

City-Wide Quarterly Neighborhood Conditions Report

Central District | North District | South District | West District

June 19th, 2015



CITY OF HARTFORD
Pedro E. Segarra, Mayor

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Executive Summary

For the Period of March 16, 2015 – June 19, 2015

The Livable & Sustainable Neighborhood Initiative (LSNI) was created to the enforcement of the Anti-Blight Ordinance. Consisting of two (2) Assistant to the Chief Operating Officer, three (3) LSNI Blight Inspectors, one (1) Senior Project Manager and one (1) Attorney, the LSNI staff oversee roughly 250 blighted properties a year. By definition work to combat “*Blighted premises*” which 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 blighted conditions exist. The anti-blight ordinance and a list of conditions are located on page 45. Over the years, LSNI has encountered setbacks and progress in enforcing the anti-blight ordinance. Highlighted are the following observances:

Prioritization of Severely Blighted Properties & Limitation of Blight Code Enforcement

The anti-blight enforcement process has been able to identify and address properties in the City of Hartford that are severely blighted. Although the municipal code calls for the minimum of two (2) violations to enter the process, LSNI has prioritized blighted properties that are severely blighted (five or more violations) throughout the city for blight code enforcement per round. This process has provided the City of Hartford the opportunity to address severely blighted properties to its enforcement capacity, while at the same time addressing those blighted properties that are a priority.

Blight Code Prevention

LSNI has recognized a greater degree of blight code compliance from property owners. This is in part due to the successful intervention of blight consultations and working relationships that blight inspectors have with property owners in the beginning stages. The blight inspectors believe that consultations and preliminary warnings will continue to assist property owners in abating blight violations before code enforcement is needed.

Blight Property Rehabilitation Improvements

Blight code enforcement actions have supported the sale and rehabilitation of properties that have been blighted and dormant for many years. Forbearance agreements have been used to work with new owners, providing the opportunity to discuss the conditions and plans to renovate of the property before the closing. This has had a positive impact in improving neighborhood conditions, aided in property development and well as attract responsible property owners.

Time Extensions of Blight Code Remediation

An area of concern worth highlighting is in regards to the correction period that is required to abate blight conditions with proactive owners. In many cases in which proactive owners cooperate with the City of Hartford, they request and receive correction period extensions. These extensions assist the City of Hartford in ensuring that blighted violations are abated with private funding, but require a tradeoff of a longer time period for compliance.

Community Expectations of Blight Code Enforcement

Blighted enforcement actions are limited to the municipal code requirements. These code requirements are designed to meet public safety policy goals and cannot meet subjective aesthetic goals. LSNI has been actively engaged in supporting beautification projects throughout the city to reverse the negative conditions of blight in our neighborhoods and to support our blight code enforcement actions.

Special Assessment

There exist within the City of Hartford a large number of properties which are vacant. The existence of vacant and blighted properties contributes to the overall decline of neighborhoods, which, in turn, affects the health, safety, welfare and economic well-being of Hartford's residents. Many of the vacant and blighted properties can be rehabilitated, reconstructed, demolished and/or reused so as to provide decent, safe, and sanitary housing and commercial facilities. Such rehabilitation, reconstruction, demolition and/or reuse will eliminate, remedy, and prevent the adverse conditions described above while increasing revenue to the City of Hartford. LSNI provides yearly vacancy inspections to identify properties that are vacant and subject to special assessment vacancy tax. Overall the City of Hartford has been successful in monitoring vacancy throughout the city and will continue to enforce the code to reverse the negative effect of vacancy throughout the City. Below you will find the special assessment taxes that have been collected from October 2014 through May 2015. During 2014 there was a 43% reduction in vacant residential properties. The major contribution factors for this reduction have been active code enforcement and an improving housing market.

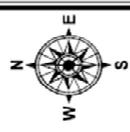
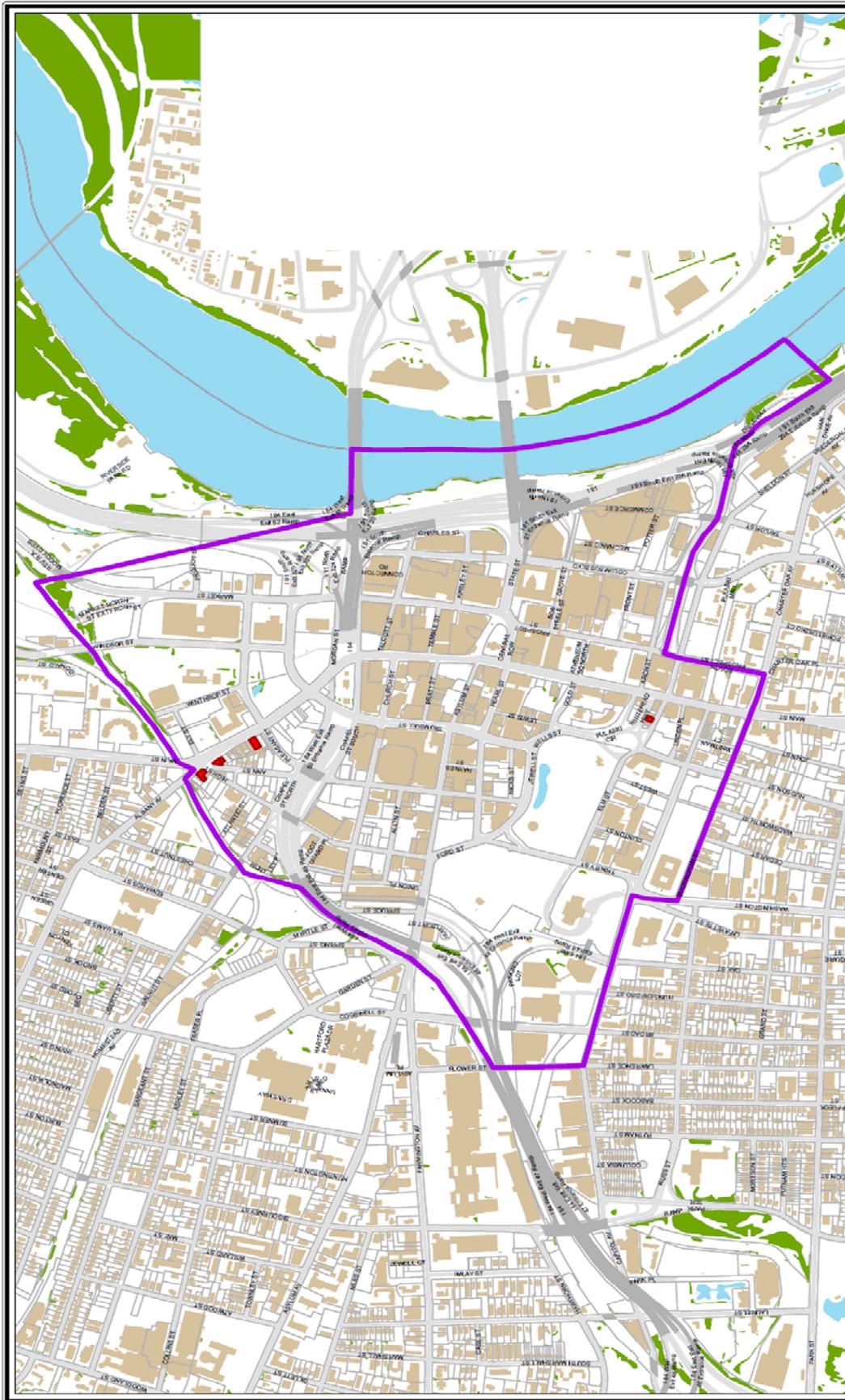
Special Assessment Tax Collections

Month	Tax Amount Collected
October, 2014	\$2,497.87
November, 2014	\$6,598.48
December, 2014	\$4,995.67
January, 2015	\$12,911.02
February, 2015	\$34,759.11
March, 2015	\$12,441.16
April, 2015	\$8,982.72
May, 2015	\$4,165.23
Total	\$87,351.26

Statistics of LSNI Anti-Blight Activity by District

For the Period of March 16, 2015 – June 19, 2015

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters (PABOL)	19	26	16	20	81
<i>PABOL resulting in a consultation between the inspector and owner</i>	7	13	2	6	28
Properties Receiving Notice of Violations (NOV)	4	7	6	5	22
Properties Receiving Cited for Violations (CIT)	2	4	4	2	12
Final Lien Inspection Properties (Final Lien Inspection)	5	17	13	8	41
Default Lien Judgment (Default Judgment)	5	10	8	4	27
Acquired Properties by COH (Acquired)	0	0	0	0	0
Abated Properties (Abated)	5	6	0	2	13
Survey or Re-Survey Properties	4	6	7	10	27
Tax Deferral Program	9	2	4	0	15
Hartford Restoration Project (HRP)	0	0	5	7	12
Forbearance Agreements	3	4	5	0	12



Legend

- Neighborhood District
- Roads
- Parcel
- Building
- Stage
- Theline
- Hydro

City of Hartford
Liveable & Sustainable Neighborhoods Initiative
Anti-Blight Enforcement Properties
Downtown Neighborhood

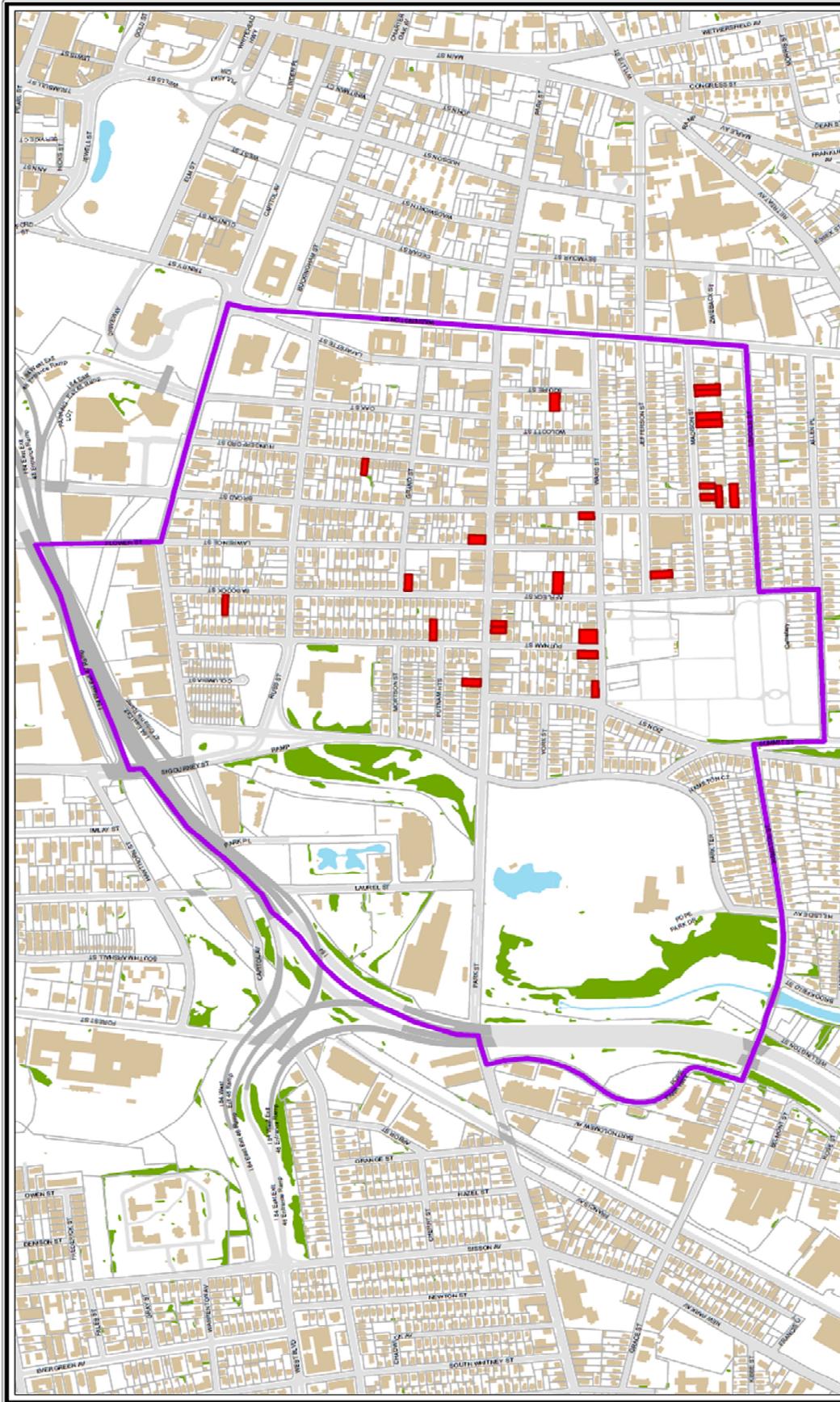


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Central District: Downtown Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
1279	Main Street	San Juan Center, Inc.	4/20/1983	PABOL	11/18/14	244-288-084
<i>Owner has contacted after receiving a pabol and is currently scheduled for a consultation. Owner has painted front façade and has removed graffiti. Currently working on securing funds to do a full renovation.</i>						
1355	Main Street	Francheska Dornevil	6/28/2010	FINAL LIEN INSPECTION	11/22/2013	244-288-094
<i>Case closed....Sent to corporation counsel in pursuit of a lien judgment. File is in the next round to send to the state.</i>						
1359	Main Street	Eric Dornevil	12/16/2003	Abated by Demo	4/15/2015	244-288-095
<i>Case closed....The file was sent to the state to pursuit judgment in November 2014. April 2015 demolished by City after fire.</i>						
38	Elm Street	Peabody Unlimited, LLC	2006	PABOL/Consultation	11/18/14	247-452-208
<i>Property was redone for proper notification to the LLC. Owners have already working to abate from the previous consultation including applying for permits applied. Property is undergoing a complete renovation of the structure.</i>						



