



CITY OF NEW ORLEANS

# Blight**STAT**

Reporting Period: June-July, 2012

[www.nola.gov/opa](http://www.nola.gov/opa)

# Agenda

**8:00-8:20 GNOCDC Presentation**

**8:20-8:30 Announcements - LAMA**

**8:30-8:45 Inspections**

**8:45-9:00 Hearings**

**9:00-9:20 Abatement**

**9:20-9:40 Code Lien Foreclosures**

**9:40-10:00 Reinvestment**

Blight**STAT** feedback form on back page of presentation



# SPECIAL PRESENTATION





# **Growth in New Orleans neighborhoods**

Presented by:

**Dr. Allison Plyer**

GNOCDC

**August 9, 2012**

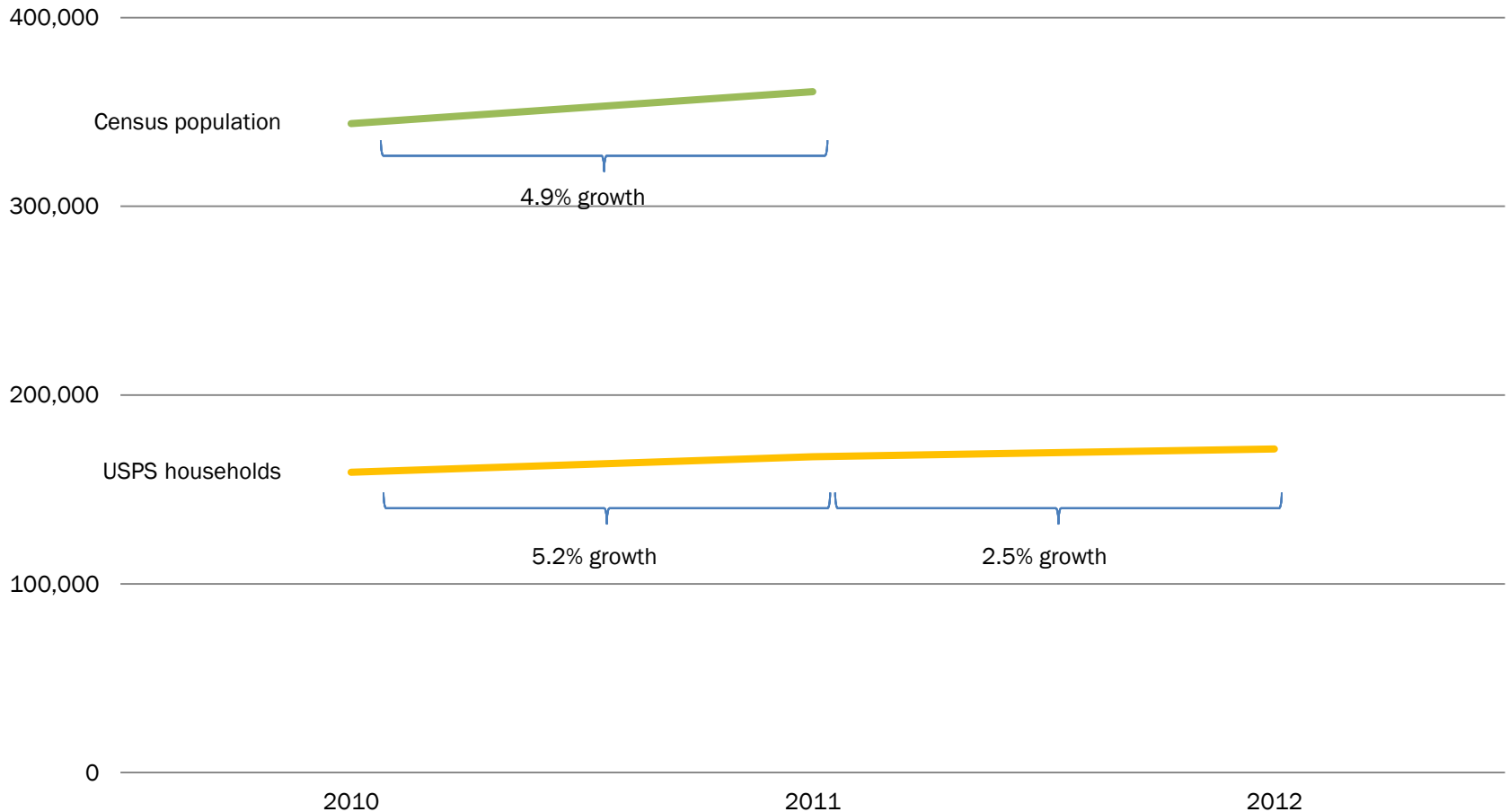


GREATER NEW ORLEANS  
**COMMUNITY DATA CENTER**

A product of Nonprofit Knowledge Works

Between 2010 and 2011, both Census population estimates and USPS households receiving mail grew by roughly 5 percent. From 2011 to 2012, USPS households grew another 2.5 percent.

**Census population estimates and USPS households receiving mail, 2010-2012**

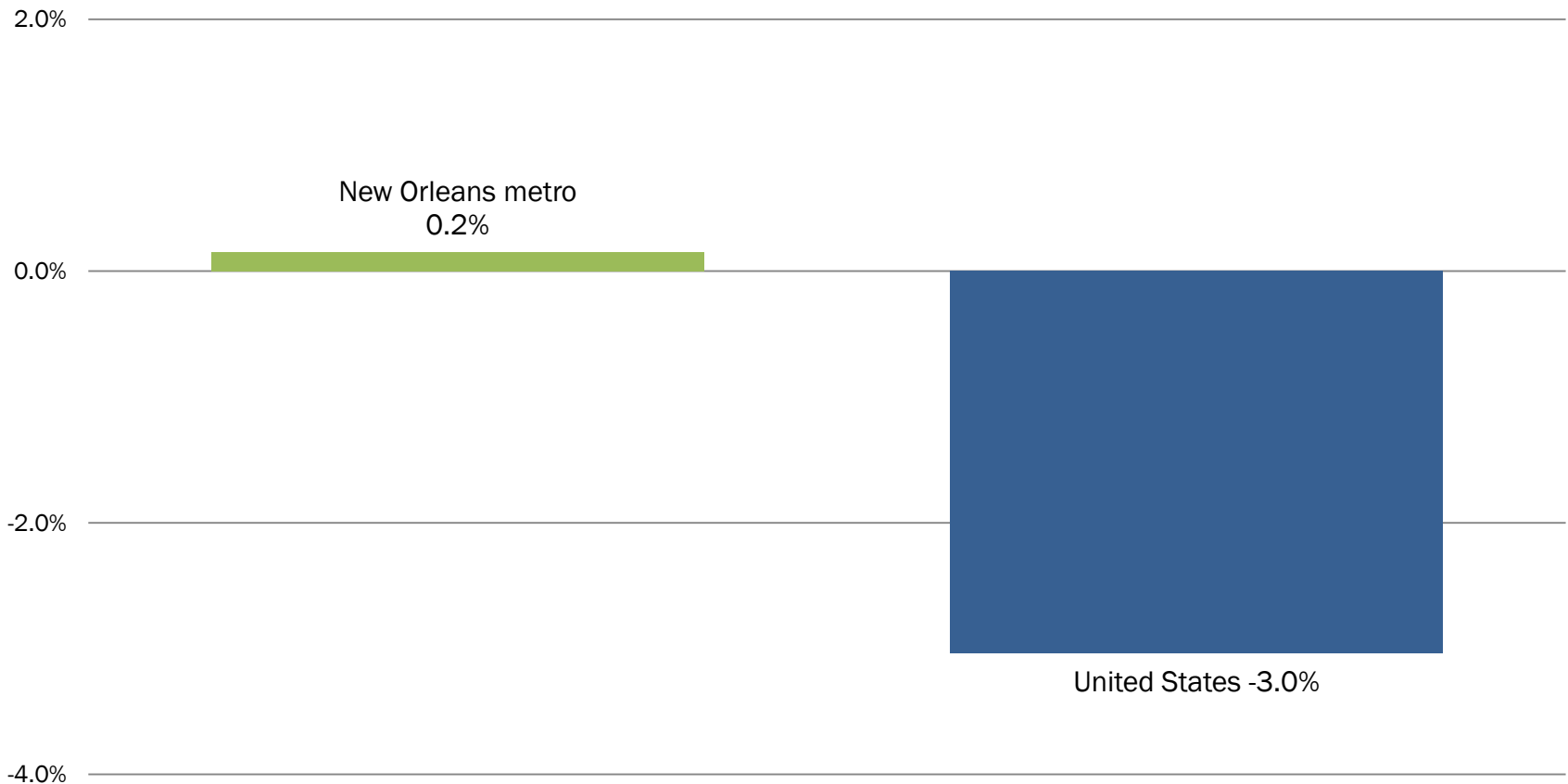


Source: GNOCDC analysis of US Census Bureau and USPS Delivery Statistics Product

# The New Orleans metro economy has weathered the recession relatively well.

## Percent change in nonfarm jobs

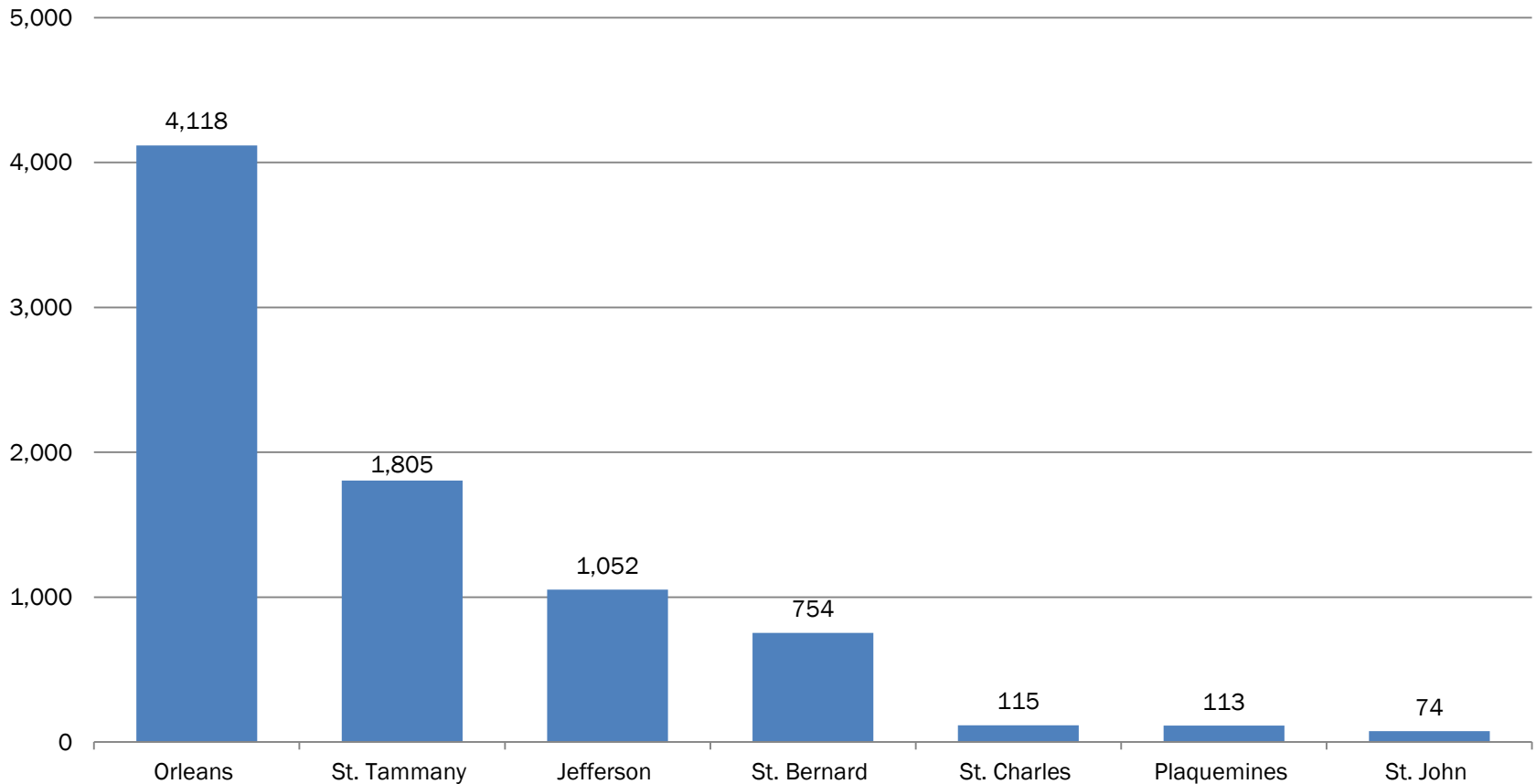
June 2008-June 2012



Source: GNOCDC analysis of data from the U.S. Bureau of Labor Statistics.

Among all metro area parishes, Orleans experienced the largest gain in households receiving mail over the last year.

