



CITY OF NEW ORLEANS

# BlightSTAT

Reporting Period: September, 2014

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



Office of Performance and Accountability

# Agenda

- 8:00-8:10** Introduction and  
Announcements
- 8:10-8:20** Intake
- 8:20-8:40** Inspections
- 8:40-9:00** Hearings
- 9:00-9:20** Demolitions
- 9:20-9:40** Code Lien Foreclosures and  
Sheriff's Sales
- 9:40-10:00** 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.

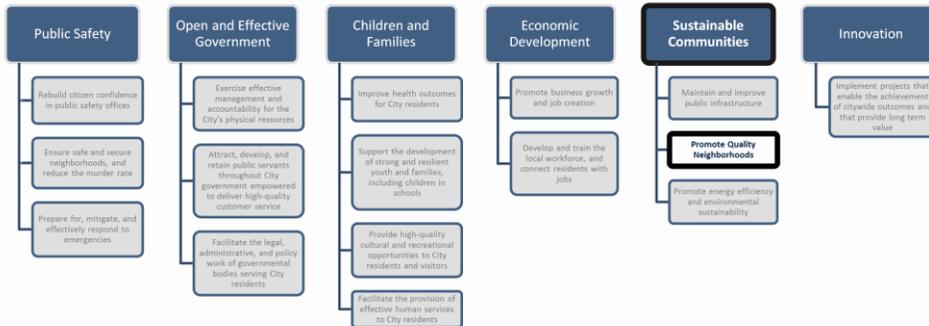
## Values

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
<b>Maintain and improve public infrastructure</b> 1. Maintain and improve road surface infrastructure 2. Consistently implement Complete Streets philosophy in streets investments 3. Effectively administer the City's capital improvements program 4. Optimize the City's subsurface drainage infrastructure to ensure resilient neighborhoods	<ul style="list-style-type: none"> <li>• Percent of citizens satisfied with condition of streets</li> <li>• Mean travel time to work</li> <li>• Percentage of workers commuting to work by means other than driving alone</li> <li>• Percent of citizens satisfied with drainage/flood control</li> <li>• Percent of citizens satisfied with public transportation</li> <li>• Percent of citizens satisfied with traffic congestion</li> </ul>
<b>Promote Quality Neighborhoods</b> 1. Reduce blighted properties by 10,000 by the end of 2014 2. Provide effective sanitation services to residents and businesses 3. Protect and preserve parks and other green spaces 4. Regulate land use to support safe, vibrant neighborhoods and preserve historic properties	<ul style="list-style-type: none"> <li>• Percent of citizens satisfied with control of abandoned houses</li> <li>• Percent of citizens satisfied with parks and recreation</li> <li>• Percent of citizens satisfied with control of trash and litter / trash pickup</li> <li>• Percent of citizens satisfied with life in New Orleans</li> <li>• ParkScore (based on acreage, service and investment, and access)</li> <li>• Percent of citizens satisfied with zoning</li> </ul>
<b>Promote energy efficiency and environmental sustainability</b> 1. Restore the City's marshes and coastline 2. Promote green energy and other sustainability measures 3. Remediate brownfields, lead, and other environmental hazards	<ul style="list-style-type: none"> <li>• Percent of days with healthy air quality</li> <li>• Number of health based drinking water violations</li> <li>• Number of certified green buildings</li> <li>• Number of land acres in Orleans Parish</li> </ul>



# Overview of the Blight Reduction Process

**311**



(OR)



1. INTAKE AND INPUT



2. INSPECT



3. RESEARCH



4. NOTICE



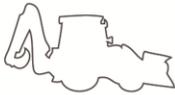
SHERIFF'S SALE



COMPLIANCE



5. HEAR



DEMOLITION



JUDGMENT



LOT CLEARING

7



BlightSTAT September, 2014

**311**

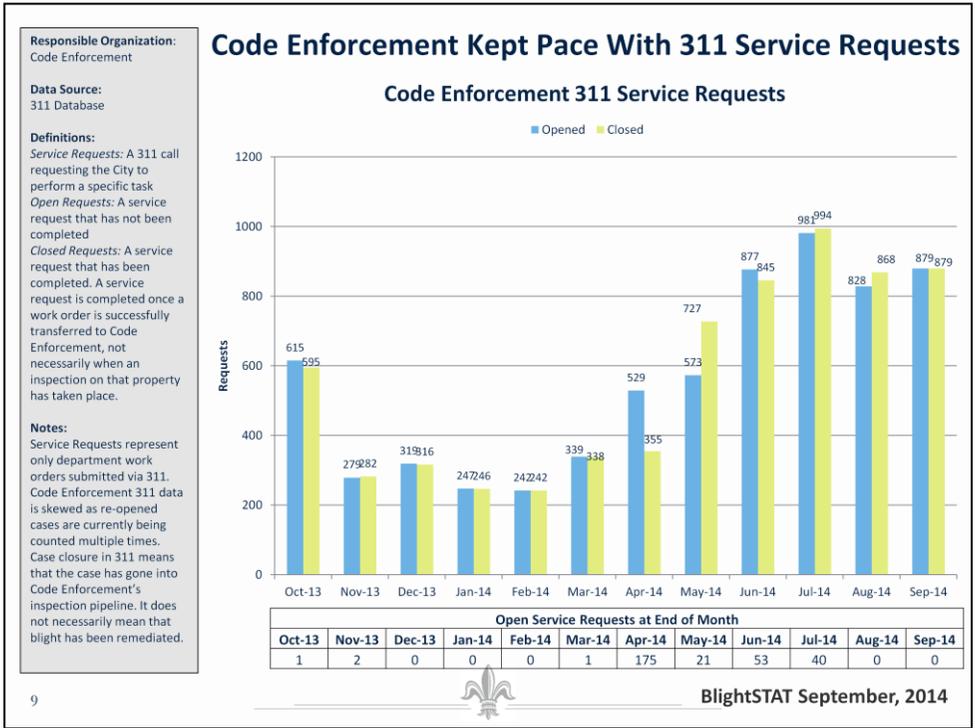


(OR)