City of Hartford
 Livable & Sustainable Neighborhoods Initiative
 Anti-Blight Enforcement Properties
 Frog Hollow Neighborhood

Legend

- Neighborhood District
- Roads
- Trails
- Parks
- Hydro
- Buildings
- Bridge



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Central District: Frog Hollow Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #	
1-11 Putnam Street	J&A Equities LLC	4/17/2014	PABOL	11/18/2014	204-430-061
<i>Contact from owner after receiving a pabol. The owner is currently working on a full renovation of property. Rear porch system has been totally rebuilt and owner is currently renovating the interior right side of the building.</i>					
111 Hungerford Street	Concetta Papa	9/15/2014	Property Re-Survey	10/17/2014	225-433-037
<i>Property has potential violations. Property has changed ownership. New owner has proven track record of rehabbing properties.</i>					
1128 Broad Street	LS Jefferson properties	12/22/2003	PABOL/Consultation	12/5/2014	227-542-063
<i>Property is moving to NOV by April 1, 2015</i>					
116 Putnam Street	LS Putnam Properties LLC	10/9/2001	PABOL	11/18/2014	203-422-104
<i>No contact from owner after receiving a pabol. N.O.V. Scheduled for April.</i>					
121H Babcock Street	Ryan Ladd	1/17/2014	PABOL	7/9/2014	203-422-115
<i>No contact from owner after receiving a PABOL. Having title searches conducted on the property.</i>					
125 BABCOCK ST	DELAIRE HILARY F	FROG HOLLOW	PROPERTY RESURVEY	06/11/2015	203-422-114
<i>Property re-survey...potential violations observed</i>					
126 Hungerford Street	Jesus Marquez	Sold	Forbearance Agreement & Tax D.	2/6/2014	225-436-080
<i>Case closed....Sent to corporation counsel in pursuit of a lien judgment. Foreclosed and then sold on 2/3/14. A forbearance agreement and tax deferral was made with the new owner.</i>					
145 Lawrence Street	Nationwide Advantage Mortgage Co.	Sold	Default Judgment	7/15/2013	203-424-175
<i>Judgment was secured on 7/15/13 for \$87,208 (volume: 6708 page: 61). Foreclosure on 7/25/14 by HUD.</i>					
15 Grand Street	Anthony Angelillio	12/3/2007	Final Lien Inspection	3/21/2013	202-437-082
<i>Case closed....Sent to corporation counsel in pursuit of a lien judgment.</i>					
155 Babcock Street	Carmen Williams	8/18/2006	PABOL/Consultation	11/10/2014	203-422-108
<i>Work on the property has stalled, inspector will move forward with NOV.</i>					
166 Ward Street	Connecticut Tax Liens 1, LLC	12/24/2013	PABOL	11/18/2014	204-534-113
<i>No contact from owner after receiving a PABOL. Property currently undergoing total renovation including re building the entire roof system March 2015.</i>					
166 Affleck Street	168 Affleck LLC	7/31/2014	Forbearance Agreement	10/1/2014	204-535-147
<i>10 Month extension to complete renovation and a forbearance agreement expiring in August 2015. Renovation almost complete.</i>					
168 Affleck Street	168 Affleck LLC	7/31/2014	Forbearance Agreement	10/1/2014	204-535-147
<i>10 Month extension to complete renovation and a forbearance agreement expiring in August 2015. Renovation almost complete.</i>					
18 HAMILTON ST	18-20 HAMILTON STREET PROPERTIES LLC	FROG HOLLOW	PROPERTY RESURVEY	04/16/2015	183-515-143
<i>Property re-survey...potential violations observed</i>					

Property Address		Owner	Year Purchased	Status & Date		Parcel #
180	Ward Street	Terrence Weaver-Bey	10/21/1998	Default Judgment	7/9/2013	204-525-060
<i>Lien judgment was secured on 7/9/13 for \$122,408 (volume: 6706 page: 23)</i>						
23	Madison Street	Jay S. Ballanger	11/30/2001	NOV	10/14/2014	227-542-087
<i>Owner is working towards completion/abated.</i>						
246	Lawrence Street	Francisco & Maria Lemos	6/26/1997	CIT	11/20/2013	202-428-084
<i>Owner entered into an agreement with the city after an appeal hearing. Abatement is moving forward. Agreement expires on 6/1/15.</i>						
250	Lawrence Street	Francisco & Maria Lemos	5/1/1986	CIT	11/20/2013	202-428-083
<i>Owner entered into an agreement with the city after an appeal hearing. Abatement is moving forward. Agreement expires on 6/1/15.</i>						
25	Madison Street	Jay S. Ballanger	11/30/2001	NOV	10/14/2014	227-542-087
<i>Owner is working towards completion/abated.</i>						
275	Park Street	Virginia Falcon	6/18/2014	Abated	6/2015	226-549-159
<i>Owner is working towards completion/abated, should be fully abated by next quarter (March 2015). Due to harsh winter owner has been unable to complete the last side of the building, but the three sides that are complete look great!</i>						
32	SQUIRE ST	BANK OF AMERICA	FROG HOLLOW	TAX DEFERRAL	06/26/2015	226-539-118
tax deferral result....potential blight conditions present						
333	Jefferson Street	LS Jefferson properties	10/9/2001	PABOL/Consultation	12/5/2014	205-529-112
<i>Property is moving to NOV on April 1, 2015.</i>						
35	Babcock Street	US Bank, National Trustee	1/15/2015	Forbear. Agree. June 2015/ Tax Deferral	5/30/2015	203-421-140
<i>No contact from NEW owner after receiving a PABOL.</i>						
35	Squire Street	360 Asset LLC	11/12/2013	PABOL/Consultation	10/28/2014	226-538-099
<i>Owner is working towards completion/abated.</i>						
379	CAPITOL AV	NATANGIE LLC	FROG HOLLOW	PROPERTY RESURVEY	04/29/2015	202-423-074
Property re-survey...potential violations observed						
387	Capitol Avenue	Wolverine properties, LLC,	8/28/2013	Abated by new owner	5/1/2015	202-423-075
<i>Case closed....Sent to corporation counsel in pursuit of a lien judgment. Sold on 8/28/13 to Wolverine Property LLC. If decided property may re-enter the ABO process.</i>						
39	Madison Street	Lorita Headley	9/20/1999	NOV	10/14/2014	227-542-091
<i>No contact from owner after receiving a PABOL.</i>						
41	Madison Street	Hugo & Clent Pickering	3/17/1992	NOV	10/14/2014	227-542-092
<i>No contact from owner after receiving a PABOL.</i>						
439	SUMMIT ST	MUTUAL HOUSING	FROG HOLLOW	TAX DEFERRAL	05/14/2015	183-515-156
tax deferral result....potential blight conditions present						
443	SUMMIT ST	MUTUAL HOUSING	FROG HOLLOW	TAX DEFERRAL	05/18/2015	183-515-157
tax deferral result....potential blight conditions present						
445	ZION ST	SUMMIT PARK MUTUAL HOUSING LLC	FROG HOLLOW	TAX DEFERRAL	05/14/2015	183-515-150
tax deferral result....potential blight conditions present						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
459	ZION ST	MUTUAL HOUSING	FROG HOLLOW	TAX DEFERRAL	05/14/2015	183-515-152
tax deferral result....potential blight conditions present						
523	Park Street	Garrox Investments LLC	3/24/2003	Abated/demolished		226-537-061
<i>Judgment was secured on 7/9/13 for \$60,808 (volume: 6706 page: 79). Demolished in a joint effort by the DEEP, EPA, HHS, Building Official, L&I, and LSNI were all involved - collaborating on the takedown. All were on site as well. Sept. 3, 2013.</i>						
556	Zion Street	Bayview Loan Services LLC	9/30/2014	PABOL	11/18/2014	204-525-053
<i>No contact from owner after receiving a PABOL.</i>						
597	Park Street	Tito Collado Trustee	6/24/2008	Final Lien Inspection	11/22/2013	204-537-220
<i>Case closed.... File is in the next round to send to the state for judgment. Hearing Appeal Officer made an assessment in Jan. 2014.</i>						
615	ZION ST	MUTUAL HOUSING	FROG HOLLOW	TAX DEFERRAL	05/14/2015	204-512-031
tax deferral result....potential blight conditions present						
64	Babcock Street	S. NE. Conference Assoc. of 7th day ADV	4/20/1998	Final Lien Inspection	3/28/2014	203-423-148
<i>Case closed....Sent to corporation counsel in pursuit of a lien judgment.</i>						
654	Park Street	Sharon Moshe Properties, LLC	10/30/1996	PABOL	11/18/2014	204-430-211
<i>Owner contacted inspector for a consultation and some improvement work has already begun.</i>						
755	Broad Street	Kirkland Brown	10/9/2014	Default Judgment	7/15/2013	204-430-216
<i>Judgment was secured on 7/15/13 for \$1,640 (volume: 6706 page: 79). Sold on 10/9/14 to Kirkland Brown. Property is currently undergoing a complete renovation.</i>						
787	Park Street	Putnam Park Association LP - Previous Owner	Sold	Final Lien Inspection	10/24/2012	204-534-132
<i>Case closed....Sent to corporation counsel in pursuit of a lien judgment. If decided property may re-enter the ABO process.</i>						
83	Madison Street	LS Jefferson properties	10/9/2001	PABOL/Consultation	12/5/2014	227-542-108
<i>Property is moving to NOV. April 1 2015. Environmentally cleaned and Demolished in a joint effort by the State of CT and LSNI in September 2013.</i>						
873	Broad Street	Todd Meier	8/22/2011	Default Judgment	7/15/2013	204-536-204
<i>Judgment was secured on 7/15/13 for \$101,408 (volume: 6706 page: 79).</i>						
897	PARK ST	MUTUAL HOUSING	FROG HOLLOW	TAX DEFERRAL	05/14/2015	204-512-032
tax deferral result....potential blight conditions present						
951	Broad Street	955 Broad St. LLC	8/7/2012	PABOL	11/18/2014	204-536-198
<i>Owner has been working to abate from the previous round consultations. The windows have been approved by the Historic Commission.</i>						

