



CITY OF NEW ORLEANS
BlightSTAT

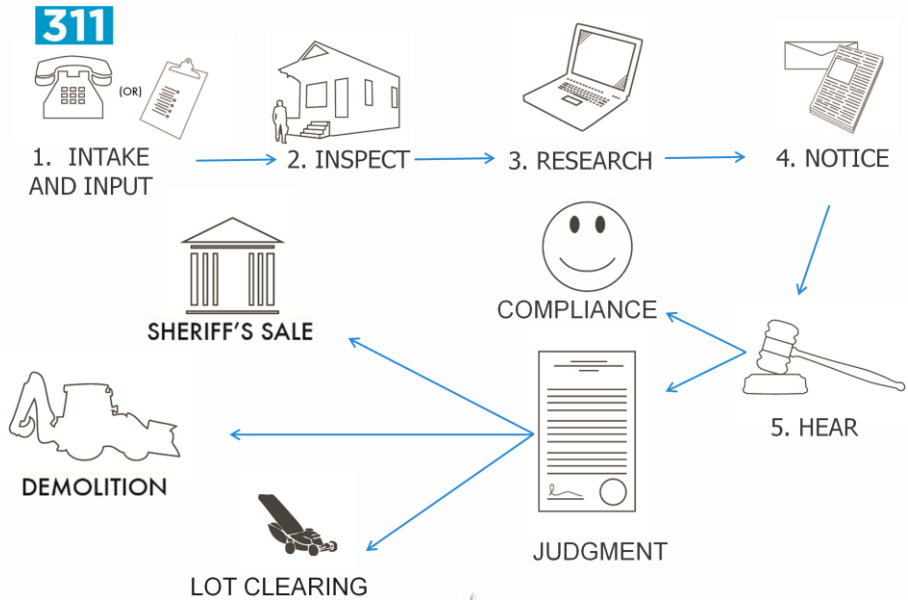
Reporting Period: December 2015

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

Assigned	Responsible	Action	Notes
7/9/2015	C. MacPhee L. Harris	Create interactive maps of commercial blight and sheriff sales to facilitate inter-agency collaboration	<ul style="list-style-type: none"> Code Enforcement to verify addresses, update data, and coordinate with Economic Development
11/12/2015	C. Dyer	Complete procurement process for title research work	<ul style="list-style-type: none"> Selecting vendors to begin assigning properties
1/14/2016	S. Poche	For cases awaiting abatement review, identify any substantive or data quality issues that may be contributing to backlog	<ul style="list-style-type: none"> While most abatement decisions are made within 90 days after guilty judgment, many older judgments are showing up in LAMA as awaiting review for longer periods
1/14/2016	S. Primeaux	Where useful and feasible, disaggregate measures into groups for structures and vacant lots	<ul style="list-style-type: none"> This information will be useful for prioritizing Code Enforcement activities
1/14/2016	K. Shelly J. Joseph	Provide upcoming court dates to local neighborhood associations in a more accessible format	<ul style="list-style-type: none"> Increased awareness and participation by community may encourage more timely disposition of cases





INSPECT



Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

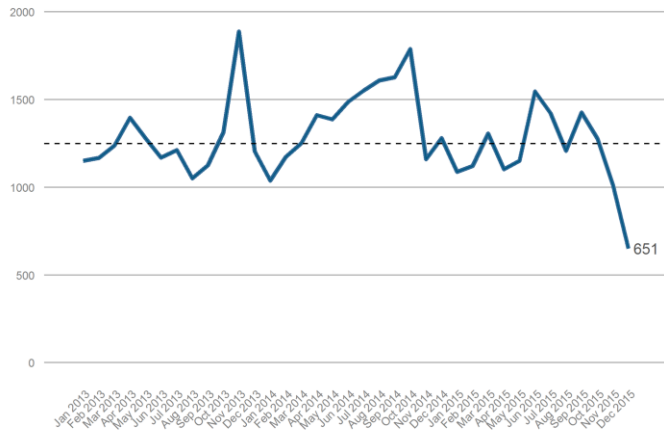
Inspection: An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

Note:

Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

December inspections were lower as inspectors continue to hold down the size of the queue

