



CITY OF NEW ORLEANS

BlightSTAT

Reporting Period: December, 2014

www.nola.gov/opa



Office of Performance and Accountability

Agenda

- Intake
- Inspections
- Hearings
- Demolitions
- Lot Clearing
- Code Lien Foreclosures and Sheriff's Sales
- 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.

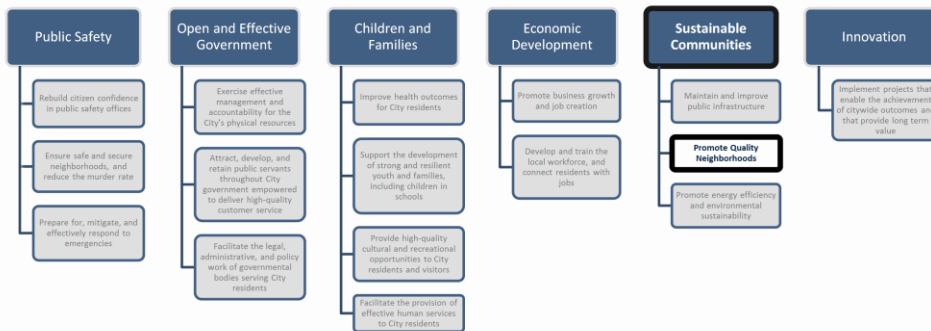
Values

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



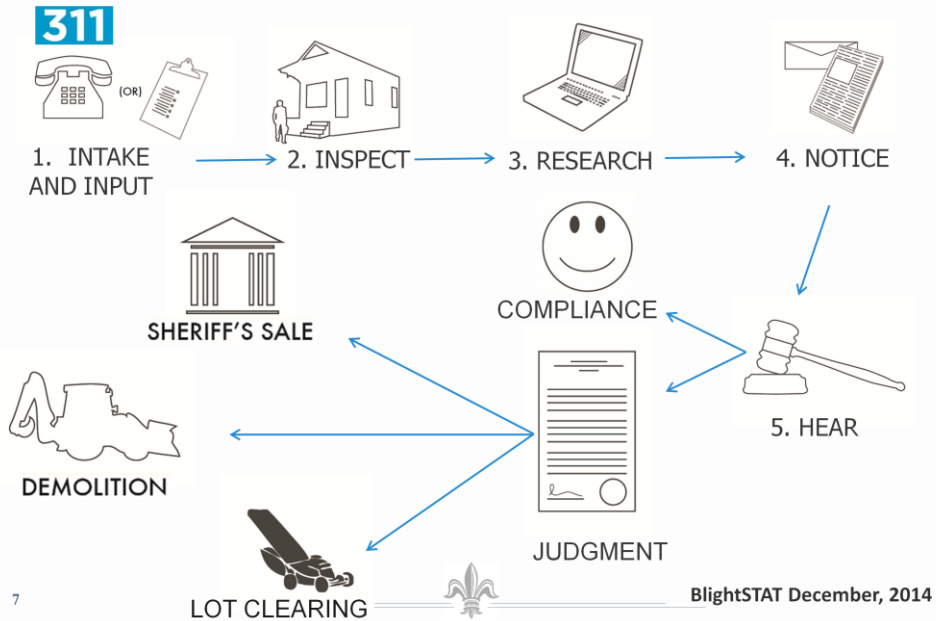
Strategic Framework

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
Maintain and improve public infrastructure 1. Maintain and improve road surface infrastructure 2. Consistently implement Complete Streets philosophy in streets investments 3. Effectively administer the City's capital improvements program 4. Optimize the City's subsurface drainage infrastructure to ensure resilient neighborhoods	<ul style="list-style-type: none"> Percent of citizens satisfied with condition of streets Mean travel time to work Percentage of workers commuting to work by means other than driving alone Percent of citizens satisfied with drainage/flood control Percent of citizens satisfied with public transportation Percent of citizens satisfied with traffic congestion
Promote Quality Neighborhoods 1. Reduce blighted properties by 10,000 by the end of 2014 2. Provide effective sanitation services to residents and businesses 3. Protect and preserve parks and other green spaces 4. Regulate land use to support safe, vibrant neighborhoods and preserve historic properties	<ul style="list-style-type: none"> Percent of citizens satisfied with control of abandoned houses Percent of citizens satisfied with parks and recreation Percent of citizens satisfied with control of trash and litter / trash pickup Percent of citizens satisfied with life in New Orleans ParkScore (based on acreage, service and investment, and access) Percent of citizens satisfied with zoning
Promote energy efficiency and environmental sustainability 1. Restore the City's marshes and coastline 2. Promote green energy and other sustainability measures 3. Remediate brownfields, lead, and other environmental hazards	<ul style="list-style-type: none"> Percent of days with healthy air quality Number of health based drinking water violations Number of certified green buildings Number of land acres in Orleans Parish



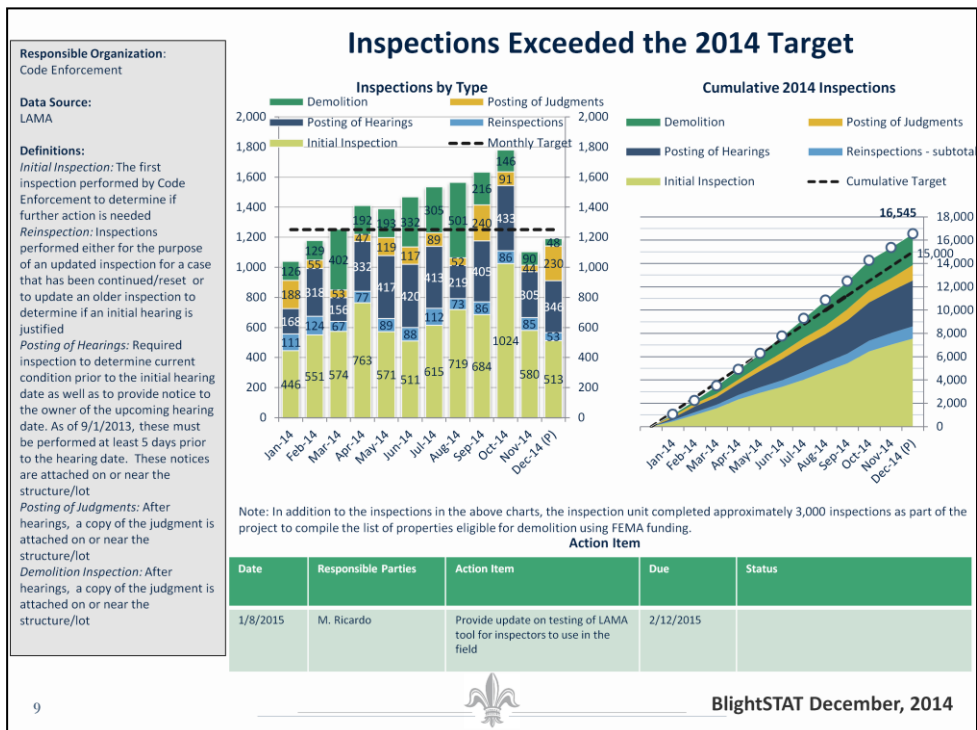
Overview of the Blight Reduction Process