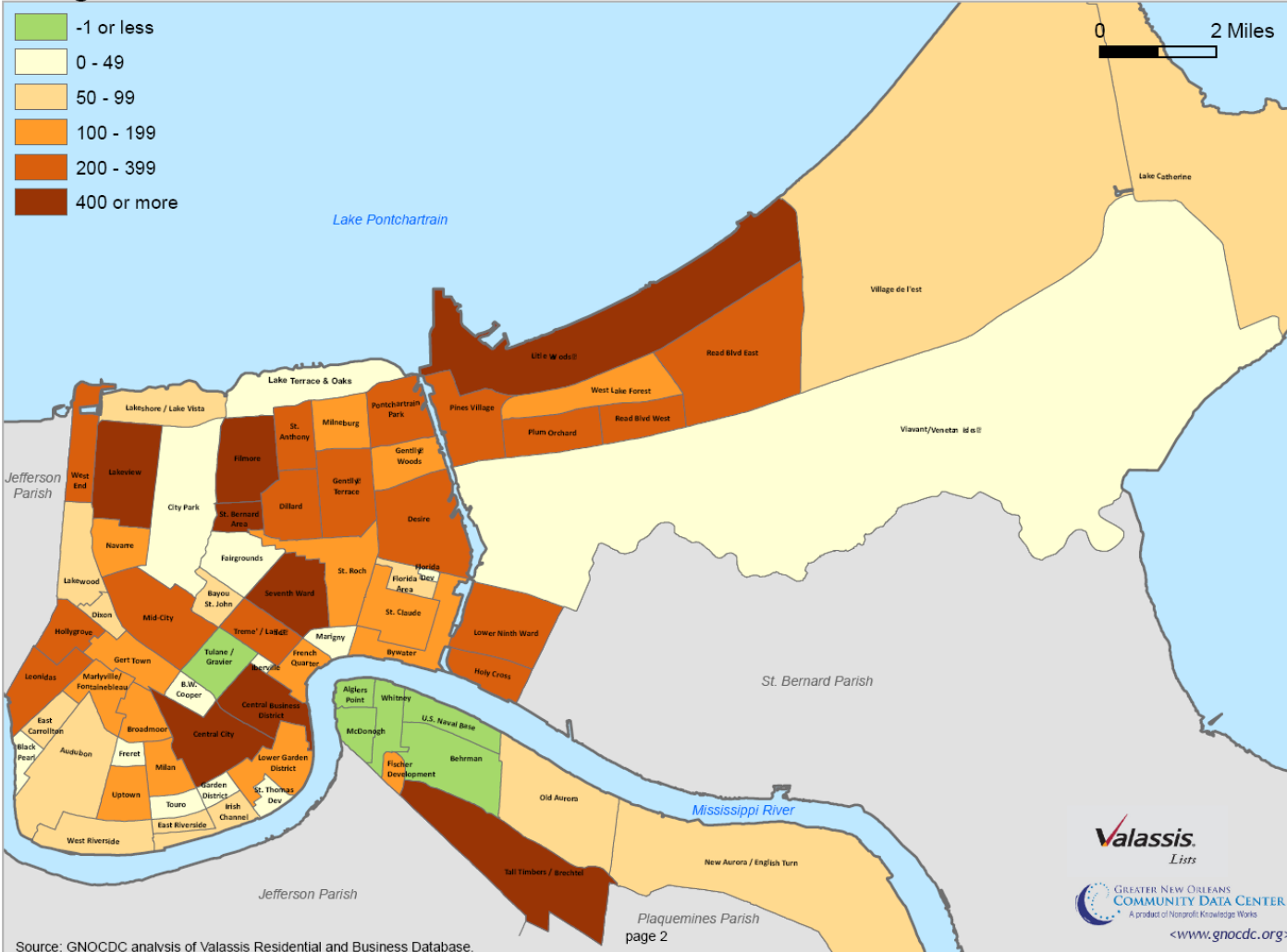
Change in USPS households receiving mail, 2011-2012



Source: GNOCDC analysis of USPS Delivery Statistics Product

Fully 66 out of 72 New Orleans neighborhoods gained active residential addresses since 2010.

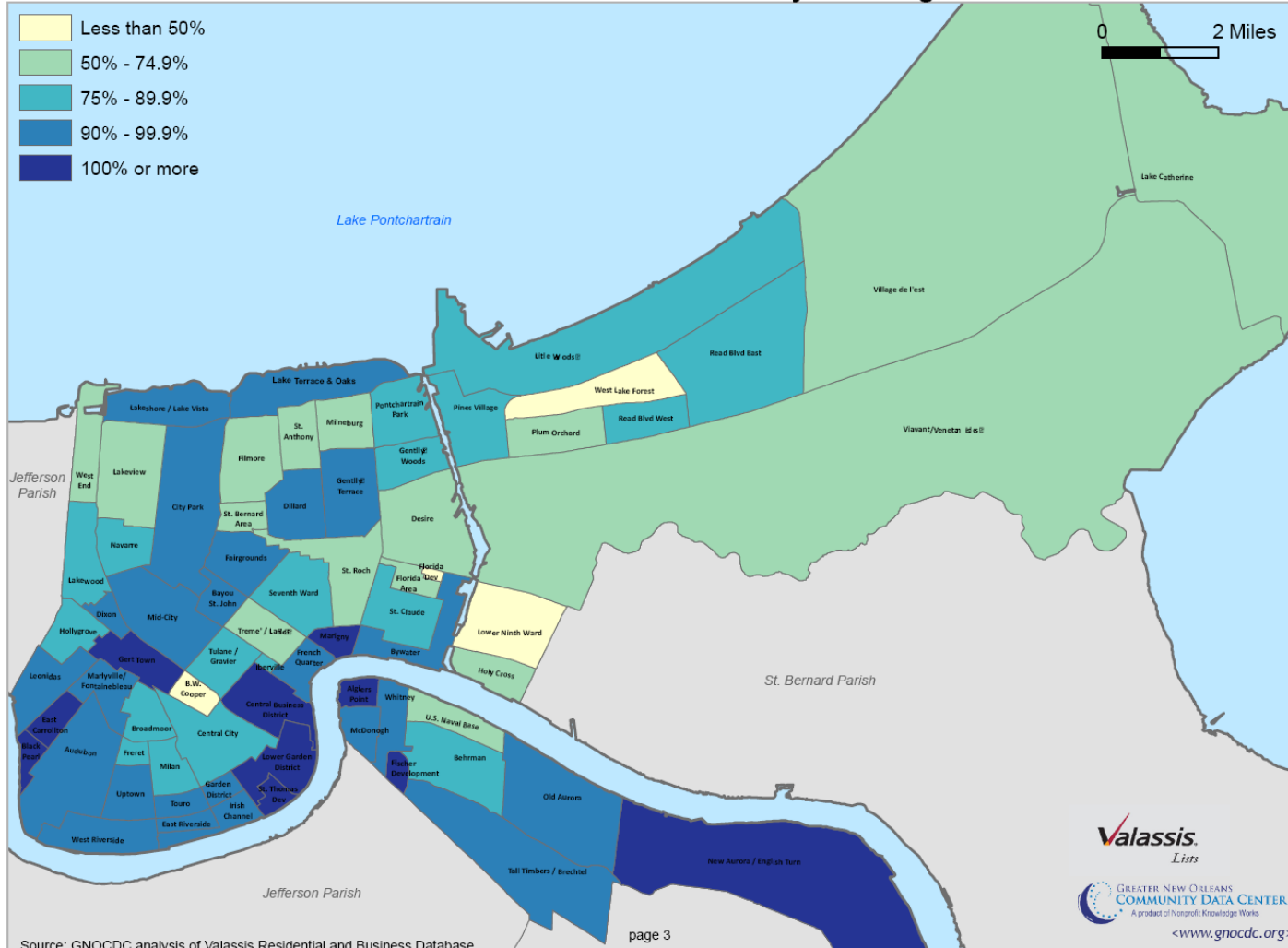
### **Change in number of active residential addresses from June 2010 to June 2012**





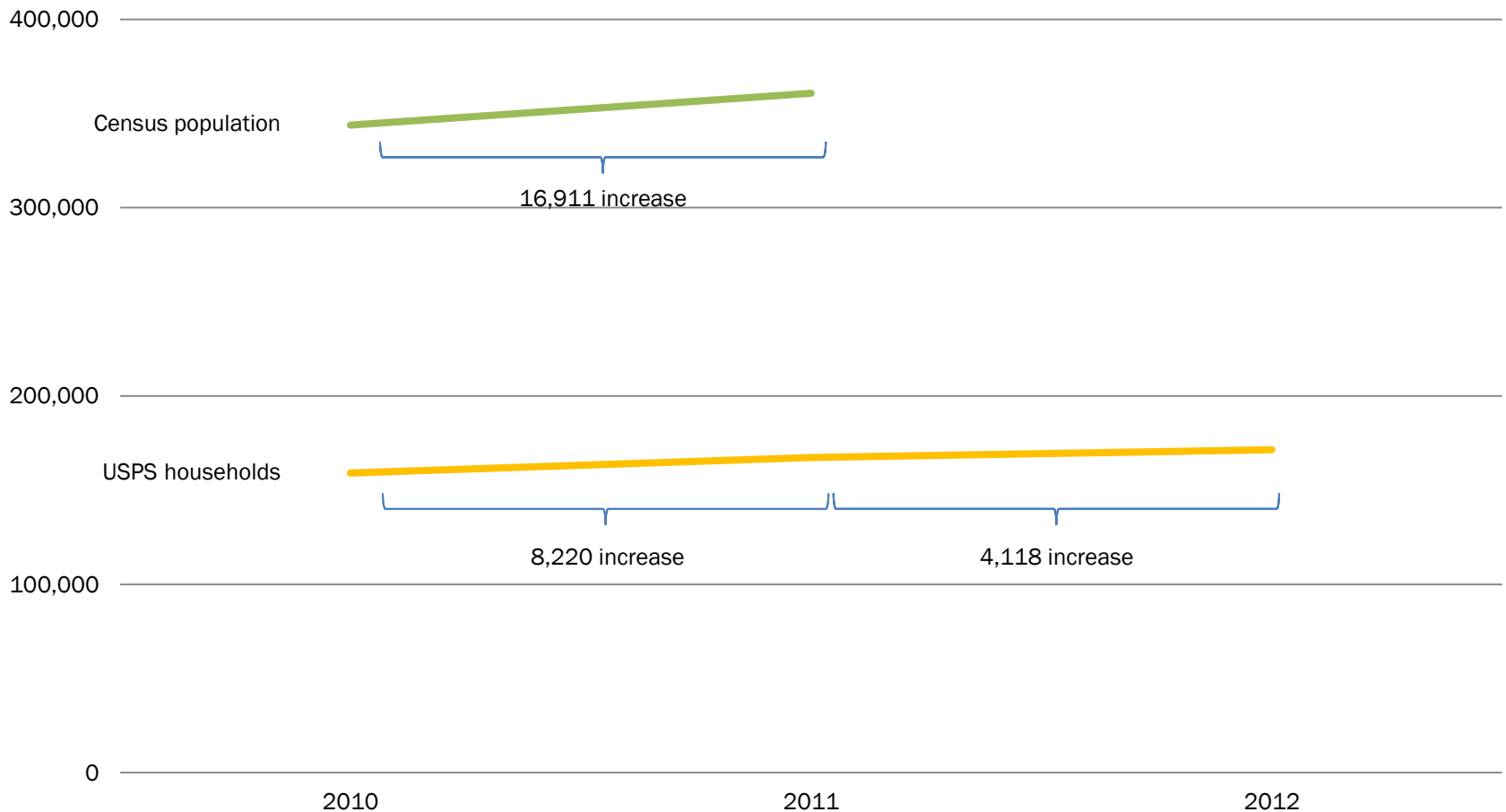
About half of all neighborhoods have recovered over 90 percent of their households since Katrina.

### Percent of June 2005 residential addresses that were actively receiving mail in June 2012



The gain of more than 12,300 active residential addresses receiving mail since 2010 may indicate that a large number of homes have been renovated and occupied over the last 2 years.

