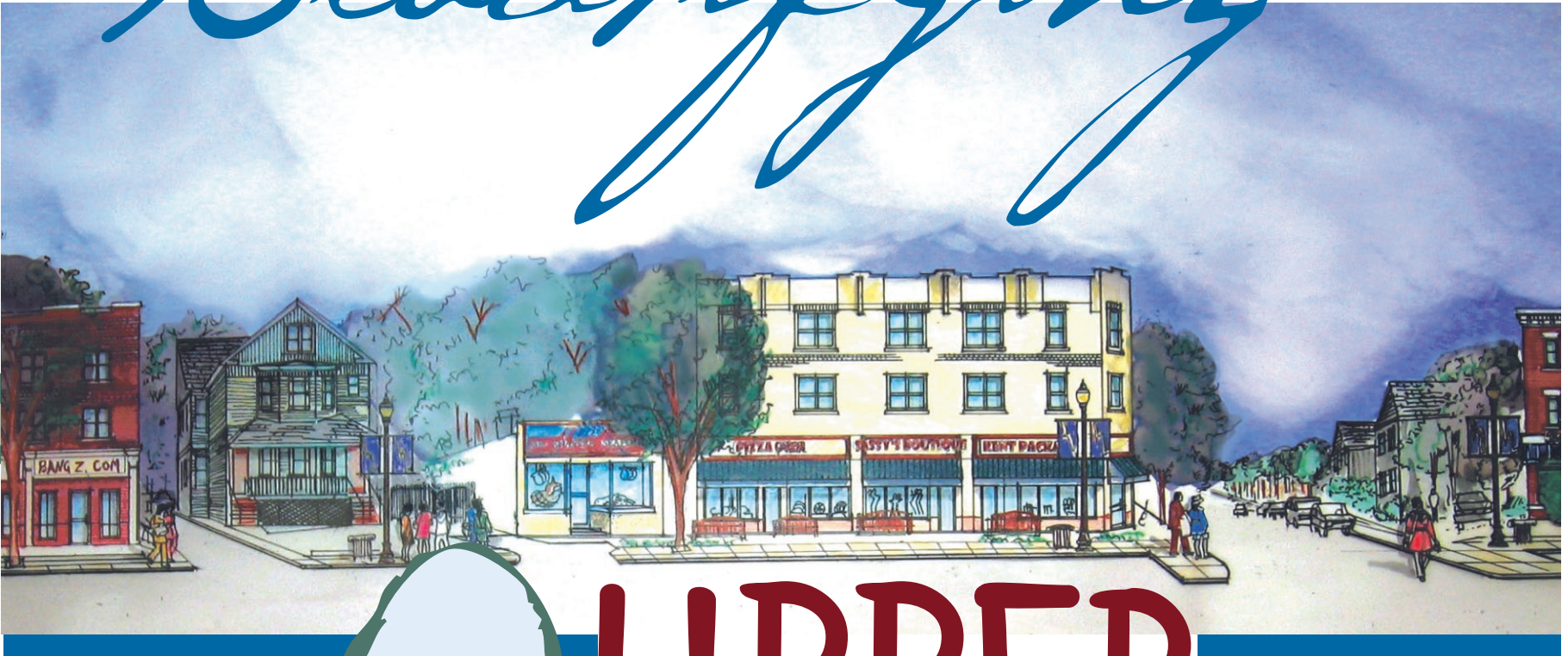


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breaking ground
moving forward

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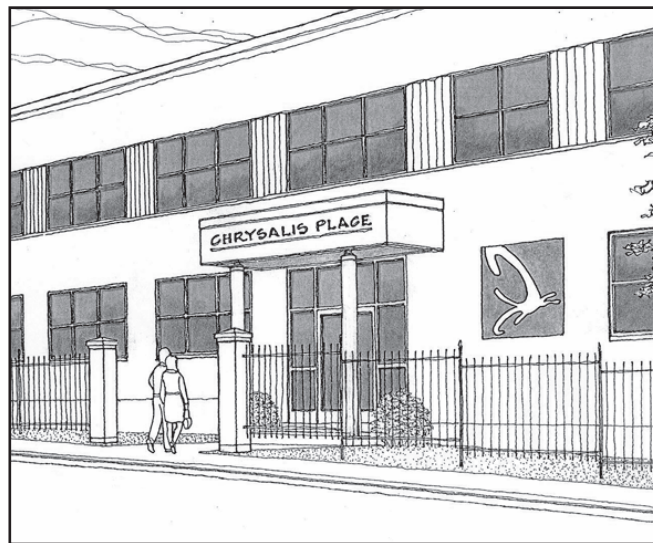
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**Upper Albany: Breaking Ground,
Moving Forward**

