CITY OF NEW ORLEANS

BlightSTAT

Reporting Period: December, 2012

www.nola.gov/opa

Bright Idea

HARVARD Kennedy School
ASH CENTER
for Democratic Governance
and Innovation

Office of Performance & Accountability

Agenda

8:00-8:10   Announcements

8:10-8:20   2013 Performance Plan

8:20-8:40   Inspections

8:40-9:00   Hearings

9:00-9:20   Abatement

9:20-9:40   Code Lien Foreclosures

9:40-10:00 Reinvestment

Blight**STAT** feedback form on back page of presentation

2013 PERFORMANCE PLAN

2013 Performance Plan

Goal: Support sustainable communities that integrate quality housing, transportation, schools, commercial development, energy efficiency, parks and green space, flood protection and cultural assets.

Objective: Promote Quality Neighborhoods	**Key Outcome Measure:** Blighted residential addresses or empty lots

Strategy: Reduce blighted properties by 10,000 by the end of 2014

Key Performance Indicators	*2013 Targets*
Number of Code Enforcement inspections *(Code Enforcement)*	15,000
Number of properties brought to hearing *(Code Enforcement)*	5,000
Percent of hearings reset due to failure to re-inspect the property *(Code Enforcement)*	5%
Percent of hearings reset due to failure to properly notify the owner *(Code Enforcement)*	3%
Average number of days to complete an initial inspection request *(Code Enforcement)*	30
Number of positive outcomes (compliance, Sheriff's sales, and demolitions) achieved *(Code Enforcement)*	4,500
Number of properties returned to commerce through disposition programs *(NORA)*	500
Number of sales where agreements were successfully completed by the end user for disposition programs *(NORA)*	Workload
Value of direct investment in real estate projects expended *(NORA)*	Workload
Value of leveraged investment committed to real estate projects *(NORA)*	Workload
Leveraged investment as a percent of total development costs (hard and soft) *(NORA)*	Workload
Number of housing units assisted through the Owner Occupied Rehab Programs*(OCD)*	75

2013 Priority Initiatives (in development)

| Organization	Initiative
Law Department	Focus strategically on blighted commercial properties within our communities.
Law Department	Redraft existing City Code ordinances to develop a comprehensive strategy to enforce maintenance standards on all properties and fight blight more effectively.
NORA	Implement a comprehensive Alternative Land Use program that allows NORA to dispose of property that has less value for traditional development purposes but significant value for other uses.
NORA	Diversify NORA's revenue sources to increase the agency's long-term sustainability and self-sufficiency.
NORA	Enforce sales agreements with individuals and developers to ensure the agency's blight reduction and redevelopment goals are achieved.
NORA	Strengthen internal and inter-governmental data systems by implementing an Enterprise Resource Planning tool and joining the LAMA platform.

INSPECTIONS

Pipeline Snapshot (November-December Change)
Code Enforcement Active Cases
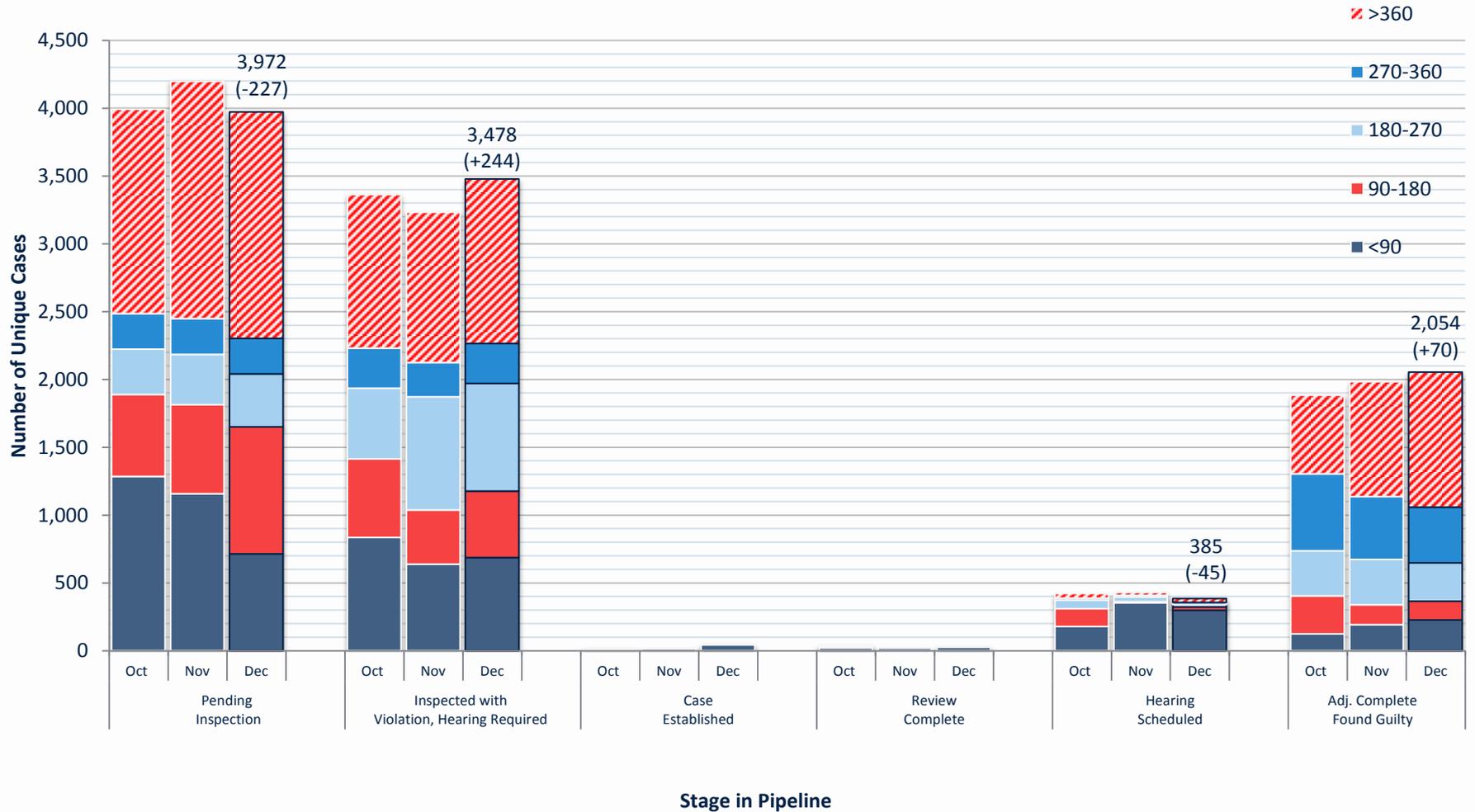
Source: Code Enforcement 01/03/13
Accela Systems, Jan 1 – May 31st, 2012
LAMA: June 1 – December 30, 2012

NOTE: Total cases may not equal between periods, due to case closure and new case creation

