One City, One Plan

Demographics

Chapter 15

KEY TOPICS

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- Methodology
- Population Trends and Projections
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Introduction

This Demographic Chapter was developed in order to provide a comprehensive demographic picture of the City of Hartford and its component neighborhoods. This data is intended to help facilitate the capital improvements and general planning process for the City of Hartford.

Data Sources

The two primary sources for the demographic data discussed in the following sections are the 2005-2007 Three-Year Estimates from the American Community Survey (ACS) and the 2000 Census. The ACS is a survey tool developed by the U.S. Census Bureau to replace the census long form, and is expected to be fully implemented by 2010. ACS survey data is collected continuously, allowing the Census Bureau to provide data estimates for demographic categories on an annual basis. This survey is quite useful for states and counties, who no longer need to rely upon decennial Census data that becomes increasingly dated as the decade progresses. However, the ACS is limited in its applicability to smaller local jurisdictions. One-year data estimates are only available for local jurisdictions with a population of 65,000 or more; three-year estimates are available for jurisdictions with populations of 20,000 or more, and eventually five-year estimates will be available for all local jurisdictions. For the purposes of this analysis, the 2005-2007 3-Year Estimates were used for Hartford. While the 2007 One-Year Estimates were available for the City, the margin of error for this data was considerable. Therefore, the 2005-2007 Three-Year Estimates were utilized due to their smaller margin of error and their use of three years of data rather than just one year.

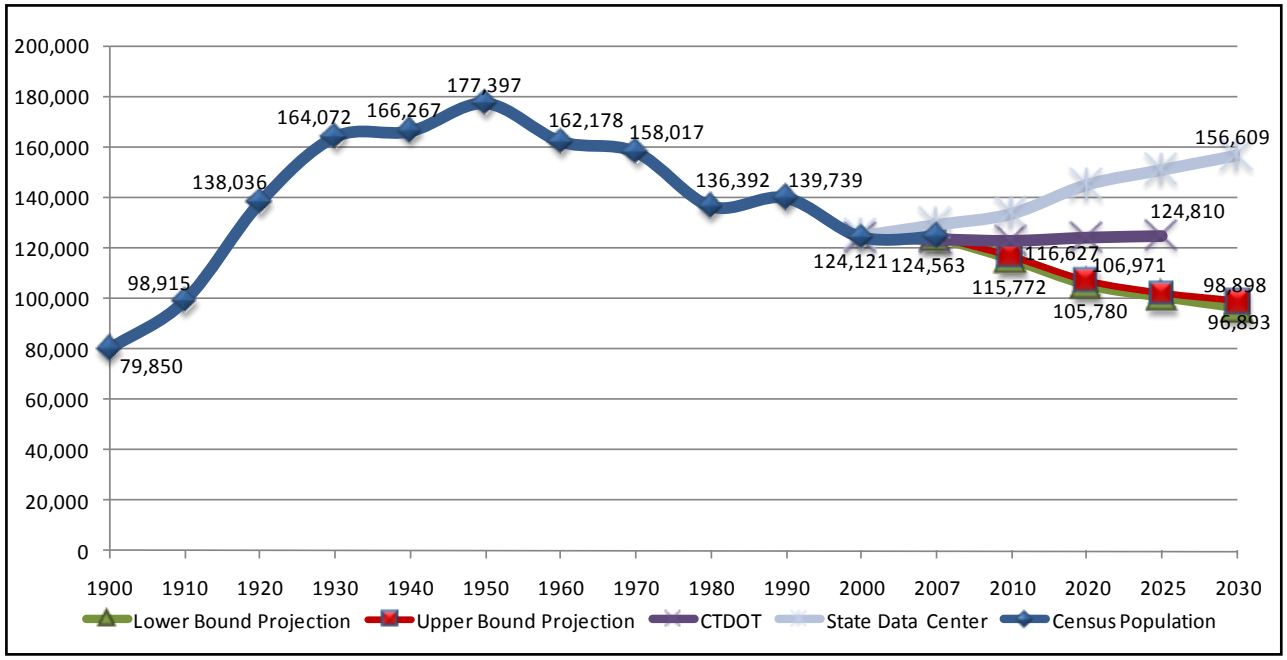
Population Trends and Projections

Over the past century, Hartford's population has experienced both a period of tremendous growth and a period of substantial contraction. In 1900, the City had a population of only 79,850 people, but the following decades saw the City grow by almost 100,000 people. Hartford's population peaked in 1950 at 177,397, but substantial outmigration in the 1950s, 1970s and 1990s reduced the City's population to 124,121 by the 2000 Census, the lowest Census population count for Hartford since 1910. The chart entitled "Population History and Projections, 1900—2030, illustrates the rise and fall of Hartford's population since 1900.

The graph entitled population history and projects, 1900-2030 also shows population projections computed by HMA using four different least squares regression analysis methodologies. Census population data from 1960 to 2000 was used to project Hartford's population out to the year 2030. These four methodologies produced a very narrow range of population projections,

Members of Leadership Greater Hartford

A family attends Hartford Cares event



Population History and Projections, 1900-2030

	DPH	# Change	Census	# Change
2001	123,850	-271	124,264	143
2002	124,558	708	124,217	-47
2003	124,387	-171	124,195	-22
2004	125,053	666	124,022	-173
2005	124,397	-656	123,919	-103
2006	124,699	302	124,408	489
2007	124,563	-136	124,563	155
TOTAL		**442**		**442**

Source: State of Connecticut Dept. of Public Health; U.S. Census Bureau.

Annual Population Estimates 2001-2007

and both the upper bound projection line and the lower bound projection line were taken and added to the population history chart. These projections indicated that a continued decrease in Hartford's total population would take place. However, the trend in Hartford's annual estimated population since the 2000 Census, as provided by the U.S. Census Bureau, has been one of slightly increasing population. Using simple "straight line" projections with only the most recent estimated population data indicates that Hartford's population would stabilize at roughly 126,000 by 2030.

