

CITY OF HARTFORD

Pedro E. Segarra, Mayor



Quarterly Meeting with
City-Wide Neighborhood Leaders/Stakeholders
Friday, September 13, 2013



Stakeholder Meeting Agenda

- **Welcome**
- **Anti-Blight Enforcement Process & Updates**
- **Programmatic Alignment**
- **The Quarter's Progressive Properties**
- **Quality of Life Matters Update**



Welcome

Thank you for your Commitment to Engage

Quarterly Stakeholder Meetings – Programmatic Updates

Friday, December 13, 2013 @ 10:00am

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

March 2014

June 2014

LSNI Quarterly District Reports – Handouts & Download on the Webpage

www.Hartford.gov/lgni (Updates to the webpage coming soon)

NRZ Meetings – As Scheduled by NRZs, a LSNI representative to attend NRZs Housing Committee meeting once per quarter

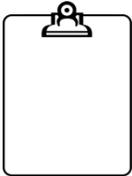
Overview of the Anti-Blight Ordinance Enforcement

(15-18 Month Process)



311

1.) Intake Complaint regarding a Property



2.) Blight Inspector conducts Survey



3.) Property Round Selection



4.) Preliminary Notice Letter Sent



Abated/ Compliance

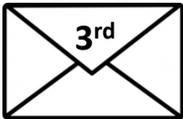


6.) Re-Inspection



5.) Inspection & Notice of Violation

Contact and Works with the City / Receives Funding for Improvements



7.) Notice of Citation

8.) Appeal Hearing or Did Not Appeal

Found Not Liable/
Abated

9.) Found Liable of Citations

Citations Paid but Risk Re-entry into the ABO Process due to Non-Compliance

10.) Default Judgment

11.) Foreclose & Redevelop or Sell the Property



Anti-Blight Enforcement Notices

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.



Hartford's Anti-Blight Ordinance

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

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



Anti-Blight Enforcement Update

Fourth Quarter as of June 14, 2013 – September 13, 2013:
 Quarterly Neighborhood Conditions Report

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	17	14	16	16	63
Properties Receiving Notice of Violations	8	9	3	6	26
Properties Receiving Cited for Violations	9	16	14	18	57
Final Lien Inspection Properties	16	39	15	15	85
Obtained Properties by COH	1	4	0	0	5
Abated Properties	1	1	5	0	7

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



Anti-Blight Enforcement Update

CITATION ACTION COMMITTEE PROPERTIES – INCEPTION (09/20/12) Thru PRESENT

Total Number of Properties Brought Forward for Committee Action: 91

Properties recommended for securing of judgment only with no further action: 3

Properties recommended for securing of judgment and the placement of a lien on the land records: 31

Properties recommended for securing of judgment, placement of a lien on the land records, and foreclosure: 40

Properties removed (abated) or tabled until further research: 10

Properties restarted due to outside foreclosure extinguishing our process: 5

Properties granted an appeal (late) due to improper notice by COH: 2

NOTE: TO DATE – 32 LIENS HAVE BEEN PLACED ON LAND RECORDS



Programmatic Alignment

Standard Operating Procedures (S.O.P) in Process

- Snow Removal on Vacant Private Properties – Transferring existing responsibility for ticketing from Police to HHS Nuisance Inspectors with training.

We went back to the drawing board – The original course was to labor intensive. Meeting scheduled for end of September to set up process. Top two suggestions to be discussed.

- Boarding up of unsecured buildings – Standardization and training of existing staff.

Finalization of SOP on hold – Workload.

- Vacancy Tracking - Implementing the registration Ordinance in L&I, Used as supporting information for the Special Assessment, and Marketing to turn Vacancy into Occupancy.

Update: Ordinance changes passed on 08/20 enabling an easier process with the upcoming Special Assessment in the fall.

- Tax Deferral - Training and enforcement of existing Ordinance w/proposed changes.

Update: Ordinance changes passed on 08/20

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 is divided into four quadrants, each containing a different symbol. Below the shield is a banner with the Latin motto "NUBILA PHOEBUS". The outer ring of the seal contains the text "SEAL OF THE CITY OF HARTFORD" at the top and "CONNECTICUT" at the bottom, separated by two stars.

