



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: 8-24 Review of Municipal Improvements for the transfer of five city-owned properties to the Hartford Land Bank for consideration on July 12, 2022

STAFF REPORT

TO: Planning & Zoning Commission
PREPARED BY: Evelyne St-Louis, Senior Planner (evelyne.st-louis@hartford.gov)

PROJECT: Transfer of Five (5) City-Owned Properties to the Hartford Land Bank

STREET ADDRESS	PARCEL ID	ZONE	HISTORIC DISTRICT
98-100 Capen Street	241-164-039	NX-1	Capen Clark National Historic District
102-104 Capen Street	241-164-038	NX-1	Capen Clark National Historic District
165 Capen Street	219-224-166	NX-1	Capen Clark National Historic District
297-299 Enfield Street	217-107-075	NX-1	n/a
55 Lincoln Street	227-543-059	NX-2	Allen Place-Lincoln Street National Historic District

ENERGOV ID: P&Z-COMM-2022-0655

ZONE: See above

TYPE: Review of Municipal Improvements Per Connecticut General Statutes Section 8-24

APPLICANT: City of Hartford Court of Common Council

OWNER: City of Hartford

BACKGROUND INFORMATION

The application is for an 8-24 Review of Municipal Improvements. The referral notice, dated June 27, 2022, is a communication from Mayor Bronin to the Court of Common Council regarding a proposed resolution that would authorize a transfer of five city-owned properties to the Hartford Land Bank (see Attachment 1). All five parcels contain residential structures. These parcels were acquired by the City through tax deed sales or foreclosure due to blight liens.

A timeline of recent actions taken by the Court of Common Council (the Council) and the Planning & Zoning Commission (PZC) related to the Hartford Land Bank (HLB) is provided below:

- In 2017, the Council adopted a resolution for the creation of the HLB as a tool to prevent blight and to repurpose abandoned properties.
- In August 2020, the Council and the PZC approved a first transfer of seven city-owned properties to the HLB (refer to P&Z-COMM-2020-0238).
- In March 2022, the Council and PZC approved a Memorandum of Understanding to define the terms and conditions of transactions between the City and HLB (see Attachment 2). A transfer of thirteen city-owned properties to the HLB was also approved at this time (refer to P&Z-COMM-2022-0577).
- In April 2022, five additional properties were transferred to the HLB (refer to P&Z-COMM-2022-0599). Attachment 3 includes a list of all previously transferred properties.

KEY APPLICATION TIMELINES

- Referral Date: June 27, 2022.
- Date Received: June 30, 2022.
- Scheduled for Planning, Economic Development & Housing Committee: July 6, 2022.
- Scheduled to be heard by the Planning & Zoning Commission: July 12, 2022.
- Council Public Hearing Date: July 18, 2022.
- Anticipated Council Meeting Date: August 15, 2022.

LEGAL STANDARD

Standard for Application Type:

The Commission advises the city council and city agencies about municipal improvements in accordance with 8-24 of the general statutes and section 1.3.10 of the Zoning Regulations. The Commission must primarily consider whether the municipal improvement will be completed in a manner consistent with the comprehensive plan of development.

STANDARD SPECIFIC TO THE USE

Zoning Regulations Section 1.3.10: Review of Municipal Improvements

C. Review Criteria:

- (1) In reviewing proposals for municipal improvements, the commission shall focus primarily on whether the municipal improvement will be completed in a manner consistent with the comprehensive plan of development.
- (2) The Commission shall not base its decision solely on financial matters (including but not limited to the cost to the city of the municipal improvement).

Plan of Conservation & Development (POCD)

Grow400: Make Hartford's economy more prosperous

- Grow the grand list
- Incentivize rehabs of historic homes
- Infill, infill, infill
- Use local contractors in a small-repairs program

Live400: Make Hartford's community more equitable

- Transform 500 properties with the land bank
- Build 5,000 new housing units
- Repair and maintain aging housing stock
- Increase homeownership by 50%

FINDING OF FACTS

The five parcels proposed to be transferred are listed below, with accompanying maps and data.

Address: 98-100 Capen Street
Parcel ID: 241-164-039
Zoning District: NX-1
Historic District: Capen Clark National Historic District
Planning District: North

