



CITY OF NEW ORLEANS  
**BlightSTAT**

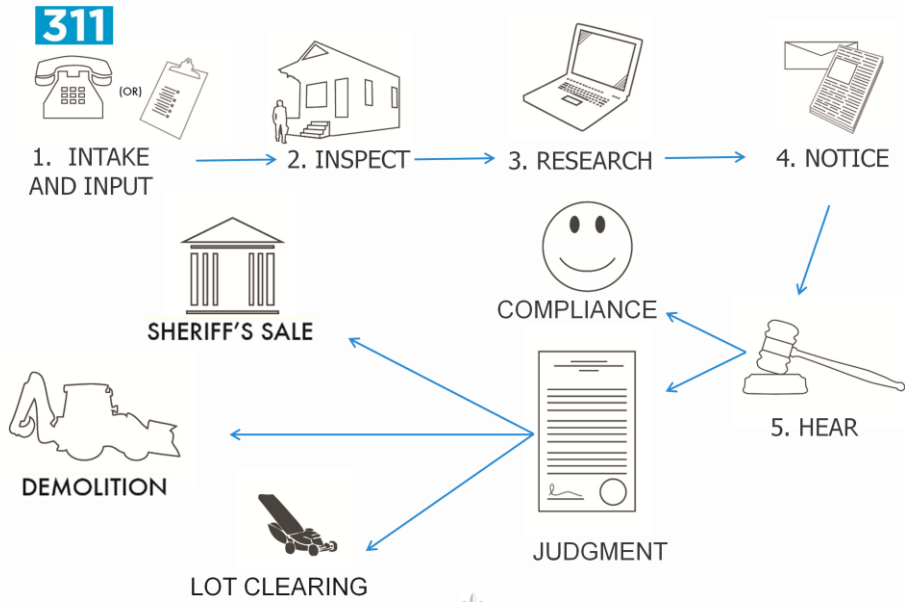
Reporting Period: October 2015

[www.nola.gov/opa](http://www.nola.gov/opa)



Office of Performance and Accountability

# Overview of the Blight Reduction Process



# Action Items

Assigned	Responsible	Action	Notes
1/8/2015	C. MacPhee	Work with inspectors on use of LAMA field tool	<ul style="list-style-type: none"> <li>Code Enforcement has taken delivery</li> <li>Inspectors have received initial training</li> <li>Some field usage underway</li> <li>Application still in development</li> </ul>
7/9/2015	C. MacPhee O. Wise	Create interactive maps of commercial blight and Sheriff's sales to facilitate inter-agency collaboration; template could also be used for Community Development properties	<ul style="list-style-type: none"> <li>Meeting held among Code Enforcement, GIS team, and OPA</li> <li>Prototype should be ready for December BlightSTAT</li> </ul>
10/8/2015	R. Bolling S. Satpathi	Provide updates on proposed State land-use actions that could affect local residents, including bond issuances and tax credit awards	<ul style="list-style-type: none"> <li>Discussions ongoing between Neighborhood Engagement and Code Enforcement</li> </ul>
11/12/2015	G. Hymel C. MacPhee	Identify and implement protocol to correct parcel definition issues in LAMA	<ul style="list-style-type: none"> <li>Safety and Permits has GIS analyst on staff that may be able to assist</li> </ul>
11/12/2015	S. Primeaux S. Poche	Reframe abatement review backlog in terms of days since judgment, rather than by month of judgment	<ul style="list-style-type: none"> <li>Code Enforcement may need to determine average time between judgment and earliest possible abatement decision</li> </ul>
11/12/2015	C. Dyer	Complete procurement process for title research work	<ul style="list-style-type: none"> <li>Proposals have already been submitted</li> </ul>





**INSPECT**



**Responsible Organization:**  
Code Enforcement

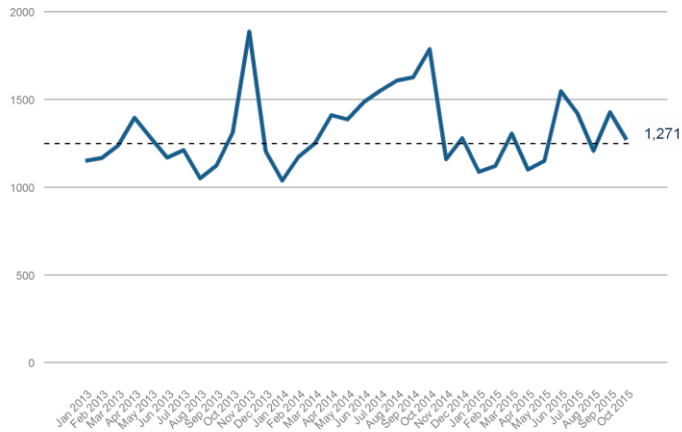
**Data Source:**  
LAMA

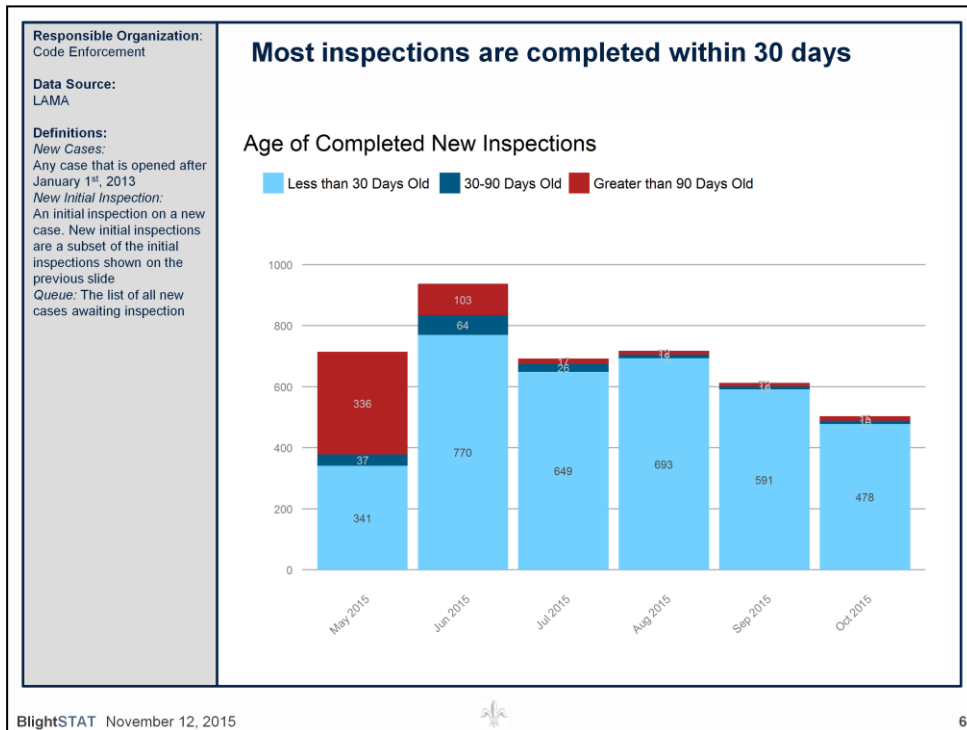
**Definitions:**  
*Inspection:* An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

