

# Quarterly Neighborhood Conditions Report

## Central District

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

March 14<sup>th</sup>, 2014



**CITY OF HARTFORD**  
*Pedro E. Segarra, Mayor*

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# Anti-Blight Ordinance Violation Conditions

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## 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

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**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.
- **Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.
- **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.
- **Obtained Properties by COH** – properties that have entered the ABO process and due to non-compliance the City of Hartford used its authority to obtain the properties (through foreclosures or other means).
- **Closed Properties** – The property is no longer in the Anti-Blight Process due to new ownership, death of owner, foreclosure/auction, hearing appeal decision etc.

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

**FA-** Forbearance Agreement (new buyer/owner of a blighted property)

**Re-Entry-** A property re-entered the ABO process due to change in ownership or foreclosure

**HRP-** Hartford Restoration Project Recipient or Applicant

**TDS-** Tax Deed Sale

**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 December 13, 2013 – March 14, 2014

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	12	23	10	19	<b>64</b>
Properties Receiving Notice of Violations	10	9	1	7	<b>27</b>
Properties Receiving Cited for Violations	10	10	11	9	<b>40</b>
Final Lien Inspection Properties	20	44	30	18	<b>112</b>
Obtained Properties by COH	0	0	0	0	<b>0</b>
Abated Properties	3	1	0	1	<b>5</b>

# Summary of Central District Activity by Neighborhood

For the Period of December 13, 2013 – March 14, 2014

	Down town	Frog Hollow	Sheldon/Charter Oak	South Green	Central Total
Properties Receiving Preliminary Notice Letters	1	10	1	0	12
Properties Receiving Notice of Violations	1	9	0	0	10
Properties Receiving Cited for Violations	0	9	0	1	10
Final Lien Inspection Properties	2	17	0	1	20
Obtained Properties by COH	0	0	0	0	0
Abated Properties	0	3	0	0	3







# Final Lien Inspection Properties

For the Period of December 13, 2013 – March 14, 2014

**Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.

Property Address		Neighborhood	Notes
<b>755</b>	Broad Street	Frog Hollow	12/5/2012
<b>166</b>	Affleck Street	Frog Hollow	11/30/2012
<b>168</b>	Affleck Street (sub parcel)	Frog Hollow	11/30/2012
<b>787</b>	Park Street	Frog Hollow	10/24/2012
<b>166</b>	Ward Street	Frog Hollow	12/5/2012
<b>180</b>	Ward Street	Frog Hollow	11/27/2012
<b>523</b>	Park Street	Frog Hollow	11/1/2012
<b>873</b>	Broad Street	Frog Hollow	10/25/2012
<b>145</b>	Lawrence St	Frog Hollow	1/31/2013
<b>126</b>	Hungerford St	Frog Hollow	12/5/2012
<b>900</b>	Broad Street	Frog Hollow	11/23/2012
<b>387</b>	Capitol Avenue	Frog Hollow	11/27/2012
<b>15</b>	Grand Street	Frog Hollow	3/21/2013
<b>75</b>	Madison Street	Frog Hollow	3/21/2013
<b>66</b>	Retreat Street	South Green	3/21/2013
<b>255</b>	Jefferson Street	Frog Hollow	6/21/2013
<b>1355</b>	Main Street	Downtown	11/22/2013
<b>1359</b>	Main Street	Downtown	11/22/2013
<b>493</b>	Zion Street	Frog Hollow	11/22/2013
<b>597</b>	Park Street	Frog Hollow	11/22/2013

# Obtained Properties by the City

For the Period of December 13, 2013 – March 14, 2014

**Obtained Properties by COH** – properties that have entered the ABO process and due to non-compliance the City of Hartford used its authority to obtain the properties (through foreclosures or other means).

Property Address		Neighborhood	Notes
n/a	n/a	n/a	n/a

# Abated Properties

For the Period of December 13, 2013 – March 14, 2014

**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
<b>110</b>	Park Terrace	Frog Hollow	1/13/14
<b>926</b>	Park Street	Frog Hollow	3/14/14
<b>165</b>	Madison Street	Frog Hollow	1/17/14

## 110 Park Terrace



Before



After

## 926 Park Street



Before



After

# Abated Properties

For the Period of December 13, 2013 – March 14, 2014

## 165 Madison Street



Before



After