



CITY OF NEW ORLEANS

BlightSTAT

Reporting Period: November 2015

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

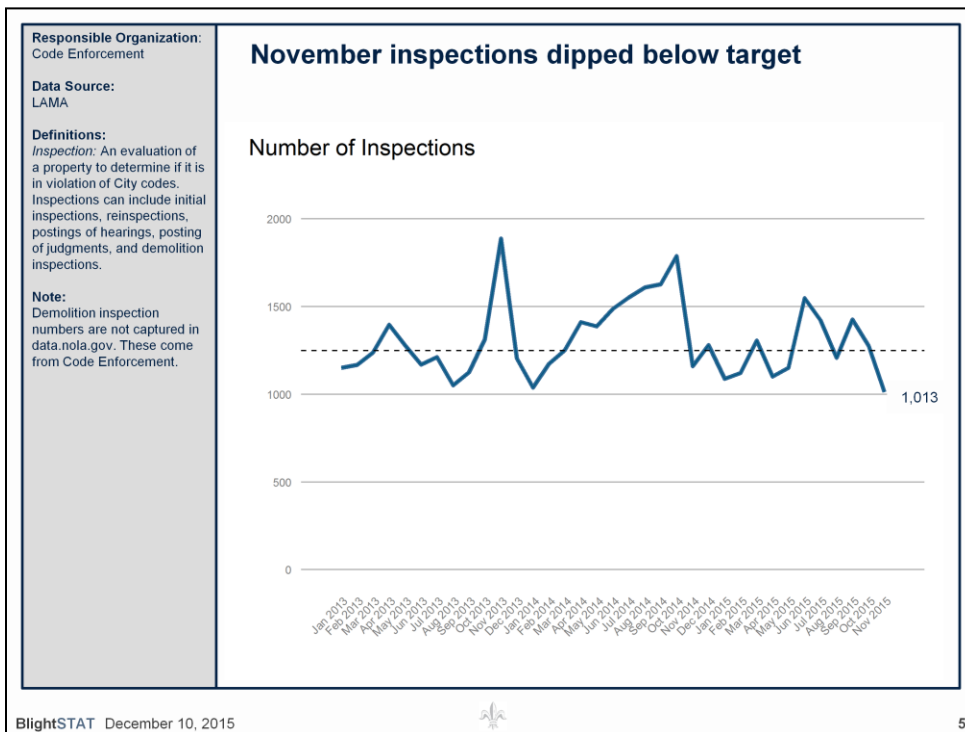
Assigned	Responsible	Action	Notes
1/8/2015	C. MacPhee	Work with inspectors on use of LAMA field tool	▪ Application still in testing phase
7/9/2015	C. MacPhee S. Primeaux	Create interactive maps of commercial blight and Sheriff's sales to facilitate inter-agency collaboration	▪ Meeting held among Code Enforcement, GIS team, and OPA
11/12/2015	C. MacPhee	Identify and implement protocol to correct parcel definition issues in LAMA	▪ Code Enforcement holding meetings with Assessor and GIS team
11/12/2015	S. Primeaux S. Poche	Reframe abatement review backlog in terms of days since judgment, rather than by month of judgment	▪ Code Enforcement may need to determine average time between judgment and earliest possible abatement decision
11/12/2015	C. Dyer	Complete procurement process for title research work	▪ Vendors have been qualified