**INTAKE**



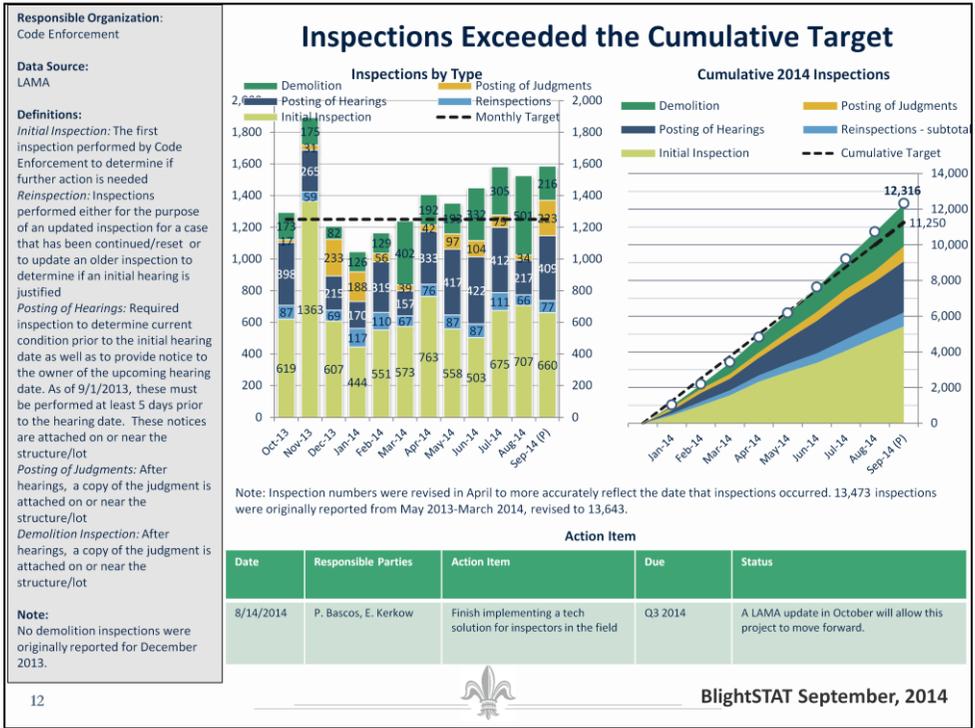


The increase in 311 calls is due to regular seasonal variation. 311 calls increase in the summer due to complaints about overgrown grass and structural issues that are exacerbated by rain.



**INSPECT**





In addition to the 12,316 inspections performed by Code Enforcement, the inspection team completed approximately 3,000 inspections of properties as part of the project to compile the list of 608 properties for demolition using FEMA funds.

Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

**Definitions:**

**New Cases:**  
Any case that is opened after January 1<sup>st</sup>, 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

**Key:**

- On Target
- ▲ Within 10% of Target
- ◆ Off Target

**Note:**

New cases in queue does not reflect cases previously in the research queue that had to be restarted.

## The Average Number of Days to Complete New Inspections Decreased Slightly from August

Month	Monthly Average Days to Complete New Initial Inspections	YTD Average Days to Complete Inspections	Average Age of New Cases Still in Queue	Total New Cases in Queue	Monthly Percent of Inspections Completed in 30 Days	YTD Percent of Inspections Completed in 30 Days
January	29	29	99	165	86%	86%
February	48	40	87	174	75%	80%
March	25	33	80	186	88%	83%
April	11	24	40	263	93%	87%
May	12	21	47	347	94%	89%
June	14	20	47	604	90%	89%
July	17	19	51	885	87%	89%
August	36	22	53	833	58%	81%
September	34	24	51	890	68%	81%

Measure	2014 YTD Actual	2014 Target	Status
Average number of days to complete a new, initial inspection request	34	≤30	<span style="color: red;">◆</span>

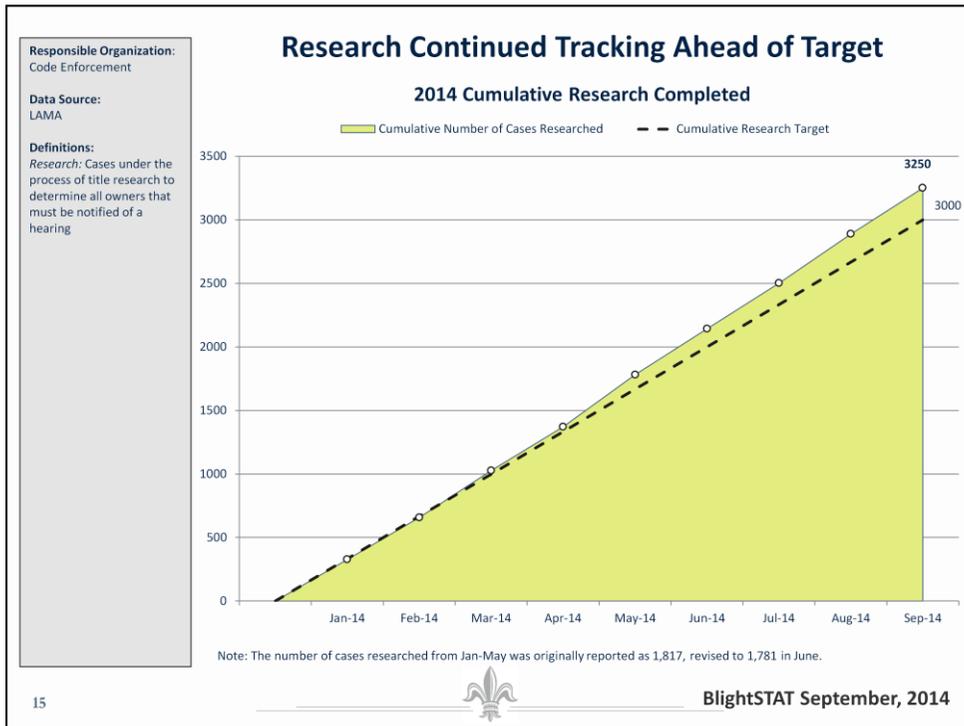


The inspection unit has been heavily involved in inspecting properties to determine eligibility for the FEMA demolition, leading to a backlog in new, initial inspection requests.



