



CITY OF NEW ORLEANS

BlightSTAT

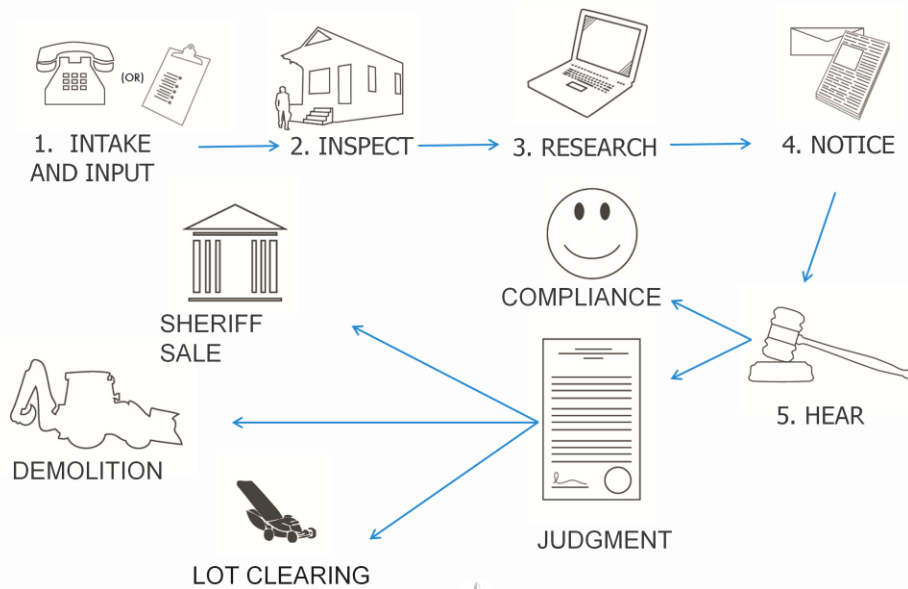
Reporting Period: May 2017

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.	<ul style="list-style-type: none"> Legal basis has been reviewed. Currently refining policy in consultation with Administration.
3/9/2017	Dyer	Complete hiring for additional attorneys to conduct legal reviews prior to sale.	<ul style="list-style-type: none"> Department has completed one hire. Code Enforcement working with CAO's office to approve additional hire.
3/9/2017	Primeaux Poche	Update abatement decision tool to prioritize sale queue.	<ul style="list-style-type: none"> Code Enforcement staff have been rating properties routed for sale in order to establish baseline. OPA has carried out initial analysis of ratings data. Based on preliminary analysis, larger sample of ratings will be needed to establish criteria for prioritizing sale queue.





INSPECT



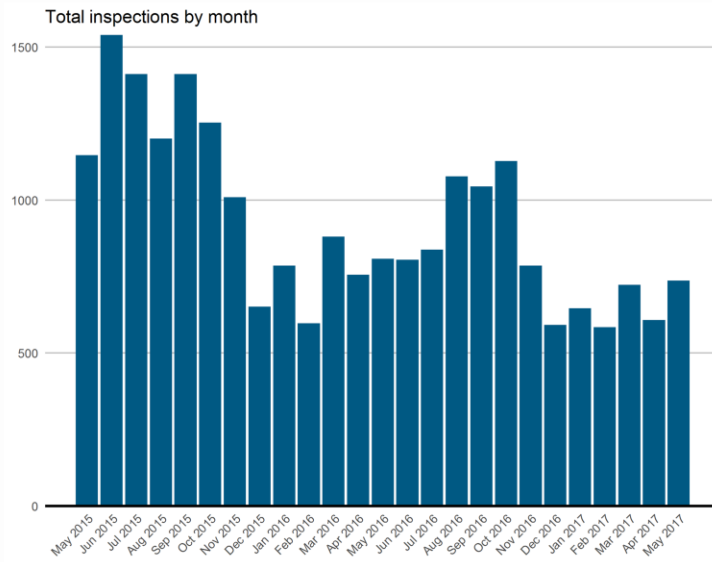
Responsible Organization:
Code Enforcement

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.

Total inspections for May were the highest reported so far in 2017



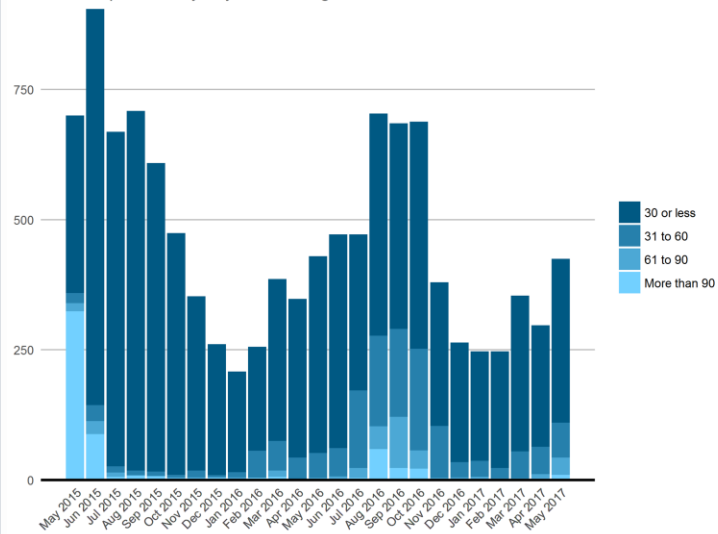
Responsible Organization:
Code Enforcement

