



CITY OF NEW ORLEANS
BlightSTAT

Reporting Period: August, 2015

www.nola.gov/opa



Office of Performance and Accountability

Agenda

- **Intake**
- **Inspections**
- **Hearings**
- **Abatement**
 - Abatement Reviews
 - Sheriff's Sales
 - Demolitions
 - Lot Clearing
- **Commercial Properties Update**
- **Reinvestment**



INTRODUCTION



Purpose and Scope

Purpose: The Landrieu Administration developed a strategic framework to map out the City's overall direction. The framework links services, programs, strategies, objectives, and goals to the City's mission, values, and vision, and incorporates performance measures to assess performance.

In BlightSTAT, City leaders and managers review key performance results related to the Mayor's strategy to reduce blighted properties by 10,000 by the end of 2014. In order to improve results, City leaders and managers review and assess progress achieved, overall trend data, and the likelihood of meeting performance targets. For programs at risk of not meeting targets, leaders and managers identify prospects and tactics for performance improvement, and make adjustments to operational plans as needed. To account to citizens and Councilmembers for the spending of resources provided, BlightSTAT meetings are open to the public.

Scope: BlightSTAT focuses on the Citywide, cross-departmental issue of blight. BlightSTAT does not focus on performance managed in other STAT programs or initiatives, nor does it include in depth discussions of complaints about specific locations.

***Questions and Comments:** Index cards are available to the public at the sign-in table, which can be used to submit questions and comments or to report specific issues. Throughout the meeting, completed cards will be reviewed. General questions and comments may be discussed by the group and specific issues will be assigned to departments.*



City Strategic Framework

Mission

The City of New Orleans delivers excellent service to its citizens with courage, competence and compassion.

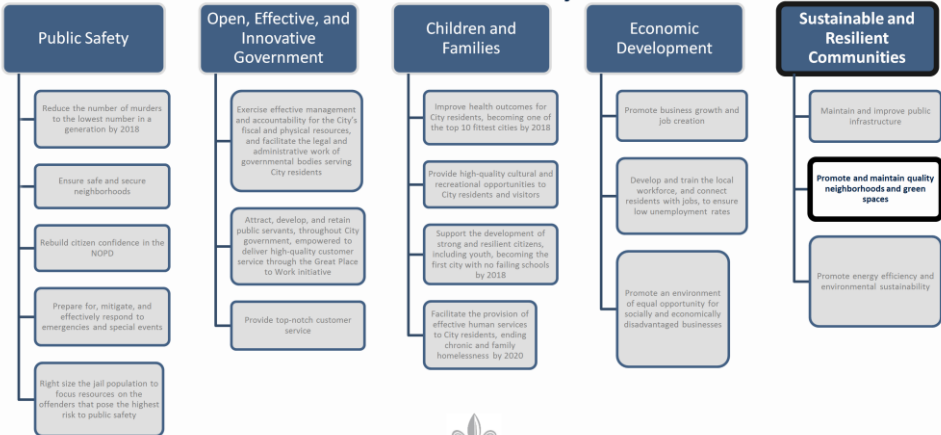
Values

Integrity, Excellence, Transparency, Teamwork, Responsiveness, Innovation, Diversity and Inclusion

Vision

New Orleans is a model city. We are a unified city. We are a creative city.

Result Area Goals and Objectives



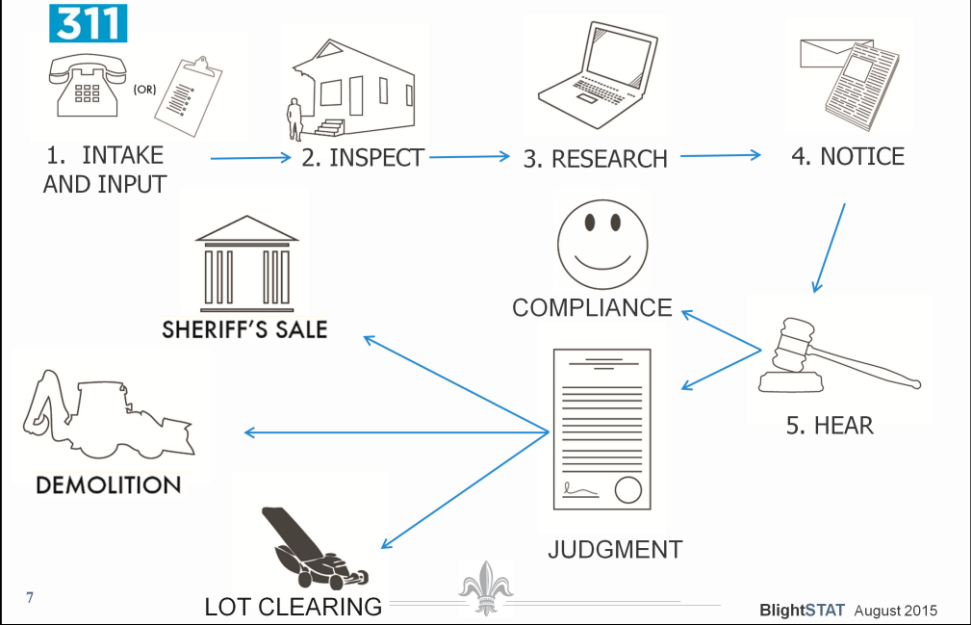
Strategic Framework

Goal: Support sustainable communities that integrate quality housing, transportation, schools, commercial development, energy efficiency, parks and green space, flood protection and cultural assets.