Number of Inspections



Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

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

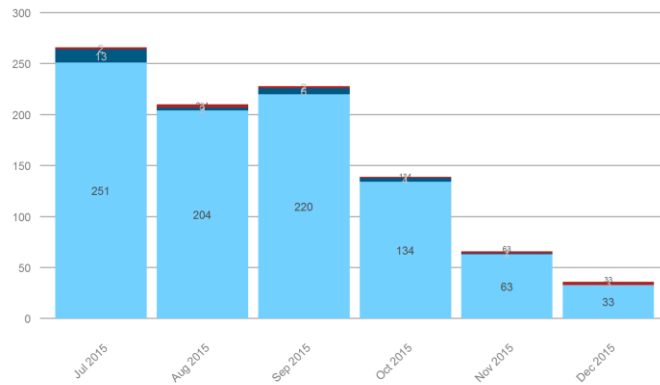
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

Queue: The list of all new cases awaiting inspection

The vast majority of new 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 1st, 2013

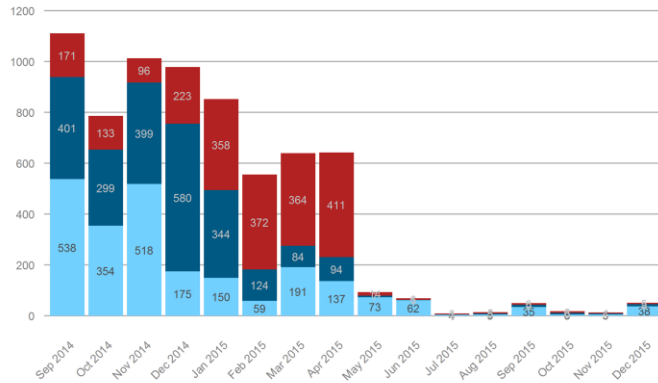
New Initial Inspection:
An initial inspection on a new
case. New initial inspections
are a subset of the initial
inspections shown on the
previous slide

Queue: The list of all new
cases awaiting inspection

The number of inspections open at the end of each month remains very small

Age of Open Cases

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





HEAR



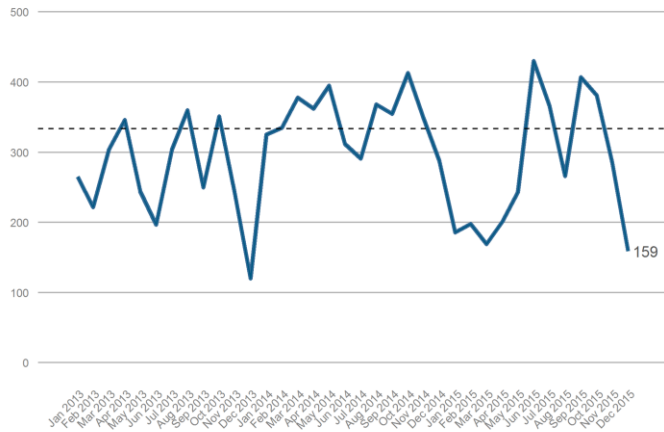
Responsible Organization:
Code Enforcement

Data Source:
LAMA

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

Cases researched fell in December as the remaining portfolio of title research has become more complex

Number of Cases Researched



Responsible Organization:
Code Enforcement

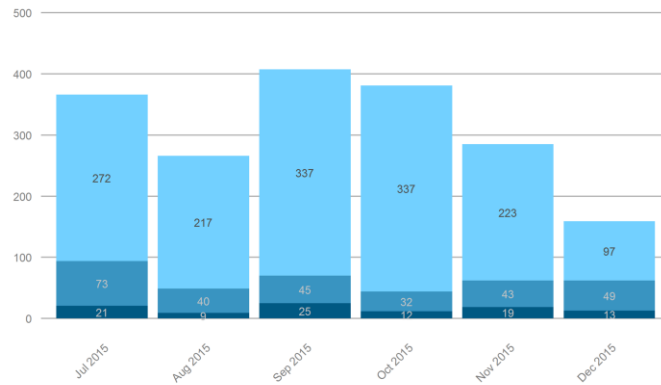
Data Source:
LAMA

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

Most December research cases had been opened in 2015, but a few older cases were also completed