Inspections

## 11,931 inspections completed in 2012

Inspections Monthly by Type
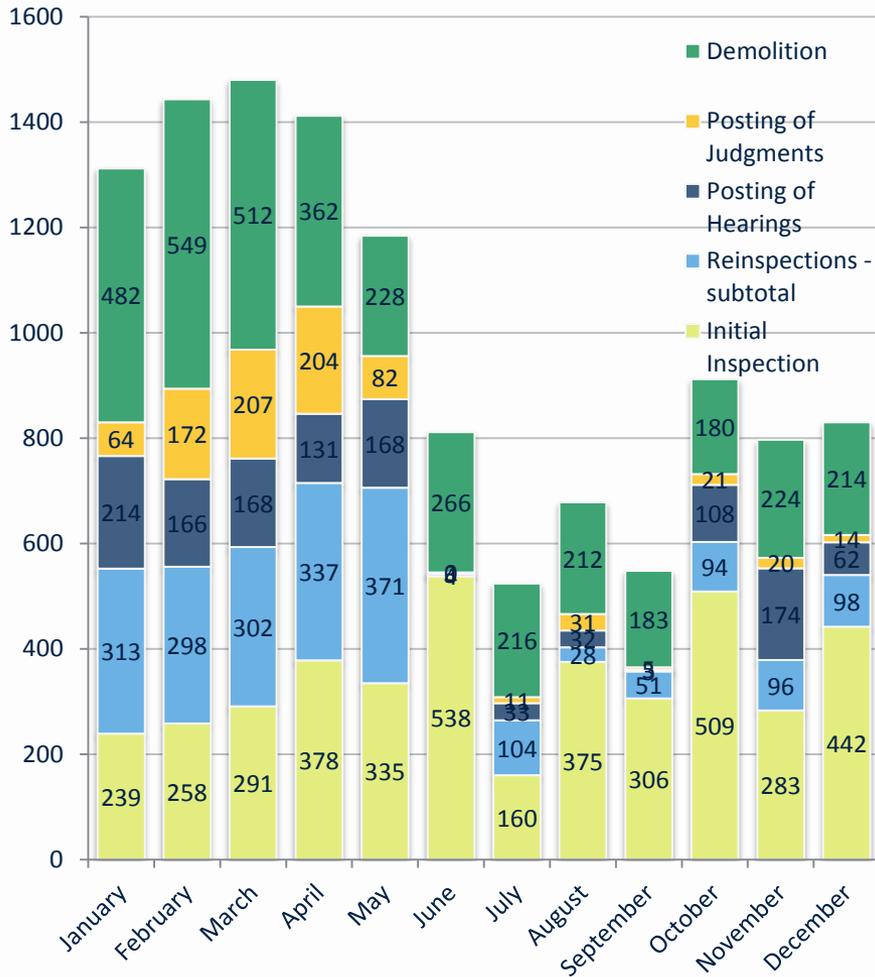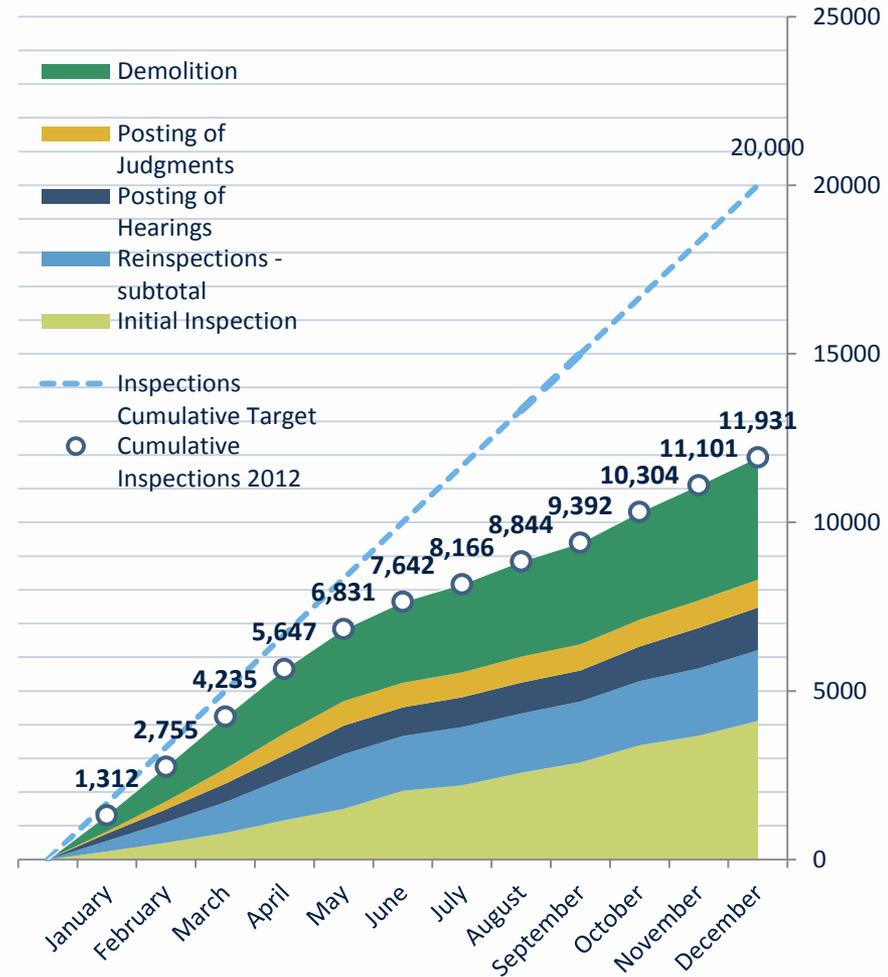
Legend:
- Demolition
- Posting of Judgments
- Posting of Hearings
- Reinspections - subtotal
- Initial Inspection

Cumulative Inspections 2012

Legend:
- Demolition
- Posting of Judgments
- Posting of Hearings
- Reinspections - subtotal
- Initial Inspection
- Inspections Cumulative Target
- Cumulative Inspections 2012

Cumulative values: 1,312 · 2,755 · 4,235 · 5,647 · 6,831 · 7,642 · 8,166 · 8,844 · 9,392 · 10,304 · 11,101 · 11,931 · 20,000

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Code Enforcement NOLA 311 Trends

1 open Service Request at the end of 2012

Code Enforcement Monthly Service Request Trend

Legend:
- Closed Requests
- New Requests
- Open Requests

Values:
- October: New Requests 580, Closed Requests 920
- November: New Requests 312, Closed Requests 557
- December: New Requests 173, Closed Requests 266
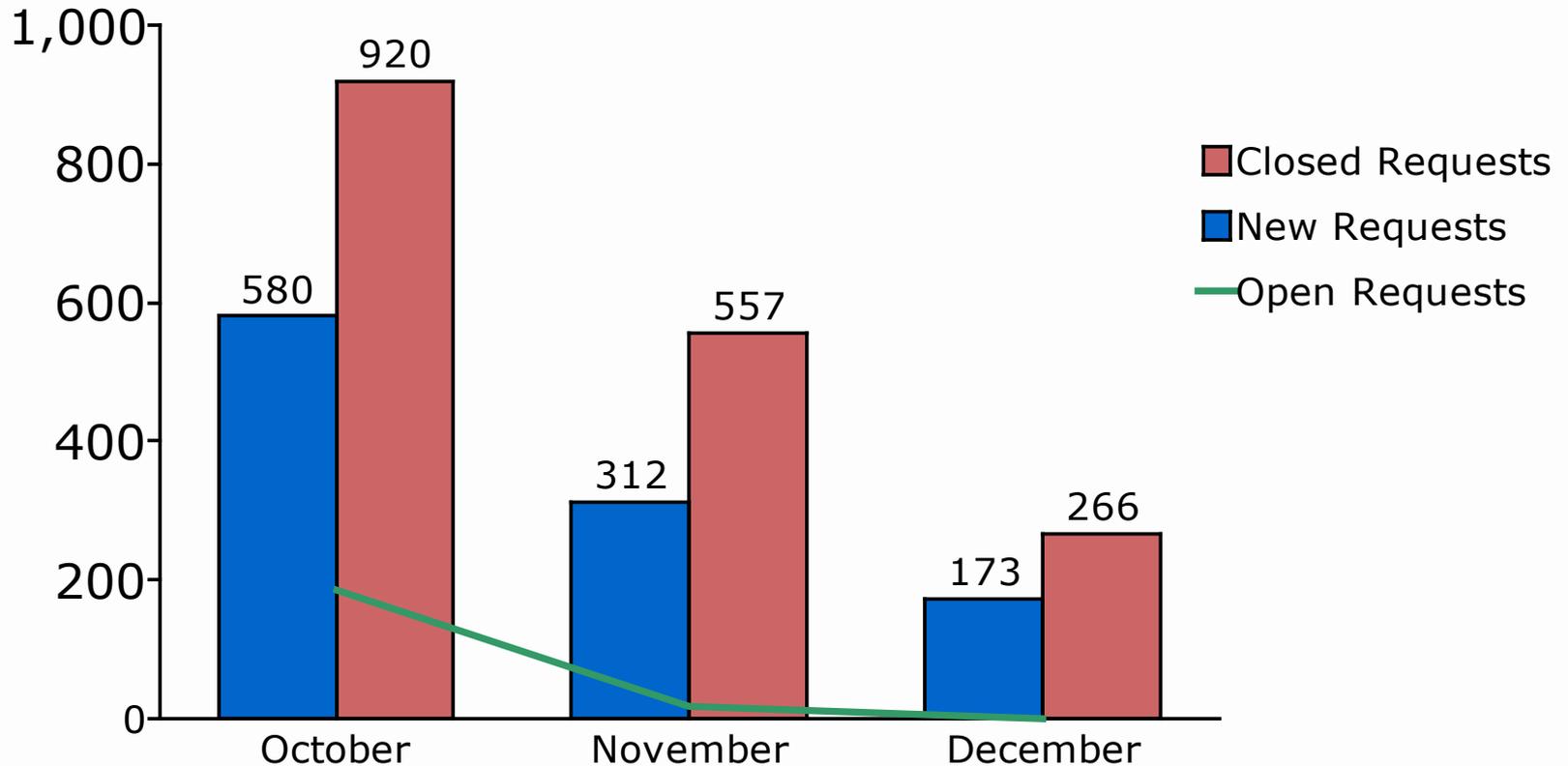
Note: Service Requests represent only department work orders submitted via 311.

