



CITY OF NEW ORLEANS

BlightSTAT

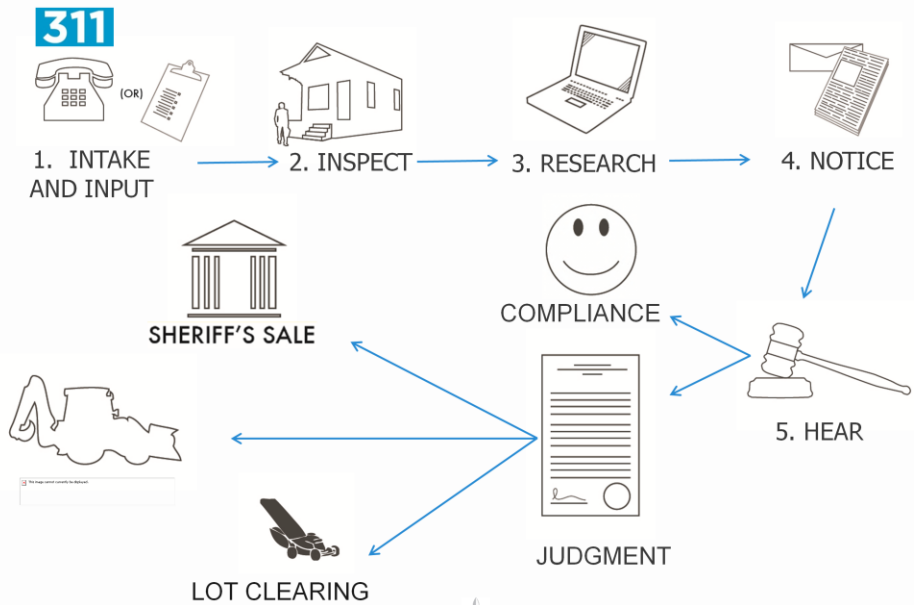
Reporting Period: September 2016

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

Assigned	Responsible	Action	Notes
8/11/2016	S. Primeaux	Implement measure to track voluntary compliance achieved prior to adjudication	▪ Measure has been incorporated into ResultsNOLA for 2017
9/9/2016	C. MacPhee	Determine why number of open inspections reported has risen in recent months and implement solution	▪ Code Enforcement has reduced the number of open inspections pending beyond 30 days to fewer than 40





