



CITY OF NEW ORLEANS

## BlightSTAT

Reporting Period: September 2015

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

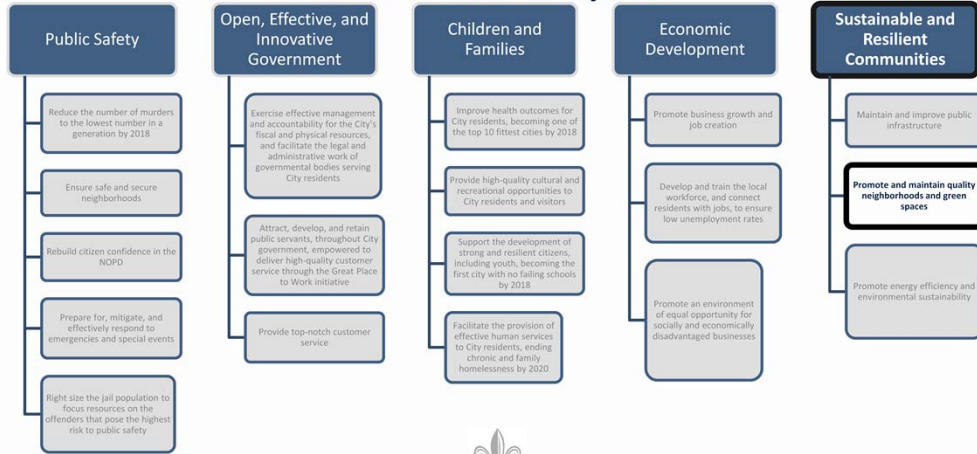
## Values

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



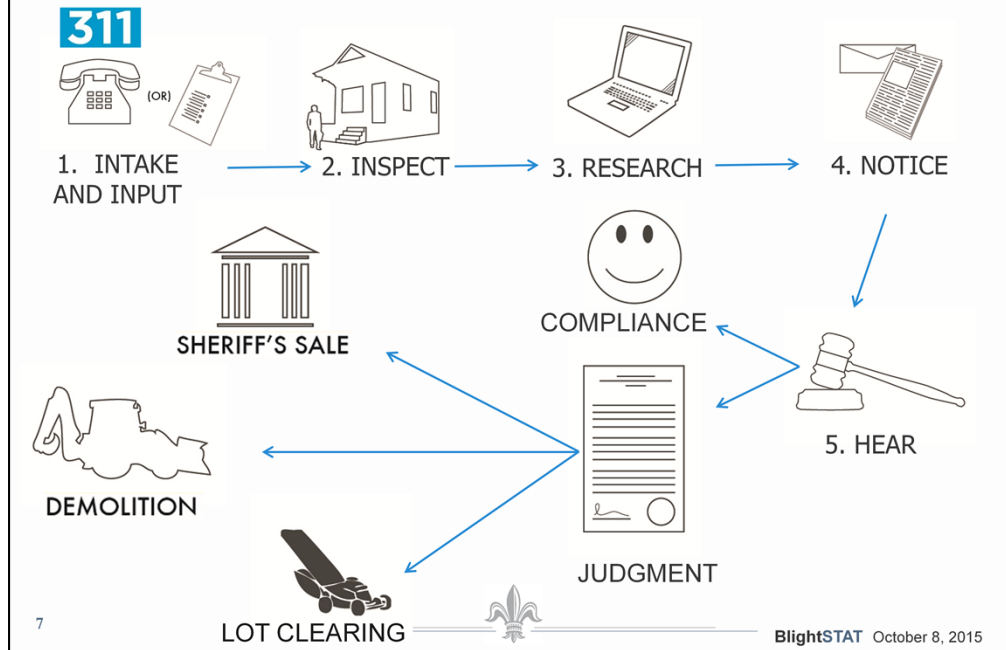
## Strategic Framework

**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
<b>Maintain and improve public infrastructure</b> 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"> <li>• Percent of citizens rating condition of streets good or very good</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 rating drainage/flood control good or very good</li> <li>• Percent of citizens rating public transportation good or very good</li> <li>• Percent of citizens rating traffic congestion good or very good</li> </ul>
<b>Promote and maintain quality neighborhoods and green spaces</b> 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"> <li>• Percent of parcels in fair or good condition</li> <li>• Percent of citizens rating control of trash and litter / trash pickup good or very good</li> <li>• ParkScore (based on acreage, service and investment, and access)</li> <li>• Percent of citizens rating zoning good or very good</li> <li>• Percent of households paying more than 30% of income on housing</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 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"> <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> <li>• Percent of City's streetlight network retrofitted with LED technology</li> </ul>



## 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	Code Enforcement has taken delivery but needs to train inspectors on app
7/9/2015	L. Gardere, O. Wise	Discuss interactive maps of commercial blight and Sheriff's sales to facilitate inter-agency collaboration	TBD	
10/8/2015	S. Satpathi K. Shelly	Provide updates on proposed State land-use actions that could affect local residents, including bond issuances and tax credit awards, possibly through NoticeMe system		







**INSPECT**



**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**

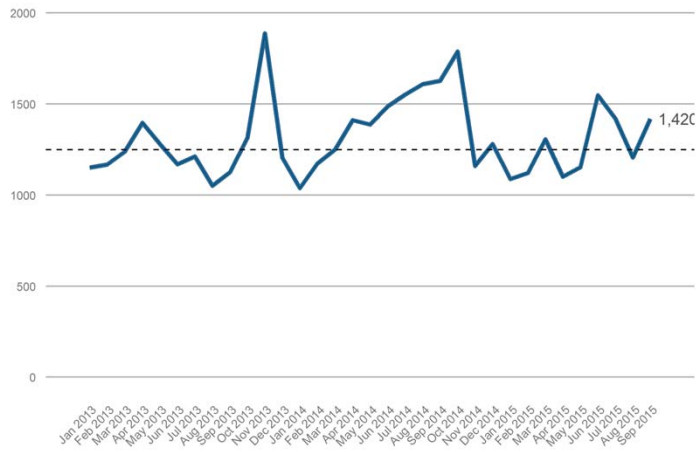
*Inspection:* An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