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HEARINGS

Hearings

3,261 Hearings in 2012

Monthly totals
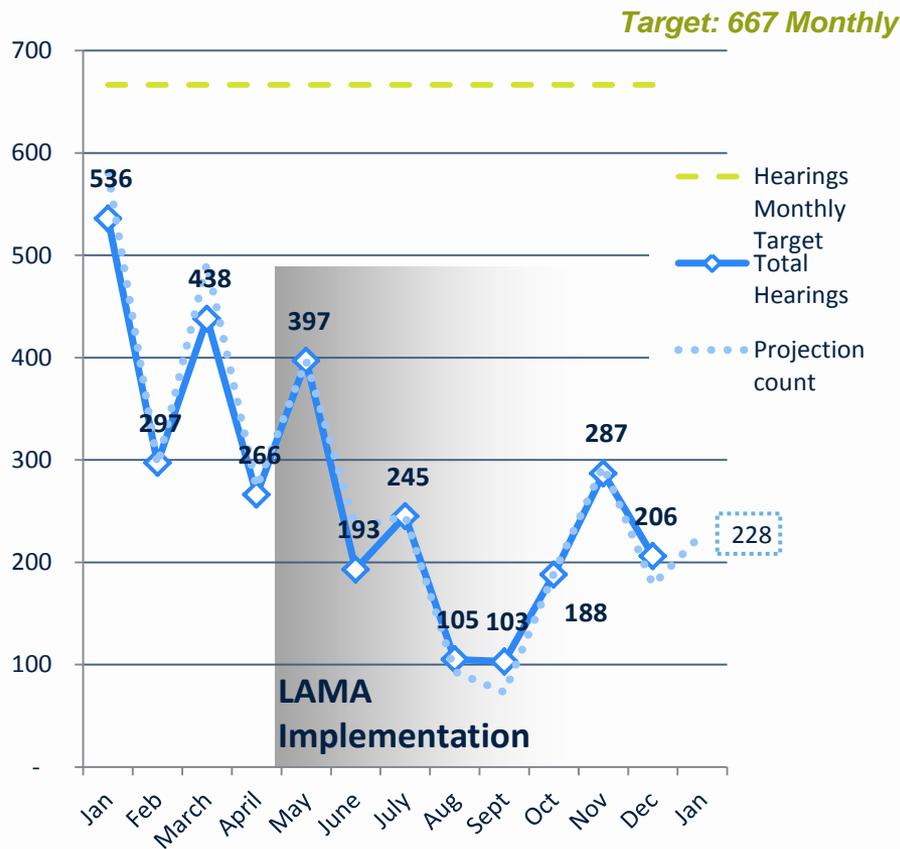
Target: 667 Monthly

Legend:
- Hearings Monthly Target
- Total Hearings
- Projection count

Data points: 536, 297, 438, 266, 397, 193, 245, 105, 103, 188, 287, 206, 228

LAMA Implementation

Cumulative Hearings Trend

Legend:
- Hearings Cumulative Target - 2012 YTD
- Cumulative Hearings - 2011 Actual
- Scheduled Hearings Hearings Projection
- Cumulative Hearings - 2012 YTD

Data points: 8,000; 919; 4,999; 3,469; 3,261

LAMA Implementation
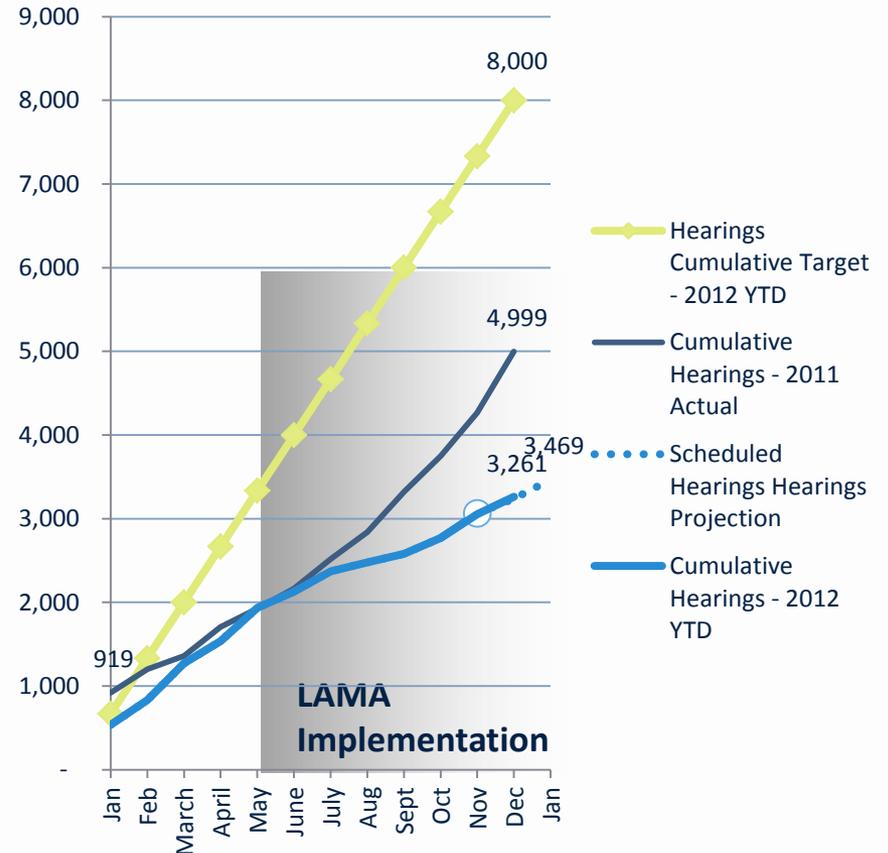
Note: The figures presented are preliminary, as the reports to extract this information from the Davenport LAMA software are still in development.
Source: Accela Hearing Docket, Jan 1 – May 31, 2012
LAMA: June 1 – October 31, 2012

