR MEETING FOR FEBRUARY 2005

March 10, 2005

5:00 PM

at

The Offices of Broad-Park Development Corporation

The Conference Room at the Bristol

865 Broad Street

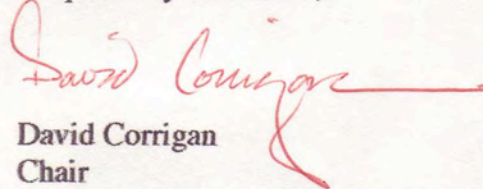
AGENDA

- I. Call to Order
- II. Consent Calendar
- III. Items Moved from Consent Calendar to Discussion
- IV. Subcommittee Reports
- V. Discussion: Quarterly Membership Initiative
- VI. Discussion: Statutory Powers of the Committee
- VII. Reminder: Annual Report on Implementation of Strategic Plan
- VIII. Presentation: Hartford Food Systems
- IX. New Matters
- X. Adjournment

REPORT OF THE CHAIR
MARCH 10, 2005

1. Letter to Lee Erdmann, Chief Operating Officer, City of Hartford, regarding compliance with Municipal Code of Hartford Article X, Chapter 28 §28-196. Attached to this report. Moved to be entered into proceedings of the Committee.
2. Draft Report on the Utilization of the Statutory Powers of the Committee. (a) Referred to Barbara McGrath of the Connecticut Urban Legal Initiative (CULI), through the auspices of Joseph Barber, for review. CULI will examine the draft report for consistency with CGS Chapter 118 §7-600 et seq. and examine the question of the Committee's liability under this statute. (b) Referred to Debra Borrero, Office of Community and Institutional Relations, Trinity College. Ms. Borrero will examine the report to determine what, if any, assistance Trinity can offer to the Committee on this matter.
3. Communications with the chair. The chair received no communications subsequent to the February 2005 regular meeting.

Respectfully submitted,



David Corrigan
Chair
North Frog Hollow NRZ Committee

NORTH FROG HOLLOW NEIGHBORHOOD REVITALIZATION ZONE COMMITTEE
OFFICE OF THE CHAIR
16 COLUMBIA STREET
HARTFORD, CONNECTICUT 06106

March 7, 2005

Lee Erdmann
Chief Operating Officer
City of Hartford
550 Main Street
Hartford, Connecticut 06103

Dear Mr. Erdmann:

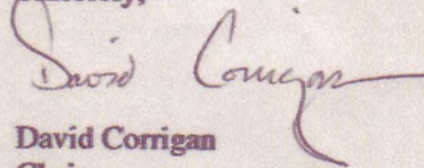
The North Frog Hollow Neighborhood Revitalization Zone (NRZ) Committee is seeking to comply with the provisions of Municipal Code of Hartford Article X, Chapter 28 §28-196 regarding notification of the schedule of our regular meetings for calendar year 2005. We require clarification on one of the provisions of the ordinance, and the Committee has authorized me to contact you on this matter.

Specifically, we are uncertain as to the provision that requires us to publish notice of our meetings in a newspaper in general circulation. We were unable to determine whether that provision requires a single, annual notice as is done for the City Clerk or if it requires a monthly notice. We are also unclear on what the content of this notice should be, a point that bears on the provision that the City will pay for reasonable costs of publishing this notice.

I would appreciate the opportunity to discuss these matters with you as soon as possible, as we are eager to comply with the provisions of the ordinance. I will contact you early next week to see if I can set up an appointment with you, or you can reach me by phone at 525-3323 or by e-mail at <corgimare@comcast.net>.

I look forward to discussing these matters with you, and thank you in advance for your time and efforts on our behalf.

Sincerely,



David Corrigan
Chair

North Frog Hollow NRZ Committee

NORTH FROG HOLLOW NEIGHBORHOOD REVITALIZATION ZONE COMMITTEE
OFFICE OF THE ADMINISTRATIVE/ORGANIZATIONAL SUBCOMMITTEE
16 COLUMBIA STREET
HARTFORD, CONNECTICUT 06106

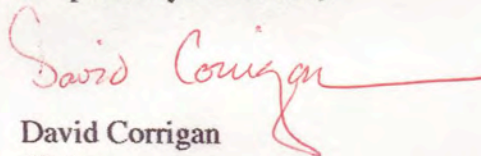
The Administrative/Organizational subcommittee of the North Frog Hollow Neighborhood Revitalization Zone Committee held a meeting on February 22, 2005, at 11:30 AM at the home of the chair of the subcommittee, 16 Columbia Street. Present in the subcommittee chair was David Corrigan. Also present were subcommittee member Patrick Campbell and Chris Moses.

The subcommittee reviewed the draft "Report on the Utilization of the Statutory Powers of the Committee." Ms. Moses commented that as the Housing subcommittee worked with the Hartford Police Department on a specific property it should encourage the police to designate that property a "Hot Spot", per the Hartford Police Department's program of the same name. The comment was accepted as a change to the draft report.

The subcommittee considered numbers eight and nine under the "Further Recommendations" section of the draft report. The subcommittee agreed that the number of amendments that utilizing the statutory powers would require sufficiently justified the need for the re-establishment of the Strategic Plan subcommittee, which had originally been empowered to review drafts of the Strategic Plan prepared by the Committee's consultant, in order to manage those revisions and amendments. The subcommittee also agreed that the powers of the Strategic Plan subcommittee, as well as further responsibility for revising and amending the Strategic Plan in order to utilize the statutory powers, should be handed over to the Administrative/Organizational subcommittee. The chair noted that some research would be necessary to determine the exact status of the Strategic Plan subcommittee prior to moving ahead with these recommendations.

