



CITY OF NEW ORLEANS

BlightSTAT

Reporting Period: March, 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.

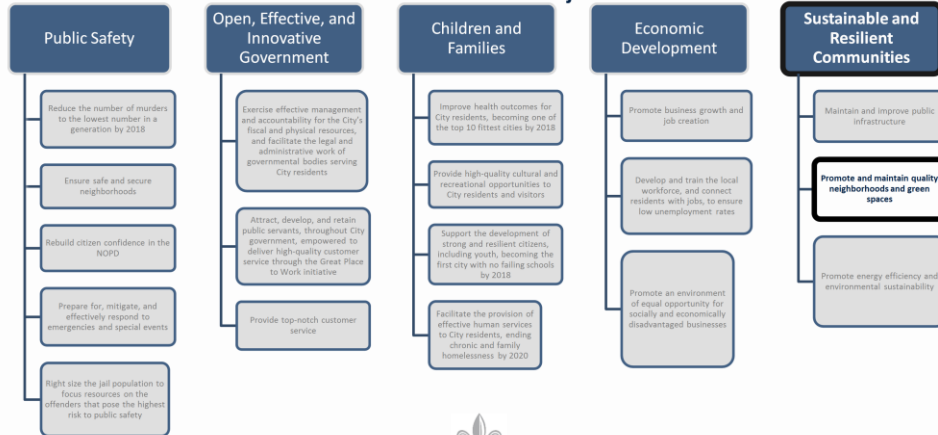
Values

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



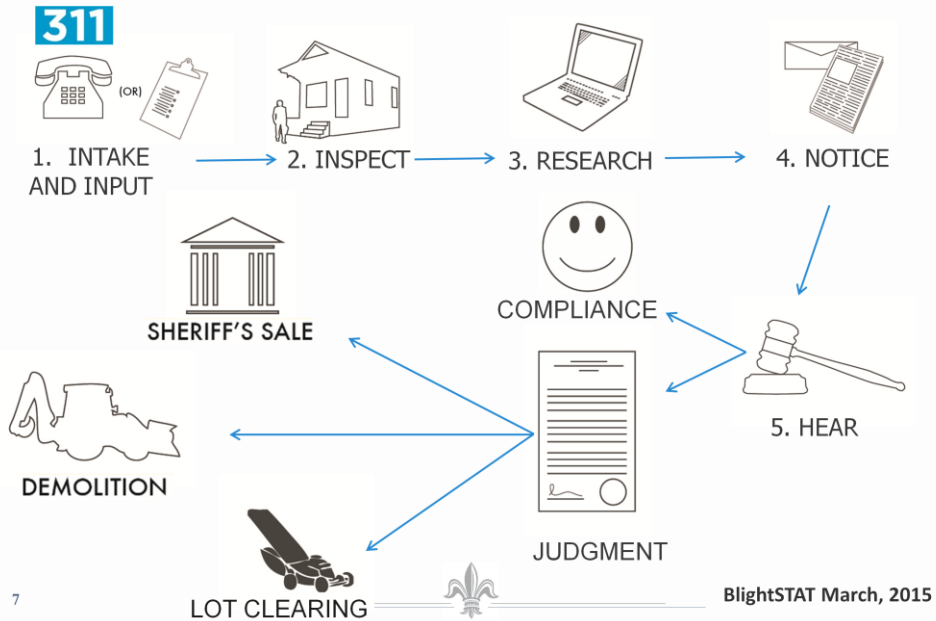
Strategic Framework

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



311



(OR)



INTAKE



Responsible Organization:
Code Enforcement

Data Source:
311 Database

Definitions:

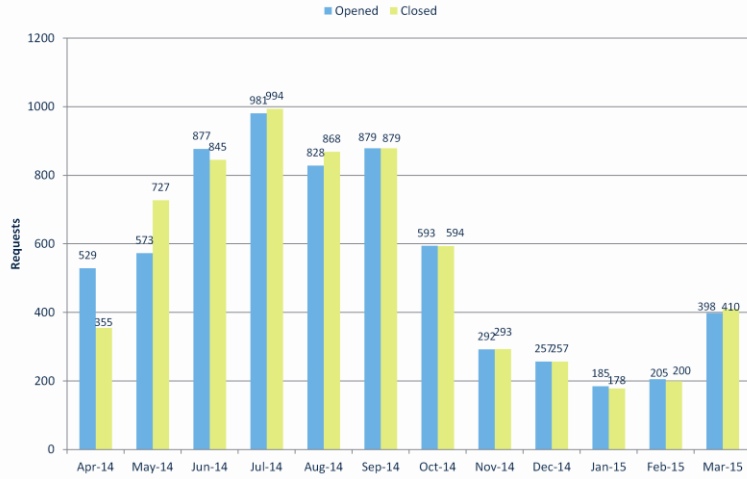
Service Requests: A 311 call requesting the City to perform a specific task
Open Requests: A service request that has not been completed
Closed Requests: A service request that has been completed. A service request is completed once a work order is successfully transferred to Code Enforcement, not necessarily when an inspection on that property has taken place.

Notes:

Service Requests represent only department work orders submitted via 311. Code Enforcement 311 data is skewed as re-opened cases are currently being counted multiple times. Case closure in 311 means that the case has gone into Code Enforcement's inspection pipeline. It does not necessarily mean that blight has been remediated.

Code Enforcement Kept Pace With 311 Service Requests

Code Enforcement 311 Service Requests



Open Service Requests at End of Month											
Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15
175	21	53	40	0	0	1	0	0	7	12	0

