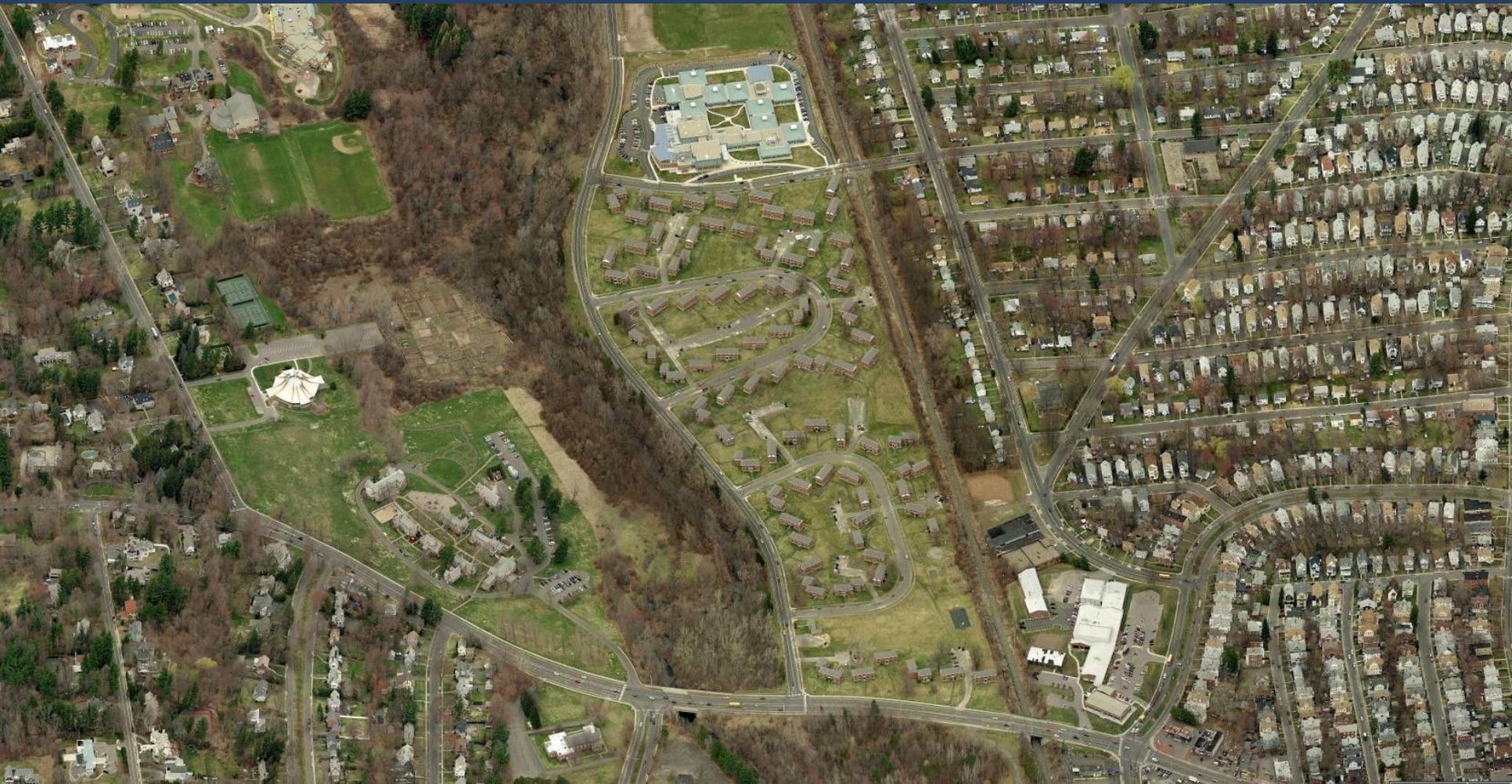


Housing Authority of the City of Hartford
Westbrook Village Redevelopment
April 11, 2019 Upper Albany, Design Committee Meeting