**HEAR**





Code Enforcement is currently in the process of hiring four additional title researchers. With the additional staff, some researchers have split their time between researching cases and other tasks such as case facilitation and acting as Council liaisons.

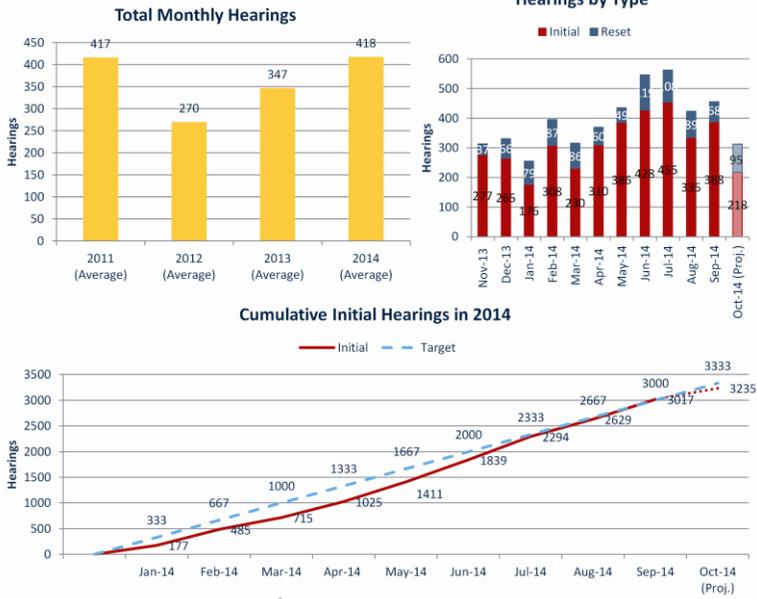
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

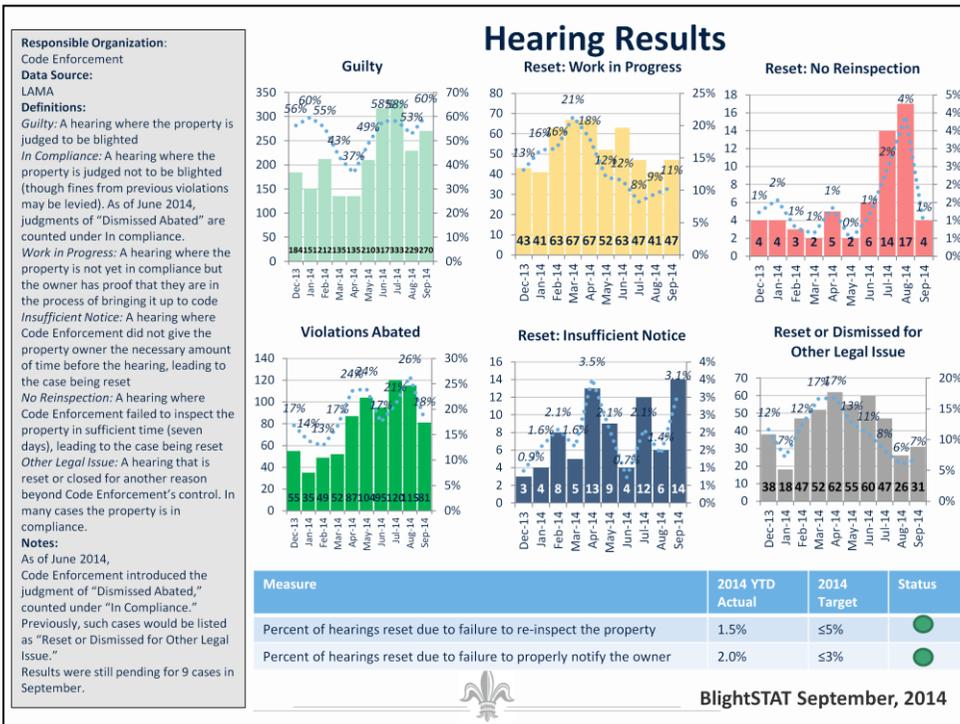
**Definitions:**  
**Hearing:** A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted  
**Initial Hearing:** A hearing on a case that has not yet been heard  
**Reset Hearing:** A hearing on a case that has been heard before, but did not reach a judgment

**Note:**  
Hearing numbers have been adjusted to reflect hearings entered after the reporting period.

### Hearings Met the Cumulative Target



Code Enforcement anticipates that they will reach their target for initial hearings by the end of 2014.



