

25TH ANNUAL COMMERCIAL CONFERENCE

Marriott Downtown Hartford
Thursday, October 1, 2015

Michael Freimuth
Executive Director
Capital Region Development Authority

CRDA MISSION AND QUICK HISTORY

MISSION:

- Stimulate economic development and new regional investment
- Facilitate redevelopment projects in eight towns with focus on downtown Hartford
- Manage public venues – XL Center, Rentschler Field, Connecticut Convention Center and Connecticut Tennis Center

HISTORY:

- Created in 2012
- Successor to the Capital City Economic Development Authority (CCEDA)
- Enlarged District
- Broader Authority
- Expanded Board

VENUE MANAGEMENT



Connecticut
Convention
Center



Rentschler
Field

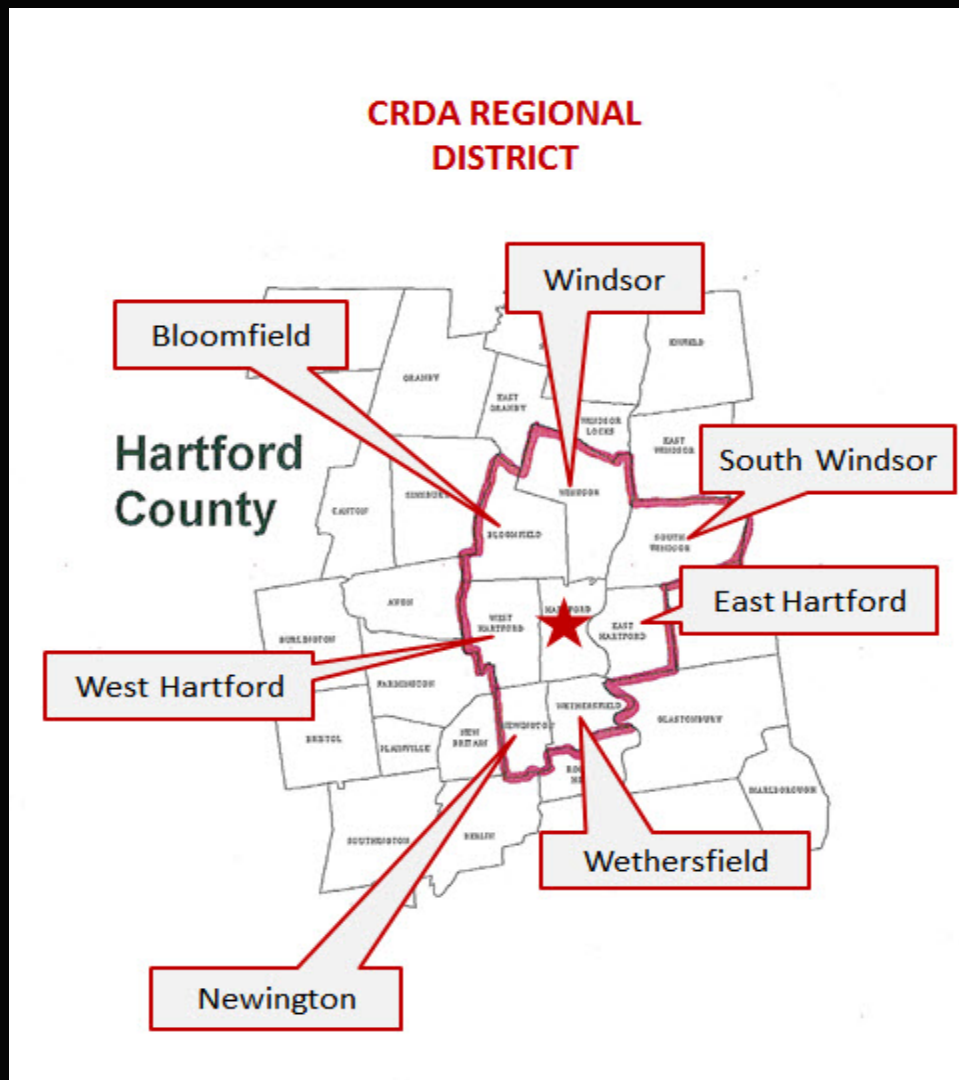


Connecticut
Open



XL Center

CRDA CONTIGUOUS TOWNS



WHAT'S GOING ON

From The Atlantic
CITYLAB

NAVIGATOR CITYFWER MAPS PHOTOS VIDEOS SEARCH    
COMMUTE WORK HOUSING WEATHER CRIME POLITICS DESIGN TECH

Go to ... Hartford, Young Man?