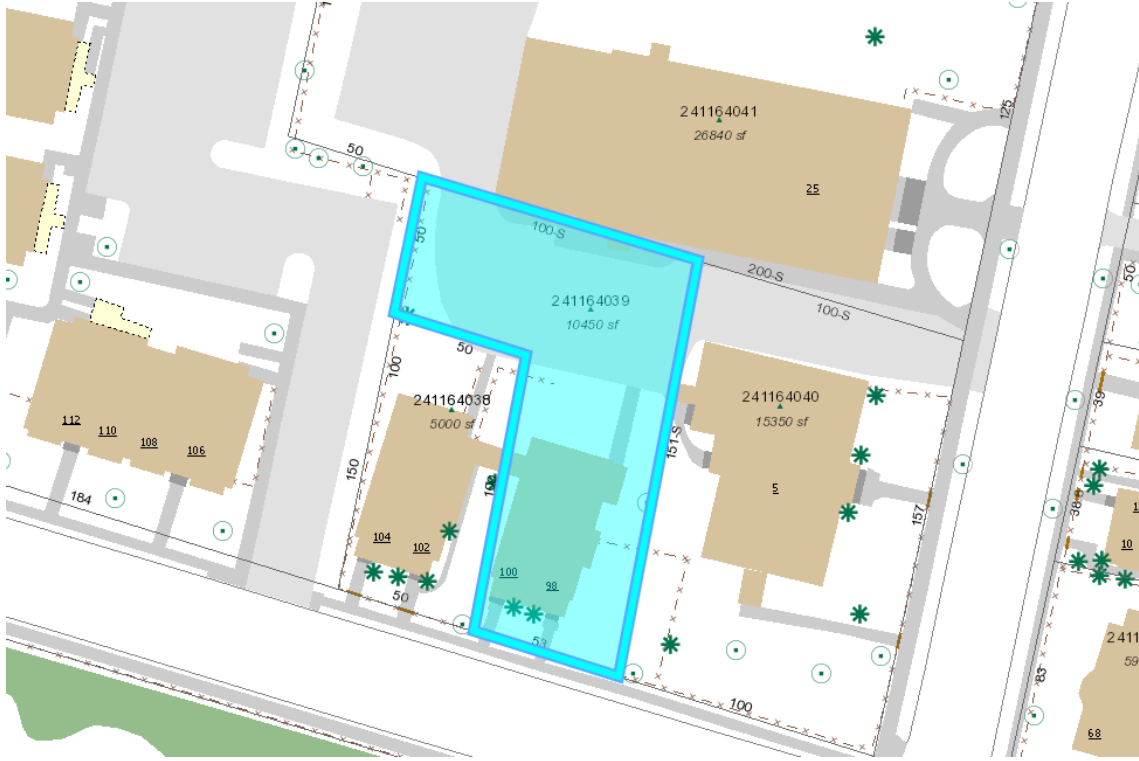


Figure 3. City of Hartford GIS Map (2022) and Google Streetview (October 2020) of 92-100 Capen Street.

Address: 102-104 Capen Street
Parcel ID: 241-164-038
Zoning District: NX-1
Historic District: Capen Clark National Historic District
Planning District: North

