

33 Sargeant Street – An NSP Success Story in Hartford, Connecticut

Northside Institutions Neighborhood Alliance, Inc. (NINA), in partnership with the City of Hartford’s Department of Development Services, Housing and Property Management Division, utilized funds from the Neighborhood Stabilization Program to remediate a blighted property in the Asylum Hill neighborhood of Hartford. Asylum Hill is a historic, Victorian neighborhood that has historically suffered from chronically low rates of homeownership – for the two decades, only 9 percent of the residential units in the neighborhood have been owner-occupied. Asylum Hill is also one of Hartford’s poorest neighborhoods: according to the 2000 US Census, nearly 71% of the residents of the Sigourney Square District, where NINA focuses its efforts, earned less than \$35,000 a year, and almost 30% of those residents paid half or more of their monthly income on rent.

NINA’s goal is to provide affordable, owner-occupied homes in the Sigourney Square District of Asylum Hill. NINA acquires blighted properties and rehabilitates them into homes for low- to moderate-income families and individuals. The home at 33 Sargeant Street is a case in point of how NINA and the City of Hartford have utilized NSP funds to remove blight and to provide homes in Asylum Hill.

Demolition: removing blight from the neighborhood

Unfortunately, the original structure at 33 Sargeant Street was too badly damaged by years of misuse to be rehabilitated. The City of Hartford condemned and then demolished the structure. The soil had been badly contaminated by industrial pollutants from first an ambulance service and then an illegal chop shop that had been on the site; the City removed those environmental toxins using NSP funds. Bank of America, which controlled the site through foreclosure, then donated the property to NINA for development.



Jobs and Job Training

Through NSP funding for this project, NINA employed over a dozen local businesses, including eight of which were small, minority or women-owned businesses. These businesses in turn provided jobs for close to 20 Hartford residents. NINA also worked with its partners ServCorps and YouthBuild Hartford to provide job training in construction trades for over 10 Hartford youth.



A Beautiful New Home at an Affordable Price

Designed to fit the architectural and historic character of the neighborhood, 33 Sargeant Street has 2,075 square feet of living space, 3 bedrooms, 2.5 baths, and is Energy Star certified. It also has a large backyard and off-street parking, and it will be offered for sale for \$185,000, ensuring an affordable home for a low- to moderate-income family.