Westbrook Project Schedule

Relocation: Completed Winter 2018

Demolition Start: Spring 2019

Demolition Complete: Fall 2019

Phase I Construction Start: Spring 2019

Phase I Construction Completion: Summer/Fall 2020

Master Development Plan



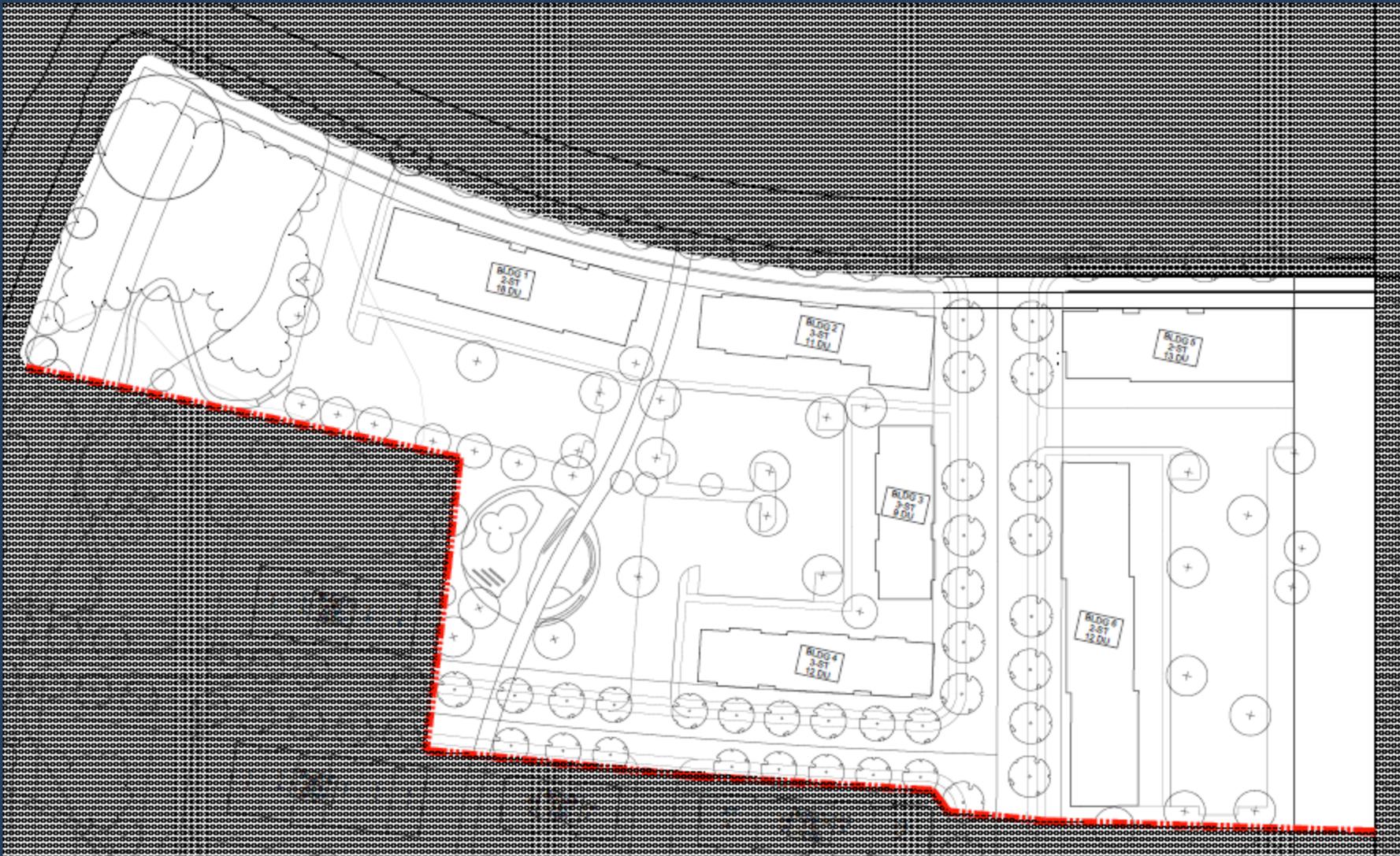
Project Scope

- Approximately 446 mixed income residential units -
 - Phase 1 (75 units): 80% affordable/20% market rate
 - Phase 2 (60 units): 75% affordable/25% market rate
 - Affordable scale of 25% AMI, 50% AMI and 60% AMI
- A standalone community building featuring management offices, gym, and a community room
- Age oriented playgrounds, walking and biking trail
- Approximately 100,000 SF of commercial/retail space

Commercial/Retail Scope

- Grocery Store
- Restaurant(s)
- Pharmacy
- University of Hartford Programs/Services
- Housing

PHASE 1 SITE PLAN



Westbrook Village Phase 1

Affordability	Unit Size	#
25% AMI	1 bedroom	7
	2 bedroom	8
50% AMI	1 bedroom	11
	2 bedroom	12
	3 bedroom	7
60% AMI	1 bedroom	5
	2 bedroom	5
	3 bedroom	5
Market Rate	1 bedroom	5
	2 bedroom	7
	3 bedroom	3