**Note:**

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

## Monthly inspections have varied around 1,250

### Number of Inspections



BlightSTAT October 8, 2015

**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**

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

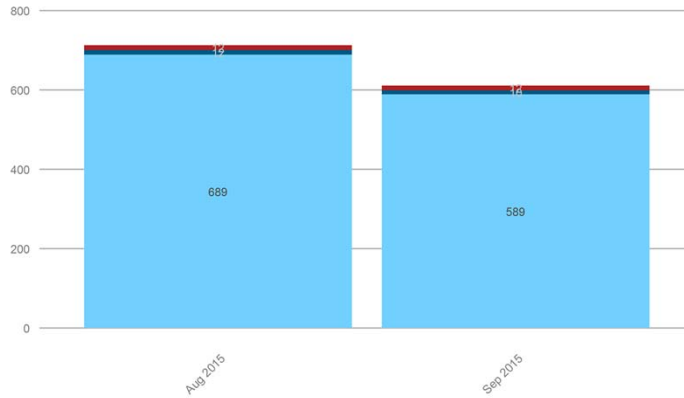
**New Initial Inspection:**  
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

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

## The vast majority of new 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



**BlightSTAT** October 8, 2015

**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**

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

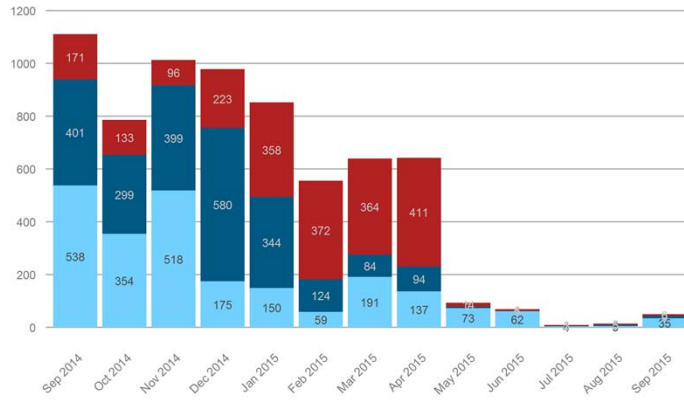
**New Initial Inspection:**  
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

