



CITY OF NEW ORLEANS

## BlightSTAT

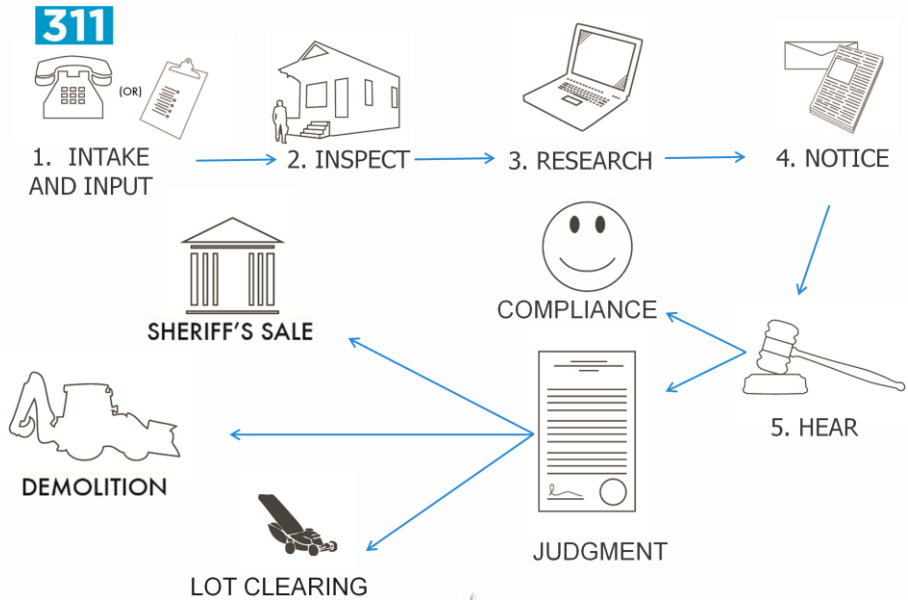
Reporting Period: March 2016

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



Office of Performance and Accountability

# Overview of the Blight Reduction Process



# Action Items

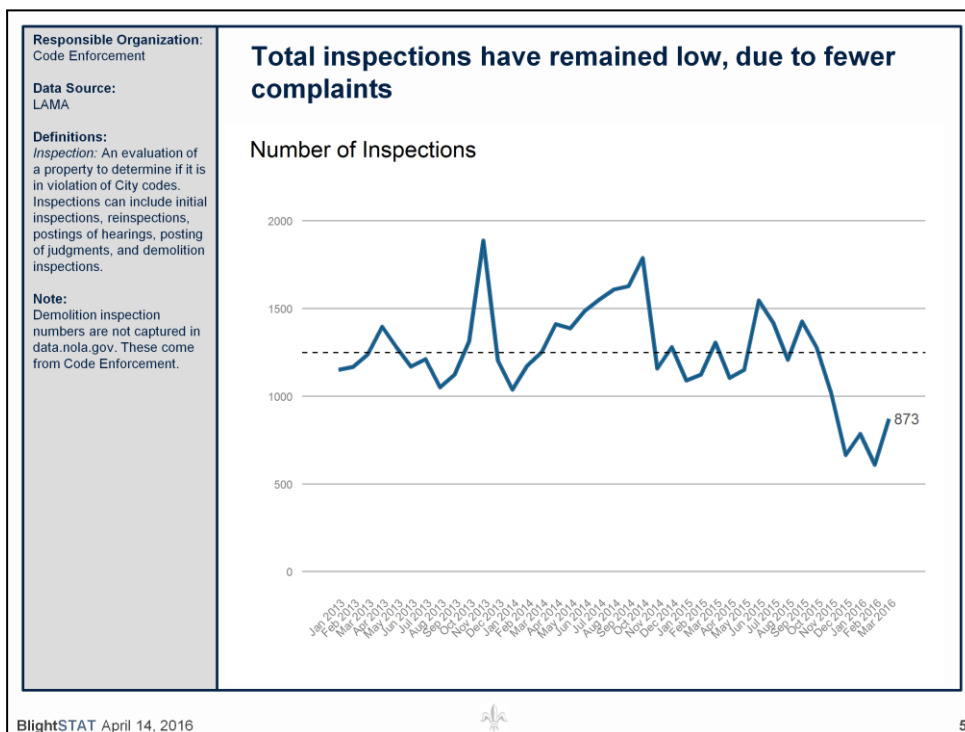
Assigned	Responsible	Action	Notes
11/12/2015	C. Dyer	Complete procurement process for title research work	<ul style="list-style-type: none"> <li>Contract for large RFP is in legal review</li> <li>Work under small RFP has been completed</li> </ul>
4/14/2016	C. MacPhee	Improve access to relevant blight rules on Code Enforcement website	<ul style="list-style-type: none"> <li>Meeting attendees indicated that relevant sections of law were difficult to locate from Code Enforcement home page</li> </ul>
4/14/2016	S. Poche S. Primeaux	Update performance metrics to provide more accurate representation of current departmental activities	<ul style="list-style-type: none"> <li>Decreased output will be expected across certain measures as Code Enforcement shifts from a high-volume strategy toward a focus on strategically important cases, which may require additional title research work</li> <li>Updated metrics should also taken into blight diversion letter and similar efforts</li> </ul>





**INSPECT**





Fact that there are fewer inspection requests may actually be healthy trend.