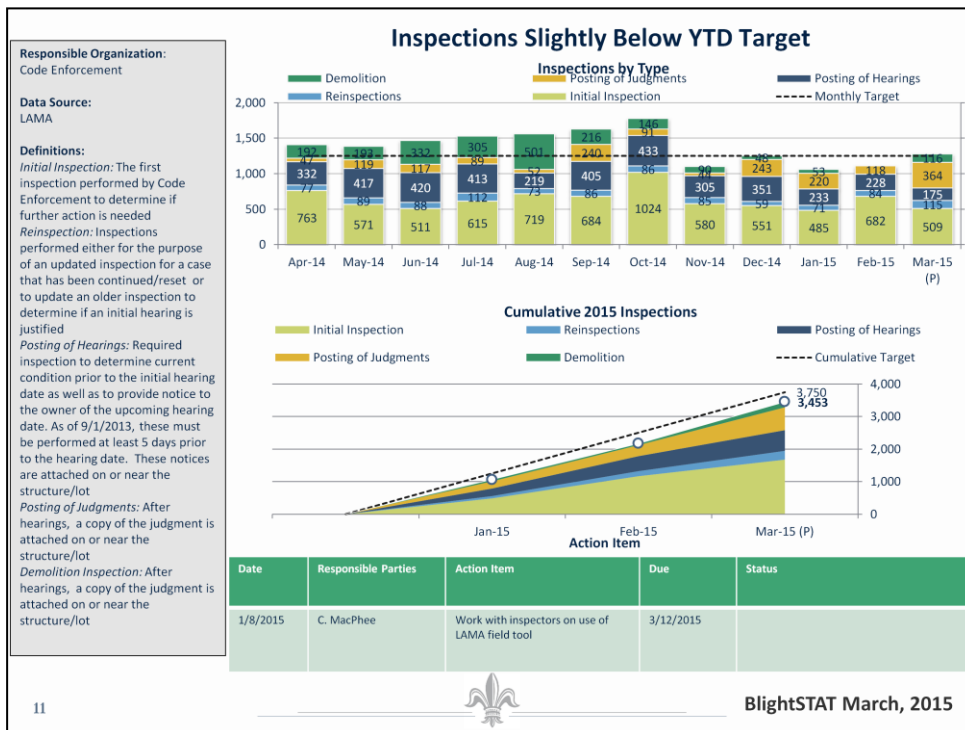


BlightSTAT March, 2015



INSPECT





Inspections were lower than usual due to temporary staff shortages. Code Enforcement anticipates that inspections will increase throughout 2015.

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.

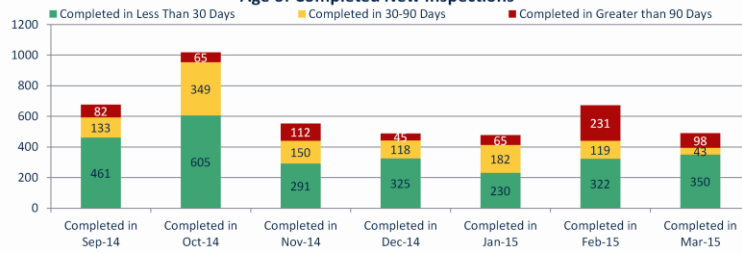
Queue: The list of all new cases awaiting inspection

Key:

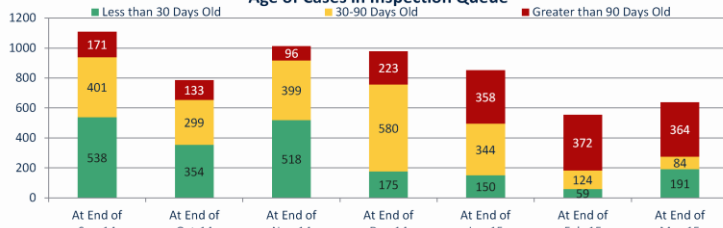
- On Target
- ▲ Within 10% of Target
- ◆ Off Target

Average of 44 Days to Complete New Initial Inspections Through March

Age of Completed New Inspections



Age of Cases in Inspection Queue



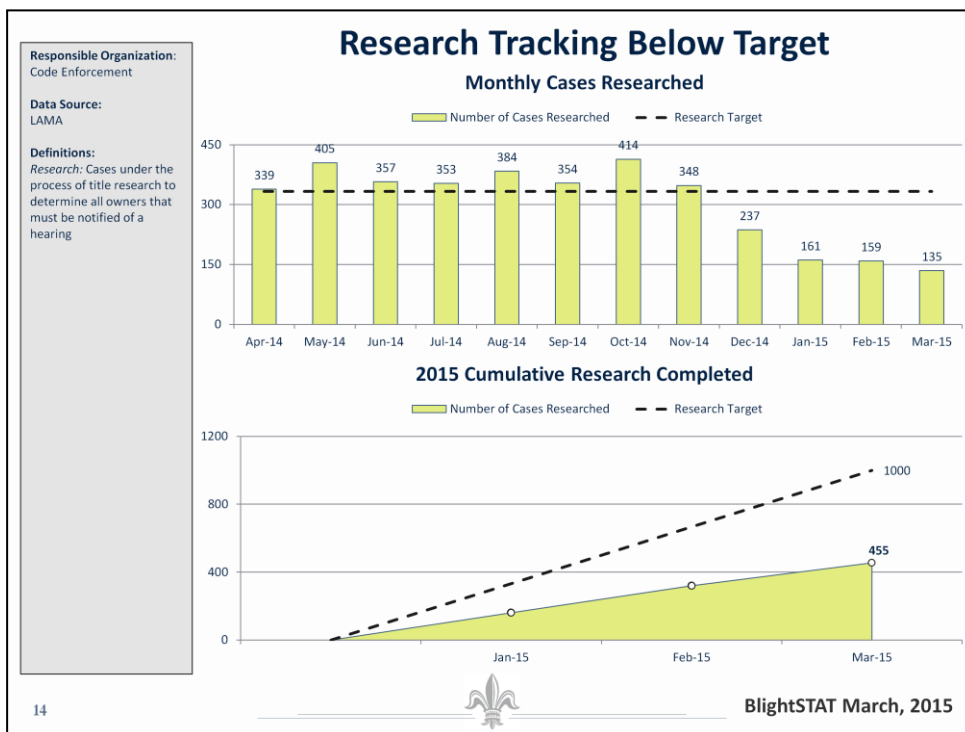
Measure	2015 YTD Actual	2015 Target	Status
Average number of days to complete a new, initial inspection request	44	≤30	◆