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

## Backlog of open cases awaiting inspection remains near zero

### Age of Open Cases

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

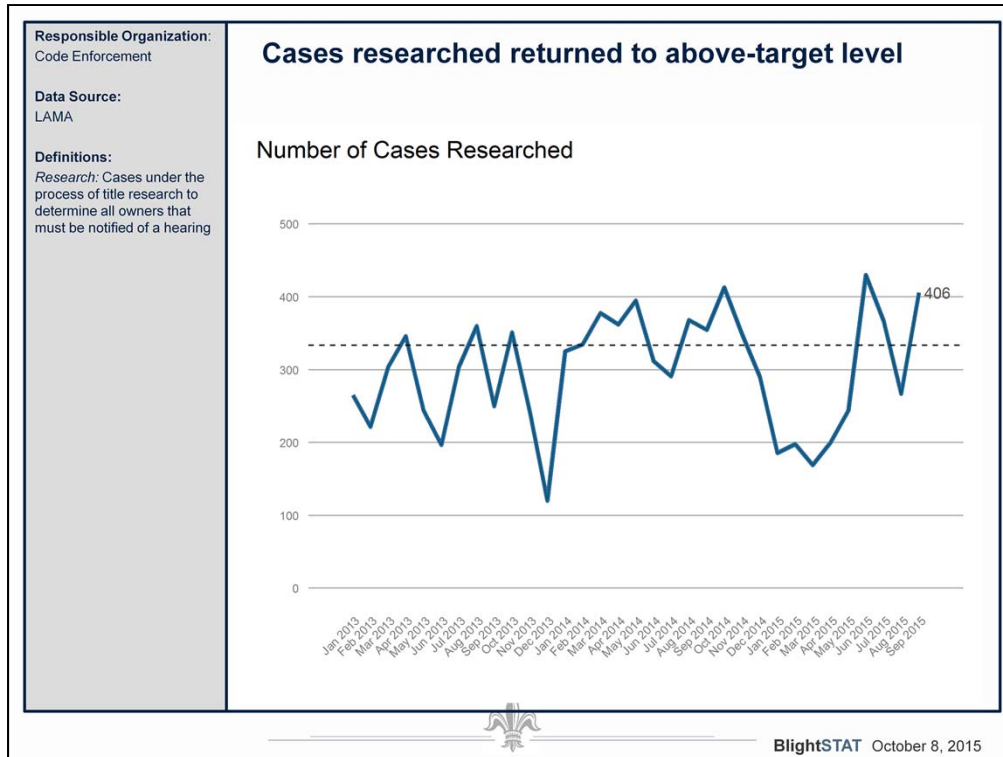


BlightSTAT October 8, 2015



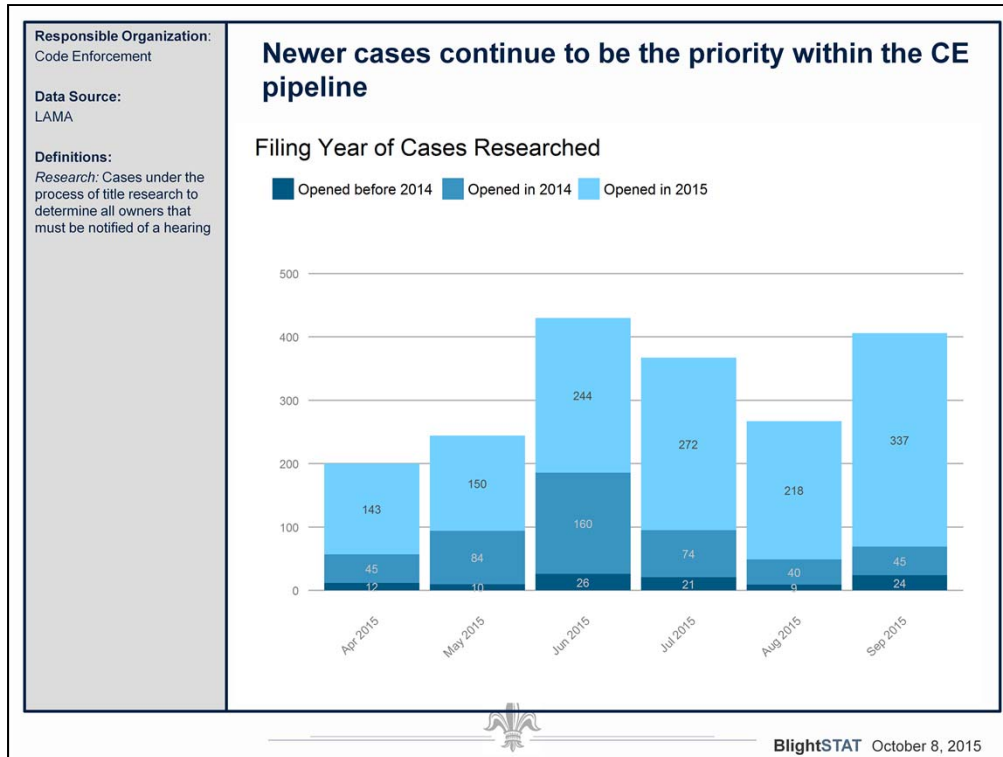
**HEAR**





Initial \$15,000 research contract for 60 properties has been executed. Second larger-scale contract is out for bid.

Since mid-September, research team has put in overtime to make up for shortfall in personnel, but team should now be at full capacity with eight researchers.



Code Enforcement has tried to avoid focusing resources on properties that are likely to have been rehabilitated.

**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

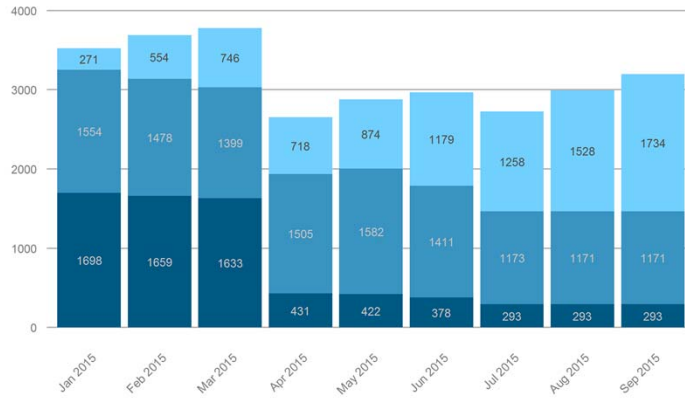
**Definitions:**  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

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

## The backlog of cases filed before 2014 has decreased and stabilized during 2015

Filing Year of Open Cases

Opened before 2014   Opened in 2014   Opened in 2015



BlightSTAT October 8, 2015



**Responsible Organization:**

Code Enforcement

**Data Source:**

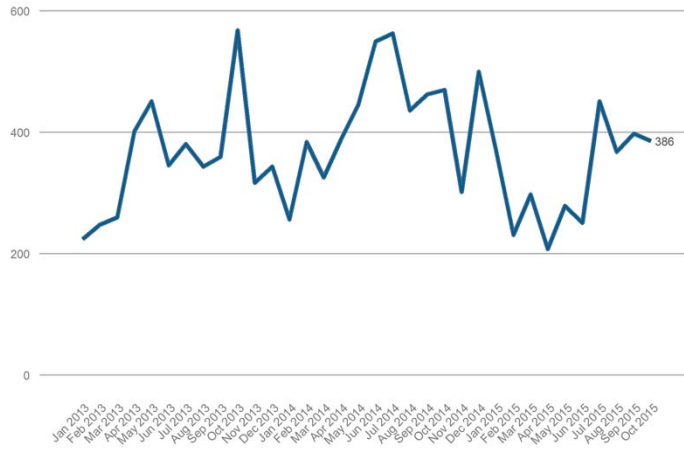
data.nola.gov

**Definitions:**

*Hearing:* A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

## As research productivity increases, more cases are heard

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

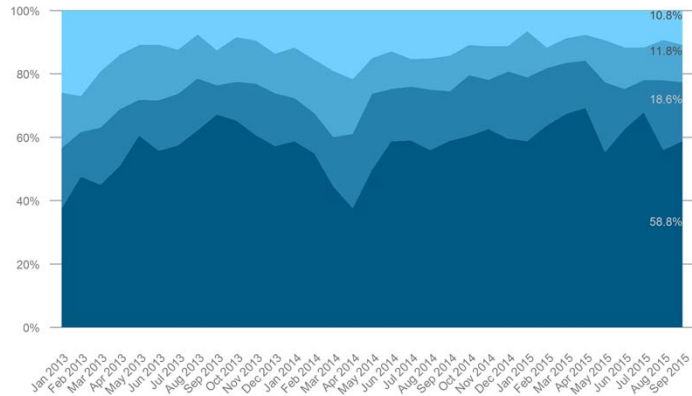
*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

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

## Almost 60% of September hearings returned a guilty judgment, with resets and dismissals near 11%

### 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.

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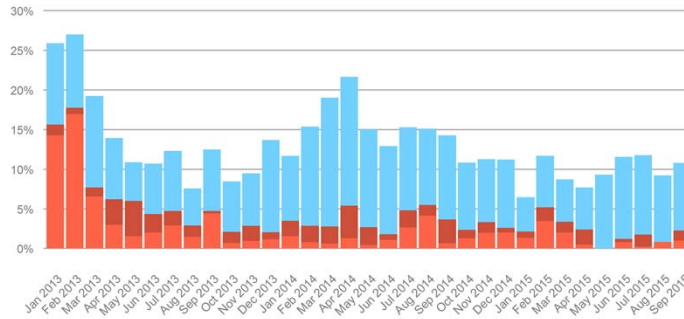
*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

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

## Notice resets grew very slightly in September, but the percentage of cases reset remained below target

### Percent of Cases Reset

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



# Key Performance Indicators

KPI	2013		2014		2015		
	Actual	Target Met?	Actual	Target Met?	Actual	Target	Status
Number of cases researched	-	-	4,206	-	2,467	-	-
Number of properties brought to hearing	3,111	❖	4,010	●	2,425	3,000	❖
Percent of hearings reset due to failure to re-inspect the property	3.73%	●	1.59%	●	~1%	<3%	●
Percent of hearings reset due to failure to properly notify the owner	1.50%	●	1.75%	●	~1%	<2%	●





