



CITY OF NEW ORLEANS

BlightSTAT

Reporting Period: May, 2015

www.nola.gov/opa



Office of Performance and Accountability

Agenda

- **Intake**
- **Inspections**
- **Hearings**
- **Abatement**
 - Abatement Reviews
 - Sheriff's Sales
 - Demolitions
 - Lot Clearing
- **Commercial Properties Update**
- **Reinvestment**



INTRODUCTION



Purpose and Scope

Purpose: The Landrieu Administration developed a strategic framework to map out the City's overall direction. The framework links services, programs, strategies, objectives, and goals to the City's mission, values, and vision, and incorporates performance measures to assess performance.

In BlightSTAT, City leaders and managers review key performance results related to the Mayor's strategy to reduce blighted properties by 10,000 by the end of 2014 . In order to improve results, City leaders and managers review and assess progress achieved, overall trend data, and the likelihood of meeting performance targets. For programs at risk of not meeting targets, leaders and managers identify prospects and tactics for performance improvement, and make adjustments to operational plans as needed. To account to citizens and Councilmembers for the spending of resources provided, BlightSTAT meetings are open to the public.

Scope: BlightSTAT focuses on the Citywide, cross-departmental issue of blight. BlightSTAT does not focus on performance managed in other STAT programs or initiatives, nor does it include in depth discussions of complaints about specific locations.

***Questions and Comments:** Index cards are available to the public at the sign-in table, which can be used to submit questions and comments or to report specific issues. Throughout the meeting, completed cards will be reviewed. General questions and comments may be discussed by the group and specific issues will be assigned to departments.*



City Strategic Framework

Mission

The City of New Orleans delivers excellent service to its citizens with courage, competence and compassion.

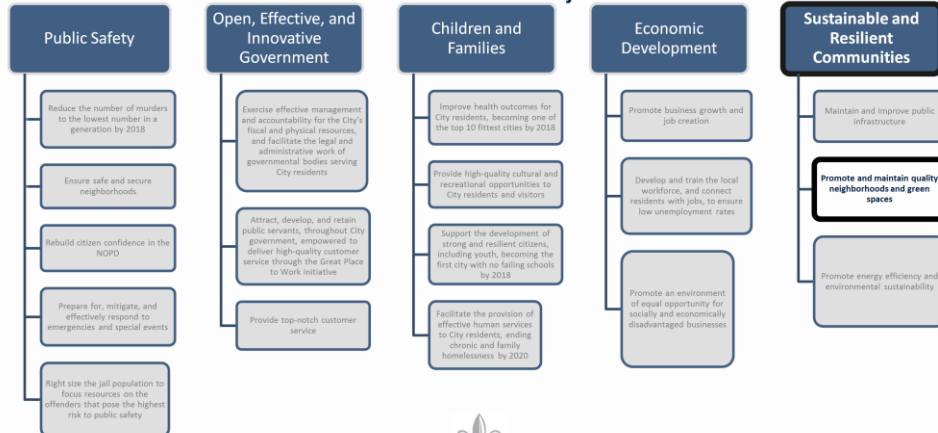
Values

Integrity, Excellence, Transparency, Teamwork, Responsiveness, Innovation, Diversity and Inclusion

Vision

New Orleans is a model city. We are a unified city. We are a creative city.

Result Area Goals and Objectives



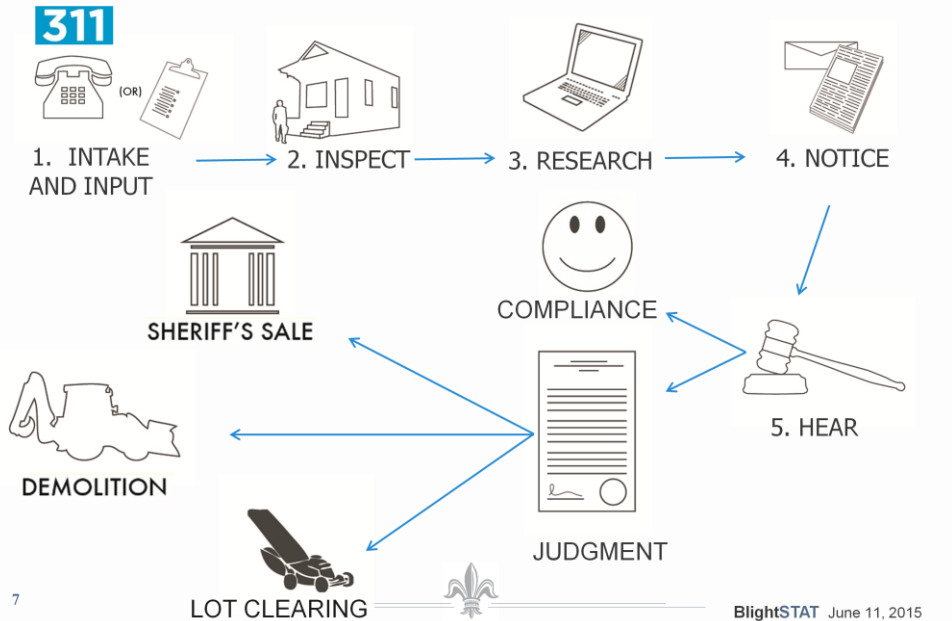
Strategic Framework

Goal: Support sustainable communities that integrate quality housing, transportation, schools, commercial development, energy efficiency, parks and green space, flood protection and cultural assets.

Objectives and Strategies	Outcome Measures
Maintain and improve public infrastructure 1. ★ Maintain and improve road surface infrastructure, including implementation of Recovery Roads program and Sewerage and Water Board water and sewer line replacement 2. Consistently implement Complete Streets philosophy in streets investments 3. ★ Effectively administer the City's capital improvements program to include significant investments in parks, playgrounds, libraries, community centers, and public safety facilities 4. ★ Optimize the City's subsurface drainage infrastructure to ensure resilient neighborhoods, including implementation of the Urban Water Plan 5. ★ Expand transportation options for residents to encourage mass transit, including bus and streetcar development, and bike sharing	<ul style="list-style-type: none"> • Percent of citizens rating condition of streets good or very good • Mean travel time to work • Percentage of workers commuting to work by means other than driving alone • Percent of citizens rating drainage/flood control good or very good • Percent of citizens rating public transportation good or very good • Percent of citizens rating traffic congestion good or very good
Promote and maintain quality neighborhoods and green spaces 1. ★ Maintain current strategies and launch new strategies for blight 2. Provide access to quality, affordable, secure housing 3. Provide effective sanitation services to residents and businesses 4. Protect and preserve parks and other green spaces 5. Regulate land use to support safe, vibrant neighborhoods and preserve historic properties 6. ★ Enhance access and use of the riverfront area to improve the quality of life of riverfront neighborhoods including development of Crescent Park and other public green spaces along the Mississippi River 7. ★ Implement plans to spur investment along the Claiborne Corridor including Choice neighborhoods investments in the greater Iberville/Tremé neighborhood 8. ★ Develop an implementation strategy for the next phase of the Lower 9th Ward 9. ★ Bring transformational commercial redevelopment projects to underserved neighborhoods, such as New Orleans East 10. ★ Develop and implement a master plan for lakefront communities, including West End and the Municipal Yacht Harbor 11. ★ Implement the Comprehensive Zoning Ordinance 12. ★ Improve commitment to monitoring and enforcing environmental health	<ul style="list-style-type: none"> • Percent of parcels in fair or good condition • Percent of citizens rating control of trash and litter / trash pickup good or very good • ParkScore (based on acreage, service and investment, and access) • Percent of citizens rating zoning good or very good • Percent of households paying more than 30% of income on housing
Promote energy efficiency and environmental sustainability 1. Restore the City's marshes and coastline 2. Promote green energy and other sustainability measures 3. Remediate brownfields, lead, and other environmental hazards 4. ★ Replace and repair streetlights with energy efficient technology 5. ★ Develop and implement a resiliency master plan under the direction of a Chief Resiliency Officer 6. ★ Promote recycling 7. ★ Develop an effective solid waste management plan and implement new strategies in order to increase the services available to residents	<ul style="list-style-type: none"> • Percent of days with healthy air quality • Number of health based drinking water violations • Number of certified green buildings • Number of land acres in Orleans Parish • Percent of City's streetlight network retrofitted with LED technology