Objectives and Strategies	Outcome Measures
Maintain and improve public infrastructure 1. ★Maintain and improve road surface infrastructure, including implementation of Recovery Roads program and Sewerage and Water Board water and sewer line replacement 2. Consistently implement Complete Streets philosophy in streets investments 3. ★Effectively administer the City's capital improvements program to include significant investments in parks, playgrounds, libraries, community centers, and public safety facilities 4. ★Optimize the City's subsurface drainage infrastructure to ensure resilient neighborhoods, including implementation of the Urban Water Plan 5. ★Expand transportation options for residents to encourage mass transit, including bus and streetcar development, and bike sharing	<ul style="list-style-type: none"> • Percent of citizens rating condition of streets good or very good • Mean travel time to work • Percentage of workers commuting to work by means other than driving alone • Percent of citizens rating drainage/flood control good or very good • Percent of citizens rating public transportation good or very good • Percent of citizens rating traffic congestion good or very good
Promote and maintain quality neighborhoods and green spaces 1. ★Maintain current strategies and launch new strategies for blight 2. Provide access to quality, affordable, secure housing 3. Provide effective sanitation services to residents and businesses 4. Protect and preserve parks and other green spaces 5. Regulate land use to support safe, vibrant neighborhoods and preserve historic properties 6. ★Enhance access and use of the riverfront area to improve the quality of life of riverfront neighborhoods including development of Crescent Park and other public green spaces along the Mississippi River 7. ★Implement plans to spur investment along the Claiborne Corridor including Choice neighborhoods investments in the greater Iberville/Tremé neighborhood 8. ★Develop an implementation strategy for the next phase of the Lower 9th Ward 9. ★Bring transformational commercial redevelopment projects to underserved neighborhoods, such as New Orleans East 10. ★Develop and implement a master plan for lakefront communities, including West End and the Municipal Yacht Harbor 11. ★Implement the Comprehensive Zoning Ordinance 12. ★Improve commitment to monitoring and enforcing environmental health	<ul style="list-style-type: none"> • Percent of parcels in fair or good condition • Percent of citizens rating control of trash and litter / trash pickup good or very good • ParkScore (based on acreage, service and investment, and access) • Percent of citizens rating zoning good or very good • Percent of households paying more than 30% of income on housing
Promote energy efficiency and environmental sustainability 1. Restore the City's marshes and coastline 2. Promote green energy and other sustainability measures 3. Remediate brownfields, lead, and other environmental hazards 4. ★Replace and repair streetlights with energy efficient technology 5. ★Develop and implement a resiliency master plan under the direction of a Chief Resiliency Officer 6. ★Promote recycling 7. ★Develop an effective solid waste management plan and implement new strategies in order to increase the services available to residents	<ul style="list-style-type: none"> • Percent of days with healthy air quality • Number of health based drinking water violations • Number of certified green buildings • Number of land acres in Orleans Parish • Percent of City's streetlight network retrofitted with LED technology



Overview of the Blight Reduction Process





INSPECT



Responsible Organization:
Code Enforcement

Data Source:
LAMA

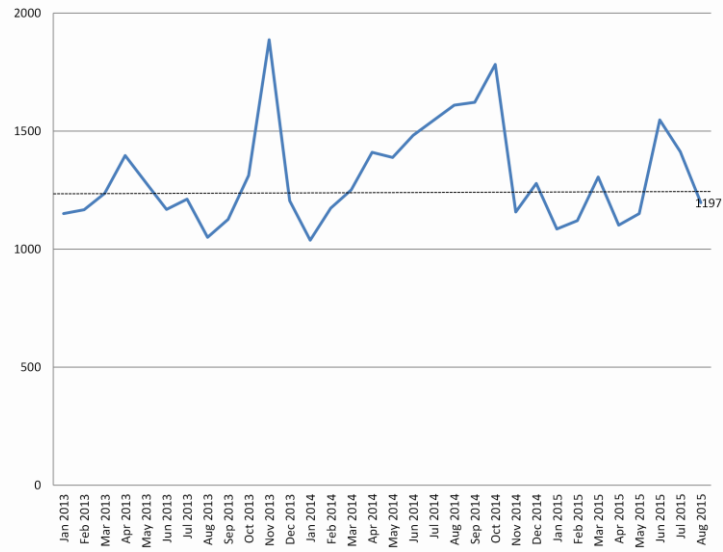
Definitions:

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

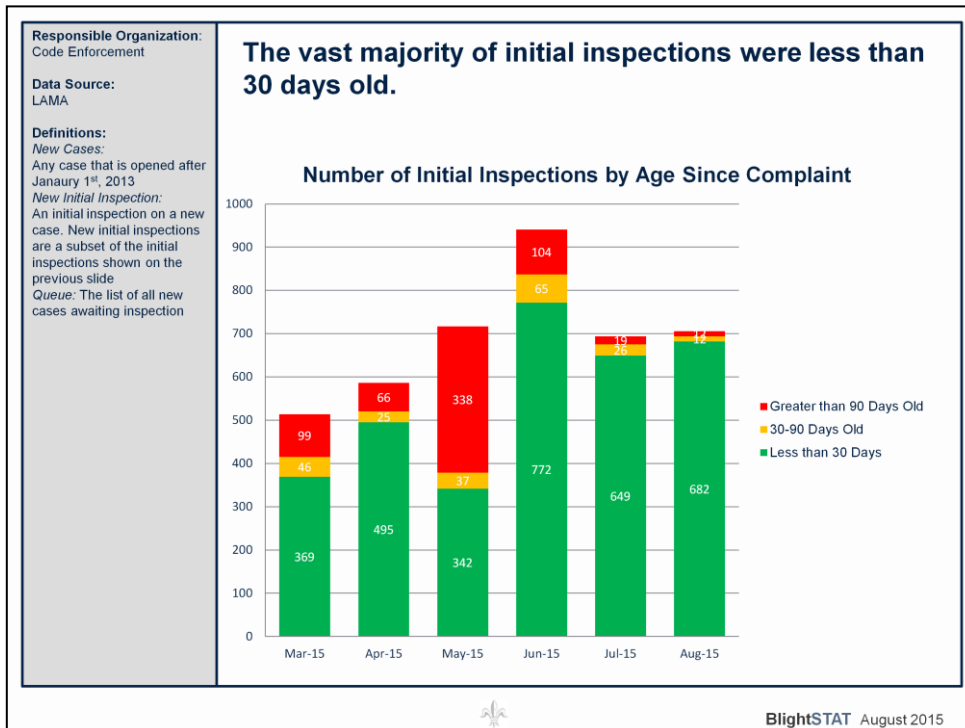
Note:

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

Inspections near monthly target for August



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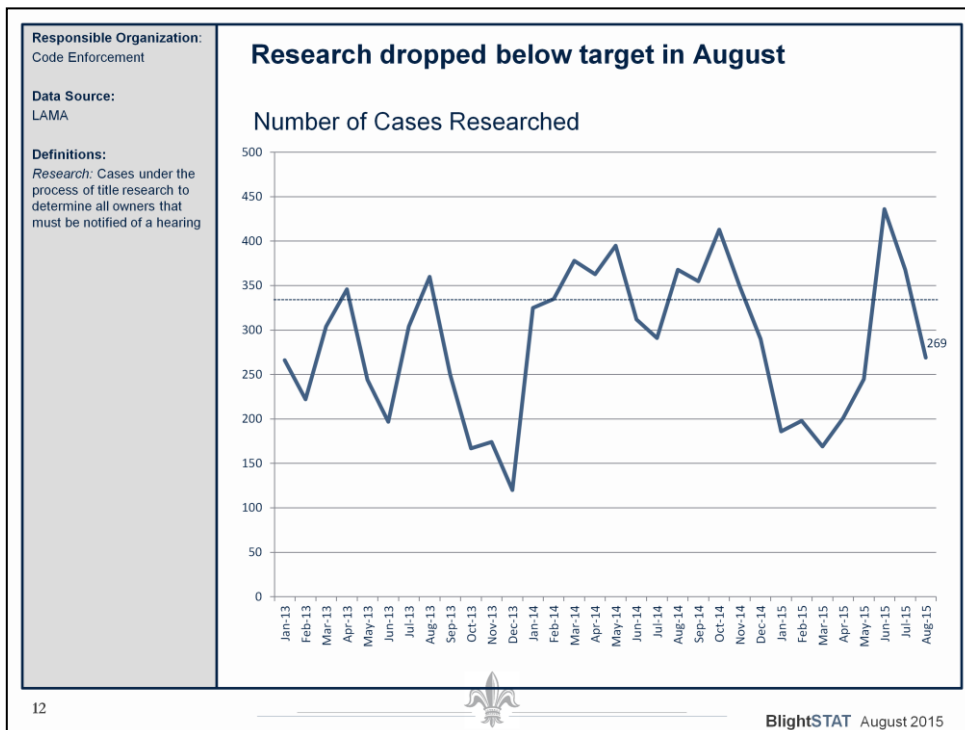


The inspection team continues it's timely response with initial inspections.



HEAR





Research was lower than expected because of staff turnover. CE is currently finalizing an RFP for title research services and plan to have it routed for signature and on the street for potential bidders by the end of the September.

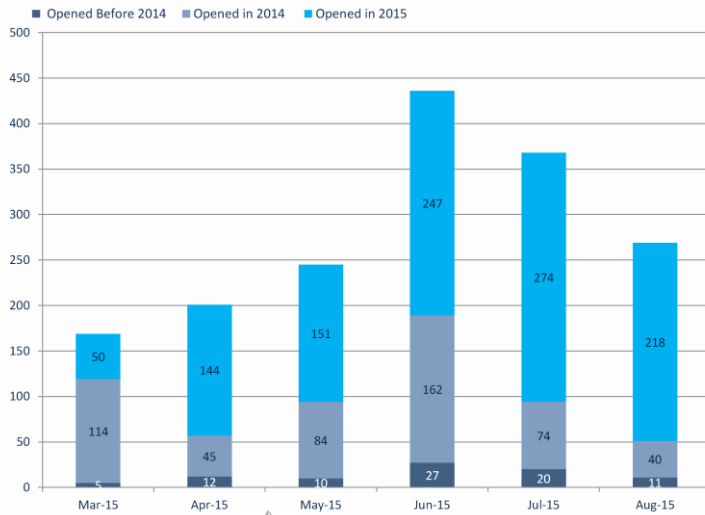
Responsible Organization:
Code Enforcement

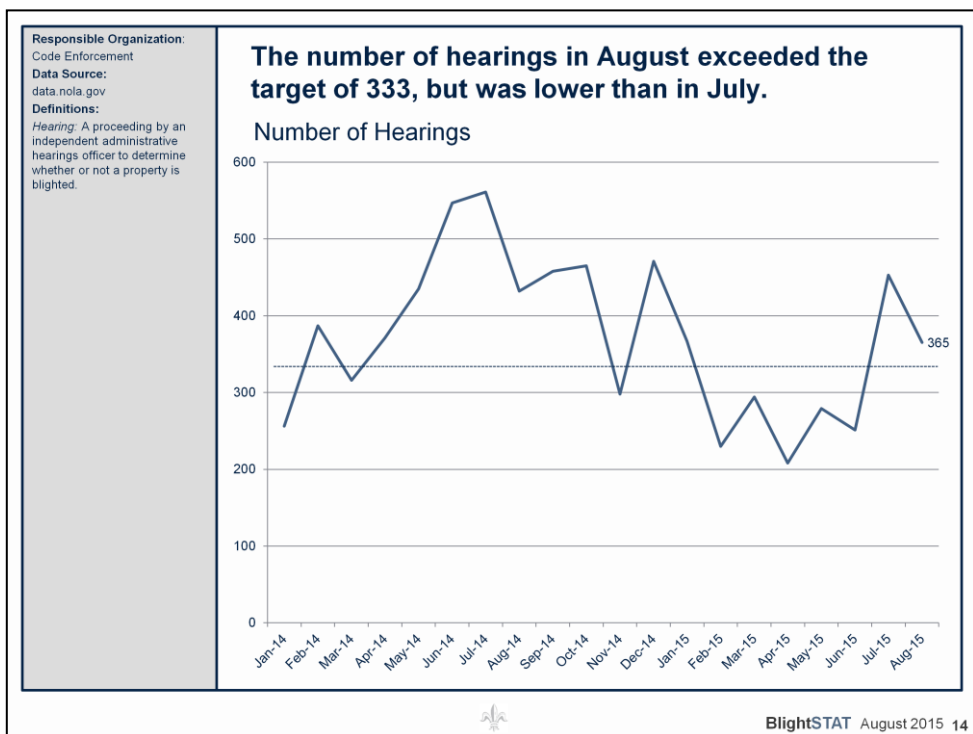
Data Source:
LAMA

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

Research efforts continue to focus on the most recent cases.

Filing Year of Cases Researched





Because of the reduction in research in August, the September hearings are expected to return to below target.

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.