**Note:**  
Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

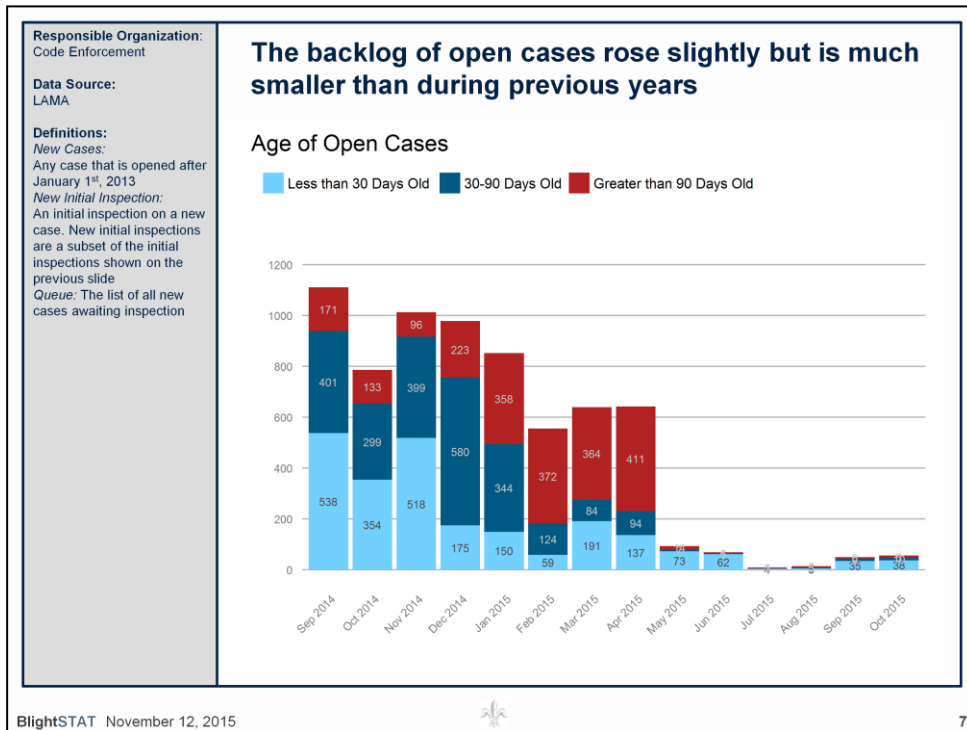
## October inspections fell but remained above target

Number of Inspections





Number of inspections outstanding beyond 30 days may be even smaller than measured here.



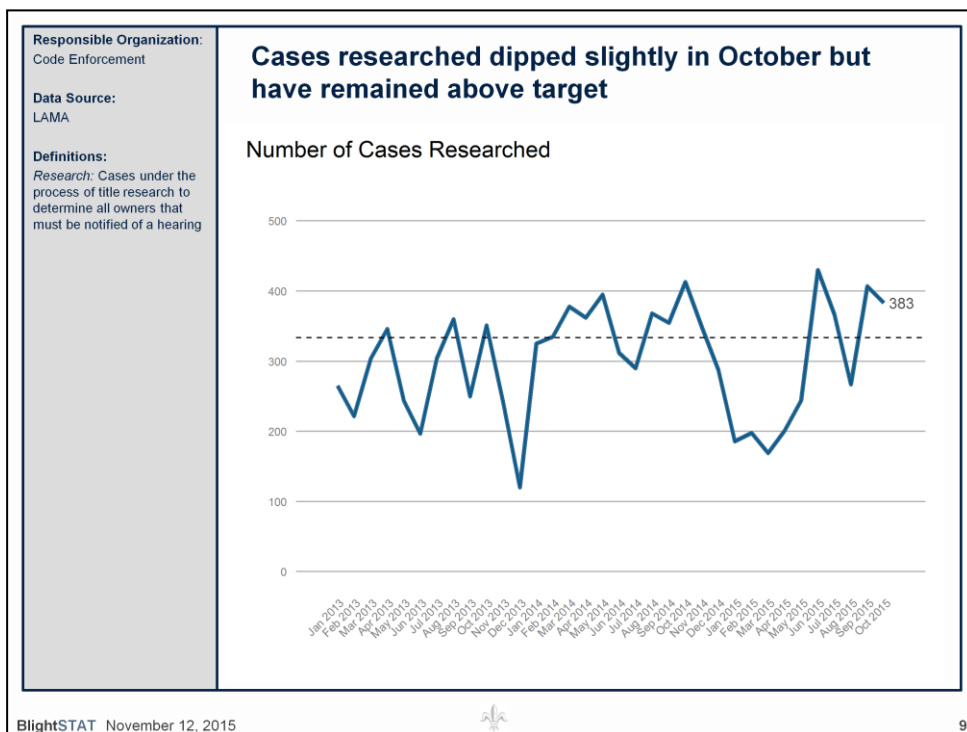
Inspection backlog may be even smaller than measured here.