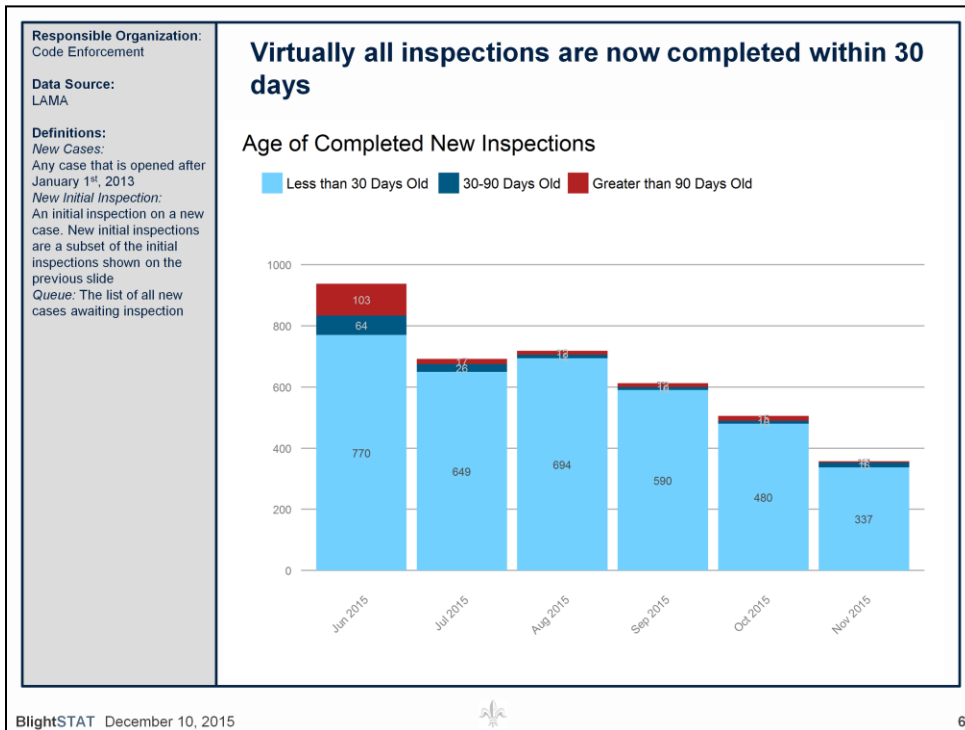


INSPECT





Inspectors have noted that there are very few cases in the queue.



When viewed by month of case establishment, rather than month of initial inspection completion, all November inspections were completed within 30 days.

Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

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

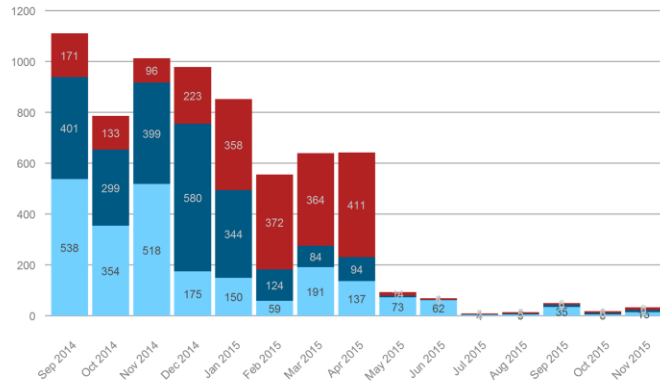
New Initial Inspection:
An initial inspection on a new
case. New initial inspections
are a subset of the initial
inspections shown on the
previous slide

Queue: The list of all new
cases awaiting inspection

The backlog of open cases has been pushed down to around zero

Age of Open Cases

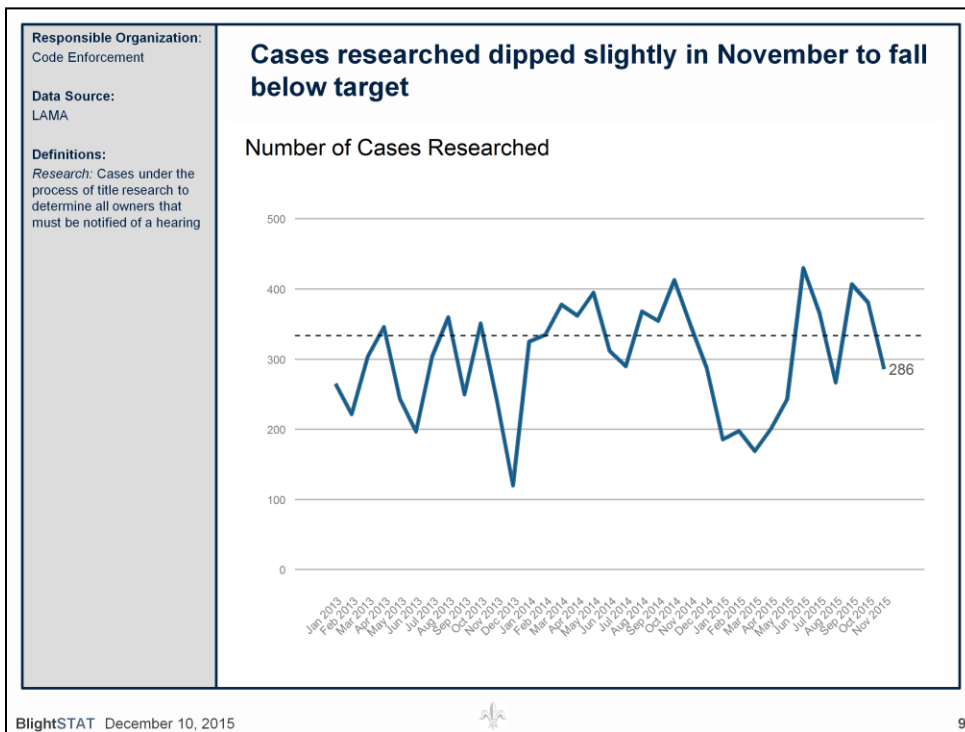
Less than 30 Days Old 30-90 Days Old Greater than 90 Days Old





HEAR





Researchers are now pursuing more complex cases, which may have many owners with more common names.