**ABATE**



**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.

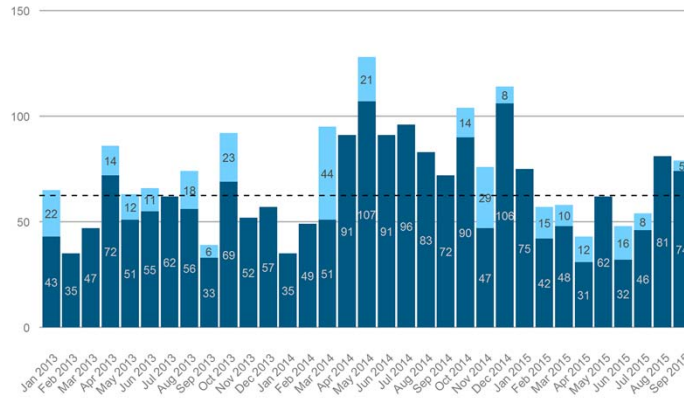
**Note:**

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

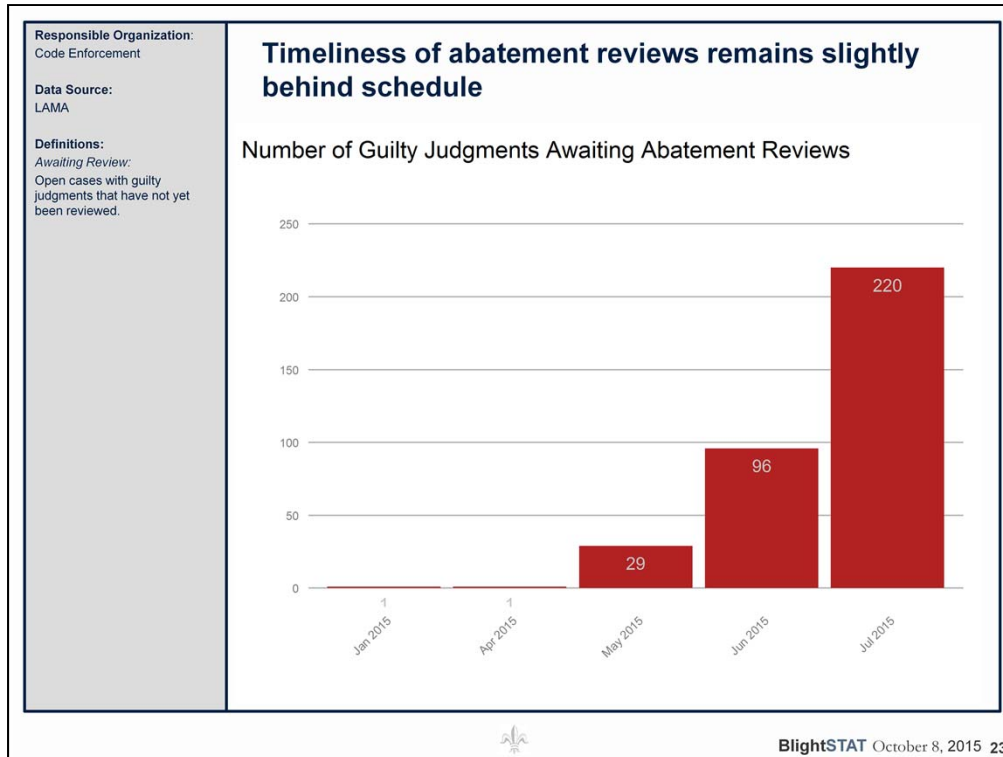
## Voluntary abatements remain above target

### Voluntary Abatement

Abated at Hearing Approved Lien Waivers



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Abatement review team encountered staffing shortfall during July, but should now be only one month behind.

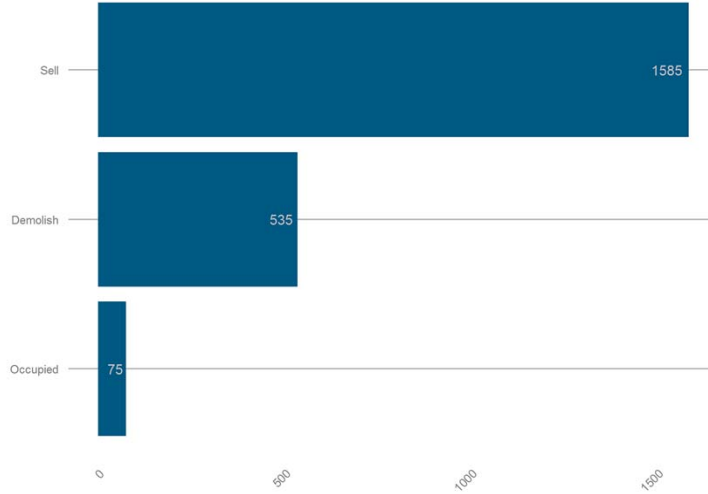
**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

