



CITY OF NEW ORLEANS
BlightSTAT

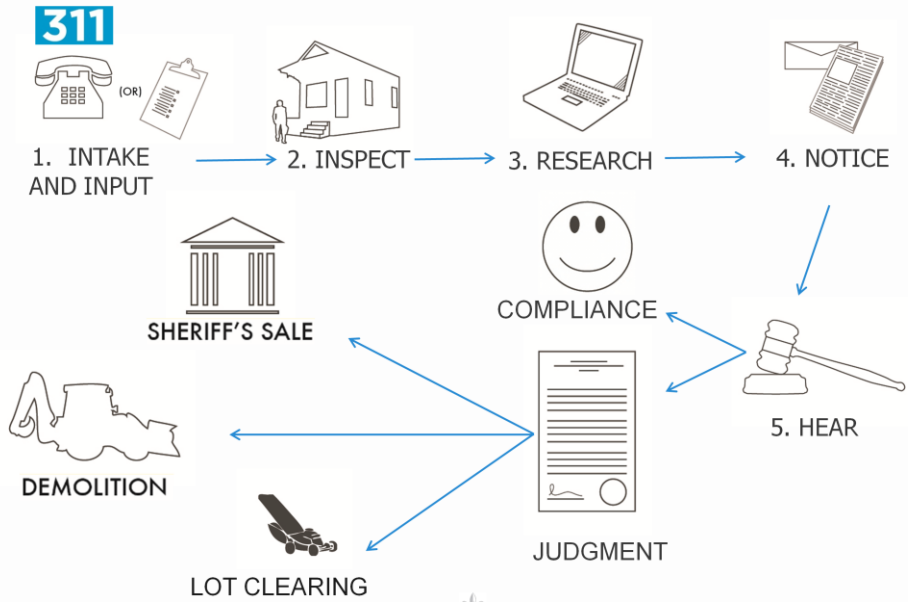
Reporting Period: February 2016

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

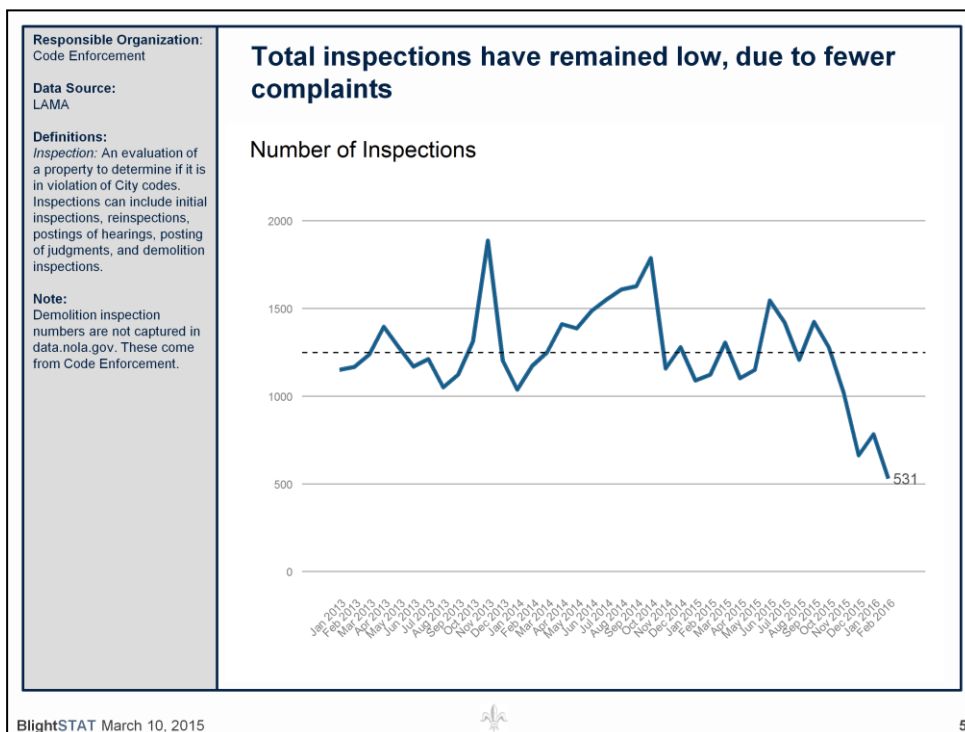
Assigned	Responsible	Action	Notes
11/12/2015	C. Dyer	Complete procurement process for title research work	<ul style="list-style-type: none">Contract for large RFP is in legal reviewWork under small RFP has been completed
1/14/2016	R. Bolling	Provide upcoming court dates to local neighborhood associations in a more accessible format	<ul style="list-style-type: none">Neighborhood Engagement working to make new hire





INSPECT





Fact that there are fewer inspection requests may actually be healthy trend.

Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

New Cases:
Any case that is opened after January 1st, 2013

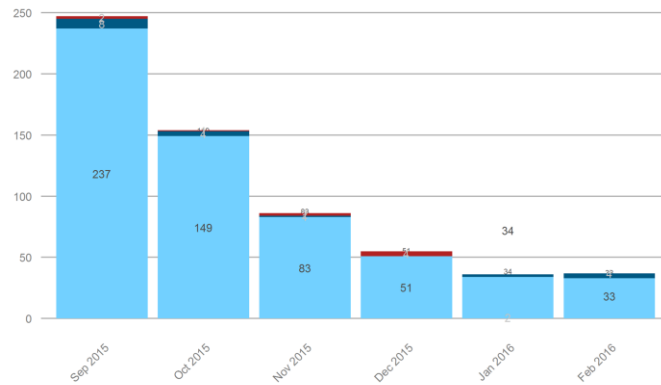
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

Queue: The list of all new cases awaiting inspection

The vast majority of inspections are completed within 30 days

Age of Completed New Inspections

Less than 30 Days Old 30-90 Days Old Greater than 90 Days Old



Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

New Cases:
Any case that is opened after
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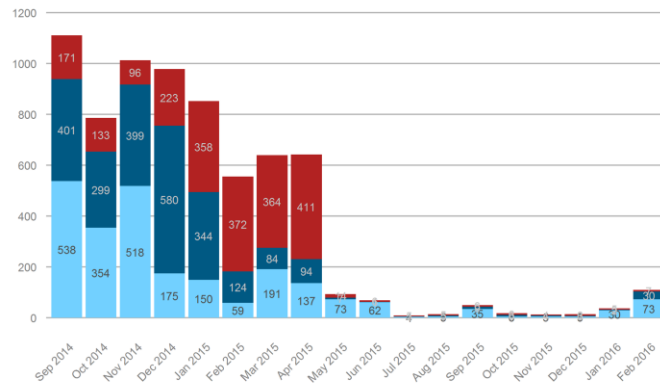
New Initial Inspection:
An initial inspection on a new
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inspections shown on the
previous slide

Queue: The list of all new
cases awaiting inspection

Inspectors have worked down the backlog of older cases

Age of Open Cases

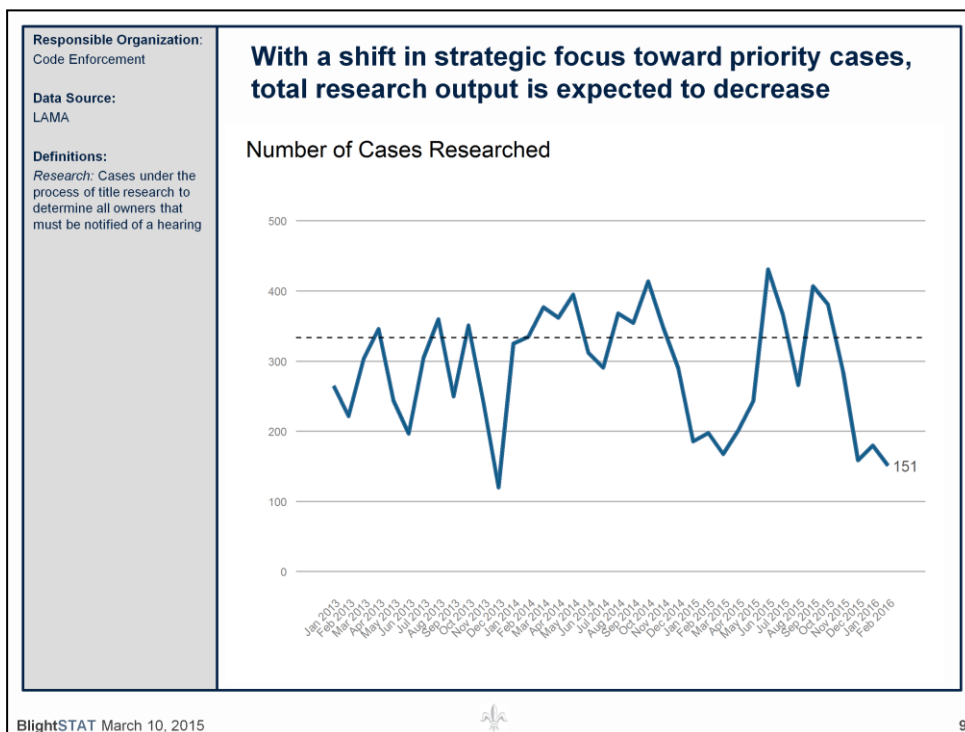
Less than 30 Days Old 30-90 Days Old Greater than 90 Days Old





HEAR





Two inspectors may be reallocated toward research duties as work volume shifts.