# The Number of Properties Brought Into Compliance Was Above Target

## Number of Properties Brought into Compliance

**Responsible Organization:**  
Code Enforcement

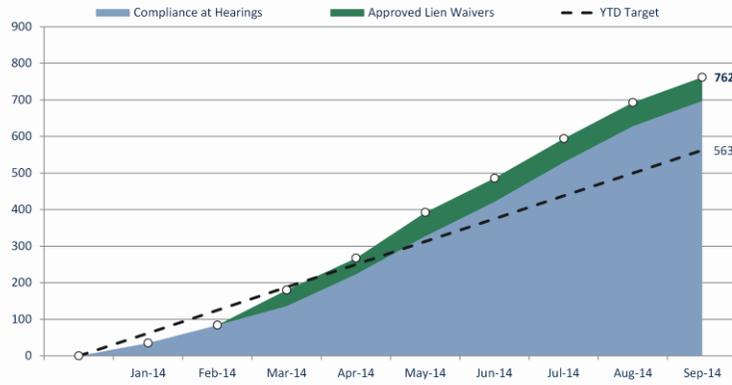
**Data Source:**  
LAMA

**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



**Action Item**

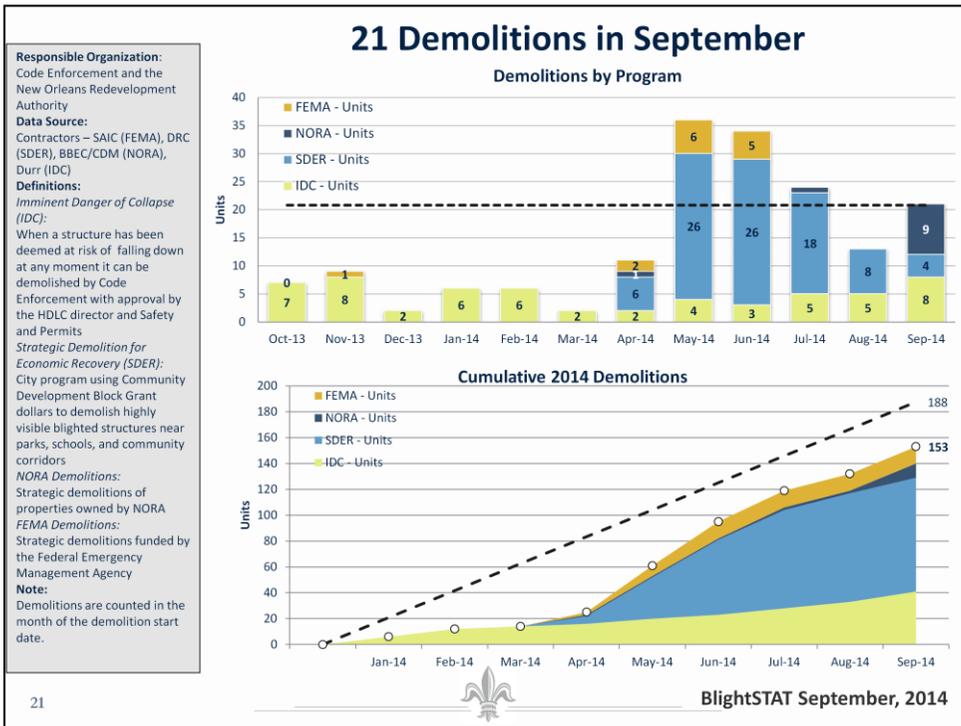
Date	Responsible Parties	Action Item	Due	Status
8/14/2014	P. Bascos, D. Ross	Flag properties that have lien waiver applications in LAMA and BlightStatus	9/11/2014	





## DEMOLITION





Code Enforcement does not anticipate meeting their 2014 target for demolitions. Changes to the Neighborhood Conservation District Committee (NCDC) will make longer waiting periods before properties in NCDC boundaries can be demolished.



## LOT CLEARING



**Responsible Organization:**  
Code Enforcement and the New Orleans Redevelopment Authority (NORA)

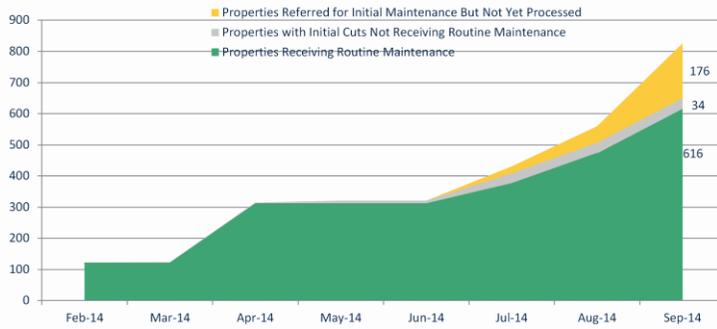
**Data Source:**  
NORA

**Definitions:**  
*Abatement:* After cases have received a guilty judgment of high grass, they can be referred to NORA for regular lot maintenance.

**Note:**  
Data includes all properties referred to NORA by Code Enforcement. Some referred properties are found to be in compliance and not cut.

## 616 Properties Receiving Continuous Maintenance

### Code Enforcement Properties Maintained by NORA



The 176 properties that were referred for maintenance but not yet processed have been serviced, but documentation has not been fully completed.

#### Action Item

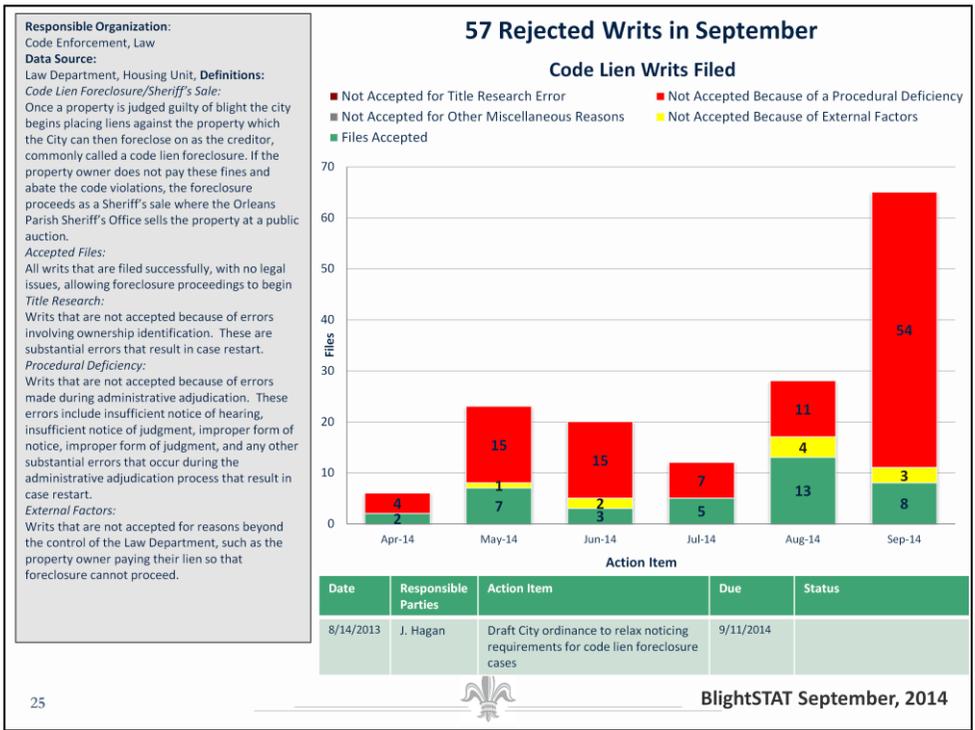
Date	Responsible Parties	Action Item	Due	Status
11/14/2013	K. Ferrouillet	Finalize address reconciliation for properties in the lot cutting program	Q3 2014	Disparities between LAMA and properties referred to CNAP once the workflow is finalized.
8/14/2014	K. Ferrouillet	Ensure that all properties sent to NORA for lot cutting are also sent for recuts	Q3 2014	
8/14/2014	A. Rogers	Adjust CNAP policy requiring multiple NTPs to maintain the same property	Q3 2014	





