

Quarterly Neighborhood Conditions Report

Central District

Downtown | Frog Hollow | Sheldon/Charter Oak | South Green

June 14th, 2013



CITY OF HARTFORD
Pedro E. Segarra, Mayor

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Anti-Blight Ordinance Violation Conditions

Chapter 9, Article V of the City of Hartford's Municipal Code

Blighted premises means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9) The property is a fire hazard;
- (10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;
- (12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

Definitions

Summary of Properties – all properties being addressed by LSNI are outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Properties Being Monitored** – properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.
- **Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.
- **Abated Properties** – All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

The following acronyms for some of the agencies and terms used in this report:

ATFS- American Tax Funding Servicing

NINA- Northside Institutions Neighborhood Alliance

SINA- Southside Institutions Neighborhood Alliance

RFP- Request for Proposal

Summary of LSNI Anti-Blight Activity by District

For the Period of March 13, 2013 – June 14, 2013

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	15	8	12	12	47
Properties Receiving Notice of Violations	7	11	7	10	35
Properties Receiving Cited for Violations	7	23	14	17	61
Monitoring Properties	0	0	2	8	10
Final Lien Inspection Properties	16	29	12	10	67
Abated Properties	1	0	1	4	6

Summary of Central District Activity by Neighborhood

For the Period of March 13, 2013 – June 14, 2013

	Down town	Frog Hollow	Sheldon/Charter Oak	South Green	Central Total
Properties Receiving Preliminary Notice Letters	0	14	0	1	15
Properties Receiving Notice of Violations	0	4	0	0	7
Properties Receiving Cited for Violations	2	5	0	0	7
Monitoring Properties	0	0	0	0	0
Final Lien Inspection Properties	0	15	0	1	16
Abated Properties	0	1	0	0	1

Final Lien Inspection Properties

For the Period of March 13, 2013 – June 14, 2013

Final Lien Inspection Properties – properties are in the process of being closed out of an open case in order to move towards legal action.

Property Address		Neighborhood	Notes
755	Broad St	Frog Hollow	12/5/2012
166	Affleck St	Frog Hollow	11/30/2012
168	Affleck St (sub parcel)	Frog Hollow	11/30/2012
787	Park St	Frog Hollow	10/24/2012
166	Ward	Frog Hollow	12/5/2012
180	Ward	Frog Hollow	11/27/2012
523	Park St	Frog Hollow	11/1/2012
873	Broad St	Frog Hollow	10/25/2012
145	Lawrence St	Frog Hollow	1/31/2013
126	Hungerford St	Frog Hollow	12/5/2012
900	Broad St	Frog Hollow	11/23/2012
387	Capitol Ave	Frog Hollow	11/27/2012
15	Grand St	Frog Hollow	3/21/2013
75	Madison	Frog Hollow	3/21/2013
66	Retreat	South Green	3/21/2013
255	Jefferson	Frog Hollow	6/7/2013

Abated Properties

For the Period of March 13, 2013 – June 14, 2013

Abated- All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

Property Address		Neighborhood	Date Sent
905	Park Street	Frog Hollow	6/6/13

905 Park Street



Before



After

Blighted Property Updates

1180 Broad Street



AALIYAH LLC purchased the property on 1/25/2013. The contracted with Mystic Air Quality Consultants, Inc. on 1/3/2013 to conduct an asbestos report. The report was reviewed by Ct. Dept. of Public Health and found that the adhesive holding down the ceramic floor contained asbestos. Owners were cleared to proceed with the project as long as the asbestos was not disturbed. Anti-Blight Notice of Violation were on 4/30/2013. Owner has corrected 90% of the violations. They are currently working on having truss designed for the new roof and securing financing.

64 Babcock St.



The property owners are the Southern New England Conference Association of 7th Day Adventist since April 20, 1998. On January 29, 2010 & March 22, 2012, Notices of Unsafe Structure were issued. Frog Hollow Neighborhood Revitalization Zone issues letter of support to proceed with demo on 5/25/12.

Hartford Preservation Alliance also issues letter of support on 6/4/12. Anti-Blight Notice of Violation is issued on 10/25/12, followed by Anti-Blight Citation letter on 1/4/13.

On January 24, 2013 New England Construction & Landscaping enters into a contract to demolish property. Hearing officer grants church 90 days to demolish property on February 7, 2013.

1080 Broad St.



1080 Broad St is currently owned by Mr. Yakov Stiel. Mr. Stiel abated all blight violation in march of this year. Mr Stiel is currently doing a total renovation of five six family buildings on Bedford St. in the North District and plans to start a total renovation of this building in the fall 2013.

31 Wolcott St.



31 Wolcott St. is currently owned by Ms. Jeanne Voltaire. MS. Voltaire has been working with the LSNI inspector for the last year and to date has completed all asbestos testing requirements from the state. Replaced all the windows on the entire building and re-pointed the exterior façade of the building. In the coming months Ms. Voltaire will working on the front entrance and fence.