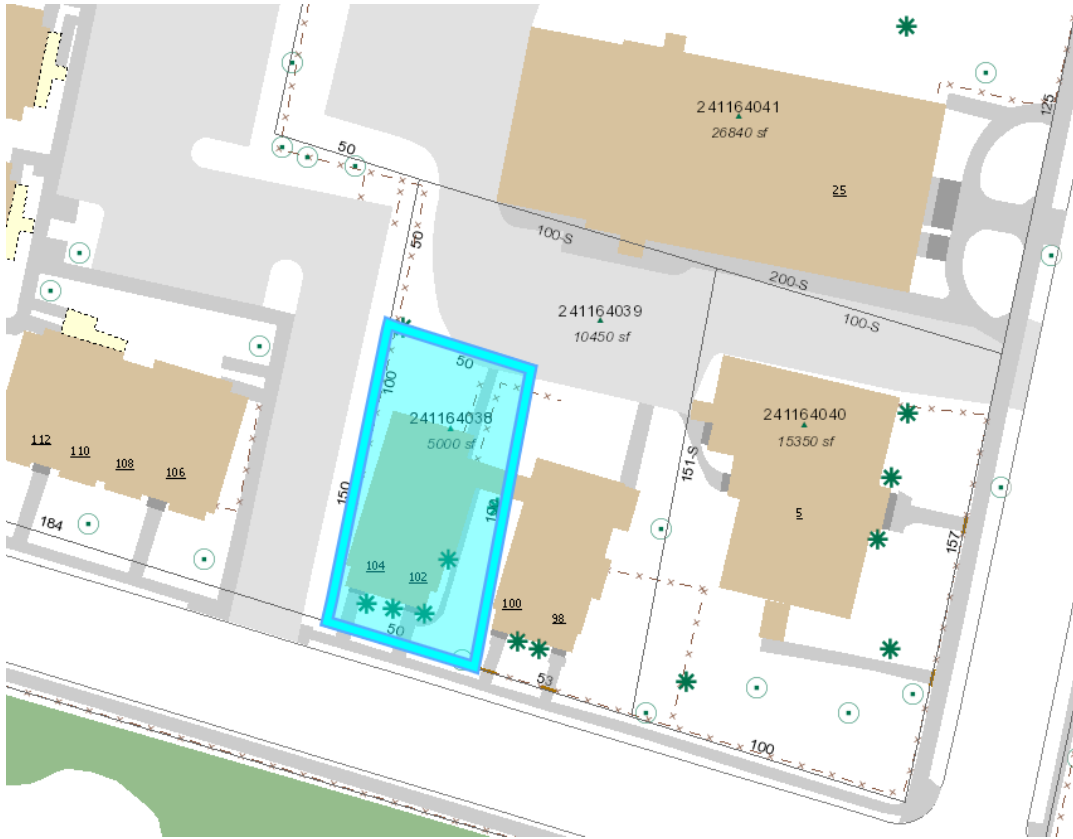


Figure 4. City of Hartford GIS Map (2022) and Google Streetview (October 2020) of 102-104 Capen Street.

Address: 297-299 Enfield Street
Parcel ID: 217-107-075
Zoning District: NX-1
Historic District: None
Planning District: North

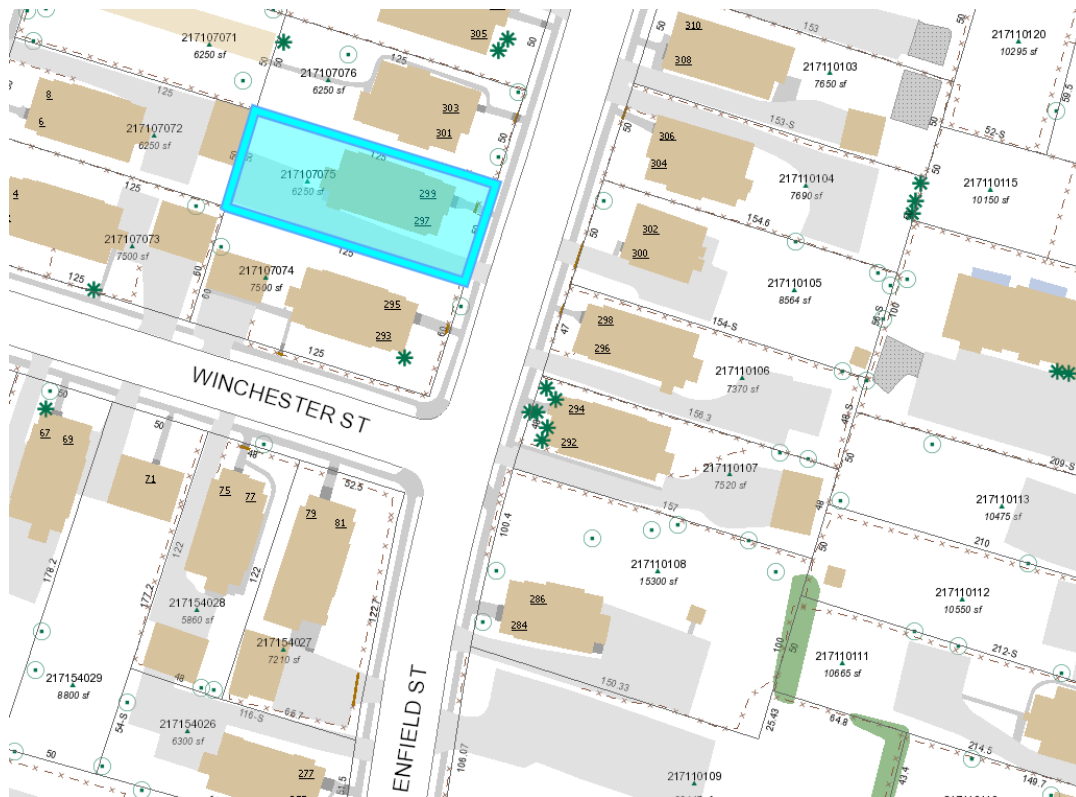


Figure 6. City of Hartford GIS Map (2022) and Google Streetview (October 2020) of 297-299 Enfield Street.

Address: 55 Lincoln Street
Parcel ID: 227-543-059
Zoning District: NX-2
Historic District: Allen Place-Lincoln Street National Historic District
Planning District: South

