

City-Wide Quarterly Neighborhood Conditions Report

Central District | North District | South District | West District

April 6, 2016



CITY OF HARTFORD
LUKE A. BRONIN, MAYOR

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Executive Summary

The Livable & Sustainable Neighborhood Initiative (LSNI) was created to the enforcement of the City of Hartford's Anti-Blight Ordinance. By definition "*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) blight conditions exist. The anti-blight ordinance and a list of conditions are located on page eighty seven. In this City Wide Quarterly Neighborhood Conditions Report you will find a comprehensive analysis of blighted properties that have entered LSNI's anti-blight enforcement process. All LSNI blighted properties are listed along with their current enforcement status. This report has also been expanded to include post inspection enforcement actions such as legal actions taken by Corporation Counsel to address blighted properties. Data charts have been added to provide an objective analysis of LSNI's anti-blight enforcement actions. Highlighted below are some of the key policy issues involved with the City of Hartford's anti-blight enforcement process.

Prioritization of Severely Blighted Properties & Limitation of Blight Code Enforcement

LSNI's anti-blight enforcement process has been able to identify and address properties in the City of Hartford that are severely blighted. Although the municipal code requires a minimum of two (2) violations to enter the process, LSNI has prioritized blighted properties that are severely blighted (five or more violations) throughout the city for blight code enforcement per round. This process has provided the City of Hartford the opportunity to address severely blighted properties to its enforcement capacity, while at the same time addressing those blighted properties that are a priority. Blighted properties with immediate public safety (unsecured properties) and health violations (public nuisances) are addressed immediately by the Departments of Licenses & Inspections (L&I) and Health & Human Services (HHS). Blighted properties with individual violations are also addressed individually by various city departments with applicable enforcement jurisdiction. In sum, the City of Hartford's anti-blight code enforcement process is enforced by multiple city departments at different code enforcement stages and levels of prioritization.

Since the inception of LSNI in 2011, 392 blighted properties have entered LSNI's anti-blight enforcement process. These properties have been enforced for blight code violations by blight inspectors in Licenses & Inspections (L&I). At the current moment 152 cases are open, 240 cases are closed. The volume and ranking of these blight cases by district are the following; (1) North District - 125 cases, (2) South District - 95 cases, (3) West District - 88 cases, (4) Central District - 84 cases. The Frog Hollow Neighborhood in the Central District (Ranked - 4) had the largest concentration of blight cases in the City of Hartford with sixty eight (68), Sheldon Charter Oak - Neighborhood (Central District) had the least cases with two (2) - (See Figure 2, pg. 10).

Blight Prevention

LSNI has recognized a greater degree of blight code compliance from property owners. This is in part due to the successful intervention of blight consultations and working relationships that blight inspectors have with property owners in the pre-code enforcement stage. Blight inspectors believe that consultations and preliminary warnings will continue to assist property owners in abating blight violations before code enforcement is needed. LSNI has also recognized that effective blight prevention is aligned with the broken windows theory. The theory's main objective and strategy highlights that effective prevention starts early and addresses issues before they develop into larger problems. Blight violations that are addressed by LSNI have taken years to develop. From a code enforcement perspective, LSNI's anti-blight code enforcement interventions are last resort enforcement actions and are at the tail end of the city's code enforcement process. LSNI believes and recommends that effective code enforcement actions early on will considerably reduce blight code violations. Specific strategies to implement this policy goal include code enforcement development for L&I - housing code enforcement, DPW - code enforcement for proper waste management and disposal, HHS - code enforcement for public nuisances. Collectively these code enforcement areas are at the initial stages of blight development. Effective code enforcement actions during these initial stages should be refined to promote property maintenance and thus deter the development of blight conditions.

Blighted Property Rehabilitation Improvements

Blight code enforcement actions have supported the sale and rehabilitation of properties that have been blighted and dormant for many years. Forbearance Agreements have been used to work with new owners, providing the opportunity to discuss the conditions and plans to renovate properties before properties are sold. At the current moment there are 11 open forbearance agreements that are in place. Other rehabilitation programs that have been provided to blighted property owners include the Hartford Restoration Project, the City's Tax Deferral program (55 properties – See Figure 8, pg.14). LSNI has also collaborated and provided funding to Rebuilding Together Hartford for neighborhood rehabilitation projects. Collectively these initiatives have had a positive impact in improving neighborhood conditions, aiding property development and attracting responsible property owners.

Time Extensions of Blight Code Remediation

An area of concern worth highlighting is in regards to the correction period that is required to abate blight conditions with proactive owners. In many cases in which proactive owners cooperate with the City of Hartford, they request and receive correction period extensions. These extensions assist the City of Hartford in ensuring that blighted violations are abated with private funding, but require a tradeoff of a longer time period for compliance. At the current moment 174 blighted properties (44.38 %) within LSNI's Anti-Blight enforcement process have been abated (See Figure 5, pg. 12).

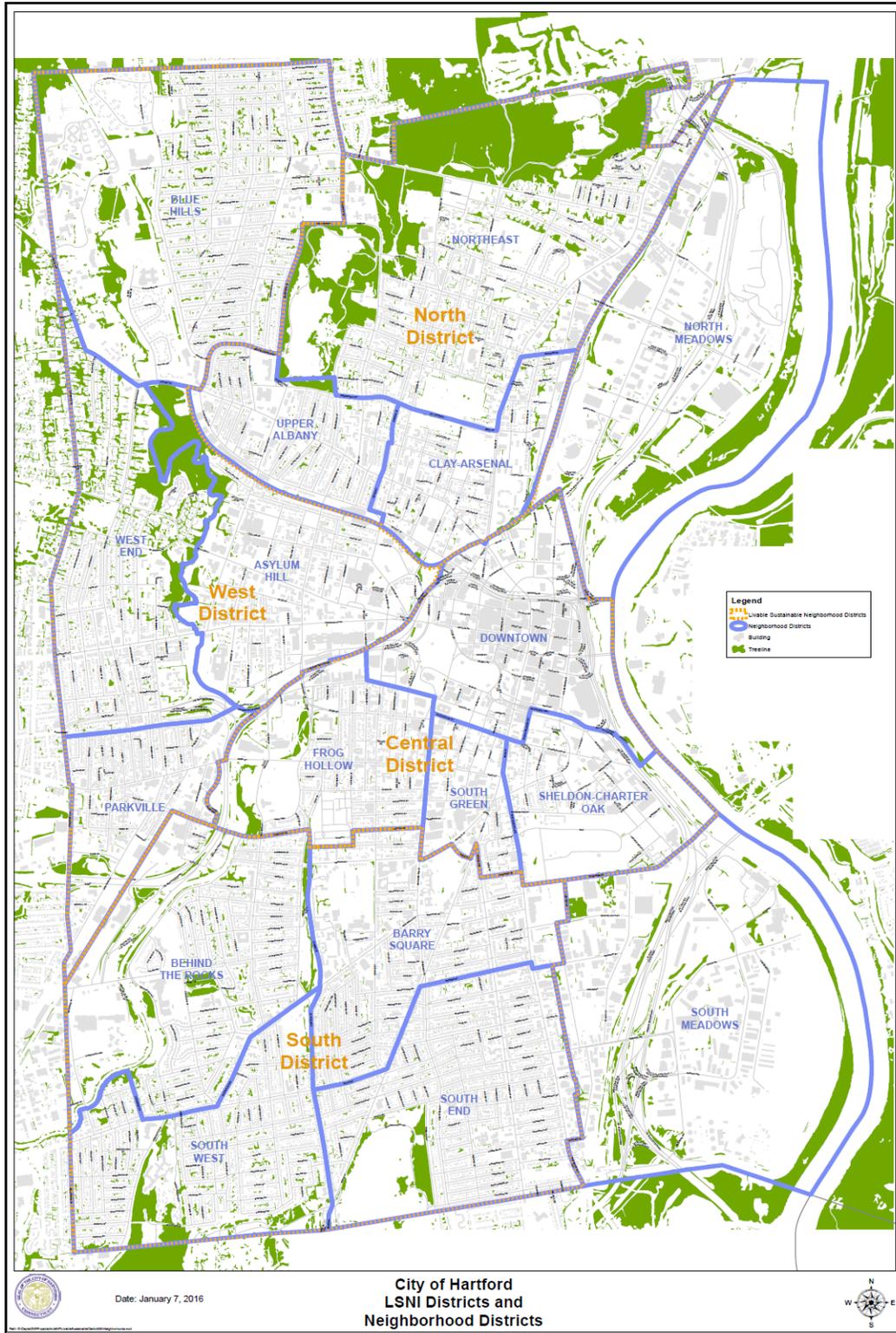
Community Expectations of Blight Code Enforcement

Anti-Blight enforcement actions are limited to the municipal code requirements. These code requirements are designed to meet public safety policy goals and cannot meet subjective aesthetic goals. LSNI has been actively engaged in supporting beautification projects throughout the city to reverse the negative conditions of blight in our neighborhoods and to support the city's anti - blight code enforcement actions.

Blighted Vacant Housing - Special Assessment

There exist within the City of Hartford a large number of properties which are vacant. The existence of vacant and blighted properties contributes to the overall decline of neighborhoods, which, in turn, affects the health, safety, welfare and economic well-being of Hartford's residents. Many of the vacant and blighted properties can be rehabilitated, reconstructed, demolished and/or reused so as to provide decent, safe, and sanitary housing and commercial facilities. Such rehabilitation, reconstruction, demolition and/or reuse will eliminate, remedy, and prevent the adverse conditions described above while increasing revenue to the City of Hartford. LSNI provides yearly vacancy inspections to identify properties that are identified as "Blighted Vacant Housing" as it is defined by Chapter 9, Article 5, section 9-98 (F) (b) of the City of Hartford Municipal Code. These are properties that have remained vacant for more than 120 days and in which property owners have not demonstrated intent to address the Blighted Vacant Housing conditions that negatively affect the property and neighborhood. Blighted Vacant Housing properties are subject to a special assessment tax to recapture city code enforcement expenditures and deter the neglect of property owners. Overall the City of Hartford has been successful in monitoring vacancy throughout the city and will continue to enforce the anti-blight ordinance to reverse the negative effect of vacancy throughout the city. Since the inception of the city's special assessment process for Blighted Vacant Housing in 2012, the Blighted Vacant Housing rate has been significantly reduced by 51.62 % (See Figure 12, pg. 18).

LSNI Districts and City Neighborhoods



LSNI Anti-Blight Enforcement Statistics

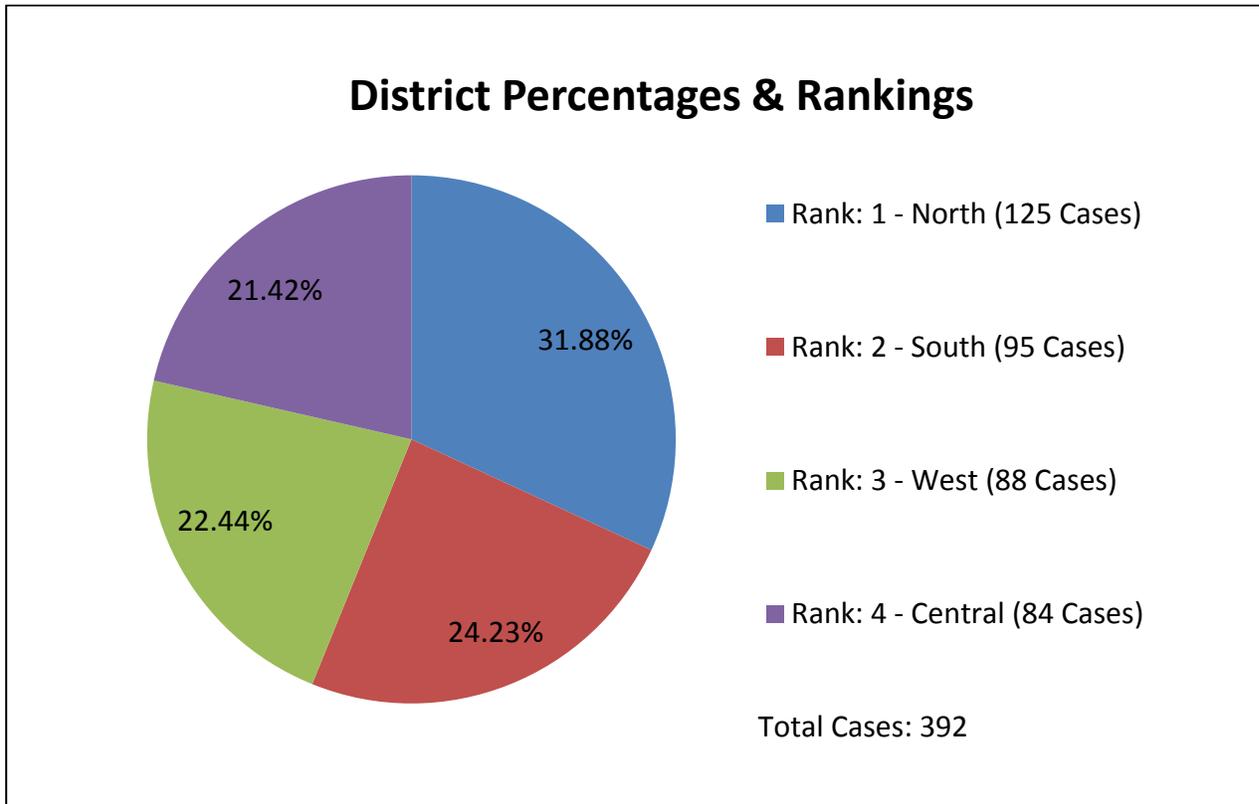
April 2016 – Update

(All Properties currently in LSNI Blight Enforcement Process)

Enforcement Stages	Case Status	Central	North	South	West	Citywide	Percent Out Of Total Properties
Properties currently in the Preliminary Anti-Blight Ordinance Notification & Consultation Stage	Open	14	31	16	16	77	19.64 %
Properties currently in the Notice of Violation (NOV) Stage	Open	4	1	5	2	12	3.06 %
Properties currently in the Citation (CIT) Stage	Open	3	8	4	3	18	4.59 %
Properties currently in the Citation Hearing Assessment Stage with a Liable Finding	Open	3	4	9	2	18	4.59 %
Properties currently closed due to a Not Liable Finding at the Citation Hearing Assessment Stage	Closed	2	1	4	2	9	2.29 %
Properties in the Superior Court Judgement process	Open	0	4	0	0	4	1.02 %
Properties currently closed due to Foreclosures & Tax Deed Sales, Lien Payoff (Anti-Blight Liens Extinguished)	Closed	0	3	1	0	4	1.02 %
Properties currently with Certified Anti-Blight Liens on Land Records	Closed	7	13	8	9	37	9.43 %
Properties with active Forbearance Agreements in place	Open	1	4	4	2	11	2.80 %
Properties that are currently Abated	Closed	46	44	40	44	174	44.38 %
Properties that are currently in the Hartford Restoration Project (HRP)	Open	2	3	2	5	12	3.06 %
Properties that are currently owned by the City of Hartford	Closed	2	9	2	3	16	4.08 %
Total Properties in District	N/A	84	125	95	88	392	100 %

Source: L&I District Trackers, COH Housing Department - HRP Database

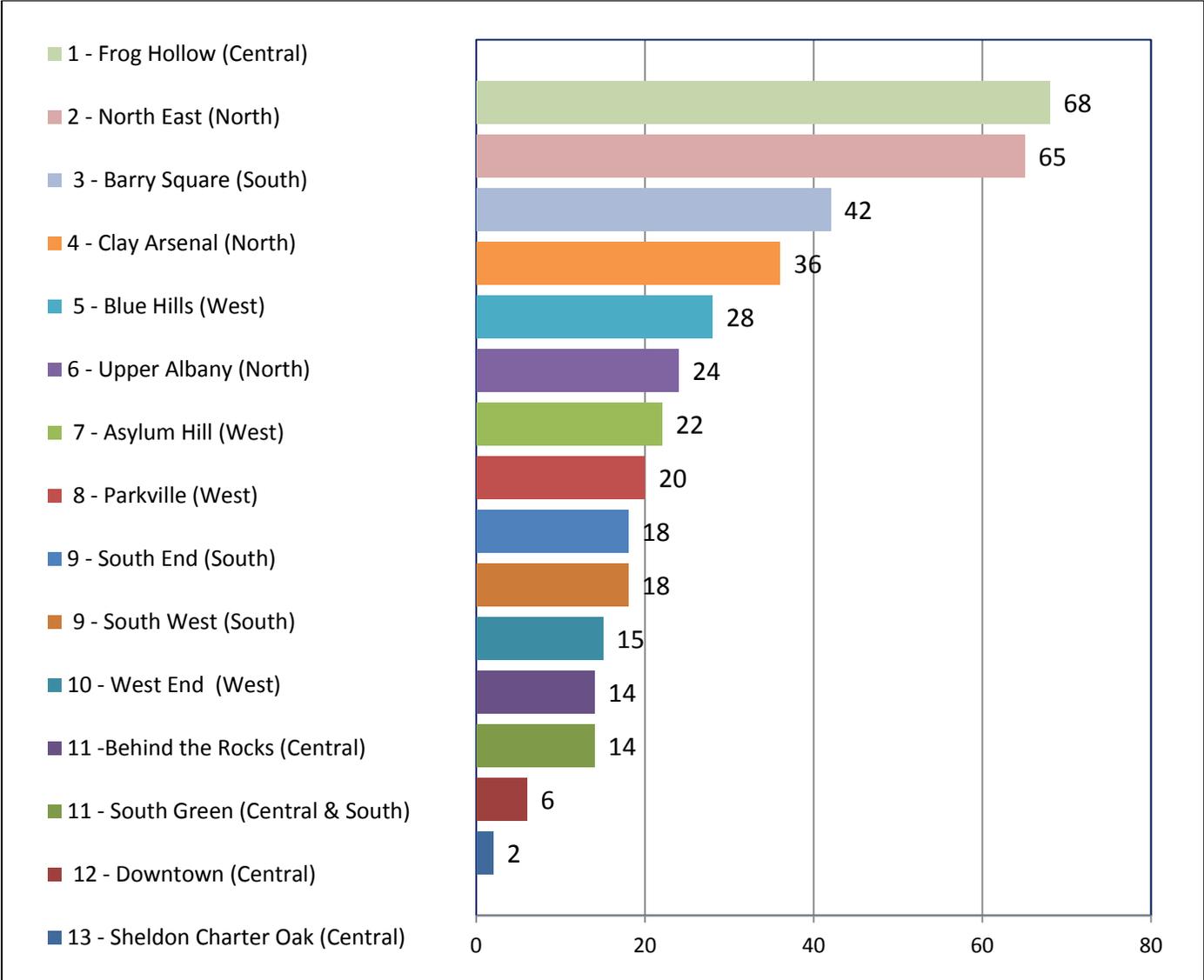
Figure: 1 - LSNI Blighted Property Enforcement Cases by District



Source: L&I District Trackers

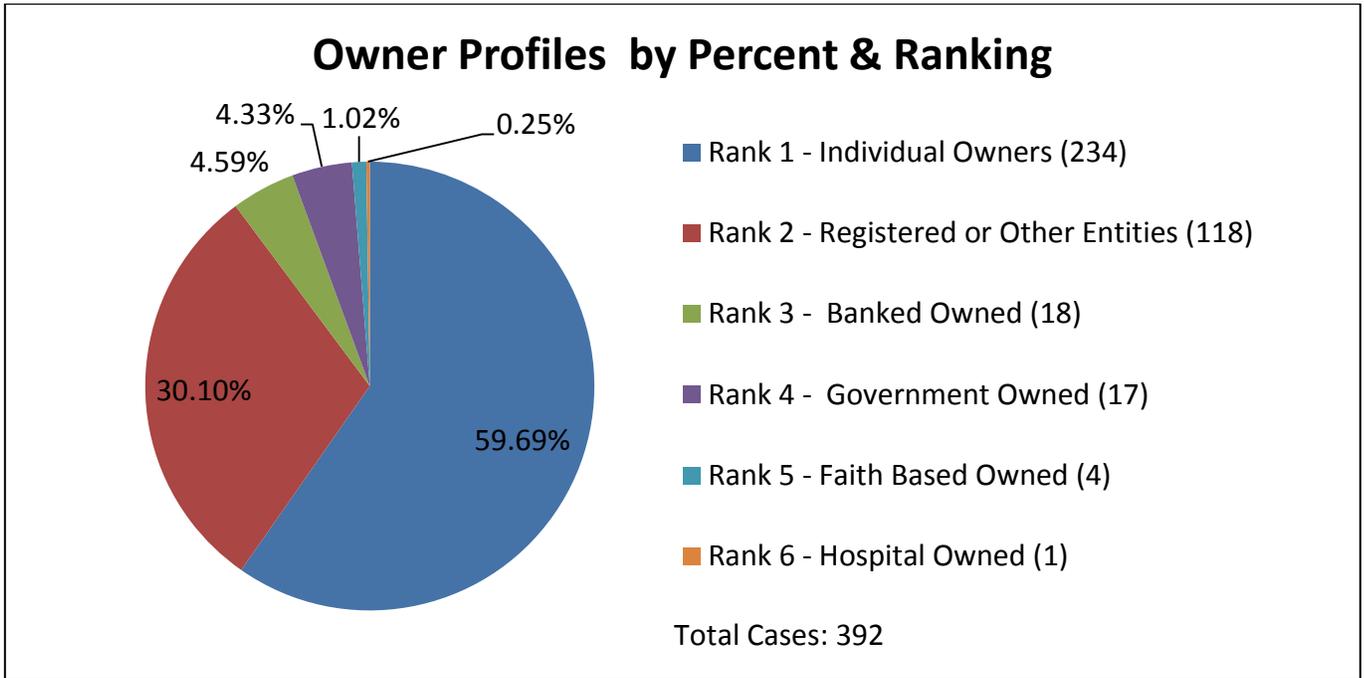
Figure: 2 - LSNI Blighted Property Enforcement Cases by Neighborhood

