



CITY OF NEW ORLEANS

BlightSTAT

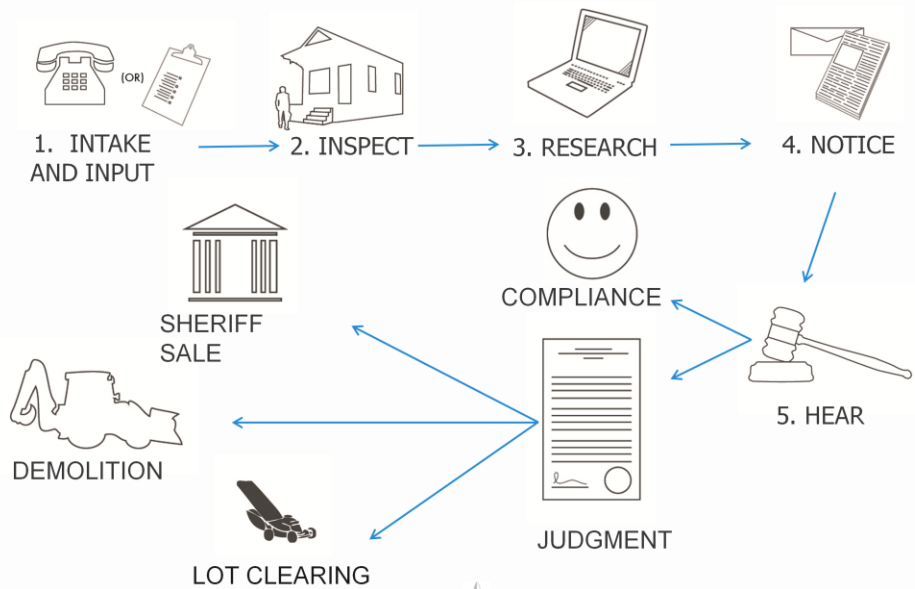
Reporting Period: March 2017

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. Next step will be for OPA to update tool using ratings.





INSPECT



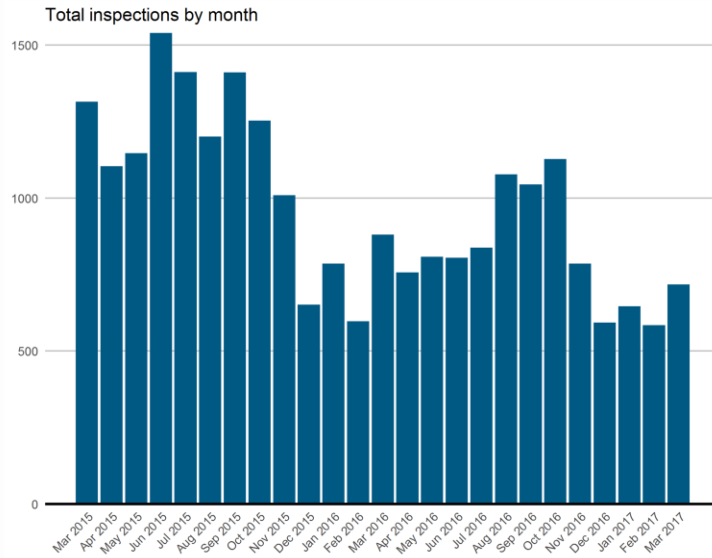
Responsible Organization:
Code Enforcement

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.

March inspection figures were the highest reported in 2017



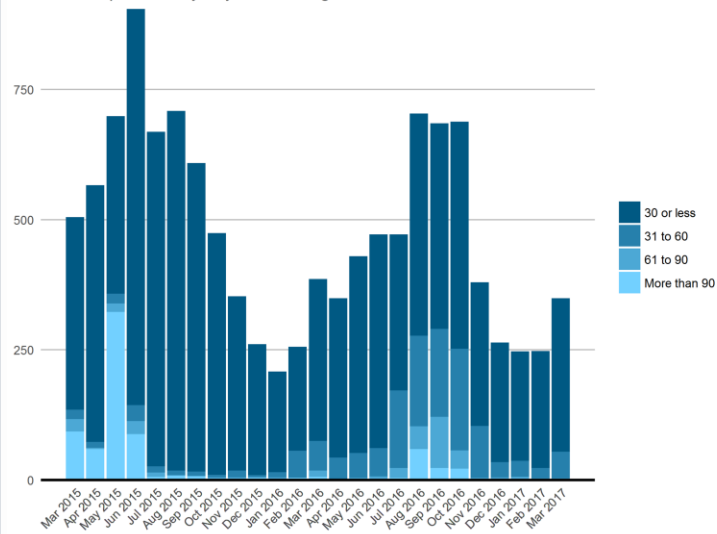
Responsible Organization:
Code Enforcement