Responsible Organization:
Code Enforcement

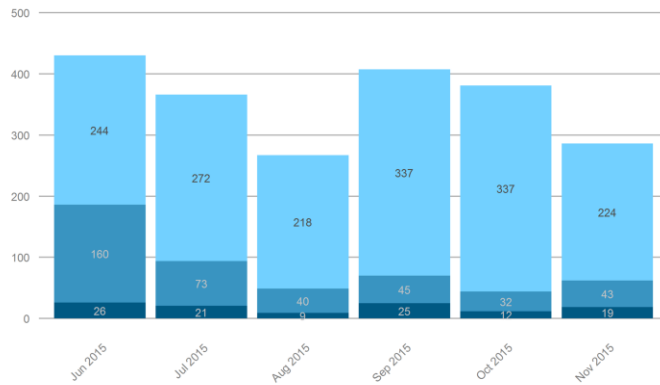
Data Source:
LAMA

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

Most cases researched during November were filed in 2015

Filing Year of Cases Researched

Opened before 2014 Opened in 2014 Opened in 2015



Responsible Organization:
Code Enforcement

Data Source:
LAMA

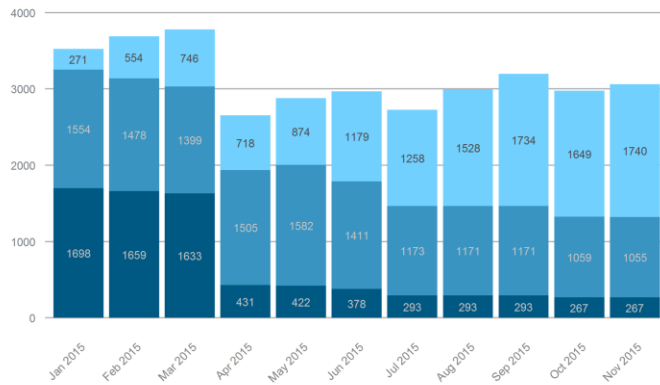
Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

Note: The decrease from March to August is related to the closure of old cases with out of date inspections.

The backlog of cases opened in 2015 increased during November

Filing Year of Open Cases

Opened before 2014 Opened in 2014 Opened in 2015

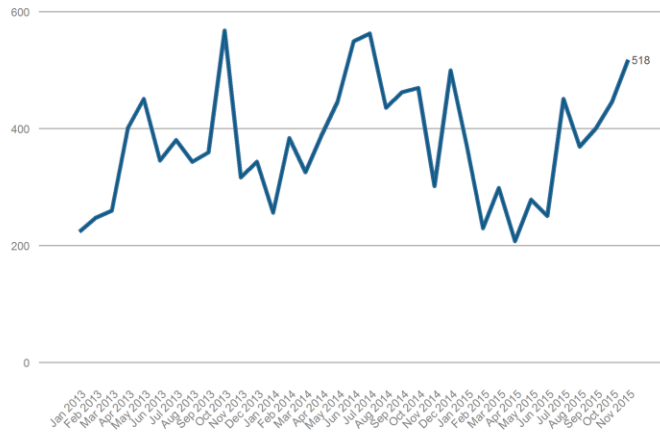


Responsible Organization:
Code Enforcement
Data Source:
data.nola.gov
Definitions:

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

The number of initial hearings climbed significantly in November

Number of Hearings



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

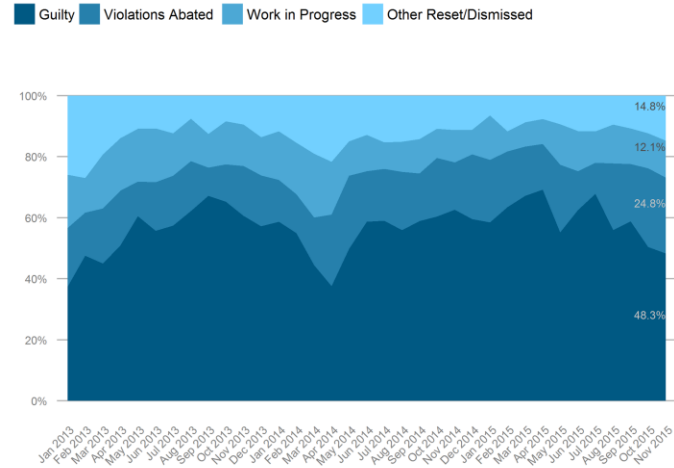
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

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.

Resets and dismissals appeared to have increased for the third month

Hearing Results



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.

