

SINA Supports Nappier Housing Proposal

FACT: CT workers must earn \$18/hour to afford a typical two-bedroom.

FACT: Nearly half of Connecticut occupations pay median wages less than \$18/hour.

CONCLUSION: For many Connecticut workers, adequate housing is impossible to afford.

Clearly, Connecticut's significant housing crisis requires effective responses. Throughout the state, organizations like SINA have been developing solutions to increase the stock of quality affordable housing in their areas. In Hartford's Southside, SINA is creating 130 rental and homeownership units through its Cityscape Homes and Cityscape Apartments initiatives. Recognizing that more must be done, SINA has aimed for statewide impact by embarking on a full-fledge effort to support the establishment of a \$ 100 million Housing Trust Fund for Economic Growth & Opportunity. The Trust Fund, a proposal by Connecticut's State Treasurer, the Honorable Denise L. Nappier, would provide no-interest and low-interest loans and grants to community development financial institutions, and for-profit and non-profit developers of affordable housing.

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New Neighborhood Policing Plan



On April 11, 2005, SINA and representatives from its member institutions met with district leaders of Hartford Police Department to discuss the City's new Neighborhood Policing Plan.

As their names indicate, Hartford's new Neighborhood Policing Plan and Southside Institutions Neighborhood Alliance share a common concern for neighborhoods. So when the Hartford Police Department implemented its new plan on February 6, 2005, SINA was quick to respond. SINA's Executive Director Luis Cabán promptly coordinated a meeting between the Hartford Police Department and security chiefs from SINA's member institutions to discuss the Plan and its implications for the Southside community.

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and more!

SINA maintains a comprehensive approach to neighborhood development by both pioneering new initiatives and lending support to ideas or plans that strengthen and protect its target neighborhoods.

This spring, SINA continued to progress on its Cityscape Apartments project, a partnership with Broad-Park Development Corporation. As well, the SINA/Trinity College Community Sports Complex is moving forward with land being cleared in preparation for construction later this season. In addition to advancing its own projects, SINA has actively given time and resources responding to proposals put forth by other groups and agencies.

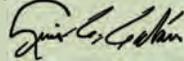
When Connecticut's State Treasurer, the Honorable Denise L. Nappier, proposed the establishment of a Trust Fund that would increase affordable housing in Connecticut, SINA corroborated with its nonprofit housing colleagues and launched into a full-fledge effort to advocate for establishment of the Fund.

During the land-clearing process for the Community Sports Complex, the Hartford Preservation Alliance revealed that one of the buildings scheduled to be demolished was one of Hartford's oldest structures. Acknowledging the importance of protecting history, SINA and Trinity College delayed the demolition schedule so the house could be carefully dismantled and stored for later reconstruction.

SINA also responded to the Hartford Police Department's new Neighborhood Policing Plan by scheduling a meeting with the Southside's district captains and deputy chief, to provide input on safety and quality of life concerns in the southside community.

We believe these activities are at the core of our mission. Recently, SINA has had the privilege of being recognized for its efforts in the community. On April 10, Hartford's radio station 105.9 "The River" featured Kevin Kinsella, SINA's Board Chairperson and Vice President of Hartford Hospital, on the show "Hartford's Rising Stars" to speak on Hartford Hospital and SINA's role in redevelopment of the Southside. As well, on April 30, the Hartford Multinational Lions Club presented SINA Executive Director Luis Cabán with its Community Service Award.

While we are both humbled and proud of these recognitions, they are in fact acknowledgments that tell us we are fulfilling our mission and the future for our community is a bright one.



A Cityscape Picture Reveals More Housing

The recipe for a thriving city: varied businesses, schools, activities, and social services for diverse residents and neighborhoods, then add a variety of quality and affordable housing options including single family homes, condos, duplexes, and apartments.

Together with Broad-Park Development Corp. (BPDC), SINA is increasing the affordable housing options in the Southside of Hartford. The Cityscape Homes project is providing 31 newly constructed or rehabilitated structures. In addition, Cityscape Apartments will add 74 newly rehabilitated rental units as housing options in the Frog Hollow and Barry Square neighborhoods.

"Cityscape Apartments addresses the need for decent and affordable rental apartments in Hartford and complements the success of the Cityscape Homeownership development project," said Luis C. Cabán, Executive Director of SINA. "To date, thirty-one new homeowners believe in our comprehensive approach to building community and revitalizing the neighborhood, and we believe that Cityscape Apartments will complement their investment in a first home."

Cityscape Apartments, which will cost an estimated \$10.5 million when completed in late 2005, was financed through a variety of sources, including State (CHFA), federal and private funds, and equity through the Low Income Housing Tax Credit (LIHTC) and Historic Tax Credit programs for the rehabilitation of 12 properties consisting of two- and three-bedroom apartments. Fannie Mae made a \$7.3 million equity investment that qualifies for LIHTCs and historic tax credits through syndicator partner Alliant Capital Ltd.