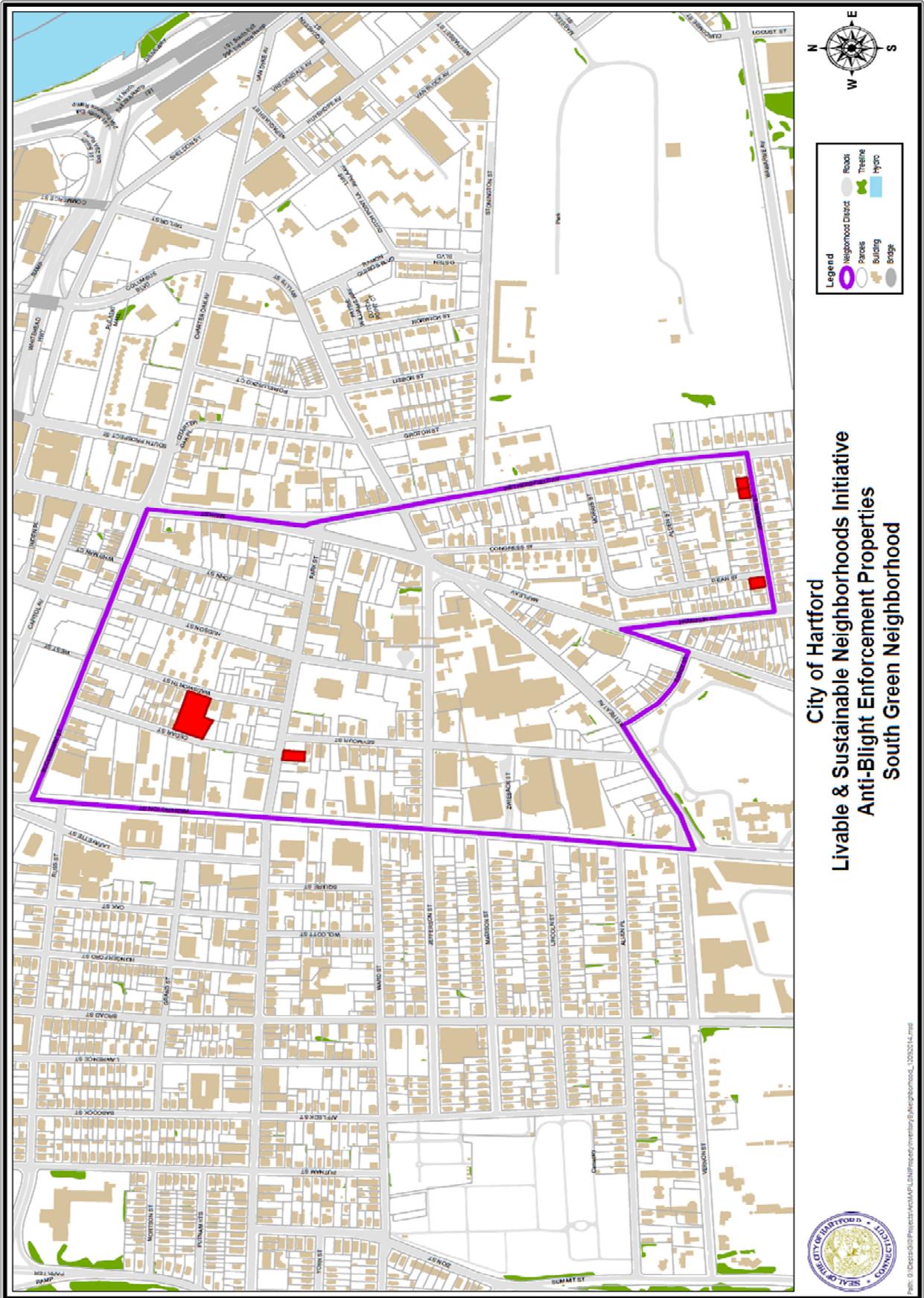
Central District: Sheldon/Charter Oak Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #
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2-4	Wethersfield Avenue	Electrical Power Solutions LLC	6/26/2013	Monitor	248-563-150
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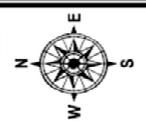
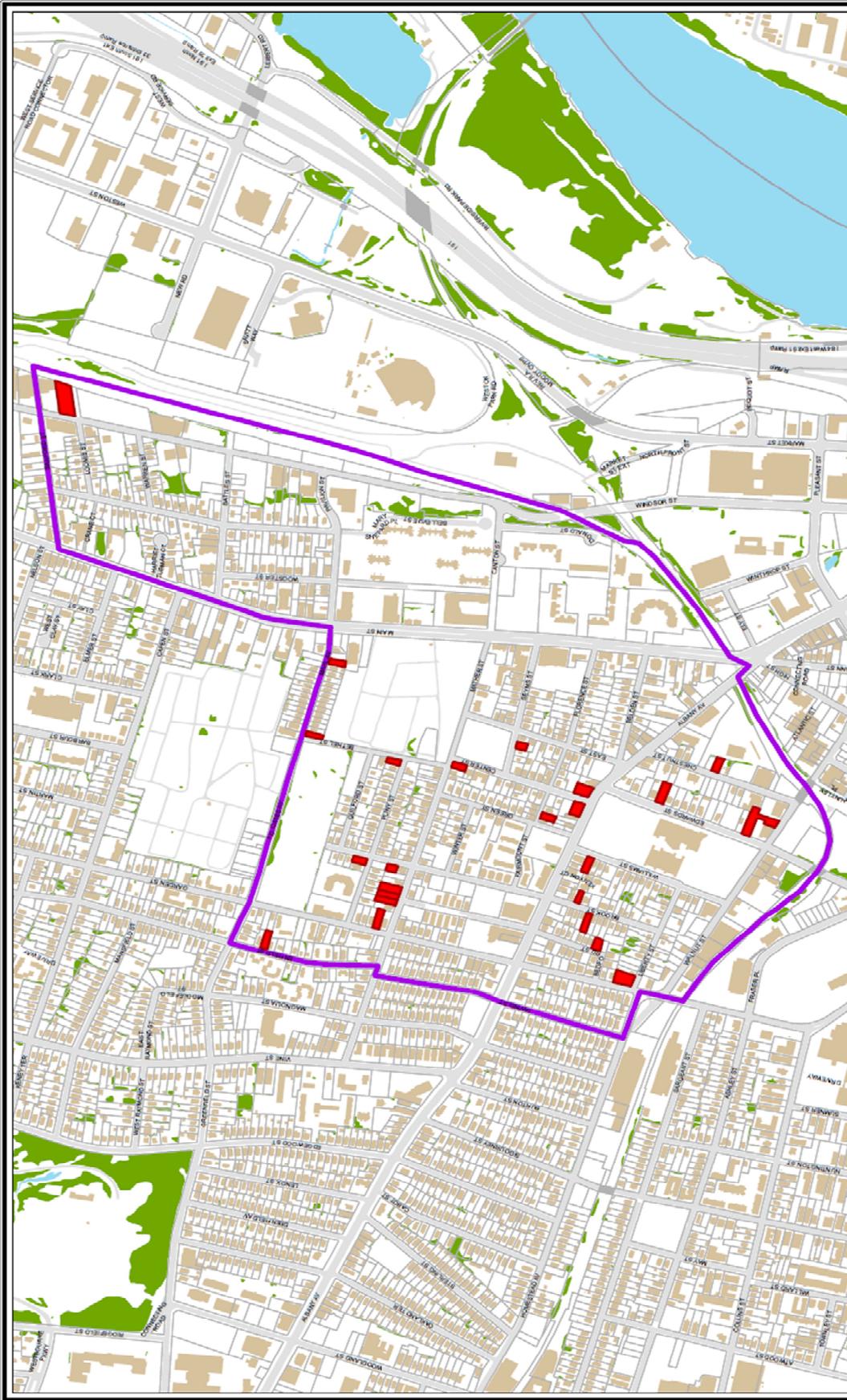
Owner is Electrical Power Solutions LLC C/O Arnold Veerasammy 39 Ledger Street, Hartford, Ct. 06106. He bought the property in 6/26/2013 for \$150,000.00. Currently has a plumbing permit issued on 10/10/2013 and an electrical permit issued on 10/18/2013. Rough electrical was inspected and passed on 10/7/2014. Project is moving forward. Owner did apply for a Tax deferral but did not meet the criteria due to work being performed prior to his application. Owner has installed 9 security cameras around the property and roughly the same number of security lights. Property is in good shape and does have some construction debris on the exterior that we will have the owner take care of. All the entrances has been fitted with custom fabricated security gates



Central District: South Green Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #		
31	Park Street	Park Main Association II LLC	3/31/1994	Abated	6/6/2015	248-555-082
<i>Owner entered into an agreement with the city after an appeal hearing. Abatement is moving forward. Agreement expired on 3/1/15.</i>						
53	Wadsworth Street	Archdiocese of Hartford Catholic Charities, Inc.		PABOL/Consultation	12/6/2013	247-447-024
<i>Owner is working on abating and has shown architectural drawings to do a full renovation of the property.</i>						
66	Retreat Avenue	Evans & Nancie Bellamy	10/2/2007	Default Judgment	4/4/2014	249-559-009
<i>Judgment was secured on 4/4/14 for \$10,008 (volume: 6802 page: 54).</i>						



Legend

- Neighborhood District
- Roads
- Parcels
- Buildings
- Bridges
- Treeline
- Hydro

City of Hartford
Livable & Sustainable Neighborhoods Initiative
Anti-Blight Enforcement Properties
Clay-Arsenal Neighborhood



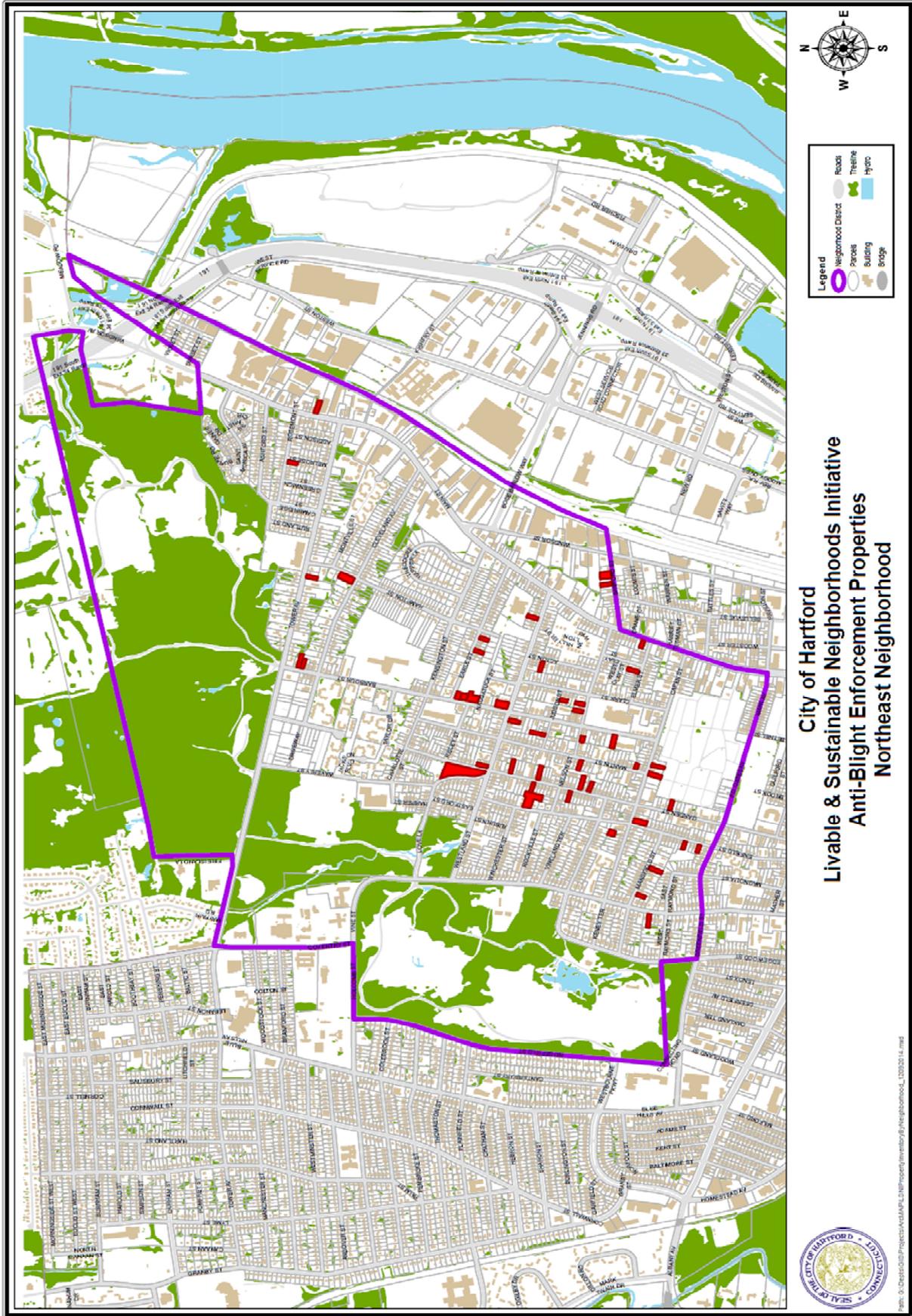
Map: © 2015 City of Hartford, Connecticut. All rights reserved. File: Neighborhoods_032014.mxd

North District: Clay Arsenal Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #		
100	Walnut Street	City of Hartford	9/3/2013	Tax Deed Sale	2013	222-280-053
<i>Property was acquired by the City through the Tax Deed Sale (no bids from the public). Property is being managed by Economic Development Division.</i>						
151	Brook Street	Brook Mather LLC	6/13/2011	NOV	11/7/2014	220-226-117
<i>No contact from owner NOV inspection was performed.</i>						
152	Mather Street	Mather Motors LLC	6/10/2013	PABOL	7/9/2014	220-226-113
154	Mather Street	Jeanne Voltaire	5/28/2015	New Owner	5/28/2015	220-226-112
156	Mather Street	Goulbourne Drakes	2/20/1997	Default Judgment	7/15/2013	220-226-101
<i>Lien judgment was secured on 7/15/13 for \$50,508 (volume: 6795 page: 71).</i>						
2	Pliny Street	Tyron Tinsley - Previous Owner	Sold	Default Judgment		242-229-010
<i>Lien judgment was secured for \$84,008 (volume: 6709 page: 177). Sold on 3/27/14 to Weather & Knight LLC.</i>						
246	Albany Avenue	BSD Group LLC - Previous Owner	Sold	Final Lien Inspection	11/20/2013	221-239-209
<i>Case closed....Sent to corporation counsel for pursuit judgment. Property foreclosed and then sold to JMD Manor LLC on 2/10/14.</i>						
280	Garden Street	Charles Gaddy	4/17/1986	Final Lien Inspection	6/14/2013	221-271-054
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
32	Bedford Street	32-34 Bedford Street BEHY, LLC	5/3/2011	NOV	6/3/2015	221-271-047
3364	Main Street	Dermouth Brown	4/27/1977	Final Lien Inspection	4/8/2013	284-074-072
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
39	Brook Street	CF Reid Construction LLC,	4/27/2015	New Owner	4/27/2015	221-271-095
414	Garden Street	Long Far Inc.	3/27/2014	ABATED	6/1/2015	220-226-085
<i>Owner has permits to do a complete renovation of the property. Currently rebuilding both front and rear porches. June 2015 all rough framing and mechanicals complete...property is now being sheet rocked.</i>						
44	Guilford Street	Charles Taylor Jr.	4/28/1981	PABOL / Consultation	12/1/2014	220-226-136
<i>Consultation with the owner helped start construction work however the work has been stalled. The inspector will move forward with NOV.</i>						
48	Brook Street	Sharon Coombs	5/18/2004	Default Judgment	7/9/2013	221-272-106
<i>Lien judgment was secured on 7/9/13 for \$60,608 (volume: 6706 page: 85).</i>						
60	Elmer Street	Rosario Reategui	2/6/2015	Tax Deferral	3/18/2015	240-165-128
<i>Property was approved for the tax deferral program.</i>						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
62	Chestnut Street	Noelle Fulse	11/3/2006	In Court/ Final Lien Inspection	11/5/2014	244-284-003
<i>Case closed....The file was sent to the state to pursuit judgment in November 2014.</i>						
63	Seyms Street	Citi Mortgage Inc.	1/30/2012	ABATED	6/1/2015	243-238-025
<i>Bank has been working on the property to abate blight conditions.</i>						
63	Mahl Avenue	Mahl Ave LLC	12/11/2013	ABATED	2/25/2015	242-234-043
<i>Owner entered into a forbearance agreement with the City which expired on 12/5/14. The owner was/is currently working the property.</i>						
64	Enfield Street	Fred Whitaker	7/10/2000	PABOL	11/18/2014	219-221-128
<i>PABOL sent and are waiting for the completion of title searches.</i>						
66	Pliny Street	Randolph & Sunshera Thompson	9/1/2004	In Court/ Final Lien Inspection	11/5/2014	220-225-128
<i>Case closed....The file was sent to the state to pursuit judgment in November 2014 however the file was sent back to the City for revisions.</i>						
81	Mather Street	HUD	7/21/2014	PABOL	7/9/2014	242-235-002
<i>NOV by April 1, 2015</i>						
93	Enfield Street	Cecil Scarborough	11/27/1998	PABOL	7/9/2014	219-211-079
<i>No contact from the owner, inspector will move forward with NOV by April 1, 2015</i>						
94	Edwards Street	JG Solutions Inc.	4/30/2015	TAX DEFERRAL	5/4/15	221-280-214
<i>New Owner tax deferral result....potential blight conditions present</i>						
97	Williams Street	City of Hartford	1/9/15	Tax Deed Sale		221-272-132
<i>Lien judgment was secured on 1/13/13 for \$71,408 (volume: 6641 page: 235). Property was sold and then resold to Averille Semo. City has pursued acquiring the property through a different method and will know if the City has ownership by January 2015.</i>						