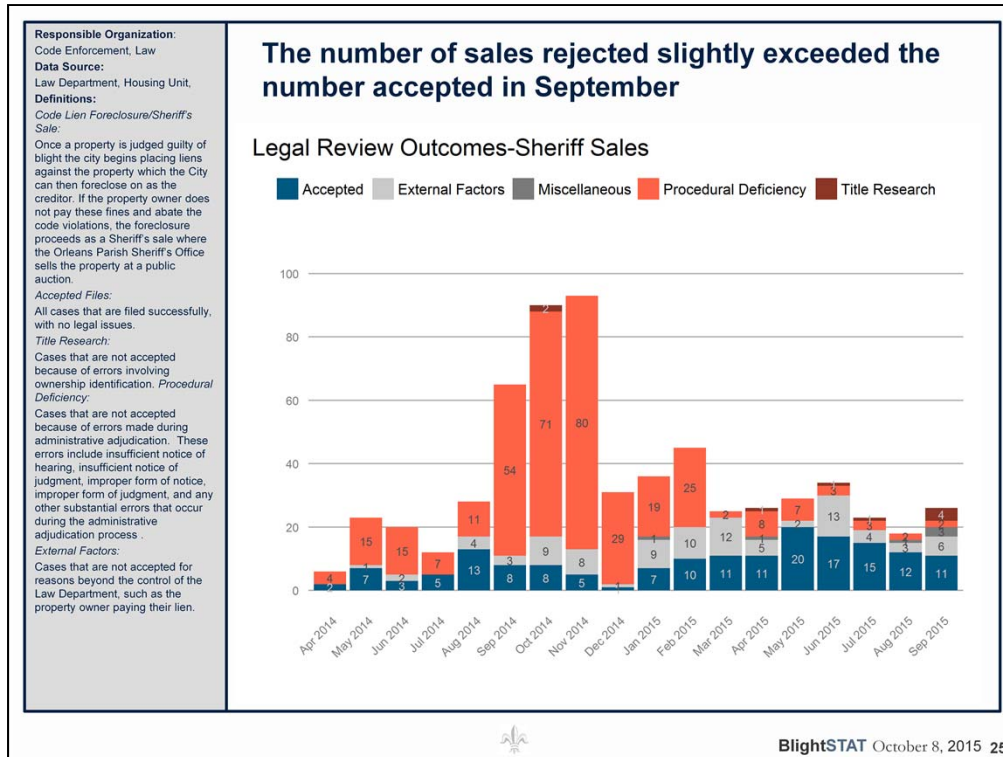
**Definitions:**

## Approximately three-fourths of abatement reviews generate a sale recommendation

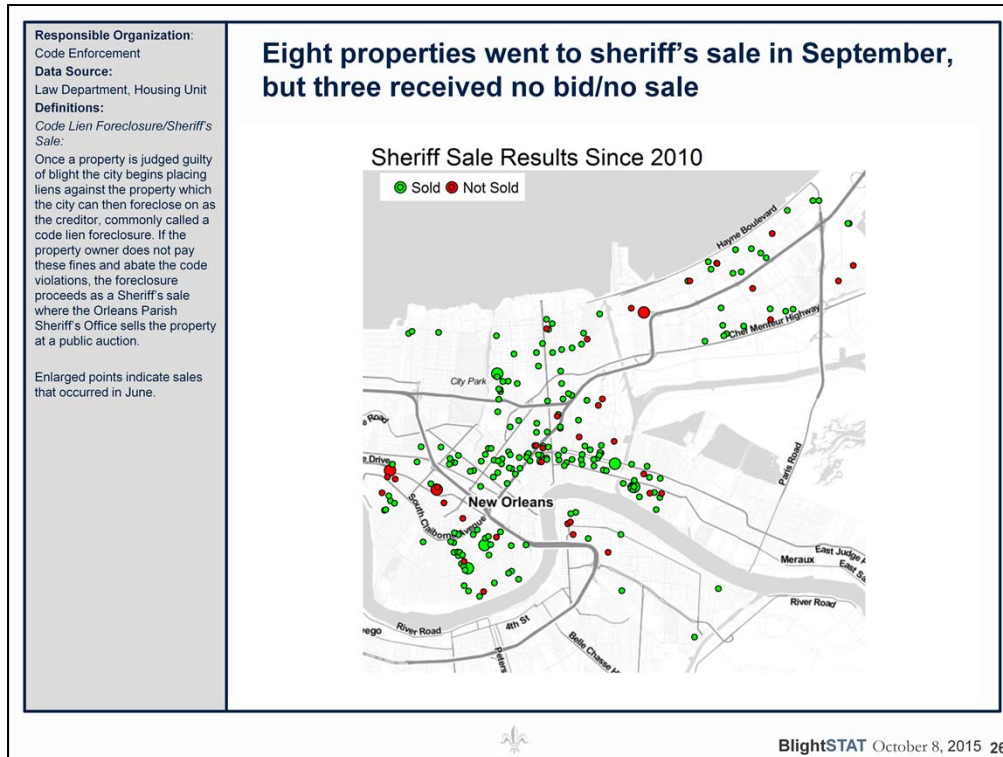
Outcome of Reviews



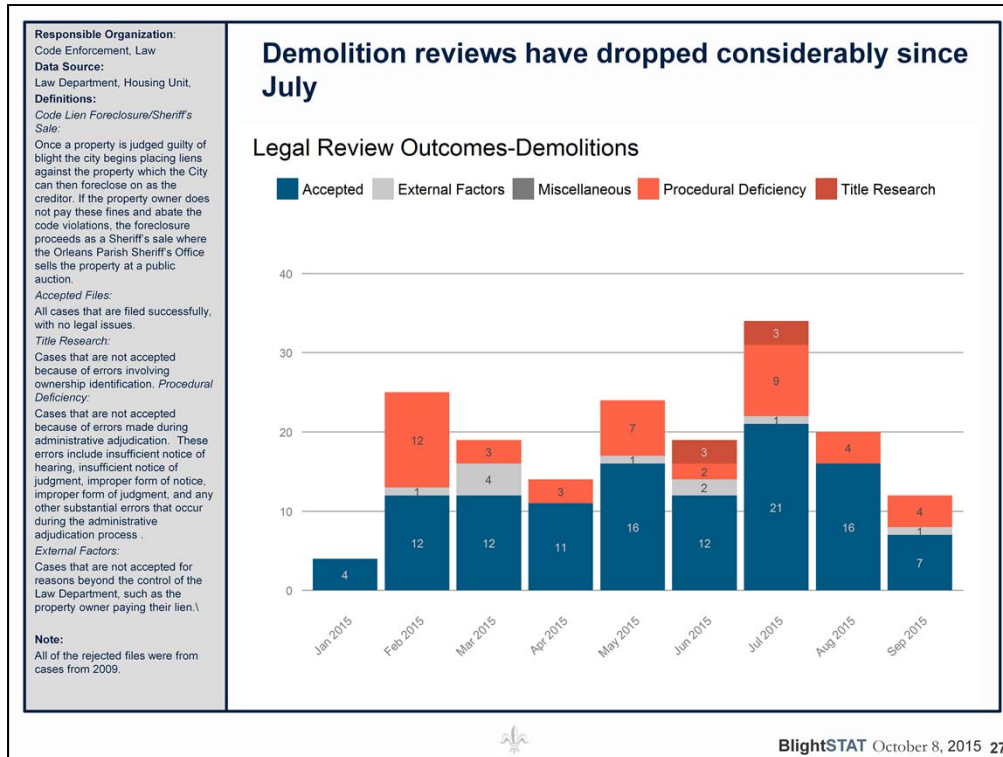




Title research contracts should help to eliminate some deficiencies and could potentially triple research production.