**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**

**New Cases:**  
Any case that is opened after January 1<sup>st</sup>, 2013

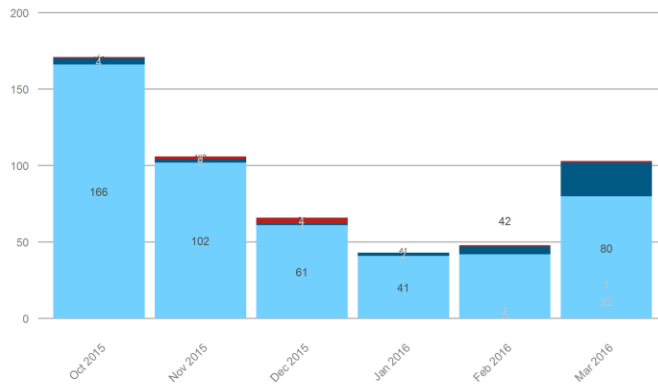
**New Initial Inspection:**  
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

**Queue:** The list of all new cases awaiting inspection

## The vast majority of new initial inspections are completed within 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

Data Source:  
LAMA

**Definitions:**

**New Cases:**  
Any case that is opened after  
January 1<sup>st</sup>, 2013

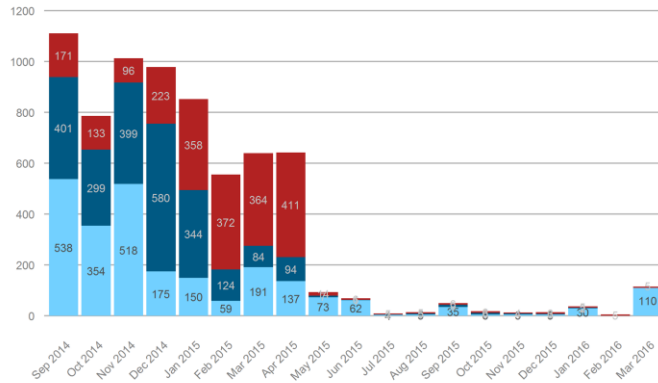
**New Initial Inspection:**  
An initial inspection on a new  
case. New initial inspections  
are a subset of the initial  
inspections shown on the  
previous slide