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

May initial inspections were nearly on par with 2016 and averaged 28 days from case filing

Initial inspections by days since filing



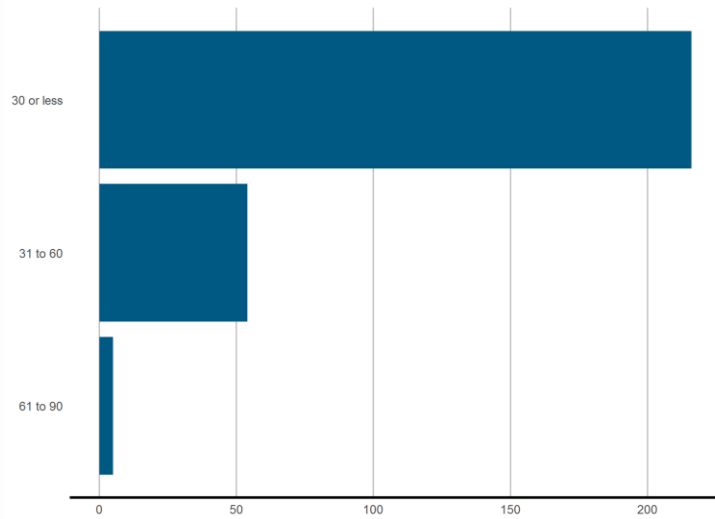
Responsible Organization:
Code Enforcement

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

About 60 initial inspections are currently outstanding beyond 30 days

Open cases with no inspection by days since filing





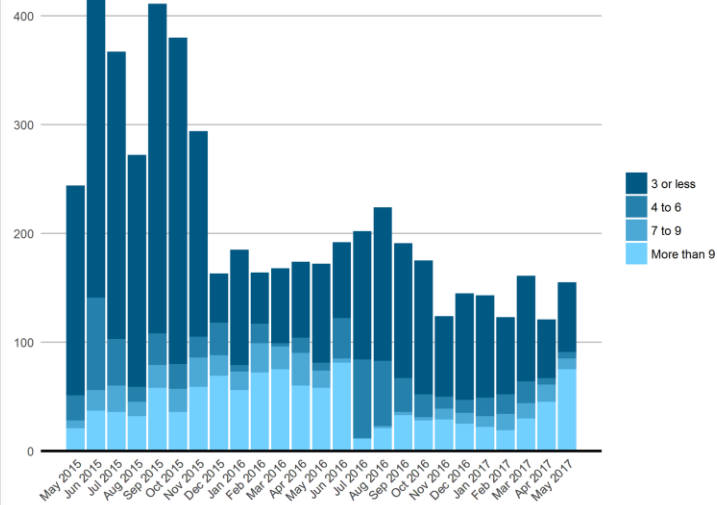
Responsible Organization:
Code Enforcement