(Ranking Highest to Lowest)



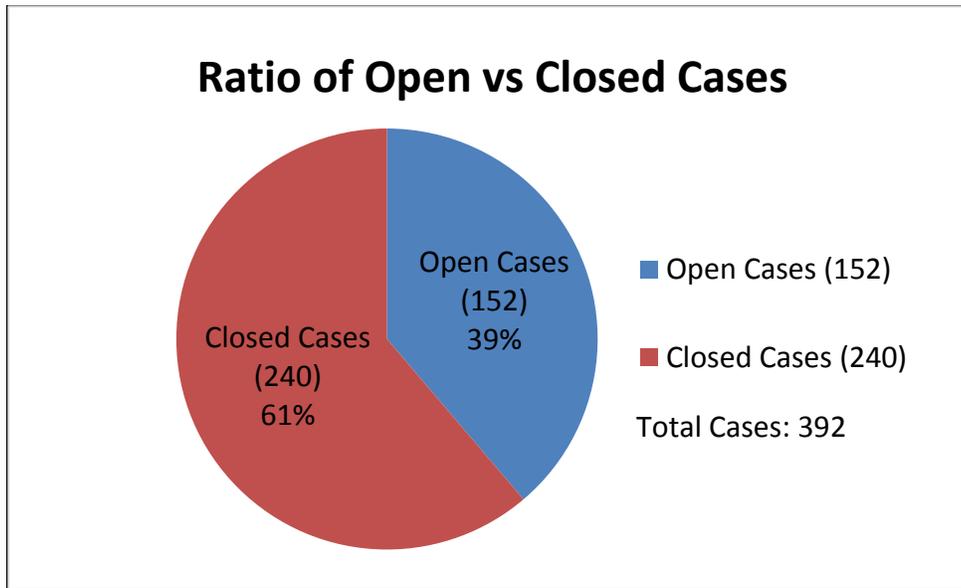
Source: L&I District Trackers

Figure: 3 - LSNI Blighted Property Owner Profiles



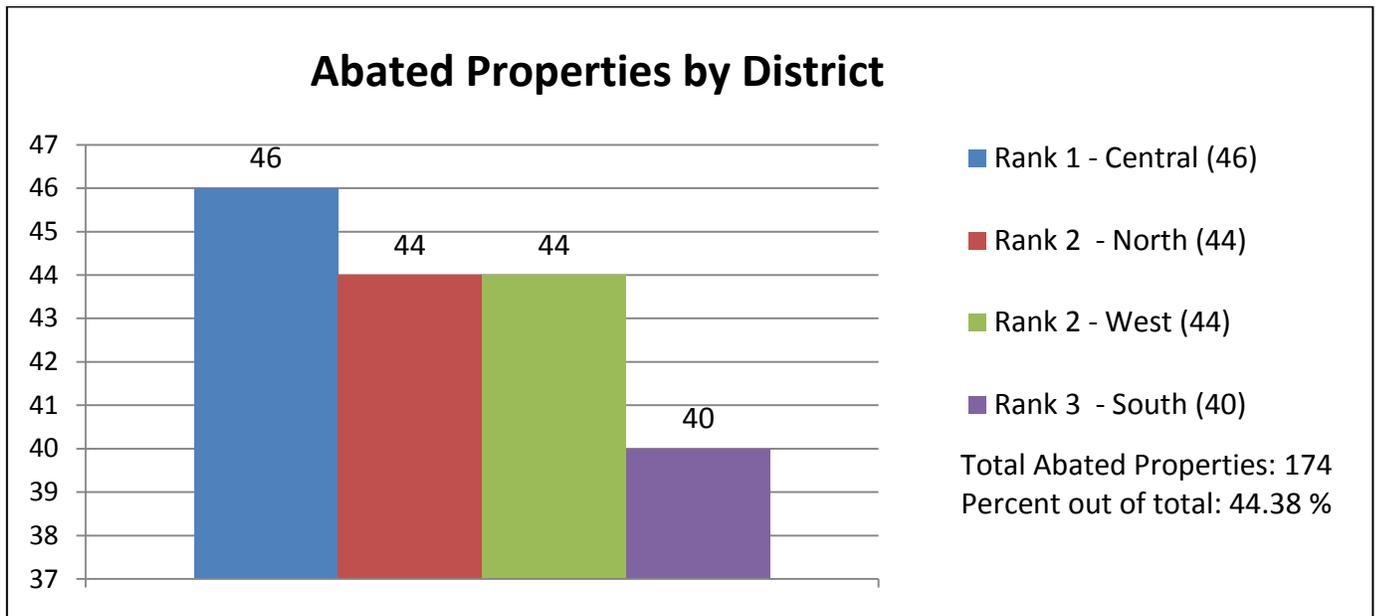
Source: L&I District Trackers & City Assessor Data Base

Figure: 4 - Status of LSNI Blighted Property Enforcement Cases (Open vs Closed)



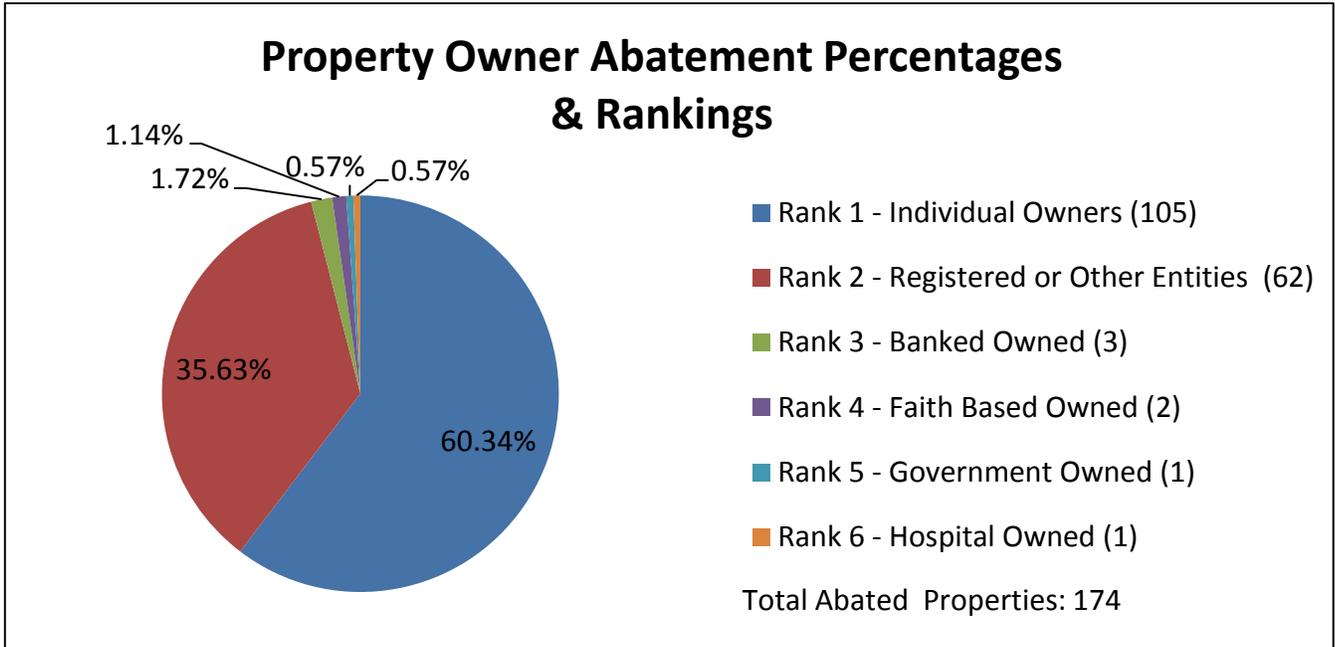
Source: L&I District Trackers

Figure: 5 - LSNI Abated Properties



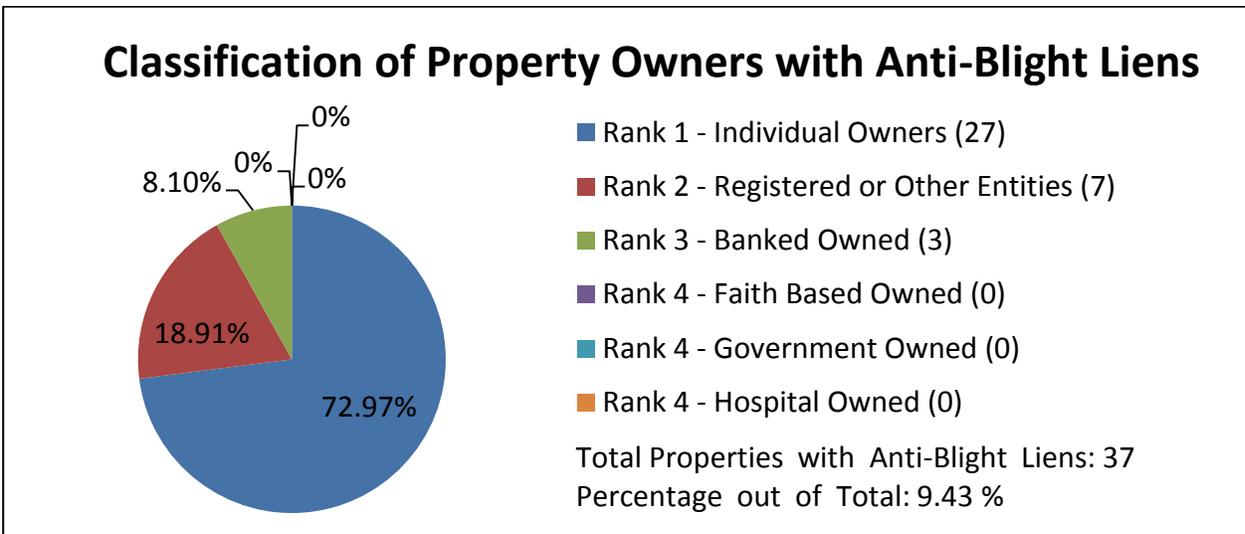
Source: L&I District Trackers

Figure: 6 - LSNI Abated Properties by Property Owner



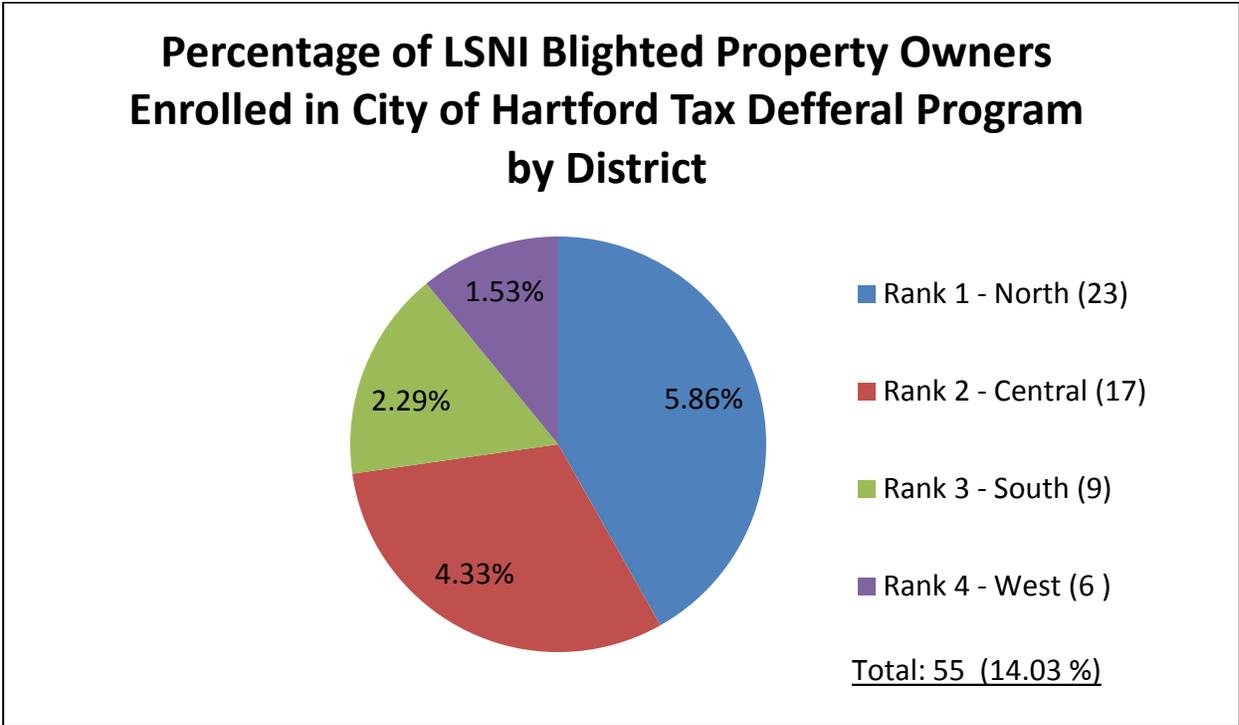
Source: L&I District Trackers & City Assessor Data Base

Figure: 7 - Property Owner Profiles for Properties with Certified Anti-Blight Liens



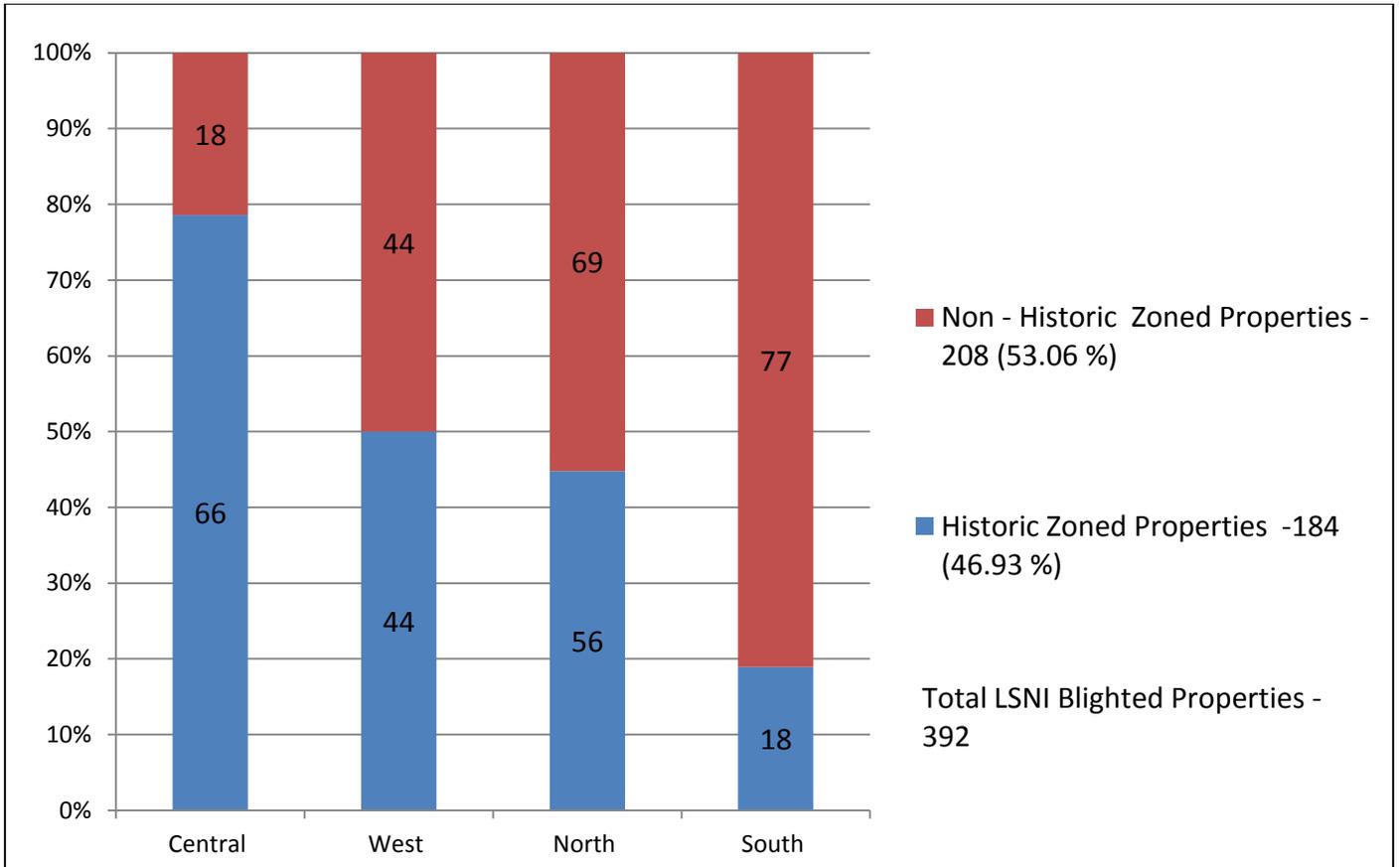
Source: L&I District Trackers & City Assessor Data Base

Figure: 8 - Property Owners Participating in Tax Deferral Program



Source: L&I District Trackers & City Assessor Data Base

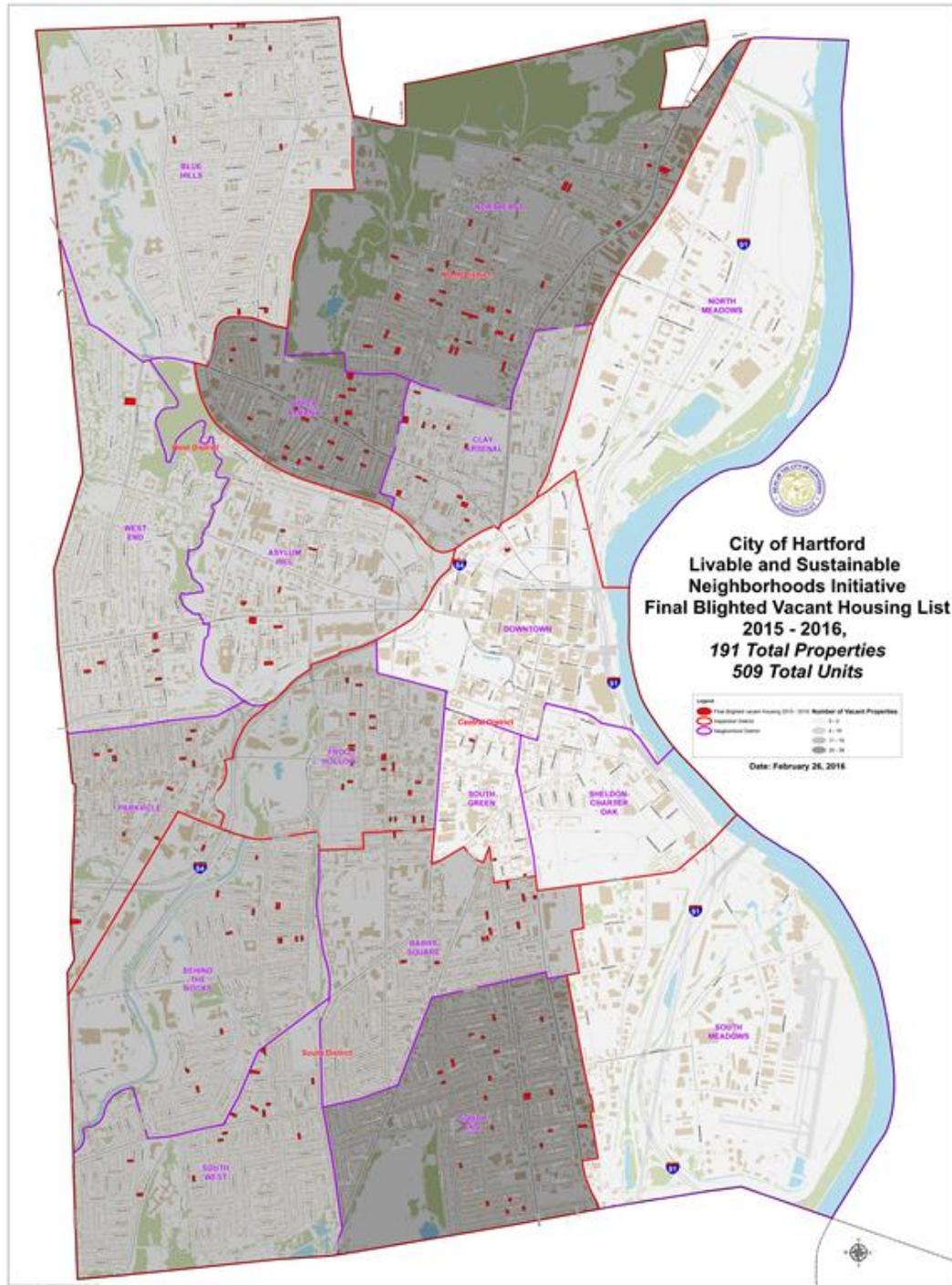
Figure: 9 - LSNI Blighted Property Profile Historic vs Non-Historic Zoned Properties



Source: L&I District Trackers & Hartford Preservation Alliance

Figure: 10 - Final Blighted Vacant Housing Properties (2015 – 2016)

