

Quarterly Neighborhood Conditions Report

North District

Clay Arsenal | Northeast | Upper Albany

December 12th, 2012



CITY OF HARTFORD
Pedro E. Segarra, Mayor

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Anti-Blight Ordinance Violation Conditions

Chapter 9, Article V of the City of Hartford's Municipal Code

Blighted premises means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9) The property is a fire hazard;
- (10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;
- (12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

Definitions

Summary of Properties – all properties being addressed by LSNI are outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Properties Being Monitored** – properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.
- **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.

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

ATFS- American Tax Funding Servicing

NINA- Northside Institutions Neighborhood Alliance

SINA- Southside Institutions Neighborhood Alliance

RFP- Request for Proposal

Summary of LSNI Anti-Blight Activity by District

For the Period of September 15th – December 7th, 2012

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	11	6	6	8	31
Properties Receiving Notice of Violations	9	16	5	13	43
Properties Receiving Cited for Violations	16	34	25	14	89
Monitoring Properties	0	0	2	9	11
Abated Properties	4	1	4	7	16
Total Properties	40	57	42	51	190

Summary of North District Activity by Neighborhood

For the Period of September 15th – December 7th, 2012

	Clay Arsenal	Northwest	Upper Albany	North Total
Properties Receiving Preliminary Notice Letters	5	1	0	6
Properties Receiving Notice of Violations	3	12	1	16
Properties Receiving Cited for Violations	12	19	3	34
Monitoring Properties	0	0	0	0
Abated Properties	1	0	0	1
Total Properties	21	32	4	57

Properties Receiving Notice of Violation Letters

For the Period of September 15th – December 7th, 2012

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

Property Address		Neighborhood	Date Sent
53/55	Acton St	Clay Arsenal	8/22/12
51	Barbour St	Northeast	7/11/12
233	Capen St	Northeast	12/10/12
94	Edwards St	Northeast	12/10/12
63/66	Greenfield St	Northeast	8/22/12
45	Irving St	Clay Arsenal	8/22/12
59/61	Magnolia St	Upper Albany	8/22/12
63	Mahl St	Northeast	12/10/12
2285	Main St	Clay Arsenal	12/10/12
40	Mansfield St	Northeast	12/10/12
63	Mansfield St	Northeast	12/10/12
95/97	Mansfield St	Northeast	12/10/12
212	Martin St	Northeast	12/10/12
88	Nelson St	Northeast	8/22/12
127	Nelson St	Northeast	8/22/12
189	Vine St	Northeast	12/10/12

Properties Receiving Notice of Citation Letters

For the Period of September 15th – December 7th, 2012

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

Property Address		Neighborhood	Date Sent
9	Acton St	Northeast	7/18/12
270	Albany Av	Clay Arsenal	6/18/12
48	Brook St	Clay Arsenal	7/18/12
159	Capen St	Northeast	5/22/12
140	Cleveland Av	Northeast	12/5/12
103	Earle St	Northeast	5/22/12
128	Edgewood St	Upper Albany	6/6/12
280	Enfield St	Northeast	12/5/12
64	Enfield St	Northeast	12/5/12
109	Enfield St	Northeast	7/18/12
630	Garden St	Northeast	12/5/12
647/649	Garden St	Northeast	12/5/12
684	Garden St	Northeast	7/18/12
638	Garden St	Northeast	6/27/12
712	Garden St	Northeast	7/18/12
280	Garden St	Clay Arsenal	7/18/12
414	Garden St	Clay Arsenal	6/7/12
544	Garden St	Northeast	5/22/12
424	Homestead St	Upper Albany	7/18/12
11	Judson St	Northeast	7/18/12
68	Judson St	Northeast	6/18/12
9	Mahl St	Northeast	12/5/12
3364	Main St	Northeast	12/5/12
1391	Main St	Clay Arsenal	8/21/12
156	Mather St	Clay Arsenal	12/5/12

Abated Properties

For the Period of September 15th – December 7th, 2012

Abated- All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

Property Address		Neighborhood	Date Sent
84	Chestnut St	Clay Arsenal	11/30/12

84 Chestnut St.



Before



After

Targeted Blighted Properties

“Implementing One City, One Plan” the Livable & Sustainable Neighborhoods Initiative (LSNI) has strived to enhance and protect the character of existing residential areas through code enforcement and encouraging homeowner(s) to rehabilitate their properties. Selected properties were identified by the community on Wednesday, June 29, 2011 as targeted blighted properties in the North District. The following is an update specifically for each blighted property:

51 Barbour St.



51 Barbour Street is currently in the Anti-Blight Ordinance Process, in the (NOV) status receiving a Notice of Violation. The owner took title on 8/22/2011 for \$10,000.00. Owner is working with the Hartford Community Loan Fund for financing. The property is vacant. In addition the property has been approved for the City's Assessment Deferral Program for 2012.

