



CITY OF NEW ORLEANS
Code Enforcement Update

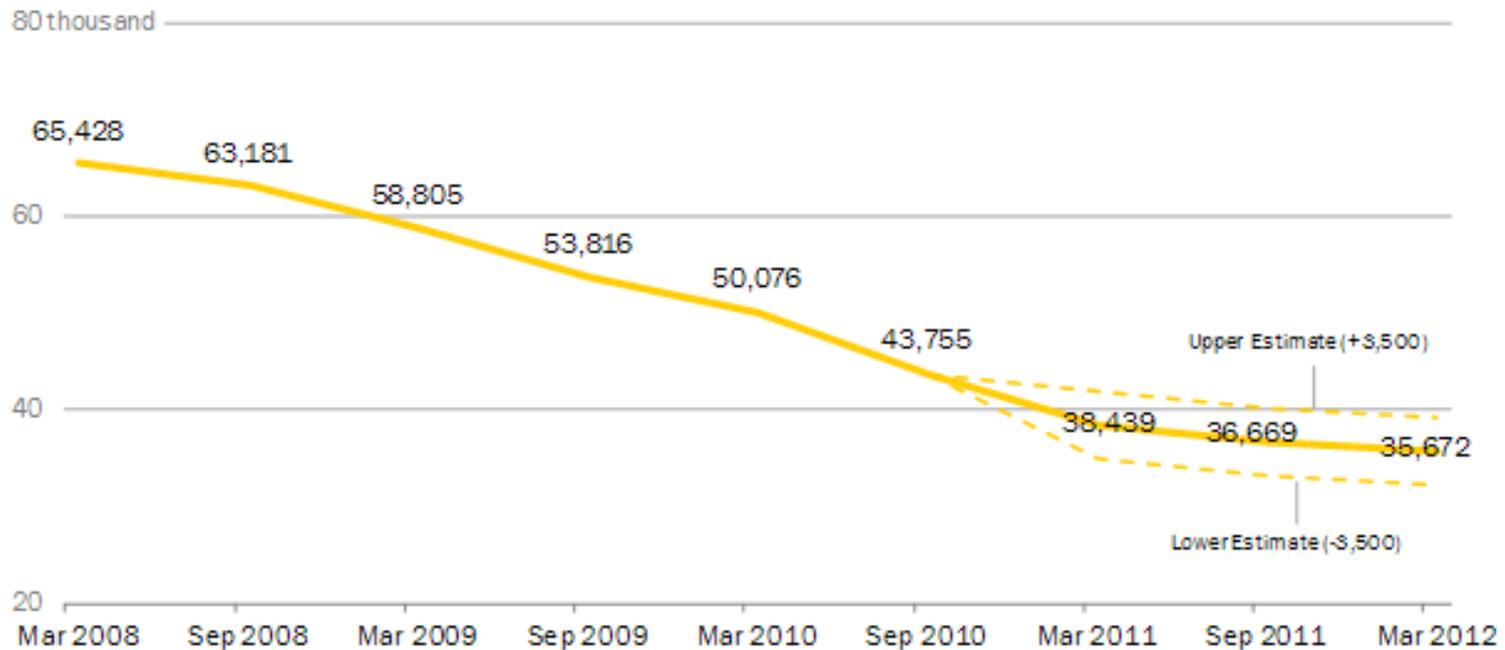
January 14, 2013

In 2010 Mayor Landrieu Launched *BlightStrategy* with a Goal of Reducing Blight by 10,000 Addresses