**Queue:** The list of all new  
cases awaiting inspection

## Virtually all open new initial cases are now less than 30 days old

### Age of Open Cases

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

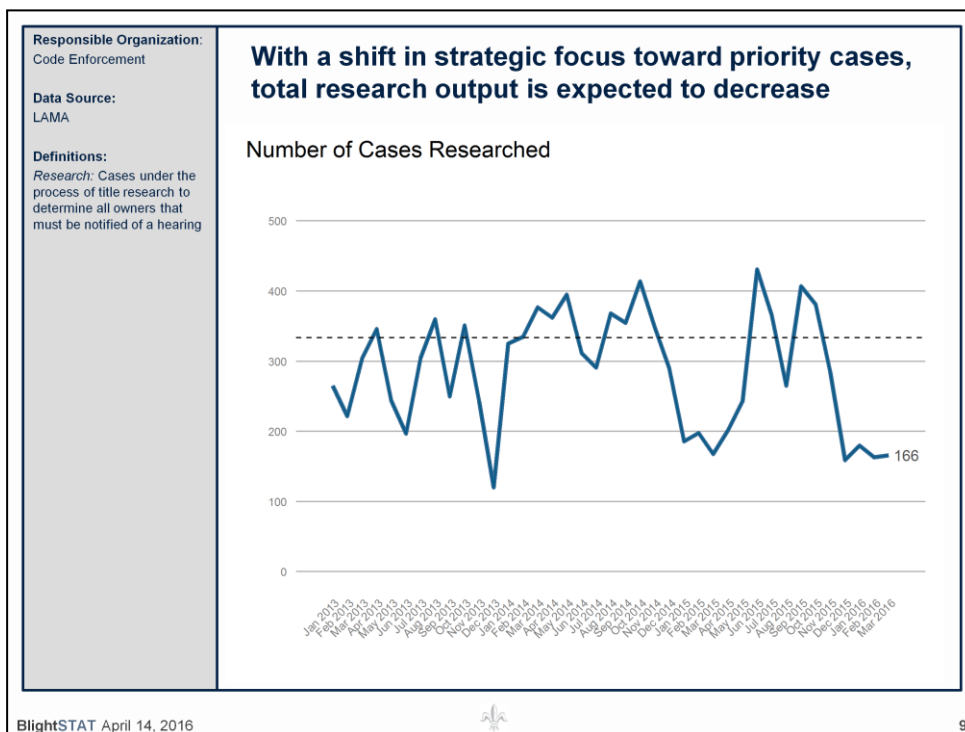




**HEAR**







Inspectors may be reallocated toward research duties as work volume shifts.

**Responsible Organization:**  
Code Enforcement

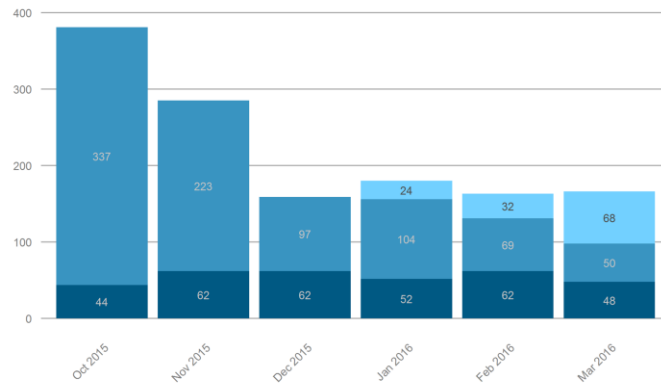
**Data Source:**  
LAMA

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

## With a shift in strategic focus toward priority cases, total research output is expected to decrease

Filing Year of Cases Researched

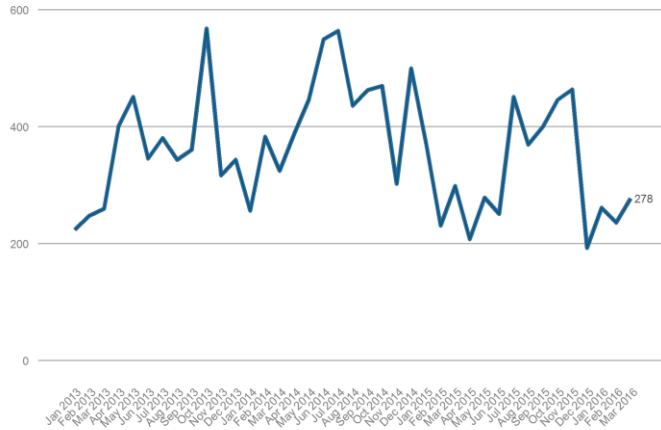
■ Opened before 2015 ■ Opened in 2015 ■ Opened in 2016



**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
data.nola.gov  
**Definitions:**  
*Hearing:* A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

## Decrease in total hearing output likely reflects shift toward cases with more difficult title research

Number of Hearings



**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

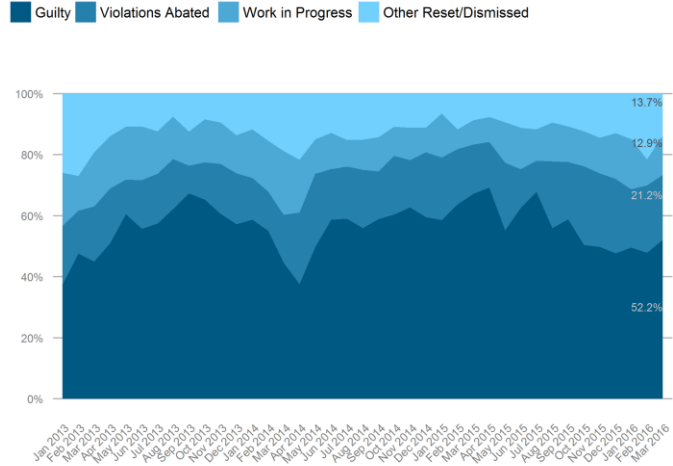
Code Enforcement's control. In

many cases the property is in

compliance.