Responsible Organization:
Code Enforcement

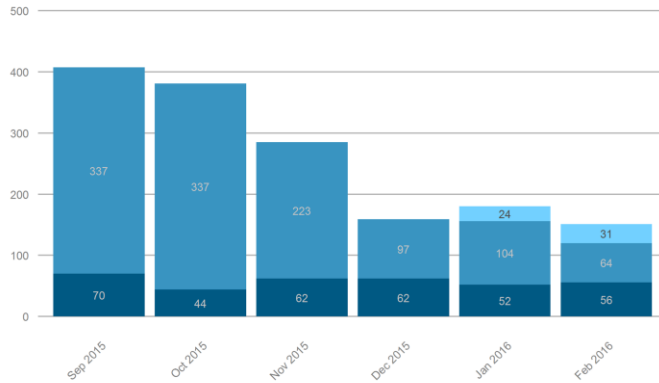
Data Source:
LAMA

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

With a shift in strategic focus toward priority cases, total research output is expected to decrease

Filing Year of Cases Researched

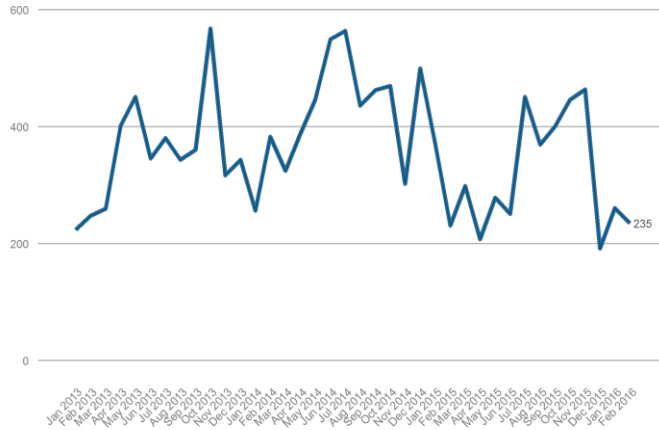
■ Opened before 2015 ■ Opened in 2015 ■ Opened in 2016

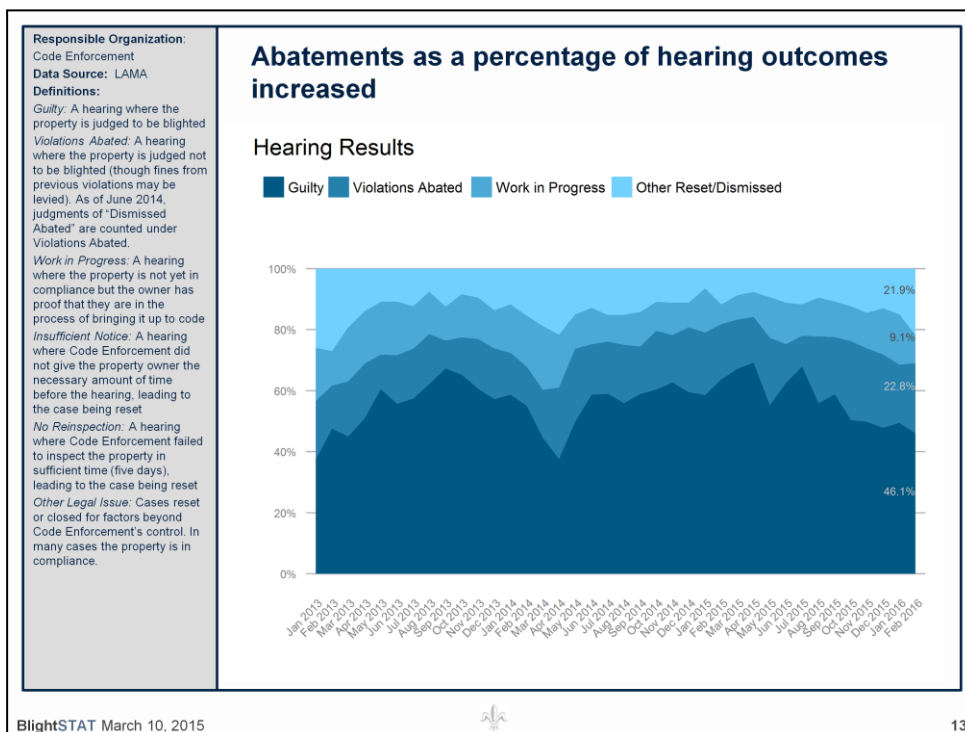


Responsible Organization:
Code Enforcement
Data Source:
data.nola.gov
Definitions:
Hearing: A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

Decrease in total hearing output likely reflects shift toward cases with more difficult title research

Number of Hearings





Increase in percentage of dismissals may actually represent positive trend if dismissal results from homeowner compliance.

