

City of Hartford

Luke A. Bronin, Mayor



Quarterly Meeting with
City-Wide Neighborhood Leaders/Stakeholders
Wednesday, April 6, 2016



Neighborhood Meeting Agenda

I. Welcome, Introductions, Announcements and Review of Ground Rules (6 - 6:10 PM)

II. Updates on LSNI Activities (6:10 – 7:00)

A. Anti-Blight Enforcement Updates (6:10 – 6:30)

1. Anti-Blight Ordinance Violations & Enforcement Process
2. Quarterly Neighborhood Conditions Report
3. Anti-Blight Enforcement Statistics
4. Blighted Vacant Housing (Special Assessment) Enforcement Statistics
5. Questions and Answers

B. Progressive Property Updates (6:30 – 6:45)

1. Central District
2. North District
3. South District
4. West District
5. Questions and Answers

C. LSNI Projects Updates (6:45 – 7:00)

1. Neighborhood Signage
2. LSNI & Rebuilding Together Hartford – National Rebuilding Day Program Collaboration
3. LSNI & Hartford Community Court – Community Service Collaboration Project
4. Questions and Answers

III. NRZs and Vacant Properties (7:00 – 7:25)

Brainstorming and general discussion about what NRZs might do to address properties that are no longer “blighted” under the Anti-Blight Ordinance, but are still a negative influence on their neighborhood. This might include vacant lots that have been cleaned and have had bollards installed or vacant buildings that have been mothballed.

IV. Closing Remarks (7:25-7:30 PM)



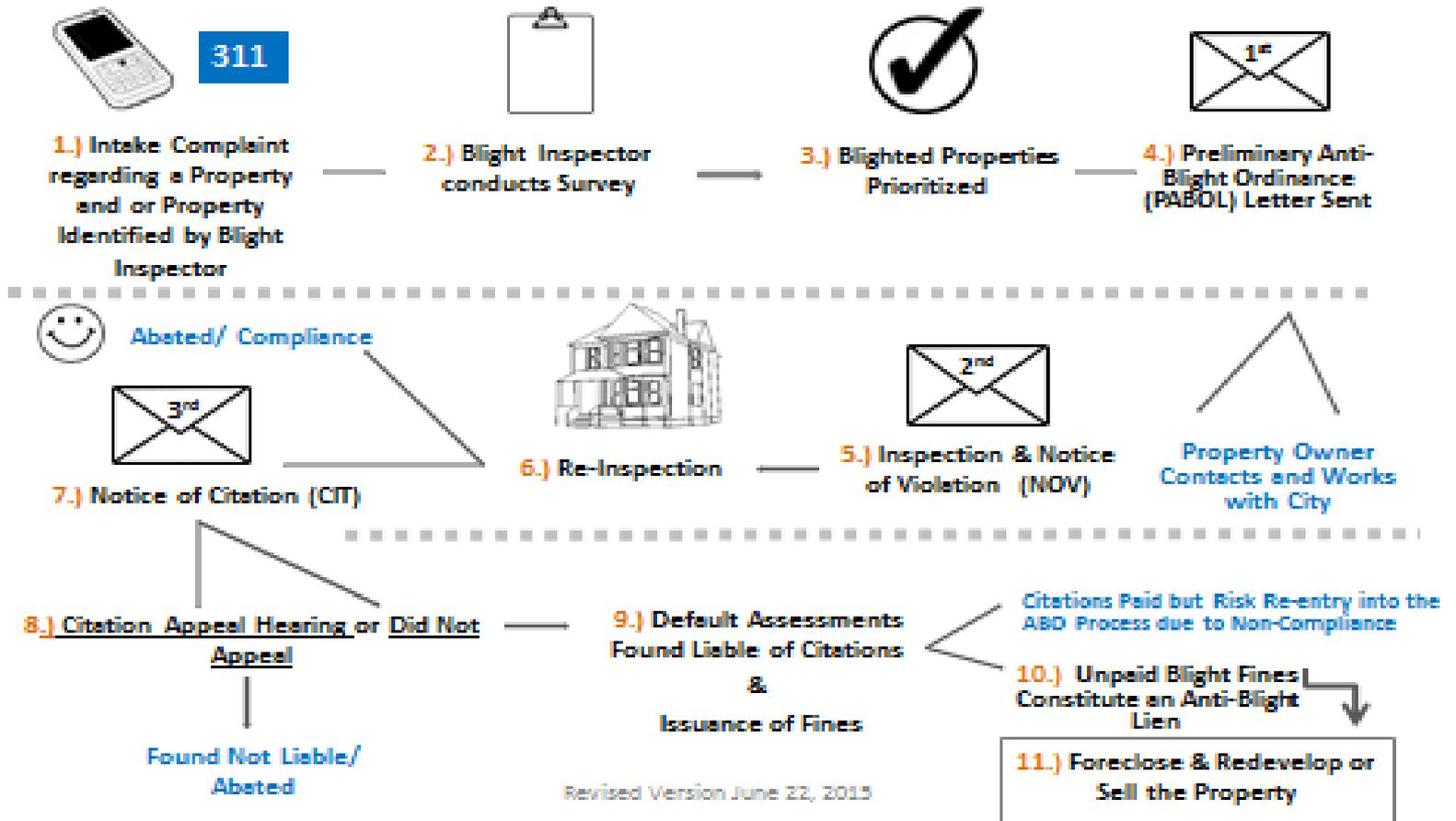
Anti-Blight Ordinance Violations & Department Enforcement Jurisdictions

<u>Anti-Blight Ordinance Violations - Chapter 9, Article V</u>	<u>City Department Responsible for Enforcement</u>
(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;	License and Inspections (L&I)
(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;	License and Inspections (L&I)
(3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks	License and Inspections (L&I)
(4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;	License and Inspections (L&I)
(5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;	License and Inspections (L&I)
(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;	License and Inspections (L&I)
(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;	License and Inspections (L&I) Health and Human Services (HHS) Department of Public Works (DPW)
(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	Police Department (PD)
(9) The property is a fire hazard;	Fire Department (FD) Health and Human Services (HHS)
(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 premise neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;	License and Inspections (L&I)
(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;	License and Inspections (L&I) Health and Human Services (HHS) Department of Public Works (DPW) Police Department (PD) Fire Department (FD)
(12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.	License and Inspections (L&I)



Anti-Blight Enforcement Process

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





Anti-Blight Enforcement Statistics

Data reflects current status of all LSNI Blighted Properties

Enforcement Stages	Central	North	South	West	Citywide	Percent Out Of Total Properties
Properties currently in the Preliminary Anti-Blight Ordinance Notification & Consultation Stage	14	31	16	16	17	19.64 %
Properties currently in the Notice of Violation (NOV) Stage	4	1	5	2	12	3.06 %
Properties currently in the Citation (CIT) stage	3	8	4	3	18	4.59 %
Properties currently in the Citation Hearing Assessment Stage with a Liable Finding	3	4	9	2	18	4.59 %
Properties currently closed due to a Not Liable Finding at the Citation Hearing Assessment Stage	2	1	4	2	9	2.29 %



Anti-Blight Enforcement Statistics

Data reflects current status of all LSNI Blighted Properties

Enforcement Stages	Central	North	South	West	Citywide	Percent Out of Total Properties
Properties in the Superior Court Judgement process	0	4	0	0	4	1.02 %
Properties currently closed due Foreclosures & Tax Deed Sales, Lien Payoff (Anti-Blight Liens Extinguished)	0	3	1	0	4	1.02 %
Properties currently with Certified Anti-Blight Liens on Land Records	7	13	8	9	37	9.43 %
Properties with active Forbearance Agreements in place	1	4	4	2	11	2.80 %
Properties that are currently Abated	46	44	40	44	174	44.38 %



Anti-Blight Enforcement Statistics

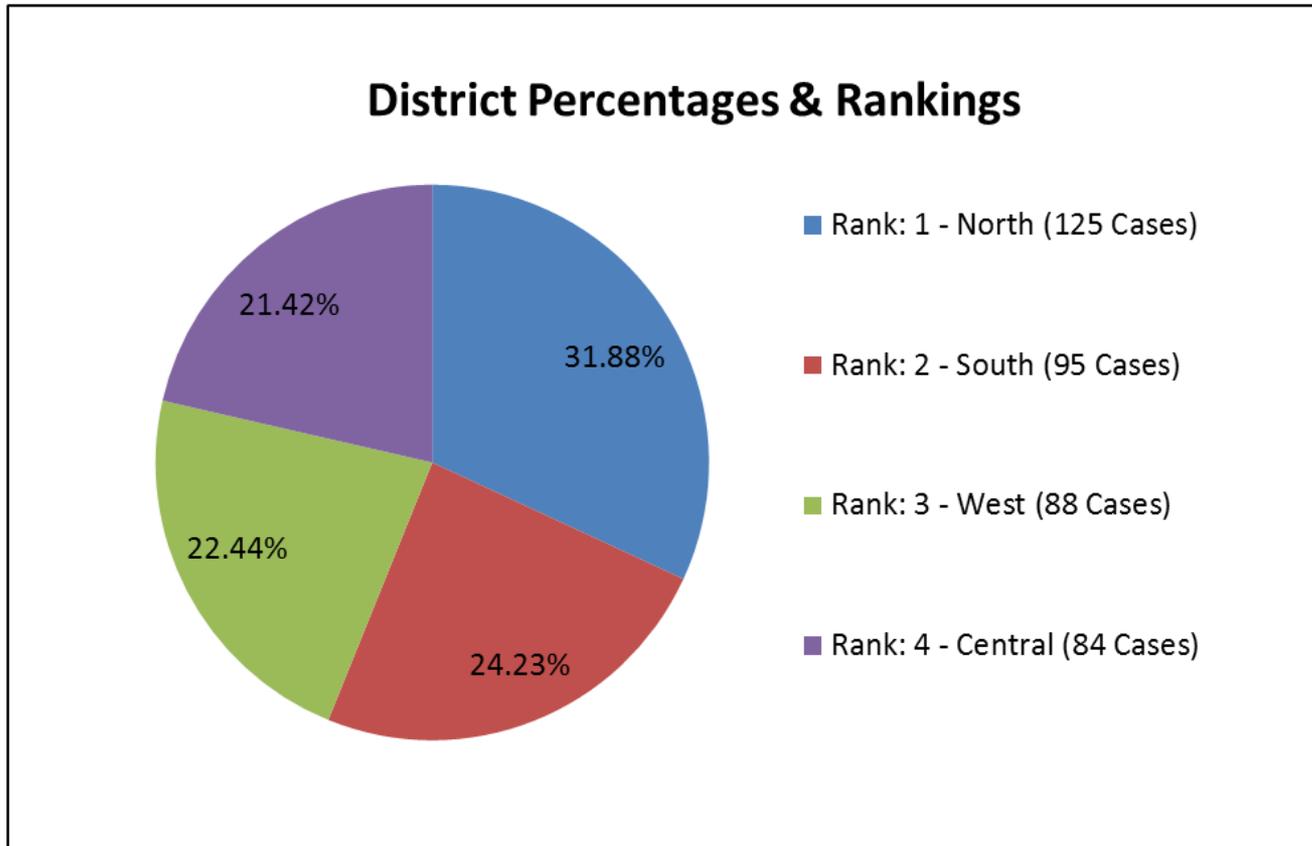
Data reflects current status of all LSNI Blighted Properties