There being no other business before the subcommittee, the meeting was adjourned at 12:30 PM.

Respectfully submitted,



David Corrigan
Chair
Administrative/Organizational Subcommittee

North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005

1. BRICK-HOLLOW, YORK-ZION, LLC:

Issues with the City have been resolved and the complete package has been submitted to DECD for review and approval, which is taking longer than anticipated.

2. HARTFORD OFFIC SUPPLY BUILDING;:

Richard Renderio's client does not have control of the building thus a meeting would be premature. He will keep us informed of progress and plans to meet with if and when his client gains ownership of the building.

3. LEGAL POWERS:

The subcommittee discussed suggestions (Attachment A), from David Corrigan on implementation of our powers of eminent domain and granting of waivers;

1. Housing subcommittee gain access to the property with an L&I inspector
2. Make a complaint under the anti-blight program.
3. Prepare a list of potential waivers to request on that property.
4. Amend our strategic plan to permit the request for eminent domain.
5. At the same time amend the plan to permit the request for waivers.

The Anti-Blight ordinance is limited in its powers as it was intended to bring about cooperation between the owner and City and not punishment. As such the fines set would most likely be ignored. However, use of L&I inspections reports, as exist with 1820 Mortson Street, can be used as the basis for an amendment to the Strategic Plan asking that the City take the property by its powers of eminent domain.

Waivers are very development specific and do not conform to any generic set. Thus, which it might save time, it is recommended that waiver powers be applied on a case by case basis and be used as a means of negotiation with the owner/developer. It was suggested that the Immaculate Conception Shelter & Housing Corporation plans for supportive house may serve as a trial use of the powers of asking for the granting waivers. Again, this would require an amendment to the strategic plan.

4. IMMACULATE CONCEPTION SUPPORTIVE HOUSING:

Attachment B documents plans of the Immaculate Conception Shelter and Housing Corporation for supportive housing project to be built on now vacant land between Hungerford and Oak Streets. The subcommittee recommends that the current request to the City for the right to purchase these lots be supported by the FHNRZ. A draft resolution and letter to the City are documented in Attachment C.

5. DAVID MESITE:

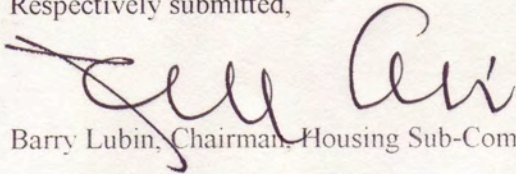
After 15 years David is leaving Broad-Park to work in the private sector, with Milano Corporation, one of the partners in Mortson-Putnam Heights Associates. Our best wishes to David for continued success and our looking forward to working with him in the future.

North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005

The subcommittee, and David, expressed support for his remaining a member of the housing subcommittee and ask for an opinion from the Chairman if there is anything in member ship requirements that would prevent this.

6. NEXT MEETING: Tuesday, April 12th @ 9:00 am, Offices of Broad-Park Development Corp.

Respectively submitted,



Barry Lubin, Chairman, Housing Sub-Committee

xc: D.Mesite
D. Poland
G. Maine
J. O'Toole

ATTACHMENTS:

- A. Suggested Eminent Domain Process
- B. Immaculate Conception Supportive House
- C. Draft Resolution

**North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005**

ATTACHMENT A: SUGGESTED EMINENT DOMAIN PROCESS

From David Corrigan:

6. Housing subcommittee gain access to the property with an L&I inspector
7. Make a complaint under the anti-blight program.
8. Prepare a list of potential waivers to request on that property.
9. Amend our strategic plan to permit the request for eminent domain.
10. At the same time amend the plan to permit the request for waivers.

That will hopefully make this process more attractive to the city, as the city could then offer the property for sale with the potential for waivers built in. This would save us from having to amend the plan a second time to permit requesting waivers, and it lets us be ready to go when a buyer does show up.

**North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005**

ATTACHMENT B: IMACULATE CONCEPTION

Immaculate Conception Shelter & Housing Corporation; Hungerford and Oak Streets Supportive Housing Project

Organizational History/Mission:

Located on the corner of Park and Hungerford streets in the heart of the Frog Hollow neighborhood in Hartford, Immaculate Conception Shelter & Housing Corporation has been providing emergency shelter and support services to thousands of homeless individuals for nearly twenty-five years.

In 2004, Immaculate's Board of Directors and staff reframed the goals and work of the organization, approving a business plan that transitions ICSHC from an emergency shelter operation to a Housing First Model, that includes the development of both scattered-site and single site permanent housing options.

This plan will gradually reduce the number of individuals served in the emergency shelter each year and increase the number of individuals who will be housed. The ultimate goal is to permanently close the shelter by the fall of 2009.

Project Summary:

As the first step in its formal transition from temporary to permanent housing, Immaculate Conception Shelter & Housing Corporation (ICSHC), in Partnership with Broad Park Development Corporation (BPDC), is proposing to develop approximately 48 units of permanent housing and associated office space in the Frog Hollow neighborhood of Hartford. The project will be new construction containing 48 one bedroom units, all units containing its own kitchen and bath. The organization's offices are planned for the ground floor level of the new structure. Additionally, there will be off-street parking for tenants and staff as well as 24 hour security for the residents.

Five continuous vacant lots have been identified as the optimal site for the project. The parcels are between Oak and Hungerford Streets. Three of these lots are owned by the City of Hartford, the remaining two lots are privately owned, one of which has a delinquent tax lien. We are formally requesting City Council approval to acquire the City-owned lots and the purchase of the delinquent property tax lien, at 163 Oak.