The financial prospects of young adults in the U.S. look pretty grim at the board. But not in Hartford.

SAM STURGIS |  @samsturgis | Dec 9, 2014 | 25 Comments

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The Northeast's next up and coming city for young professionals. (Flickr/Mark Hartford)

Times are financially tough for young adults in the U.S. As [Derek Thompson](#) recently reported in *The Atlantic*, since the start of the Great Recession the median wage for people between the ages of 25 and 34, adjusted for

College-Educated Young May Be Squeezing Connecticut's Urban Housing

By HEATHER BRANDOV • NOV 14, 2014

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Hartford, Connecticut.
WONDERLAME CREATIVE COMMONS

The number of college-educated people aged 25 to 34 moving to U.S. city centers has surged, up 37 percent since 2000, even while those cities' populations have shrunk slightly, according to a report from economist Joe Cortright at City Observatory, a think tank based in Portland, Oregon.

The Hartford metro area saw a 25 percent increase of educated young adults living within three miles of its city center between 2000 and 2010, according to the think tank.

Connecticut Caught in Imperfect Storm of Aging Population and High Rent

By SUZAN CAMPBELL • AUG 12, 2015

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Leslie Gordon of Avon in her yoga studio, a business she started within the last two years.

BYRON CARON KING WARD

Demand for rental properties has been growing for several years, but the market

No one is saying that Connecticut is suffering from a housing crisis, but consider this: The state has far too few rental properties, which means those that exist cost more than many residents can afford.



OPINION

GABE KLEIN

The Inevitable, Accelerating Rise of Urbanization

MANY AMERICANS seem surprised when I speak about the rejuvenation of urban centers and the remaking of the American suburb. But those of us who have been working in cities for the past decade or longer are not so surprised. In fact, among my friends

like this: Let's say you were born in 1950 (which makes you 64 years old) and grew up in a suburb of a city, as most people did in that era. You likely never saw the buzz of a healthy city, with streetscars running and kids riding their bikes to school. For you, it would be reasonable to

Whether it was streetscars, food, or child care during wartime, out of necessity our grandparents and their parents who lived in dense cities did a tremendous amount of sharing of space and resources in those simpler times. The early 2000s saw the rebirth of the "yep"

Why the quarter acre in the suburbs was a blip in a long-term trend favoring city life.

the market—and the real estate industry in cognize the demand fast enough to build to-scale housing that meets the needs of young families, and empty nesters who

ire place and experience over raw space?

—Gabe Klein



GABE KLEIN, still riding below, was head of the Chicago and Washington, D.C., Transportation Departments. He helped build Zipcar as a city president from 2002 through 2005, and regularly consults with cities and private companies on shared transport systems.

7 2014 URBAN LAND

31

CRDA's Focus ON HOUSING

HOUSING TRENDS

NATIONAL

- Cultural/Demographic Shift – “Return of the City”
- A “Fluke” ? – the last 40yrs of suburbanization
- Social, economic and environmental shifts in transportation and housing

HOUSING TRENDS

NATIONAL

- First time since 1920's, growth in U.S. cities outpacing growth in suburbs
- Highly mobile population – Generation Y
- Number of college-educated 25–34yr. olds moving to U.S. cities; up 37% since 2000
- Eds and Meds driving cities
- Job migration is to urban settings (U.S. Census 2007–2011)
- Multifamily – an investor favorite

HOUSING TRENDS

NATIONAL

- 18 hour city
- Postpone ownership + families = rental demand
- Live. Work. Play.
- Technological demands of new places
- Amenities are not a lawn and two-car garage
- Smaller square foot allocation per tenant

HOUSING TRENDS

CONNECTICUT

- 6th highest rental rates in U.S.
- 8th highest cost of housing
- 41% spend more than 30% for housing (5th in nation)
- 1 / 3 of CT residents over 50 – aging, retiring
- Limited supply of rental apartments
- 34% of CT households rent, up from 30% in 2007
- Resistance in suburban communities to M.F. housing, but over 1000 M.F. rental units in Hartford suburban pipeline

