

The Neighborhoods of Hartford, Inc.

Implementing “Healthy Neighborhoods” in Hartford

Rising Star Blocks



- 5 Rising Star Clusters
- 6 – 10 Streets Per Cluster
- 119 – 346 Properties Per Cluster
- 1250 Total Properties

Pride Blocks



- 12 Pride Blocks
- One City Block
- 30 Properties Per Block
- 400 Total Properties

The NHI Approach to Healthy Neighborhoods

Community Programs: “Joint resident led initiatives that instill community pride and neighborliness, and create residential areas that attract reinvestment and new investment.”

NHI Loan/Rehab Program: Low interest loans of \$5,000-30,000 per property for improvements that improve property appearance, reduce deficiencies, and increase value.

Neighborhood Design Center: Promote high quality design that preserves character and adds value.

Neighborhood Marketing: Resident led marketing of the neighborhoods as a “neighborly” place to live.

Community Meetings



Engage residents in community participation and developing strategies to manage change.

Property Improvements, Maintenance & Curb Appeal



Neighborhood Projects

- Block Clean Ups
- Decorative Lights
- Front Steep Repairs
- Lawn Care & Maintenance
- Landscaping Gardens
- Fence & Blight Removal
- Decorative Street Signs
- Tree Plantings
- Painting

Managing Change – Resident Taking Control

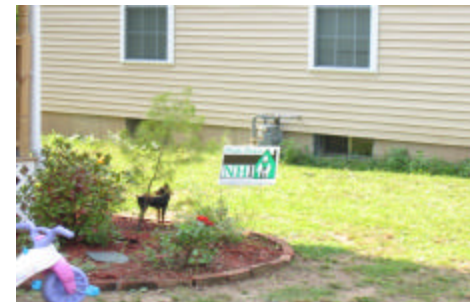


Neighborhood Pride

Residents working together to clean up a vacant lot at the gateway to the neighborhood.

Residents create change.

Capen Street Habitat Home



This Habitat Home displays an NHI Pride House sign after NHI assisted with landscaping as part of a NHI Capen Street Pride Day.

Capen Street – Community Pride



Capen Street residents relax under a NHI seasonal flag provided to every home on the street. The residents have finished a morning of hard work planting flowers and bushes, distributing pumpkins, and hanging flags.

NHI 2004 & 2005 Outputs

Over 220 community meetings held

More than 50 resident led events completed

More than 1,000 residents participated in neighborhood events

Over 450 homes participating NHI improvement projects

Over \$150,000 in CDBG funds spent in the neighborhoods

At total of \$240,000 spent on neighborhood improvements

23 approved applications and 9 closed loans for home improvement projects.

Creating a Benchmark of Existing Conditions

- Includes a survey and digital image for each of 1575 properties in the 17 areas covered by the Neighborhoods of Hartford.
- A team of six Hartford high school students and two supervisors conducted the survey.



- The survey was conducted during a six-week period in July and August 2004.
- Follow-up fieldwork and verification was completed in Fall 2004.

Detailed Exterior Inventory

- | | |
|---|--|
| House address | Are there any torn or missing screens on the building? |
| Is the property vacant or occupied? | Are there any boarded up windows or doors? |
| Housing type | Is the screen door well maintained? |
| Has the building been painted recently? | Is the landscaping along the street well maintained? |
| Do gutters and downspouts appear clean? | Is there any litter in front of the property? |
| Are the gutters securely attached to the house? | Is there any dumping in front of the property? |
| Is the building siding clean? | Is there any broken glass in front of the property? |
| Is the mailbox in good condition? | Is there a garden in the yard? |
| Is there a street number posted on the building? | Is there any litter in the yard? |
| Does the building have an entry light? | Is there any dumping in the yard? |
| Is there any graffiti on the property at all? | Is there any broken glass in the yard? |
| Is the roof sagging? | Is the garage well maintained? |
| Does the roof have missing shingles? | Is the driveway well maintained? |
| Are the roof's shingles worn, old or stained? | Is the fencing for the yard well maintained? |
| Is the chimney flashing loose or missing? | |
| Are there any broken windows visible on the building? | |

**NEIGHBORHOODS OF HARTFORD, INC.
RISING STAR AND PRIDE BLOCK INITIATIVE
EXTERIOR HOUSING CONDITIONS SURVEY, WEST END RISING STAR BLOCK**

Location Type: Block

House Address: 100 [redacted]
 Housing Type: Town House
 Is the Property Vacant or Occupied? Occupied

Exterior

Is there a street number posted on the building? Yes No
 Is the mailbox visible in good condition? No Yes
 Does the building have an entry light? Yes No
 Is there any graffiti on the property at all? No Yes

Roof and Siding

Has the building been painted recently? No Other painting
 Do gutters and downspouts appear clean? No Yes
 Are the gutters securely attached to the house? No Yes

Other

Are there any boarded up windows or doors? No Yes
 Are there any missing screens on the building? No Yes

Driveway, Windows

Is the driveway well maintained? No Yes
 Are there any missing shingles on the roof? No Yes
 Are there any missing panes in the window? No Yes

Yard

Is there any litter in the yard? No Yes
 Is there any dumping in the yard? No Yes
 Is there any broken glass in the yard? No Yes
 Is the garage well maintained? No Yes
 Is the driveway well maintained? No Yes
 Is the fencing for the yard well maintained? No Yes

Address

Is there a street number posted on the building? No Yes
 Does the building have an entry light? No Yes

Photos

Are there photos of the building? No Yes

Inventory Uses

- A foundation for a set of parcel-level indicators of market strength for these residential areas.
- Inform geographically specific recovery and improvement strategies for the target areas, beginning with a thorough understanding of existing strengths and weaknesses.
- Learning tool to Hartford decision makers to evaluate the effectiveness of interventions in the target areas. Future iterations of the survey will help clarify how the local market conditions have changed from the benchmark survey and what part local interventions may have played in those changes.

