

Quarterly Neighborhood Conditions Report

West District

Asylum Hill | Blue Hills | Parkville | West End

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 West District Activity by Neighborhood

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

	Asylum Hill	Blue Hills	Parkville	West End	West Total
Properties Receiving Preliminary Notice Letters	4	5	3	3	15
Properties Receiving Notice of Violations	3	2	2	1	8
Properties Receiving Cited for Violations	1	1	2	3	7
Final Lien Inspection Properties	6	8	5	2	21
Obtained Properties by COH	0	0	0	0	0
Abated Properties	1	0	2	3	6

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	Notes
33	Newton Street	Parkville	7.27.13
99/101	Amity Street	Parkville	6.18.13
56	W. Morningside Street	Blue Hills	3.8.13
181	Sisson Avenue	West End	3.11.13
363	Blue Hills Ave	Blue Hills	7.27.13
17	Townley Street (FA)	Asylum Hill	3.11.13
15	Townley Street (FA)	Asylum Hill	3.12.13
26	Chatham Street	Blue Hills	10.17.12
23	Sargeant Street	Asylum Hill	10.12.12
26	Gray Street	West End	10.12.12
28	Gillett Street	Asylum Hill	7.27.13
49	Pershing Street (FA)	Blue Hills	3.8.13
72	James Street	Parkville	7.30.13
169	Bartholomew Avenue	Parkville	4.2.13
262	Palm Street	Blue Hills	6.18.13
43	Niles Street	Asylum Hill	4.18.13
38	Burnham Street	Blue Hills	7.12.13
79	Lebanon Street	Blue Hills	7.12.13
26	New Park Avenue	Parkville	8.5.13
28	Gillett Street	Asylum Hill	7.27.13
262	Palm Street	Blue Hills	6.19.13

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

Closed Properties

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

Closed Properties – The property is no longer in the Anti-Blight Process due to new ownership, death of owner, foreclosure/auction, hearing appeal decision etc.

Property Address		Neighborhood	Notes
237	Hamilton Street	Parkville	Appeal Approved
63	Niles Street	Asylum Hill	1 Violation Remain
34	Girard Street	West End	Probate

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
15	Kibbe Street	Parkville	8.28.13
219	Collins Street	Asylum Hill	8.28.13
322	Prospect Avenue	West End	3.2.13
118	Madison Avenue	Parkville	12.4.13
1234	Prospect Avenue	West End	12.4.13
217	Beacon Street	West End	12.4.13

15 Kibbe Street



Before



After

219 Collins Street



Before 12



After

Abated Properties

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

322 Prospect Street



Before



After

118 Madison Avenue



Before



After

Abated Properties

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

1234 Prospect Street



Before



After

217 Beacon Street



Before



After