Quarterly Neighborhood Conditions Report

West District

Asylum Hill | Blue Hills | Parkville | West End

June 13, 2014

CITY OF HARTFORD

Pedro E. Segarra, Mayor

Table of Contents

Anti-Blight Ordinance Violation Conditions Page 3

Definitions Page 4

Summary of LSNI Anti-Blight Activity Page 5

Anti-Blight Report by West District Neighborhoods

- Summary (Asylum Hill, Blue Hills, Parkville, West End) Page 6
- Properties Receiving Preliminary Notice Letters Page 7
- Properties Receiving Notice of Violations Letters Page 8
- Properties Receiving Notice of Citations Letters Page 9
- Final Lien Inspection Properties Page 10
- Obtained Properties by COH Page 11
- Closed Properties Page 11
- Abated Properties Page 12

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 March 14, 2014- June 13, 2014

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

Summary of West District Activity by Neighborhood

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

	Asylum Hill	Blue Hills	Parkville	West End	West Total
Properties Receiving Preliminary Notice Letters	3	6	4	2	**15**
Properties Receiving Notice of Violations	3	3	2	1	**9**
Properties Receiving Cited for Violations	4	1	1	3	**9**
Final Lien Inspection Properties	3	6	6	2	**17**
Obtained Properties by COH	0	0	0	0	**0**
Abated Properties	1	0	0	1	**2**

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
47	James Street	PARKVILLE	4/21/2014
67	Hebron Street	BLUE HILLS	4/21/2014
373	Laurel Street	ASYLUM HILL	4/21/2014
56	W. Morningside Street (HRP)	BLUE HILLS	2/11/2014
47	E. Morningside Street (HRP)	BLUE HILLS	2/11/2014
176	Sargeant Street	ASYLUM HILL	2/11/2014
145	Ridgefield Street (HRP)	BLUE HILLS	2/11/2014
153	Westbourne Parkway	BLUE HILLS	12/12/2013
34	Rose Street	PARKVILLE	12/12/2013
375	Blue Hills Avenue	BLUE HILLS	12/12/2013
293	Farmington Avenue	ASYLUM HILL	12/12/2013
248	Sisson Avenue	WEST END	12/12/2013
45	Bartholomew Avenue	PARKVILLE	8/15/2013
92	Prospect Avenue	PARKVILLE	8/15/2013
479	Farmington Avenue	WEST END	4/29/2013

*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
608	Blue Hills Avenue*	BLUE HILLS	5/12/2014
282	Laurel Street	ASYLUM HILL	5/9/2014
64	E. Burnham Street*	BLUE HILLS	5/7/2014
370	Laurel Street*	ASYLUM HILL	11/5/2013
35	Hazel Street	PARKVILLE	10/28/2013
756	Tower Avenue	BLUE HILLS	10/23/2013
137	Beacon Street	WEST END	10/23/2013
267	Sargeant Street	ASYLUM HILL	8/21/2013
78-80	Prospect Ave	PARKVILLE	7/23/2013
608	Blue Hills Avenue*	BLUE HILLS	5/12/2014

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

Properties Receiving Notice of Citation Letters

For the Period of March 14, 2014 - June 13, 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
154	Francis Avenue	PARKVILLE	8/5/2013
187	Sigourney Street	ASYLUM HILL	1/23/2013
15	Townley Street* (Forbearance Agreement)	ASYLUM HILL	3/11/2013
17	Townley Street* (Forbearance Agreement)	ASYLUM HILL	3/12/2013
127	Whitney Street*	WEST END	1/14/2013
335	Laurel Street	ASYLUM HILL	5/8/2012
194	South Whitney St* (HRP)	WEST END	1/14/2013
2	Regent Street (HRP)	WEST END	4/24/2013
49	Pershing Street	BLUE HILLS	8/16/2012

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

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	Notes
160	Bartholomew Avenue	PARKVILLE	2/25/2014
23	Burnham Street	BLUE HILLS	2/20/2014
26	New Park Avenue	PARKVILLE	11/25/2013
43	Niles Street	ASYLUM HILL	11/19/2013
79	Lebanon Street	BLUE HILLS	11/18/2013
38	Burnham Street	BLUE HILLS	11/18/2014
72	James Street	PARKVILLE	7/30/2013
28	Gillett Street	ASYLUM HILL	7/27/2013
363	Blue Hills Avenue	BLUE HILLS	7/27/2013
33	Newton Street	PARKVILLE	7/27/2013
262	Palm Street	BLUE HILLS	6/18/2013
99/101	Amity Street	PARKVILLE	6/18/2013
169	Bartholomew Avenue	PARKVILLE	4/2/2013
181	Sisson Avenue	WEST END	3/11/2013
26	Gray Street	WEST END	12/10/2012
23	Sargeant Street	ASYLUM HILL	12/11/2012
26	Chatham Street	BLUE HILLS	10/17/2012

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

Closed Properties

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

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.

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
201	South Whitney Street	West End	5/12/2014
370	Laurel Street	Asylum Hill	4/3/2014

201 South Whitney St

Before **After**

Abated Properties

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

370 Laurel Street

Before

After