**Census population estimates and USPS households receiving mail, 2010-2012**



Source: GNOCDC analysis of US Census Bureau and USPS Delivery Statistics Product



# Growth in New Orleans neighborhoods

Presented by:

**Dr. Allison Plyer**

GNOCDC

**August 9, 2012**



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# ANNOUNCEMENTS



# LAMA Software Implementation

- RFP Released 10/9/11
- Responses Received 10/31/11
- Selection Made 11/15/12
- Contract Negotiations December 2012

- Software Configuration and Installation April – 5/8/12
- User Acceptance Testing Completed 5/31/12
- User Training for Departments leaving Accela Completed 6/15/12
- First 7 Departments Live 6/25/12

- Public Web Launch
- Continuing to refine any configuration issues
- NORA Redevelopment Module Launch

Q4 2011

Q1 2012

Q2 2012

Q3 2012

Q4 2012

- Contract Routed 1/9/12
- Contract Signed 1/25/12
- Implementation Kick Off 2/9/12
- Implementation Study with Input from 17 departments Complete 3/20/12

- Additional Configuration and Training for 10 Additional Departments
  - NOFD Live 8/3/12
- Web Site Content Revamp
- Public Web Interface Development



# A look at the LAMA software

The screenshot displays the LAMA software interface, which is used for managing violations and inspections. The interface is divided into several sections:

- Top Bar:** Contains menu items like View, Module, and Settings, along with a toolbar with icons for various functions such as Addresses, Contacts, Licenses, Map Documents, Map Legend, Parcels, Permits, Planning Projects, Violations, Calendar, Messages, Requests, Communication Log, Payment Log, Reports, Charts, Dashboard, and Videos.
- Violations List:** A table showing a list of violations with columns for Fav, Number, Close, Filed, Location, Description, Origin, Type, and Division. The list includes entries like 12-08163-PNBL, 12-08164-PNBL, 12-08166-PNBL, 12-08170-PNBL, 12-08175-PNBL, 12-08178-PNBL, 12-08179-PNBL, 12-08181-PNBL, 12-08182-PNBL, 12-08183-PNBL, 12-08186-PNBL, and 12-08187-PNBL.
- Map:** A map view showing the location of the violations, with a street grid and a highlighted area around 2504 S Prieur St.
- Violation Form:** A form for editing or adding a violation, including fields for Incident No., Location, Type, and Lead Officer. It also has tabs for Reviews, Details, Journal, and Documents.
- Inspection Details:** A pop-up window for managing inspections, including fields for Inspected By, Status, Inspection Date, Time, Resulting Action, Next Inspection, and Inspection Findings.



# INSPECTIONS



# Completed Inspection Results

## June – July, 2012

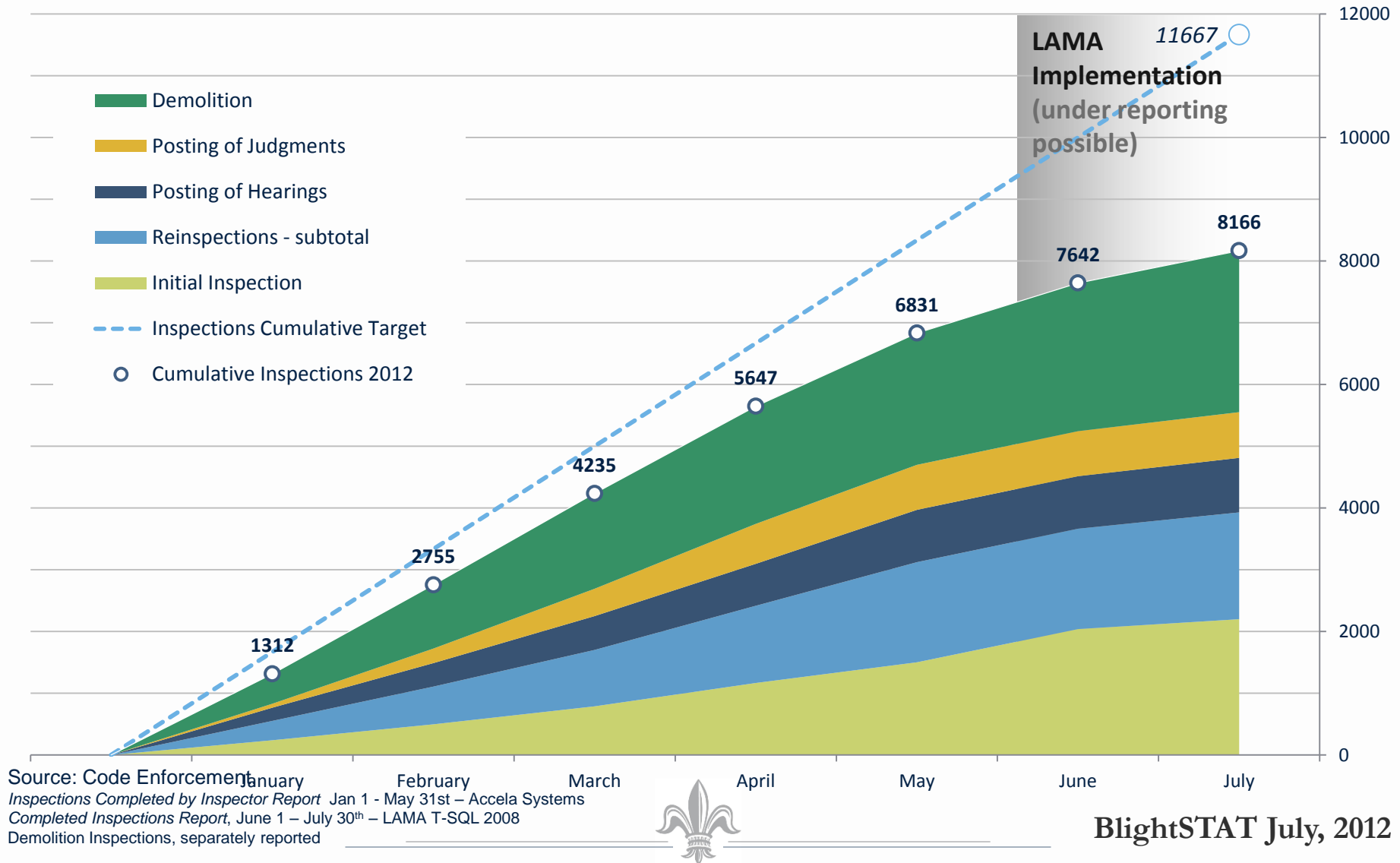
Inspection Results	Type of Inspection				Grand Total
	Initial Inspection	Reinspection	Posting of Hearing	Posting of Judgment	
<b>June</b>	<b>538</b>		<b>3</b>	<b>4</b>	<b>545</b>
Abated & Demolished	13				13
In Compliance	23			1	24
No Violation	17				17
Occupied	50				50
Occupied w/ Violations	1				1
Violation WIP	33			1	34
Violation Unoccupied; Violation No WIP	401		3	2	406
<b>July</b>	<b>160</b>	<b>104</b>	<b>33</b>	<b>11</b>	<b>308</b>
No Violation	34	10	5	1	50
Occupied w/ Violations	4				4
Violation WIP	3	31	4	2	40
Violation Unoccupied; Violation No WIP	119	63	24	8	214
<b>Grand Total</b>	<b>698</b>	<b>104</b>	<b>36</b>	<b>15</b>	<b>853</b>





# LAMA implementation causes pace of inspections to slow

811 Inspections completed in June, 524 Inspections completed in July

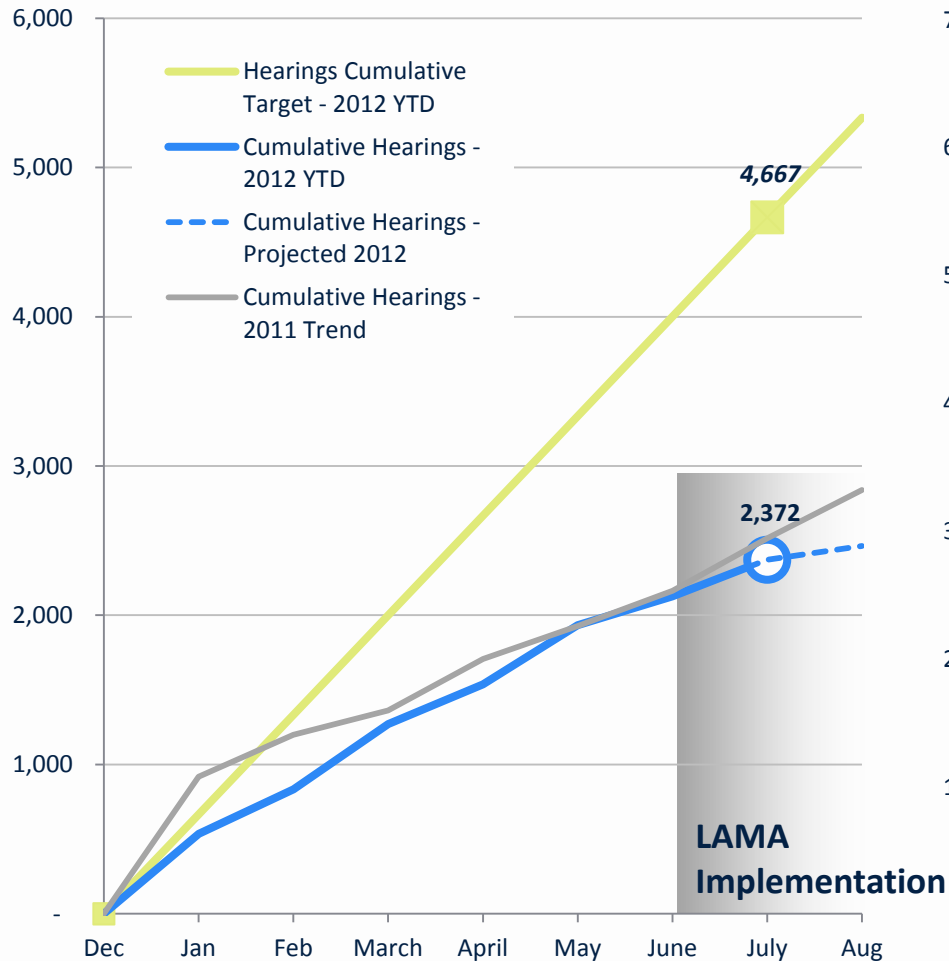


# HEARINGS

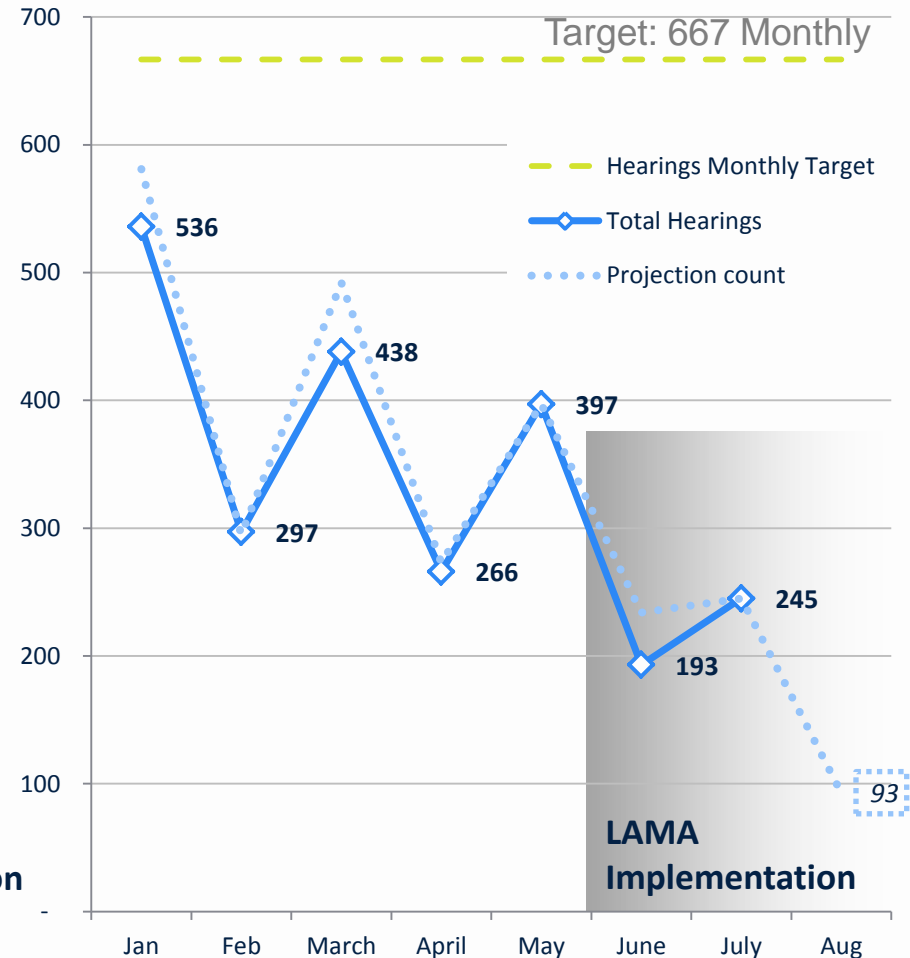


# Fewer hearings scheduled due to LAMA implementation

## Cumulative Hearings Trend



## Monthly totals



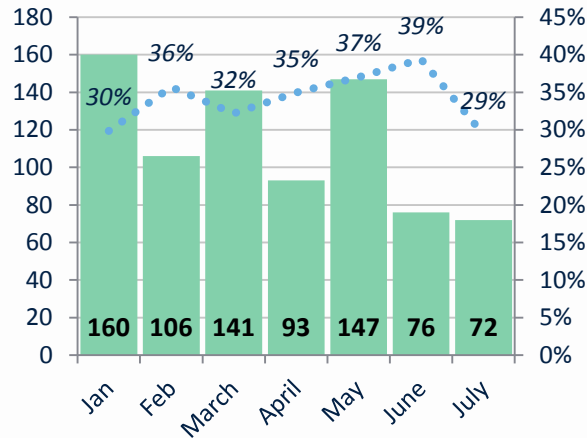
Note: The figures presented are preliminary, as the reports to extract this information from the Davenport LAMA software are still in development. The August projection is a manual count  
 Source: Accela Hearing Docket, Jan 1 – May 31st, 2012  
 LAMA: June 1 – July 30, 2012



