



CITY OF NEW ORLEANS

BlightSTAT

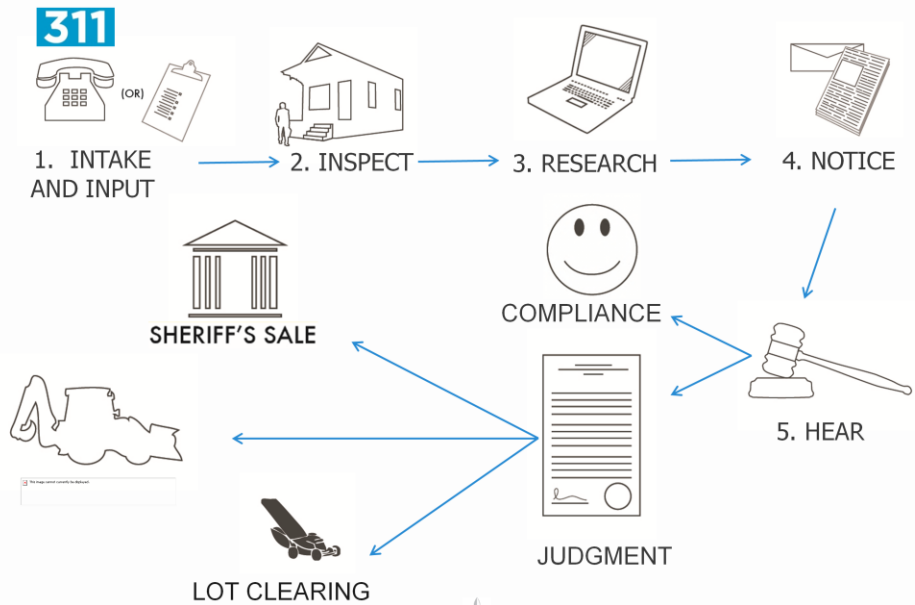
Reporting Period: July 2016

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

Assigned	Responsible	Action	Notes
11/12/2015	C. Dyer	Complete procurement process for title research work	▪ Department is evaluating work product to ensure that contract title researchers are meeting the level of quality specified by the proposal
5/12/2016	C. MacPhee S. Poche	Send letters to property owners in research queue	▪ Several hundred property owners have already submitted photographs or documentation to show compliance
8/11/2016	S. Primeaux	Implement measure to track voluntary compliance achieved prior to adjudication	▪ Methodology already used by other City agencies can likely be applied





INSPECT



Responsible Organization:
Code Enforcement

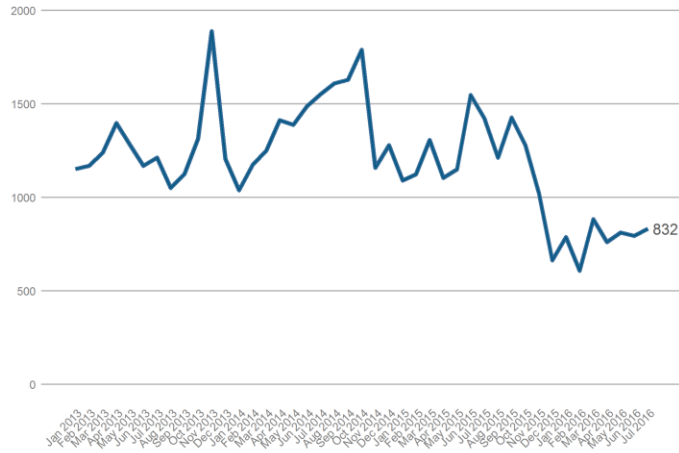
Data Source:
LAMA

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.

