

Quarterly Neighborhood Conditions Report

Central District

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

October 5th, 2014



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.
- **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 June 13, 2014 – October 5, 2014

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	21	34	18	17	90
Properties Receiving Notice of Violations	7	5	0	8	20
Properties Receiving Cited for Violations	4	6	5	8	23
Final Lien Inspection Properties	22	42	24	19	107
Obtained Properties by COH	0	3	1	0	4
Abated Properties	4	2	10	2	18

Summary of Central District Activity by Neighborhood

For the Period of June 13, 2014 – October 5, 2014

	Down town	Frog Hollow	Sheldon/ Charter Oak	South Green	Central Total
Properties Receiving Preliminary Notice Letters	2	19	0	0	21
Properties Receiving Notice of Violations	0	7	0	0	7
Properties Receiving Cited for Violations	0	3	0	1	4
Final Lien Inspection Properties	2	19	0	1	22
Obtained Properties by COH	0	0	0	0	0
Abated Properties	0	3	1	0	4

Properties Receiving Preliminary Notice Letters

For the Period of June 13, 2014 – October 5, 2014

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.

Property Address		Neighborhood	Date Sent
31	Wolcott Street**	Frog Hollow	3/2/2012
155	Babcock Street*	Frog Hollow	8/15/13
47H	Putnam Street*	Frog Hollow	8/15/13
83	Madison Street*	Frog Hollow	4/17/2014
275	Park Street**	Frog Hollow	4/17/2014
556	Zion Street (Hold due to Foreclosure)	Frog Hollow	4/17/2014
35	Babcock Street	Frog Hollow	7/9/2014
121H	Babcock Street	Frog Hollow	7/9/2014
1128	Broad Street* (Not Liable)	Frog Hollow	7/9/2014
951	Broad Street**	Frog Hollow	7/9/2014
1146	Broad Street	Frog Hollow	7/9/2014
38	Elm Street*	Downtown	7/9/2014
333	Jefferson Street* (Not Liable)	Frog Hollow	7/9/2014
1279	Main Street*	Downtown	7/9/2014
654	Park Street*	Frog Hollow	7/9/2014
1	Putnam Street **	Frog Hollow	7/9/2014
116	Putnam Street*	Frog Hollow	7/9/2014
35	Squire Street (Foreclosure)	Frog Hollow	7/9/2014
45	Squire Street (New Owner in Process)	Frog Hollow	7/9/2014
53	Wadsworth Street*	Frog Hollow	7/9/2014
166	Ward Street	Frog Hollow	7/9/2014

*Monitoring since work in-progress is being made, whether externally (construction/renovations) or internally (creating a financially package for improvements) **Redo Properties due to legal notifications.**

Final Lien Inspection Properties

For the Period of June 13, 2014 – October 5, 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	Date Sent
755	Broad Street	Frog Hollow	12/5/2012
166	Affleck Street	Frog Hollow	11/30/2012
168	Affleck Street (Sub-Parcel)	Frog Hollow	11/30/2012
787	Park Street	Frog Hollow	10/24/2012
166	Ward Street	Frog Hollow	12/5/2012
180	Ward Street	Frog Hollow	11/27/2012
523	Park Street	Frog Hollow	11/1/2012
873	Broad Street	Frog Hollow	10/25/2012
145	Lawrence Street	Frog Hollow	1/31/2013
126	Hungerford Street	Frog Hollow	12/5/2012
900	Broad Street	Frog Hollow	11/23/2012
387	Capitol Avenue	Frog Hollow	11/27/2012
15	Grand Street	Frog Hollow	3/21/2013
75	Madison Street	Frog Hollow	3/21/2013
66	Retreat Street	South Green	3/21/2013
255	Jefferson Street	Frog Hollow	6/21/2013
1355	Main Street	Downtown	11/22/2013
1359	Main Street	Downtown	11/22/2013
493	Zion Street	Frog Hollow	11/22/2013
597	Park Street	Frog Hollow	11/22/2013
64	Babcock Street	Frog Hollow	3/28/2014
39	Madison Street (Not Liable)	Frog Hollow	3/28/2014

Obtained Properties by the City

For the Period of June 13, 2014 – October 5, 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 June 13, 2014 – October 5, 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
854	Park Street**	Frog Hollow	
128	Putnam Street	Frog Hollow	
758	Broad Street	Frog Hollow	
41	Lisbon Street**	Sheldon/Charter Oak	

854 Park Street



Before



After

128 Putnam Street



Before



After

Abated Properties

For the Period of June 13, 2014 – October 5, 2014

128 Putnam Street



Before

After

41 Lisbon Street



Before

After