Rent & Income Limits

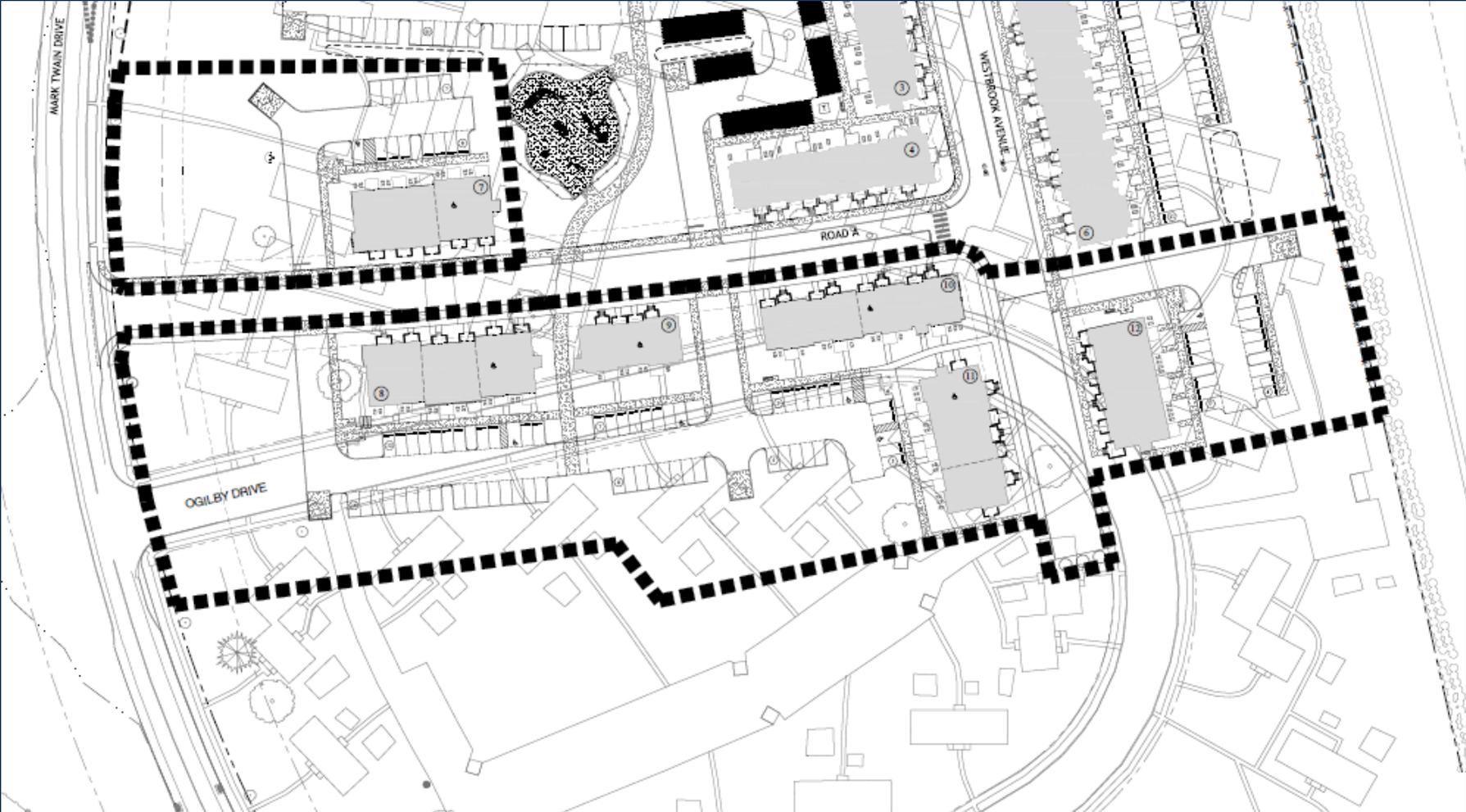
Affordability	Unit Size	Income Limit*	Rent Limit*
25% AMI	1 bedroom	\$19,375	\$454
	2 bedroom	\$21,800	\$545
50% AMI	1 bedroom	\$38,750	\$908
	2 bedroom	\$43,600	\$1,090
	3 bedroom	\$52,300	\$1,258
60% AMI	1 bedroom	\$46,500	\$1,089
	2 bedroom	\$52,320	\$1,308
	3 bedroom	\$62,760	\$1,510
Market Rate	1 bedroom	N/A	TBD
	2 bedroom		
	3 bedroom		

* Updated annually by HUD

PHASE 1 LANDSCAPE PLAN



PHASE 2 SITE PLAN



Landscape Plan



PENNROSE

| The Cloud Company

Westbrook Village Phase 2

Affordability	Unit Size	#
25% AMI	1 bedroom	4
	2 bedroom	5
	3 bedroom	3
50% AMI	1 bedroom	11
	2 bedroom	10
	3 bedroom	3
60% AMI	1 bedroom	4
	2 bedroom	5
Market Rate	1 bedroom	10
	2 bedroom	4
	3 bedroom	1

Housing Precedent Images





2 BUILDING 2 FRONT ELEVATION - STACKED TOWNHOUSES OVER FLATS AND MANAGEMENT OFFICE
N.T.S.



1 BUILDING 1 FRONT ELEVATION - STACKED FLATS
N.T.S.



2 BUILDING 4 FRONT ELEVATION - STACKED TOWNHOUSES OVER FLATS
N.T.S.



1 BUILDING 3 FRONT ELEVATION - STACKED TOWNHOUSES OVER FLATS
N.T.S.





Next Steps and Questions



Legend

-  Neighborhood Barriers
-  100 Year Flood Plain
-  500 Year Flood Plain
-  Open Space
-  Commercial
-  Medium Density Residential
-  Low Density Residential



500 ft



Thank You!