Overview of the Blight Reduction Process



Action Items

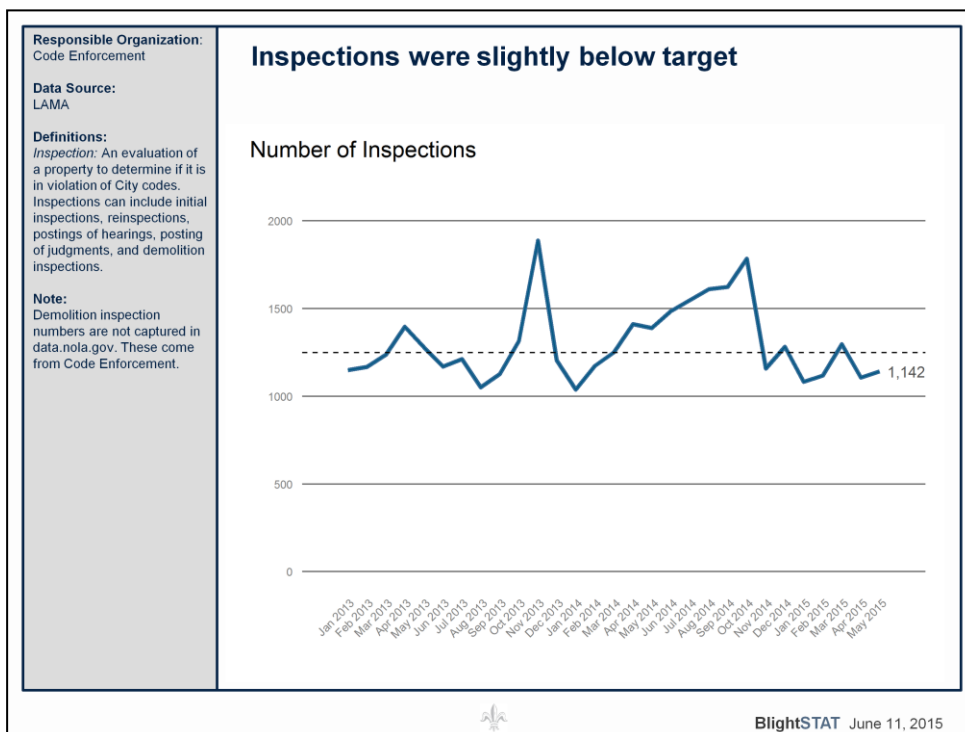
Assigned	Responsible Parties	Action Item	Due	Status
1/8/2015	C. MacPhee	Work with inspectors on use of LAMA field tool	Ongoing	
4/9/2015	L. Elliott	Develop recommendation for dealing with vacant lots in the research queue	6/11/2015	





INSPECT





While Code Enforcement was below target for May, they were able to nearly clear the backlog of cases awaiting initial inspection. The inspection unit also devoted resources to the Chapter 66 program.

Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

New Cases:
Any case that is opened after January 1st, 2013

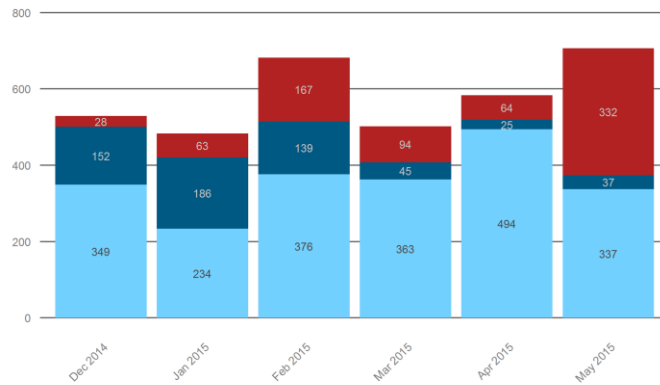
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

Queue: The list of all new cases awaiting inspection

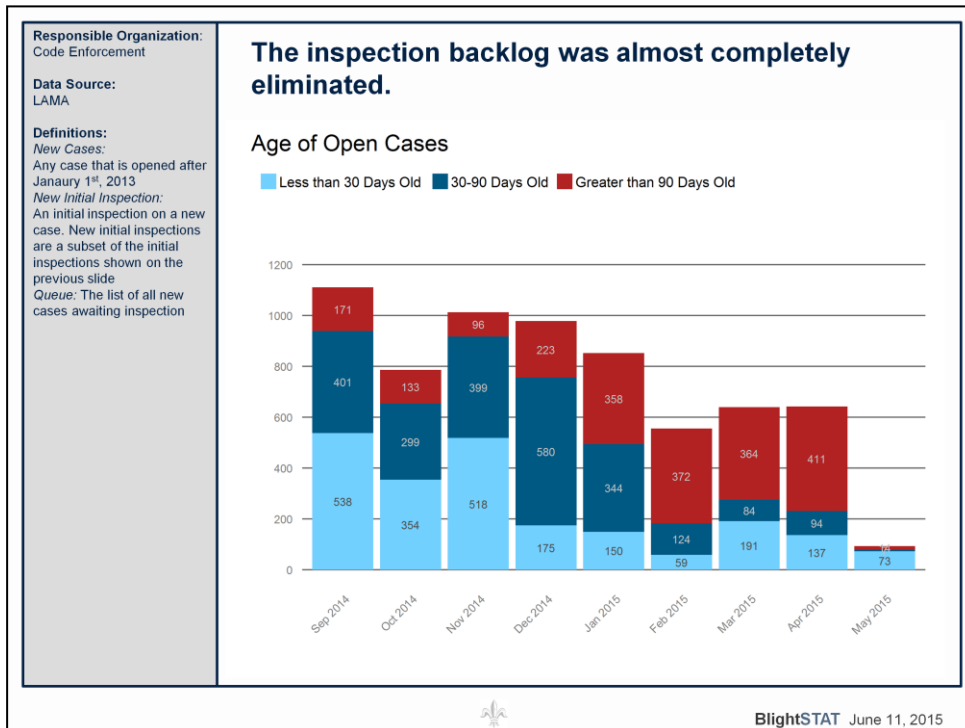
There was a large increase in the number of completed initial inspections in May.

