

Quarterly Neighborhood Conditions Report

West District

Asylum Hill | Blue Hills | Parkville | West End

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 West District Activity by Neighborhood

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

	Asylum Hill	Blue Hills	Parkville	West End	West Total
Properties Receiving Preliminary Notice Letters	2	3	1	2	8
Properties Receiving Notice of Violations	2	4	4	3	13
Properties Receiving Cited for Violations	6	4	3	1	14
Monitoring Properties	3	2	3	1	9
Abated Properties	1	3	2	1	7
Total Properties	14	16	13	8	51

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
62	Chadwick St	Parkville	11/13/12
241	Colebrook St	Blue Hills	11/8/12
25	Cornwall St	Blue Hills	9/29/12
63	Evergreen St	West End	11/7/12
64	Hartland St	Blue Hills	9/13/12
366	Laurel St	Asylum Hill	10/11/12
57	Madison Av	Parkville	12/3/12

62 Chadwick St.



Before



After

241 Colebrook St.



Before



After

Abated Properties

25 Cornwall St.



Before



After

63 Evergreen Ave.



Before



After

64 Hartland St.



Before



After

Abated Properties

366 Laurel St.



Before



After

57 Madison Ave.



Before



After

Targeted Blighted Properties

“Implementing One City, One Plan” the City of Hartford 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 22, 2011 as targeted blighted properties in the West District. The following is an update specifically for each blighted property:

45 Bartholomew Ave.



45 Bartholomew Avenue, the owner Bartholomew Capital LLC acquired the property through foreclosure sale on 12/15/2010. Site has two vacant structures on it.

156-158 Bartholomew Ave.



156-158 Bartholomew Avenue, the property structure has been demolished and site has been cleaned and cleared on 8/30/12. The City of Hartford paid \$60,040.00 for the demolition in which the cost has been certified to the tax roll. The demolition abated all potential blight violation. The owner has expressed their intention of deeding the land to the City. The property is delinquent on taxes owe to several entities.

Targeted Blighted Properties

169 Bartholomew Ave.



169 Bartholomew Avenue is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The owner has been in contact with City Blight Inspector and has made many improvements to the property to address the ABO violations on the property. Work has been halted by Connecticut's Department of Energy and Environmental Protection. The owner took title 10/4/04.

1556 Park St.



1556 Park Street was in the Anti-Blight Ordinance Process, and abated all ABO violations on 5/22/12. They are continual fixing the property in order to get tenants back in the house, one floor at a time. The owner has active electrical permits.

9-11 Orange St.



9-11 Orange Street, is a vacant building. The property does not have enough potential Anti-Blight violations observed to begin the Anti-Blight Ordinance Process. The property is bank-owned. The owner has active building, electrical and mechanical permits.

Targeted Blighted Properties

23 Burnham St.



23 Burnham Street Avenue is currently in the Anti-Blight Ordinance Process, in the (PABOL) status receiving a Preliminary Notice Letter. The owner on title is deceased and the owner's daughter is trying to work with probate and bank which she believes is foreclosing on property.

202 Burnham St.



202 Burnham Street is a vacant however the property is under construction. The owner has active building, plumbing and mechanical permits.

50 Durham St.



50 Durham Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The property has been purchased and new owner has entered into forbearance agreement with the City. 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

262 Palm St.



262 Palm Street is currently in the Anti-Blight Ordinance Process, in the (NOV) status receiving a Notice of Violation. The property is vacant and there has been no response to the violations attached to the property.

181 Collins St.



181 Collins Street was issued a Certification of Occupancy (CO) on 12/13/11. The property is a two family house. In Addition the property has been approved for the City's Assessment Deferral Program for 2012.

207 Garden St.



207 Garden Street, the owner is NINA and the property is under construction. NINA took title on 10/29/2010. In Addition the property has been approved for the City's Assessment Deferral Program for 2012. The owner has active building and electrical permits.

Targeted Blighted Properties

47 May St.



No update

156 Sargeant St.



156 Sargeant Street has been abated of all potential blight violations. The owner is NINA who took title on 7/1/2011. The City of Hartford's Housing Division used Neighborhood Stabilization Program (NSP) funds to help finance the renovation. In addition the property has been approved for the City's Assessment Deferral Program for 2012. Certificate of Occupancy was issued on 12/6/12.

199 Sargeant St.



199 Sargeant Street, the owner is NINA and the property is under construction. NINA took title on 2/3/2012. 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

241 Sargeant St.



241 Sargeant Street is being foreclosed by Citifinancial Inc. The last court action was on 4/19/2012.

314 Sargeant St.



314 Sargeant Street is an occupied building. The property does not have enough potential Anti-Blight violations observed to begin the Anti-Blight Ordinance Process. The property has attracted several criminal activities.