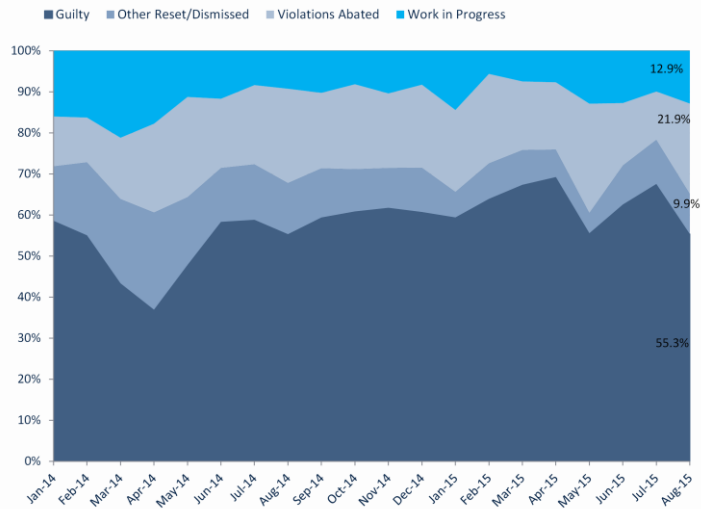
Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the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

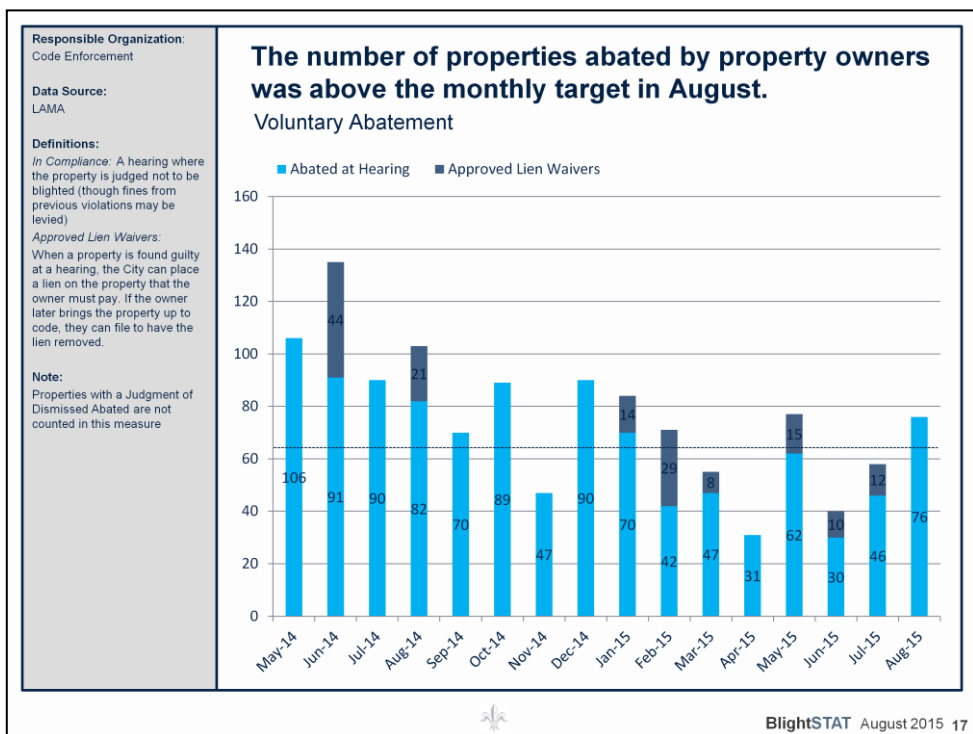
The percentage of cases with guilty judgment remained at high levels.