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 Respection: 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

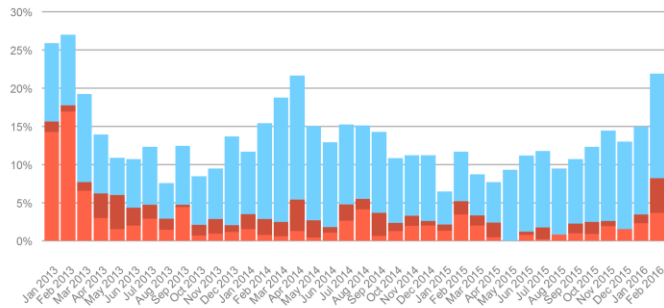
Code Enforcement's control. In many cases the property is in

compliance.

Reinspection and notice resets have been increasing as a percentage of hearings since December

Percent of Cases Reset

■ No Respection ■ Insufficient Notice ■ Others (External Factors)



Key Performance Indicators

Measure	2016 actual	YTD target
Number of properties brought to hearing	377	334
Percent of hearings reset due to failure to re-inspect the property	2.9	< 3
Percent of hearings reset due to failure to properly notify the owner	2.7	< 2





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.

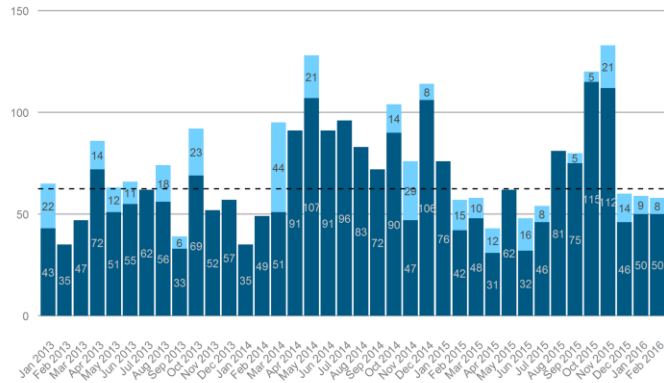
Note:

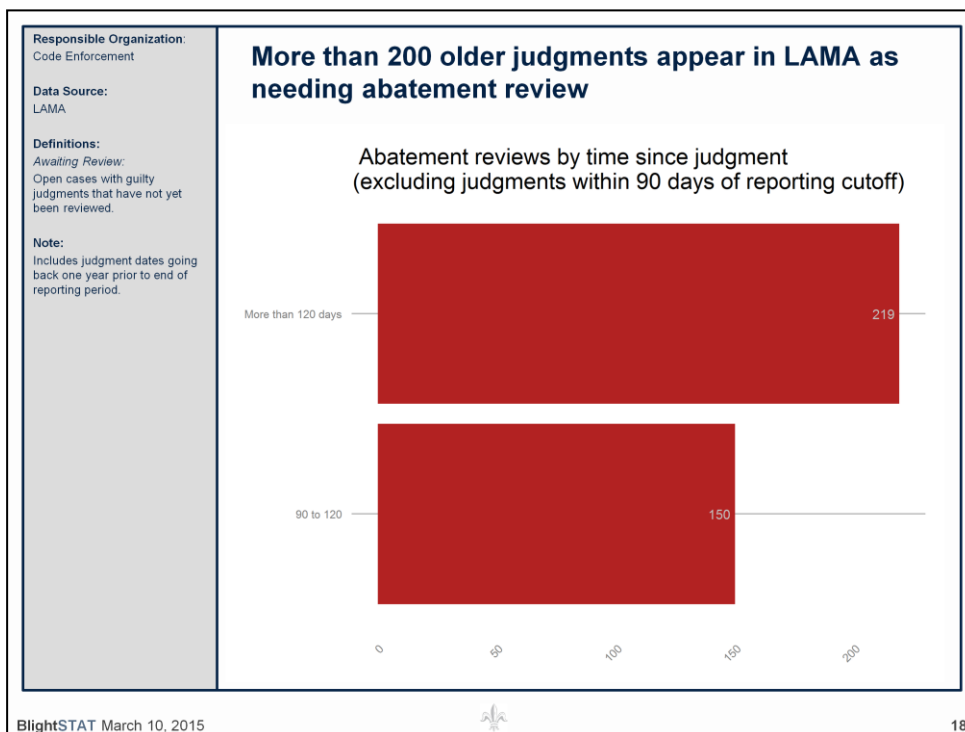
Properties with a Judgment of Dismissed Abated are not counted in this measure

