



CITY OF NEW ORLEANS

BlightSTAT

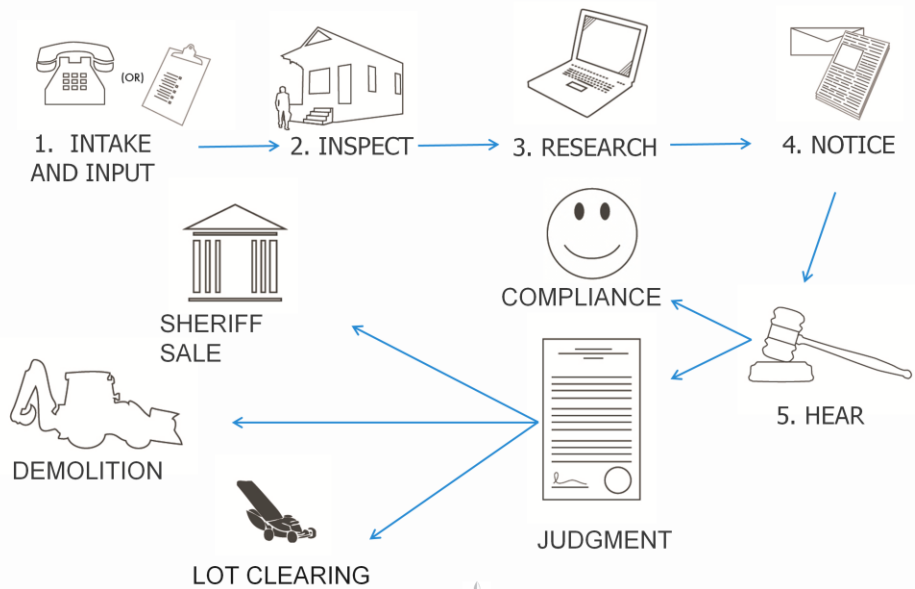
Reporting Period: February 2017

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

Assigned	Responsible	Action	Notes
1/12/2017	Dyer	Develop and implement mechanism for interested buyers to pay costs of title research.	▪ Legal basis is currently being reviewed.
1/12/2017	Knudsen Harris	Begin holding regular meetings to coordinate inter-agency strategy for blighted commercial properties.	▪ Code Enforcement has been meeting with NORA staff.





INSPECT



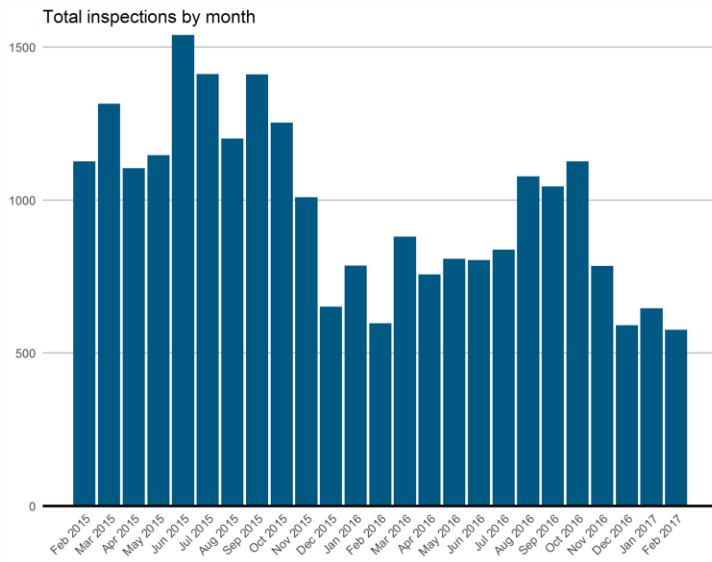
Responsible Organization:
Code Enforcement

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.

February inspection total was similar to 2016 figures



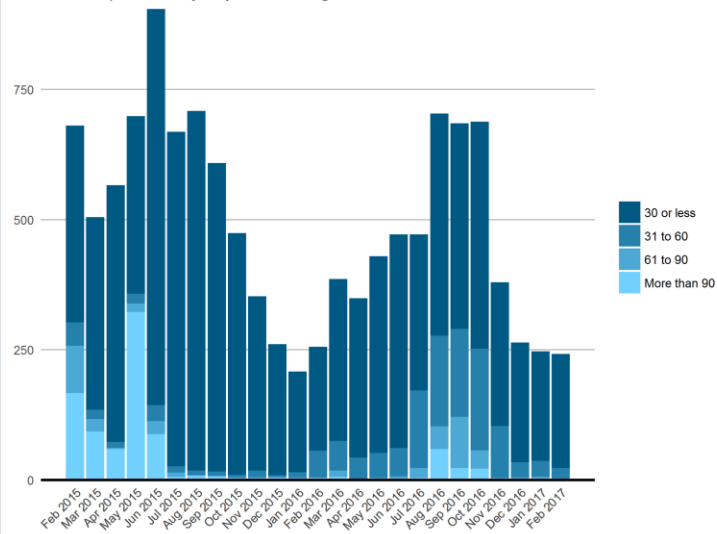
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
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