Enforcement Stages	Case Status	Central	North	South	West	Citywide	Percent Out of Total Properties
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

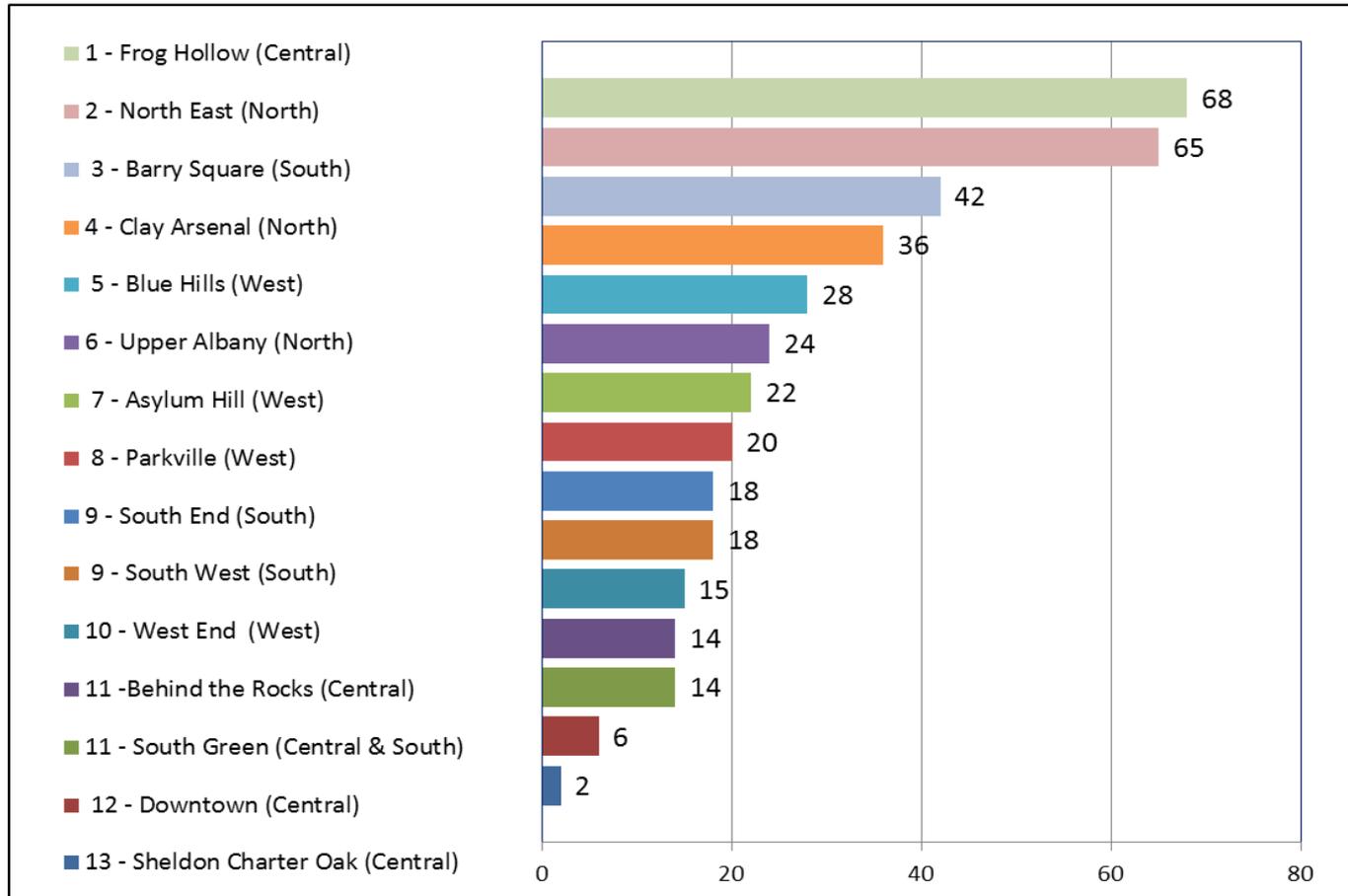


Source: L&I District Trackers



Figure: 2 – LSNI Blighted Property Enforcement Cases by Neighborhood

(Ranking Highest to Lowest)