Total inspections increased during July, possibly due to coordinated sweeps with other departments

Number of Inspections



Responsible Organization:
Code Enforcement

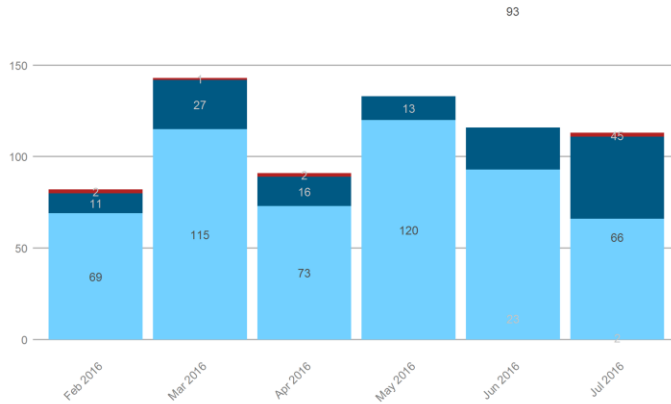
Data Source:
LAMA

Definitions:
New Cases:
Any case that is opened after January 1st, 2013
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide
Queue: The list of all new cases awaiting inspection

Even with a 25-day courtesy period following the initial letter, most inspections take less than 30 days

Age of Completed New Inspections

Less than 30 Days Old 30-90 Days Old Greater than 90 Days Old



Responsible Organization:
Code Enforcement

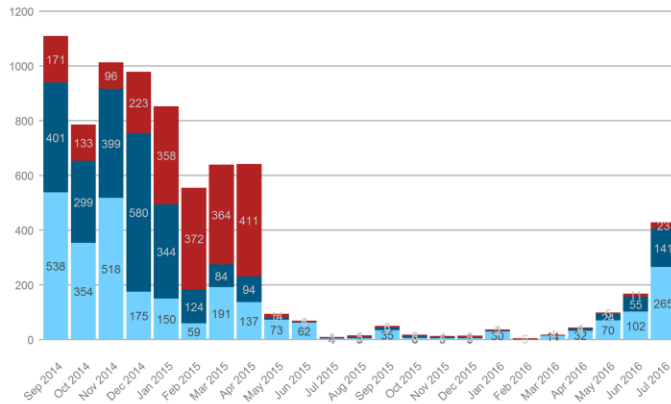
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New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide
Queue: The list of all new cases awaiting inspection

Data show an increase in the number of open cases at the end of July

Age of Open Cases

Less than 30 Days Old 30-90 Days Old Greater than 90 Days Old





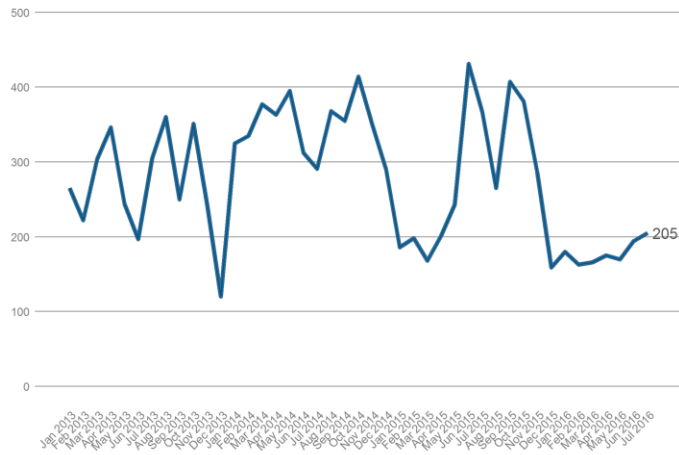
Responsible Organization:
Code Enforcement