Since September 2010, New Orleans has Reduced Blight by About 8,000 Addresses

Blighted residential addresses or empty lots
New Orleans

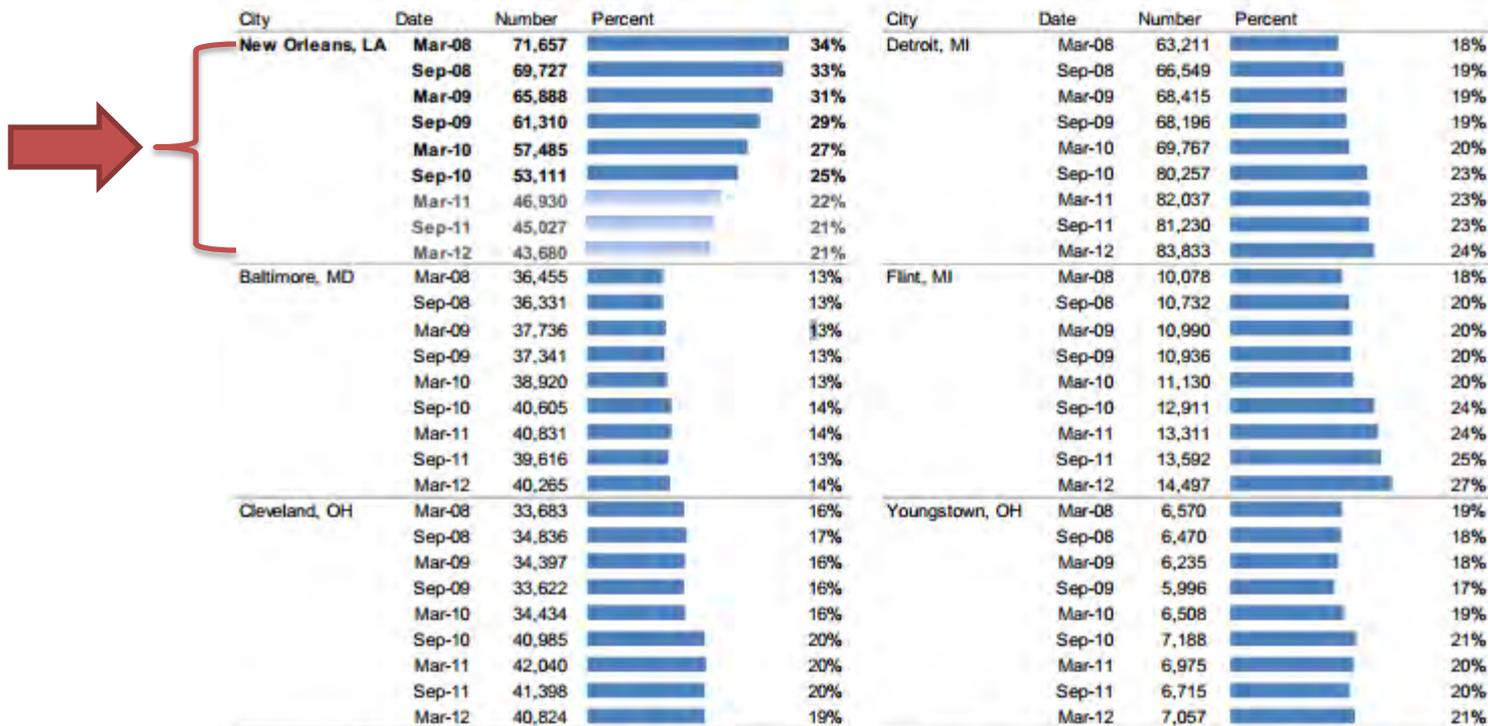


Source: Allison Plyer and Elaine Ortiz, "Benchmarks for Blight: How Much Blight Does New Orleans Have?" August 21, 2012, Greater New Orleans Community Data Center

New Orleans has Made Formidable Progress in Reducing Blight *Even When Many Other Communities Struggle with Increased Abandonment*

Unoccupied residential addresses

Blighted addresses or empty lots plus vacant but habitable homes, select cities



Note: March 2011 thru March 2012 data for New Orleans include authors' estimates of no-stat blighted addresses or empty lots based on the methodology described in Appendix A.