INSPECT



Responsible Organization:
Code Enforcement

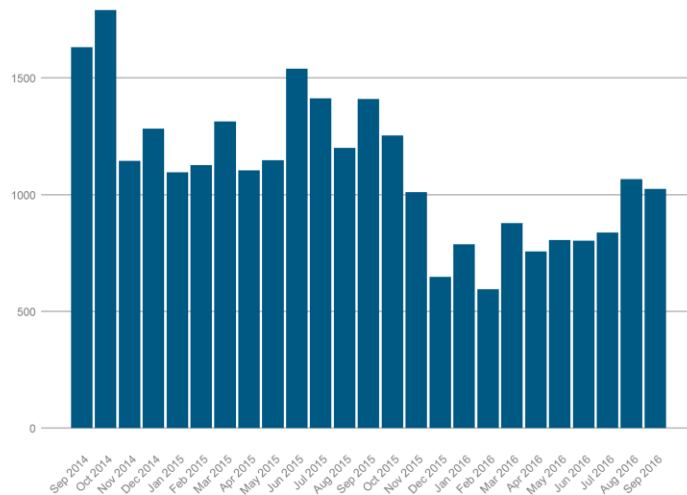
Data Source:
LAMA

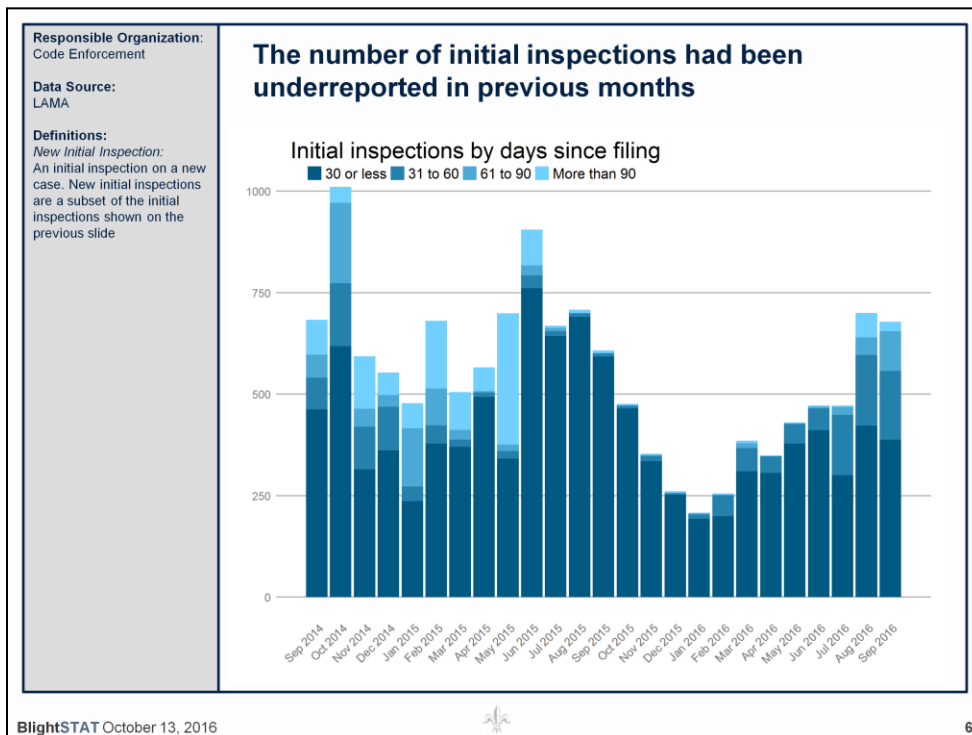
Definitions:
Inspection: An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

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

Total inspections were above 1,000 for the second time during 2016

Total inspections by month





One inspector retired during the summer of 2016.

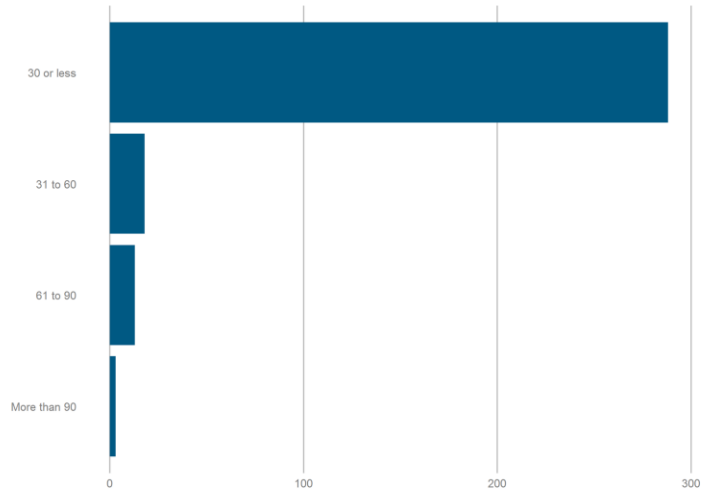
Responsible Organization:
Code Enforcement

Data Source:
LAMA

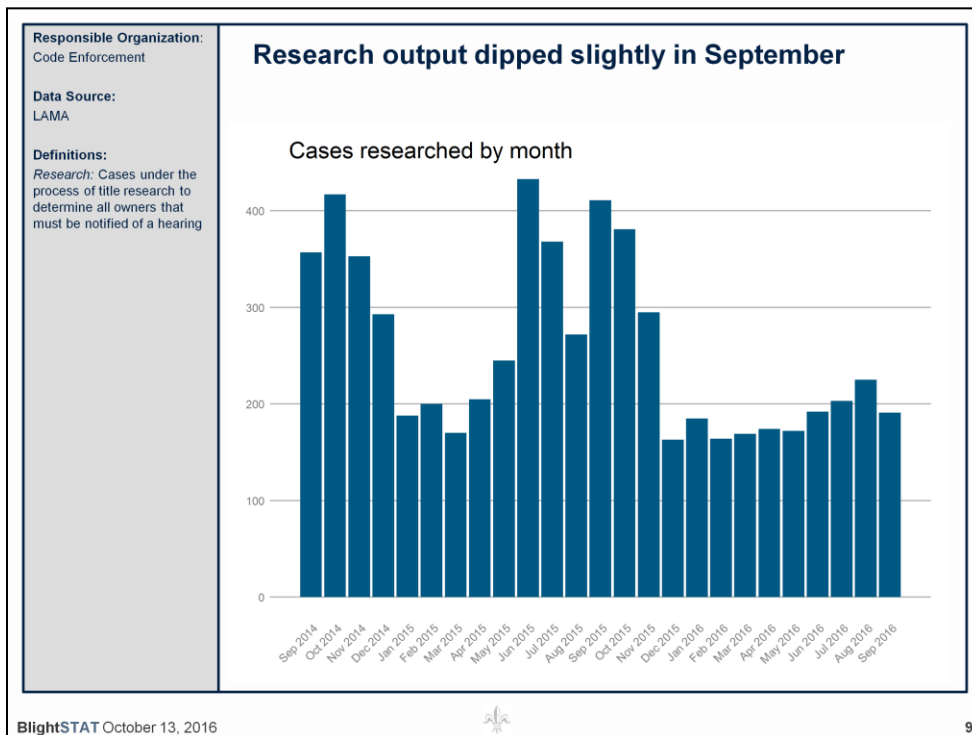
Definitions:
New Cases:
Any case that is opened after January 1st, 2013
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide
Queue: The list of all new cases awaiting inspection