Both the State of Connecticut Department of Public Health and the U.S. Census Bureau provide annual estimates for the population of Connecticut's cities and towns. These two sources of population estimates appear to agree that the City of Hartford's population has remained relatively stable since the 2000 Census, and may possibly be increasing by a small amount. The table entitled "Annual Population Estimates, 2001—2007" illustrates these statistics. It should be noted that the 2005-2007 ACS has Hartford's population estimated at 118,655, with a margin of error of +/- 2,824 people.

The State of Connecticut Department of Transportation completed a set of population projections for Connecticut's cities and towns in 2001 based upon data from the 2000 Census. This data is used for land use and transportation planning purposes, and includes the years 2010, 2020 and 2025. These projections indicate that Hartford's population is expected to experience only minor fluctuations over the next twenty years. The table entitled "Population History and Projections, 1900—2030" provides this data in greater detail.

Finally, the Connecticut State Data Center, a division of the University of Connecticut, has projected that Hartford's population will rise to 156,609 by the year 2030. The Data Center notes that "the calculations and assumptions that form the basis for these population projections are drawn from historical patterns of population change"; however, it is unclear what historical patterns of change would result in Hartford's

population increasing by over 30,000 people during the next two decades.

Neighborhood Population, 1980-2000

During the period of 1980 to 2000, population levels in the various identified City neighborhoods have varied substantially. Several neighborhoods such as Northeast, Downtown and Blue Hills consistently lost population over these two decades. Others, such as Barry Square, Behind the Rocks and Frog Hollow, gained population between 1980 and 1990 but then lost population between 1990 and 2000, or vice versa, as in the case of South West. Only the West End and Parkville neighborhoods had sustained population growth between 1980 and 2000. In contrast to the City of Hartford, which lost 15,618 people between 1980 and 2000, the Hartford metropolitan area has been growing slowly but steadily.

Racial and Ethnic Composition

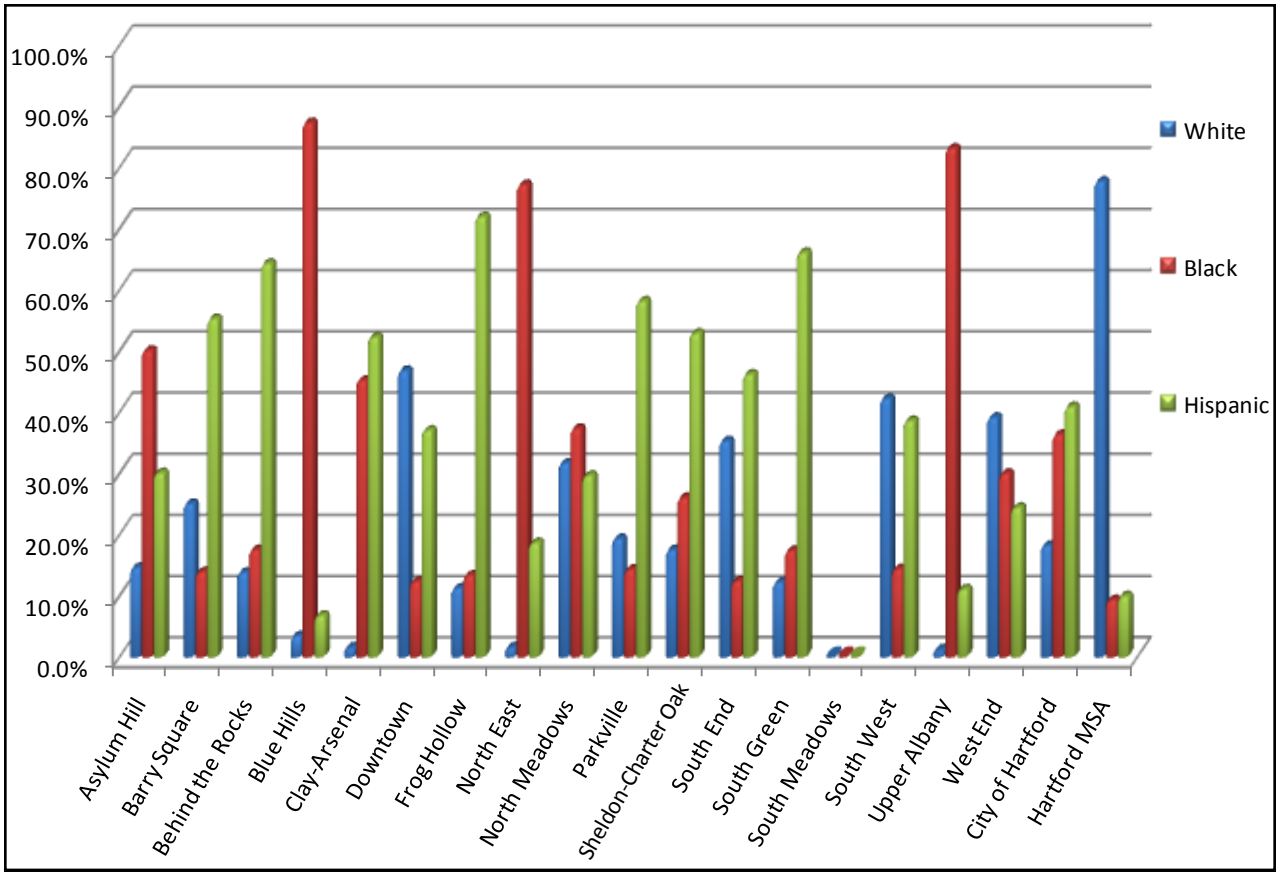
Mirroring national demographic trends, Hartford's population reflects the rapid growth for both the African American and Hispanic community. In Hartford, these groups account for over 76% of the population in the 2000 census. The City of Hartford is a predominantly African-American and Hispanic community, with these two racial groups accounting for over 76% of the population in the 2000 Census, and only 17.8% of the population fall into the category of White, Non-Hispanic. This racial distribution is in marked contrast to the metropolitan area as a whole, where over 77% of the population is White, Non-Hispanic even when including the Hartford population.