## Guilty judgments and WIP's as a percentage of hearing results increased, while resets decreased

### Hearing Results



**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

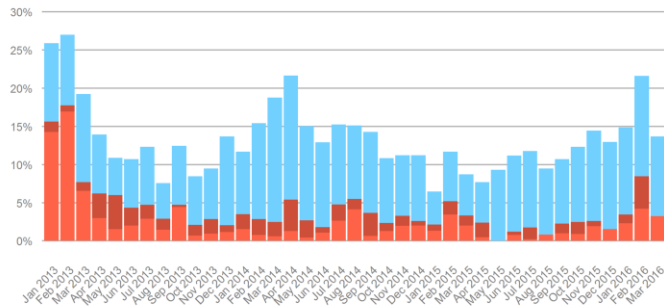
*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

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

## Notice and inspection resets both decreased as percentage of cases

### Percent of Cases Reset

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



# Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Number of properties brought to initial hearing	568	1,000	4,000
Percent of hearings reset due to failure to re-inspect the property	3.2	< 3	3
Percent of hearings reset due to failure to properly notify the owner	2.7	< 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.

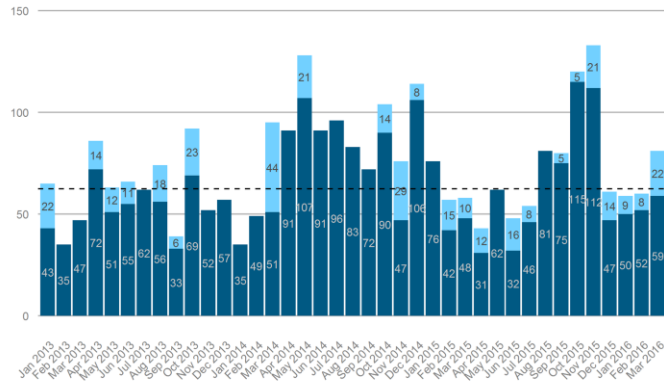
**Note:**

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

## Monthly abatements and lien waivers have increased since January

### Voluntary Abatement

Abated at Hearing Approved Lien Waivers





**Responsible Organization:**  
Code Enforcement

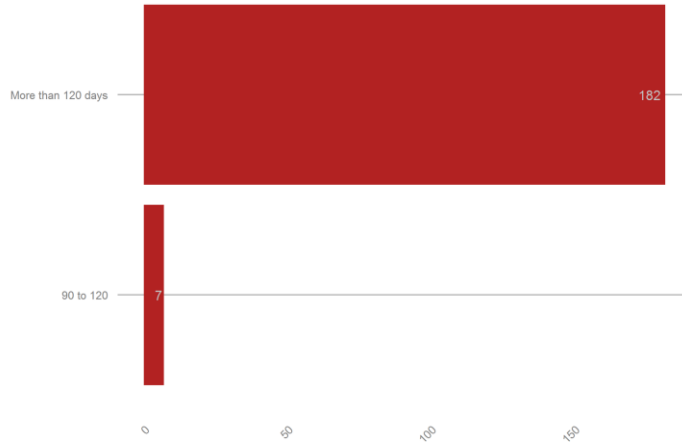
**Data Source:**  
LAMA

**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.

## 189 judgments appear in LAMA as needing abatement review – a decrease from February

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

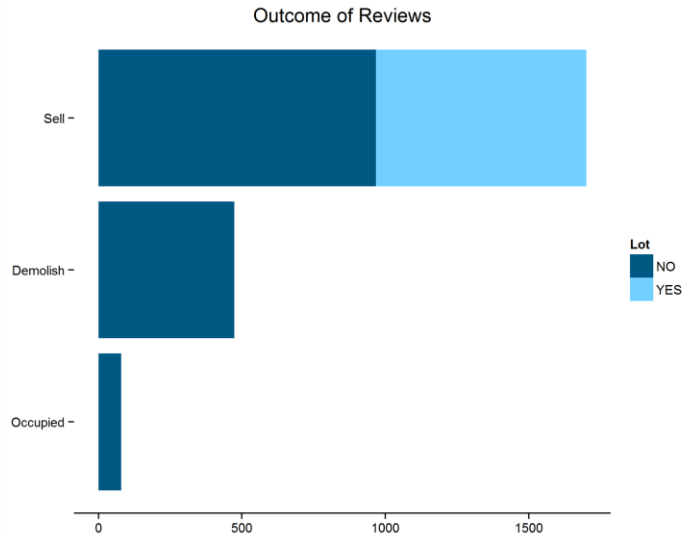


Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

Definitions:

## The vast majority of reviews generate a sale outcome, but many of these are vacant lots



**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:**

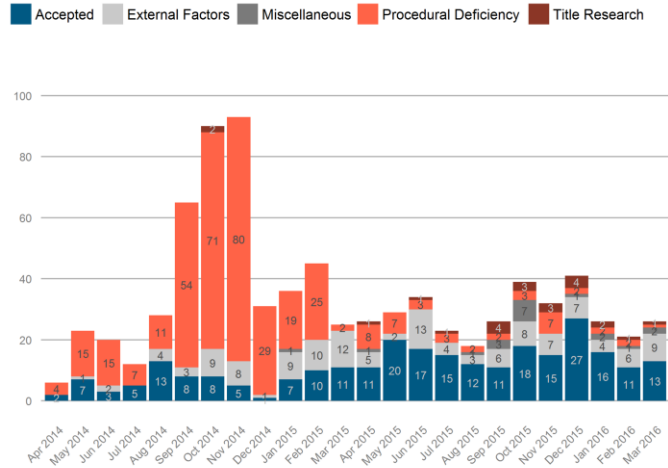
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication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