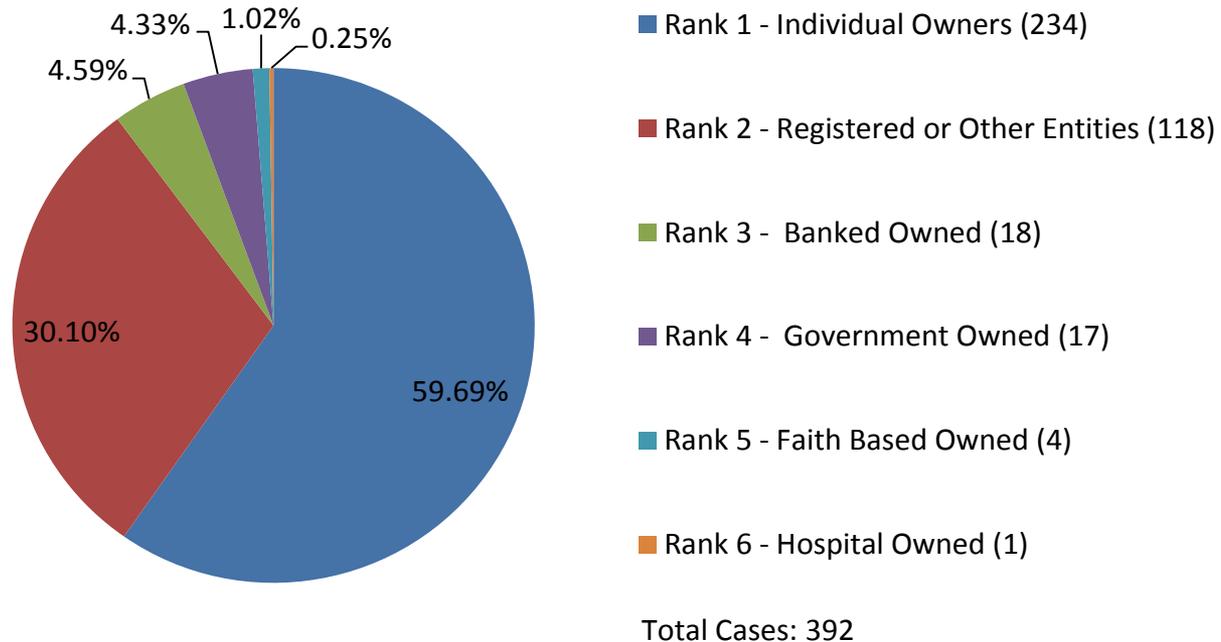


Source: L&I District Trackers



Figure: 3 – LSNI Blighted Property Owner Profiles

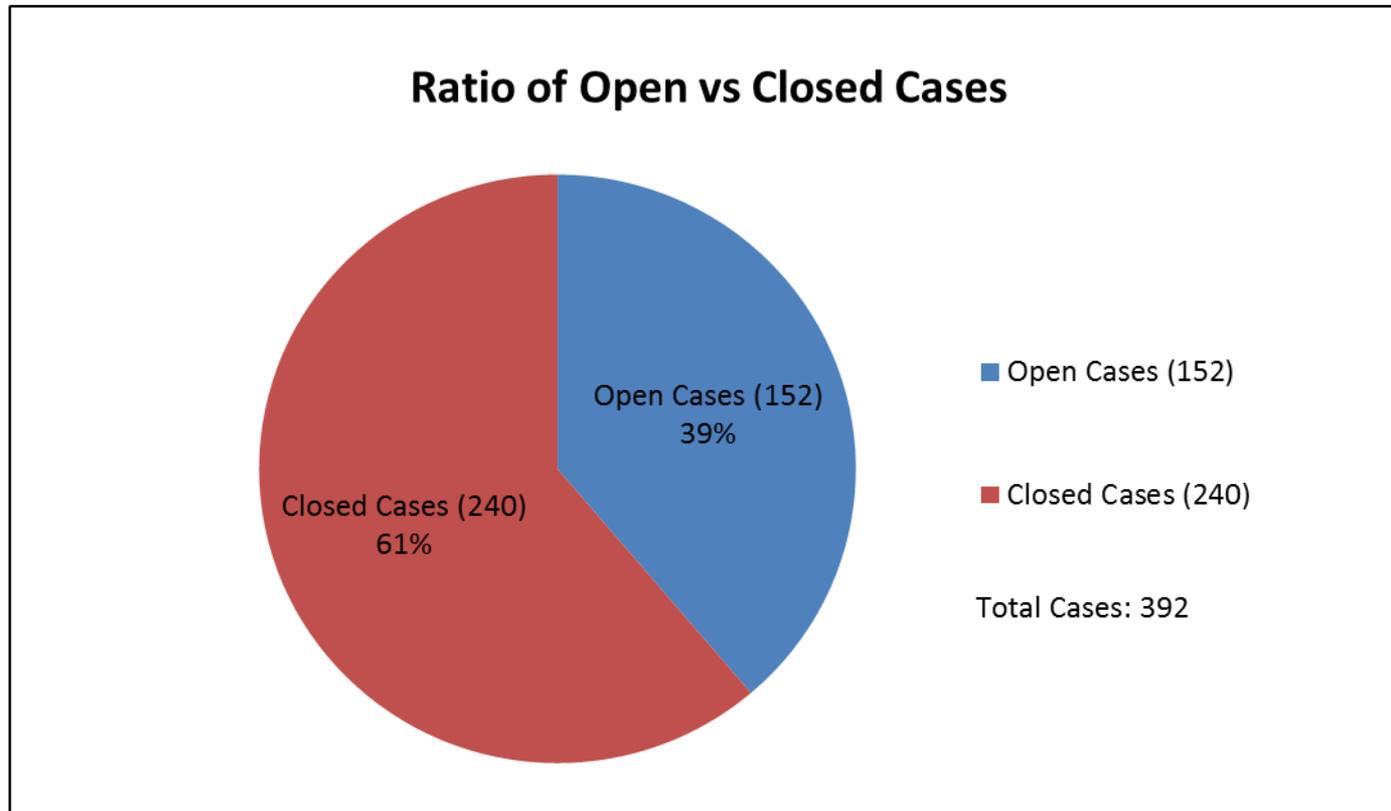
Owner Profiles by Percent & Ranking



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



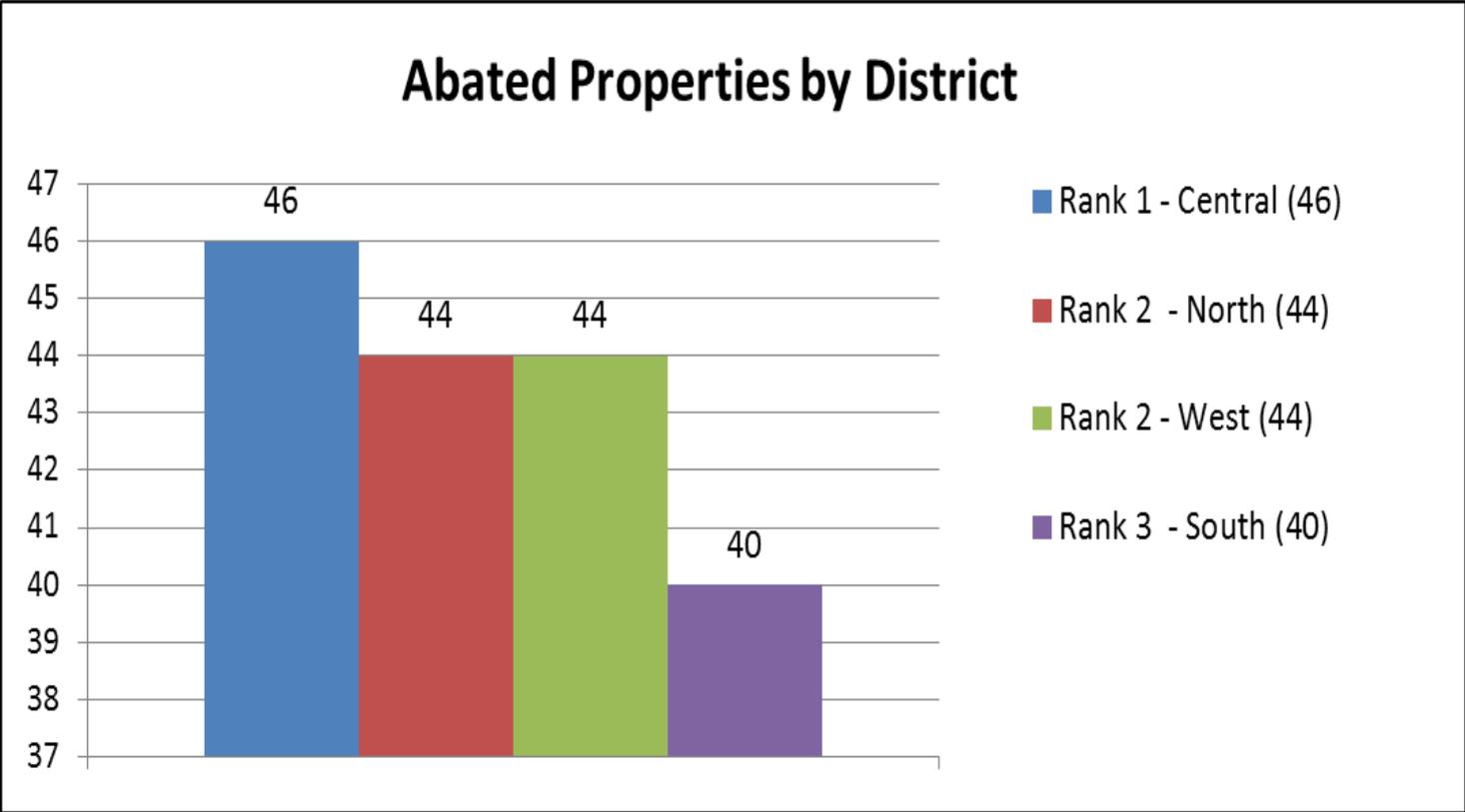
Figure: 4 – Status of LSNI Blighted Property Enforcement Cases (Open vs Closed)