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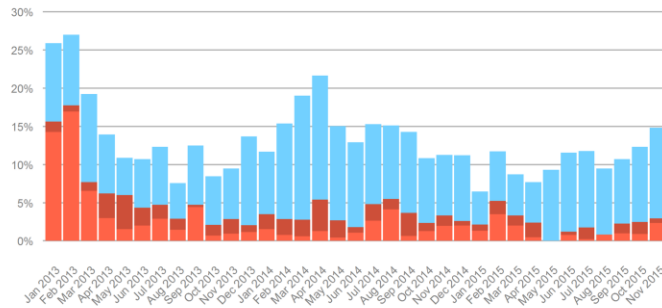
No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

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

Resets have been increasing since August, although notice resets fell slightly in November

Percent of Cases Reset

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

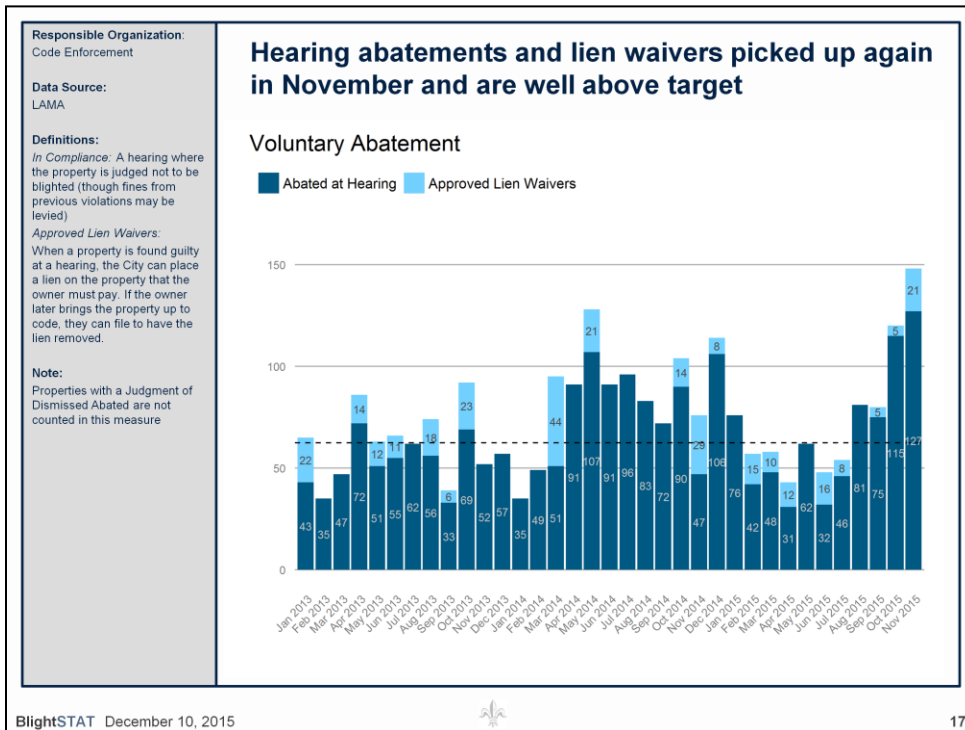


Key Performance Indicators

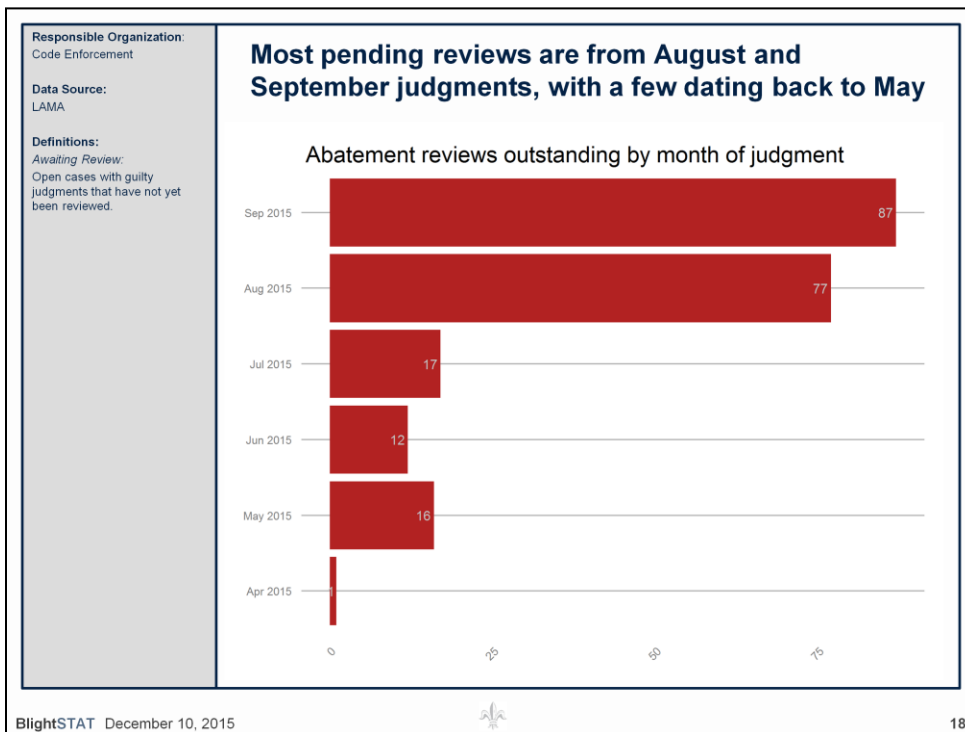
KPI	2013		2014		2015		Status
	Actual	Target Met?	Actual	Target Met?	Actual	Target	
Number of cases researched	-	-	4,206	-	3,134	-	-
Number of properties brought to hearing	3,111	❖	4,010	●	3,209	3,667	❖
Percent of hearings reset due to failure to re-inspect the property	3.7%	●	1.6%	●	1.2%	<3%	●
Percent of hearings reset due to failure to properly notify the owner	1.5%	●	1.8%	●	1.0%	<2%	●







Increase may be due to change in lien waiver policy.