Trends in Hearings Bureau Results

Guilty
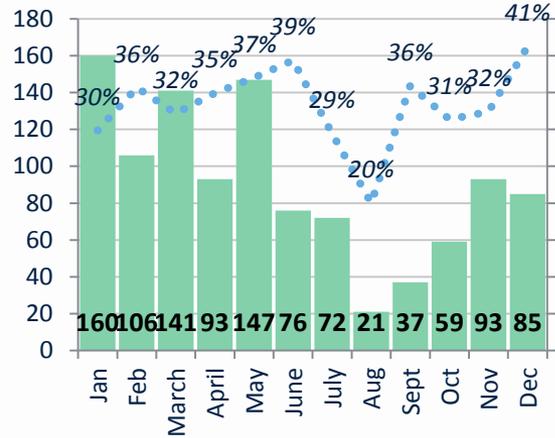
Reset: Work in Progress
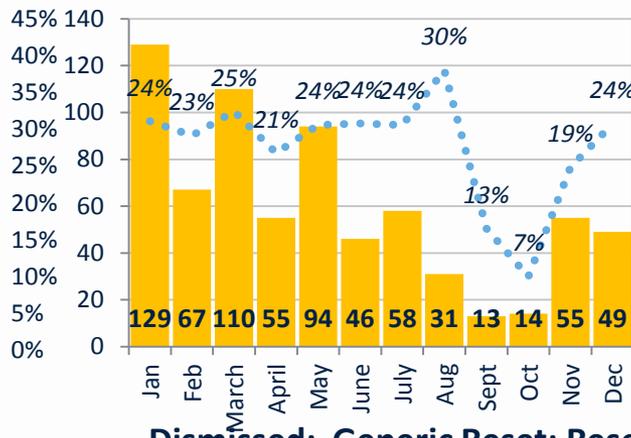
Reset: No Reinspection
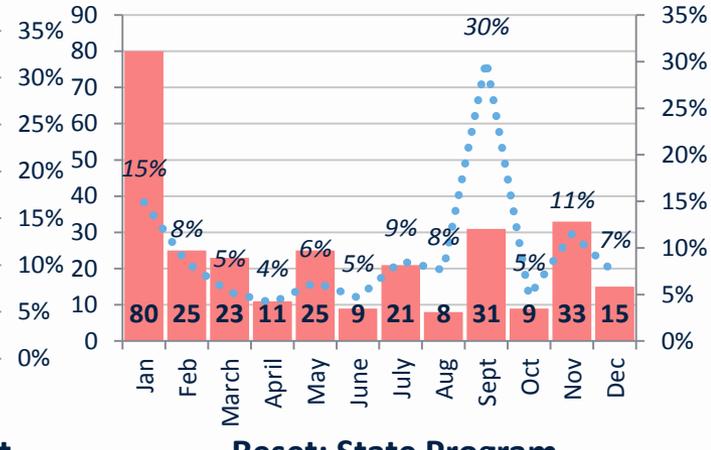
**In Compliance**
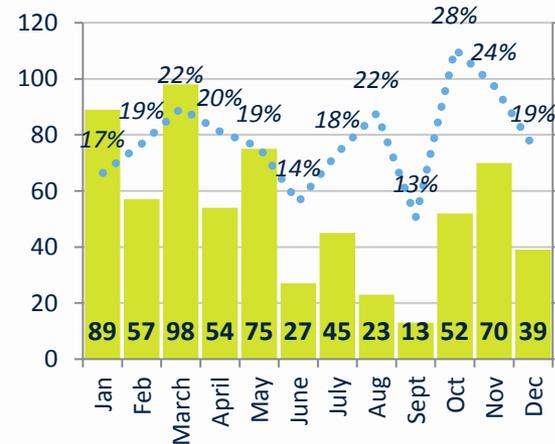
Dismissed; Generic Reset; Reset Legal Issue
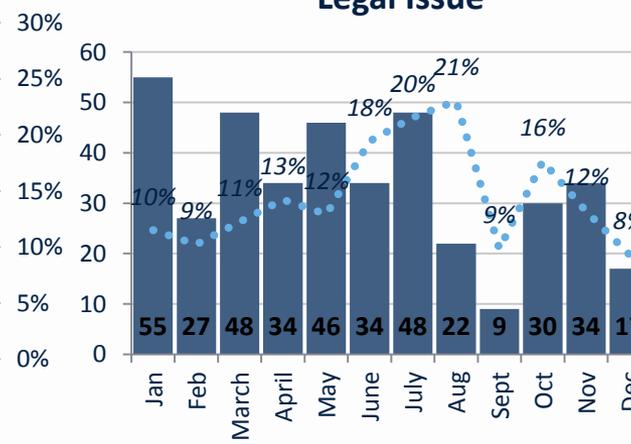
Reset: State Program
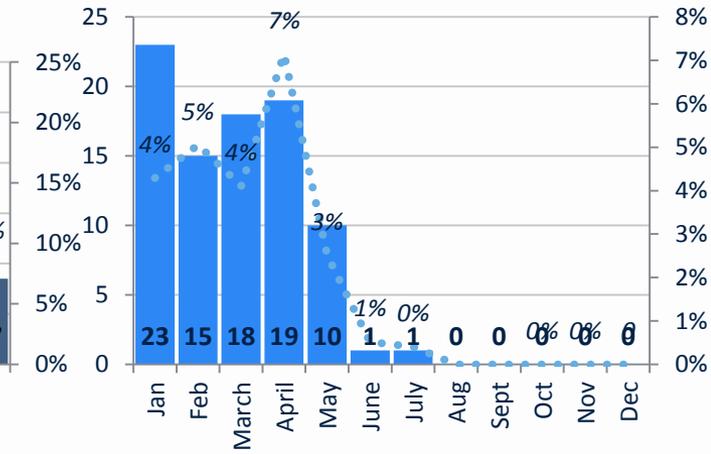
Note: The figures presented are preliminary, as the reports to extract this information are still in development. There was one case heard in December for which a hearing result has not yet been entered.
Source: Accela Hearing Docket, Jan 1 – May 31, 2012
LAMA: June 1 – December 30, 2012

ABATEMENT

Demolitions

3,695 Demolitions in 2012

Demolitions Monthly by Program (2012)
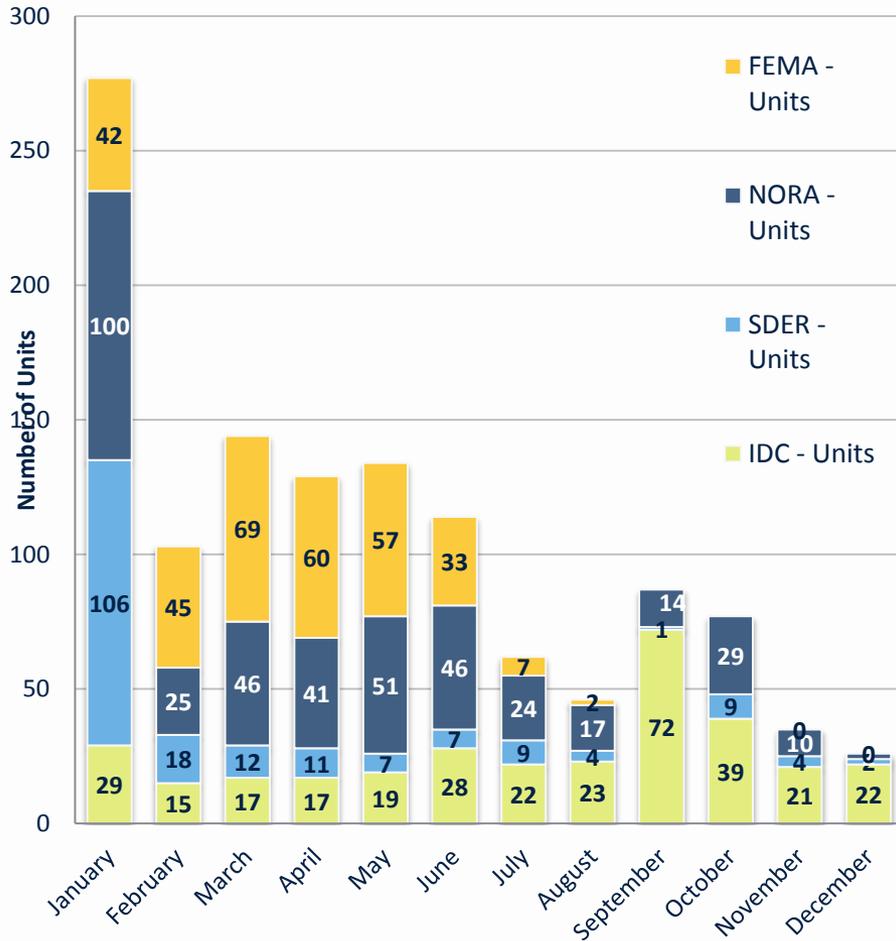
Cumulative Demolitions since Oct 1, 2010
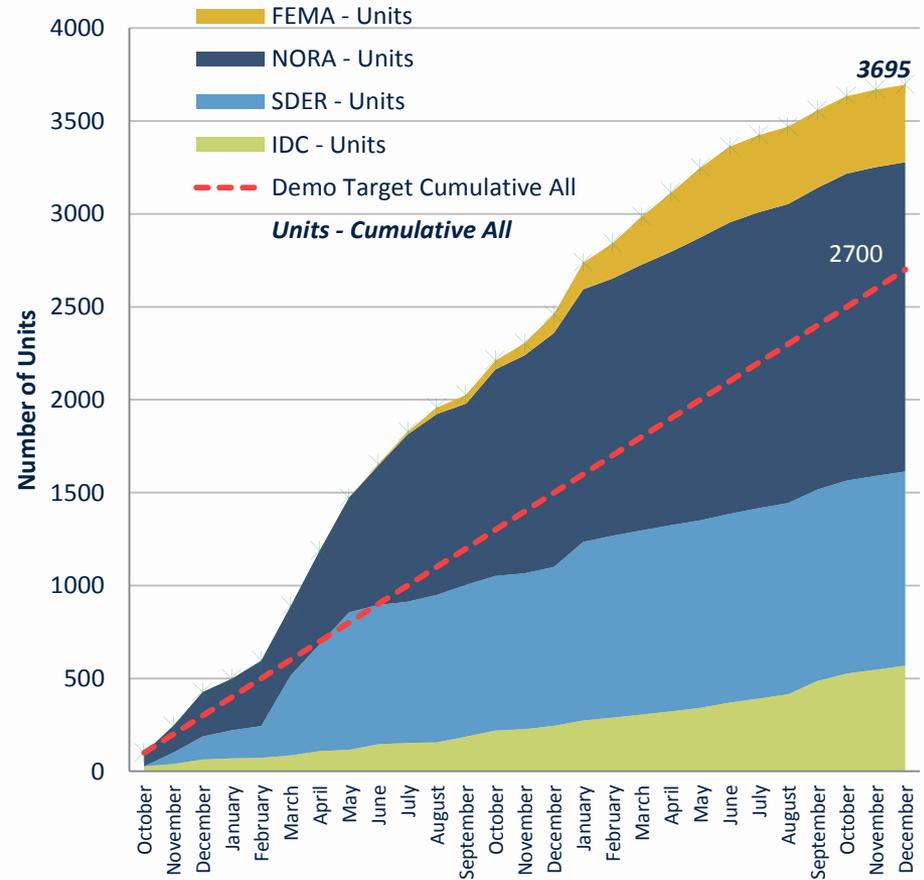
Source: Demolitions reported by Program (Contractor):
FEMA (SAIC), SDER (DRC), NORA (BBEC/CDM), IDC (Durr),