Filing Year of Cases Researched

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



Responsible Organization:
Code Enforcement

Data Source:
LAMA

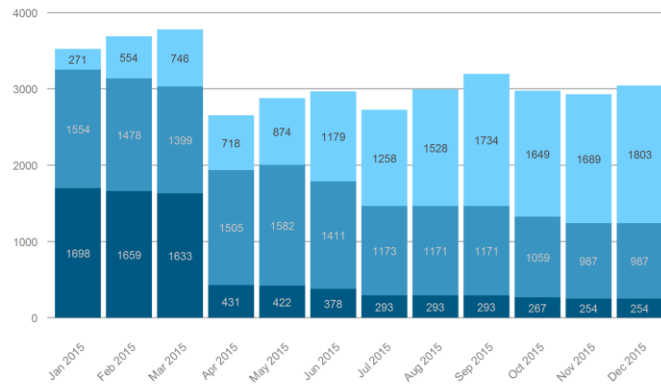
Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

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

The backlog of cases from 2015 increased slightly

Filing Year of Open Cases

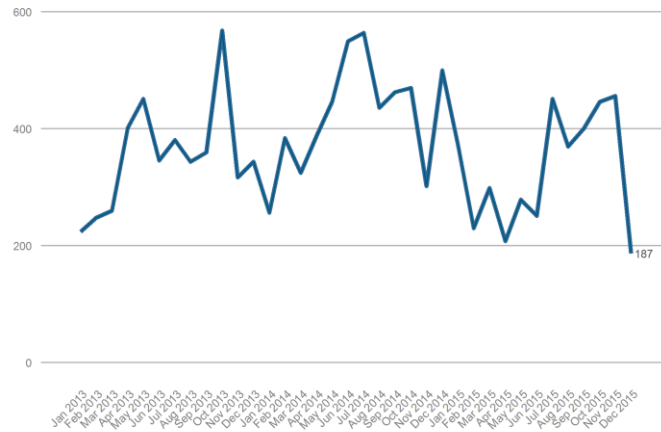
Opened before 2014 Opened in 2014 Opened in 2015



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.

The number of initial hearings fell significantly in December

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

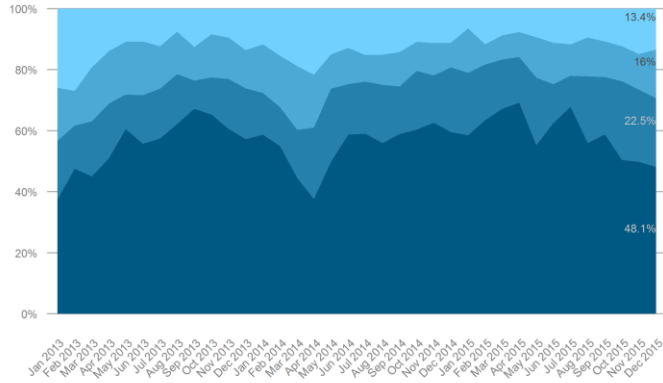
many cases the property is in

compliance.

Work-in-progress findings increased as dismissals and resets fell

Hearing Results

Guilty Violations Abated Work in Progress Other Reset/Dismissed



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

Guilty: A hearing where the property is judged to be blighted

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

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

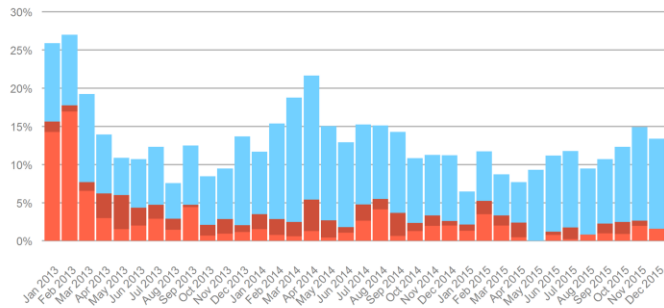
No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

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

All reset types decreased in December, as well as the total percentage of resets

Percent of Cases Reset

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



Key Performance Indicators

KPI	2013		2014		2015		Status
	Actual	Target Met?	Actual	Target Met?	Actual	Target	
Number of cases researched	-	-	4,206	-	3,291	-	-
Number of properties brought to hearing	3,111	❖	4,010	●	3,356	4,000	❖
Percent of hearings reset due to failure to re-inspect the property	3.7%	●	1.6%	●	1.2%	<3%	●
Percent of hearings reset due to failure to properly notify the owner	1.5%	●	1.8%	●	1.0%	<2%	●



2014 was the only year with more than 4,000 hearings and may have been an anomaly.