Only 34 inspections are currently outstanding beyond 30 days

Open cases with no inspection by days since filing







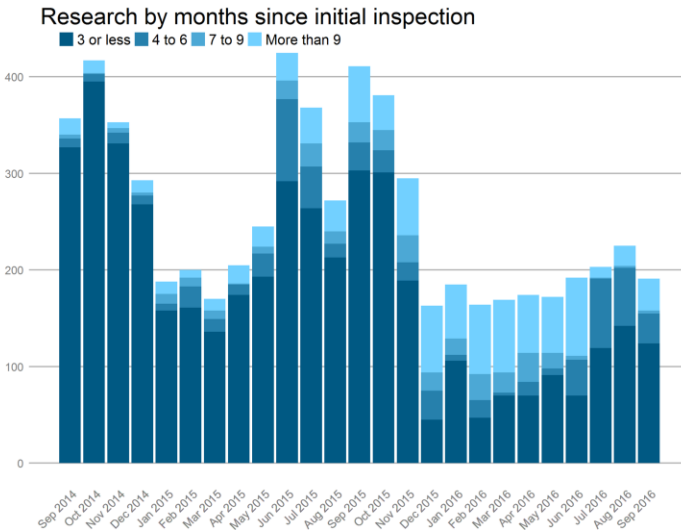
As in previous months, cases have become more difficult, often presenting multiple owners. The department had also lost a researcher in September.

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

The majority of cases researched in September took three months or less from initial inspection



Responsible Organization:

Code Enforcement

Data Source:

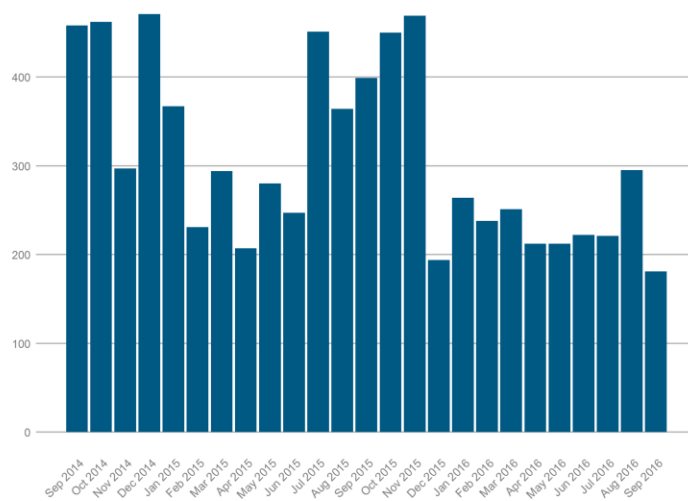
data.nola.gov

Definitions:

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

Along with research output, the September hearing total was smaller

Total 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

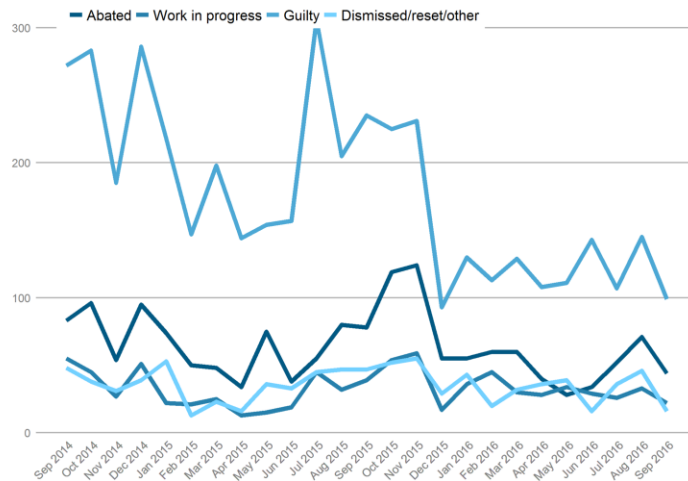
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

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.

