



CITY OF DANBURY OFFICE OF NEIGHBORHOOD ASSISTANCE

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Livable Neighborhoods 2014
“Building a Better Danbury”

April 2014

April 28, 2014

Honorable Mayor Boughton and City Council Members:

Below is a table highlighting UNIT activity from the time of last month’s City Council report. This does not include any UNIT activity regarding follow up and re-inspection work from previously noted issues. The UNIT works to ensure that each and every issue is resolved as quickly as possible.

Time Period	Mar 24 – April 28, 2014
Number of Quality of Life Issues	128
Year to Date	300

The top issues addressed by the UNIT were:

- Garbage/Debris on property (47)
- Exterior Blight Order (17)
- Blight (17)
- Miscellaneous (14)
- Abandoned or unregistered vehicles (8)
- Illegal Apartments/Overcrowding, Unpermitted Construction (6)

As you can see by the statistics above, it has been an incredibly busy beginning to spring for our department. Upon hibernating for the winter, this is the time of year when residents begin to come outside and report blighted concerns within their neighborhood. In addition to listening to the concerns of Danbury’s residents, the UNIT continues to *proactively* address issues around town. Forty three percent (43%) of UNIT activity over the last month has been the result of ACTION (Active Commitment Toward Improving Our Neighborhood), where our team identifies properties with blighted issues and immediately works with the property owner and/or tenants to resolve it. Compliance deadlines are established and our department follows up accordingly to ensure that the matter is resolved.

Clean City Danbury Day is Saturday, May 3 and we have encouraged many residents to take advantage of this event and get rid of their large bulky items at no cost.

EXTERIOR BLIGHT CITATIONS:

These past few weeks have been the busiest for our department as it pertains to issuing Exterior Blight Orders (EBO). **The enhanced enforcement authority of this blight order is the strongest, most effective enforcement tool of our department.** While our department is not motivated by issuing fines, clearly this penalty is an obvious incentive for property owners to seek a quick remedy to these blight concerns.

Thirty days (30) are allowed for the property owner to remediate the issues highlighted on the citation warning. If compliance isn't achieved during this time frame, then our department goes to the next step of issuing daily fines of \$100/day until the issues have been resolved.

Orders written by UNIT (YTD): 33

Below is a review of the warnings sent this past month: (17)

- **13 Coal Pit Hill Road:** Issued order to property owner to address this abandoned house immediately. Windows/doorways need to be secured. Improvements to the exterior to complete. Rubbish removed around the property and trees/brush to be cut back and maintained. This property owner has allowed this structure to fall into disarray and it's not fair to the surrounding neighbors. It's an eyesore that needs to be dealt with.
- **59 Maple Avenue:** Issued order for the removal of rubbish around exterior of property, mostly in rear of property, as well as inordinate amount of wood/tree debris in front yard.
- **27 Broad Street:** Issued order for the cleanup/removal of garbage/rubbish all around the property.
- **10 Spring Street:** Issued order for the cleanup/removal of garbage/rubbish all around the property.
- **9 Spring Street:** Issued order for the cleanup/removal of garbage/rubbish all around the property.
- **29 Broad Street:** Issued order for the cleanup/removal of garbage/rubbish all around the property, including old furniture and rubbish left overflowing in the garage that doesn't have a door. Property is a foreclosure. Order has been sent to financial institution and dialogue already established with property management company. Hopeful for quick resolution, but always a challenge with foreclosures.
- **53 Lake Avenue:** Issued order for the cleanup/removal of garbage/rubbish all around the property, including unregistered/inoperable vehicle. House also needs to be secured. Property is a foreclosure. Order has been sent to financial institution.