**City of Hartford's
Progressive Properties**



TAX DEED SALE COLLABORATION

**PROPERTIES THE COH TOOK TITLE TO AFTER TDS #2 HELD ON 02/23/13
BY RECOMMENDATION FROM THE CITATION ACTION COMMITTEE**

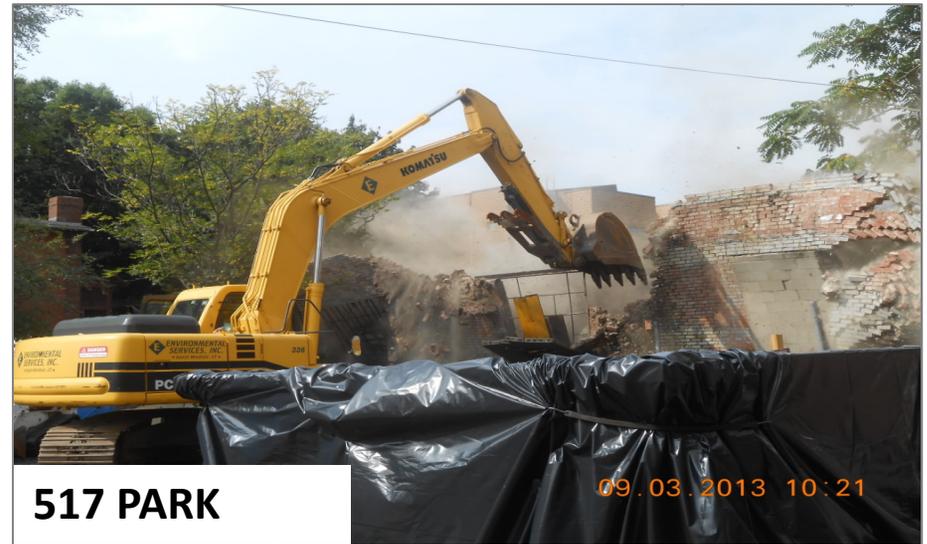
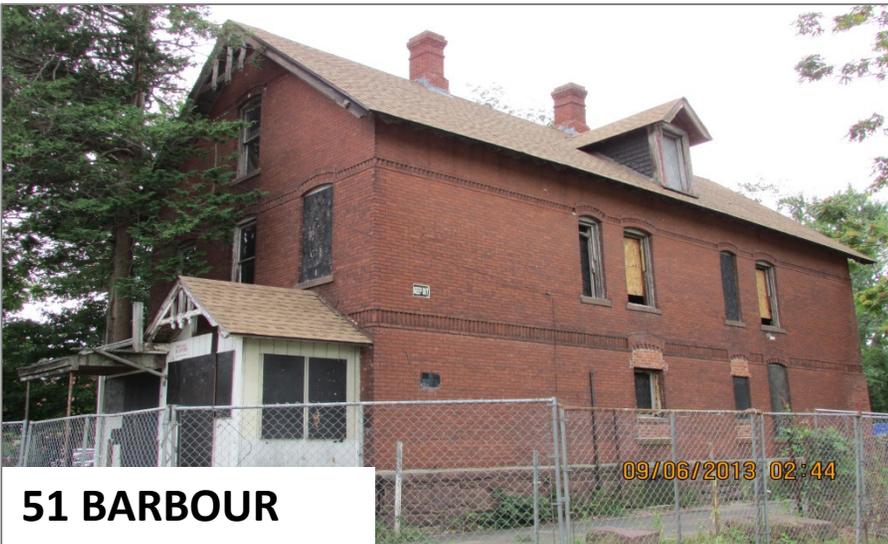


End game plans decided at the CAC with Development Services taking the lead with LSNi support.