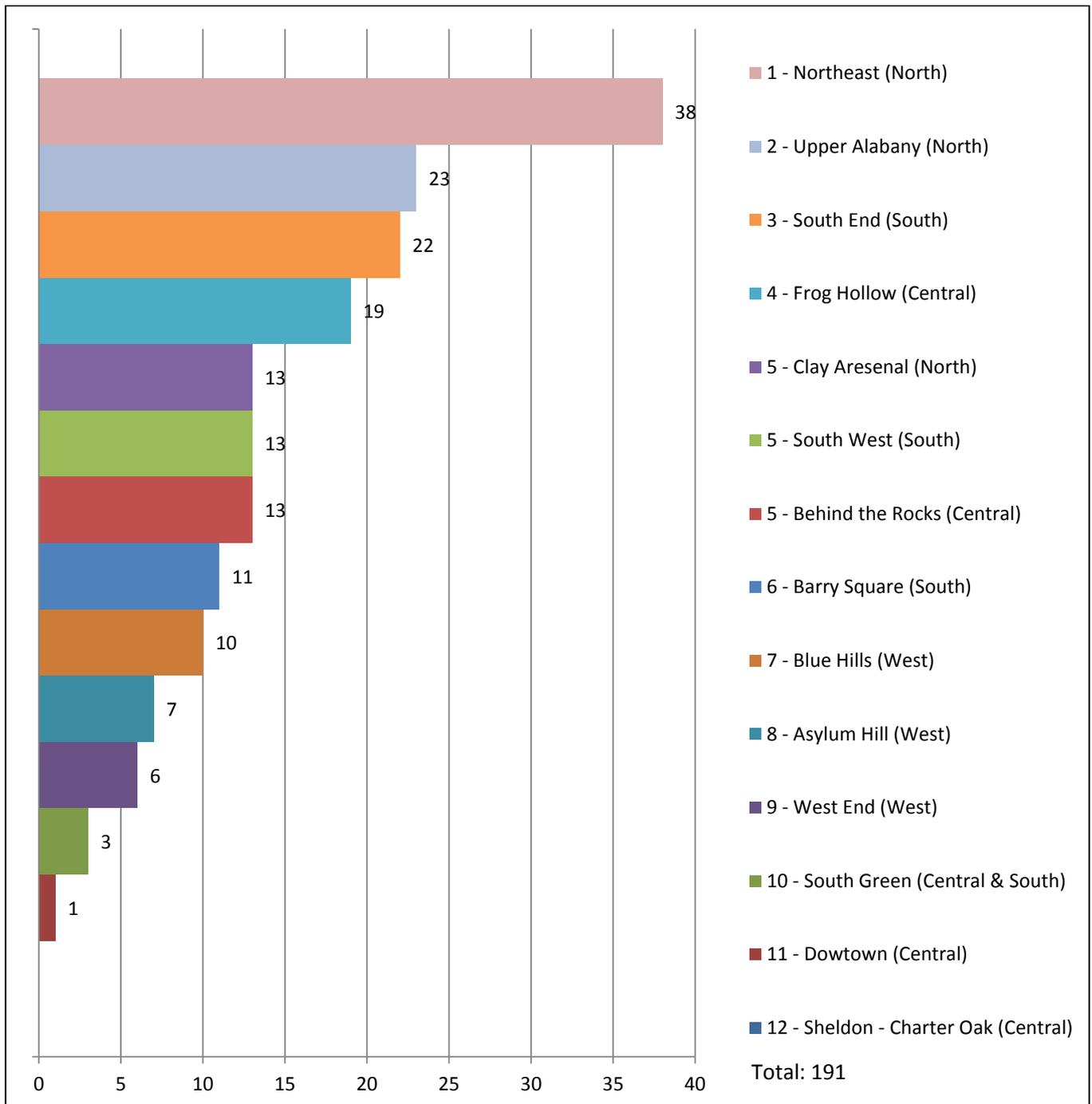
(191 Total Properties/509 Total Units)



Source: LSNi Blighted Vacant Housing List (2015-2016)

Figure: 11 - Final Blighted Vacant Housing Properties (2015-2016) by Neighborhood

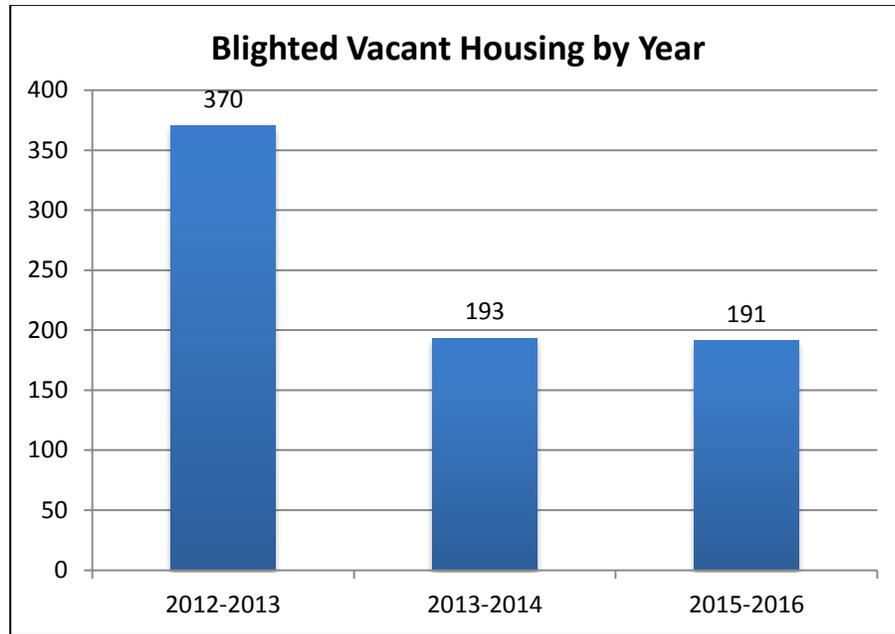
(Ranking Highest to Lowest)



Source: LSNI Blighted Vacant Housing List (2015-2016)

Figure: 12 - Blighted Vacant Housing Properties All Years

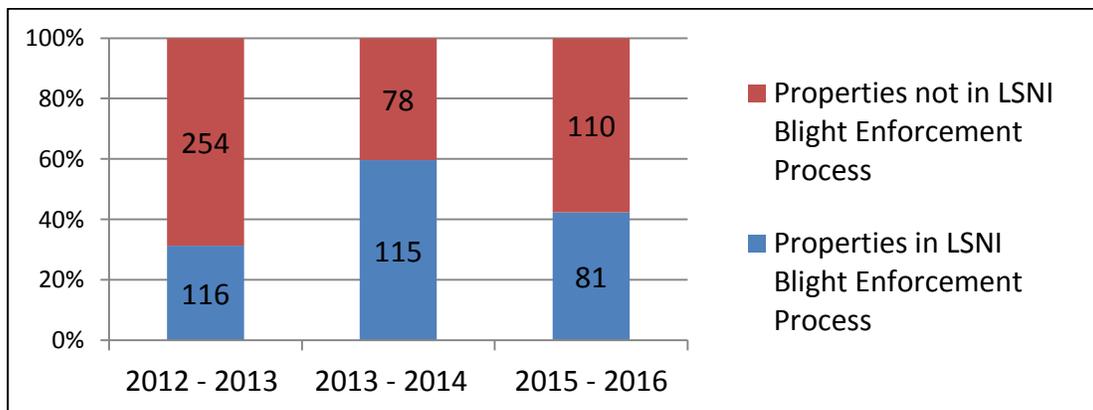
(Includes properties not in LSNI Anti - Blight enforcement process)



(Trend - 55 % Reduction)

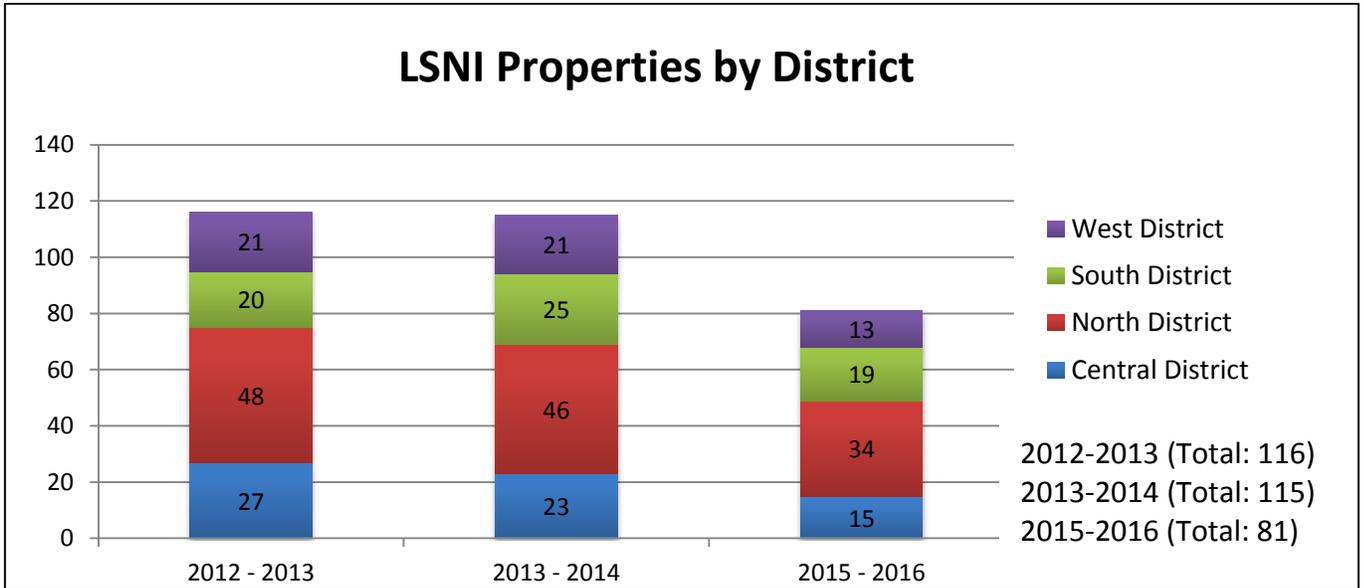
Source: LSNI Blighted Vacant Housing Lists (2012-2016)

Figure: 13 - Ratio of LSNI Properties within Blighted Vacant Housing Enforcement Process – All Years



Source: LSNI Blighted Vacant Housing Lists (2012-2016)

Figure: 14 - District Ratios of LSNI Properties within Blighted Vacant Housing Enforcement Process - All Years



Source: LSNI Blighted Vacant Housing Lists (2012-2016)

Central District: Behind the Rocks - Neighborhood Map

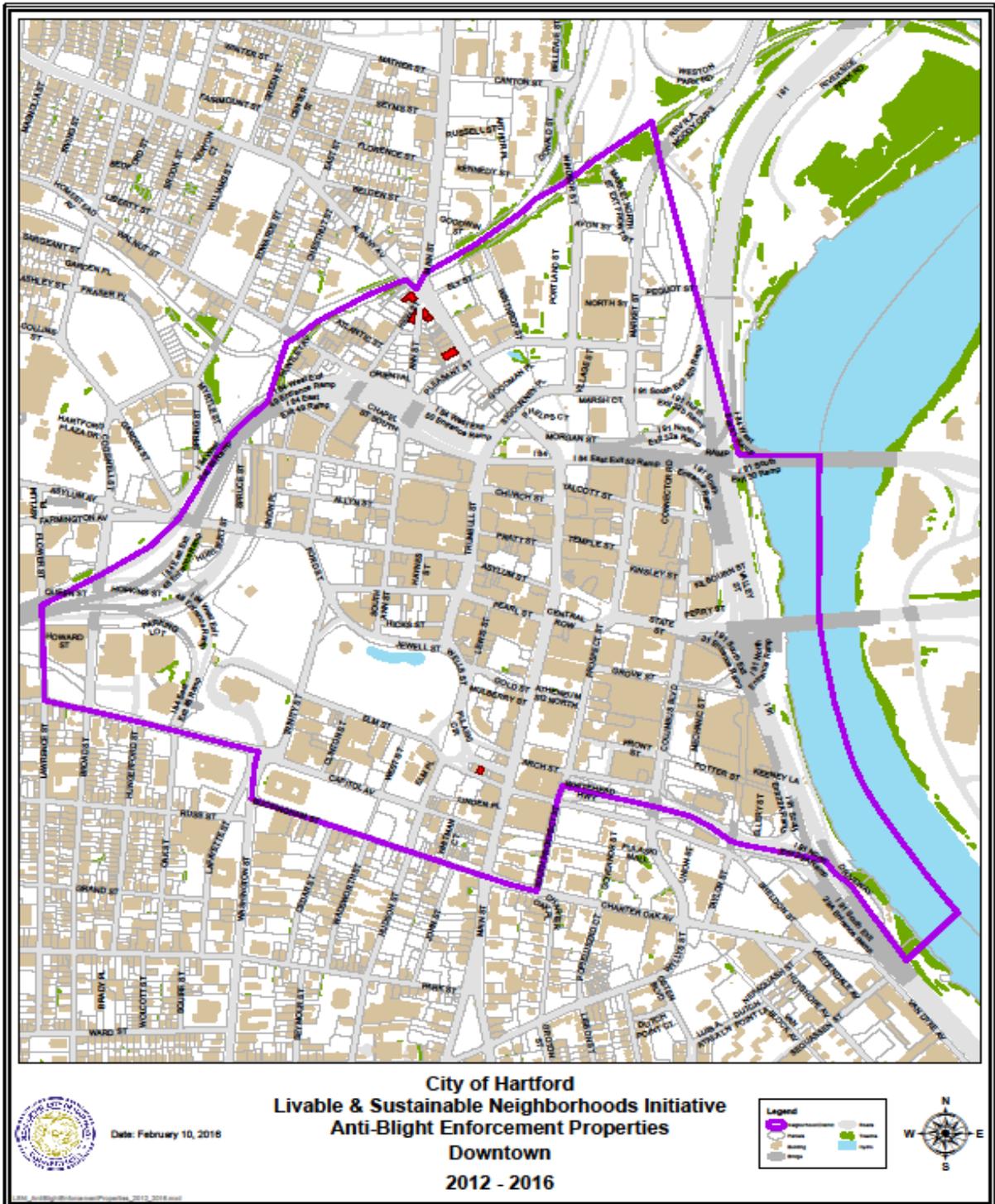
(Behind the Rocks Neighborhood includes properties in Central, South, West, Districts)



Central District: Behind the Rocks - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	385	Zion St	Kavanagh Family LLC	1/16/2014	183516100	Citation Hearing Officer found property owner not Liable. Date: 4/23/2014. <u>Case: Closed</u>

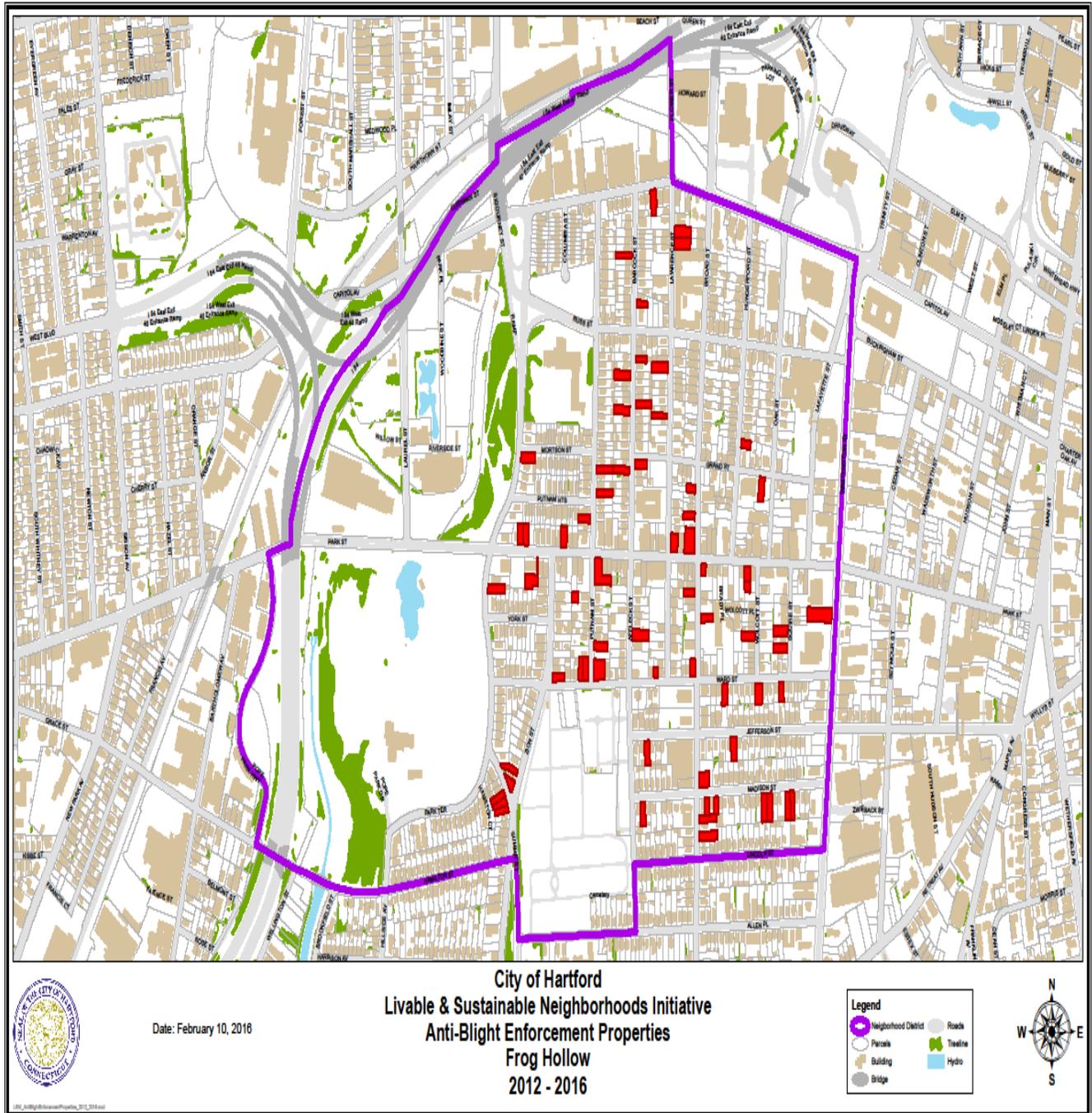
Central District: Downtown - Neighborhood Map



Central District: Downtown - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	38	Elm St	Peabody Unlimited LLC	10/6/1998	247452208	Abated: 1/5/2016 <u>Case: Closed</u>
2	529-535	Ann Uccello St	Jose Castillo	8/22/1997	244285056	Abated: 6/6/2012 <u>Case: Closed</u>
3	1279	Main St	San Juan Center Inc.	4/20/1983	244288084	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
4	1355	Main St	1355- 1367 Main Street LLC	8/14/2015	244288094	Citation: 4/25/2013 <u>Case: Open</u>
5	1359	Main St	Eric K. Dornevil	12/16/2003	244288095	Abated: 4/30/2015 <u>Case: Closed</u>
6	1391	Main St	City of Hartford	12/5/2014	244284034	City of Hartford Property: 12/5/2014 <u>Case: Closed</u>