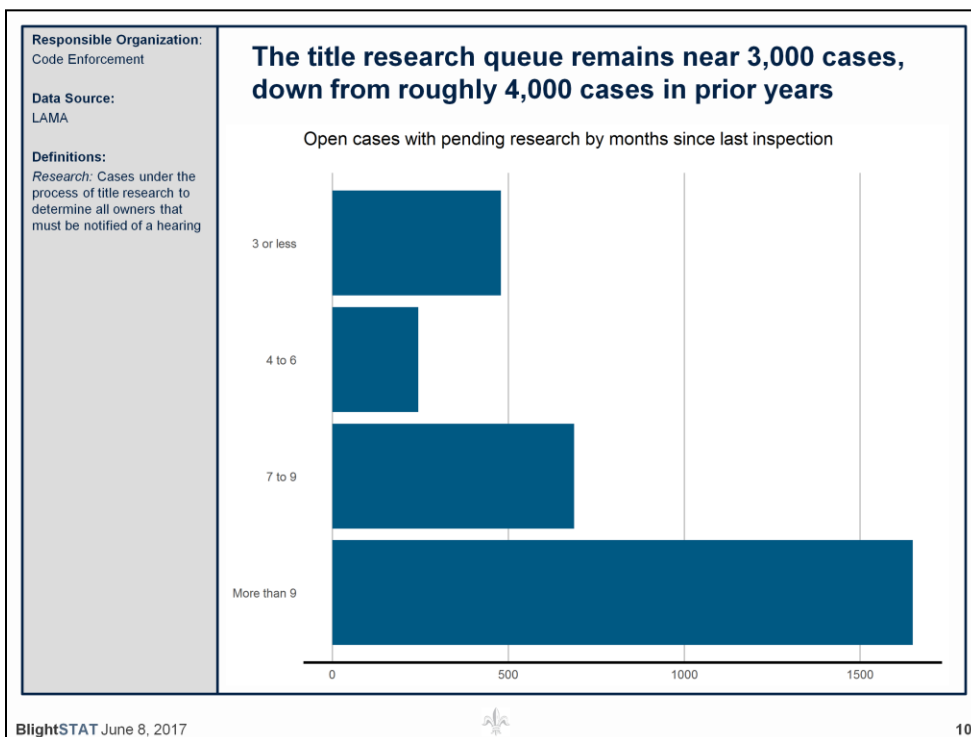
Data Source:
LAMA

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

Cases researched in May averaged 11 months from initial inspection – properties averaged 6 violations

Research by months since initial inspection





Code Enforcement continues to employ a number of strategies to deal with this backlog, including low-cost courtesy letters to property owners in the title research queue.

Responsible Organization:

Code Enforcement

Data Source:

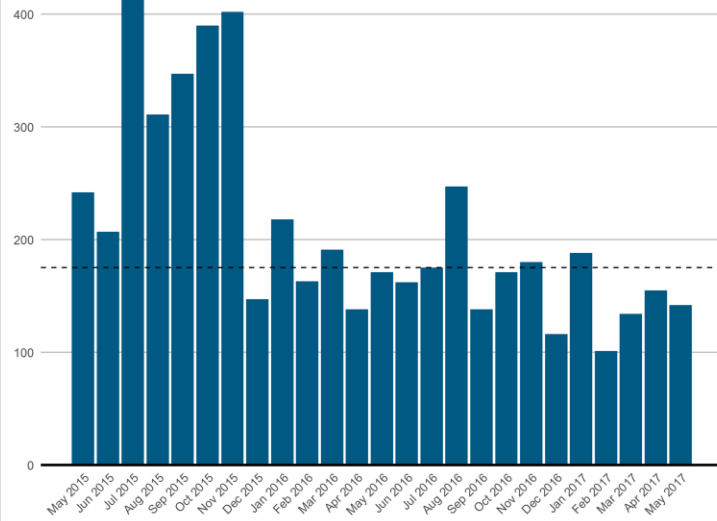
data.nola.gov

Definitions:

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

Initial hearings for May were slightly below target

Initial hearings by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

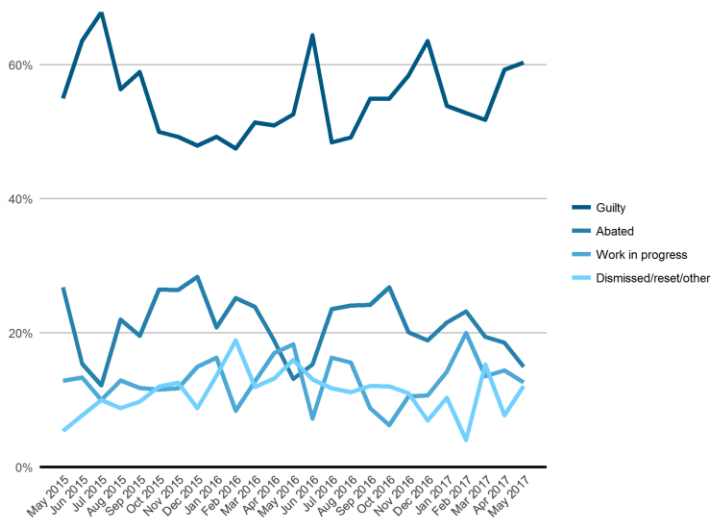
Guilty: A hearing where the property is judged to be blighted
Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

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 hearing outcomes were above 2016 levels in May

Proportion of hearing outcomes by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

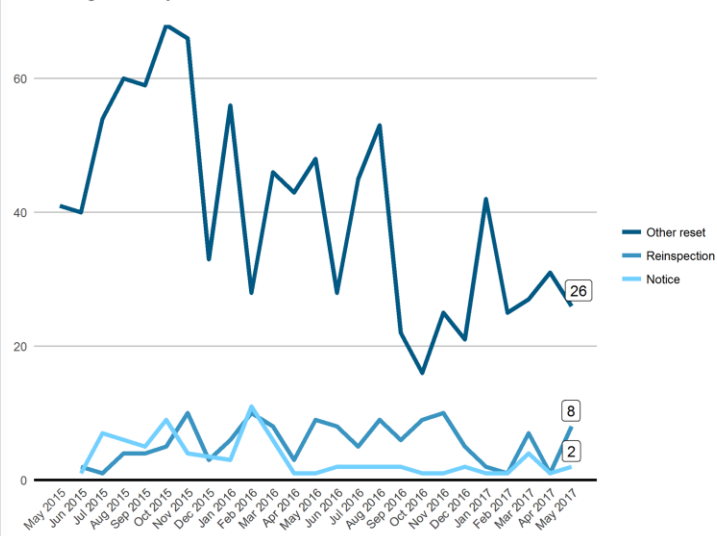
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No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset
Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Two notice issues and eight reinspection issues were reported for hearings in May