217 Beacon St.



217 Beacon Street, the West End Civic Association (WECA) foreclosed on the property and then sold the title to local developer Oxford Builders on 9/17/2012 to conduct the renovations. Owner was issued building permits on 10/19/2012.

Targeted Blighted Properties

34 Girard Ave.



34 Girard Street is currently in the Anti-Blight Ordinance Process, in the (NOV) status receiving a Notice of Violation. The owner is in probate court to finalize the ownership to the property and is actively working to be accepted for the Health's lead hazard remediation program. The owner has made improvements to most violations, working with Housing and LSNI on rehab programs. In addition the property has been approved for the City's Assessment Deferral Program for 2012.

143-145 Whitney St.



143-145 Whitney Street was in the Anti-Blight Ordinance Process, and abated all ABO violations during the June 2012 quarter.

171 S. Whitney Ave.



171 S. Whitney Street was in the Anti-Blight Ordinance Process, and abated all ABO violations during the September 2012 quarter. Certificate of Completion was issued. The owner has active building, plumbing, electrical and mechanical permits issued in July 2012.

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 22, 2011 as infrastructure and community development priority in the West 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 twelve (12) solar-powered compacting public space receptacles have been placed in the West District:

- 260 Farmington Avenue
- 265 Farmington Avenue
- 501 Farmington Avenue
- 550 Farmington Avenue
- 662 Blue Hills Avenue
- 657 Blue Hills Avenue
- 639 Blue Hills Avenue
- 668 Blue Hills Avenue
- 1863 Park Street
- 1866 Park Street
- 1778 Park Street
- 1755 Park Street

Planting trees and shrubs | *City- Wide*

The City Forester and its crew team have planted close to 500 trees in the South and West Districts since the beginning of 2012.

Farmington Avenue Streetscape | *District-Wide*

Construction is anticipated to begin in the spring of 2013 once the signal design is completed the plans will be ready to go out to bid.

Infrastructure and Community Development

Sigourney Square-Restore two way traffic patterns, reevaluate barriers | *Asylum Hill*

The Department of Public Works will be evaluating this shortly, and act on some improvements in the upcoming year.

Pope Park Streetscape from Pope Park Hwy to Sisson Ave | *Parkville*

ConnDOT will be completing this project as part of the construction of CTfastrak.

Extension of Bartholomew from I-84 to Flatbush Ave | *Parkville*

This extension was proposed by a prospective developer and has been pitched by that developer to ConnDOT.

Paving and sidewalk repair | *City- Wide*

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

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

Infrastructure and Community Development

Actual paved streets in fiscal year 2012-2013 continued:

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
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

Infrastructure and Community Development

Actual paved streets in fiscal year 2012-2013 continued:

53	Westland	Vine to Garden
54	Wilbur	New Britain to Dexter
55	Wilson	Hillside to Brookfield
56	Woodland Dr	Woodland to Dead end

Actual sidewalks repaired in fiscal year 2012-2013, the highlighted areas are in the West District:

1	313	Cornwall Street
2	504	Cornwall Street
3	27	Harold Street
4	77	Harold Street
5	83	Harold Street
6	85-87	Harold Street
7	89	Harold Street
8	43	Harold Street
9	51	Harold Street
10	85	Hartland Street
11	79	Hartland Street
12	200	Hartland Street
13	199	Hartland Street
14	18-20	Burnham Street
15	22-24	Burnham Street
16	34	Burnham Street
17	38	Burnham Street
18	57	Burnham Street
19	71	Burnham Street
20	75	Burnham Street
21	79	Burnham Street
22	113-115	Burnham Street
23	122	Burnham Street
24	190	West Morningside Street
25	160	Salisbury Street
26	150	Salisbury Street
27	135	Salisbury Street
28	165	Woodland Drive
29	137	Woodland Drive
30	86	Woodland Drive
31	221-227	Woodland Drive
32	196	Woodland Drive
33	383	Linmoore Street

Infrastructure and Community Development

Actual sidewalks repaired in fiscal year 2012-2013 continued:

34	258	Linmoore Street
35	358-360	South Street
36	50	Oliver Street
37	54-56	Yale Street
38	170	Exeter Street
39	92	Forester Street
40	38	Kelsey Street
41	77	Roslyn Street
42	134	Grant Street
43	434	Hillside Street
44	70	Russ Street
45	26	Hungerford Street
46	40	Hungerford Street
47	53	Hungerford Street
48	49	Hungerford Street
49	43	Hungerford Street
50	12	Clarendon Street
51	21	Clarendon Street
52	26	Clarendon Street
53	28	Clarendon Street
54	55	Douglas Street
55	171	Whitman & Capital Ave.
56		Bushnell Park
57	839	Wethersfield Ave.