Central District: Frog Hollow Neighborhood Map



Central District: Frog Hollow - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	1-11	Putnam St	J & A Equities LLC	4/17/2012	204525061	Abated: 11/4/2015 <u>Case: Closed</u>
2	15	Grand St	Anthony Angelillo & Chawn Chae	12/3/2007	225437082	Citation: 9/24/2012 <u>Case: Open</u>
3	20-22	Putnam St	T.A.L.K.4 Bateau LLC	2/18/2015	204534111	Abated: 10/2/2013 <u>Case: Closed</u>
4	23	Madison St	Jay S. Ballanger	11/30/2001	227542087	Notice of Violation: 10/3/2014 <u>Case: Open</u>
5	25	Madison St	Jay S. Ballanger	9/30/2002	227542088	Notice of Violation: 10/3/2014 <u>Case: Open</u>
6	31	Wolcott St	G & B 4 Girls Talk LLC	6/2/2015	226537052	Preliminary Anti-Blight Ordinance Letter: 3/2/2012 <u>Case: Open</u>
7	33-35	Ward St	Long Far Inc	2/6/2014	226540028	Abated: 6/11/2014 <u>Case: Closed</u>
8	35	Babcock St	Joseph Rangasammy	6/5/2015	203421140	Forbearance Agreement in place, expires 6/1/2016 <u>Case: Open</u>
9	35	Squire St	360 Asset LLC	11/12/2013	226538099	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
10	39	Madison St	Lorita Headley	9/20/1999	227542091	Notice of Violation: 10/3/2014 <u>Case: Open</u>
11	41	Madison St	Hugo & Clent Pickering	3/17/1992	227542092	Notice of Violation: 10/3/2014 <u>Case: Open</u>
12	45	Squire St	Claudio Ayovaca	10/2/2014	226538097	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
13	47-H	Putnam St	Laurence E. Fayette	8/31/1977	204525069	Abated: 4/21/2014 <u>Case: Closed</u>
14	49	Ward St	LS Ward Properties	4/3/2002	226540032	Abated: 6/14/2012 <u>Case: Closed</u>
15	64	Babcock St	Southern New England Conference Assoc of 7th Day Adventists	4/20/1998	203423148	Citation Hearing Officer found property owner Liable. Date: 5/6/2014, Amount: \$161,500.00 <u>Case: Open</u>
16	75	Ward St	LS Ward Properties	2/14/2001	226540038	Abated: 9/24/2012 <u>Case: Closed</u>
17	75-77	Madison St	Kirk McLaren	12/10/2013	227542106	Abated: 11/19/2014 <u>Case: Closed</u>
18	83	Madison St	LS Madison Properties LLC	10/9/2001	227542108	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
19	94	Babcock St	Ricardo Rodriguez	11/30/1984	203424150	Hartford Restoration Project 1 - Applicant: 12/1/2015 <u>Case: Open</u>
20	103	Babcock St	Rui Nunes	7/28/1988	203422120	Abated: 9/7/2012 <u>Case: Closed</u>
21	103	Putnam St	Karran Harris	8/14/2013	204420083	Abated: 7/9/2012 <u>Case: Closed</u>
22	110	Park Ter	Sarah Beth Parks	3/10/2014	203419008	Abated: 1/13/2014 <u>Case: Closed</u>
23	116	Putnam St	LS Putnam Properties LLC	10/9/2001	203422104	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
24	118	Babcock St	Concetta Papa	11/4/2013	203424156	Abated: 7/29/2013 <u>Case: Closed</u>
25	121-H	Babcock St	Ryan R. Ladd	1/17/2014	203422115	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
26	126	Ward St	LS Ward Properties	10/9/2001	204535163	Abated: 6/14/2012 <u>Case: Closed</u>
27	126	Hungerford St	Jesus Alberto Marquez	2/3/2014	225436080	Abated (Property owner paid Forbearance Agreement settlement amount of \$26,809.00 Date: 2/18/2014) <u>Case: Closed</u>
28	128	Allen Pl	Sina Properties Inc	12/29/2014	205531056	Abated: 7/2/2014 <u>Case: Closed</u>
29	128-130	Putnam St	Madison Street LLC	10/17/2013	203422101	Abated: 9/18/2014 <u>Case: Closed</u>
30	145	Lawrence St	National Advantage Mortgage Co	3/2/2015	203424175	Certification of Anti-Blight Lien filed on land records. Date: 7/15/2013, VOL:6708, PG: 61, Amount: \$87,208.00 <u>Case: Closed</u>
31	150	Babcock St	Venus Bryan	3/4/2005	203425162	Abated: 9/17/2014 (Hartford Restoration Project) <u>Case: Closed</u>
32	155	Babcock St	Carmen Williams	8/18/2006	203422108	Hartford Restoration Project 1: 11/18/2015 - In process. <u>Case: Open</u>
33	165	Madison St	Milton Rangasammy	3/12/2012	205530098	Abated: 1/17/2014 <u>Case: Closed</u>
34	166	Affleck St (re-entered into process)	Golden Monkeys LLC	6/30/2015	204535147	Abated: 10/19/2015 <u>Case: Closed</u>
35	166	Ward St	Connecticut Tax Liens 1 LLC	12/24/2013	204534113	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
36	168	Affleck St (re-entered into process)	Golden Monkeys LLC	6/30/2015	204535147	Abated: 10/19/2015 <u>Case: Closed</u>

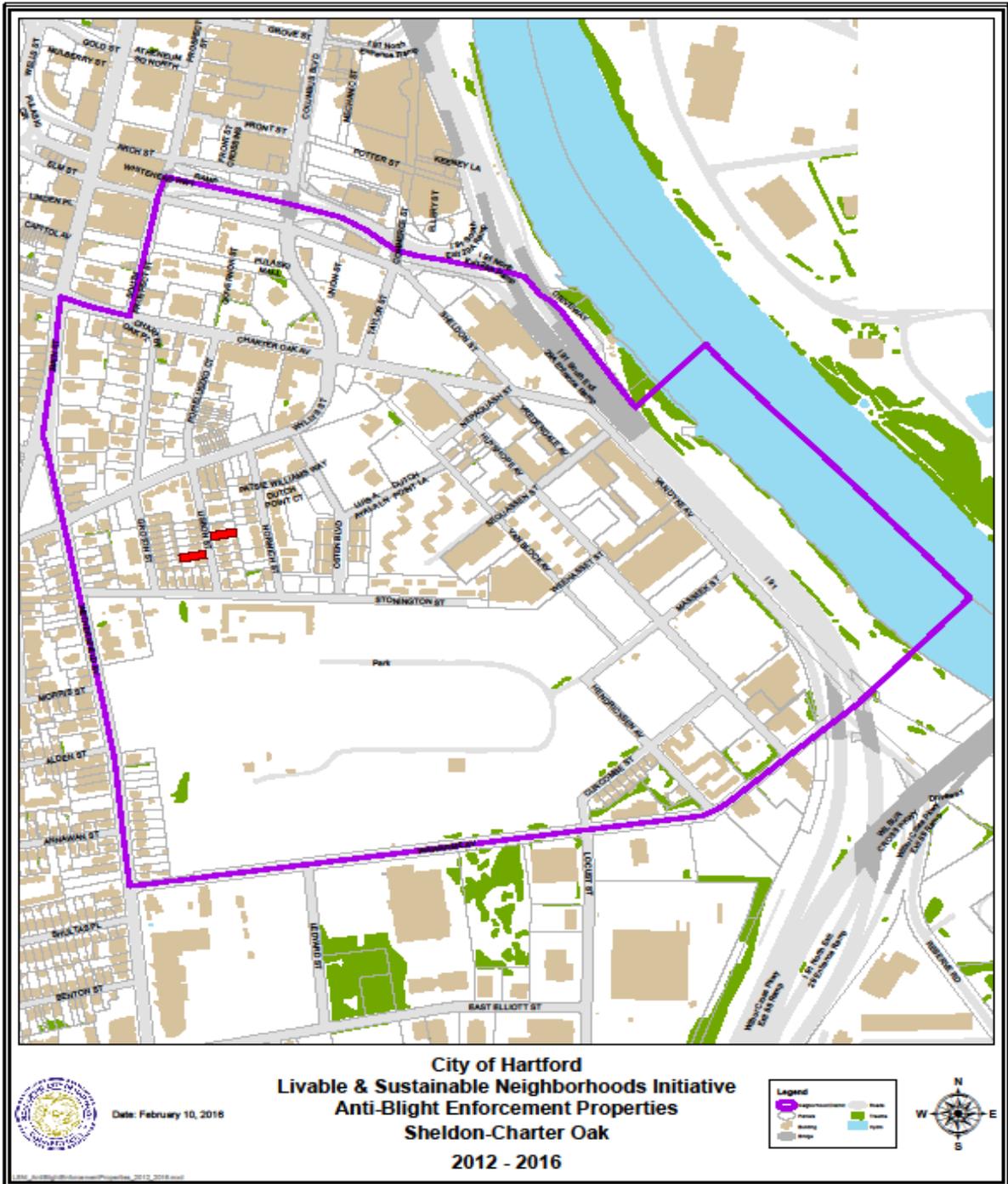
Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
37	174	Park Ter	Kemp-Rei Inc	11/8/2012	182512009	Abated: 11/21/2012 <u>Case: Closed</u>
38	175	Washington St	Town & Country KSM LLC	10/15/2003	226539120	Abated: 4/9/2012 <u>Case: Closed</u>
39	177	Lawrence St	Vanderli Ferreira	8/15/2006	203424181	Abated: 11/23/2012 <u>Case: Closed</u>
40	180-182	Ward St	Terrence Weaver-Bey	10/2/1998	204525060	Certification of Anti-Blight Lien filed on land records. Date: 7/9/2013, VOL:6706, PG: 23, Amount: \$122,408.00 <u>Case: Closed</u>
41	246	Lawrence St	Francisco Lemos	6/26/1997	202428084	Property Owner not in compliance of Forbearance Agreement. Scheduled for Citation Hearing review in March 2016. <u>Case: Open</u>
42	250	Lawrence St	Francisco Lemos	5/1/1986	202428083	Not in compliance of Forbearance Agreement. Scheduled for Citation Hearing review in March 2016. <u>Case: Open</u>
43	255	Jefferson St	Deutsche Bank National Trust Co	3/14/2014	227541146	Citation: 12/20/2012 <u>Case: Open</u>
44	333	Jefferson St	LS Jefferson Properties LLC	10/9/2001	205529112	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
45	387	Capitol Ave	Wolverine Properties LLC	8/28/2013	202423075	Abated: 8/1/2015 <u>Case: Closed</u>
46	433	Summit St	John Ewardo	Not Available	183515155	Abated: 7/25/2012 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
47	439	Summit St	Summit Park Mutual Housing LLC	1/2/2015	183515156	Abated: 4/20/2012 <u>Case: Closed</u>
48	445	Summit St	Summit Park Mutual Housing LLC	1/2/2015	183515157	Abated: 4/20/2012 <u>Case: Closed</u>
49	487	Zion St	Enrique Rodriguez	3/18/1999	183514164	Abated: 4/3/2012 <u>Case: Closed</u>
50	493	Zion St	Ana Diaz	3/13/2006	183514162	Certification of Anti-Blight Lien filed on land records. Date: 12/10/2013, VOL: 7019, PG:193, Amount: \$88,000.00 <u>Case: Closed</u>
51	523	Park St	Stephanie Properties LLC	2/13/2004	226537060	Abated: 9/3/2013 <u>Case: Closed</u>
52	556	Zion St	Indus Properties LLC	9/24/2015	204525053	Preliminary Anti-Blight Ordinance Letter: 4/21/2014 <u>Case: Open</u>
53	597	Park St	City of Hartford	3/23/2015	204537220	City of Hartford Property: 3/23/2015 <u>Case: Closed</u>
54	654	Park St	Sharon Moshe Properties LLC	10/30/1996	204430211	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
55	755	Broad St	Kirkland Brown	10/9/2014	203430217	Certification of Anti-Blight Lien filed on land records. Date: 7/12/2013, VOL: 6707, PG:248, Amount: \$1,640.00 <u>Case: Closed</u>
56	785	Broad St	Elmer Bardales	9/18/1998	204430215	Abated: 6/29/2014 <u>Case: Closed</u>
57	787	Park St	Putnam-Park Assoc. LLP	11/19/2013	204534132	Abated: 9/1/2014 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
58	832	Broad St	Broad Park Realty	12/1/1978	204430213	Abated: 7/9/2012 <u>Case: Closed</u>
59	854	Park St	J&M Harris Realty LLC	2/24/2012	204420078	Abated: 7/11/2014 <u>Case: Closed</u>
60	873	Broad St	Todd Meier	8/22/2011	204536204	Certification of Anti-Blight Lien filed on land records. Date: 7/15/2013, VOL: 6708, PG:55, Amount: \$101,408.00 <u>Case: Closed</u>
61	900	Broad St	The Zaaco Group LLC	6/2/2015	204537223	Certification of Anti-Blight Lien filed on land records. Date: 7/15/2013, VOL:6708, PG:51, Amount: \$70,408.00 <u>Case: Closed</u>
62	905-909	Park St	905 - 909 Park St. LLC	12/11/2013	204512033	Property Owner Paid Citation Fine. Amount: \$8,400.00, Date: 11/18/2013 <u>Case: Closed</u>
63	926	Park St	Jonathan Tross	7/22/2010	204420037	Abated: 3/14/2013 <u>Case: Closed</u>
64	936	Park St	Vladimir Strela	2/27/2013	204420036	Abated: 1/23/2013 <u>Case: Closed</u>
65	951	Broad St	955 Broad Street LLC	8/7/2012	204536198	Preliminary Anti Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
66	1080	Broad St	Broad Street BEHY LLC	5/3/2011	205541116	Abated: 3/11/2013 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
67	1128	Broad St	LS Madison Properties LLC	12/22/2003	227542063	Preliminary Anti Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
68	1146	Broad St	National Association J.P. Morgan Chase Bank	10/22/2013	227542065	Abated: 9/28/2015 <u>Case: Closed</u>

Central District: Sheldon/Charter Oak Neighborhood Map

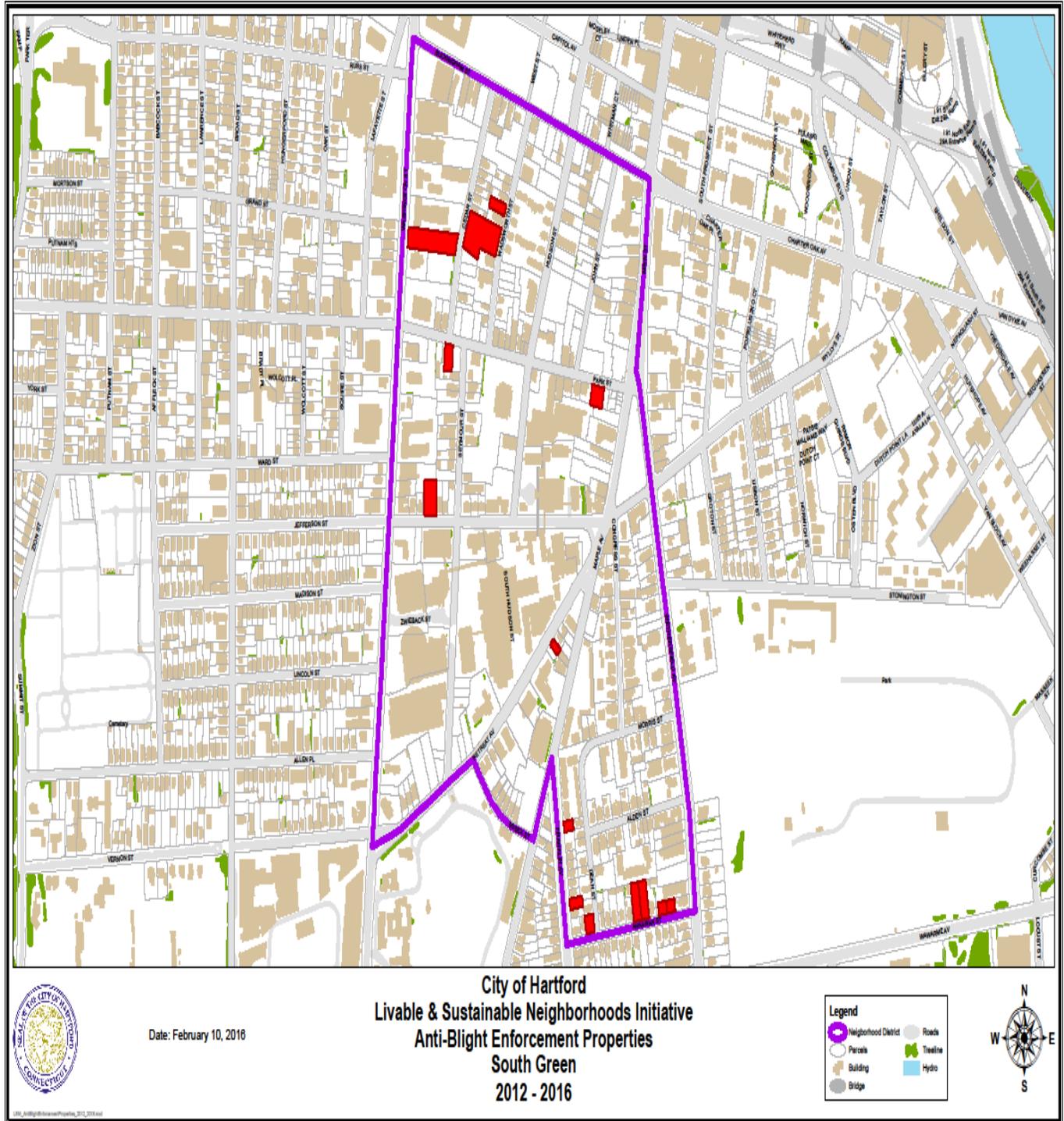


Central District: Sheldon/Charter Oak – Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	34-36	Lisbon St	Marcelo Reydet & Salene Galvao	3/27/2012	271566066	Abated: 11/26/2012 <u>Case: Closed</u>
2	41-43	Lisbon St	41-43 Lisbon Street LLC	12/2/2013	271565050	Abated: 9/1/2014 <u>Case: Closed</u>

Central District: South Green - Neighborhood Map

(South Green Neighborhood includes properties in Central & South Districts)



Central District: South Green - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	31	Park St	G & B 4 Girls Talk LLC	6/2/2015	248555082	Abated: 9/9/2015 <u>Case: Closed</u>
2	53	Wadsworth St	Archdiocese of Hartford Catholic Charities Inc.	Not Listed	247447024	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
3	63	Wadsworth St	168 Affleck LLC	7/31/2014	247447013	Abated: 10/23/2013 <u>Case: Closed</u>
4	66	Retreat Ave	Bellamy Evans	10/2/2007	249559009	Certification of Anti-Blight Lien filed on land records. Date: 4/4/2014, VOL 6802, PG: 54, Amount: \$10,008.00 <u>Case: Closed</u>
5	122	Washington St	112 Washington Street LLC	7/30/2008	226445172	Abated: 1/10/2013 <u>Case: Closed</u>
6	138	Jefferson St	Hartford Hospital	3/21/2011	226549143	Abated: 3/13/2015 <u>Case: Closed</u>
7	275	Park St	Virginia Falcon	6/18/2014	226549159	Abated: 9/9/2015 <u>Case: Closed</u>

North District: Clay Arsenal – Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	2	Pliny St	Weather & Knight LLC	3/27/2014	242229010	Anti-Blight Lien released. Date: 8/15/2013, VOL: 6719, PG:111, due to tax lien foreclosure action and change of property ownership. <u>Case: Closed</u>
2	9	Mahl Ave	Union Baptist Church of Hartford	7/17/2009	242234029	Abated: 4/4/2014 <u>Case: Closed</u>
3	15	Pliny St	Willie Walker	3/9/212	220230160	Abated: 5/4/2012 <u>Case: Closed</u>
4	32 - 34	Bedford St	Bedford St. Behy LLC	5/3/2011	221271047	Abated: 5/11/2012 <u>Case: Closed</u>
5	32 - 34	Bedford St	32 - 34 Bedford Street Behy LLC	5/3/2011	221271047	Abated: 11/23/2015 <u>Case: Closed</u>
6	39	Brook St	CF Reid Construction LLC	4/27/2015	221271095	Preliminary Anti-Blight Ordinance Letter: 4/27/2015 <u>Case: Open</u>
7	41	Bedford St	41 - 43 Bedford St. Behy LLC	5/3/2011	221270030	Abated: 5/11/2012 <u>Case: Closed</u>
8	44	Gilford St	Charles Taylor Jr	4/28/1981	220225136	Preliminary Anti-Blight Ordinance Letter: 12/10/2013 <u>Case: Open</u>
9	45	Bedford St	45 - 47 Bedford St. Behy LLC	5/3/2011	221270031	Abated: 5/11/2012 <u>Case: Closed</u>
10	48	Brook St	Sharon T. Coombs	5/18/2004	221272106	Certification of Anti-Blight Lien filed on land records. Date: 7/9/2013, VOL:6706 PG:85, Amount: \$60,608.00 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
11	51	Bedford St	51-53 Bedford St. Behy LLC	5/3/2011	221270032	Abated: 5/11/2012 <u>Case: Closed</u>
12	53	Fairmount St	Carmeta Hawkins	1/8/2002	221236195	HRP Start Date: 8/4/2014 - Completion Date: 9/15/2014 <u>Case: Closed</u>
13	61	Bedford St	61-63 Bedford St. Behy LLC	5/3/2011	221270034	Abated: 5/11/2012 <u>Case: Closed</u>
14	62	Chestnut St	Noelle Fulse	11/3/2006	244284003	Forbearance Agreement Proposal Approved 2/18/2016 <u>Case: Open</u>
15	63	Seyms St	Citi Mortgage Inc.	1/30/2012	243238025	Abated: 6/19/2015 <u>Case: Closed</u>
16	63	Mahl Ave (re-entered after foreclosure)	Mahl Ave LLC	12/11/2013	242234043	Abated: 2/25/2015 <u>Case: Closed</u>
17	64	Enfield St	Fred Whitaker	7/10/2000	219221128	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <u>Case: Open</u>
18	66	Pliny St	Randolph Thompson	9/1/2004	220225128	Certification of Anti-Blight Lien filed on land records. Date: 12/10/2015, VOL:7019, PG:199, Amount: \$63,500.00 <u>Case: Closed</u>
19	81	Mather St	US Bank	12/29/2014	242235002	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
20	84	Chestnut St	Eric Rogers	9/26/2011	243284039	Abated: 7/24/2012 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
21	94	Edwards St	JG Solutions Inc	4/30/2015	221280214	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <u>Case: Open</u>
22	97	Williams St	Dilchand Sohodra	8/11/2015	221272132	Certification of Anti-Blight Lien filed on land records. Date: 1/31/2013, Vol:6641, PG: 235, Amount: \$71,408.00 <u>Case: Closed</u>
23	100	Walnut St	City of Hartford	9/3/2013	222280053	City of Hartford Property: 9/3/2013 <u>Case: Closed</u>
24	144	Mather St	City of Hartford	9/3/2013	220226116	City of Hartford Property: 9/3/2013 <u>Case: Closed</u>
25	151	Brook St	Brook Mather LLC	6/13/2011	220226117	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
26	152	Mather St (re-entered)	Mather Motors LLC	6/10/2013	220226113	Preliminary Anti-Blight Ordinance Letter: 3/26/2014. Owner submitted intent to demolish: 12/9/2015. <u>Case: Open</u>
27	154	Mather St	T.A.L.K. 4 Bateau LLC	2/18/2015	220226112	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
28	156	Mather St	Goulbourne Drakes	2/20/1997	220226101	Certification of Anti-Blight Lien filed on land records. Date: 3/20/2014, VOL:6795, PG:71, Amount: \$50,508.00 <u>Case: Closed</u>
29	202/204	Mather St	John Douglas & Buffbay LLC	12/31/2003	220221072	Abated: 7/30/2013 <u>Case: Closed</u>
30	206/208	Mather St	Tameka T. Woolcock	8/11/2004	220221071	Abated: 8/14/2014 <u>Case: Closed</u>
31	246	Albany Ave	JMD Manor LLC	2/10/2014	221239209	Citation: 3/25/2013 <u>Case: Open</u>
32	270	Albany Ave	City of Hartford	4/3/2014	221236190	City of Hartford Property: 4/3/2014 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
33	280	Garden St	Charles Henry Gaddy	4/7/1986	221271054	Certification of Anti-Blight Lien filed on land records. Date: 7/29/15, VOL: 6969, PG: 311, Amount: \$202,200.00 <i>Case: Closed</i>
34	414	Garden St	Long Far Inc	3/27/2014	220226085	Abated: 6/1/2015 <i>Case: Closed</i>
35	479	Garden St	Simone Jumpp	7/10/2013	219221136	Abated: 9/11/2012 <i>Case: Closed</i>
36	710	Windsor St	Hartford Rescue Mission Inc.	9/1/2011	263074101	Abated: 9/16/2015 <i>Case: Closed</i>