Age of Completed New Inspections

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



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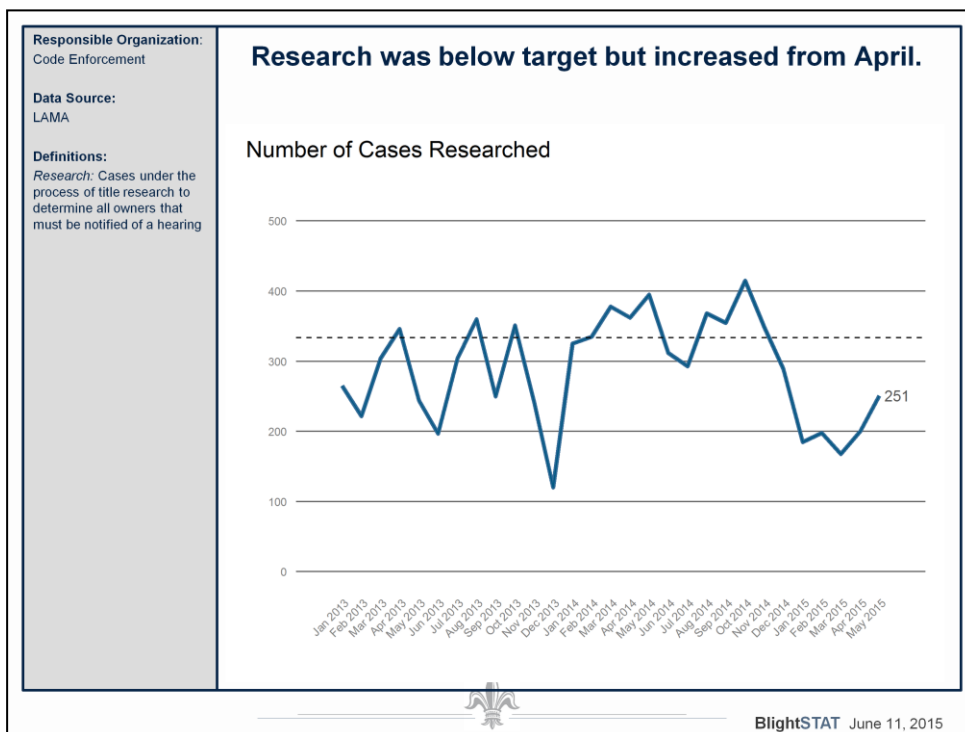


Because the inspection backlog is nearly cleared, Code Enforcement anticipates being able to keep up with inspection requests in the future.



HEAR





Code Enforcement hired two new staff members for the research unit between March and April, and has another researcher starting at the end of June. In addition to staff returning from illness, this will bring the research unit up to full capacity (though research numbers may remain lower than expected for several months due to staff training).

Code Enforcement is also exploring the possibility of contracting out cases for research. A pilot group of 110 cases has been sent out to a contractor.

Responsible Organization:
Code Enforcement

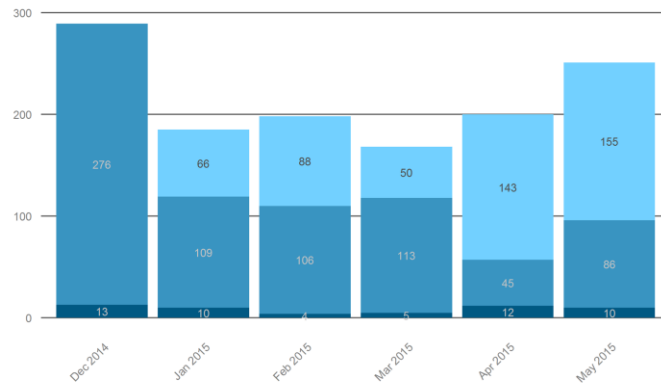
Data Source:
LAMA

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

There was an increase in cases researched that were opened in 2014.

Filing Year of Cases Researched

■ Opened before 2014 ■ Opened in 2014 ■ Opened in 2015



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Responsible Organization:
Code Enforcement

Data Source:
LAMA

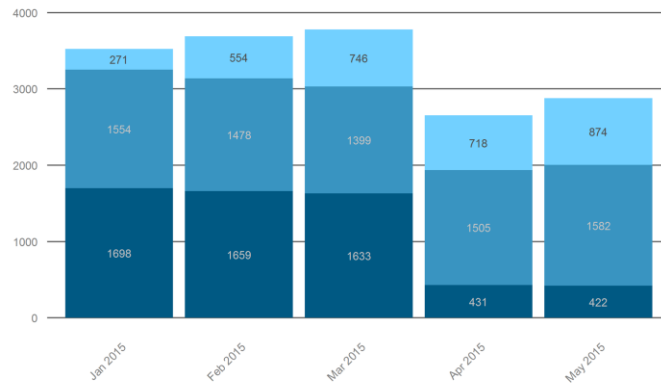
Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

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

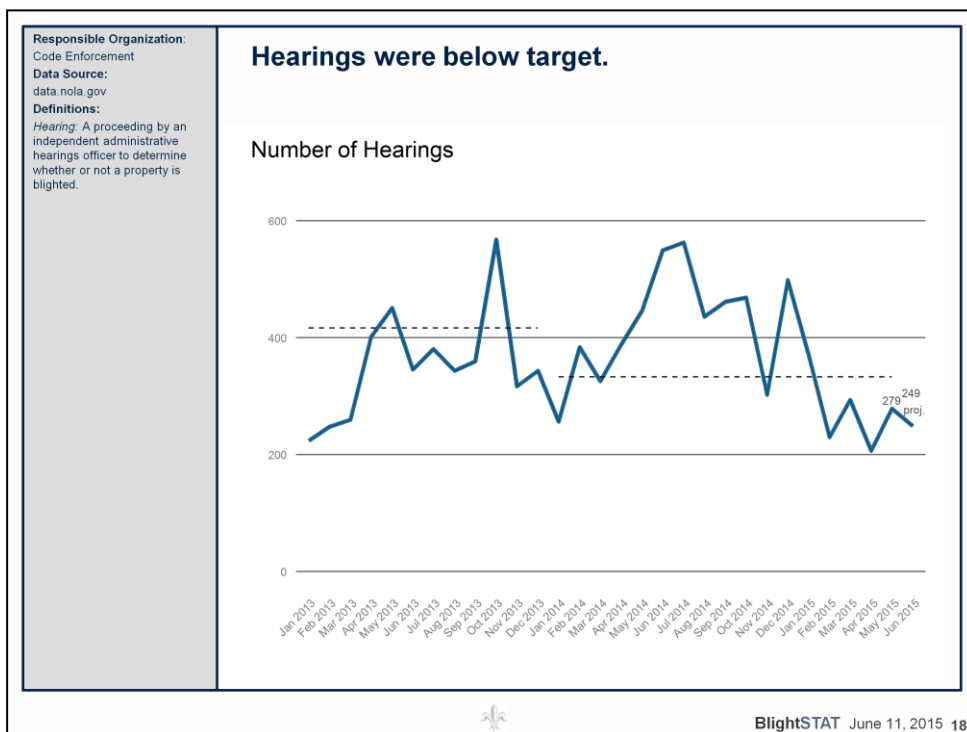
The research backlog increased from April due to inspections outpacing research.

Filing Year of Open Cases

■ Opened before 2014 ■ Opened in 2014 ■ Opened in 2015



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Code Enforcement anticipates that the increase in research will allow the number of hearings to increase substantially.