"Fannie Mae is honored to work with our partners to provide affordable housing in the Frog Hollow neighborhood," said Robert Kantor, director of Fannie Mae's Connecticut Partnership Office. "We need more partnerships like Broad-Park and SINA working together with CHFA and private sector institutions to continue the revitalization of neighborhoods in Hartford and elsewhere."

Leading the construction management team for the project is BPDC, that is working with construction contractor D.R.D. Inc., and Crosskey Architects LLC. Of the 12 properties in the project being renovated, five buildings are fully occupied.

Maple Avenue Facelift

Sidewalks connect a community. Along with curbs and streets, sidewalks provide entryway and passage through neighborhoods. Throughout Hartford, streetscape projects have enhanced pedestrians and motorists experience by beautifying the roads and blocks where they travel and live.

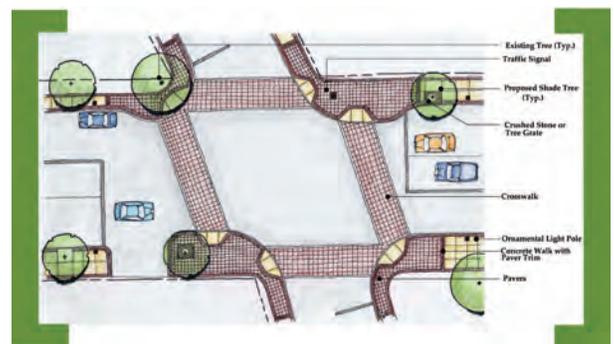
In Spring of 2006, a section of Maple Avenue will begin receiving its own streetscape treatment. A City initiative, the project will transform 3200 linear feet of Maple Avenue, from the Preston Street intersection to Barry Square. The design for the new street is being created by Vanasse Hangen Brustlin, Inc. and will include new granite curbing, bumpouts at some intersections, textured crosswalks, concrete and paver sidewalks, and decorative period light fixtures. As well, trees will be planted in selected areas and enhancements will be made to the Barry Square Triangle.

As a principal artery into the City, Maple Avenue is a street defined by active residents and merchants.

"The Maple Avenue Merchants Association and Maple Avenue

Neighborhood Revitalization Zone have been valuable partners in this process to enhance a significant business artery for increased growth and vibrancy," SINA's Executive Director Luis Cabán expressed.

Although technically outside of SINA's target neighborhoods, the impending streetscape will complement existing revitalization efforts and positively impact an important gateway to the SINA neighborhoods.



Created by Vanasse Hangen Brustlin, Inc., the concept designs of the Maple Avenue Streetscape include concrete walks with paver trim and imprint crosswalks

Respecting the Past, Breaking New Ground



During the land-clearing process for the Community Sports Complex, 1805 Broad Street, one of Hartford's oldest buildings, was carefully dismantled and stored for later reconstruction.

The Southside of Hartford is making way for the city's new Community Sports Complex. Created by a project partnership between SINA and Trinity College, the Complex may be the first urban community athletic facility of its kind in the country that connects neighborhood families with the resources of a liberal arts college. Indeed, the project signifies a dream fulfilled for the Southside community.

"We are thrilled to see this vision coming true," expressed Edie Lacey, Chairperson of Frog Hollow South Neighborhood Revitalization Zone. "The idea for the complex came from a lot of communication between the neighborhood and the institutions. We had a common goal and we are working together to make it a reality," she said.

While advancement of the project is the overall objective, leaders have given special attention to preserving history in the process. When it was discovered that one of the buildings scheduled for demolition might be one of Hartford's oldest still-standing structures, Trinity College agreed to delay demolition to permit dismantling of the house. Trinity also invested staff time and made equipment available to assist the dismantling and storage project, which was organized and supervised by Steve Bielitz of the Glastonbury Restoration Co. and Bill Gould of Architectural Preservation.

"Trinity is committed to preserving history while creating much needed recreational space for children and adults in the city of Hartford. We were happy to work with the Hartford Preservation Alliance, Bill Gould and Steve Bielitz to preserve the integrity of the structure," Trinity College's Director of Community & Institutional Relations Jackie Mandyck expressed.

The building, which was located at 1805 Broad Street, just south of the corner of New Britain Avenue, dates to about 1740, and is described in *Hartford Architecture, Volume Two: South Neighborhoods* as "one of the few reminders of [Hartford's] colonial, rural past." It is believed that the house was originally located elsewhere in Hartford and subsequently moved, leaving behind its original central chimney. Decades of alterations changed both its exterior and interior appearance; but the dismantling of the house revealed its original timbering and frame.