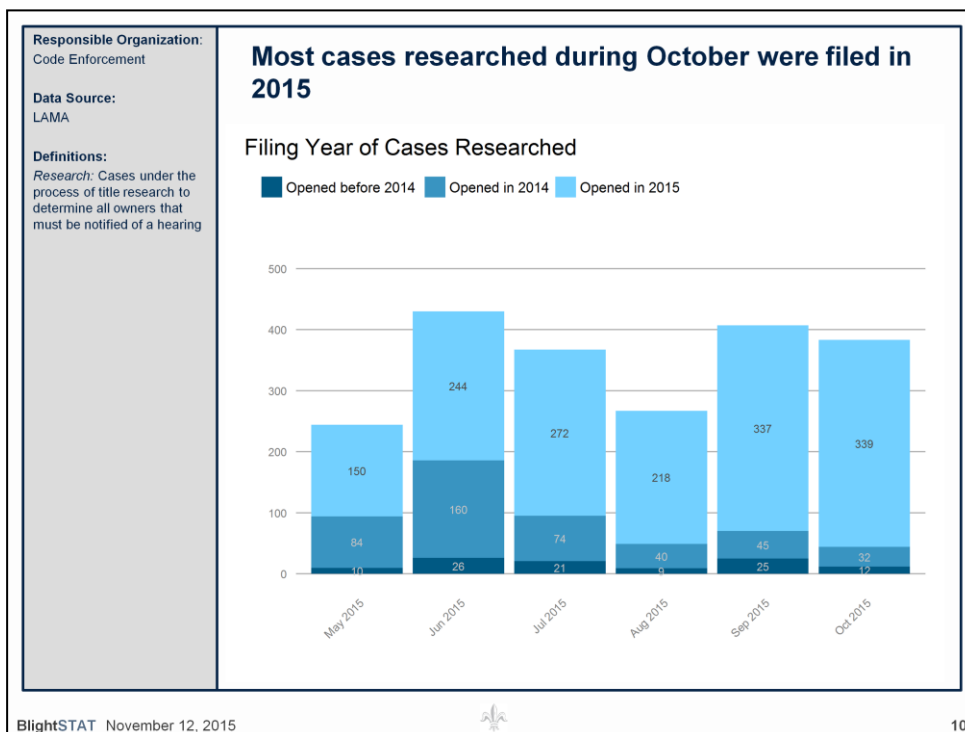
**HEAR**







Most hearings scheduled within 24 hours after research has been completed.



Research office now fully staffed (last offer made).

110 cases completed under first outside contract.

A second round of contract research is underway.

Code Enforcement has received proposals for a third research contract.

**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

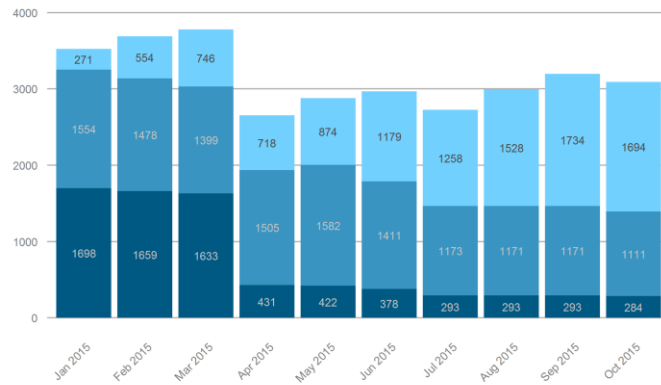
**Definitions:**  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

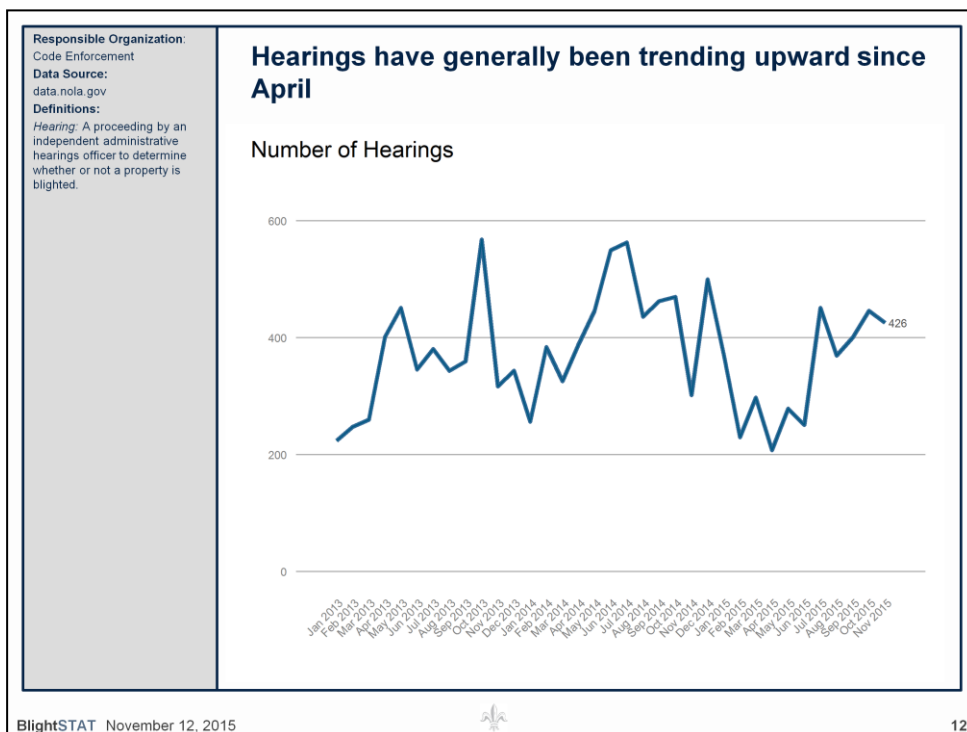
*Note:* The decrease from March to August is related to the closure of old cases with out of date inspections.

## The backlog of cases from all three periods decreased from September to October

### Filing Year of Open Cases

Opened before 2014   Opened in 2014   Opened in 2015





Per Code Enforcement staff, hearings figure does not include resets or dismissals.

**Responsible Organization:**

Code Enforcement

**Data Source:** LAMA

**Definitions:**

*Guilty:* A hearing where the

property is judged to be blighted

*Violations Abated:* A hearing

where the property is judged not

to be blighted (though fines from

previous violations may be

levied). As of June 2014,

judgments of "Dismissed

Abated" are counted under

Violations Abated.

*Work in Progress:* A hearing

where the property is not yet in

compliance but the owner has

proof that they are in the

process of bringing it up to code

*Insufficient Notice:* A hearing

where Code Enforcement did

not give the property owner the

necessary amount of time

before the hearing, leading to

the case being reset

*No Reinspection:* A hearing

where Code Enforcement failed

to inspect the property in

sufficient time (five days),

leading to the case being reset

*Other Legal Issue:* Cases reset

or closed for factors beyond

Code Enforcement's control. In

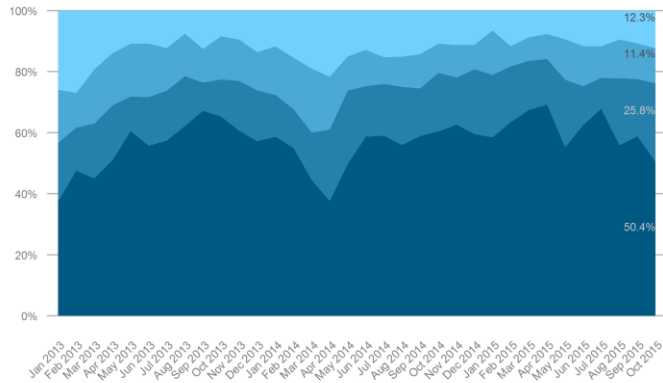
many cases the property is in

compliance.