The project is estimated to cost approximately \$6.8 million. Financing would come from a variety of sources, including the Connecticut Housing Finance Authority, Housing Tax Credits and HOME.

Community Support:

A critical component of this venture is ICSHC's formal development partnership with Broad Park Development Corporation; a well respected and accomplished CDC for the Park Street neighborhood and the entire Frog Hollow community.

North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005

Since its inception in 1978, Broad-Park has been responsible for more than \$35 million dollars of development within the community having developed a strong background in the area of property and asset management. They now have under direct management more than 350 residential units along with approximately 45,000 square feet of retail space in Hartford. They manage supportive housing and housing for low-income families, and have one of the most extensive experiences in managing federal housing tax credits.

Broad Park has assisted Immaculate in strengthening ties within the community by supporting this project and by providing insight into the needs and wishes of the community at large. In addition to their support throughout the development stage of this project ICSHC is working with Broad Park to develop a property management plan that suits the needs of the population to be served and the community as a whole. Broad Park will manage the property. In addition 24 hour on-site security for the building and grounds will be provided.

As a part of this organizational transformation, it is the intent of the Immaculate Conception Shelter & Housing Corporation to collaborate with Broad Park and other community leaders to develop a plan for the future use of the current shelter site that best meets the identified needs of the local community.

The Service Plan:

Supportive services will be available to all residents of a complex. Individualized services will include case management, employment and education supports, assistance with daily living skills and financial management and budgeting.

There are currently 2,300 units of supportive housing in 26 Connecticut communities. Supportive housing has proven successful in providing people who were homeless with the services and assistance they need to live independently. It has also been shown to lower inpatient medical expenses, improve neighboring property values and returning more than \$3 for every \$1 of state investment. It has also proven less expensive than shelters, residential substance abuse treatment, prison, inpatient hospitalization or other answers to homelessness

Our Request to the City:

The City-owned vacant lots requested to be acquired are as follows:

| | |
|----------------|-------------|
| 164 Hungerford | 411-007-017 |
| 168 Hungerford | 411-007-016 |
| 159 Oak Street | 411-007-007 |

We are also requesting the purchase of a delinquent tax lien on the following parcel:

| | |
|----------------|-------------|
| 163 Oak Street | 411-007-008 |
|----------------|-------------|

ICSHC also requests HOME funds in the amount of \$500,000. This funding would be used in conjunction with the construction of the project. It is proposed that the funding be structured as a loan (for tax purposes) with a 30-year term, with principal and interest payments deferred.