Data Source:
LAMA

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

Research output has been increasing since May

Number of Cases Researched



Responsible Organization:
Code Enforcement

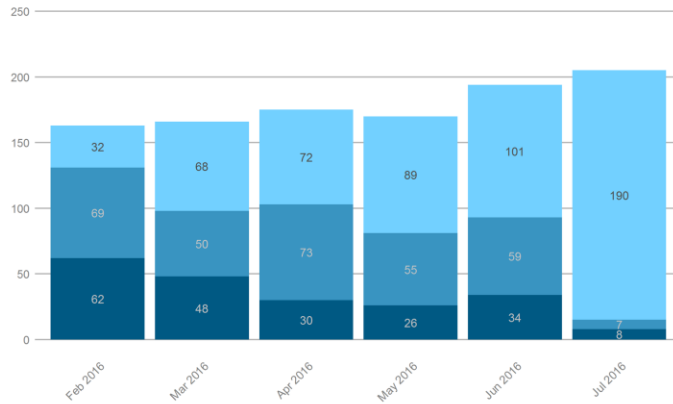
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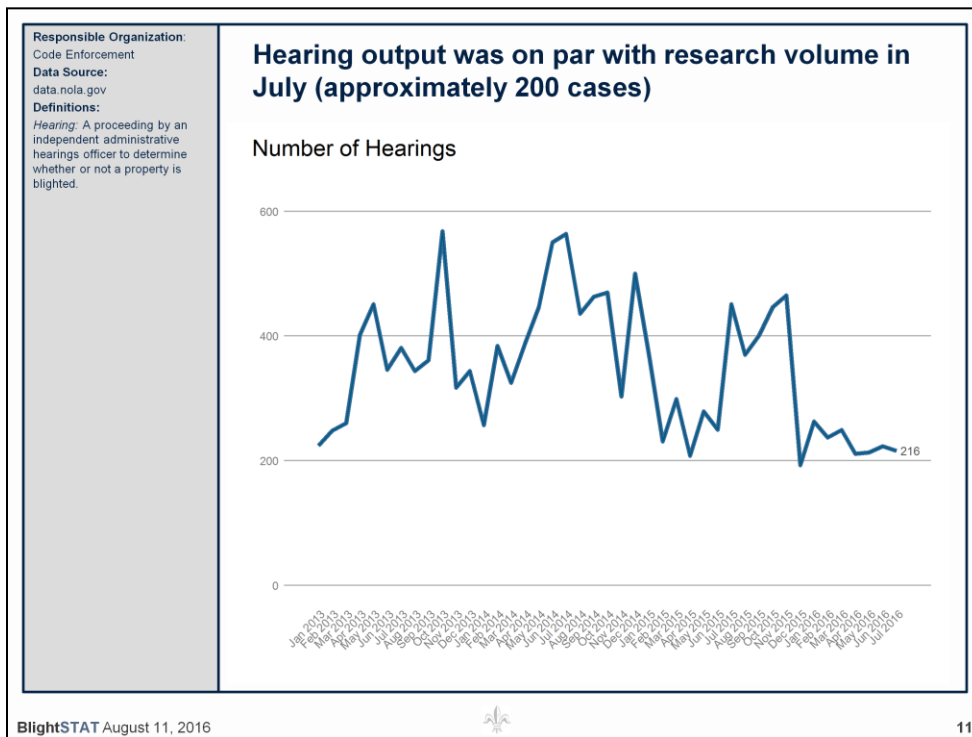
Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

Research output shifted significantly toward cases initiated in 2016

Filing Year of Cases Researched

■ Opened before 2015 ■ Opened in 2015 ■ Opened in 2016





Approximately 20 percent of research carried out by third-party title research has been focused on the “front end,” or prior to initial hearing. The remainder of external research abstracts have generally been used at the abatement stage, or once a guilty judgment has been obtained.

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

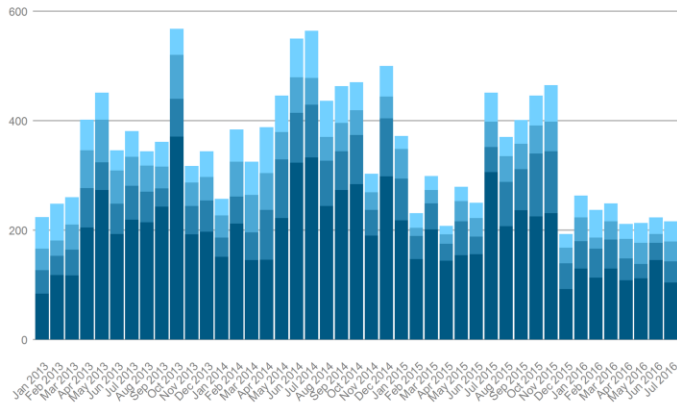
No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

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

Abatements and work in progress findings increased in July as guilty judgment decreased

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.

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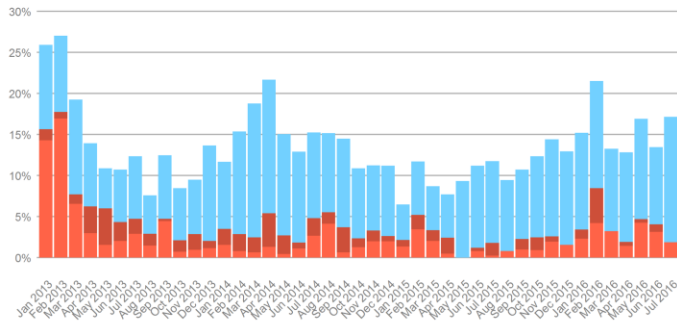
No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

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

Reinspection and notice resets both fell in July as a percentage of hearing outcomes

Percent of Cases Reset

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



Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties brought to initial hearing	1,218	1,458	2,500
Percent of hearings reset due to failure to re-inspect the property	2.9	< 3	3
Percent of hearings reset due to failure to properly notify the owner	1.1	< 2	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.