Source: Allison Plyer and Elaine Ortiz, "Benchmarks for Blight: How Much Blight Does New Orleans Have?" August 21, 2012, Greater New Orleans Community Data Center

National Experts and Local Civic Groups have Lauded New Orleans' Data-driven Blight Program as a Best Practice



Blight program awarded 2012
Innovation Award



Harvard University Kennedy School
of Government honored New
Orleans' Blight Reduction Strategy as
a "Bright Idea"

An Overview of Code Enforcement's Comprehensive Process to Reduce Blight

311



(OR)



1. INTAKE



2. INPUT



3. INSPECT



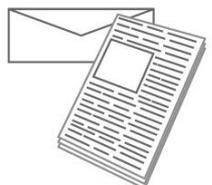
4. RESEARCH



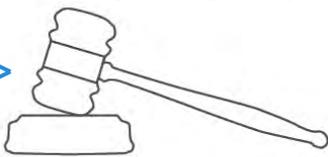
SHERIFF'S SALE



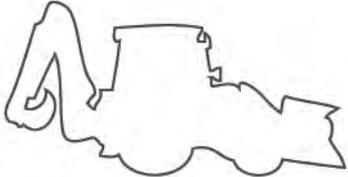
COMPLIANCE



5. NOTICE



6. HEAR



DEMOLITION



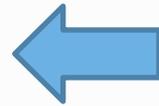
JUDGMENT



ABATEMENT

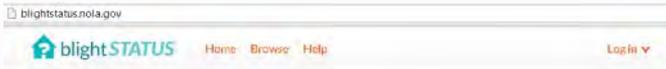
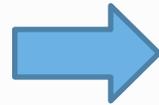


Initial Notice and Follow-up: Three Tools for Transparent Communication and Updates



311 – The number to call to report blighted properties via Code Enforcement service requests

LAMA – The City’s parcel-based case management system, integrated with One-Stop-Shop



BlightStatus – The web tool designed by Code for America that tells citizens the status of reported properties. Visit at:

 **blightSTATUS.nola.gov**

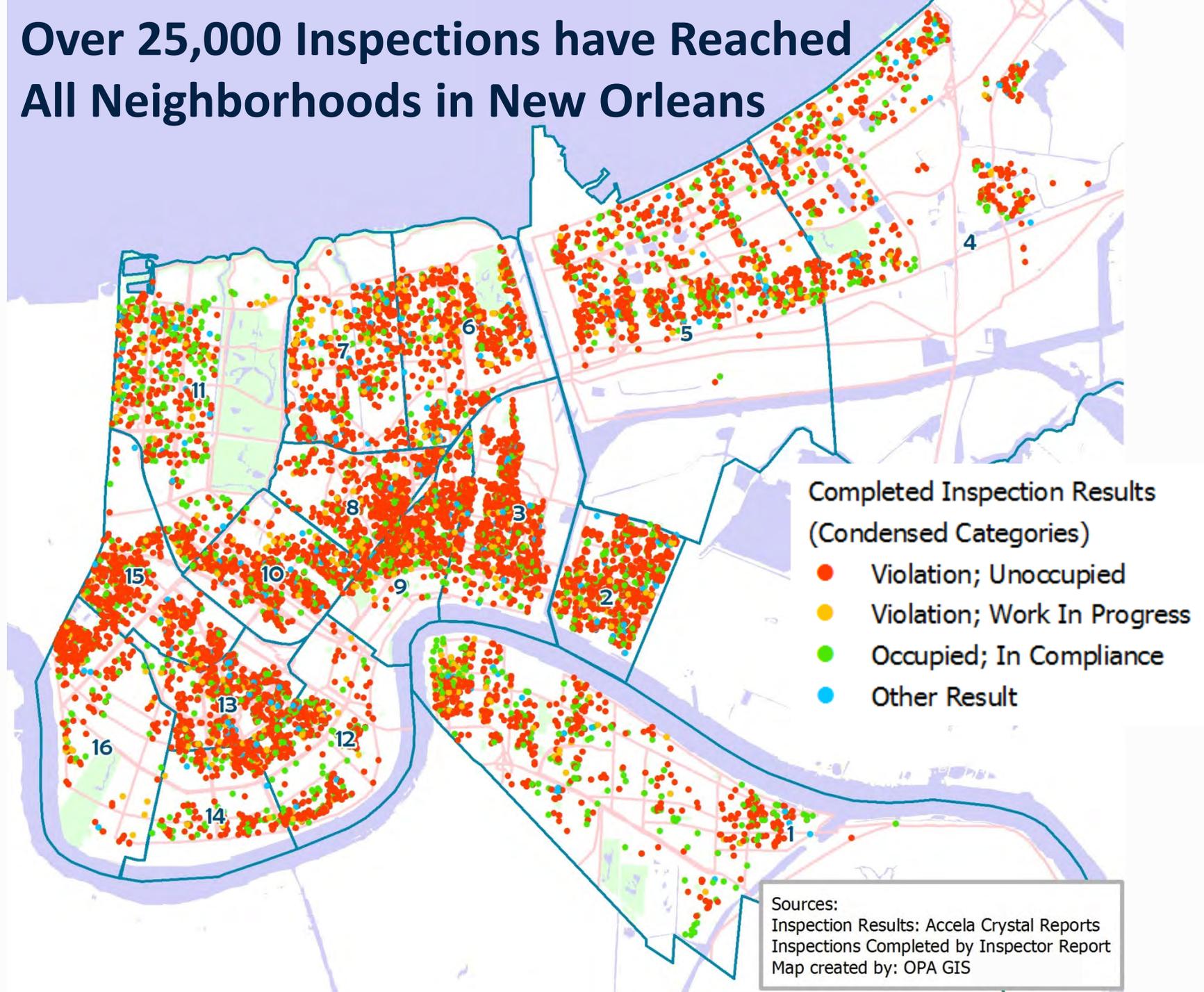


Monthly *BlightStat* Meetings

- ❖ Second (2nd) Thursdays monthly at 8:00am, 8th floor of City Hall
- ❖ Allows unparalleled opportunities for transparency and community engagement
- ❖ Review of coordinated efforts and performance of Code Enforcement and blight team