# CODE LIEN FORECLOSURES AND SHERIFF'S SALES





A number of factors led to files not being accepted due to a procedural deficiency, including judgments not being mailed in a timely manner, incorrect posting of judgments, and judgments that did not include a prescriptive action to fix blight violations. All of these issues have been resolved, but they may continue affecting writs in upcoming months.

**Responsible Organization:**  
Code Enforcement

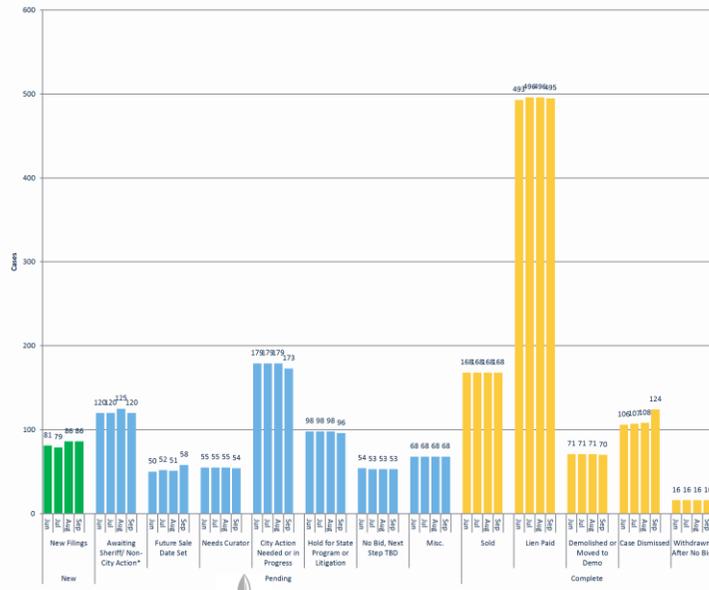
**Data Source:**  
Law Department, Housing Unit

**Definitions:**  
*Awaiting Sheriff/Non-City Action:* The case requires action from the Sheriff's Office or curator, or action from the court or another non-city party to proceed  
*Needs Curator:* The case needs a curator to proceed. Often, a curator has been appointed by the court but not yet paid  
*Hold for State Program or Litigation:* The case is stalled because of exceptions for state programs, such as participants in good standing with Road Home, or due to interfering litigation or prior foreclosures related to the property  
*No Bid, Next Step TBD:* A sale was held but no bids were placed and the City is determining whether or not to attempt another sale  
*Misc.:* Any status not covered by other stages, or an unknown status  
*Lien Paid:* Owner has paid the lien prior to sale  
*Dismissed:* The case cannot proceed for various reasons, often because of legal issues  
*Withdrawn after No Bid:* The property was not held at auction and is unlikely to sell at a later auction so a different track is needed

**Note:**  
Of the 123 cases that were awaiting non-City action, 2 were stopped because of curator.

## 1,581 Writs Accepted Since 2010

### Snapshot of Code Lien Foreclosure Pipeline



Code Enforcement is working to review the cases under “City Action Needed or in Progress” to ensure that they are categorized correctly and perform whatever action is needed.

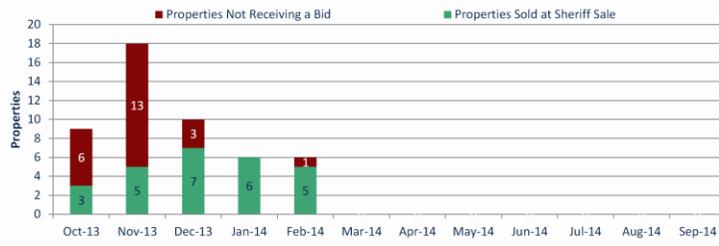
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
Law Department, Housing Unit

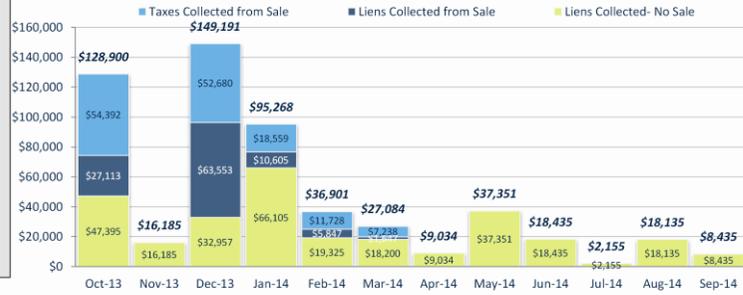
**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*  
Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and 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.