Hearing Results

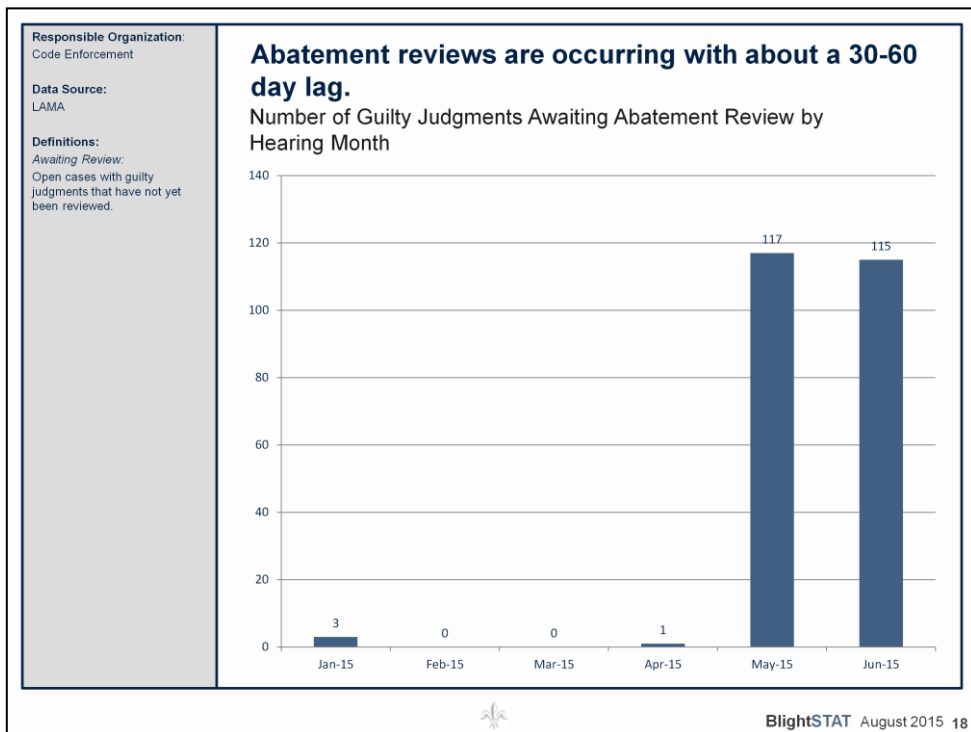


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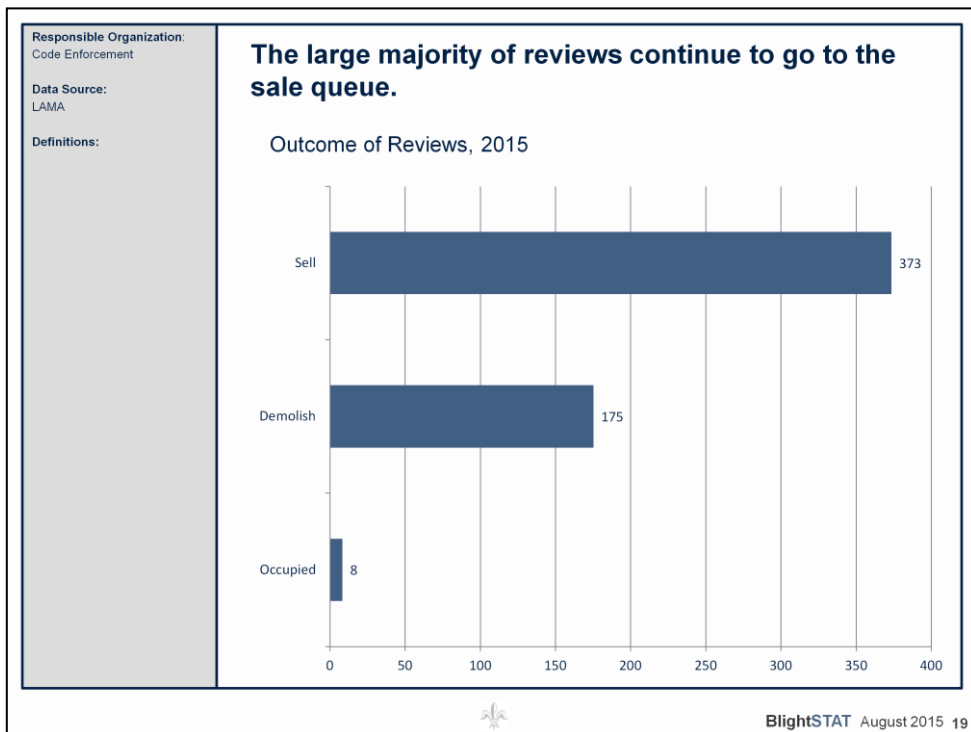




Voluntary abatement is back up, largely due to the increase in hearings.



Abatement reviewers eliminated the older cases from the beginning of 2015, but have fallen about 30-60 days behind on the timeliness of their reviews.



The number of demolition recommendations is probably higher than in the past because of the focus on FEMA-funded demo properties.

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.

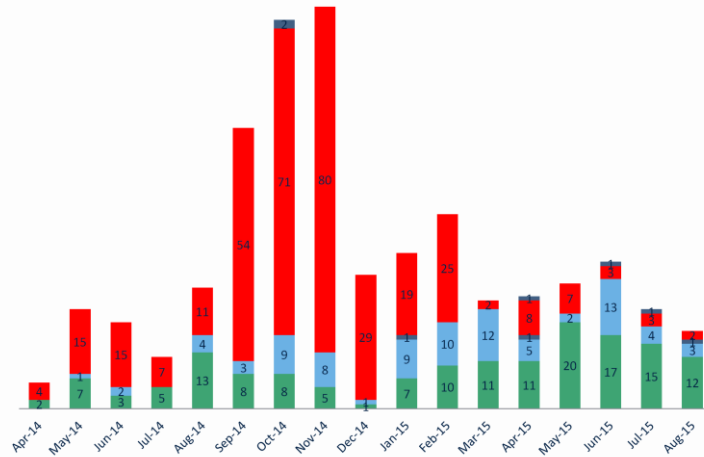
External Factors:

Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

There were 12 files accepted in August, 2 were rejected due to external factors.

Legal Review Outcomes – Sheriff's Sale

Accepted External factors Miscellaneous Procedural Deficiency Title Research



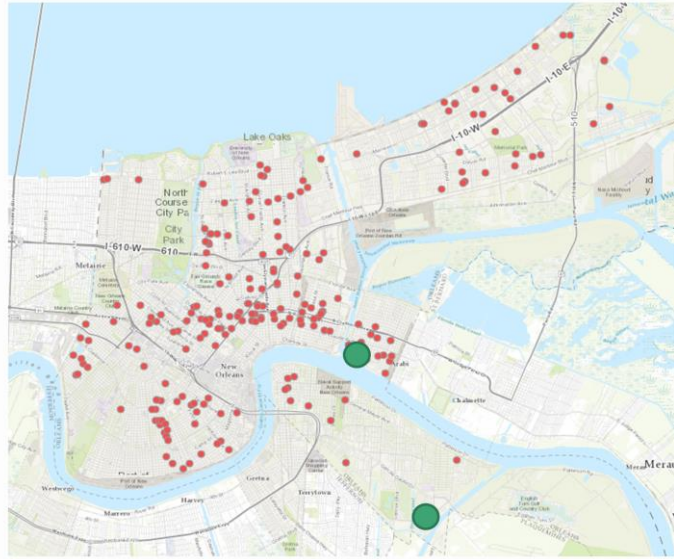
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Responsible Organization:
Code Enforcement

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.

Two properties were brought to sale in August, both received bids with total sales exceeding \$100,000.



Enlarged points indicate sales that occurred in August.



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Responsible Organization:

Code Enforcement, Law

Data Source:

Law Department, Housing Unit,

Definitions:

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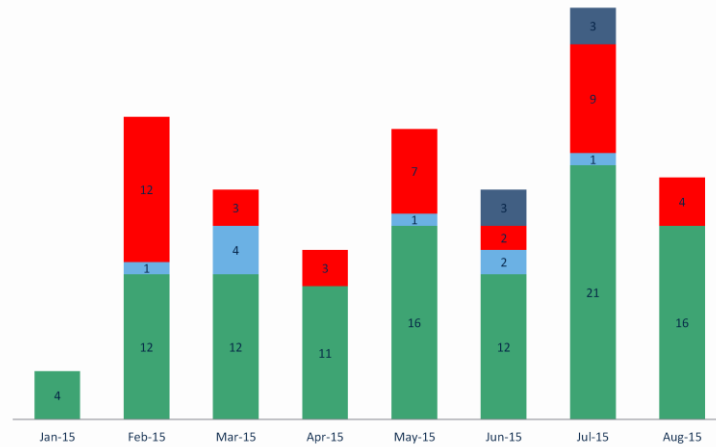
Note:

All of the rejected files were from cases from 2009.