Success breeds success; and Hartford's Upper Albany neighborhood is becoming a true catalyst for dozens of success stories. From the new Chrysalis Center to Community Health Services' dramatic growth to the more than 40 new neighborhood businesses that have been launched here since 2002, Upper Albany is one of Hartford's Rising Stars. And clearly, more success stories are on the way, fueled by the Metropolitan District Commission's Clean Water Project and the Route 44 roadway improvements. The stories that follow paint a clear picture of what this vibrant, growing neighborhood can, and will, achieve.

**Chrysalis Center to Be
Part of Upper Albany**

Chrysalis Center, Inc. is pleased to be a part of the Upper Albany Neighborhood with the purchase of the Sealtest Building on Homestead Avenue with renovations to the building set to commence in June of this year. The building will be home to Chrysalis Center administration and operations with many of its service units being located at that site.

Chrysalis Center is a non-profit behavioral health organization that provides services to individuals who are in recovery from psychiatric disabilities and/or substance abuse many of which are also living with HIV/AIDS and have faced homelessness.

**Albany Avenue
Safety Improvement Project**

A major reconstruction of Albany Avenue is being planned by the City of Hartford and the CT Department of Transportation. The project is focused on improving traffic and pedestrian safety along the Avenue which averages about 250 accidents/year, and includes an unusually high percentage of pedestrian accidents. The proposed improvements will help reduce the number of accidents, but will also achieve a number of other important community goals such as improving drainage, separating of the combined sanitary and storm sewers, and making the Avenue more attractive and pedestrian friendly.



The safety improvements include reconstructing the street with one travel lane in each direction, adding left-turn lanes at each intersection, modifying the direction of some one-way streets, and realigning offset and unsafe intersections. Pedestrian safety will be improved by adding a traffic signal at Oakland Terrace, eliminating illegal parking on sidewalks, and reducing the length of pedestrian crossings. The project will also include streetscape improvements that will make the Avenue more attractive and pedestrian friendly. The streetscape improvements include new sidewalks, brick pavers between the sidewalks and curbs, new curbs, ornamental lighting, and street trees.

Based upon a preliminary estimate, the construction will cost between \$12,000,000 and \$15,000,000 and will be funded through the CT Department of Transportation and federal funds. It will be designed by the City of Hartford, and will take about two years to complete. During that 2-year period the City design team will involve the community in the design process through period public meetings, but also through direct contact with key community organizations such as the NRZ, the Collaborative, and Upper Albany Main Street.

Mayor Eddie Perez



Dear Friends,

Education = Empowerment and there is nothing more empowering than a library. Libraries open the doors of opportunity for our youngsters, who are the future of our great city.

Albany Avenue is rising to the occasion by supporting neighborhood libraries and the City has made the commitment to look at designing a new library for the Upper Albany community. From story time to study time, libraries are essential to Hartford students of all ages. The materials available inspire the imagination and provide access to a wealth of research tools, including computers. This is important because less than a third of Hartford households are connected to the Internet. Together, with the help of libraries, we can close this digital divide.

This summer we will take a dramatic step in that direction. The City of Hartford is launching a pilot program to go wireless. Within 2 years, our goal is to provide free access to all of our residents, as well as provide low-cost computer equipment and basic computer courses. Whether students or workers need to search for jobs, register for classes, review health care information, or learn more about government, Albany Avenue residents and all of Hartford residents will be able to click and connect from wherever they are. Once again, the neighborhood library will be a primary focal point.

Gaining high-tech skills is just one way we must prepare our young people with a solid educational foundation so that they can compete for the jobs of the 21st Century in the fields of insurance, finance, medicine, education, government, and the arts. Hartford is known for these jobs. We must fight to keep and grow this workforce and our libraries of today can help produce the leaders of tomorrow in these areas of employment.