Hearing output dipped in September across all four main outcome types

Hearing outcomes by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

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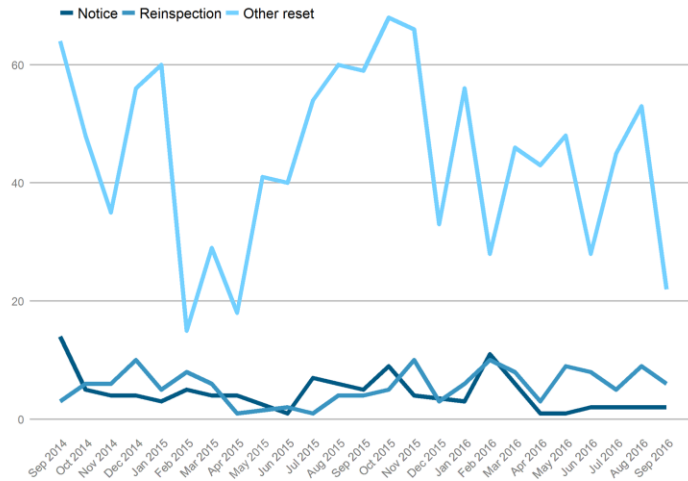
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Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Fewer hearings were reset due to reinspection issues during September

Hearings reset by month

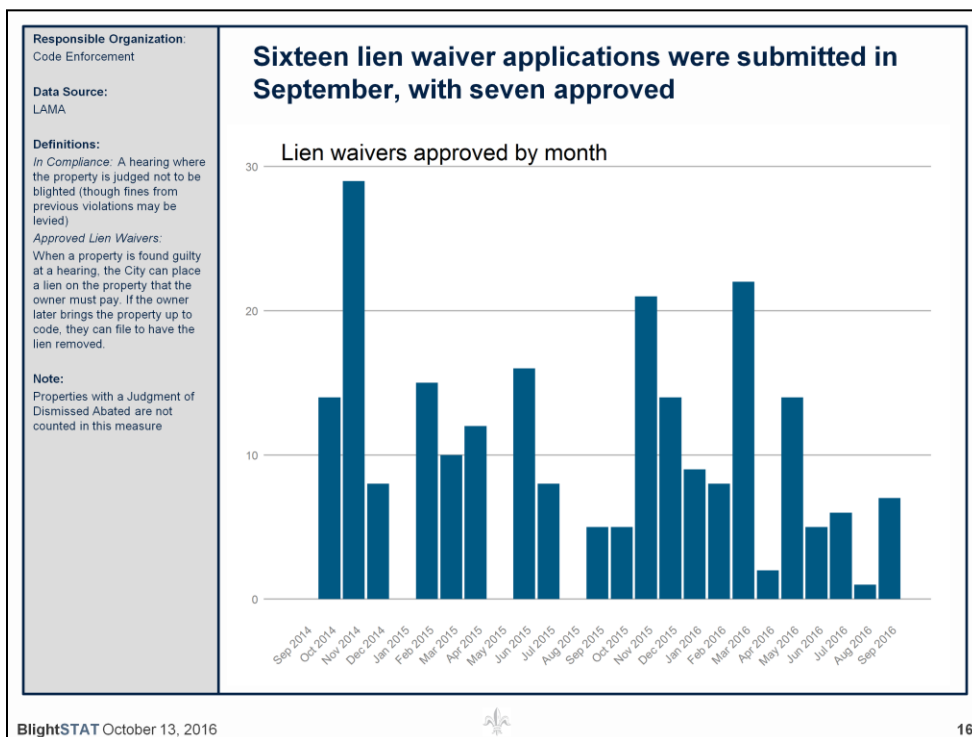


Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties brought to initial hearing	1,601	1,875	2,500
Percent of hearings reset due to failure to re-inspect the property	3.1	3	3
Percent of hearings reset due to failure to properly notify the owner	1.0	2	2







In addition to lien waivers, the department has also been using renovation agreements in encourage compliance.

