Quarterly Neighborhood Conditions Report

Central District

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

December 13th, 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.

- **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.

- **Obtained Properties by COH –** properties that have entered the ABO process and due to non-compliance the City of Hartford used its authority to obtain the properties (through foreclosures or other means).

- **Closed Properties** – The property is no longer in the Anti-Blight Process due to new ownership, death of owner, foreclosure/auction, hearing appeal decision etc.

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

FA- Forbearance Agreement (new buyer/owner of a blighted property)
Re-Entry- A property re-entered the ABO process due to change in ownership or foreclosure
HRP- Hartford Restoration Project Recipient or Applicant
TDS- Tax Deed Sale
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 September 13, 2013 – December 13, 2013

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	18	24	7	15	**64**
Properties Receiving Notice of Violations	9	11	9	8	**37**
Properties Receiving Cited for Violations	8	10	13	7	**38**
Final Lien Inspection Properties	18	43	19	21	**101**
Obtained Properties by COH	0	0	0	0	**0**
Abated Properties	2	1	6	6	**15**

Summary of Central District Activity by Neighborhood

For the Period of September 13, 2013 – December 13, 2013

	Down town	Frog Hollow	Sheldon/ Charter Oak	South Green	Central Total
Properties Receiving Preliminary Notice Letters	1	15	1	1	**18**
Properties Receiving Notice of Violations	0	9	0	0	**9**
Properties Receiving Cited for Violations	0	7	0	1	**8**
Final Lien Inspection Properties	2	15	0	1	**18**
Obtained Properties by COH	0	0	0	0	**0**
Abated Properties	0	2	0	0	**2**

Properties Receiving Preliminary Notice Letters

For the Period of September 13, 2013 – December 13, 2013

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.

Property Address		Neighborhood	Date Sent
31	Wolcott Street*	Frog Hollow	3/2/2012
110	Park Terrace*	Frog Hollow	6/19/2012
926	Park Street**	Frog Hollow	9/14/2012
119	Babcock Street	Frog Hollow	10/24/12
1	Putnam Street **	Frog Hollow	1/24/13
951	Broad Street**	Frog Hollow	1/24/13
854	Park Street*	Frog Hollow	4/29/13
654	Park Street*	Frog Hollow	4/29/13
38	Elm Street*	Downtown	8/15/13
33	Ward Street**	Frog Hollow	8/15/13
155	Babcock Street	Frog Hollow	8/15/13
47H	Putnam Street*	Frog Hollow	8/15/13
41	Lisbon Street	Sheldon-Charter Oak	12/10/13
45	Squire Street	Frog Hollow	12/10/13
53	Wadsworth Street	Frog Hollow	12/10/13
116	Putnam Street	Frog Hollow	12/10/13
35	Babcock Street	Frog Hollow	12/10/13
1279	Main Street	South Green	12/10/13

*Monitoring since work in-progress is being made, whether externally (construction/renovations) or internally (creating a financially package for improvements) *Almost abated

Properties Receiving Notice of Violation Letters

For the Period of September 13, 2013 – December 13, 2013

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.

Property Address		Neighborhood	Date Sent
166	Ward Street (Re-Entry)	Frog Hollow	5/2/2013
166	Affleck Street (FA/ Re-Entry)	Frog Hollow	5/2/2013
168	Affleck Street (FA/ Re-Entry)	Frog Hollow	5/2/2013
128	Putnam Street	Frog Hollow	5/6/2013
1146	Broad Street	Frog Hollow	8/14/2013
165	Madison Street	Frog Hollow	10/1/2013
785	Broad Street	Frog Hollow	10/28/2013
39	Madison Street	Frog Hollow	10/28/2013
150	Babcock Street	Frog Hollow	11/4/2013

*Monitoring since work in-progress is being made, whether externally (construction/renovations) or internally (creating a financially package for improvements)

Properties Receiving Notice of Citation Letters

For the Period of September 13, 2013 – December 13, 2013

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.

Property Address		Neighborhood	Date Sent
64	Babcock Street	Frog Hollow	1/4/2013
35	Squire Street	Frog Hollow	12/20/2012
333	Jefferson Street	Frog Hollow	6/3/2013
138	Jefferson Street	Frog Hollow	8/2/2013
1128	Broad Street	Frog Hollow	7/19/2013
246	Lawrence Street	Frog Hollow	11/20/2013
250	Lawrence Street	Frog Hollow	11/20/2013
31	Park Street	South Green	12/20/2013

Final Lien Inspection Properties

For the Period of September 13, 2013 – December 13, 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 Street	Frog Hollow	12/5/2012
787	Park Street	Frog Hollow	10/24/2012
166	Ward Street	Frog Hollow	12/5/2012
180	Ward Street	Frog Hollow	11/27/2012
523	Park Street	Frog Hollow	11/1/2012
873	Broad Street	Frog Hollow	10/25/2012
145	Lawrence Street	Frog Hollow	1/31/2013
126	Hungerford Street	Frog Hollow	12/5/2012
900	Broad Street	Frog Hollow	11/23/2012
387	Capitol Avenue	Frog Hollow	11/27/2012
15	Grand Street	Frog Hollow	3/21/2013
75	Madison Street	Frog Hollow	3/21/2013
66	Retreat Street	South Green	3/21/2013
255	Jefferson Street	Frog Hollow	6/21/2013
1355	Main Street	Downtown	11/22/2013
1359	Main Street	Downtown	11/22/2013
493	Zion Street	Frog Hollow	11/22/2013
597	Park Street	Frog Hollow	11/22/2013

Obtained Properties by the City

For the Period of September 13, 2013 – December 13, 2013

Obtained Properties by COH – properties that have entered the ABO process and due to non-compliance the City of Hartford used its authority to obtain the properties (through foreclosures or other means).

Property Address		Neighborhood	Notes
n/a	n/a	n/a	n/a

Abated Properties

For the Period of September 13, 2013 – December 13, 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
20	Putnam Street	Frog Hollow	12/12/2013
63	Wadsworth Street	Frog Hollow	12/12/2013

20 Putnam Street

Before

After

Abated Properties

For the Period of September 13, 2013 – December 13, 2013

63 Wadsworth Street

Before

After