Source: L&I District Trackers



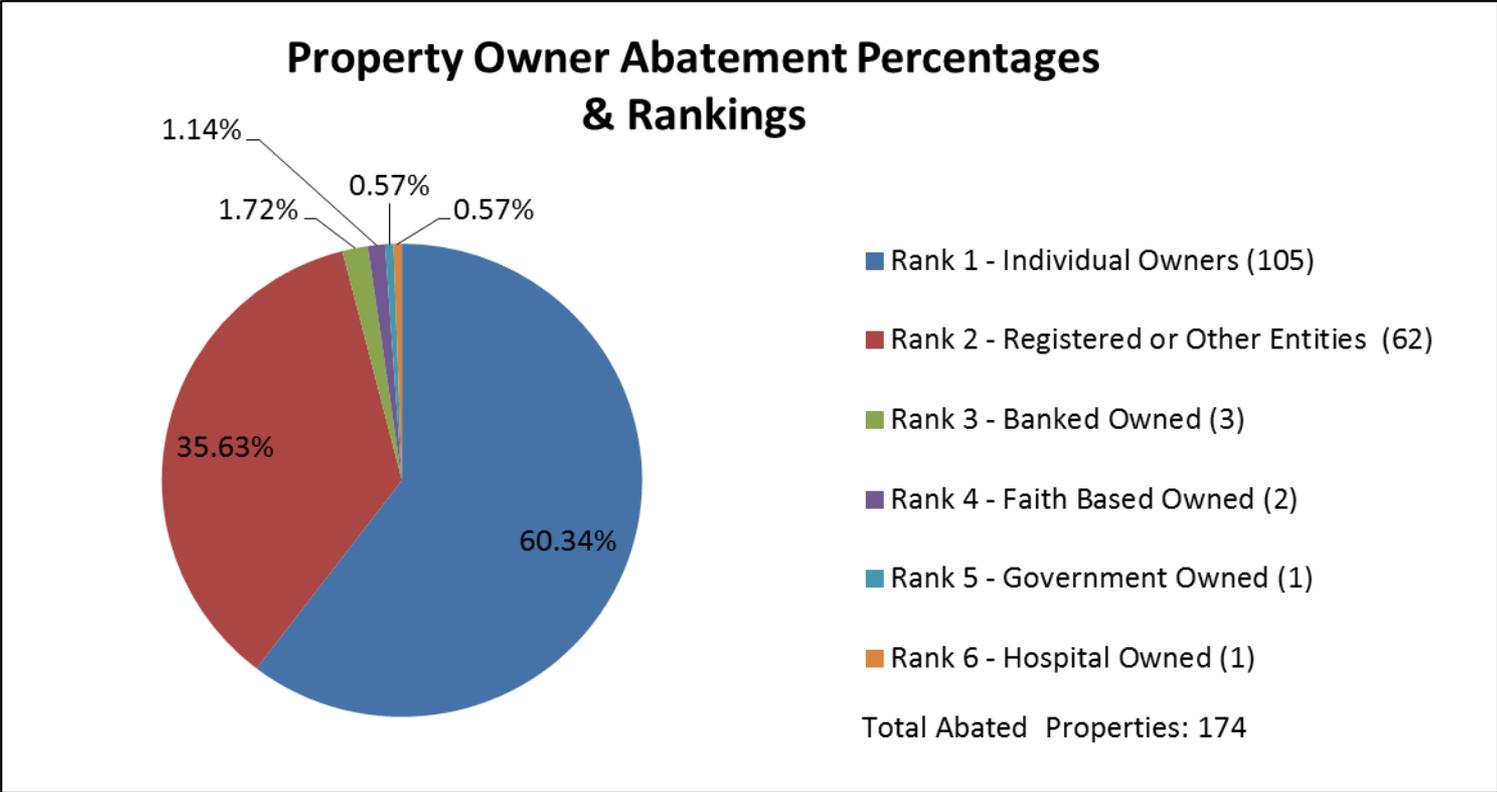
Figure: 5 – LSNI Abated Properties



Source: L&I District Trackers



Figure: 6 – LSNI Abated Properties by Property Owner

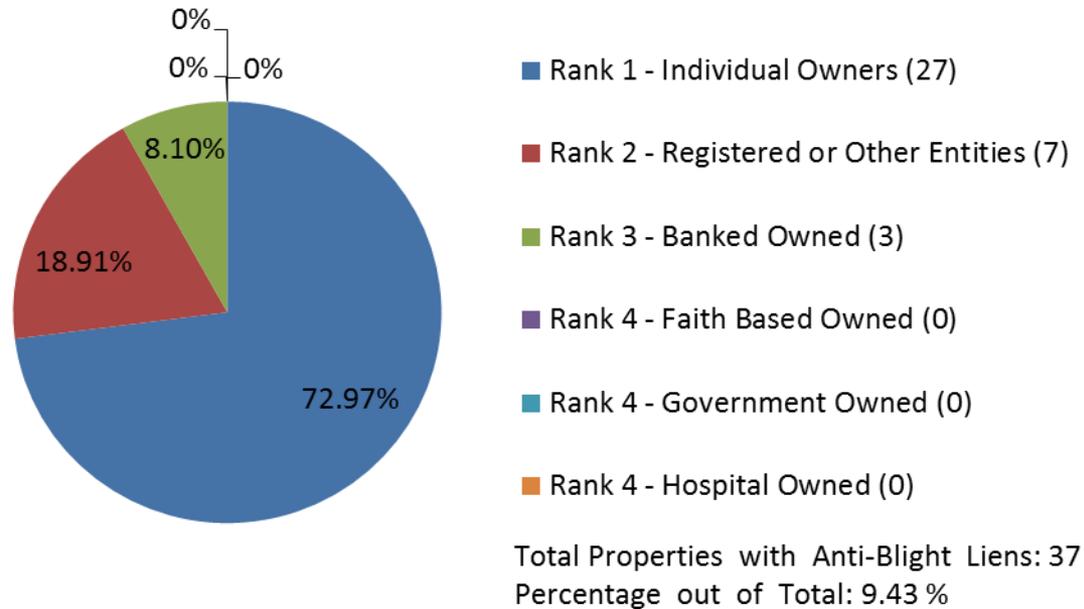


Source: L&I District Trackers & City Assessor Data Base



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

Classification of Property Owners with Anti-Blight Liens

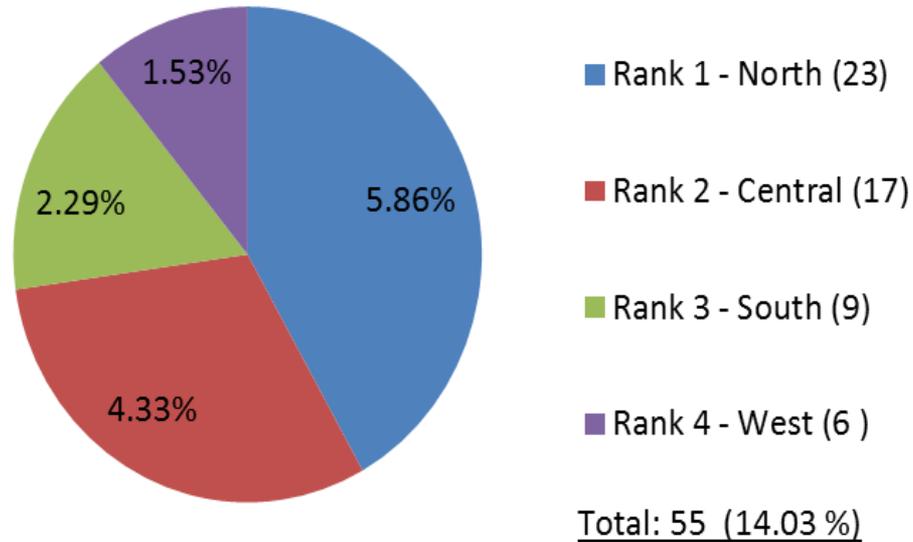


Source: L&I District Trackers & City Assessor Data Base



Figure: 8 – Property Owners Participating in Tax Deferral Program

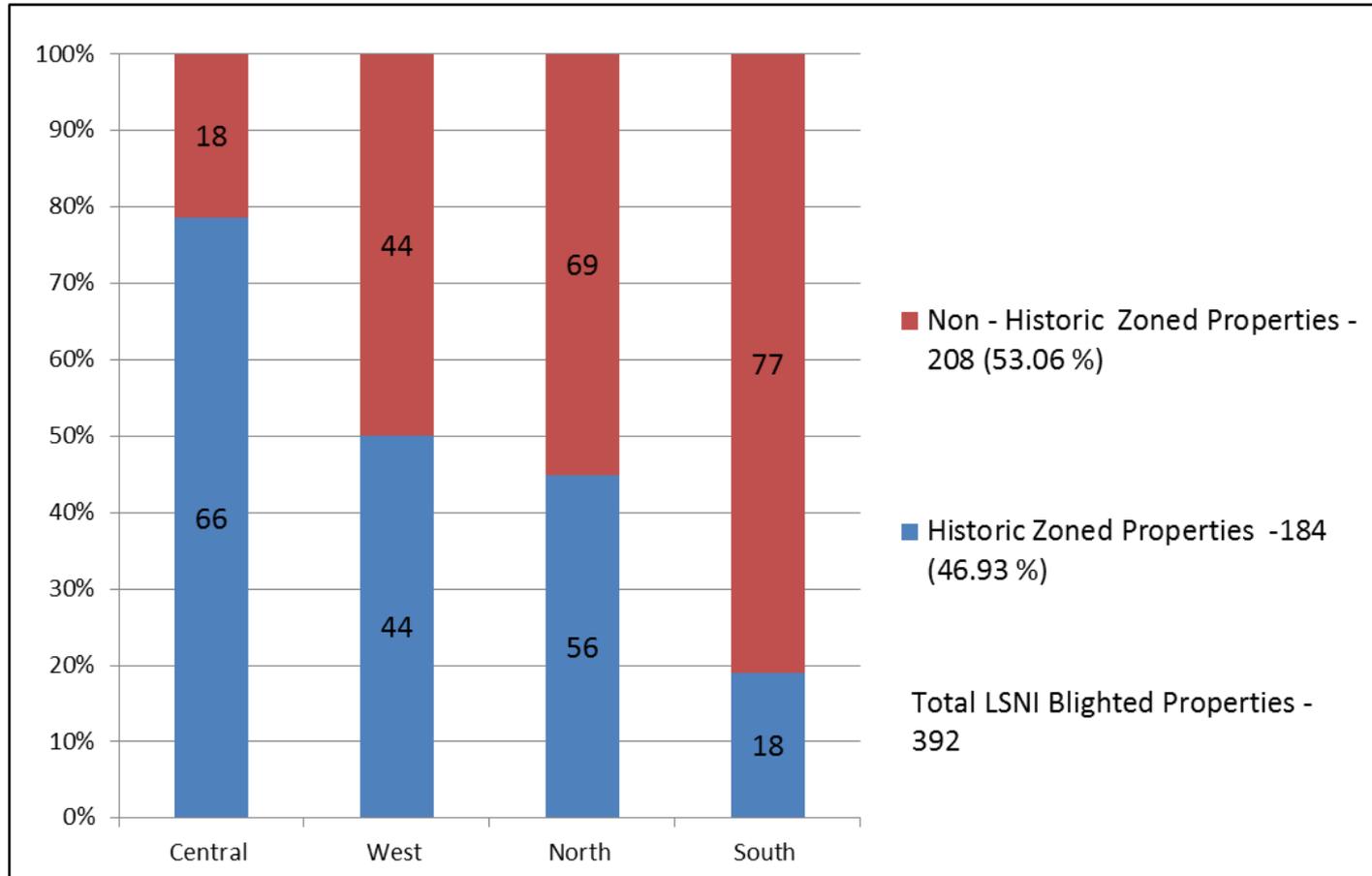
Percentage of LSNI Blighted Property Owners Enrolled in City of Hartford Tax Defferal Program by District



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



LSNI - Blighted Vacant Housing Data Statistics

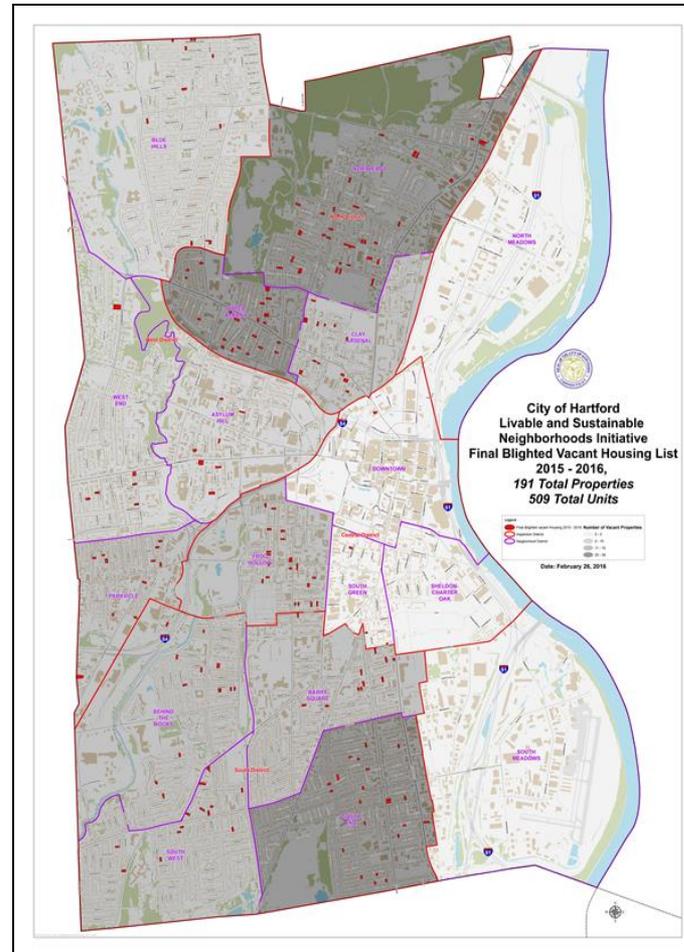


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Figure: 10 – Final Blighted Vacant Housing Properties (2015-2016)

(191 Total Properties/509 Total Units)

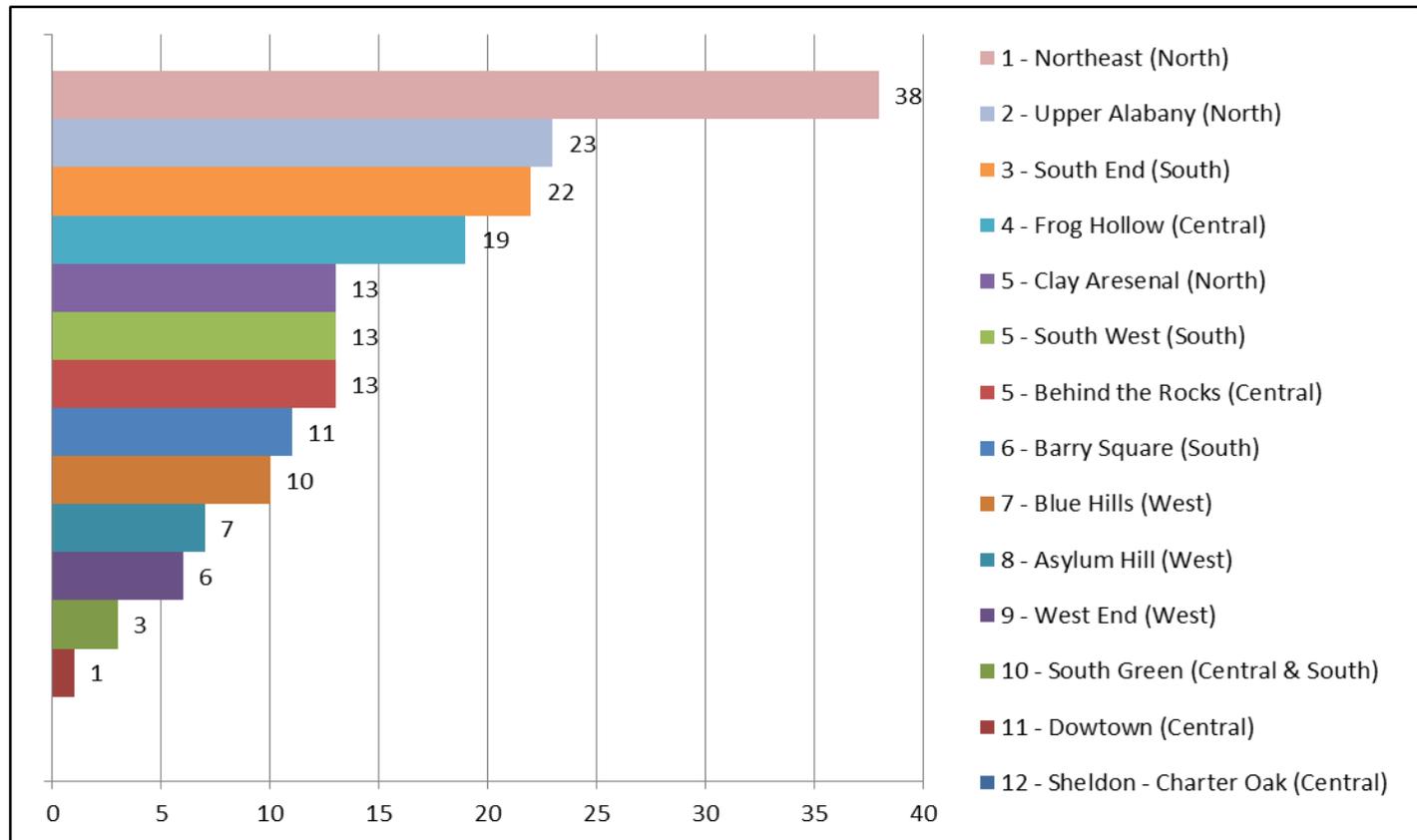


Source: LSNI Blighted Vacant Housing List (2015-2016)



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

(Ranking Highest to Lowest)

