

Livable & Sustainable Neighborhoods Initiative

*Quarterly Meeting with
City-Wide Neighborhood Leaders/Stakeholders
21 June 2012*



CITY OF HARTFORD

Pedro E. Segarra, Mayor





Thank you for Your Commitment to Engagement

Quarterly Stakeholder Meetings – Programmatic Updates

6 September 2012 (Tentative)

December 2012

March 2013

Quarterly District-Based Meetings –City Action & Stakeholder Participation

Central - September 11, City Hall

South - September 5, South End Wellness Center

North - September 12, Ropkins Branch Library

West - September 13, Parkville Community Center

NRZ Meetings –

As Scheduled by NRZs

Constituent Services attend regularly – Brittany Joiner and Isis Irizarry



LSNI PROGRAM TO DATE

ANTI-BLIGHT ENFORCEMENT & PROGRESS

PROGRAM SUSTAINABILITY

SIDEWALK IMPROVEMENT PROGRAM

QUALITY OF LIFE MATTERS



LSNI Program to Date

Four Districts for Two Years

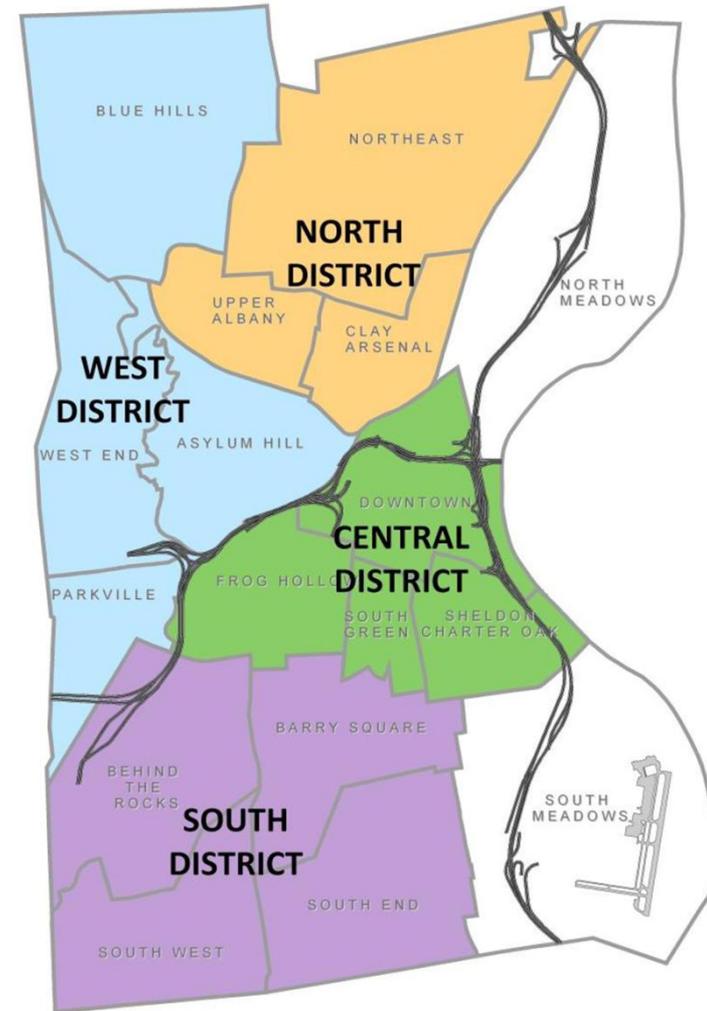
Focus On Blight Reduction

- Code enforcement
- Assist owner to rehabilitate
- Acquisition and rehabilitation
- Demolition (last resort)

Coordination of Infrastructure & Community Development Projects

Programmatic Alignment

Performance Measurement





LSNI Program to Date

Legislative Activity and Support

- 2009: Anti-Blight Ordinance Re-Established by Council
- July 2011: Mayor Declares Blight Emergency
- July 2011: Council Appropriates Bond Funding for LSNI
- November 2011: Council amends sec. 9-94, Anti-Blight Program, to establish a special fund to deposit fines, penalties, & lien repayments, to be used for all costs related to remediating, enforcing, securing, and remediation of blight.
- February 2012 City Council adopts C.G.S. 7-148ff, authorizing the appointment of Special Assessment Study Committee