## Very few procedure and title research errors were reported in March

### Legal Review Outcomes-Sheriff Sales

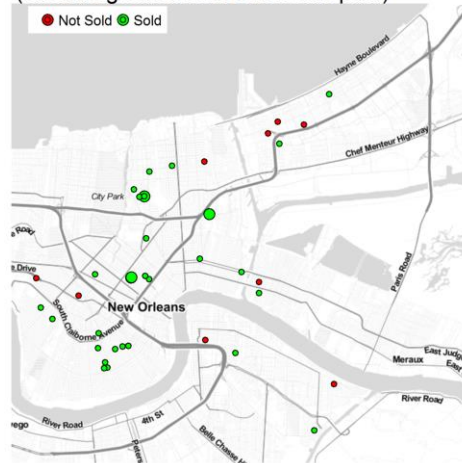


**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
Law Department, Housing Unit  
**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*

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.

## Four properties were sold in March

Properties Actually Going to Sale in Past Year  
(excluding sales where lien was paid)



Large dots indicate properties that were scheduled for auction during the reporting period.

**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.

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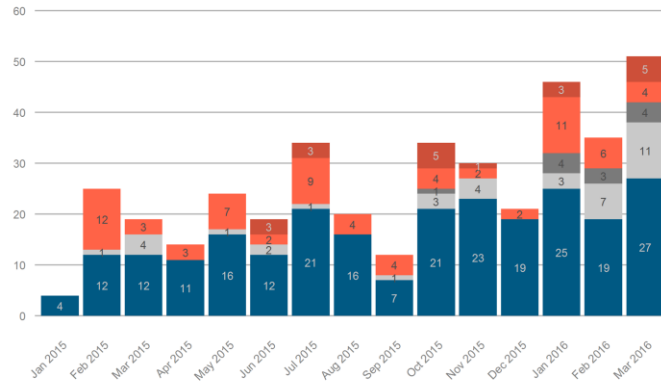
**Note:**

All of the rejected files were from cases from 2009.