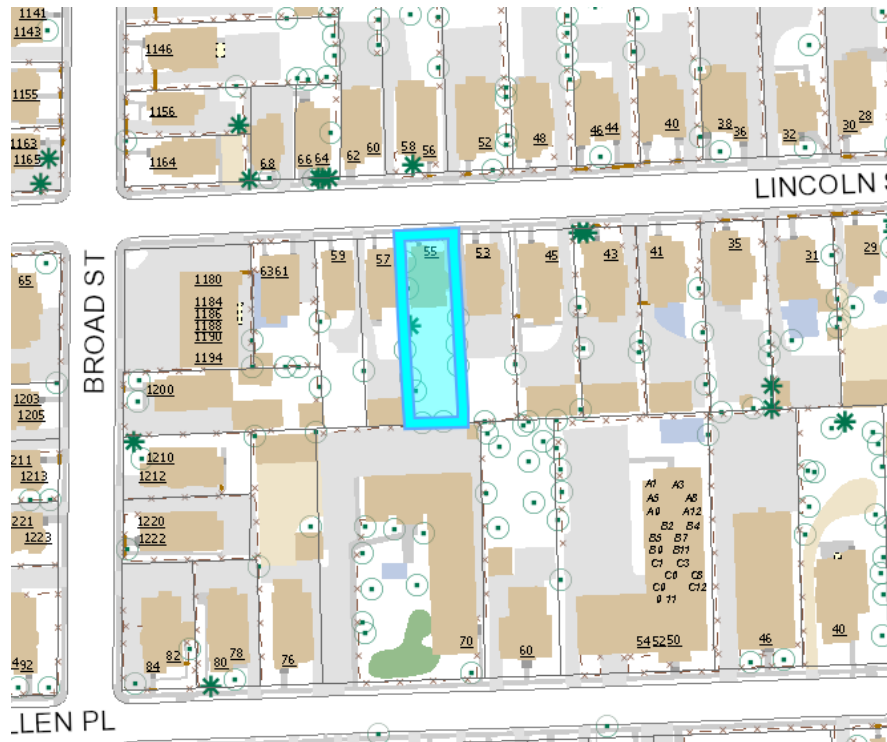


Figure 7. City of Hartford GIS Map (2022) and Google Streetview (June 2021) of 55 Lincoln Street.

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

As of the time of writing, staff had not received any comments on this application.

ANALYSIS

Pursuant to Section 8-24 of the General Statutes and Section 1.3.10 of the Zoning Regulations, the Planning & Zoning Commission must assess whether this proposed land transfer is in line with the POCD and make a recommendation back to Council, who will then act on the request.

The proposed transfer would bring the total number of properties transferred to the HLB to date to thirty (30). As with other recent transfers, staff find that this proposal is in line with the POCD. The Live400 chapter identifies the goal of “transforming 500 properties with the land bank” in order to improve quality of life and property values within neighborhoods. Other goals in the Live400 chapter include building 5,000 new housing units citywide, repairing the city’s aging housing stock, and rehabilitating historic homes. The Grow400 chapter calls out the goals of growing the grand list and encouraging infill development on vacant or underutilized lots. The reuse and redevelopment of the properties by the HLB is consistent with all of these goals.

Regarding the properties themselves, it is worth noting that 98-100 Capen Street and 102-104 Capen Street are adjacent parcels. This could provide opportunities for joint redevelopment or reuse. It is also worth noting that four of the five properties are located in historic districts. Otherwise, staff did not find any concerns with the proposed properties as they appear suitable for reuse in accordance with the Zoning Regulations.

STAFF RECOMMENDATION

Staff recommends approval.

A draft resolution follows.

ATTACHMENTS

- **Attachment 1:** Proposed Resolution from Mayor Bronin to the Court of Common Council, for the Transfer of Five City-Owned Properties to the Hartford Land Bank (June 27, 2022).
- **Attachment 2:** City of Hartford & Hartford Land Bank Memorandum of Understanding.
- **Attachment 3:** List of city-owned properties previously transferred or proposed to be transferred to the Hartford Land Bank.

REVIEWED AND EDITED BY,

Aimee Chambers, Director



CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
8-24 REVIEW OF MUNICIPAL IMPROVEMENTS

TRANSFER OF FIVE (5) CITY-OWNED PROPERTIES TO THE HARTFORD LAND BANK

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the referral from the Court of Common Council, dated June 27, 2022, regarding the transfer of the following five (5) city-owned parcels to the Hartford Land Bank, Inc. for private redevelopment and/or reuse:
- 98-100 Capen Street (parcel ID: 241-164-039; zoning district: NX-1)
 - 102-104 Capen Street (parcel ID: 241-164-038; zoning district: NX-1)
 - 165 Capen Street (parcel ID: 219-224-166; zoning district: NX-1)
 - 297-299 Enfield Street (parcel ID: 217-107-075; zoning district: NX-1)
 - 55 Lincoln Street (parcel ID: 227-543-059; zoning district: NX-2)
- Whereas,** The role of the Planning & Zoning Commission in an 8-24 Review of Municipal Improvements application is primarily to determine whether the municipal improvement will be completed in a manner consistent with the Plan of Conservation and Development; and
- Whereas,** In 2017, the Court of Common Council approved the establishment of the Hartford Land Bank (HLB) as a tool to prevent blight and to better repurpose abandoned properties by replacing antiquated systems of tax foreclosure and property disposition; and
- Whereas,** In March 2022, a Memorandum of Understanding (MOU) between the City of Hartford and the Hartford Land Bank was approved by the Court of Common Council and the Planning & Zoning Commission; this MOU defines the terms and conditions of the ongoing relationship between the City and the Hartford Land Bank and of the property transactions they engage in (see 8-24 Review P&Z-COMM-2022-0577 approved by the Planning & Zoning Commission on March 8, 2022); and
- Whereas,** The Council and the Planning & Zoning Commission have recently approved three rounds of land transfers to the Hartford Land Bank, transferring a total of 25 city-owned properties to date as follows: the first round, in 2020, was for the transfer of seven properties (P&Z-COMM-2020-0238); the second round, in March 2022, was for the transfer of thirteen properties (P&Z-COMM-2022-0577); the third round, in April 2022, was for the transfer of five properties (P&Z-COMM-2022-0599); and
- Whereas,** This proposed transfer of five city-owned parcels would help further the Plan of Conservation & Development (POCD), including goals such as transforming 500

