

# Quarterly Neighborhood Conditions Report

## North District

Clay Arsenal | Northeast | Upper Albany

June 13, 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 March 14, 2014 - June 13, 2014

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	17	29	18	15	<b>79</b>
Properties Receiving Notice of Violations	10	10	2	9	<b>31</b>
Properties Receiving Cited for Violations	6	10	9	9	<b>34</b>
Final Lien Inspection Properties	24	44	30	17	<b>115</b>
Obtained Properties by COH	0	0	0	0	<b>0</b>
Abated Properties	1	7	2	2	<b>12</b>

# Summary of North District Activity by Neighborhood

For the Period of March 14, 2014 - June 13, 2014

	Clay Arsenal	Northwest	Upper Albany	North Total
Properties Receiving Preliminary Notice Letters	6	13	10	29
Properties Receiving Notice of Violations	5	5	0	10
Properties Receiving Cited for Violations	1	8	1	10
Final Lien Inspection Properties	15	19	10	44
Obtained Properties by COH	0	0	0	0
Abated Properties	2	3	2	7

# Properties Receiving Preliminary Notice Letters

For the Period of March 14, 2014 - June 13, 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
<b>36</b>	Edgewood Street*	Northeast	7/19/12
<b>154</b>	Mather Street*	Clay Arsenal	1/24/13
<b>19</b>	Oakland Terrace*	Upper Albany	3/6/13
<b>258.5</b>	Capen Street *	Northeast	4/29/13
<b>17</b>	Cabot Street*	Upper Albany	8/15/13
<b>366</b>	Sigourney Street*	Upper Albany	8/15/13
<b>414</b>	Garden Street* (Forbearance Agreement)	Clay Arsenal	8/15/13
<b>685</b>	Garden Street* (Forbearance Agreement)	Northeast	8/15/13
<b>158</b>	Magnolia Street	Upper Albany	12/10/13
<b>44</b>	Gilford Street*	Clay Arsenal	12/10/13
<b>50</b>	Sanford Street*	Northeast	12/10/13
<b>56</b>	Sanford Street*	Northeast	12/10/13
<b>208</b>	Magnolia Street	Upper Albany	12/10/13
<b>234</b>	Barbour Street	Northeast	12/10/13
<b>246</b>	Barbour Street	Northeast	12/10/13
<b>252</b>	Barbour Street*	Northeast	12/10/13
<b>458</b>	Barbour Street	Northeast	12/10/13
<b>462</b>	Barbour Street*	Northeast	12/10/13
<b>296</b>	Homestead Avenue	Upper Albany	12/10/13
<b>81</b>	Mather Street	Clay Arsenal	4/21/2014
<b>88</b>	Magnolia Street*	Upper Albany	4/21/2014
<b>45</b>	Edgewood Street	Upper Albany	4/21/2014

\*Monitoring since work in-progress is being made, whether externally (construction/renovations) or internally (creating a financially package for improvements)

# Properties Receiving Preliminary Notice Letters Continued

For the Period of March 14, 2014 - June 13, 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
<b>194</b>	Westland Street	Northeast	4/21/2014
<b>16</b>	Elmer Street	Northeast	4/21/2014
<b>147</b>	Capen Street*	Northeast	4/21/2014
<b>32</b>	Bedford Street*	Clay Arsenal	4/21/2014
<b>152</b>	Mather Street (RE- entered)	Clay Arsenal	3/26/2014

\*Monitoring since work in-progress is being made, whether externally (construction/renovations) or internally (creating a financially package for improvements)

# Properties Receiving Notice of Violation Letters

For the Period of March 14, 2014 - June 13, 2014

**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
<b>151</b>	Brook Street (Sold Tax Sale)	Clay Arsenal	4/12/2013
<b>93</b>	Enfield Street	Clay Arsenal	4/22/2013
<b>83</b>	Martin Street (Forbearance Agreement)	Clay Arsenal	4/22/2013
<b>139</b>	Westland Street* (Forbearance Agreement)	Northeast	6/14/2013
<b>63</b>	Mahl Avenue (RE-ENT)...(Forbearance Agreement)	Clay Arsenal	7/2/2013
<b>212</b>	Martin Street (RE-ENT)*	Northeast	7/2/2013
<b>128</b>	Westland Street (RE-ENT) F/C	Northeast	10/25/2013
<b>63</b>	Seyms Street	Clay Arsenal	11/1/2013
<b>123</b>	Earle Street	Northeast	11/5/2013
<b>22</b>	Westland Street	Northeast	4/11/2014



# Final Lien Inspection Properties

For the Period of March 14, 2014 - June 13, 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
<b>96</b>	Nelson Street	Northeast	10/12/2012
<b>159</b>	Capen Street	Northeast	10/12/2012
<b>397</b>	Sigourney Street	Upper Albany	10/22/2012
<b>48</b>	Brook Street	Clay Arsenal	10/22/2012
<b>109</b>	Enfield Street	Upper Albany	10/22/2012
<b>2</b>	Pliny Street	Clay Arsenal	10/24/2012
<b>86</b>	Oakland Terrace	Upper Albany	10/25/2012
<b>68</b>	Judson Street	Northeast	10/25/2012
<b>97</b>	Williams Street	Clay Arsenal	10/25/2012
<b>103</b>	Earle Street	Upper Albany	10/25/2012
<b>1391</b>	Main Street	Clay Arsenal	11/8/2012
<b>100</b>	Walnut Street	Clay Arsenal	11/20/2012
<b>128</b>	Edgewood Street	Northeast	12/21/2012
<b>170</b>	Albany Avenue	Clay Arsenal	12/27/2012
<b>684</b>	Garden Street	Northeast	1/29/2013
<b>638</b>	Garden Street	Northeast	1/29/2013
<b>19</b>	Oakland Terrace	Upper Albany	1/29/2013
<b>712</b>	Garden Street	Northeast	1/29/2013
<b>710</b>	Windsor Street	Northeast	1/31/2013
<b>175</b>	Tower Avenue	Northeast	1/31/2013
<b>424</b>	Homestead Avenue	Upper Albany	1/31/2013
<b>11</b>	Judson Street	Northeast	2/4/2013
<b>156</b>	Mather Street	Clay Arsenal	3/18/2013
<b>64</b>	Enfield Street	Clay Arsenal	3/18/2013
<b>544</b>	Garden Street	Northeast	3/21/2013
<b>9</b>	Mahl Avenue	Northeast	3/21/2013
<b>280</b>	Enfield Street	Clay Arsenal	3/21/2013
<b>140</b>	Cleveland Avenue	Northeast	4/8/2013
<b>3364</b>	Main Street	Clay Arsenal	4/8/2013



# Obtained Properties by the City

For the Period of March 14, 2014 - June 13, 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 March 14, 2014 - June 13, 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>202</b>	Mather Street	Clay Arsenal	7/30/2013
<b>94</b>	Homestead Avenue	Upper Albany	12/26/2013
<b>9</b>	Mahl Avenue (Demo after lien)	Northeast	4/4/2014
<b>280</b>	Enfield Street (Demo LSNI after lien)	Clay Arsenal	3/3/2014
<b>109</b>	Enfield Street (Demo LSNI after lien)	Upper Albany	1/9/2014
<b>62</b>	Earle Street **	Northeast	6/3/2014
<b>209</b>	Westland Street	Northeast	6/3/2014

## 202 Mather Street



Before



After

**94 Homestead Ave**



Before



After

**9 Mahl Ave**



Before



After

**280 Enfield**



Before



After

**109 Enfield**



Before



After

**62 Earle Street**



Before



After

**209 Westland Street**



Before



After