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

In March all but three initial inspections were completed within 60 days, for an average of 23 days

Initial inspections by days since filing



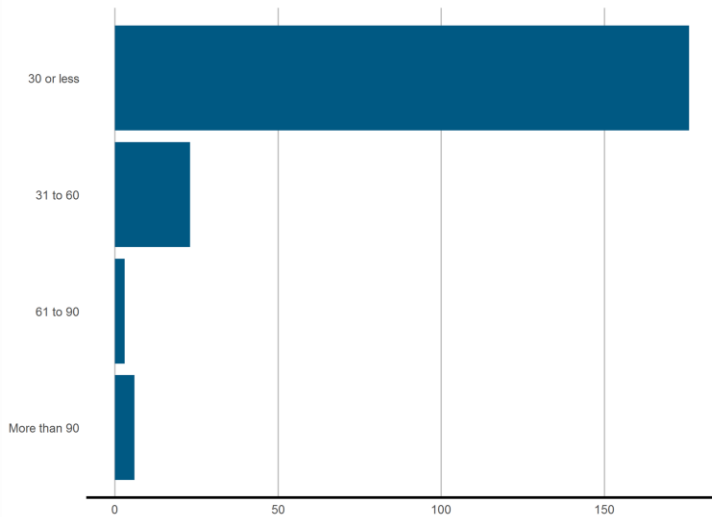
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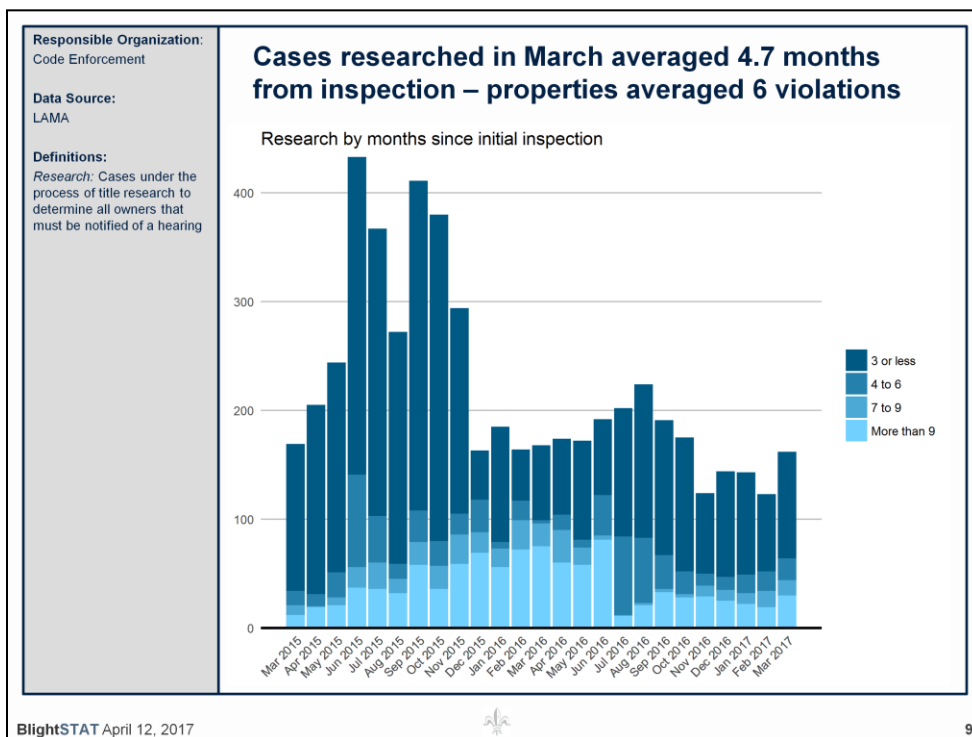
Definitions:
New Cases:
Any case that is opened after January 1st, 2013
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide
Queue: The list of all new cases awaiting inspection

Fewer than 35 initial inspections are currently outstanding beyond 30 days

Open cases with no inspection by days since filing







Department was still short-handed in March, but is hiring one additional title researcher and one additional administrative worker.

