



CITY OF NEW ORLEANS

BlightSTAT

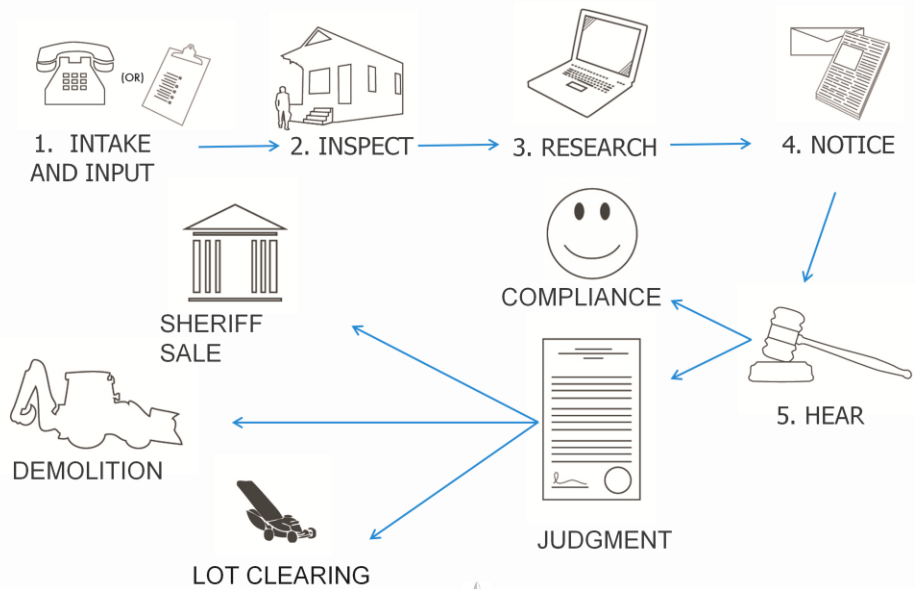
Reporting Period: April 2017

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



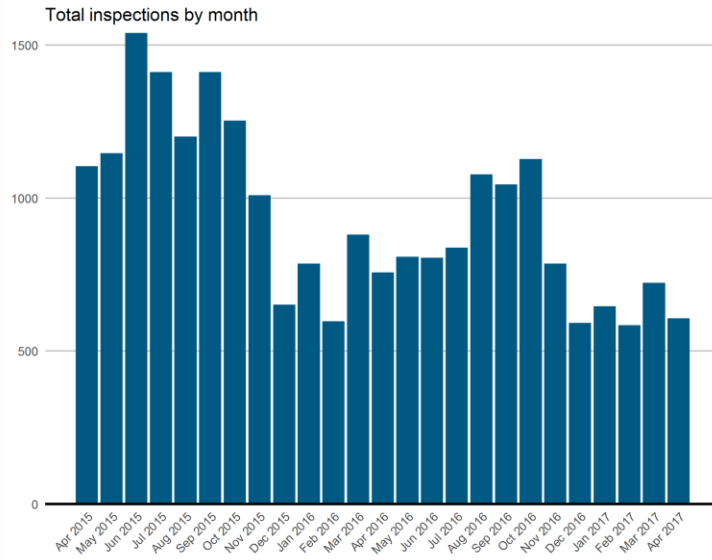
Responsible Organization:
Code Enforcement

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.

April inspections were slightly below 2016 figures



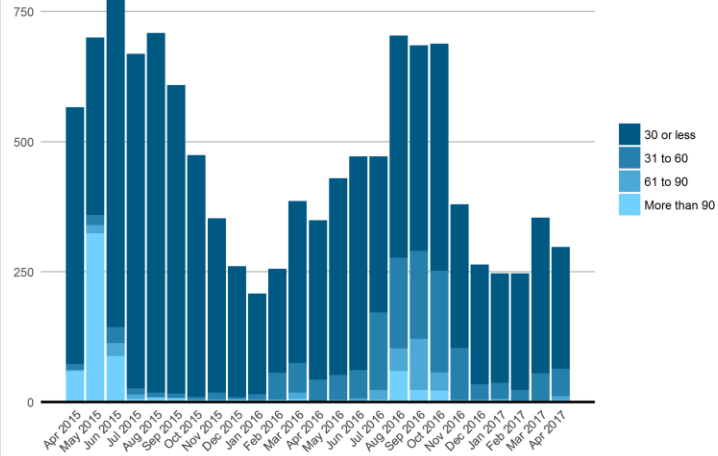
Responsible Organization:
Code Enforcement