57 Barbour St.



57 Barbour Street the owner on title is deceased. The property is a vacant lot.

Targeted Blighted Properties

85 Barbour St.



85 Barbour Street, the City of Hartford took title on 1/3/2011 and demolished the structure on 12/2/10 for \$45,200. The property is a vacant lot.

135 Barbour St.



135 Barbour Street, the City of Hartford took title on 9/23/2010 and demolished the structure on 9/18/09 for \$76,000. The property is a vacant lot.

544 Garden St.



544 Garden Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. Wells Fargo Bank was foreclosing but instead agreed to donate property to the Hartford Community Loan Fund who in turn sold it to its current owner on 5/10/2012. He entered into a forbearance agreement with the City of Hartford. Property is currently under construction. In addition the property has been approved for the City's Assessment Deferral Program for 2012. The owner has active building, plumbing, electrical and mechanical permits.

Targeted Blighted Properties

638 Garden St.



638 Garden Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The owner took title on 7/8/2011. On 9/12/11 the owner received an environmental report which estimated that it would cost roughly \$168,000 to remediate the property. As of that date the owner has been trying to raise the funds needed to make the repairs. The property is vacant.

11 Judson St.



11 Judson Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The previous owner took title on 1/13/2012. After the property entered the ABO Process the current owner took title on 11/26 2012. In addition the property has been approved for the City's Assessment Deferral Program for 2011. The owner has active building and electrical permits.

178-180 Martin St.



178-180 Martin Street, the property is owned by Homevision Enterprises LLC . The property has a foundation for a new structure on site for several months.

Targeted Blighted Properties

272 Garden St.



272 Garden Street is owned by City of Hartford since 10/5/2000. Property has been marketed for sale through the Housing Division's Rolling Sales List. The property is vacant.

280 Garden St.



280 Garden Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The owner has been in court with insurance company as a result of a fire on 6/14/2003. The owner has a judgment in the amount of roughly \$820,000 which he has been unable to collect on. The property is vacant.

411 Garden St.



411 Garden Street, the City of Hartford demolished the structure on 9/1/09 as a result of a fire. The cost of the demolition was \$41,200. The property is a vacant lot.

Targeted Blighted Properties

479 Garden St.



479 Garden Street, the City of Hartford entered into a forbearance agreement with the current owner who took title on 4/27/12. New owner pulled permits, completed construction and abated all Anti-Blight Ordinance Violations. The owner still has active building, plumbing, electrical and mechanical permits.

65 Pliny St.



65 Pliny Street, the City of Hartford took title on 8/31/10 and demolished the structure on 11/30/09 for \$35,130. The property is a vacant lot.

69 Pliny St.



69 Pliny Street, the owner CIL Affordable Housing Incorporated took title on May 17, 2011 for \$38,000.00 and the Certificate of Occupancy was issued 6/21/2012. CIL is now marketing the property for sale. In addition the property has been approved for the City's Assessment Deferral Program for 2012.

Targeted Blighted Properties

100 Walnut St.



100 Walnut Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The City of Hartford demolished one of the two structures on this site on 12/24/09 for \$49,913.18. The property still has some remaining contaminated soil. Lot is odd shaped in L formation with access on both Walnut Street and Edwards Street. The property is vacant.

240 Walnut St.



240 Walnut Street, is a former gas station and could have environmental issues. In addition the property has been approved for the City's Assessment Deferral Program for 2005. The property is occupied however it is in foreclosure with American Tax Funding.

890 Albany Ave.



No Update

Targeted Blighted Properties

424 Homestead Ave.



424 Homestead Avenue is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The property is in foreclosure with American Tax Funding. Site also has potential environmental issues. The property is vacant. The LSNI Crew cleaned the exterior of the property on 9/7/12 for \$6,069.09. The cost for the clean-up has been certified to the tax roll.

Infrastructure and Community Development

“Implementing One City, One Plan” the City of Hartford has strived to enhance the quality of life through adding, repairing, and replacing public infrastructure which sustains Hartford’s neighborhood and character. Selected projects were identified by the community on Wednesday, June 29, 2011 as infrastructure and community development priority in the North District. The following is an update specifically for each project:

Sustainable trash receptacles | *City-Wide*

The LSNI purchased 40 Big Belly Solar waste compactors as a city-wide pilot program to improve trash collection throughout the City. The following eight (8) solar-powered compacting public space receptacles have been placed in the North District:

- 1821 Main Street (corner of Mathur St)
- 1665 Main & Seyms Street (Corner)
- 1170 Albany Avenue
- 1250 Albany Avenue
- 706 Albany Avenue
- 715 Albany Avenue
- 1136 Albany Avenue
- 176 Albany Avenue

Planting trees and shrubs | *City-Wide*

The City Forester and its crew team have planted close to 500 trees in the Central and North Districts since the beginning of 2012, with more than half being planted in the North.