**North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005**

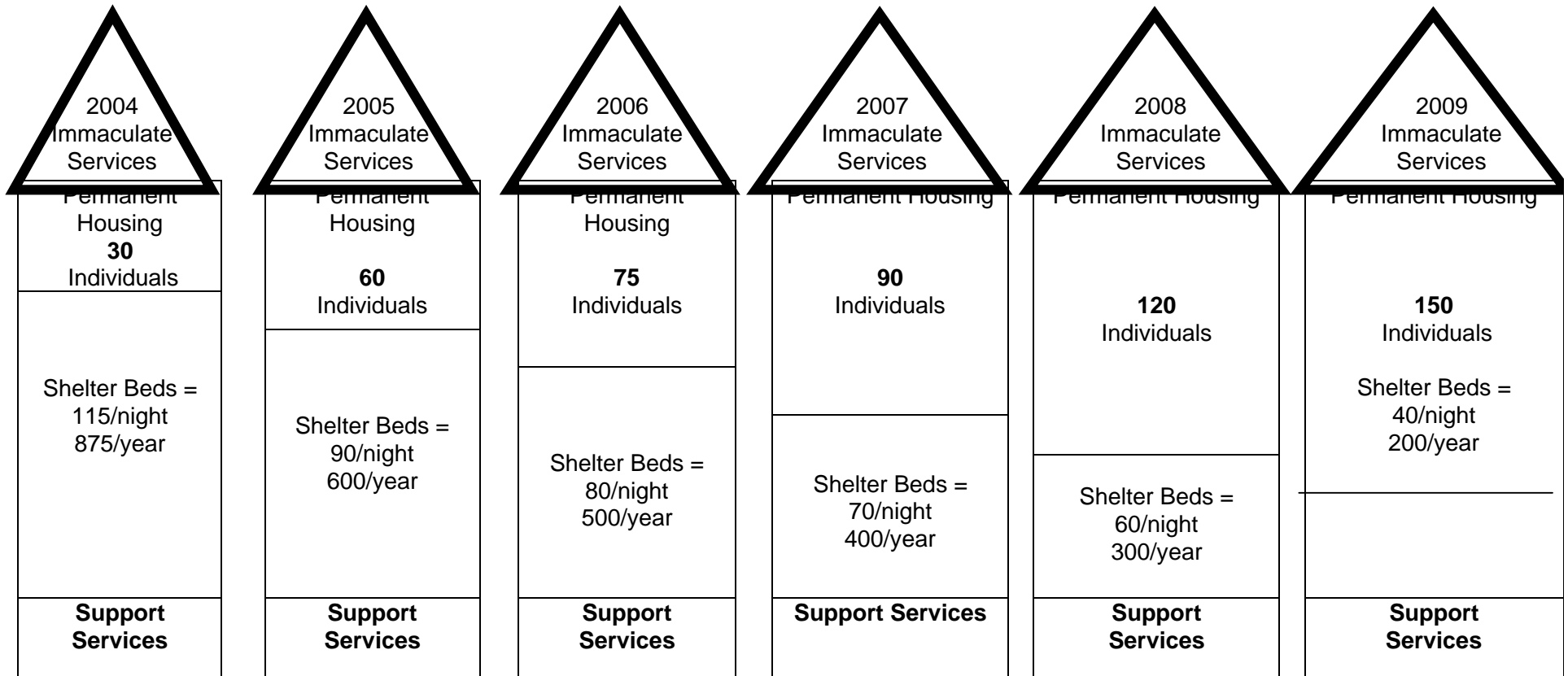
BUDGET

| | | |
|----------|---|--------------------|
| Sources: | | |
| | Connecticut Housing Finance Authority | 575,313 |
| | City HOME | 500,000 |
| | State HOME | 1,439,882 |
| | LIHTC Tax Credit proceeds | 4,343,048 |
| | Totals | \$6,858,243 |
| Uses: | | |
| | Construction and Contingency | 5,279,040 |
| | Construction (structures, site) | |
| | Contingency | |
| | Design/Environmental/Survey | 284,000 |
| | Architect/engineering | |
| | Environmental testing | |
| | Survey | |
| | Interim Costs | 159,100 |
| | Construction interest | |
| | Commitment Fee (Construction and permanent) | |
| | Construction insurance | |
| | Property Taxes | |
| | Soft Costs | 208,000 |
| | Legal fees | |
| | Title/recording | |
| | Cost Certification | |
| | Appraisal/market study | |
| | Soft Cost Contingency | |
| | Rent up/advertising | |
| | Land/Building Acquisition | |
| | Land/blg acquisition | |
| | Syndication/Fees/Reserves | |
| | Tax credit fee (CHFA) | |
| | Development fee | |
| | Syndication costs | |
| | Working Capital Reserve | |
| | Capitalized Operating Reserve | |
| | Totals | \$6,857,842 |
| | Per-Unit Costs | \$142,872 |

**North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005**

Immaculate Conception Shelter & Housing Corporation: Building Partnerships to Create Hope and End Homelessness

5 Year Transformation Plan – from Shelter Beds to Permanent Homes



- National studies indicate that as supportive housing is made available to house chronically homeless individuals, the need for emergency shelter beds decreases.
- A preliminary analysis of Immaculate’s five year data conducted by Dr. Steven Metraux, University of the Sciences, Philadelphia, PA, supports this conclusion. To that end, Immaculate’s goal is to house 150 chronically homeless individuals within the next five years. (October 04-September 09)
- Some of the housing will be developed by Immaculate and many other units will be matched with Immaculate’s chronic homeless population through a multiple pronged approach that includes scattered site, single site housing options; working in partnership with other service providers and housing developers in the state.
- As the capacity to develop permanent supportive housing increases in the greater Hartford region, Immaculate will realize a decrease in the numbers of individuals served in the emergency shelter each year, with the ultimate goal of permanently closing the shelter within five years.

**North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005**

ATTACHMENT C: DRAFT RESOLUTION

RESOLUTION

Certified as a true copy of a resolution duly adopted by the North Frog Hollow Neighborhood Revitalization Zone Committee at a meeting held on _____, which has not been rescinded or modified in any way.

Date

Name:
Title:

WHEREAS, The Immaculate Conception Shelter and Housing Corporation has supported and played an active role in meeting the objectives of the North Frog Hollow Neighborhood Revitalization Zone Committee, as stated in its strategic plan,

WHEREAS, Current efforts are to provide transitional housing as a means of allowing the homeless to integrate back into society,

WHEREAS, The shelter has been a source of complaints from Park Street merchants in the vicinity of the shelter

WHEREAS, The move towards transitional housing and accompanying reduction in the need for shelter facilities is in keeping with the agreement between Immaculate Conception and the Park Street merchants

WHEREAS, The design for the transitional housing facility is both appropriate for the neighborhood and will help to revitalize what is now three vacant lots

THEREFORE, LET IT BE RESOLVED THAT THE NORTH FROG HOLLOW NEIGHBORHOOD REVITALIZATION ZONE COMMITTEE:

Support the request of the Immaculate Conception Shelter and Housing Corporation that the City of Hartford allow them to purchase the three vacant lots at 164 and 169 Hungerford Street and 159 Oak Street.

FURTHERMORE, The President of the North Frog Hollow NRZ Committee forwards this resolution to the Department of Acquisitions and Dispositions emphasizing the importance of the project to the North Frog Hollow Neighborhood.

North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005

March 8, 2005

Bruno Mazzulla
Director, Property Acquisitions and Dispositions
City of Hartford
550 Main Street
Hartford, CT 06105

SUBJECT: CITY OWNED LOTS AT 164, 169 HUNGERFORD AND 159 OAK STREETS

Dear Mr. Mazzulla,

The purpose of this letter is to recommend that the now vacant lots, owned by the City of Hartford, at 164, 169 Hungerford Street and 159 Oak Street be sold to the Immaculate Conception Shelter and Housing Corporation. These lots will serve as part of the land needed to go forward with their plan for Transitional housing project between Hungerford and Oak Streets

The transitional housing plan being proposed addresses solutions to the problems of homelessness and not just the symptoms. As quoted in the presentation to the City, transitional housing works for both the people in need and the residents of the neighborhood.

The team assembled by the Corporation is exceptional in their talents and accomplishments and represents their seriousness of purpose and dedication to the project.

We hope that your department will agree with our recommendation.