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 April all but 11 initial inspections were completed within 60 days, for an average of 26 days

Initial inspections by days since filing



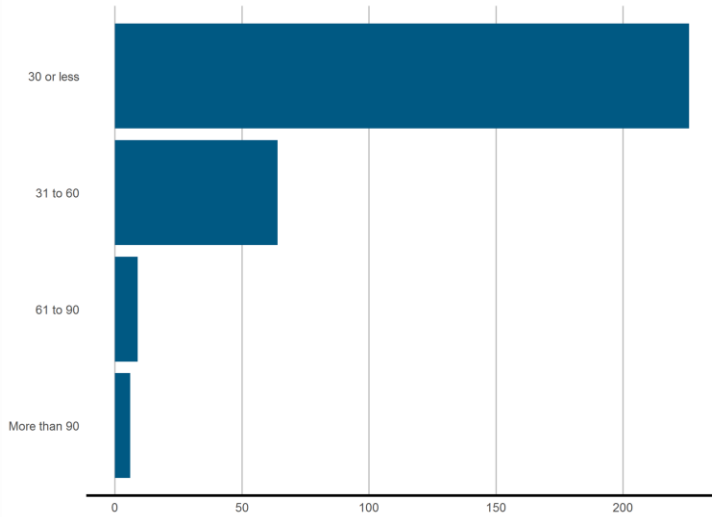
Responsible Organization:
Code Enforcement

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

Fewer than 80 initial inspections are currently outstanding beyond 30 days

Open cases with no inspection by days since filing





Responsible Organization:
Code Enforcement

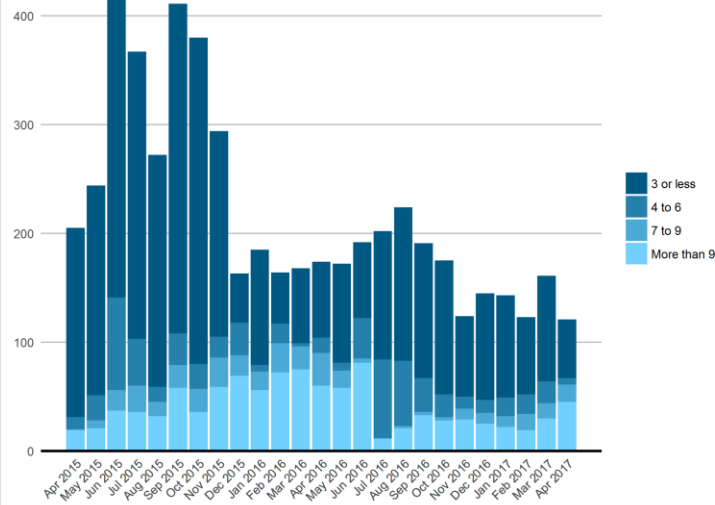
Data Source:
LAMA

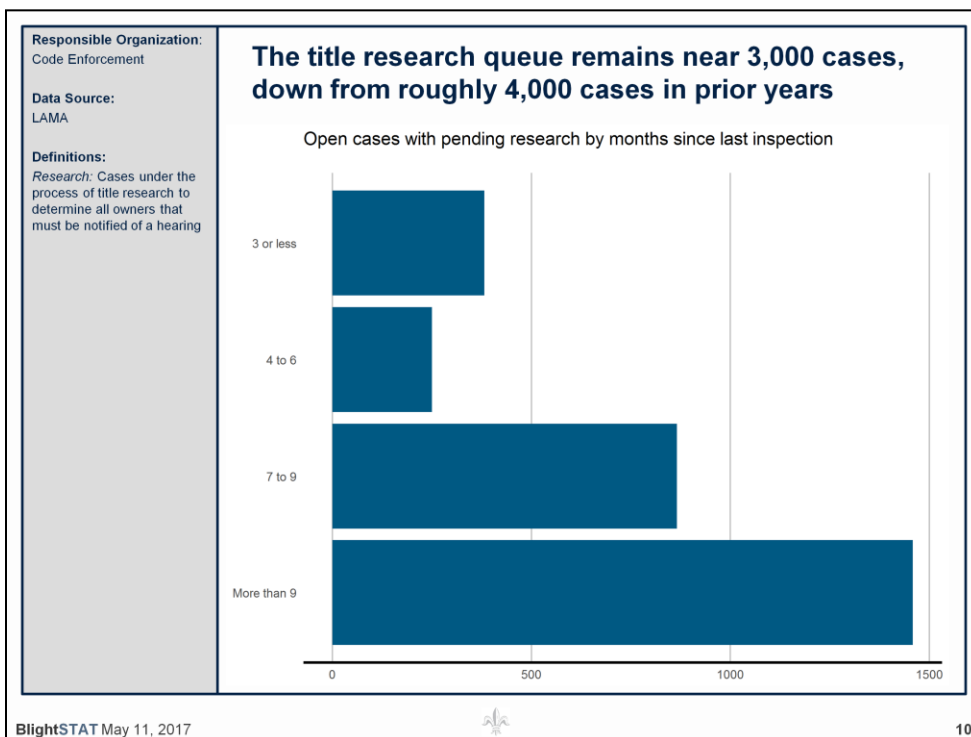
Definitions:

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

Cases researched in April averaged 9 months from inspection – properties averaged 7 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:

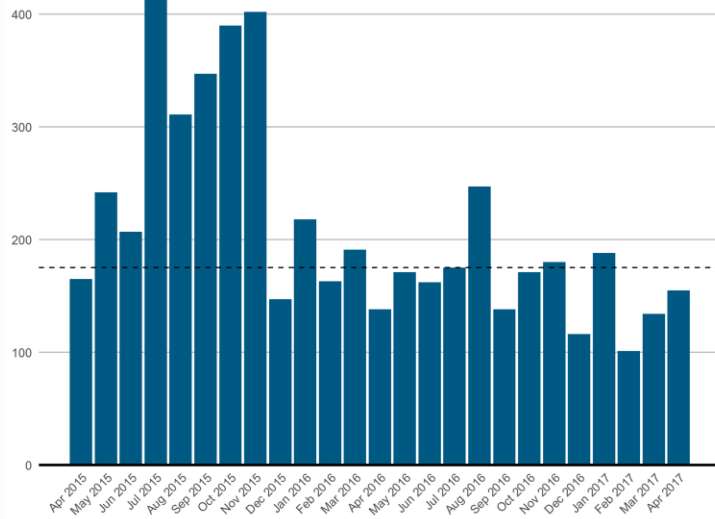
data.nola.gov

Definitions:

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

April hearings were above 2016 levels and nearly on par with 2015

Initial hearings by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

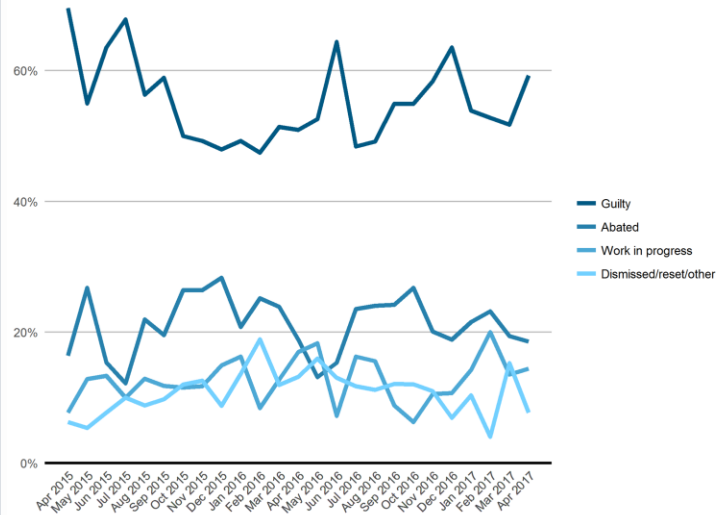
Guilty: A hearing where the property is judged to be blighted
Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

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.

