This development was MHAGH’s third project in Hartford’s Frog Hollow neighborhood. The area of 505-531 Zion Street had long been a source of blight for the neighborhood, and the Neighborhood Rehabilitation Zone (NRZ) and Hartford Preservation Alliance endorsed MHAGH’s plan to demolish the deteriorated structures previously on the site to make way for a new building. The project entailed 24 newly constructed apartments, mostly large three-bedroom units to address the lack of available three-bedroom units in the neighborhood. The architectural plan mirrors the “Perfect Six” style of the neighborhood, while creating one building. As an acknowledgement of MHAGH’s sensitivity to the surrounding neighborhood, the project received an award from the Hartford Preservation Alliance.

**Developer**
Mutual Housing Association of Greater Hartford, Inc. (MHAGH)

**Property Management**
Mutual Housing Association of Greater Hartford, Inc. (MHAGH)

**Development Type**
New Construction

**Total Development Cost**
$5.5 million

**Construction Details**

**Square Footage**
30,000 ft²

**Development Profile**
Unit mix 2—2br, 22—3br

**Amenities**
Access to community room, W/D hookups, public park, off-street parking, food pantry, convenient to town amenities

**Services Offered**
Financial literacy courses
Leadership training
Family programming
Community events

**Resident Profile**
Families earning up to 50% of the Area Median Income

**Funders**
Low Income Housing Tax Credits — National Equity Fund as Investor
City of Hartford HOME Loan
State of Connecticut Department of Economic and Community Development (DECD) HOME Loan
State of Connecticut Housing Tax Credit Contribution Program
NeighborWorks® America Grant
Additional Construction Financing provided by Bank of America, Connecticut Housing Investment Fund, Inc. (CHIF), Local Initiatives Support Corporation (LISC)