## Resets and dismissals were slightly higher in September, but voluntary abatements also increased

### Hearing Results

Guilty Violations Abated Work in Progress Other Reset/Dismissed



**Responsible Organization:**

Code Enforcement

Data Source: LAMA

**Definitions:**

*Guilty:* A hearing where the property is judged to be blighted  
*Violations Abated:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

*Work in Progress:* A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code  
*Insufficient Notice:* A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

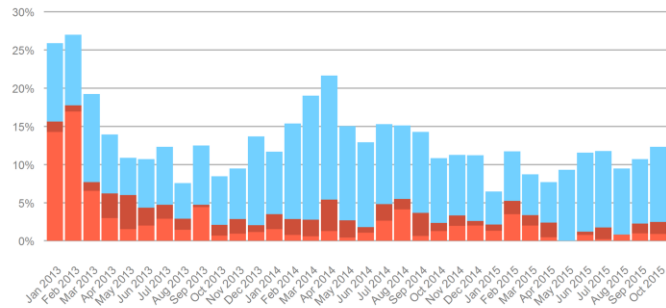
*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.




## Resets have been increasing since August, but many of these cases involved external factors

### Percent of Cases Reset

■ No Reinspection ■ Insufficient Notice ■ Others (External Factors)



# Key Performance Indicators

KPI	2013		2014		2015		
	Actual	Target Met?	Actual	Target Met?	Actual	Target	Status
Number of cases researched	-	-	4,206	-	2,852	-	-
Number of properties brought to hearing	3,111		4,010		2,816	3,333	
Percent of hearings reset due to failure to re-inspect the property	3.7%		1.6%		1.0%	<3%	
Percent of hearings reset due to failure to properly notify the owner	1.5%		1.8%		1.1%	<2%	







Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

**Definitions:**

*In Compliance:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

*Approved Lien Waivers:*

When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

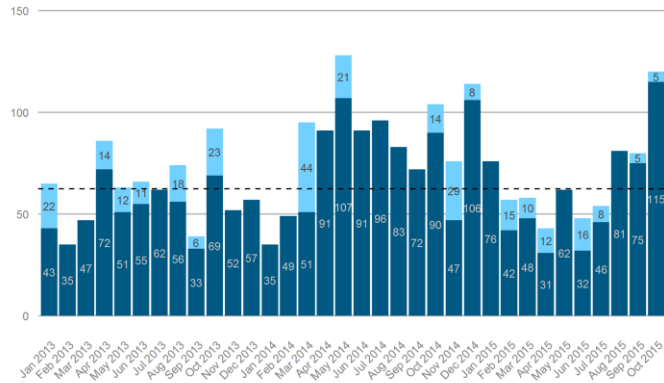
**Note:**

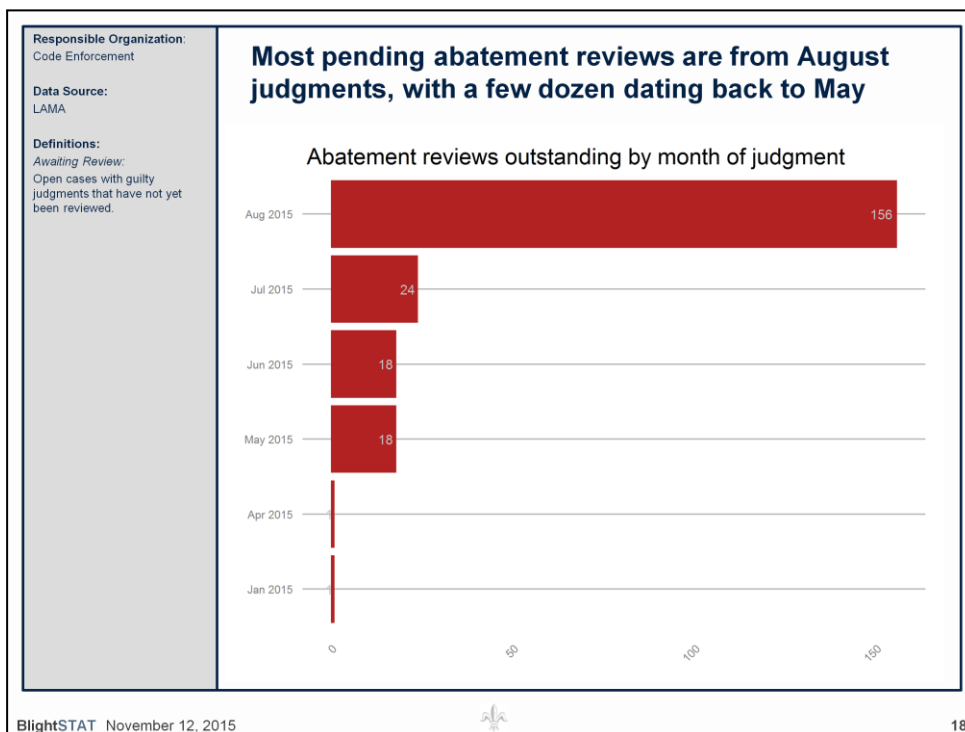
Properties with a Judgment of Dismissed Abated are not counted in this measure

## Hearing abatements and lien waivers picked up in October and are well above target

### Voluntary Abatement

Abated at Hearing Approved Lien Waivers





Some abatement decisions may have been completed but not yet recorded.

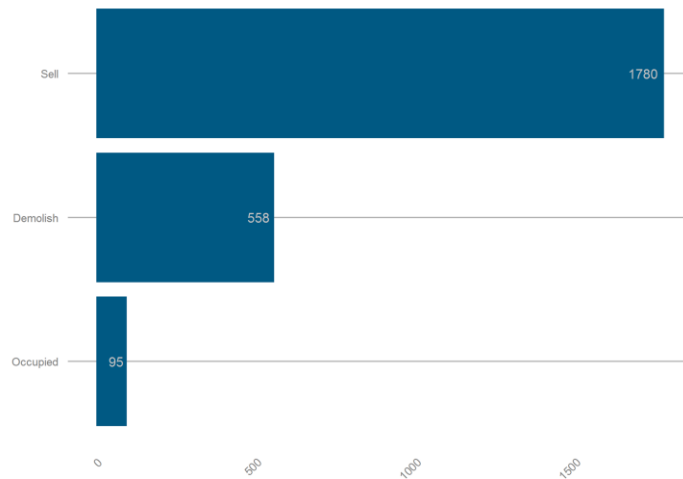
Responsible Organization:  
Code Enforcement