In February all but three initial inspections were completed within 60 days, for an average of 19 days

Initial inspections by days since filing



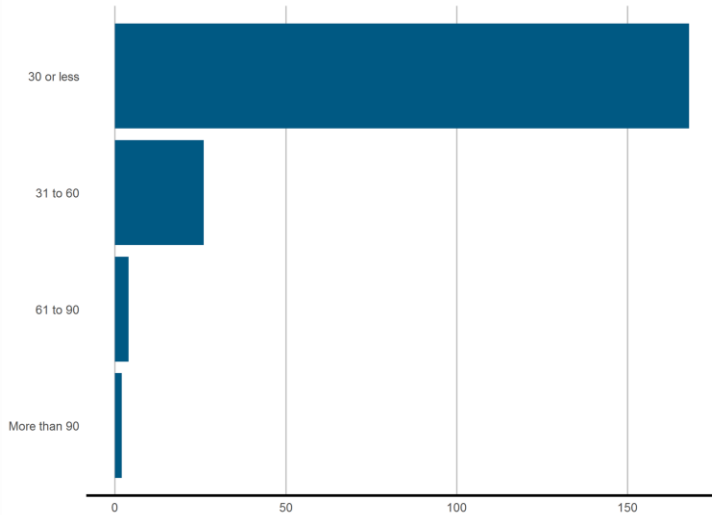
Responsible Organization:
Code Enforcement

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

Fewer than 35 initial inspections are currently outstanding beyond 30 days

Open cases with no inspection by days since filing





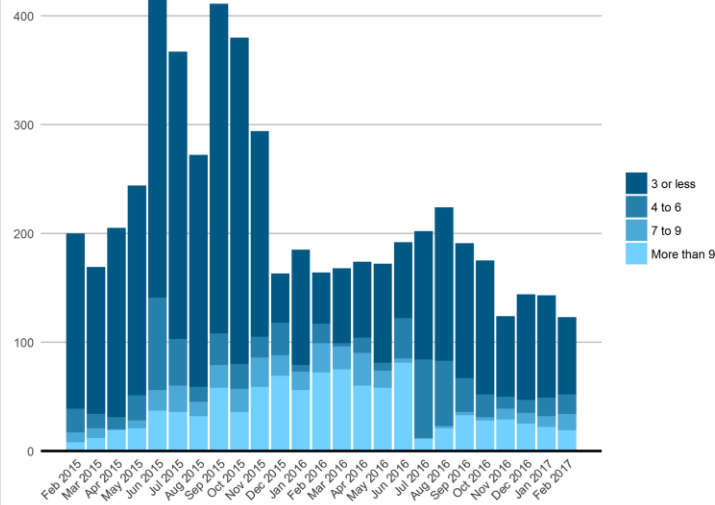
Responsible Organization:
Code Enforcement