At the neighborhood level, the African-American population is largely concentrated in the Blue Hills, North East, Upper Albany, Asylum Hill and Clay-Arsenal neighborhoods. The Hispanic popu-

Neighborhood	1980 Population	1990 Population	2000 Population	Change, 1990-2000	% Change
Asylum Hill	11,122	12,451	10,521	-1,930	-15.5%
Barry Square	13,694	14,715	14,505	-210	-1.4%
Behind the Rocks	12,718	13,476	9,031	-4,445	-33.0%
Blue Hills	14,577	13,921	12,983	-938	-6.7%
Clay-Arsenal	7,595	7,890	6,460	-1,430	-18.1%
Downtown	2,173	1,633	1,118	-515	-31.5%
Frog Hollow	10,085	11,110	9,113	-1,997	-18.0%
North East	15,082	13,951	10,137	-3,814	-27.3%
North Meadows	N/A	954	901	-53	-5.6%
Parkville	5,804	6,119	6,319	**200**	**3.3%**
Sheldon-Charter Oak	4,042	4,408	3,513	-895	-20.3%
South End	11,480	10,618	12,951	**2,333**	**22.0%**
South Green	3,976	4,409	3,579	-830	-18.8%
South Meadows	N/A	151	2	-149	-98.7%
South West	6,507	5,804	6,899	**1,095**	**18.9%**
Upper Albany	9,119	9,665	7,380	-2,285	-23.6%
West End	7,676	8,464	8,708	**244**	**2.9%**
City of Hartford	**135,650**	**139,739**	**124,121**	**-15,618**	**-11.2%**
Hartford MSA	**1,080,710**	**1,157,585**	**1,183,110**	**25,525**	**2.2%**

Source: City of Hartford Dept. of Planning & Economic Develop. "State of the City 1995", 2000 Census. Compiled by HMA.

Hartford Neighborhood Populations



Percentage of Neighborhood Population by Race/ Ethnicity, 2000

lation is predominant in the Frog Hollow, South Green, Behind the Rocks, Parkville, Barry Square, Sheldon-Charter Oak and Clay-Arsenal neighborhoods. Significant White, Non-Hispanic populations are found Downtown and in the West End, South West and South End neighborhoods. The table entitled "Percentage of Neighborhood Population by Race / Ethnicity highlight racial distribution across the City.

The 2005-2007 ACS data indicates that the percentage of Hartford's population that is White, non-Hispanic population continues to decline (at 16.7% of the total population) while the percentages of the total population that are Black and Hispanic is still increasing slightly (37.1% and 41.1%, respectively).

School-Age Population

The 2005-2007 ACS data indicates that the percentage of Hartford's population that is under age 18 has declined from 30.1% as of the 2000 Census to 27.7%.

According to the 2000 Census, over 30% of Hartford's population is age 17 or younger; this compares to only 24.4% for the metropolitan region. Clay-Arsenal has the highest percentage of people age 17 and under at 39.3%, followed by Frog Hollow and North East. Downtown had the lowest percentage at 14.8%, followed by the West End and South West neighborhoods.

Household Type

Within the City of Hartford, the predominant household types are single person households at 33.2% and female-headed households at 29.6%. Married couple households are third with 25.2%. This distribution of household types is significantly different than the distribution at the metropolitan level. In the Hartford MSA, over 50% of the households are married couples, and only 12.4% are female-headed households. At the

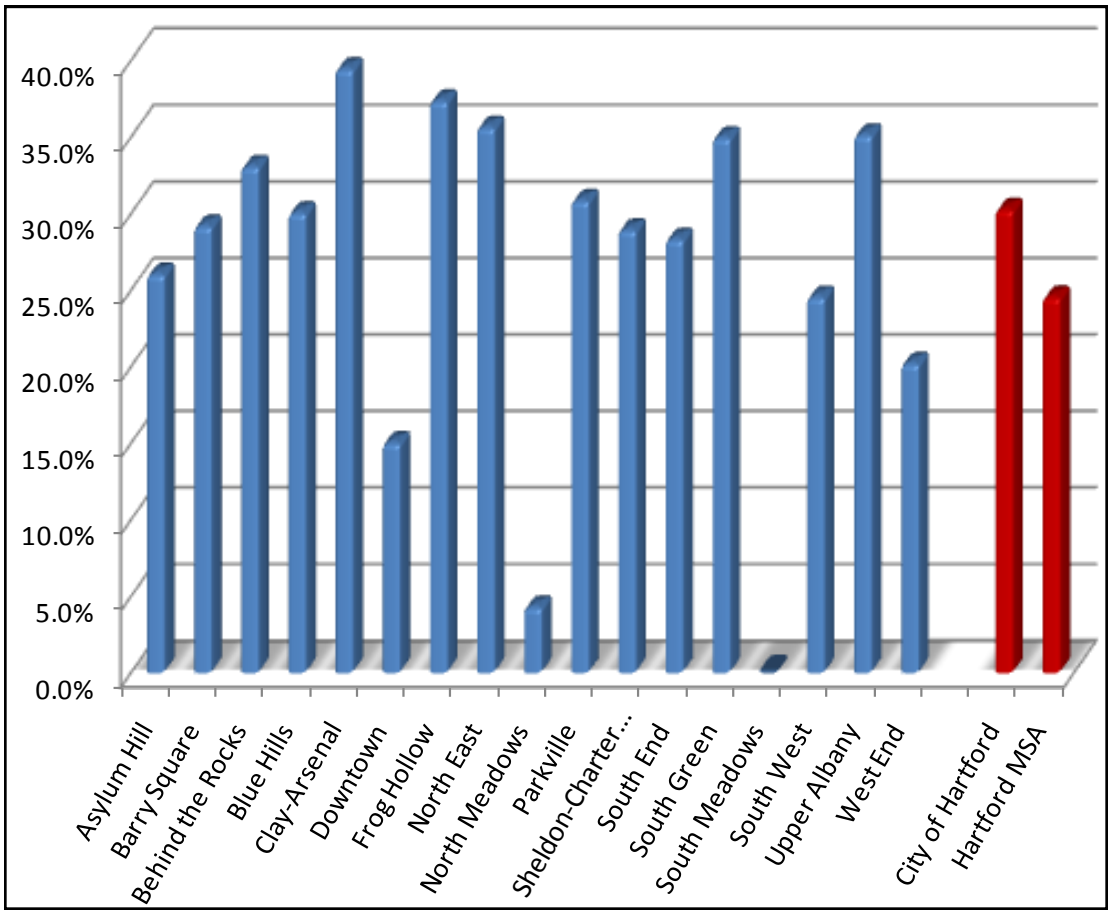
neighborhood level, single person households comprise a large percentage of the households in Downtown and the West End, Asylum Hill and Sheldon-Charter Oak neighborhoods. Female-headed households comprise a large percentage of households in the Clay-Arsenal, North East, Upper Albany and Blue Hills neighborhoods. Married couple households have a significant presence in the South West, South End and Behind the Rocks neighborhoods. The table entitled "Household Type by Neighborhood" provides further detail on household type at the neighborhood level.

