

Livable & Sustainable Neighborhoods Initiative

Quarterly Meeting with
City-Wide Neighborhood Leaders/Stakeholders

Thursday, October 4th, 2012



CITY OF HARTFORD

Pedro E. Segarra, Mayor



Stakeholder Meeting Agenda

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



LSNI Program to Date

Thank you for your Commitment to Engage

Quarterly Stakeholder Meetings – Programmatic Updates

Friday, December 14, 2012 @ 10:00am

Mayor's Green Room | City Hall 550 Main Street

March 2013

June 2013

LSNI Quarterly District Reports – Highlights by Neighborhood

Beginning next quarter December 2012

NRZ Meetings – As Scheduled by NRZs

Constituent Services attend regularly: Brittany Joiner and Isis Irizarry



LSNI Program to Date

Two ACOOs for Four Districts

Staffing

Breyonne Golding: North & West

Steve Frank: Central & South

(4) Blight Inspectors

(2) Attorneys and (1) Paralegal

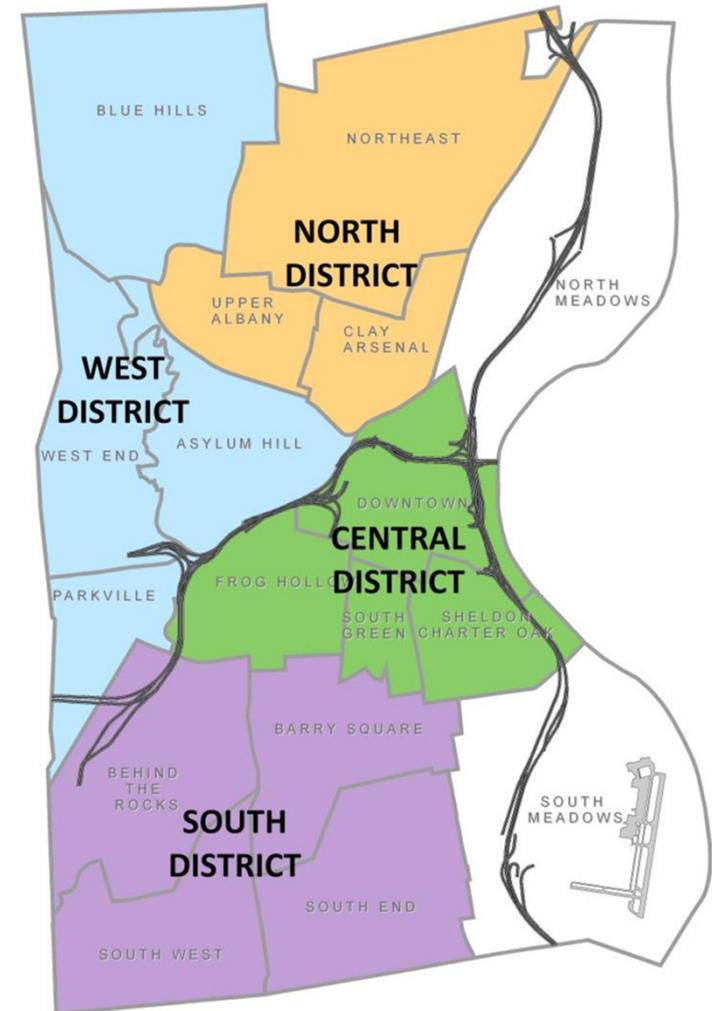
(1) LSNI Crew of 6 people

Focus On Blight Reduction

Coordination of Infrastructure & Community Development Projects

Programmatic Alignment

Performance Measurement





LSNI Program to Date

Legislative Activity and Support

- 2009: Anti-Blight Ordinance Re-Established by Council
- July 2011: Mayor Declares Blight Emergency
- July 2011: Council Appropriates Bond Funding for LSNI
- November 2011: Council amends sec. 9-94, Anti-Blight Program, to establish a special fund to deposit fines, penalties, & lien repayments, to be used for all costs related to remediating, enforcing, securing, and remediation of blight.
- February 2012 City Council adopts C.G.S. §7-148ff, authorizing the appointment of Special Assessment Study Committee

Target – a self-sustaining initiative



Anti-Blight Enforcement & Progress

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

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



Anti-Blight Enforcement & Progress

Properties Receiving Preliminary Notice Letters – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.