Responsible Organization:

Code Enforcement

Data Source:

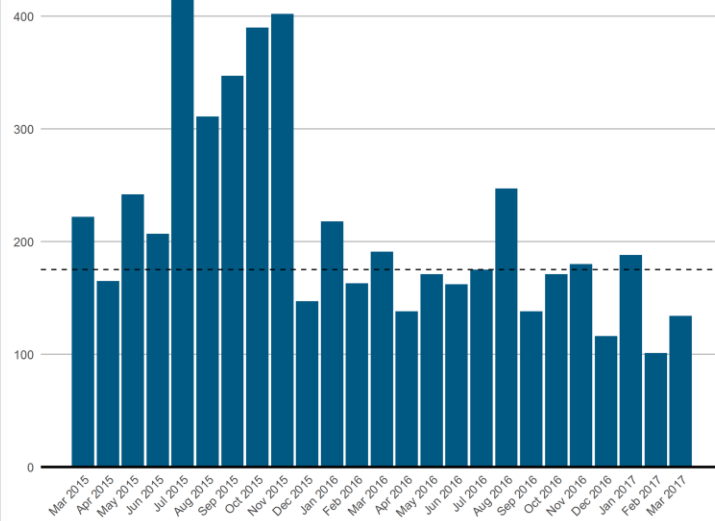
data.nola.gov

Definitions:

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

169 hearings were conducted in March, including 134 initial adjudications

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.

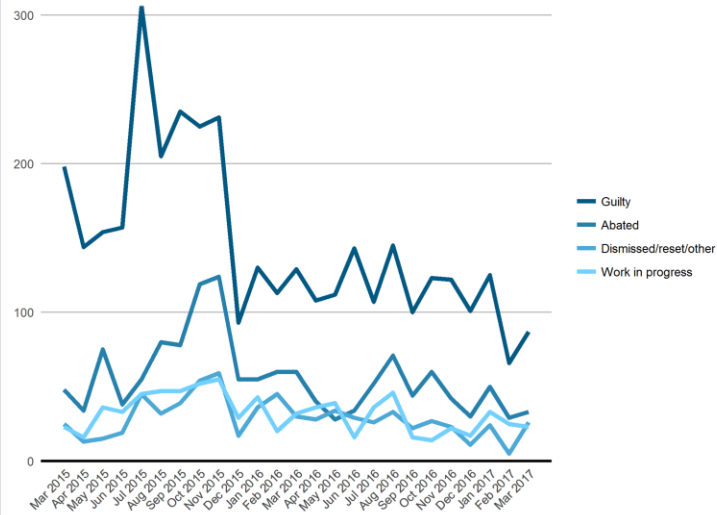
Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the 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.

33 hearings in February had abatement findings, along with 22 WIP findings and 87 guilty judgments

Hearing outcomes by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

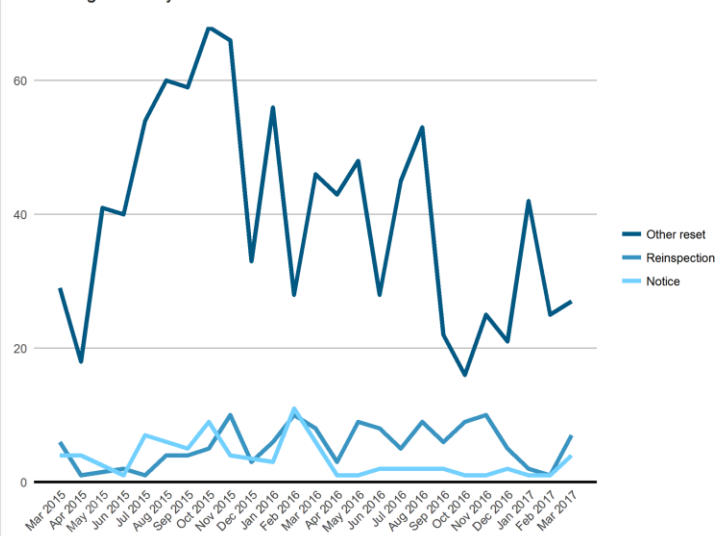
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Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary 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.