According to the 2005-2007 ACS data, the percentage of Hartford's households that are married couple households has dropped significantly since the 2000 Census (down from 25.2% to 22.1%). Meanwhile, there have been slight percentage increases in other types of households. The data also indicates that non-family households now account for 41.0% of Hartford's total households, and 31.0% of all households are female headed with no husband present.

Income

Household Income

The household income table shows the average household income levels for individual Hartford neighborhoods. Overall, the City of Hartford has an average household income of $34,968; in comparison, the average household income in the metropolitan Hartford area is $65,820 or nearly twice the income level of the City of Hartford. Neighborhoods with relatively high average household incomes (as compared to the City as a whole) include Downtown and the West End, South West and Blue Hills neighborhoods. Lower income neighborhoods include Clay-Arsenal, Sheldon-Charter Oak, Frog Hollow and Asylum Hill.



Percentage of Population Under Age 18

Please note that since this data is from the 2000 Census, the statistics on the number of households in each neighborhood may not reflect the present situation. As of the 2000 Census, Hartford had a median household income (as opposed to average household income) of $24,820. Despite a robust economy during much of the past decade, this figure has only climbed to $28,572 (adjusted for inflation), according to the 2005-2007 American Community Survey.

Neighborhood	Households	1 Person	Married Couple	Male-Headed	Female-Headed	Non-Family
Asylum Hill	5,218	51.6%	13.4%	4.7%	22.8%	7.4%
Barry Square	4,621	28.4%	28.0%	6.9%	30.0%	6.7%
Behind the Rocks	2,945	20.8%	34.4%	7.0%	33.1%	4.6%
Blue Hills	3,527	20.2%	31.1%	6.6%	38.8%	3.3%
Clay-Arsenal	2,132	25.2%	18.3%	5.0%	48.0%	3.5%
Downtown	596	67.6%	14.3%	2.0%	8.4%	7.7%
Frog Hollow	3,171	33.0%	20.7%	5.9%	33.2%	7.2%
North East	3,667	28.4%	20.1%	5.3%	42.1%	4.1%
North Meadows	0	0.0%	0.0%	0.0%	0.0%	0.0%
Parkville	2,234	27.1%	31.7%	6.5%	27.6%	7.1%
Sheldon-Charter Oak	1,483	44.8%	16.3%	4.7%	27.3%	6.9%
South End	4,785	27.6%	35.0%	6.5%	24.9%	6.0%
South Green	1,235	34.8%	19.6%	5.5%	33.2%	7.0%
South Meadows	1	0.0%	0.0%	0.0%	0.0%	0.0%
South West	2,488	29.2%	43.1%	4.4%	18.8%	4.6%
Upper Albany	2,615	29.4%	20.7%	5.5%	38.9%	5.5%
West End	4,268	48.7%	21.1%	3.5%	14.8%	11.9%
City of Hartford	**44,986**	**33.2%**	**25.2%**	**5.6%**	**29.6%**	**6.3%**
Hartford MSA	**457,407**	**27.1%**	**50.8%**	**3.6%**	**12.4%**	**6.1%**

Source: 2000 Census. Compiled by HMA.

Household Type by Neighborhood

Family Income

The table entitled Average Household income shows that the family income levels are generally distributed throughout Hartford's neighborhoods in the same pattern as household income. The neighborhoods with the highest and lowest family incomes are roughly the same as those with the highest and lowest household incomes. In addition, the Hartford metropolitan area has an average family income that is more than twice the income level of the City of Hartford.

As of the 2000 Census, Hartford had a median family income (as opposed to average family income) of $27,051. Again, despite a robust economy during much of the past decade, this figure has only climbed to $30,805 (adjusted for inflation), according to the 2005-2007 American Community Survey.

Per Capita Income

The per capita income of the metro region is roughly twice that of the City of Hartford's per capita income of $13,428. The Clay-Arsenal and Frog Hollow neighborhoods have particularly low per capita incomes of $6,900 and $9,480, respectively. Barry Square, South Green and North East also have relatively low per capita income levels. The neighborhoods with the highest per capita incomes are the Downtown and the West End. As of the 2000 Census, Hartford had a per capita income of $13,428. This

figure now stands at $16,982 (adjusted for inflation), according to the 2005-2007 American Community Survey.