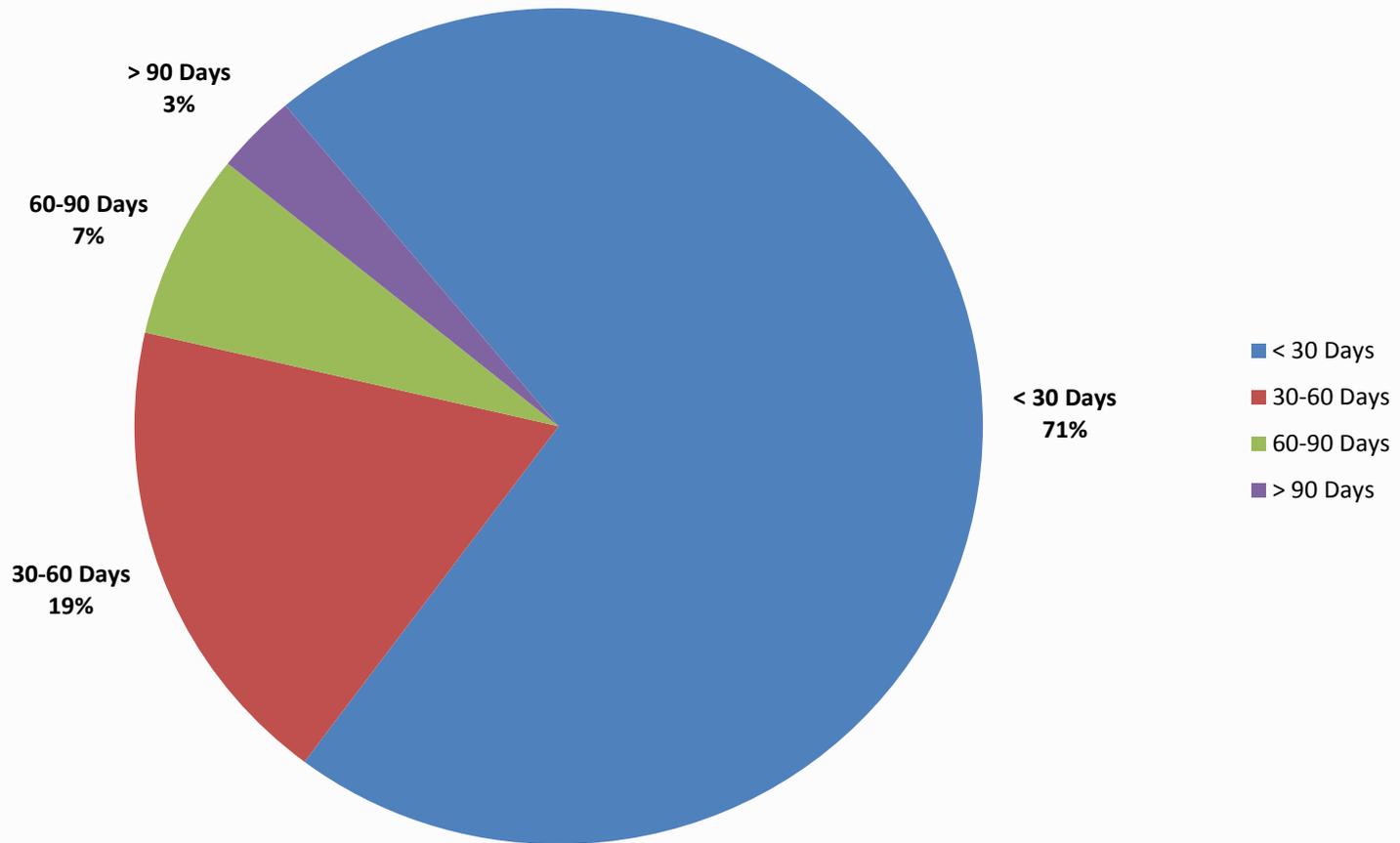
Over 25,000 Inspections have Reached All Neighborhoods in New Orleans