Albany Avenue is an area rich with heritage and history. Let its educational renaissance help set the stage for Hartford's future.

Sincerely,
Eddie A. Perez
Mayor

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MetroHartford Alliance

The City of Hartford is clearly on the rise! As the region's economic development leader, the MetroHartford Alliance knows that the success of the Hartford region depends greatly on the success of our core city.

The Alliance has a well established regional agenda that leverages partnerships with business, government, education, nonprofit and health care institutions to build a stronger regional economy.

We have used this model to begin to meet the opportunities and challenges of the 17 neighborhoods throughout our Capital City. This partnership standard has taught us the importance of collaboration and the potential growth that it can afford our cities and towns. Strengthening our longstanding relationship with the City of Hartford, we created a Hartford Partnership staff position at the Alliance that will enable us to work with Hartford Mayor Eddie Perez to implement five key initiatives to build a strong alliance between business and our city neighborhoods.

Today, we can all take pride in the numerous accomplishments made in downtown Hartford. The burgeoning revitalization of our city's downtown businesses and economy, made possible by extraordinary public and private investment, inspires us to demand the same attention and outcomes for the city's outlying neighborhoods, its residents and the visitors who are yet to experience the vast array of culture and diversity they afford.

The MetroHartford Alliance has made great strides in helping to expand existing businesses in Hartford's Upper Albany neighborhood through its commitment and investment in the established Upper Albany Micro Business Incubator Program (MBI). The MBI celebrates its fourth year of success in 2006 as one of the region's top business training programs for micro-business owners in north Hartford.

Through our leveraging of existing partnerships with the Upper Albany Main Street organization and the Barney School of Business at the University of Hartford, were we able to accomplish the goal of strengthening existing businesses and increasing

the number of new ones.

Where does this take our neighborhoods in 2006? We will continue the work of the Upper Albany Micro Business Incubator program; further our participation in the Town Square project at the corners of Woodland Street and Albany Avenue; work with the University of Hartford on the development of its Arts Center; and work with the



neighborhood and other stakeholders on the Route 44 infrastructure improvements implemented by the City of Hartford and the State Department of Transportation as a result of a study prepared by the Capitol Region Council of Governments.

Beyond Upper Albany, we will work to expand our partnerships with neighborhood organizations and improve our connectivity to their businesses, including, for instance, Park Street, Farmington Avenue and Franklin Avenue. We are fortunate that the strong leadership of our existing neighborhood organizations recognizes that the Metro-Hartford Alliance can bring value to their development efforts.

We will focus in early 2006 on better acquainting ourselves with neighborhood businesses and developing cooperative plans that will maximize other business and government relationships at the Alliance to advance neighborhood priorities for smart development.

A key priority of the MetroHartford Alliance is to leverage our existing relationships throughout our neighborhoods and convene businesses and leaders in the community that can help us to fulfill our mission to ensure that Hartford competes as a premier place for all people to live, work, play and raise a family.

There is much to be accomplished in the year ahead and the MetroHartford Alliance looks forward to finding new and lasting ways to bring value to our city neighbors.