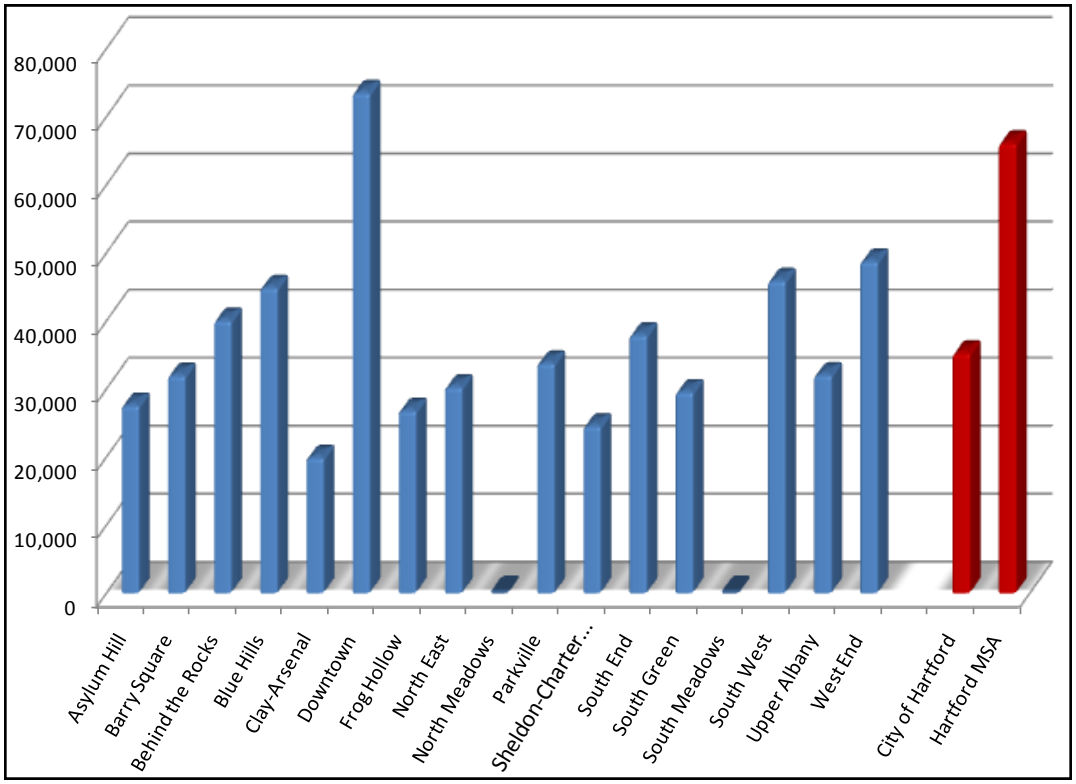
Poverty Status

According to the 2005-2007 American Community Survey data, Hartford's poverty rate for individuals has continued to climb slightly since the 2000 Census. The ACS data indicates an estimated poverty rate of 31.5% among Hartford individuals.

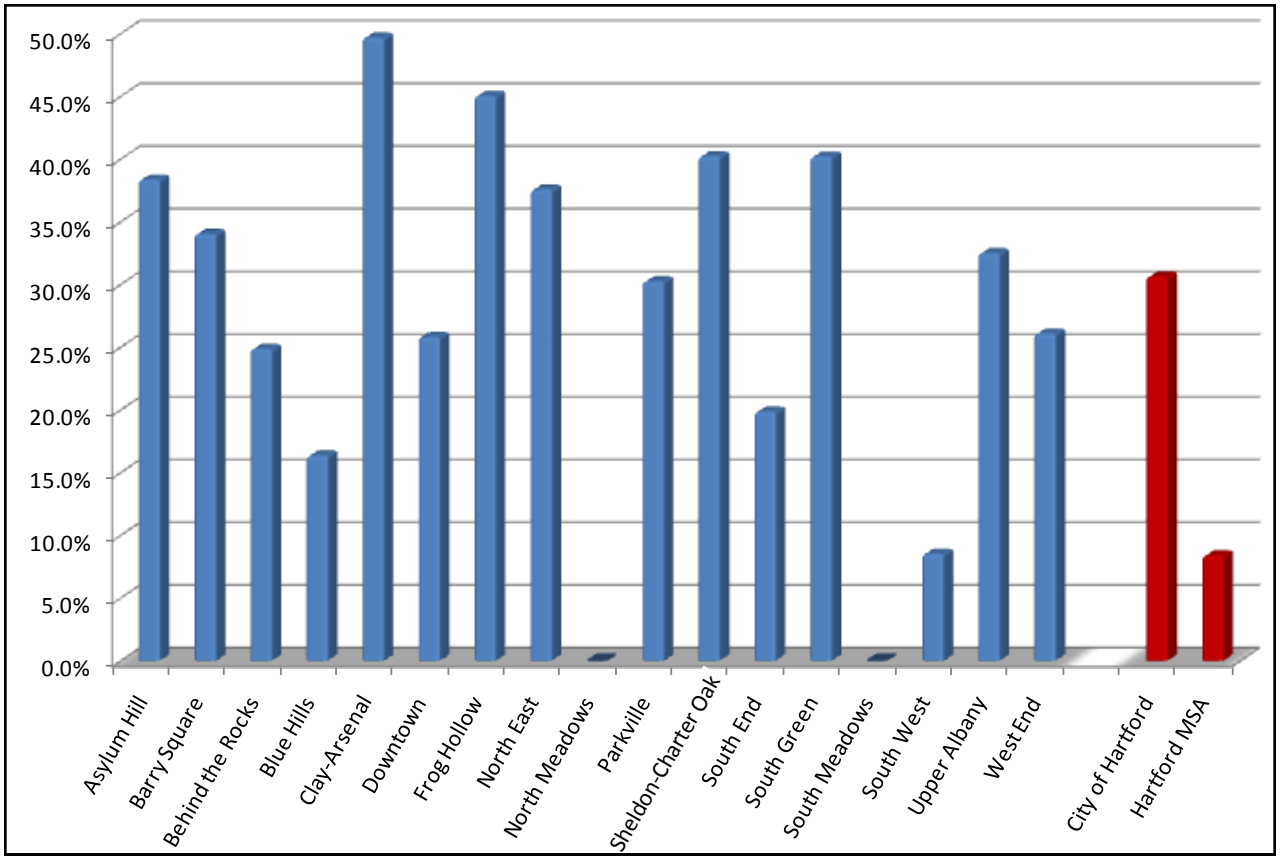
The City of Hartford overall had a high poverty rate of 30.6%, compared to only 8.4% for the metropolitan area, as of the 2000 Census. Neighborhoods with particularly high poverty rates include Clay-Arsenal, Frog Hollow, South Green and Sheldon-Charter Oak. The areas with the lowest poverty rates are South West, Blue Hills and South End. The figure entitled Percentage Population Below Poverty Level, 2000 illustrates the respective poverty rates for the City's neighborhoods.