## Cases accepted for demolition increased

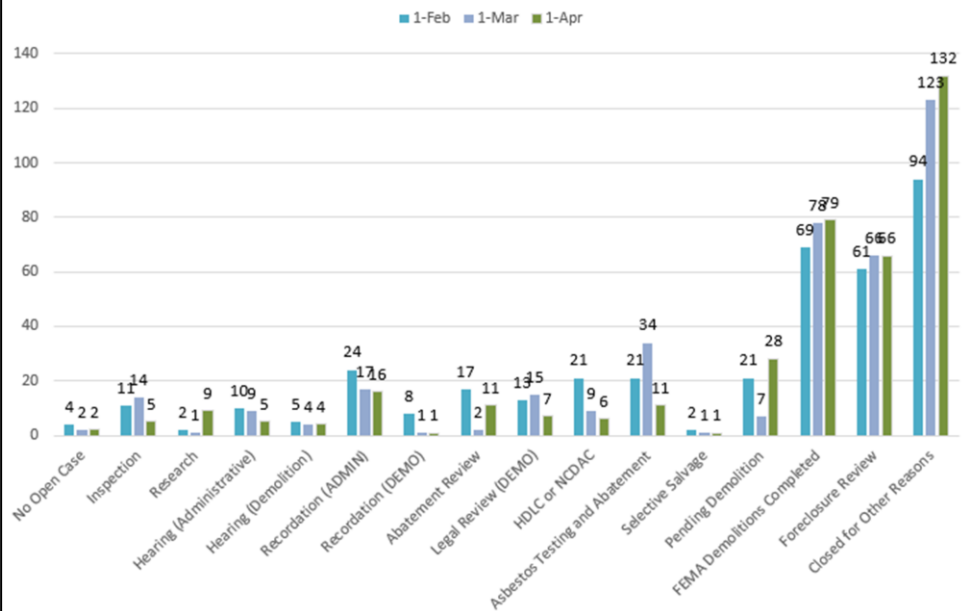
### Legal Review Outcomes-Demolitions

Accepted External Factors Miscellaneous Procedural Deficiency Title Research

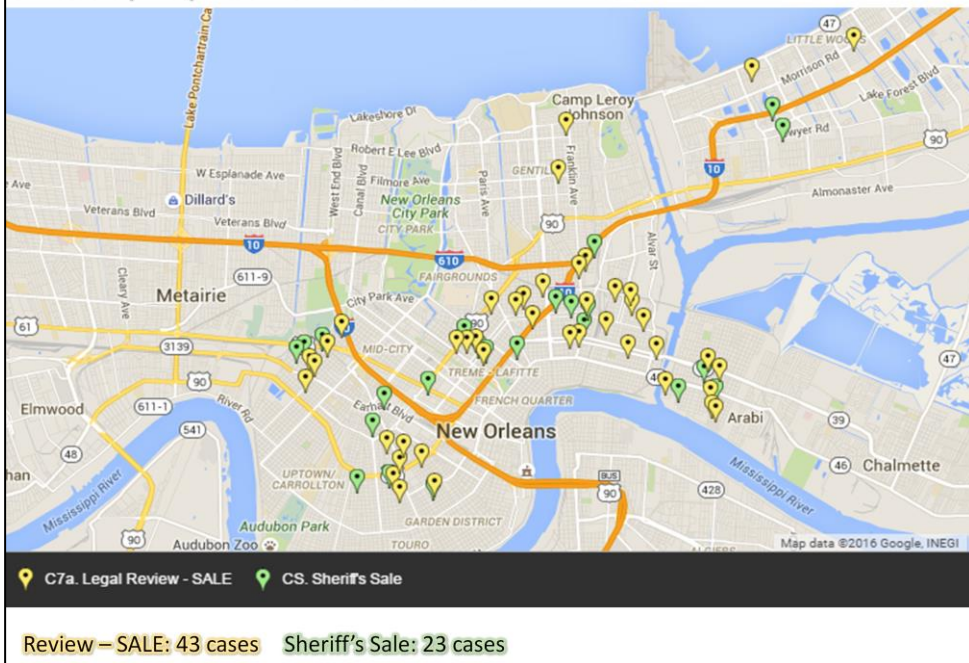


# FEMA properties as of April 1, 2016

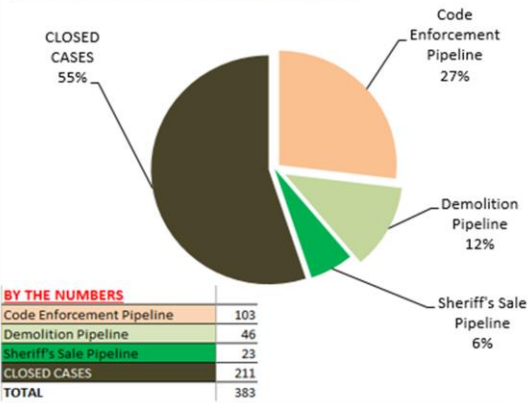
Status of the 383 Conditionally Approved Properties