Four notice resets and seven reinspection issues were reported for hearings in March

Hearings reset by month



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Cases brought to initial hearing	423	525	2,100
Hearings reset due to reinspection issues (percent)	1.9	3.0	3.0
Hearings reset due to notice issues (percent)	1.1	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:

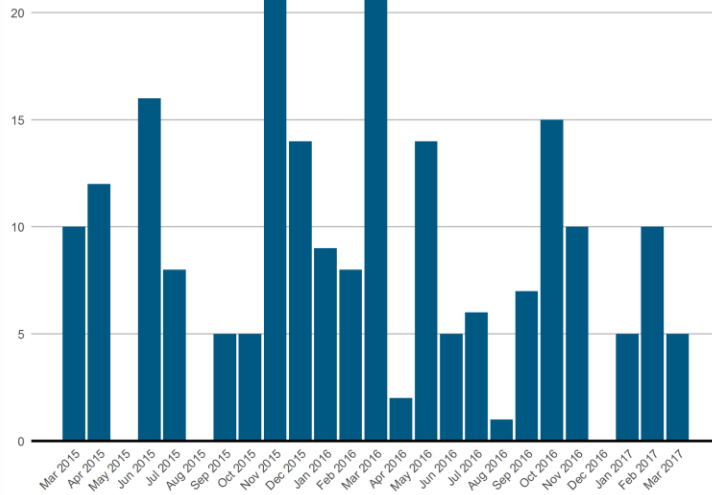
When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

Note:

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

18 lien waiver applications were submitted in March, with 5 approved

Lien waivers approved by month



Responsible Organization:
Code Enforcement

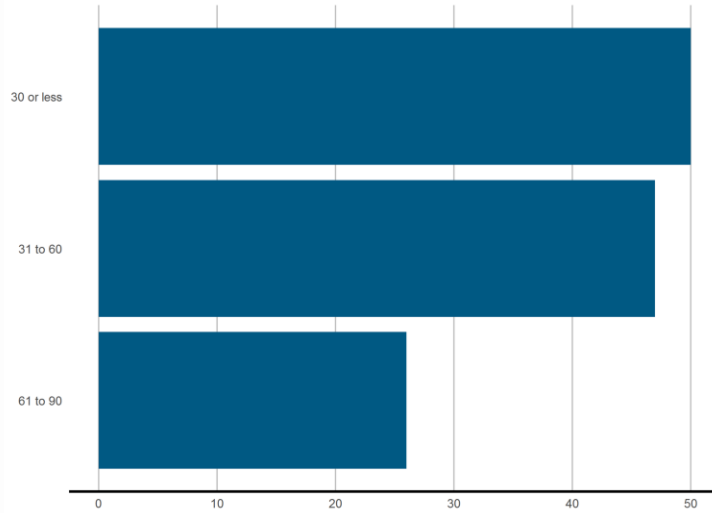
Data Source:
LAMA

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.

Staff reduced the abatement decision backlog by 60% (311 to 123) and completed all pending beyond 90 days

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:

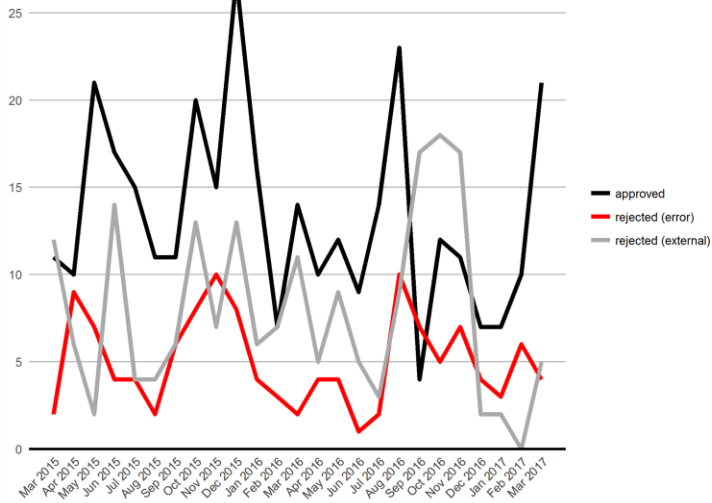
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication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

21 properties were approved for sale, with 4 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.

13 properties were sold at auction for an average price of 43,000 – with 2 others not receiving bids

Address	Amount	Date
1739 N. DUPRE STREET	133000	3/2/2017
1209 ANNETTE STREET	100000	3/16/2017
1369 MADRID STREET	91100	3/30/2017
2700-02 JACKSON AVENUE/2201 CLARA STREET	40600	3/16/2017
2329 N. ROBERTSON STREET	40000	3/16/2017
2116-18 MUSIC STREET	31100	3/2/2017
4432 FRENCHMEN STREET	29500	3/30/2017
2500 JONQUIL STREET	22000	3/9/2017
830-32 BELLEVILLE STREET	20800	3/9/2017
2619 AND 2619 1/2 WASHINGTON AVENUE	20000	3/9/2017
4013 VIRGIL BLVD	16667	3/2/2017
6605 DWYER ROAD	8000	3/16/2017
1315 LAMANACHE STREET	6500	3/2/2017
1511 ODEON STREET	No Bid No Sale	3/30/2017
7342 HEATHER COURT	No Bid No Sale	3/2/2017