properties with the land bank (Live400); building 5,000 new housing units citywide (Live400); repairing and maintaining aging housing stock (Live400); growing the grand list (Grow400); incentivizing the rehab of historic homes (Grow400); encouraging infill development on vacant or underutilized parcels (Grow400); and using local contractors in a small-repairs program (Grow400); and

Whereas, The aforementioned Memorandum of Understanding states that the Hartford Land Bank agrees to comply with all City zoning and building regulations as they apply to rehabilitation, renovation, development, subdivision and adjoining of properties;

Now therefore Be It

Resolved, The City of Hartford Planning & Zoning Commission hereby **recommends/does not recommend approval** of the transfer of the following five (5) city-owned properties to the Hartford Land Bank, Inc., per referral from the Court of Common Council dated June 27, 2022:

- 98-100 Capen Street (parcel ID: 241-164-039; zoning district: NX-1)
- 102-104 Capen Street (parcel ID: 241-164-038; zoning district: NX-1)
- 165 Capen Street (parcel ID: 219-224-166; zoning district: NX-1)
- 297-299 Enfield Street (parcel ID: 217-107-075; zoning district: NX-1)
- 55 Lincoln Street (parcel ID: 227-543-059; zoning district: NX-2)

Be It Further,

Resolved, This 12th day of July, 2022.

Attachment 1. Proposed Resolution for the Transfer of Various City Owned Properties to the Hartford Land Bank (June 27, 2022)



Luke A. Bronin
Mayor

June 27, 2022

Honorable Maly D. Rosado, Council President, and
Members of the Court of Common Council
City of Hartford
550 Main Street
Hartford, CT 06103

RE: Transfer of Various City Owned Properties to the Hartford Land Bank

Dear Council President Rosado,

Attached for your review and consideration is a resolution to authorize the transfer of five (5) City-owned properties to the Hartford Land Bank (HLB), with the goal of their private redevelopment and reuse. The subject parcels, which all contain residential structures, have been acquired through tax deed sales or foreclosures due to blight liens. Identified as surplus properties, the five (5) properties are as follows: 98-100 Capen Street, 102-104 Capen Street, 165 Capen Street, 297-299 Enfield Street and 55 Lincoln Street.

In 2017 the City of Hartford Court of Common Council approved the establishment of the HLB program as a tool to combat and prevent blight, and to better repurpose abandoned properties by replacing antiquated systems of tax foreclosure and property disposition.

This transaction will be subject to an 8-24 Plan review and recommendation by the Planning and Zoning Commission (P&Z).

The Department of Development Services will be happy to answer any questions you may have. Thank you for your consideration.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Luke A. Bronin", is written over a horizontal line.

Luke A. Bronin
Mayor

RESOLUTION
COURT OF COMMON COUNCIL
City of Hartford, June 27, 2022

INTRODUCED BY: Luke A. Bronin, Mayor
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WHEREAS, the City of Hartford has a portfolio of City-owned properties that have been acquired via several methods, including tax deed sales and foreclosure due to blight liens; and

WHEREAS, the City of Hartford now wishes to transfer certain individual parcels to the Hartford Land Bank, Inc., for the purposes of blight remediation and returning the properties to productive use consistent with neighborhood and community priorities and objectives; and

WHEREAS, the properties included in this resolution all contain residential structures which are intended to be redeveloped, reconstructed or reutilized through the Hartford Land Bank, and

WHEREAS, the properties are being transferred to the Hartford Land Bank Inc. "As Is" and therefore Hartford Land Bank, Inc. assumes all existing conditions; now, therefore, be it

RESOLVED, that the Court of Common Council hereby approves the transfer of the following parcels from the City to the Hartford Land Bank, Inc.