Target – a self-sustaining initiative



LSNI Program to Date

Program Conception & Outreach: Summer 2011

LSNI Roll-Out: January 2012

Citywide Effort, broken out into four district teams

Focus On Blight Reduction and Neighborhood Improvement

Coordination of City Resources

DDS, HHS, DPW, Police, Fire, and Corp. Counsel

Initial and Regular Consultation w/ Neighborhoods and Stakeholders

District-Based – Past two weeks

Citywide – March 15th



LSNI Program to Date

Review of Anti-Blight Activity to Date

Making the Initiative Sustainable

Capital Improvements and Proposed Rehabilitation Areas

Addressing Quality of Life Issues



Anti-Blight Enforcement & Progress

City Ordinance: Property Can be deemed Blighted if at least 2 of the following conditions exist:

- (1)** Exterior windows or doors are broken or missing or are not secured and painted
- (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.

LIVABLE & SUSTAINABLE NEIGHBORHOODS INITIATIVE



Anti-Blight Enforcement & Progress

Defining the Problem: City-Wide Property Survey – Autumn 2011

Based on Anti-blight Ordinance

20,000+ properties surveyed

771 “potentially blighted” properties

Regular feedback and input from neighborhoods

Addressing the Problem: Regular, interdepartmental focus

Code enforcement for self-rehabilitation

Assist owner to rehabilitate

Acquisition and rehabilitation

Demolition (last resort)



Anti-Blight Enforcement & Progress

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.



Anti-Blight Enforcement & Progress

As of March 15 City-wide Stakeholder Meeting:

	West	South	North	Central	Citywide
Properties Receiving Preliminary Notice Letters	8	4	17	11	40
Properties Receiving Notice of Violations	14	13	20	16	63
Properties Receiving Cited for Violations	0	0	0	0	0
Total Properties	22	17	37	27	103



Anti-Blight Enforcement & Progress

As of June 1:

	West	South	North	Central	Citywide
Properties Receiving Preliminary Notice Letters	12	4	9	2	27
Properties Receiving Notice of Violations	7	5	23	8	43
Properties Receiving Cited for Violations	11	11	5	14	41
Monitoring Properties	12	4	5	3	24
Abated Properties	8	4	8	5	25
Total Properties	50	28	50	32	160

Full Quarterly Neighborhood Conditions Report available at:

www.hartford.gov/LSNI



Initiative Sustainability

Legislative Activity

- November 2011: Council amends sec. 9-94, Anti-Blight Program, to establish a special fund to deposit fines, penalties, & lien repayments, to be used for all costs related to remediating, enforcing, securing, and remediation of blight.
- February 2012: City Council adopts C.G.S. 7-148ff, authorizing the appointment of Special Assessment Study Committee
- Study convened in March – May 2012 to develop criteria for a special assessment on blighted property
 - Six taxpayers and six department heads
 - Defining blight as persistently vacant