Monthly abatements and lien waivers have remained stable since December

Voluntary Abatement

Abated at Hearing Approved Lien Waivers





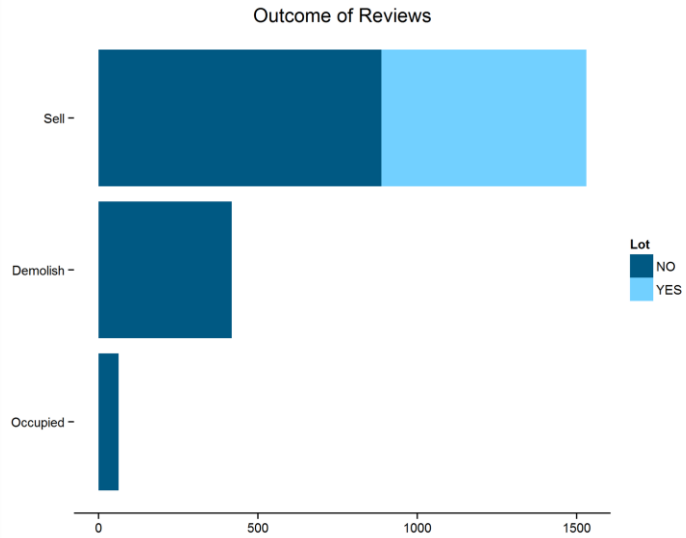
In general, abatement review cannot be completed until approximately 90 days after a judgment has been entered.

Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

The vast majority of reviews generate a sale outcome, but many of these are vacant lots



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:**

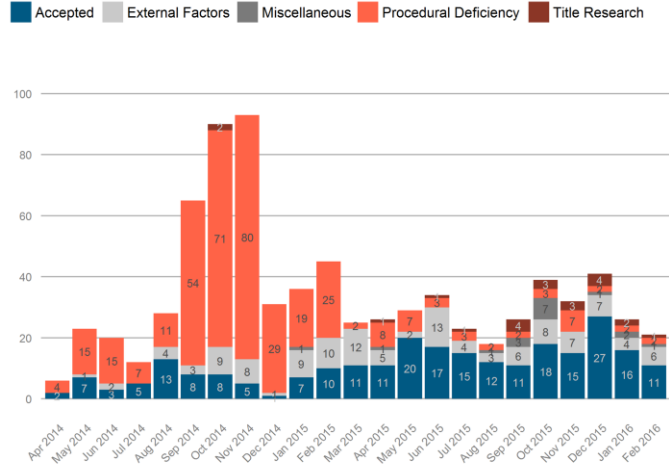
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication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

The number of sheriff sale reviews was lower

Legal Review Outcomes-Sheriff Sales

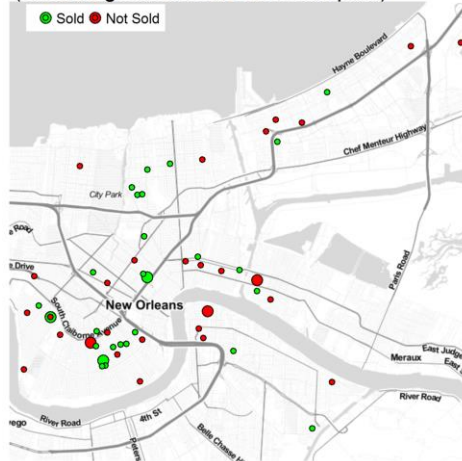


Responsible Organization:
Code Enforcement
Data Source:
Law Department, Housing Unit
Definitions:
Code Lien Foreclosure/Sheriff's Sale:

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.

Three properties were sold in February; three others not receiving bids will be put back up for sale

Properties Actually Going to Sale in Past Year
(excluding sales where lien was paid)



Large dots indicate properties that were scheduled for auction during the reporting period.