North District: Northeast - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	4	Martin St	Leonardo Rosario	11/18/2013	219162159	Abated: 9/11/2012 <u>Case: Closed</u>
2	9	Acton St	BM Holding II LLC	8/23/2006	240119148	Citation: 7/18/2012 <u>Case: Closed</u>
3	11	Judson St	Dwayne Reid	11/26/2012	240163066	Superior Court Judgement on 11/22/13 in favor of Citation Hearing Assessment of \$68,000.00 <u>Case: Open</u>
4	12	Martin St	GMAC Mortgage LLC	4/19/2013	218162226	Citation: 8/28/2015 <u>Case: Closed</u>
5	22	Westland St	Jospeh Maiorano	1/16/2009	263116020	Citation Hearing Officer found property owner Liable, Date: 11/13/2014, Amount: \$40,000.00 <u>Case: Open</u>
6	40	Mansfield St	Norma I Arroyo	7/2/2013	219210103	Abated: 1/24/2013 <u>Case: Closed</u>
7	40	Clark St	Shannon Stallings	4/30/2001	240166123	Preliminary Anti-Blight Ordinance Letter: 6/3/2014 <u>Case: Open</u>
8	46	Elmer St	Catherine Williams	2/15/2006	240165132	Abated: 3/19/2015 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
9	49-51	Acton St	City of Hartford	4/3/2014	240119157	City of Hartford Property: 4/3/2014 <i>Case: Closed</i>
10	50	Standford St	Tommy Allen	1/24/2013	263128083	Preliminary Anti-Blight Ordinance Letter: 12/10/2013 <i>Case: Open</i>
11	51	Barbour St	Willie Walker	8/22/2011	240162019	Forbearance Agreement - noncompliance: 9/15/2014 <i>Case: Open</i>
12	53-55	Acton St	Bakari Stepherson	7/15/2014	240119158	Citation: 1/19/2013 <i>Case: Open</i>
13	56	Stanford St	Franks Autobody LLC	9/2/2008	263128085	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <i>Case: Open</i>
14	62	Earle St	62-64 Earl Street LLC	4/23/2015	262123052	Abated: 6/13/2014 <i>Case: Closed</i>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
15	63	Mansfield Ave	Bank of America	8/21/2014	219211094	Certification of Anti-Blight Lien filed on land records. Date: 8/7/2015, VOL:6973, PG:176, Amount: \$62,800.00 <u>Case: Closed</u>
16	68	Judson St	Kenneth Rong Kwun	7/31/2014	240114042	Property was auctioned off for non-payment of taxes. Tax Collectors Deed Vol: 6724, PG: 243, Date: 8/28/2013. Anti-Blight Lien extinguished. <u>Case: Closed</u>
17	77/79	Barbour St	Cozy Spots LLC	3/24/1999	240162026	Abatement: 11/13/2013 <u>Case: Closed</u>
18	78	Martin St	Vernon Avenue LLC	10/10/2007	240162012	Certification of Anti-Blight Lien filed on land records. Date:3/18/2013, VOL:6655, PG:283, Amount: \$7,820.00 <u>Case: Closed</u>
19	83	Love La	83 Love LN LLC	7/2/2015	217106136	Abated: 7/18/2012 <u>Case: Closed</u>
20	83	Martin St	168 Affleck LLC	7/31/2014	218160207	Abated: 5/30/2015 <u>Case: Closed</u>
21	88	Nelson St	88 Nelson Realty LLC	11/21/2006	240163059	Certification of Anti-Blight Lien filed on land records. Date: 3/20/2014, VOL:6795, PG:67, Amount: \$61,608.00 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
22	93	Enfield St	Cecil Scarbrough	11/27/1998	219211079	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
23	95-97	Mansfield St	Karlene Greenwood	4/17/2013	197211137	Abatement Date: 7/2/2014 <u>Case: Closed</u>
24	96	Nelson St	Robert SR Hooks	3/28/2013	240163057	NOV & Anti-Blight Lien were extinguished & released from land records due to tax lien foreclosure on 5/29/2015 <u>Case: Closed</u>
25	96	Nelson St	Kemp REI Inc.	3/28/2013	240163057	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <u>Case: Open</u>
26	103	Earle St	City of Hartford	9/3/2013	239116131	City of Hartford Property: 9/3/2013 <u>Case: Closed</u>
27	107	Barbour St	Stephanie Properties LLC	4/27/2015	240161035	Abated: 2/28/2014 <u>Case: Closed</u>
28	109	Enfield St	Anthony Quintiliani	5/25/2004	219211083	Certification of Anti-Blight Lien filed on land records. Date: 7/12/2013, VOL:6707, PG:244, Amount: \$51,008.00 <u>Case: Closed</u>
29	123	Earle St	Vinayaka Kruttiventi	9/12/2006	239116135	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
30	125-127	Enfield St	Khalil R Uqdah	4/11/2013	219211087	Abated: 9/11/2013 <u>Case: Closed</u>
31	127	Nelson St	J and O Automotive LLC	11/3/2014	240162030	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <u>Case: Open</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
32	128	Westland St	Spring River Development Group LLC	8/20/2013	239117151	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
33	132	Clark St	Pilar Reategui	8/22/2014	240119103	Abated: 9/8/2015 <u>Case: Closed</u>
34	139	Westland St	McCullough Enterprises LTD	12/27/2013	239114063	Abated: 10/24/2014 <u>Case: Closed</u>
35	140	Cleveland Ave	Leroy Pittman Jr.	1/13/1994	261062039	Citation Hearing Officer found property owner Liable. Date: 1/23/2013, Amount: \$8,500.00 <u>Case: Open</u>
36	147	Capen St	Donald C. Bush	10/10/2001	219224163	Abated: 11/23/2015 <u>Case: Closed</u>
37	159	Capen St	Sheila Mayo-Brown	4/24/2000	219224165	Certification of Anti-Blight Lien filed on land records. Date:7/9/2013, VOL:6706, PG:21, Amount: \$108,508.00 <u>Case: Closed</u>
38	171	Capen St	US Bank National Assoc Trustee	5/27/2015	219224167	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <u>Case: Open</u>
39	175	Tower Ave	City of Hartford	1/9/2015	260062001	City of Hartford Property: 1/9/2015 <u>Case: Closed</u>
40	188	Capen St	Norma Aparicio	7/14/2011	218160193	Abated: 4/10/2012 <u>Case: Closed</u>
41	189	Vine St	189 Vine LLC	3/13/2003	197206130	Certification of Anti-Blight Lien filed on land records. Date: 7/29/2015, VOL:6769, PG:307, Amount: \$75,000.00 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
42	194	Westland St	Harbhajan Singh	9/28/2011	217109152	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
43	208	Capen St	New Horizon Baptist Church	2/4/2010	218160189	Abated: 8/6/2012 <u>Case: Closed</u>
44	209	Westland St	Marco Francia	8/26/2010	217110119	Abated: 6/3/2014 <u>Case: Closed</u>
45	212	Martin St (re-entered after foreclosure)	David Williams	5/13/2013	239113050	Abated: 11/15/2013 <u>Case: Closed</u>
46	233	Capen St	Singh Harbajan	6/10/2014	219220110	Citation: 8/28/2015 <u>Case: Open</u>
47	234	Barbour St	Spring River Development Group LLC	10/10/2013	239116141	Notice of Violation: 11/7/2014 <u>Case: Open</u>
48	246	Barbour St	New View LLC	8/16/2006	239116140	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
49	252	Barbour St	Richard J Cervantes	8/13/2013	239116139	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
50	258 H	Capen St	US Bank National Assoc	5/27/2015	219224167	Abated: 12/7/2015 <u>Case: Closed</u>
51	270	Edgewood St	Todd Vernon	7/17/2015	196206021	Abated: 3/2/2012 (City Funded Demolition) <u>Case: Closed</u>
52	280	Enfield St	City of Hartford	9/3/2013	217110109	City of Hartford Property: 9/3/2013 <u>Case: Closed</u>
53	436	Edgewood St	Nicole Fearon	7/15/2014	218157043	Preliminary Anti-Blight Ordinance Letter: 7/9/2014

Count	Address Number	Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
54	439	Edgewood St	The Bank of New York Mellon	8/27/2015	218156056	Citation Hearing Officer granted extension deadline: 3/27/2014 <i>Case: Open</i>
55	458	Barbour St	HSBC Bank USA National Association Trustee	3/14/2014	237062041	Abated: 4/22/2015 (Via Bank Demolition after LSNi Orders) <i>Case: Closed</i>
56	462	Barbour St	Sidney Xavier	1/13/214	237062040	Preliminary Anti-Blight Ordinance Letter: 2/3/2014 <i>Case: Open</i>
57	544	Garden St	Miguel L Vasquez	7/24/2014	219224176	Abated: 6/19/2013 <i>Case: Closed</i>
58	630	Garden St	Mark A Douglas	7/20/2012	218160177	Citation: 12/5/2012 <i>Case: Open</i>
59	638	Garden St	Nambc Properties Inc	7/15/2015	218160175	Superior Court Judgement on 6/14/2013, in favor of Citation Hearing Assessment: \$133,808.00 <i>Case: Open</i>
60	647-649	Garden St	Alwin Cooper	5/12/2008	218158152	Superior Court Judgement on 12/31/2014, in favor of Citation Hearing Assessment: \$191,208.00 <i>Case: Open</i>
61	684	Garden St	Ruth Mansfield & Dorothy Lambert	3/8/1990	218111166	Superior Court Judgement on 6/14/2013, in favor of Citation Hearing Assessment: \$80,008.00 <i>Case: Open</i>

Count	Address Number	Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
62	685	Garden St	Long Far Inc	3/5/2014	218110164	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <i>Case: Open</i>
63	712	Garden St	Linval Morrison	11/9/2010	217111159	Owner paid citation fines. Date: 1/27/2016, Amount: \$4,050.00 <i>Case: Closed</i>
64	2285	Main St	Jeff Liu Trustee	10/29/2013	241167091	Forbearance Agreement in place, expires: 6/3/2016 <i>Case: Open</i>
65	3364	Main St	Dermoth H. Brown	7/27/1977	284074072	Citation: 12/5/2012 <i>Case: Open</i>

North District: Upper Albany - Blighted Properties

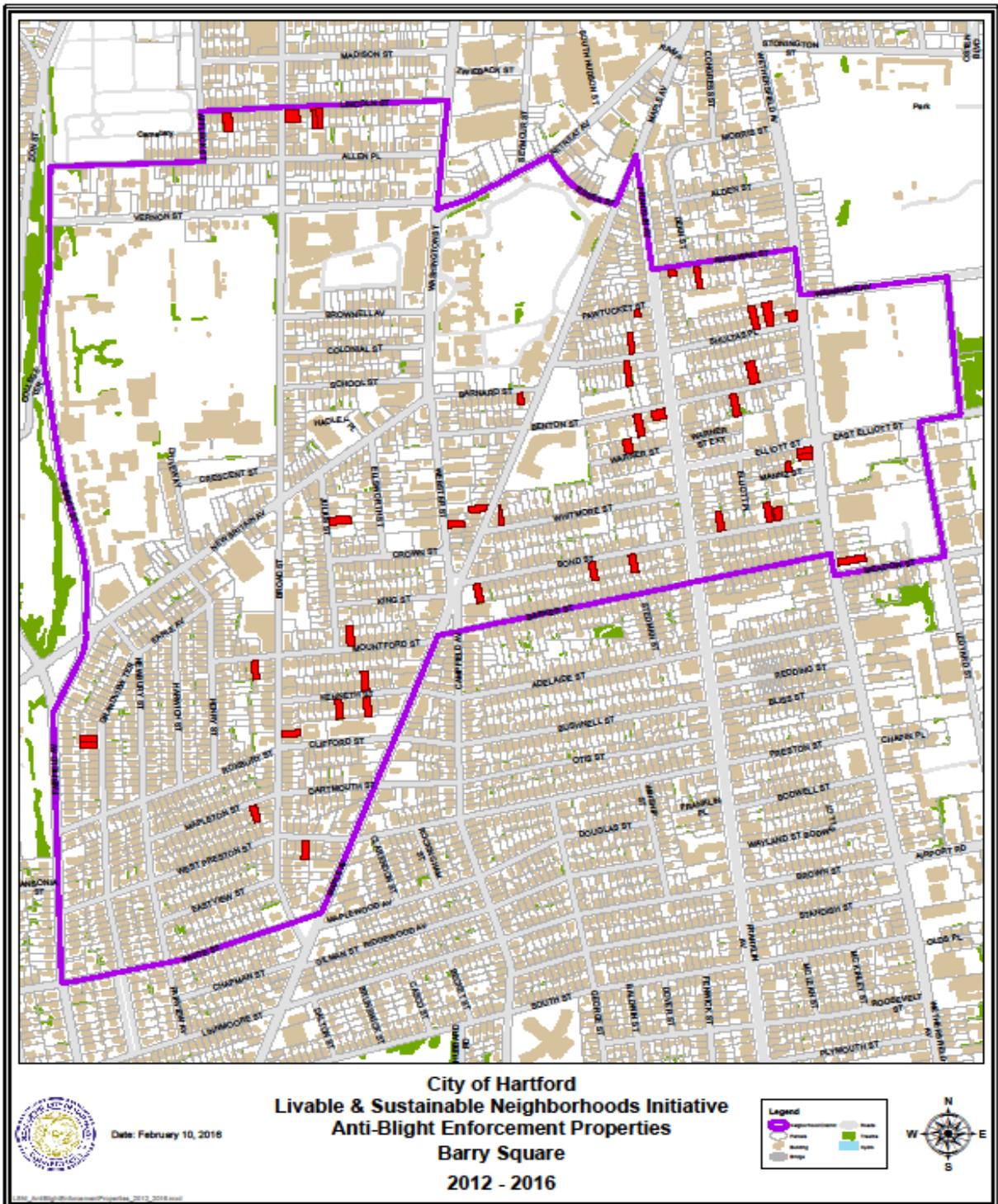
Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	17	Cabot St	Beverly M. Mitchell	5/30/2002	177202137	Preliminary Anti-Blight Ordinance Letter: 8/15/2013 <u>Case: Open</u>
2	19	Oakland Terr	Everald and Everton Thompson	5/22/2012	176198107	Abated: 4/15/2015 <u>Case: Closed</u>
3	23-25	Sterling St	Judith Bass	10/31/1994	176200170	Hartford Restoration Project II - Start Date: 12/21/2015 - In process <u>Case: Open</u>
4	36	Edgewood St	Putnam Trinity Corp	5/7/2012	199209027	Abated: 9/20/2013 <u>Case: Closed</u>
5	45	Irving St	Trustee US Bank National Assoc Trustee	11/18/2014	199219182	Forbearance Agreement in place. Expires 2/15/2017 <u>Case: Open</u>
6	45	Edgewood St	Elgwin Miller	9/15/2014	198204051	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
7	59-61	Magnolia St	City of Hartford	1/9/2015	198216154	City of Hartford Property: 1/9/2015 <u>Case: Closed</u>
8	63-65	Greenfield St	P&L Electric LLC	6/23/2010	219213001	Citation: 1/11/2013 <u>Case: Open</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
9	86	Oakland Ter	Bakari Stepherson	1/9/2015	176200143	Certification of Anti-Blight Lien filed on land records. Date: 7/9/2013, VOL 6706, PG:81, Amount: \$108,008.00 <i>Case: Closed</i>
10	88	Magnolia St	562 North Main LLC	6/10/2015	198218194	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <i>Case: Open</i>
11	94	Homestead Ave	David Knight	2/5/2013	199215114	Abated: 12/26/2013 (LSNI Funded Demolition) <i>Case: Closed</i>
12	104-106	Westbourne pkwy	Ruben Bell	3/5/1971	1511841385	Abated: 6/12/2013 <i>Case: Closed</i>
13	119	Edgewood St	Clarence Phillips	4/8/2014	198203070	Abated: 6/20/2012 <i>Case: Closed</i>
14	128	Edgewood St	Stephanie Ann McBride	10/6/2010	198208082	Certification of Lien filed on the land records. Date: 7/9/2013, VOL:6706, PG:33, Amount: \$60,008.00 <i>Case: Closed</i>
15	129-131	Oakland Terrace	Burnett Meggie	2/19/2009	175197075	Hartford Restoration Project II - Completed: 9/29/2015 <i>Case: Open</i>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
16	145	Oakland Terrace	Donavan Heaven	4/11/2014	175197079	Abated: 3/19/2015 <u>Case: Closed</u>
17	158	Magnolia St	Cambria Properties LLC	3/28/2014	220217017	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
18	175	Edgewood St	Housing Opportunity Partners Reo LLC	2/24/2015	197203062	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <u>Case: Open</u>
19	196	Homestead Ave	Bryon Tyrell	9/8/2008	177202131	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
20	208	Magnolia St	Magnolia Development Associates LLC	1/24/2012	219217017	Citation Hearing Officer found property owner Liable. Date: 12/16/2015, Amount: \$33,000.00 <u>Case: Open</u>
21	296	Homestead Ave	A7, LLC	5/18/2011	176195002	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
22	366	Sigourney St	Long Far Inc	9/23/2014	199215049	Preliminary Anti-Blight Ordinance Letter: 8/15/2013 <u>Case: Open</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
23	397	Sigourney St (re-entered into process)	Daniel Meade	7/8/2013	198209105	Abated: 1/14/2014 (LSNI Funded Demolition) <u>Case: Closed</u>
24	424	Homestead Ave	City of Hartford	1/9/2015	152190017	City of Hartford Property: 1/9/2015 <u>Case: Closed</u>

South District: Barry Square – Neighborhood Map



South District: Barry Square - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	3	Pawtucket St	Nationstar Mortgage LLC	9/23/2015	250577065	Abated: 10/22/2013 <u>Case: Closed</u>
2	5	Barnard St	Alecia F. Walters	1/8/2007	229576192	Certification of Anti-Blight Lien filed on land records. Date: 7/9/2013,VOL:6706, PG:25, Amount: \$113,508.00 <u>Case: Closed</u>
3	10	Mannz St	Karen Heath-Orr	3/22/2005	251677186	Hartford Restoration Project - Start Date: 1/16/2014 - In process <u>Case: Open</u>
4	14-16	Shultas Pl	Nhan Hguyen	5/7/2012	250579203	Abated: 9/7/2012 <u>Case: Closed</u>
5	16	Warner St	Federal National Mortgage Assoc.	12/12/2014	251665121	Certification of Anti-Blight Lien filed on land records. Date: 7/15/2013,VOL:6708,PG:53, Amount: \$136,208.00 <u>Case: Closed</u>
6	23	Kenneth St	Errol A. Williams	7/1/2004	230652013	Certification of Anti-Blight Lien filed on land records. Date: 12/10/2015,VOL:7019, PG:195, Amount: \$89,100.00 <u>Case: Closed</u>
7	24	Shultas Pl	Isidor Solis	3/27/2002	250579201	Certification of Anti-Blight Lien filed on land records. Date: 3/20/2014,VOL:6795, PG:59, Amount: \$28,008.00 <u>Case: Closed</u>
8	24	Kenneth St	Eliana Velasquez	1/2/2002	230651032	Abated: 12/8/2014 (Hartford Restoration Project) <u>Case: Closed</u>

