Quarterly Neighborhood Conditions Report

South District

Barry Square | Behind the Rocks | South End | Southwest

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 South District Activity by Neighborhood

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

	Barry Square	Behind the Rocks	South End	South West	South Total
Properties Receiving Preliminary Notice Letters	8	2	1	7	**18**
Properties Receiving Notice of Violations	0	0	0	0	**0**
Properties Receiving Cited for Violations	2	0	1	2	**5**
Final Lien Inspection Properties	13	5	4	2	**24**
Obtained Properties by COH	1	0	0	0	**1**
Abated Properties	7	1	1	1	**10**

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
381	CAMPFIELD STREET	SOUTH END	8/15/2013
10	MANNZ STREET	BARRY SQUARE	12/10/2013
87	BENTON STREET	BARRY SQUARE	12/10/2013
216	WETHERSFIELD AVENUE	BARRY SQUARE	12/10/2013
79	LINNMOORE STREET	SOUTH WEST	2/24/2014
14	ANNAWAN STREET	BARRY SQUARE	4/21/2014
16	HARVARD STREET	SOUTH WEST	4/21/2014
18	ANNAWAN STREET	BARRY SQUARE	4/21/2014
107	GRANDVIEW TERRACE	BARRY SQUARE	4/21/2014
321	LINNMOORE STREET	SOUTH WEST	4/21/2014
323	LINNMOORE STREET	SOUTH WEST	4/21/2014
224	MOUNTAIN STREET	SOUTH WEST	4/21/2014
52-54	ANNAWAN STREET	BEHIND THE ROCKS	4/21/2014
132	CUMBERLAND STREET	SOUTH WEST	4/21/2014
58	BATES STREET	SOUTH WEST	7/9/2014
385	ZION STREET	BEHIND THE ROCKS	7/9/2014
440	WETHERSFIELD AVENUE	BARRY SQUARE	7/9/2014
14	ANNAWAN STREET	BARRY SQUARE	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.

Properties Receiving Notice of Violation Letters

For the Period of June 13, 2014 – October 5, 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
n/a	n/a	n/a	n/a

Properties Receiving Notice of Citation Letters

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

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.

Property Address		Neighborhood	Date Sent
135	CHESHIRE STREET (FA)	SOUTH WEST	7/17/2013
245	WETHERSFIELD AVENUE	BARRY SQUARE	9/17/2013
24	KENNETH STREET (HRP)	BARRY SQUARE	3/25/2013
80	GILMAN STREET (FA)	SOUTH END	11/6/2013
19	WATERFORD STREET	SOUTH WEST	1/16/2014

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	Notes
99	NEWINGTON AVENUE	SOUTH WEST	7/19/2013
34	GILMAN STREET	SOUTH END	7/19/2013
50	MONTOWESE STREET	SOUTH END	7/19/2013
53	MONTOWESE STREET	SOUTH END	7/11/2013
97	LINCOLN STREET	BEHIND THE ROCKS	4/8/2013
55	LINCOLN STREET	BEHIND THE ROCKS	1/29/2013
63	ANNAWAN STREET	BARRY SQUARE	1/29/2013
49	ANNAWAN STREET	BARRY SQUARE	10/25/2012
35	BENTON STREET	BARRY SQUARE	1/29/2013
28	BENTON STREET (NEW OWNER)	BARRY SQUARE	12/12/2012
68	BONNER STREET	BEHIND THE ROCKS	10/25/2012
5	BARNARD STREET	BARRY SQUARE	1/25/2013
98	WHITEMORE STREET	BARRY SQUARE	10/25/2012
16	WARNER STREET	BARRY SQUARE	1/30/2013
23	KENNETH STREET	BARRY SQUARE	11/20/2013
39	KENNETH STREET	BARRY SQUARE	11/20/2013
24	SHULTAS PLACE	BARRY SQUARE	4/8/2013
97	LINCOLN STREET	BARRY SQUARE	4/8/2013
64	WILSON STREET	BEHIND THE ROCKS	3/13/2014
111	GRANDVIEW TERRACE	BEHIND THE ROCKS	3/13/2014
25	MONTOWESE STREET	SOUTH END	3/20/2014
19	NEPAUG STREET	SOUTH WEST	3/13/2014
44	WEBSTER STREET	BARRY SQUARE	3/13/2014
28	JULIUS STREET	BARRY SQUARE	3/13/2014

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
197	BOND STREET	BARRY SQUARE	10/25/2012

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 Sent
440	WETHERSFIELD AVENUE	BARRY SQUARE	8/7/2014
1000	WETHERSFIELD AVENUE	BARRY SQUARE	8/11/2014
291	WHITE STREET	SOUTH WEST	9/23/2014
128	ALLEN PLACE	BARRY SQUARE	9/25/2014
175	WILSON STREET	BEHIND THE ROCKS	7/14/2014
98	SHULTAS PLACE	BARRY SQUARE	9/25/2014
28	BENTON STREET	BARRY SQUARE	9/25/2014
39	KENNETH STREET	BARRY SQUARE	11/20/2014
25	MONTOWESE STREET	SOUTH END	4/14/2014
97	MOUNTFORD STREET	BARRY SQUARE	9/23/2014

440 Wethersfield Avenue

Before

After

Abated Properties

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

1000 Wethersfield Avenue

Before

After

291 White Street

Before

After

Abated Properties

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

128 Allen Place

Before

After

Before

After

Abated Properties

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

98 Shultas Place

Before

After

28 Benton Street

Before

After

Abated Properties

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

39 Kenneth Street

Before

After

25 Montowese Street

Before

After

Abated Properties

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

97 Mountford Street

Before

After

175 Wilson Street

Before

After