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

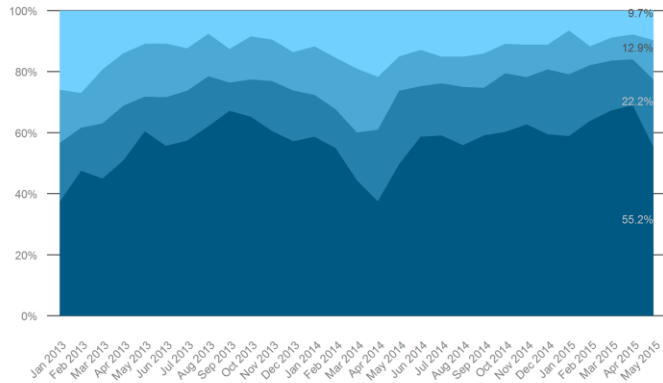
many cases the property is in

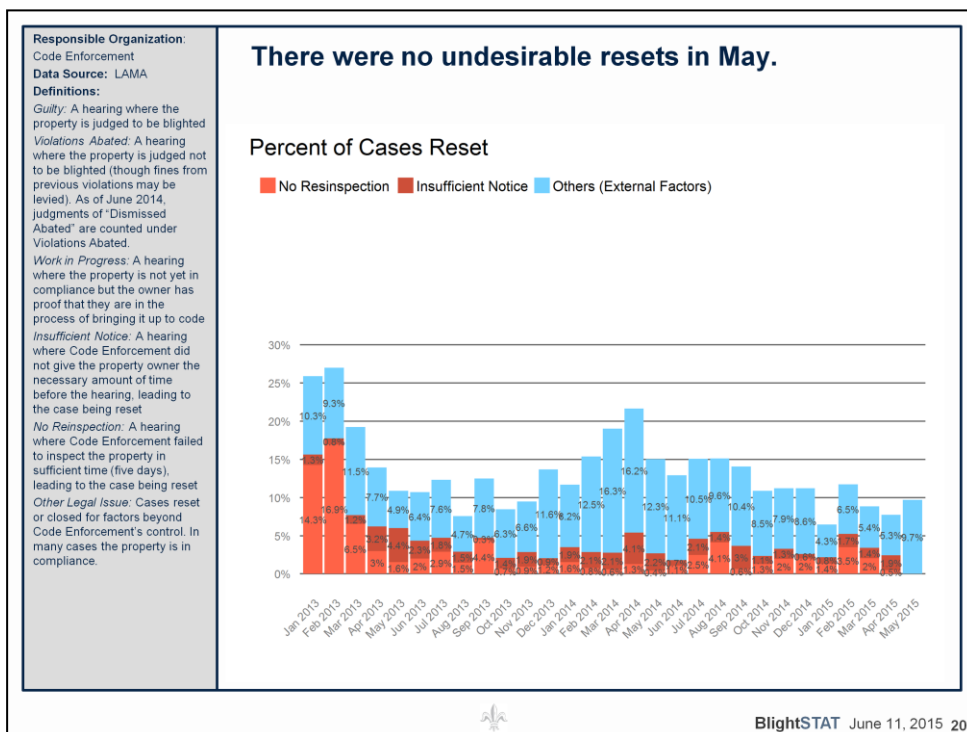
compliance.

There was an increase in the percent of cases with violations abated in May.

Hearing Results

■ Guilty ■ Violations Abated ■ Work in Progress ■ Other Reset/Dismissed





Code Enforcement uncovered a mailing issue that was causing hearing notices sent within New Orleans to be routed through Baton Rouge, affecting the mailing time. To adjust for this, the department has begun sending out hearing notices earlier.

Key Performance Indicators

KPI	2013		2014		2015		
	Actual	Target Met?	Actual	Target Met?	Actual	Target	Status
Number of cases researched	-	-	4,206	-	1,003	-	-
Number of properties brought to hearing	3,111	❖	4,010	●	1,131	>1,667	❖
Percent of hearings reset due to failure to re-inspect the property	3.73%	●	1.59%	●	1.45%	<3%	●
Percent of hearings reset due to failure to properly notify the owner	1.50%	●	1.75%	●	1.09%	<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.

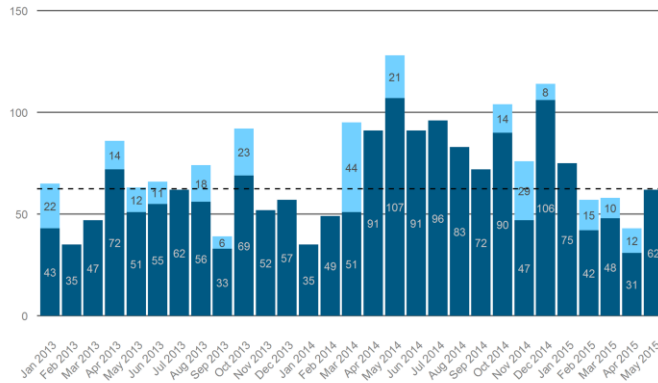
Note:

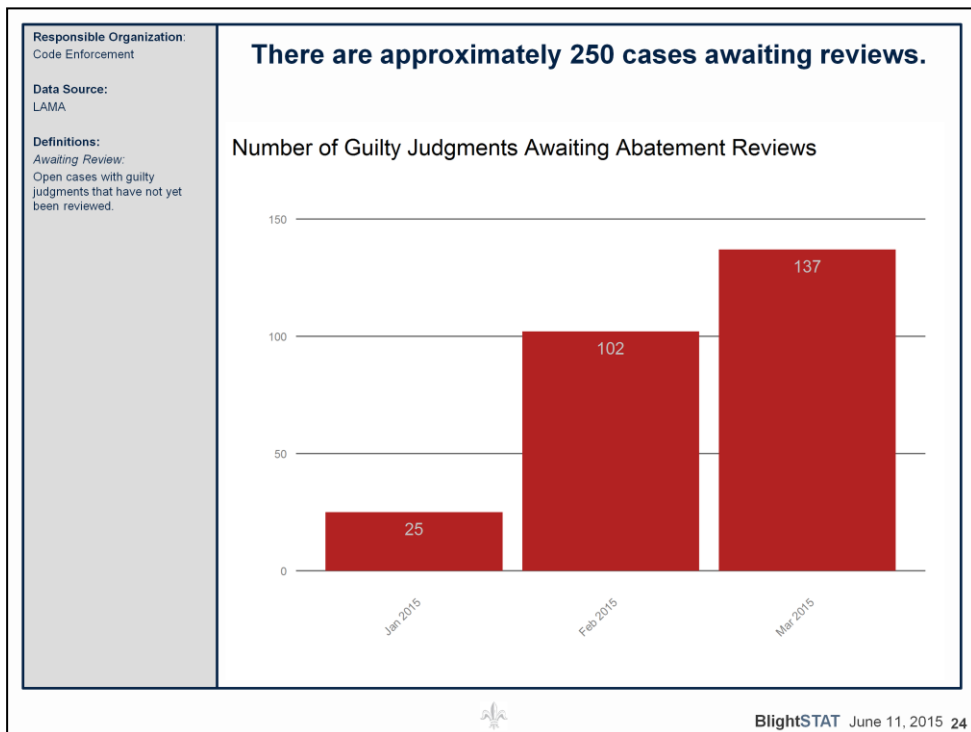
Properties with a Judgment of Dismissed Abated are not counted in this measure

The number of properties abated by property owners met the monthly target.

Voluntary Abatement

■ Abated at Hearing ■ Approved Lien Waivers





Several months ago there was a backlog of over 1,000 cases needing abatement reviews. Since then, Code Enforcement has cleared the backlog through 2014.

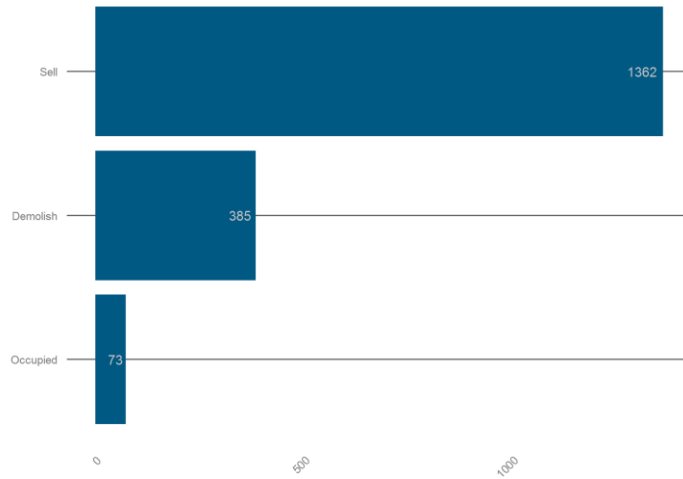
Responsible Organization:
Code Enforcement