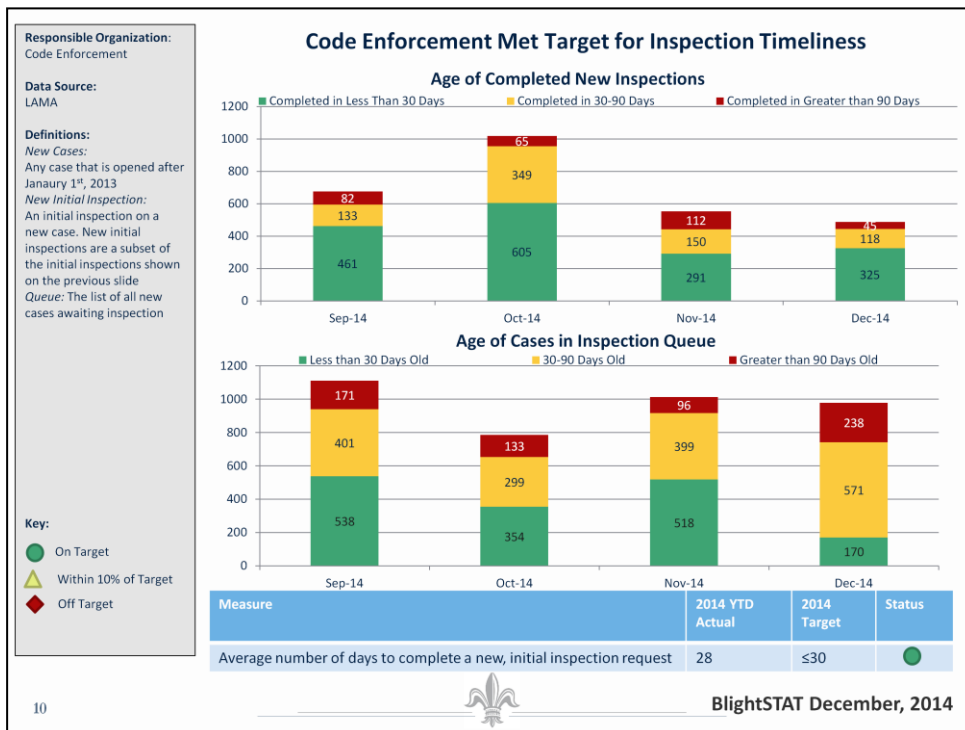




INSPECT





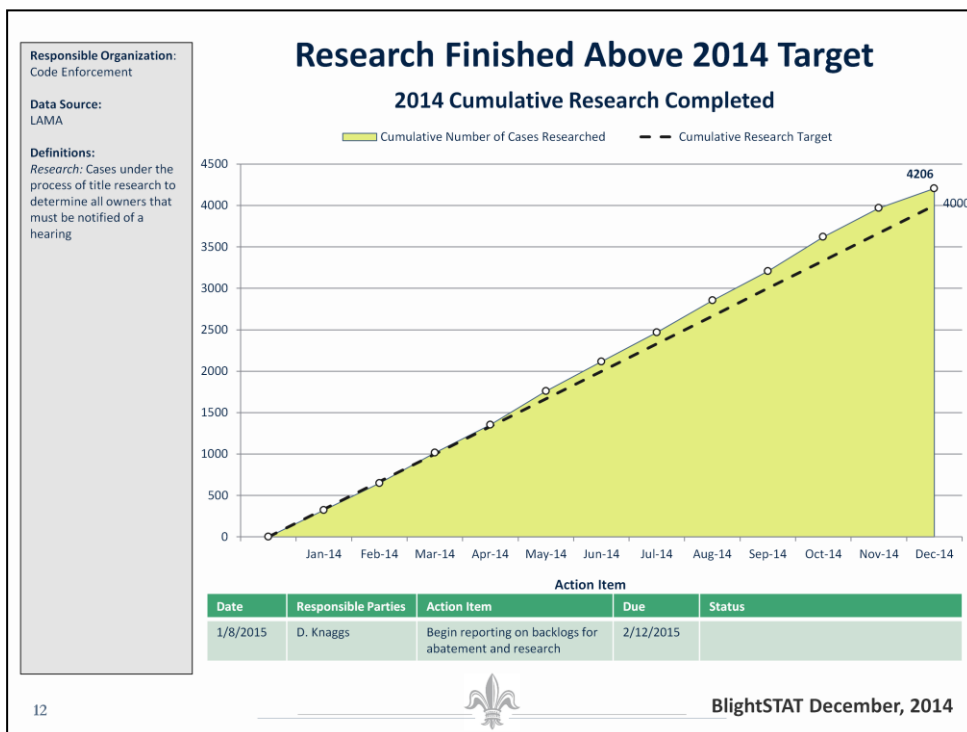


Many cases in the inspection queue are not the result of citizen requests, but are related to properties eligible for demolition using FEMA funding and cases that had bad judgments per the Dupart case. Code Enforcement improved inspection timeliness from 2013.