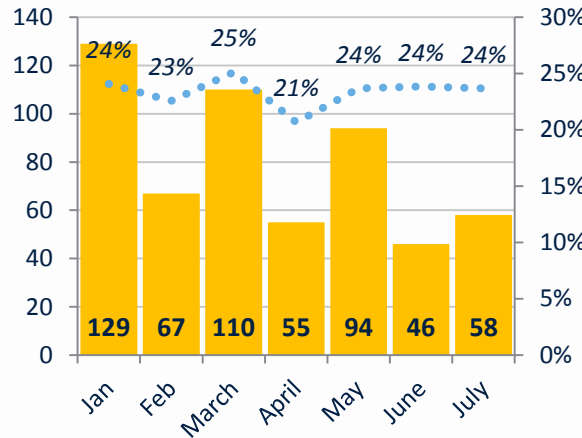
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# Trend in Hearing Results

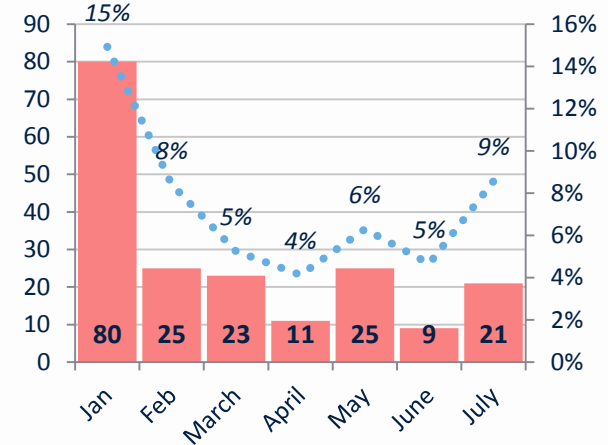
## Guilty



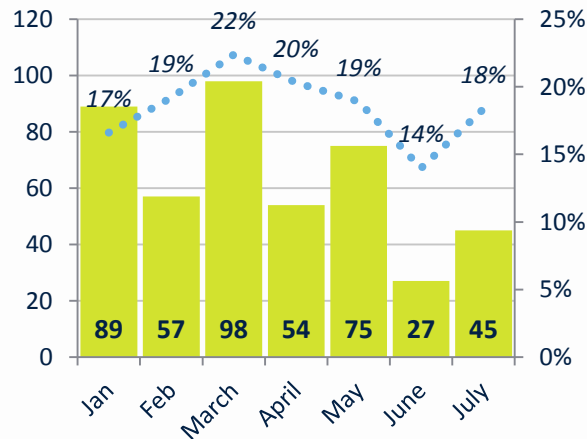
## Reset: Work in Progress



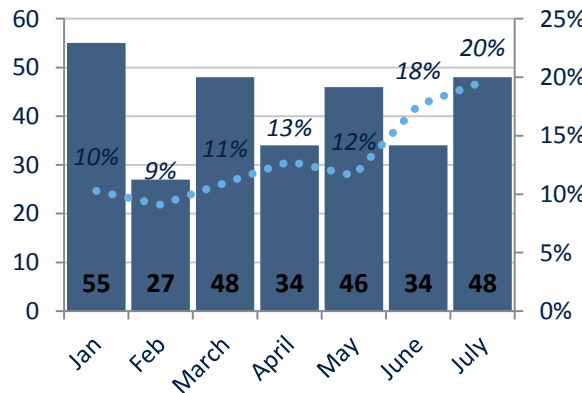
## Reset: No Reinspection



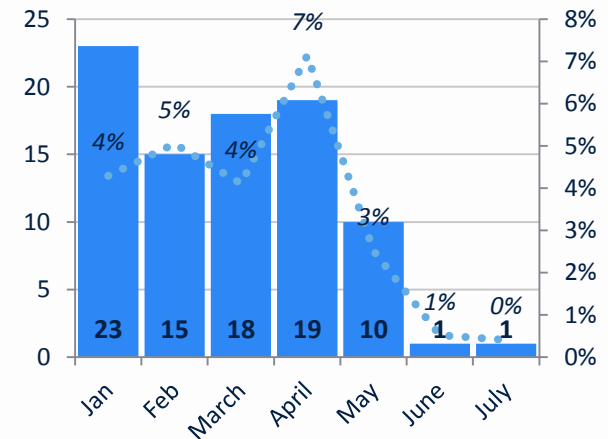
## In Compliance



## Dismissed; Generic Reset\*; Verdicts; Reset Legal Issue



## Reset: State Program



Note: The figures presented are preliminary, as the reports to extract this information are still in development.

\*Note – There are a few new categories of hearing results that are not descriptive, they have been grouped together with Dismissed category

Source: Accela Hearing Docket, Jan 1 – May 31st, 2012

LAMA: June 1 – July 30, 2012

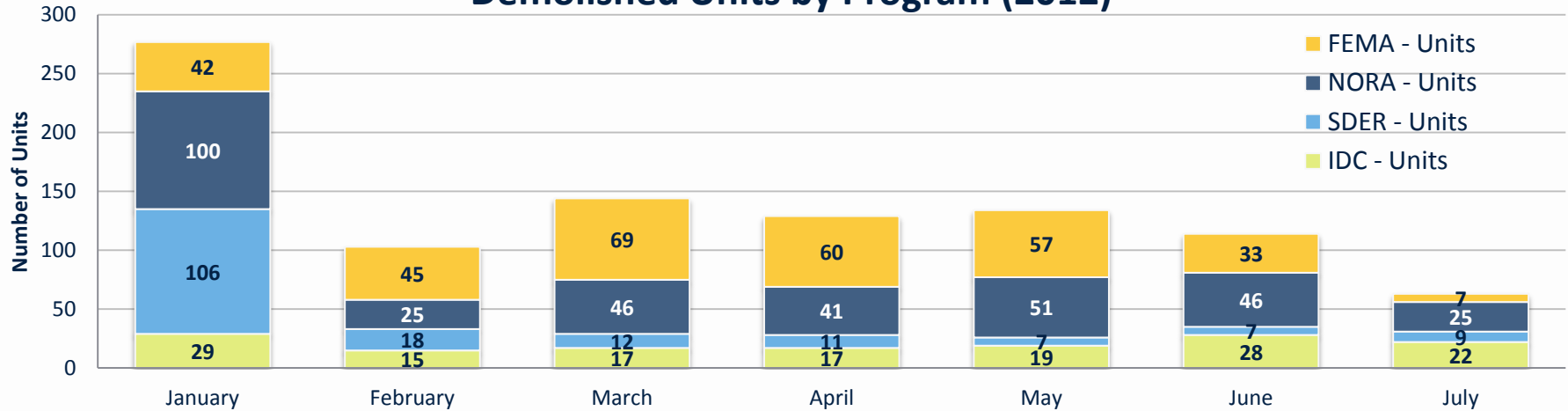


# ABATEMENT

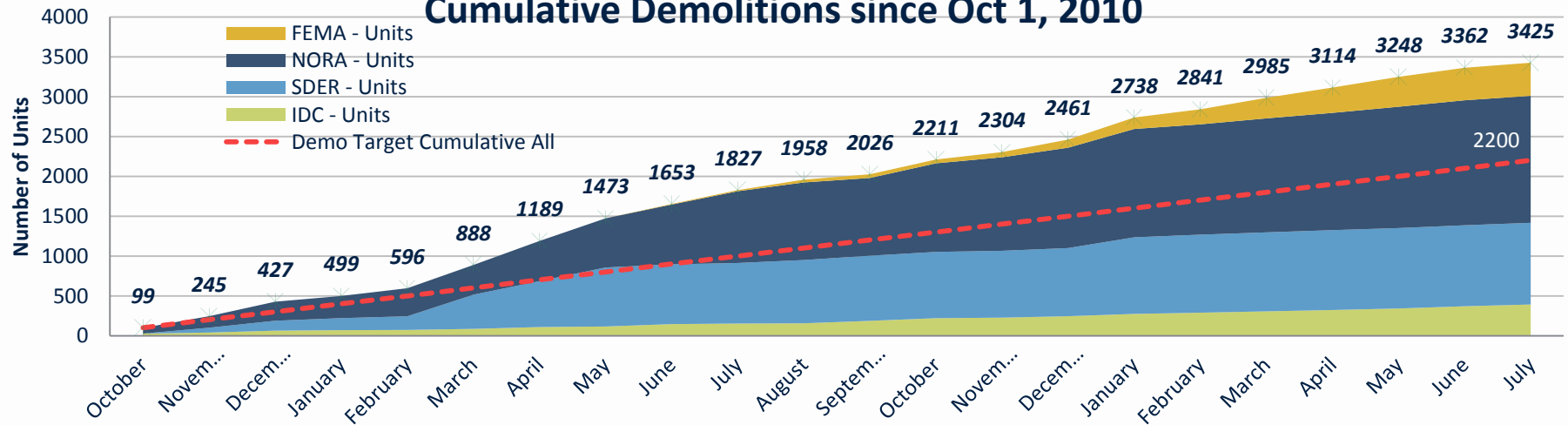


# Demolitions Exceed Targets

## Demolished Units by Program (2012)



## Cumulative Demolitions since Oct 1, 2010

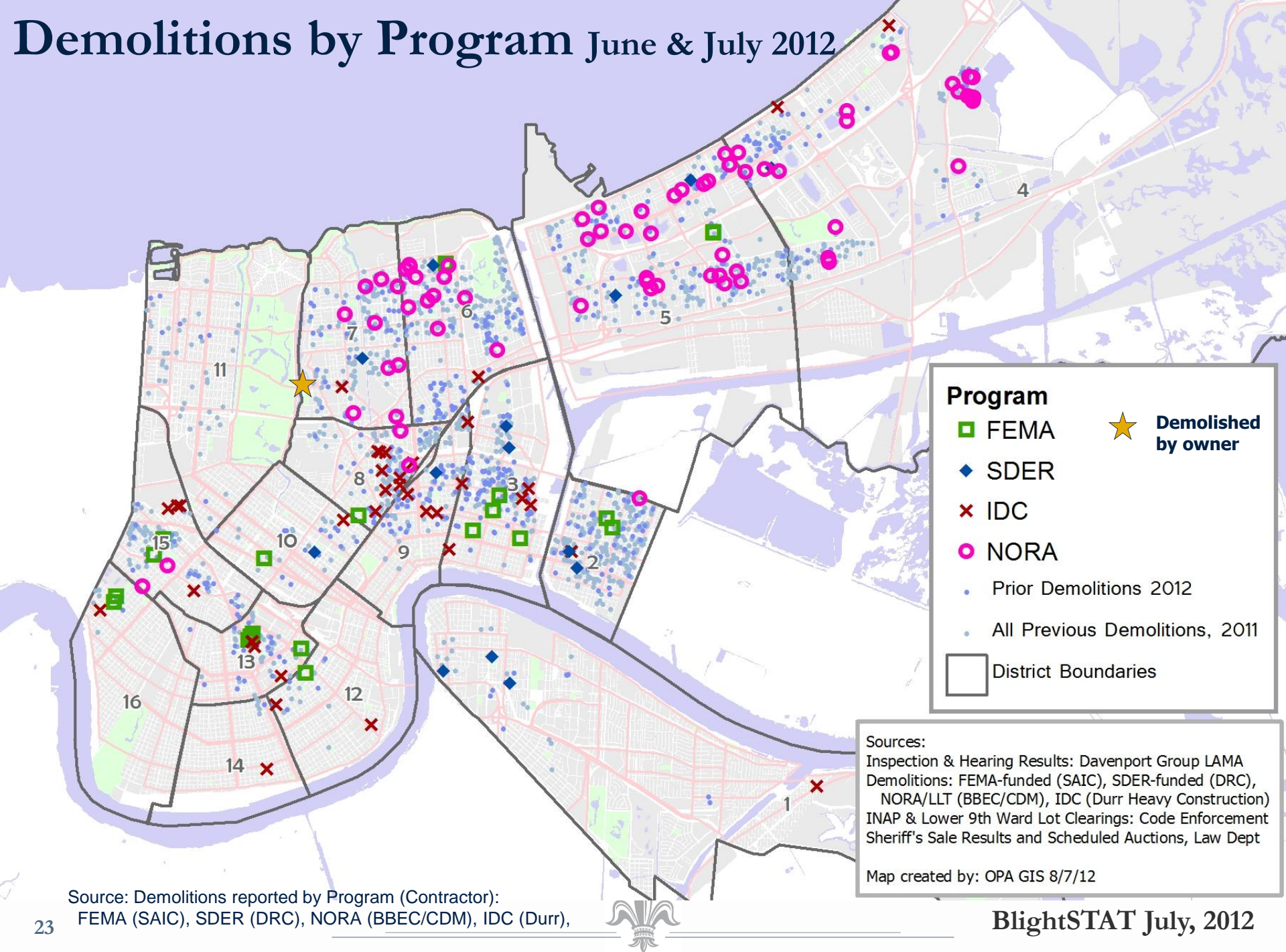


Source: Demolitions reported by Program (Contractor):  
FEMA (SAIC), SDER (DRC), NORA (BBEC/CDM), IDC (Durr),