CODE LIEN FORECLOSURES

Code Lien Writs Filed

430 files accepted for foreclosure proceedings in 2012; 1 property sold; 3 no bid no sales in December

Monthly Totals

Legend:
- Rejected: Various reasons
- Rejected: Noticing Issue
- Files Accepted
- Writs Filed Target

Cumulative Totals

Legend:
- Cumulative Files Accepted
- Cumulative Files Rejected
- Total Files Reviewed
- Cumulative Target for Writs Filed
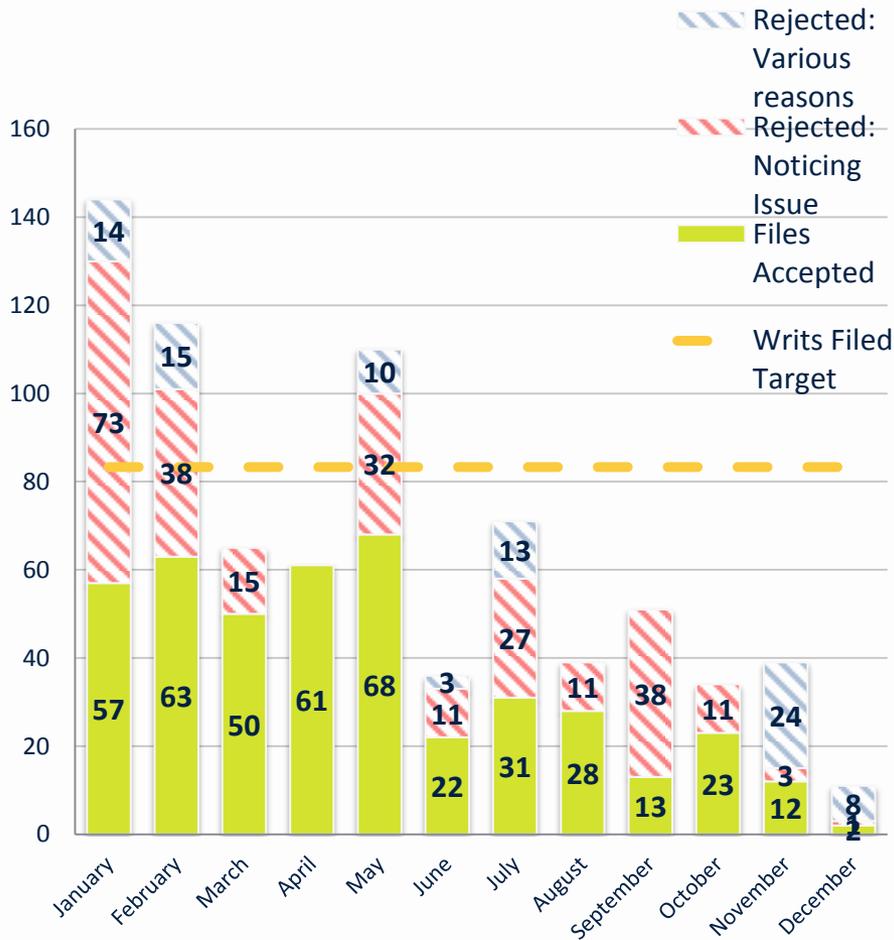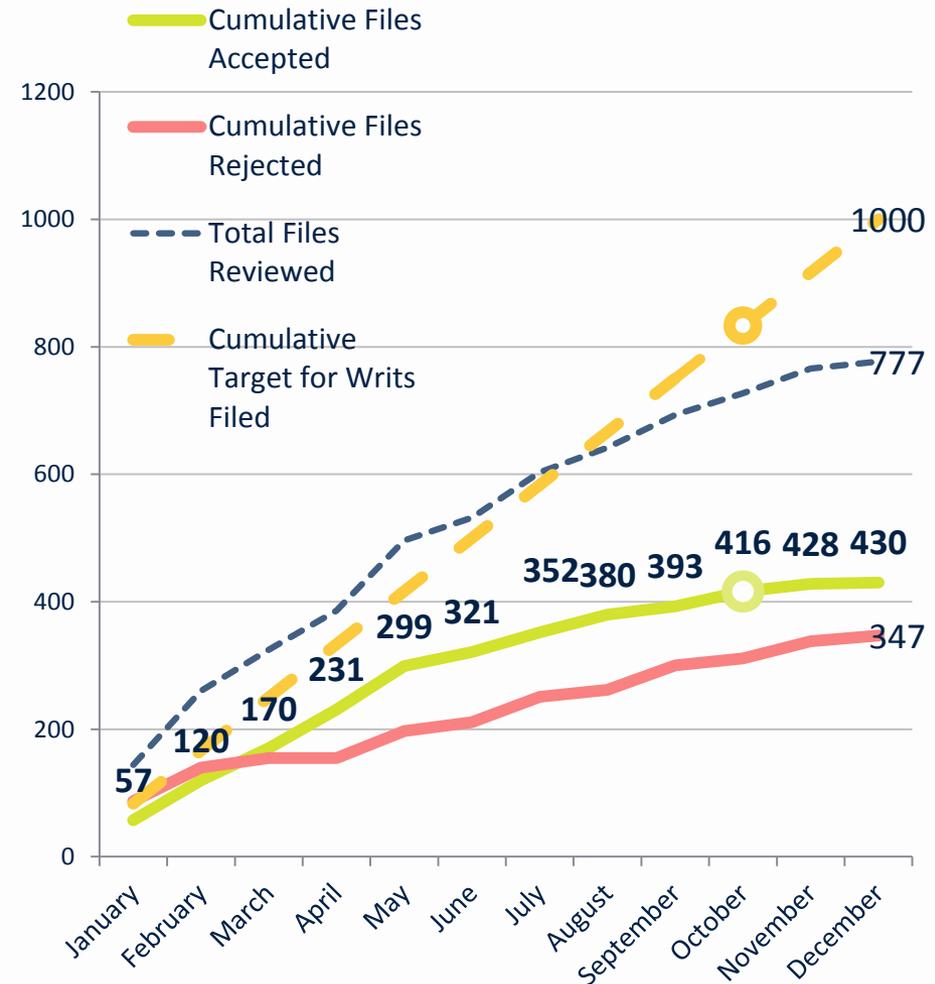
*Note: No information on rejected files was provided in April

Source: Law Department, Housing Unit, 1/8/13

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Status of Code Lien Foreclosure Cases
Snapshot of 1,314 writs accepted from 2010 to 1/8/13

Cases

	Value
New Filings	5
Awaiting Sheriff Action	166
Future Sale Date Set	39
City Action Needed or in Progress	360
Hold for State Program or Litigation	79
Offered, No Bid	67
Misc.	137
Sold or Lien Otherwise Paid	415
Demolished	11
Case Dismissed	35

New (0.4%)   Pending (64.5%)   Complete (35.1%)