Hearings reset by month



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Cases brought to initial hearing	720	875	2,100
Hearings reset due to reinspection issues (percent)	2.1	3.0	3.0
Hearings reset due to notice issues (percent)	1.0	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:

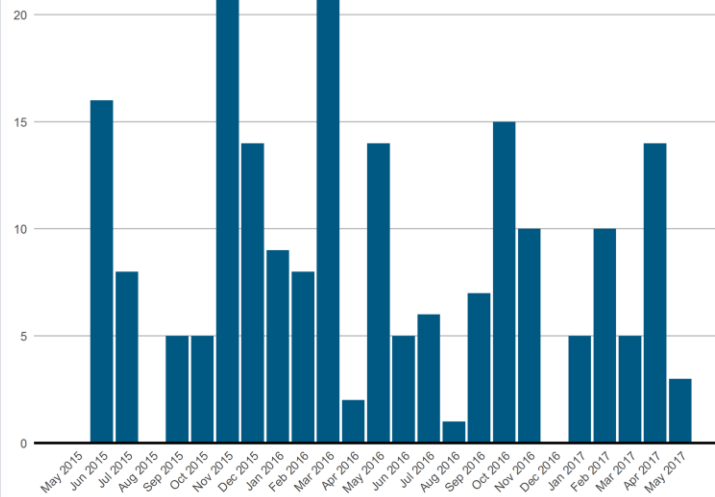
When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

Note:

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

3 lien waiver applications were approved in May out of 20 applications

Lien waivers approved by month



Responsible Organization:
Code Enforcement

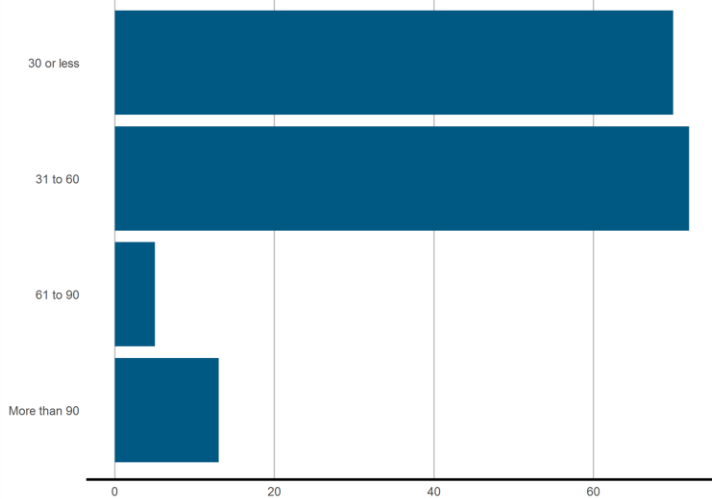
Data Source:
LAMA

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.

Almost 160 abatement decisions were pending at the end of May

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:*

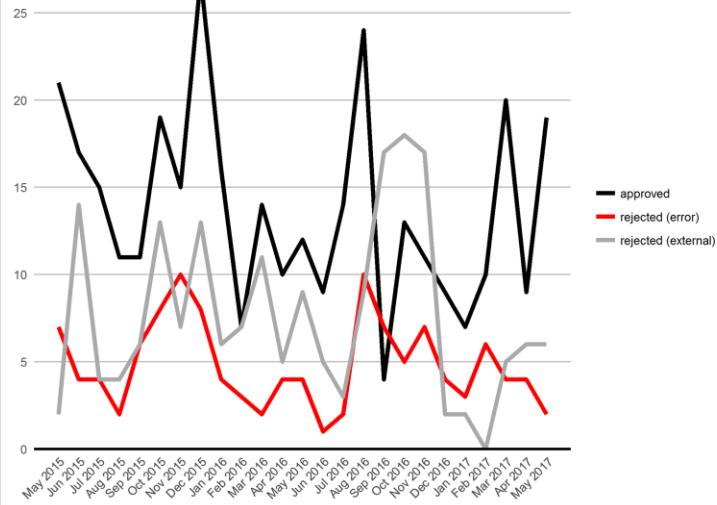
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication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

19 properties were approved for sale, with 2 errors identified

Sale review outcomes by month



Responsible Organization:

Code Enforcement

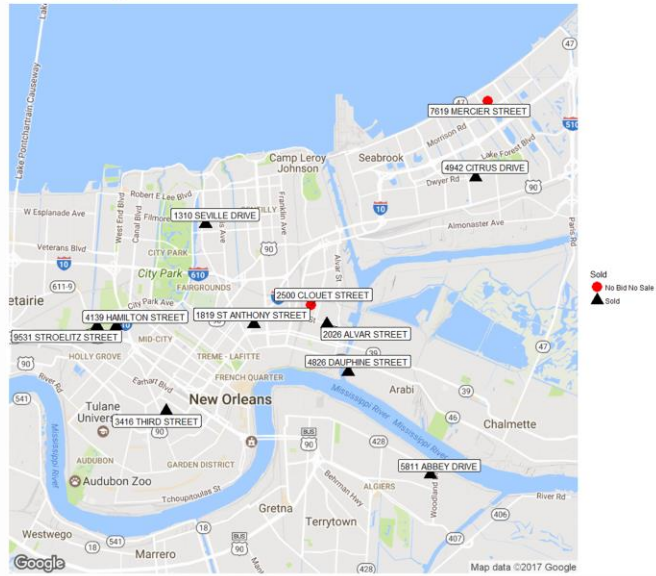
Data Source:

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.

Nine properties across the city sold in May, with two not receiving bids



Responsible Organization:

Code Enforcement

Data Source:

Law Department, Housing Unit

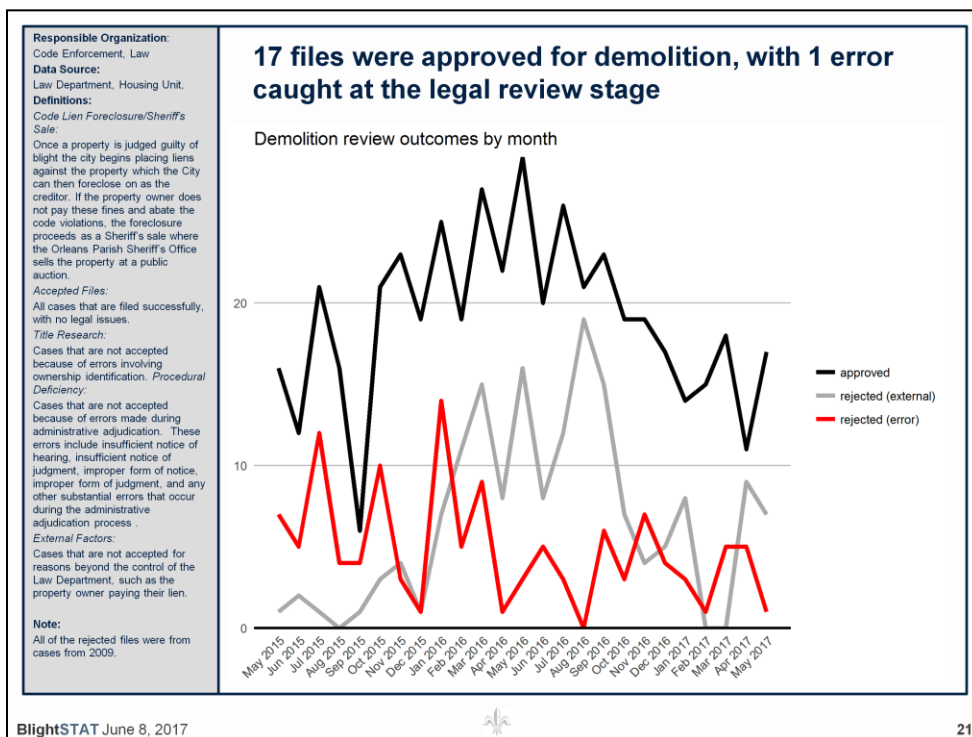
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Average price at auction was \$49,000

Address	Amount	Date	Status
4826-28 DAUPHINE STREET	140,000	5/25/2017	Sold
5811 ABBEY DRIVE	84,000	5/25/2017	Sold
1310 SEVILLE DRIVE	80,300	5/25/2017	Sold
2026 ALVAR STREET	48,000	5/4/2017	Sold
9531 STROELITZ STREET	40,000	5/18/2017	Sold
3416-18 THIRD STREET	25,000	5/25/2017	Sold
4942 CITRUS DRIVE	12,000	5/4/2017	Sold
4139 HAMILTON STREET	9,000	5/18/2017	Sold
1819 ST. ANTHONY STREET	6,667	5/4/2017	Sold
7619 MERCIER STREET	0	5/4/2017	No Bid No Sale
2500 CLOUET STREET	0	5/4/2017	No Bid No Sale



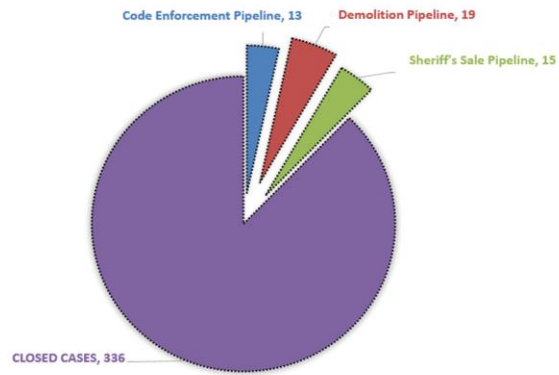


One attorney continues to handle substantially all demolition legal reviews.