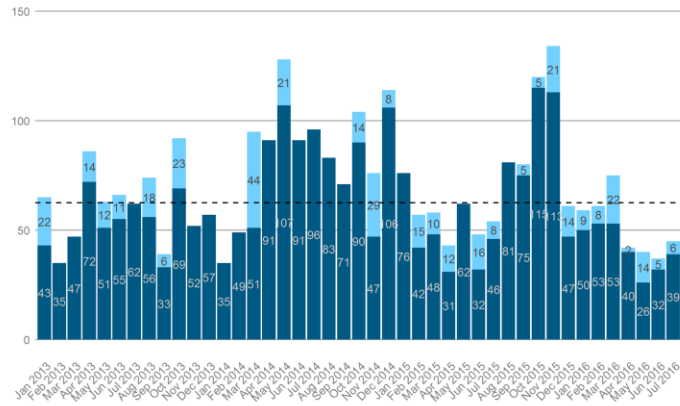
Note:

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

Compliance at hearing and lien waivers both increased during July

Voluntary Abatement

■ Abated at Hearing ■ Approved Lien Waivers



Responsible Organization:
Code Enforcement

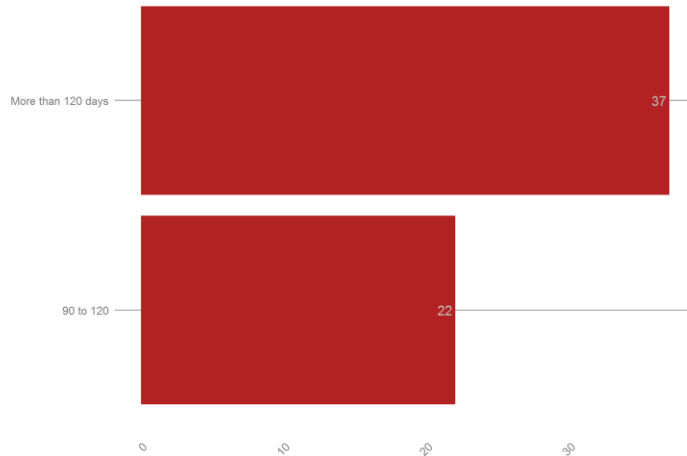
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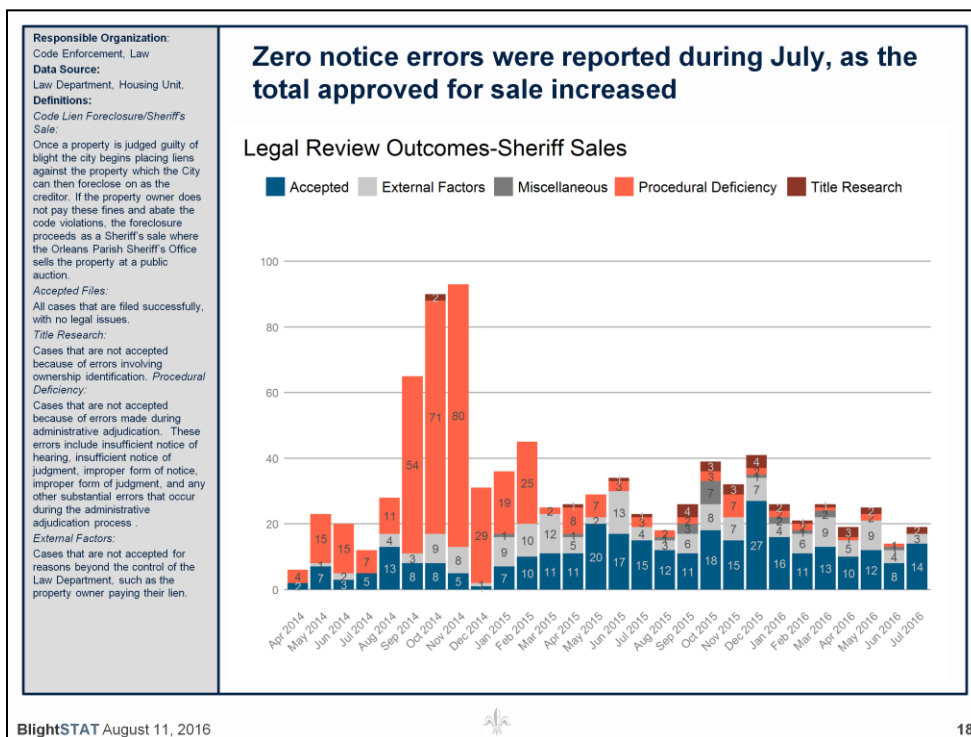
Definitions:
Awaiting Review:
Open cases with guilty judgments that have not yet been reviewed.