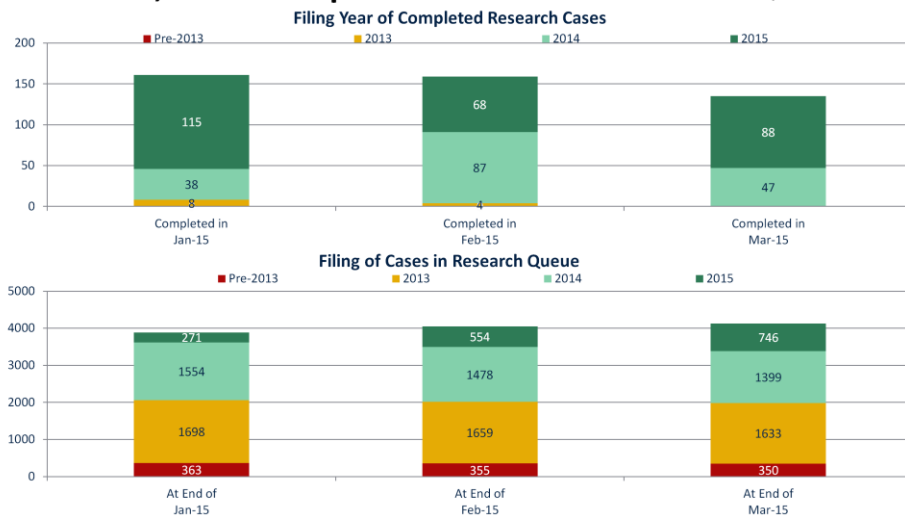
HEAR



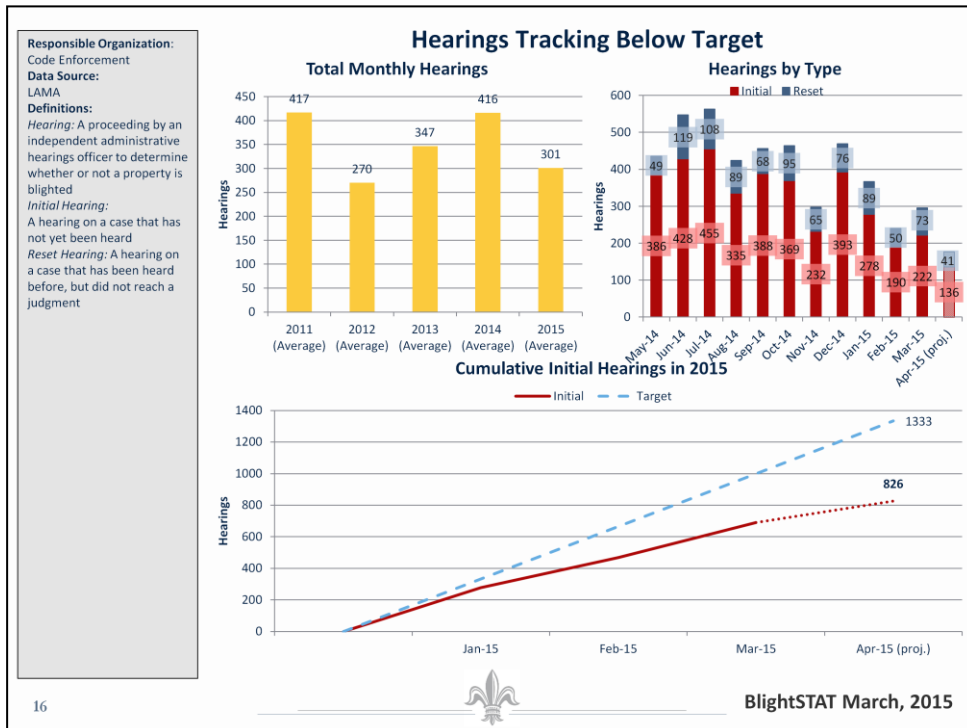


Research has been low in 2015 due to staff shortages in the research unit and throughout Code Enforcement. Code Enforcement recently hired a new researcher, and will have two more on their staff by early May.

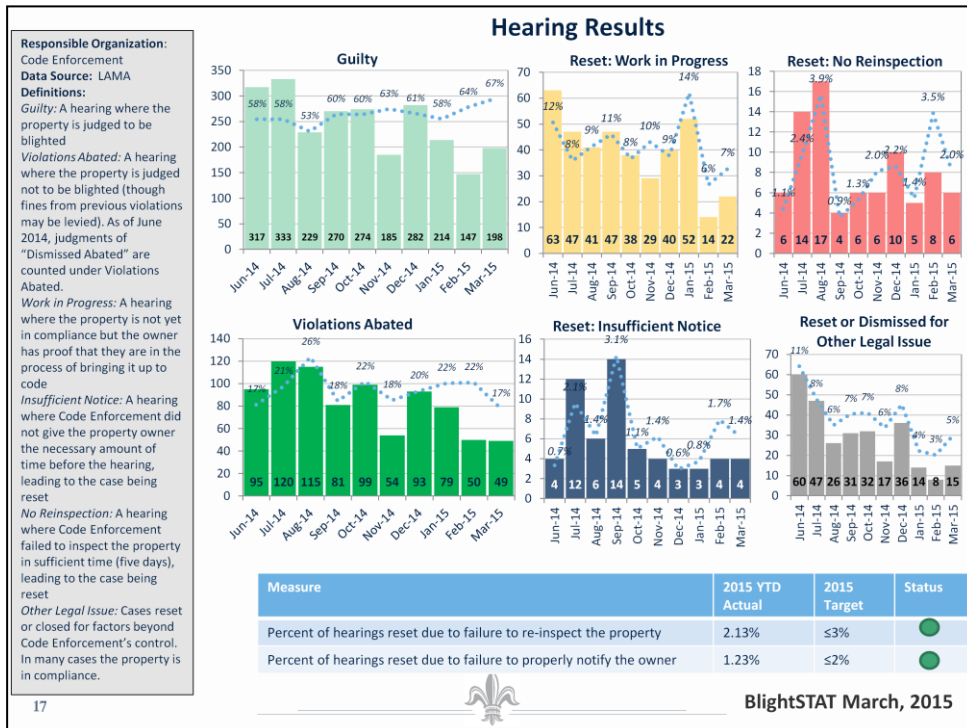
Over 4,000 De-Duplicated Cases In Research Queue



Action Item				
Date	Responsible Parties	Action Item	Due	Status
4/9/2015	L. Elliott	Develop recommendation for dealing with vacant lots in the research queue	5/14/2015	



The decrease in hearings is tied to staffing issues with the research unit.



The cases that were reset for no reinspection were vacant lots without good address data.