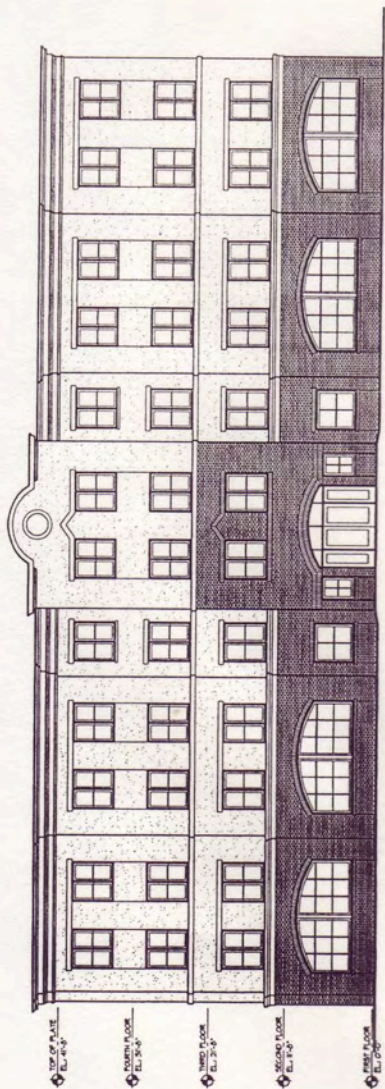
Sincerely,

David Corrigan
Chairman, NFHNRZ Committee

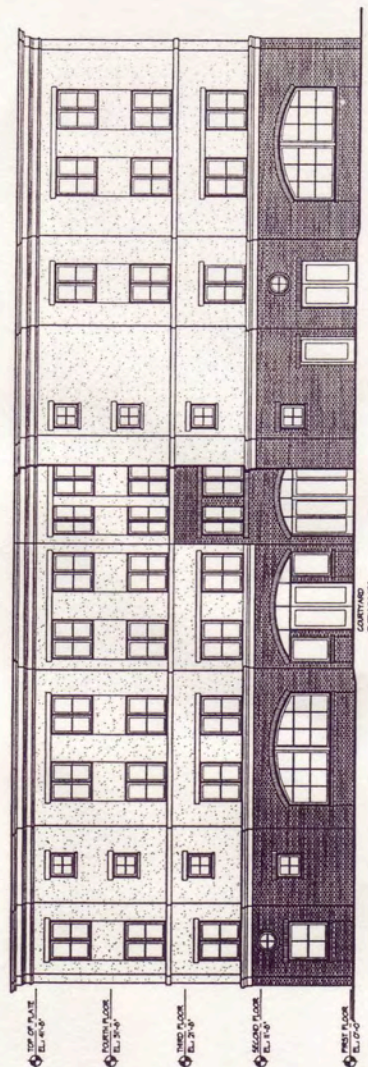
xc: P. White (ICS&HC)
B. Lubin (NFRNZR Housing Sub-Committee)
G. Maine (City of Hartford)