Responsible Organization:

Code Enforcement, Law

Data Source:

Law Department, Housing Unit,

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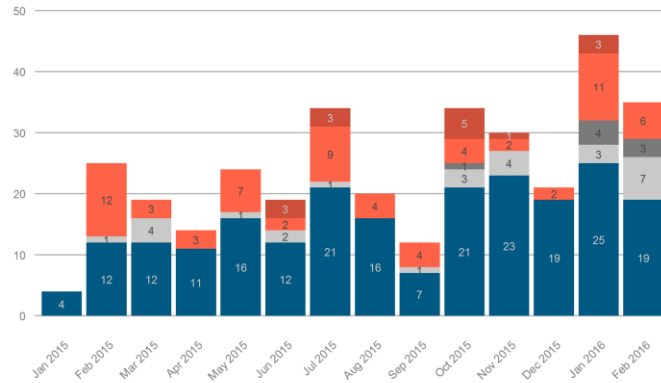
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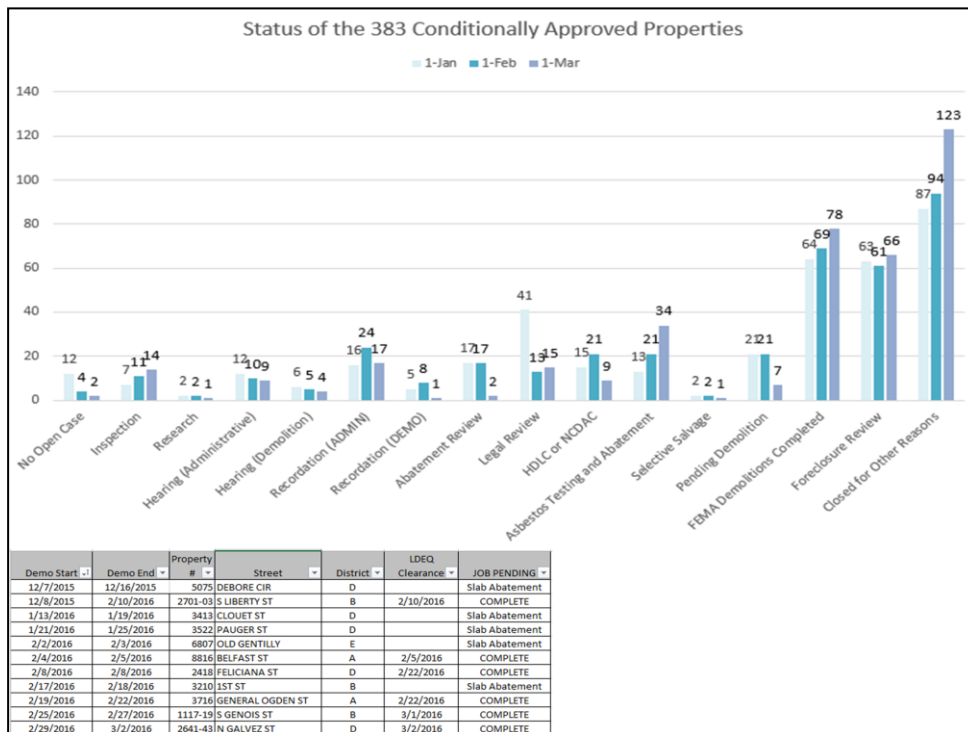
All of the rejected files were from cases from 2009.

