

Livable & Sustainable Neighborhoods Initiative

*Quarterly Meeting with
City-Wide Neighborhood Leaders/Stakeholders*

Friday, March 15th, 2013



CITY OF HARTFORD

Pedro E. Segarra, Mayor



Stakeholder Meeting Agenda

- **WELCOME**
- **LSNI PROGRAM TO DATE**
- **ANTI-BLIGHT ENFORCEMENT & PROGRESS**
- **QUALITY OF LIFE MATTERS**



LSNI Program to Date

Thank you for your Commitment to Engage

Quarterly Stakeholder Meetings – Programmatic Updates

Friday, June 14, 2013 @ 10:00am

Youth Program Room 3rd Floor | Hartford Public Library | 500 Main Street

September 2013

December 2013

LSNI Quarterly District Reports – Handouts & Download on the Webpage

NRZ Meetings – As Scheduled by NRZs

Constituent Services attend regularly: Brittany Joiner and Isis Irizarry



LSNI Program to Date

Staffing

Hired

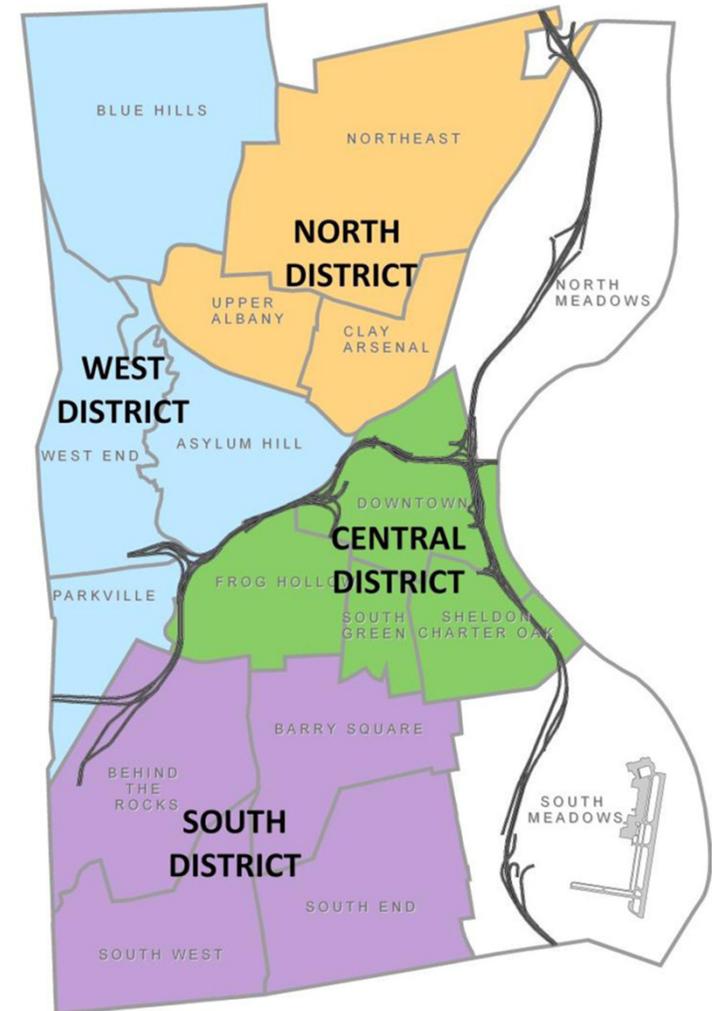
- (1) Permanent ACOO for South & Central
- (2) Nuisance Inspector
- Maintainers for the LSNI Crew

Focus On Blight Reduction

Coordination of Infrastructure & Community Development Projects

Programmatic Alignment

Performance Measurement





Anti-Blight Enforcement & Progress

City Ordinance: Property Can be deemed Blighted if at least 2 of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted
- (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.



Anti-Blight Enforcement & Progress

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.