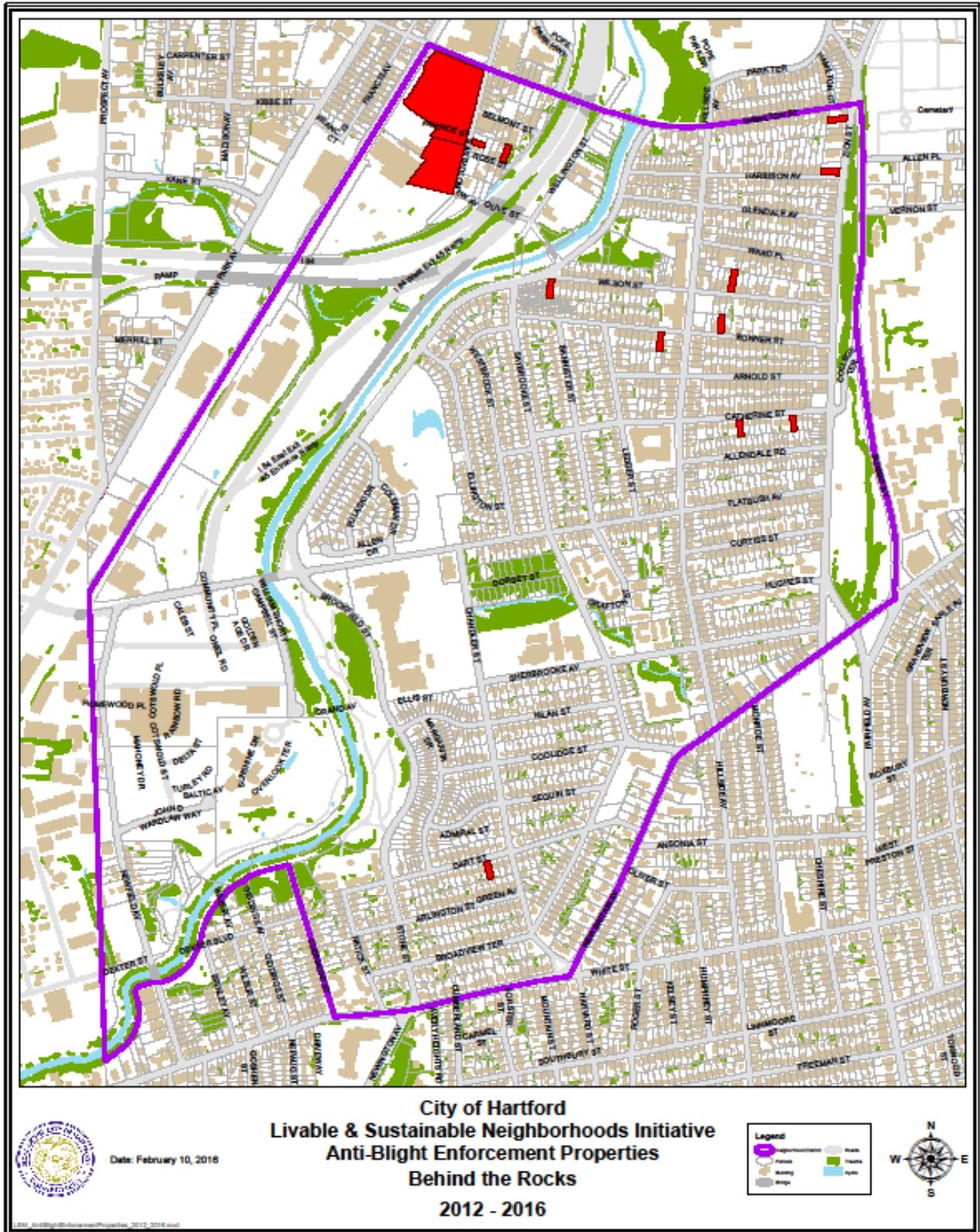
Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
9	24	Bond St	Caponetto Enterprises, LLC	4/27/2009	251678218	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
10	28	Bond St	Rose Maria Geraci	6/6/2002	251678217	Abated: 2/1/2012 <u>Case: Closed</u>
11	28	Benton St	Jose Martinez	9/22/2014	250580232	Abated: 9/25/2014 <u>Case: Closed</u>
12	28	Julius St	Jocelyn M. Harrigan	10/14/2011	229647021	Citation Hearing Officer found property owner Liable. Date: 5/6/2014, Amount: \$65,500.00 <u>Case: Open</u>
13	35	Benton St	Louis Sterling	11/2/2006	251676147	Certification of Anti-Blight Lien filed on land records. Date: 7/15/2013, VOL: 6708, PG:49, Amount: \$105,508.00 <u>Case: Closed</u>
14	39	Kenneth St	Jose Salazar	12/4/2012	230652017	Abated: 11/20/2014 <u>Case: Closed</u>
15	44	Mountford St	Barker Rentals LLC	10/4/2013	230650086	Abated: 9/7/2012 <u>Case: Closed</u>
16	44	Webster St	Miguel Franco	6/25/2001	229656152	Citation Hearing Officer found property owner Liable, Date: 5/6/2014, Amount: \$61,000.00. <u>Case: Open</u>
17	49	Annawan St	SVL Associates LLC	12/29/1998	250579175	Certification of Anti-Blight Lien filed on land records. Date: 7/12/2013, VOL: 6706, PG:246, Amount: \$129,608.00 <u>Case: Closed</u>
18	55	Lincoln St	David Martinez	12/14/2006	227543059	Certification of Anti-Blight Lien filed on land records. Date: 3/20/2014, VOL: 6795, PG:61, Amount: \$81,608.00 <u>Case: Closed</u>
19	56	Bond St	Anthony Chambers	3/21/2000	251678211	Abated: 5/15/2013 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
20	57	Lincoln St	Trebiug Properties LLC	11/19/2012	227543060	Abated: 8/3/2012 <u>Case: Closed</u>
21	63 - 65	Annawan St	Golden Monkeys LLC	7/31/2014	250579179	Abated: 10/5/2015 <u>Case: Closed</u>
22	67	Mapleton St	Peter Garon	5/1/1996	209640191	Abated: 10/7/2015 <u>Case: Closed</u>
23	87	Benton St	Wells Fargo Bank	6/18/2013	251665129	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
24	97 - 99	Lincoln St	Shamika N Lebron	9/28/2015	205531077	Property owner paid Anti-Blight Lien. Date: 8/30/2013, Amount: \$12,976.00 <u>Case: Closed</u>
25	97	Mountford St	Mery Rodriguez	11/30/2006	208645198	Abated: 9/23/2014 <u>Case: Closed</u>
26	98	Whitmore St	Ramone Manning	5/21/2007	229665206	Certification of Anti-Blight Lien filed on land records. Date: 7/15/2013, VOL: 6708, PG:57, Amount: \$129,508.00 <u>Case: Closed</u>
27	98	Shultas Pl	Carlos M Escobar	5/13/2015	250577058	Preliminary Anti-Blight Ordinance Letter: 12/10/2013 <u>Case: Open</u>
28	105	Shultas Pl	Magda Neves	11/6/2009	250578040	Abated: 5/23/2012 <u>Case: Closed</u>
29	107	Grandview Ter	Juan Martinez	1/20/2015	208632033	Abated: 5/1/2015 <u>Case: Closed</u>
30	107	Bond St	Barbara Hamilton	6/9/2014	251667008	Preliminary Anti-Blight Ordinance Letter: 12/2/2014 <u>Case: Open</u>
31	111	Grandview Ter (property was restarted on 6/17/2014)	Miguel Otero	3/24/2015	208632032	Notice of Violation: 6/17/2014 <u>Case: Open</u>
32	129	Bond St	Daniel L & Donna C. Adger	3/16/1990	251667014	Preliminary Anti-Blight Ordinance Letter: 12/2/2014 <u>Case: Open</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
33	161	Franklin Ave	Richard Trubisz	7/9/2009	251665127	Abated: 6/9/2014 <u>Case: Closed</u>
34	197	Bond St	City of Hartford	7/15/2014	230667210	City of Hartford Property: 7/15/2014 <u>Case: Closed</u>
35	245	Wethersfield Ave	Maria Polanco	12/20/2007	273579004	Property Owner not in compliance with hearing agreement. <u>Case: Open</u>
36	321	West Preston St	Wayne Francis	9/12/2013	231655023	Citation: 10/21/2014 <u>Case: Open</u>
37	347	Wethersfield Ave	Cyprian Torres	5/11/2015	274677028	Abated: 12/2/2013 <u>Case: Closed</u>
38	353	Wethersfield Ave	Anthony Davidson	3/1/2007	274677027	Abated: 3/25/2012 <u>Case: Closed</u>
39	440	Wethersfield Ave	Tonya Blackwell	3/2/2015	274687066	Abated: 8/7/2014 <u>Case: Closed</u>
40	541	Maple Ave	Raul M Rodrigues	11/7/2012	229656165	Abated: 12/5/2012 <u>Case: Closed</u>
41	1180	Broad St	Aaliyah LLC	1/25/2013	205543120	Abated: 12/2/2013 <u>Case: Closed</u>
42	1912	Broad St	Segundo Tarrillo	8/10/2015	208652227	Forbearance Agreement in place, expires: 8/1/2016 <u>Case: Open</u>

South District: Behind the Rocks – Neighborhood Map

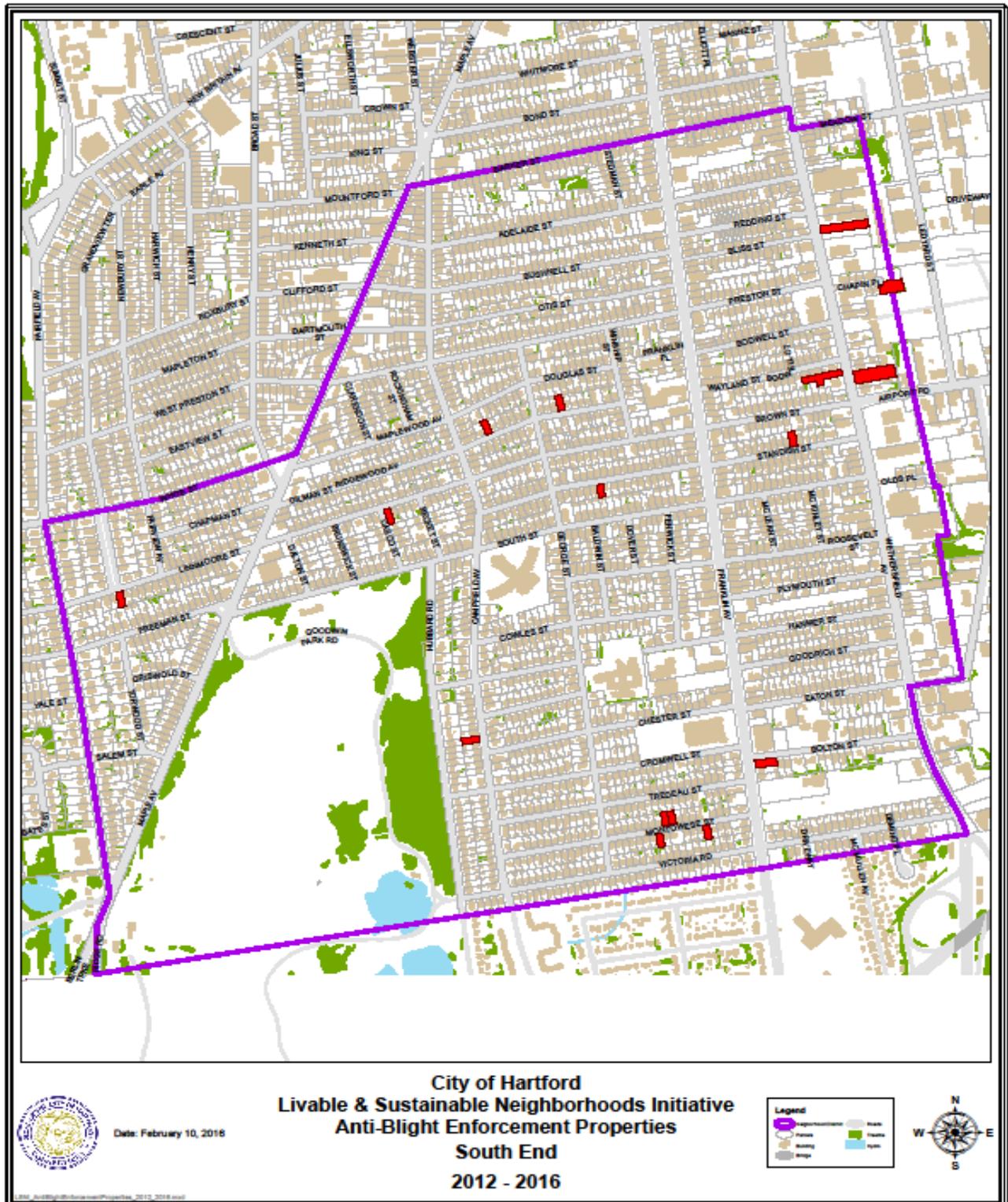
(Behind the Rocks Neighborhood includes properties in Central, South, West, Districts)



South District: Behind the Rocks – Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	21	Catherine St	Carrillo Charitza	10/16/2006	185523172	Preliminary Anti-Blight Ordinance Letter: 12/2/2014 <u>Case: Open</u>
2	55	Catherine St	US Bank National Assoc Trustee	9/22/2015	185523180	Preliminary Anti-Blight Ordinance Letter: 12/2/2014 <u>Case: Open</u>
3	64	Wilson St	James A. Hall III	8/21/1979	184519134	Citation Hearing Officer found property owner Liable. Date: 5/6/2014, Amount: \$29,000.00 <u>Case: Open</u>
4	68	Bonner St	City of Hartford	7/15/2014	184520094	City of Hartford Property: 7/15/2014 <u>Case: Closed</u>
5	99	Dart St	Charlie L Williams	1/2/1981	164597056	Preliminary Anti-Blight Ordinance Letter: 12/2/2014 <u>Case: Open</u>
6	103	Bonner St	Nicolas Rosado	9/27/2006	184509010	Preliminary Anti-Blight Ordinance Letter: 12/2/2014 <u>Case: Open</u>
7	175	Wilson St	JP Morgan Chase Bank NA	12/17/2013	161504076	Preliminary Anti-Blight Ordinance Letter: 12/2/2014 <u>Case: Open</u>
8	237	Hamilton St	Bartholomew Hamilton Associates LLC	6/22/2012	160482002	Citation Hearing Officer found property owner not Liable. Date: 9/23/2013 <u>Case: Closed</u>
9	385	Zion St	385 Zion Street LLC	5/5/2015	183516100	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
10	431	Zion St	James and Timothy Daly	10/30/1987	183516106	Abated: 11/14/2012 <u>Case: Closed</u>

South District: South End - Neighborhood Map



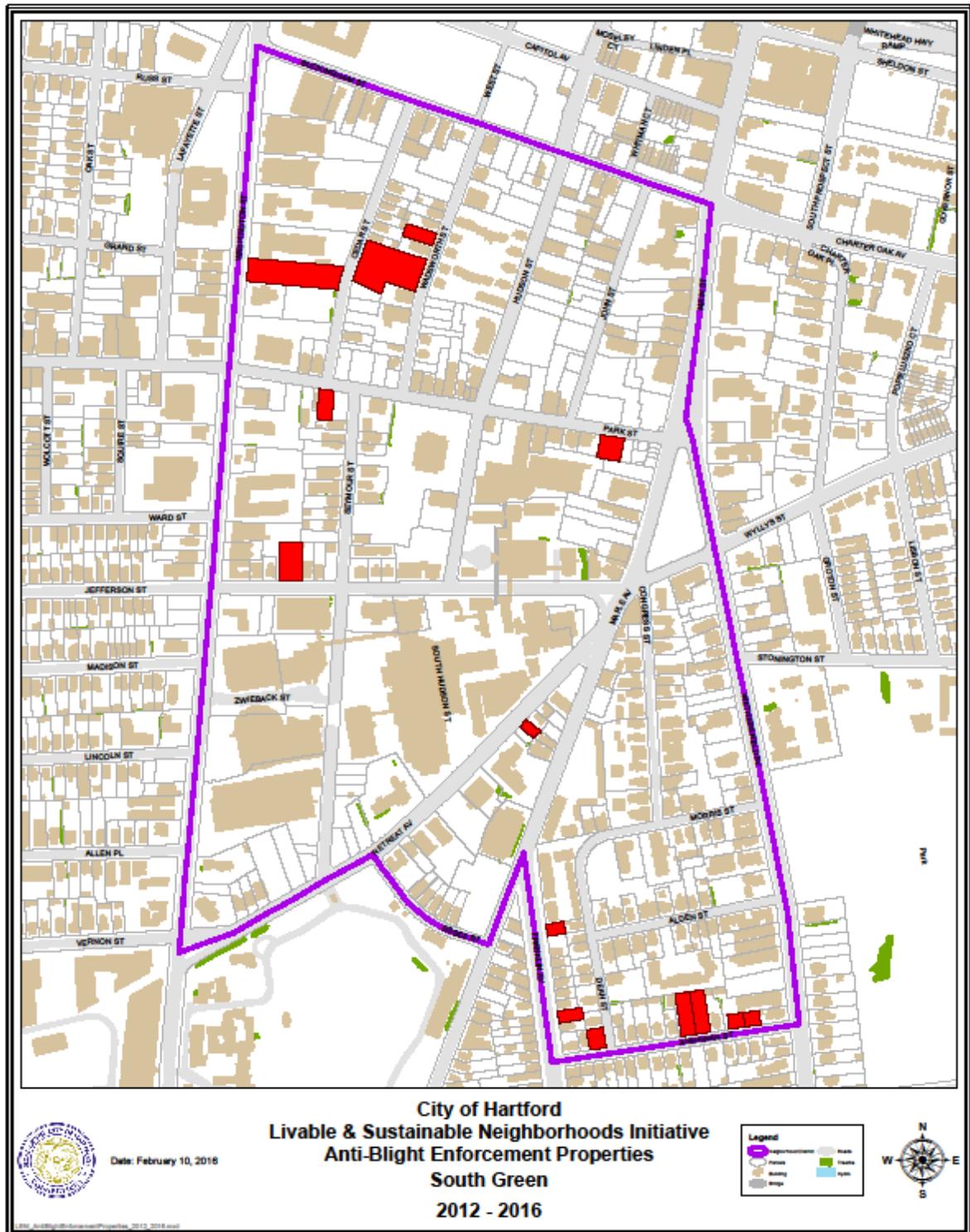
South District: South End – Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	2	Casco St	Rene R Romero	8/30/2013	232766080	Abated: 4/26/2013 <u>Case: Closed</u>
2	19	Chapin PL	Carbarette Property Management Group LLC	11/12/2013	275688085	Abated: 9/25/2013 <u>Case: Closed</u>
3	25	Montowese St	John Etwaroo	5/6/2015	255799117	Citation Hearing Officer Found Property Owner Not Liable. Date: 4/14/2014 <u>Case: Closed</u>
4	34	Gilman St	Irene & Philippe E. Boutin Jr.	9/4/1986	253786107	Citation: 11/19/2012 <u>Case: Open</u>
5	36 - 38	Standish St	36 Standish LLC	4/10/2013	276802038	Abated: 7/24/2013 <u>Case: Closed</u>
6	46	Montowese St	Rafael M Rosario	4/1/2013	255798129	Abated: 11/14/2012 <u>Case: Closed</u>
7	50	Montowese St	Ms. Cynthia Greathouse	8/4/1997	255798128	Citation: 11/19/2012 <u>Case: Open</u>
8	53	Montowese St	Aisha Hudson	9/25/2015	256799038	Forbearance Agreement in place, expires 4/9/2016 <u>Case: Open</u>
9	79	Linnmoore St	Gloria Ensign	10/8/1997	210754097	Preliminary Anti-Blight Ordinance Letter: 2/24/2014 <u>Case: Open</u>
10	80	Gilman St	Ahmad K. Elliott	7/31/1998	231773248	Citation: 11/19/2012 <u>Case: Open</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
11	153 - 155	Standish St	89 Prospect Street LLC	5/22/2014	254789063	Citation Hearing Officer found property owner Liable. Date: 9/26/2013, Amount: \$4,000.00 <u>Case: Open</u>
12	381	Campfield Ave	Gary E Beebe	7/15/2014	233770035	Abated: 12/22/2014 <u>Case: Closed</u>
13	530	Wethersfield Ave	ELuL LLC	9/17/2003	275688076	Abated: 6/3/2014 <u>Case: Closed</u>
14	605	Wethersfield Ave	S&A Equities LLC	8/31/2012	276685098	Settlement Agreement: 12/8/2011 <u>Case: Open</u>
15	641	Wethersfield Ave	Roe LLC	9/22/2005	276686074	Abated: 10/18/2012 <u>Case: Closed</u>
16	652	Wethersfield Ave	Nicholas W. Christiano	7/22/1991	276688128	Abated: 12/6/2013 <u>Case: Closed</u>
17	662	Franklin Ave	Federal National Mortgage Assoc.	9/17/2015	278812008	Abated: 12/2/2013 <u>Case: Closed</u>
18	1000	Wethersfield Ave	Margaret Properties LLC	8/7/2008	278816198	Citation Hearing Officer found property owner Liable with conditions for abatement 3/25/2014 <u>Case: Open</u>