North District: Northeast Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #		
11	Judson Street	Dwayne Reid	11/26/2012	PABOL	11/18/2014	240-163-066
12	Martin Street	GMAC Mortgage, LLC	4/19/2013	NOV	4/13/2015	218-162-226
<i>PABOL sent and are waiting for the completion of title searches. N.O.V scheduled for first week April 2015. NOV letters sent no response from bank.</i>						
123	Earle Street	Vinayaka Kruttiventi	9/21/2006	PABOL / Consultation	10/30/2013	293-116-135
<i>No contact from owner moving forward with NOV scheduled for first week April 2015</i>						
127	Nelson Street	J&O Automotive LLC	11/3/2014	PABOL / Consultation	5/15/2015	240-162-030
<i>PABOL sent and are waiting for the completion of title searches. May 2015 Consultation owner has complete re-roof and has permit to remove underground tanks. Owner agreed to complete all potential blight violations</i>						
128	Edgewood Street	Stephanie Ann McBride	10/6/2010	Default Judgment	7/9/2013	198-208-082
<i>Lien judgment was secured on 7/9/13 for \$60,008 (volume: 6706 page: 33).</i>						
128	Westland Street	Spring River Dev. Group LLC	8/20/2013	NOV	7/9/2014	239-117-151
140	Cleveland Avenue	Leroy Pittman Jr.	1/31/1994	Final Lien Inspection	4/8/2013	261-062-039
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
159	Capen Street	Sheila Mayo-Brown	4/24/2000	Default Judgment	7/9/2013	219-224-165
<i>Lien judgment was secured on 7/9/13 for \$108,508 (volume: 6706 page: 21).</i>						
171	Capen Street	US Bank National Assoc.	5/27/2015	New Owner	5/27/2015	219-224-167
<i>PABOL sent and are waiting for the completion of title searches...June 2015 will send new pabol.</i>						
189	Vine Street	189 Vine LLC	3/13/2003	PABOL	11/18/2014	197-206-130
194	Westland Street	Harbhajan Singh	9/28/2011	PABOL	7/9/2014	217-109-152
22	Westland Street	Joseph Maiorano	1/16/2009	Final Lien Inspection	10/30/2014	263-116-020
<i>The hearing appeal officer decision was the owner was liable for the blight citations.</i>						
2285	Main Street	Jeff Liu	Sold	CIT/ Forbearance Agreement	6/20/2013	241-167-091
<i>Case closed....Sent to corporation counsel for pursuit judgment. Sold on 10/29/13 to Jeff Liu Trustee with a forbearance agreement that expired on 10/12/14. Mr. Liu was granted an extension on the forbearance agreement and has completed asbestos abatement and plan to reconstruct the roof system currently being draw by his architect. June 2015 Plans submitted to L& I to re-construct the roof and do a complete rebuild of the interior structure, forbearance agreement extended.</i>						
233	Capen Street	Harbhajan Singh	6/10/2014	NOV	4/26/2015	219-220-110

Property Address		Owner	Year Purchased	Status & Date		Parcel #
234	Barbour Street	Spring River Dev. Group LLC	10/10/2013	NOV	10/31/2014	239-116-141
<i>NOV Letters Sent</i>						
246	Barbour Street	New View LLC	8/16/2006	PABOL / Consultation	7/9/2014	239-116-140
<i>Owner still working towards abatement.</i>						
252	Barbour Street	Richard & Rudy Cervantes	8/13/2014	PABOL / Consultation	7/9/2014	239-116-139
<i>Property was transferred title on 8/13/14 and the new owner has plans to do a full renovation.</i>						
258.5	Capen Street	John Milledge	2/6/2009	PABOL / Consultation	11/20/2014	218-157-030
<i>Owner has only siding on rear to complete full abatement.</i>						
40	RISLEY ST	WELLS FARGO BANK NATIONAL ASSOCIATION	NORTHEAST	PROPERTY RESURVEY	04/29/2015	239108034
<i>Property re-survey...potential violations observed</i>						
458	Barbour Street	HSBC Bank USA Nat. Assoc. Trustee	3/14/2014	Abated/Via Demo by bank	7/9/2014	237-062-041
<i>Held up from moving towards NOV due to late arrival of title searches. 4/2/2015 Bank demolished the property after extensive consultation with LSNI.</i>						
46	Elmer Street	Catherine Williams	2/15/2006	Abated	4/22/2015	240-165-132
<i>Owner has permits to do a complete renovation of the property. Owner has torn down rear garage and rebuilt back porches. Work on interior renovation under way.</i>						
50	Sanford Street	Tommy Allen	1/24/2013	PABOL / Consultation	12/1/2014	263-128-083
<i>Consultation was conducted but the work has stalled, inspector will move forward with NOV scheduled for first week April 2015</i>						
51	Barbour Street	Willie Walker	8/22/2011	CIT/ Forbearance Agreement		240-162-019
<i>Owner was granted an 8 month extension to their forbearance agreement and is currently working on full renovation of property.</i>						
51	Rosemont Street	Reo Asset Recovery LLC	5/11/2010	Property Re-Survey	11/18/2014	283-066-032
<i>Property has potential violations.</i>						
53	Acton Street	HBC Bank USA	12/23/15	Final Lien Inspection	6/25/2013	240-119-158
<i>Case closed....Sent to corporation counsel for pursuit judgment. Sold on 7/15/14 to Bakari Stephenson. If decided property may re-enter the ABO process.</i>						
56	Sanford Street	Franks Auto Body LLC	9/2/2008	PABOL / Consultation	12/1/2014	263-128-085
<i>Consultation was conducted but work has stalled, inspector will move forward with NOV scheduled for first week April 2015</i>						
61	CHARLOTTE ST	RESIDENTIAL REHABILITATION LLC	NORTHEAST	PROPERTY RESURVEY	04/29/2015	238108009
<i>Property re-survey...potential violations observed</i>						
63	Mansfield Street	Bank of America	8/21/2014	Final Lien Inspection	7/19/2013	219-211-094
<i>Case closed....Sent to corporation counsel for pursuit judgment. Property was foreclosed on 8/21/14 by Bank of America. If decided property may re-enter the ABO process.</i>						
630	Garden Street	Mark Douglas	Sold	Final Lien Inspection	1/31/2013	218-160-177
<i>Case closed....Sent to corporation counsel for pursuit judgment. Sold to Mark Douglas. If decided property may re-enter the ABO process.</i>						

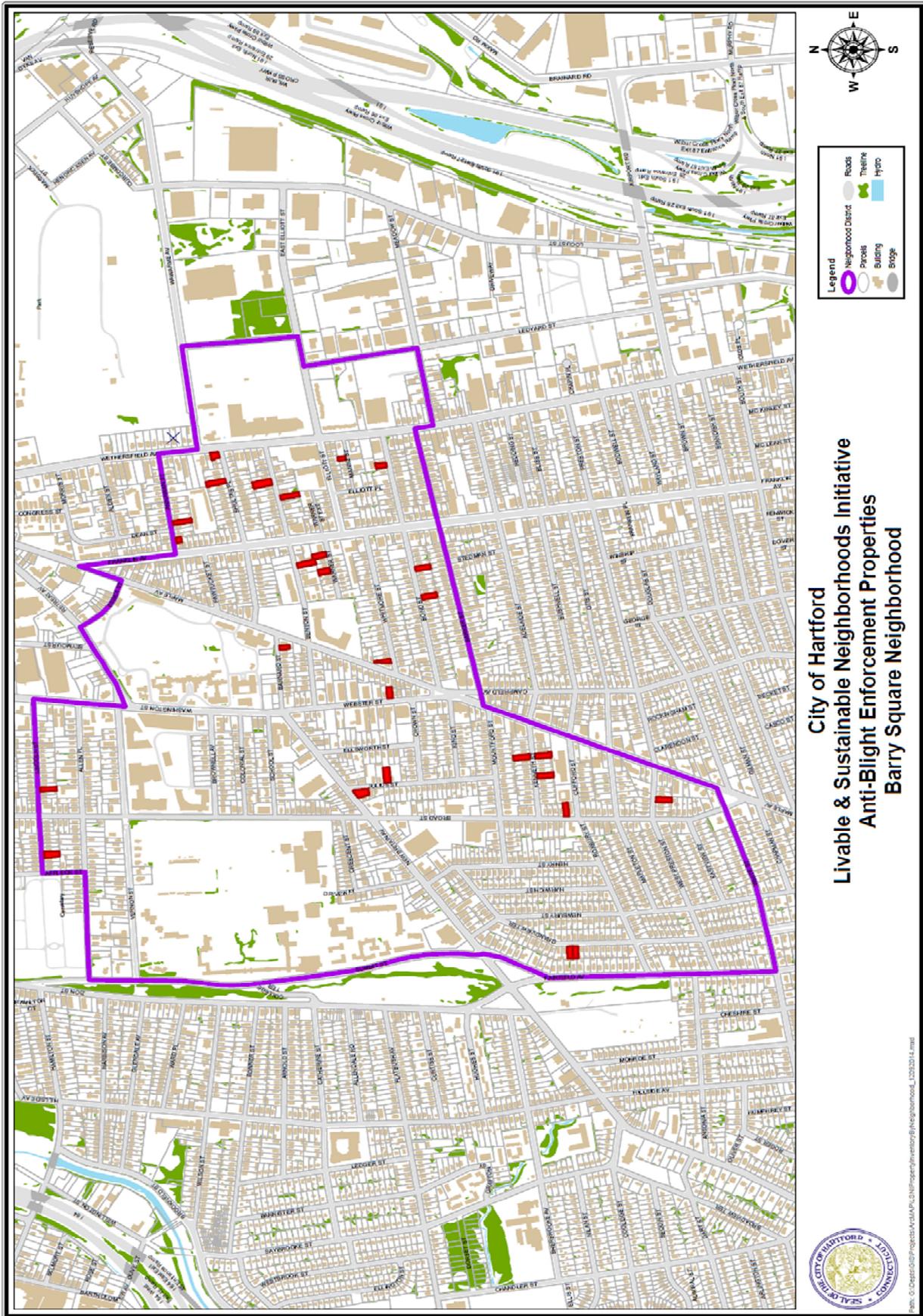
Property Address		Owner	Year Purchased	Status & Date		Parcel #
638	Garden Street	New Antioch Baptist Church Inc.	7/8/2011	Final Lien Inspection	1/29/2013	218-160-175
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
643	GARDEN ST	FREEDOM MORTGAGE CORPORATION	NORTHEAST	PROPERTY RESURVEY	06/16/2015	218158151
<i>Property re-survey...potential violations observed</i>						
647	Garden Street	Alwin Cooper	5/12/2008	Final Lien Inspection	3/27/2014	218-158-152
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
68	Judson Street	Kenneth & Lisa Long	7/13/2014	Closed Case	2014	240-114-042
<i>Lien judgment was secured on 7/9/13 for \$81,008. City auction the property for taxes to Jeff Liu which was re-sold on 7/31/14 to Kenneth and Lisa Kwun Rong.</i>						
684	Garden Street	Ruth Mansfield & Dorothy Lambert	3/8/1990	Final Lien Inspection	1/29/2013	218-111-166
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
685	Garden Street	Long Far Inc.	3/5/2014	PABOL / Consultation	11/10/2014	218-110-164
<i>Owner currently working on obtaining permits to do a complete renovation of the property.</i>						
710	Windsor Street	Hartford Rescue Mission Inc.	9/1/2011	Default Judgment	3/18/2014	263-074-101
<i>Lien judgment was secured on 3/18/14 for \$10,404 (volume: 6655 page: 280).</i>						
712	Garden Street	Linval Morrison	11/9/2010	PABOL	11/18/2014	217-111-159
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
78	Martin Street	Vernon Avenue LLC	10/10/2007	Default Judgment	3/18/2014	240-162-012
<i>Lien judgment was secured on 3/18/14 for \$7,820 (volume: 6655 page: 283).</i>						
83	Martin Street	166 Affleck LLC	7/31/2014	CIT/ Forbearance Agreement	10/10/2014	218-160-207
<i>Owner was granted an 8 month extension to their forbearance agreement until 3/19/15 and is currently working on full renovation of property.</i>						
88	Nelson Street	88 Nelson Realty LLC	11/21/2006	Default Judgment	3/4/2014	240-163-059
<i>Lien judgment was secured on 3/4/14 for \$61,608 (volume: 6795 page: 67).</i>						
9	Mahl Avenue	Union Baptist Church of Hartford	7/17/2009	Final Lien Inspection	3/21/2013	242-234-029
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
95	Mansfield Street	Karlene Greenwood	4/17/2013	CIT/ Forbearance Agreement	10/15/2014	197-211-137
<i>Abatement almost complete under their forbearance agreement.</i>						
96	Nelson Street	Kemp REI Inc.	3/28/2013	PABOL	11/18/2014	240-163-057