Responsible Organization:

Code Enforcement

Data Source:

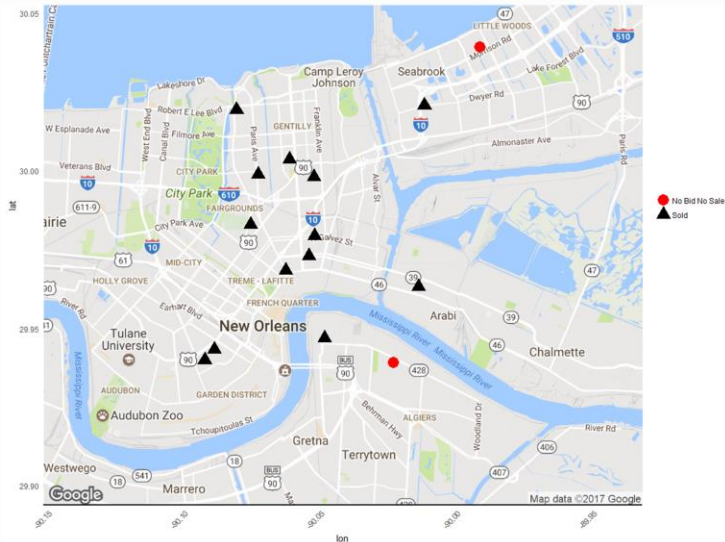
Law Department, Housing Unit

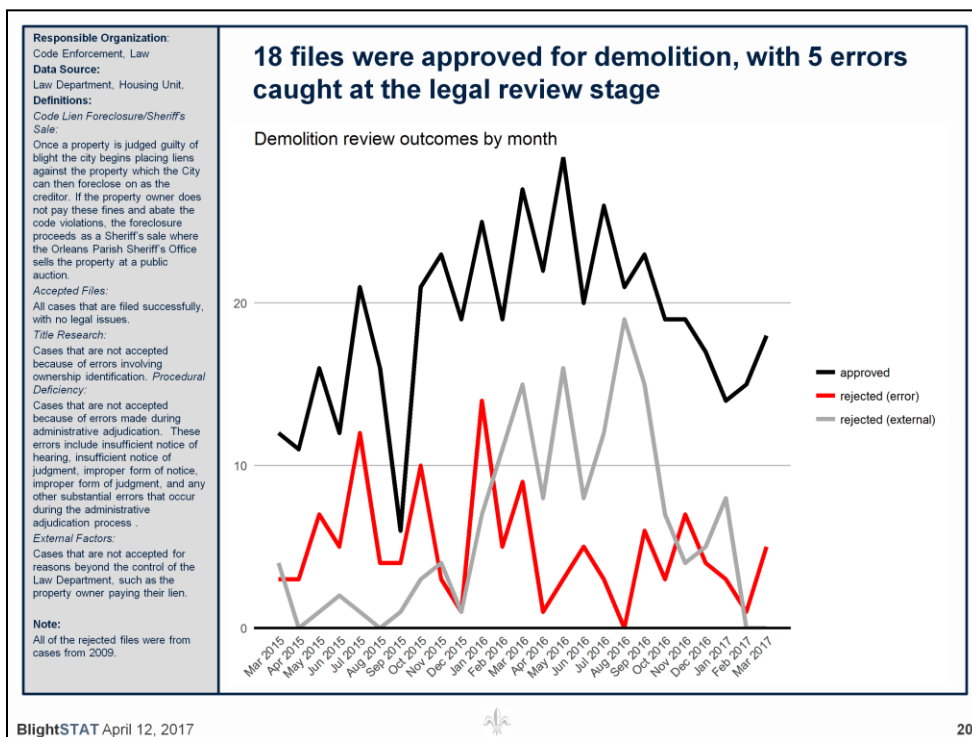
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Code Lien Foreclosure/Sheriff's Sale:

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.