Cases accepted for demolition decreased

Legal Review Outcomes-Demolitions

Accepted External Factors Miscellaneous Procedural Deficiency Title Research

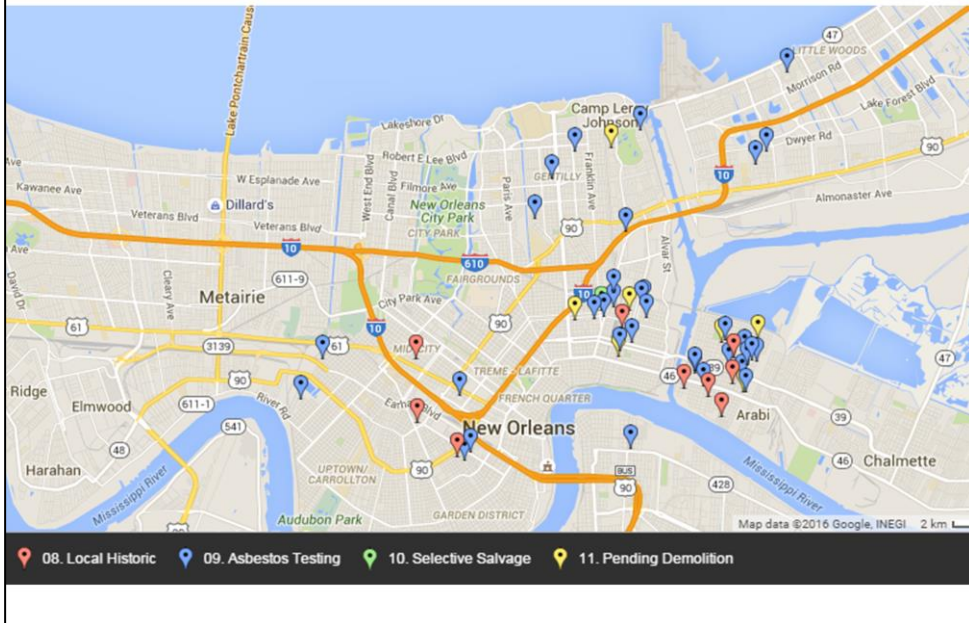




📍 07a. Legal Review - SALE 📍 13. Sheriff's Sale

Cases approved by Legal for SALE: 18

FEMA – Demolition Pipeline



Key Performance Indicators

Measure	2016 actual	YTD target
Blighted properties brought into compliance by property owners	117	63
Blighted units demolished	36	21



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

Stage	Address	Detail	Status
Abatement Strategy Reached	4402 Reynes Blvd	Haydel Heights Apartments	Daily Fines recorded. Writ filed for property to be sold.
	6324 Chef Menteur Blvd	Old Hotel by I-10	Daily Fines recorded. Writ filed for property to be sold.
	8500 Lake Forest Blvd	Abandoned Gas Station	Daily Fines recorded. Writ filed for property to be sold.
Awaiting Abatement	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 9/1/2015.
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.
	6701 I-10 W Service Rd		Property received guilty judgment on 1/25/2016.
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.



Fines now added to homeowner's tax bill.

An additional 12 properties are currently in litigation

Stage	Address	Detail	Status
Current Litigation	3 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	1532 Robert E. Lee Blvd	DMK Property	Owner is appealing the judgment.
	2501 St Claude Ave	Auto Parts Store	Writ filed. Owner is appealing the judgment and the lien foreclosure suit.
	5300 Franklin Ave	38884 Dreux (Address with Assessor) (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5324 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5328 Franklin Ave	Vasquez Building (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5332 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5951 Milne Blvd	Lakeview School	Property received guilty judgment on 12/17/14. Owner is appealing judgment.
	6601 Plaza	Grand of the East	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.
	6700 Plaza		Property received guilty judgment 12/17/14. Owner is appealing judgment.
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Property received guilty judgment on 3/3/2015. Owner is appealing the judgment.
	38884 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14; Owner is appealing judgment.



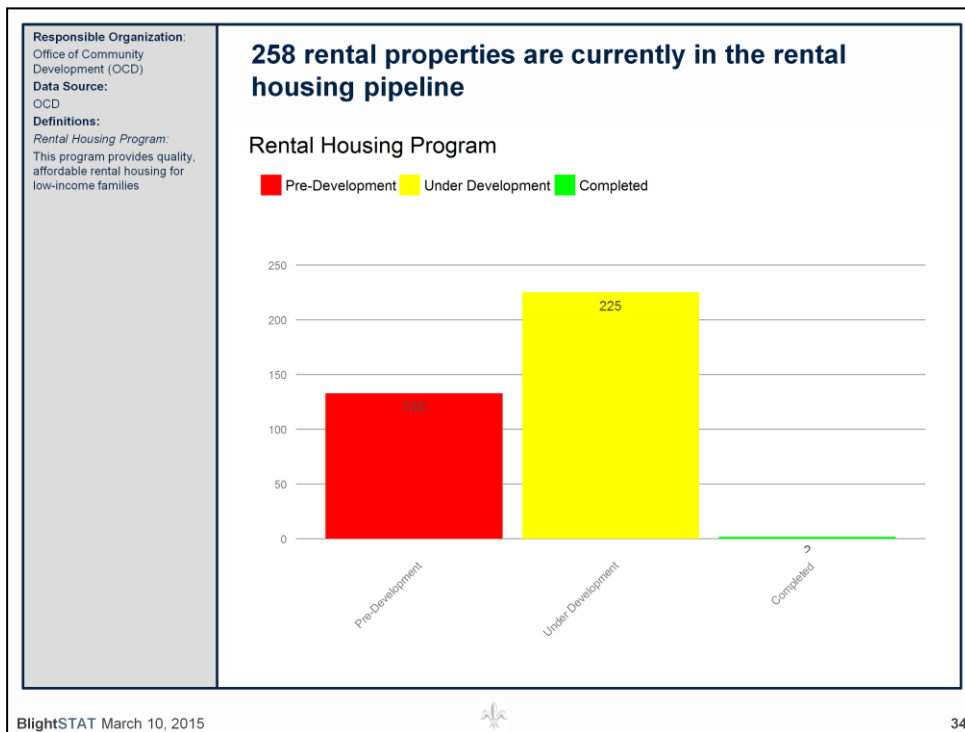
19 priority commercial properties are awaiting hearing or currently being monitored by Code Enforcement