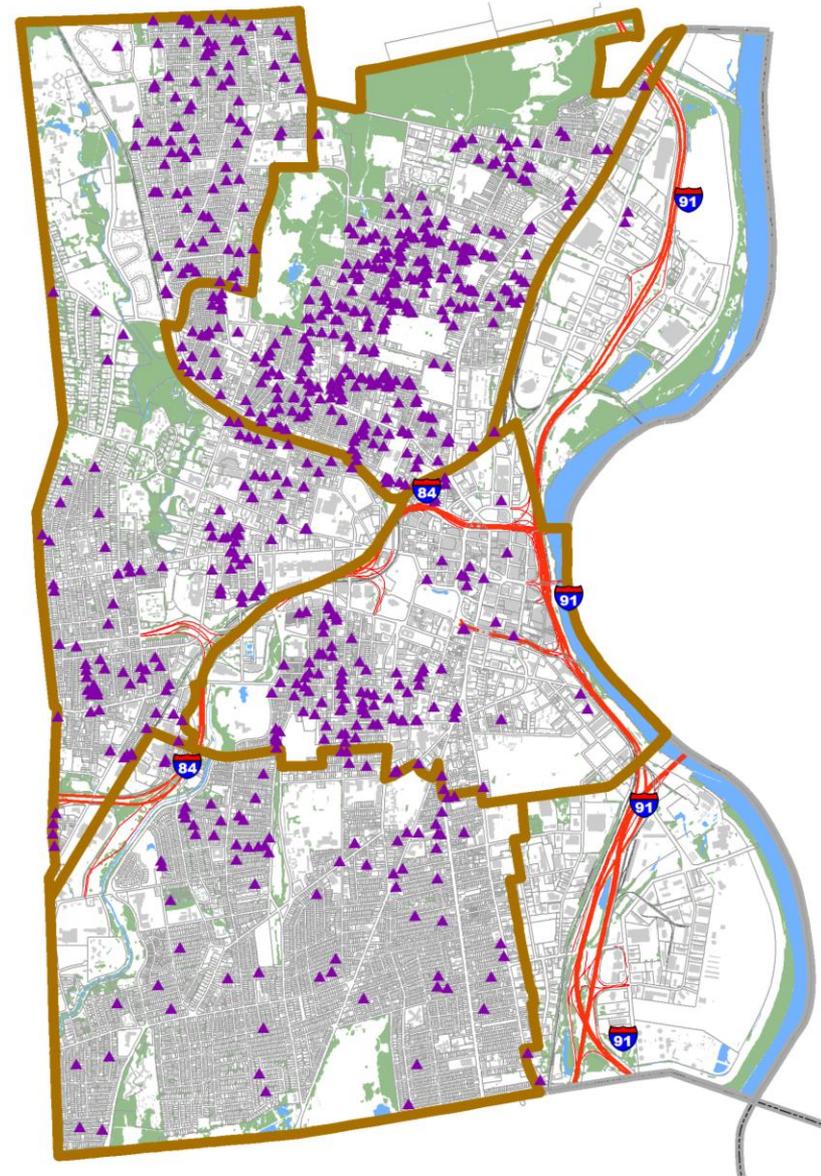


Initiative Sustainability

Vacant Property Survey

- North - 320
- West - 203
- Central - 110
- South - 77

Citywide Survey Completed in
May 2012





Initiative Sustainability

Under Consideration by the City Council

- Blight, as defined as persistent vacancy has a real cost associated with it
 - Enforcement
 - Remediation
 - Police/fire
 - Etc
- Special Assessment would shift cost of blight enforcement, remediation and collateral to properties that are causing the problem
- Incentivizing redevelopment by changing the economic calculation on letting property go unoccupied or deteriorated