New Neighborhood Policing Plan

The Plan creates four police districts and empowers the captains of these districts to be advocates and leaders for their areas' priorities. "Neighborhood Policing" means that the captains and their zone commanders will be in direct contact with the community, have a stake in community progress, and have the authority to take tangible steps toward solving problems and achieving community goals.

"I believe strongly that the most effective way of policing a community, no matter how large and how diverse, is by dividing it into geographical areas and empowering the cops and their bosses who work in these areas," Chief Patrick J. Harnett expressed.

On April 11th, SINA and its member institutions met with HPD's Deputy Chief Michael Fallon, as well as the captains for the newly created Southeast and Southwest districts - Captain Joseph Buyak and Captain Jose Lopez, respectively.

"The whole Plan is based on accountability and a team approach," Deputy Chief Fallon said at the meeting. He explained that information-based policing increases follow-up. "We meet with community groups to find out what issues are important to them," Fallon stated. "Then we follow-up and give the most effective response to their concerns."

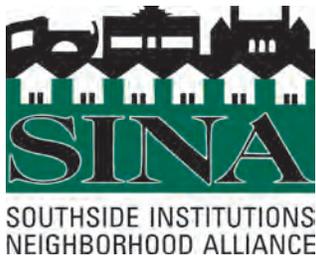


Hartford Hospital's Director of Security Lucette Dunlop and HPD's southwest district Captain Jose Lopez confirm that cooperation and communication are essential principles in the City's new Neighborhood Policing Plan.

The meeting also provided an opportunity for representatives from SINA's member institutions to describe the specific safety and quality of life issues that affect them most. "Our employees face some of the same issues that you hear from the community residents," SINA's Board Chairperson and Vice President of Hartford Hospital Kevin Kinsella described. Trinity College's Director of Community & Institutional Relations Jackie Mandyck expressed specific concerns with drug problems, youth gangs, and speeding in school zones.

The geographic boundaries of the new plan were also an important topic of discussion, specifically regarding police response to Hartford Hospital, which straddles the Southeast and Southwest districts. "Every problem that happens on the east side will impact the west, it will be seamless," Fallon assured. Both district Captains confirmed their commitment to coordination and communication in responding to the Hospital. They also expressed their dedication to working closely with the security teams at each of SINA's member institutions.

"We are encouraged to see that the City and new Police Chief are addressing the problems in the community," Cabán concluded. "We will do everything our institutions can do to assist the police in being most effective with the new Plan."



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SINA Supports Nappier Housing Proposal

"This Fund will allow housing development to proceed that otherwise wouldn't. The result will be better for workers, better for business, and better for our state," Nappier said. The Fund could result in an additional \$1.4 billion in private sector and public funds devoted to creating affordable housing in Connecticut over the next ten years.

By helping increase the State's supply of affordable housing, the Fund would assist businesses that are facing labor shortages due to workers having difficulty finding housing they can afford. Based on recent surveys in Connecticut, and experience around the country, it is estimated that the trust fund could result in the creation of an additional 750 housing units per year, an additional 1290 jobs, and nearly \$42 million in wages paid on an annual basis.

Motivated by the Fund's potential to positively impact neighborhoods, SINA lent its full support to the proposal. In March, SINA Executive Director Luis Cabán testified before the state legislature, urging the members to pass this legislation.

"The creation of the Housing Trust Fund will be a valuable resource for the state to assist organizations that are dedicated to addressing Connecticut's chronic shortage of affordable housing," Cabán expressed. "The Fund would enable nonprofit housing development organizations, like SINA, to leverage this new funding resource to attract private dollars for more affordable owner occupied housing.

In his testimony, Cabán cited SINA's current accomplishments as attestation to the tangible impact of affordable housing development.

"To date, SINA has leveraged, from an array of funding sources,

over \$15 million of investment into new construction and rehabilitation of housing in this community. SINA has constructed or rehabilitated 31 affordable homes that have been purchased by first-time home buyers. Additionally, SINA is rehabilitating 74 units of rental housing for families who earn less than 60% of AMI (area median income) and are not in the market to buy homes. These initiatives have begun to increase property values, eliminate blight, attract outside investors and new residents, and, most importantly, turn an entire neighborhood around."

In addition to Cabán's testimony, SINA has supported the proposed law by writing letters to the Chairman of Finance Committee and working together with local and statewide organizations that share a common goal to increase affordable housing in Connecticut.



On March 3, 2005 SINA's Executive Director Luis Caban testified at the Capitol in support of the State Treasurer's proposal for a \$100 million Housing Trust Fund for Economic Growth & Opportunity.

SINA's mission is to work cooperatively with the community to develop leadership and improve the economic, physical and social characteristics of Hartford's Frog Hollow, Barry Square and South Green Neighborhoods.

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