

CONNECTICUT



SWIFT FACTORY

Hartford, CT (2019)

The M. Swift & Sons Company Historic District's factory complex, called Swift Factory, consisted of five interconnected buildings and two historic residences in Northeast Hartford. The Swift Factory once functioned as the home of the M. Swift & Sons Company throughout its over one-hundred-year story, making it a significant component of the City's industrial heritage.

Once a hub of economic vitality for the community, the shuttered factory was vacant for more than a decade until a new vision for its revitalization emerged. Together with local residents and community organizers, nonprofit Community Solutions redeveloped the complex. The adaptive reuse of the former Swift Factory returned the vacant manufacturing space into a

**ABANDONED GOLD LEAFING FACTORY
TRANSFORMED INTO A HUB FOR NONPROFITS,
HEALTHY FOOD, AND SMALL MANUFACTURERS**

state of the art facility providing high quality jobs and services for residents of the surrounding low-income community. The space includes a commercial food manufacturing kitchen, a food business incubator, community space and nonprofit office space. Completed in 2019, the project generated 50 full-time-equivalent construction jobs and 151 permanent jobs.

The renewed Swift Factory will host several tenants that will provide a range of job opportunities. The anchor tenant will be the manufacturing arm of Bears Smokehouse Barbecue, a locally-owned Missouri-style barbecue restaurant and spice producer. FreshBox Farms, an established regional hydroponic operator, provides a source of fresh produce for the community and additional healthy food options are generated through a food business incubator. Additional space is for non-profit organizations such as Food Corps, Girls for Technology, Build a Better You, Community First School, CT Girls Firefighter Camp, and Community Solutions.

Environmentally sustainable practices such as ecological surface storm water management, water conservation in common areas, improved thermal performance of all onsite windows, air sealing at all openings, high-efficiency HVAC, and energy efficient light fixtures in common spaces were incorporated into the rehabilitation.

FINANCING

NMTC Financing: National Trust
Community Investment Corporation,
Massachusetts Housing Investment
Corporation: \$24.5 million
Equity Investor: U.S. Bancorp Community
Development Corporation

IMPACT

- 50 construction jobs
- 151 permanent jobs created and 62 jobs retained
- 10 certified food production spaces for local culinary entrepreneurs

COMMUNITY

- Promise Zone