Thomas Quirk School renovations to International Baccalaureate School | *Clay Arsenal*

The State of Connecticut has approved a school construction grant in the amount of \$55,050,000 for the design and construction of the renovation and additions to the former Quirk Middle School for the proposed Global Communications Academy. The project is presently scheduled for 80% reimbursement of eligible costs to the City of Hartford. With the Board of Education’s decision to release the West building at the Quirk campus to City control, the application for Renovation Status can now proceed. Continued close monitoring of the construction schedule progress is important as well as continued expedited control and management of unexpected field conditions.

Infrastructure and Community Development

New journalism academy at former Barbour Street school on Tower Avenue | *Northeast*

The State of Connecticut has approved a school construction grant in the amount of \$37,450,000 for the design and construction of the renovation and additions to the former Barbour School for the Journalism and Media High School. Area “A” addition: the roofing was completed; brick veneer completed; Gas and domestic water piping complete. Area “B” addition: MEP and fire protection rough is ongoing; mason contractor has completed the CMU interior walls; Caststone veneer complete at gymnasium and ongoing on South and West elevations. Building: MEP and fire protection rough is ongoing; boilers, pumps and expansion tanks have been installed and piping continues; new aluminum window installation 80% complete.

Albany Avenue Streetscape | *Upper Albany*

This is a 1.1 mile arterial street project involving one of the city’s primary commercial thoroughfares. The project consists of roadway safety improvements, streetscape and pedestrian amenities including sidewalk repairs, curb bump-outs, cross-walks, and traffic signal equipment. The project recognizes Albany Avenues multi-modal character and includes complete street features. After significant delay and challenges in coordination, the MDC element has been removed from the project. An updated project schedule is being developed, and a public meeting will be held in January 2013 to kick off the re-starting of the project.

Pedestrian accessibility and street lighting | *District-Wide*

The Department of Public Works will repair or replace any damaged or malfunctioning streetlights in District Wide.

Addition of street lights-In selected areas Complimentary Capital Improvement Projects | *Upper Albany*

The Department of Public Works will install in selected areas new streetlights or repair existing streetlights.

Paving Repair | *City- Wide*

Actual paved streets in fiscal year 2012-2013, the highlighted areas are in the North District:

1	Ashley	Sigourney to Garden
2	Ashley	Woodland to Atwood
3	Asylum Av	Whitney to Atwood

Infrastructure and Community Development

Actual paved streets in fiscal year 2012-2013 continued:

4	Bannister	Flatbush to Bonner
5	Bates Place	Removed Due To MDC Work
6	Bonner	Saybrooke to Ellington
6A	Bonner	Ledger to Hillside
7	Bristol	Newington to Hollywood
8	Bulkeley	Park to Kibbe
9	Canterbury	Westbourne to Plainfield
10	Case	S. Marshall to Laurel
11	Catherine	Saybrooke to Westbrook
12	Clay	Elmer to Nelson
13	Clermont	New Britain to Dexter
14	College Terr.	Summit to Zion
15	Keney Park (Barbour)	Tower to Main
16	Elizabeth	Asylum to Girard
17	Elmer	Clark to Clay
18	Enfield	Capen to Westland
19	Forest	Farmington to Hawthorn
20	Francis Av	Hamilton to Francis Ct
21	Freeman	Hillside to Mountain
22	Giddings	New Britain to Dexter
23	Goshen	Waterford to Stanwood
24	Haddam	Harvard to End
25	Harbison	Hillside to Brookfield
26	Harvard	Princeton to Mountain
27	Harvard	White to Linnmore
28	Heath	Capitol to Park
29	Hughes	Zion to Hillside
30	James	Ashton to Capitol
31	Kenyon	Elizabeth to Fern
32	Laurel	Farmington to Hawthorn

Infrastructure and Community Development

Actual paved streets in fiscal year 2012-2013 continued:

33	Manchester	Hartland to Lyme
34	Mansfield	Edgewood to Vine
35	Marion	Newington to Hollywood
36	Martin	Westland to Capen
37	Montrose	Sprague to Stafford
38	Niles	Woodland to Sigourney
39	Norfolk	Baltimore to Blue Hills
40	Oliver	Hillside to New Britain
41	Palm	Manchester to Tower
42	Pershing	Blue Hills to Lebanon
43	Prospect	Asylum to Albany
44	Rowe	Capitol to Park
45	S. Morgan	Trumbull to Main
46	Saybrooke	Brookfield to Flatbush
47	Sherbrook	Zion to Hillside
48	Summit	Park Terr to Zion
49	Thomaston	Ridgefield to Blue Hills
50	Vine	Westland to W. Raymond
51	W. Clay	Clay to Dead End
52	Waterford	Newington to Montrose
53	Westland	Vine to Garden
54	Wilbur	New Britain to Dexter
55	Wilson	Hillside to Brookfield
56	Woodland Dr	Woodland to Dead end