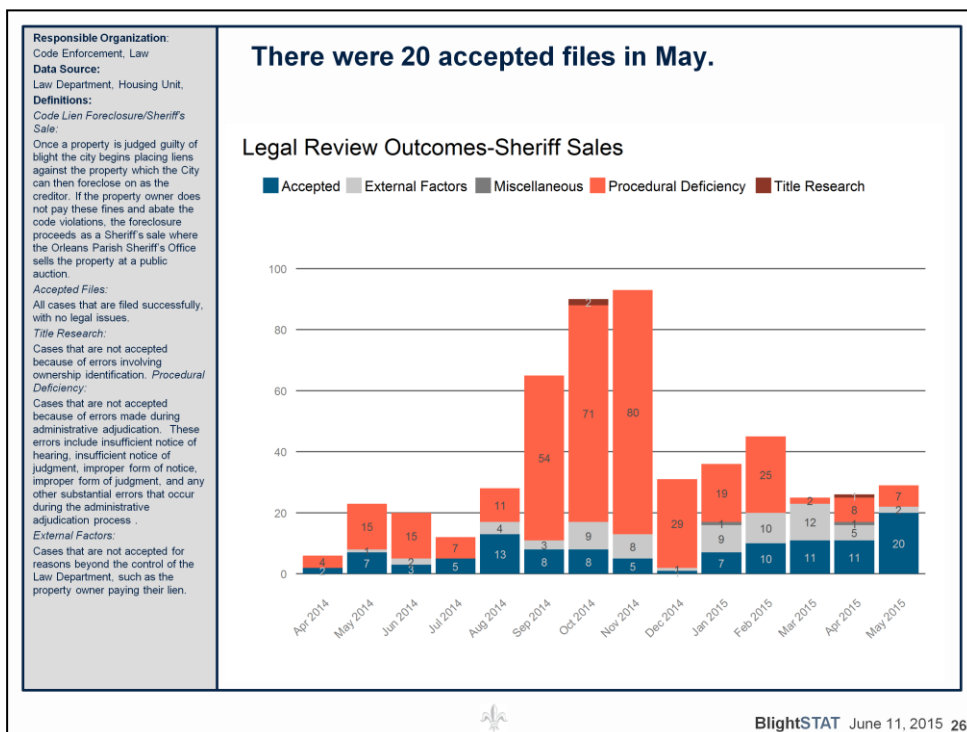
Data Source:
LAMA

Definitions:

The large majority of reviews from 2014 to April 2015 have gone to the sale queue.

Outcome of Reviews



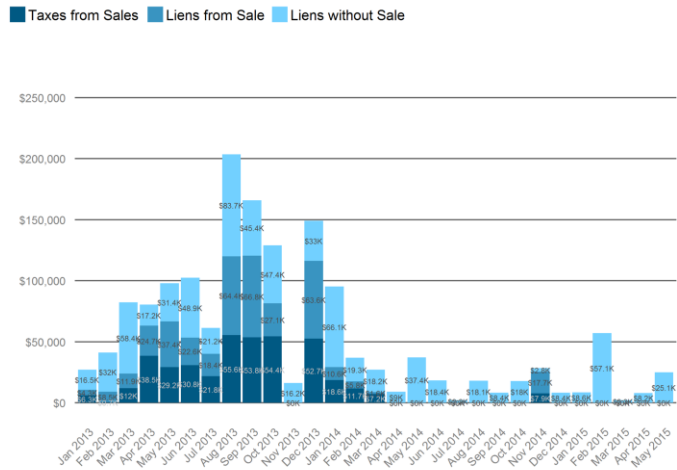


With faster abatement reviews, Code Enforcement has seen a large backlog in the number of cases that are awaiting legal review. The department has staffed up their legal staff from two to four, though the new staff is still being trained on Code Enforcement procedures.

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.

There was \$25,000 collected from Sheriff's Sales in May.

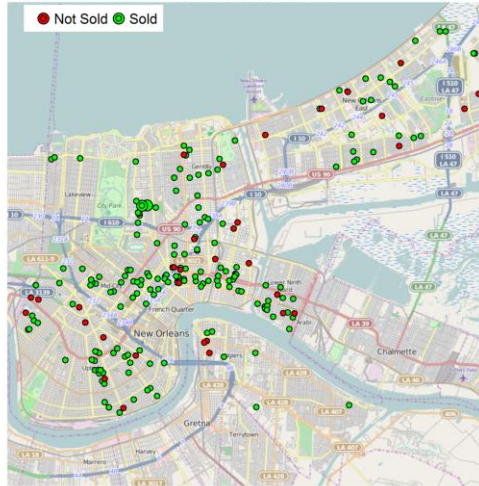
Amount of Collections from Sheriff Sales



Responsible Organization:
Code Enforcement
Data Source:
Law Department, Housing Unit
Definitions:
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There were two sales in May.

Sheriff Sale Results Since 2010



Enlarged points indicate sales that occurred in May.



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.)

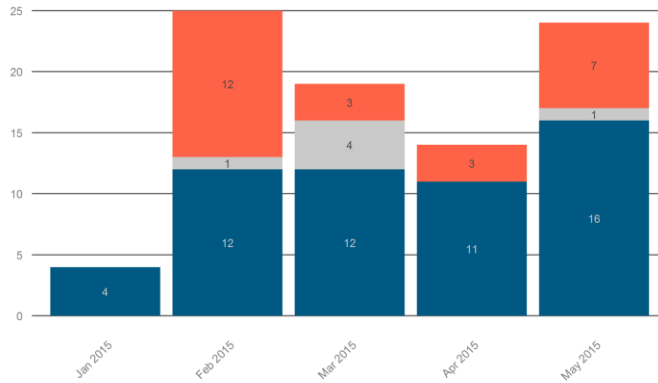
Note:

All of the rejected files were from cases from 2009.

There were 16 accepted files in May.

Legal Review Outcomes-Demolitions

Accepted External Factors Miscellaneous Procedural Deficiency Title Research



Responsible Organization:
Code Enforcement and the New Orleans Redevelopment Authority

Data Source:
Contractors – SAIC (FEMA), DRC (SDER), BBEC/CDM (NORA), Durr (IDC)

Definitions:
Imminent Danger of Collapse (IDC):

When a structure has been deemed at risk of falling down at any moment it can be demolished by Code Enforcement with approval by the HDLC director and Safety and Permits

Strategic Demolition for Economic Recovery (SDER):

City program using Community Development Block Grant dollars to demolish highly visible blighted structures near parks, schools, and community corridors

NORA Demolitions:

Strategic demolitions of properties owned by NORA

FEMA Demolitions:

Strategic demolitions funded by the Federal Emergency Management Agency

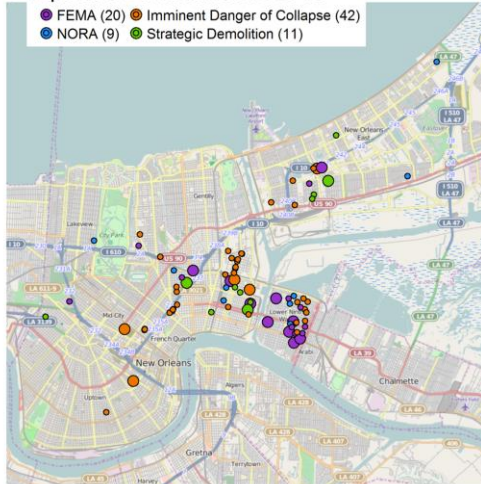
Note:

Demolitions are counted in the month of the demolition start date.

There have been 114 units (82 properties) demolished in 2015

Properties Demolished in 2015

● FEMA (20) ● Imminent Danger of Collapse (42)
● NORA (9) ● Strategic Demolition (11)



Enlarged points indicate demolitions that occurred in May.