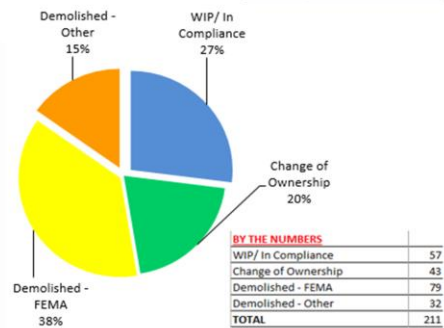
## FEMA properties foreclosure review



## FEMA Funded Demolition Program



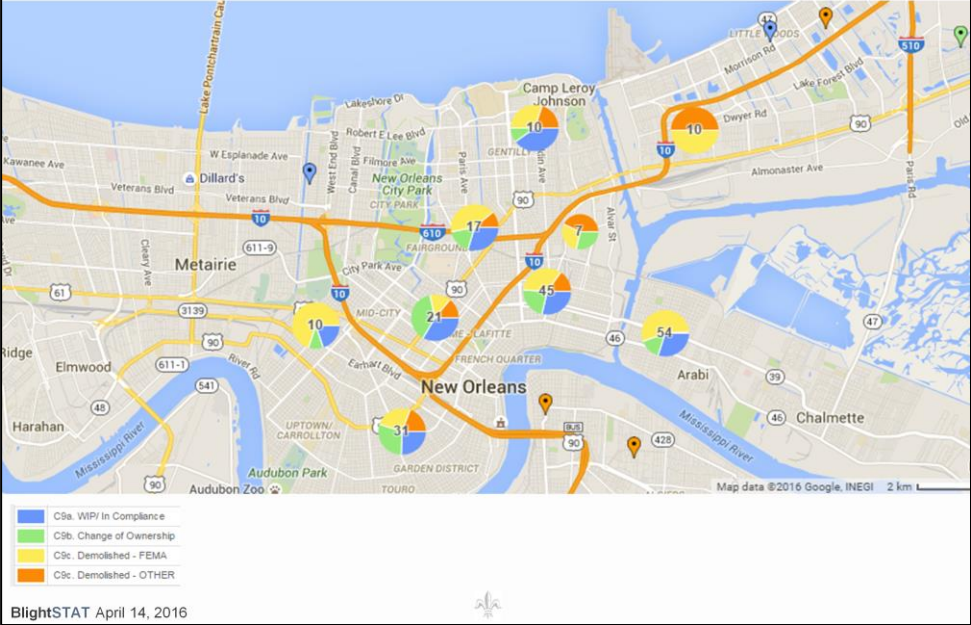
### Close-up of Closed Cases



BlightSTAT April 14, 2016

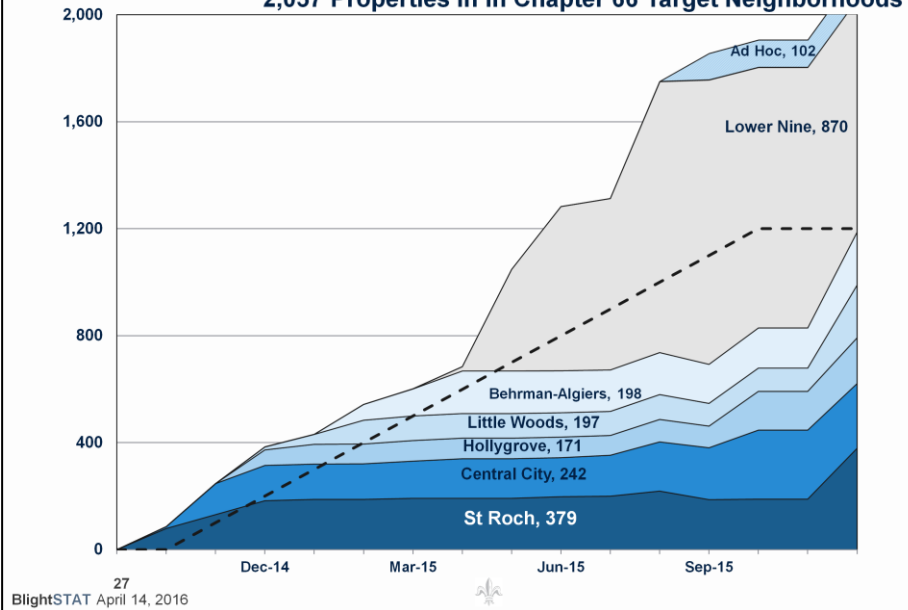


# Close-up of 211 Closed FEMA Cases



# Fight the Blight: Review

2,057 Properties in in Chapter 66 Target Neighborhoods



**Combined Lot Maintenance Program as of March 30 2016**

**Legend**

- In Ch66 Neighborhoods (2,057)
- Citywide (947)

**Ch66 Target Neighborhoods**

- Behman
- Central City
- Hollygrove
- Little Woods
- Lower Ninth Ward
- St Roch

Map labels include: Metairie, New Orleans, Chalmette, and various highways like I-10, I-55, and I-12.

Map data: Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

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

Stage	Address	Detail	Status
Abatement Strategy Reached	4402 Reynes Blvd	Haydel Heights Apartments	Daily Fines recorded. Writ filed for property to be sold.
	6324 Chef Menteur Blvd	Old Hotel by I-10	Daily Fines recorded. Writ filed for property to be sold.
	8500 Lake Forest Blvd	Abandoned Gas Station	Daily Fines recorded. Writ filed for property to be sold.
Awaiting Abatement	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 9/1/2015.
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.
	6701 I-10 W Service Rd		Property received guilty judgment on 1/25/2016.
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.



Fines now added to homeowner's tax bill.

## An additional 11 properties are currently in litigation

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



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

Stage	Address	Detail	Status
Awaiting hearing	30 I-10 Service Rd		Case closed is actually assessed with lot next door 6701 I-10 Service Rd since we have pictures of all of the parcel will add address and legal to our current case.
	9660 Lake Forest Blvd	East Haven Care and Rehab	Sent out inspector to check on work in progress
	12001 I-10 Service Rd	La Quinta Inn	Reset for legal issue. Hearing scheduled 5/16/2016.
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing scheduled 6/27/2016.
Code Enforcement monitoring	609 Jackson Ave		Lien paid and property sold we are in communication with owners and monitoring the condition of the property.
	1532 Robert E. Lee Blvd	DMK Property	Settlement reached with the owner CE will continue to monitor.
	2500 Louisiana Ave	Medical Clinic	Property sold and owner settled liens with the City
	2520 Louisiana Ave	Parking lot of the Medical Clinic	Property sold and owner settled liens with the City. We will continue to monitor.
	2616 S. Claiborne Ave	Cornerstone Homes	Owner is working with the City to rehab the property
	3010 Sandra Dr	Crescent City Gates	Owner is working with the City to rehab the property.
	4300 Sullen Pl	LLT owned	Site maintained
	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
	6001 Bullard Ave	Old Schwegmann's	Lien paid
	6800 Plaza		Property secured—CEHB monitoring.
	8580 Lake Forest Blvd		Maintained—CEHB monitoring.
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed—CEHB monitoring
	10301 I-10 Service Rd		Owners complied with 2013 judgment; CEHB monitoring.
	23804 Read Blvd	5851 Read	Consent judgment signed—CEHB monitoring.
	55195 Michoud Blvd	Six Flags	City is working with manager 9/8/14.