Sidewalk Improvement Program



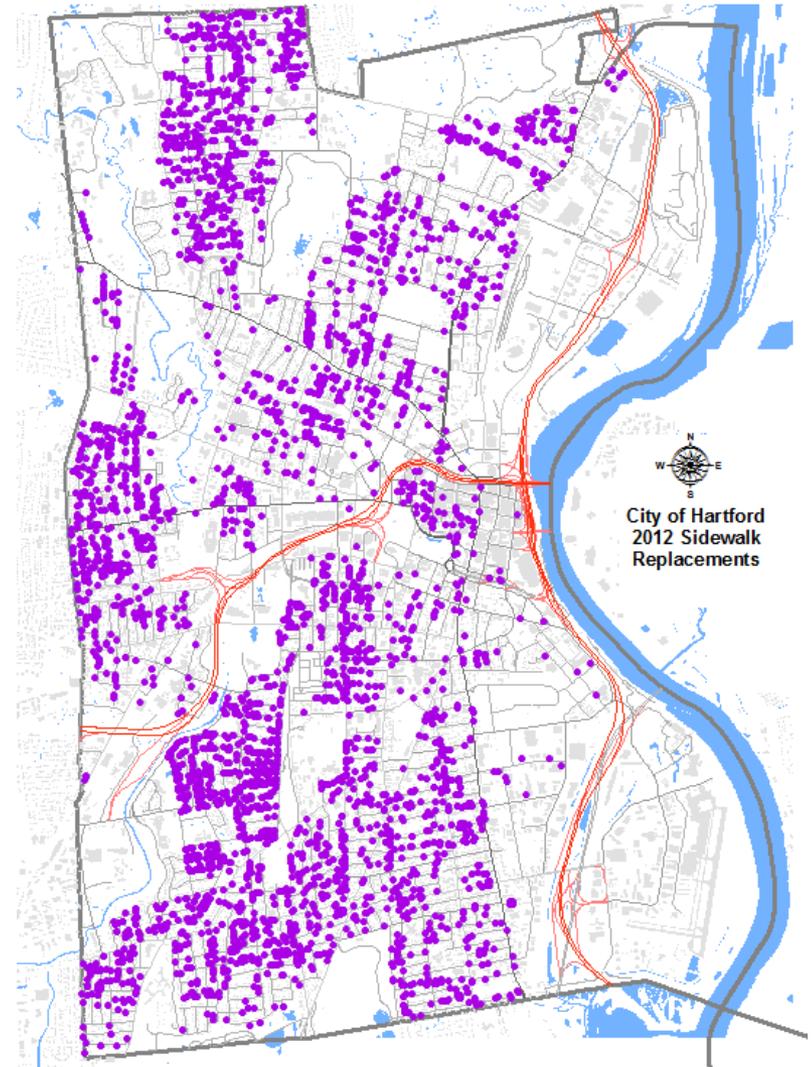


Sidewalk Improvement Program

20 Years of Neglect

- Property owners are responsible for sidewalk maintenance and repair
- 4,200 Complaints Registered
- 4,200 Notices Sent
- 0 Notices Followed-Up On
- Current condition of 4,200 Notices is Unknown
- \$23,400,000: Cost of repair if all are still in poor condition

**Current situation doesn't work;
We need a strategy**





Sidewalk Improvement Program

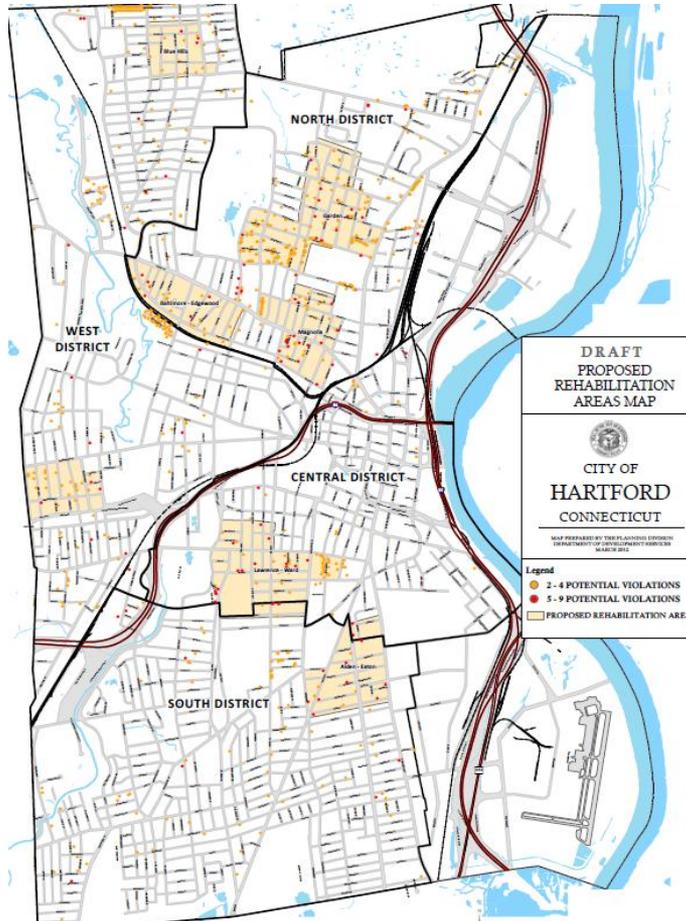
Immediate Action

- Premise 1: Areas of blight and disinvestment are least likely to have owners willing to repair and maintain sidewalks
- Premise 2: Sidewalks in state of disrepair perpetuate the cycle of disinvestment and hurt responsible property owners
- Task 1: Identify deteriorated sidewalks in areas of disinvestment
- Task 2: Avoid MDC conflicts
- Task 3: Invest 300-400K in sidewalk repair in rehabilitation areas