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# Demolitions by Program June & July 2012



Source: Demolitions reported by Program (Contractor):  
 FEMA (SAIC), SDER (DRC), NORA (BBEC/CDM), IDC (Durr),



# 4100 Davey St Demolition Removes Eyesore



**BEFORE: April 2, 2012**

Source: Code Enforcement, 2012



Source: Microsoft Bing maps streetview, 2012

**AFTER: August 6, 2012**



Source: City of New Orleans, 2012



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# New Orleans FEMA Demolitions

June & July 2012

Phase	May	July	Properties	Change	Description
01   LLT/NORA	60	62		+2	<ul style="list-style-type: none"> <li>Transferring from LLT to NORA ownership</li> <li>FEMA program can demo after transfer with City approval</li> </ul>
02   Sheriff Sale	35	36		+1	<ul style="list-style-type: none"> <li>Processing for Sheriff sale</li> <li>Reviewing properties to determine best disposition</li> <li>Unsold properties can go to demolition</li> <li>Highly damaged properties may be demolished and sold</li> </ul>
03   Inspection	42	44		+2	<ul style="list-style-type: none"> <li>Does not have a future hearing date set</li> <li>Non-adjudicated and awaiting inspection and hearing</li> </ul>
04   Hearing	32	21		-11	<ul style="list-style-type: none"> <li>Has an initial or reset hearing date in the future</li> <li>Awaiting judgment</li> </ul>
05   Noticing	21	11		-10	<ul style="list-style-type: none"> <li>Newly adjudicated</li> <li>In process of notice of judgment and intent to demolish</li> <li>Homeowner appeal period</li> </ul>
06   Local Historic	2	3		+1	<ul style="list-style-type: none"> <li>Adjudicated and waiting historic committee meeting</li> <li>NCDC, HDLC, or City Council decision</li> </ul>
07   Legal Review	6	3		-3	<ul style="list-style-type: none"> <li>Adjudicated and waiting Law Department review</li> <li>Ensuring proper notice of hearing, judgment, &amp; intent</li> </ul>
08   Salvage	4	5		+1	<ul style="list-style-type: none"> <li>FEMA Historic Preservation determined for Salvage</li> <li>Permitting and selective salvage come before ACM testing</li> </ul>
09   ACM Test	3	4		+1	<ul style="list-style-type: none"> <li>For non-salvage properties testing precedes permitting</li> <li>Awaiting testing or test results</li> </ul>
10   Permit	5	6		+1	<ul style="list-style-type: none"> <li>Ready to be permitted for demolition</li> <li>Awaiting application, payment, or delivery of permit</li> </ul>
11   Transmit	18	9		-9	<ul style="list-style-type: none"> <li>Transmitted or ready to transmit to demolition contractor</li> <li>May be waiting for utilities disconnects</li> <li>Awaiting abatement (when required) and demolition</li> </ul>
12   Demolished	233	254		+21	<ul style="list-style-type: none"> <li>Property has passed all preliminary checks</li> <li>Demolition is underway or completed</li> </ul>
13   Indefinite Hold	54	49		-5	<ul style="list-style-type: none"> <li>May not reach final disposition under FEMA program</li> <li>NCDC/HDLC Denials</li> <li>State funding programs</li> <li>Official City or State requests to place on hold</li> </ul>
14   In Compliance	406	414		+8	<ul style="list-style-type: none"> <li>Homeowner has brought property into compliance</li> <li>Includes properties demolished by owner</li> <li>Public nuisance and blight remediated</li> </ul>

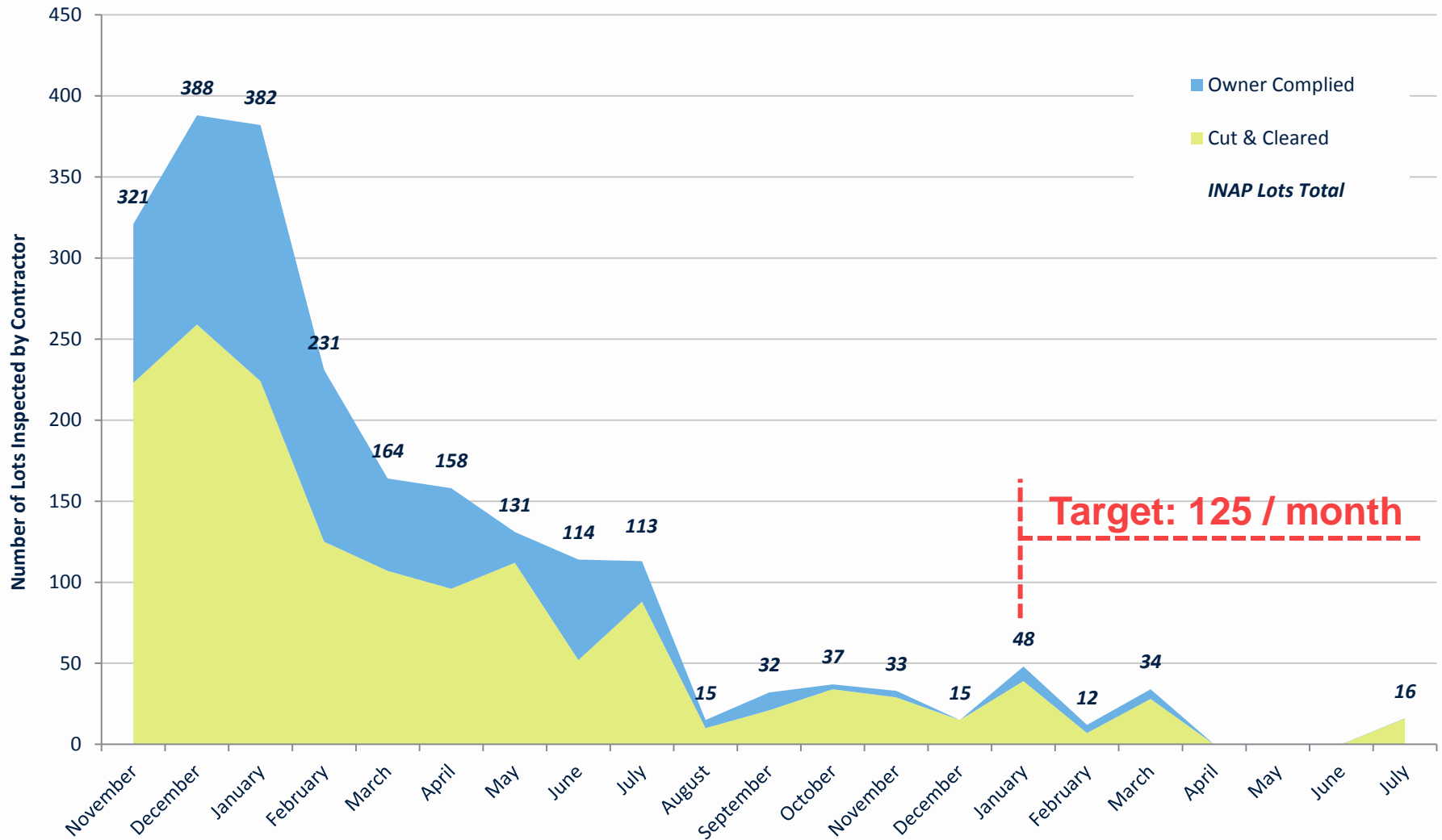
Change between May and July

8 Properties to Compliance

21 Demolitions / 40 Units



# INAP Lot Clearings



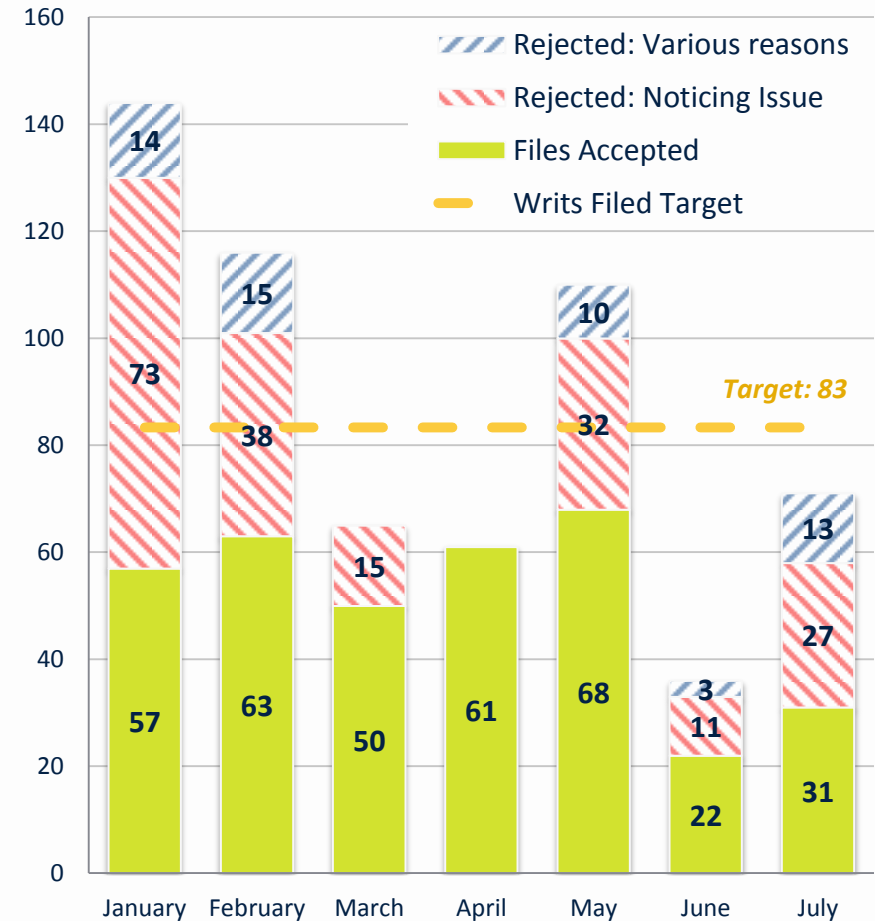
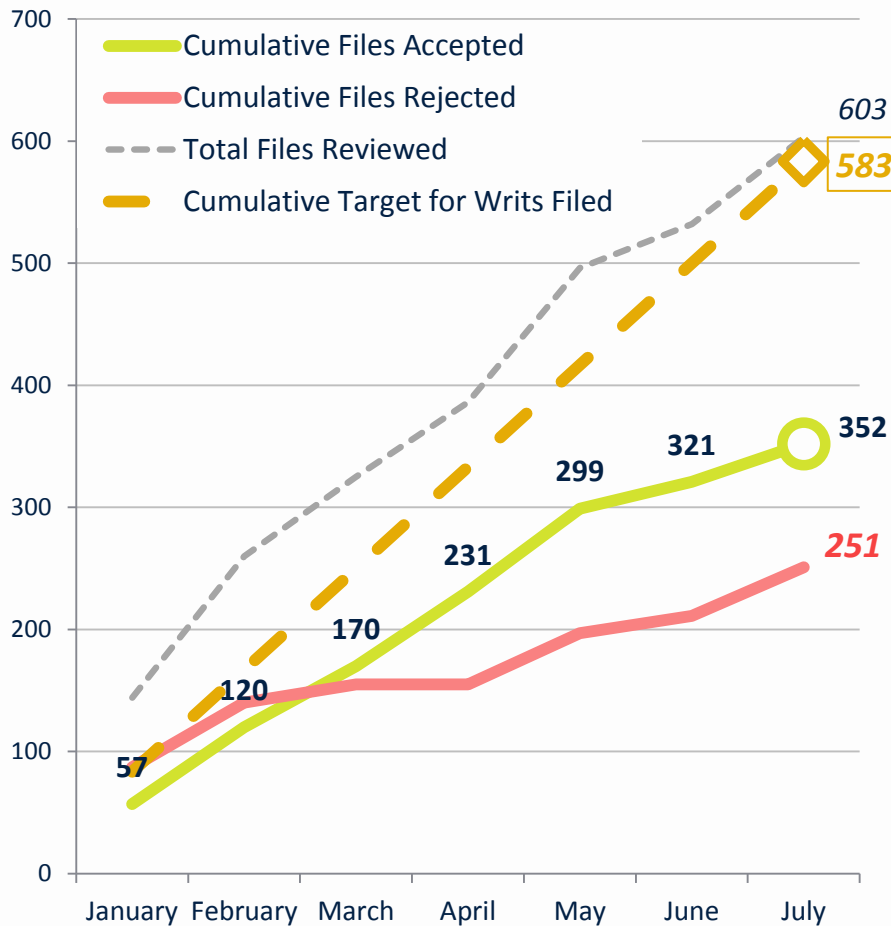
# CODE LIEN FORECLOSURES