Source: Law Department, Housing Unit, 1/8/13

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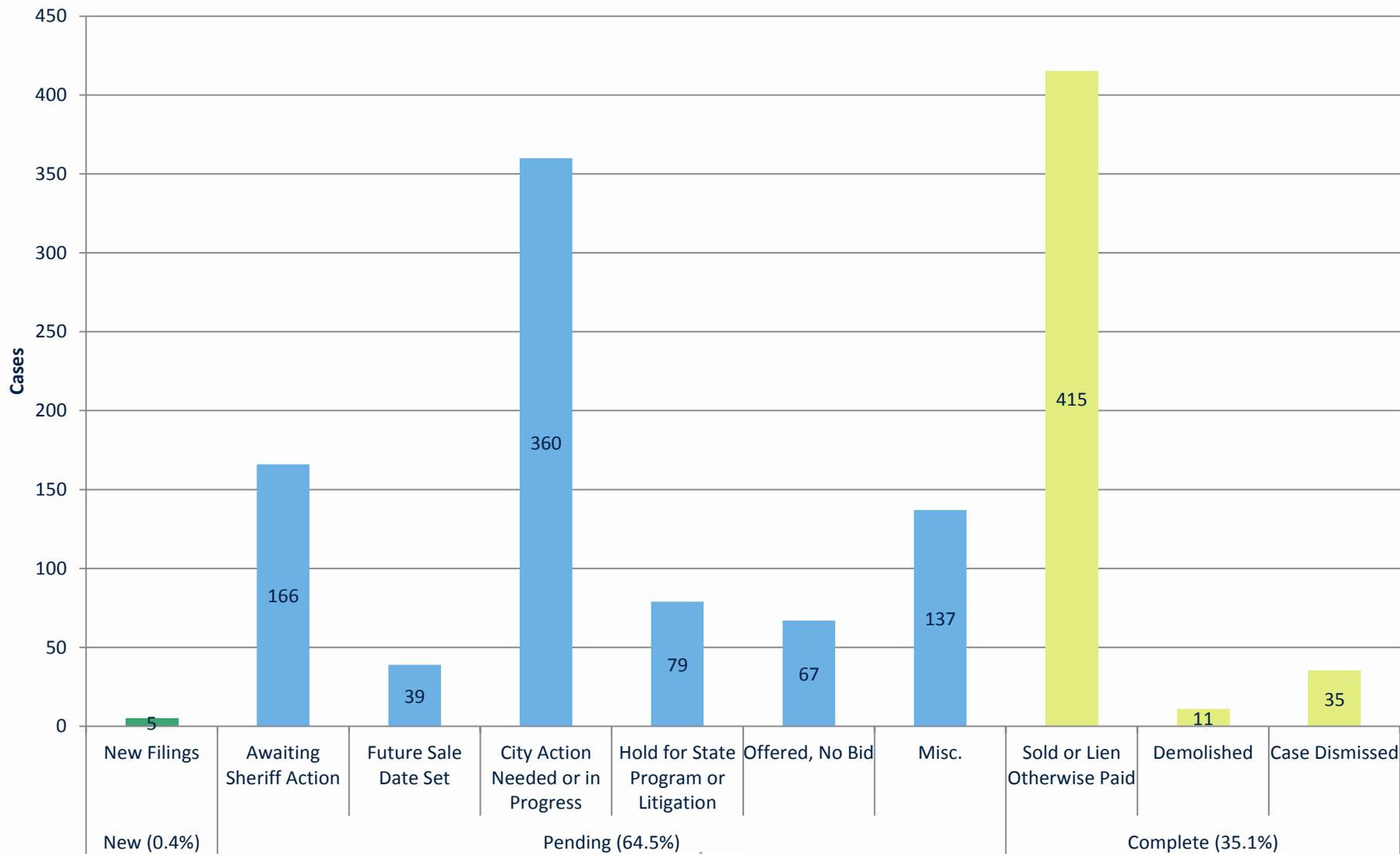
Proceeds from Sheriff's Sales

Liens and Taxes collected from Sale, and Liens collected prior to Sale
More than $1 million collected in 2012

Source: Law Department, Housing Unit 1/8/13

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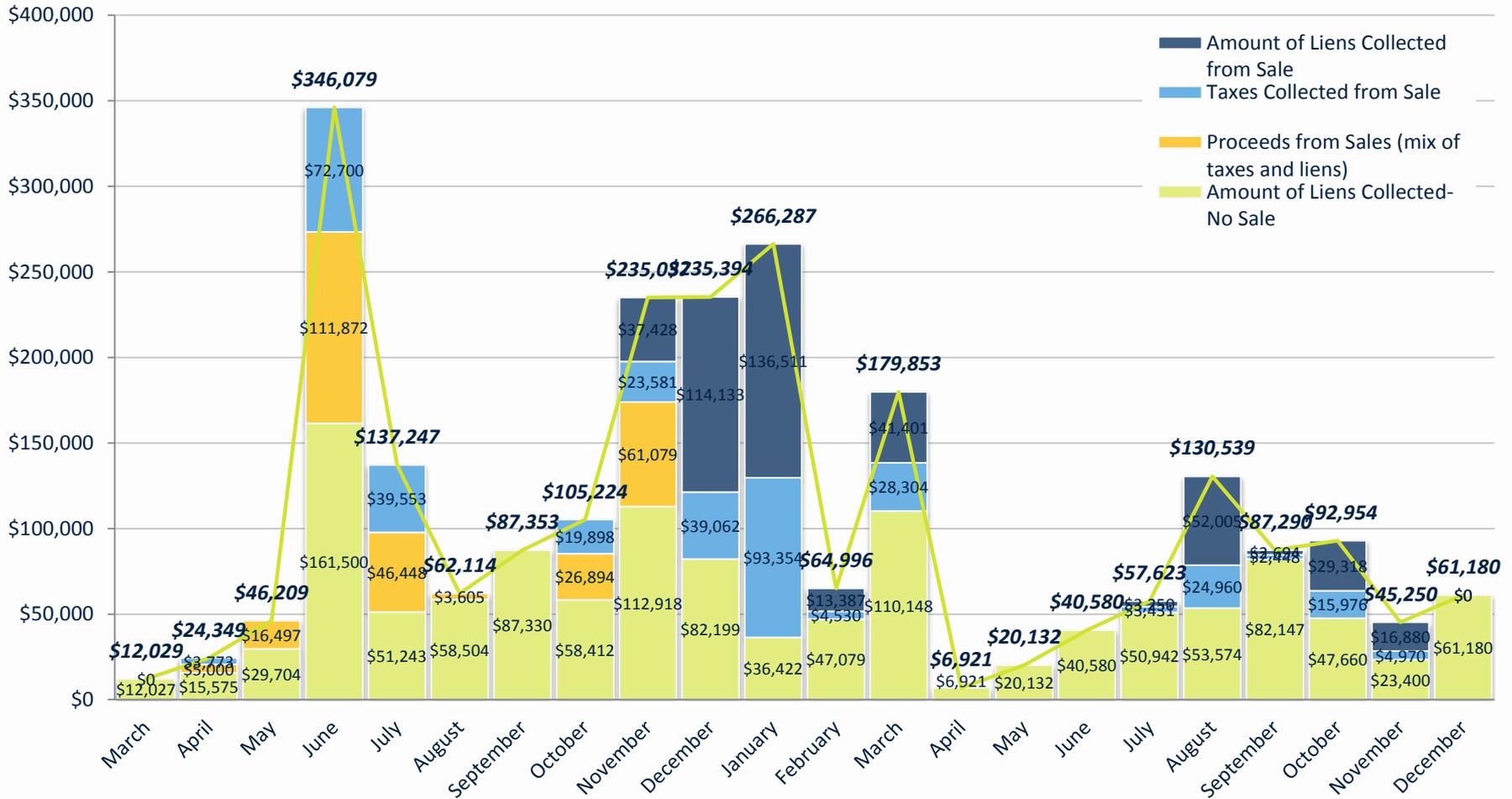
REINVESTMENT

NORA Inventory Movement

536 Road Home properties sold in 2012

Inventory Movement in December (2835)
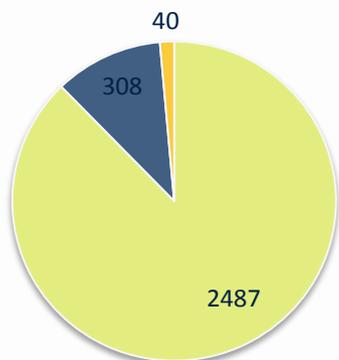
Sold in Period by Program (40)

- Inventory
- Under Contract
- Sold in Period

- Lot Next Door
- Auction
- Development
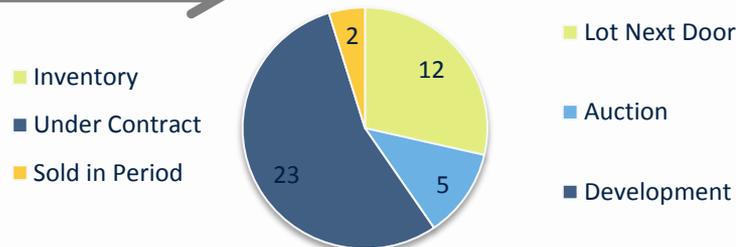
Previously Sold Disposition Outcomes (2286)