Responsible Organization:
Code Enforcement

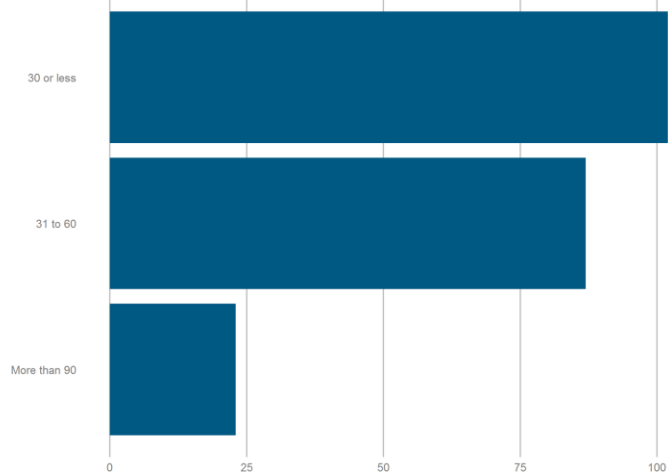
Data Source:
LAMA

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.

Most abatement decisions have been outstanding for 60 days or less

Abatement decisions pending
(by days since lien added to tax bill)





When cases are restarted, legal reviewers are generally able to build on research already conducted.

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.

Ten properties reached auction in September, with eight sold and two not receiving bids

Address	Month filed	Sale date	Price
7643 Briarwood Dr	July 2016	9/29/2016	21,000
2627 N Claiborne Ave	July 2015	9/29/2016	18,333
3200-3202 Hamilton St	August 2015	9/15/2016	NB/NS
6004-6006 Burgundy St	August 2015	9/15/2016	NB/NS
1031 Tricou St	June 2016	9/8/2016	45,100
4827 Friar Tuck Dr	September 2015	9/8/2016	35,000
3824 Piedmont Dr	December 2015	9/1/2016	41,000
3416 London Ave	December 2015	9/1/2016	37,000
2129 Dumaine St	July 2015	9/1/2016	32,000
9131 Fig St	August 2015	9/1/2016	16,000

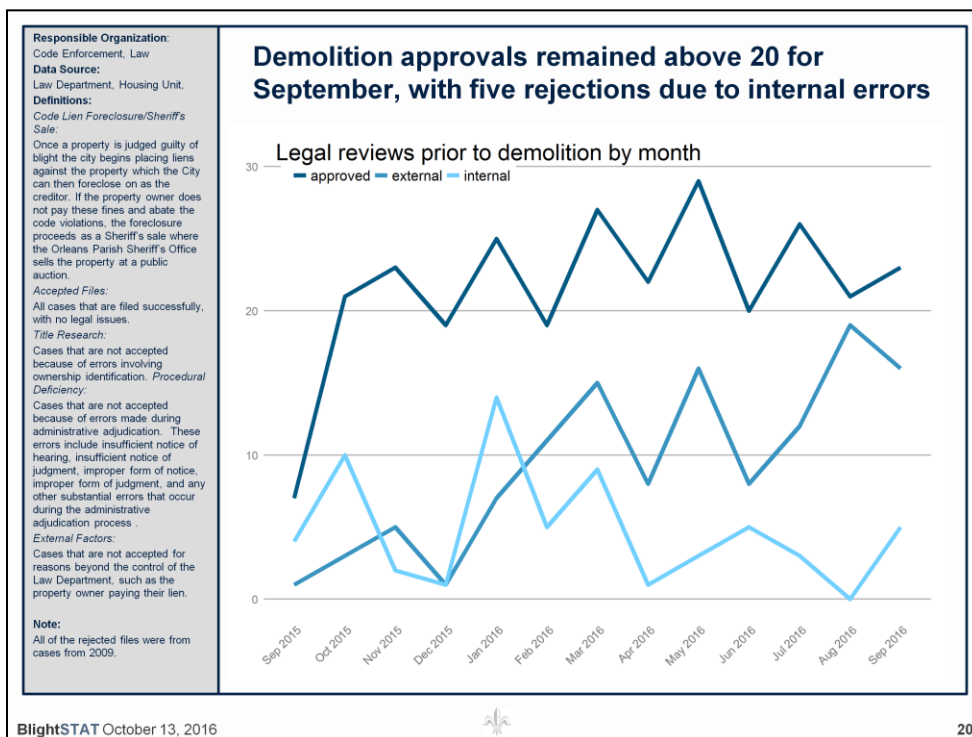
BlightSTAT
October 13, 2016



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Both properties not receiving bids during September are scheduled to be put up again for auction.