Responsible Organization:
Code Enforcement

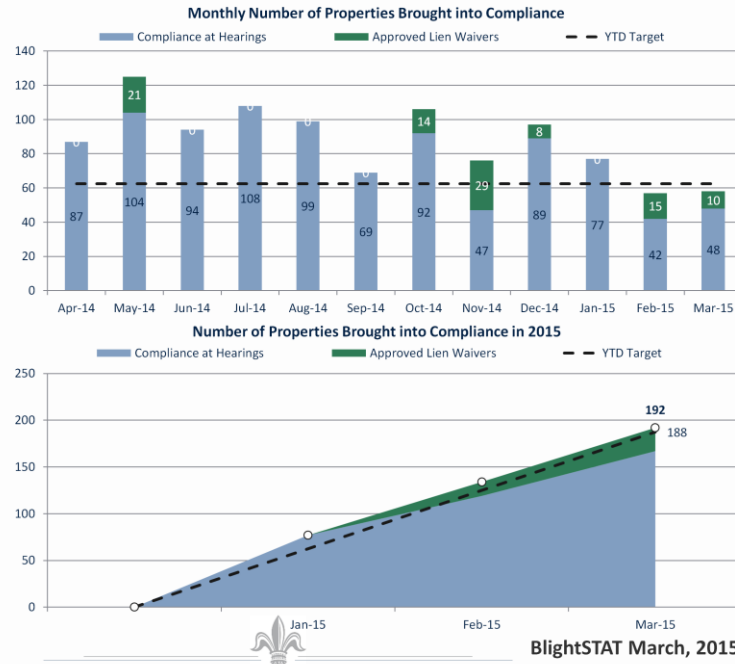
Data Source:
LAMA

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

The Number of Properties Brought Into Compliance Met the YTD Target



Responsible
Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

Fees Paid: A case that has received a guilty judgment, but was closed after the levied fees were paid

Closed for Miscellaneous Reasons: A case that was closed without receiving a review that still has unpaid fees. This generally implies a procedural error or factors beyond the control of Code Enforcement and the case is restarted.

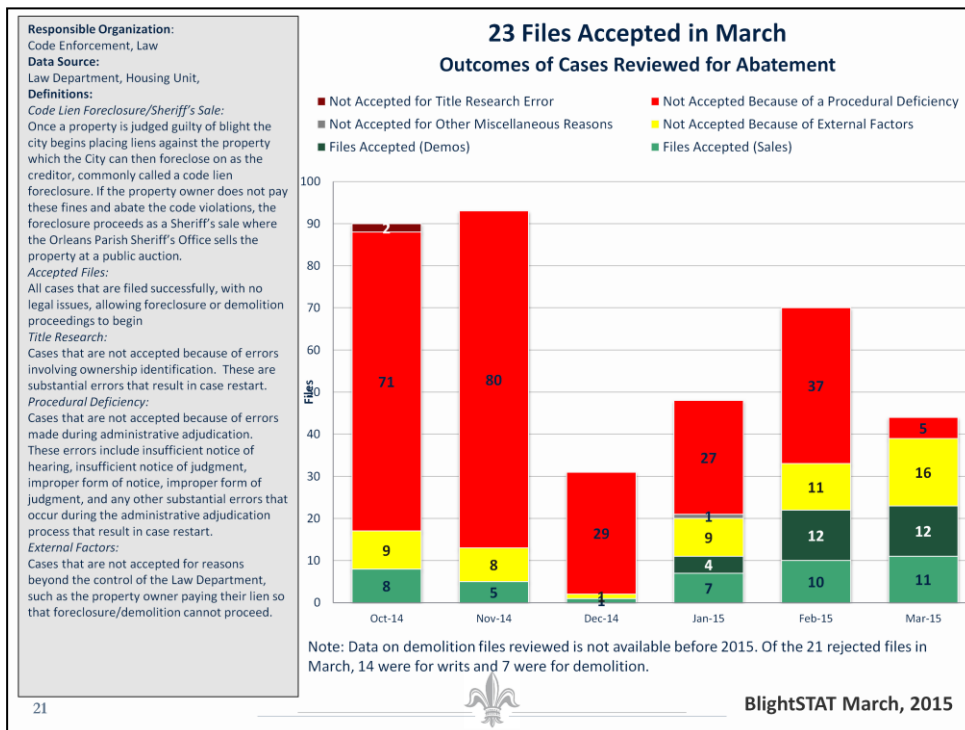
Review Completed: Guilty judgments with abatement review decisions, allowing Code Enforcement to begin the remediation process

Needs Review: Open cases that have not yet been reviewed.

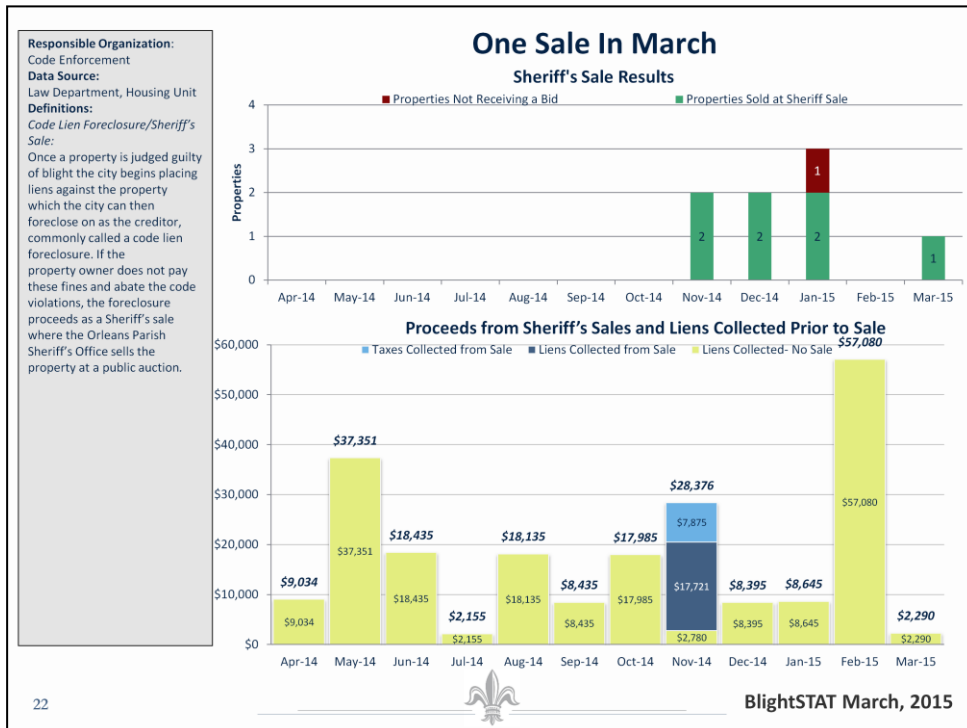
72% of Guilty Judgments Have Been Closed or Reviewed