Average Days to Initial Inspections Within Target

30 days is the target average from complaint to inspection on new cases

Age of New Cases at Initial Inspection Since July 18, 2012

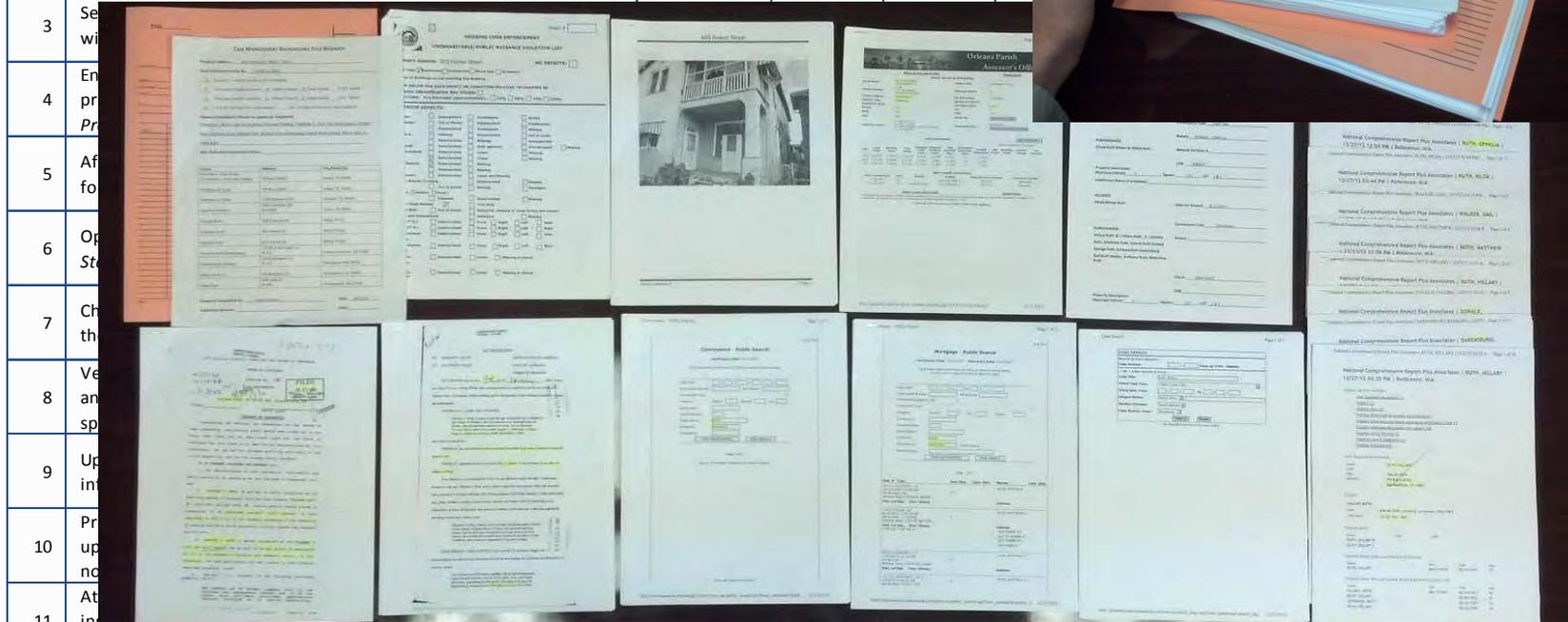
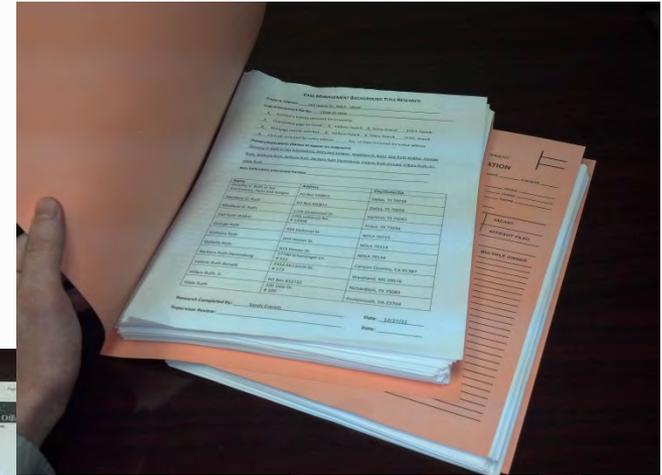


Title Research

CEHB's Strategically Focused Stage in the Process

Adjudication Quality Assurance Checklist

Step	Task	Role	Initials	Date
1	Complete <i>Property Research Checklist</i> , and place in the file.	Researcher		
2	Ensure all valid <i>Contacts</i> are entered in LAMA as Parcel Owners, Recipients, and Defendants. Add self as <i>Other</i> contact type <i>Researcher</i> .	Researcher		



What Does Title Research Entail?

Case specialists follow a detailed Quality Assurance checklist as a best practice