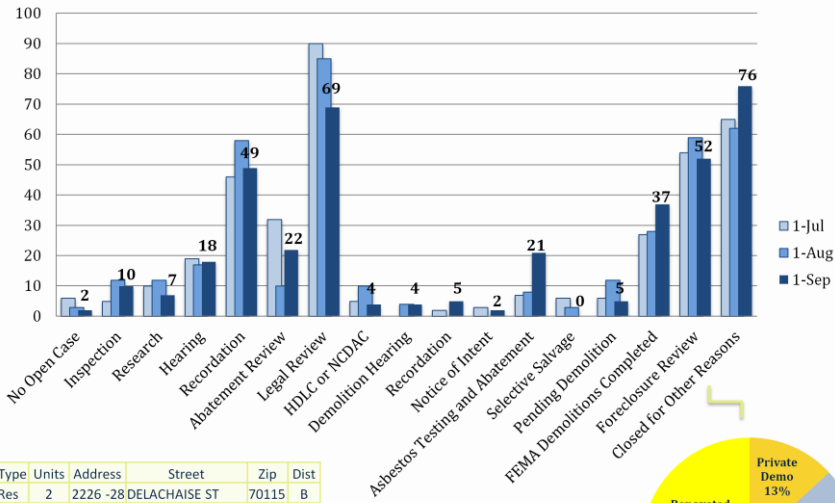
There were 16 files accepted for demolition, 4 were denied for procedural deficiencies.

Legal Review Outcomes – Demolition Files

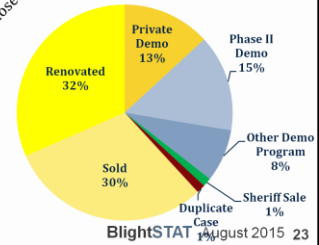
■ Accepted ■ External Factors ■ Miscellaneous ■ Procedural Deficiency ■ Title Research



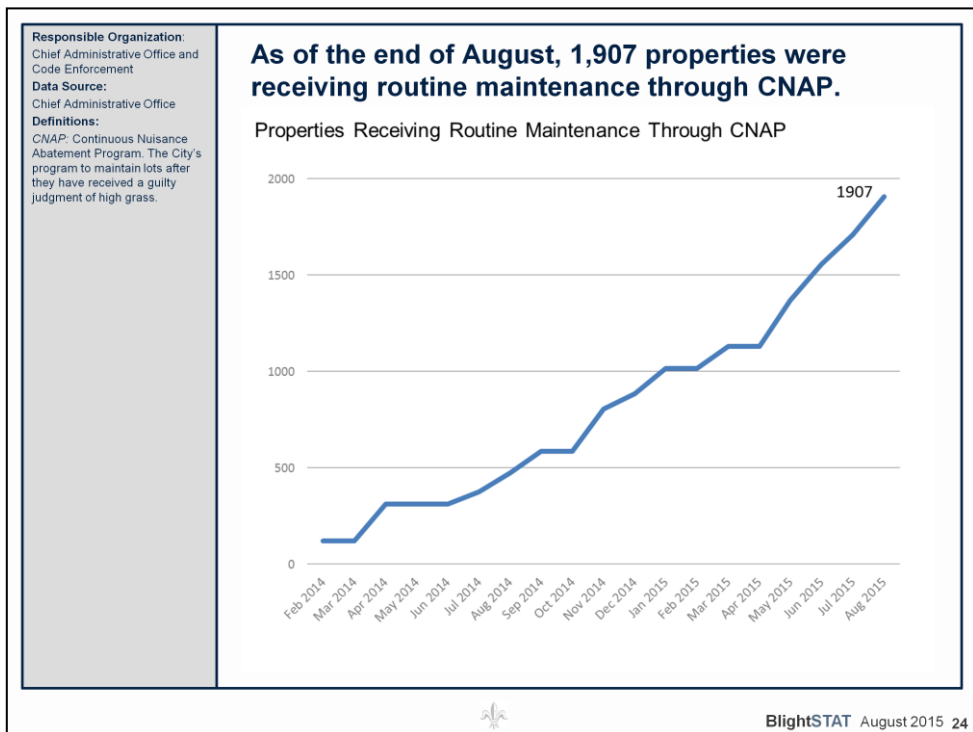
Status of the 383 FEMA Conditionally Approved Properties



Type	Units	Address	Street	Zip	Dist
Res	2	2226 -28 DELACHAISE ST	70115	B	
Res	2	2230 -32 DELACHAISE ST	70115	B	
Res	1	1417 DELERY ST	70117	E	
Res	2	1320 -22 GALLIER ST	70117	B	
Res	1	1506 DESLONDE ST	70117	E	
Res	1	1721 N GALVEZ ST	70119	D	
Res	1	3417 HAVANA ST	70122	D	
Res	2	6222 -24 WAINWRIGHT DR	70122	D	
Res	1	3842 LOUISA ST	70126	E	



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When combined with NORA and Ch. 66 cuts, the city is maintaining approximately 6,000 properties across the city.

Responsible Organization:
Chief Administrative Office and
Code Enforcement

Data Source:
Chief Administrative Office

Definitions:

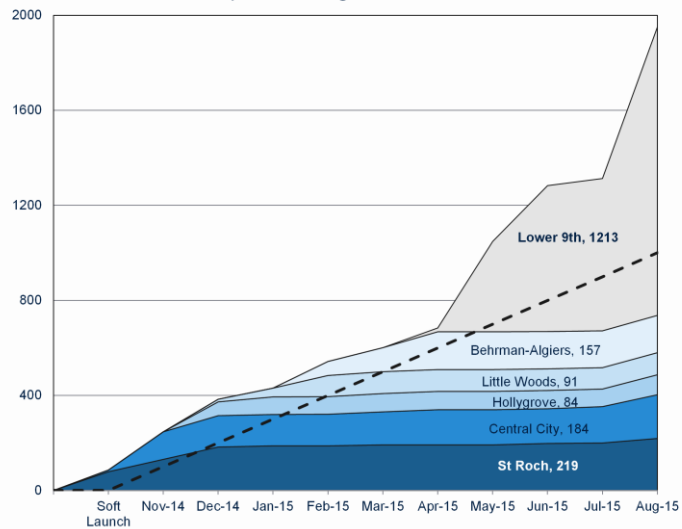
Chapter 66:

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.