Education

The large income disparity between the City of Hartford and the metropolitan region can be partially explained by the differences in education levels. Of the population age 25 and older in Hartford, 39.0% do not have a high school diploma compared to only 16.4% for the region. Similarly, Hartford has a much smaller rate of persons with advanced degrees than the rest of the region. Only 12.4% of Hartford's age 25 and older population have a bachelor's degree or higher, compared to almost 30% for the region. Certain neighborhoods in Hartford, such as Clay-Arsenal and Frog Hollow, have particularly low rates of advanced education. Only two areas, Downtown and the West End, have significantly high rates of advanced degrees. The table entitled "Educational Attainment by Neighborhood" provides greater detail on the educational achievement status for each neighborhood.



Average Household Income, 2000



Percentage Population Below Poverty Level, 2000

According to the 2005-2007 ACS data, the percentage of adults age 25 and older who have less than a high school diploma has dropped considerably to 33.5%, while the percentage with a high school diploma as their highest level of education has risen to 34.1%. The percentage of individuals with some college education has also risen to 19.6%, while the percentage of individuals with a bachelor's degree has climbed from 7.2% to 8.2%. However, the percentage of individuals with a master's degree or higher has actually declined from 5.2% to 4.6%.

Custodial Grandparents

A social characteristic that has only recently been tracked is the presence of custodial grandparents within communities. These individuals have been awarded custody of their dependent grandchildren when the parents of the children are unable to care for them for one reason or another. Recent evidence indicates that this familial situation is rising in incidence, particularly in central cities. Of Hartford's population age 30 and over, 3.7% or 2,157 persons are custodial grandparents, significantly higher than the metropolitan rate of 1.0%. The prevalence of custodial grandparents is particularly high in the Clay-Arsenal neighborhood, as well as the North East, Upper Albany and Frog Hollow areas.

Since the 2000 Census, it is estimated that the percentage of adults who are custodial grandparents living in Hartford has declined. The 2005-2007 ACS data indicates that the percentage of individuals age 30 and older who are custodial grandparents in Hartford has decreased from 3.7% to 2.6%.

Foreign-Born Population

A significant portion of Hartford's population consists of foreign-born residents: Over 18% of the population fall into this category. Like other similar cities, Hartford has historically been an immigration gateway for those born outside the United States. A variety of countries of origin

are represented by Hartford's residents, the largest of which by far being Jamaica. Peru, Poland, Italy, Portugal, Guyana, Bosnia and Herzegovina and Colombia are also well represented within the City. The table entitled "Foreign—born Population" indicates the foreign-born population by neighborhood and the associated national clusters in each.

The 2005-2007 ACS data indicates that Hartford's foreign-born population continues to grow, now comprising an estimated 20.2% of the total population.

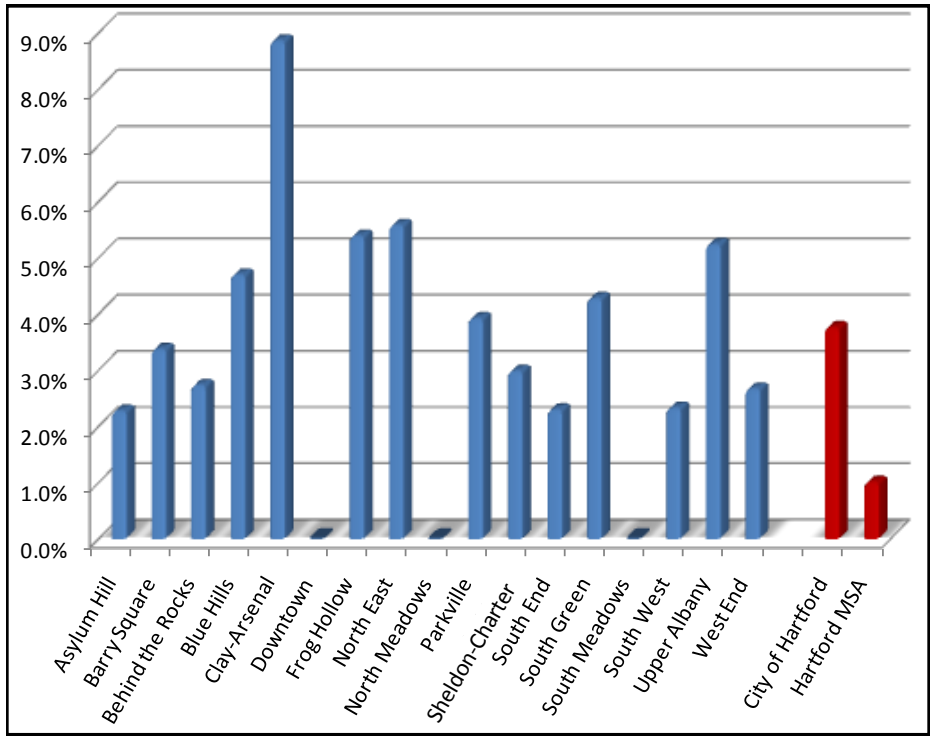
Comparisons to Similar Cities

In order to provide an appropriate frame of reference for Hartford's demographic characteristics, five regional cities were selected to serve as comparative examples. These cities were selected due to their similarities to Hartford in terms of population size; historical development