Comparative Analysis

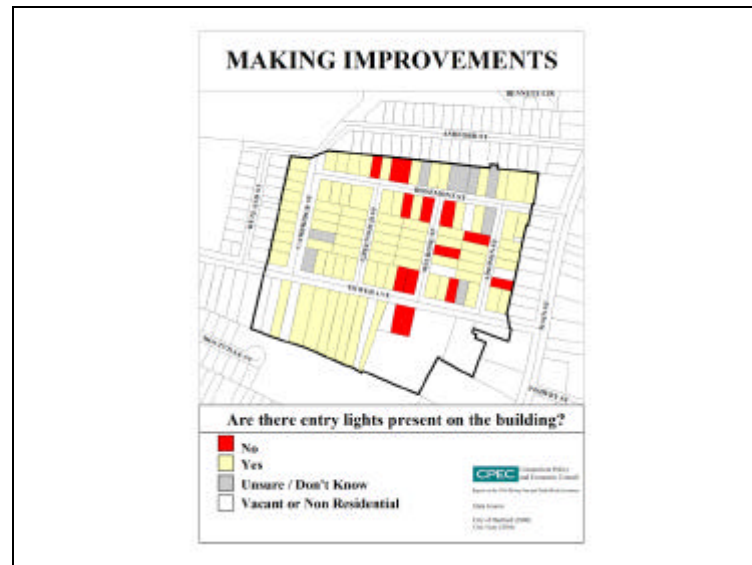
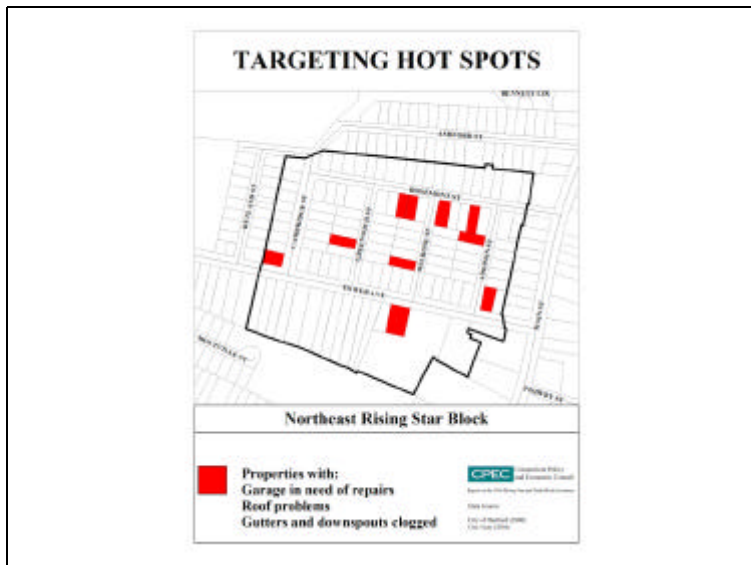
Roof Conditions

Roof Conditions	All Target Area Properties	Blue Hills	Behind the Rocks	Northeast	South End	West End	All Pride Block Properties
No Problem	1316	257	259	76	208	166	350
At Least One Deficiency	261	73	37	30	19	75	27
More Than One Deficiency	51	10	9	6	2	16	8
% with at Least One Deficiency	17%	22%	13%	28%	8%	31%	8%
Total Properties	1575	330	296	106	227	241	375



Hot Spots

Roof deficiencies combined with generally soiled siding may show evidence of a greater level of neglect





Outcomes – Not Outputs

- ❖ Outputs only tell a part of the story
- ❖ Outputs don't measure change and improvement
- ❖ NHI is drive by outcomes
- ❖ Outcomes measure change

Buki & Boehlke Healthy Neighborhoods

Three Types of Neighborhoods

- Distressed Neighborhoods
- Neighborhoods in Transition
- Healthy Neighborhoods

NHI Strategy & Target Areas

Neighborhoods in Transition: NHI objective is to create effective change where we assist our “Neighborhoods in Transition” to become “Healthy Neighborhoods”.

“Healthy Neighborhoods”

“Manage change, build on strengths, and attract investment.

NHI – An Outcome Driven Strategy

CPEC Survey & Report

Identifies conditions typical of Neighborhoods in Transition
 Conditions not typical Healthy Neighborhoods

NHI's Outcome Drive Strategy

Identify non-healthy conditions (CPEC data)
 Target programming and projects at these conditions

Driving Our Success

By identifying our outcomes and targeting our investment, we ensure our success in creating “Healthy Neighborhoods”

Examples – Targeting Investment

Neighborhood Projects

Outreach staff use CPEC report to identify non -healthy conditions

Resident led projects include strategies to address these conditions

Properties without front entry lighting are targeted for new lighting fixtures.

Loan Program

Properties in need of roofs, painting, and siding are identify in the CPEC report

NHI & CHIF send direct mailing to these properties that encourages residents to consider our loan program for these improvements