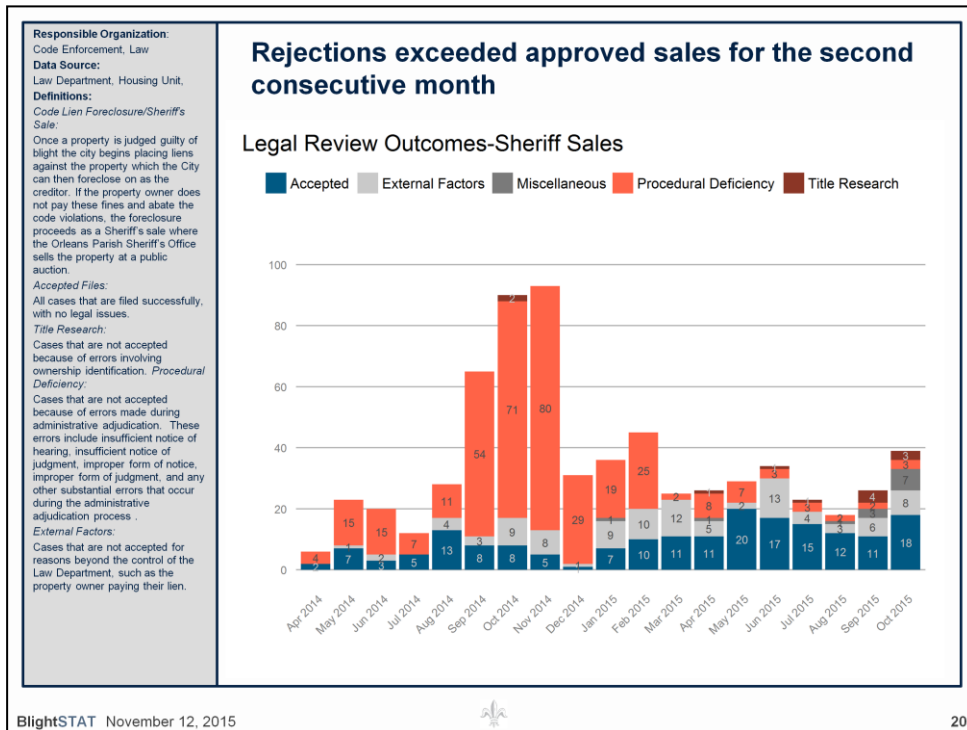
Data Source:  
LAMA

Definitions:

## More than 70% of abatement reviews generate a sale recommendation, compared to 23% for demolitions

Outcome of Reviews





BlightSTAT November 12, 2015

20

For those cases rejected due to external and miscellaneous factors, most involved liens paid or prior writs.

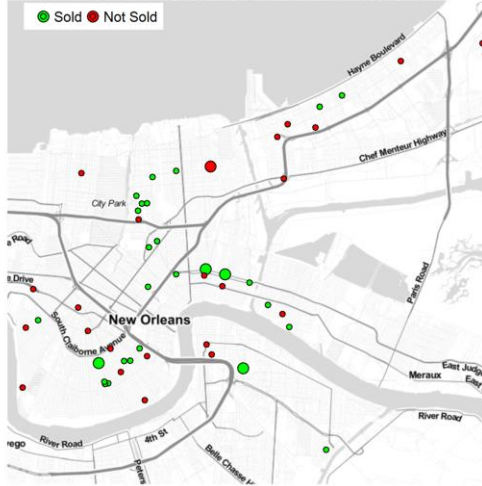
**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
Law Department, Housing Unit  
**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*

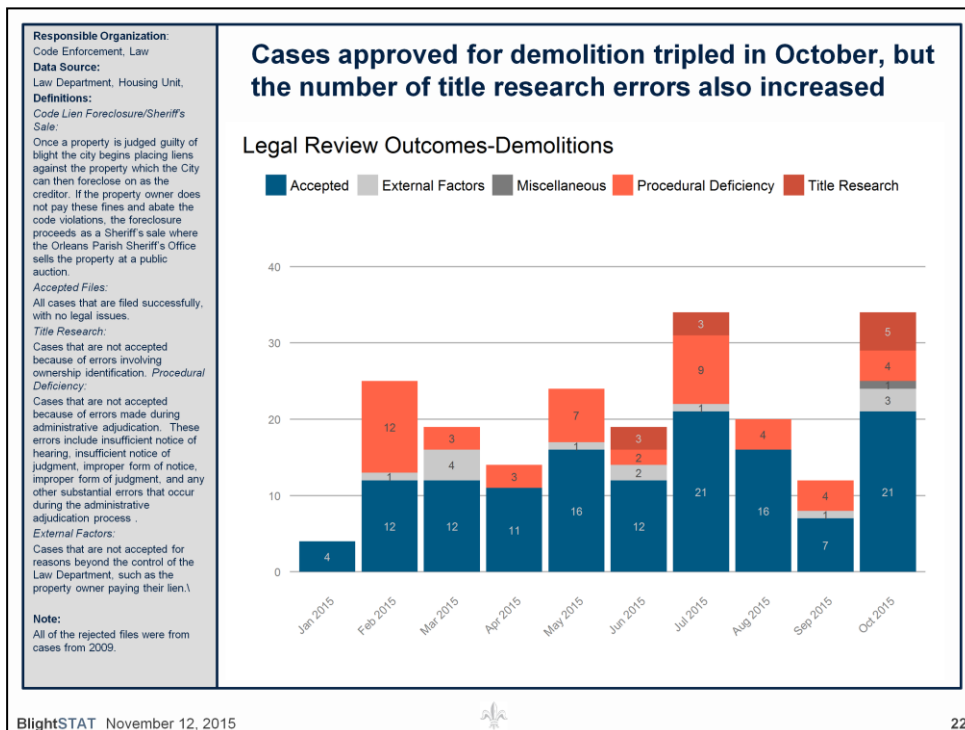
Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

Enlarged points indicate sales that occurred in June.

## Five properties went to auction in October, resulting in four completed sales

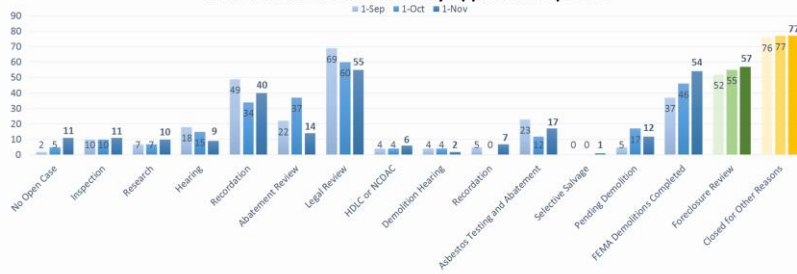
Sheriff Sale Results Over Past 12 Months





Per Code Enforcement staff, at least three rejected cases should not have been in the demolition queue.