- Lot Next Door
- Auction
- Development
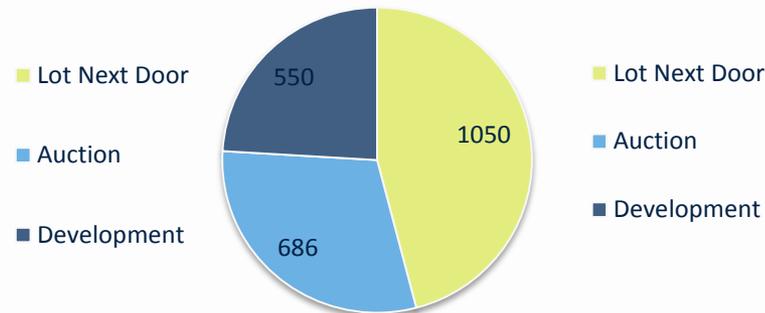
|	July	August	September (Revised)	October (Revised)	November (Revised)	December
Grand Total	**5119**	**5119**	**4124**	**4126**	**5121**	**5121**
Not Sold	**3049**	**3034**	**3005**	**2980**	**2835**	**2795**
Inventory	**2351**	**2355**	2558	**2578**	**2506**	**2487**
Returned to Inventory		37	149			
Under Contract	**698**	**642**	298	**402**	**329**	**308**
Sold in Period	**22**	**15**	**29**	**27**	**145**	**40**
Lot Next Door	12	11	5	14	25	12
Auction	5	2	5	1	98	5
Development	5	2	19	12	22	23
Alternate Land Use	0	0	0	0	0	2
Previously Sold	**2048**	**2070**	**1090**	**1119**	**2141**	**2286**
Lot Next Door	983	995	591	596	1025	1050
Auction	575	580	497	502	588	686
Development	490	495	2	21	528	550

Source: New Orleans Redevelopment Authority 1/8/13

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NORA Redevelopment: NSP2

HUD Neighborhood Stabilization Program, Phase 2 award

NSP2 Fund Draw-down

- Funds Expended
- Remaining Funds

$20,102,704
$20,858,283
$21,453,181
$22,990,590
$24,245,258
$26,887,192

$9,679,399 (32.5%)
$8,923,720 (30.0%)
$8,328,922 (28.0%)
$6,791,513
$5,536,845
$2,894,911
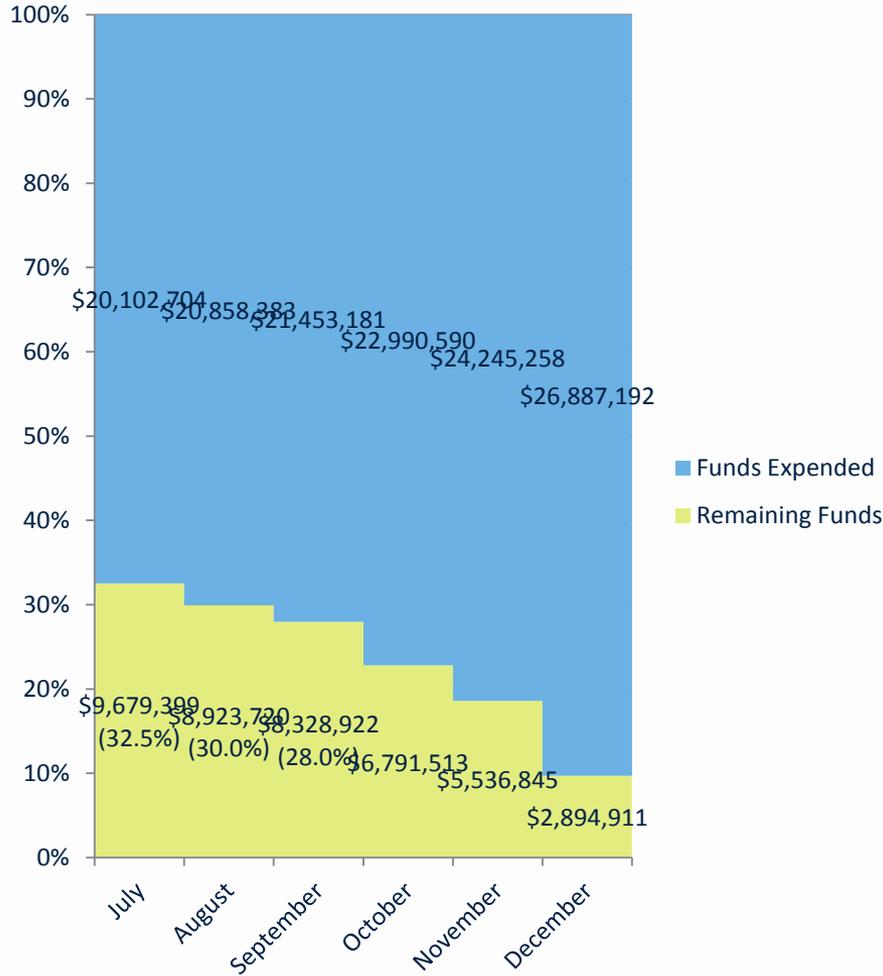
NSP2 Housing Units Completed

- Rented
- Sold
- Complete and For Sale

Month	Rented	Sold	Complete and For Sale
July	43	32	92
August	47	34	93
September	47	37	113
October	47	45	105
November	47	52	107
December	51	61	118

Source: New Orleans Redevelopment Authority 1/8/13

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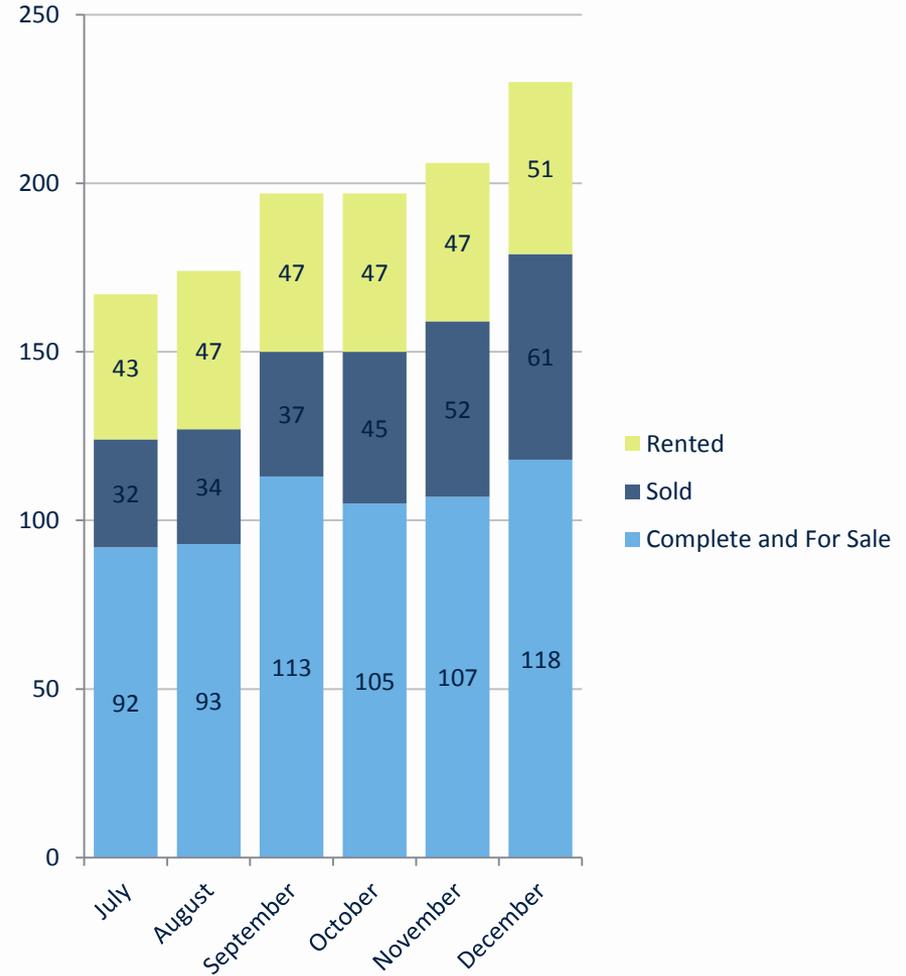
Lot Next Door-Rehabilitation