The Chapter 66 Program expanded significantly in the Lower 9 in August.

Number of Lots 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.

Soft Launch:

The Chapter 66 pilot period from July through October. No targets were set for this period.

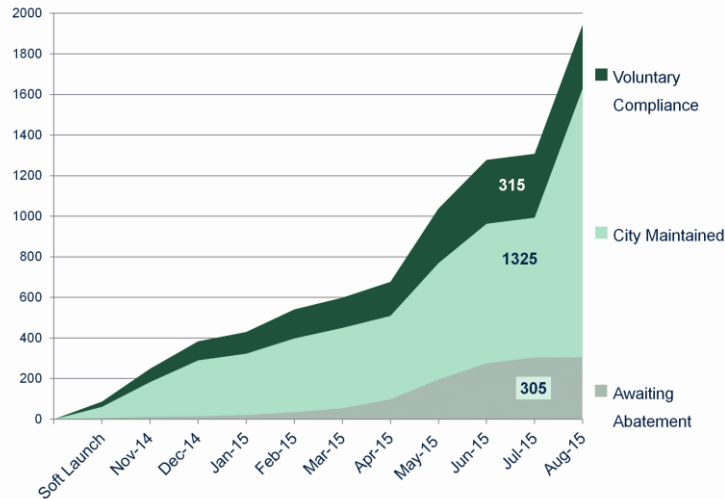
Routine Maintenance:

Properties that have gone through the intake process receive regular maintenance cuts every 30 days (after Initial Cut).

Voluntary Compliance: No violations were found on the property at the time of reinspection, or when maintenance crew arrives for Initial Cut. If violations have been abated, no services are performed. Properties brought into compliance after reinspection may be monitored for continued compliance.

As of August, over 1,800 properties have either come into compliance or are being maintained by the City.

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



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<i>Awaiting Hearing</i>		
Address	Status as of 9/9/2015	Status as of 8/5/2015
9660 Lake Forest	Ownership change June 30, 2015. We will give the new owners 90 days to begin work before reinspection.	Hearing held on June 2, 2015 result was reset due to owner issue. Hearing set for July 13, 2015.
12001 I-10 Service Rd	Dismissed at hearing on 7/15/2015 due to ownership change which occurred on 7/13/2015	Hearing set for July 15, 2015.
5030 N. Claiborne Ave.	Owner consulted with Industrial Development Board to develop the property as a CVS in July 2015. We will continue to monitor.	Awaiting Research and in contact with the owner
4300 Sullen Place	Contacted LLT for maintenance and maintenance contractor was notified of condition 7/2/2015. Sending Inspector out to see if LLT has begun maintenance.	Contacted LLT for maintenance and maintenance contractor was notified of condition 7/2/2015
2800 Sullen Place/6401-6403 Gen Meyer	Hearing was reset 9/2/2015 b/c of work in progress. Reset for 10/28/2015.	Awaiting Research
2646 Westbend Parkway	Property received guilty judgment 9/1/2015.	Awaiting research.
6600 Morrison Rd	Awaiting Hearing	
6900 Martin Drive	Awaiting Hearing	
12001 I-10 Service Rd	Dismissed at hearing on 7/15/2015 due to ownership change which occurred on 7/13/2015. Reinspection pending.	

<i>Awaiting Abatement</i>		
Address	Status as of 9/9/2015	Status as of 8/5/2015
5000 N. Claiborne	Site of new CVS to be opened by January 2016	Owner consulted with Industrial Development Board to develop the property as a CVS in July 2015. We will continue to monitor. Property received guilty judgment on 8/7/14
6324 Chef Menteur	Will be reviewed for sale	Property received guilty judgment 7/22/2015
3010 Sandra Place	Approved for Sale	Property received guilty judgment 7/28/2015
6880 Parc Brittany Blvd.	Will be reviewed for sale	Property received guilty judgment 7/13/2015
6001 Bullard	May 2015 indicates work in progress. Reinspection pending if violations remain then will review for lien foreclosure.	Meeting with development to discuss possible abatement
4402 Reynes	Approved for Sale	Meeting with development to discuss possible abatement.
2616 S. Claiborne Ave	Will be reviewed for sale	Property received guilty judgment 7/15/2015.



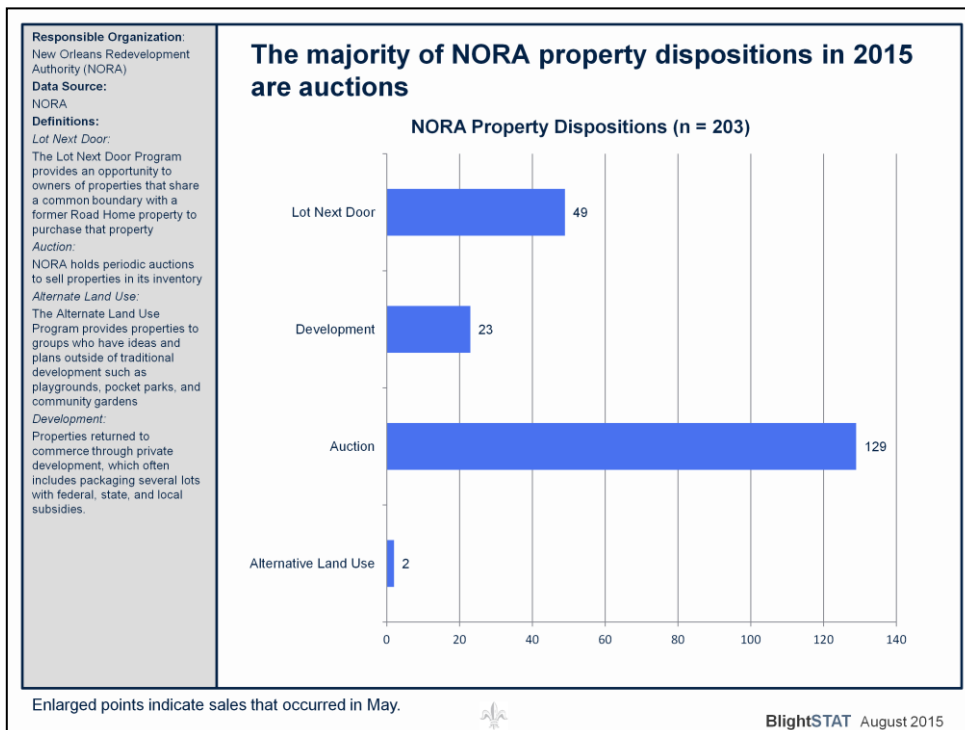
<i>Pending Litigation</i>		
Address	Status as of 9/9/2015	Status as of 8/5/2015
1532 Robert E. Lee	Owner is appealing the judgment.	Owner is appealing the judgment.
10112-16 Plainfield Dr./10214 Plainfield Dr.	Property received guilty judgment on 3/3/2015. Owner is appealing the judgment.	Property received guilty judgment on 3/3/2015. Owner is appealing the judgment.
5300 Franklin	Received guilty judgment on 2/4/2015. Owner is appealing judgment.	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
5328 Franklin	Received guilty judgment on 2/4/2015. Owner is appealing judgment.	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
6700 Plaza	Property received guilty judgment 12/17/14. Owner is appealing judgment.	Property received guilty judgment 12/17/14. Owner is appealing judgment.
3 Dreux Ave.	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
38884 Dreux Ave.	Property received guilty judgment on 10/22/14; Owner is appealing judgment.	Property received guilty judgment on 10/22/14; Owner is appealing judgment.
5324 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
5332 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
5700 Read/6601 Plaza	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.