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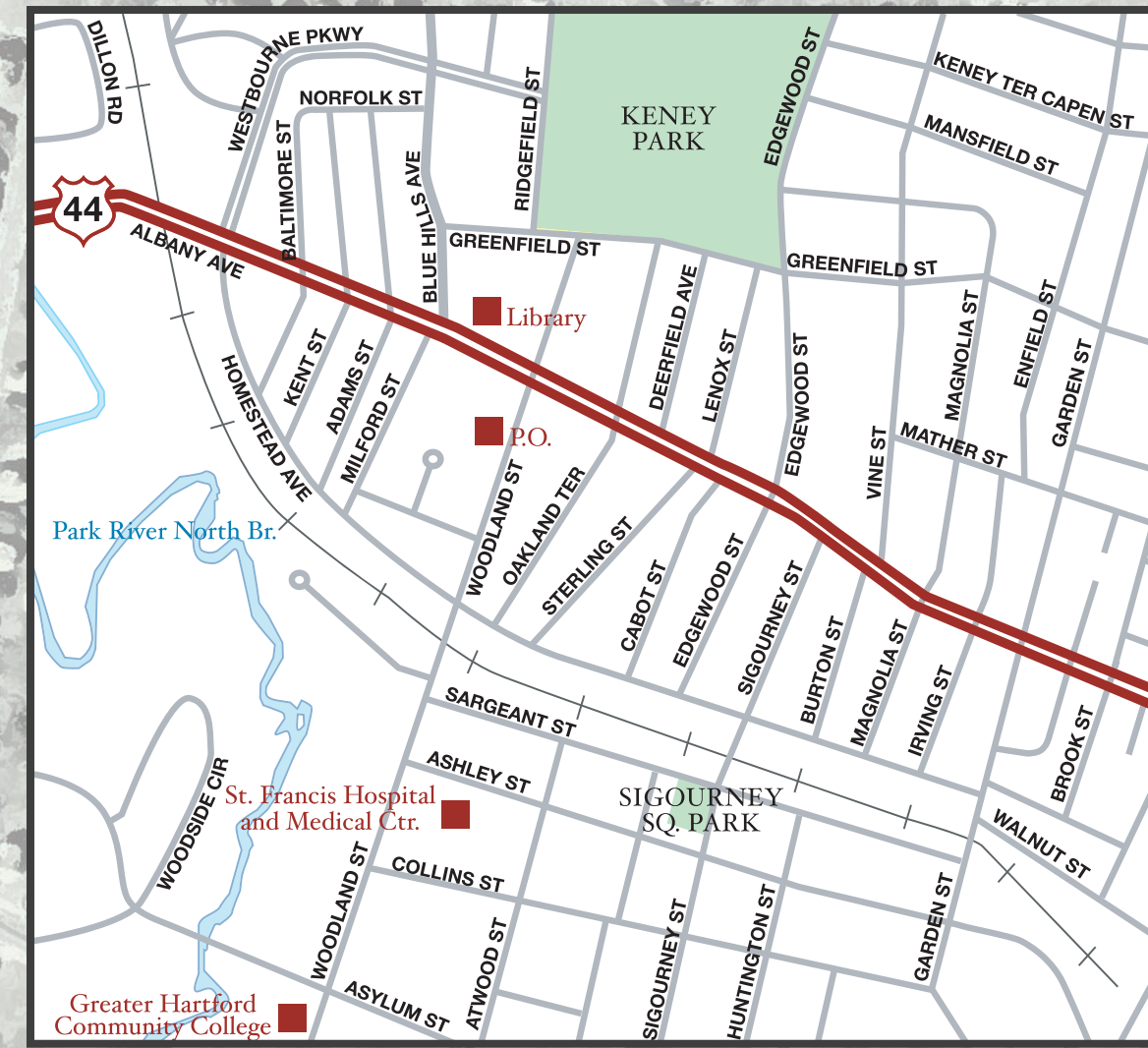


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Community Health Services

2005 was a stellar year for Community Health Services. The health center celebrated its 35th anniversary of service to Hartford's North End community, and achieved a number of milestones. The year began with the unveiling of the "new CHS", a major effort to redesign its branding to reposition itself as a community leader. In the fall, CHS celebrated its 35th birthday in grand style, with CHS hosting its first major fundraising gala. This inaugural annual event raised over \$60,000 in operating funds to sustain and expand the health center's clinical programs.

CHS continues to be Hartford's largest provider of primary care to the uninsured and underserved - during 2005, CHS treated 16,330 individuals, generating 63,360 visits —the highest number of users in the health center's history. CHS also assisted 500 families in enrolling in the Husky Medicaid Program and provided over 800 people with food from its Food Pantry program. To continue this level of service, the health center began in earnest its campaign to complete its unrenovated third floor - which will accommodate expanded women's health and pediatrics departments, and a new adolescent medicine program, allowing for expansion of the health center's other medical services. The project is well on its way with the hiring of a Project Manager and the engagement of an architectural firm to plan the actual construction. To support this effort, the health center embarked on a capital campaign, raising over \$800,000 for both operations and capital development.