The proportion of guilty judgments in April was above 2016 levels

Proportion of hearing outcomes by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

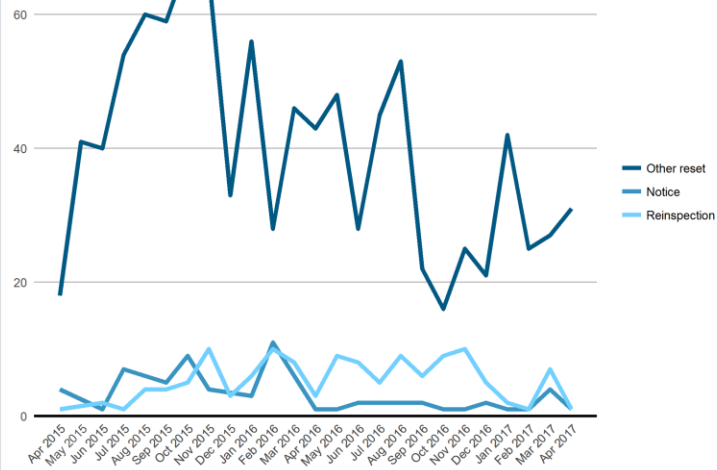
Guilty: A hearing where the property is judged to be blighted
Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

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.

One notice issue and one reinspection issue were reported for hearings in April

Hearings reset by month



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Cases brought to initial hearing	578	700	2,100
Hearings reset due to reinspection issues (percent)	1.5	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:

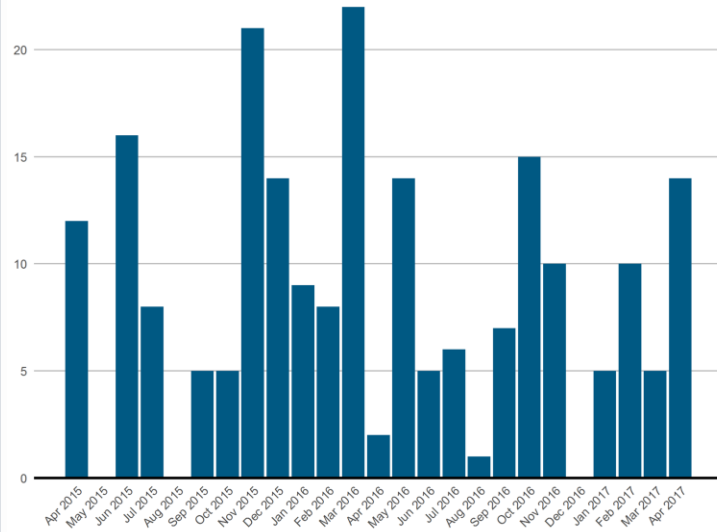
When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

Note:

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

14 lien waiver applications were approved in April, the most reported so far in 2017

Lien waivers approved by month



Responsible Organization:
Code Enforcement

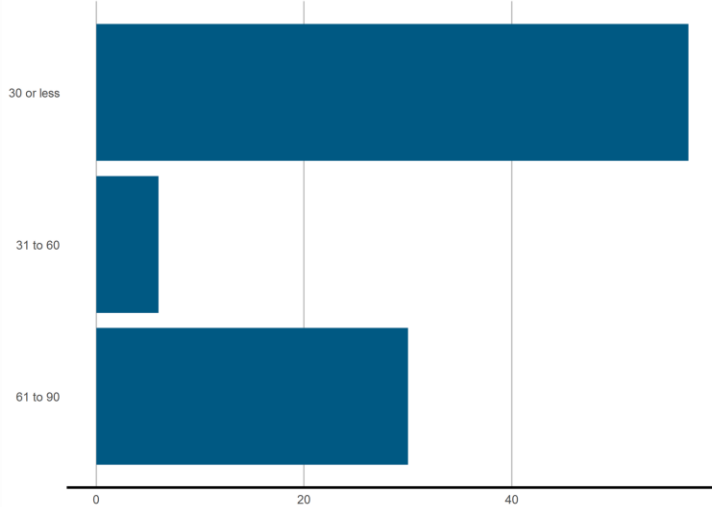
Data Source:
LAMA

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.