Note:
Includes judgment dates going back one year prior to end of reporting period. In general, abatement review cannot be completed until approximately 90 days after a judgment has been entered.

Abatement reviews outstanding beyond 120 days from judgment grew from June to July

Abatement reviews by time since judgment
(excluding judgments within 90 days of reporting cutoff)





During the July reporting period, Code Enforcement lost one attorney to the litigation unit, and another staff member was out on leave.

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.

Nine properties reached Sheriff sale in July, with six sold and three not receiving bids

Address	Date	Sale price
6215-17 Spain St	7/21/2016	52,000
5817 Franklin Ave	7/14/16	50,000
7824 Bass St.	7/14/2016	10,000
1429 Feliciana	7/14/2016	10,000
4502-4504 N Rampart St	7/7/2016	60,000
2845 Dryades St	7/7/2016	18,000
3416-3418 3rd St	7/28/2016	No bids
4139 Hamilton St	7/7/2016	No bids
1319 Alabo St	7/7/2016	No bids



Responsible Organization:

Code Enforcement, Law

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. 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.

Accepted Files:

All cases that are filed successfully, with no legal issues.

Title Research:

Cases that are not accepted because of errors involving ownership identification. *Procedural*

Deficiency: Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication process.

External Factors:

Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

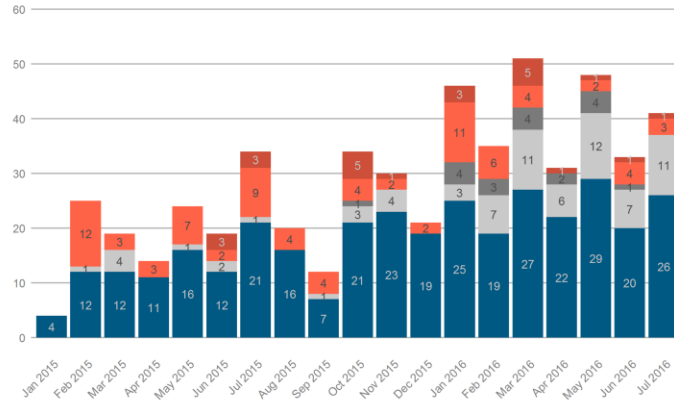
Note:

All of the rejected files were from cases from 2009.