North District: Upper Albany Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #		
109	Enfield Street	Anthony Quintiliani	5/25/2004	Default Judgment	7/12/2013	219-211-083
<i>Lien judgment was secured on 7/12/13 for \$51,008 (volume: 6707 page: 244). Property demolished by LSNI on 1/9/14</i>						
129-131	Oakland Terrace	Burnett & Loletta Meggie	2/19/2009	HRP	2014	175-197-075
<i>The house was approved for the Hartford Restoration Project. Secured a HRP loan from the City 25,500.</i>						
145	Oakland Terrace	Donavan Heaven	4/11/2014	Abated	3/19/2015	175-197-079
<i>Held up from moving towards NOV due to late arrival of title searches.</i>						
158	Magnolia Street	Cambria Properties LLC	3/28/2014	PABOL / Consultation	3/10/2014	220-217-017
<i>Owner has replaced the windows and is working on asbestos removal.</i>						
17	Cabot Street	Beverly Mitchell	5/30/2002	PABOL / Consultation	5/14/2014	177-202-137
<i>Some progress has been made... working on financing to complete abatement.</i>						
175	Edgewood Street	Lotoya C Watson	2/24/2015	New Owner	2/24/2015	197-203-062
<i>PABOL sent and are waiting for the completion of title searches.....2/24/15 New owner, will send new pabol.</i>						
19	Oakland Terrace	Everald Thompson	5/22/2012	Final Lien Inspection	1/29/2013	176-198-107
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
196	Homestead Avenue	Bryon & Sibil Tyrell	9/8/2008	PABOL	7/9/2014	177-202-131
<i>Held up from moving towards NOV due to late arrival of title searches. N.O.V. scheduled for last week in March 2015.</i>						
208	Magnolia Street	Magnolia Dev. Assoc. LLC	1/24/2012	NOV	4/16/2014	219-217-017
<i>Met with the owner to go over potential violations. The owner may sell to the owner of 204 Mather Street who is currently doing a complete renovation.</i>						
296	Homestead Avenue	A7 LLC	5/18/2011	PABOL	7/9/2014	176-195-002
366	Sigourney Street	Long Far Inc.	9/23/2014	PABOL / Consultation	11/10/2014	199-215-049
<i>Owner has permits and has installed new windows... progress towards a full renovation. Consultation Inspection 3/16/15 Interior renovation underway progressing nicely.</i>						
424	Homestead Avenue	City of Hartford	1/9/2015	Tax Deed Sale		152-190-017
<i>Lien judgment was secured on 3/4/2014 for \$80,808 (volume: 6795 page: 57).</i>						
45	Edgewood Street	Elgwin Miller	9/15/2014	PABOL	7/9/2014	198-204-051

Property Address		Owner	Year Purchased	Status & Date		Parcel #
45	Irving Street	Elaine Brown - Previous Owner	Sold	Final Lien Inspection/ Assessment	8/1/2013	199-219-182
<i>Case closed....Sent to corporation counsel for pursuit judgment. Hearing Appeal Officer made an assessment for \$92,500 in November 2014. Property foreclosed on 11/18/14 by US Bank National Association Trustee, agreement negotiation in progress.</i>						
54	Oakland Terrace	Elvis Patten & Lena Ruddock	3/29/1989	Property Re-Survey	10/29/2014	176-200-151
<i>Property has potential violations.</i>						
63	Greenfield Street	P&I Electric LLC	6/23/2010	Final Lien Inspection	7/19/2013	219-213-001
<i>Case closed....Sent to corporation counsel for pursuit judgment.</i>						
66	Oakland Terrace	Flagstar Bank	1/8/2014	Property Re-Survey	10/29/2014	176-200-148
<i>Property has potential violations.</i>						
86	Oakland Terrace	Fay Santouse	6/13/2000	Default Judgment	7/9/2013	176-200-143
<i>Lien judgment was secured on 7/9/13 for \$108,008 (volume: 6706 page: 81). Property was re-survey on 10/29/14 by request.</i>						
88	Magnolia Street	Jamae Management LLC	3/11/2010	PABOL	7/9/2014	198-218-194
<i>Held up from moving towards NOV due to late arrival of title searches.</i>						

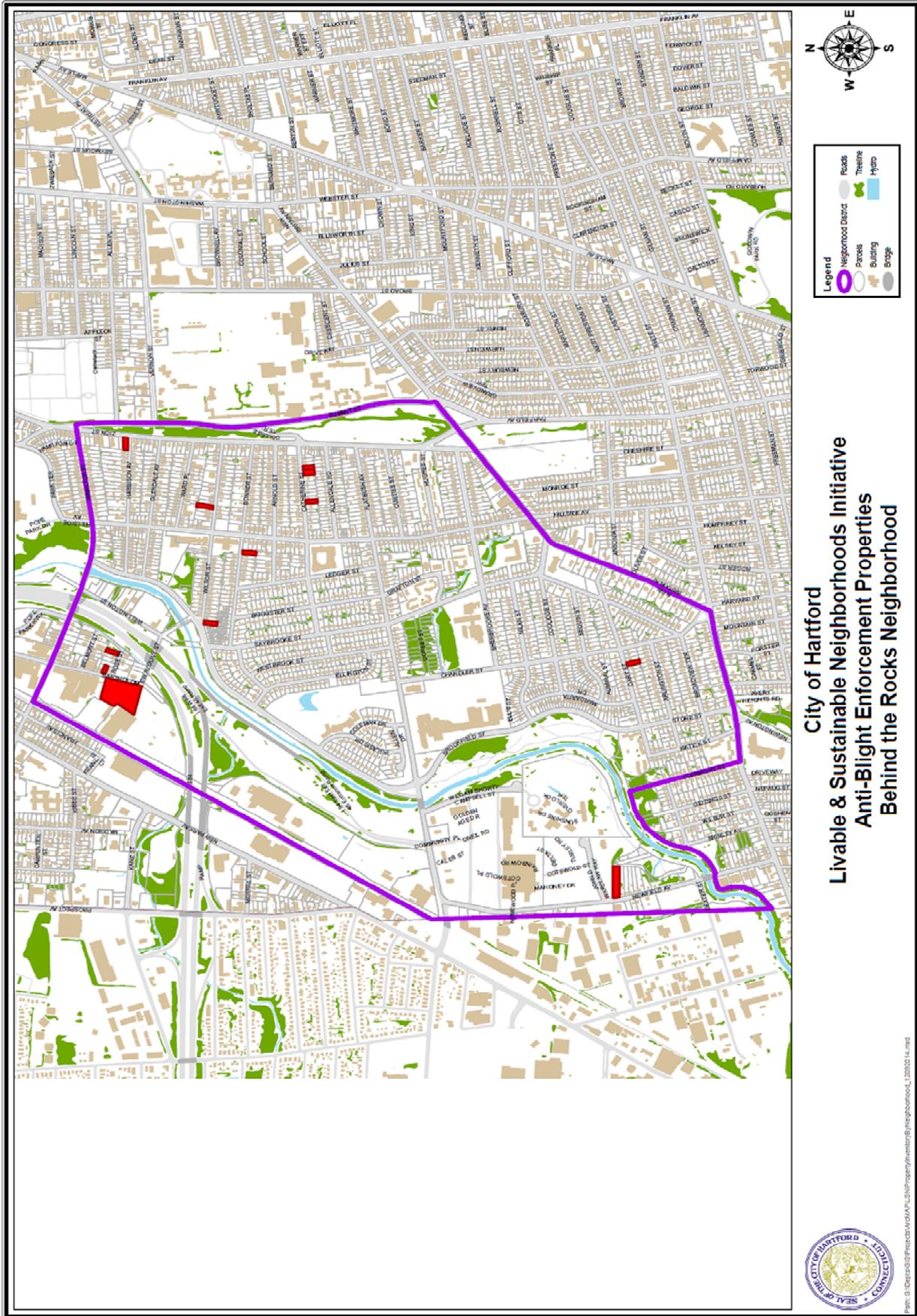


South District: Barry Square Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #		
10	MANNZ STREET	KAREN HEATH-ORR	3/22/2005	PABOL	12/10/2013	251-677-186
<i>INSPECTOR HAS BEEN WORKING WITH THE OWNER FOR A YEAR. THE OWNER STILL DOES NOT HAVE FINANCING TO COMPLETE IMPROVEMENTS.</i>						
107	BOND STREET	BARBARA HAMILTON	6/9/2014	PABOL	12/2/2014	251-667-008
107	GRANDVIEW TERRACE	Juan Martinez	5/13/2014	Survey/ Consultation	1/20/2015	208-632-033
<i>New Owner</i>						
111	GRANDVIEW TERRACE	Miguel Otero	8/17/2005	Survey/ Consultation	3/24/2015	208-632-032
<i>New Owner</i>						
129	BOND STREET	DANIEL & DONNA ADGER	3/16/1990	PABOL	12/2/2014	251-667-014
14	ANNAWAN STREET	WELLS FARGO BANK	11/14/2013	PABOL	4/21/2014	250-562-153
<i>THE OWNER HAS COMPLETED THE ROOF AND CLEANED THE PROPERTY.</i>						
14	BENTON STREET	NIDIA PEREZ	11/14/2014	Tax Deferral	3/18/2015	250-580-237
153-155	STANDISH STREET	89 PROSPECT STREET LLC	5/22/2014	CIT/ FORBEARANCE AGREEMENT	5/30/2014	254-789-063
16	WARNER STREET	GEORGE LEAPHART & HELEN LEAPHART	3/17/2006	Default Judgment	7/15/2013	251-665-121
<i>THE PROPERTY IS SECURED. Lien judgment was secured on 7/15/13 for \$136,208 (volume: 6708 page: 53).</i>						
18	BOND ST	ADELANI TOLA	BARRY SQUARE	PROPERTY RESURVEY	05/11/2015	251678219
<i>Property re-survey...potential violations observed</i>						
18	ANNAWAN STREET	GREGORY FERGUSON	10/20/2003	PABOL	4/21/2014	250-562-152
<i>THE PROPERTY WILL BE GOING TO NOV AS SOON AS THE NEW MAILING ADDRESS IS UPDATED IN THE CITY'S RECORDING SYSTEM.</i>						
1912	BROAD STREET	ACHYUT TOPE	10/29/2003	FINAL LIEN INSPECTION	3/17/2014	208-652-227
<i>THE PROPERTY CONTINUES TO BE BROKEN INTO AND OF SAFETY CONCERNS DUE TO TRESPASSING, ILLEGAL ACTIVITIES AND ILLEGAL DUMPING.</i>						
216	WETHERSFIELD AVENUE	BRIAN MATHEWS	4/16/2014	PABOL	12/10/2013	273-564-012
<i>INSPECTOR HAS BEEN WORKING WITH MRS. MATHEWS FOR A YEAR. HER CONTRACTOR HAS STARTED THE WORK AND SHOULD BE COMPLETED/ ABATED BY SPRING 2015.</i>						
23	KENNETH STREET	EROL WILLIAMS	7/1/2004	In Court/ FINAL LIEN INSPECTION	11/5/2014	230-652-013
<i>THE PROPERTY IS OCCUPIED. Case closed....The file was sent to the state to pursuit judgment in November 2014.</i>						
24	BOND STREET	CAPONETTO ENTERPRISES	4/27/2009	PABOL/CONSULTATION	7/9/2014	251-678-218
<i>INSPECTOR WILL MOVE FORWARD WITH NOV.</i>						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
24	SHULTAS STREET	ISIDOR SOLIS	3/27/2002	Default Judgment	3/4/2014	250-579-201
<i>THE PROPERTY WAS SOLD TO A NEW OWNER, HAS BEEN REMODELLED AND IS OCCUPIED AFTER THE \$28,008 JUDGMENT (Vol:6759 Page:59).</i>						
245	WETHERSFIELD AVENUE	MARIA POLANCO	12/20/2007	CIT	9/17/2012	273-579-004
<i>THE HEARING OFFICER PUT A STAY/HOLD ON THEIR DECISION DUE TO FIRE AT THE PROPERTY IN 2014. NO RESPONSE FROM THE OWNER SINCE THEY RECEIVED INSURANCE MONEY.</i>						
28	BENTON STREET	DORNELAS HOME IMPORVEMENT LLC	12/4/2012	FINAL LIEN INSPECTION	12/12/2012	250-580-232
<i>THE PROPERTY IS BOARDED AND SECURED.</i>						
28	JULIUS STREET	JOCELYN HARRIGAN	10/14/2011	FINAL LIEN INSPECTION	3/13/2014	229-647-021
<i>THE PROPERTY CONTINUES TO BE BROKEN INTO AND OF SAFETY CONCERNS DUE TO TRESPASSING, ILLEGAL ACTIVITIES AND ILLEGAL DUMPING.</i>						
321-323	WEST PRESTON STREET	WAYNE FRANCIS	9/12/2013	CIT/ FORBEARANCE AGREEMENT	8/21/2014	231-655-023
35	BENTON STREET	LOUIS STERLING	11/2/2006	Default Judgment	7/15/2013	251-676-147
<i>THE PROPERTY HAS BEEN REMODELLED AND IS OCCUPIED AFTER THE \$105,508 LIEN (Vol: 6708 Page: 49).</i>						
39	KENNETH STREET	JOSE SALAZAR	12/4/2012	FINAL LIEN INSPECTION	11/20/2013	230-652-017
<i>THE PROPERTY HAS BEEN REMODELLED AND IS OCCUPIED AFTER THE FINAL LEIN INSPECTION.</i>						
40	WEBSTER STREET	TIFFANY & JANNELL REALTY	12/19/2014	TAX DEFERRAL	1/9/2015	229-656-153
44	WEBSTER STREET	MIGUEL FRANCO	6/25/2001	FINAL LIEN INSPECTION	3/13/2014	229-656-152
<i>THE PROPERTY CONTINUES TO BE BROKEN INTO AND OF SAFETY CONCERNS DUE TO TRESPASSING.</i>						
49	ANNAWAN STREET	SVL ASSOCIATION LLC	12/29/1998	Default Judgment	7/9/2013	250-579-175
<i>THE OWNER WANTS TO DONATE THE PROPERTY. Lien judgment was secured on 7/9/13 for \$129,608 (volume: 6706 page: 246).</i>						
5	BARNARD STREET	ALECIA WALTERS	1/8/2007	Default Judgment	7/9/2013	229-576-192
<i>THE PROPERTY IS BOARDED AND SECURED. Lien judgment was secured on 7/9/13 for \$113,508 (volume: 6706 page: 25).</i>						
52-54	ANNAWAN STREET	JOSEPH RANGASAMMY	8/28/2014	HRP	4/21/2014	276-687-066
<i>APPROVED FOR THE HARTFORD RESTORATION PROJECT. WAITING FOR MORE PROJECTS FUNDING TO BEGIN CONSTRUCTION.</i>						
63	ANNAWAN STREET	GOLDEN MONKEYS LLC	7/31/2014	FINAL LIEN INSPECTION	1/29/2013	250-579-179
<i>THE PROPERTY HAS NEW OWNER, JEFF LUI OF GOLDEN MONKEY, LLC. REHABILITATION IS OCCURRING ON PROPERTY.</i>						
87	BENTON STREET	WELLS FARGO BANK	6/18/2013	PABOL/CONSULTATION	7/9/2014	251-665-129
<i>INSPECTOR TALKED WITH THE BANK, IN WHICH THEY HAVE DONE SOME WORK. HOWEVER THE INSPECTOR WILL MOVE FORWARD WITH NOV.</i>						
98	WHITMORE STREET	RAMONE MANNING	5/21/2007	Default Judgment	7/15/2013	229-665-206
<i>THE PROPERTY IS BOARDED AND SECURED. Lien judgment was secured on 7/15/13 for \$129,508 (volume: 6708 page: 27).</i>						
99	NEWINGTON AV	US BANK NATIONAL ASSOCIATION TRUSTEE	11/5/2014	FINAL LIEN / FORBEARANCE Agree.	7/19/2013	143-713-161
<i>This Property was foreclosed on 11/5/14 by US Bank National Association Trustee, and then sold to investment lima 88 LLC for 71,000 On March 5, 2015. Investment Lima 88 LLC has entered into a forbearance agreement with the city of Hartford on March 18, 2015 to have all violations abated by August 1, 2015.</i>						
53-55	FAIRMOUNT STREET	CARMENTA HAWKINS	1/8/2002	HRP		221-236-195
<i>THE HOME IS BEING ABATED OF BLIGHT CONDITIONS THROUGH THE HARTFORD RESTORATION PROJECT (HRP).</i>						