<i>Abatement Strategy Reached</i>		
Address	9/9/2015	Status as of 8/5/2015
10101 Lake Forest	Writ is filed for property to be given a sale date. Over half a million in daily fees.	Writ is filed for property to be given a sale date. Over half a million in daily fees.
2520 Louisiana	Daily Fines recorded. Writ filed for property to be sold	Daily Fines recorded. Writ filed for property to be sold July 8.
2500 Louisiana/3403 Freret	Daily Fines recorded. Writ filed for property to be sold.	Daily Fines recorded. Writ filed for property to be sold July 8.
8500 Lake Forest	Daily Fines recorded. Writ filed for property to be sold.	Daily Fines recorded. Writ filed for property to be sold July 8.



REINVESTMENT



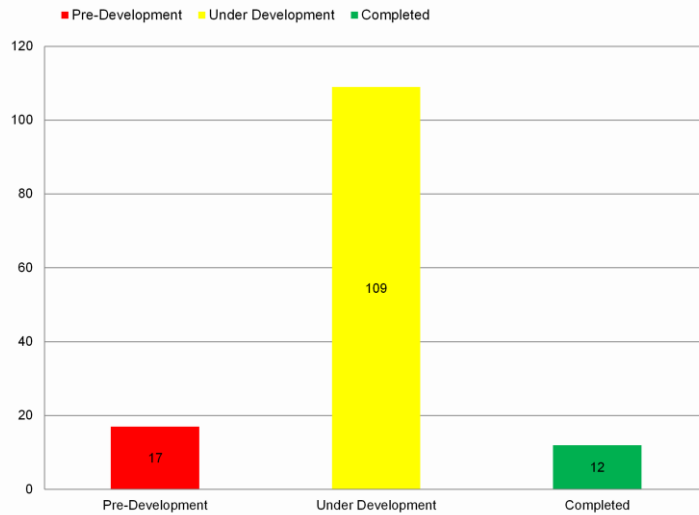


NORA is planning another auction on November 9-10, 2015. Approximately 65-75 properties are expected to be sold in NORA's first ever online auction. A buyer's seminar is planned for October 13. Interested parties should contact NORA for more details.

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

There were no new completions or units added to the under development queue in June.

Rental Housing Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

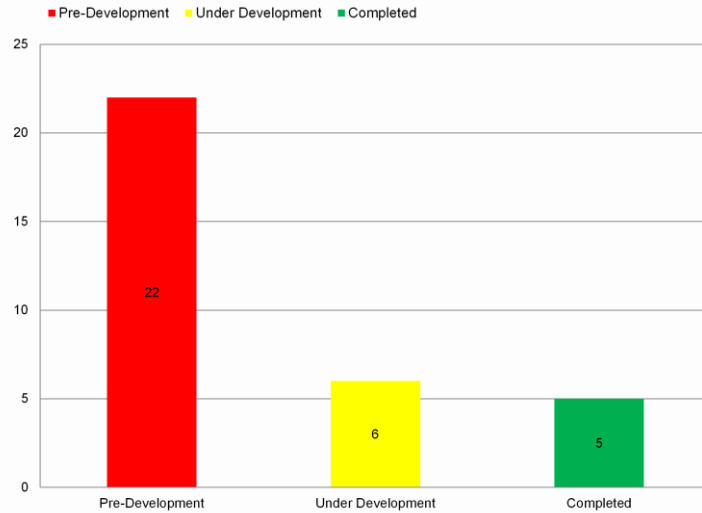
Definitions:

*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

There have been 5 completions through the Homeownership Development Program in 2015.

Homeownership Development Program



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Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

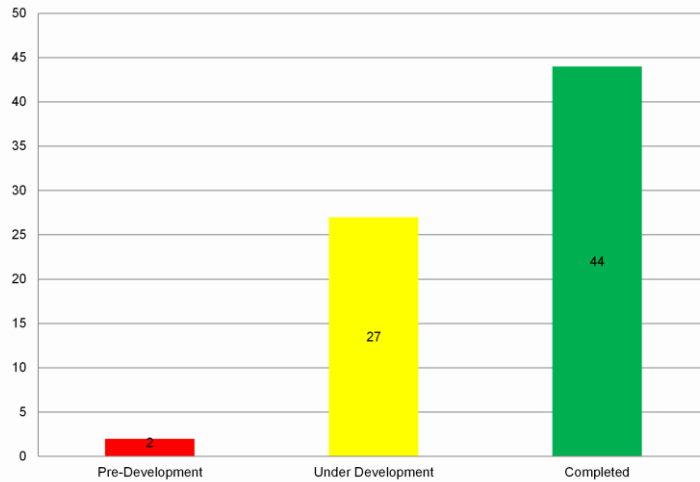
Definitions:

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.

There have been 44 completions through the Owner-Occupied Rehabilitation Program in 2015.

Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



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