- 1.98-100 Capen Street
- 2.102-104 Capen Street
- 3.165 Capen Street
- 4.297-299 Enfield Street
- 5.55 Lincoln Street; and be it further

RESOLVED, that the Mayor is authorized to enter into a Conveyance Agreement with the Hartford Land Bank, Inc. or its successors or assigns for the purposes set forth above; and be it further

RESOLVED, that the Hartford Land Bank, Inc. and the City shall enter into a conveyance agreement within forty-five (45) days of the Court of Common Council's approval of this transfer, with the understanding that all properties transferred to the Hartford Land Bank Inc. are transferred "As Is," and therefore the Hartford Land Bank, Inc. assumes all existing conditions and legal responsibility for those conditions, and shall comply with all terms and conditions within any approved MOU related to the transfer of properties from the City of Hartford; and be it further

RESOLVED, the Hartford Land Bank, Inc. and the City shall enter into a Conveyance Agreement within forty-five (45) days of Court of Common Council approval hereunder, and such Conveyance Agreement must specify a closing date and transfer of title within ninety (90) days of the execution of

550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606

the Conveyance Agreement, or if the City is not then prepared to deliver title to the property, within ten (10) days of the City being so prepared; and be it further

RESOLVED, that the Agreement shall (i) contain such other provisions regarding the conveyance as the Mayor and the Corporation Counsel deem necessary to protect the interests of the City and (ii) contain such provisions as are customary in real estate conveyances in Hartford County; and be it further

RESOLVED, that the Mayor is authorized to execute any and all manner of other documents and to take such other actions as they and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above transaction; and be it further

RESOLVED, that no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreement or other documents, or to take any of the aforesaid actions; and be it further

RESOLVED, that all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the parties executing such documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and Corporation Counsel.

ATTACHED:

[55 Lincoln Street map](#)

[98 Capen Street map](#)

[102 Capen Street map](#)

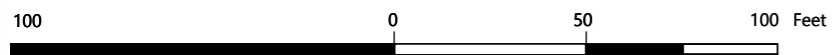
[165 Capen Street map](#)

[297 Enfield Street map](#)

**550 Main Street
Hartford, Connecticut 06103
Telephone (860) 757-9500
Facsimile (860) 722-6606**



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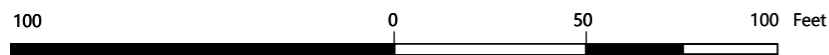
Date Printed: 6/15/2022

The planimetric information depicted on this map was compiled by The Sanborn Map Company and is based on an aerial flight performed in April 2015. In addition, the City's GIS staff has been updating limited planimetric features on a yearly basis. The intent of this map is to depict a graphical representation of real property information relative to the planimetric features for the City of Hartford and is subject to change as a more accurate survey may disclose. The City of Hartford and the mapping company assume no legal responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY



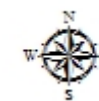


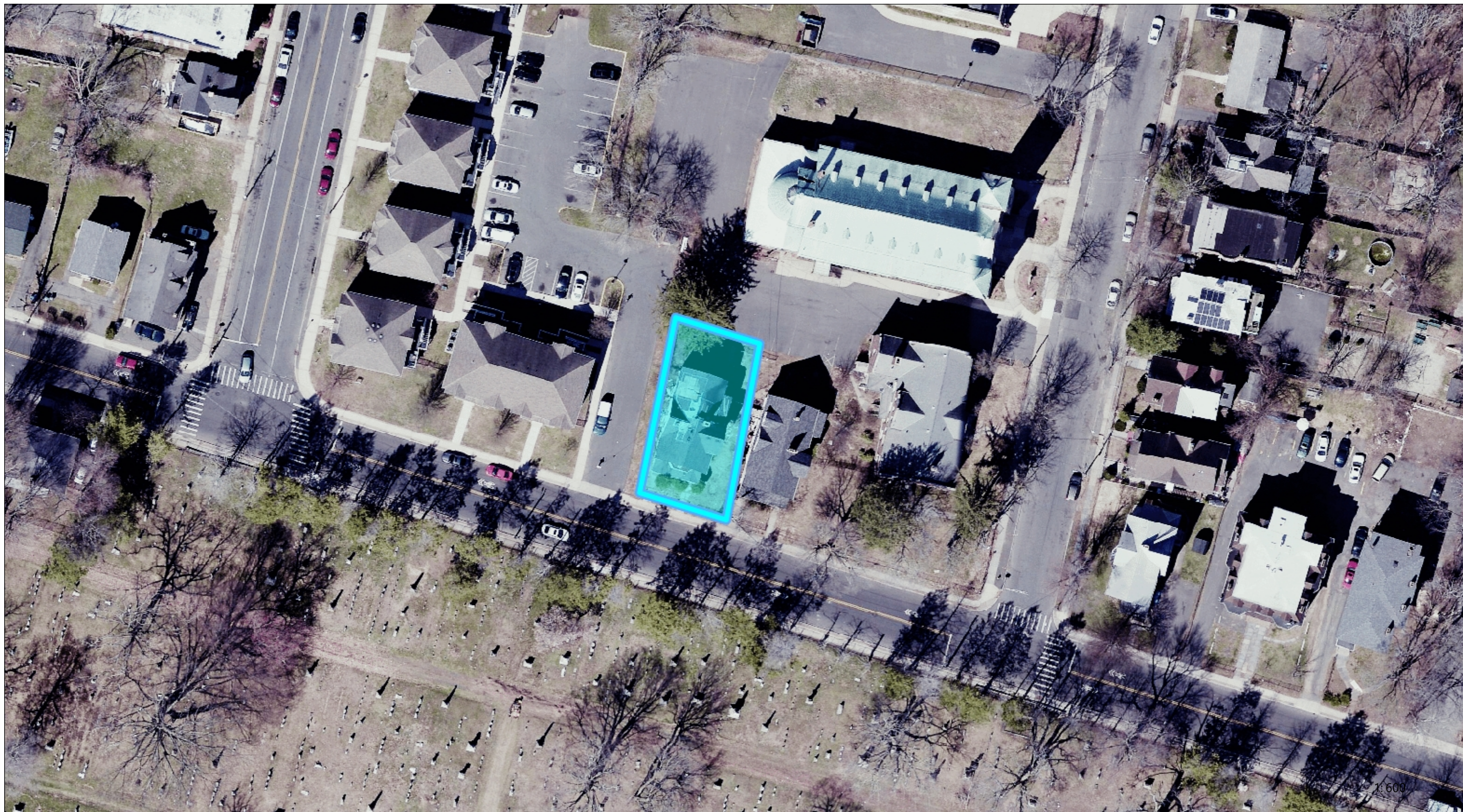
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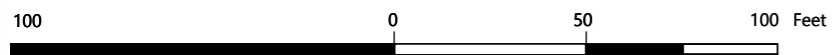
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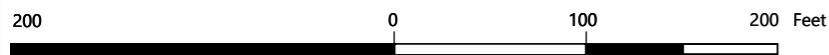
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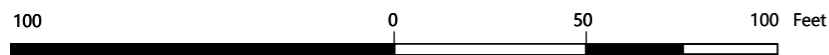
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1:600