Outcomes of Guilty Judgments 7/1/2014-12/31/2014

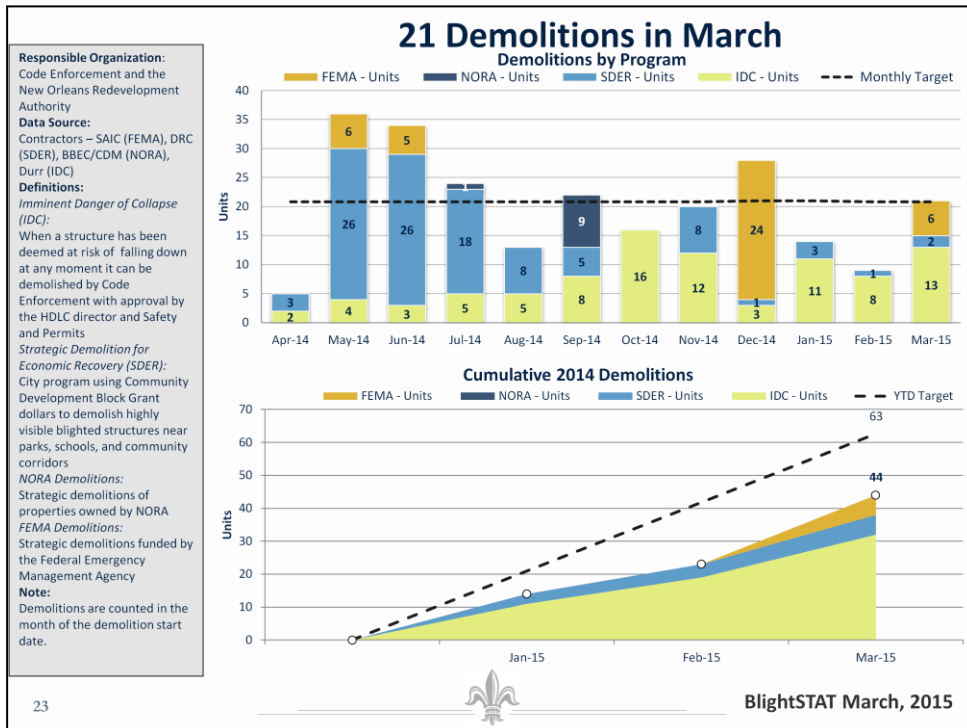




The number of cases reviewed for demolition and lien foreclosure proceedings is expected to increase in upcoming months as new attorneys are hired. One attorney has been hired, and more are in the hiring process.

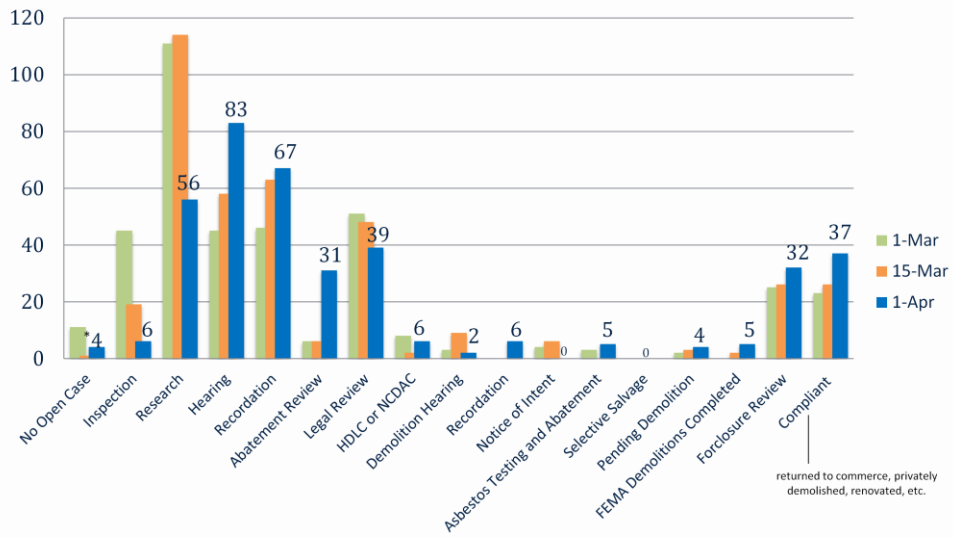


There were originally three sales scheduled for March, though two were stopped.



Code Enforcement does not expect strategic demolitions to increase significantly over the upcoming months due to a focus on FEMA-funded demolitions.

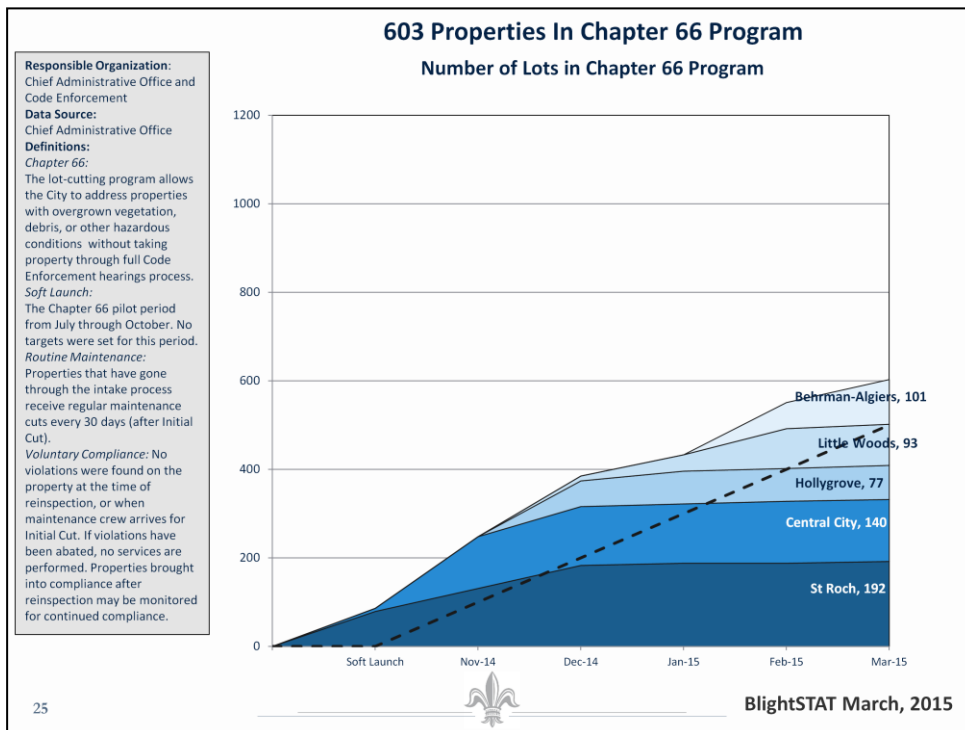
Status of the 383 FEMA Conditionally Approved Properties



*If the owner of a property pays the fines rendered at the Code Enforcement hearing, prior to the demolition of a structure, that judgement is no longer actionable. In this case Code Enforcement gives the owner 30 days to make work in progress and restart the case. If no viable work has been done to correct the violations then Code Enforcement will once again pursue demolition.