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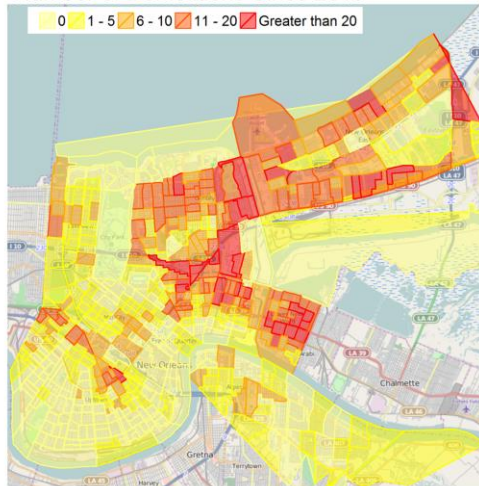
Strategic demolitions funded by the Federal Emergency Management Agency

Note:

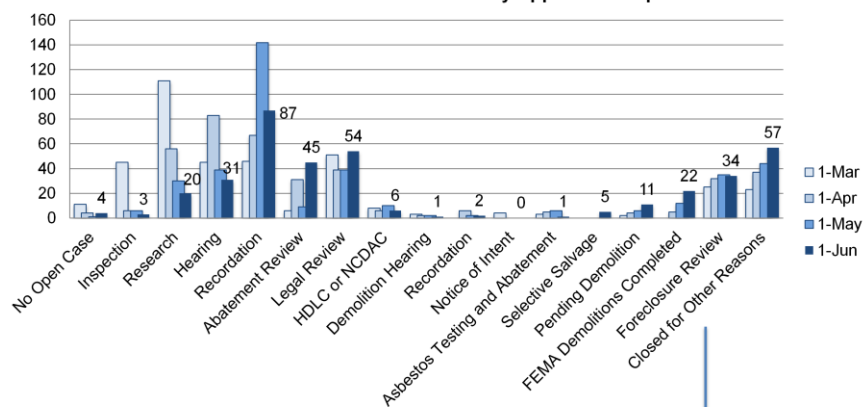
Demolitions are counted in the month of the demolition start date.

Since 2010, 4,106 units have been demolished.

Number of Demolitions Since 2010



Status of the 383 FEMA Conditionally Approved Properties



May Demolitions

Date	Type	Unit	Address	Street	Zip	Dist
5/5/2015	Res	1	927	ST MAURICE AVE	70117	E
5/8/2015	Res	1	1350	TENNESSEE ST	70117	E
5/12/2015	Res	2	1228 -30	ALABO ST	70117	E
5/13/2015	Res	1	1629	ALABO ST	70117	E
5/14/2015	Res	1	1125	DELERY ST	70117	E
5/18/2015	Res	1	2301	TENNESSEE ST	70117	E
5/19/2015	Res	1	3117	N DORGENOIS ST	70117	D
5/20/2015	Res	1	2211	FLORIDA AVE	70122	D
5/21/2015	Res	1	7658	N CORONET CT	70126	E
5/28/2015	Res	2	1842	LESSEPS ST	70117	D

1 - Sold at sheriff sale
 11 - Private sale
 20 - Renovated
 10 - Privately demolished
 15 - Demolished by another program
 1 - Duplicated address

Responsible Organization:
Chief Administrative Office and
Code Enforcement

Data Source:
Chief Administrative Office

Definitions:

Chapter 66:

The lot-cutting program allows the City to address properties with overgrown vegetation, debris, or other hazardous conditions without taking property through full Code Enforcement hearings process.

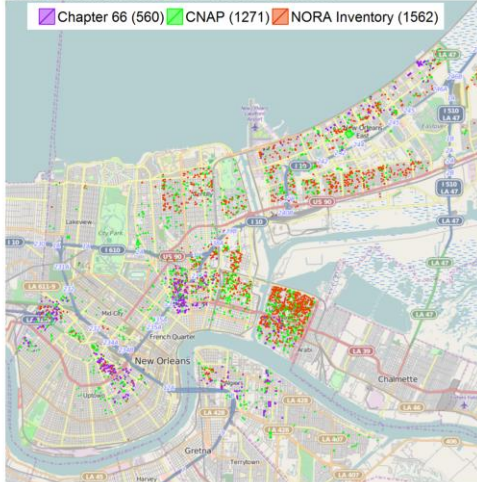
CNAP: Continuous Nuisance Abatement Program. The City's program to maintain lots after they have received a guilty judgment of high grass.

NORA Inventory:

All properties in NORA's inventory that are not under contract.

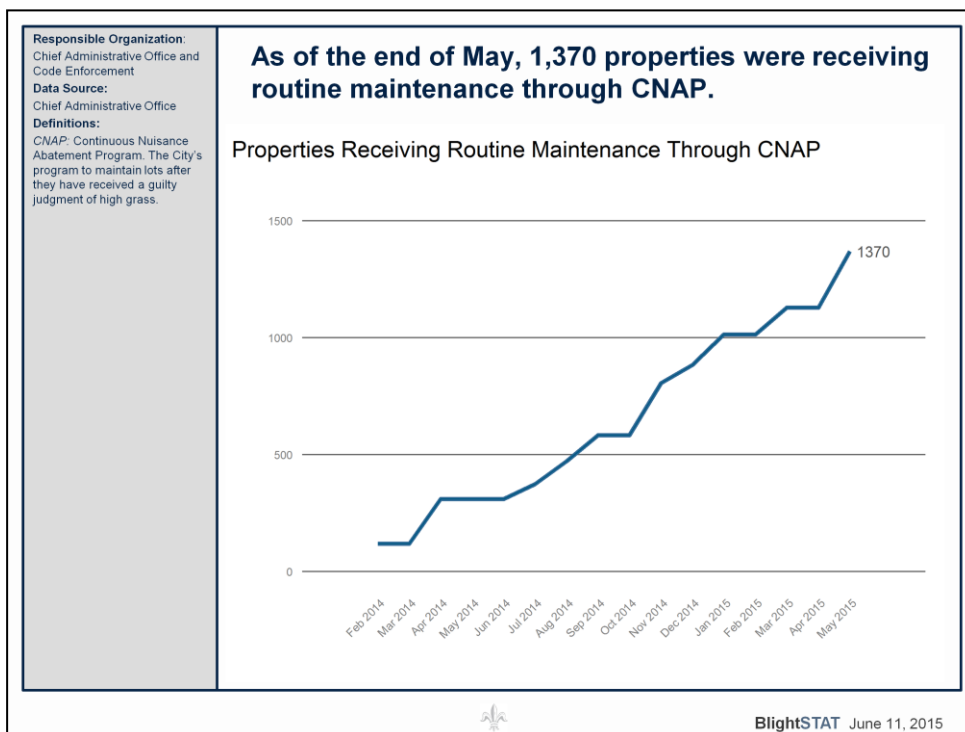
Over 3,000 lots are currently under routine maintenance by the City.