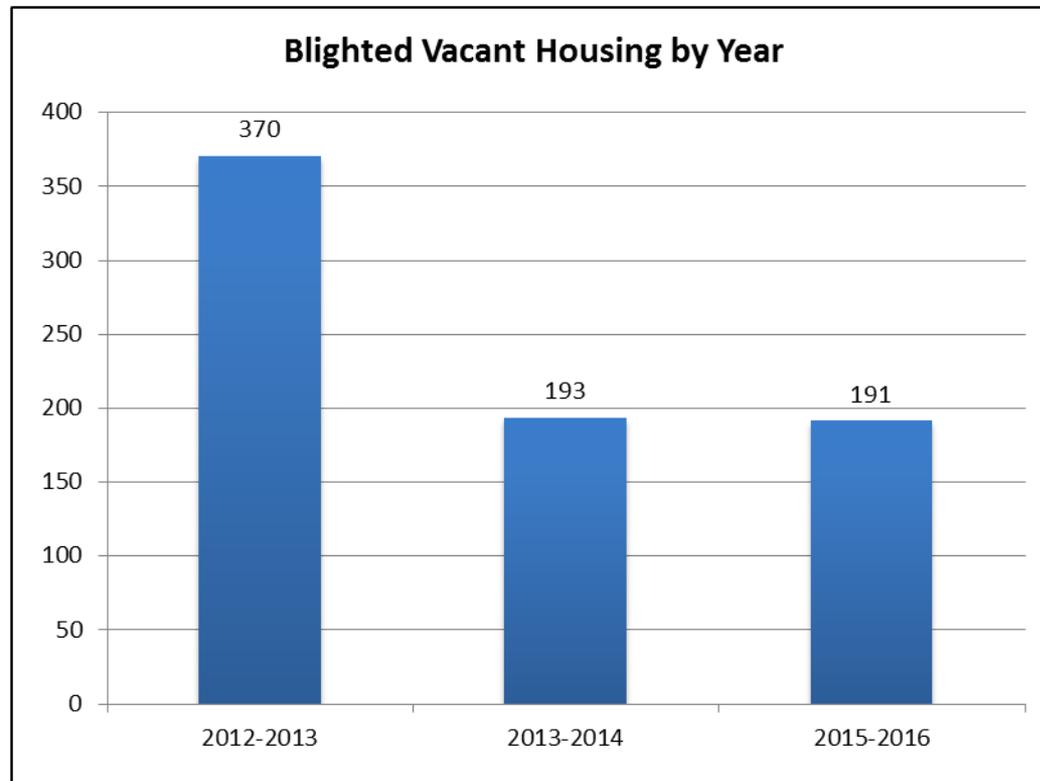


Source: LSNI Blighted Vacant Housing List (2015-2016)



Figure: 12 – Blighted Vacant Housing Properties All Years

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

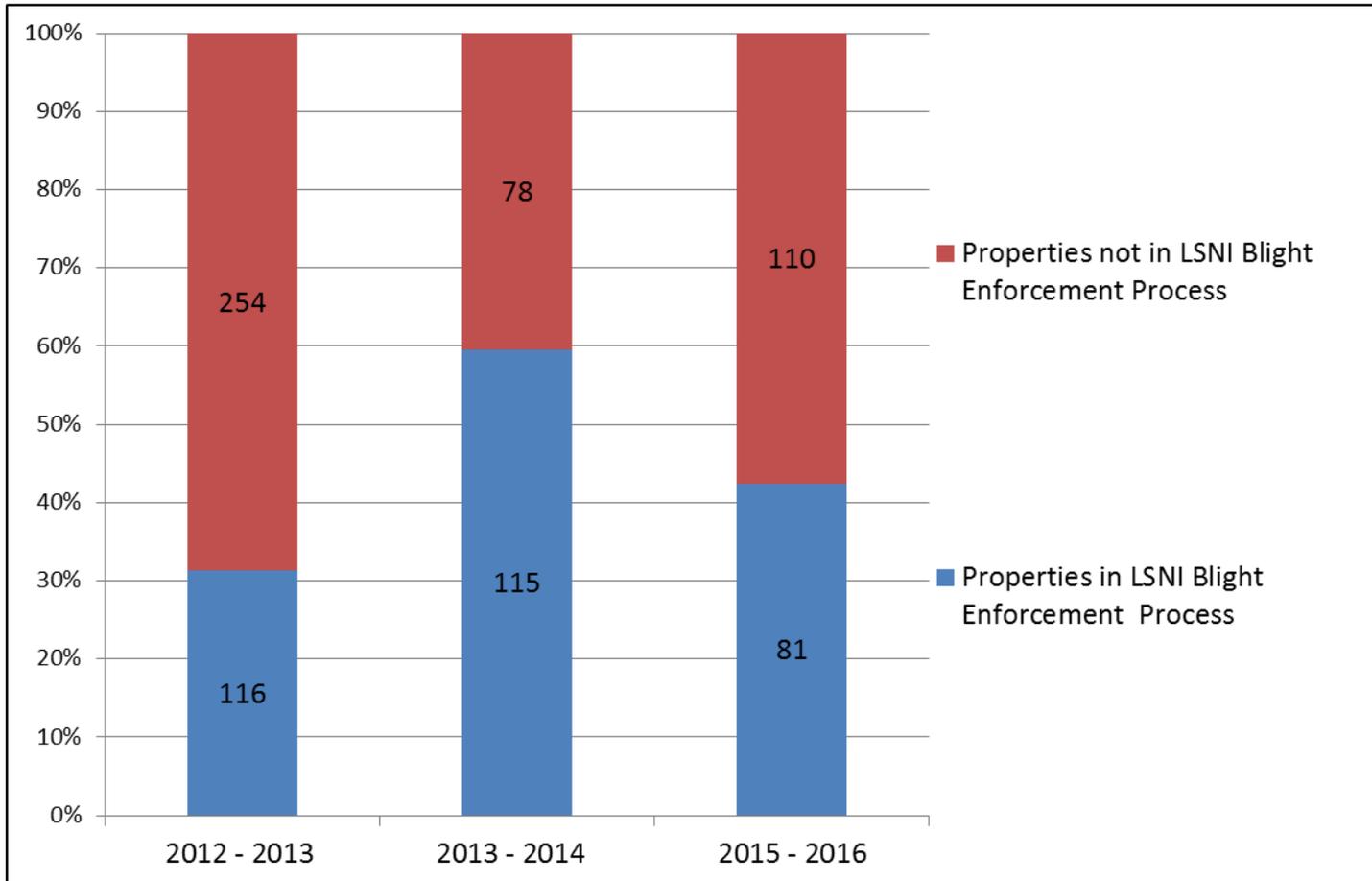


(Trend - 55 % Reduction)

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



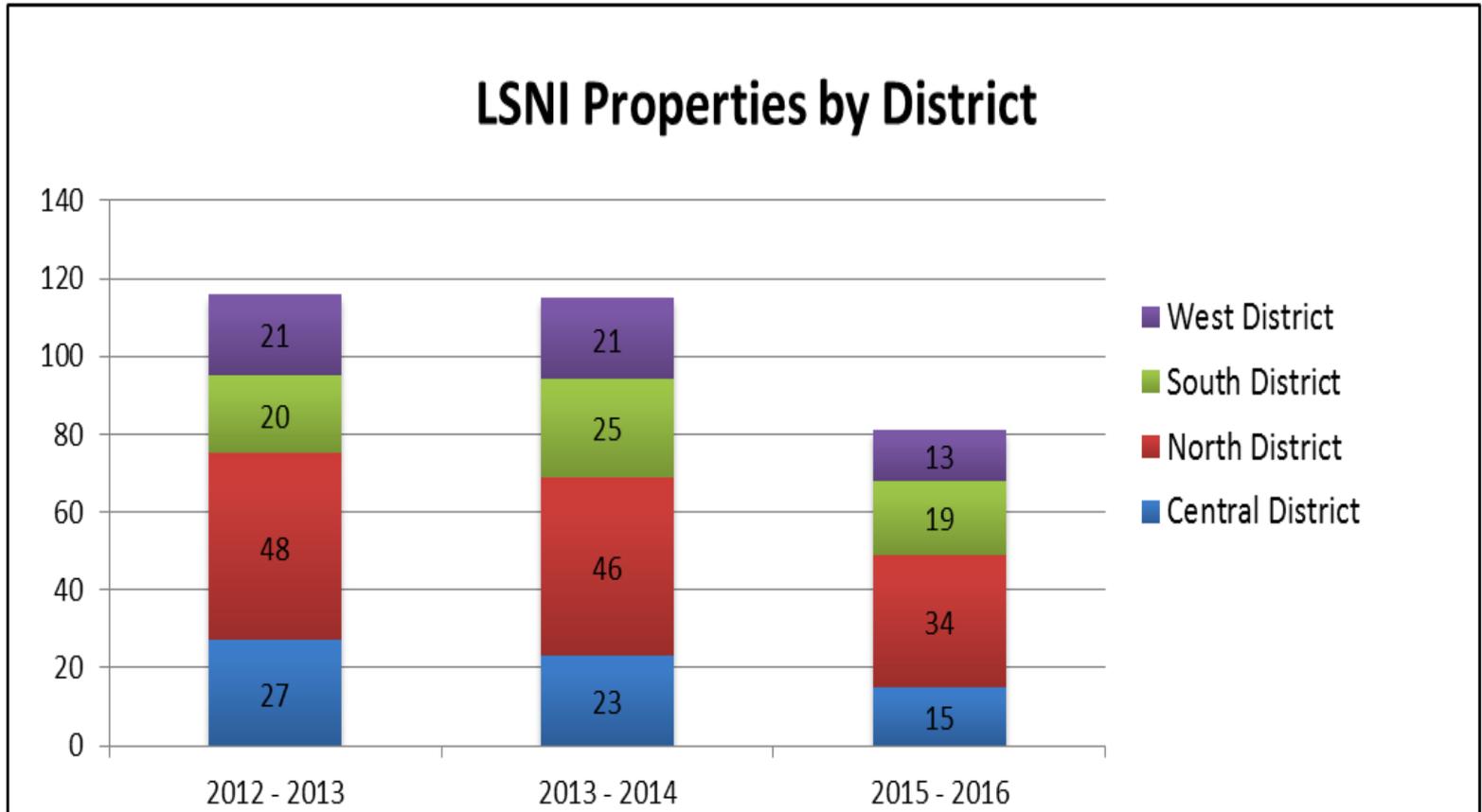
Figure: 13 – Ratio of LSNI Properties within Blighted Vacant Housing Enforcement Process – All Years



