

Quarterly Neighborhood Conditions Report

South District

Barry Square | Behind the Rocks | South End | Southwest

June 14th, 2013



CITY OF HARTFORD
Pedro E. Segarra, Mayor

Table of Contents

Anti-Blight Ordinance Violation Conditions	Page 3
Definitions	Page 4
Summary of LSNI Anti-Blight Activity	Page 5
Anti-Blight Report by South District Neighborhoods	
• Summary (Barry Square, Behind the Rocks, South End, Southwest)	Page 6
• Properties Receiving Preliminary Notice Letters	Page 7
• Properties Receiving Notice of Violations Letters	Page 8
• Properties Receiving Notice of Citations Letters	Page 9
• Properties Being Monitored	Page 10
• Final Lien Inspection Properties	Page 11
• Abated Properties	Page 12
Blighted Property Updates	Page 13

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 March 13, 2013 – June 14, 2013

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	15	8	12	12	47
Properties Receiving Notice of Violations	7	11	7	10	35
Properties Receiving Cited for Violations	7	23	14	17	61
Monitoring Properties	0	0	2	8	10
Final Lien Inspection Properties	16	29	12	10	67
Abated Properties	1	0	1	4	6

Summary of South District Activity by Neighborhood

For the Period of March 13, 2013 – June 14, 2013

	Barry Square	Behind the Rocks	South End	South West	South Total
Properties Receiving Preliminary Notice Letters	9	0	1	2	12
Properties Receiving Notice of Violations	1	0	3	3	7
Properties Receiving Cited for Violations	9	0	2	3	14
Monitoring Properties	2	0	0	0	2
Final Lien Inspection Properties	11	1	0	0	12
Abated Properties	1	0	0	0	1

Abated Properties

For the Period of March 13, 2013 – June 14, 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
56	Bond Street	Barry Square	5/15/13

56 Bond Street



Before



After

Blighted Property Updates

34 Lisbon Street



34 Lisbon Avenue has been issued a Certificate of Completion for the electrical, plumbing, mechanical and building structure work done on the property on 2/7/2013.