



The **Community Builders, Inc.**

Dutch Point – Hartford, CT



Photographs by Robert Benson Photography

In 2003, The Community Builders, Inc. (TCB) was selected by the Hartford Housing Authority (HHA) as developer of this 185-unit HOPE VI revitalization project located just minutes from Hartford's central business district. Constructed in 1940, Dutch Point is the largest federal housing development in Hartford and suffered from an overly-dense, outdated design. The development is at the heart of the Sheldon/Charter Oak neighborhood and abuts two of Hartford's great historic and parkland treasures: The Church of Good Shepherd and Colt Park.

The new Dutch Point is being constructed in two rental phases and one homeownership phase. Upon completion of all three phases, the development will consist of 58 for-sale homes and 127 rental units. Rental Phase I was completed in December 2006 and consists of 73 apartments in nine newly built and six renovated buildings. The second rental phase, which was completed in July 2008, includes the construction and renovation of 54 apartments, a 2,600 square foot community center, and a small park. The homeownership phase broke ground in July 2008 and will consist of the new construction of 58 townhouses and condominiums, of which 27 will be subsidized for sale to low- and moderate-income buyers and 31 will be sold at market-rate. Community and supportive services will be provided by TCB's on-site staff in partnership with a team of Hartford-based service providers.

The \$73 million Dutch Point redevelopment effort is a collaborative one, featuring the work of TCB, HHA, and a neighborhood-based organization, the Coalition to Strengthen the Sheldon/Charter Oak Neighborhood (CSS/CON). The redevelopment plan is on schedule to replace Hartford's largest public housing project with a state of the art mixed-income community, and to fulfill its promise of returning former residents to the new Dutch Point housing. The project's success is particularly gratifying because over 40% of the workforce on Phase I were Hartford residents, while minorities and women made up over 60% of the workforce. There have also been substantial contracts awarded to Hartford-based businesses, minority-owned businesses, and women-owned businesses.

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Dutch Point at a Glance

- 127 units of rental housing and 58 for-sale homes with a new community center, on-site property management, and a community and supportive services program.
- **TCB Role:** Co-Sponsor, Developer, and Management Agent with Hartford Housing Authority
- **Financial Participants:** US Department of HUD, Connecticut Housing Finance Authority, CT Department of Economic and Community Development, City of Hartford, Capital City Economic Development Authority, Centerline Capital, Bank of America, Red Capital Group, Connecticut Light and Power Company
- **Total Development Cost:** \$73 million