Neighborhood	Population Age 25+	High School or Less	HS Grad	Less than BA	BA	MA or Higher
Asylum Hill	6,430	32.5%	31.9%	18.2%	9.8%	7.6%
Barry Square	7,070	47.8%	25.1%	17.0%	6.3%	3.7%
Behind the Rocks	5,087	42.9%	30.8%	19.4%	4.1%	2.9%
Blue Hills	6,331	25.6%	40.2%	24.2%	6.5%	3.6%
Clay-Arsenal	2,965	55.4%	30.8%	10.5%	1.9%	1.4%
Downtown	925	30.9%	11.8%	15.7%	24.0%	17.6%
Frog Hollow	4,570	49.4%	23.3%	15.0%	5.9%	4.5%
North East	5,542	42.3%	37.9%	14.2%	3.7%	1.9%
North Meadows	507	39.1%	28.0%	30.4%	2.6%	0.0%
Parkville	3,656	46.8%	30.0%	15.3%	6.6%	1.3%
Sheldon-Charter Oak	2,148	50.8%	26.4%	13.8%	4.8%	4.2%
South End	8,193	34.7%	32.1%	21.2%	6.5%	5.5%
South Green	1,990	46.6%	24.9%	18.9%	5.8%	3.2%
South Meadows	0	0.0%	0.0%	0.0%	0.0%	0.0%
South West	4,746	33.6%	31.2%	20.1%	10.3%	4.8%
Upper Albany	3,999	40.9%	34.6%	19.5%	2.9%	2.2%
West End	5,709	25.6%	23.2%	16.5%	16.9%	17.9%
City of Hartford	**69,868**	**39.1%**	**30.4%**	**18.0%**	**7.2%**	**5.2%**
Hartford MSA	**794,422**	**16.5%**	**29.0%**	**24.7%**	**17.7%**	**12.1%**

Source: 2000 Census. Compiled by HMA.

Educational Attainment by Neighborhood



Percentage of Population Age 30+ Responsible for Grandchildren by Neighborhood

Neighborhood	Foreign-Born	% Foreign-Born	Concentrations
Asylum Hill	2,188	20.8%	Jamaica, Yugoslavia, Dom. Republic
Barry Square	2,764	19.1%	Poland, Bosnia, Vietnam, Peru, Mexico, Jamaica
Behind the Rocks	1,316	14.6%	Peru, Portugal, Haiti, Jamaica, Guyana, Brazil
Blue Hills	2,988	23.0%	Jamaica, Haiti, Barbados, Guyana
Clay-Arsenal	475	7.4%	Jamaica, Barbados, Guyana
Downtown	103	9.2%	Egypt, Japan
Frog Hollow	1,084	11.9%	Peru, Jamaica, Brazil
North East	897	8.8%	Jamaica
North Meadows	59	6.5%	None
Parkville	1,418	22.4%	Portugal, Vietnam, Jamaica, Brazil, Peru, Colombia
Sheldon-Charter Oak	379	10.8%	Poland, Dom. Republic, Jamaica
South End	3,663	28.3%	Italy, Poland, Bosnia, Jamaica, Peru, Guyana, Ecuador, Colombia
South Green	532	14.9%	Bosnia, Vietnam, Iraq, Poland, Mexico
South Meadows	0	0.0%	None
South West	1,219	17.7%	Italy, Poland, Jamaica, Peru, Guyana, Colombia, Germany
Upper Albany	1,771	24.0%	Jamaica
West End	1,813	20.8%	Jamaica, Vietnam, Brazil, China
City of Hartford	**22,671**	**18.3%**	**Jamaica, Peru, Poland, Italy, Portugal, Guyana, Bosnia, Colombia**
Hartford MSA	**120,355**	**10.2%**	**Poland, Jamaica, Canada, Italy, India, United Kingdom, Portugal, China**

Source: 2000 Census. Compiled by HMA.

Foreign-born Population

patterns; and socio-economic similarities. These five cities are:

- Bridgeport, CT
- New Haven, CT
- Springfield, MA
- Worcester, MA
- Providence, RI

With the exception of the 2007 total population figures, all data is taken from the 2005-2007 ACS data sets.

Population Trends

Like Hartford, the five other cities selected for comparison have experienced significant population loss over the past fifty to sixty years. As of 2007, Worcester has edged ahead of Providence as the second-largest city in New England (Boston being the largest), a position over which these two cities have jockeyed for the past four decades. Hartford and New Haven effectively have the same population of around 124,000, forming the lower end of the population range for the selected cities. Springfield and Bridgeport fall within the middle of the range, with populations of approximately 150,000 and 137,000, respectively.

From a percentage standpoint, only Providence has experienced a greater rate of population loss than Hartford, having declined by 32% from its peak population point in 1940.

Racial and Ethnic Composition

Of the six cities analyzed, Hartford had the smallest percentage of white, non-Hispanic residents while having the highest percentage of black and Hispanic residents. The three cities in Connecticut have much higher percentages of black residents than Providence, Worcester and Springfield. With the exception of Worcester, each of the selected cities have significant (20%+) Hispanic populations.

Household Composition

Compared to the other selected cities, Hartford has the smallest percentage of married couple households and married couple families with children. Hartford also has the highest percentage of female-headed families with no husband present.

Educational Attainment

Compared to the other cities, Hartford has a significantly higher percentage of people age 25 and older who have not completed a high school education. Harford, along with Bridgeport, falls at the lower end of the scale for percentage of people with a master's degree or higher.