Properties Receiving Notice of Violations – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

Properties Receiving Notice of Citations – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.



Anti-Blight Enforcement & Progress

Defining the Problem: City-Wide Property Survey – August 2011

Based on Anti-blight Ordinance

20,000+ properties surveyed

771 “potentially blighted” properties

Regular feedback and input from neighborhoods

May 2012 Re-Survey with 811 “potentially blighted” properties

Addressing the Problem: Regular, interdepartmental focus

Code enforcement for self-rehabilitation

Assist owner to rehabilitate

Acquisition and rehabilitation

Demolition (last resort)



Anti-Blight Enforcement & Progress

As of March 15: Quarterly Neighborhood Conditions Report

LSNI Baseline Statistics	West	South	North	Central	Citywide
Properties Receiving Preliminary Notice Letters	8	4	17	11	40
Properties Receiving Notice of Violations	14	13	20	16	63
Properties Receiving Cited for Violations	0	0	0	0	0
Total Properties*	22	17	37	27	103

* Chart ONLY reflects the stats as of March 2012 Quarterly Neighborhood Conditions Report



Anti-Blight Enforcement & Progress

As of September 15: Quarterly Neighborhood Conditions Report

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	13	5	12	6	36
Properties Receiving Notice of Violations	8	21	5	15	49
Properties Receiving Cited for Violations	14	26	17	17	74
Monitoring Properties	0	0	3	9	12
Abated Properties	8	7	4	8	27
Total Properties*	43	59	41	55	198

* Chart ONLY reflects the stats as of September 2012 Quarterly Neighborhood Conditions Report



Anti-Blight Enforcement & Progress

LSNI Progress from January 13, 2012 to Present:

	North	Central	West	South	Citywide
Properties received Preliminary ABO Letters	67	50	46	46	209
Properties received Notice of Violation of ABO	66	36	35	28	165
Properties cited for Violation of ABO	28	9	19	21	77
Monitored Properties	0	0	3	9	12
ABO Abated Properties	11	13	7	7	38
ALL ABATED PROPERTIES	13	15	8	16	52

Full Quarterly Neighborhood Conditions Report available at:

www.hartford.gov/LSNI

LIVABLE & SUSTAINABLE NEIGHBORHOODS INITIATIVE

The seal of the City of Hartford, Connecticut, is a circular emblem. It features an eagle with wings spread, perched atop a shield. The shield contains a smaller shield with a cross and a banner. The banner reads "NUBILA PHOEBUS". The outer ring of the seal contains the text "SEAL OF THE CITY OF HARTFORD" at the top and "CONNECTICUT" at the bottom, separated by two stars.

City of Hartford's Successful Properties

LIVABLE & SUSTAINABLE NEIGHBORHOODS INITIATIVE



Central District: Successful Property

103 Babcock Street – Frog Hollow





Central District: Successful Property

49 Ward Street – Frog Hollow



LIVABLE & SUSTAINABLE NEIGHBORHOODS INITIATIVE



North District: Successful Property

479 Garden Street – Clay-Arsenal





North District: Successful Property

4 Martin Street - Northeast





South District: Successful Property

591 Hillside Avenue – South End





South District: Successful Property

14/16 Shultas Place - Barry Square





West District: Successful Property

156 Sargeant Street – Asylum Hill





West District: Successful Property

204/206 South Whitney Street – West End





Quality of Life Matters

Abandoned Vehicles:

- Police Department and Health & Human Services
- RFP for Towing Abandon Vehicles being developed
- Developing a S.O.P for towing vehicles

Big Bellies Installation:

- Re-evaluate Big Belly output
- Highest concentration of trash in a commercial area per district

Illegal Dumping:

- Identified Major Dumping Locations as a Pilot
- Approval for Surveillance Cameras
- Interdepartmental Effort (DPW, Police & LSNI)

Signage:

- Majority of City-wide Dumping Locations



Identification





Livable & Sustainable Neighborhood Initiative

Questions or Comments

Thank You for Your Support



Livable & Sustainable Neighborhood Initiative

Point of Contact

North District (Northeast, Clay Arsenal, Upper Albany)

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

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

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

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

Constituent Services	Isis Irizarry	860.757. 9562
Assistant to the COO	Steve Frank	860.757. 9228

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