

Quarterly Neighborhood Conditions Report

North District

Clay Arsenal | Northeast | Upper Albany

March 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.
- **Properties Being Monitored** – properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.
- **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.

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

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 December 7, 2012 – March 13, 2013

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	16	12	13	18	59
Properties Receiving Notice of Violations	4	5	1	12	22
Properties Receiving Cited for Violations	8	28	11	16	63
Monitoring Properties	0	0	7	9	16
Final Lien Inspection Properties	12	20	8	8	48
Abated Properties	3	1	0	0	4

Summary of North District Activity by Neighborhood

For the Period of December 7, 2012 – March 13, 2013

	Clay Arsenal	Northwest	Upper Albany	North Total
Properties Receiving Preliminary Notice Letters	5	6	1	12
Properties Receiving Notice of Violations	5	0	0	5
Properties Receiving Cited for Violations	6	17	5	28
Monitoring Properties	0	0	0	0
Final Lien Inspection Properties	5	10	5	20
Abated Properties	0	1	0	1

Properties Receiving Notice of Citation Letters

For the Period of December 7, 2012 – March 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
2285	Main Street	Northeast	3/7/13
94	Edwards Street	Clay Arsenal	3/6/13
212	Martin Street	Northeast	3/6/13
63	Mahl Avenue	Northeast	3/6/13
233	Capen Street	Northeast	2/14/13
95-97	Mansfield Street	Northeast	2/14/13
63	Mansfield Street	Northeast	2/14/13
189	Vine Street	Upper Albany	2/14/13
127	Nelson Street	Northeast	1/29/13
53-55	Acton Street	Northeast	1/29/13
45	Irving Street	Upper Albany	1/29/13
51	Barbour Street	Northeast	1/11/13
63-65	Greenfield Street	Upper Albany	1/10/13
59-61	Magnolia Street	Upper Albany	1/10/13
88	Nelson Street	Northeast	1/10/13
9	MAHL Avenue	Northeast	12/5/12
156	MATHER Street	Clay Arsenal	12/5/12
64	ENFIELD Street	Clay Arsenal	12/5/12
140	CLEVELAND Avenue	Northeast	12/4/12
630	GARDEN Street	Northeast	12/4/12
647-649	GARDEN Street	Northeast	12/4/12
3364	MAIN Street	Northeast	12/4/12
280	Enfield Street	Northeast	12/4/12
1391	MAIN Street	Clay Arsenal	8/21/12
280	GARDEN Street	Clay Arsenal	7/18/12

Final Lien Inspection Properties

For the Period of December 7, 2012 – March 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	Notes
397	Sigourney Street	Upper Albany	10/22/2012
710	WINDSOR Street	Northeast	1/31/2013
100	WALNUT Street	Clay Arsenal	11/20/2012
175	TOWER Avenue	Northeast	1/31/2013
684	GARDEN Street	Northeast	1/29/2013
11	JUDSON Street	Northeast	2/4/2013
638	GARDEN Street	Northeast	1/29/2013
48	BROOK Street	Clay Arsenal	10/22/2012
19	OAKLAND Terrace	Upper Albany	1/29/2013
712	GARDEN Street	Northeast	1/29/2013
109	ENFIELD Street	Upper Albany	10/22/2012
128	EDGEWOOD Street	Northeast	12/21/2012
270	ALBANY Avenue	Clay Arsenal	12/27/2012
96	NELSON Street	Northeast	10/12/2012
86	OAKLAND Terrace	Upper Albany	10/25/2012
2	PLINY Street	Clay Arsenal	10/24/2012
68	JUDSON Street	Northeast	10/25/2012
97	WILLIAMS Street	Clay Arsenal	10/25/2012
103	EARLE Street	Upper Albany	10/25/2012
159	CAPEN Street	Northeast	10/12/2012

Abated Properties

For the Period of December 7, 2012 – March 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
40	Mansfield Street	Northeast	1/24/2013

40 Mansfield St.



Before



After

Targeted Blighted Properties

“Implementing One City, One Plan” the Livable & Sustainable Neighborhoods Initiative (LSNI) has strived to enhance and protect the character of existing residential areas through code enforcement and encouraging homeowner(s) to rehabilitate their properties. Selected properties were identified by the community on Wednesday, June 29, 2011 as targeted blighted properties in the North District. The following is an update specifically for each blighted property:

51 Barbour St.



51 Barbour Street is currently in the Anti-Blight Ordinance Process, in the (NOV) status receiving a Notice of Violation. The owner took title on 8/22/2011 for \$10,000.00. Owner is working with the Hartford Community Loan Fund for financing. The property is vacant. In addition the property has been approved for the City's Assessment Deferral Program for 2012.