Anti-Blight Enforcement & Progress

Anti-Blight Process

Blight Prevention Consultation Inspection

Property Survey for ABO Process - Properties Receiving Preliminary Notice Letters

Initial Inspection - Properties Receiving Notice of Violations

Re-Inspection - Properties Receiving Notice of Citations or Abated of all Violations

Citation Appeal Hearings

Citation Action Committee

Lien Inspections for Default Judgments

***Forbearance Agreements** (Due to New Owner)

***Tax Deferral Inspection**



Anti-Blight Enforcement & Progress

Fourth Quarter as of December 7, 2012 – March 15, 2013:
 Quarterly Neighborhood Conditions Report

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	16	12	13	18	59
Properties Receiving Notice of Violations	4	5	1	12	22
Properties Cited for Violations	8	28	11	16	63
Properties being Monitored	0	0	7	9	16
Final Lien Inspection Properties	12	20	8	8	48
Abated Properties	3	1	0	0	4

* Chart ONLY reflects the stats as of March 2013 LSNI Quarterly District Reports



Anti-Blight Enforcement & Progress

Comprehensive Statistics of LSNI Efforts since 1/13/12 until 3/13/13:

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	61	85	57	60	263
Properties Receiving Notice of Violations	42	67	40	38	187
Properties Cited for Violations	30	51	33	30	144
Properties being Monitored	0	0	7	9	16
Final Lien Inspection Properties	11	20	9	3	43
Abated Properties	20	17	13	15	65



Anti-Blight Enforcement & Progress

COMPLETED AND FUNCTIONING Standard Operating Procedures (S.O.P.) AVAILABLE @ HARTFORD.GOV/LSNI

- Citation Action Committee (CAC)
(Collaboration of 6 COH Departments)
- HHS: Health Code Remediation Services
(Collaboration of 6 COH Departments)

SOP's are reviewed on a regular basis to ensure operations are flowing properly with Internal Audit's assistance and changes are made where necessary in conjunction with retraining.



Anti-Blight Enforcement & Progress

CITATION ACTION COMMITTEE PROPERTIES - INCEPTION: 09/20/12 Thru PRESENT

TOTAL NUMBER OF PROPERTIES BROUGHT FORWARD FOR COMMITTEE ACTION:	58
PROPERTIES RECOMMENDED FOR SECURING OF JUDGMENT ONLY WITH NO FURTHER LEGAL ACTION:	6
PROPERTIES RECOMMENDED FOR SECURING OF JUDGMENT AND THE PLACEMENT OF A LIEN IN THE LAND RECORDS:	30
PROPERTIES RECOMMENDED FOR SECURING OF JUDGMENT, PLACEMENT OF A LIEN IN THE LAND RECORDS, AND FORECLOSURE:	22



Anti-Blight Enforcement & Progress

UPCOMING

Standard Operating Procedures (S.O.P)

- Snow Removal on Vacant Private Properties – Transferring existing responsibility for ticketing from Police to HHS Nuisance Inspectors with training.
- Boarding up of unsecured buildings – Standardization and training of existing staff.
- Vacancy Tracking - Implementing the registration Ordinance in L&I, Used as supporting information for the Special Assessment, and Marketing to turn Vacancy into Occupancy.
- Tax Deferral - Training and enforcement of existing Ordinance w/proposed changes.

The seal of the City of Hartford, Connecticut, is a circular emblem. It features an eagle with wings spread, perched on a shield. The shield contains a smaller shield with a cross and a banner. The banner has the Latin motto "NUBILA PHOEBUS". The outer ring of the seal contains the text "SEAL OF THE CITY OF HARTFORD" at the top and "CONNECTICUT" at the bottom, separated by two stars. The seal is rendered in a light gray, semi-transparent style.