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.

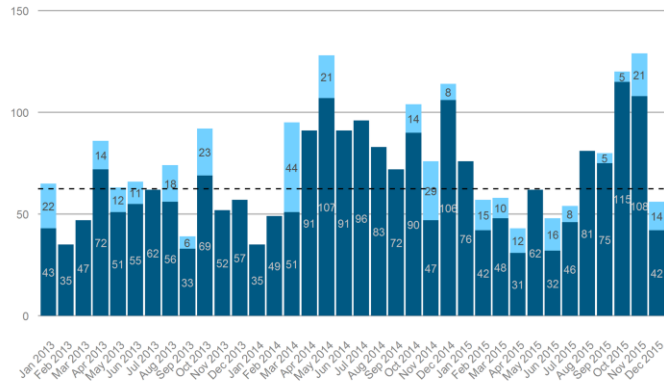
Note:

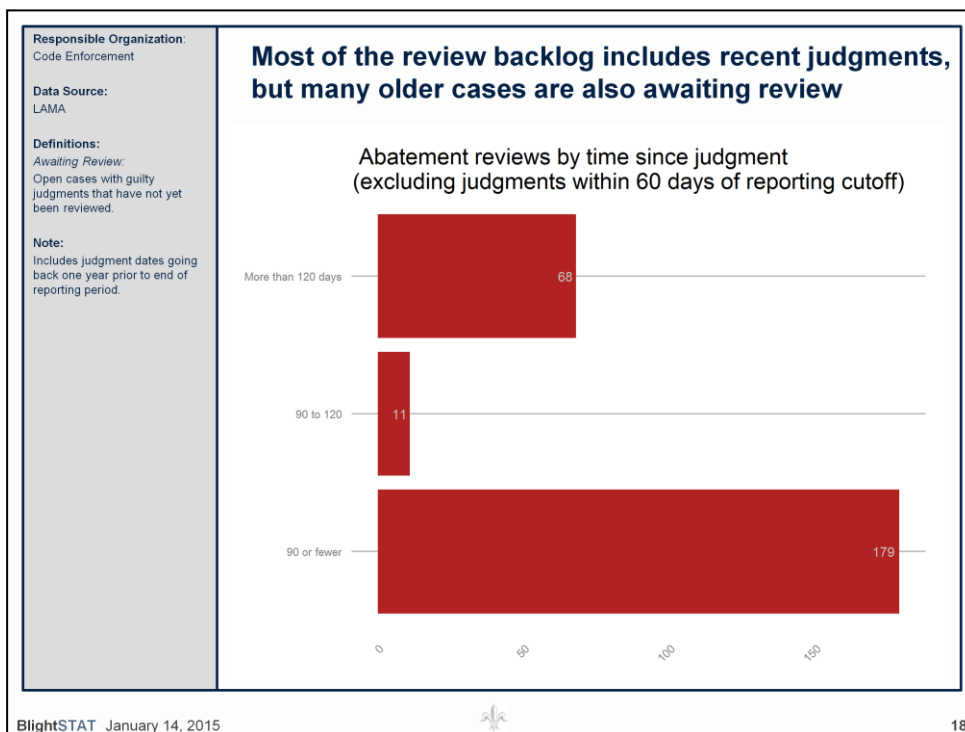
Properties with a Judgment of Dismissed Abated are not counted in this measure

Hearing abatements and lien waivers both fell in December

Voluntary Abatement

Abated at Hearing Approved Lien Waivers





In general, abatement review cannot be completed until approximately 60 days after a judgment has been entered.