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

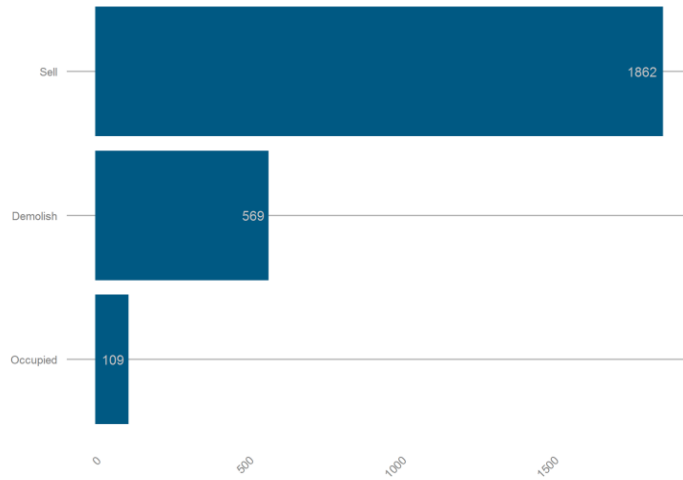
Responsible Organization:
Code Enforcement

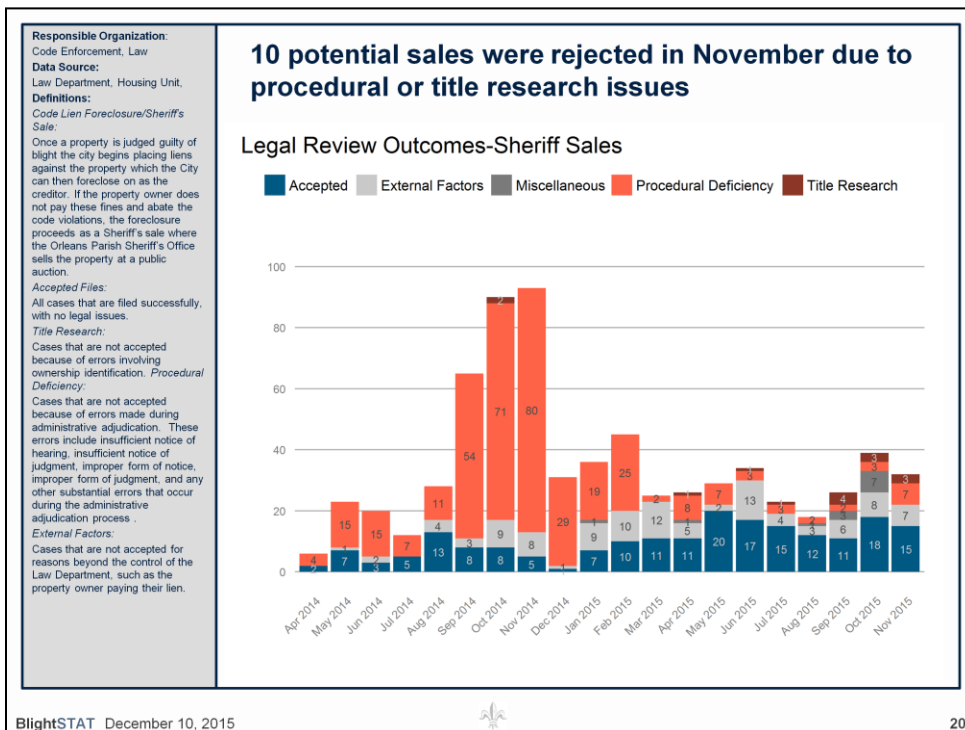
Data Source:
LAMA

Definitions:

73% of abatement reviews generate a sale recommendation, compared to 22% for demolitions

Outcome of Reviews





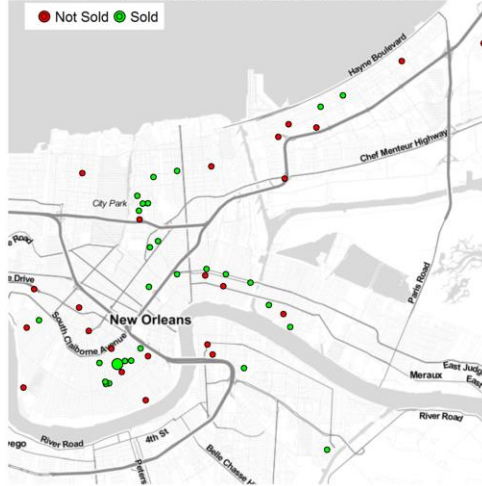
As Code Enforcement moves through the queue into more difficult cases, the potential for errors may increase.

