Quarterly Neighborhood Conditions Report

North District

Clay Arsenal | Northeast | Upper Albany

December 13th, 2013

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 September 13, 2013 – December 13, 2013

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	18	24	7	15	**64**
Properties Receiving Notice of Violations	9	11	9	8	**37**
Properties Receiving Cited for Violations	8	10	13	7	**38**
Final Lien Inspection Properties	18	43	19	21	**101**
Obtained Properties by COH	0	0	0	0	**0**
Abated Properties	2	1	6	6	**15**

Summary of North District Activity by Neighborhood

For the Period of September 13, 2013 – December 13, 2013

	Clay Arsenal	Northwest	Upper Albany	North Total
Properties Receiving Preliminary Notice Letters	3	16	5	**24**
Properties Receiving Notice of Violations	6	5	0	**11**
Properties Receiving Cited for Violations	4	5	1	**10**
Final Lien Inspection Properties	14	19	10	**43**
Obtained Properties by COH	0	0	0	**0**
Abated Properties	0	1	0	**1**

Properties Receiving Preliminary Notice Letters

For the Period of September 13, 2013 – December 13, 2013

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
22	Westland Street	Northeast	12/10/13
50	Sanford Street	Northeast	12/10/13
56	Sanford Street	Northeast	12/10/13
158	Magnolia Street	Northeast	12/10/13
208	Magnolia Street	Northeast	12/10/13
234	Barbour Street	Northeast	12/10/13
246	Barbour Street	Northeast	12/10/13
252	Barbour Street	Northeast	12/10/13
458	Barbour Street	Northeast	12/10/13
462	Barbour Street	Northeast	12/10/13
296	Homestead Avenue	Upper Albany	12/10/13
44	Guilford Street	Clay Arsenal	12/10/13
36	Edgewood Street*	Northeast	7/19/12
154	Mather Street*	Clay Arsenal	1/24/13
19	Oakland Terrace*	Upper Albany	3/6/13
209	Westland Street*	Northeast	4/29/13
258.5	Capen Street *	Northeast	4/29/13
17	Cabot Street*	Upper Albany	8/15/13
62	Earle Street*	Northeast	8/15/13
366	Sigourney Street*	Upper Albany	8/15/13
414	Garden Street	Clay Arsenal	8/15/13
685	Garden Street* (FA)	Northeast	8/15/13
94	Homestead Avenue	Upper Albany	8/15/13
107	Barbour Street	Northeast	8/15/13

*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 September 13, 2013 – December 13, 2013

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
439	Edgewood Street	Northeast	4/12/2013
151	Brook Street	Clay Arsenal	4/12/2013
202	Mather Street	Clay Arsenal	4/22/2013
93	Enfield Street	Clay Arsenal	4/22/2013
83	Martin Street (FA)	Clay Arsenal	4/22/2013
139	Westland Street (FA)	Northeast	6/14/2013
63	Mahl Avenue (FA/Re-Entry)	Clay Arsenal	7/2/2013
212	Martin Street (Re-Entry)*	Northeast	7/2/2013
63	Seyms Street	Clay Arsenal	11/1/2013
123	Earle Street	Northeast	11/5/2013
128	Westland Street (Foreclosure/ Re-Entry)	Northeast	10/25/13

Properties Receiving Notice of Citation Letters

For the Period of September 13, 2013 – December 13, 2013

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
647	Garden Street	Northeast	12/4/12
51	Barbour Street (FA)	Northeast	1/11/13
95	Mansfield Street	Northeast	2/13/13
63	Mahl Street (FA)	Northeast	3/6/13
144	Mather Street	Clay Arsenal	3/25/13
152	Mather Street	Clay Arsenal	3/25/13
66	Pliny Street	Clay Arsenal	7/17/13
206	Mather Street	Clay Arsenal	7/17/13
436	Edgewood Street	Northeast	7/25/13
397	Sigourney Street (Re-entry)	Upper Albany	7/25/13

Final Lien Inspection Properties

For the Period of September 13, 2013 – December 13, 2013

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

Final Lien Inspection Properties Continued

For the Period of September 13, 2013 – December 13, 2013

Property Address		Neighborhood	Date Sent
88	Nelson Street	Northeast	4/8/2013
280	Garden Street	Clay Arsenal	6/14/2013
630	Garden Street	Northeast	6/14/2013
59	Magnolia Street	Upper Albany	6/17/2013
189	Vine Street	Upper Albany	6/17/2013
2285	Main Street	Northeast	6/20/2013
94	Edwards Street	Clay Arsenal	6/21/2013
53	Acton Street	Northeast	6/25/2013
233	Capen Street	Northeast	7/19/2013
63	Mansfield Street	Northeast	7/19/2013
63	Greenfield Street	Upper Albany	7/19/2013
45	Irving Street	Upper Albany	8/1/2013
62	Chestnut Street	Clay Arsenal	11/20/2013
246	Albany Avenue	Clay Arsenal	11/20/2013

Obtained Properties by the City

For the Period of September 13, 2013 – December 13, 2013

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 September 13, 2013 – December 13, 2013

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
77	Barbour Street	Northeast	11/13/2013

77 Barbour Street

Before

After

Before

After