PROGRESSIVE PROPERTIES UPDATES





PROGRESSIVE PROPERTIES UPDATES



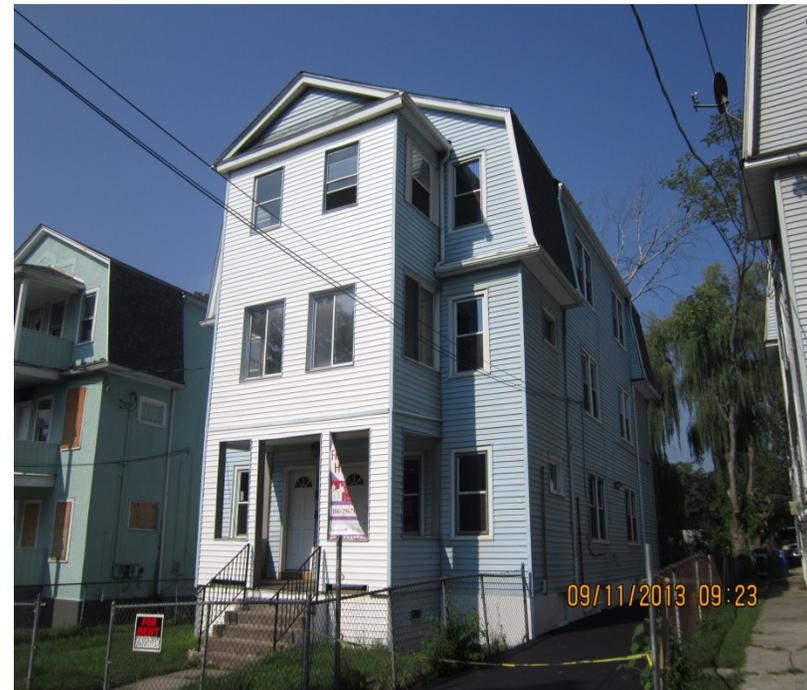


North District: Abated Property

125 Enfield Street – Northeast



Before



After

LIVABLE & SUSTAINABLE NEIGHBORHOODS INITIATIVE



Central District: Abated Property

118 Babcock Street – Frog Hollow



Before

After



South District: Abated Property

52 Franklin Ave – Barry Square



Before



After

LIVABLE & SUSTAINABLE NEIGHBORHOODS INITIATIVE



Quality of Life Matters Update

LSNI Crew | September 13, 2013

Private Property Nuisance Abatements	North	Central	West	South	Citywide
From 8/10/12 to Present	74	20	23	37	154
This Quarter Only (6/14/13 to 9/2/13)	24	14	15	22	75

City of Hartford Property Clean-Up	North	Central	West	South	Citywide
This Quarter Only (6/14/13 to 9/10/13)	142	86	13	25	266

Updates for this Quarter:

- Four (4) new seasonal employees joined the crew and one (1) full-time employee returned from workers compensation
- Purchase of a Bobcat, two (2) zero-turn mowers and hauling trailers
- Collection of Private Properties Clean-Up Fines: **\$10,000+**
- Cost Saving of LSNI Crew cleaning City Properties this quarter: **\$65,885.79**



Quality of Life Matters Update

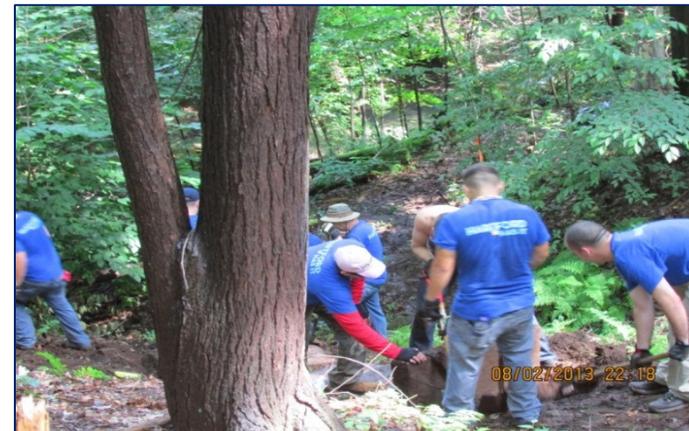
LSNI/USS HARTFORD /DPW /FAMILY DAY HARTFORD CT STATE DEEP- CLEAN UP COLLABORATION





Quality of Life Matters Update

LSNI & USS HARTFORD COLLABORATIVE CLEAN UP OF KENEY PARK'S LEADERSHIP TRAIL ON 8/02/13





Quality of Life Matters Update

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Quality of Life Matters Update

LSNI/KNOX PARK COLLABORATION

- 2nd Year collaborating with Knox on this effort
- 120 Planters were disbursed on 60 City intersections along with 10 box planters on Albany Avenue
- Thank you Kerri Provost for picture showcasing a planter on realhartford.org (Picture bottom right).
- Timeframe for planters is June – 1st Snow 2013 (with mums being planted by the end of September)