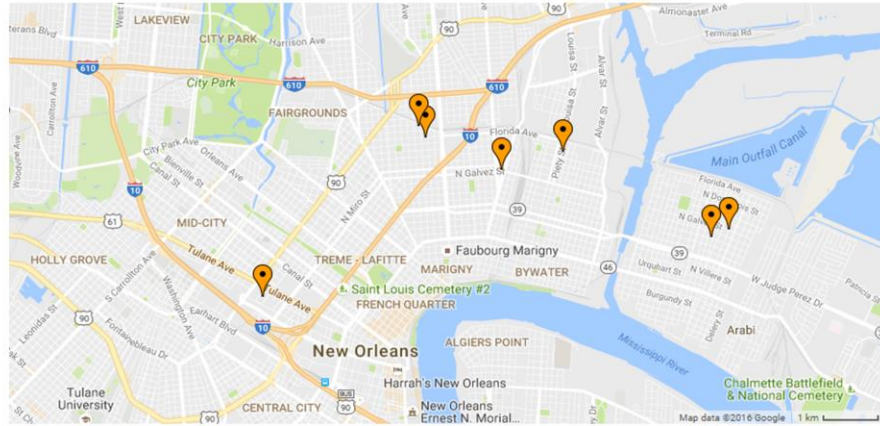


September demolition reviews were completed by one attorney.

FEMA Funded Demolitions

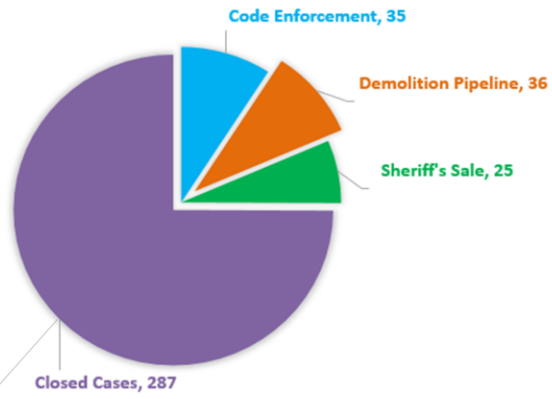
September 2016

Demo Start	DEMO	Property #	Street Name	Clearance
2016/01/21	RACM	3522	PAUGER ST	2016/09/15
2016/09/01	C&D	2120	HOPE ST	2016/09/01
2016/09/08	C&D	2100	EADS ST	Pending Slab Removal
2016/09/12	RACM	5973-75	N GALVEZ ST	Pending Slab Abatement
2016/09/14	RACM	3304	LAW ST	2016/09/14
2016/09/21	RACM	2524	GRAVIER ST	2016/09/22
2016/09/30	RACM	1904	ALABO ST	2016/10/03



Overview of the FEMA Funded Demolitions Program

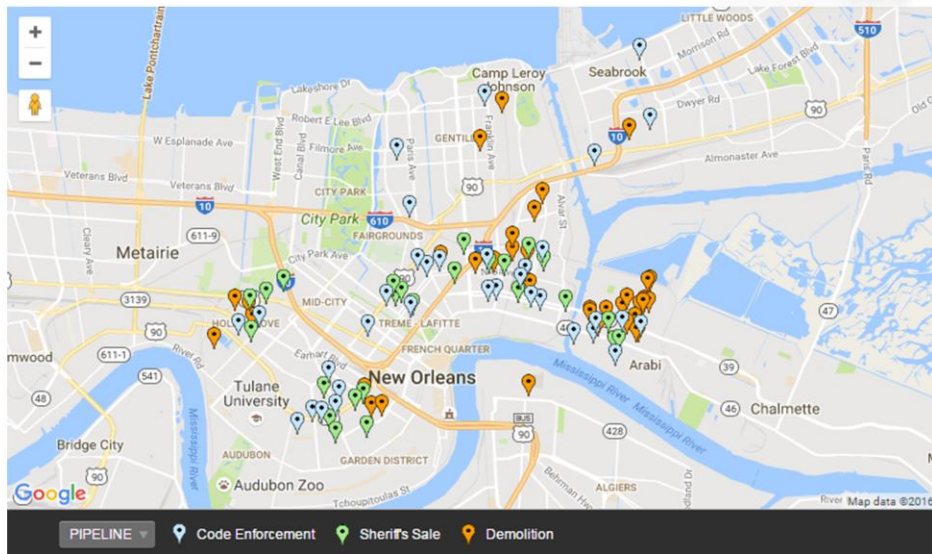
Number of Cases per Pipeline	1-Aug	1-Sep	1-Oct
3 MONTH COMPARISON			
Code Enforcement Pipeline	62	46	35
Demolition Pipeline	41	41	36
Sheriff's Sale Pipeline	25	28	25
CLOSED CASES	255	268	287
TOTAL	383	383	383