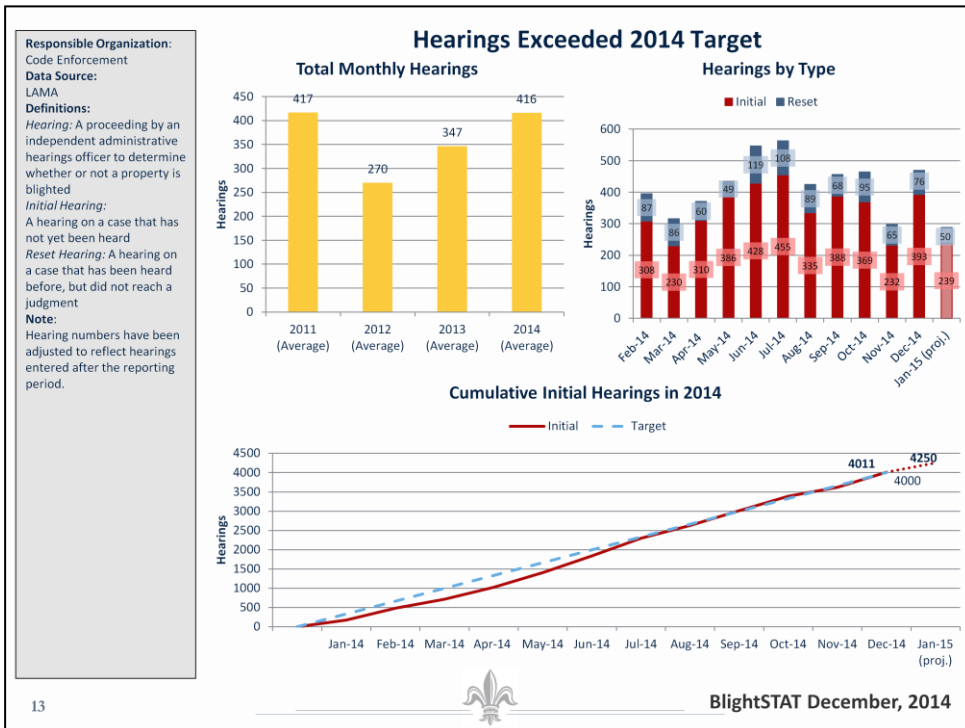


HEAR





The addition of new staff allowed Code Enforcement to meet their research target. Currently, Code Enforcement has 4 full-time researchers and 3 staff members working on research part-time. The unit has had some staff turnover but anticipates maintaining consistent levels of research. Code Enforcement also has funding to hire 3 new researchers. Code Enforcement is working with Civil Service to hire these new employees.



Code Enforcement anticipates being able to hold 50 hearings per week in 2015.

Responsible Organization:

Code Enforcement

Data Source:

LAMA

Definitions:

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

In Compliance: 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 In compliance.

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

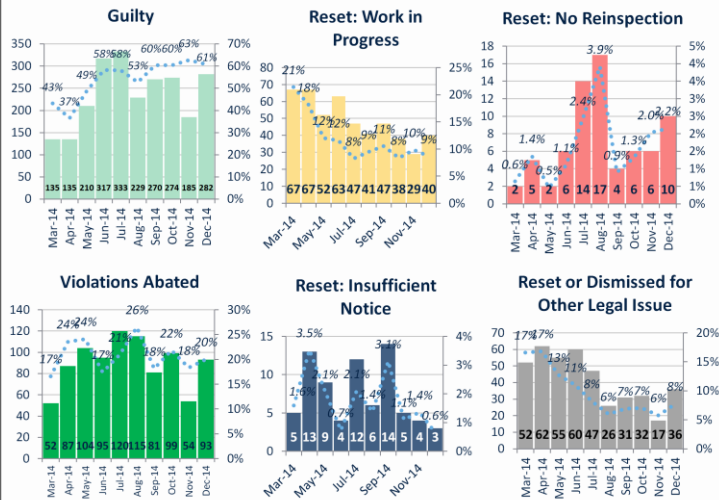
No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (seven days), leading to the case being reset

Other Legal Issue: A hearing that is reset or closed for another reason beyond Code Enforcement's control. In many cases the property is in compliance.

Notes:

As of June 2014, Code Enforcement introduced the judgment of "Dismissed Abated," counted under "In Compliance." Previously, such cases would be listed as "Reset or Dismissed for Other Legal Issue."

Hearing Results



Measure	2014 YTD Actual	2014 Target	Status
Percent of hearings reset due to failure to re-inspect the property	1.6%	≤5%	●
Percent of hearings reset due to failure to properly notify the owner	1.8%	≤3%	●



BlightSTAT December, 2014

Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

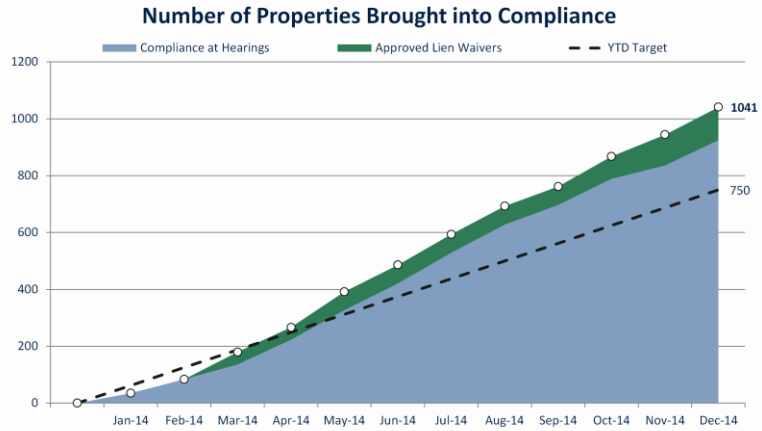
In Compliance: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

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

The Number of Properties Brought Into Compliance Met the 2014 Target



Action Item

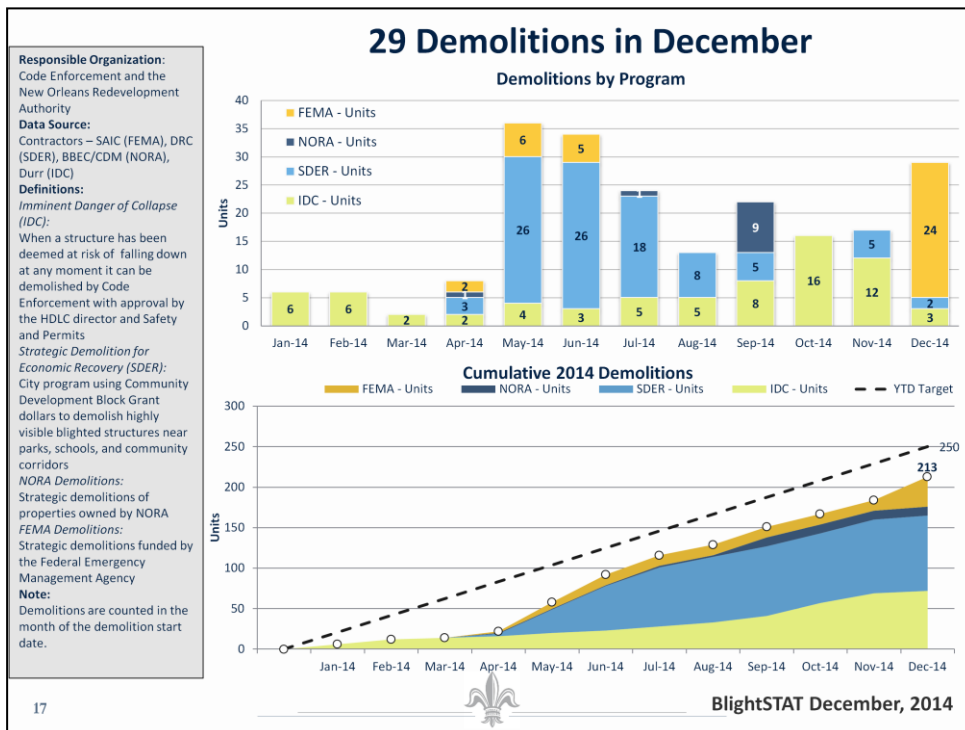
Date	Responsible Parties	Action Item	Due	Status
8/14/2014	P. Bascos	Flag properties that have lien waiver applications in LAMA and BlightStatus	9/11/2014	This flag has been added in LAMA. Code Enforcement is working to ensure that old cases with a lien waiver application are all flagged.





