

# Swift Factory

A food business, health, and jobs hub for North Hartford  
60 Love Lane, Hartford, CT 06112



## COMMUNITY SOLUTIONS

works nationally to help communities end homelessness, both by improving local housing efforts and by working in communities of concentrated poverty to change the conditions that make people vulnerable to future homelessness.

### INTRODUCTION

Donated in 2010 to national non-profit Community Solutions, the Swift Factory is an adaptive reuse project in one of Hartford's poorest neighborhoods. **The historic factory and surrounding campus will be transformed from a vacant and blighted structure into an economic engine for job creation and health promotion centered on food using green building technology and sustainable site design.**

With a strong community-engagement process, the project's **goals include job growth, economic development, community health, and community revitalization.** This project will preserve a neighborhood anchor, while opening opportunities for a vibrant local economy, increase community resiliency and spark a turnaround.



### HIGHLIGHTS & IMPACT

- ★ **Funding** Twinning NMTC and Federal and State Historic Tax Credits
- ★ **Jobs** Jobs created, self employment increased, job training
- ★ **Economic Vitality** New opportunities, New business, increased business vitality, dollars invest
- ★ **Vibrancy** Social Impact, reduction in blight, increased property value, Increased foot traffic, reduced crime
- ★ **Education** Life skills learned, business mentoring
- ★ **Health** Access, more nutritious food, stronger and more resilient food system, improved community and population health

### PROJECT DETAILS

CENSUS TRACT STATUS	5012.00 Severely Distressed Census Tract
POVERTY RATE	45.3%
MEDIAN FAMILY INCOME	25.83% of area median family income
UNEMPLOYMENT RATE	27.1%
MEDIAN HOUSEHOLD INCOME	\$20,440.00
BROWNFIELD	Defined under 42 U.S.C. §601(39)
FEDERAL DESIGNATIONS	North Hartford Promise Zone Medically Underserved Area (MUA) & Health Professionals Shortage Area (HPSA)

\*Source: Cohn Reznick NMTC Mapping Tool ACS YEAR 2011 - 2015

SIZE	82,000 Gross SF
COST	\$33,844,804
CONSTRUCTION JOBS CREATED	225 Direct Jobs & 295 Supplier Jobs
TENANT TOTAL JOBS	150

### WHY A FOOD, HEALTH & JOBS HUB?

Residents of Hartford face four intertwined challenges: **unemployment (10.4%)\*, poverty (35% of residents), and low educational levels (only 29% of residents 25 years and older have a high school degree or equivalent, and 31% have less than a high school education, and poor health outcomes.** And Northeast Hartford is the poorest neighborhood in this struggling city.

Of Hartford's 17 neighborhoods, **the 2012 Hartford Health Equity Index ranked the Northeast neighborhood worst in health equity for potential years of life lost, diabetes, and infectious disease, as well as among the lowest in cardiovascular disease and respiratory disease** for its residents. Lack of access to healthy food, lack of information about nutrition, and the impact of poor choices are related to a range of other health concerns for city residents, including obesity.

While the Northeast neighborhood's health disparities show the effects of poor nutrition, there is abundant evidence that **improving the neighborhood's and city's food system can help to close the health disparity gap while creating local employment opportunities.** There is increased demand for locally grown food throughout the region. Despite Hartford's low ranking in food security in the state, there is a robust and growing statewide food economy and many food businesses. Food manufacturing is an emerging strength for Connecticut, employing more people in the region (+34%), even while declining nationally (-2%). Americans are expected to continue eating out, maintaining the demand for food service workers. Twelve percent of the nation's workforce is in food, where "fast casual" is the fastest growing food sector.