## No Sheriff's Sales Since February

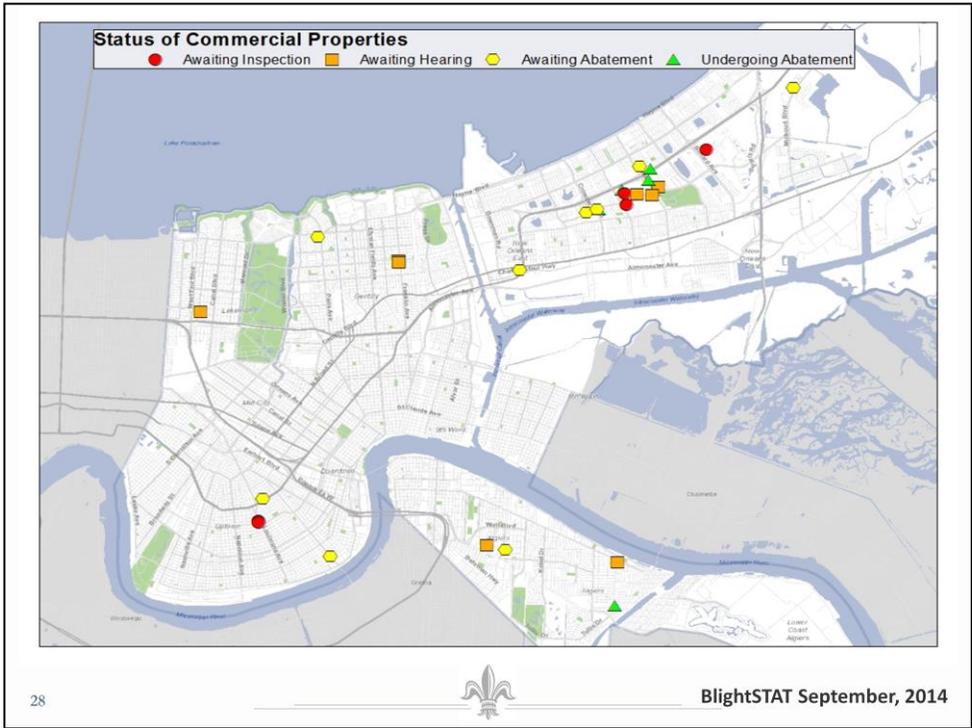
Sheriff's Sale Results



Proceeds from Sheriff's Sales and Liens Collected Prior to Sale



Code Enforcement has scheduled sales for November.



**Commercial Properties Update**

<b>Awaiting Inspection</b>		
<b>Address</b>	<b>Status as of 10/6/2014</b>	<b>Status as of 9/8/2014</b>
6700 Plaza	Property is awaiting inspection.	Property is awaiting inspection.
6001 Bullard (old Schwegmann's)	Property is awaiting inspection.	Property is awaiting inspection.
2520 Louisiana	Property is awaiting inspection.	Property is awaiting inspection.
3403 Freret	Property is awaiting inspection.	Property is awaiting inspection.

<b>Awaiting Hearing</b>		
<b>Address</b>	<b>Status as of 10/6/2014</b>	<b>Status as of 9/8/2014</b>
9660 Lake Forest (strip mall)	Property inspected 10/7/2014	Property is awaiting inspection.
5650 Read	Property inspected 9/16/2014 and re-inspected 10/7/2014.	Property is awaiting inspection.
10101 Lake Forest	Case restarted due to procedural deficiency. Inspected 9/29/2014.	Property received guilty judgment on 7/31/14.
2800 Sullen	Case restarted due to procedural deficiency. Inspected 9/29/2014.	Property received guilty judgment on 5/13/14.
5951 Milne (Lakeview School)	Case restarted due to procedural deficiency. Inspected 9/29/2014.	Property received guilty judgment on 7/1/2014.
3010 Sandra Place (Crescent City Gates)	Case is awaiting research.	Case is awaiting research.
6601 Plaza/5700 Read (Grand Theatre)	Research completed 10/8/2014	Case is awaiting research.
3 Dreux Ave.	Hearing scheduled for 10/22/14.	Hearing scheduled for 10/22/14.
38884 Dreux Ave.	Hearing scheduled for 10/22/14.	Hearing scheduled for 10/22/14.
5300 Franklin	Hearing scheduled for 10/22/14.	Hearing scheduled for 10/22/14.
5324 Franklin	Hearing scheduled for 10/22/14.	Hearing scheduled for 10/22/14.
5328 Franklin	Hearing scheduled for 10/22/14.	Hearing scheduled for 10/22/14.
5332 Franklin	Hearing scheduled for 10/22/14.	Hearing scheduled for 10/22/14.

**Action Item**

<b>Date</b>	<b>Responsible Parties</b>	<b>Action Item</b>	<b>Status</b>
7/11/13	P. Bascos	Bring Safety and Permits and the City Planning Commission into blighted commercial property abatement meetings. Ensure that zoning variances and building permits align with redevelopment strategies.	



Code Enforcement has set aside a separate day to handle hearings on commercial properties due to the complicated nature of the hearings process.

**Commercial Properties Update**

***Awaiting Abatement Strategy***

Address	Status as of 10/6/2014	Status as of 9/8/2014
2713 S. Claiborne Ave.	Property received guilty judgment on 9/30/2014.	Property is awaiting inspection.
1532 Robert E. Lee	Property received guilty judgment on 10/1/2014.	Hearing scheduled for 10/1/14.
6324 Chef Menteur	Property received guilty judgment on 10/1/2014.	Hearing scheduled for 10/1/14.

***Abatement Strategy Reached***

Address	Status as of 10/6/2014	Status as of 9/8/2014
10112-16 Plainfield Dr.	Accepted for lien foreclosure Sept. 2014.	Property received guilty judgment on 7/24/14.
8500 Lake Forest (abandoned gas station)	Accepted for lien foreclosure Sept. 2014.	Property received guilty judgment on 7/1/14.