DEMOLITION



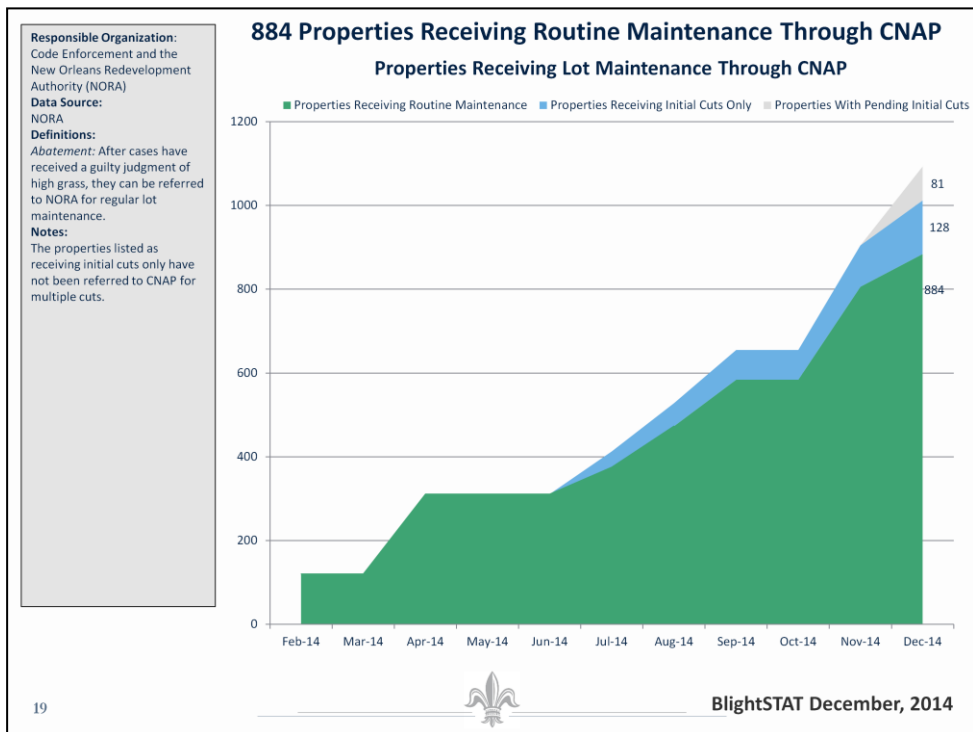


Code Enforcement anticipates that there will be additional demolitions using FEMA funding beginning in March.



LOT CLEARING





After reviewing guilty judgments to determine the correct abatement strategy, Code Enforcement refers all vacant lots with guilty judgments for maintenance through CNAP. In addition, these properties are either sent concurrently to lien foreclosure or, if Code Enforcement does not think the property will sell, maintained until conditions become more favorable for a sale.

171 Cuts Through Chapter 66 Program

Responsible Organization:
Chief Administrative Office and
Code Enforcement

Data Source:
Chief Administrative Office

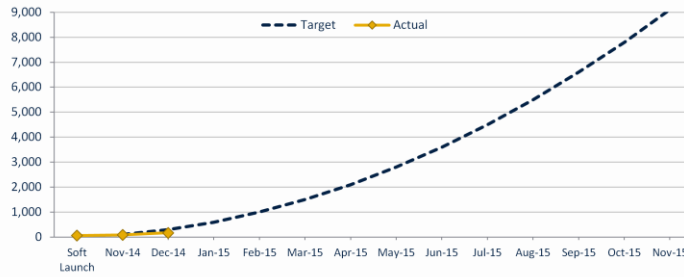
Definitions:
Chapter 66:
The lot-cutting program allows the City to address properties with overgrown vegetation, debris, or other hazardous conditions without taking property through full Code Enforcement hearings process.

Soft Launch:
The Chapter 66 pilot period from July through October. No targets were set for this period.

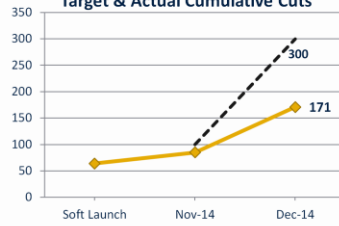
Routine Maintenance:
Properties that have gone through the intake process receive regular maintenance cuts every 30 days (after Initial Cut).

Voluntary Compliance: No violations were found on the property at the time of reinspection, or when maintenance crew arrives for Initial Cut. If violations have been abated, no services are performed. Properties brought into compliance after reinspection may be monitored for continued compliance.