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**CITY OF HARTFORD & HARTFORD LAND BANK MOU
KEY TERMS & CONDITIONS - TERM SHEET**

DELEGATION OF DUTIES

	City of Hartford (City)	Hartford Land Bank (HLB)
Acquisitions	<p>The City will acquire blighted, abandon and, or tax delinquent properties and prepare them for transfer to the HLB.</p> <p>The City will provide an “Eligible Properties List” to the HLB as properties become available.</p> <p>The City will work towards the goal of providing 30 properties annually depending on availability which will include a balanced mix of properties with structures and vacant lots.</p>	<p>HLB may acquire properties from the City or by any other legal means in order to meet the HLB mission of acquiring vacant and blighted properties for redevelopment within the City of Hartford.</p> <p>HLB will review and approve the transfer of proposed eligible properties offered by the City in accordance with its policies and procedures.</p>
Dispositions	<p>The City will work with the HLB to dispose of City owned properties for the expressed purpose of blight remediation and neighborhood revitalization.</p>	<p>HLB will prepare properties acquired from the city for the expressed purpose of disposing property to private parties for redevelopment in order to eliminate blight and spur neighbor revitalization.</p> <p>HLB will work towards the goal of disposing of properties within 1 year of transfer from the City.</p>
Stabilization Plan	<p>The City will review Stabilization Plans submitted by HLB and will provide comments and directions as necessary.</p>	<p>Prior to taking ownership from the City, HLB will produce and submit a property Stabilization Plan to the City which details how the property will be secured, cleaned, protected from further blight and vandalism, and maintained until such time that the property can be disposed.</p>
Disposition Process	<p>The City will transfer property to the HLB free and clear of all liens held by the City.</p>	<p>Day 1 - HLB acquires properties from the City.</p> <p>Day 2-60 - HLB stabilizes property, markets, negotiates sale, and signs</p>

		<p>contract. HLB solicits Expressions of Interest from Community Partners.</p> <p>Day 61-120 - HLB initiates closing process.</p> <p>Day 121-485 – New owners to develop property and prepare for sale.</p> <p>Day 486-540 – Occupancy of permitted use.</p>
Community Partners / Expression of Interest		The HLB will encourage its Community Partners to submit an Expression of Interest for the opportunity to rehabilitate or construct new housing units on eligible properties acquired under this program and within each partner’s geographical development area. The purpose is to help strengthen local community development organizations while working to revitalize more properties and prepare them for homeownership.
Community Benefits		HLB agrees to work towards the goals of utilizing 50% of Hartford-based minority contractors and preparing 25% of properties for homeownership. Progress regarding Community Benefit goals will be included in both quarterly and annual reports to The City.
Reporting	The City will require HLB to submit Quarterly and Annual reports due by the 15th day of January, April, July and October of each year.	The HLB will deliver quarterly reports to DDS which summarize the status of properties transferred from the City and demonstrate performance measures as outlined in the Disposition Process.