Multiple properties sold in Gentilly, St. Roch/Seventh Ward, and Central City



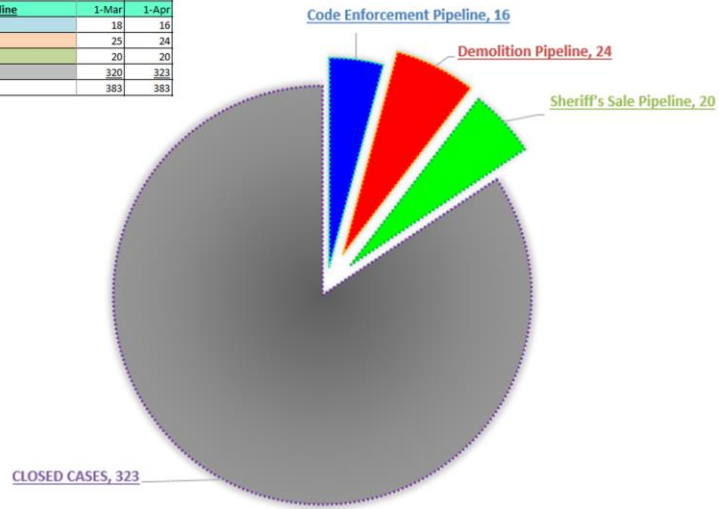


One attorney continues to handle substantially all demolition legal reviews.

PHASE III

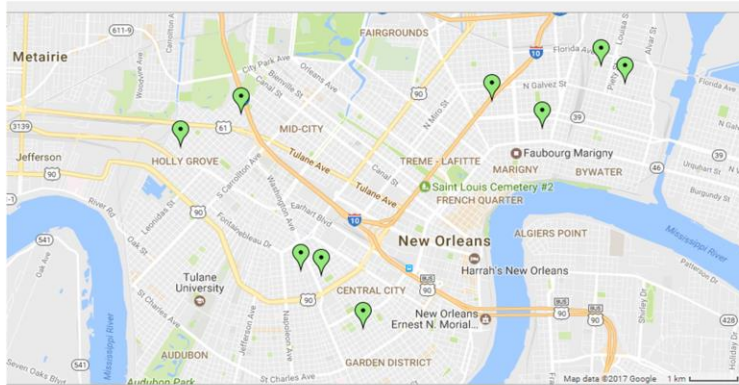
Status of the 383 cases Conditionally Approved for FEMA Funded Demolition...

Number of Cases within each Pipeline	1-Mar	1-Apr
Code Enforcement Pipeline	18	16
Demolition Pipeline	25	24
Sheriff's Sale Pipeline	20	20
CLOSED CASES	320	323
TOTAL	383	383



Upcoming Sheriff's Sales of the Conditionally Approved properties.

PROPERTY #	STREET NAME	Sale Date
3525.3527	Tonti St (N)	2017/04/13
3214.3216	Washington Ave	2017/04/20
9131	Fig St	2017/04/27
8731	Pear St	2017/05/04
1819	St Anthony St	2017/05/04
2500	Clouet St	2017/05/04
2012.2014	4th St	2017/05/25
2415	Urquhart St	2017/05/25
3711	Galvez St (S)	2017/05/25



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

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	1008 Jourdan Ave	Former school building (TJ Semmes Elementary School) in Holy Cross	Writ filed for property to be sold. The Sale Date is 4/27/2017. For updated information inquire with the Sheriff's Office website using case number 2016-3224.	NINTH WARD HOUSING DEVELOPMENT CORP
	2616 S. Claiborne Ave	Cornerstone Homes	Writ filed for property to be sold. 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	Writ filed for property to be sold. The Sale Date is 4/13/2017. Former sale date stopped for settlement discussion with owners. 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	Writ filed for property to be sold. Property did not sell at auction on the first attempt 10/5/2016 (no bid no sale). Obtaining new sale date for a second sale which will probably be for June 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	Writ filed for property to be sold. The Sale Date is June 1, 2017. 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.	2646 Westbend Pkwy
	2800 Sullen PI	6401-6403 General Meyer	Property received guilty judgment 10/28/2015. Property was reinspected 2/2/2017 and remains in violation. Daily fines are imposed and property is being processed for Sheriff Sale--plan is to file this week.	2800 Sullen PI
	6880 Parc Brittany Blvd	Brittany Court Condominiums	New case started and title report ordered due to ownership complications	6880 Parc Brittany Blvd