- **54 Lake Avenue:** Issued order for the cleanup/removal of garbage/rubbish in rear of property. Also, the removal or registration of unregistered vehicle.
- **93 Franklin Street:** Issued order for the removal of commercial vehicle, as well commercial equipment. Also, for the cleanup/removal of garbage/rubbish all around the property.
- **80 Rowan Street:** Issued order for the cleanup/removal of garbage/rubbish all around the property. This property has repeated issues with rubbish.
- **381 Main Street:** Issued order to DHA, due to inordinate amount of litter and rubbish around property, mostly the area near the dumpsters. It needs to be cleaned up, but more importantly, continuously maintained.
- **96 Garfield Avenue:** Issued order for the removal of unregistered/inoperable vehicle that hasn't moved in over five (5) years.
- **41-59 Fairfield Ridge:** Issued order to DHA, due to inordinate amount of litter and rubbish around rear of property. It needs to be cleaned up, but more importantly, continuously maintained. Bordering neighbors have complained.
- **11 Summit Street:** Issued order for the cleanup/removal of garbage/rubbish around the rear of property. Mattresses, old furniture, tires and litter (*property owner received order and immediately ordered a dumpster and cleaned the property*) This has been closed out.
- **32 Cleveland Street:** Issued order for the cleanup/removal of garbage/rubbish in rear of property. Old hot tub, scrap metal and other rubbish.
- **5 Olive Street:** Issued for the removal of 3 inoperable boats, which are an eyesore. Also the removal/re-registration of vehicles. Finally, the cleanup/removal of garbage/rubbish around the property.
- **55 Fairfield Ridge:** Issued order to DHA for the removal of unregistered vehicle. (*issue was immediately resolved. Vehicle removed*) This has been closed out.

UPDATES:

- **3 Roger Ave:** The property has been cleaned up
- **24 Irving Place:** This property was a mess, including a dilapidated tent structure. It is now all clean and the structure removed.
- **35 Chestnut Street:** Unregistered vehicle has been removed.
- **24 William Street:** Unregistered vehicles removed

The Exterior Blight Ordinance and our department's enforcement of it WORKS. The results have been very noticeable around our city. As stated in a recent meeting with members of the City Council, this has been an extremely effective tool of enforcement. I've highlighted notable

successes in past reports, like 57 Deer Hill Ave, 169 South Street, 83 Mill Plain Road and 89 Stadley Rough Road. Our department is proud of the results and we are thankful for the assistance of Danbury's residents.

311 Call Center Report: April 2014

The month of April saw the 311 Call Center receive approximately 480 calls, as requests for phone numbers were the most-requested item at 122 inquiries. The upcoming annual Clean City Danbury Day event on May 3 brought 47 calls while residents seeking to dispose of household garbage placed 21 calls, and were subsequently informed about Clean City Danbury Day. Calls regarding the recycling truck and its locations brought 19 calls while residents seeking information on the spring yard debris pickup program placed 26 calls. Residents were diligent in keeping an eye on the roadways as 40 potholes were reported over the past month. As the transition completes into the springtime, residents are encouraged to report bushes or trees that are overgrown onto the road and blocking sightlines, or to report drainage issues that arise due to the frequent storms. Each call will be logged and routed to the appropriate department to ensure that the matter is evaluated for potential solutions.

The UNIT continues to encourage the participation of Danbury's residents to report any concerns in their neighborhood by utilizing the City Line 311 system. Residents of Danbury can simply dial 311 from their home phones, or 203-744-4311 from out of town or cell phones. Additionally, residents can log on to the City's webpage, www.ci.danbury.ct.us, and click on the City Line 311 link and register their complaint at their convenience, and now, residents can utilize the Danbury Direct app from their iPhone to submit a concern or question. Residents can choose to provide their contact information, so the UNIT can follow up and provide an update on the situation. By visiting the Neighborhood Assistance Department on the City's website, residents will also be able to view the UNIT's monthly activity.

If we can be of any assistance to you or residents in your ward please contact us at 796-8026 or 311.

Sincerely,

Shawn Stillman
Coordinator, Office of Neighborhood Assistance