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



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



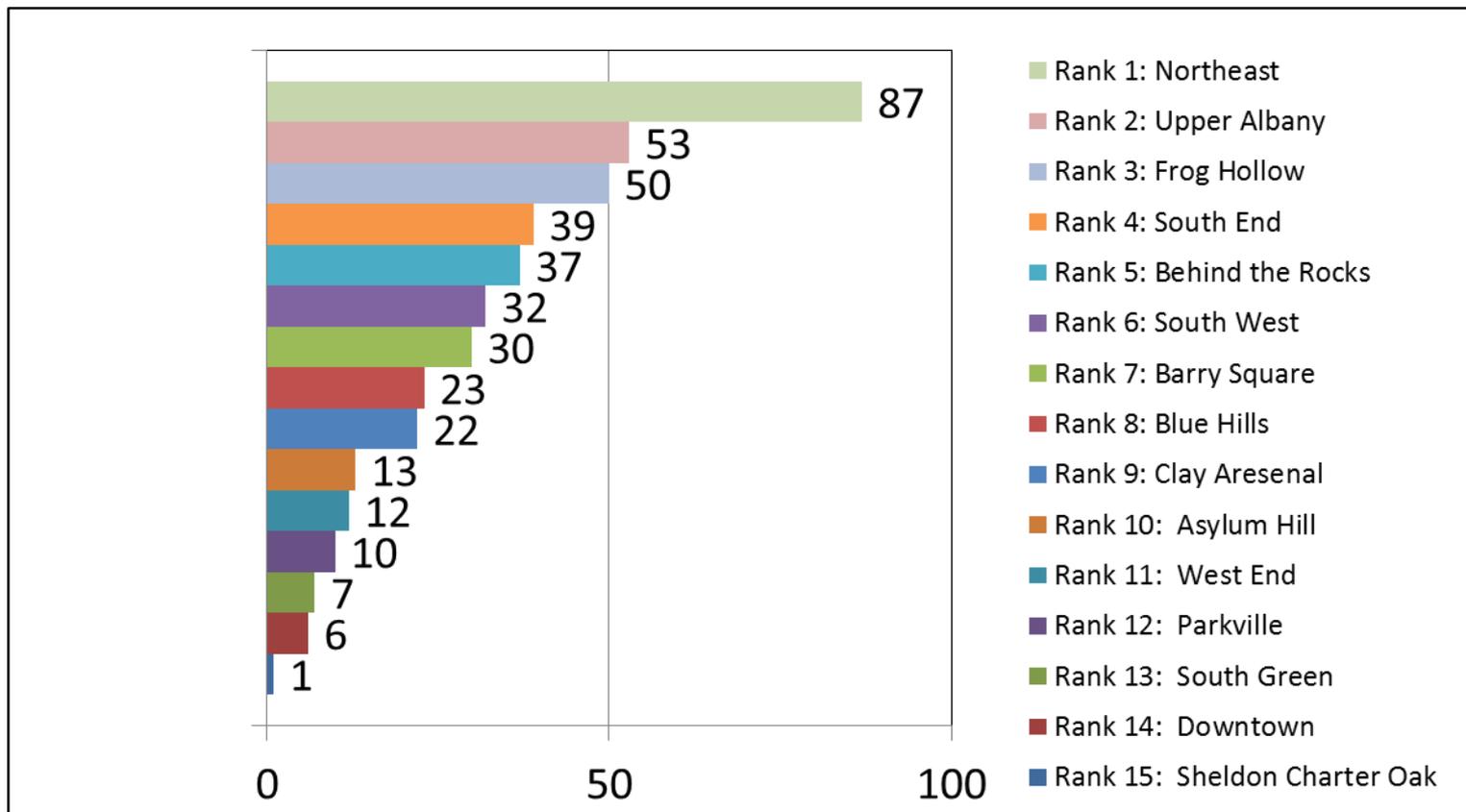
Source: LSNI Blighted Vacant Housing Lists (2012 – 2016)



Preliminary Blighted Vacant Housing Property Inspections (2016 – 2017)

422 Total Properties Identified

North - 162 (38%) , South - 137 (32 %) , Central - 64 (15 %) , West - 59 (14.%)



The seal of the City of Hartford, Connecticut, is a circular emblem. It features a central shield with a figure holding a staff and a banner. The shield is surrounded by a ring containing the text "SEAL OF THE CITY OF HARTFORD" at the top and "CONNECTICUT" at the bottom, separated by two stars. Below the shield is a banner with the Latin motto "POST NUBILA PHOEBUS".

City of Hartford's Progressive Properties

Central District Properties by Neighborhoods

- ✓ Downtown
- ✓ Frog Hollow
- ✓ Sheldon/Charter Oak
- ✓ South Green



Central District: Abated Property

132 & 138 Jefferson Street



Blighted



Blighted



Demoed



Central District: Abated Property

132 & 138 Jefferson Street



Abated



Central District: Abated Property

38 Elm Street

Blighted



Abated





Central District: Abated Property

1-11 Putnam Street

Blighted



Abated



North District Properties by Neighborhoods

- ✓ Clay Arsenal
- ✓ Northeast
- ✓ Upper Albany



North District: Abated Property

147 Capen Street

Blighted



Abated





North District: Abated Property

32 Bedford Street

Blighted



Abated





North District: Abated Property

83 Martin Street

Blighted



Abated





North District: Abated Property

39 Brook Street

Blighted



Abated





North District: Property Acquisition by City of Hartford for Blight Remediation & Property Development

48 Brook Street



South District Properties by Neighborhoods

(South District Blight Inspector – Absent from work duties. No updates available at this time)

- ✓ Barry Square
- ✓ Behind the Rocks
- ✓ South End
- ✓ South West

West District Properties by Neighborhoods

- ✓ Asylum Hill
- ✓ Blue Hills
- ✓ Parkville
- ✓ West End



West District: Abated Property

363 Blue Hills Ave



Blighted



Abated



West District: Abated Property

49 Pershing Street



Blighted

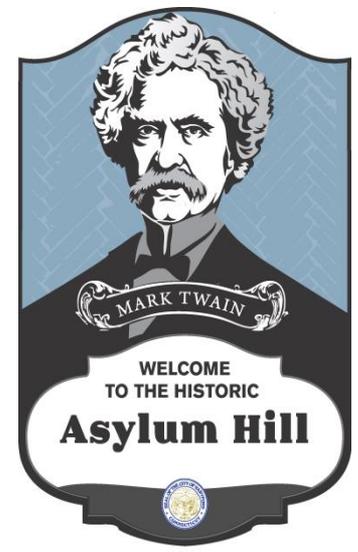
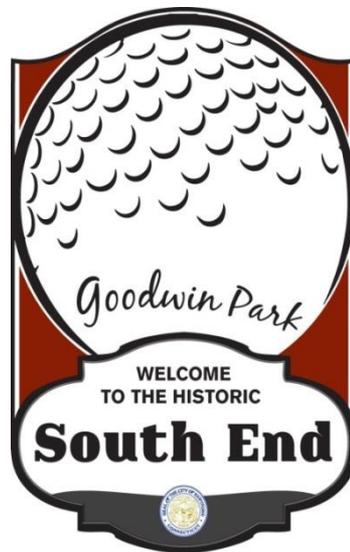
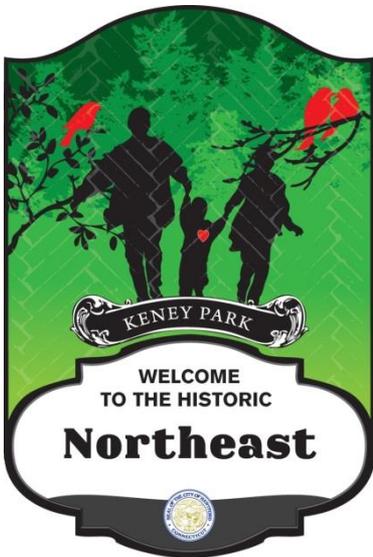


Abated



LSNI Projects Update: Neighborhood Signage

**Project Manager: Dyshann
Anderson from Aquastone will
provide an update on the
installation of neighborhood signs**





LSNI Anti - Blight Collaborative Projects



Rebuilding Together Hartford (RTH)

LSNI is continuing & expanding it's anti-blight efforts to improve homes, blocks, and entire Neighborhoods with Rebuilding Together Hartford (RTH). Jodie Liddy- Executive Director of RTH, will speak of upcoming project plans.

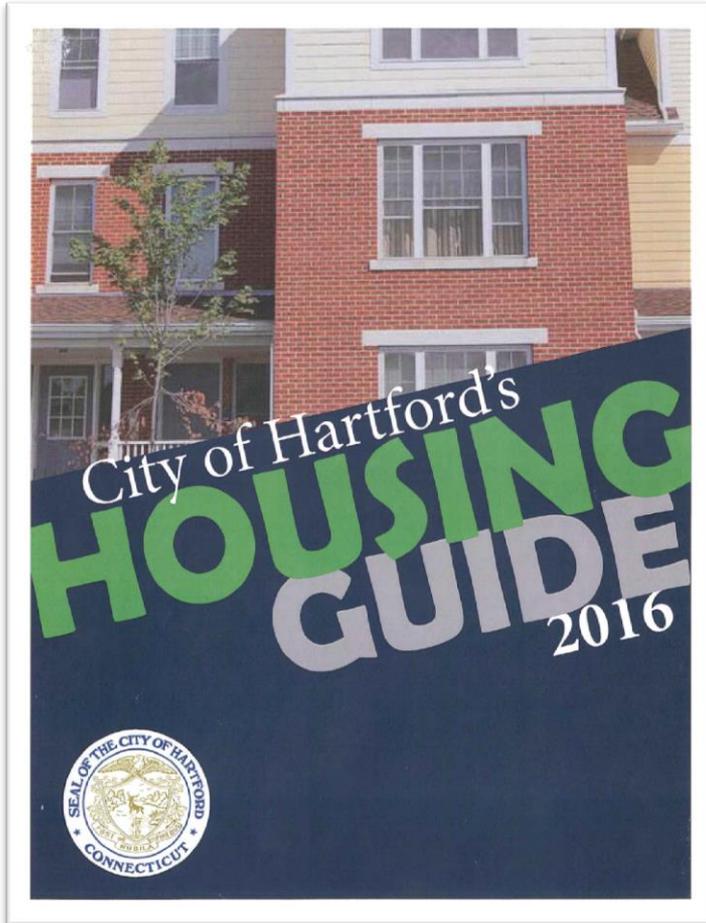
Hartford Community Court

LSNI & Hartford Community Court (HCC) will be continuing it's partnership to remediate blight conditions through HCC'S community service program. Areas of focus for the Spring & Summer will be litter and graffiti removal within designated areas of the City of Hartford. LSNI & HCC welcome community project ideas. Please forward LSNI any ideas you may have.





LSNI - Housing Guide Project



City of Hartford's Housing Guide – 2016

As part of LSNI's Anti-Blight prevention efforts, LSNI is currently working on developing a comprehensive Housing Resource Guide for the City of Hartford.

This document will entail vital information that can assist and direct the general public to housing related issues & resources.