Cumulative Cuts - Program Projection

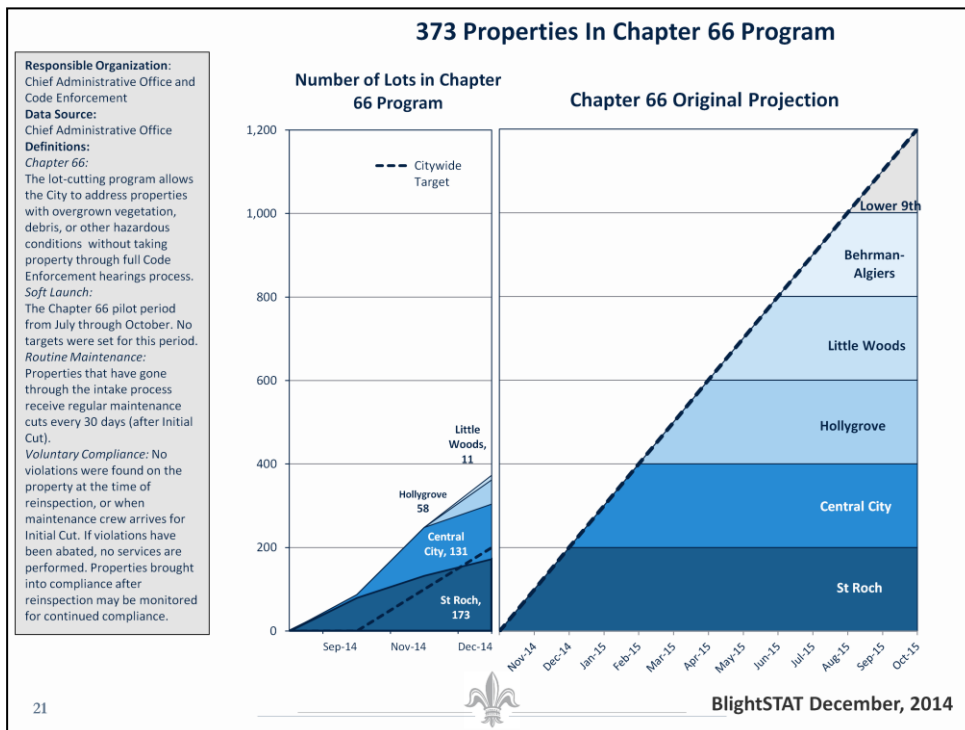


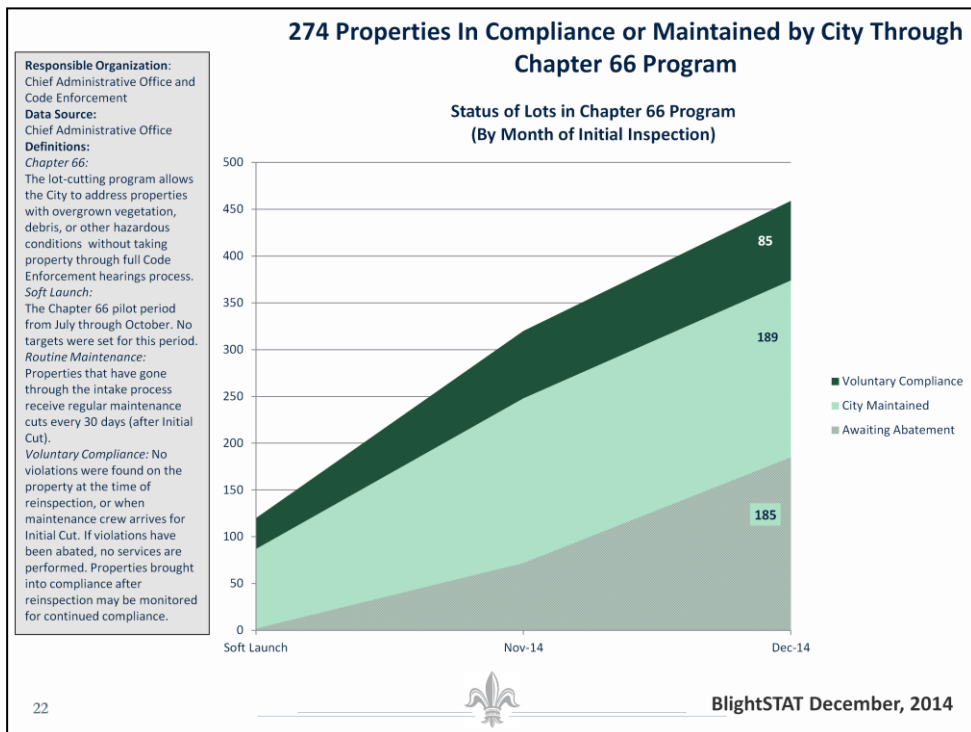
Target & Actual Cumulative Cuts



Note: In addition to the above cuts, 130 lots have been referred for initial maintenance.





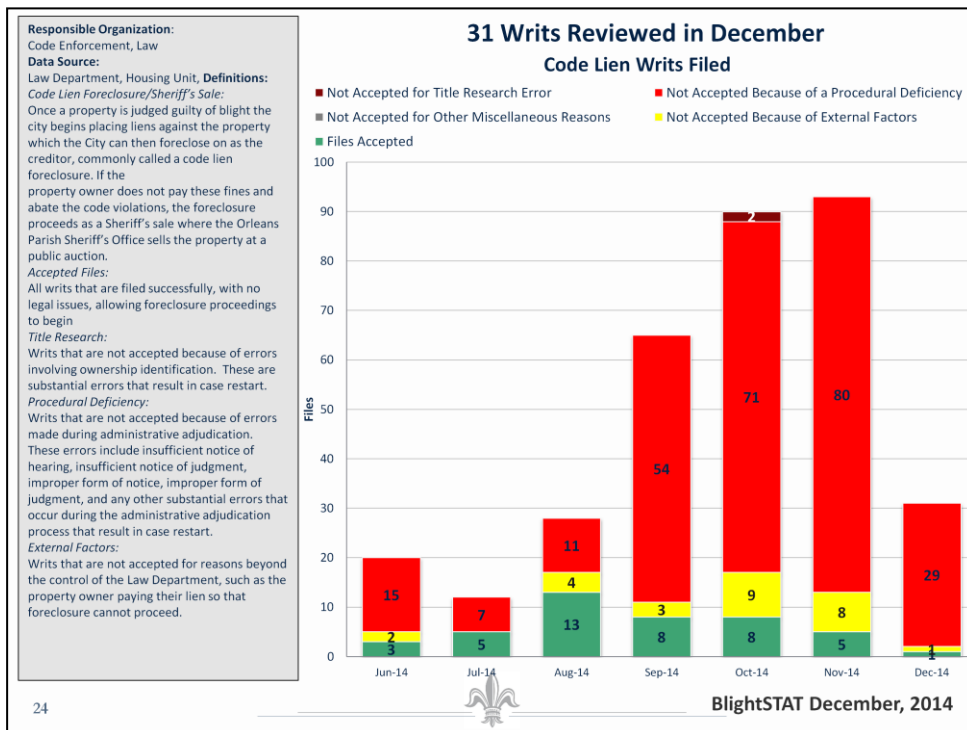


Because the Chapter 66 program has expanded ahead of schedule, many properties in the program are awaiting abatement until the maintenance contractor has enough resources to manage them.



CODE LIEN FORECLOSURES AND SHERIFF'S SALES





The number of writs reviewed decreased in December due to Code Enforcement attorneys assisting with research.