PHASE III

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

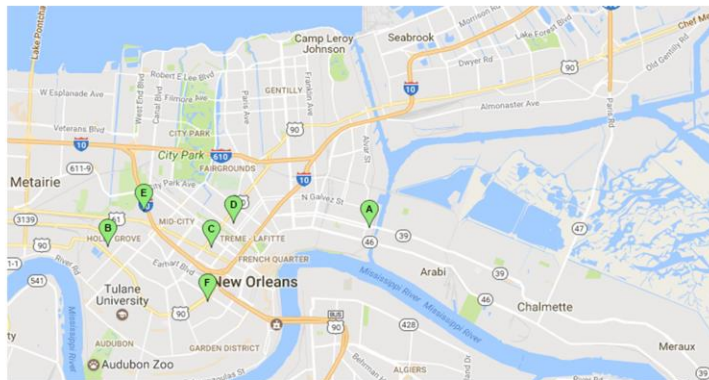
Number of Cases within each Pipeline	1-May	1-Jun
Code Enforcement Pipeline	14	13
Demolition Pipeline	17	19
Sheriff's Sale Pipeline	22	15
CLOSED CASES	330	336
TOTAL	383	383



Upcoming Sheriff's Sales

of the Conditionally Approved properties.

PROPERTY #	STREET NAME	Sale Date
4524-4526	N Robertson St	2017/06/08
8835	Nelson St	2017/06/15
2517-2519	Banks St	2017/06/22
812-814	N Rocheblave St	2017/06/29
8731	Pear St	2017/07/06
2725-2727	Jackson Ave	2017/07/06



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

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	2616 S. Claiborne Ave	Cornerstone Homes	Writ filed for property to be sold. THE SALE DATE IS 6/22/2017. For updated information inquire with the Sheriff's Office website using case number 2017-1848.	Greater New Orleans Rehabilitation Corp
	3010 Sandra Dr	Crescent City Gates	THE PROPERTY WAS NO BID NO SALE ON APRIL 13, 2017. IT HAS BEEN SET FOR A SECOND SALE DATE ON JUNE 15, 2017. For updated information inquire with the Sheriff's Office website using case number 2015-11285.	Crescent City Gates Fund LP
	8500 Lake Forest Blvd	Abandoned Gas Station	The Sale Date for the second sale attempt is June 29, 2017. For updated information inquire with the Sheriff's Office using case number 2015-7497.	Sterling McKeithen et al
	6701 I-10 W Service Rd	30 I-10 Service Rd	Sale scheduled June 1st 2017 has been reset for late August 2017. Renovation agreement with the owner may be pending. For updated information inquire with the Sheriff's Office website using case number 2017-2748.	Stephen A Uwaezuoke
Awaiting Abatement	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 3/6/2017. Property will be processed for sheriff sale.	Love Outreach Fellowship et al
	2800 Sullen Pl	6401-6403 General Meyer	WRIT FILED FOR PROPERTY TO BE SOLD. For updated information inquire with the Sheriff's Office website using case number 2017-5215.	
	6880 Parc Brittany Blvd	Brittany Court Condominiums	New case started and title report ordered due to ownership complications. Will probably be set for early July 2017.	Otis Lain et al



Nine 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
	12001 I-10 Service Rd	La Quinta Inn	Code Enforcement Hearing took place June 6, 2017 and the result was a guilty judgment. Property will be routed for sale after the period for appeal of judgment has elapsed.	Bullard Mall LLC
Code Enforcement monitoring	1008 Jourdan Ave	Former school building (TJ Semmes Elementary School) in Holy Cross	Property Sold at auction on 4/27/2017 for \$675,00.00. Recordation of the sheriff's deed is pending.	NINTH WARD HOUSING DEVELOPMENT CORP
	4402 Reynes Blvd	Haydel Heights Apartments	Renovation agreement signed---CEHB monitoring. Inspection of site pending.	Grace Park Townhome Apartments, LLC
	6324 Chef Menteur Blvd	Old Hotel by I-10	Property sold on 10/20/2016 for \$166,666.67. Sheriff Deed recorded on 3/29/2017. Legal issues need to be resolved before the owner can finalize funding and commence work on the property.	Gulf Coast Bank and Trust FBO
	6700 Plaza		Pictures submitted showing clean up of the exterior of the site will keep in touch to get progress of sale or rehab from the owner. Current inspection is pending.	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	Renovation agreement signed---CEHB monitoring. Current inspection pending.	Lake Forest Tower LLC
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Prior CE case paid. CEHB Monitoring. Current inspection pending.	J C BERN-MAS INVESTMENTS LLC



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



Lot Maintenance Program

- In May, the City's contractor, Black Men of Labor, cleared and mowed 320 of 365 assigned lots around the city, primarily along the Louisiana, Palmetto, and Toledano corridors from Central City to Hollygrove.
- Debris collection included:
 - 10 tons of vegetation
 - 250 tires
 - 5 cubic yards of glass
 - 5 cubic yards of plastic
 - 1,200 pounds of metals
- The contractor is exploring methods to generate revenue for the program from the debris collected.