2005 also saw innovation in service delivery, services and the cementing of existing partnerships in order to fulfill CHS' mission to provide quality medical, dental and behavioral health services to everyone who comes through our doors. Operationally, CHS laid the foundation for the purchase of new computers and a new practice management system which by early 2007 will allow CHS to implement an electronic medical records system. CHS also completed decentralization of the registration process to facilitate patients seeing their provider a more timely fashion. The health center also launched its Vision Care program, the only program of its kind in the city making affordable eye care available to all Hartford residents. CHS also became the provider for Camp Courant and strengthened its relationship with Catholic Family Charities, providing medical services for refugees, particularly those arriving from Somalia and Togo. CHS also extended its teaching responsibilities as a site for University of Connecticut medical students and dental residents.

In an effort to serve an increasingly diverse



clientele, CHS seeks to provide culturally competent care. The health center continued its remarkable provider recruitment success with the addition of a bilingual pediatric dentist for the Oral Health Department, a bilingual psychiatrist for the Behavioral Health Department and an African-American board-certified family practitioner for its medical programs. CHS providers also extended their coverage services on an inpatient basis for Pediatrics and Women's Health.

As a community leader, CHS actively engages in strengthening the safety net for the uninsured and medically underserved. The health center played a strong advocacy role for Connecticut's health centers in 2005, providing leadership by championing legislation and affecting policy to help shape a new direction for CHCs within the State of Connecticut. CHS was also instrumental in assisting Mayor Eddie Perez in formulating the Mayor's Healthy Communities Initiative - a consortium consisting of CHS, Charter Oak Health Center, the Hispanic Health Council, the City Department of Health & Human Services, Hartford Hospital, Connecticut Children's Medical Center, St. Francis Hospital & Medical Center, the Aetna Foundation, the Connecticut Health Foundation, and the Hartford Foundation for Public Giving. Acting as the fiduciary agent, CHS submitted the grant which secured \$980,000 in new federal funds for a program to better coordinate care for Hartford's uninsured patients.

Finally, CHS' commitment to enhance the community's quality of life reaches beyond the walls of the health center. As part of a community development effort to help increase opportunities and services in multiple arenas for North End residents, CHS joined with two of its staunchest community partners—the Urban League and Greater Hartford YMCA—to announce the North End Renaissance Project. This multimillion dollar initiative, when completed will bring a new YMCA and Urban League Youth Programs to the CHS campus.

Yes, 2005 was quite a year. CHS is committed to make 2006 even more exciting.

Upper Albany and Clay Arsenal Community Collaboration Equals Weed & Seed Grant.

Operation Weed and Seed, and its highly competitive funding application process, is a proven community-based, multiagency approach to addressing violent crime, gang activity, drug use, and drug trafficking in the nation's most qualifying communities.

On Thursday, April 7, 2006, U.S. Attorney Kevin J. O'Connor, Hartford Mayor Eddie A. Perez and Hartford Police Chief Patrick J. Harnett joined the Upper Albany/Clay Arsenal (UACA) residents and Weed and Seed+ Steering Committee members to recognize the fulfillment of nearly two years of successful neighborhood collaboration and resource coordination, and announce receipt of a \$175,000 U.S. Department of Justice grant.

"The Department of Justice is pleased to announce this substantial amount of funding to the Upper Albany and Clay-Arsenal Neighborhoods Weed and Seed site," U.S. Attorney O'Connor stated. "I want to commend the efforts of the Steering Committee for their work since the beginning of 2004, from application to official recognition and now, to funding. It is our hope and expectation that the relationships between law enforcement, the community and service providers that have formed and will continue to form will last far beyond the next five years, which is the ultimate goal of Weed and Seed."

This funding will complement the ongoing efforts of Hartford's Neighborhood Policing Plan," Mayor Perez added. "Our goal is to get to the root of the problem when it comes to combating crime. This Federal Funding will help strengthen the impact of the long-term strategies already in place in these targeted neighborhoods."