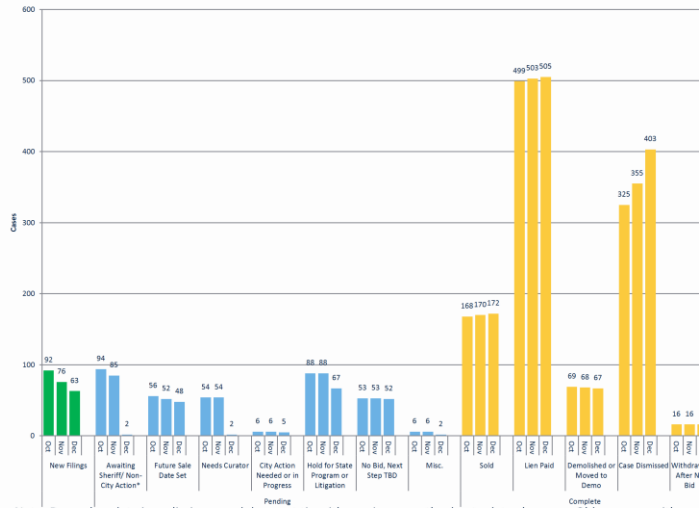
Code Enforcement anticipates that the number of writs reviewed will stay lower than normal in the next couple of months due to staff turnover. However, Code Enforcement is currently working with the Law Department to bring on up to 2 new attorneys to review writs, making a total of 4 attorneys, which will increase the number of writs that can be reviewed.

Responsible Organization:
Code Enforcement

Data Source:
Law Department, Housing Unit

Definitions:
Awaiting Sheriff/Non-City Action: The case requires action from the Sheriff's Office or curator, or action from the court or another non-city party to proceed
Needs Curator: The case needs a curator to proceed. Often, a curator has been appointed by the court but not yet paid
Hold for State Program or Litigation: The case is stalled because of exceptions for state programs, such as participants in good standing with Road Home, or due to interfering litigation or prior foreclosures related to the property
No Bid, Next Step TBD: A sale was held but no bids were placed and the City is determining whether or not to attempt another sale
Misc.: Any status not covered by other stages, or an unknown status
Lien Paid: Owner has paid the lien prior to sale
Dismissed: The case cannot proceed for various reasons, often because of legal issues
Withdrawn after No Bid: The property was not held at auction and is unlikely to sell at a later auction so a different track is needed

1,404 Cases in Lien Foreclosure Pipeline Review of Old Case Files Led to Dismissing Large Number of Cases Snapshot of Code Lien Foreclosure Pipeline



Note: December data is preliminary and does not tie with previous months due to data clean-up. Old cases are either dismissed or removed from this chart and tracked internally.



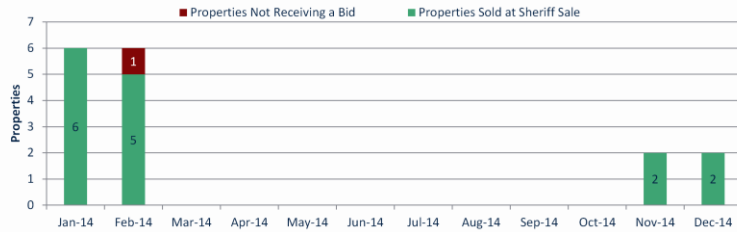
Responsible Organization:
Code Enforcement

Data Source:
Law Department, Housing Unit

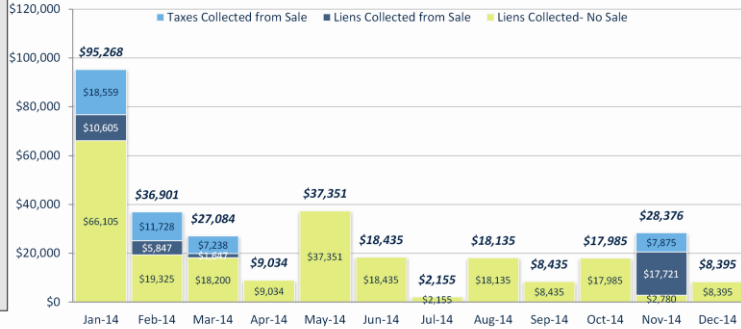
Definitions:
Code Lien Foreclosure/Sheriff's Sale:
Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

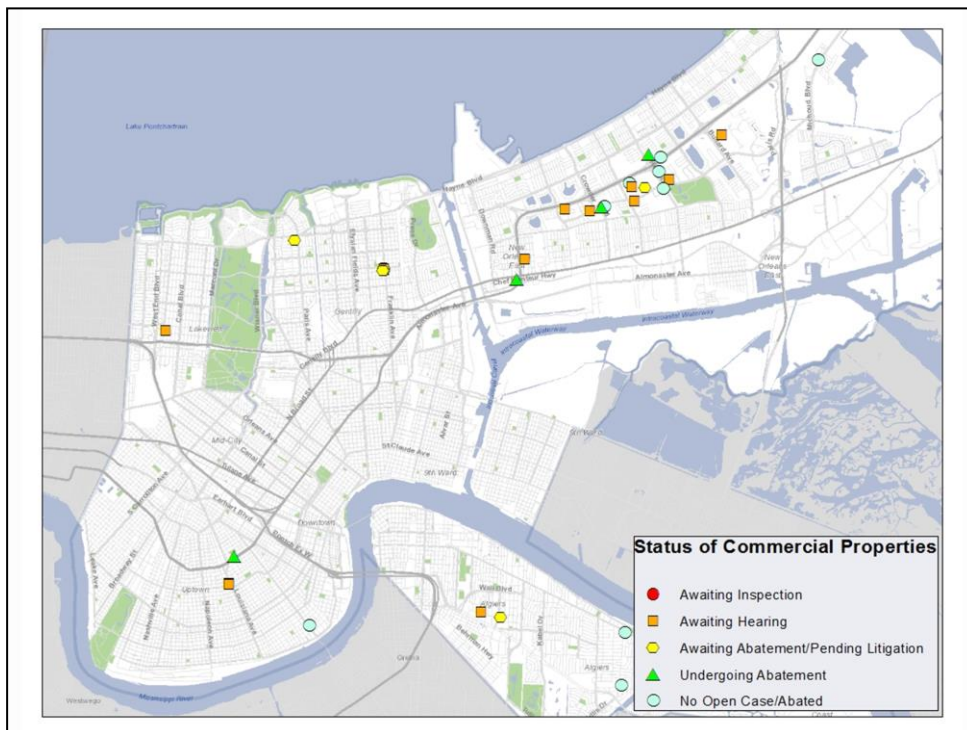
2 Sheriff's Sales In December

Sheriff's Sale Results



Proceeds from Sheriff's Sales and Liens Collected Prior to Sale





<i>Awaiting Hearing</i>		
Address	Status as of 1/6/2015	Status as of 12/8/2014
6880 Parc Brittany Blvd.	Case is awaiting research.	Property is awaiting inspection.
8501 Lake Forest Blvd	Hearing set for 2/18/2015.	Case is awaiting research.
6001 Bullard (old Schwegmann's)	Hearing set for 2/4/2015.	Case is awaiting research.
2520 Louisiana	Hearing set for 2/11/2015.	Case is awaiting research.
3403 Freret	Hearing set for 2/11/2015.	Case is awaiting research.
9660 Lake Forest (strip mall)	Hearing set for 2/11/2015.	Case is awaiting research.
3010 Sandra Place (Crescent City Gates)	Hearing set for 2/11/2015.	Case is awaiting research.
4402 Reynes	Hearing set for 2/4/2015.	Case is awaiting research.
5300 Franklin	Hearing reset for 2/4/2015 due to work in progress by owner.	Hearing reset for 12/10/2014.
5328 Franklin	Hearing reset for 2/4/2015 due to work in progress by owner.	Hearing reset for 12/10/2014.