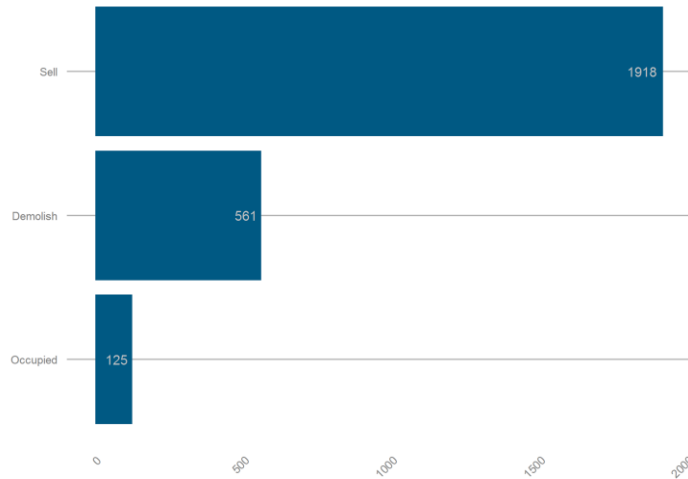
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

74% of abatement reviews generate a sale recommendation, compared to 22% for demolitions

Outcome of Reviews



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:**

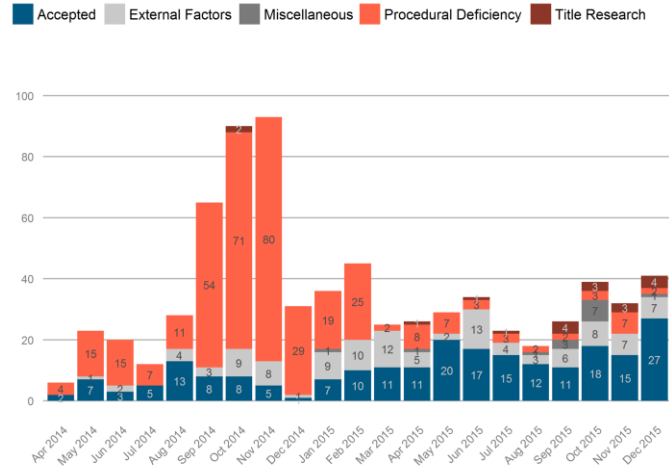
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication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

Six potential sales were rejected for title research and procedural reasons, but approvals increased

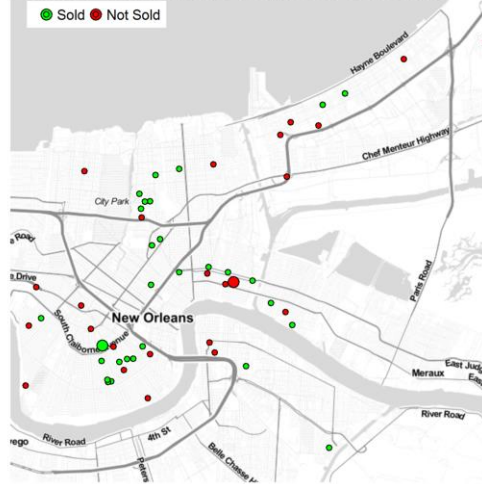
Legal Review Outcomes-Sheriff Sales



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.

One new sale was completed in December; liens were paid on another property

Auctions Scheduled During Last 12 Months



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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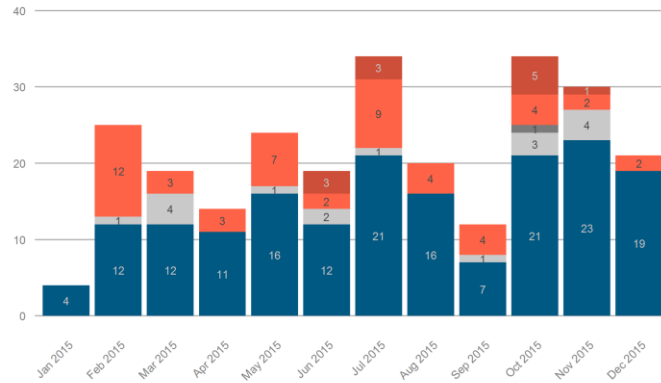
Note:

All of the rejected files were from cases from 2009.