South District: South Green - Neighborhood Map

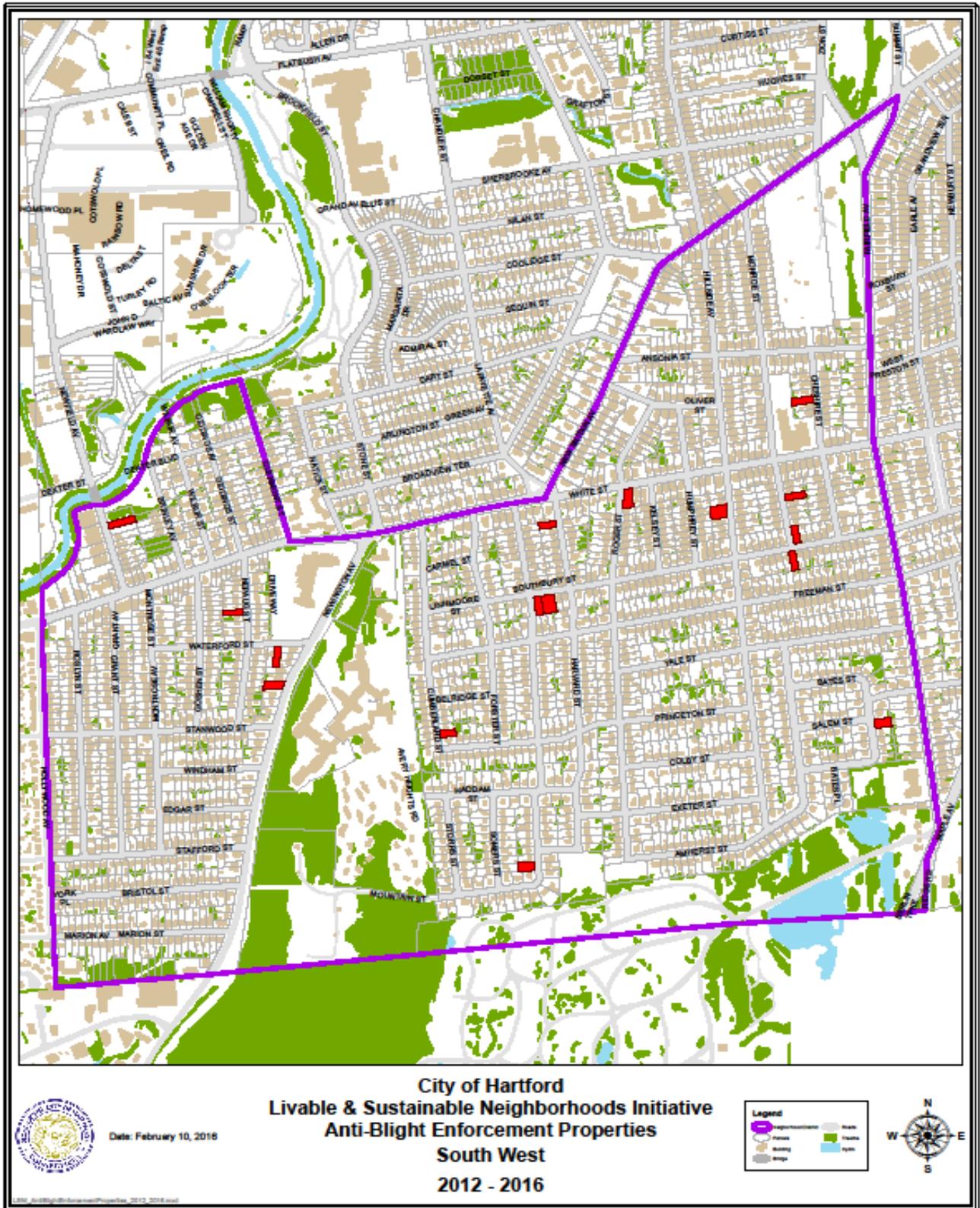
(South Green Neighborhood includes properties in Central & South Districts)



South District: South Green - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	14	Annawan St	Secretary of Housing & Urban (HUD)	9/1/2015	250562153	Abated: 10/20/2014 <u>Case: Closed</u>
2	18	Annawan St	US Bank National Assoc.	9/17/2014	250562152	Preliminary Anti-Blight Ordinance Letter: 4/21/2014 <u>Case: Open</u>
3	26	Franklin Ave	Charles Jaikisson	3/2/2001	249558239	Abated: 8/1/2013 <u>Case: Closed</u>
4	30	Annawan St	Charles Jaikisson	3/31/1997	250562150	Abated: 8/1/2013 <u>Case: Closed</u>
5	34 - 36	Annawan St	Edward Rog & Adam Rog	12/7/1984	250562149	Abated: 12/19/2012 <u>Case: Closed</u>
6	52	Franklin Ave	Carmen Bermudez	7/16/2015	250558099	Abated: 8/1/2013 <u>Case: Closed</u>
7	52 - 54	Annawan St	Meghan Bennett	6/1/2010	250558103	Hartford Restoration Project- 9/25/2014 - In process. <u>Case: Open</u>

South District: Southwest - Neighborhood Map

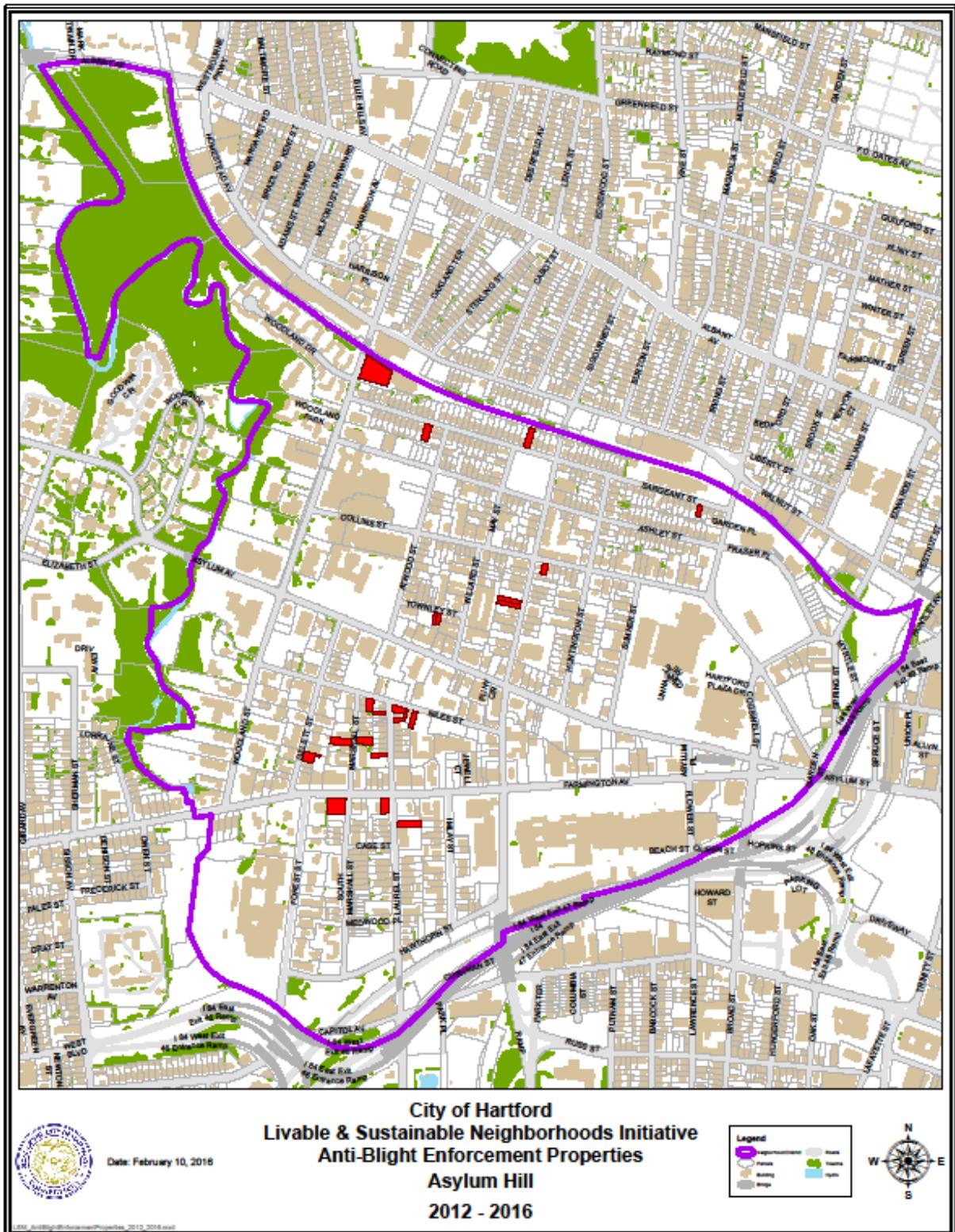


South District: Southwest - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	16	Harvard St	Antonio Mendez	10/1/1998	165725080	Notice of Violation: 12/18/2014 <u>Case: Open</u>
2	19	Nepaug St	Theodore J. Dunning	7/29/2009	143707133	Abated: 2/18/2013 <u>Case: Closed</u>
3	19	Waterford St	Miles Boutilier	11/18/1988	143713167	Citation Hearing Officer found Property Owner Liable. Date: 11/9/15, Amount: \$62,800.00 <u>Case: Open</u>
4	40	Newfield Ave	Linda Bouley	4/26/1991	119588021	Preliminary Anti-Blight Ordinance Letter: 12/2/2014 <u>Case: Open</u>
5	58	Bates St	Barbara Gallo	9/13/2004	211714007	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
6	99	Newington Ave	Investment Lima 88 LLC	11/5/2014	143713161	Forbearance Agreement in place, expires 3/1/2016 <u>Case: Open</u>
7	132	Cumberland St	David Nicholson	9/15/1994	166719051	Abated: 6/12/2015 (Housing Preservation Loan Fund) <u>Case: Closed</u>
8	135	Cheshire St	Daniel Bendzinski	6/15/1988	187628136	Citation Hearing Officer found property owner Liable. Date: 7/30/2014, Amount: \$37,800.00 <u>Case: Open</u>
9	173	Linnmoore St	Baron Brown	2/4/2002	188746153	Abated: 5/9/2012 <u>Case: Closed</u>
10	174	Linnmoore St	Patricia A Coughlin	9/30/1987	188744198	Citation Hearing Officer found property owner not Liable. Date: 4/23/2014 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
11	174	Linnmoore St	Patricia A Coughlin	9/30/1987	188744198	Notice of Violation: 6/17/2014 <u>Case: Open</u>
12	218	Monroe St	Yolanda Baez	9/13/1999	188744193	Citation Hearing Officer found property owner not Liable. Date: 4/23/2014 <u>Case: Closed</u>
13	218	Monroe St	Yolanda Baez	9/13/1999	188744193	Notice of Violation: 6/17/2014 <u>Case: Open</u>
14	224	Mountain St	Hilda Negron	12/8/2009	167724055	Preliminary Anti-Blight Ordinance Letter: 4/21/2014 <u>Case: Open</u>
15	291	White St	Mungwa Kwok	6/13/2013	188734041	Abated: 9/23/2014 <u>Case: Closed</u>
16	321	Linnmoore St	Diane Lackner	7/2/2013	166726177	Citation Hearing Officer found property owner Liable. Date: 12/12/2014, Amount: \$140,000 <u>Case: Open</u>
17	323	Linnmoore St	Andrea Duzak-Forestier	6/2/2005	166726178	Notice of Violation: 12/8/2014 <u>Case: Open</u>
18	591	Hillside Ave	Detlef W Papp	8/9/1999	188736100	Abated: 8/20/2012 <u>Case: Closed</u>

West District: Asylum Hill - Neighborhood Map



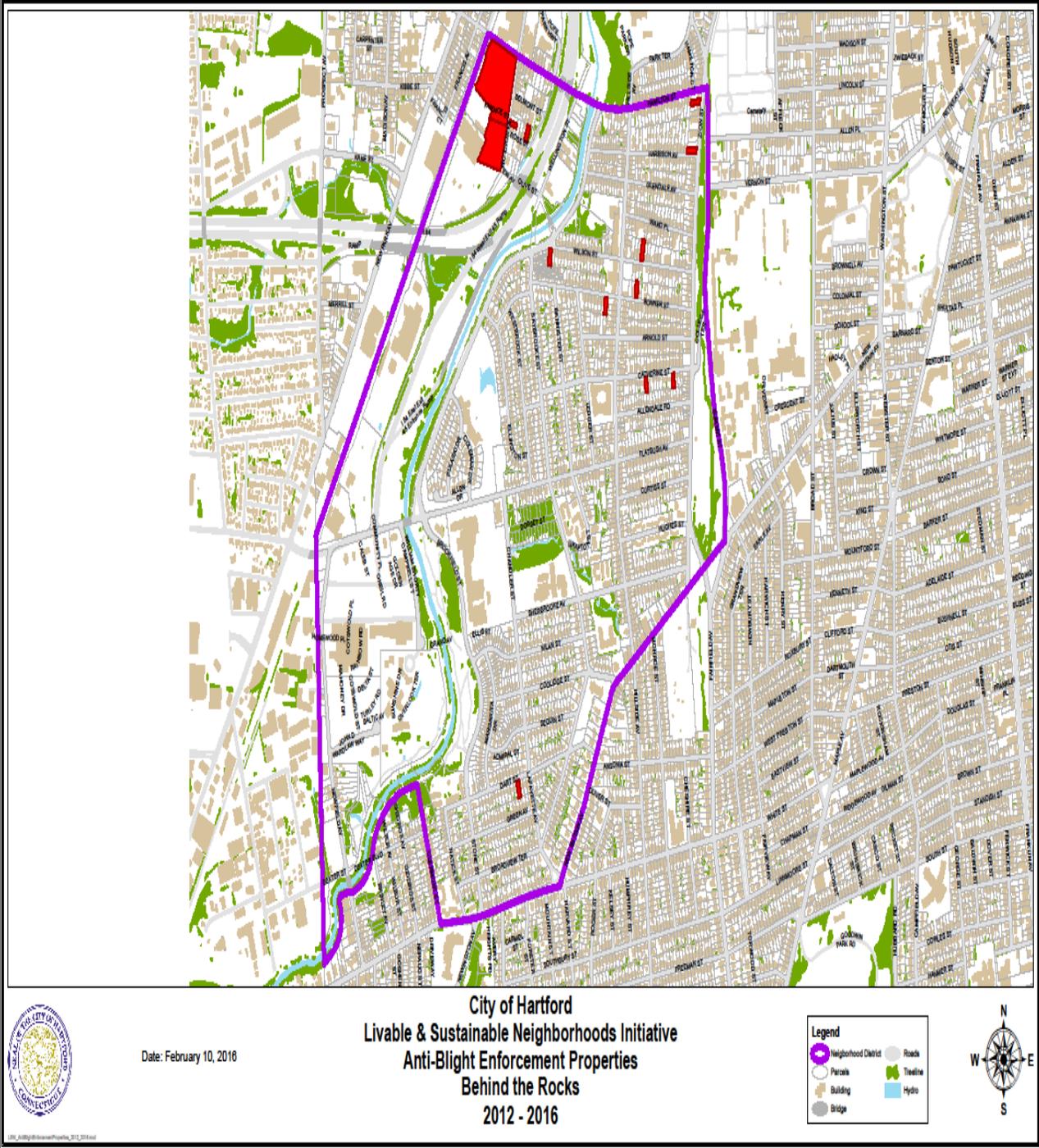
West District: Asylum Hill - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	15	Townley St	Boris's Realty LLC	2/19/2013	178258049	Abated: 4/20/2015 <u>Case: Closed</u>
2	15	Marshall St	55 Market Street LLC	9/11/2014	179318020	Abated: 3/27/2012 <u>Case: Closed</u>
3	16	Marshall St	Keisha A Palmer	6/30/2014	179319030	Hartford Restoration Project - Completion Date: 11/17/2014 <u>Case: Open</u>
4	17	Townley St	Boris's Realty LLC	2/19/2013	178258050	Abated: 4/20/2015 <u>Case: Closed</u>
5	23	Sargeant St	Walter and Cynthia Hutton	9/16/2014	200266195	Certification Of Anti-Blight Lien filed on land records. Date: 7/11/13, VOL: 6707, PG: 145, Amount: \$57,908.00 <u>Case: Closed</u>
6	28	Gillett St	Christine Mceachron	3/29/2004	156318443	Citation: 12/13/2012 <u>Case: Open</u>
7	43	Niles St	John Browdy	7/25/2006	179320262	Certification of Anti-Blight Lien filed on land records. Date: 9/22/2015, VOL: 6985, PG: 310, Amount: \$111,000.00 <u>Case: Closed</u>
8	47	Niles St	Sallie Toussaint	1/18/2002	179320264	Preliminary Anti-Blight Ordinance Letter: 5/14/2015 <u>Case: Open</u>
9	63	Niles St	Marlene Gordan-James	1/7/2002	179319062	Abated: 10/24/2014 <u>Case: Closed</u>
10	158-164	Woodland St	City of Hartford	7/17/2015	177251002	City of Hartford Property: 7/17/2015 <u>Case: Closed</u>
11	176	Sargeant St	William Jordan	8/11/1998	199251006	Abated: 10/14/2014 (Hartford Restoration Project) <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
12	187	Sigourney St	Samuel Allen	2/27/2004	178261409	Certification of Anti-Blight Lien filed on land records. Date: 6/10/2015, VOL: 6947, PG: 28, Amount: \$84,600.00 <i>Case: Closed</i>
13	189	Sigourney St	Milgrid Guzman	2/8/2010	178261410	Preliminary Anti-Blight Ordinance Letter: 1/24/2013 <i>Case: Open</i>
14	219	Collins St	Limited Partnerships Sigourney Ashley Collins	12/3/2009	200264035	Abated: 6/27/2013 <i>Case: Closed</i>
15	267	Farmington Ave	Helcon Inc	12/20/1990	179406041	Abated: 9/18/2014 <i>Case: Closed</i>
16	267	Sargeant St	Oswald Cameron	2/21/2014	177252021	Abated: 12/30/2014 <i>Case: Closed</i>
17	282	Laurel St	YAGS Properties LLC	12/30/2005	179411097	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <i>Case: Open</i>
18	293	Farmington Ave	Farmington Hari LLC	8/5/2009	179404015	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <i>Case: Open</i>
19	335	Laurel St	Cathy Nguyen	4/7/2014	179319049	Citation Hearing Officer found property owner Liable. Date: 6/14/2012, Amount: \$4,200.00 <i>Case: Open</i>
20	366	Laurel St	Michelle Mahoney	10/21/2005	179320084	Abated: 10/11/2012 <i>Case: Closed</i>
21	370	Laurel St	Sallie E Land	6/26/2015	179320082	Abated: 4/3/2014 <i>Case: Closed</i>
22	373	Laurel St	Wells Fargo Bank	8/1/2013	179319059	Notice of Violation: 7/9/2014 <i>Case: Closed</i>

West District: Behind the Rocks – Neighborhood Map

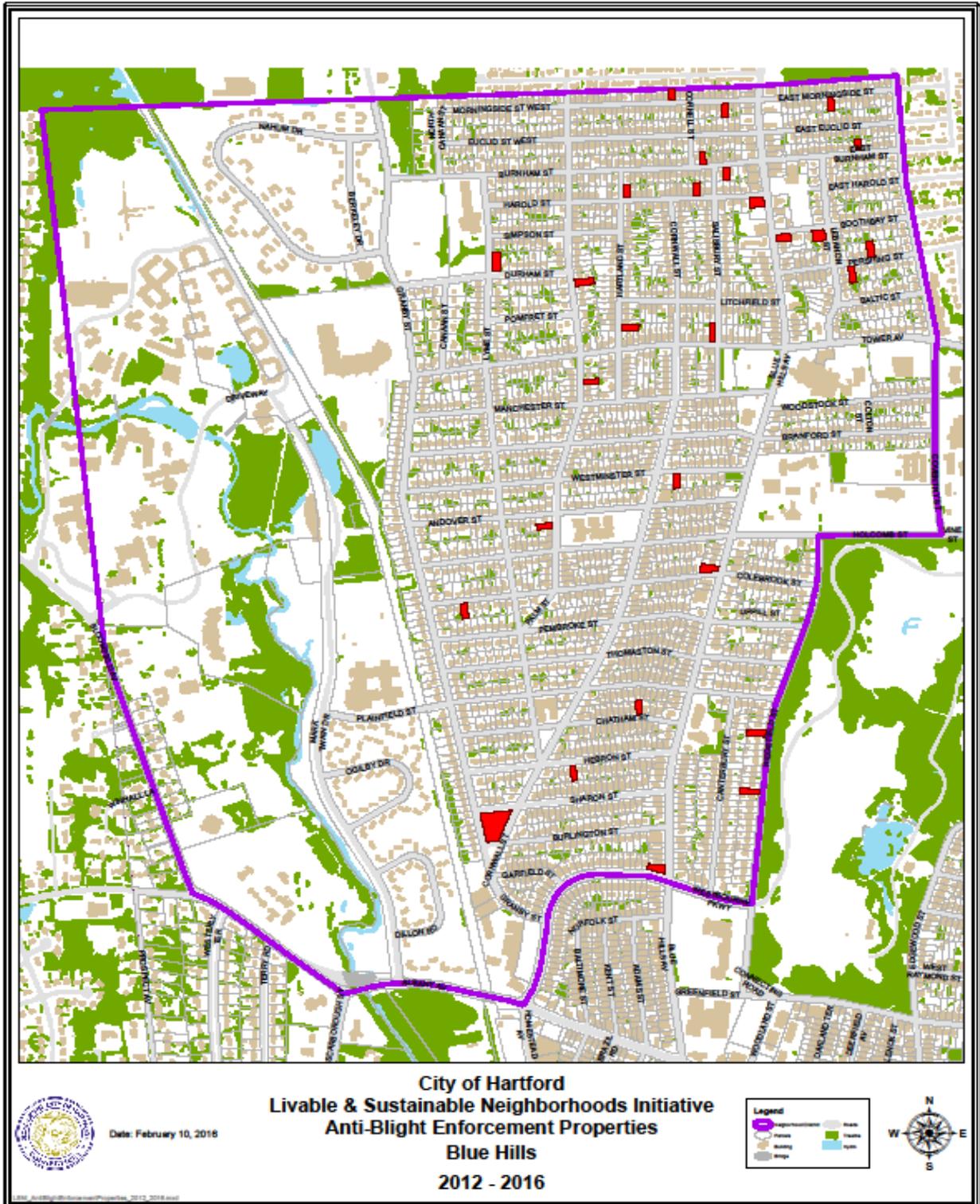
(Behind the Rocks Neighborhood includes properties in Central, South, West, Districts)