***No Open Case, Code Enforcement Monitoring***

Address	Status as of 10/6/2014	Status as of 9/8/2014
2646 Westbend Parkway	Property received guilty judgment on 6/3/2014.	Property received guilty judgment on 6/3/14.
8501 Lake Forest Blvd	Property received guilty judgment on 10/17/12. Private litigation is still open.	Property received guilty judgment on 10/17/12. Private litigation is still open.
23804 Read (5851 Read)	Consent judgment has been signed. CEHB will monitor.	Consent judgment has been signed. CEHB will monitor.
8580 Lake Forest (parking lot)	Property is being maintained. CEHB will monitor.	Property is being maintained. CEHB will monitor.
6800 Plaza	Property is secured. CEHB will monitor.	Property is secured. CEHB will monitor.
609 Jackson	Property owner reached maintenance agreement with the City on 8/21/14.	Property owner reached maintenance agreement with the City on 8/21/14.
55195 Michoud (Six Flags)	City is working with manager.	City is working with manager.
4300 Sullen	Private demolition held on 1/7/2014.	Private demolition held on 1/7/2014.
10301 I-10 W. Service Road	Complied with fees due.	Complied with fees due.



# REINVESTMENT

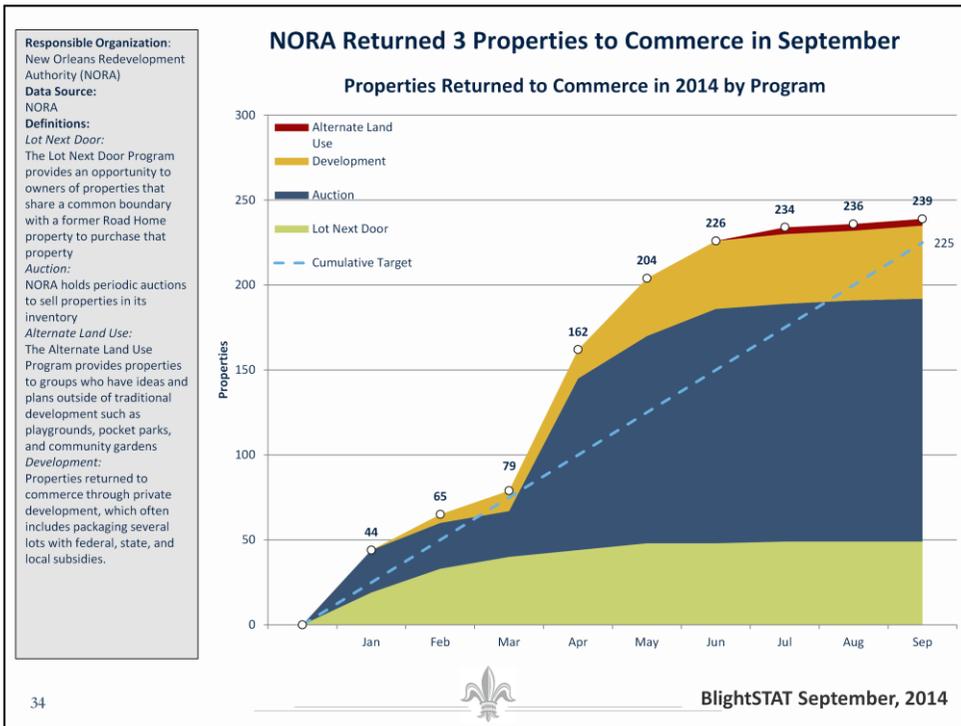


# NORA Fall 2014 Auction

- **Open House Dates**
  - There are 80 ± structures that will be open for inspection on Saturday, October 11<sup>th</sup> and Sunday, October 12<sup>th</sup>, 2014. Please visit [www.hilcorealestate.com/NORA](http://www.hilcorealestate.com/NORA) for exact locations, times, and instructions.
- **Auction**
  - N.O. Ernest N. Morial Convention Center Hall H, Room 293
  - Saturday, October 25<sup>th</sup>
  - Registration Begins 9:00 am
  - Auction Begins 11:00 am

## NORA Lot Next Door 3.0 Key Dates to Remember

October 15, 2014	Expression of Interest Registration Period Ends
August 15-October 31, 2014	Determination of Eligibility and Eligibility Letters Mailed
November 1, 2014	LND Appointments and Execution of Purchase Agreements Start
November 30, 2014	Purchase Agreement Execution Deadline
December 30, 2014	Deadline for LND Closings (not withstanding title issues, extensions, etc.)



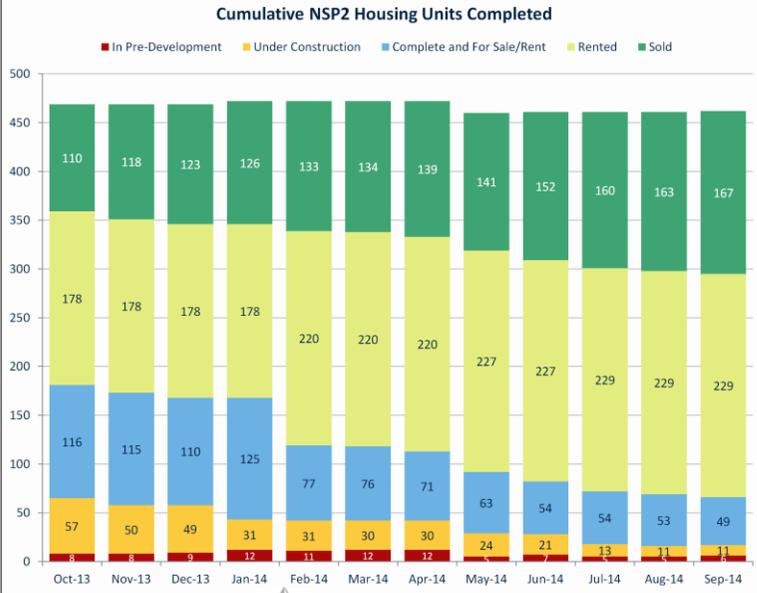
The numbers of properties returned to commerce will increase in upcoming months after NORA's auction and the next phase of the Lot Next Door Program.