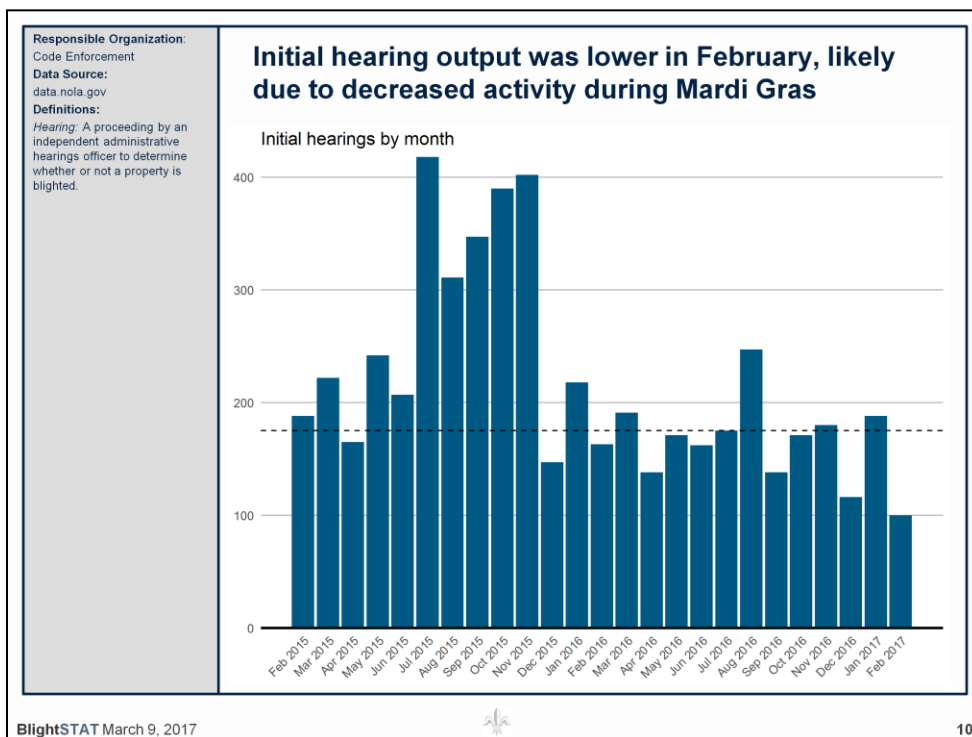
Data Source:
LAMA

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

Research completed in February averaged 5 months from inspection and 7 Code violations per property

Research by months since initial inspection





Hearings were not held during one week in February.

Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

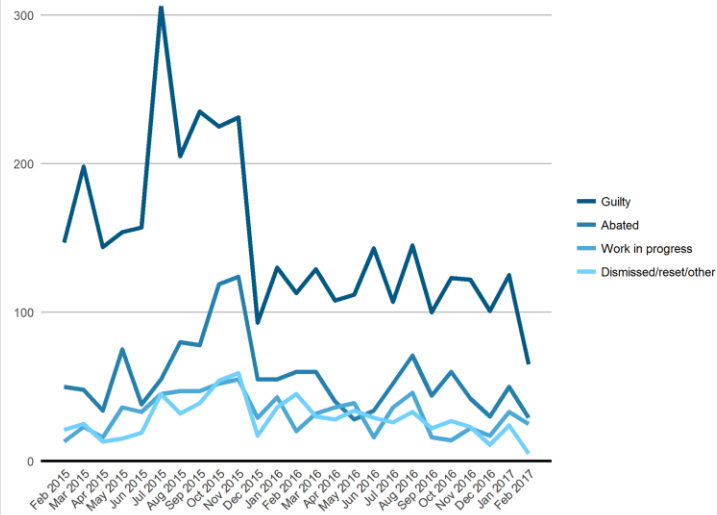
Guilty: A hearing where the property is judged to be blighted
Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

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.

29 hearings in February had abatement findings, along with 25 WIP findings and 65 guilty judgments

Hearing outcomes by month



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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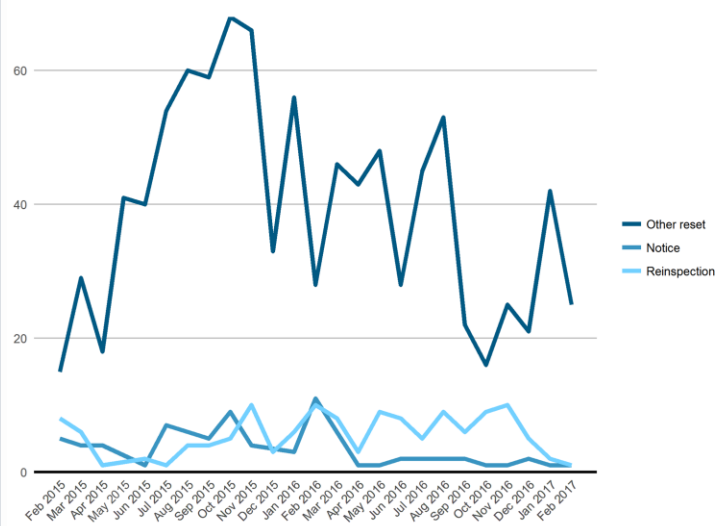
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

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.

One notice reset and one reinspection issue were reported in February

Hearings reset by month



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Cases brought to initial hearing	288	350	2,100
Hearings reset due to reinspection issues (percent)	0.8	3	3
Hearings reset due to notice issues (percent)	0.6	1.5	1.5





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:

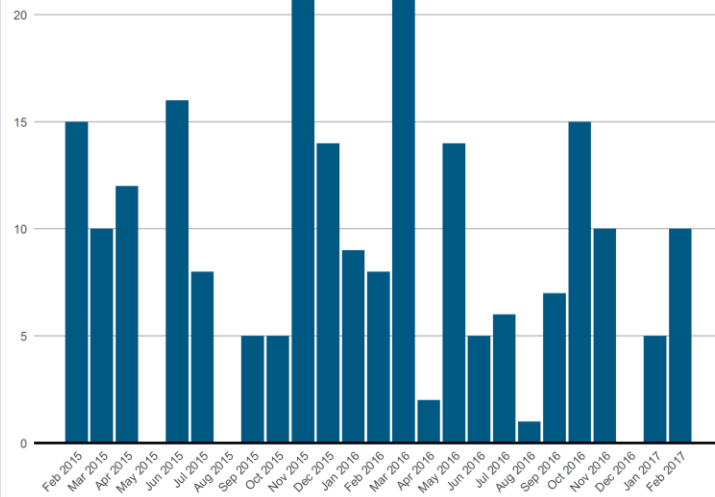
When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

