

# Quarterly Neighborhood Conditions Report

## West District

Asylum Hill | Blue Hills | Parkville | West End

March 13<sup>th</sup>, 2013



**CITY OF HARTFORD**  
*Pedro E. Segarra, Mayor*

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# Anti-Blight Ordinance Violation Conditions

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## 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

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**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

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

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

# Summary of West District Activity by Neighborhood

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

	Asylum Hill	Blue Hills	Parkville	West End	West Total
Properties Receiving Preliminary Notice Letters	3	5	6	4	<b>18</b>
Properties Receiving Notice of Violations	2	4	4	2	<b>12</b>
Properties Receiving Cited for Violations	5	3	6	2	<b>16</b>
Monitoring Properties	3	2	3	1	<b>9</b>
Final Lien Inspection Properties	3	3	0	2	<b>8</b>
Abated Properties	0	0	0	0	<b>0</b>

# Properties Receiving Preliminary Notice Letters

For the Period of December 7, 2012 – March 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
<b>15</b>	Marshall Street	ASYLUM HILL	3/8/12
<b>152</b>	Francis Avenue	PARKVILLE	5/4/12
<b>171</b>	South Whitney Street	WEST END	5/14/12
<b>63</b>	Evergreen Avenue	WEST END	5/14/12
<b>63</b>	Sisson Avenue	PARKVILLE	6/19/12
<b>104/106</b>	Westbourne Parkway	BLUE HILLS	7/19/12
<b>23</b>	Burnham Street	BLUE HILLS	8/9/12
<b>1234</b>	Prospect Avenue	WEST END	9/14/12
<b>81</b>	Palm Street	BLUE HILLS	10/24/2012
<b>78/80</b>	Prospect Avenue	PARKVILLE	1/24/2013
<b>118</b>	Madison Avenue	PARKVILLE	1/24/2013
<b>189</b>	Sigourney Street	ASYLUM HILL	1/24/2013
<b>79</b>	Lebanon Street	WEST END	1/24/2013
<b>38</b>	Burnham Street	BLUE HILLS	3/6/2013
<b>64</b>	E. Burnham Street	BLUE HILLS	3/6/2013
<b>219</b>	Collins Street	ASYLUM HILL	3/6/2013
<b>237</b>	Hamilton Street	PARKVILLE	3/6/2013
<b>322/324</b>	Prospect Avenue	PARKVILLE	3/6/2013



# 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
<b>62</b>	Chadwick Avenue	PARKVILLE	8/14/2012
<b>26</b>	Chatham Street	BLUE HILLS	5/8/2012
<b>625</b>	Blue Hills Avenue	BLUE HILLS	5/8/2012
<b>335</b>	Laurel Street	ASYLUM HILL	5/8/2012
<b>63</b>	Niles Street	ASYLUM HILL	5/7/2012
<b>169</b>	Bartholomew Avenue	PARKVILLE	5/7/2012
<b>16</b>	Marshall Street	ASYLUM HILL	5.31.12 CLOSED 12.28.12
<b>154</b>	Francis Avenue	PARKVILLE	9.27.12
<b>33</b>	Newton Street	PARKVILLE	1.3.13
<b>267</b>	Farmington Avenue	ASYLUM HILL	
<b>194</b>	South Whitney Street	WEST END	1.14.13
<b>127</b>	Whitney Street	WEST END	1.14.13
<b>99/101</b>	Amity Street	PARKVILLE	1.09.13
<b>28</b>	Gillett Street	ASYLUM HILL	
<b>72</b>	James Street	PARKVILLE	1.4.13
<b>262</b>	Palm Street	BLUE HILLS	1.8.13





# 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
N/A	N/A	N/A	N/A

# Targeted Blighted Properties

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“Implementing One City, One Plan” the City of Hartford 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 22, 2011 as targeted blighted properties in the West District. The following is an update specifically for each blighted property:

## 45 Bartholomew Ave.



45 Bartholomew Avenue, the owner Bartholomew Capital LLC acquired the property through foreclosure sale on 12/15/2010. Site has two vacant structures on it.

## 156-158 Bartholomew Ave.



156-158 Bartholomew Avenue, the property structure has been demolished and site has been cleaned and cleared on 8/30/12. The City of Hartford paid \$60,040.00 for the demolition in which the cost has been certified to the tax roll. The demolition abated all potential blight violation. The owner has expressed their intention of deeding the land to the City. The property is delinquent on taxes owe to several entities.

# Targeted Blighted Properties

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## 169 Bartholomew Ave.



169 Bartholomew Avenue is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The owner has been in contact with City Blight Inspector and has made many improvements to the property to address the ABO violations on the property. Work has been halted by Connecticut's Department of Energy and Environmental Protection. The owner took title 10/4/04.