Lot Maintenance in New Orleans

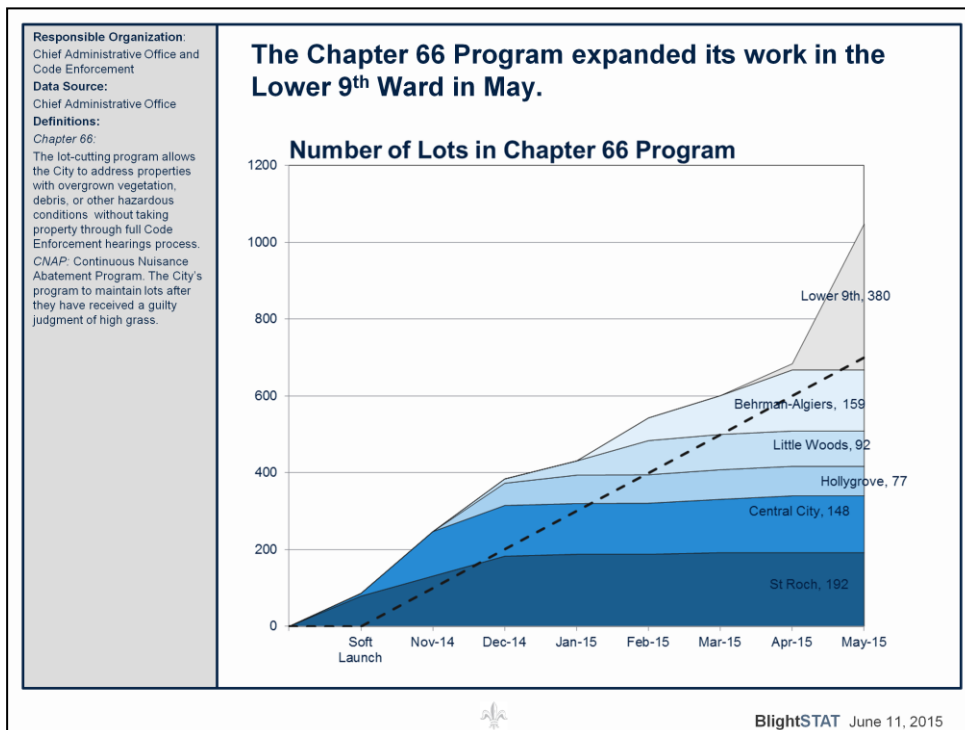


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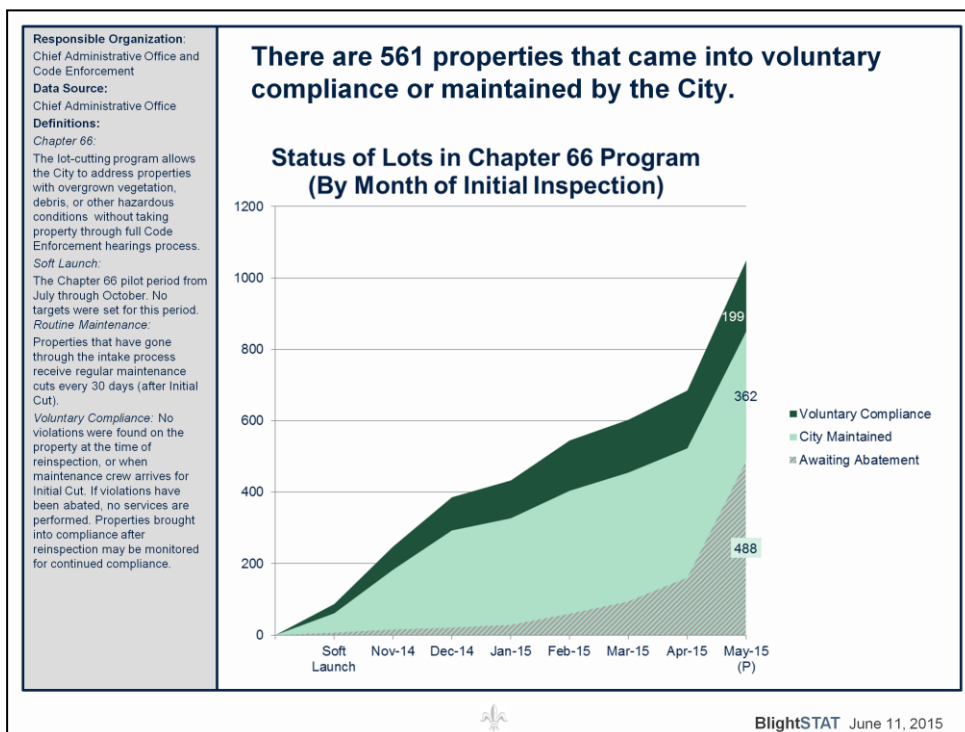
The chapter 66 lot maintenance program anticipates a large increase in cases in the Lower Ninth Ward in the upcoming month.



The chapter 66 lot maintenance program anticipates a large increase in cases in the Lower Ninth Ward in the upcoming month.









The chapter 66 lot maintenance program anticipates a large increase in cases in the Lower Ninth Ward in the upcoming month.



The compliance rate for Chapter 66 is similar to the overall Code Enforcement compliance rate.

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		295	>313	
Number of units demolished	329		212		114	>104	



<i>Awaiting Hearing</i>		
Address	Status as of 6/9/2015	Status as of 5/12/2015
6324 Chef Menteur	Legal issues with sale due to tax sale purchaser suing the owner for the property. Tax sale purchaser needs to be added to any lien foreclosure case so we must restart. New hearing in July.	Final sale date 6/4/2015.
3010 Sandra Place	Procedural deficiency in case. Had to be restarted. New hearing to be held in July.	Case restarted due to procedural deficiency. New hearing will be scheduled for June 2015.
6880 Parc Brittany Blvd.	Hearing held on 6/2/2015. Result was a reset due to owner/legal issue. New hearing to be held in July.	Case is in the process of being researched.

<i>Awaiting Abatement</i>		
Address	Status as of 6/9/2015	Status as of 5/12/2015
8500 Lake Forest	Passed legal review for sale and can be filed in June. CE will discuss abatement path and when it is prudent to put the property up for sale. CE will pursue recordation of daily fines if applicable.	Property received guilty judgment on 2/25/2015. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.
2520 Louisiana	Passed legal review for sale and can be filed in June. CE will discuss abatement path and when it is prudent to put the property up for sale. CE will pursue recordation of daily fines if applicable.	Property received guilty judgment 2/11/2015. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.
2500 Louisiana/3403 Freret	Passed legal review for sale and can be filed in June. CE will discuss abatement path and when it is prudent to put the property up for sale. CE will pursue recordation of daily fines if applicable.	Property received guilty judgment 2/11/2015. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.
6001 Bullard	Passed legal review for sale and can be filed in June. CE will discuss abatement path and when it is prudent to put the property up for sale. CE will pursue recordation of daily fines if applicable.	Property received guilty judgment 2/4/15. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.
4402 Reynes	Passed legal review for sale and can be filed in June. CE will discuss abatement path and when it is prudent to put the property up for sale. CE will pursue recordation of daily fines if applicable.	Property received guilty judgment 2/4/2015. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.



<i>Pending Litigation</i>		
Address	Status as of 6/9/2015	Status as of 5/12/2015
1532 Robert E. Lee	Attorney has filed motion for injunction against further CE activity	Writ is filed for property to be given a sale date. Over half a million in daily fees.
10112-16 Plainfield Dr./10214 Plainfield Dr.	Property received guilty judgment. Appeal filed on judgment.	Property received guilty judgment. Appeal filed on judgment.
5300 Franklin	Received guilty judgment on 2/4/2015. Pending appeal of judgment.	Received guilty judgment on 2/4/2015. Pending appeal of judgment.
5328 Franklin	Received guilty judgment on 2/4/2015. Pending appeal of judgment.	Received guilty judgment on 2/4/2015. Pending appeal of judgment.
6700 Plaza	Property received guilty judgment 12/17/2014. An appeal has been filed.	Property received guilty judgment 12/17/2014. An appeal has been filed.
5951 Milne	Property received guilty judgment on 12/17/2014. An appeal has been filed.	Property received guilty judgment on 12/17/2014. An appeal has been filed.
3 Dreux Ave.	Property received guilty judgment on 10/22/14. An appeal has been filed.	Property received guilty judgment on 10/22/14. An appeal has been filed.
38884 Dreux Ave.	Property received guilty judgment on 10/22/14. An appeal has been filed.	Property received guilty judgment on 10/22/14. An appeal has been filed.
5324 Franklin	Property received guilty judgment on 10/22/14. An appeal has been filed.	Property received guilty judgment on 10/22/14. An appeal has been filed.
5332 Franklin	Property received guilty judgment on 10/22/14. An appeal has been filed.	Property received guilty judgment on 10/22/14. An appeal has been filed.
5700 Read/6601 Plaza	Property received guilty judgment on 12/1/14. An appeal has been filed.	Property received guilty judgment on 12/1/14. An appeal has been filed.
2646 Westbend Parkway	Property received guilty judgment on 6/3/14 (pending litigation/settlement negotiations).	Property received guilty judgment on 6/3/14 (pending litigation/settlement negotiations).
<i>Abatement Strategy Reached</i>		
Address	Status as of 6/9/2015	Status as of 5/12/2015
10101 Lake Forest	Writ is filed for property to be given a sale date. Over half a million in daily fees.	Writ is filed for property to be given a sale date. Over half a million in daily fees.