Status of the 383 Conditionally Approved Properties



Demolished in October

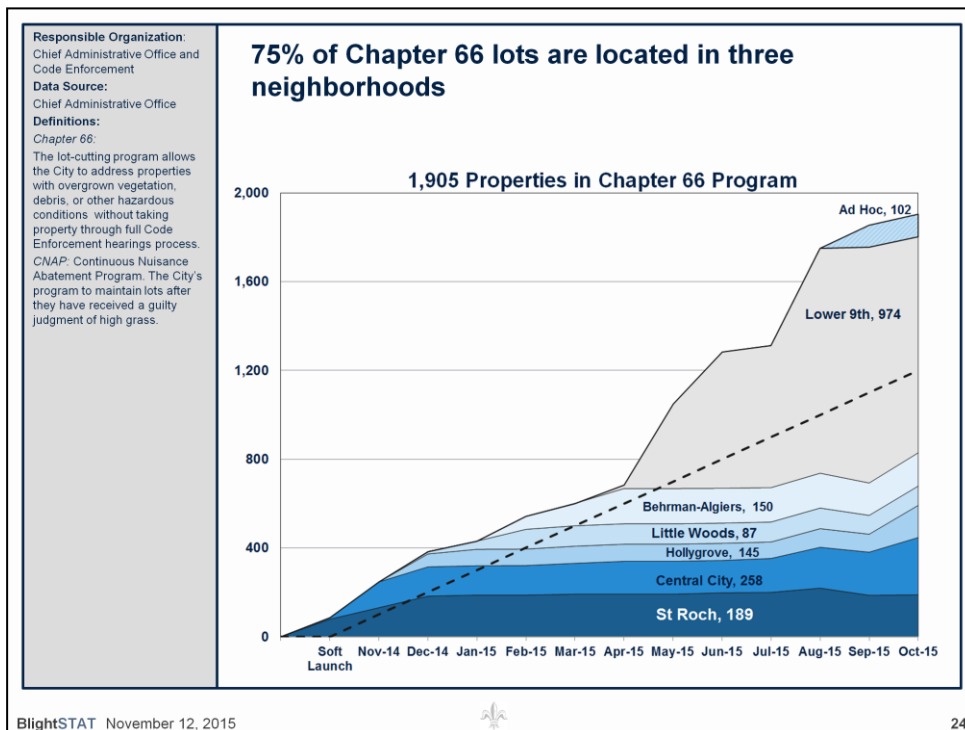
Demo	Type	Units	Addr	Street	Zipcode	District
10/1/2015	Res	1	1336	ALABO ST	70117	E
10/2/2015	Res	2	1216 -18	GORDON ST	70117	E
10/7/2015	Res	1	1315	LAMANACHE ST	70117	E
10/7/2015	SSD	1	2332	AUBRY ST	70119	A
10/8/2015	Res	1	1229	EGANIA ST	70117	E
10/13/2015	Res	1	4321	THALIA ST	70125	E
10/14/2015	Res	1	6065	WICKFIELD DR	70122	D
10/17/2015	SSD	1	824	N PRIEUR ST	70116	C
10/22/2015	Res	3	3914	3RD ST	70125	B

Status of Foreclosure Review



Closed Cases

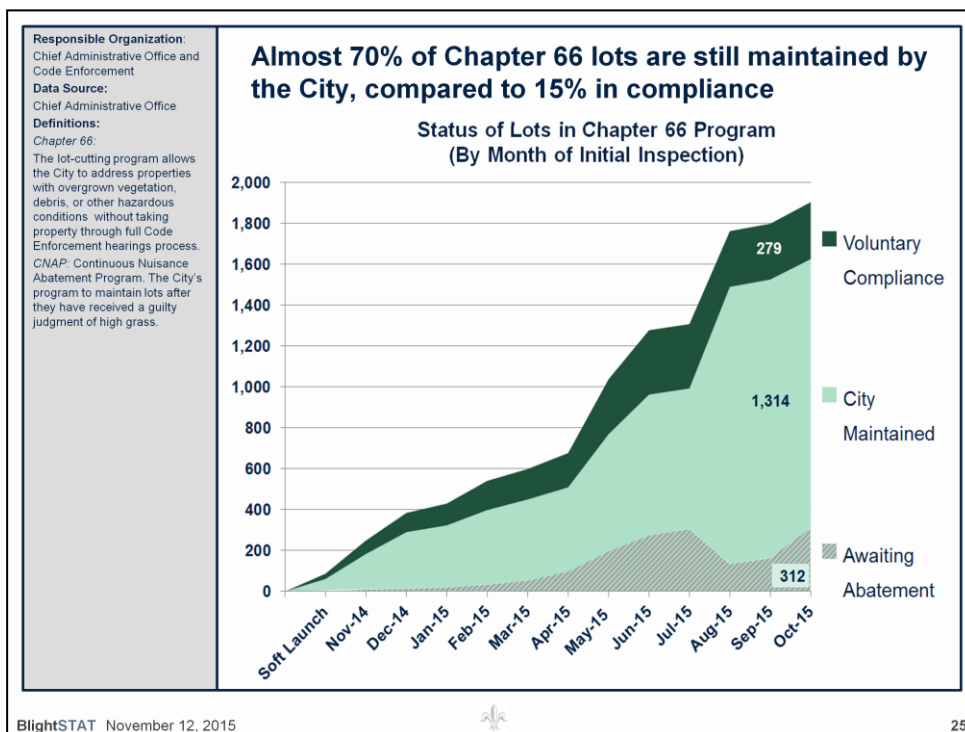




“Ad hoc” refers to properties outside the City’s target neighborhoods.

Goal of 200 per neighborhood.





Could be useful to disaggregate totals by time spent in the program.

# Key Performance Indicators

KPI	2013		2014		2015		
	Actual	Target Met?	Actual	Target Met?	Actual	Target	Status
Number of blighted properties brought into compliance by property owners	836	●	1,041	●	679	> 313	●
Number of units demolished	329	●	212	◆	-	> 104	●



Code Enforcement to reestablish integrity of demolitions data.