As of October 8, two of the five winning bids had also put down a deposit.



Team had encountered a temporary shortfall in staffing. Some attorneys' time had been reallocated toward 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:**

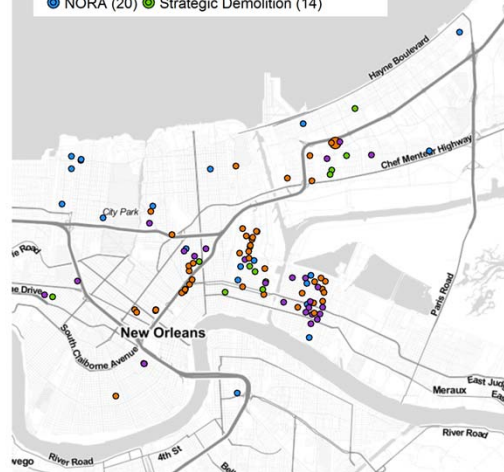
Demolitions are counted in the month of the demolition start date.

Enlarged points indicate demolitions that occurred in June.

## 2015 demolitions appear to be concentrated around the Seventh Ward and Lower Ninth

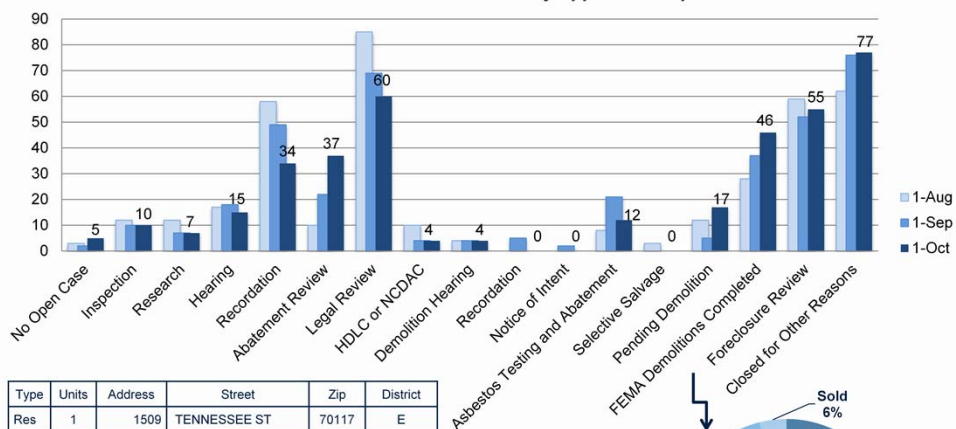
### Properties Demolished in 2015

● FEMA (25) ● Imminent Danger of Collapse (48)  
● NORA (20) ● Strategic Demolition (14)



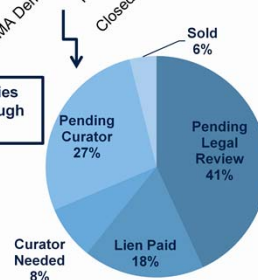
Does not include additional FEMA demolitions carried out during September.

**Status of the 383 FEMA Conditionally Approved Properties**

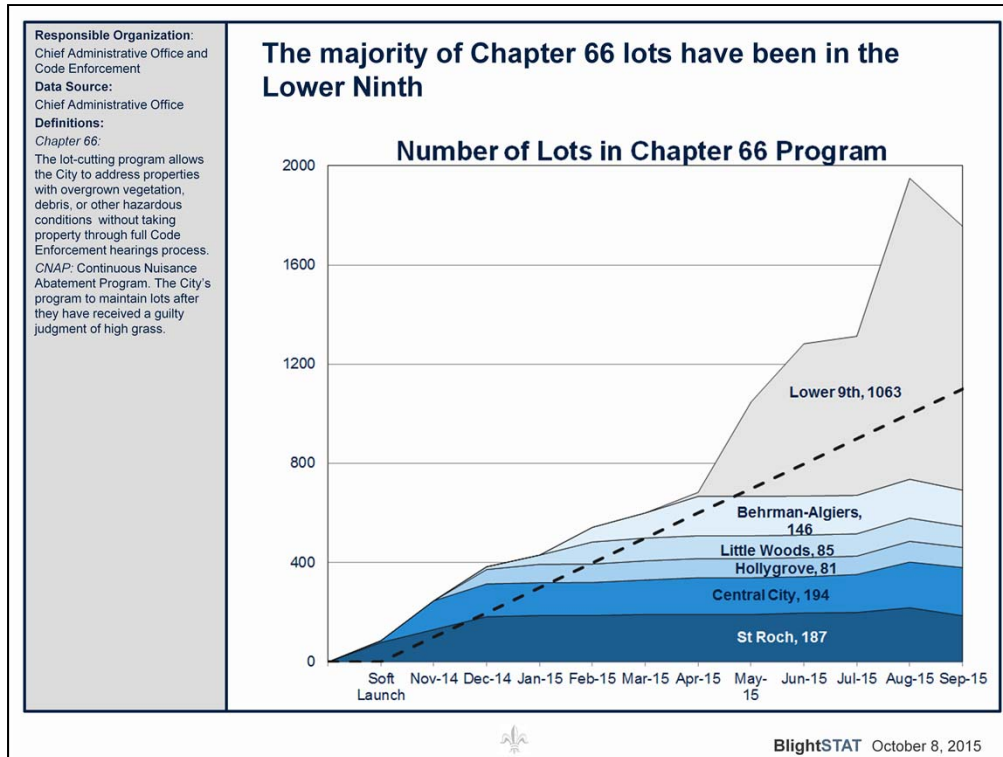


Type	Units	Address	Street	Zip	District
Res	1	1509	TENNESSEE ST	70117	E
Res	1	1711	BENTON ST	70117	E
Res	1	2515	N CLAIBORNE AVE	70117	D
Res	2	2321 - 23	TUPELO ST	70117	E
Res	1	2107	MONTEGUT ST	70117	D
Res	1	2042	DELERY ST	70117	E
Res	1	5419	N MIRO ST	70117	E
Res	2	2333 -35	CHARBONNET ST	70117	B

**Status of properties pending sale through September**



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Decline may be due in part to elimination of duplicate entries.