# 53 Files Accepted for Foreclosure proceedings in June & July

## Cumulative Totals

## Monthly Totals

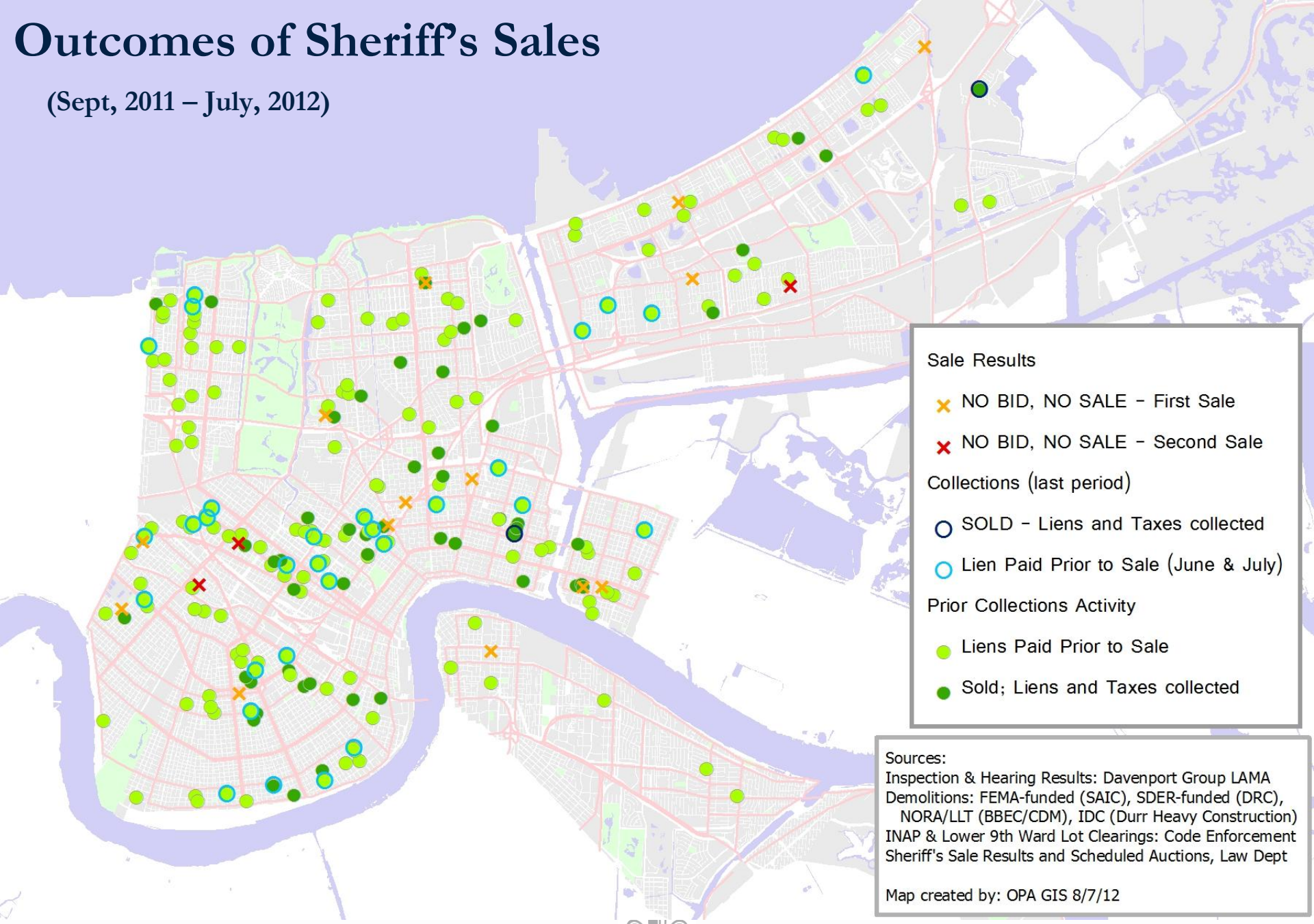


\*Note: No information on rejected files was provided in April



# Outcomes of Sheriff's Sales

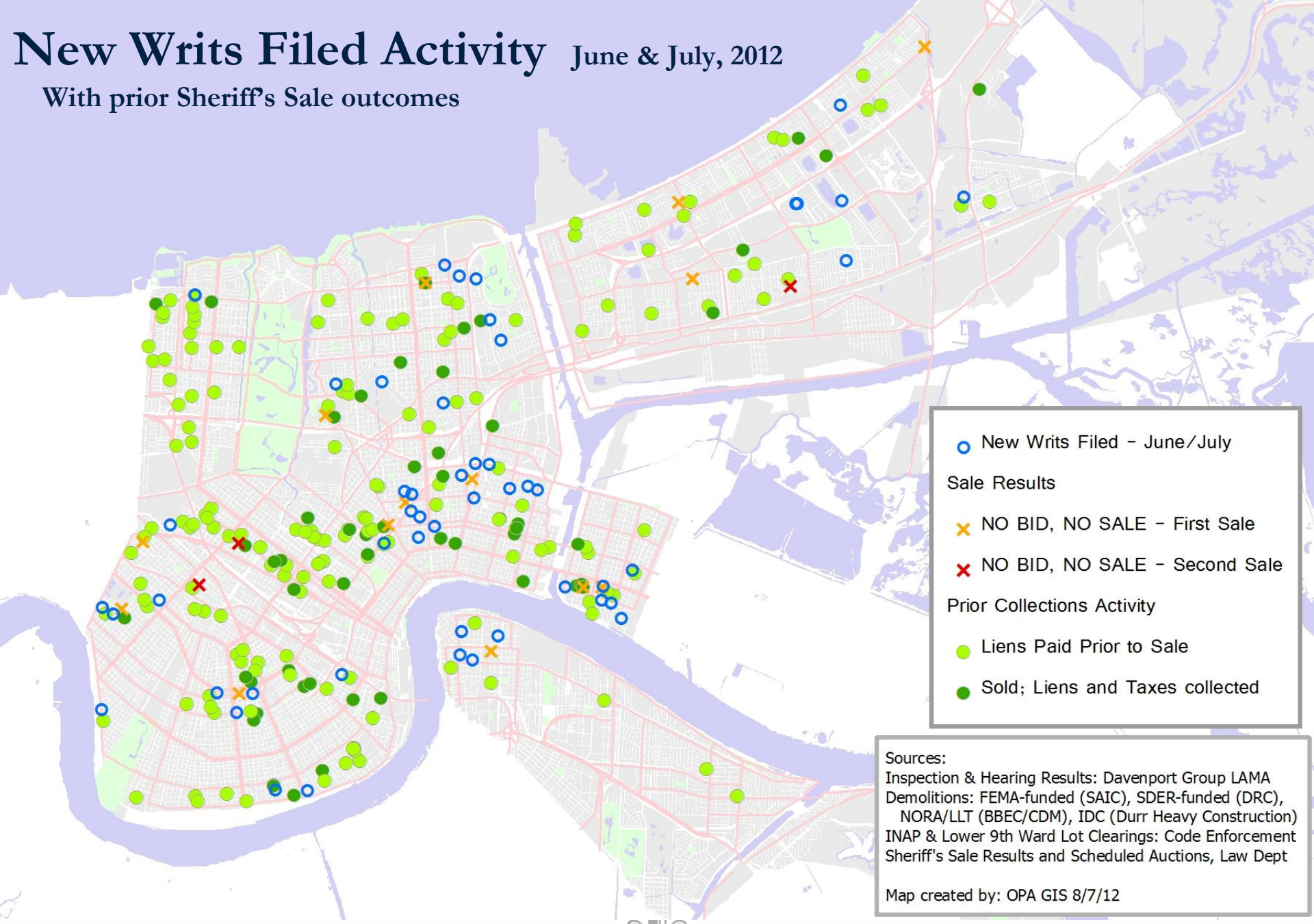
(Sept, 2011 – July, 2012)





# New Writs Filed Activity June & July, 2012

With prior Sheriff's Sale outcomes



## Sources:

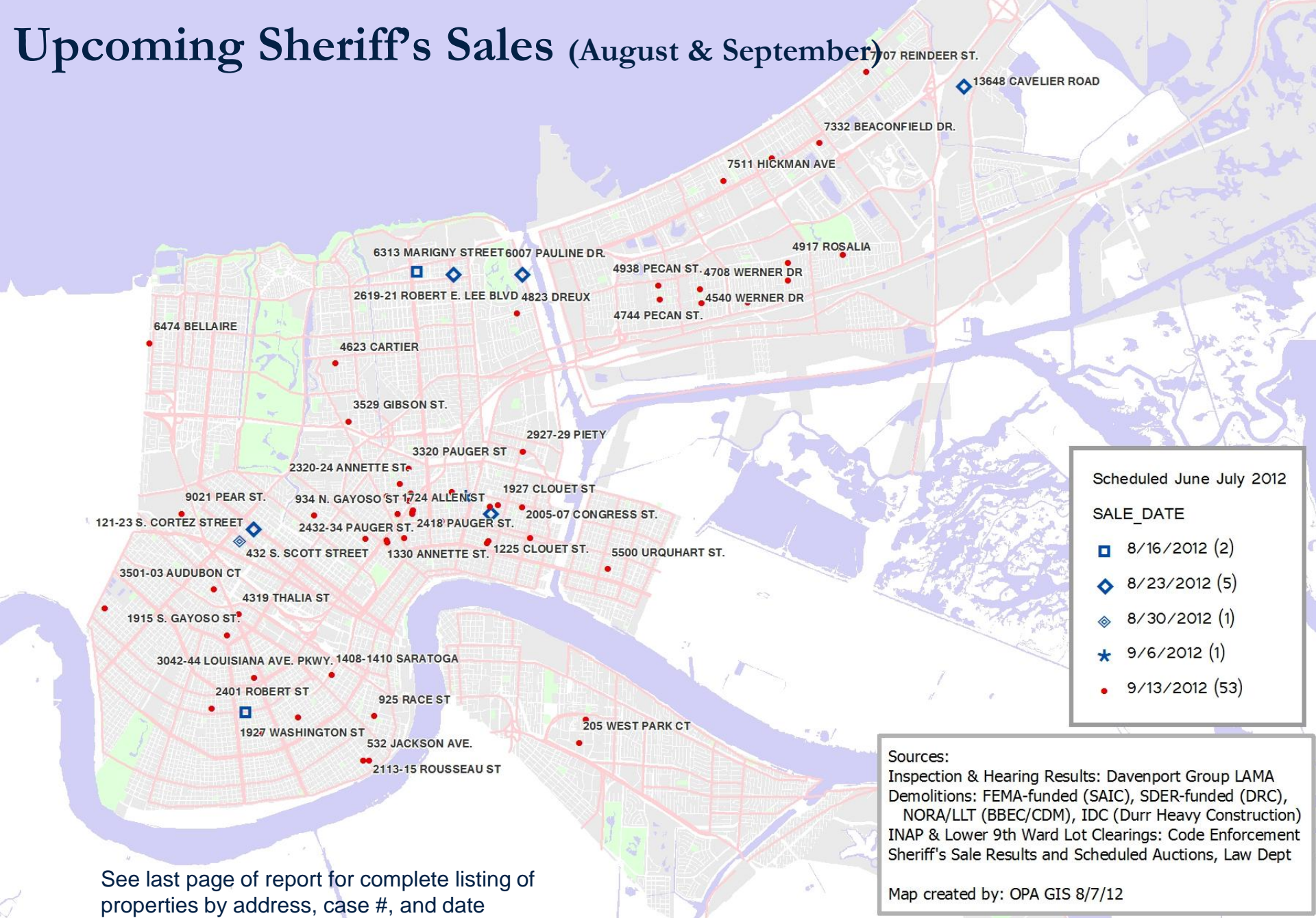
Inspection & Hearing Results: Davenport Group LAMA  
Demolitions: FEMA-funded (SAIC), SDER-funded (DRC),  
NORA/LLT (BBEC/CDM), IDC (Durr Heavy Construction)  
INAP & Lower 9th Ward Lot Clearings: Code Enforcement  
Sheriff's Sale Results and Scheduled Auctions, Law Dept

Map created by: OPA GIS 8/7/12





# Upcoming Sheriff's Sales (August & September)



Scheduled June July 2012

SALE\_DATE

- 8/16/2012 (2)
- ◆ 8/23/2012 (5)
- ◆ 8/30/2012 (1)
- ★ 9/6/2012 (1)
- 9/13/2012 (53)

## Sources:

Inspection & Hearing Results: Davenport Group LAMA  
 Demolitions: FEMA-funded (SAIC), SDER-funded (DRC),  
 NORA/LLT (BBEC/CDM), IDC (Durr Heavy Construction)  
 INAP & Lower 9th Ward Lot Clearings: Code Enforcement  
 Sheriff's Sale Results and Scheduled Auctions, Law Dept

Map created by: OPA GIS 8/7/12

See last page of report for complete listing of  
 properties by address, case #, and date

Source: Law Department, Housing Unit 8/7/12



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# Upcoming Sheriff's Sales (August & September)