57 Barbour St.



57 Barbour Street the owner on title is deceased. The property is a vacant lot.

Targeted Blighted Properties

85 Barbour St.



85 Barbour Street, the City of Hartford took title on 1/3/2011 and demolished the structure on 12/2/10 for \$45,200. The property is a vacant lot.

135 Barbour St.



135 Barbour Street, the City of Hartford took title on 9/23/2010 and demolished the structure on 9/18/09 for \$76,000. The property is a vacant lot.

544 Garden St.



544 Garden Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. Wells Fargo Bank was foreclosing but instead agreed to donate property to the Hartford Community Loan Fund who in turn sold it to its current owner on 5/10/2012. He entered into a forbearance agreement with the City of Hartford. Property is currently under construction. In addition the property has been approved for the City's Assessment Deferral Program for 2012. The owner has active building, plumbing, electrical and mechanical permits.

Targeted Blighted Properties

638 Garden St.



638 Garden Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The owner took title on 7/8/2011. On 9/12/11 the owner received an environmental report which estimated that it would cost roughly \$168,000 to remediate the property. As of that date the owner has been trying to raise the funds needed to make the repairs. The property is vacant.

11 Judson St.



11 Judson Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The previous owner took title on 1/13/2012. After the property entered the ABO Process the current owner took title on 11/26 2012. In addition the property has been approved for the City's Assessment Deferral Program for 2011. The owner has active building and electrical permits.

178-180 Martin St.



178-180 Martin Street, the property is owned by Homevision Enterprises LLC . The property has a foundation for a new structure on site for several months.

Targeted Blighted Properties

272 Garden St.



272 Garden Street is owned by City of Hartford since 10/5/2000. Property has been marketed for sale through the Housing Division's Rolling Sales List. The property is vacant.

280 Garden St.



280 Garden Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The owner has been in court with insurance company as a result of a fire on 6/14/2003. The owner has a judgment in the amount of roughly \$820,000 which he has been unable to collect on. The property is vacant.

411 Garden St.



411 Garden Street, the City of Hartford demolished the structure on 9/1/09 as a result of a fire. The cost of the demolition was \$41,200. The property is a vacant lot.

Targeted Blighted Properties

479 Garden St.



479 Garden Street, the City of Hartford entered into a forbearance agreement with the current owner who took title on 4/27/12. New owner pulled permits, completed construction and abated all Anti-Blight Ordinance Violations. The owner still has active building, plumbing, electrical and mechanical permits.

65 Pliny St.



65 Pliny Street, the City of Hartford took title on 8/31/10 and demolished the structure on 11/30/09 for \$35,130. The property is a vacant lot.

69 Pliny St.



69 Pliny Street, the owner CIL Affordable Housing Incorporated took title on May 17, 2011 for \$38,000.00 and the Certificate of Occupancy was issued 6/21/2012. CIL is now marketing the property for sale. In addition the property has been approved for the City's Assessment Deferral Program for 2012.

Targeted Blighted Properties

100 Walnut St.



100 Walnut Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The City of Hartford demolished one of the two structures on this site on 12/24/09 for \$49,913.18. The property still has some remaining contaminated soil. Lot is odd shaped in L formation with access on both Walnut Street and Edwards Street. The property is vacant.

240 Walnut St.



240 Walnut Street, is a former gas station and could have environmental issues. In addition the property has been approved for the City's Assessment Deferral Program for 2005. The property is occupied however it is in foreclosure with American Tax Funding.

890 Albany Ave.



No Update

Targeted Blighted Properties

424 Homestead Ave.



424 Homestead Avenue is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The property is in foreclosure with American Tax Funding. Site also has potential environmental issues. The property is vacant. The LSNI Crew cleaned the exterior of the property on 9/7/12 for \$6,069.09. The cost for the clean-up has been certified to the tax roll.