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South District: Behind the Rocks Properties

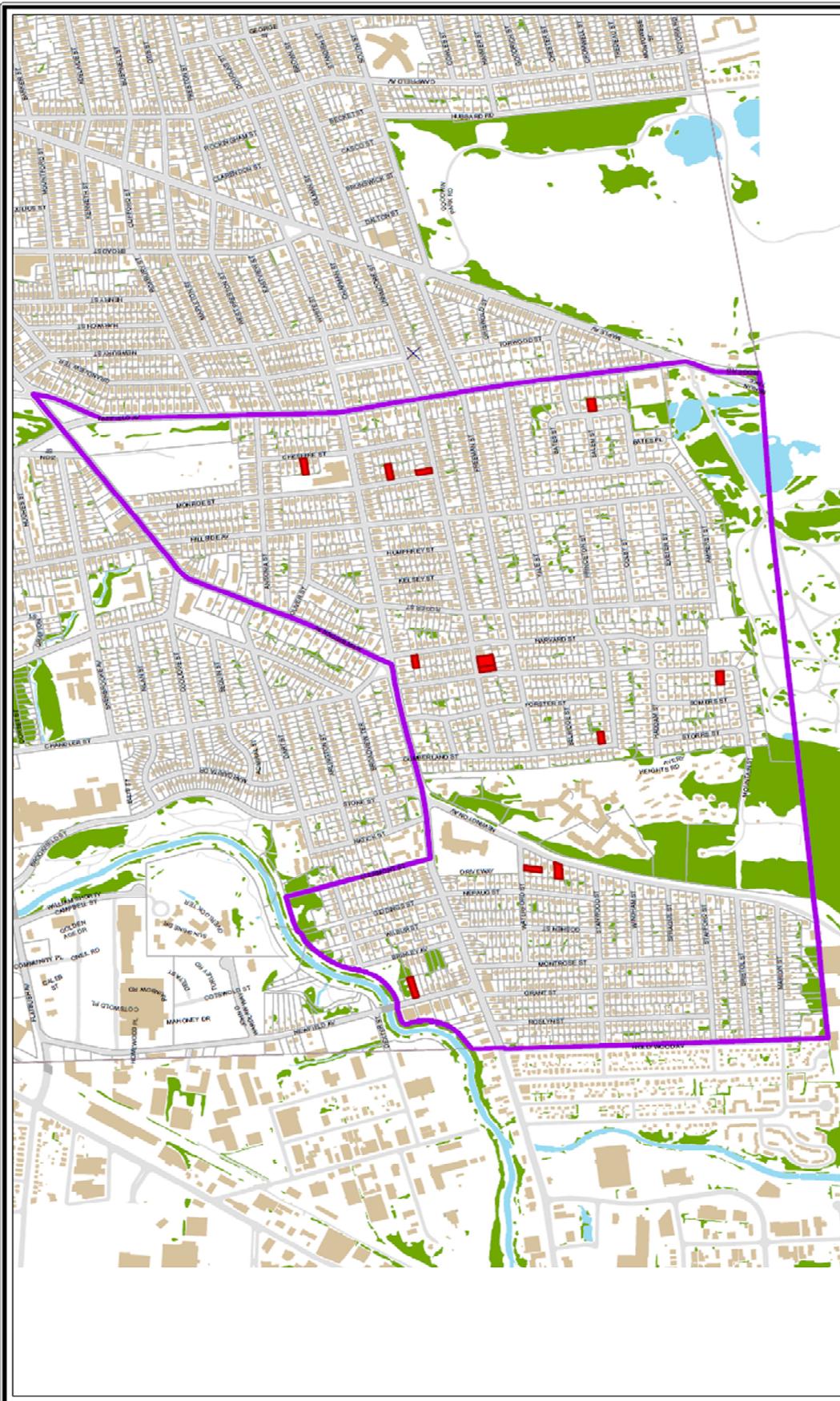
For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #		
103	BONNER STREET	NICOLAS ROSADO	9/27/2006	PABOL	12/2/2014	184-509-010
175	WILSON STREET	JP MORGAN CHASE BANK	12/17/2013	PABOL/ RE-SURVEY	12/2/2014 (11/24/14)	161-504-076
21	CATHERINE STREET	CARRILLO CHARITZA	10/16/2006	PABOL/ RE-SURVEY	12/2/2014 (11/24/14)	185-523-172
27	CATHERINE STREET	US BANK NATIONAL ASSOCIATION TRUSTEE	6/2/2010	PROPERTY RE-SURVEY	11/24/2014	185-523-173
<i>ONLY ONE POTENTIAL VIOLATION. NOT ENOUGH VIOLATION TO ENFORCE THE ANTI-BLIGHT CODE.</i>						
385	ZION STREET	KAVANAGH FAMILY LLC	12/4/1997	PABOL/ TAX DEFERRAL	7/9/2014/ 6/3/2015	186-516-100
<i>INSPECTOR HAS BEEN TRYING TO WORK WITH THE OWNER.HE HAS THE BUILDING FOR SALE DUE TO TENANTS NOT PAYING RENT. INSPECTOR WILL MOVE FORWARD WITH NOV. Tax deferral result....potential blight conditions present</i>						
55	CATHERINE STREET	FERNANDEZ ROMER	5/19/2006	PABOL	12/2/2014	185-523-180
<i>Lien judgment was secured on 7/9/13 for \$81,608 (volume: 6795 page: 61).</i>						
55	LINCOLN STREET	DAVID MARTINEZ	12/14/2006	Default Judgment	3/20/2014	227-543-059
64	WILSON STREET	JAMES HALL III	8/21/1979	FINAL LIEN INSPECTION	3/13/2014	184-519-134
<i>OWNER IS ACTIVE AND WORKING ON ABATING VIOLATIONS AFTER THE FINAL LIEN INSPECTION.</i>						
97-99	LINCOLN STREET	DANIEL ALVARADO	8/22/2013	Default Judgment	7/9/2013	205-531-077
<i>Lien judgment was secured on 7/9/13 for \$12,976 (volume: 6706 page: 51).</i>						
99	DART STREET	CHARLIE WILLIAMS	1/2/1981	PABOL	12/2/2014	164-597-056

South District: South End Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #
25 MONTOWESE STREET	ROSA HUDLEY GOINS	1/11/2005	FINAL LIEN INSPECTION 3/20/2013	255-799-117
34 GILMAN STREET	IRENE BOUTIN & PHILIPPE BOUTIN	9/4/1986	FINAL LIEN INSPECTION 7/19/2013	253-786-107
50 MONTOWESE STREET	CYNTHIA GREATHOUSE	8/4/1997	FINAL LIEN INSPECTION 7/19/2013	255-798-128
53 MONTOWESE STREET	GERALDINE DEFELICE	4/24/1990	FINAL LIEN INSPECTION 7/11/2013	256-799-038
53 LINNMOORE ST	THOMAS RENA	SOUTH END	TAX DEFERRAL 04/24/2015	210754091
<i>tax deferral result....potential blight conditions present</i>				
80 GILMAN STREET	AHMAD ELLIOTT	7/31/1998	CIT/ FORBEARANCE AGREEMENT 8/13/2014	231-773-248
FORBEARANCE AGREEMENT HAS EXPIRED WITH NO COMPLIANCE. THE FILE IS BEING REVIEWED BY LEGAL.				



City of Hartford
Liveable & Sustainable Neighborhoods Initiative
Anti-Blight Enforcement Properties
South West Neighborhood

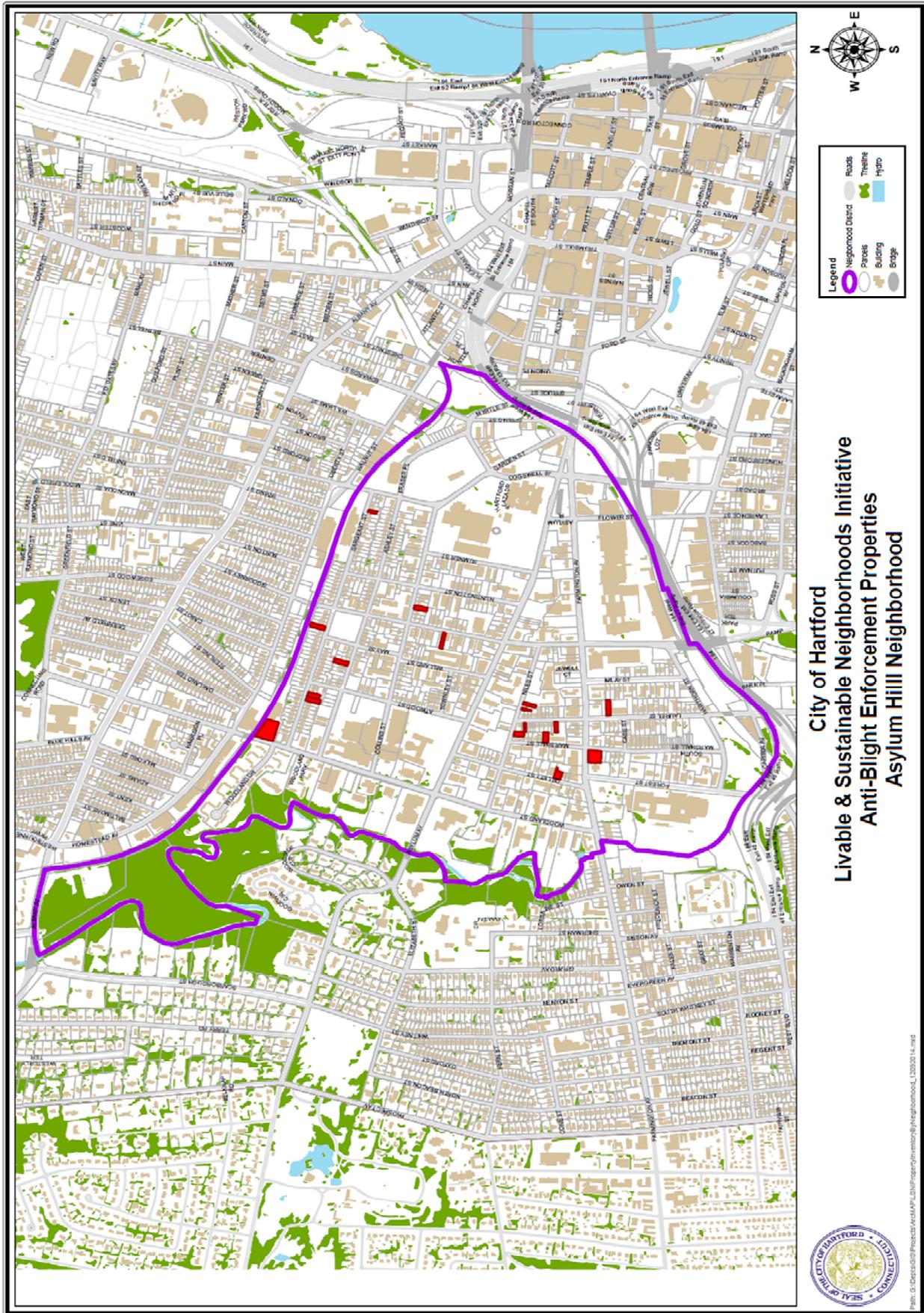


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South District: Southwest Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address		Owner	Year Purchased	Status & Date		Parcel #
132	CUMBERLAND STREET	DAVID & GALE NICHOLSON	9/15/1994	HRP	4/21/2014	166-719-051
<i>THE PROPERTY HAS BEEN APPROVED FOR THE HARTFORD RESTORATION PROJECT. WAITING FOR MORE PROJECTS FUNDING TO BEGIN CONSTRUCTION.</i>						
135	CHESHIRE STREET	DANIEL BENDZINSKI	6/15/1988	LIEN JUDGMENT	7/17/2014	187-628-136
<i>LIEN JUDGMENT ON LAND RECORD.</i>						
146	NEWFIELD AVENUE	ANTONIO & ROSA PINO	3/8/2001	PROPERTY RE-SURVEY	11/24/2014	118-588-012
<i>PROPERTY HAS POTENTIAL VIOLATIONS.</i>						
16	HARVARD STREET	ANTONIO MENDEZ	10/1/1998	NOV	12/8/2014	165-725-080
174	LINNMOORE STREET	PATRICIA COUGHLIN	9/30/1987	NOV	6/3/2014	188-744-198
19	WATERFORD STREET	MILES BOUTILIER & LINDA BOUTILIER	11/18/1988	FORBEARANCE AGREEMENT	2/20/2014	143-713-167
218	MONROE STREET	YOLANDA BAEZ	9/13/1999	NOV	6/3/2014	188-744-193
224	MOUNTAIN STREET	HILDA NEGRON	12/8/2009	HRP	4/21/2014	167-724-055
<i>THE HARTFORD RESTORATION PROJECT APPLICATION WAS MAILED TO THE OWNER DUE TO MEETING THE PROJECT'S QUALIFICATIONS.</i>						
321	LINNMOORE STREET	DIANE LACKNER	7/2/2013	NOV	12/8/2014	166-726-177
323	LINNMOORE STREET	ANDREA DUZAK-FORESTIER	6/2/2005	NOV	12/8/2014	166-726-178
40	NEWFIELD AVENUE	LINDA BOULEY	4/26/1991	PABOL	12/2/2014	119-588-021
58	BATES STREET	BARBARA GALLO	9/13/2004	PABOL	7/9/2014	211-714-007
<i>INSPECTOR HAS BEEN WORKING WITH THE OWNER; SHE IS BACK TO WORK AFTER BEING OUT OF WORK FOR A YEAR. THE OWNER IS MAKING SLOW PROGRESS.</i>						
79	LINNMOORE STREET	GLORIA ENSIGN	10/8/1997	NOV/ HRP	12/8/2014	210-754-097
<i>THE PROPERTY HAS BEEN APPROVED FOR THE HARTFORD RESTORATION PROJECT. WAITING FOR MORE PROJECTS FUNDING TO BEGIN CONSTRUCTION.</i>						