Key Performance Indicators

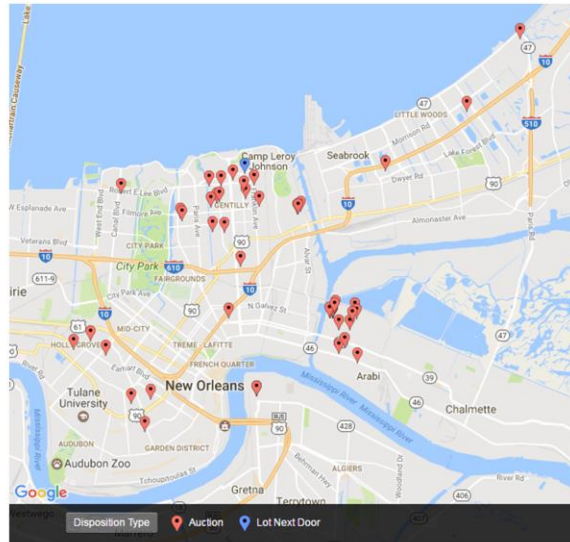
Measure	Year-to-date actual	Year-to-date target	Year-end target
Compliance outcomes achieved (prior to hearing and at hearing)	211	313	750
Blighted units demolished	80	104	250



REINVESTMENT



47 NORA Dispositions in May 2017



NORA – Affordable Housing Update

Affordable Housing Programs Administered by NORA as of 06/01/2017										
Project Name	# Completed Projects	# Sold to New Resident (Δ)	# For Sale/Rent	# Construction Complete (Δ)	Under Construction	# Sold to Developer (Δ)	Option to Purchase	# Purchase Agreement Signed (Δ)	Pre-Development	Total Number of Parcels
Lower 9 Ward Development Initiative	0	0	0	0	5	0	0	0	170	175
Residential Construction Lending, 2	26	0	6	1	19	0	5	5	3	59
Residential Construction Lending, 3	0	0	0	0	0	0	0	0	7	7
Total	26	0	6	1	24	0	5	5	180	241

Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

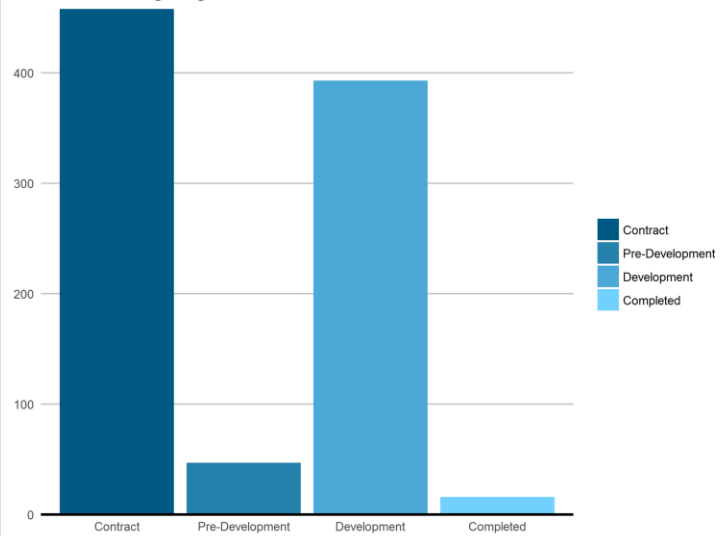
Definitions:

Rental Housing Program:

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

The Bastion Project completed seven additional houses for returning veterans

Rental Housing Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

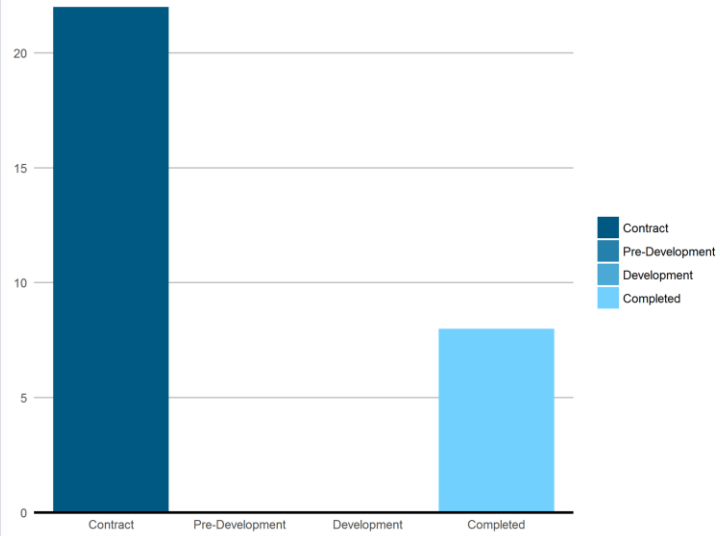
Definitions:

*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

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

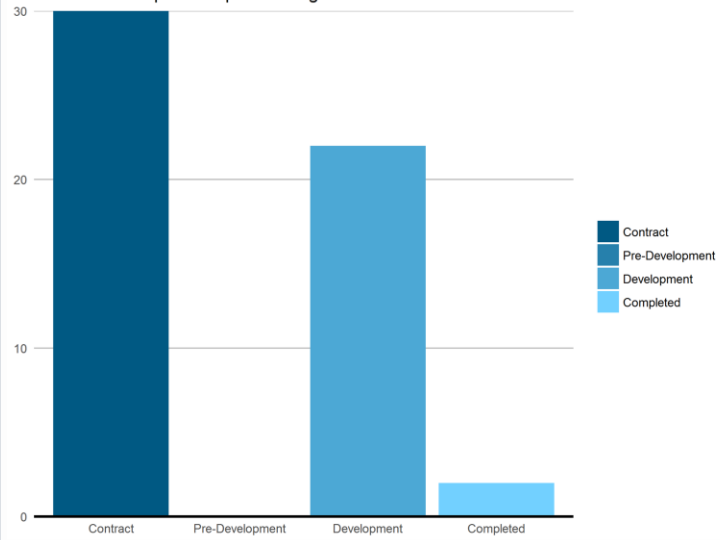
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This program allows
development organizations to
apply for HOME funds to
subsidize the cost of
construction, land acquisition
and down payment assistance
that will produce an affordable
home for a low-income family

22 houses are under development within the Homeownership Development Program

Homeownership Development Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

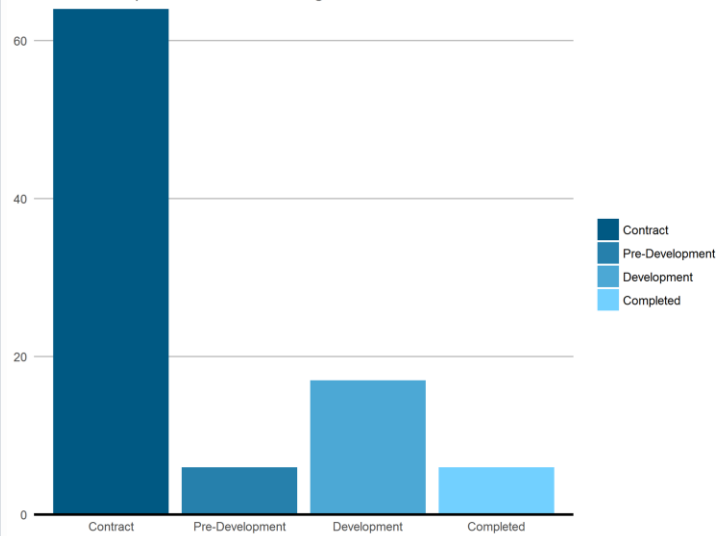
OCD

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.

Four substantial rehabilitations were completed in May

Owner-Occupied Rehabilitation Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

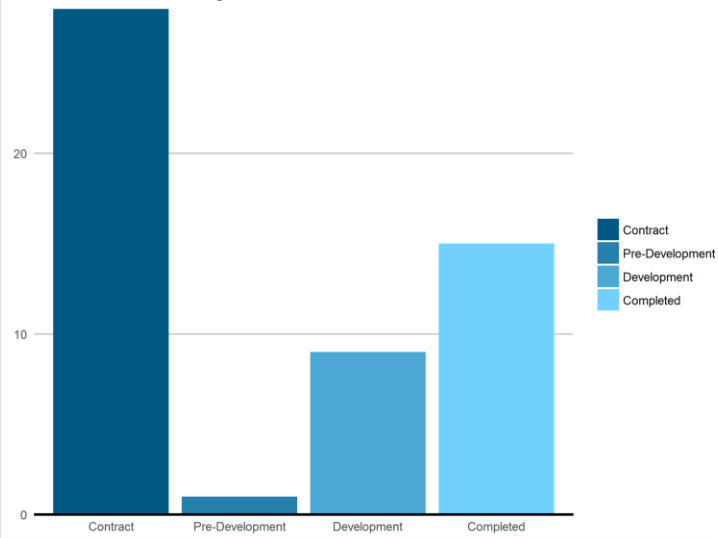
OCD

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.

15 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	92	82	196
Rental Housing Program units completed	16	NA	125
Homeownership Development Program units completed (includes Soft Second Mortgage Program)	10	NA	20
Owner-Occupied Rehabilitation Program units completed (includes Home Modification Program)	21	NA	75