BlightSTAT March, 2015



The chapter 66 lot maintenance program anticipates moving into the Lower Ninth Ward in the upcoming month.

459 Properties In Compliance or Maintained by City Through Chapter 66 Program

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

Responsible Organization:
Chief Administrative Office and
Code Enforcement

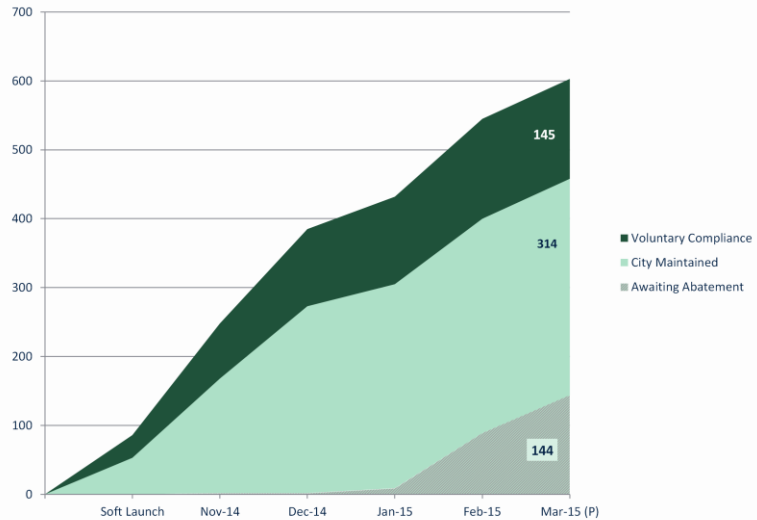
Data Source:
Chief Administrative Office

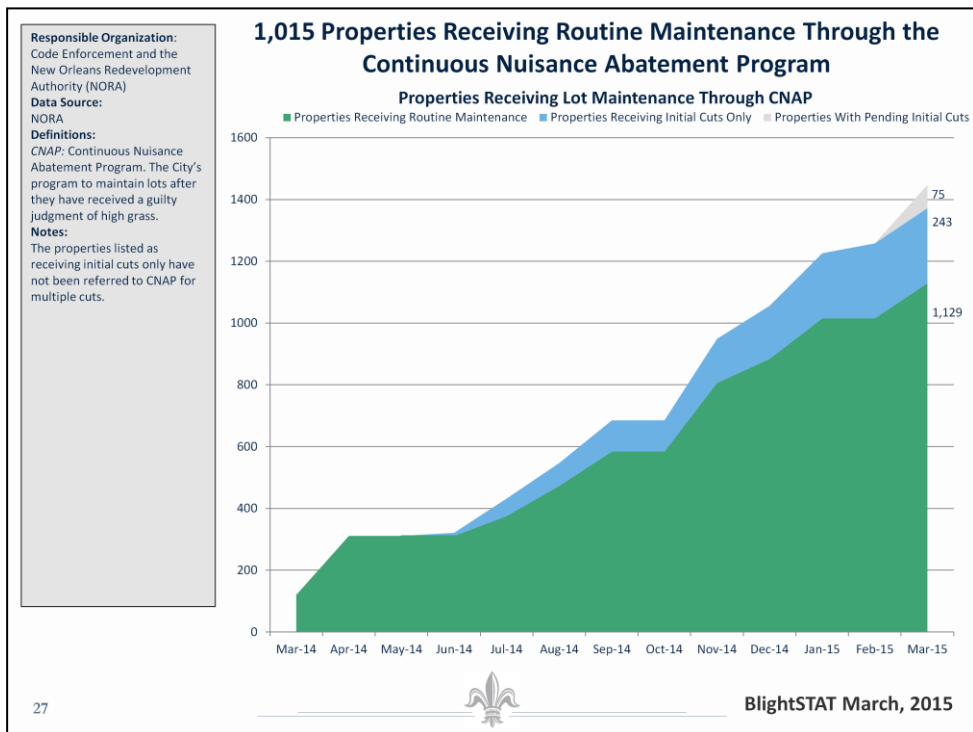
Definitions:
Chapter 66:
The lot-cutting program allows the City to address properties with overgrown vegetation, debris, or other hazardous conditions without taking property through full Code Enforcement hearings process.

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.





After reviewing guilty judgments to determine the correct abatement strategy, Code Enforcement refers all vacant lots with guilty judgments for maintenance through CNAP. In addition, these properties are either sent concurrently to lien foreclosure or, if Code Enforcement does not think the property will sell, maintained until conditions become more favorable for a sale.