The Housing Guide will include specific information such as:

- (1) Government Services
- (2) Tenant & Home Owner Responsibilities
- (3) Housing Programs
- (4) Quality of Life Resources



LSNI – Graffiti Data Statistics

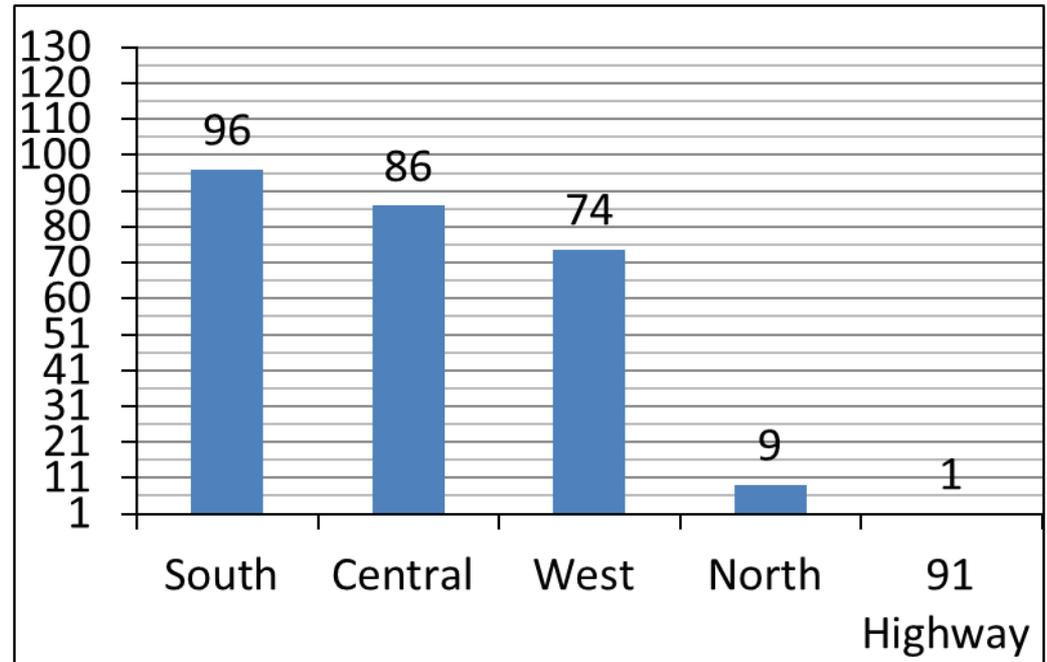
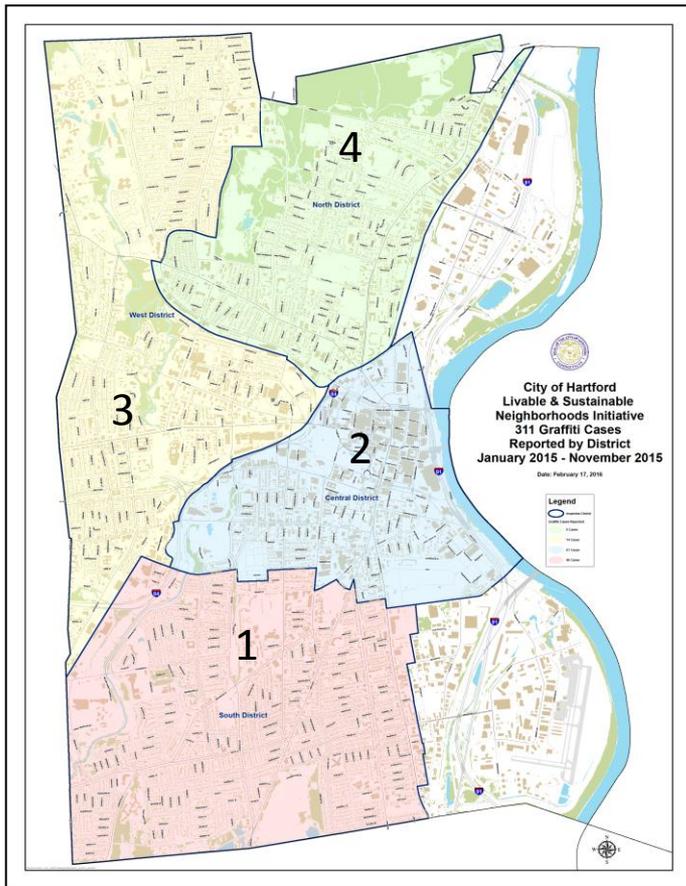




LSNI – Graffiti Data Statistics

311 Graffiti Cases Reported by District January 2015 - November 2015

Total Cases reported: 266



(Data Source: 311 & LSNI Graffiti Tracker)

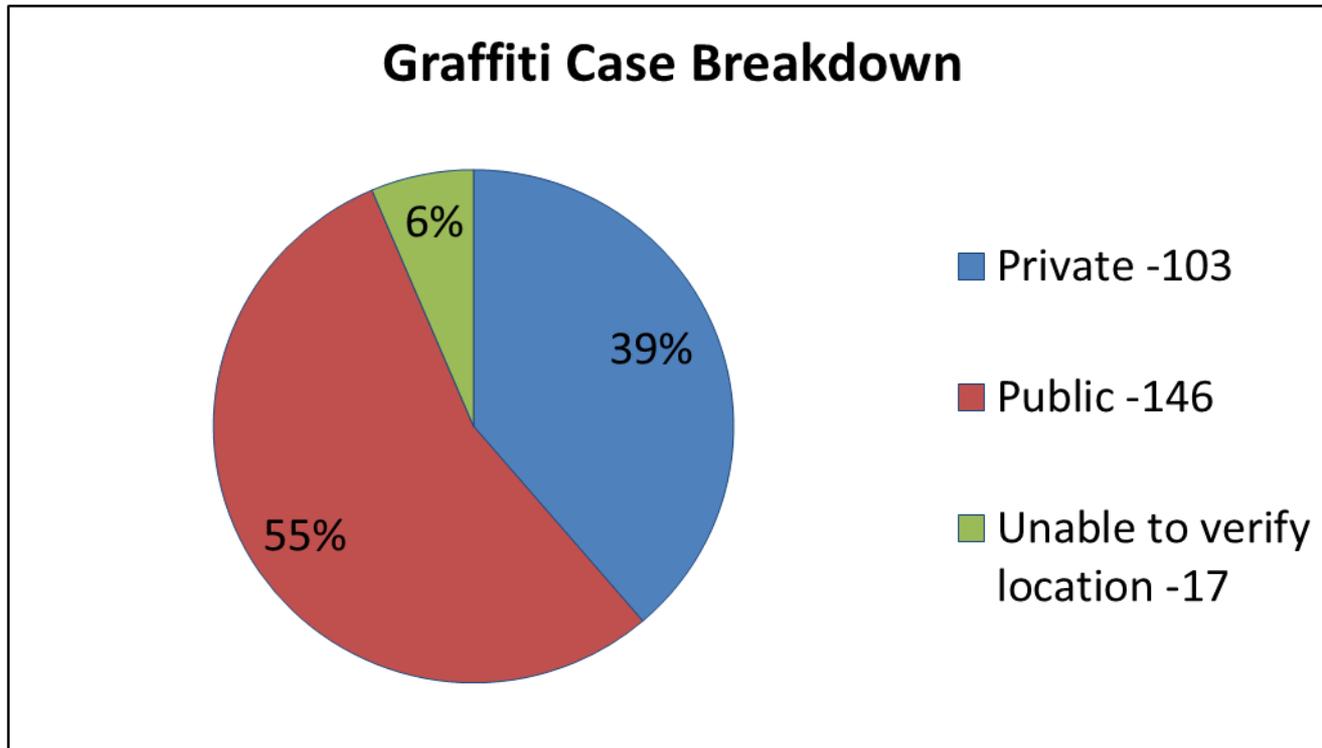


LSNI – Graffiti Data Statistics

311 Graffiti Cases Reported

(January – November 2015)

Total Cases reported 266 (Private 103/Public 146/Unknown 17)



(Data Source: 311 & LSNI Graffiti Tracker)



LSNI – Graffiti Data Statistics

311 Graffiti Cases Breakdown by NRZ Boundaries

Ranked Highest to Lowest

(January 2015 - November 2015)

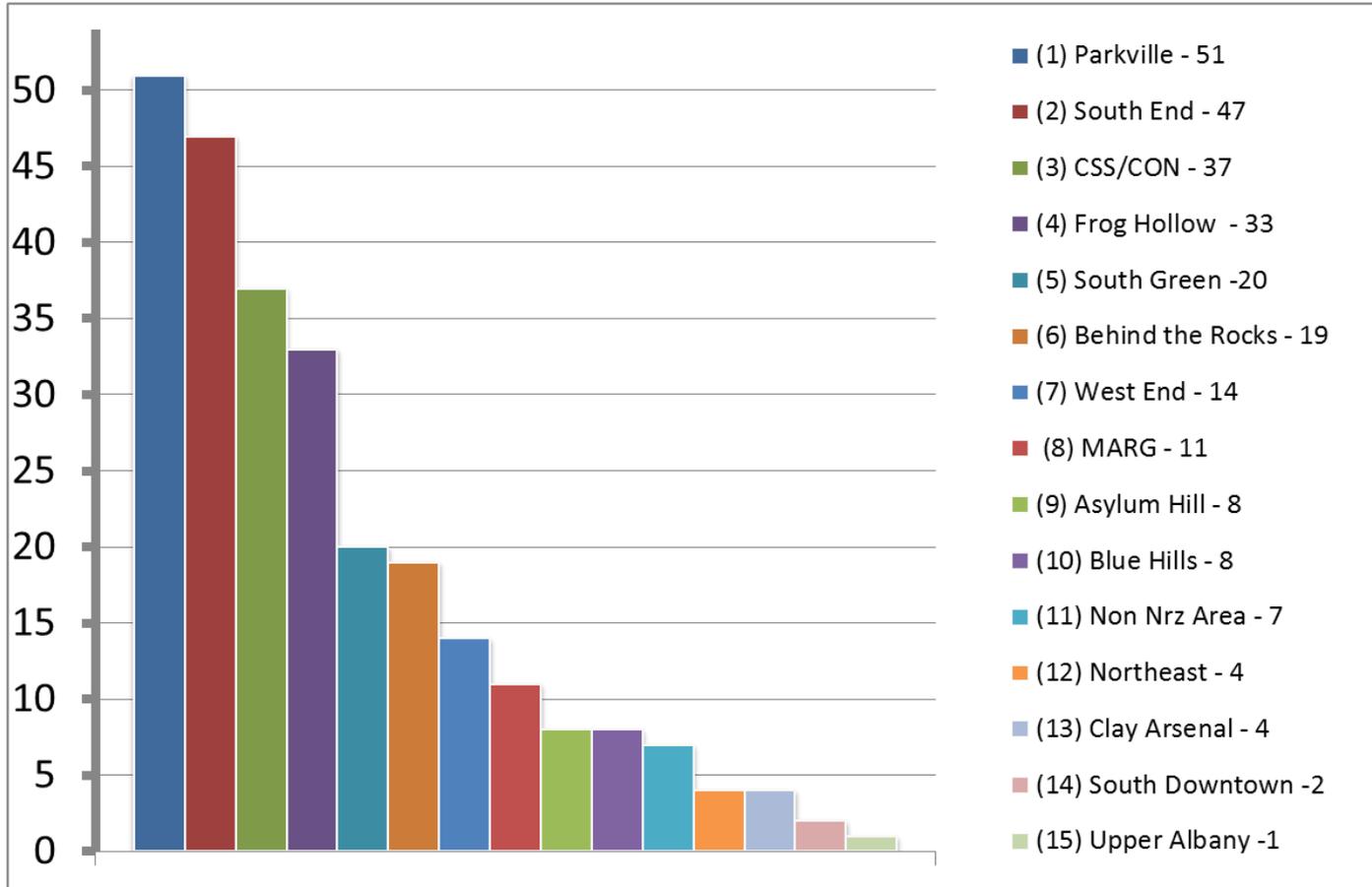
Neighborhood	District	Number of Graffiti Cases Reported
(1) Parkville	West	51
(2) South End	South	47
(3) CSS/CON	Central	37
(4) Frog Hollow	South/Central	33
(5) South Green	South /Central	20
(6) Behind the Rocks	South	19
(7) West End	West	14
(8) MARG	South	11
(9) Asylum Hill	West	8
(9) Blue Hills	West	8
(10) NON NEIGHBORHOOD AREA – HIGHWAY/DOWNTOWN/ PARKS NOT WITHIN NRZ AREA	Central/South	7
(11) Northeast	North	4
(11) Clay Arsenal	North	4
(12) South Downtown	Central	2
(12) Upper Albany	North	1
Total		266