Note:

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

27 lien waiver applications were submitted in February, with 10 approved

Lien waivers approved by month



Responsible Organization:
Code Enforcement

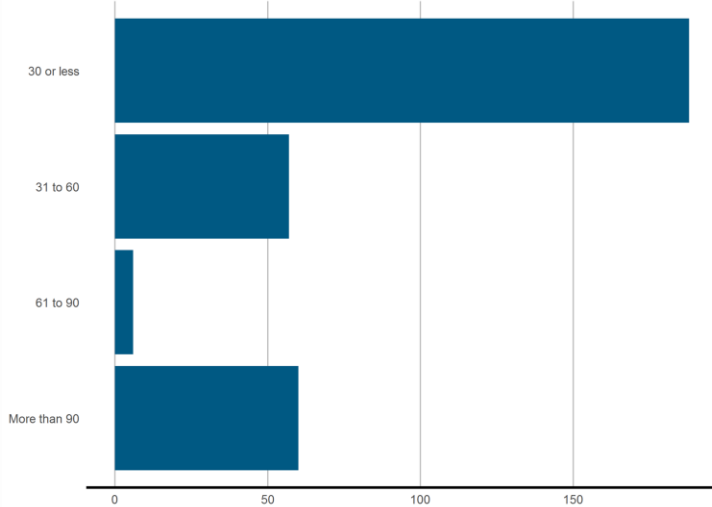
Data Source:
LAMA

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

Note:
Abatement decision event is generally triggered after lien has been added to tax bill.

311 abatement decisions are outstanding, likely due to disaster recovery and Mardi Gras in February

Abatement decisions pending
(by days since lien added to tax bill)



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:*

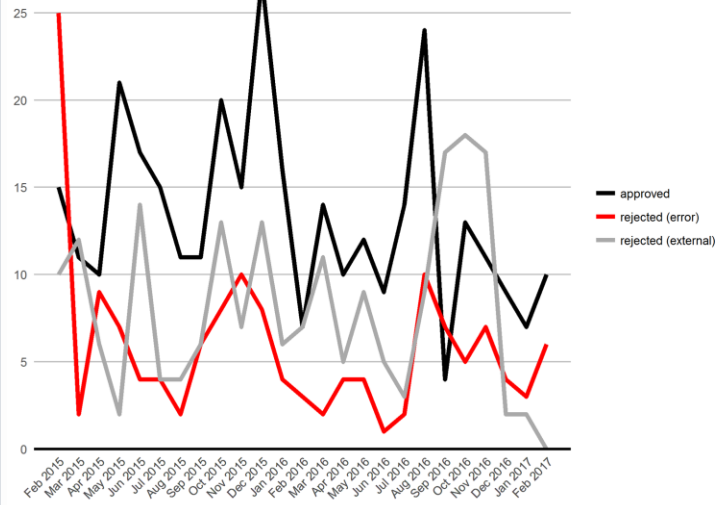
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication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

10 properties were approved for sale, with 6 errors identified

Sale review outcomes by month



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.

Six properties were sold in February, along with four not receiving bids

Address	Month filed	Sale date	Price
2822 1st St	February 16	2/16/17	35333
1405 Clouet St	June 16	2/16/17	27000
5553 Cameron Blvd	October 16	2/16/17	22000
1617 Arts St	July 16	2/9/17	15000
1623 Marigny St	October 16	2/16/17	14100
2416 Tupelo St	July 16	2/16/17	6667
6011 Wright Rd	March 16	2/2/17	No bids
4942 Citrus Dr	April 16	2/16/17	No bids
3529 Gibson St	July 16	2/2/17	No bids
2725 Jackson Ave	July 16	2/23/17	No bids



Responsible Organization:

Code Enforcement

Data Source:

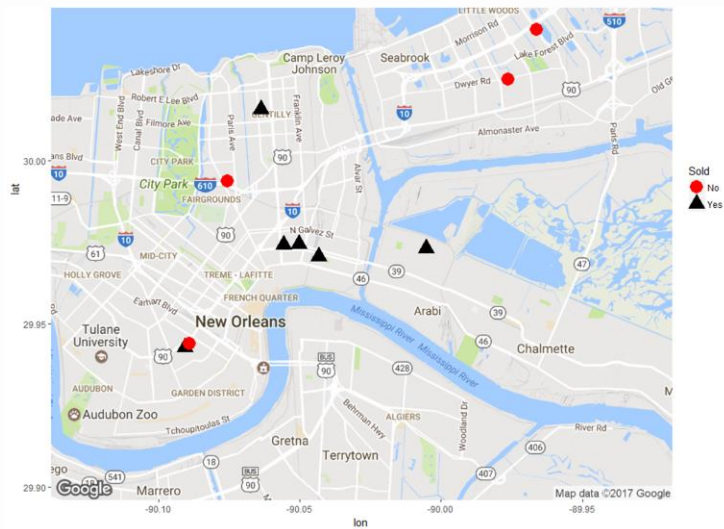
Law Department, Housing Unit

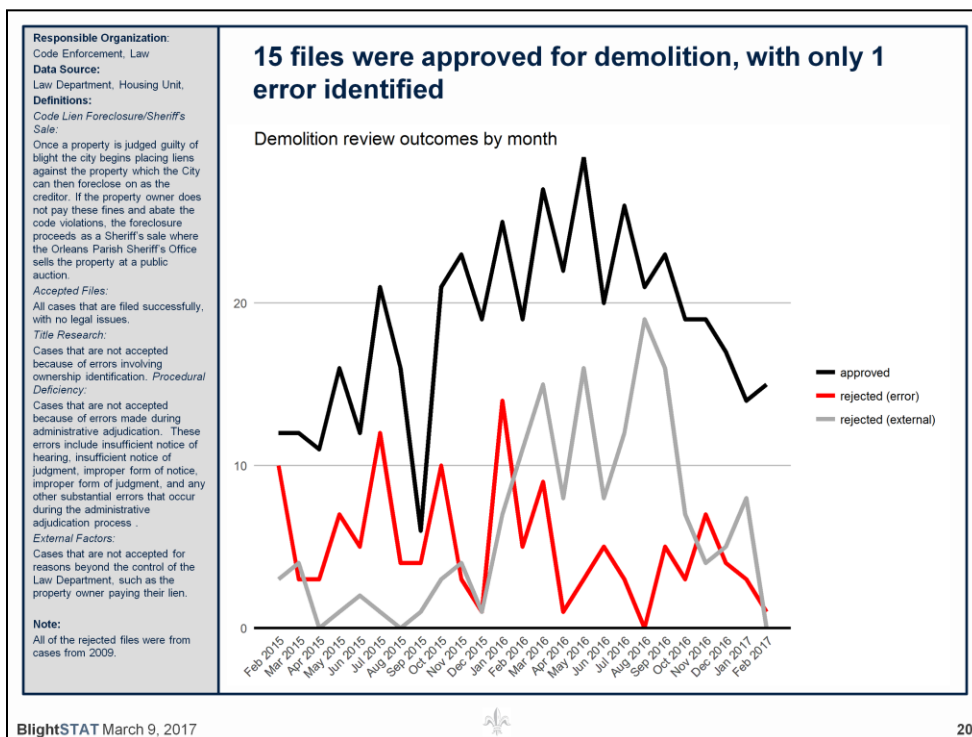
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Properties sold were located in St. Roch/St. Claude, Lower Nine, Gentilly, and Central City

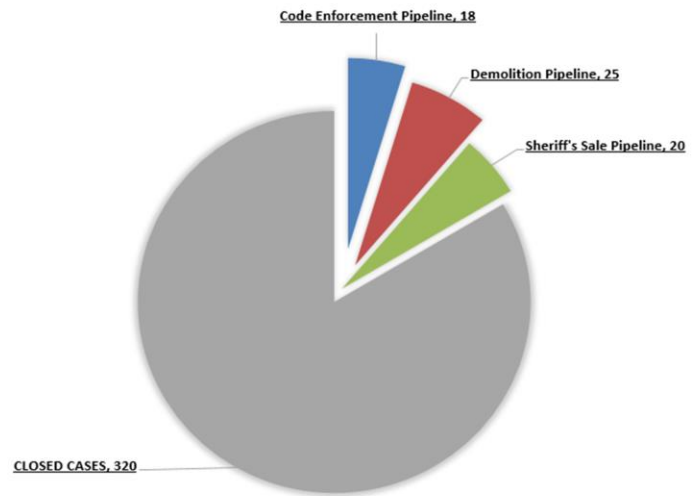




One attorney continues to handle substantially all demolition legal reviews.

