

SUMMIT PARK MUTUAL HOUSING

AFFORDABLE FAMILY HOUSING

Hartford, CT



MUTUAL
HOUSING
ASSOCIATION
of Greater Hartford, Inc.



MHAGH began the Summit Park project to convert vacant and blighted structures into vibrant, attractive housing in Frog Hollow. The six (6) buildings are approximately 100 years old, and being historically restored to 42 high-quality, affordable rental units.

Each structure is being fully renovated (gut rehabbed) and restored to historical standards with new insulation, new energy efficient heating and hot water systems, low E-Argon windows, Energy-Star rated appliances and water fixtures, and photovoltaic solar panels on all roofs. The project is being planned to meet HERS ratings eligible for Eversource Energy New Construction Energy Efficiency Certification.

All units are upgraded and the level of amenities greatly improved in order to make the properties safe, efficient, and marketable. All units feature replacement of mechanical, electrical and fire safety systems that will improve safety and overall building energy efficiency; on-site management office at 887-901 Park St and the senior units at 445 Zion St will feature fully handicapped accessible units, elevator, community room and central air conditioning. In addition, laundry facilities will be provided.

Developer	Mutual Housing Association of Greater Hartford, Inc. (MHAGH)
Property Management	Mutual Housing Association of Greater Hartford, Inc. (MHAGH)
Development Type	Historic rehabilitation
Total Development Cost	\$13 million
Construction Details	3 buildings complete March 2016 3 buildings to be completed in December 2016
Development Profile	Unit mix 16—1br, 18—2br, 8—3br
Amenities	Hardwood floors, green features, access to community room, on-site management, off-street parking
Services Offered	Financial literacy courses Leadership training Family programming Community events
Resident Profile	Residents earning 25-60% of the Area Median Income (AMI); 14 senior housing units and 4 supportive housing units supported by Project-Based Section 8 vouchers
Funders	Low-Income Housing Tax Credit (LIHTC), Historic Tax Credits, HOME Loan