# 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	●	557	> 313	●
Number of units demolished	329	●	212	◆	145	> 104	●



<i>Awaiting Hearing</i>		
Address	Status as of 9/9/2015	Status as of 10/7/2015
9660 Lake Forest	Ownership change June 30, 2015. We will give the new owners 90 days to begin work before reinspection.	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.
12001 I-10 Service Rd (La Quinta Inn)	Dismissed at hearing on 7/15/2015 due to ownership change which occurred on 7/13/2015	Awaiting research
4300 Sullen Place	Contacted LLT for maintenance and maintenance contractor was notified of condition 7/2/2015. Sending Inspector out to see if LLT has begun maintenance.	Have contacted LLT again 10/5/2015 for maintenance and cleanup to be done on the site.
2800 Sullen Place/6401-6403 Gen Meyer	Hearing was reset 9/2/2015 b/c of work in progress. Reset for 10/28/2015.	Hearing was reset 9/2/2015 b/c of work in progress. Reset for 10/28/2015.
6600 Morrison Rd	Awaiting Hearing	Hearing scheduled 10/6/2015
6900 Martin Drive	Awaiting Hearing	No violations found

<i>Awaiting Abatement</i>		
Address	Status as of 9/9/2015	Status as of 10/7/2015
2646 Westbend Parkway (Higgins Gate)	Property received guilty judgment 9/1/2015.	Property received guilty judgment 9/1/2015. Recordation is pending.
6880 Parc Brittany Blvd. (Brittany Court Condos)	Property received guilty judgment 7/13/2015. Will be reviewed for sale	Property received guilty judgment 7/13/2015. Will be reviewed for sale
6001 Bullard (Old Schwegmann's)		Will be prepared for sale. Daily fines imposed..
4402 Reynes (Haydel Heights Apartments)	Approved for Sale	Will be prepared for sale in October. Daily fines imposed.
2616 S. Claiborne Ave	Will be reviewed for sale	Will be prepared for sale in October. Daily fines imposed.
3010 Sandra Place (Crescent City Gates)	Approved for Sale	Will be prepared for sale in October. Daily fines imposed.
6324 Chef Menteur	Will be reviewed for sale	Will be prepared for sale in October. Daily fines imposed.





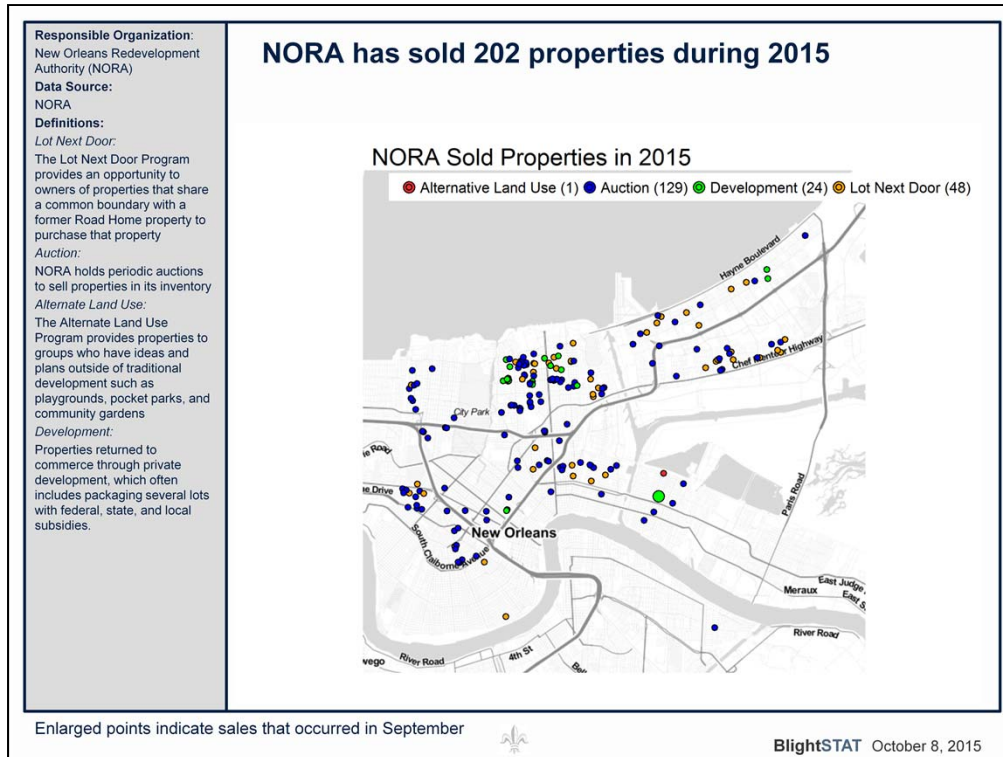
<i>Pending Litigation</i>		
Address	Status as of 9/9/2015	Status as of 10/8/2015
1532 Robert E. Lee	Owner is appealing the judgment.	Owner is appealing the judgment.
10112-16 Plainfield Dr./10214 Plainfield Dr.	Property received guilty judgment on 3/3/2015. Owner is appealing the judgment.	Property received guilty judgment on 3/3/2015. Owner is appealing the judgment.
5300 Franklin	Received guilty judgment on 2/4/2015. Owner is appealing judgment.	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
5328 Franklin	Received guilty judgment on 2/4/2015. Owner is appealing judgment.	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
6700 Plaza	Property received guilty judgment 12/17/14. Owner is appealing judgment.	Property received guilty judgment 12/17/14. Owner is appealing judgment.
3 Dreux Ave.	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
38884 Dreux Ave.	Property received guilty judgment on 10/22/14; Owner is appealing judgment.	Property received guilty judgment on 10/22/14; Owner is appealing judgment.
5324 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
5332 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
5700 Read/6601 Plaza	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.