ADDRESS	CDC #	SALE DATE
2431-33 MILAN STREET	2010-12183	8/16/2012
6313 MARIGNY STREET	2011-9031	8/16/2012
121-23 S. CORTEZ STREET	2012-4246	8/23/2012
13648 CAVELIER ROAD	2012-2045	8/23/2012
1728-30 FELICIANA ST.	2012-4229	8/23/2012
2619-21 ROBERT E. LEE BLVD	2012-4686	8/23/2012
6007 PAULINE DR.	2012-4258	8/23/2012
432 S. SCOTT STREET	2011-5048	8/30/2012
2000-02 FRANKLIN AVE.	2012-4228	9/6/2012
1200-02 CLOUET ST.	2012-4244	9/13/2012
1225 CLOUET ST.	2012-4245	9/13/2012
1330 ANNETTE ST.	2012-4260	9/13/2012
1408-1410 SARATOGA	2012-6060	9/13/2012
1420 N. ROBERTSON ST.	2012-6059	9/13/2012
1435 N. ROBERTSON ST.	2012-4274	9/13/2012
1521 MANDEVILLE ST.	2012-4242	9/13/2012
1704 GENERAL OGDEN ST.	2012-4299	9/13/2012
1724 ALLEN ST	2012-4254	9/13/2012
1847 MONTEGUT ST.	2012-4286	9/13/2012
1915 S. GAYOSO ST.	2012-4236	9/13/2012
1927 CLOUET ST	2011-6348	9/13/2012
1927 WASHINGTON ST	2012-6052	9/13/2012
1929 GOVERNOR NICHOLLS ST	2011-3622	9/13/2012
1951-53 N. JOHNSON ST.	2012-4680	9/13/2012
2000-02 PENISTON ST.	2012-4315	9/13/2012
2005-07 CONGRESS ST.	2012-4682	9/13/2012
205 WEST PARK CT	2012-6054	9/13/2012
2100-02 MUSIC STREET	2012-4284	9/13/2012
2113-15 ROUSSEAU ST	2012-4273	9/13/2012
2131 A.P. TUREAUD	2012-4278	9/13/2012
2320-24 ANNETTE ST.	2012-4232	9/13/2012
2401 ROBERT ST	2012-4301	9/13/2012
2418 PAUGER ST.	2012-6046	9/13/2012

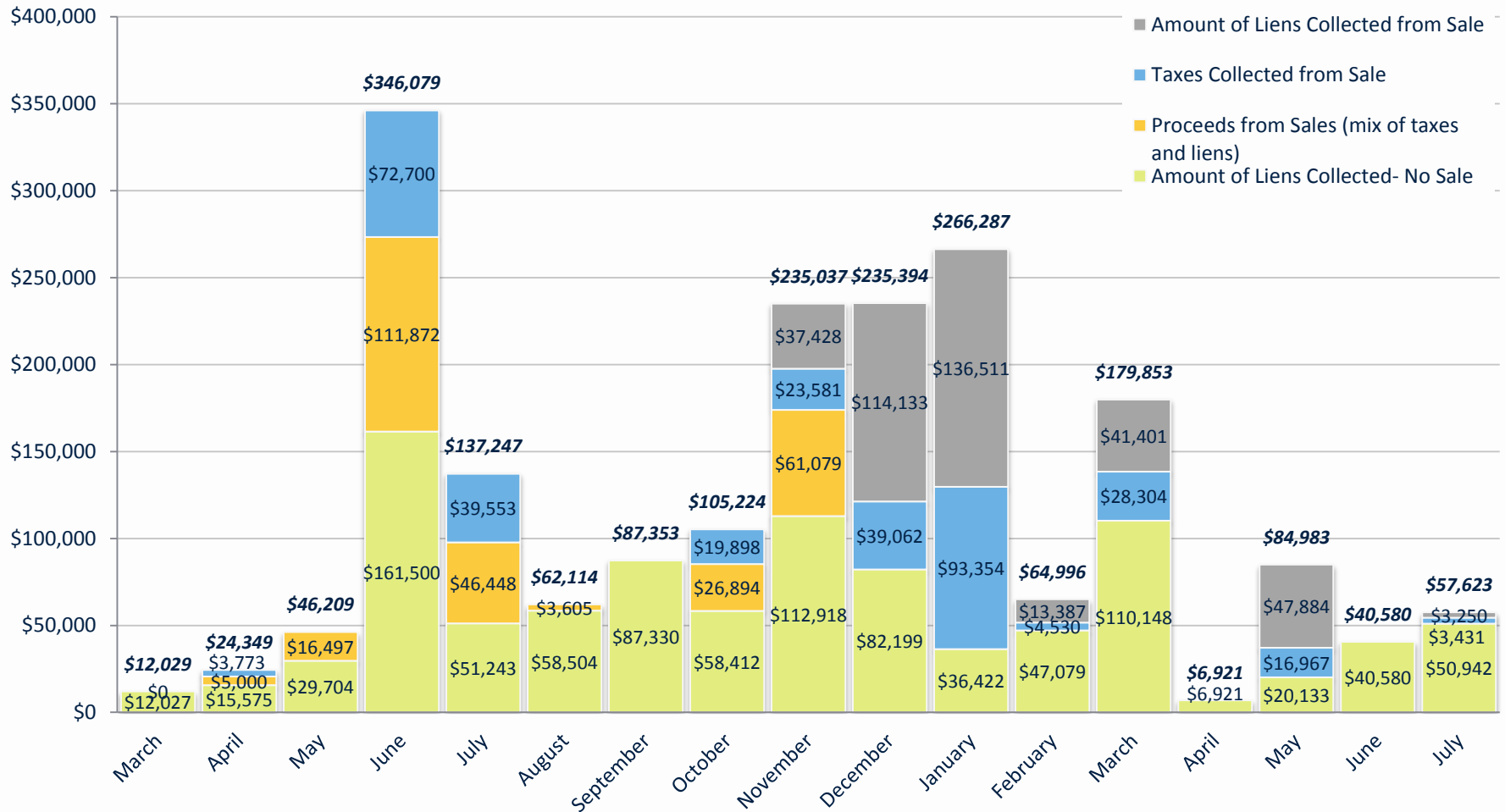
ADDRESS	CDC #	SALE DATE
2432-34 PAUGER ST.	2012-6045	9/13/2012
2504-06-08 PAUGER ST	2012-4240	9/13/2012
2816-18 PAUGER ST	2012-6044	9/13/2012
2927-29 PIETY	2012-6043	9/13/2012
3042-44 LOUISIANA AVE. PKWY.	2012-4687	9/13/2012
3320 PAUGER ST	2011-6345	9/13/2012
3501-03 AUDUBON CT	2011-1868	9/13/2012
3529 GIBSON ST.	2012-4234	9/13/2012
4024-4029 ROBERSTON ST	2012-6057	9/13/2012
4319 THALIA ST	2012-4224	9/13/2012
4500 KNIGHT DR.	2012-4231	9/13/2012
4540 WERNER DR	2012-6056	9/13/2012
4623 CARTIER	2012-6061	9/13/2012
4708 WERNER DR	2012-4226	9/13/2012
4726 ROSALIA DR	2011-3272	9/13/2012
4744 PECAN ST.	2012-6048	9/13/2012
4823 DREUX	2012-6049	9/13/2012
4917 ROSALIA	2012-6050	9/13/2012
4920 CHRYSLER ST.	2012-4692	9/13/2012
4938 PECAN ST.	2012-4277	9/13/2012
5014 CORINNE ST.	2012-4249	9/13/2012
532 JACKSON AVE.	2012-6053	9/13/2012
5500 URQUHART ST.	2012-4684	9/13/2012
6474 BELLAIRE	2012-2044	9/13/2012
7332 BEACONFIELD DR.	2011-5627	9/13/2012
7511 HICKMAN AVE	2012-4272	9/13/2012
7537 FOREST GLEN RD.	2012-4693	9/13/2012
7707 REINDEER ST.	2012-6051	9/13/2012
9021 PEAR ST.	2011-4114	9/13/2012
925 RACE ST	2012-6055	9/13/2012
934 N. GAYOSO ST	2012-4312	9/13/2012
9999 CYPRESS ACRES DR	2012-4275	9/13/2012





# Proceeds from Sheriff's Sales

(Code Lien foreclosures where the City of New Orleans is the Plaintiff)



Note: a few adjustments were made to the previously reported totals. March was previously reported as \$180,478, February was previously reported as \$64,996

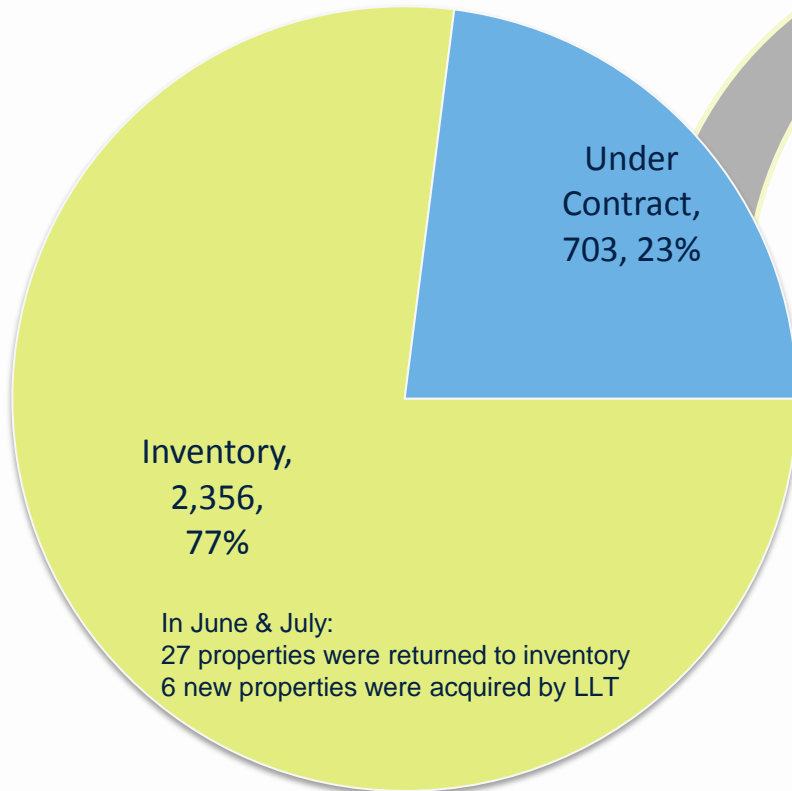


# REINVESTMENT

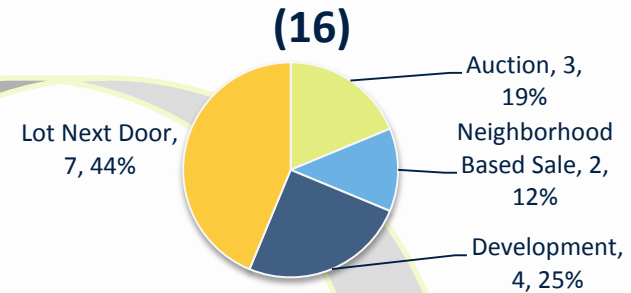


# NORA/LLT Inventory Disposition

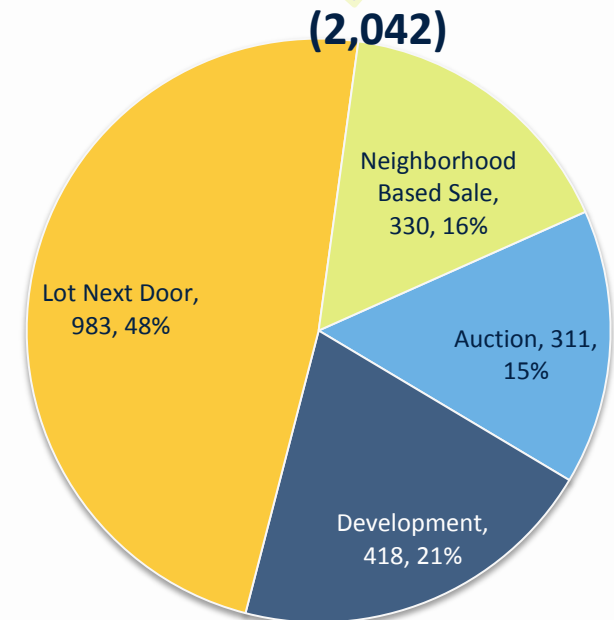
**Inventory Status as of July 31, 2012**  
**(3,059)**