(Data Source: 311 & LSNI Graffiti Tracker)



LSNI – Graffiti Data Statistics

311 Graffiti Cases Reported by Neighborhoods Ranked Highest to Lowest (January 2015 - November 2015)



(Data Source: 311 & LSNI Graffiti Tracker)



LSNI – Graffiti Data Statistics

Graffiti Vendor Performance

<u>Total Cases Reported to New England Construction & Landscaping, LLC.</u> <u>January 2015 - November 2015</u>	266
Public	146
Private	103
Unable to verify location	17
Total :	266

<u>New England Construction & Landscaping, LLC.</u> <u>Abatement Performance</u> <u>(January 2015 - November 2015)</u>	
Abated Cases:	106
Unable to abate (private property)	101
Unable to abate (chemical issue)	1
Graffiti location or tagging not found	13
Unable to abate beyond contract specs	17
Unabated	28
Total:	266

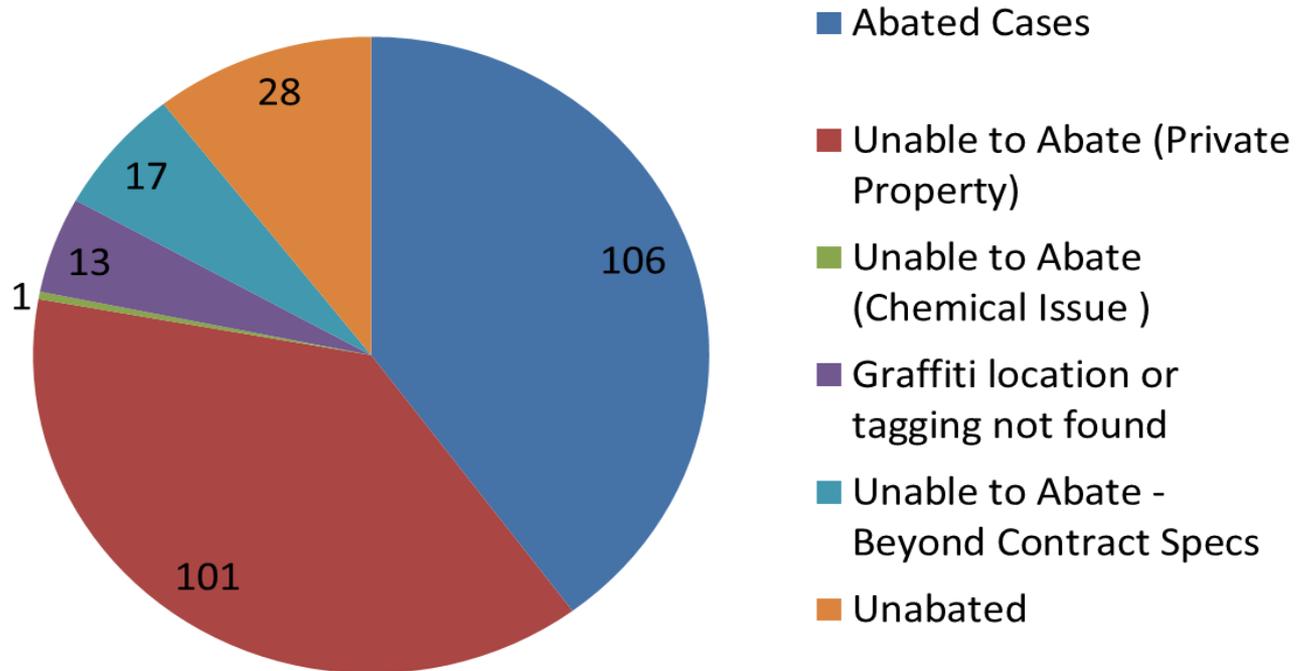
(Data Source: 311 & LSNI Graffiti Tracker)



LSNI – Graffiti Data Statistics

(January 2015 - November 2015)

Graffiti Abatement Performance - 266 Cases



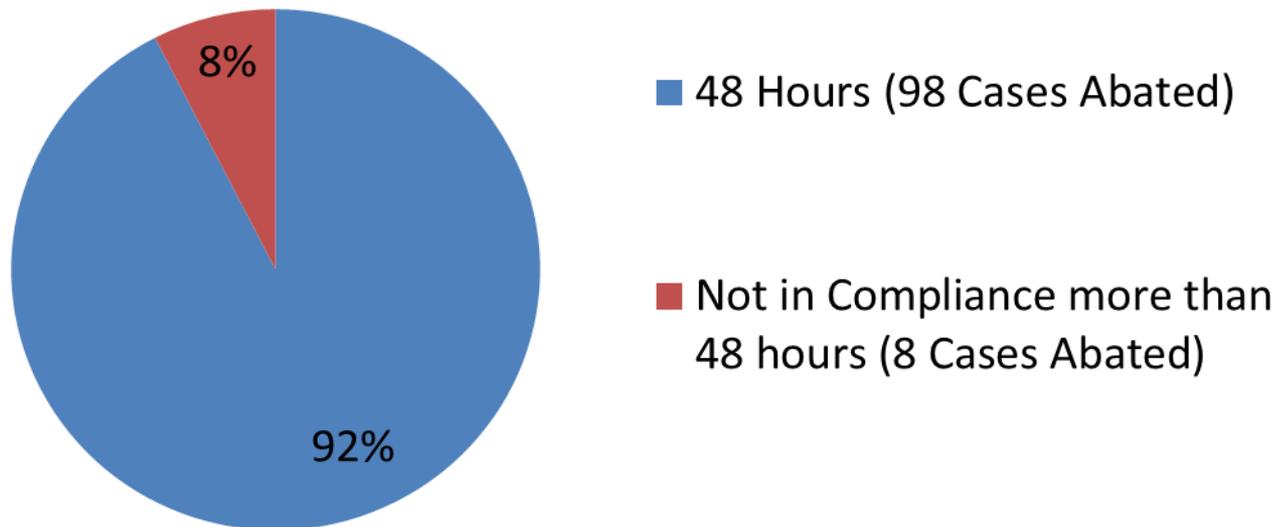
(Data Source: 311 & LSNI Graffiti Tracker)



LSNI – Graffiti Data Statistics

(January 2015 - November 2015)

Performance Response Time for Graffiti Cases Abated (106)

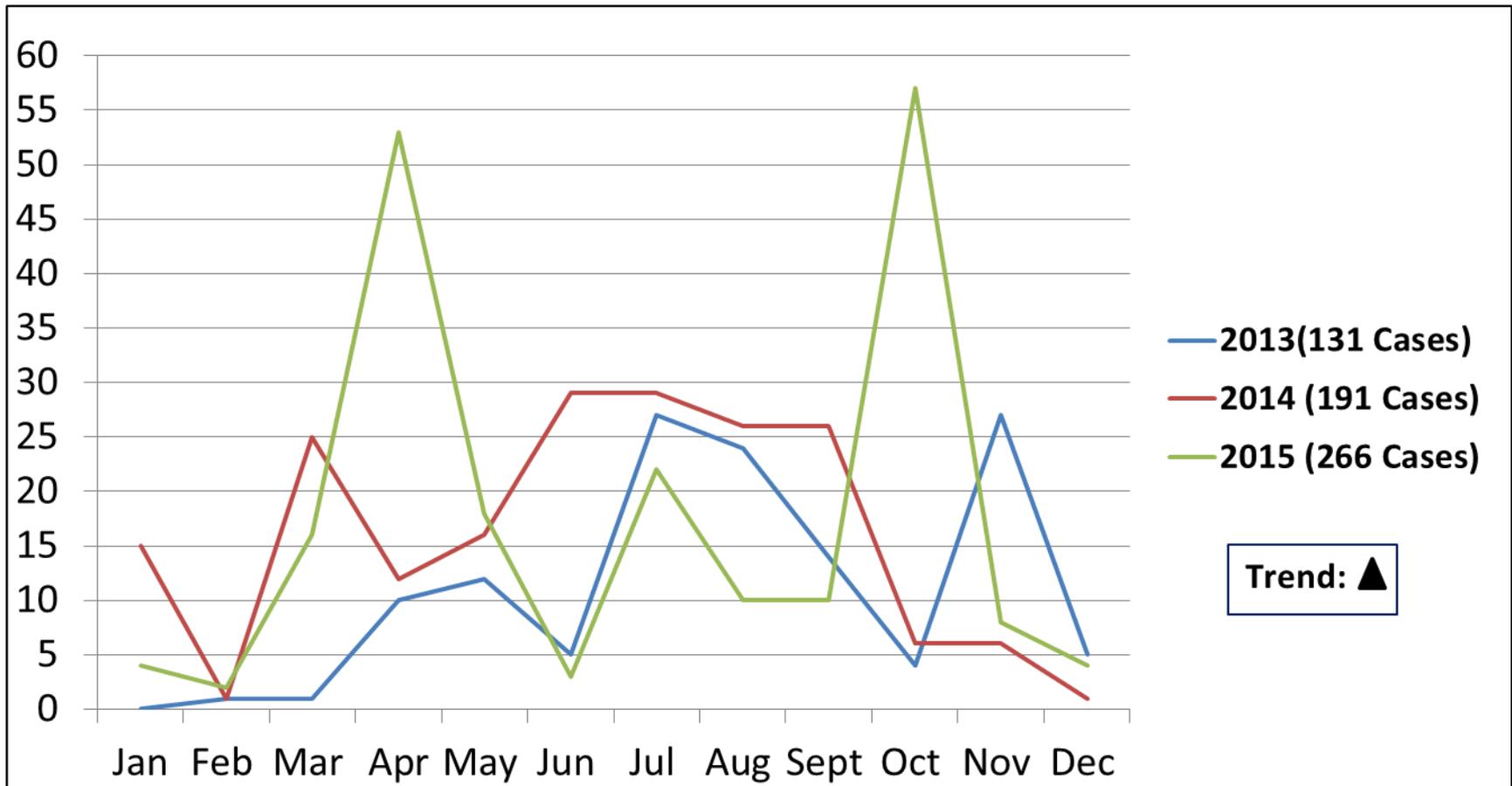


(Data Source: 311 & LSNI Graffiti Tracker)



LSNI – Graffiti Data Statistics

Three Year - 311 Graffiti Case Trend





Reporting Community Problems

Community Problems: Let Us Know!

- Telephone: **Dial 311 or 860.757.9311**
- Track your Request: www.publicstuff.com/submit
- Wireless Devices: **Hartford 311 App**



Visit our webpage at www.Hartford.gov/lsni

Questions or Comments

Thank You for Your Support!





LSNI Contact Information

North District (Northeast, Clay Arsenal and Upper Albany)

North District -Blight Inspector |John Stafford | 860.757.9259

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

West District - Blight Inspector | Tadeus Rogalla | 860.757.9257

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

Central District - Blight Inspector |John Stafford | 860.757.9259

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

South District - Blight Inspector | Michael Landry | 860.757.9253

Other LSNI Contacts

Assistant to the Chief Operating Officer for (LSNI) | Ronnie Vazquez | 860.757.9592

LSNI Administrative Clerk | John Donaldson | 860.757.9591

L&I Senior Project Manager | Gustavo Espinoza | 860.757.9033