Just over 90 abatement decisions were pending at the end of April

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:*

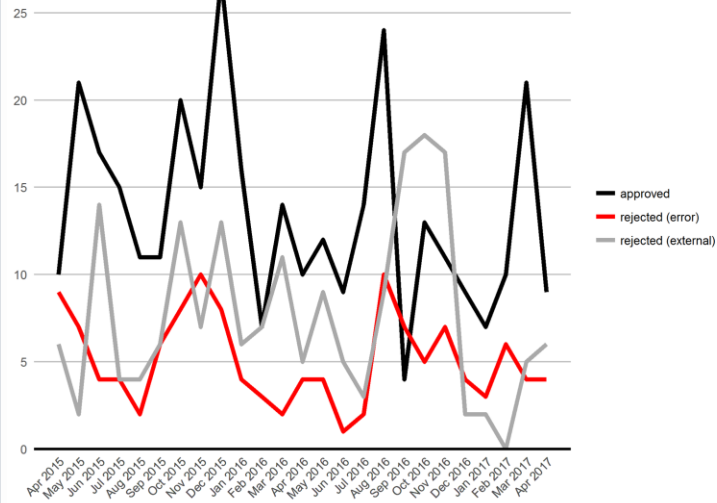
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication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

Nine properties were approved for sale, with 4 errors identified

Sale review outcomes by month



Responsible Organization:

Code Enforcement

Data Source:

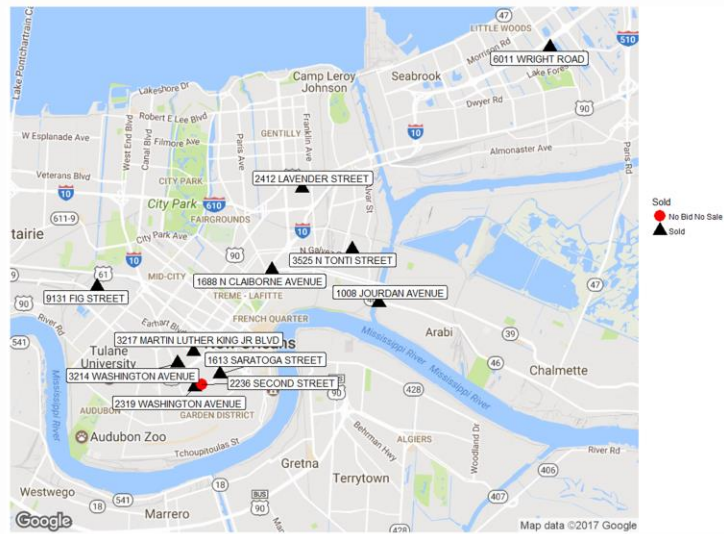
Law Department, Housing Unit

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.

10 properties across the city sold in April, with one in Central City not receiving bids



Responsible Organization:

Code Enforcement

Data Source:

Law Department, Housing Unit

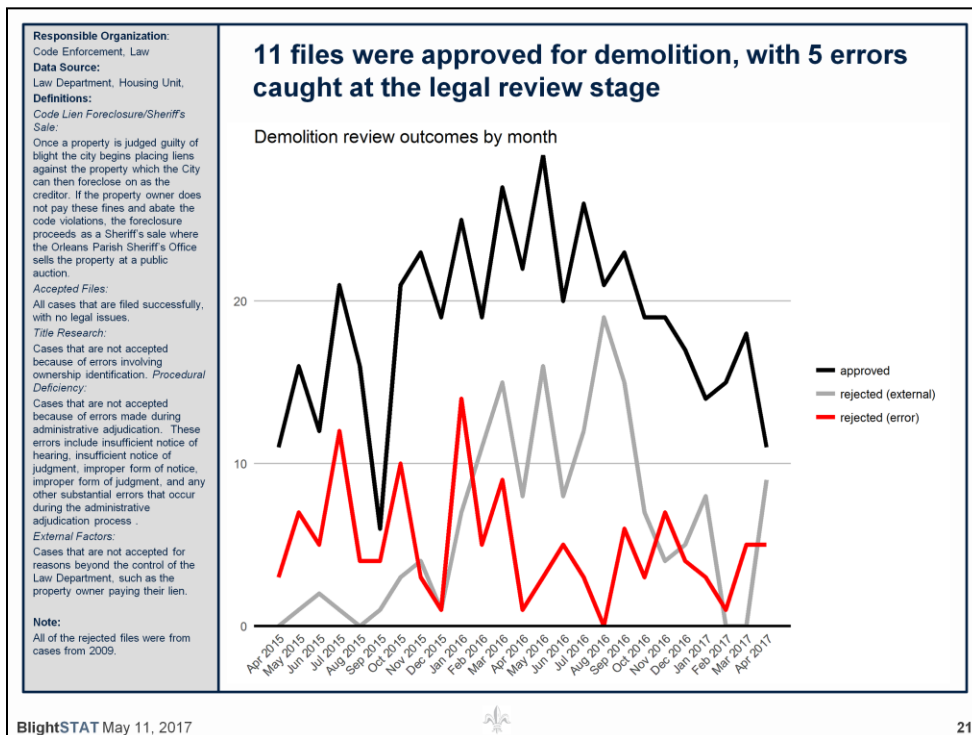
Definitions:*Code Lien Foreclosure/Sheriff's Sale:*

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.