### 4 Units Sold Using the HUD Neighborhood Stabilization Program, Phase 2 (NSP2) Award in September

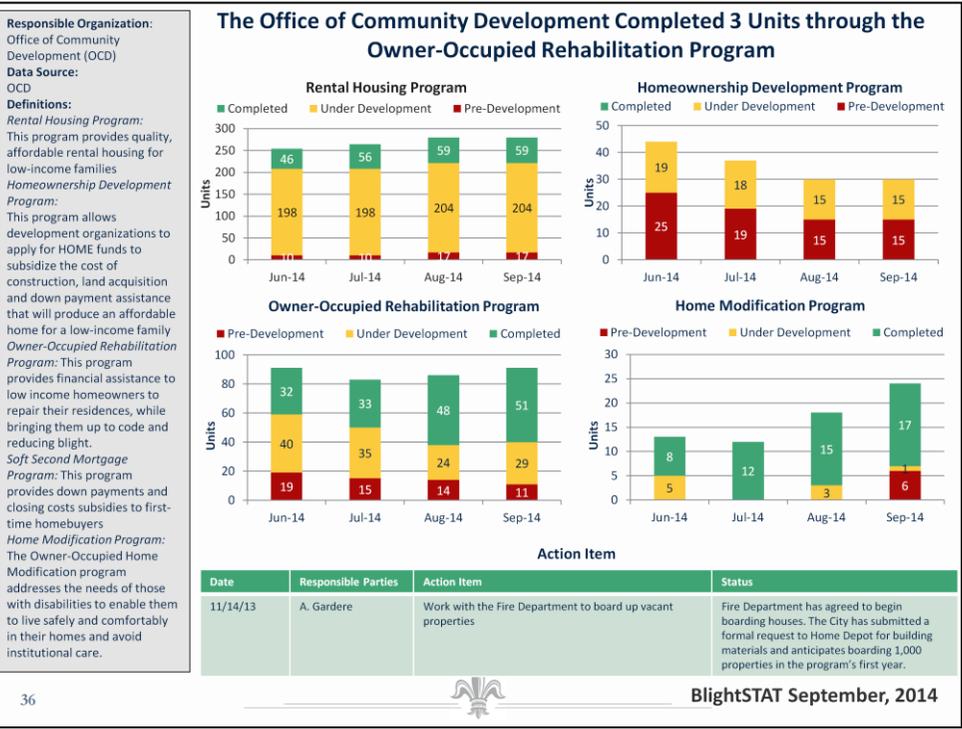
**Responsible Organization:**  
New Orleans Redevelopment Authority (NORA)

**Data Source:**  
NORA

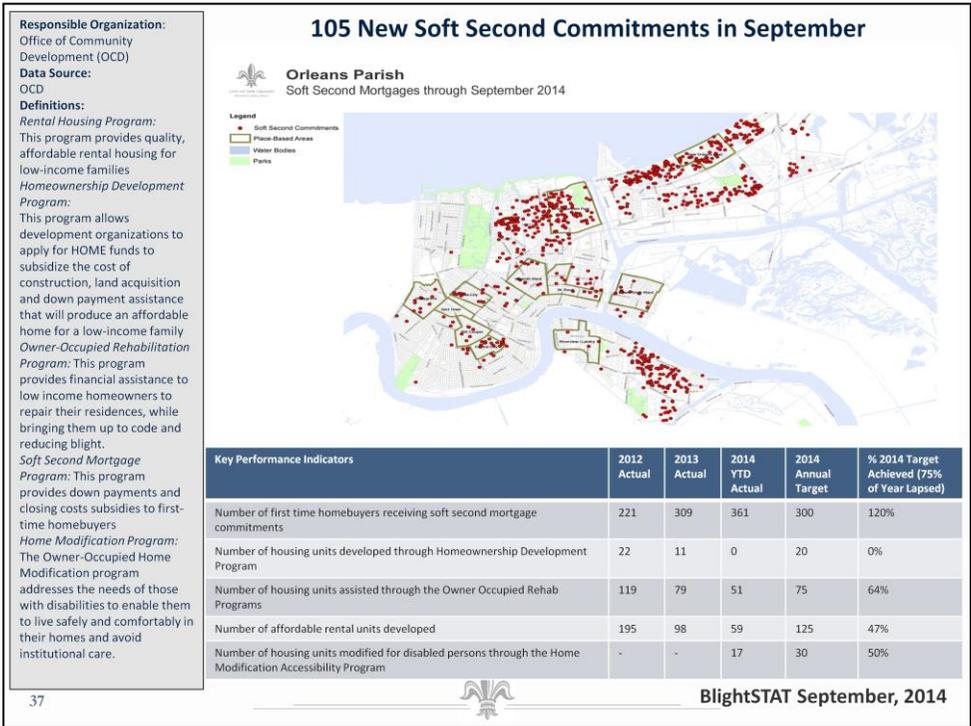
**Definitions:**  
*Neighborhood Stabilization Program, Phase 2 (NSP2):*  
NSP2 is a competitive program that was established by the US Department of Housing and Urban Development (HUD) to stabilize neighborhoods whose viability has been and continues to be damaged by the economic effects of properties that have been foreclosed upon and abandoned



The deadline for the NSP2 units is the end of 2014.



The Office of Community Development (OCD) has completed 6 properties through the Homeownership Development Program and are working to certify the new homeowners who will live in those properties.



The Office of Community Development reported that the Soft Second program will not be accepting new homeowners.