HOUSING TRENDS

HARTFORD

- Higher median income for young workers than NYC, Seattle and Chicago!
- Yet, C.O.L. lower than each
- Hartford 4% increase in jobs while 2% loss in its suburban jobs –2007–2011
- 3% vacancy over last five years for rental units
- 18–36yr. olds equal 26% of population
- 70% rental vs. ownership
- Aging housing stock (little growth in 30yrs.)
- Absorption outpacing construction

HOUSING TRENDS

HARTFORD

CRDA STATUTORY GOAL –
3,000 UNITS IN DOWNTOWN

BUT:

“Who’s going to live there?”

“It’s downtown Hartford!”

“Never fill the units.”

“Only absorb 10–12 units a month.”

HOUSING

Legacy Housing Projects – Occupancy as of June 30, 2015

Consistent levels of occupancy between 90 to
100 percent throughout the year

Hartford 21

- 262 Units – 91%

Trumbull On The Park

- 100 Units – 98%

Main & Temple Street

Residential and Student Housing

- 120 Units –
 - Residential (78 Units) 97%
 - Student (170 Beds) 99%



HOUSING DEVELOPMENT



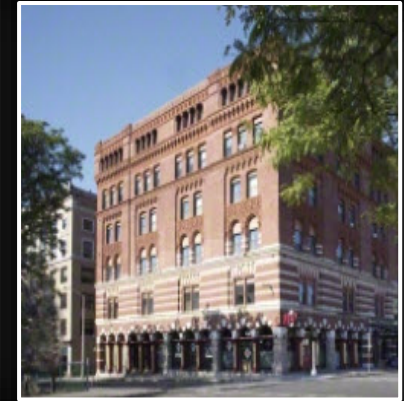
201 Ann Street



5 Constitution Plaza



777 Main



179 Allyn Street



Front Street
Lofts



40 Elm Street



36 Lewis
Street



Capewell



Hartford Office
Supply

HOUSING TRENDS

So.....

Some stats since January, 2015

- 565 units built by CRDA and available for lease
- 352 units rented since January
 - 85% of tenants are from outside city
 - 84% of tenants are below the age of 40
 - 94% of tenants are single
- 40+ units absorbed each month (Avg.)

HOUSING

New Housing Projects – Occupancy as of September 17, 2015

The Grand at 201 Ann

- 26 Units – 77%

179 Allyn Street

- 63 Units – 100%



777 Main Street

- 286 Units – 65%

Spectra (5 Constitution Plaza)

- 190 Units – 44%

HOUSING - YET TO COME

2015

- 40 Elm
- Front Street Lofts
- 36 Lewis Street

2016

- Year of absorption

2017

- Hartford Office Supply
- Capewell

Plus

- Radisson
- Downtown North
- Goodwin Hotel

CRDA-WHAT ELSE ARE WE UP TO?

- Front Street
- UCONN Campus
- State Office Relocation
- XL Center Transformation
- East Hartford
- Cedar Street/Newington
- Citywide and the “Promise Zone”

FRONT STREET

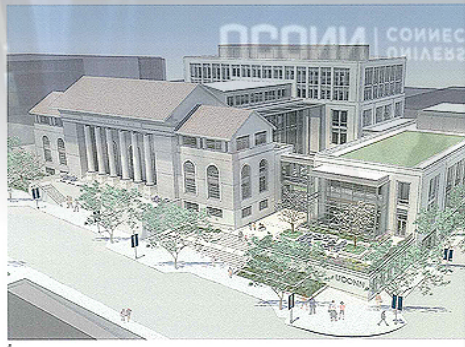
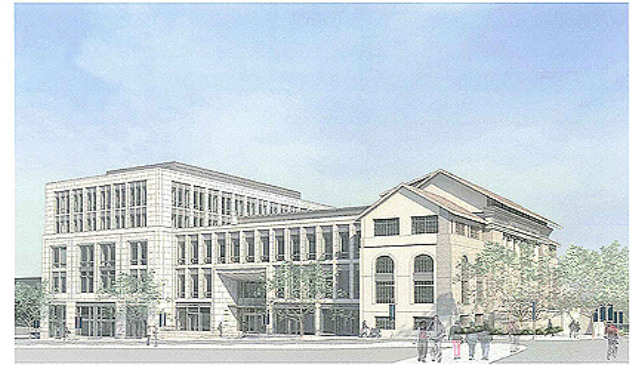