City of Hartford's Progressive Properties



Central District: Successful Property

1080 Broad Street – Frog Hollow





Central District: Successful Property

936 Park Street – Frog Hollow





Central District: Successful Property

122 Washington Street – Frog Hollow





North District: Successful Property

40 Mansfield Street – Clay-Arsenal





Quality of Life Matters Updates

LSNI Crew

Data as of March 13, 2013	North	Central	West	South	Citywide
	8/10/12-Present	8/10/12-Present	8/10/12-Present	8/10/12-Present	8/10/12-Present
Private Property Nuisance Abatements by Neighborhood Initiative Crew	22	4	2	13	41

- Started 1/1/13 the LSNI Crew will maintain (53) City properties
- Collaboration with Housing and LSNI on Property Management



Quality of Life Matters Updates

Hartford Restoration Project (HRP I):

- Assistance to help Owner-Occupants who have proven financial hardship during their Blight Appeal Hearing

Citywide Sidewalk Program:

- Citywide Survey of Current Sidewalk Conditions
- Development of Program with Resident Participation

Hartford Area Habitat for Humanity & Rebuilding Together Collaborations

Towing Abandon Vehicles



Quality of Life Matters

Up-Coming Projects

- **Hartford Restoration Project (HRP II)**
- **Big Belly Installation**
 - Additional Big Bellies to Commercial Corridors
 - Plans to install for fiscal year 2013-2014 (July)
- **Neighborhood Signage**
- **Citywide Planters**



Quality of Life Matters

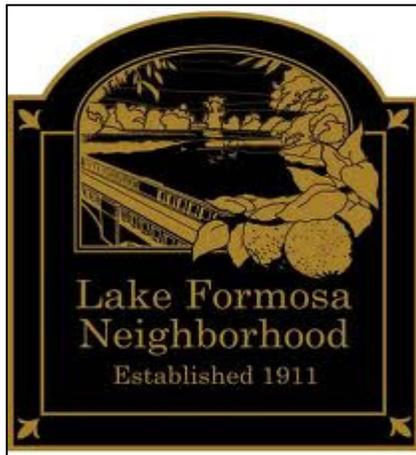
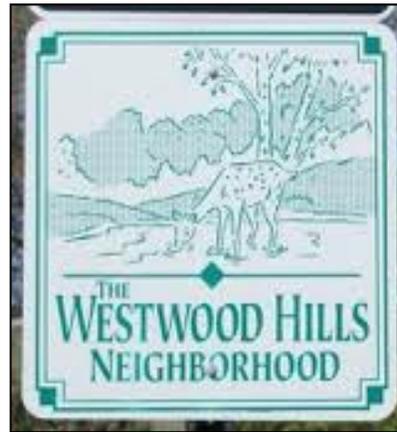
Replacing Neighborhood Signage

- Project is for replacement for an existing signage only
- Take photos of the sign and send it to Steve Frank at frans001@hartford.gov with heading "Neighborhood Signage" by Friday, April 19, 2013. Please state your neighborhood in the email
- LSNI will select which signs have the greatest need for replacement
- Three sign designs will be offered
- The NRZ chooses one design for their signage



Quality of Life Matters

Replacing Neighborhood Signage





Quality of Life Matters



Citywide Planters with Knox Parks

- Locations are on Commercial Corridor's or are in a Highly Visible Area (i.e. Gateway). **No residential streets!**
- Timeframe for planters is June - September 2013
- Approx. 25 planters per district (Citywide 100 planters minimum)



Livable & Sustainable Neighborhood Initiative

Community Problems: Let Us Know!

- Telephone: **Call 311**
- Track your Request: <http://www.hartford.gov/311>
- Wireless Devices: **See, Click, Fix**



Livable & Sustainable Neighborhood Initiative

Questions or Comments

Thank You for Your Support



Livable & Sustainable Neighborhood Initiative

Point of Contact

North District (Northeast, Clay Arsenal, Upper Albany)

West District (Blue Hills, West End, Asylum Hill, Parkville*)

Constituent Services	Brittany Joiner	860.757. 9523
Assistant to the COO	Breyonne Golding	860.757. 9593

Central District (Downtown, South Green, Frog Hollow, Sheldon-Charter Oak)

South District (Barry Square, Behind the Rocks, Southwest, South End)

Constituent Services	Isis Irizarry	860.757. 9562
Assistant to the COO	Ronnie Vazquez	860.757. 9592

Other LSNI Contacts

Special Assist. to the COO	Steve Frank	860.757. 9594
Senior Project Manager	Gustavo Espinoza	860.757. 9033

* **Please Note:** Parkville will continue to have Isis Irizarry as their Constituent Service Representative