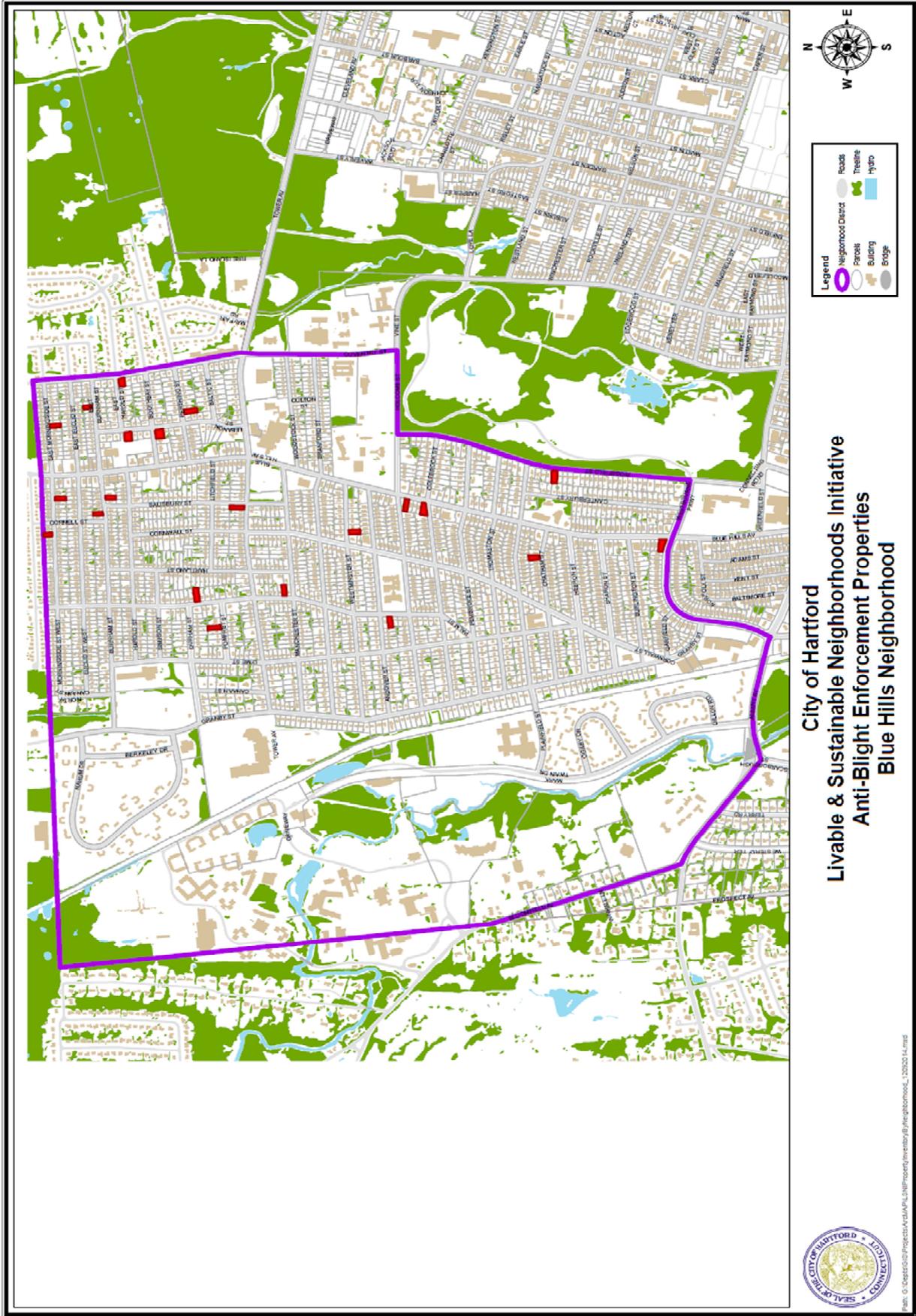


West District: Asylum Hill Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #	
15	Townley Street	Boris's Realty LLC	2013	Abated/ Forbearance Compliance 4/20/2015	178-258-049
158	Woodland Street	Woodland Lofts Inc.	2007	PABOL 11/18/2014	177-251-002
<i>Property has been secured and will consult after snow melt. Back taxes due to the City.</i>					
16	Marshall Street	Keisha Palmer & Gloria Prince	2014	Re-inspection 3/24/2015	179-319-030
<i>New owner after previous owner had an ABO appeal hearing. The house is being abated of blight conditions through the Hartford Restoration Project (HRP), 90% completed.</i>					
17	Townley Street	Boris's Realty LLC	2013	Abated/ Forbearance Compliance 4/20/2015	178-258-050
172	Ashley Street	Jose C Figueroa	2014	Monitor- Completed 2014	177-255-079
<i>Fire damaged property was a neighborhood concern, completed renovation.</i>					
176	Sargeant Street	William Jordan	1998	HRP 2014	199-251-006
<i>The house is being abated of blight conditions through the Hartford Restoration Project (HRP).</i>					
187	Sigourney St.	Samuel Allen	2004	Consultation with the bank 3/31/15 plus	178-261-409
<i>Multiple inspections while bank hired company to clean property. In-progress.</i>					
211	Collins Street	Mervin Mathurin	2014	NOV (non-ABO) 2014	200-264-033
<i>Work was constructed without permits. A building NOV issued and the owner was contacted resulting in applied permits within 48 hrs.</i>					
23	Sargeant Street	Walter Hutton	2014	Default Judgment 7/11/2013	200-266-195
<i>Lien judgment was secured on 7/11/13 for \$57,908 (volume: 6707 page: 145). The previous owner was Walter Hutton and his ex-wife.</i>					
271	Sargeant Street	The Bank of New York Mellon	2014	Survey/ Monitor 2014	177-252-022
<i>Recently vacated, the owner and maintenance company have been contacted to ensure the property will remain secured. Being monitored by the inspector.</i>					
28	Gillett Street	Christine McEachron	2004	Final Lien Inspection 7/27/2013	156-318-443
<i>Case closed....Sent to corporation counsel in pursuit of a lien judgment.</i>					
282	Laurel Street	YAGS Properties, LLC	2005	PABOL 7/9/2014	179-411-097
<i>Consult with inspector, owner securing financing and work to start in spring. Will maintain and keep secured prior to renovation.</i>					
293	Farmington Avenue	Farmington Hari, LLC	2009	PABOL 7/9/2014	179-404-015
<i>Contact made by owner, met on site and given maintenance contact. Owner encouraged to make repairs and maintain, if not then NOV's will be issued at thaw.</i>					
335	Laurel Street	Cathy Nguyen	2014	Survey 2014	179-319-049
<i>Property was sold at a tax deed sale and then resold to the current owner.</i>					
373	Laurel Street	Wells Fargo Bank	2013	PABOL/ Consultation 7/9/2014	179-319-059
<i>Work in progress to abate current blight violations.</i>					

Property Address		Owner	Year Purchased	Status & Date		Parcel #
43	Niles Street	John Browdy	2006	Final Lien Inspection/ Monitor	11/13/2014	179-320-262
<i>Continue to monitor and inspect after the City's LSNI Crew cleaned the property of debris. Case closed....Sent to corporation counsel in pursuit of a lien judgment.</i>						
47	Niles Street	Sallie Toussaint	2002	HRP	6/3/2014	179-320-264
<i>The house is being abated of blight conditions through the Hartford Restoration Project (HRP).</i>						
63	Niles Street	Marlene V. Gordan-James	2002	Closed Case	10/22/2014	179-319-062
LSNI Team decision to close case after the results of a Corporation Council requested inspection, no blight violations exist.						

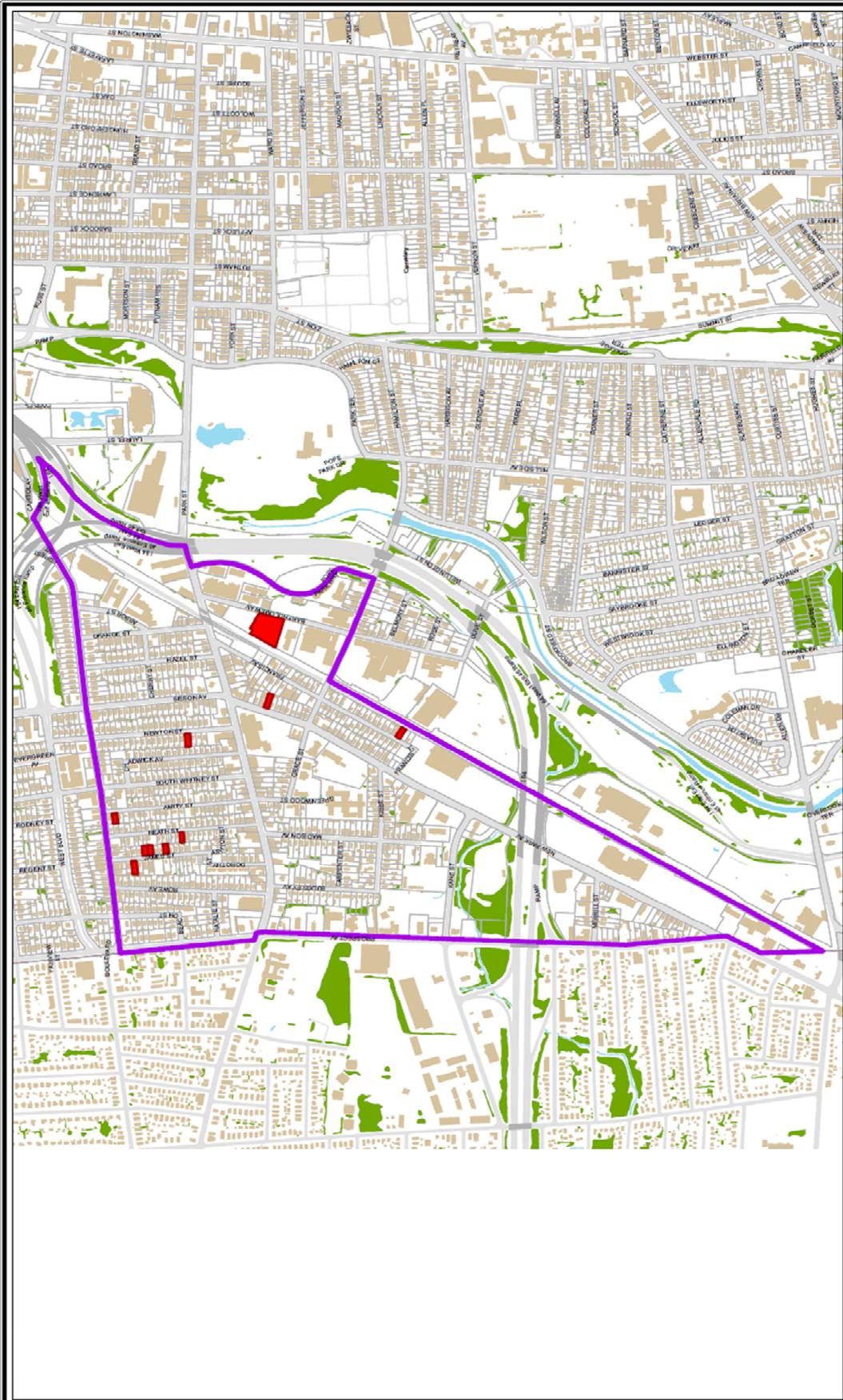


West District: Blue Hills Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #		
107	Lebanon Street	Jean Gloria Carson	1986	NOV	12/1/2014	170-028-206
Unable to make contact with owner, will move forward with NOV.						
180	Palm Street	Kevin & Esther Purcell	2000	PABOL/ HRP	2014	148-045-180
The house is being abated of blight violations through the Hartford Restoration Project (HRP).						
153	Westbourne Parkway	Diane Palmer	2013	PABOL	12/10/2013	174-182-016
Active permits on record and the owner is finishing construction work.						
189	Ridgefield Street	Charmaine Davis	2006	PABOL/ HRP	5/2/2014	173-152-105
Under construction, the house is being abated of blight conditions through the Hartford Restoration Project (HRP).						
21	W Morningside Street	Clarice Bell	1983	Survey/ PABOL	11/18/2014	169-011-080
Observed potential anti blight violations by visual observation, currently listed for sale.						
24	Pomfret Street	Brett Harris	1983	Survey	10/22/2014	147-035-028
Survey conducted and no blight violations present.						
262	Palm Street	Kenneth Hester	1977	PABOL	11/18/2014	147-022-122
Property has been through process and is restarting. During that time some work was started then stopped, no contact with the owner. LSNi has secured/monitored the property previously.						
363	Blue Hills Avenue	US Bank National Association Trustee	2014	New owner met with inspector	1/1/2015	172-096-060
<i>Prospective new owner met with inspector to agree on timeframe to abate blight, enter agreement with City.</i>						
375	Blue Hills Avenue	George Sutherland	2013	NOV	8/6/2014	172-096-064
Owner made contact with PABOL letter but work has not started. Owner contacted after the NOV and just received loan. Work in progress.						
38	Burnham Street	Milton Wiggins & Donald Wiggins	1998	In Court/ Final Lien Inspection	11/5/2014	169-014-047
<i>The file was sent to the state to pursuit judgment in November 2014 however the file was sent back to the City for revisions.</i>						
4	Holcomb Street	C.O.H.		Unsafe Condition	3/17/2015	
<i>Detached/damaged fire escape reported, contact made with DPW and hazard was removed 3/20/15.</i>						
47	Westminster Street	Gregory S Jones	1997	PABOL	11/18/2014	172-094-112
47-49	E Morningside Street	Ian Cato	1998	HRP	2014	169-012-108
<i>The house was abated of blight conditions through the Hartford Restoration Project (HRP).</i>						
49	Pershing Street	Elsaida Carr	2013	Final Lien Inspection	3/8/2013	192-041-042
Property went through process then was sold to current owner. The property has active permits and some work is being completed slowly.						