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.

One new sale was completed in November

Sheriff Sale Results Since November 2014



Large dots indicate properties that went to auction in November.

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.

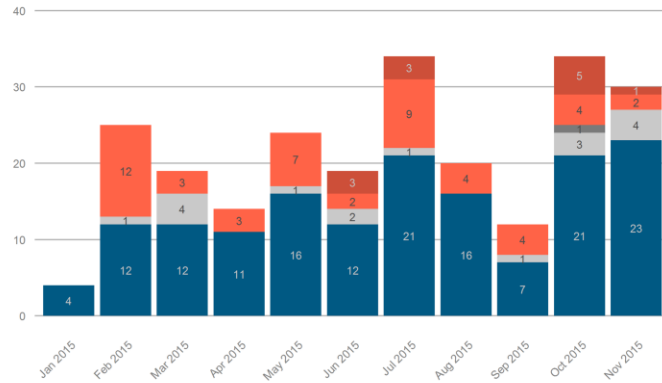
Note:

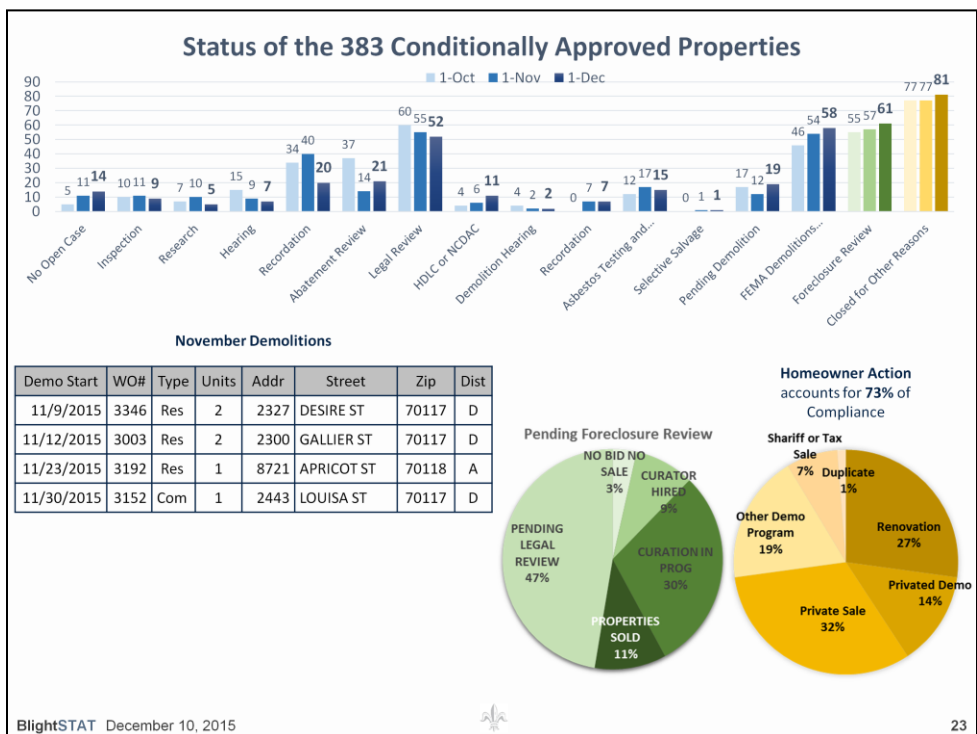
All of the rejected files were from cases from 2009.

Cases approved for demolition increased slightly, while both procedural and title errors decreased

Legal Review Outcomes-Demolitions

Accepted External Factors Miscellaneous Procedural Deficiency Title Research





Of cases for

Responsible Organization:
Chief Administrative Office and
Code Enforcement

Data Source:
Chief Administrative Office

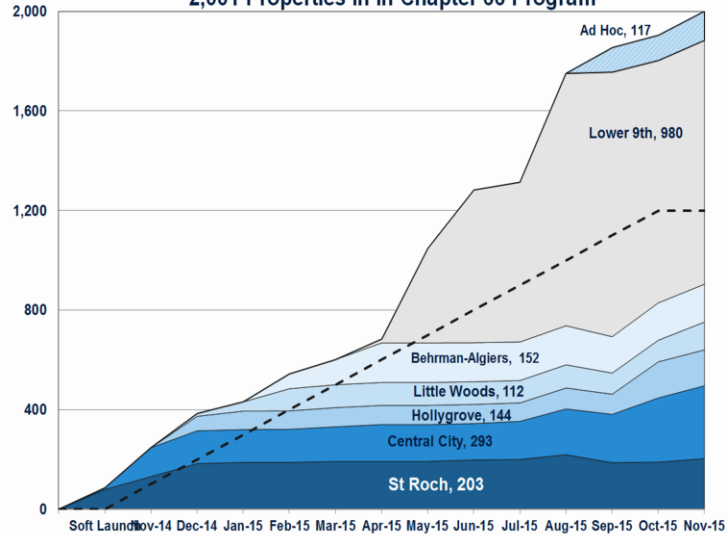
Definitions:

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. CNAP: Continuous Nuisance Abatement Program. The City's program to maintain lots after they have received a guilty judgment of high grass.

Two neighborhoods make up 64% of the Chapter 66 program

2,001 Properties in Chapter 66 Program



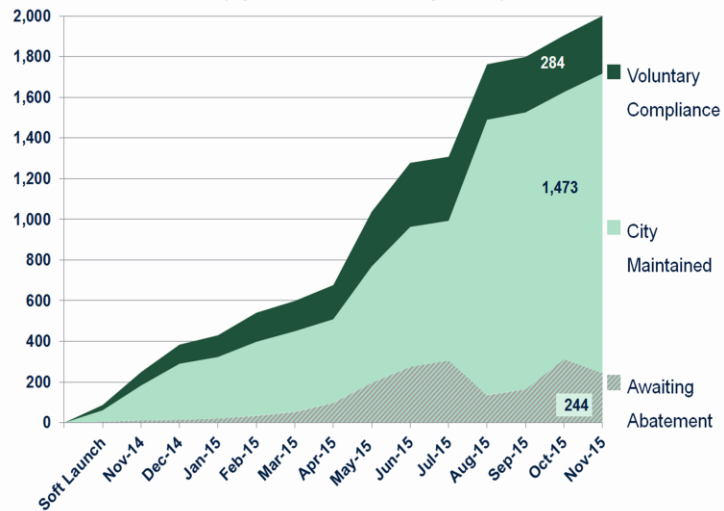
Responsible Organization:
Chief Administrative Office and
Code Enforcement

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.
CNAP: Continuous Nuisance
Abatement Program. The City's
program to maintain lots after
they have received a guilty
judgment of high grass.

74% of Chapter 66 lots are maintained by the City, compared to 14% in compliance

Status of Lots in Chapter 66 Program
(By Month of Initial Inspection)



Key Performance Indicators

KPI	2013		2014		2015		Status
	Actual	Target Met?	Actual	Target Met?	Actual	Target	
Number of blighted properties brought into compliance by property owners	836	●	1,041	●	827	> 688	●
Number of units demolished	329	●	212	◆	-	> 229	●



Code Enforcement to reestablish integrity of demolitions data.

Code Enforcement has reached an abatement strategy or is awaiting abatement on 11 priority commercial properties

Stage	Address	Detail	Status
Abatement Strategy Reached	2500 Louisiana Ave	Medical Clinic	Daily Fines recorded. Writ filed for property to be sold.
	2520 Louisiana Ave	Parking lot of the Medical Clinic	Daily Fines recorded. Writ filed for property to be sold.
	4402 Reynes Blvd	Haydel Heights Apartments	Daily Fines recorded. Writ filed for property to be sold.
	6001 Bullard Ave	Old Schwegmann's	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. Recordation is pending.
	2800 Sullen Pl		Property received guilty judgment 10/28/2015.
	3010 Sandra Pl	Crescent City Gates	Daily Fines recorded. Writ filed for property to be sold.
	6701 I-10 W Service Rd		Hearing scheduled 10/6/2015. Reset for 1/25/2016.
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.



An additional 13 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 Dr	Grand of the East	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.
	6700 Plaza Dr		Property received guilty judgment 12/17/14. Owner is appealing judgment.
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Owner is appealing the 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.



14 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	Case is awaiting research but is on hold because owner has filed plan with New Orleans City Planning Commission so we plan to wait to give the new owner a chance to act on renovation plans. Will check for initiation of work in the next few months.
	12001 I-10 Service Rd	La Quinta Inn	Hearing scheduled 1/7/2016.
	3500 General De Gaulle Dr		Hearing scheduled 1/7/2016.
Code Enforcement monitoring	609 Jackson Ave		Lien paid and property sold we are in communication with owners and monitoring the condition of the property.
	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.
	6800 Plaza Dr		Property secured—CEHB monitoring.
	8580 Lake Forest Blvd		Maintained—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.
	2616 S. Claiborne Ave	Cornerstone Homes	Working with owner to rehabilitate property.