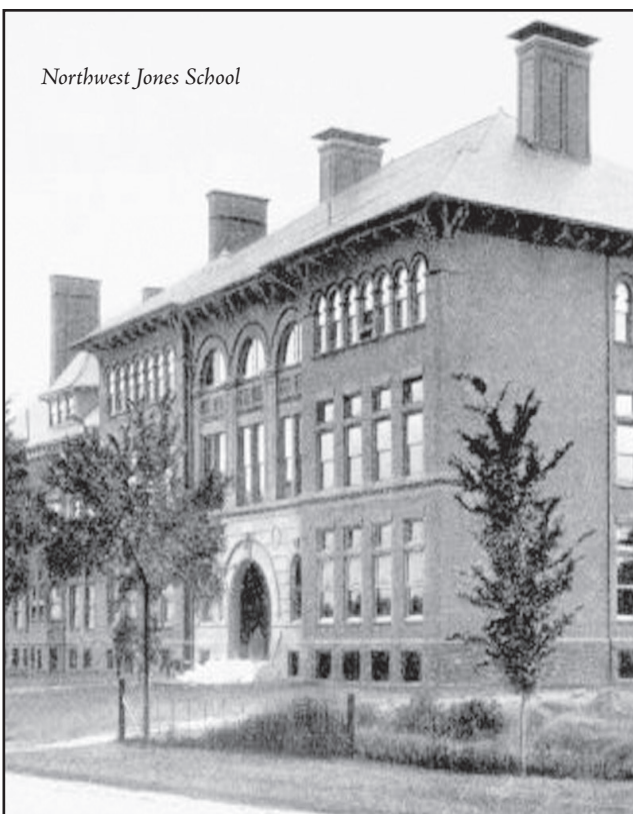
Chief Harnett stated "This grant and the whole Weed and Seed concept supports and complements our Neighborhood Policing Plan where the same officers and supervisors work in the same neighborhoods to create positive community partnerships with the objective being safer streets and a better quality of life for all."

For more information click on "Weed and Seed" at www.hartford.gov/police. Submitted by Richard LeGrier, Weed and Seed Coordinator.

John E. Rogers

John E. Rogers, was a self taught historian, and traced the history of Prince Hall Masons in Connecticut and beyond. Mr. Rogers was known as Mr. Black History. He was a lecturer at the former Greater Hartford Community College and the University of Hartford where he was awarded an honorary degree.

The establishment of the John E. Rogers African American Cultural Center will continue to research, study and present African American History to the community in many forms. We believe it is our responsibility to continue his legacy. Seven traveling exhibits have been assembled with our most recent



being, the Connecticut Black Governors. They were elected by slaves and free men. Their responsibility was to counsel, advise, and be a liaison to the owner. Twenty seven re-enactors were recruited. Some have traveled the state appearing in Hartford, Bloomfield, New Haven, Derby, Norwich, Boston, in schools, parades, the capitol, a college, insurance companies, banks and museums. We also tell the story of the eighteen Tuskegee Airmen from Connecticut in an exhibit. There are six other traveling exhibits available for loan. Our archives are bulging in our small space and we look to larger quarters.

Acquisition of the Northwest District School Building at 1240 Albany Avenue is proceeding. We are amazed with the condition of this 121 year old building just waiting to be restored. We look forward to the tasks ahead with the interest and support of the community.

Designing New Streetscape for Albany Avenue

Most safety and streetscape projects are initiated conceptually at a neighborhood, municipal or state level. Generally, it is the recognition by residents and/or business leaders that the amenities of a street have deteriorated and there is a need for rejuvenation. They seek to restore or enhance the quality of life of the area by improved aesthetics, safety, convenience and walkability. Strong local leadership, vision, communications and support are the hallmarks of successful safety and streetscape projects.

In the case of Albany Avenue, experienced governmental professionals within the Department of Transportation, CRCOG (the Capitol Region Council of Governments) and the City worked very closely with the community to develop concepts that reflected the input and ideas of all the stakeholders. Then, after evaluating the feasibility of various alternatives a final concept was selected.

Before any construction on Albany Avenue can begin, however, a very detailed set of written instructions must be prepared. These instructions – the preparation of which will be led by the local designer, Urban Engineers and Urban's subconsultants the Beta Group and CR3 Landscape Architects - will be used by a contractor to build the planned improvements along the Avenue. These instructions are what many people call "blueprints".