**North Frog Hollow NRZ
REPORT OF HOUSING SUBCOMMITTEE FOR MARCH, 2005**

ATTACHMENTS TO IMMACULATE CONCEPTION REPORT



3 OAK STREET ELEVATION (FRONT)

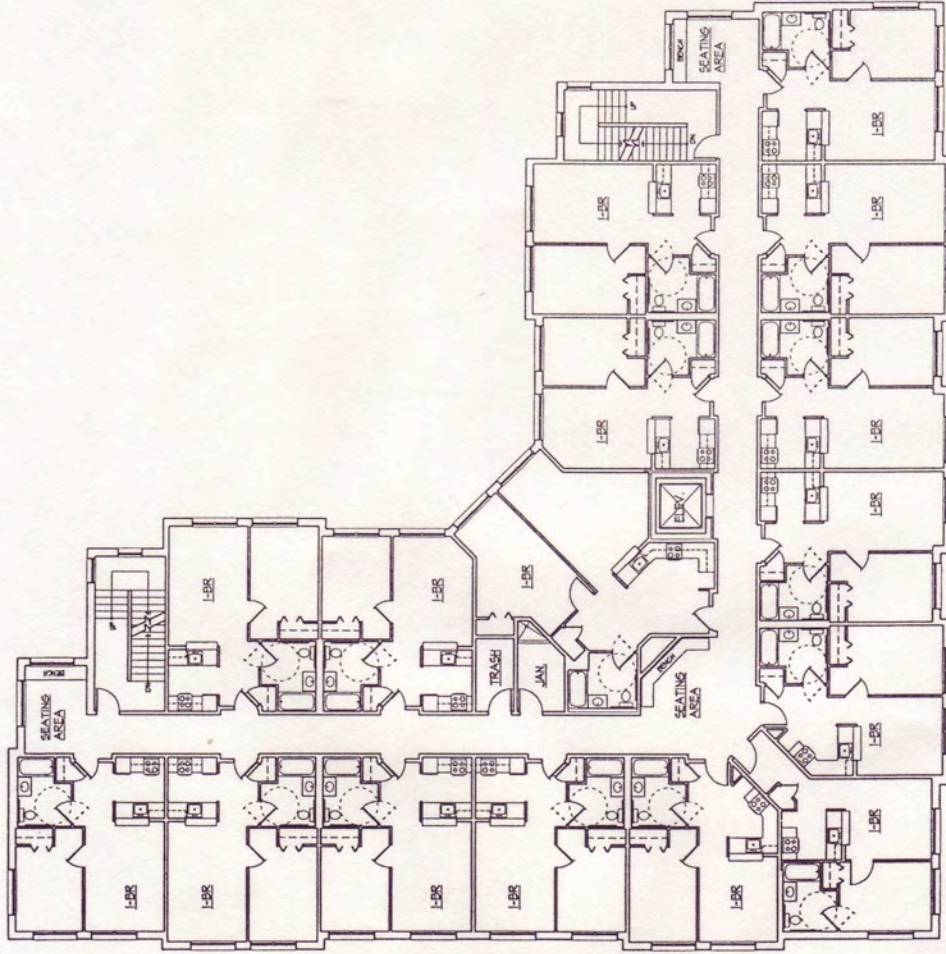


4 COURTYARD ELEVATION

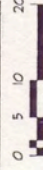
OAK STREET HOUSING APARTMENTS
 HARTFORD, CONNECTICUT

PAUL B. BAILEY
 ARCHITECT

10 AUBURN STREET
 NEW HAVEN, CONNECTICUT 06510
 203 - 776 - 8888



2 SECOND FLOOR PLAN



OAK ♦ STREET ♦ APARTMENTS
 HARTFORD, CONNECTICUT
 SUPPLY HOUSE

PAUL B. BAILEY
 • ARCHITECT •
 10 ALDRICH STREET
 NEW HAVEN, CONNECTICUT 06510
 203 - 776 - 8888

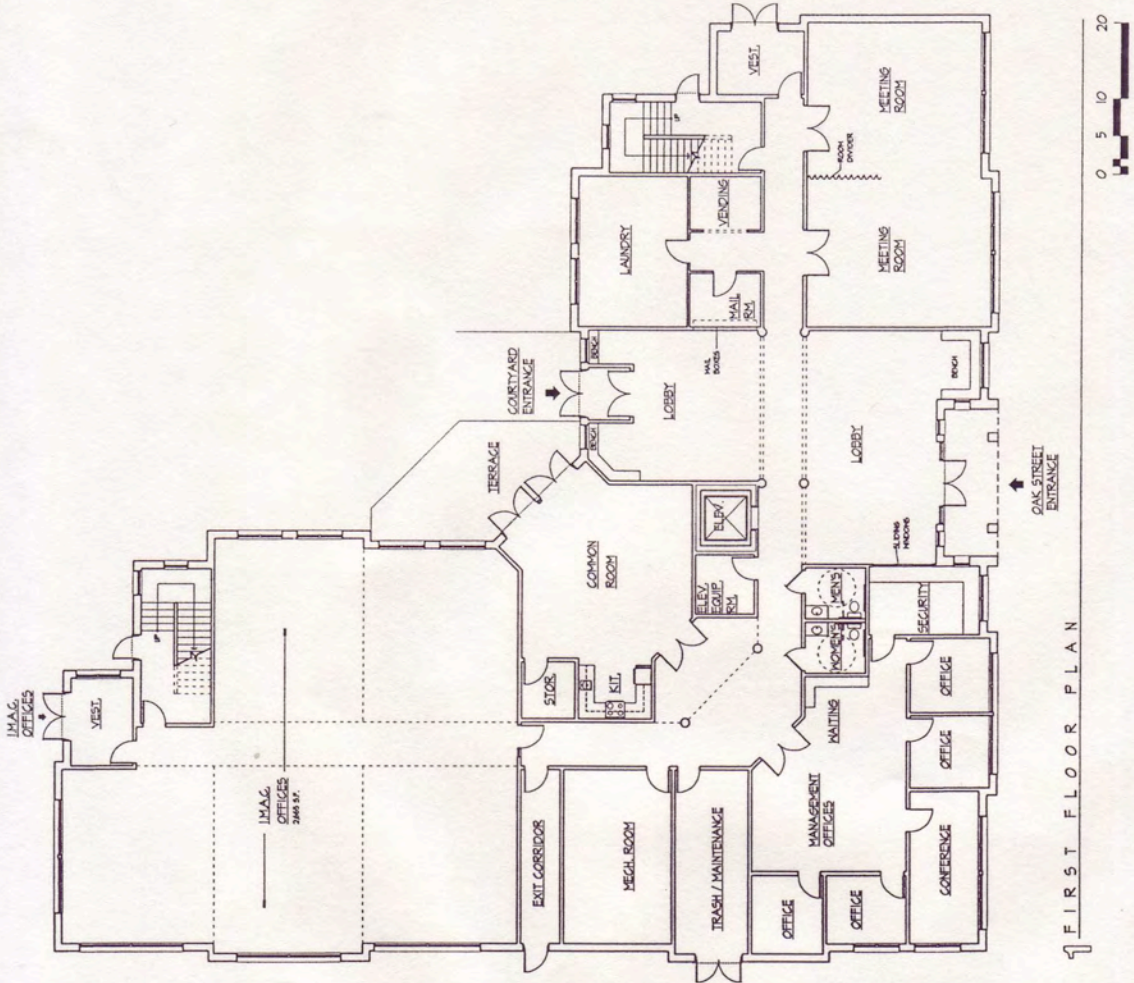
OAK STREET APARTMENTS

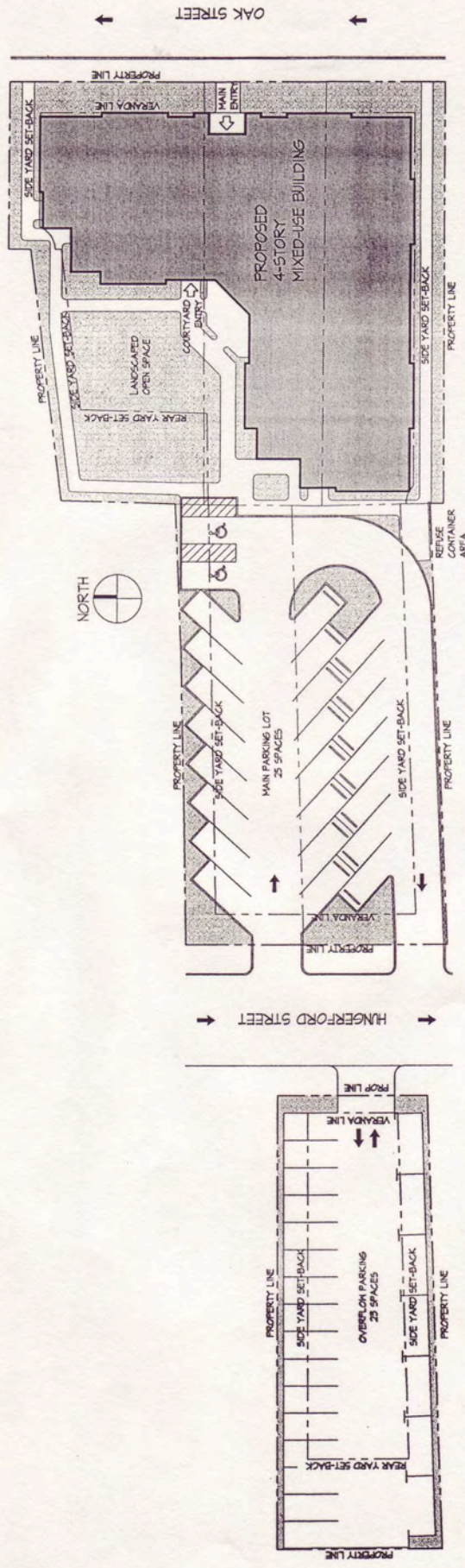
HARTFORD, CONNECTICUT

SUPORTIVE HOUSING

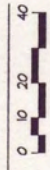
PAUL B. BAILEY
ARCHITECT.

10 ALBION STREET
NEW HAVEN, CONNECTICUT 06510
203-775-8888





SP SITE PLAN



S U P P O R T I V E H O U S I N G
O A K ◊ S T R E E T ◊ A P A R T M E N T S
 H A R T F O R D , C O N N E C T I C U T

PAUL B. BAILEY
 • ARCHITECT •
 10 ALDRON STREET
 NEW HAVEN, CONNECTICUT 06510
 203 . 776 . 8868

1.0 DEVELOPER

- 1.1 Name Immaculate Conception Shelter and Housing Corporation
- 1.2 Address PO Box 260669 Hartford, 06126
- 1.3 Phone/fax/email 860-293-0054 / _____

2.0 PROJECT DESCRIPTION

- 2.1 Location: Address and street 164, 168 Hungerford and 153, 159, 163 Oak Streets
- 2.2 Residential or commercial Residential, permanent housing
- 2.3 Description of building(s) free-standing, 4 to 5 story building
- 2.4 Residential; apartments, or multiple family 40-48 apartment units
- 2.5 Apartments: rental/condo/co-op: number of rooms All rental apartments would have one bedroom, kitchen and bath – self contained units
- 2.6 Multiple family: rental/owner; how many flats, number of rooms All residents in the apartment units would sign a one-year lease; permanent housing
- 2.7 Commercial: retail/type or manufacturing/product Immaculate would have their administrative offices to the ground floor of proposed structure
- 2.8 Social-Welfare: services, clients Support services would be provided as needed.

3.0 CONSTRUCTION

- 3.1 New construction or rehabilitation New construction