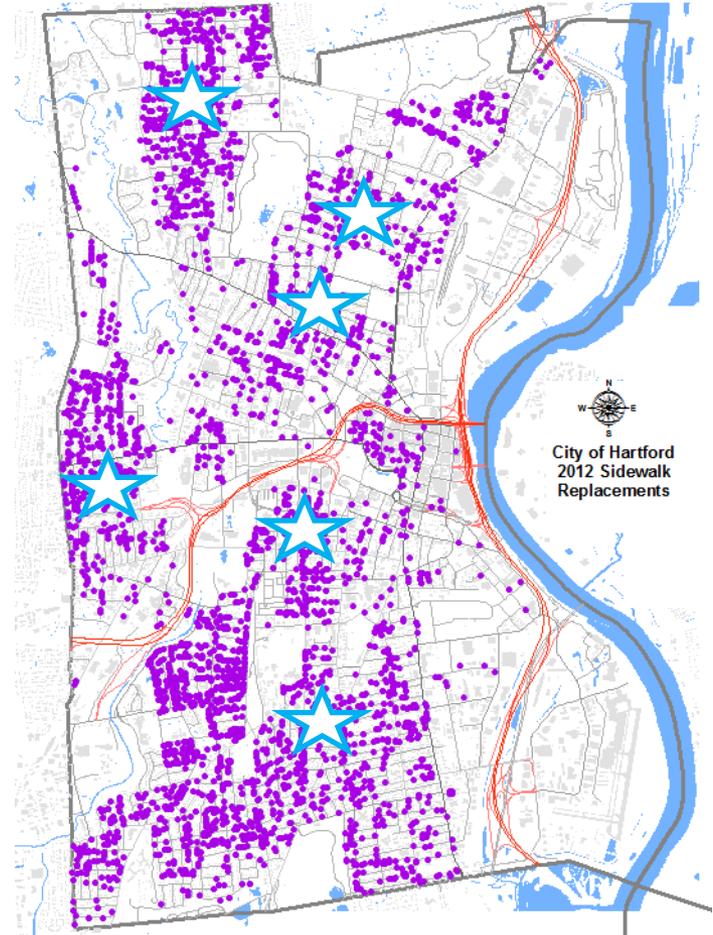


Sidewalk Improvement Program

Immediate Action – Starting July 2012



Concentrated Potential Blight



20 Years of Complaints / 2012 Repair Areas



Sidewalk Improvement Program

Longer Term Improvement

- Summer 2012: DPW Will survey and inspect all outstanding cases
- Fall 2012: Properties in still in violation will receive notices
- 2013 & Beyond: Based on inspection results, property owners will have options (see next slide) to partner with City for repair
- 2013 & Beyond: Proactive repair of substandard sidewalks in LSNI Rehabilitation Areas (subject to yearly adjustment), and in advancement of Mayoral priorities



Sidewalk Improvement Program

Longer Term Improvement

Future Sidewalk Replacement Program Options			
1	2	3	4 (in Rehab areas)
Property Owner Pays 100%	Property Owner Pays 100% over 5 years	City 50%, Owner 50% over 5 yrs	City pays 100%
	<ul style="list-style-type: none"> The City pays the initial cost of sidewalk replacement 	<ul style="list-style-type: none"> The City pays the initial cost of sidewalk replacement 	The City pays the full cost of sidewalk replacement.
Property owner pays full cost of sidewalk replacement	<ul style="list-style-type: none"> Property owner repays 100% of the cost over 5 years 	<ul style="list-style-type: none"> Property owner repays 50% of the cost over 5 years 	
City accepts the sidewalk	<ul style="list-style-type: none"> City accepts the sidewalk 	<ul style="list-style-type: none"> City does not accept the sidewalk 	City does not accept the sidewalk



Quality of Life Matters

State's "City Canvas" Program:

- Competitive Grant program offered to cities
- State sets guidelines, Cities make partnerships and proposals
- Promotion of Public Art, Place-Making and Community Building



- City of Hartford Partnered with RealArtways & Wadsworth Atheneum
- Work will feature Charter Oak on a Concrete Façade, Enlivened by Flowing water



Quality of Life Matters

A Model for “Neighborhood Canvas” in Hartford?

- Competitive Grant program between neighborhoods in each district
- City sets guidelines; neighborhoods make partnerships and proposals
- Promotion of Public Art, Place-Making and Community Building



Is this something we'd like to do?



Quality of Life Matters

Sidewalks – short and long term improvement

Illegal Dumping – targeted cleanup and identifying camera locations

Abandoned Vehicles – developing procedures for towing

Bill-Posting – research phase

Graffiti – completed research and getting input on an approach



Quality of Life Matters

What is Graffiti, and when is it Vandalism?





Quality of Life Matters

What is Graffiti, and when is it Vandalism?





Quality of Life Matters

What is Graffiti, and when is it Vandalism?





Quality of Life Matters

The Floor is Open...

What do you think?