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CAPITAL®
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NIXS
HARTFORD
KITCHEN | COCKTAILS
granted 1636

— 880 —
BEAR'S
SMOKEHOUSE

UConn



PROSPECT STREET/ARCH STREET AERIAL VIEW
KARIN ROBERT QUINN ARCHITECTS LLP



STATE OFFICE RELOCATION

- 12-story, 287,000 square feet, built in 1990, \$19 million in renovations
- Approximately 1,100 employees of currently at 25 Sigourney Street
- Relocation completed in May 2014



- 575,000 square feet, two-building complex built in 1984
- Approximately 2,300 state employees to relocate in early 2016
- \$48 million renovation budget

PROJECTS IN PIPELINE

- New “XL” Center
- Housing



3 Constitution Plaza



370 Asylum Street



Radisson Hotel

- Cedar Street –Newington



PROGRAMS IN DEVELOPMENT

East Hartford Initiative

- Rentschler Field Shopping



Colt Park – National Park Designation

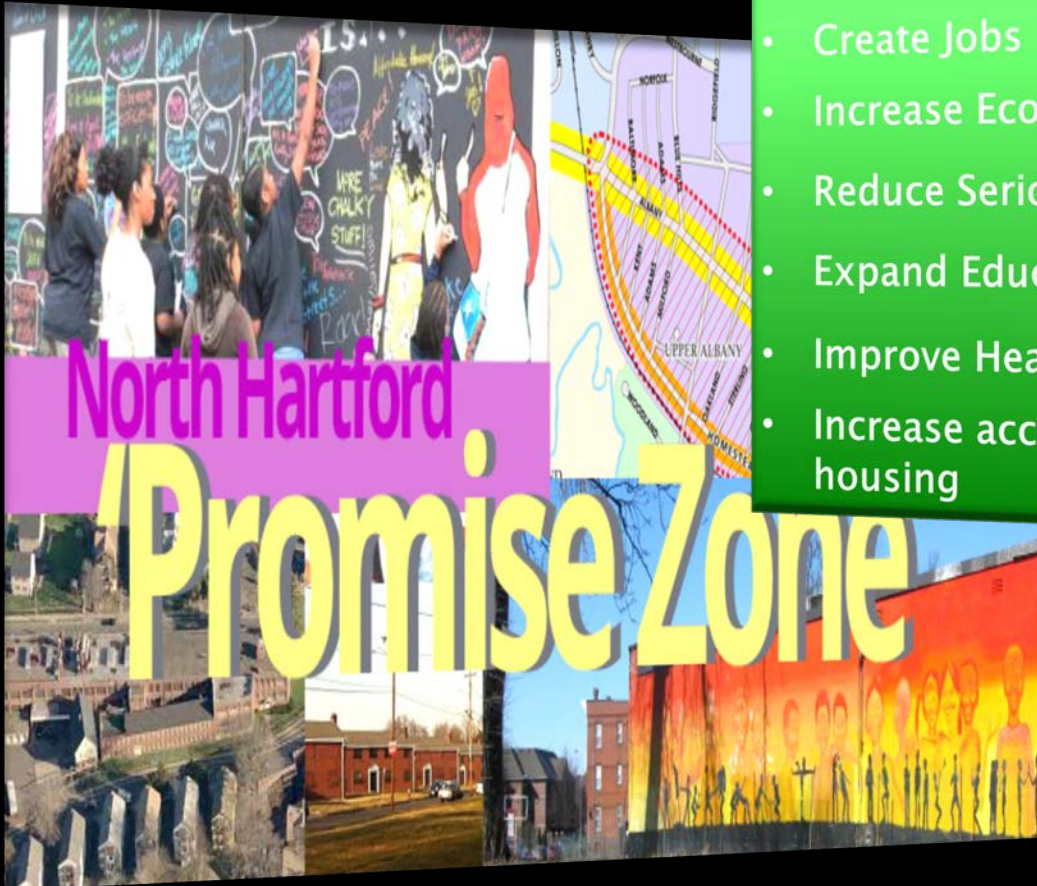


PROGRAMS IN DEVELOPMENT

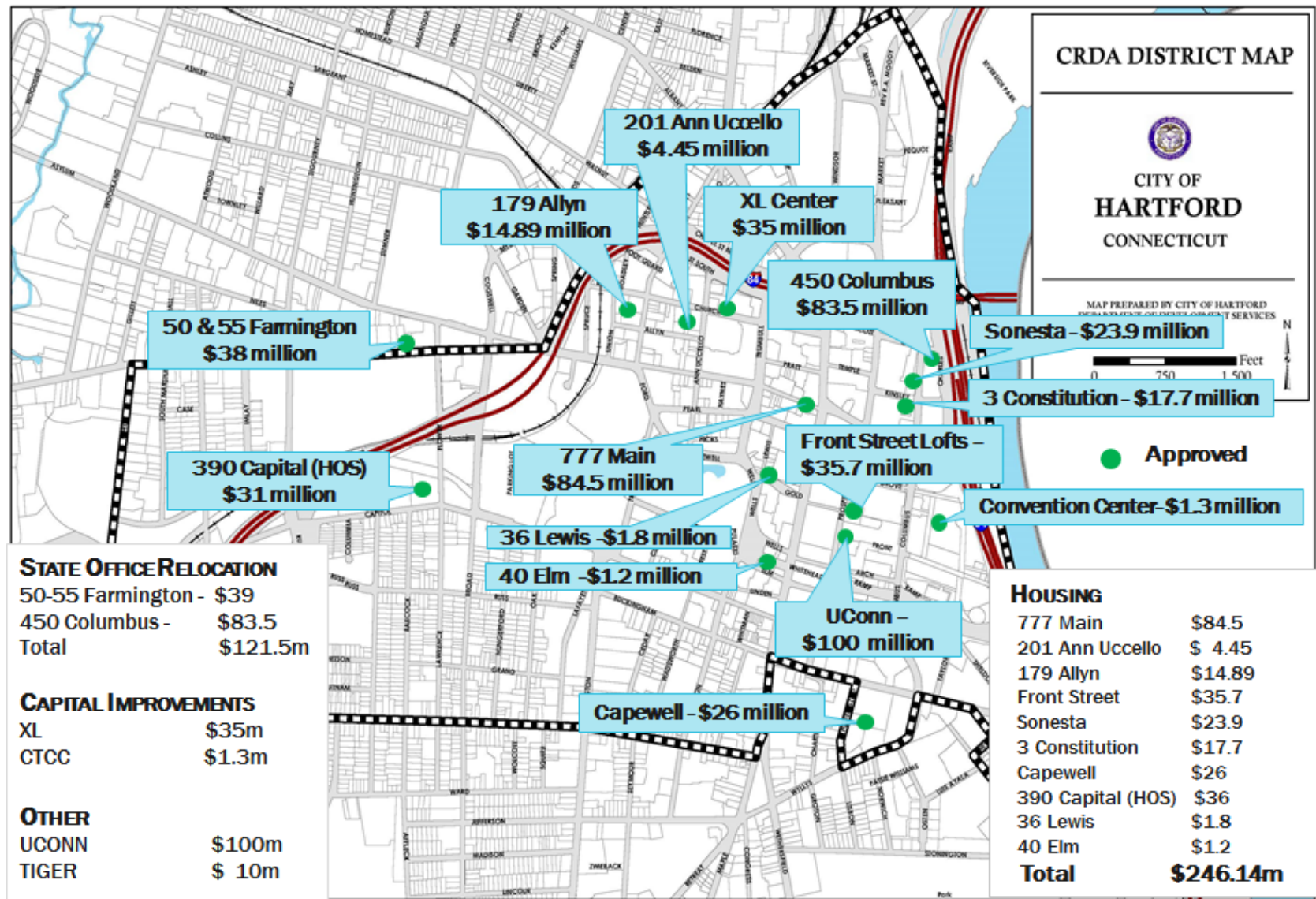
North Hartford Promise Zone

GOALS

- Create Jobs
- Increase Economic Activity
- Reduce Serious And Violent Crime
- Expand Educational Opportunities
- Improve Health and Wellness
- Increase access to quality, affordable housing



CRDA DOWNTOWN ACTIVITY MAP



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