Quality of Life Matters Update

LSNI & REBUILDING TOGETHER HARTFORD COLLABORATION

REHABILITATION DATE – SATURDAY 06/29/13

NEXT REHABILITATION DATE – SATURDAY
10/??/13

NEED SUGGESTIONS: ELDERLY RESIDENTS IN
YOUR NEIGHBORHOODS WHO NEED HELP
WITH EXTERIOR CLEANUP/BLIGHT
PLEASE SEND INFO TO STEVE FRANK @
FRANS001@HARTFORD.GOV OR 860 757-9228



Quality of Life Matters Update

22 Wolcott Street: Central District



Before



After



Quality of Life Matters Update

74 Rosemont Street: North District



Before



After



Quality of Life Matters Update

149 Amherst Street: South District



Before



After



Quality of Life Matters Update

498 Cornwall Street: West District



Before



After



Quality of Life Matters Update

Hartford Restoration Project (HRP)

- Property is located in the City of Hartford, Connecticut;
- Property must be **owner-occupied**; and
- Property is a single, two, or three family units.
- Commercial properties including mixed-use are **NOT eligible**.
- Applicants must be current on all City of Hartford obligations (i.e. taxes).
- Property use must be in accordance with the City's Zoning Ordinance.
- This is a **one-time secured** loan.
- The loan is deferred with a zero (0) percent interest rate and require no monthly payments.
- Full forgiveness after five (5) years with no penalty for pre-payment in full.
- The loan requires no repayment **unless** the property is sold and/or is non-owner occupied within five (5) years.
- The borrower must sign a Loan Agreement with the City of Hartford, which overviews the terms and conditions of the contract, which includes bi-annually monitoring up to 5 years for visual confirmation that property is in "blight free" condition.





Quality of Life Matters Update



Hartford Restoration Project (HRP I) & (HRP II)

HRP I - Assistance to help [*Hartford Owner-Occupants*](#) who have proven financial hardship during their Blight Appeal Hearing to abate outstanding ABO Violations.

HRP II - Assistance to help [*Hartford Owner-Occupants*](#) who have exterior blight conditions before they enter the ABO process (inspections, citation, hearing etc.)



194 South Whitney Street – West End



24 Kenneth Street – Barry Square



Quality of Life Matters Update

Big Belly Solar Trash Compactors

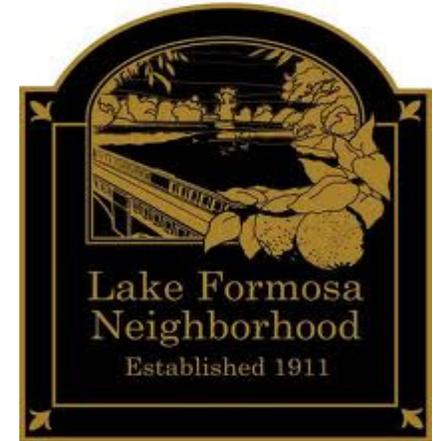
- **2nd Year purchasing and installing additional Big Bellies**
- **Locations are on Commercial Corridor only, no residential streets!**
- **Installing 32 Compactors this year**
- **The goal of August has been postponed to mid-November 2013**
(same installment date as last year)
- **74 Big Bellies Currently** (30 in the Parks and 44 on the Streets)



Quality of Life Matters Update

Replacing Neighborhood Signage

- Project is for replacement for an existing signage only
- Take photos of the sign and send it to Breyonne Golding at goldb001@hartford.gov with heading "Neighborhood Signage". Please state your neighborhood in the email.
- The NRZ chooses one design for their signage!
- Sign material: PVC or Aluminum with vinyl graphic or painted
- Neighborhood Sign Template Handout are required





Quality of Life Matters Update

In-Progress & Up-Coming Projects

- **Citywide Sidewalk Program**

- Citywide Survey of Current Sidewalk Conditions
- Draft of the Citywide Sidewalk Program

- **Mayor's Anti-Litter Campaign** (Up-Coming)

- **Graffiti** (Up-Coming)



Quality of Life Matters Update

Community Problems: Let Us Know!

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

Visit our new webpage at www.Hartford.gov/lsni
coming soon!

Questions or Comments

Thank You for Your Support!





LSNI Point of Contact

North District (Northeast, Clay Arsenal, Upper Albany)

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

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)

Assistant to the COO | Ronnie Vazquez | 860.757. 9592

Other LSNI Contacts

Special Assist. to the COO | Steve Frank | 860.757. 9228

Senior Project Manager | Gustavo Espinoza | 860.757. 9033