<i>Awaiting Abatement</i>		
Address	Status as of 1/6/2015	Status as of 12/8/2014
10101 Lake Forest	Property received guilty judgment on 12/17/2014.	Hearing set for 12/17/2014.
5951 Milne (Lakeview School)	Property received guilty judgment on 12/17/2014	Hearing set for 12/17/2014.
6700 Plaza	Property received guilty judgment 12/17/2014.	Hearing set for 12/17/2014.

<i>Abatement Strategy Reached</i>		
Address	Status as of 1/6/2015	Status as of 12/8/2014
10112-16 Plainfield Dr.	Approved for lien foreclosure Sept. 2014.	Approved for lien foreclosure Sept. 2014.
8500 Lake Forest (abandoned gas station)	Approved for lien foreclosure Sept. 2014.	Approved for lien foreclosure Sept. 2014.
2713 S. Claiborne Ave.	Approved for lien foreclosure Nov. 2014.	Approved for lien foreclosure Nov. 2014.
6324 Chef Menteur	Approved for lien foreclosure Nov. 2014.	Approved for lien foreclosure Nov. 2014.



The 4 properties that have been approved for lien foreclosure will receive priority in the process. An additional update on their status will be given at the BlightSTAT meeting in February.

<i>Pending Litigation</i>		
Address	Status as of 1/6/2015	Status as of 12/8/2014
1532 Robert E. Lee	Property received guilty judgment on 10/1/2014. An appeal is pending.	Property received guilty judgment on 10/1/2014. An appeal is pending.
3 Dreux Ave.	Property received guilty judgment on 10/22/2014. Owner is appealing judgment.	Property received guilty judgment on 10/22/2014.
38884 Dreux Ave.	Property received guilty judgment on 10/22/2014. Owner is appealing judgment.	Property received guilty judgment on 10/22/2014.
5324 Franklin	Property received guilty judgment on 10/22/2014. Owner is appealing judgment.	Property received guilty judgment on 10/22/2014.
5332 Franklin	Property received guilty judgment on 10/22/2014. Owner is appealing judgment.	Property received guilty judgment on 10/22/2014.
6601 Plaza/5700 Read (Grand Theatre)	Property received guilty judgment on 12/1/2014. Owner is appealing the judgment.	Property received guilty judgment on 12/1/2014.
2646 Westbend Parkway	Property received guilty judgment on 6/3/2014 (pending litigation/settlement negotiations).	Case is pending litigation.

<i>Abated</i>		
Address	Status as of 1/6/2015	Status as of 12/8/2014
5650 Read	Hearing held 12/17/14 conditions on property were abated by owner.	Hearing set for 12/17/2014.
4300 Sullen	Private demolition held on 1/7/2014. Property under HUD control.	Private demolition held on 1/7/2014. Property under HUD control.

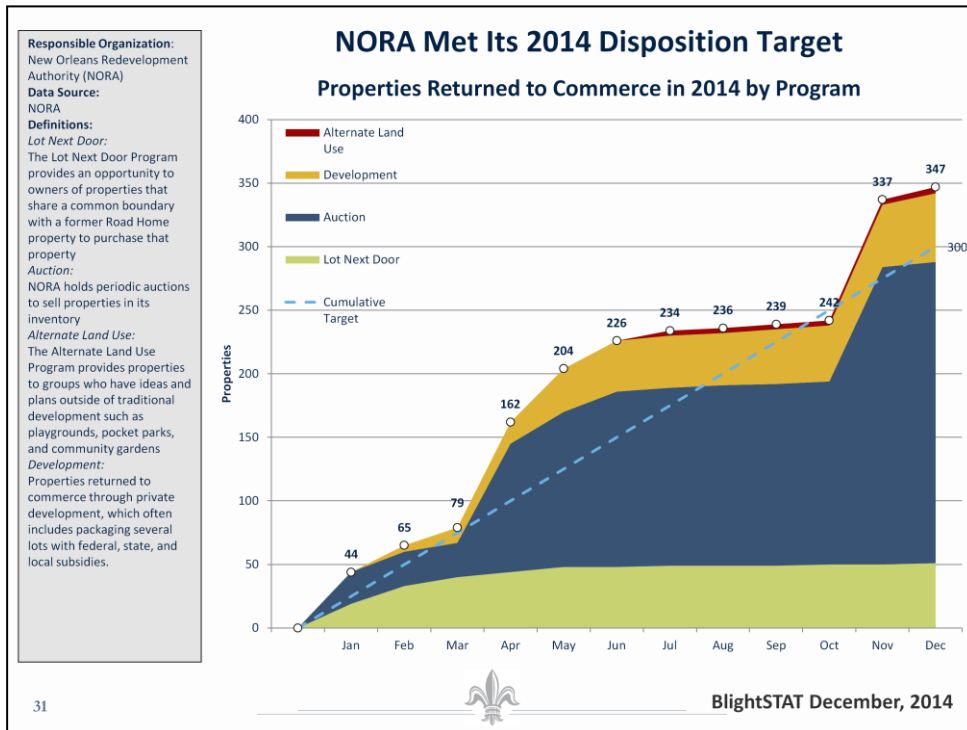
<i>No Open Case, Code Enforcement Monitoring</i>		
Address	Status as of 1/6/2015	Status as of 12/8/2014
2800 Sullen	Property received guilty judgment on 5/13/2014. Re-inspection on 10/31/14 shows work in progress; Code Enforcement will continue to monitor.	Property was re-inspected 10/31/14 and is awaiting research.
23804 Read (5851 Read)	Consent judgment has been signed. CEHB will monitor.	Consent judgment has been signed. CEHB will monitor.
8580 Lake Forest (parking lot)	Property is being maintained. CEHB will monitor.	Property is being maintained. CEHB will monitor.
6800 Plaza	Property is secured. CEHB will monitor.	Property is secured. CEHB will monitor.
609 Jackson	Closing occurred on 10/21/2014. Property owner reached maintenance agreement with the City.	Closing occurred on 10/21/2014. Property owner reached maintenance agreement with the City.
55195 Michoud (Six Flags)	City is working with manager.	City is working with manager.
10301 I-10 W. Service Road	Complied with fees due.	Complied with fees due.