Four demolition cases were rejected in July for ownership and notice issues

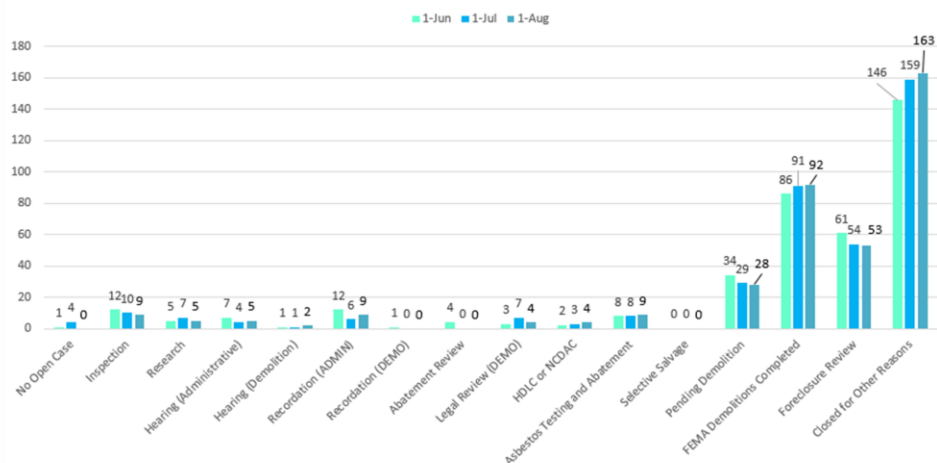
Legal Review Outcomes-Demolitions

Accepted External Factors Miscellaneous Procedural Deficiency Title Research



FEMA Funded Demolitions Program

Status of the 383 Conditionally Approved Properties

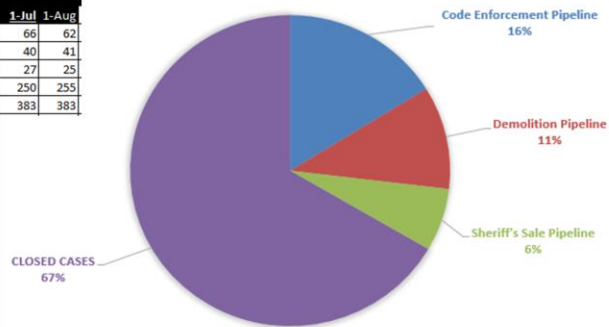


BlightSTAT August 11, 2016



FEMA Demolition Program Overview

PIPELINES - by the numbers	1-Jun	1-Jul	1-Aug
Code Enforcement Pipeline	79	66	62
Demolition Pipeline	44	40	41
Sheriff's Sale Pipeline	28	27	25
CLOSED CASES	232	250	255
TOTAL	383	383	383



July 2016

4 residential properties were abated and received LDEQ clearance
1 commercial property was demolished

Demo Start	Demo End	Property Address	Street Name	LDEQ Clearance
2016/02/02	2016/02/03	6807	OLD GENTILLY	2016/07/08
2016/04/12	2016/04/19	5424	N MIRO ST	2016/07/13
2016/05/27	2016/05/27	8651-53	GERVAIS ST	2016/07/27
2016/05/26	2016/05/26	2232-34	FLOOD ST	2016/07/28
2016/07/19	2016/08/04	2604	DESIRE ST	Slab removal pending

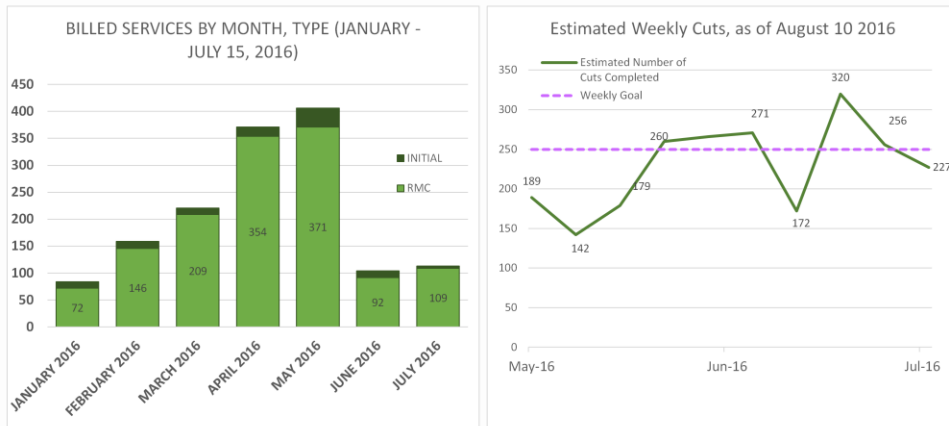
BlightSTAT August 11, 2016



The consolidated Lot Clearing Program has carried out more than 1,400 cuts this year across 793 properties



The consolidated Lot Clearing Program has been aiming for a weekly goal of 250 cuts



Key Performance Indicators

Measure	YTD actual	YTD target	Year- end target
Blighted properties brought into compliance by property owners	359	438	750
Blighted units demolished	177	146	250



Code Enforcement has reached an abatement strategy or is awaiting abatement on 10 priority commercial properties