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	Prior lien paid. Initiated new code enforcement case to impose fines for violations	Bullard Mall LLC
Code Enforcement monitoring	4402 Reynes Blvd	Haydel Heights Apartments	Consent judgment signed---CEHB monitoring.	Grace Park Townhome Apartments, LLC
	6001 Bullard Ave	Old Schwegmann's	Lien Paid---CEHB monitoring	Bullard Center Investments, 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. The current owner may now enter the property and commence work. We will be inspecting the property on regular basis for work in progress.	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.	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	Consent judgment signed---CEHB monitoring. Contacted the owners. Because of the nature of their project (a senior housing facility) using HUD vouchers they need environmental reviews from HANO and the Office of Community Development and also a public meeting prior to being able to finalize funding and start construction. I emphasized the need to keep the property secured and clean in the meantime. We will be getting progress reports regularly on the status.	Lake Forest Tower LLC
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Prior lien paid 12/7/2016. I've contacted the owner's site manager. He informed me that they are waiting on a waste permit from DEQ that they applied for to remove over 400 tires that were dumped on the parcel. He will keep me apprised of his progress monthly.	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



REINVESTMENT



NORA 2017 Property Auction

- 105 properties offered
 - Average bid for a vacant lot was: \$26,000
 - Average bid for a structure was: \$31,000
 - Highest bid: \$165,000 for a vacant lot in Lakeview
- Lowest bid: \$3,500. For 8 vacant lots in the Lower 9th Ward.
- 11 vacant lots did not received any bids (7 in the Lower 9th Ward)



NORA Affordable Housing Update

Affordable Housing Programs Administered by NORA as of 04/01/2017									
Project Name	Total Sold to New Resident	Total Sold to New Resident (Δ)	For Sale/Rent	Under Construction	Option to Purchase	Pre-Development	Total Number of Parcels	Total Sold to Developer	Total Sold to Developer (Δ)
Lower 9 Ward Development Initiative	0	0	0	5	0	170	175	5	0
Residential Construction Lending, 2	26	1	4	21	5	3	59	51	0
Residential Construction Lending, 3	0	0	0	0	0	7	7	0	0
Total	26	1	4	26	5	180	241	56	0

Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

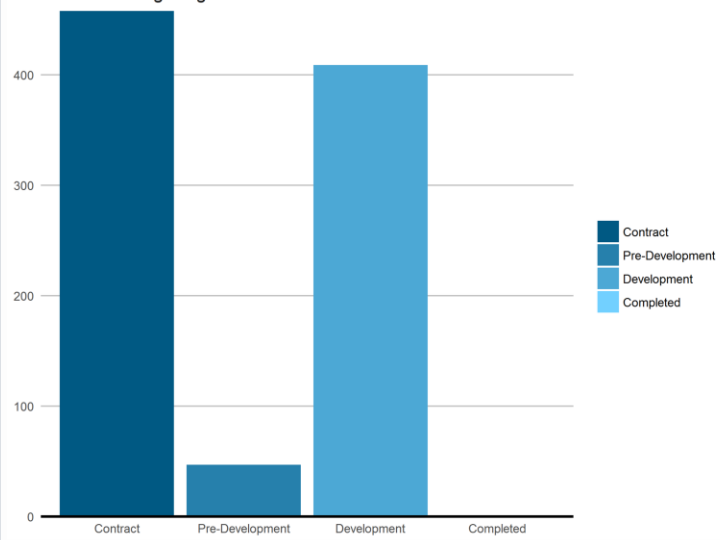
Definitions:

Rental Housing Program:

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

More than 400 affordable rental units are currently under construction

Rental Housing Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

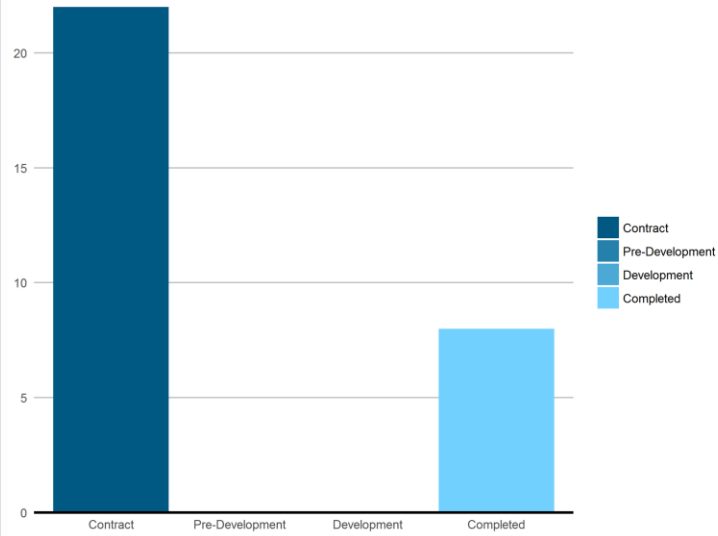
Definitions:

*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

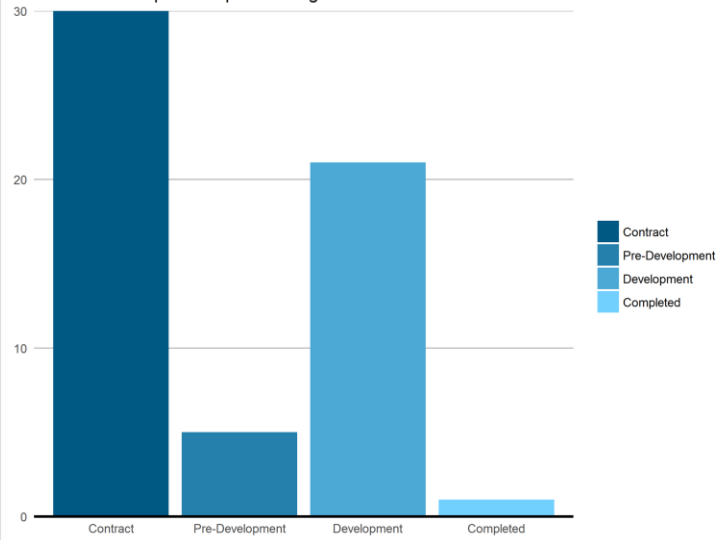
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apply for HOME funds to
subsidize the cost of
construction, land acquisition
and down payment assistance
that will produce an affordable
home for a low-income family

One unit has been completed in 2017 as part of the Homeownership Development Program

Homeownership Development Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

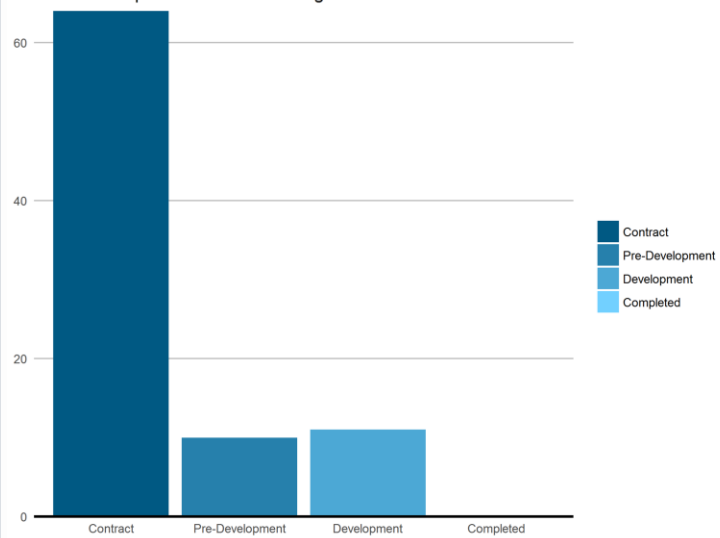
OCD

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.

11 substantial rehabilitation projects have reached the construction phase in 2017

Owner-Occupied Rehabilitation Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

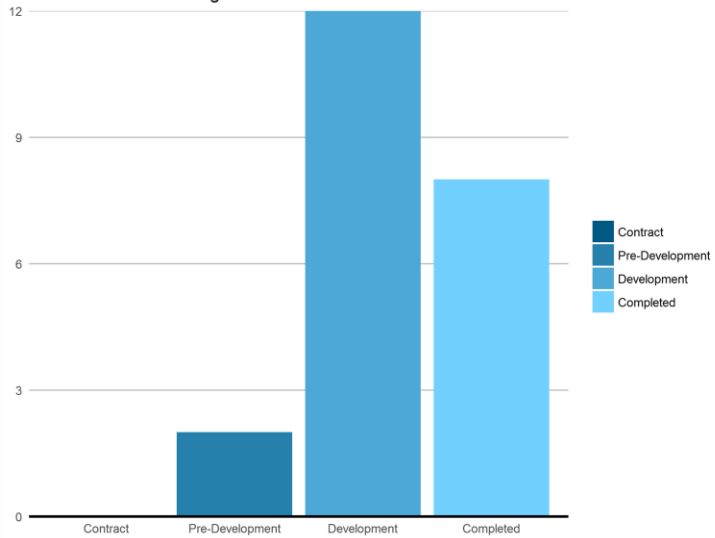
OCD

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.

Eight 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	5	NA	196
Rental Housing Program units completed	0	NA	125
Homeownership Development Program units completed (includes Soft Second Mortgage Program)	9	NA	20
Owner-Occupied Rehabilitation Program units completed (includes Home Modification Program)	8	NA	75