Poverty Status for Individuals

Hartford's poverty rate for individuals is considerably higher than the other cities, in some cases between 60% to 70% higher.

Household Income

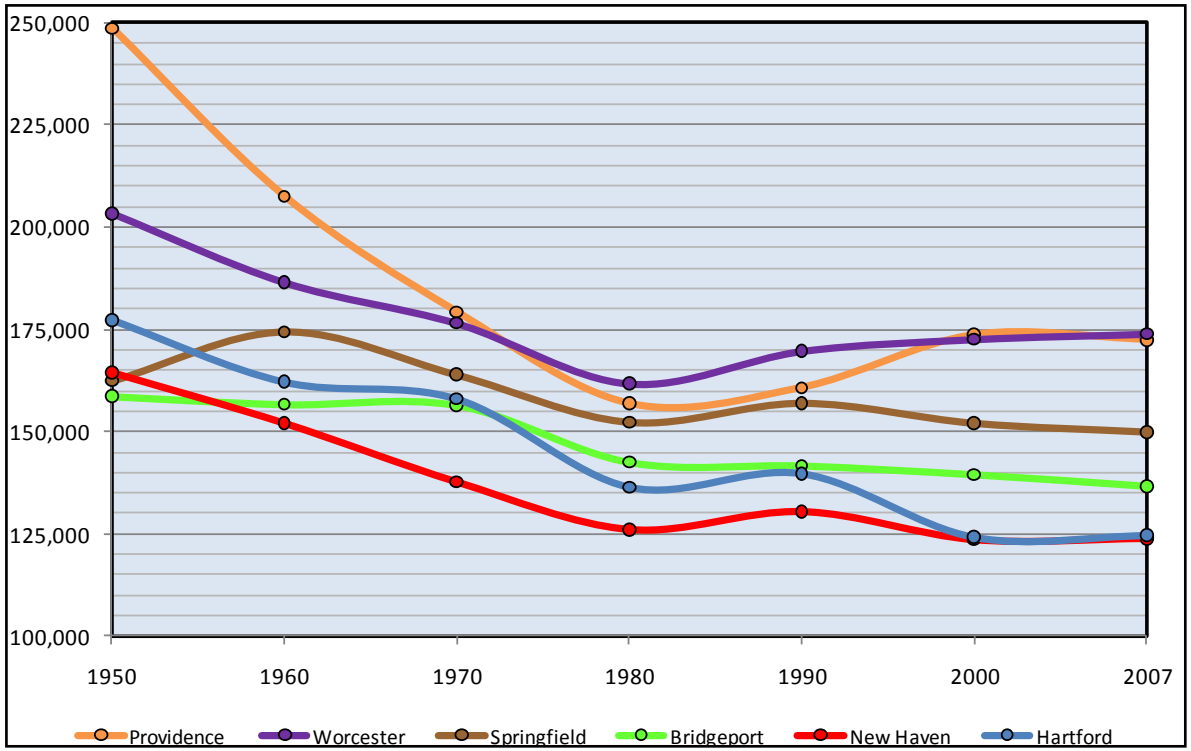
Hartford's median household income lags behind the other comparable cities.

Custodial Grandparents

Hartford has the highest rate of custodial grandparent status of any of the cities analyzed.

Foreign-Born Population

Hartford falls in the middle of the range for foreign-born population, outpaced by Bridgeport and Providence where over one-quarter of the total population is foreign-born.



Historical Population Trends for Selected Cities

Methodology

2000 Census data at the block group level was utilized wherever possible. For two statistics, custodial grandparents and foreign-born population, data was only available at the Census tract level. Census block groups and their associated data were generally assigned to the neighborhood which encompassed their boundaries. However, neighborhood boundaries and Census block group boundaries did not match up exactly

in several cases. In order to provide data at the neighborhood level, a method of estimation was used in working with the Census data. When block groups were split by two neighborhoods, GIS mapping was utilized to determine the total number of properties in the block group and the percentage of these properties that were situated in each neighborhood. These percentages were then applied to the block group's Census data for assignment. The same estimation method was utilized for Census tracts in the case of custodial grandparents and foreign-born population.

Conclusions and Trends

The following is a summary of the demographic data presented and the implications for Hartford:

Hartford's population, having decreased substantially in recent years, appears to have stabilized and is projected to remain stable into the near future. The decrease in population during the recent past likely means that in certain neighborhoods the reallocation of capital assets is warranted. For example, schools, libraries, fire houses, and other community facilities may need to be consolidated, moved, or closed. The stabilization of the population at the present time, however, means that Hartford's present educational and public facilities needs in terms of space and capacity will likely also remain stable for some time.

The large school-age population in Hartford indicates that education will remain an issue of high importance and will require the continued utilization of significant resources to meet the needs of the City's population, particularly in several neighborhoods.

The high percentage of non-traditional family households, including custodial grandparent situations, in Hartford means that current and future population in Hartford will be coming from a wide variety of family backgrounds with varying access to resources and support systems, potentially requiring adjustments to general government service provision and the structure of the school system.

The concentration of low-income households in Hartford and the high rate of poverty place particularly acute pressure on social services programs and their providers to meet the needs of the community. The disconnect between the levels of educational attainment of Hartford residents and the type of jobs generally available in Hartford and the surrounding region is a key impediment to improving income levels and reducing the poverty rate in the City.

However there are bright spots. Hartford has remained focused on education by improving schools and curriculum, which is a strategy that will benefit the economic well-being of City's residents.

Hartford is also home to a significant foreign-born population presenting linguistic and cultural challenges. However, these challenges are also opportunities. Our cultural diversity provides Hartford a glimpse into emerging markets and the untapped potential, which can drive economic opportunity and public policy.

Hartford's cultural diversity with its ethnic cuisine and festivals is an asset, imbuing the city with a vast cultural identity not found in other cities of similar size. These distinct features make Hartford attractive to future residents the world over.