**Property Sales-June & July, 2012**



**Properties Previously Sold through**  
**May 31, 2012**



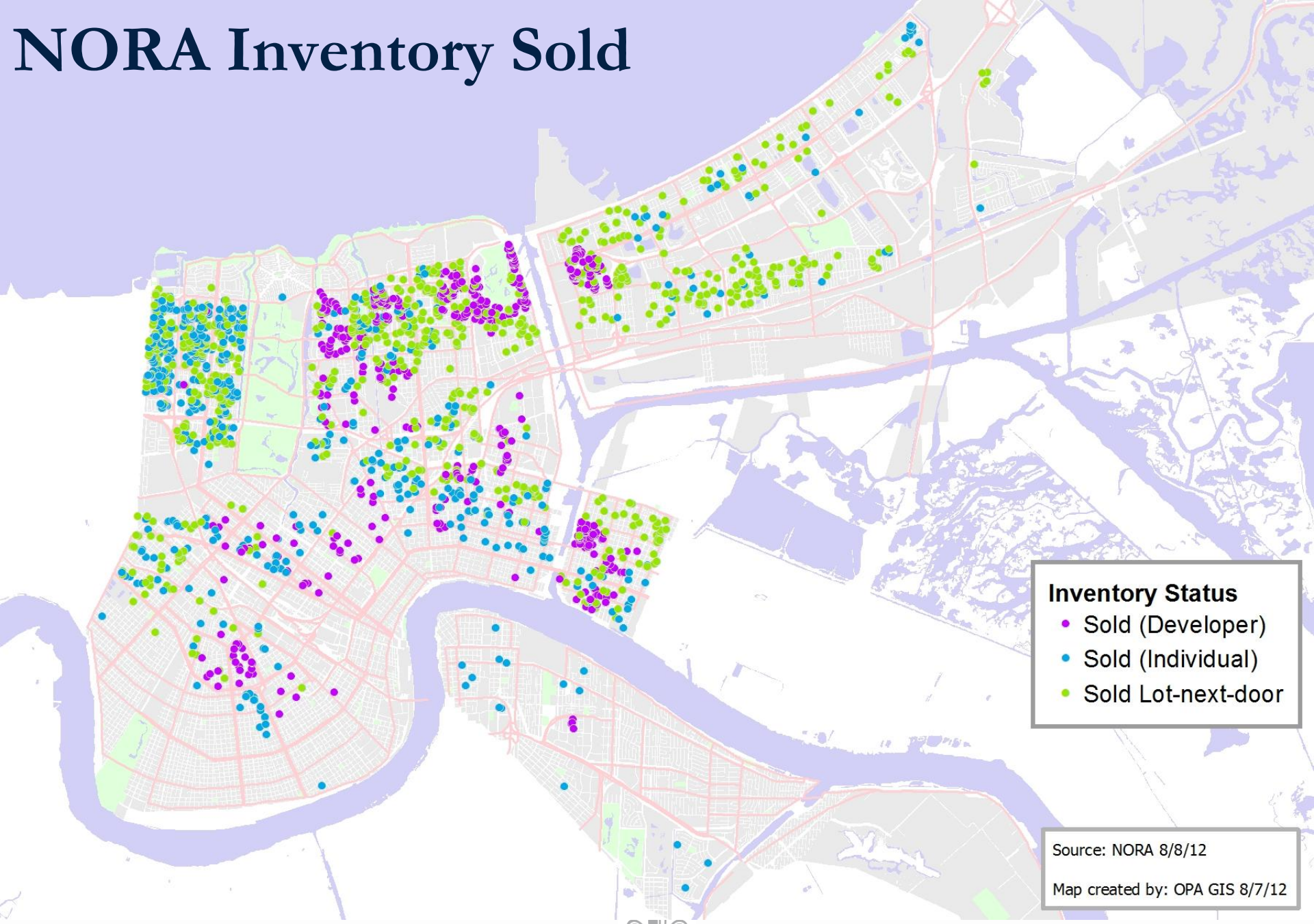
Note: 25 properties were sold in May, 2012 – this was previously reported as 22 properties. With these 3 additional properties, the 27 returned to inventory, and the 16 sold in June & July brings the total under contract from 749 to 703

Source: NORA, July 30th, 2012



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# NORA Inventory Sold





# NORA Redevelopment Programs

Rehabilitation/Renovation

New Construction



136 Units completed



245 Units completed

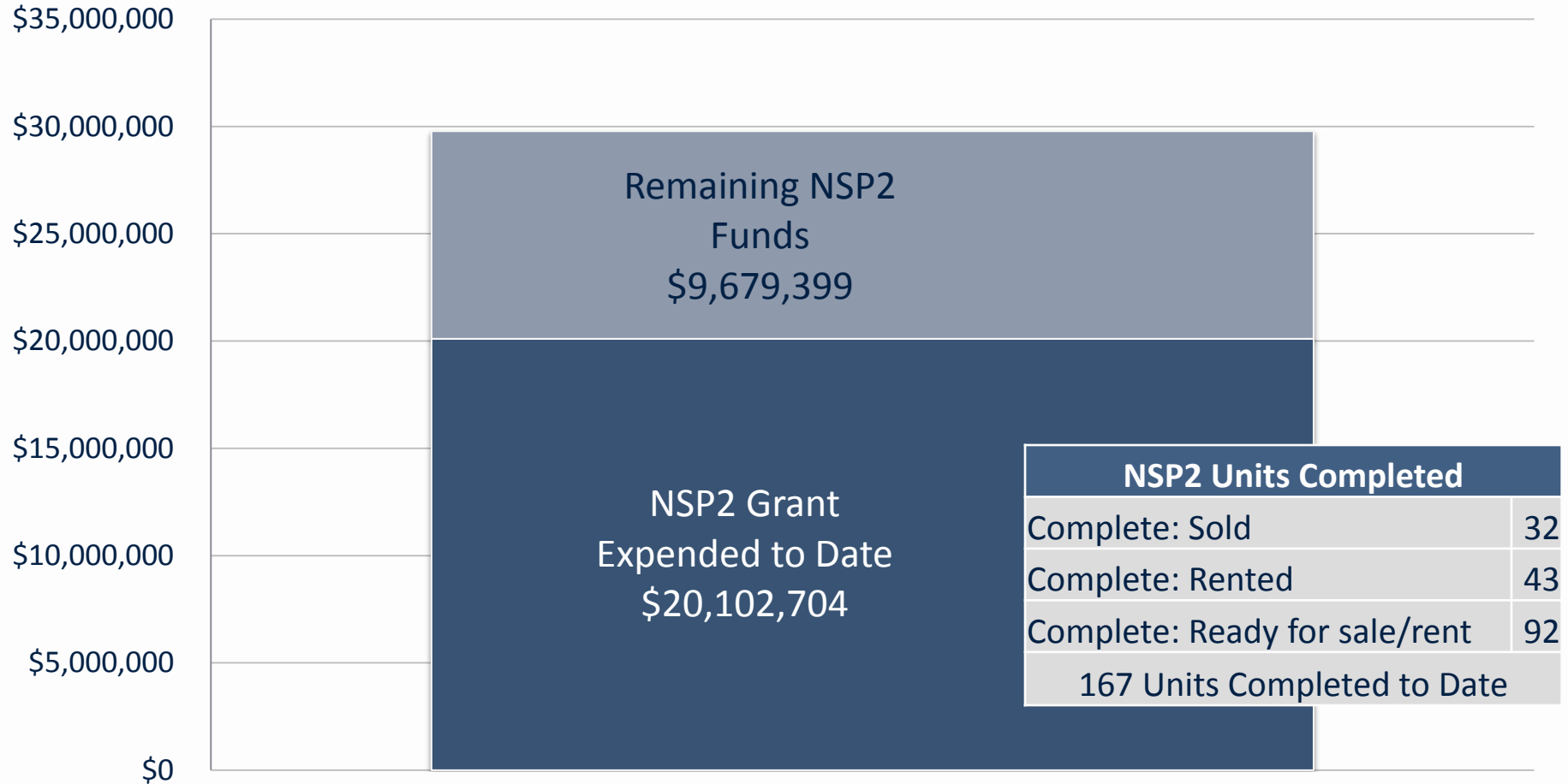
Jan 1, 2009 – July, 2012



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# Neighborhood Stabilization Program 2

## NSP2 Dollars Allocated (Total NSP2 Award \$29,782,103.00 )



# Office of Community Development

Status of housing units under contract: May → July, 2012

## Rental Housing Program

The Rental Housing Program provides affordable rental housing for low-moderate income families. Funds are provided to Not-For Profit and For-Profit Housing Development Organizations for the acquisition, rehabilitation, new construction and soft development cost associated with developing affordable rental housing.

Total Under Contract	Units in Pre-Development	Units Under Development	Units Completed 2012	Units Completed 2010-2011
477	41	403	33 May total	1,018
-8		+90 →		
469	41	305	123 July total	
		-8		

## Homeownership Development Program

This program provides homeownership opportunities by developing properties through acquisition, rehabilitation or new construction of homes that will be sold to low-income families. Not-for-Profit and For-Profit Housing Development Organizations can apply for HOME funds to subsidize the cost of construction, land acquisition and down payment assistance that will produce a code compliant home.

Total Under Contract	Units in Pre-Development	Units Under Development	Units Completed 2012	Units Completed 2010-2011
149	85	48	16 May total	6
-1		+2 →		
148		45	18 July total	5
		-1		-1

## Owner-Occupied Rehabilitation Program

The Owner-Occupied Rehabilitation Program provides financial assistance to low-income homeowners to enable them to bring their residences into compliance with the Federal Government's Housing Quality Standards and the International Residential Code adopted by the City of New Orleans. The program is administered by Not-For-Profit Housing Organizations and In-House OCD staff.

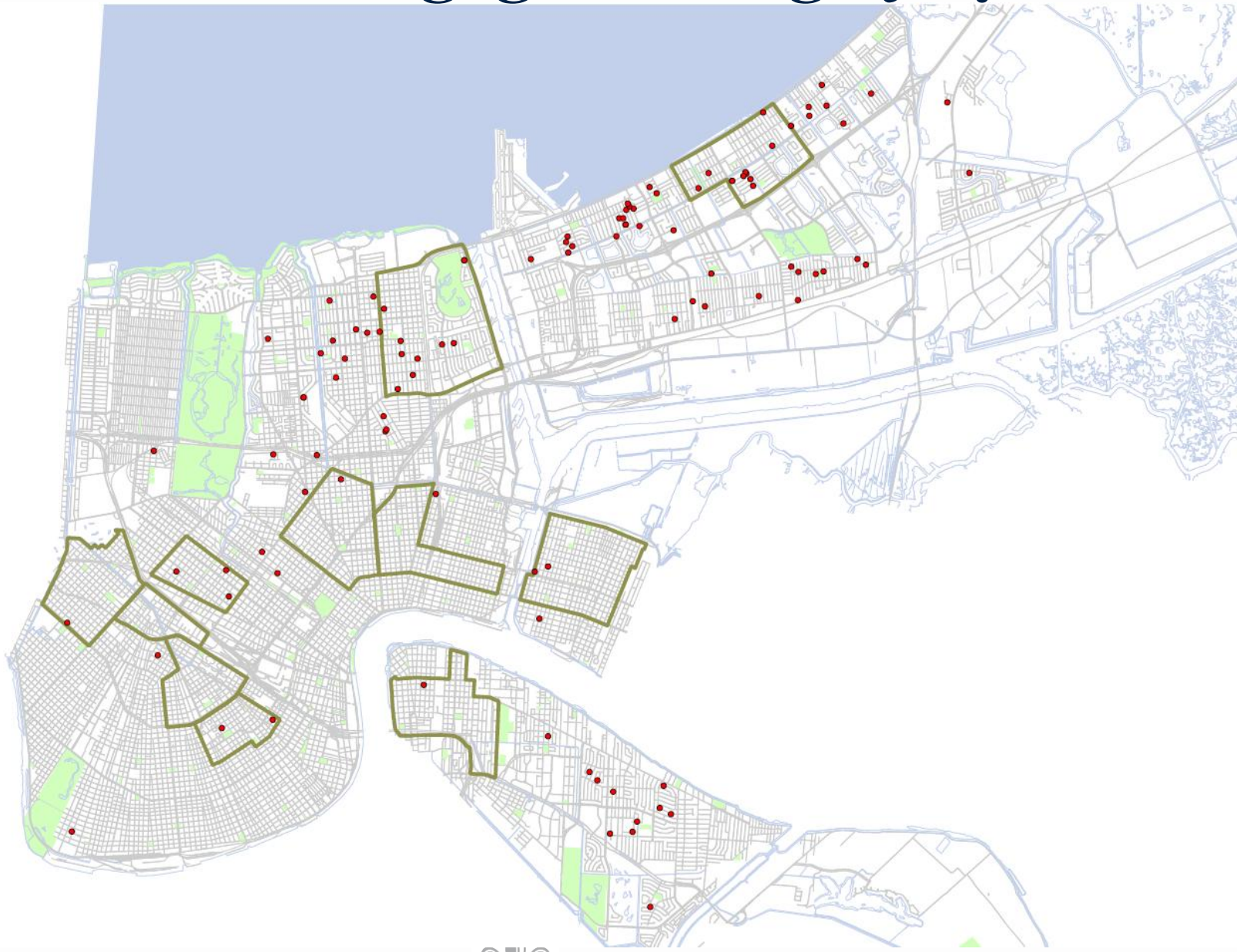
Total Under Contract	Units in Pre-Development	Units Under Development	Units Completed 2012	Units Completed 2010-2011
335	204	83	48 July total (no change)	326
<b>NOTE: Green arrows and text reflect movement between reporting periods</b> <b>Red numbers indicate projects that have been cancelled</b>				



# Soft Second mortgages through July 31st

## Legend

- Homes Purchased
- Place-Based Areas
- Water Bodies
- Parks





# Evaluation Form

Are you a city employee or a member of the public?

On a scale 1-5, how useful was this meeting to you?

(1= least useful and 5= most useful)

What's working?

What's not working?