<i>Awaiting Hearing</i>		
Address	Status as of 4/7/2015	Status as of 3/11/2015
6880 Parc Brittany Blvd.	Case is in the process of being researched.	Case is in the process of being researched.
9660 Lake Forest (strip mall)	Hearing reset to 4/8/2015 due to work in progress.	Hearing reset to 4/8/2015 due to work in progress.
<i>Awaiting Abatement</i>		
Address	Status as of 4/7/2015	Status as of 3/11/2015
8500 Lake Forest (abandoned gas station)	Property received guilty judgment on 2/25/2015. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.	Case restarted due to a procedural deficiency. Hearing scheduled for 2/25/2015.
10112-16 Plainfield Dr.	Property received guilty judgment. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.	Property received guilty judgment on 2/24/2015.
3010 Sandra Place (Crescent City Gates)	Property received guilty judgment 2/11/2015. Judgment recorded. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.	Property received guilty judgment 2/11/2015. Abatement decision will be expedited after recordation.
2520 Louisiana	Property received guilty judgment 2/11/2015. Judgment recorded. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.	Property received guilty judgment 2/11/2015. Abatement decision will be expedited after recordation.
3403 Freret	Property received guilty judgment 2/11/2015. Judgment recorded. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.	Property received guilty judgment 2/11/2015. Abatement decision will be expedited after recordation.
6001 Bullard (old Schwegmann's)	Property received guilty judgment 2/4/15. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.	Property received guilty judgment 2/4/2015. Abatement decision will be expedited after recordation.
4402 Reynes	Property received guilty judgment 2/4/2015. Judgment recorded. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.	Property received guilty judgment 2/4/2015. Abatement decision will be expedited after recordation.
10101 Lake Forest	Property received guilty judgment on 12/17/14. Judgment recorded. CE will discuss abatement path and when it is prudent to put the property up for sale. If applicable, CE will pursue recordation of daily fines.	Property received guilty judgment on 12/17/2014. Judgment recorded and abatement decision will be expedited.
<i>Abatement Strategy Reached</i>		
Address	Status as of 4/7/2015	Status as of 3/11/2015
1532 Robert E. Lee	Writ is filed for property to be given a sale date. Over half a million in daily fees.	Property received guilty judgment on 10/1/2014. Owner is appealing judgment.
6324 Chef Menteur	Writ is filed for property to be given a sale date. Over half a million in daily fees on property.	Writ is filed for property to be given a sale date. Over half a million in daily fees on property.

The property at 9660 Lake Forest received a guilty judgment.

Pending Litigation		
Address	Status as of 4/7/2015	Status as of 3/11/2015
5300 Franklin	Received guilty judgment on 2/4/2015. Pending appeal of judgment.	Received guilty judgment on 2/4/2015. Pending appeal of judgment.
5328 Franklin	Received guilty judgment on 2/4/2015. Pending appeal of judgment.	Received guilty judgment on 2/4/2015. Pending appeal of judgment.
6700 Plaza	Property received guilty judgment 12/17/2014. An appeal has been filed.	Property received guilty judgment 12/17/2014. An appeal has been filed.
5951 Milne (Lakeview School)	Property received guilty judgment on 12/17/2014. An appeal has been filed.	Property received guilty judgment on 12/17/2014. An appeal has been filed.
3 Dreux Ave.	Property received guilty judgment on 10/22/14. An appeal has been filed.	Property received guilty judgment on 10/22/14. An appeal has been filed.
38884 Dreux Ave.	Property received guilty judgment on 10/22/14. An appeal has been filed.	Property received guilty judgment on 10/22/14. An appeal has been filed.
5324 Franklin	Property received guilty judgment on 10/22/14. An appeal has been filed.	Property received guilty judgment on 10/22/14. An appeal has been filed.
5332 Franklin	Property received guilty judgment on 10/22/14. An appeal has been filed.	Property received guilty judgment on 10/22/14. An appeal has been filed.
6601 Plaza/5700 Read (Grand Theatre)	Property received guilty judgment on 12/1/14. An appeal has been filed.	Property received guilty judgment on 12/1/2014. An appeal has been filed.
2646 Westbend Parkway	Property received guilty judgment on 6/3/14 (pending litigation/settlement negotiations).	Property received guilty judgment on 6/3/2014 (pending litigation/settlement negotiations).
No Open Case, Code Enforcement Monitoring		
Address	Status as of 4/7/2015	Status as of 3/11/2015
2713 S. Claiborne Ave.	Lien was paid by owner. Started new case to assess current condition of the property. Inspection noted work in progress but CE will continue monitoring.	Writ has been filed to start the lien foreclosure process.
2800 Sullen	Property received guilty judgment on 5/13/14; re-inspected 10/31/14; shows work in progress will continue to monitor.	Property received guilty judgment on 5/13/2014. Re-inspection on 10/31/2014 shows work in progress; Code Enforcement will continue to monitor.
23804 Read (5851 Read)	Consent judgment has been signed. CEHB will monitor.	Consent judgment has been signed. CEHB will monitor.
8580 Lake Forest (parking lot)	Property is being maintained. CEHB will monitor.	Property is being maintained. CEHB will monitor.
6800 Plaza	Property is secured. CEHB will monitor.	Property is secured. CEHB will monitor.
609 Jackson	Lien paid and property sold. CEHB is in communication with owners and monitoring the condition of the property.	Lien paid and property sold. CEHB is in communication with owners and monitoring the condition of the property.
55195 Michoud (Six Flags)	City is working with manager.	City is working with manager.
10301 I-10 W. Service Road	Owners complied with 2013 judgment. CEHB monitoring.	Owners complied with 2013 judgment. CEHB monitoring.
Abated		
Address	Status as of 4/7/2015	Status as of 3/11/2015
8501 Lake Forest Blvd	Hearing reset for 2/23/15. Received guilty judgment on 2/23/2015 but conditions were abated.	Hearing reset for 2/23/15. Received guilty judgment on 2/23/2015 but conditions were abated.
5650 Read	Hearing held 12/17/2014 conditions on property were abated by owner; case dismissed 12/17/2014.	Hearing held 12/17/2014 conditions on property were abated by owner; case dismissed 12/17/2014.
4300 Sullen	Private demolition held on 1/7/2014. Property under HUD control.	Private demolition held on 1/7/2014. Property under HUD control.

REINVESTMENT



NORA March 28th, 2015 Auction

- 137 Properties Offered
- 136 Purchase Agreement Signed
- Average Bid Value: \$40,000