## 1556 Park St.



1556 Park Street was in the Anti-Blight Ordinance Process, and abated all ABO violations on 5/22/12. They are continual fixing the property in order to get tenants back in the house, one floor at a time. The owner has active electrical permits.

## 9-11 Orange St.



9-11 Orange Street, is a vacant building. The property does not have enough potential Anti-Blight violations observed to begin the Anti-Blight Ordinance Process. The property is bank-owned. The owner has active building, electrical and mechanical permits.

# Targeted Blighted Properties

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## 23 Burnham St.



23 Burnham Street Avenue is currently in the Anti-Blight Ordinance Process, in the (PABOL) status receiving a Preliminary Notice Letter. The owner on title is deceased and the owner's daughter is trying to work with probate and bank which she believes is foreclosing on property.

## 202 Burnham St.



202 Burnham Street is a vacant however the property is under construction. The owner has active building, plumbing and mechanical permits.

## 50 Durham St.



50 Durham Street is currently in the Anti-Blight Ordinance Process, in the (CIT) status receiving a Notice of Citation. The property has been purchased and new owner has entered into forbearance agreement with the City. 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

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**262 Palm St.**



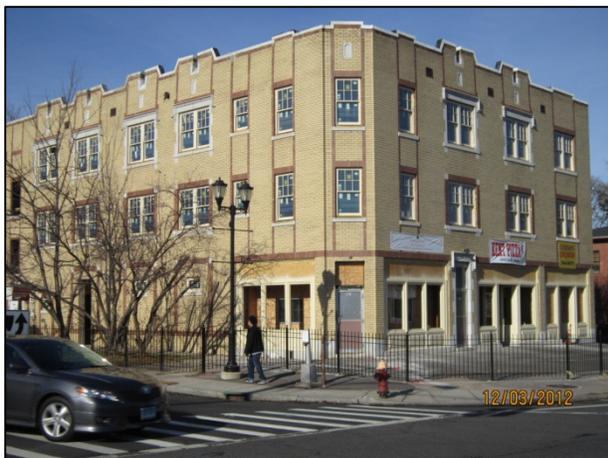
262 Palm Street is currently in the Anti-Blight Ordinance Process, in the (NOV) status receiving a Notice of Violation. The property is vacant and there has been no response to the violations attached to the property.

**181 Collins St.**



181 Collins Street was issued a Certification of Occupancy (CO) on 12/13/11. The property is a two family house. In Addition the property has been approved for the City's Assessment Deferral Program for 2012.

**207 Garden St.**



207 Garden Street, the owner is NINA and the property is under construction. NINA took title on 10/29/2010. In Addition the property has been approved for the City's Assessment Deferral Program for 2012. The owner has active building and electrical permits.

# Targeted Blighted Properties

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**47 May St.**



No update

**156 Sargeant St.**



156 Sargeant Street has been abated of all potential blight violations. The owner is NINA who took title on 7/1/2011. The City of Hartford's Housing Division used Neighborhood Stabilization Program (NSP) funds to help finance the renovation. In addition the property has been approved for the City's Assessment Deferral Program for 2012. Certificate of Occupancy was issued on 12/6/12.

**199 Sargeant St.**



199 Sargeant Street, the owner is NINA and the property is under construction. NINA took title on 2/3/2012. 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

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## 241 Sargeant St.



241 Sargeant Street is being foreclosed by Citifinancial Inc. The last court action was on 4/19/2012.

## 314 Sargeant St.



314 Sargeant Street is an occupied building. The property does not have enough potential Anti-Blight violations observed to begin the Anti-Blight Ordinance Process. The property has attracted several criminal activities.

## 217 Beacon St.



217 Beacon Street, the West End Civic Association (WECA) foreclosed on the property and then sold the title to local developer Oxford Builders on 9/17/2012 to conduct the renovations. Owner was issued building permits on 10/19/2012.

# Targeted Blighted Properties

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## 34 Girard Ave.



34 Girard Street is currently in the Anti-Blight Ordinance Process, in the (NOV) status receiving a Notice of Violation. The owner is in probate court to finalize the ownership to the property and is actively working to be accepted for the Health's lead hazard remediation program. The owner has made improvements to most violations, working with Housing and LSNI on rehab programs. In addition the property has been approved for the City's Assessment Deferral Program for 2012.

## 143-145 Whitney St.



143-145 Whitney Street was in the Anti-Blight Ordinance Process, and abated all ABO violations during the June 2012 quarter.

## 171 S. Whitney Ave.



171 S. Whitney Street was in the Anti-Blight Ordinance Process, and abated all ABO violations during the September 2012 quarter. Certificate of Completion was issued. The owner has active building, plumbing, electrical and mechanical permits issued in July 2012.