West District: Behind the Rocks – Blighted Property

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	34	Rose Street	Wells Fargo Bank	8/21/2013	160489019	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <i>Case: Open</i>
2	169	Bartholomew Ave	John Adams of Partner for Hartford Renaissance	10/4/2004	160482001	Certification of Anti-Blight Lien filed on land records. Date:7/9/2013,VOL: 6706, PG:29, Amount: \$25,458.00 <i>Case: Closed</i>
3	160	Bartholomew Ave	City of Hartford	1/9/2015	160489014	City of Hartford Property: 1/9/2015 <i>Case: Closed</i>

West District: Blue Hills – Neighborhood Map



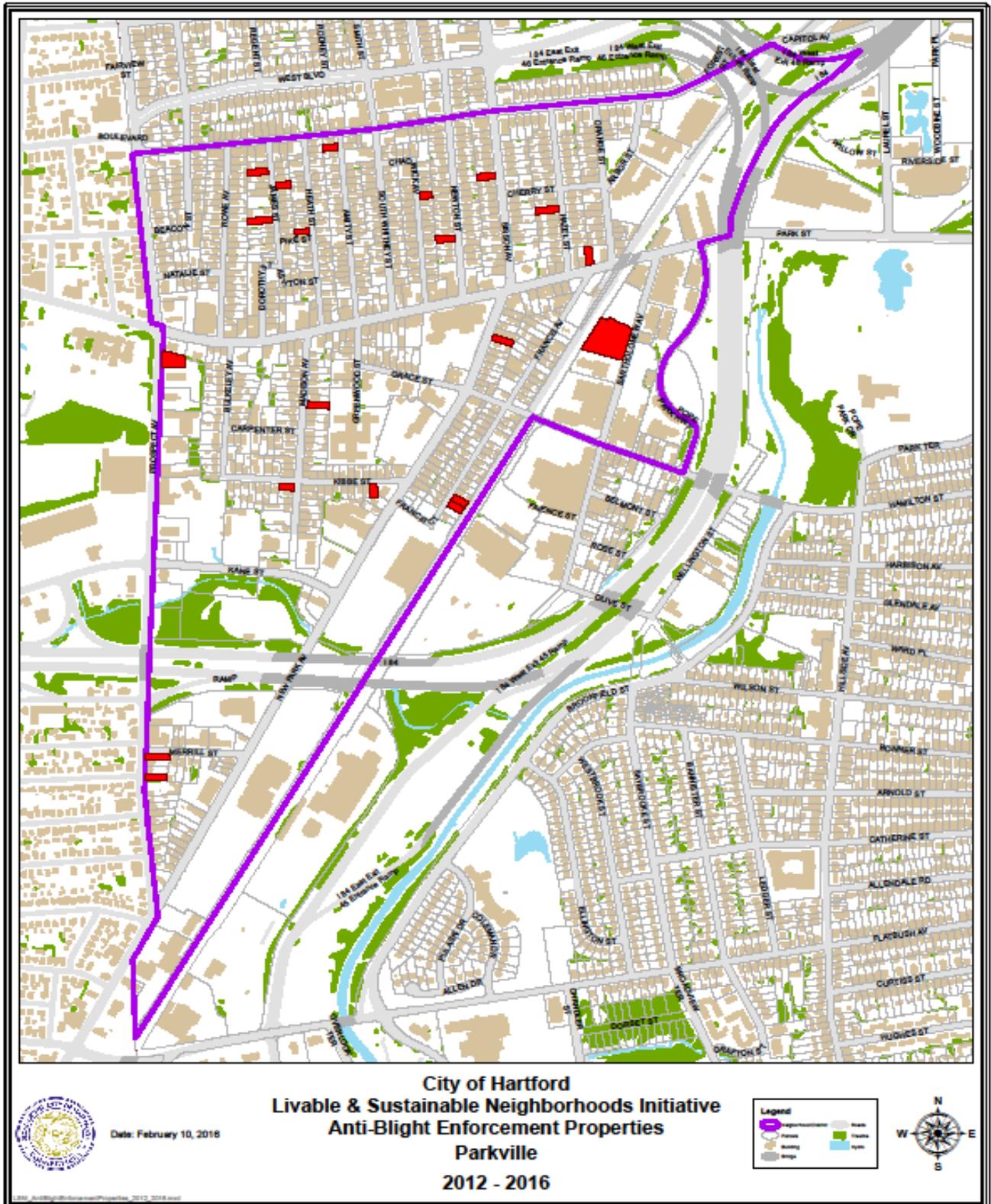
West District: Blue Hills – Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	21	West Morningside St	Maurice L Bell	8/20/2015	169011080	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <i>Case: Open</i>
2	23	Burnham St	Cyril Bolton	6/9/2014	170024165	Abated: 10/2/2014 <i>Case: Closed</i>
3	25	Cornwall St	Northeastern Conf. Corps	1/19/1970	151135032	Abated: 9/29/2012 <i>Case: Closed</i>
4	26	Chatham St	Luther S. III Mcbride	6/19/1980	173145023	Abated: 8/18/2014 <i>Case: Closed</i>
5	38	Burnham St	Milton Wiggins Jr.	4/22/1998	169014047	Certification of Anti-Blight Lien filed on land records. Date: 12/10/15, VOL: 7019, PG: 197, Amount: \$65,000.00 <i>Case: Closed</i>
6	44	Harold St	Andy Slaughter	6/4/2012	170023094	Abated: 5/3/2012 <i>Case: Closed</i>
7	47	East Morningside St	Ian Cato	12/7/1998	169012108	Hartford Restoration Project II - Start Date: 6/13/2014, Completion Date: 8/13/2014 <i>Case: Open</i>
8	47	Westminster St	Gregory S. Jones	8/22/1997	172094112	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <i>Case: Open</i>
9	49	Pershing St	Elsaida Carr	11/27/2013	192041042	Abated: 12/23/2015 <i>Case: Closed</i>
10	50	Durham St	Sheila A Reese	9/18/2013	147019042	Abated: 6/6/2013 <i>Case: Closed</i>
11	56	West Morningside St	Naddia Cohen	1/6/2014	169007043	Abated - (Hartford Restoration Project: 7/21/2015) <i>Case: Closed</i>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
12	62-64	Pershing St	Mr. & Mrs. Ralph Hunt	11/1/2001	192032046	Abated (Hartford Restoration Project - Application withdrawn 10/7/2015. Blight remediated by property owner.) <u>Case: Closed</u>
13	64	Hartland St	Catalina Turner	12/4/2006	148037171	Abated: 9/13/2012 <u>Case: Closed</u>
14	64	East Burnham St	Evelyn Hunt	3/4/2002	191015013	Abated - (Hartford Restoration Project - 3/20/2015) <u>Case: Closed</u>
15	67	Hebron St	Natalie M Frederick Alexander	6/1/2015	150147203	Preliminary Anti-Blight Ordinance Letter: 4/21/2014 <u>Case: Open</u>
16	79	Lebanon St	Leslie Smith	11/28/1995	170029200	Citation Hearing Officer found property owner Liable. Date: 7/22/14, Amount: \$65,000.00 <u>Case: Open</u>
17	81	Palm St	James Headen	1/18/1971	149085109	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
18	145	Ridgefield St	Leon & Gloria Daniels	5/3/1996	174152091	Preliminary Anti-Blight Ordinance Letter: 2/11/2014 <u>Case: Open</u>
19	153	Westbourne Pkwy	Diane Palmer	6/4/2013	174182016	Preliminary Anti-Blight Ordinance Letter: 12/10/2013 <u>Case: Closed</u>
20	188	Palm St	Charmaine Wellington	1/6/2015	148045178	Abated: 2/27/2014 <u>Case: Closed</u>
21	189	Ridgefield St	Chermaine Davis	1/31/2006	173152105	Abated: 6/23/2015 <u>Case: Closed</u>
22	190	Hartland St	Danelle A Googe	8/30/2013	147023175	Abated: 6/6/2013 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
23	241	Colebrook St	Stacy Hilton	2/13/2013	149082022	Abated: 11/8/2012 <u>Case: Closed</u>
24	262	Palm St	Kenneth Hester	6/8/1977	147022122	Certification of Anti-Blight Lien filed on land records. Date: 7/29/2015, VOL: 6969, PG:313, Amount: \$64,800.00 <u>Case: Closed</u>
25	363	Blue Hills Ave	Suntomo LLC	2/19/2015	172096060	Abated: 12/16/2015 <u>Case: Closed</u>
26	608	Blue Hills Ave	JCL Property Management LLC	12/31/2014	170029171	Abated: 9/8/2014 <u>Case: Closed</u>
27	625	Blue Hills Ave	Carol McDonald	9/13/1999	170027151	Abated: 6/6/2013 <u>Case: Closed</u>
28	756	Tower Ave	Barbara Hamilton	5/14/2015	171038110	Abated: 1/1/2016 <u>Case: Closed</u>

West District: Parkville - Neighborhood Map

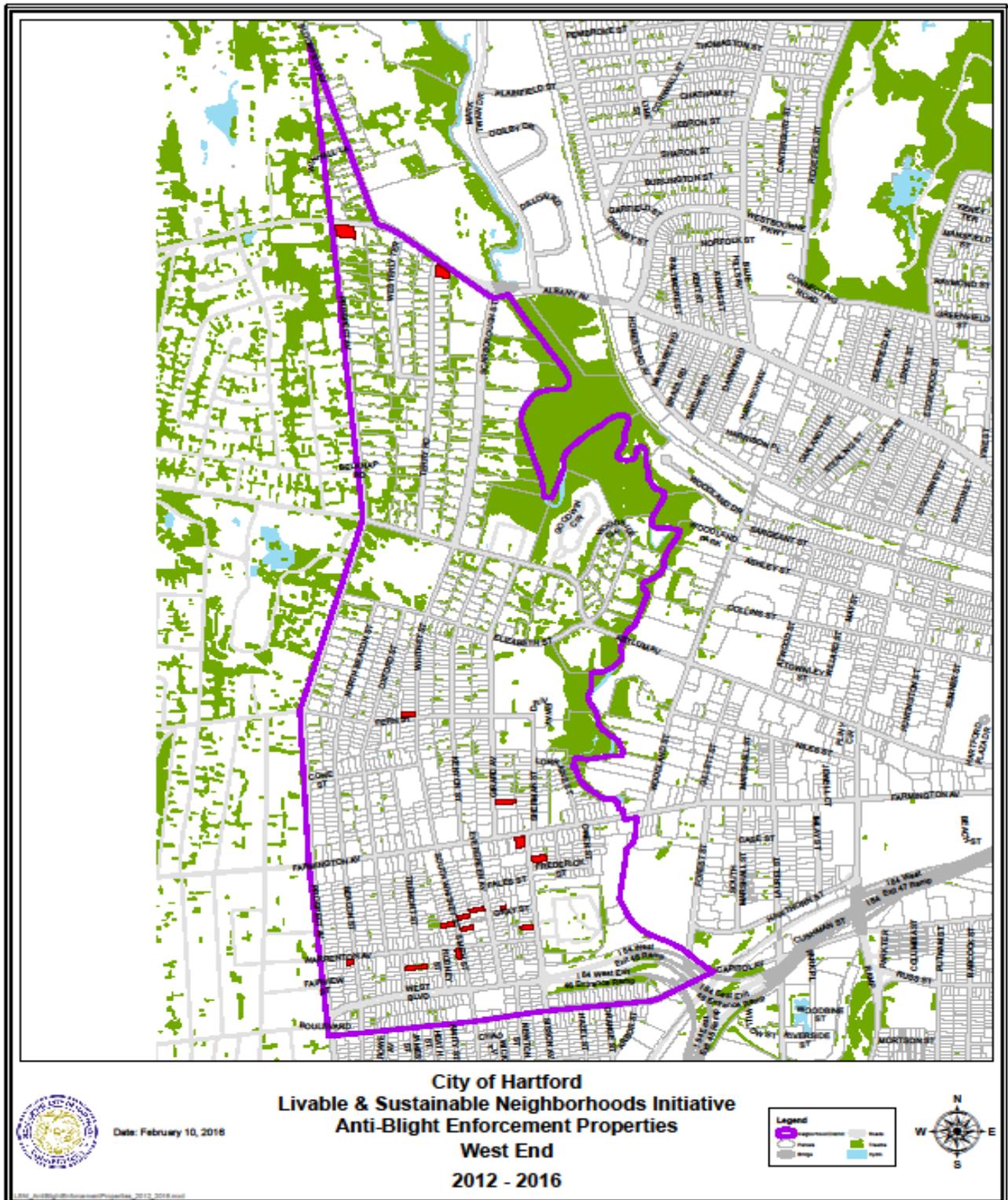


West District: Parkville - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	15	Kibbe St	Albert Sejdiu	3/18/2013	137471007	Abated: 8/28/2013 <u>Case: Closed</u>
2	26	New Park Ave	Carlos Cristovao	9/22/2015	136480240	Forbearance Agreement in place, expires on 7/31/2016 <u>Case: Open</u>
3	33	Newton St	Deutsche Bank National Trust Co Trustee	7/28/2015	136392208	Forbearance Agreement was amended and re-approved by COH on 2/18/2016. <u>Case: Open</u>
4	35	Hazel St	Sonya Smith	7/7/1999	159399037	Citation: 10/1/2014 <u>Case: Open</u>
5	45	Bartholomew Ave	Hands on Hartford Inc.	12/11/2013	159485060	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
6	47	James St	Roberto Ramos	1/28/1993	136374054	HRP II - Start Date: 6/13/2014 - In process <u>Case: Open</u>
7	57	Madison Ave	Hartford Madison Avenue	12/10/2014	137471030	Abated: 12/4/2012 <u>Case: Closed</u>
8	62	Chadwick Ave	City of Hartford	4/3/2014	135392167	City of Hartford Property: 4/3/2014 <u>Case: Closed</u>
9	63	Sisson Ave	Ludgero Ribeiro	2/27/2012	135393229	Abated: 8/23/2012 <u>Case: Closed</u>
10	69	Heath St	Hewan Essue	9/16/2013	136377076	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <u>Case: Open</u>
11	72	James St	Nhat Truong	5/18/2009	135377012	Citation: 1/4/2013 <u>Case: Open</u>
12	78-80	Prospect Ave	Nicolette Voltaire	5/7/2013	115474008	Abated: 9/24/2014 <u>Case: Closed</u>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
13	83-85	James St	Evair D. Soares	12/1/2003	135374004	Preliminary Anti-Blight Ordinance Letter: 11/18/2014 <u>Case: Open</u>
14	92	Prospect Ave	Ashley D Wilson	9/8/2015	115474005	Abated: 2/2/2015 <u>Case: Closed</u>
15	99-101	Amity St	Jorge Ortiz	8/8/2011	135381049	Certification of Anti-Blight Lien filed on land records. Date: 7/29/15, VOL: 6969, PG: 309, Amount: \$80,500.00 <u>Case: Closed</u>
16	118	Madison Ave	Angel Rivera	5/1/2013	137479055	Abated: 8/28/2013 <u>Case: Closed</u>
17	152	Francis Ave	Bryan L Rivera	9/22/2015	137482132	Abated: 6/25/2012 <u>Case: Closed</u>
18	154	Francis Ave	Mirtha L Castaneda Diaz	7/24/2013	137482133	Citation Hearing Officer found property owner not Liable. Date: 4/23/2014 <u>Case: Closed</u>
19	322-324	Prospect Ave	Thomas R. Evans	3/11/2011	113471010	Abated: 8/15/2013 <u>Case: Closed</u>
20	1556	Park St	MDC Associates LLC	12/7/2010	159401065	Abated: 6/25/2012 <u>Case: Closed</u>

West District: West End - Neighborhood Map



West District: West End - Blighted Properties

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
1	2	Regent St	Milka Cruz	8/27/1999	135376096	Hartford Restoration Project - Start Date: 8/18/2014 - In process <i>Case: Open</i>
2	26	Gray St	Deutsche Bank National Trust Co Trustee	1/2/2015	134388161	Certification of Anti-Blight Lien filed on land record. Date: 7/9/2013, VOL: 6706, PG: 87, Amount: \$38,608.00 <i>Case: Closed</i>
3	34	Girard Ave	Rodney Bull	8/14/2014	133313110	Hartford Restoration Project II - In process <i>Case: Open</i>
4	63	Evergreen Ave	Home & House, LLP	5/15/2012	134383107	Abated: 11/7/2012 <i>Case: Closed</i>
5	127	Whitney St	Kent Avery	12/27/2004	132301001	Citation Hearing Officer found property owner not Liable. <i>Case: Closed</i>
6	137	Beacon St	Bey Kelly Kirkley	4/6/1994	112366040	Notice of Violation: 10/25/2013 <i>Case: Open</i>
7	171	South Whitney St	B&S Equities LLC	12/28/2010	135380127	Abated: 7/26/2012 <i>Case: Closed</i>
8	181	Sisson Ave	Robert W. Stowell Jr	6/21/2001	134389153	Certification of Anti-Blight Lien filed on land record. Date 3/20/2014, VOL: 6795, PG: 63, Amount: \$108,508.00 <i>Case: Closed</i>
9	194	South Whitney St	Donna M. Nelson	7/24/1978	134383072	Abated: 12/16/2014 <i>Case: Closed</i>
10	201	South Whitney St	A & M Equities LLC	1/5/2011	134379041	Abated: 5/12/2014 <i>Case: Closed</i>

Count	Property Address Number	Property Street Address	Current Owner	Sale Date	Parcel ID	Current Blight Enforcement Status
11	206	South Whitney St	John Vaughan	4/9/2002	134383069	Abated: 9/11/2012 <u>Case: Closed</u>
12	248	Sisson Ave	Carmen Stevens	3/27/2002	134394203	Preliminary Anti-Blight Ordinance Letter: 12/10/2013 <u>Case: Open</u>
13	260	Terry Rd	Thanh Huyen Nguyen	7/28/2014	129180030	Abated: 6/19/2012 <u>Case: Closed</u>
14	479	Farmington Ave	Colonial Arms LLC	5/28/2002	134387194	Preliminary Anti-Blight Ordinance Letter: 7/9/2014 <u>Case: Open</u>
15	1234	Prospect Ave	Michael Herlihy	11/14/2014	105178020	Abated: 12/13/2013 <u>Case: Closed</u>

Code Enforcement Definitions

- **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.
- **Acquired Properties by the City of Hartford (Acquired)** - 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).
- **Anti-Blight Liens** - Connecticut General Statutes Chapter 98, Sec. 7-148aa. - Lien on real estate where fine for violation of blight ordinance is unpaid. Any unpaid fine imposed by a municipality pursuant to the provisions of an ordinance regulating blight, adopted pursuant to subparagraph (H)(xv) of subdivision (7) of subsection (c) of section 7-148 shall constitute a lien upon the real estate against which the fine was imposed from the date of such fine. Each such lien may be continued, recorded and released in the manner provided by the general statutes for continuing, recording and releasing property tax liens. Each such lien shall take precedence over all other liens filed after July 1, 1997, and encumbrances except taxes and may be enforced in the same manner as property tax liens.
- **Blighted Vacant Housing** - a property with blight violations indicating vacancy that has remained vacant for more than 120 days with no action from the owner to address the vacancy condition.
- **Citation Hearing Assessments** - properties for which a citation has been issued and the case is being reviewed in a citation hearing by a hearing officer. Property owners may request a hearing to contest blight violations. In these cases the Citation Hearing Officer will issue a liable/not liable assessment. Liable assessment judgments will include a monetary fine. If a property owner does not request a citation hearing a default judgement can be issued by the Citation Hearing Officer. Unpaid citation fines constitute a debt to the city and can be filed as Anti-Blight Liens that are recorded in the land records.
- **Final Lien Inspection Properties** - properties are in the process of being closed out of an open case in order to move towards legal action.
- **Forbearance Agreement** - an agreement with the new buyer/owner of a blighted property.
- **Hartford Restoration Project (HRP)** - The property was approved for the Hartford Restoration Project. This program is collaboration between LSNI and the City of Hartford Housing Division. The project provides financial assistance in the form of property rehabilitation work through city contract vendors to repair blighted properties.

- **Properties Receiving Preliminary Notice Letters (PABOL & Consultation)** - 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. The LSNI Blight Inspectors offer courtesy blight prevention consultations to residents of the City of Hartford. Residents do not have to be in the ABO process or have received a Preliminary Anti-Blight Ordinance letter to request a consultation.
- **Properties Receiving Notice of Violations (NOV)** - 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 (CIT)** - 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.
- **Re-Entry** - a property re-entered the ABO process due to change in ownership or foreclosure.
- **Superior Court Judgements** - properties with liable citation hearing assessments that have been brought to Superior Court for certification judgements.
- **Tax Deferral Program** - a property was approved for the tax deferral program through the City Assessor's Office. The owner will have their property taxes deferred for... years after remediating all the blight conditions on the property.

Anti-Blight Ordinance Violations

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.

Anti-Blight Enforcement Process

Overview of the Anti-Blight Ordinance (ABO) Enforcement (15-18 Month Process)