REINVESTMENT



Responsible Organization:
New Orleans Redevelopment
Authority (NORA)

Data Source:
NORA

Definitions:

Lot Next Door:

The Lot Next Door Program provides an opportunity to owners of properties that share a common boundary with a former Road Home property to purchase that property

Auction:

NORA holds periodic auctions to sell properties in its inventory

Alternate Land Use:

The Alternate Land Use Program provides properties to groups who have ideas and plans outside of traditional development such as playgrounds, pocket parks, and community gardens

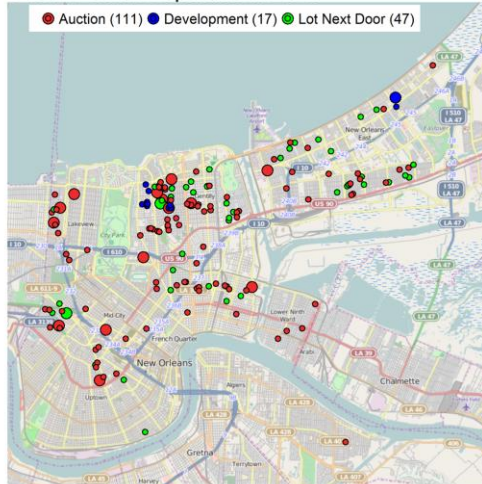
Development:

Properties returned to commerce through private development, which often includes packaging several lots with federal, state, and local subsidies.

NORA has sold 173 properties in 2015.

NORA Sold Properties in 2015

● Auction (111) ● Development (17) ● Lot Next Door (47)



Enlarged points indicate sales that occurred in May.



BlightSTAT June 11, 2015

NORA will be holding another auction later in 2015.

Responsible Organization:
New Orleans Redevelopment
Authority (NORA)

Data Source:
NORA

Definitions:

Lot Next Door:

The Lot Next Door Program provides an opportunity to owners of properties that share a common boundary with a former Road Home property to purchase that property

Auction:

NORA holds periodic auctions to sell properties in its inventory

Alternate Land Use:

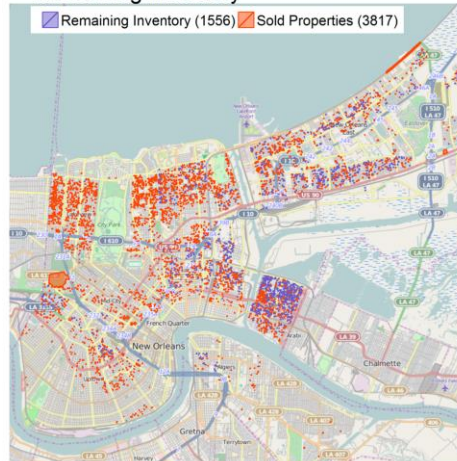
The Alternate Land Use Program provides properties to groups who have ideas and plans outside of traditional development such as playgrounds, pocket parks, and community gardens

Development:

Properties returned to commerce through private development, which often includes packaging several lots with federal, state, and local subsidies.

NORA Sales and Inventory

NORA Sales since 2010 and Remaining Inventory



BlightSTAT June 11, 2015

Responsible Organization:

Office of Community
Development (OCD)

Data Source:

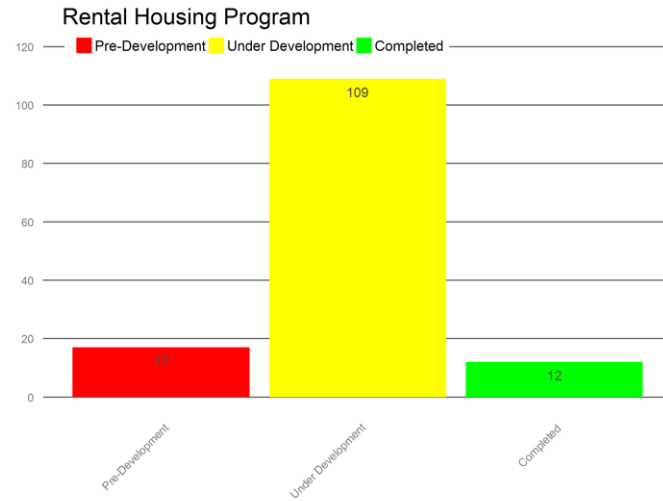
OCD

Definitions:

Rental Housing Program:

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

There have been 12 completions through the Rental Housing Program in 2015.



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

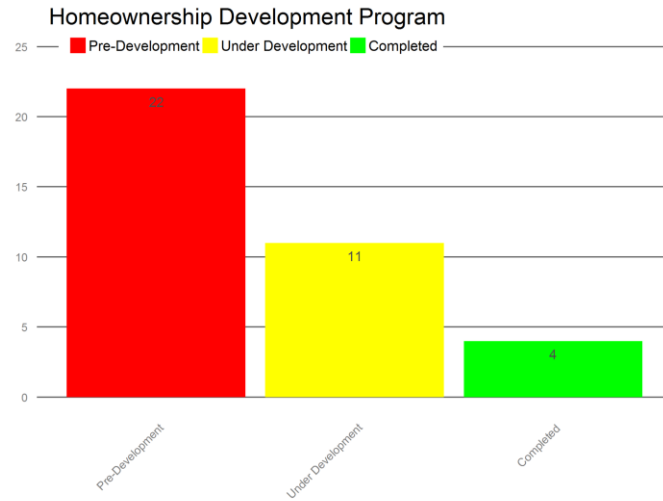
OCD

Definitions:

*Homeownership Development
Program:*

This program allows
development organizations to
apply for HOME funds to
subsidize the cost of
construction, land acquisition
and down payment assistance
that will produce an affordable
home for a low-income family

There have been 4 completions through the Homeownership Development Program in 2015.



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

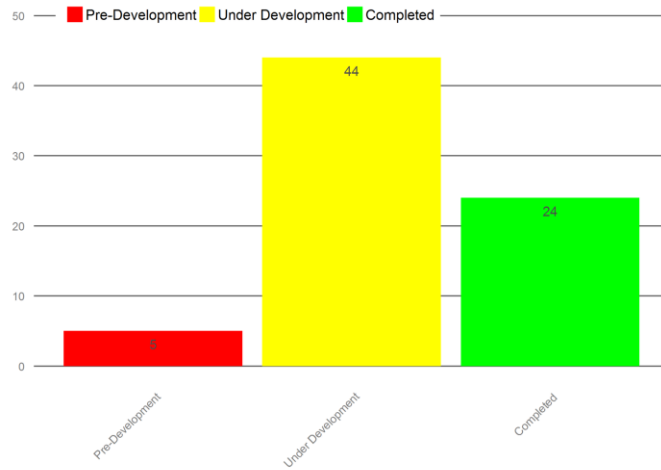
OCD

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.

There have been 24 completions through the Owner-Occupied Rehabilitation Program in 2015.

Owner-Occupied Rehabilitation Program



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	●	173	>83	●
Number of affordable rental units developed	98	▲	167	●	12	N/A	N/A
Number of housing units developed through the Homeownership Development Program	10	◆	0	◆	4	N/A	N/A
Number of owner-occupied housing units rehabilitated (includes Home Modification Accessibility Program)	79	●	63	▲	24	N/A	N/A