## Code Enforcement has reached an abatement strategy or is awaiting abatement on 13 priority commercial properties

Stage	Address	Detail	Status
Abatement Strategy Reached	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Owner has appealed earlier judgment.
	2520 Louisiana Ave	Parking lot of the Medical Clinic	Writ filed for property to be sold.
	2500 Louisiana Ave	Medical Clinic	Writ filed for property to be sold.
	4402 Reynes Blvd	Haydel Heights Apartments	Writ filed for property to be sold.
	8500 Lake Forest Blvd	Abandoned Gas Station	Writ filed for property to be sold.
Awaiting Abatement	6701 I-10 W Service Rd		Hearing scheduled 10/6/2015. Hearing reset for January 25, 2016 .
	3010 Sandra Pl	Crescent City Gates	Preparing to file writ for property to be sold by 2016. Property being reinspected to impose daily fines.
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Received guilty judgment 7/13/2015. Will be assessed for daily fines and lien foreclosure.
	2800 Sullen Pl		Received guilty judgment on 10/28/2015. Will be assessed for daily fines and lien foreclosure.
	6600 Morrison Rd		Received guilty judgment on 10/6/2015. Will be assessed for daily fines and lien foreclosure.
	6001 Bullard Ave	Old Schwegmann's	Received guilty judgment on 2/4/2015. Will be assessed for daily fines and lien foreclosure.
	6324 Chef Menteur Blvd	Old Hotel by I-10	Received guilty judgment on 7/22/2015. Will be assessed for daily fines and lien foreclosure.
	2646 Westbend Pkwy	Higgins Gate	Received guilty judgment on 9/1/2015. Being assessed for lien foreclosure and daily fines.



Developing strategy for priority commercial properties in concert with City economic development officials.

## An additional 12 properties are currently in litigation

Stage	Address	Detail	Status
Current Litigation	6601 Plaza	Grand of the East	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.
	6700 Plaza		Property received guilty judgment 12/17/14. Owner is appealing judgment.
	1532 Robert E. Lee Blvd	DMK Property	Property received guilty judgment on 10/1/2014. Owner is appealing the judgment.
	3 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14. Owner is appealing judgment.
	5324 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5332 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	38884 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Received guilty judgment on 10/22/14; Owner is appealing judgment.
	5951 Milne Blvd	Lakeview School	Received guilty judgment on 12/17/14. Owner is appealing judgment.
	5328 Franklin Ave	Vasquez Building (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5300 Franklin Ave	38884 Dreux (Address with Assessor) (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Received guilty judgment on 3/3/2015. Owner is appealing the judgment.
	2501 St Claude Ave	Auto Parts Store	Writ filed for property to be sold. Owner is appealing the judgment and the lien foreclosure suit.



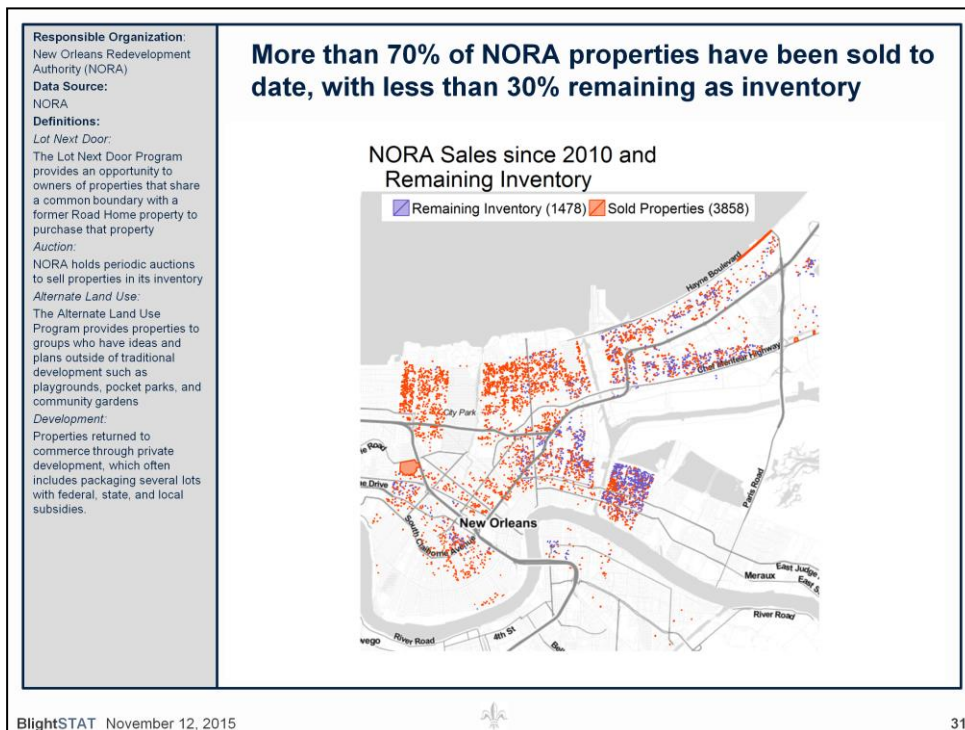
## 14 priority commercial properties are awaiting hearing or currently being monitored by Code Enforcement

Stage	Address	Detail	Status
Awaiting hearing	30 I-10 Service Rd		Awaiting Inspection. Emailed inspector to get expedited.
	12001 I-10 Service Rd	La Quinta Inn	Hearing will be scheduled for late November/ Early December
	3500 Gen De Gaulle Dr		Hearing will be scheduled for late November/ Early December
Code Enforcement monitoring	55195 Michoud Blvd	Six Flags	City is working with manager 9/8/14. CEHB Monitoring
	23804 Read Blvd	5851 Read	Consent judgment signed—CEHB monitoring.
	609 Jackson Ave		Lien paid and property sold we are in communication with owners and monitoring the condition of the property.
	8580 Lake Forest Blvd		Maintained—CEHB monitoring.
	10301 I-10 Service Rd		Owners complied with 2013 judgment, CEHB monitoring.
	9660 Lake Forest Blvd	East Haven Care and Rehab	Property being rehabbed
	4300 Sullen Pl	LLT owned	Property has now been maintained
	2616 S. Claiborne Ave	Cornerstone Homes	Property is being rehabilitated.
	6800 Plaza		Property secured—CEHB monitoring.
	5000 N. Claiborne Ave	May be a new CVS	Site of new CVS to be opened by January 2016
	5030 N. Claiborne Ave	Old Gas Station—may be a new CVS	Site of new CVS to be opened by January 2016