		HLB will also deliver an annual report at the end of the calendar year to the City's Court of Common Council which summarizes the status of properties transferred from the City and where they stand within the Disposition process.
Program Costs	The City shall be responsible for any costs associated with acquisition of blighted, abandoned and, or tax delinquent properties acquired prior to transfer to the HLB and shall not pass those costs on to the HLB except where mutually agreed upon in a disposition agreement between the City and HLB.	The HLB shall be responsible for any cost incurred after properties are transferred from the City to the HLB.
Policies & Procedures		The HLB agrees to adhere to the Procurement Policy of the Hartford Land Bank Inc. as adopted by its Board of Directors on May 14, 2019 as it is hereby amended, restated and/or supplemented from time to time. The HLB also agrees to adhere to the Acquisition & Disposition Policies of the Hartford Land Bank, Inc. adopted by its Board of Directors on February 17, 2020 as it is hereby amended, restated and/or supplemented from time to time.
Purchaser of HLB Property		Purchasers of HLB held properties must be in good standing with the City and current on all taxes within the City of Hartford to be verify with the City Tax Collector's office.
Local Regulations		The HLB agrees to comply with all City zoning and building regulations as they apply to rehabilitation, renovation, development, subdivision and adjoining of properties.

Transferability		The HLB will have the ability to transfer properties to the City in the event that disposition or reuse is not feasible.
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STANDARD TERMS

Land Bank Authority	The City and HLB agree to work towards the creation of a Hartford Land Bank Authority pursuant to Public Act No. 19-175 within 1 year of the execution of this MOU. The determination of future MOU's and other such agreements between the City and HLB will be based on the creation and adoption of a bonified Land Bank Authority.
Default	This MOU will be considered in Default if the stated Goals and Objectives in Section 1 are not met to the satisfaction of the City within one year of its execution. If the City determines the MOU to be in default no further properties will be transferred to the HLB.
Dissolution / Bankruptcy	In the event of a dissolution or a bankruptcy filing of the HLB, all unsold properties at the conclusion of dissolution or bankruptcy will revert back to the City.
Active Redevelopment Plans	Within the City's Active Redevelopment Plans, the HLB agrees to rehabilitate, renovate and develop eligible properties in accordance with such plans.
Termination	Either party may terminate the provisions of the MOU in its entirety at any time, and without any liability to the other party, by providing the other party with ten (10) days' prior written notice of such termination.
MOU Term	MOU will be for a 2-year term and may be extended upon agreement by both parties.

Attachment 3. List of city-owned properties previously transferred or proposed to be transferred to the Hartford Land Bank.

Street Address	Parcel ID	Zone	Historic District
Previously Approved Transfer - 2020			
61 Charlotte Street	238-108-009	N-3-3	None
103 Earle Street	239-116-131	N-2-3	None
128 Edgewood Street	198-208-082	N-2-3	Upper Albany National Historic District
471 Garden Street	219-221-134	NX-2	None
196 Homestead Avenue	177-202-131	NX-2	Homestead Avenue State Historic District
59 Magnolia Street	198-216-154	N-2-3	Upper Albany National Historic District
78 Martin Street	240-162-012	NX-2	None
Proposed Transfer - June 2021			
N/A (transfer was not approved)			
Previously Approved Transfer - March 2022			
49 Annawan Street	250-579-175	N-5-3	Shultas Place-Annawan Street State Historic District
53 Benton Street	251-676-151	NX-2	Shultas Place-Annawan Street State Historic District
68 Bonner Street	184-520-094	NX-2	None
647 Broadview Terrace	165-599-087	N-3-1	None
176 Clark Street	240-119-093	NX-2	Capen Clark National Historic District
25H Edgewood Street	199-204-025	NX-1	Homestead Avenue State Historic District
437 Garden Street	220-221-078	NX-2	None
597 Garden Street	218-159-135	NX-2	None
602 Garden Street	218-160-184	NX-2	None
36 Green Street	221-235-184	NX-1	Clay Hill National Historic District
138 Irving Street	220-222-021	NX-1	None
287 Sargeant Street	177-252-026	N-2-2	Sigourney Square National Historic District
71 Winchester Street	217-154-029	NX-1	None
Previously Approved Transfer - April 2022			
145-147 Magnolia Street	198-213-175	NX-2	None
208-210 Magnolia Street	219-217-017	NX-2	None
33-35 Nelson Street	240-165-140	NX-2	None
37-39 Nelson Street	240-165-141	NX-2	None
156 Mather Street	220-226-101	NX-1	None
Proposed Transfer - June 2022			
98-100 Capen Street	241-164-039	NX-1	Capen Clark National Historic District
102-104 Capen Street	241-164-038	NX-1	Capen Clark National Historic District
165 Capen Street	219-224-166	NX-1	Capen Clark National Historic District
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