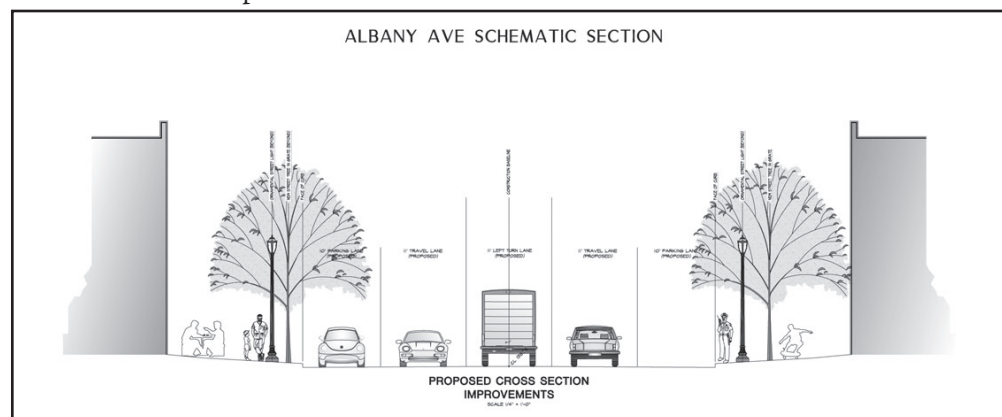
Preparing the blueprints will follow a traditional method made up of three sequential stages: preliminary design,

semi-final design and final design. Each stage will include more detailed information than its preceding stage. In other words, the preliminary design will add more detail to the already-developed concept, the semi-final design stage will add more detail to the preliminary design stage, and the final stage will add the remaining details to the semi-final stage. As of April 2006, Urban Engineers had just begun the preliminary design stage.

To make sure that the design documents are as thorough as they need to be, they will be reviewed by the City, State and CRCOG in between each design stage. Each reviewer will provide Urban Engineers with comments which will then be included in the subsequent design stage. The end result will be a very comprehensive set of construction documents.

During development of these documents, the designers at Urban Engineers will keep community leaders informed by providing regular progress reports that will be shared by the leaders with all stakeholders.

In the end, this well planned, community oriented, safety and streetscape project will be the source of great local pride, revitalization and quality of life enhancement.



University of Hartford Performing Arts Center

The \$30 million University of Hartford Performing Arts Center (PAC), at the corner of Westbourne Parkway and Albany Avenue, will provide new performance spaces, rehearsal halls, teaching rooms, and studios for the internationally renowned, 85-year-old Hartt School, alleviating significant space shortages in the school's existing building and providing state-of-the-art facilities for Hartt students and the community alike.

The new facility will convert the expansive former Thomas Cadillac distributorship into a vibrant center for performing arts education,

preserving the unique exterior character of the 1929 facility. The center will house Hartt's Theatre, Dance, and Vocal Divisions, and provide additional space for Hartt's Community Division, making it more accessible to children and adults in Hartford. It will draw people to the neighborhood and will serve as an important catalyst for economic development. Hartford's Upper Albany Avenue will become a richer cultural corridor, flanked on one end by the Performing Arts Center and on the other by The Artists Collective and its acclaimed community arts programs.