- 3.2 Schedule; start-complete-occupancy Construction start is anticipated in spring of 2006; full occupancy fall of 2007
- 3.3 General contractor Not selected yet
- 3.4 Subcontractors: minority contractors, local labor, training programs Due to funding requirements, Immaculate intends to comply with Section 3 and Affirmative Action hiring and Small Business set aside requirements.

4.0 PERMITS & ZONING

- 4.1 Zoning Classification RO-2 (residential, Office); proposed housing and offices permitted as of right
- 4.2 Waivers needed N/A
- 4.3 Approvals required Will need a variance for parking requirements

5.0 DESIGN

- 5.1 Description The structure will be 4 to 5 stories, with ground floor offices and residential in upper floors; all units would be self-contained one-bedroom units
- 5.2 Historic designation N/A
- 5.3 Landscaping Will be nicely landscaped
- 5.4 Parking provisions We will probably need a variance since we will not be able to meet the 1.5 parking spaces per unit requirement of the zoning
- 5.5 Yard, green space There will be yard and open space for residents

6.0 FINANCIAL

- 6.1 Principals Project is a joint venture between Broad Park Development Corporation and Immaculate Conception Shelter and Housing Corporation
- 6.2 Financing Financing would come from a variety of sources, mostly public

6.3 Development budget & Pro Forma Attached

6.4 Marketing study Not performed yet

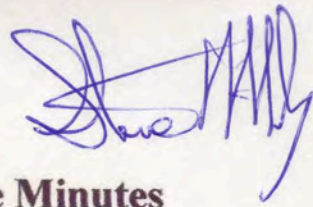
7.0 EXPERIENCE

7.1 Other similar projects This will be Immaculate's first permanent housing development, so they have surrounded themselves with a good team. Team includes:

Co-developer: Broad Park Development Corporation
Architect: Paul Bailey Architect
Housing Consultant: Brad Schide, LLC

7.2 SPECIAL ISSUES

Immaculate has met with Mayor Perez and received his support in acquiring three of the parcels, which are city-owned. The City Council approval for transfer of these lots to Immaculate is expected in the next two months. This project represents a critical phase in Immaculate's plans to transition from an emergency shelter service provider to a Housing First agency with the ultimate goal of closing down the shelter on Park Street.



NFH NRZ Liveability Subcommittee Minutes

3/4/05 @ La Paloma Sabanera 5:30-7 p.m.