<i>Abatement Strategy Reached</i>		
Address	9/9/2015	Status as of 10/8/2015
10101 Lake Forest	Writ is filed for property to be given a sale date. Over half a million in daily fees.	Sale Date 11/12/2015
2520 Louisiana	Daily Fines recorded. Writ filed for property to be sold.	Daily Fines recorded. Writ filed for property to be sold.
2500 Louisiana/3403 Freret	Daily Fines recorded. Writ filed for property to be sold.	Daily Fines recorded. Writ filed for property to be sold.
8500 Lake Forest	Daily Fines recorded. Writ filed for property to be sold.	Daily Fines recorded. Writ filed for property to be sold.



## REINVESTMENT





\$29 million Neighborhood Stabilization Program has drawn to a close, and Program was also able to spend \$5 million in self-generated income.

Online auction is scheduled for November.

**Responsible Organization:**

Office of Community  
Development (OCD)

**Data Source:**

OCD

**Definitions:**

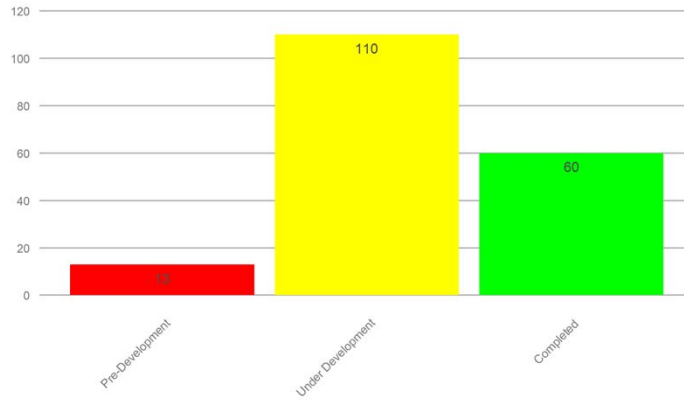
*Rental Housing Program:*

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

## Among properties in the Rental Housing Program, the majority remain under development

### Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed



**Responsible Organization:**

Office of Community  
Development (OCD)

**Data Source:**

OCD

**Definitions:**

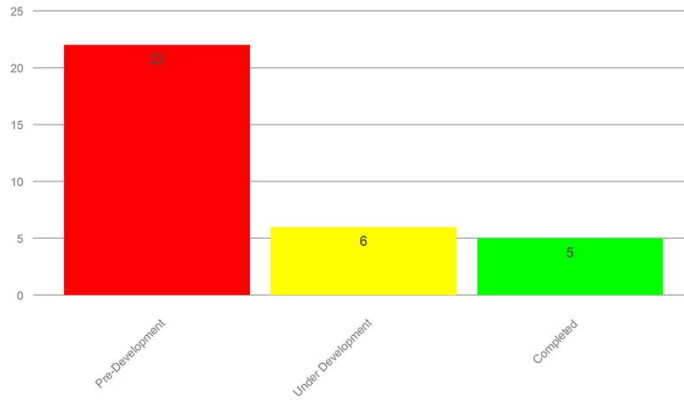
*Homeownership Development  
Program:*

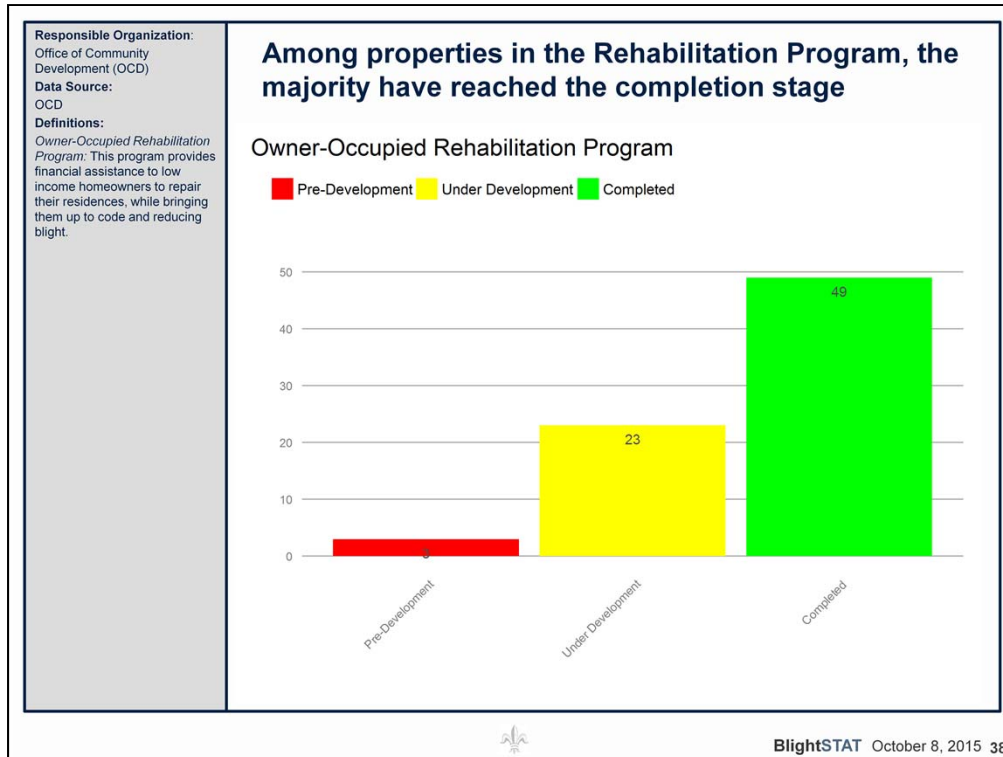
This program allows  
development organizations to  
apply for HOME funds to  
subsidize the cost of  
construction, land acquisition  
and down payment assistance  
that will produce an affordable  
home for a low-income family

## Among properties in the Homeownership Program, the majority remain in the pre-development stage

### Homeownership Development Program

■ Pre-Development ■ Under Development ■ Completed





Initial bids have gone out for the Home Modification 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	●	202	> 83	●
Number of affordable rental units developed	98	▲	167	●	60	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	▲	49	N/A	N/A