# REINVESTMENT



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



# Residential Construction Lending Extended Update



Development Status		
Units	As of (03/31/2016)	As of (02/16/2016)
Sold	8	4
Construction Complete, Available for sale/rent	6	7
Under Construction	10	13
Predevelopment	33	37
Total Units	57	61

BlightSTAT April 14, 2016



**Responsible Organization:**

Office of Community  
Development (OCD)

**Data Source:**

OCD

**Definitions:**

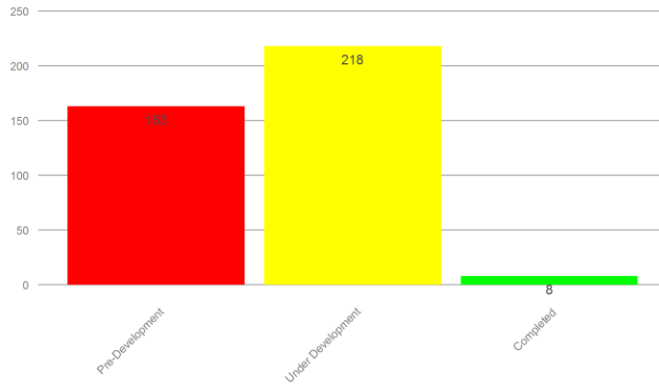
**Rental Housing Program:**

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

## 218 rental properties are currently under development, with 163 more in pre-development

### Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed



**Responsible Organization:**

Office of Community  
Development (OCD)

**Data Source:**

OCD

**Definitions:**

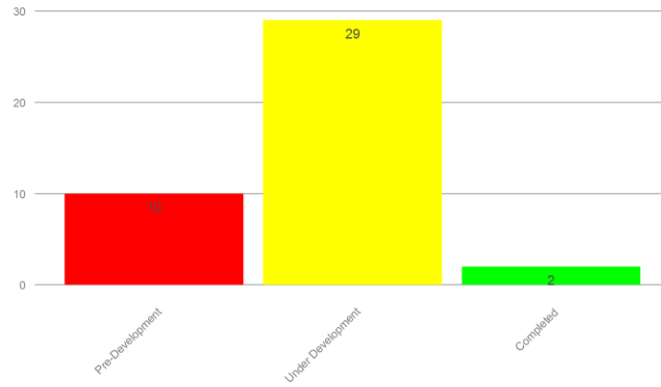
*Homeownership Development  
Program:*

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

## An additional 39 properties are in the homeownership development queue

### Homeownership Development Program

■ Pre-Development ■ Under Development ■ Completed



**Responsible Organization:**

Office of Community  
Development (OCD)

**Data Source:**

OCD

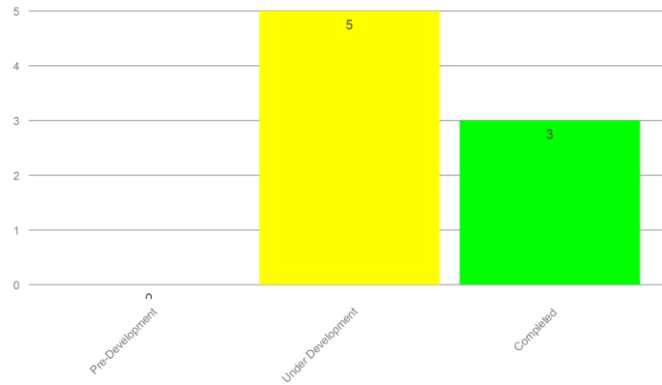
**Definitions:**

*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.

## Community Development has five properties slated for owner-occupied rehabilitation

### 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	20	50	200
Rental Housing Program units completed	8	Management statistic	Management statistic
Homeownership Development Program units completed	2	Management statistic	Management statistic
Owner-Occupied Rehabilitation Program and Home Modification Program units completed	9	Management statistic	Management statistic



NORA still plans to meet the 2016 year-end target by utilizing sales through the “Lot Next Door” program.