Cases accepted for demolition fell in December as the total reviewed also decreased

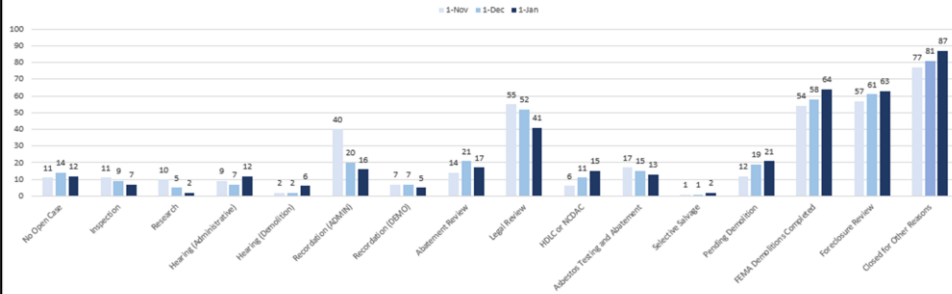
Legal Review Outcomes-Demolitions

Accepted External Factors Miscellaneous Procedural Deficiency Title Research



31 percent of FEMA properties remain in the Code Enforcement pipeline

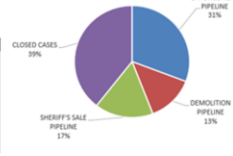
Status of the 383 Conditionally Approved Properties



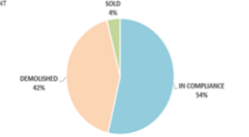
December Demolitions

Demo Start	WO#	Type	Units	Addr	Street	Zipcode	District
2015/12/01	3150	Residential	1	5905 MARAIS ST		70117	E
2015/12/01	3247	Residential	1	1926 MARGINY ST		70117	D
2015/12/02	3324	Residential	2	1215.122 ANDRY ST		70117	E
2015/12/04	3342	Residential	1	2414 GEORGE NICK CONNOR DR		70119	D
2015/12/14	3350	Residential	1	5818 N CLAIBORNE AVE		70117	E
2015/12/15	3381	Residential	1	1712 N ROBERTSON ST		70116	C
2015/12/16	3299	Residential	1	2701-03 S LIBERTY ST		70113	B

PIPELINES



CLOSED CASES



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	●	864	> 750	●
Number of blighted units demolished	329	●	212	◆	-	> 250	●



Code Enforcement to reestablish integrity of demolitions data.

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

Stage	Address	Detail	Status
Abatement Strategy Reached	2500 Louisiana Ave	Medical Clinic	Daily Fines recorded. Writ filed for property to be sold.
	2520 Louisiana Ave	Parking lot of the Medical Clinic	Daily Fines recorded. Writ filed for property to be sold.
	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		Property received guilty judgment 10/28/2015.
	3010 Sandra Pl	Crescent City Gates	Daily Fines recorded. Writ filed for property to be sold.
	6701 I-10 W Service Rd		Hearing scheduled 10/6/2015. Reset for 1/25/2016.
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.



An additional 13 properties are currently in litigation

Stage	Address	Detail	Status
Current Litigation	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Owner is appealing the 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.
	1532 Robert E. Lee Blvd	DMK Property	Owner is appealing the judgment.
	2501 St Claude Ave	Auto Parts Store	Writ filed. Owner is appealing the judgment and the lien foreclosure suit.
	3 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	38884 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14; Owner is appealing judgment.
	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 12/11/14. Owner is appealing the judgment.
	6700 Plaza		Property received guilty judgment 12/17/14. Owner is appealing judgment.



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

Stage	Address	Detail	Status
Awaiting hearing	12001 I-10 Service Rd	La Quinta Inn	Reset for legal issue. Hearing scheduled 5/16/2016.
	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.
	3500 General De Gaulle Dr		Reset for work in progress. Hearing scheduled 6/27/2016.
	9660 Lake Forest Blvd	East Haven Care and Rehab	Case is awaiting research but is on hold because owner has filed plan with New Orleans City Planning Commission so we plan to wait to give the new owner a chance to act on renovation plans. Will check for initiation of work in the next few months.
Code Enforcement monitoring	609 Jackson Ave		Lien paid and property sold we are in communication with owners and monitoring the condition of the property.
	2616 S. Claiborne Ave	Cornerstone Homes	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.
	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



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:

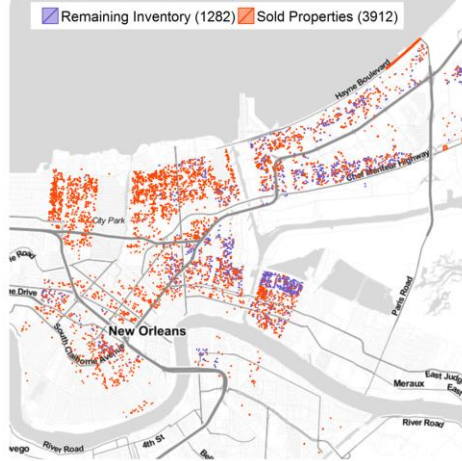
The Alternate Land Use Program provides properties to groups who have ideas and plans outside of traditional development such as playgrounds, pocket parks, and community gardens

Development:

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

NORA has moved almost 4,000 properties back into commerce since 2010

NORA Sales since 2010 and Remaining Inventory



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

Definitions:

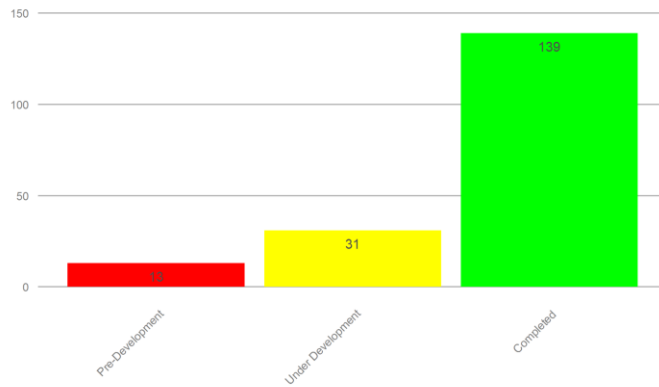
Rental Housing Program:

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

Most rental housing properties have now reached the completion stage, including a 75-unit project

Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

Definitions:

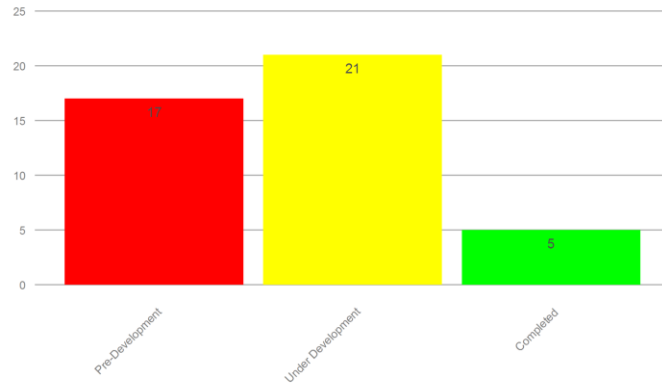
*Homeownership Development
Program:*

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

Community Development has started construction on five new homes

Homeownership Development Program

■ Pre-Development ■ Under Development ■ Completed



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

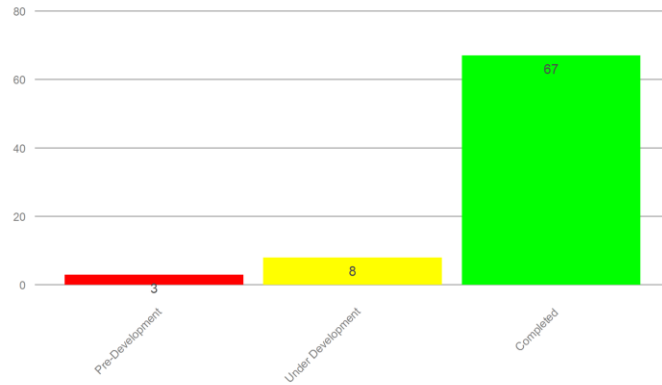
Definitions:

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 worked through almost all of the pre-development queue

Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



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		260	> 200	
Number of affordable rental units developed	98		167		139	N/A	N/A
Number of housing units developed through the Homeownership Development Program	10		0		5	N/A	N/A
Number of owner-occupied housing units rehabilitated (includes Home Modification Accessibility Program)	79		63		67	N/A	N/A