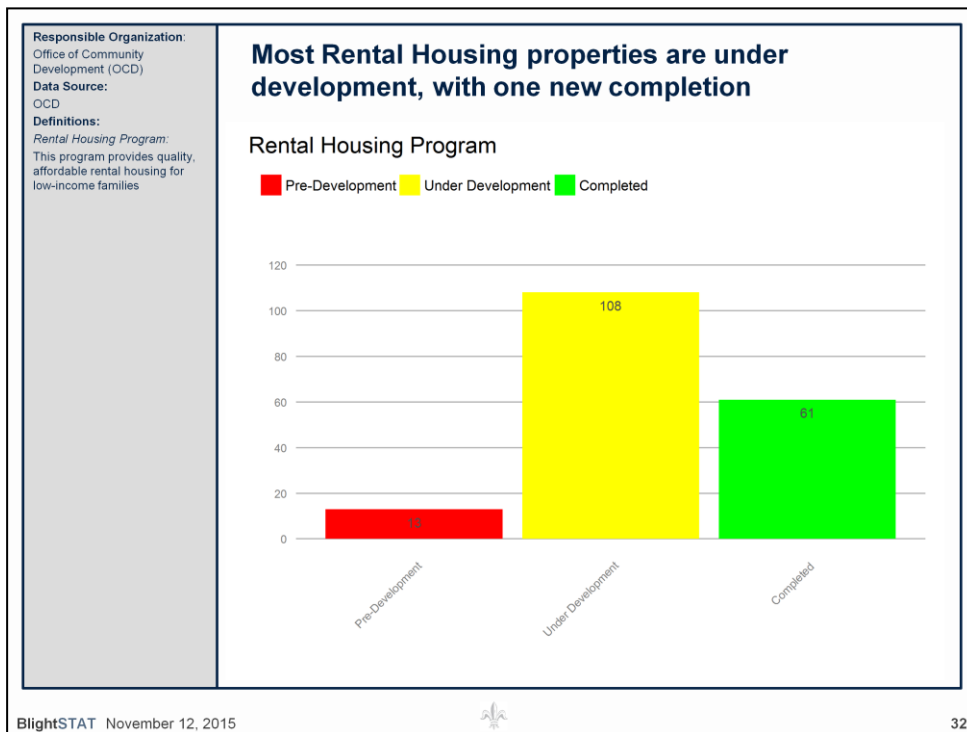
# REINVESTMENT





New MVA scheduled to be ready in January 2016.

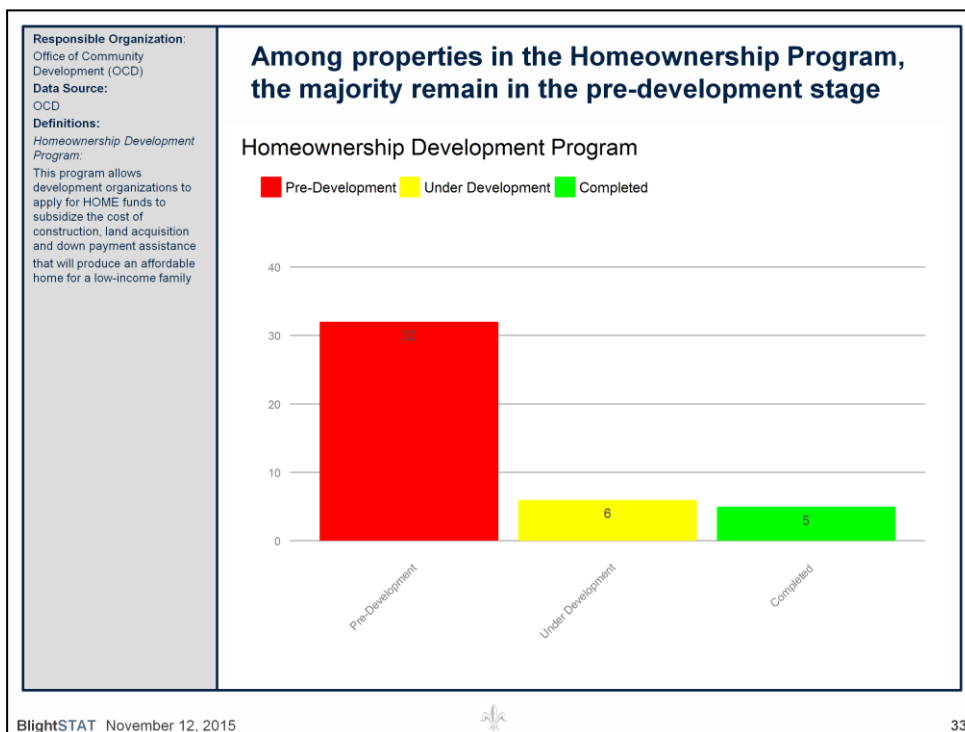
NORA completed first online auction in October. All 64 properties were sold. Auction raised \$2.9 million, with average of approximately \$43,000 for structures and \$46,000 for lots.



Several pre-development properties undergoing historic review.

Number in pre-development should increase in January 2016.





Per Community Development staff, additional groundbreakings are anticipated.

**Responsible Organization:**

Office of Community  
Development (OCD)

**Data Source:**

OCD

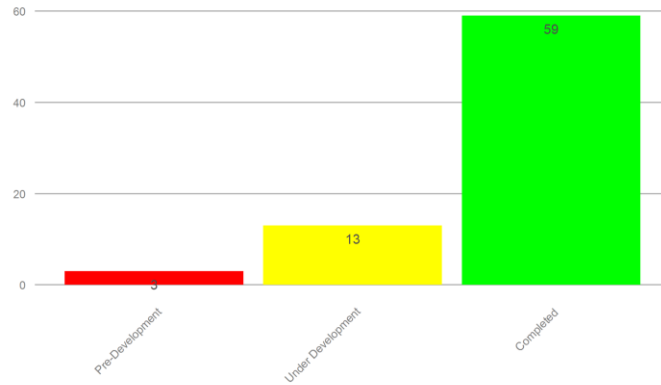
**Definitions:**

*Owner-Occupied Rehabilitation Program:* This program provides financial assistance to low income homeowners to repair their residences, while bringing them up to code and reducing blight.










## Several new rehabilitation properties reached the completion stage in October

### Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



# Key Performance Indicators

KPI	2013		2014		2015		
	Actual	Target Met?	Actual	Target Met?	Actual	Target	Status
Number of properties returned to commerce through disposition programs	513		347		202	> 83	
Number of affordable rental units developed	98		167		61	N/A	N/A
Number of housing units developed through the Homeownership Development Program	10		0		5	N/A	N/A
Number of owner-occupied housing units rehabilitated (includes Home Modification Accessibility Program)	79		63		59	N/A	N/A