Stage	Address	Detail	Status
Awaiting hearing	30 I-10 Service Rd		Case closed is actually assessed with lot next door 6701 I-10 Service Rd since we have pictures of all of the parcel will add address and legal to our current case.
	9660 Lake Forest Blvd	East Haven Care and Rehab	Sent out inspector to check on work in progress
	12001 I-10 Service Rd	La Quinta Inn	Reset for legal issue. Hearing scheduled 5/16/2016.
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing scheduled 6/27/2016.
Code Enforcement monitoring	609 Jackson Ave		Lien paid and property sold we are in communication with owners and monitoring the condition of the property.
	2500 Louisiana Ave	Medical Clinic	Property sold and owner settled liens with the City
	2520 Louisiana Ave	Parking lot of the Medical Clinic	Property sold and owner settled liens with the City. We will continue to monitor.
	2616 S. Claiborne Ave	Cornerstone Homes	Owner is working with the City to rehab the property
	3010 Sandra Dr	Crescent City Gates	Owner is working with the City to rehab the property.
	4300 Sullen Pl	LLT owned	Site maintained
	5000 N. Claiborne Ave	May be a new CVS	Site of new CVS to be opened by January 2016
	5030 N. Claiborne Ave	Old Gas Station—may be a new CVS	Site of new CVS to be opened by January 2016
	6001 Bullard Ave	Old Schwegmann's	Lien paid
	6800 Plaza		Property secured—CEHB monitoring.
	8580 Lake Forest Blvd		Maintained—CEHB monitoring.
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed—CEHB monitoring
	10301 I-10 Service Rd		Owners complied with 2013 judgment; CEHB monitoring.
	23804 Read Blvd	5851 Read	Consent judgment signed—CEHB monitoring.
	55195 Michoud Blvd	Six Flags	City is working with manager 9/8/14.



REINVESTMENT





35-unit Mondy School apartments in the Treme received Notice to Proceed.

Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

Definitions:

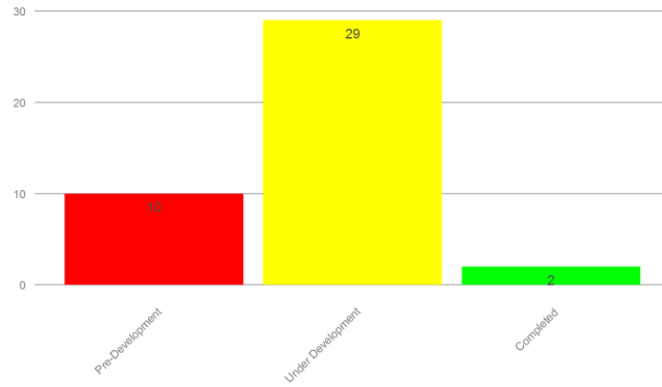
*Homeownership Development
Program:*

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

An additional 39 properties are in the homeownership development queue

Homeownership Development Program

■ Pre-Development ■ Under Development ■ Completed



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

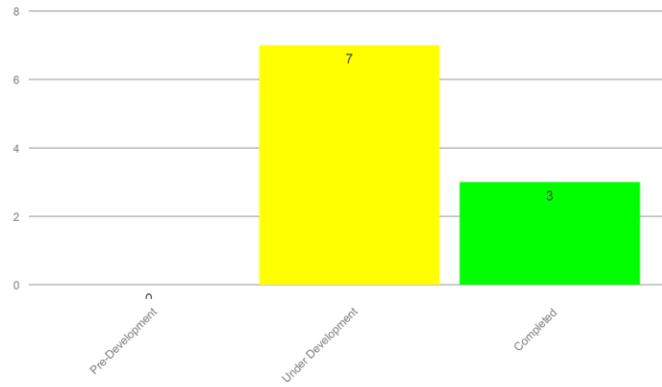
Definitions:

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.

Community Development has seven properties slated for owner-occupied rehabilitation

Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



Key Performance Indicators

Measure	2016 actual	YTD target
Properties returned to commerce through disposition programs	19	17
Rental Housing Program units completed	2	Management statistic
Homeownership Development Program units completed	2	Management statistic
Owner-Occupied Rehabilitation Program and Home Modification Program units completed	9	Management statistic