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	1008 Jourdan Ave	Former school building in Holy Cross	Writ filed for property to be sold. Sale Date: 9/15/2016	Ninth Ward Housing Development Corp
	4402 Reynes Blvd	Haydel Heights Apartments	Writ filed for property to be sold.	Grace Park Townhome Apartments, LLC
	6324 Chef Menteur Blvd	Old Hotel by I-10	Writ filed for property to be sold.	Vincente A Morreale Et Al
	8500 Lake Forest Blvd	Abandoned Gas Station	Writ filed for property to be sold.	Sterling McKeithen Et Al
Awaiting Abatement	2616 S Claiborne Ave	Cornerstone Homes	Hearing occurred on 7/7/2016. Judgment will be recorded if not paid on 8/7/2016.	Greater New Orleans Rehabilitation Corp
	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 9/1/2015.	Love Outreach Fellowship Et Al
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.	Multiple individuals
	6701 I-10 W Service Rd	30 I-10 Service Rd	Property received guilty judgment on 1/25/2016.	Stephen A Uwaezuoke
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.	Otis Lain Et Al
	12001 I-10 Service Rd	La Quinta Inn	Reset for work in progress (2nd time). Hearing scheduled 7/11/2016. Property received guilty judgment on 7/11/2016. Judgment will be recorded around 8/11/2016 if not paid.	Bullard Mall LLC



An additional six properties are currently in litigation

Address	Description	Status and case information
2501 St Claude Ave	Auto Parts Store	Owner appealed CE judgment and multiple lawsuits followed. The owner has been given the authority to demolish and an application to HDLC is pending. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2014-11960.
5300 Franklin Ave	38884 Dreux (hold includes 5324 Franklin Ave, 5332 Franklin adjacent vacant lots.)	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02889
5328 Franklin Ave	Vasquez Building (DMK) hold includes 3 Dreux Avenue and 5332 Franklin Ave adjacent vacant lots.	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02888
6601 Plaza	Grand of the East	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-00001
6700 Plaza	Office building	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-00576
10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-3131.



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

Stage	Address	Description	Status	Owner
Awaiting hearing	6800 Plaza	Medical Facility	Inspection found violations. Case is awaiting legal research.	Oschner Clinic Foundation
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing scheduled 6/27/2016. Reset for work in progress. Hearing scheduled 1/23/2017.	Racetrac Petroleum Inc.
Code Enforcement monitoring	1532 Robert E. Lee Blvd		Settlement reached with the owner CE will continue to monitor. Demolition Permit pulled.	REL Investments LLC
	2500 Louisiana Ave	3403 Freret St/2502 Louisiana	Property sold and owner settled liens with the City. Owner has submitted plans to remodel into medical center.	2500 Louisiana, LLC
	3010 Sandra Dr	Crescent City Gates	Owner is working with the City to rehab the property.	Crescent City Gates Fund LP
	6001 Bullard Ave	Old Schwegmann's	Property is on the market with Corporate Realty.	Bullard Center Investments, LLC
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed---CEHB monitoring.	Lake Forest Tower LLC



REINVESTMENT



Residential Construction Lending Extended Update



Development Status					
Units	As of (03/31/2016)	As of (04/30/2016)	As of (05/30/2016)	As of (06/30/2016)	As of (08/02/2016)
Sold	8	9	11	12	12
Construction Complete, Available for sale/rent	6	5	6	6	9
Under Construction	10	11	14	14	12
Predevelopment	33	32	27	26	26
Total Units	57	57	58	58	59



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

Definitions:

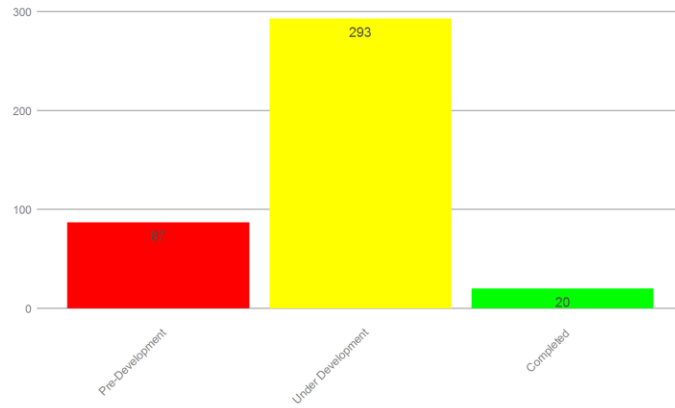
Rental Housing Program:

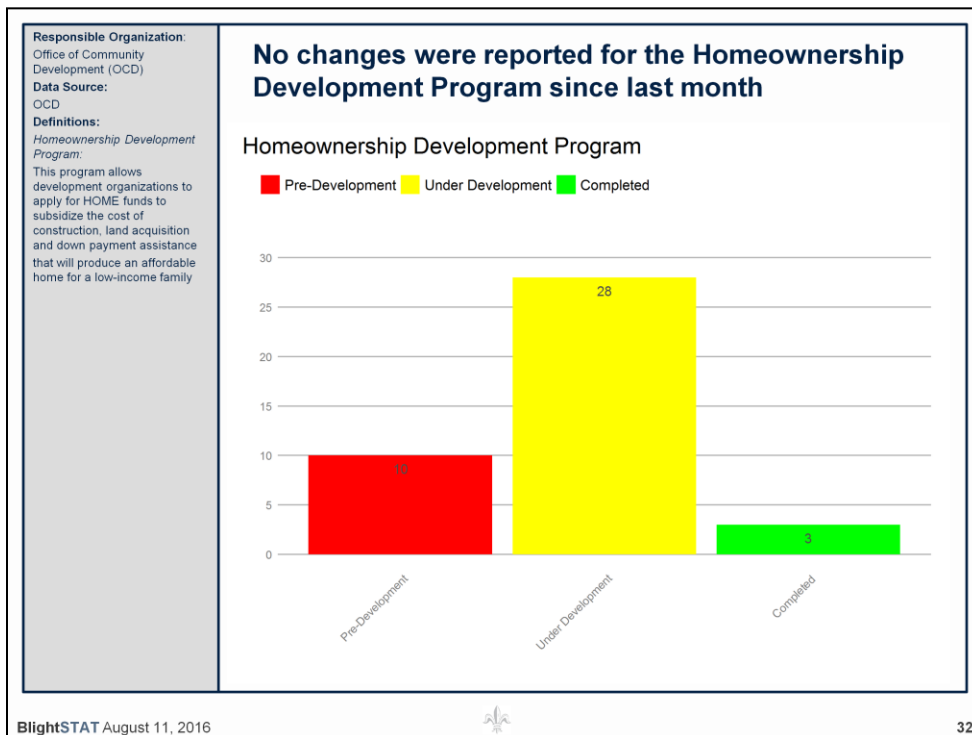
This program provides quality,
affordable rental housing for
low-income families

Construction started on 7 formerly vacant houses as a part of the Iberville Offsite Redevelopment

Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed





The number of units under development includes several homes for military veterans.

Responsible Organization:

Office of Community
Development (OCD)

Data Source:
OCD

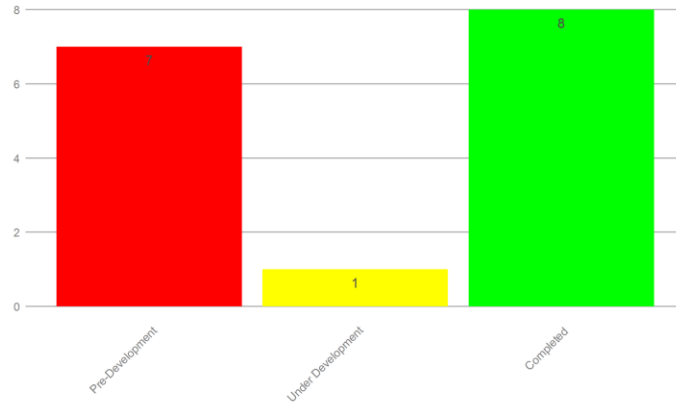
Definitions:

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.

One substantial rehabilitation was completed and eight Home Modification projects were put for bids

Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties returned to commerce through disposition programs	135	117	200
Rental Housing Program units completed	20	Management statistic	Management statistic
Homeownership Development Program units completed	3	Management statistic	Management statistic
Owner-Occupied Rehabilitation Program and Home Modification Program units completed	24	Management statistic	Management statistic