Average price at auction was \$103,000

Address	Amount	Date
1008 JOURDAN AVENUE	675,000	4/27/2017
6011 WRIGHT ROAD	149,000	4/20/2017
2319 WASHINGTON AVENUE	46,000	4/27/2017
3214-16 WASHINGTON AVENUE	40,000	4/20/2017
1613-15 SARATOGA STREET	40,000	4/6/2017
1688 N. CLAIBORNE AVENUE	25200	4/13/2017
9131 FIG STREET	18,000	4/27/2017
3217 MARTIN LUTHER KING, JR. BLVD.	14,000	4/27/2017
3525-27 N. TONTI STREET	13,333.34	4/13/2017
2412 LAVENDER STREET	12,100	4/6/2017
2236-2238 SECOND STREET	No Bid No Sale	4/20/2017



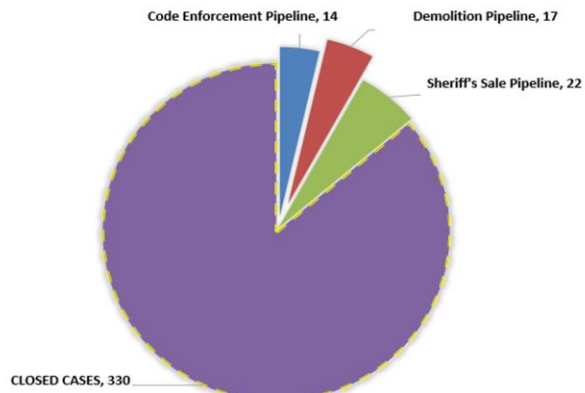


One attorney continues to handle substantially all demolition legal reviews.

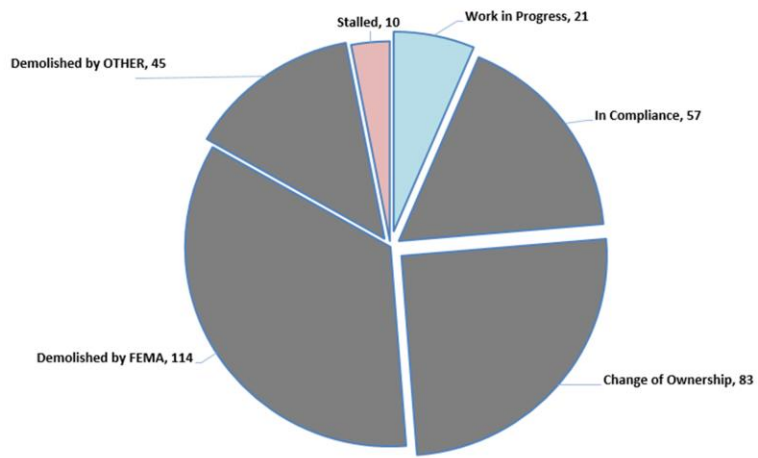
PHASE III

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

Number of Cases within each Pipeline	1-Apr	1-May
Code Enforcement Pipeline	16	14
Demolition Pipeline	24	17
Sheriff's Sale Pipeline	20	22
CLOSED CASES	323	330
TOTAL	383	383



Close-up of Closed Cases



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	Property Sold at auction on 4/27/2017 for \$675,000—a code enforcement record for sales. The winning bidder has 30 days to pay the balance and when a deed is recorded the new owners will be able to begin rehabbing the site.	NINTH WARD HOUSING DEVELOPMENT CORP
	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 NEW 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 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	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.	Love Outreach Fellowship et al
	2800 Sullen Pl	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.	
	6880 Parc Brittany Blvd	Brittany Court Condominiums	New case started and title report ordered due to ownership complications. Will probably be set for early June 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	Prior lien paid. Initiated new code enforcement case to impose fines for violations. Will probably be set for early June 2017.	Bullard Mall LLC
Code Enforcement monitoring	4402 Reynes Blvd	Haydel Heights Apartments	Consent judgment signed—CEHB monitoring.	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. 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	Tires have been removed from the site. Contacted the owner and he is now working to have the site re-subdivided and after that will move forward with rehabbing into Shoney's.	J C BERN-MAS INVESTMENTS LLC