REINVESTMENT



Responsible Organization:
New Orleans Redevelopment
Authority (NORA)

Data Source:
NORA

Definitions:

Lot Next Door:

The Lot Next Door Program provides an opportunity to owners of properties that share a common boundary with a former Road Home property to purchase that property

Auction:

NORA holds periodic auctions to sell properties in its inventory

Alternate Land Use:

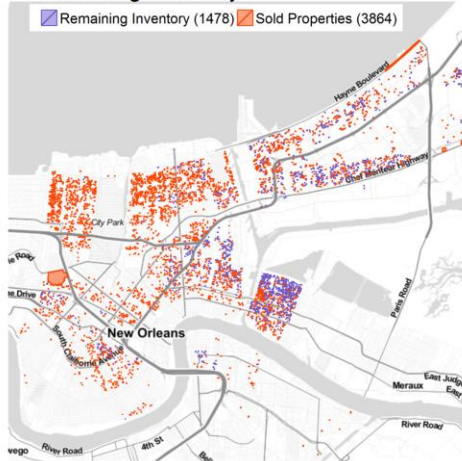
The Alternate Land Use Program provides properties to groups who have ideas and plans outside of traditional development such as playgrounds, pocket parks, and community gardens

Development:

Properties returned to commerce through private development, which often includes packaging several lots with federal, state, and local subsidies.

More than 70% of NORA properties have been sold to date, with less than 30% remaining as inventory

NORA Sales since 2010 and Remaining Inventory

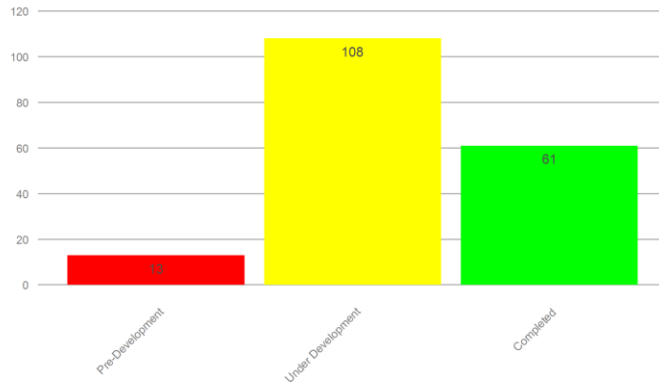


Responsible Organization:
Office of Community
Development (OCD)
Data Source:
OCD
Definitions:
Rental Housing Program:
This program provides quality,
affordable rental housing for
low-income families

Most Rental Housing properties are under development

Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

Definitions:

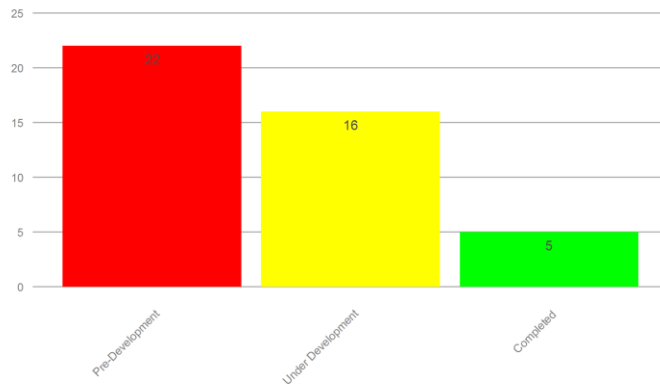
*Homeownership Development
Program:*

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

Among properties in the Homeownership Program, the majority remain in the pre-development stage

Homeownership Development Program

■ Pre-Development ■ Under Development ■ Completed



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

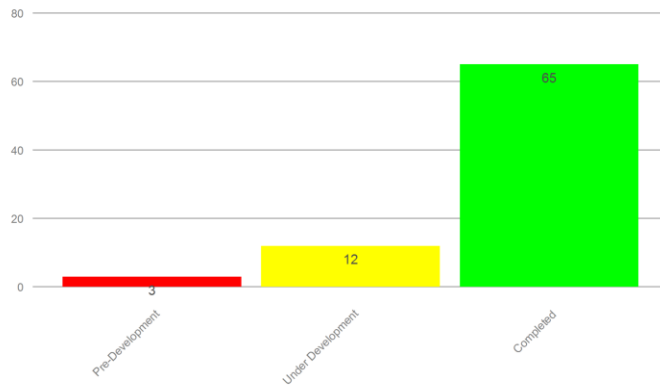
Definitions:

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.

Six new rehabilitation properties reached the completion stage in October

Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



Key Performance Indicators

KPI	2013		2014		2015		
	Actual	Target Met?	Actual	Target Met?	Actual	Target	Status
Number of properties returned to commerce through disposition programs	513	●	347	●	208	> 92	●
Number of affordable rental units developed	98	▲	167	●	61	N/A	N/A
Number of housing units developed through the Homeownership Development Program	10	◆	0	◆	5	N/A	N/A
Number of owner-occupied housing units rehabilitated (includes Home Modification Accessibility Program)	79	●	63	▲	65	N/A	N/A