\*Bureau of Labor Statistics 24 Month Period (Nov. 2014-Oct. 2016)

### MILESTONES & TIMELINE

PROPERTY ACQUISITION	Completed Fall 2010
PRELIMINARY DESIGN DRAWINGS	Completed Spring 2015
ENVIRONMENTAL REMEDIAL ACTION PLAN	Completed Summer 2016
CONSTRUCTION MANAGER	Engaged Fall 2016
PRELIMINARY CONSTRUCTION BUDGET	Completed Fall 2016
SITE PLAN APPROVAL	Completed Fall 2016
ZONING VARIANCE APPROVAL	Completed Winter 2017
100% CONSTRUCTION DOCUMENTS	Completed February 2017
STATE & FEDERAL HISTORIC APPROVALS	Completed Spring/Fall 2017
LEASING	Completed - 100% Factory Leases signed
FINANCIAL CLOSING	Completed May 2018
CONSTRUCTION	June 2018 - December 2019



## COMMUNITY ENGAGEMENT



As a part of our larger neighborhood improvement effort, Community Solutions worked alongside the NERA/NRZ, residents, partners, and civic leaders to develop the Northeast Neighborhood Sustainability Plan (NNSP) using a Health Impact Assessment framework. The NNSP outlines the best opportunities for improving the health, infrastructure and environmental sustainability of the Northeast neighborhood. Using this recommendations of the NNSP Community Solutions has been hosting a variety of community engagement efforts through public art, bike safety, healthy food education, and pop up markets

## PROPOSED TENANTS

Community Solutions has cultivated a vibrant and synergistic mix of tenants at Swift. All tenants align with the organization's community development mission:

### FACTORY BUILDING



#### BEARS SMOKEHOUSE BBQ 13,721 SF

USDA food manufacturing space for Bear's BBQ, a locally-owned Missouri-style barbecue restaurant that will produce a line of products for wholesale distribution.



#### FRESHBOX FARMS 36,861 SF

Indoor hydroponic farm that will grow a range of leafy greens using 99% less water than traditional agriculture. Delivered to local supermarkets within 24 hours of harvesting.



#### FOOD BUSINESS INCUBATOR 4,497 SF

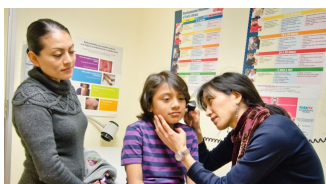
Variety of Health Dept. certified food production spaces, with access to shared facilities including a shared office, shared commercial cooler/freezer space, co-packing facility, and a mentorship/training network.



#### OFFICE SPACE 9,991 SF

Shared workspace with a range of private offices, co-working desks, and amenities. The space will initially be occupied by Community Solutions and provide a collaborative environment for mission driven entrepreneurs and organizations.

### GREY HOUSE



#### COMMUNITY HEALTH HUB 4,246 SF

Facility to integrate community-based health and prevention services, while leading policy, systems and environmental change to address the social determinants of health.

### WHITE HOUSE



#### COMMUNITY/ART SPACE 3,843 SF

Venue for community convenings, classes, a neighborhood data center for visiting artists, chefs, storytellers, physicians, farmers, activists and others.

## GRANT & FUNDING SOURCES

<b>Tax Credit Equity:</b>	<b>\$8,652,677</b>
Eversource	
US Bank	
<b>New Markets Tax Credit Allocations:</b>	<b>\$8,360,625</b>
National Trust Community Investment Corporation	
Massachusetts Housing Investment Corporation	
Boston Community Capital	
<b>Public Debt Financing:</b>	<b>\$7,300,000</b>
The Capital Region Development Authority	
Connecticut's Department of Community and Economic Development (DECD)	
<b>Federal Grants:</b>	<b>\$3,811,240</b>
U.S. Department of Health & Human Services' Office of Community Services	
The Environmental Protection Agency	
U.S. Economic Development Administration	
<b>Permanent Loan:</b>	<b>\$3,650,000</b>
Boston Community Loan Fund	
<b>Pre-Dev Grants &amp; Loans</b>	<b>\$1,214,560</b>
DECD Biz Express	
DECD-BMPP Program	
Hartford Foundation for Public Giving	
Travelers Grant	
Private Donor	
<b>Deferred Developer Fee</b>	<b>\$957,872</b>
<b>Total Sources</b>	<b>\$ 33,946,974</b>

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SOLUTIONS**