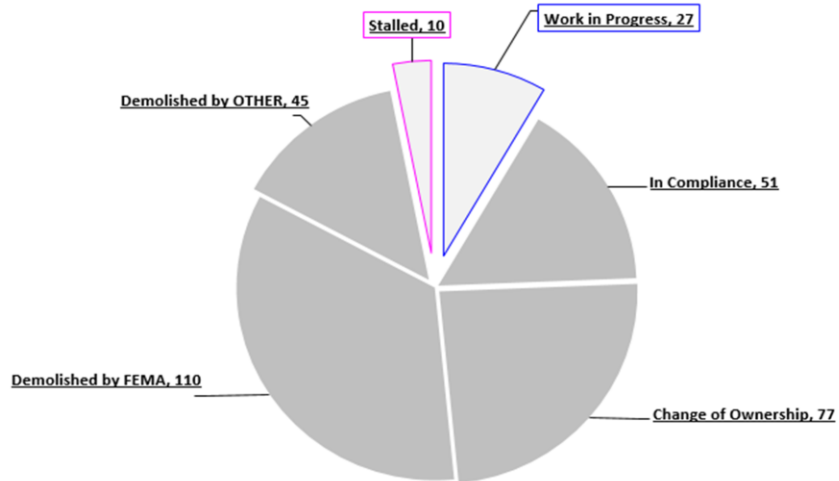
PHASE III

Status of the 383 cases Conditionally Approved for FEMA Funded Demolition...



Close-up of Closed Cases

At this time, we're continuing to monitor cases within the Work in Progress & Stalled categories.



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

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	1008 Jourdan Ave	Former school building (T.J. Semmes Elementary School) in Holy Cross	Writ filed for property to be sold. Sale on hold because owner is on the verge of receiving federal funding for rehab. For updated information inquire with the Sheriff's Office website using case number 2016-3224.	NINTH WARD HOUSING DEVELOPMENT CORP
	3010 Sandra Dr	Crescent City Gates	Writ filed for property to be sold. Sale Date: 4/13/2017. Former sale date stopped for settlement discussion with owners. For updated information inquire with the Sheriff's Office website using case number 2015-11285.	Crescent City Gates Fund LP
	4402 Reynes Blvd	Haydel Heights Apartments	Writ filed for property to be sold. Sale Date: 4/13/2017. Former sale date stopped for settlement discussion with owners. For updated information inquire with the Sheriff's Office website using case number 2015-10966.	Grace Park Townhome Apartments, LLC
	6324 Chef Menteur Blvd	Old Hotel by I-10	Property sold on 10/20/2016 for \$166,666.67. Recordation of Sheriff's deed is pending. For updated information inquire with the Sheriff's Office using case number 2015-11432.	Vincente A Morreale et al
	8500 Lake Forest Blvd	Abandoned Gas Station	Writ filed for property to be sold. Sale Date (second sale): 4/6/2017. Property did not sell at auction on the first attempt 10/6/2016 (no bid no sale). For updated information inquire with the Sheriff's Office using case number 2015-7497.	Sterling McKeithen et al
Awaiting Abatement	2616 S. Claiborne Ave	Cornerstone Homes	Writ filed for property to be sold in February 2017. For updated information inquire with the Sheriff's Office website using case number 2017-1848.	Greater New Orleans Rehabilitation Corp
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015. Property was reinspected 2/2/2017 and remains in violation. Daily fines will be imposed and property is being processed for Sheriff Sale.	
	6701 I-10 W Service Rd	30 I-10 Service Rd	Property received guilty judgment on 1/25/2016. Property was reinspected and remains in violation. Daily fines will be imposed and property is being processed for Sheriff Sale.	Stephen A Uwaezuoke
	6880 Parc Brittany Blvd	Brittany Court Condominiums	New case started and title report ordered due to ownership complications	Otis Lain et al



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

Stage	Address	Description	Status	Owner
Awaiting hearing	609 Jackson Ave	Formerly a hospital	Violations found and hearing is 12/20/2016. Work in progress. Hearing reset for 6/26/2017 in order to allow the new owner to initiate work on the site.	609 Jackson LLC
	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 3/6/2017.	Love Outreach Fellowship et al
Code Enforcement monitoring	2501 St Claude Ave	Auto Parts Store	Settlement reached with the owner CE will continue to monitor.	Infinity Fuels, LLC
	6001 Bullard Ave	Old Schwegmann's	Lien Paid—CEHB monitoring	Bullard Center Investments, LLC
	6700 Plaza		Obtained inspection to see if there is work in progress. Contacted the current owner and he has agreed stay in contact about plans and remediation. He is trying to sell the parcel but nothing is finalized. He will be working cleaning up the debris deposited by the recent tornado and will submit pictures of the results.	6700 Plaza Drive LLC
	6800 Plaza	Medical Facility	Property received guilty judgment on 11/10/2016. Lien Paid. Daily Fines Waived after pictures submitted by the owners to demonstrate that the violations were remediated. Spoke to contact for the property. Vandalism is a constant issue at the site. However there is a monthly maintenance contract and the owner is willing to be contacted if there is an issue overnight that requires their attention.	Oschner Clinic Foundation
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed—CEHB monitoring. Contacted the owners. Because of the nature of their project (a senior housing facility) using HUD vouchers they need environmental reviews from HANO and the Office of Community Development and also a public meeting prior to being able to finalize funding and start construction. I emphasized the need to keep the property secured and clean in the meantime. We will be getting progress reports regularly on the status.	Lake Forest Tower LLC
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Prior lien paid 12/7/2016. I've contacted the owner's site manager. He informed me that they are waiting on a waste permit from DEQ that they applied for to remove over 400 tires that were dumped on the parcel. He will keep me apprised of his progress monthly.	J C BERN-MAS INVESTMENTS LLC
	12001 I-10 Service Rd	La Quinta Inn	Lien paid in treasury 2/2/2017. I will establish contact with owner to give oversight on progress and maintenance.	Bullard Mall LLC
	3500-3510 Gen De Gaulle Dr		Lien paid 2/17/2017. I will establish contact with owner to give oversight on progress and maintenance. Reset for work in progress.	RACETRAC PETROLEUM INC