1486 Riviera Avenue

4757-59 Western Street

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Auction-Rehabilitation

3427 Desaix Boulevard

NSP2 Rehabilitation and New Construction

Harmony Neighborhood Development

NSP2 Senior and Supportive Housing

Office of Community Development

Rental Housing Program


Month	Pre-Development	Under Development	Completed
April	41	403	33
May	41	403	33
July	41	305	123
August	41	233	195
September	41	233	195
October	41	233	195
November	41	233	195
December	38	236	195
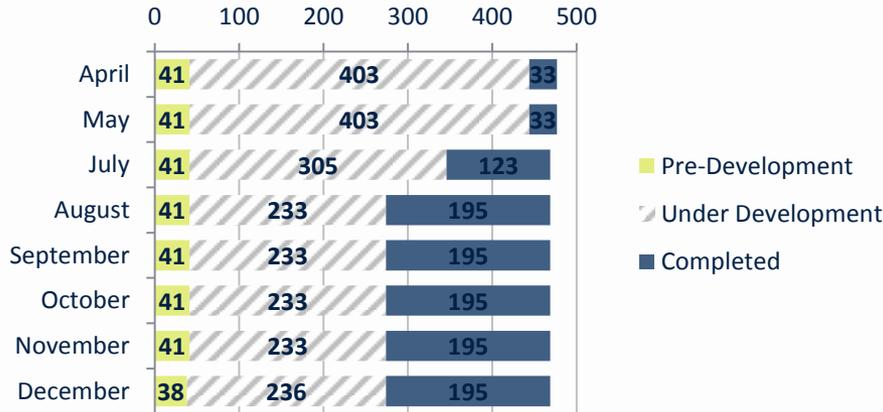
Owner-Occupied Rehabilitation Program

Month	Pre-Development	Under Development	Completed
April	228	59	48
May	204	83	48
July	204	83	48
August	204	95	48
September	204	95	48
October	188	74	85
November	188	74	85
December	174	49	119

Homeownership Development Program

Month	Pre-Development	Under Development	Completed
April	85	60	4
May	85	48	16
July	85	45	18
August	21	17	20
September	21	17	20
October	21	17	20
November	21	17	20
December	19	17	22
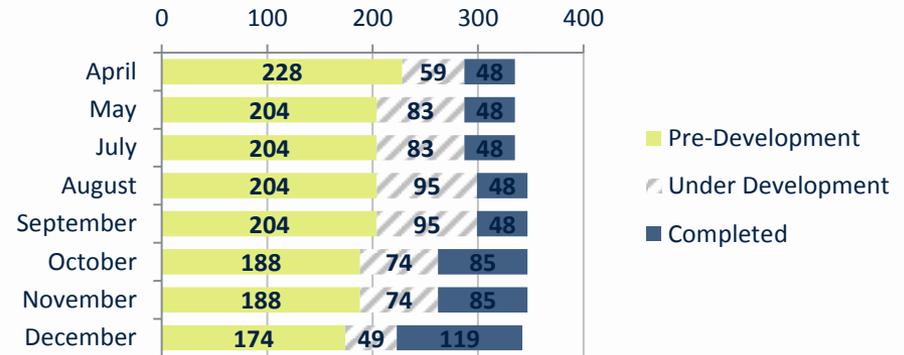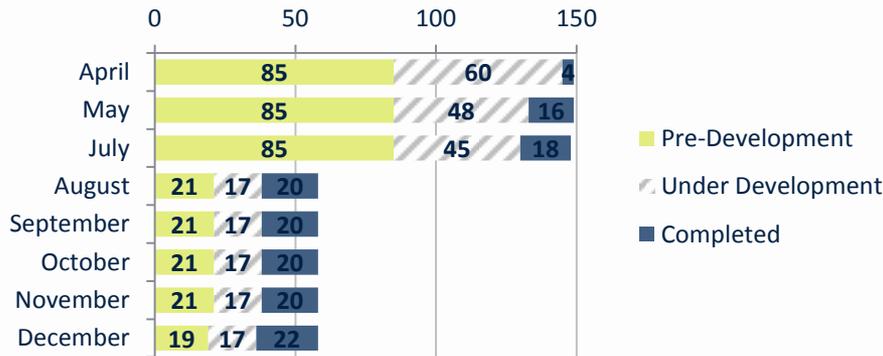
UPDATES:

- 2 additional homes were constructed and sold through the Homeownership Development Program
- 34 Owner-Occupied Rehabilitations were completed

Orleans Parish
Soft Second Mortgages through December 2012

Legend
- Soft Second Commitments
- Place-Based Areas
- Water Bodies
- Parks
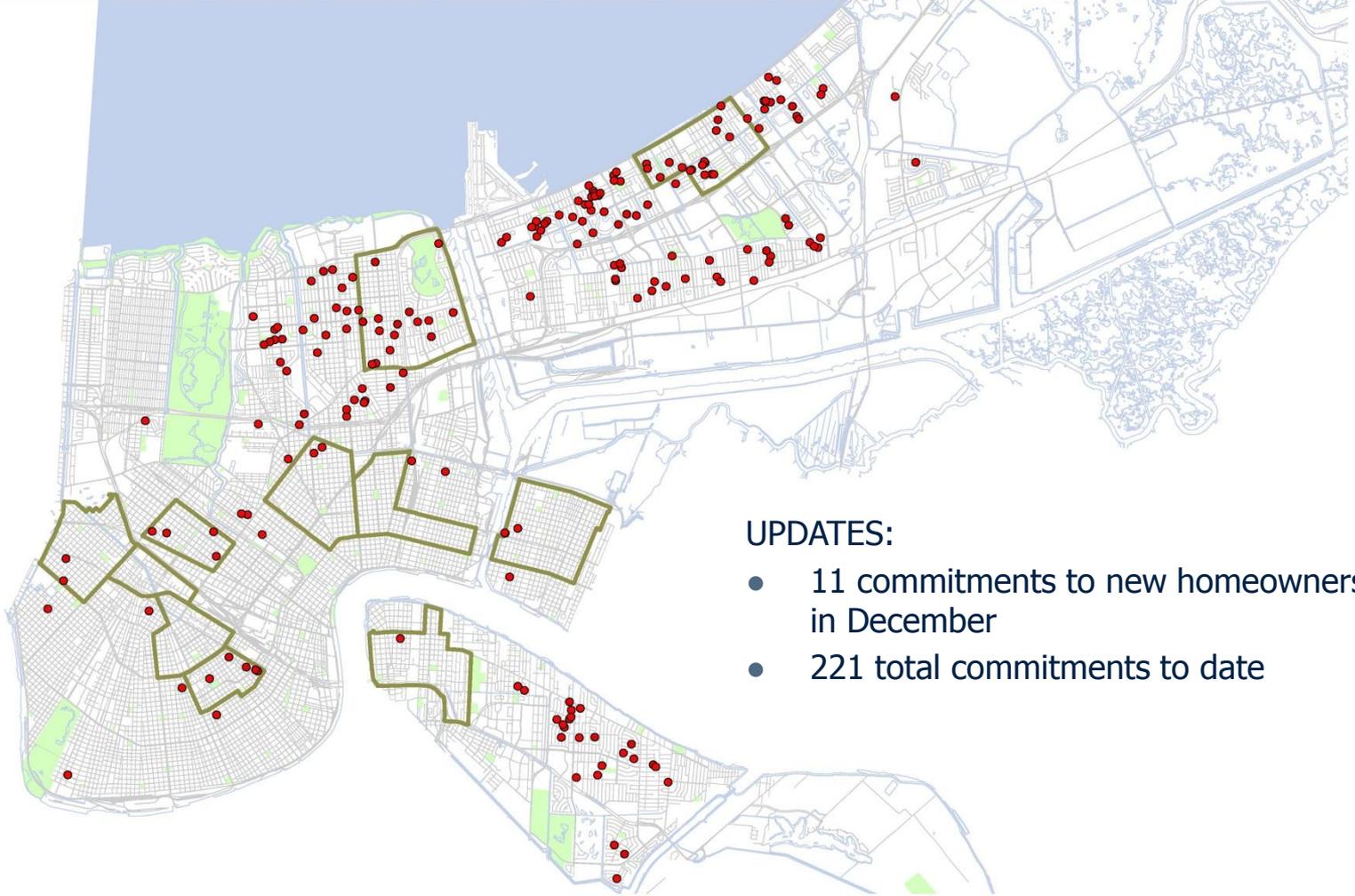
UPDATES:

- 11 commitments to new homeowners in December
- 221 total commitments to date

Source: New Orleans Office of Community Development 1/8/13

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Office of Community Development

2012 Performance Summary

Key Performance Indicator	2012 Actual	2012 Target	Target Met?
Number of first time homebuyers assisted through soft second mortgages	221	300	🔴
Number of housing units developed through Homeownership Development Program	22	40	🔴
Number of housing units assisted through the Owner Occupied Rehab Programs	119	75	🟢
Number of affordable rental units developed	195	200	🟡

🟢 Met or Exceeded Target   🟡 Within 10% of Target   🔴 Did Not Meet Target

Evaluation Form

Are you a city employee or a member of the public?

On a scale 1-5, how useful was this meeting to you?
     (1= least useful and 5= most useful)

What's working?

What's not working?

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