Attendees: Bob Painter, Luis Cotto, Toni Gold, Steve Mirsky

Action items listed below to improve liveability were discussed. Results of these discussions are listed after each item:

1. Capitol Avenue Corridor from Park Terrace to Broad St.

This corridor has seen significant business occupancies within the last two years. A coffee shop, lunch counter, deli, hairdresser, barbershop, temp agency, laundromat, clothing store, jewelry store, market, and two restaurants occupy the street along with residential units. This is a strong start but in order to sustain and continue this activity, the following needs to happen:

- a. Hartford Office Supply Building is now vacant. Explore loft/condo conversion. Capitol Archives Building being sold. Another loft/condo possibility.
- b. Surface parking lot on the corner of Capitol and Broad next to the Hartford Courant is a waste of key land. Currently owned by the State, this property needs to be examined for mixed use. Parking garage underneath/in back with residential/office/retail would be ideal. State facility the next desirable use. Dialog must begin.
- c. Along with a & b above, streetscape improvements need to be made to this corridor. Much of the sidewalk space is blessed with depth. However, it's poorly maintained, designed, and covered with concrete slabs. A more park like and pedestrian friendly design would enhance the value of existing business while also creating an important link between Laurel St. Housing / Pope Park / Pending Busway Station / Minute Man Park-LOB-Hartford Courant-Armory / Bushnell Park / Downtown.

Discussion Results: Toni Gold recommended that the subcommittee immediately engage Bupen Patel in our initiative. Bob Painter agreed to first obtain the results of the neighborhood traffic calming plan. Using this as a blueprint, Toni recommended urging Mr. Patel to address these changes soon. She said suggested that those who speak up will see implementation sooner. The intersection of Broad and Capitol needs to be resolved early on. In the meantime, Toni advised us to focus on improving the streetscape on the block between Lawrence and Babcock. The City façade program can be tapped for inexpensive enhancements such as awnings, trees, planters, and bump outs. All of the store owners on this block would need to work together and put up challenge money to spur City action. Luis stated that this is definitely possible since other owners are very interested in doing this. Visit www.contextsensitivesolutions.org for ideas on what is possible. Luis will initiate this and invite Miguel Matos, Pantry Owner and the owner of Kenny's to the next meeting. Luis has also secured a commitment from the Knox Parks Foundation to provide curbside planters for the spring.

2. Park Street Corridor Underneath I-84

Elevated highway acts as major barrier between Parkville and North Frog Hollow. A more aesthetically pleasing pedestrian friendly design should be encouraged by pursuing the following in partnership with Parkville:

- a. Install bright lighting underneath the bridge over the sidewalks.**
- b. Install tall wrought iron fencing along the sidewalks blocking any access to underneath the bridge**
- c. Implement traffic calming by creating a berm/buffer between sidewalk and street. This will make walking more comfortable and slow down traffic speeds.**

Discussion Results: Steve will attend the next Parkville Revitalization Zone meeting scheduled for April 13th to discuss this. Also, CROG reportedly has plans for improving this area relating to the Bus way. However, it now appears that the Bus way is currently on hold.

3. Site of Former Bradley's

This site is a large eyesore that acts as a barrier to vibrancy on this stretch of Park St. between Parkville and North Frog Hollow. Proper usage must be explored in partnership with Parkville Business Association and SAMA. Carlos Mouta is making major investments in housing and commercial usage (Barridon Building) one block away under the highway. Plans for additional residential development along Pope Park Dr. in Parkville across from parkland alongside I-84 are a distinct possibility for the future. Connecting with Parkville's vitality to occupy this building is crucial. The attractiveness of this site will be further enhanced by Pope Park Redevelopment with the accompanying streetscape improvements covered in the master plan.

Discussion Results: Steve will attend the next Parkville Revitalization Zone meeting scheduled for April 13th to discuss this. Toni Gold indicated that there is currently a strong interest in the property.

4. Build on Housing Success

We now have strong clusters of stable housing which dot the neighborhood such as Hungerford St., Columbia St., Mortson/Putnam Heights, Park Terrace. Our neighborhood has a distinct advantage of bordering the downtown business district without being cut off by a highway. Hence, the asset of being pedestrian friendly and close to commerce. However, we need to ensure that these clusters remain stable while working to promote and expand the size of these clusters by doing the following:

- a. Examine what makes Hungerford St. work. Not too long ago, this street was like many others in the neighborhood which host poorly maintained multi-family buildings owned by absentee owners. Now the street hosts a mixed use of condominiums, rental housing, homeowners, and office space. In short, affordable housing seems to coexist effectively with other usages. Can other streets duplicate this formula? Can the Partnership for Strong Communities help?**

- b. Work in conjunction with the Housing Subcommittee in establishing the plan of development for the neighborhood. Since zoning is an instrument used to shape how we want our streets to appear, can we prevent more bodegas from sprouting up while at the same time promoting the “Hungerford St. formula”?**

- c. Work in conjunction with the Housing Subcommittee in examining and pursuing the Committee’s power of eminent domain. Within and on the peripheries of each strong cluster of housing listed above, a few boarded up/underutilized properties remain. For whatever reason, the owners doggedly preserve an eyesore instead of either investing in their property or selling it to somebody who will. If the owner chooses to hold on or can’t find a buyer, the NRZ should doggedly work to acquire the property in conjunction with Broad Park Development or other interested parties. Examples of these properties are 138 Putnam St., 142 Putnam St., 197 Russ St., 195 Russ St., 196 Russ St., 189 Russ St., 18 Putnam Heights, 23 Putnam Heights, 146 Park Terrace, 142 Park Terrace.**

Discussion Results: Steve will speak with Donald Poland and Shelby Mertes regarding items (a) and (b). Regarding item (c), Steve will ask the Housing subcommittee to place these properties to their monthly report.