An additional three properties are currently in litigation

Address	Description	Case information	Owner
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	DMK Acquisitions And Properties, LLC
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	DMK Acquisitions And Properties, LLC
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	Lake Forest Plaza, LLC et al



REINVESTMENT



NORA 2017 Property Auction

April 3rd and 4th

- 107 properties
- Deadline to register: Friday, March 31st at 3:00pm
- Bidding
 - Begins: Monday April 3rd at 8:00am
 - Concludes: Tuesday, April 4th between 12:00pm and 5:21pm
- Buyer Seminar: Thursday, March 16th from 6:30pm until 9:00pm at Dryades YMCA, 2200 Oretha Castle Haley Boulevard.
- Open House for the 12 Structures on Saturday, March 18th.
- \$3,500 initial deposit (per property)
- More Information: hilcorealestate/nora



NORA Affordable Housing Update

Affordable Housing Programs Administered by NORA as of 03/06/2017									
Project Name	Total Sold to New Resident	Total Sold to New Resident (Δ)	For Sale/Rent	Under Construction	Option to Purchase	Pre-Development	Total Number of Parcels	Total Sold to Developer	Total Sold to Developer (Δ)
Lower 9 Ward Development Initiative	0	0	0	5	0	170	175	5	0
Residential Construction Lending, 2	25	2	5	21	5	3	59	51	0
Residential Construction Lending, 3	0	0	0	0	0	7	7	0	0
Total	25	2	5	26	5	180	241	56	0

Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

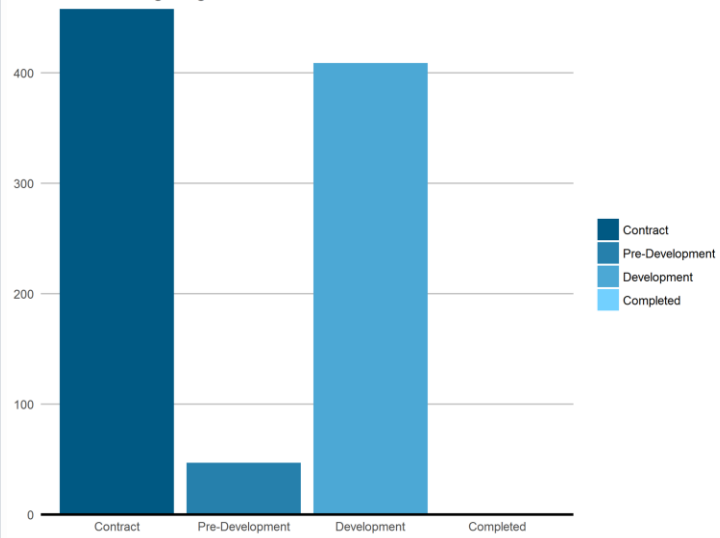
Definitions:

Rental Housing Program:

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

409 affordable rental units are currently under construction

Rental Housing Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:
OCD

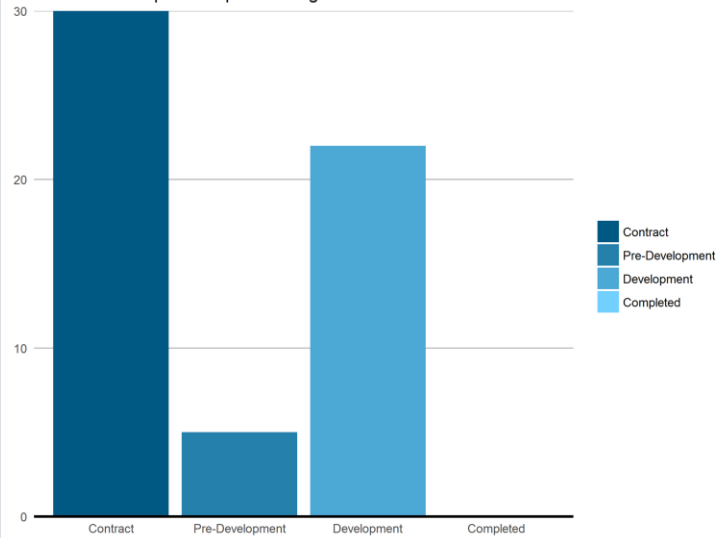
Definitions:

*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

22 units are currently under construction as part of the Homeownership Development Program

Homeownership Development Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

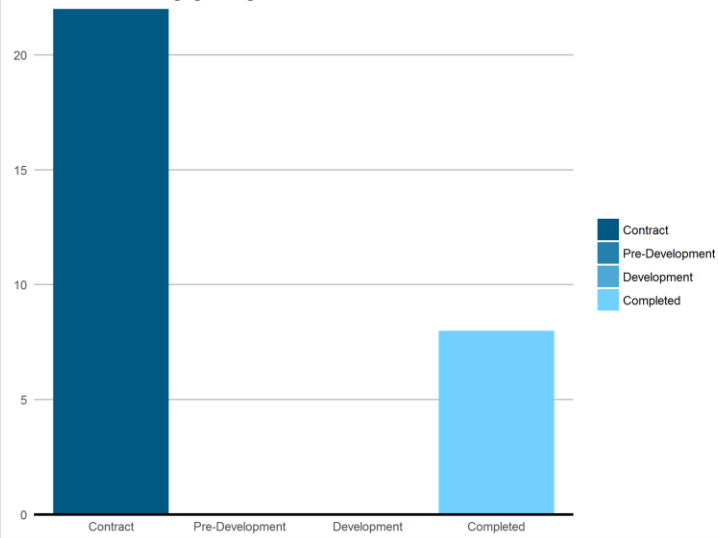
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This program allows
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home for a low-income family

Eight families have achieved home ownership in 2017 through the Soft Second Mortgage Program

Soft Second Mortgage Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

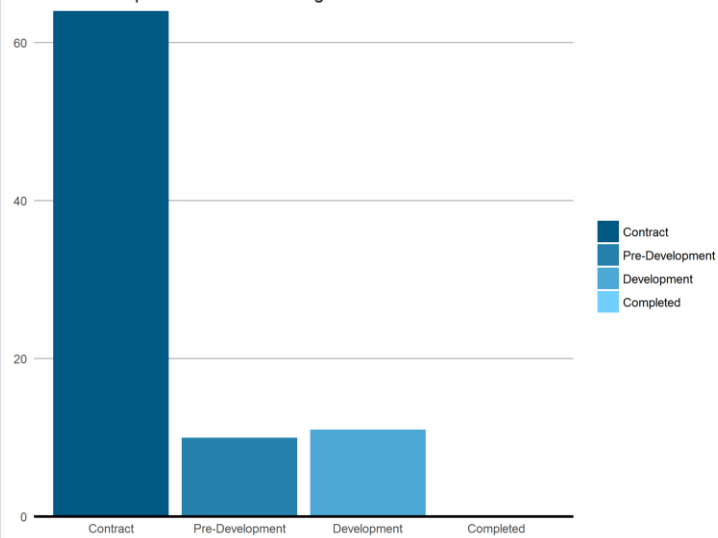
OCD

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.

11 substantial rehabilitation projects have reached the construction phase in 2017

Owner-Occupied Rehabilitation Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

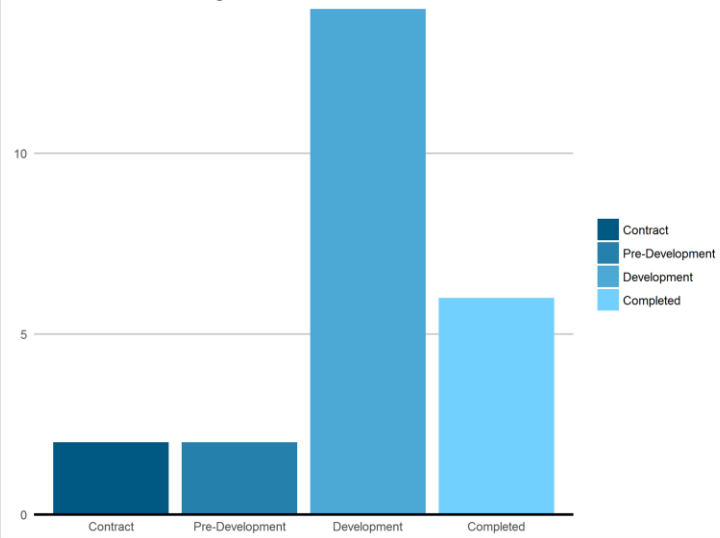
OCD

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.

Six home modifications have already been completed in 2017

Home Modification Program



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Properties returned to commerce through disposition programs	4	16	196
Rental Housing Program units completed	0	NA	125
Homeownership Development Program units completed (includes Soft Second Mortgage Program)	8	NA	20
Owner-Occupied Rehabilitation Program units completed (includes Home Modification Program)	6	NA	75