Of these 287 → 98 were demolished under the FEMA Program

Visual of the Pipelines (excluding closed cases)

Code Enforcement	35
Sheriff's Sale	25
Demolition	36
TOTAL	96



Code Enforcement has reached an abatement strategy or is awaiting abatement on 12 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. Sale Date: 12/1/2016. For updated information inquire with the Sheriff's Office using case number 2016-3224.	NINTH WARD HOUSING DEVELOPMENT CORP
	4402 Reynes Blvd	Haydel Heights Apartments	Writ filed for property to be sold.	Grace Park Townhome Apartments, LLC
	6324 Chef Menteur Blvd	Old Hotel by I-10	Writ filed for property to be sold. Sale Date: 10/20/2016. For updated information inquire with the Sheriff's Office using case number 2015-11432.	Vincente A Morreale et al
	8500 Lake Forest Blvd	Abandoned Gas Station	Property did not sell at auction on 10/6/2016 (no bid no sale). Code Enforcement will look for an interest in purchase before putting up the property again for a second sale. For updated information inquire with the Sheriff's Office using case number 2015-7497.	Sterling McKeithen et al
	3010 Sandra Dr	Crescent City Gates	Writ filed for property to be sold.	Crescent City Gates Fund LP
Awaiting Abatement	2616 S. Claiborne Ave	Cornerstone Homes	Property received guilty judgment 7/7/2016.	Greater New Orleans Rehabilitation Corp
	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 9/1/2015.	Love Outreach Fellowship et al
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.	
	6701 I-10 W Service Rd	30 I-10 Service Rd	Property received guilty judgment on 1/25/2016.	Stephen A Uwaezuoke
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.	Otis Lain et al
	12001 I-10 Service Rd	La Quinta Inn	Property received guilty judgment on 7/11/2016.	Bullard Mall LLC
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Property received a guilty judgment 3/3/2015	Family Resources of New Orleans, Inc



An additional five properties are currently in litigation

Address	Description	Case information	Owner
2501 St Claude Ave	Auto Parts Store	Owner appealed CE judgment and multiple lawsuits followed. The owner has been given the permission to demolish. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2014-11960.	Infinity Fuels, LLC
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
6700 Plaza		Owner is appealing the Code Enforcement judgment. For updated information inquire with the Clerk of Court using case number 2015-00576	6700 Plaza Drive LLC



Six priority commercial properties are awaiting hearing or currently being monitored by Code Enforcement

Stage	Address	Description	Status	Owner
Awaiting hearing	6800 Plaza	Medical Facility	Inspection found violations. Case is undergoing legal research.	Oschner Clinic Foundation
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing initially scheduled 6/27/2016. Reset for work in progress. Hearing scheduled 1/23/2017.	RACETRAC PETROLEUM INC
Code Enforcement monitoring	1532 Robert E. Lee Blvd		Settlement reached with the owner CE will continue to monitor. Permits pulled.	REL Investments LLC
	2500 Louisiana Ave	3403 Freret St/2502 Louisiana	Property sold and owner settled liens with the City. Owner has applied to demolish structure and submitted plans to build a medical center.	2500 Louisiana, LLC
	6001 Bullard Ave	Old Schwegmann's	Lien Paid---CEHB monitoring	Bullard Center Investments, LLC
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed---CEHB monitoring	Lake Forest Tower LLC



Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Cases brought into compliance and closed prior to hearing	595	Measuring	Measuring
Blighted properties found in compliance at hearing or approved for lien waiver	518	563	750
Blighted units demolished	197	188	250



REINVESTMENT



NORA – 2016 Affordable Housing Program Update



Current Affordable Housing Request for Proposals Programs Administered by NORA

Project Name	Sold	For Sale/Rent	Under Construction	Option to Purchase	Pre- Development	Total
Project 1330	4	1	0	0		5
Residential Construction Lending, 2	14	12	13	0	20	59
Lower 9 Ward Development Initiative	0	0	0	61	114	175
Residential Construction Lending, 3	0	0	0	0	7	7
Total	18	13	13	61	141	246



Responsible Organization:

Office of Community
Development (OCD)

Data Source:
OCD

Definitions:

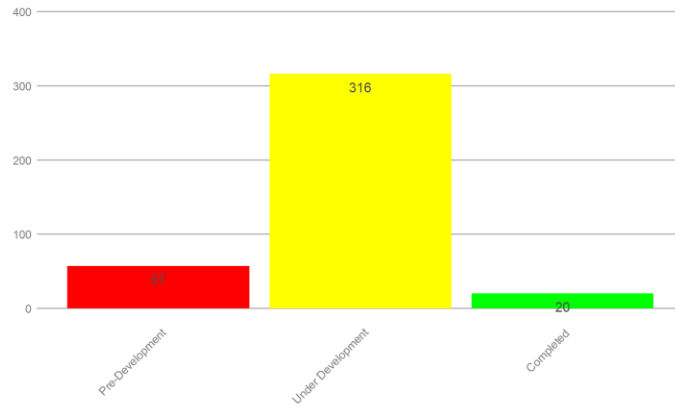
Rental Housing Program:

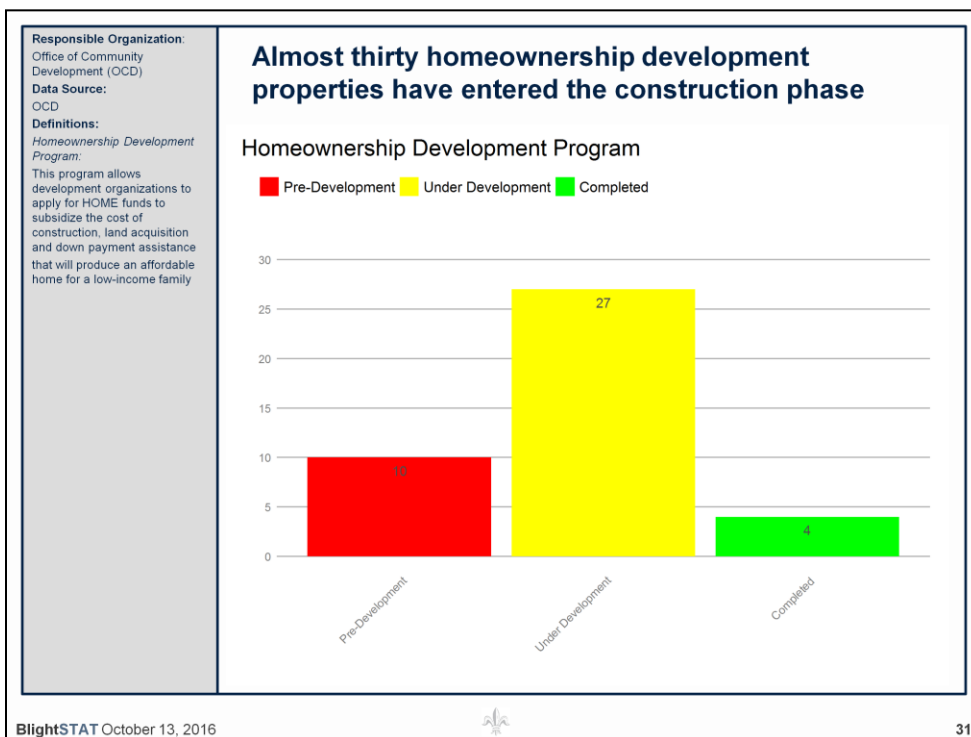
This program provides quality,
affordable rental housing for
low-income families

More than 300 affordable housing units are currently under construction across 14 different projects

Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed





The number of units under development includes several homes for military veterans.

Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

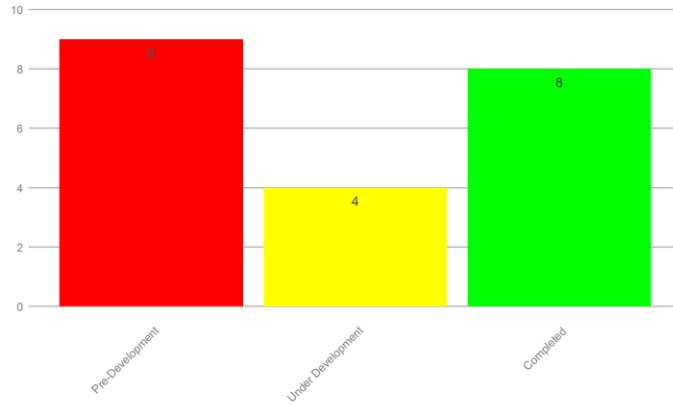
Definitions:

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.

13 rehabilitation projects are pending, with 10 more going out to bid in October

Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties returned to commerce through disposition programs	160	150	200
Rental Housing Program units completed	20	Management statistic	Management statistic
Homeownership Development Program units completed	4	Management statistic	Management statistic
Owner-Occupied Rehabilitation Program and Home Modification Program units completed	24	Management statistic	Management statistic