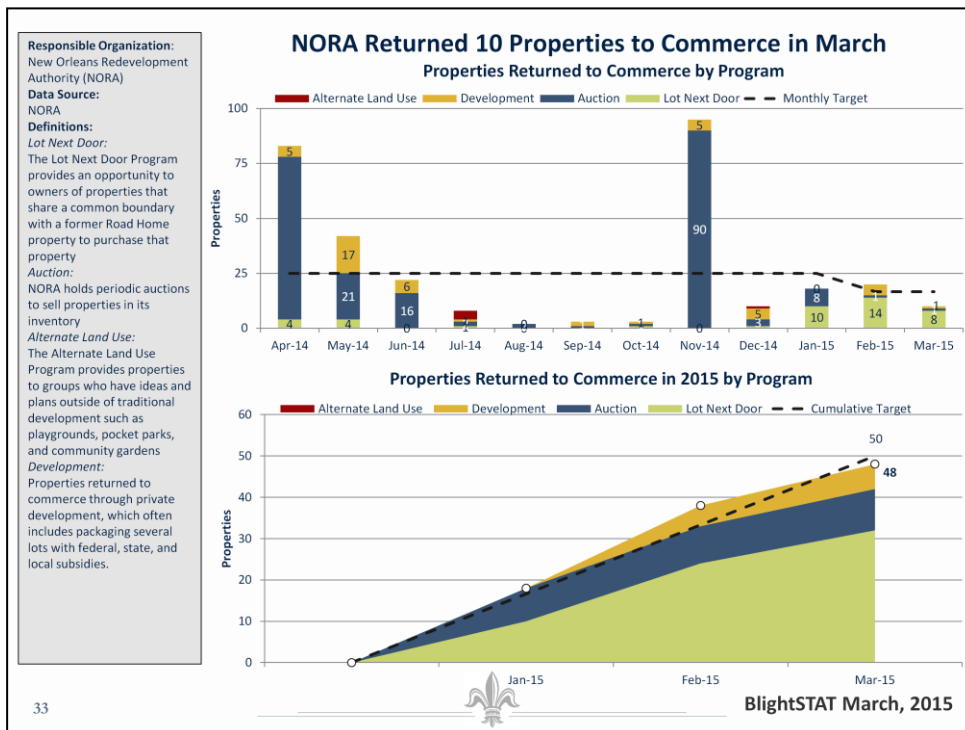


More information at:
<http://noraproperty.nola.gov/map/>

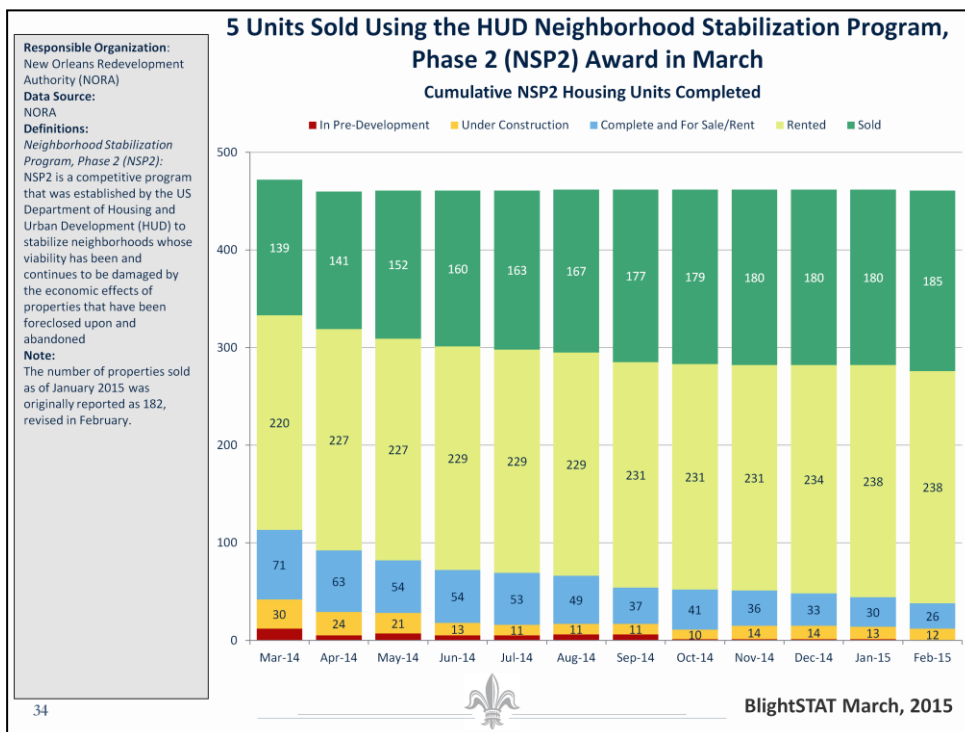
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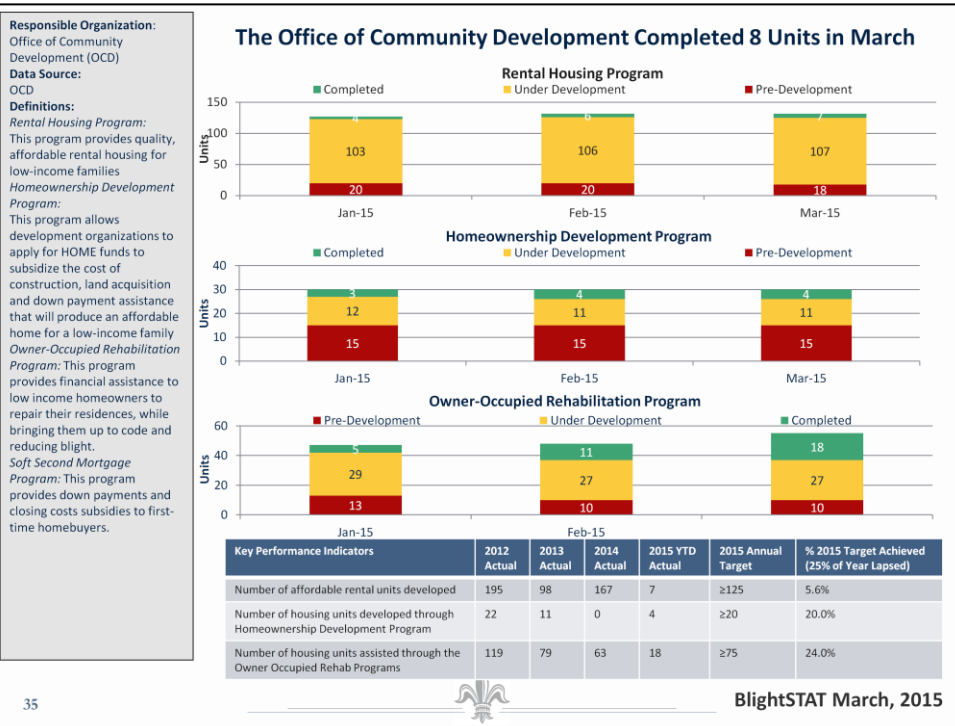
More information on NORA property sales is available at:
<http://noraproperty.nola.gov/map/>



NORA anticipates that the number of properties returned to commerce will increase in upcoming months due to closings from their auction at the end of March.



The closeout date for the NSP2 program is in September 2015.



The Office of Community Development anticipates a substantial number of closings in the Rental Housing Program in August or September.