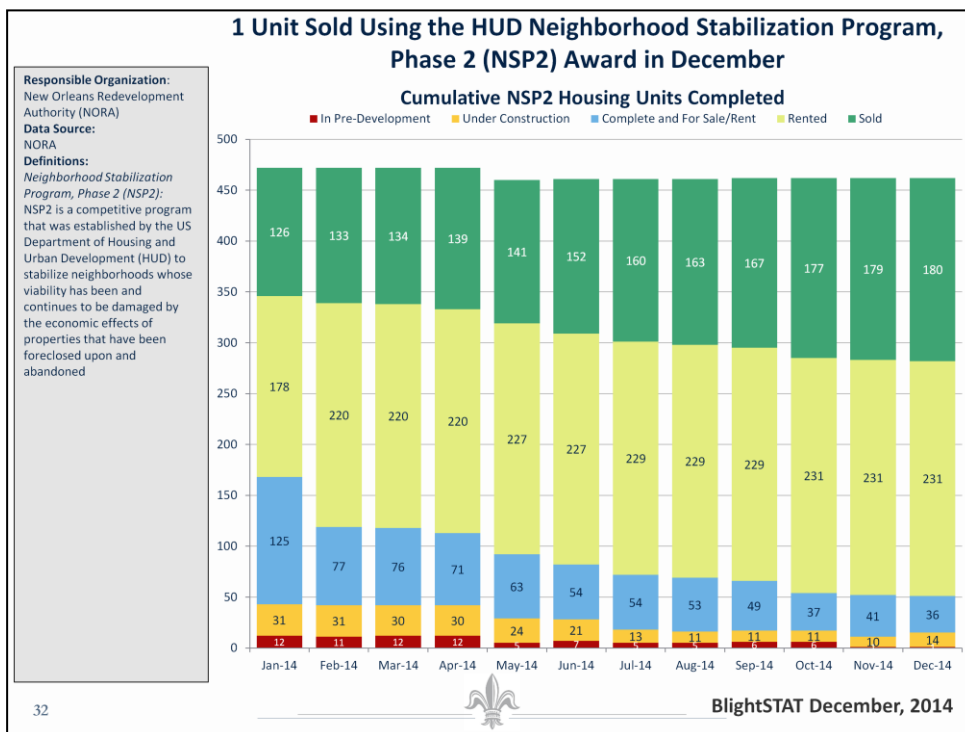
Code Enforcement is working with the Law Department regarding the properties that are pending litigation.

REINVESTMENT

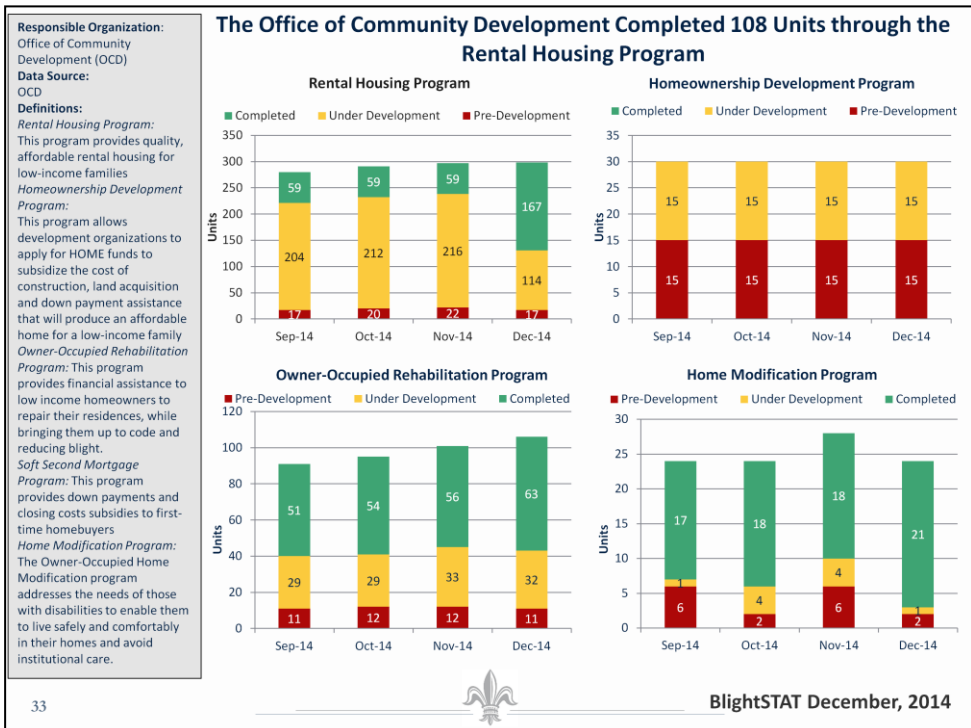




NORA has an auction scheduled for March 28.



The closeout date for the NSP2 program is in September 2015.



OCD completed the Sacred Heart Development through the Rental Housing program in December. The development will provide housing for homeless veterans.

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**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

**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.

**Soft Second Mortgage
Program:**This program
provides down payments and
closing costs subsidies to first-
time homebuyers**Home Modification Program:**

The Owner-Occupied Home
Modification program
addresses the needs of those
with disabilities to enable them
to live safely and comfortably in
their homes and avoid
institutional care.

906 Commitments Made Through the Soft Second Program**Orleans Parish**

Soft Second Mortgages through November 2014

Legend

- Soft Second Commitments
- Place-Based Areas
- Water Bodies
- Parks



Key Performance Indicators	2012 Actual	2013 Actual	2014 YTD Actual	2014 Annual Target	% 2014 Target Achieved (100% of Year Lapsed)
Number of first time homebuyers receiving soft second mortgage commitments	221	309	361	300	120%
Number of housing units developed through Homeownership Development Program	22	11	0	20	0%
Number of housing units assisted through the Owner Occupied Rehab Programs	119	79	63	75	84%
Number of affordable rental units developed	195	98	167	125	134%
Number of housing units modified for disabled persons through the Home Modification Accessibility Program	-	-	21	30	70%