Property Address		Owner	Year Purchased	Status & Date		Parcel #
56-58	W Morningside Street	Naddia Cohen	2014	HRP	2014	169-007-043
Property was sold at tax deed sale purchased by the current owner. Under construction, the house is being abated of blight conditions through the Hartford Restoration Project (HRP).						
69	Heath Street	Essue Hewan	2013	PABOL	11/18/2014	136-377-076
73	HEBRON ST	CRANE JOYCE E	BLUE HILLS	PROPERTY RESURVEY	04/30/2015	150147205
756	Tower Avenue	REOCO LLC	2014	PABOL	11/18/2014	171-038-110
79	Lebanon Street	Leslie Smith	1995	Final Lien Inspection	11/18/2013	170-029-200
<i>Case closed....Sent to corporation counsel in pursuit of a lien judgment.</i>						
81	Palm Street	James Headen	1971	PABOL/ Consultation	7/9/2014	149-085-109
Consultation with the owner, 90% abated.						
85	E Harold Street	Mary Glass	2004	NOV (non-ABO)	11/20/2014	192-031-074
Reported of construction work without permits. NOV was given and all permits were applied for by the next day.						



City of Hartford
Livable & Sustainable Neighborhoods Initiative
Anti-Blight Enforcement Properties
Parkville Neighborhood

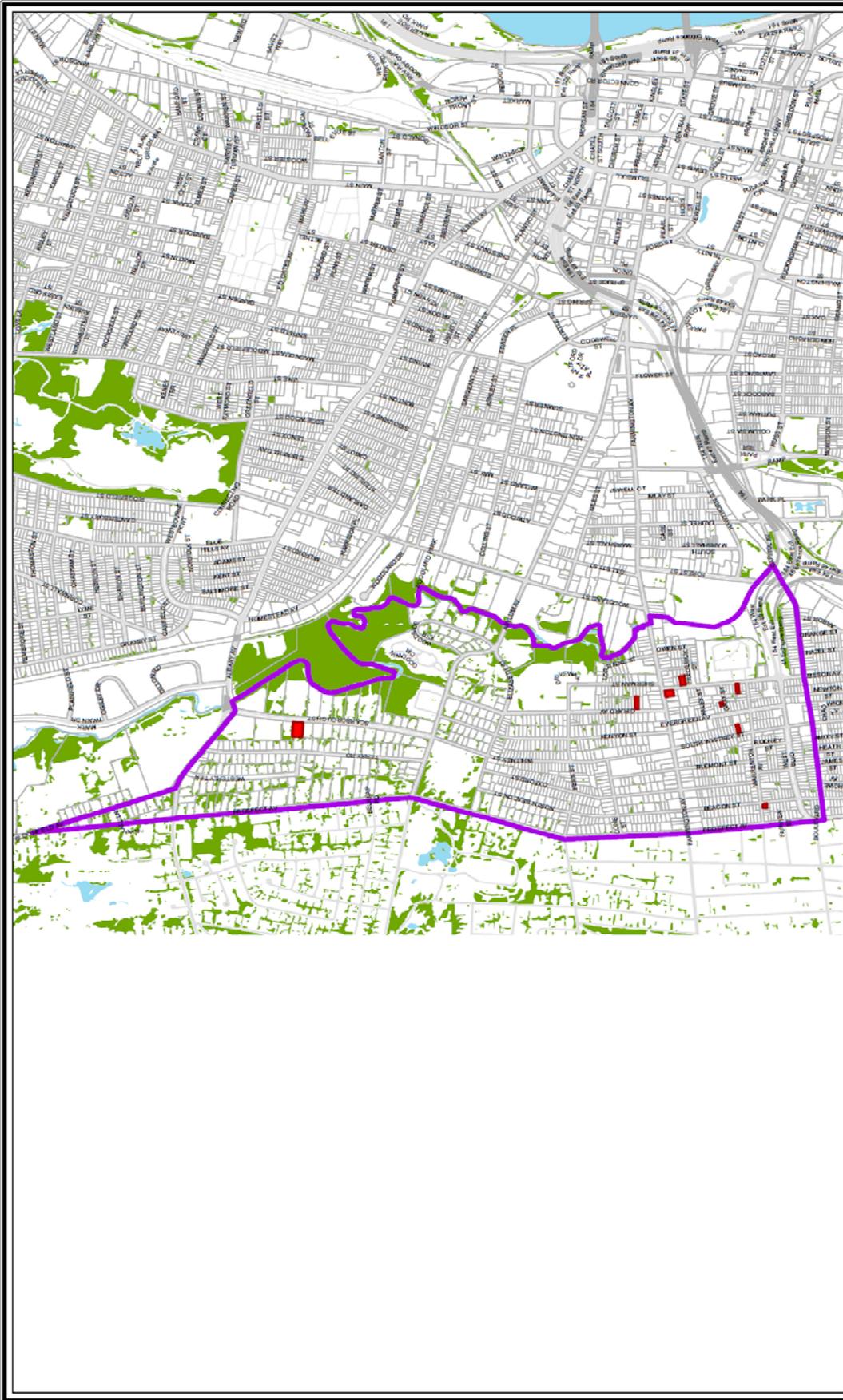


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West District: Parkville Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #		
154	Francis Avenue	Mirtha Castaneda Diaz	7/24/2013	Final Lien Inspection	3/28/2014	137-482-133
<i>The previous owner, Connecticut Tax Liens 1 LLC represented by Michael Reiner foreclosed on the current owner and then transferred the property back to them.</i>						
169	Bartholomew Avenue	Partners for Hartford Renaissance LLC et al	2004	Default Judgment	7/9/2013	160-482-001
<i>Owner requested and had an appeal hearing. Work to abate violations was in progress when halted by CT DEEP due to environmental concerns. Lien judgment was secured on 7/9/13 for \$25,458 (volume: 6706 page: 29)</i>						
26	New Park Avenue	Rui Silva	2007	Consult & agreement Inspection	3/17/2015	136-480-240
<i>Case closed....The file was sent to the state to pursuit judgment in November 2014.</i>						
33	Newton Street	Eliomar Vieira	2004	Final Lien Inspection	7/27/2013	136-392-208
<i>Case closed....Sent to corporation counsel in pursuit of a lien judgment.</i>						
34	Francis Avenue	PARKVILLE ASSOC LLC	6/27/1905	Resurvey	3/26/2015	159-484-049
<i>Consultation with owner.</i>						
34	Rose Street	Wells Fargo Bank	2013	PABOL/ Consultation	7/9/14	160-489-019
<i>Consultation with owner.</i>						
35	Hazel St	Sonya Smith	1999	Citation	10/1/2014	159-399-037
45	Bartholomew Avenue	Hands on Hartford Inc.	2013	PABOL/ Consultation	7/9/14	159-485-060
<i>Consultation with owner.</i>						
54	James Street	US Bank National Association Trust	2012	Survey	2014	136-377-059
<i>Property appears to be vacant and potential anti-blight violations exist.</i>						
66-68	James Street	Federal National Mortgage Association	2014	Survey	2014	135-377-013
<i>Property appears to be vacant and potential anti-blight violations exist.</i>						
72	James Street	Nhat Truong	2009	Final Lien Inspection	7/30/2013	135-377-012
<i>After being in the anti-blight process in property renovations started. Violation and Citation Letters were unclaimed however the owner able to be reached after lien judgment was letter sent.</i>						
83	James Street	Evair Soares	2003	PABOL	11/18/2014	135-374-004
<i>Reported as unsecure, inspection confirms property to be vacant and unsecure. Inspector was able to close/lock door on 11/13/14.</i>						
99	Amity Street	Jorge Ortiz	2011	PABOL	1/2/2015	135-381-049
<i>Bank has a contractor doing some repairs and the inspector met the contractor on-site to notify them of the violations that exist. Re-entered after a Final Lien Inspection on 6/18/13.</i>						



City of Hartford
Liveable & Sustainable Neighborhoods Initiative
Anti-Blight Enforcement Properties
West End Neighborhood



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West District: West End Properties

For the Period of March 16, 2015 – June 19, 2015

Property Address	Owner	Year Purchased	Status & Date	Parcel #		
120	Whitney Street	US Bank	2015	RESURVEY/CONSULT	3/25/2015	133-307-018
<i>Contact made with Bank after foreclosure, requested property maintenance. Bank complied.</i>						
137	Beacon Street	Kelley Bey Kirkley	1994	NOV	10/24/2014	112-366-040
<i>Mailed letters were sent back as unclaimed thus inspector posted NOV on the property 10/24/14.</i>						
165	Scarborough Street	165 Scarborough Street Land Trust	2007	Survey/ Monitor	10/24/2014	130-180-032
<i>Responded to a concerned neighbor regarding the vacant property. The property is vacant but maintained with no other blight violations.</i>						
181	Sisson Avenue	Paul Stowell and Robert Stowell Jr.	2001	Default Judgment	3/20/2014	134-389-153
<i>Lien judgment was secured on 3/20/2014 for \$108,508 (volume: 6795 page: 63). Although no change in ownership recorded there has been contact made by maintenance company that has done some repairs.</i>						
2	Regent St	Milka Cruz	1999	CIT/ Appeal Hearing	4/30/2012	135-376-096
<i>Hearing officer recommended owner for City programs to help due to evidence of hardships. An uncompleted Hartford Restoration Project application was sent to the Housing Division early 2014. No contact with the owner after the initial application was given.</i>						
248	Sisson Avenue	Carmen Stevens	2002	PABOL/ Consultation	12/10/2013	134-394-203
<i>Consultation with owner who is trying to secure funds to make improvements. Foreclosure is possible the owner was allowed time to get mortgage up to date.</i>						
26	Gray Street	DEUTSCHE BANK NATIONAL TRUST COMPANY	2015	Default Judgment	7/9/2013	134-388-161
<i>Lien judgment was secured on 7/9/13 for \$38,608 (volume: 6706 page: 87). Dispute over judgment with legal.</i>						
34	Girard Avenue	Rodney Bull	2014	HRP	2013	133-313-110
<i>The house was approved for the Hartford Restoration Project (HRP) while in probate over ownership rights. Additional loan funding from the City's Health Dept., City's Housing Division, Historic Preservation Tax Credits and Hartford Community Loan Fund.</i>						
479	Farmington Avenue	Colonial Arms, LLC	2002	PABOL/ Consultation	7/9/2014	134-387-194
<i>Consultation however the inspection will be issuing NOV. The owner was supposed to be in the City's facade program but no improvements made to date.</i>						

Definitions

Summary of Properties – all properties being addressed by LSNI are outlined in the following sections:

- **Blight Prevention Consultation Inspection (Consultation)** – The LSNI Blight Inspectors offer courtesy blight prevention consultations to residents of the City of Hartford. Residents do not have to be in the ABO process or have received a Preliminary Anti-Blight Ordinance letter to request a consultation.
- **Properties Receiving Preliminary Notice Letters (PABOL)** – 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 (NOV)** – 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 (CIT)** – 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.
- **Default Lien Judgment**– the City has secured a monetary state default judgment and filed the lien on the land records.
- **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.
- **Acquired Properties by the City of Hartford (Acquired)** – 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).
- **Tax Deferral Program** – a property was approved for the tax deferral program through the Assessor’s Office. The owner will have their property taxes deferred for... years after remediating all the blight conditions on the property.
- **Hartford Restoration Project (HRP)** – The property was approved for the tax deferral program through the Assessor’s Office. The owner will have their property taxes deferred for... years after remediating all the blight conditions on the property.

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

- Case Closed**- a property is no longer in the Anti-Blight Process because the final lien inspection was conducted by an inspector and the file was sent to Corporation Council to pursuit of a state lien judgment.
- Forbearance Agreement**- an agreement with the new buyer/owner of a blighted property
- Re-Entry**- A property re-entered the ABO process due to change in ownership or foreclosure

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.

Overview of the Anti-Blight Ordinance Enforcement

(15-18 Month Process)