An additional three properties are currently in litigation

Address	Description	Case information	Owner
5300 Franklin Ave	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
5328 Franklin Ave	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
6601 Plaza	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



Lot Maintenance Program

- In April, the City's contractor, Black Men of Labor, cleared and mowed 225 lots in the Florida and Desire Neighborhoods.
- Debris collection included:
 - 279 tons of vegetation
 - 750 tires
 - 15 tons of concrete
 - 30 cubic yards of glass
 - 30 cubic yards of plastic
 - 500 pounds of aluminum
 - 2,500 pounds of other metals
 - 15 cars
- 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)	201	500	1,500
Blighted units demolished	80	83	250



REINVESTMENT



NORA Affordable Housing Update

Affordable Housing Programs Administered by NORA as of 05/01/2017

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	5	1	20	0	5	0	3	59
Residential Construction Lending, 3	0	0	0	0	0	0	0	0	7	7
Total	26	0	5	1	25	0	5	0	180	241

BlightSTAT May 11, 2017



Last auction took place on April 3 and April 4.

Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

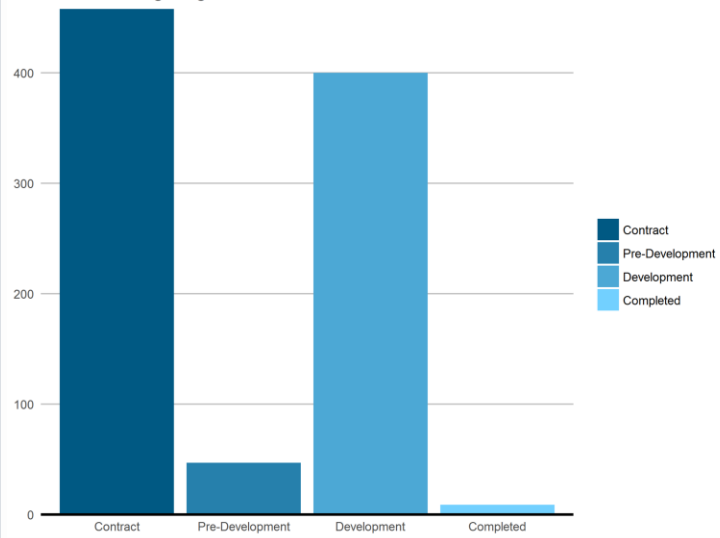
Definitions:

Rental Housing Program:

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

Nine units were completed in the Bastion development for returning veterans

Rental Housing Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

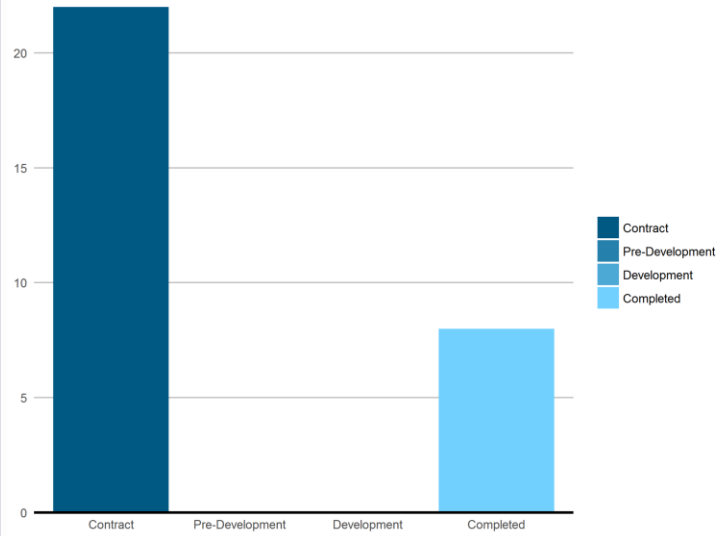
Definitions:

*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

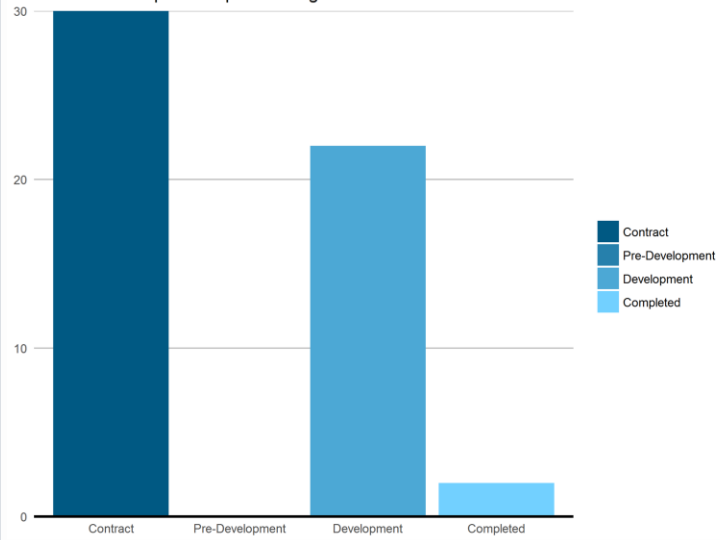
Definitions:

*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

One home was completed and sold under the VA/UMC Homes Restoration Project

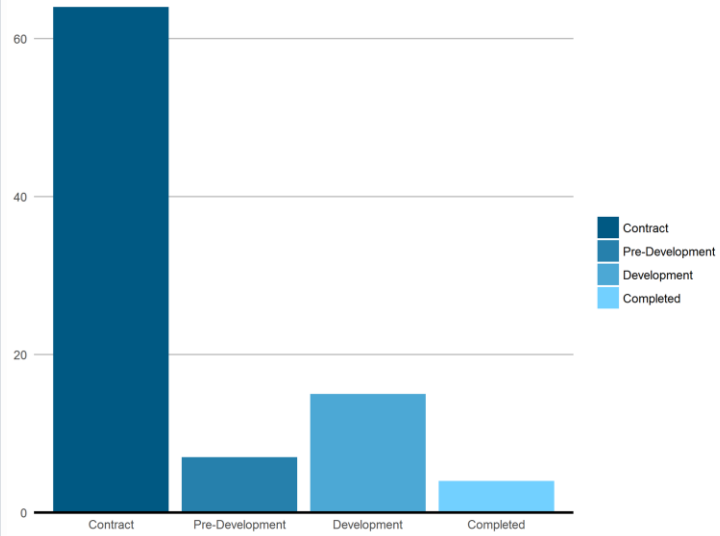
Homeownership Development Program



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 have been completed in 2017

Owner-Occupied Rehabilitation Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

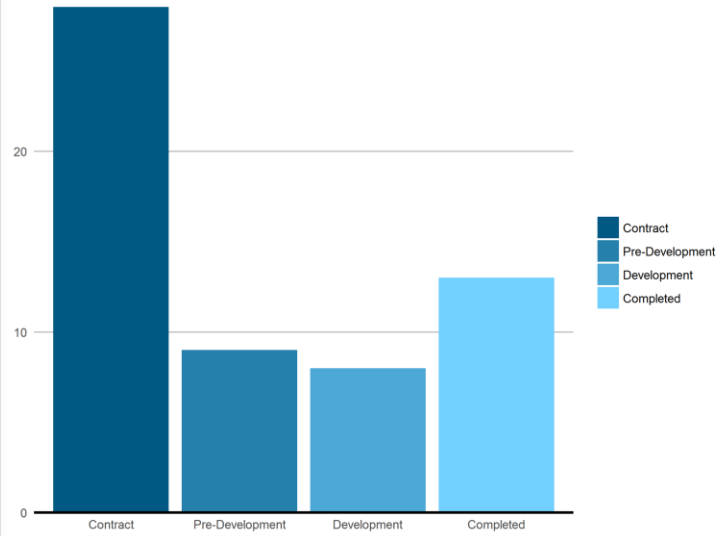
OCD

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.

13 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	36	65	196
Rental Housing Program units completed	9	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)	17	NA	75