Metropolitan District Launches Clean Water Project

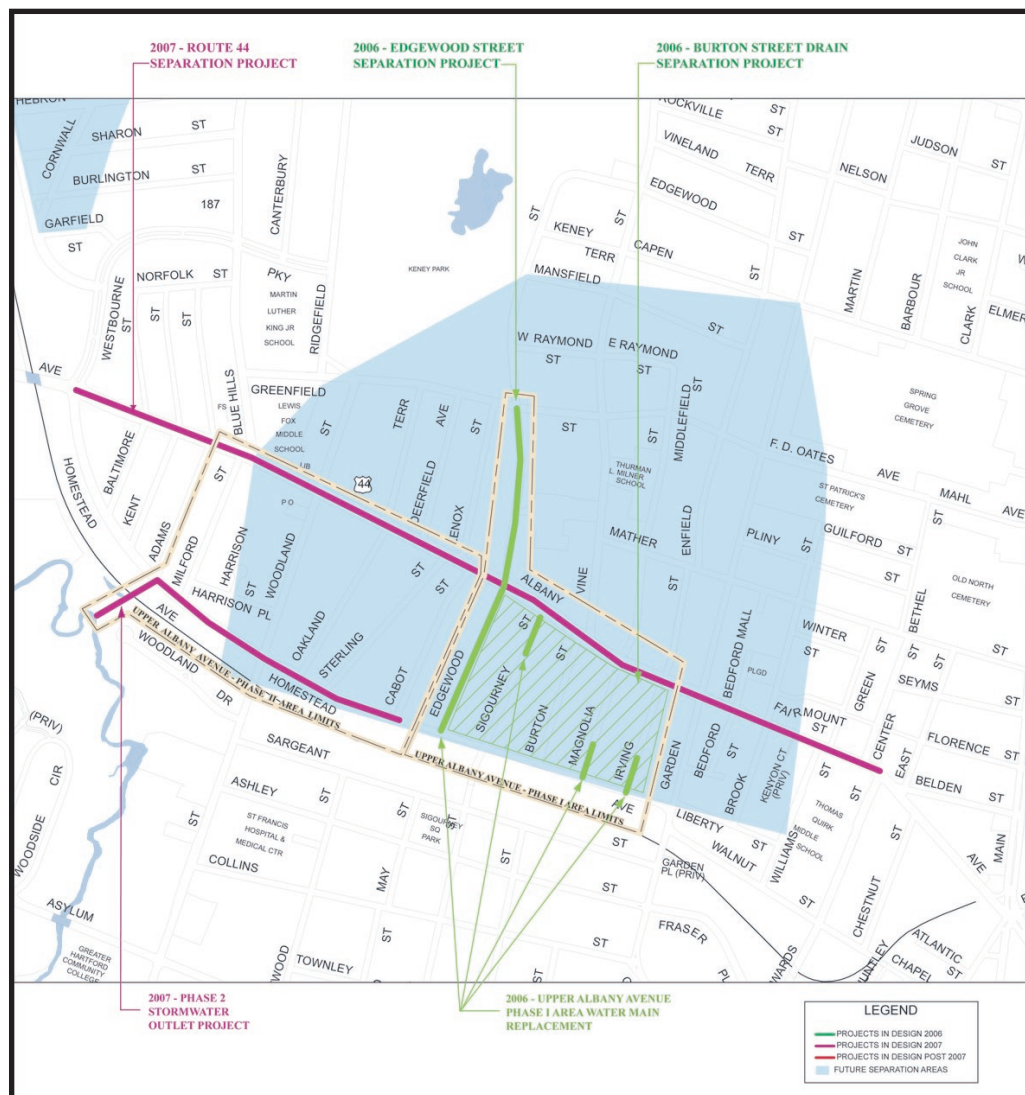
The Metropolitan District Commission (MDC) is embarking on an important public health and environmental program that will bring the regions sewer system into the 21st Century. This program contains several features directly aimed at improving the water quality of area rivers and streams as well as sewer system service in the Upper Albany area, especially to eliminate sewage backups into basements and on streets. Of the nearly \$1 billion project, \$25 million is targeted for the Upper Albany Avenue area to fund initial phases of the program currently in various stages of design, with another \$14.3 million earmarked for the Tower Brook area.

The map below depicts the CSO Long Term Control Projects for the City of Hartford concerning Upper Albany Avenue.

A brief description of the projects in the Upper Albany area and their construction start date follows:

Location/Area	Location/Street	Project	Start Construction Date
Edgewood Street	Homestead Avenue to Greenfield	Sewer Water Main	Spring 2007
Burton Street	Sigourney Street; Burton Street; Magnolia Street; Irving Street	Sewer, Water, Mains, gas-lines	Spring 2007
Albany Avenue	Center Street to Homestead Avenue	Sewers	Spring 2007
Adams Street	Drainage outlet to North Branch Park River	Storm-water Outlet	Spring 2007
Tower Avenue	New Drainage System Main Street; Tower Avenue; Cambridge Street	Sewer	Spring 2006
Fishfry Pump Station	Renovate station at Fishfry Street	Pump Station	Summer 2006

Farther in the future, new storm sewers are planned for Milford, Sterling, Harrison and Cabot streets and Harrison Place and Oakland Terrace, with construction beginning in 2009.





Upper Albany Main Street, Inc.





"We don't accomplish anything in this world alone.... and whatever happens is the result of the whole tapestry of one's life and all the weavings of individual threads from one to another that creates something."

- Sandra Day O'Connor

Special thanks to the Upper Albany merchants, residents, and community stakeholders who are committed to revitalizing and energizing this distinctive neighborhood.

If you want to be involved, please call 727-9830 or visit www.upperalbany.com