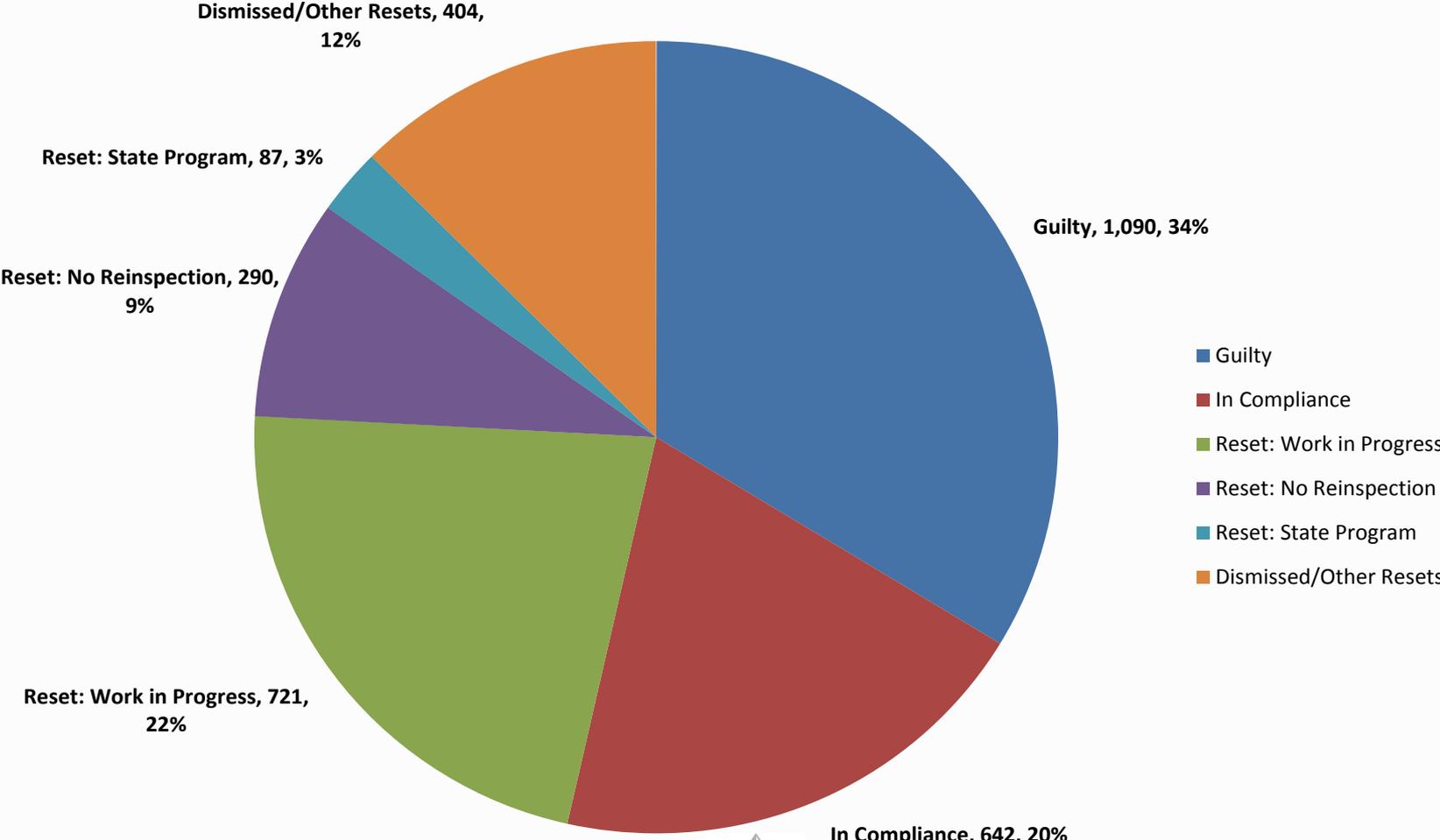
- 1) Research to verify ownership
 - 1) Mortgage and Conveyance records
 - 2) Notarial Archives records
 - 3) Property Management records
 - 4) Civil District Court case registry
 - 5) Tax Assessor website
 - 6) Tax bill
- 2) Research to verify whereabouts of owners
 - 1) Thompson Reuters CLEAR research
 - 2) Corporate database of the LA Secretary of State
 - 3) Websites for out-of-Parish and out-of-State Assessors



Hearings Outcomes are Carefully Monitored

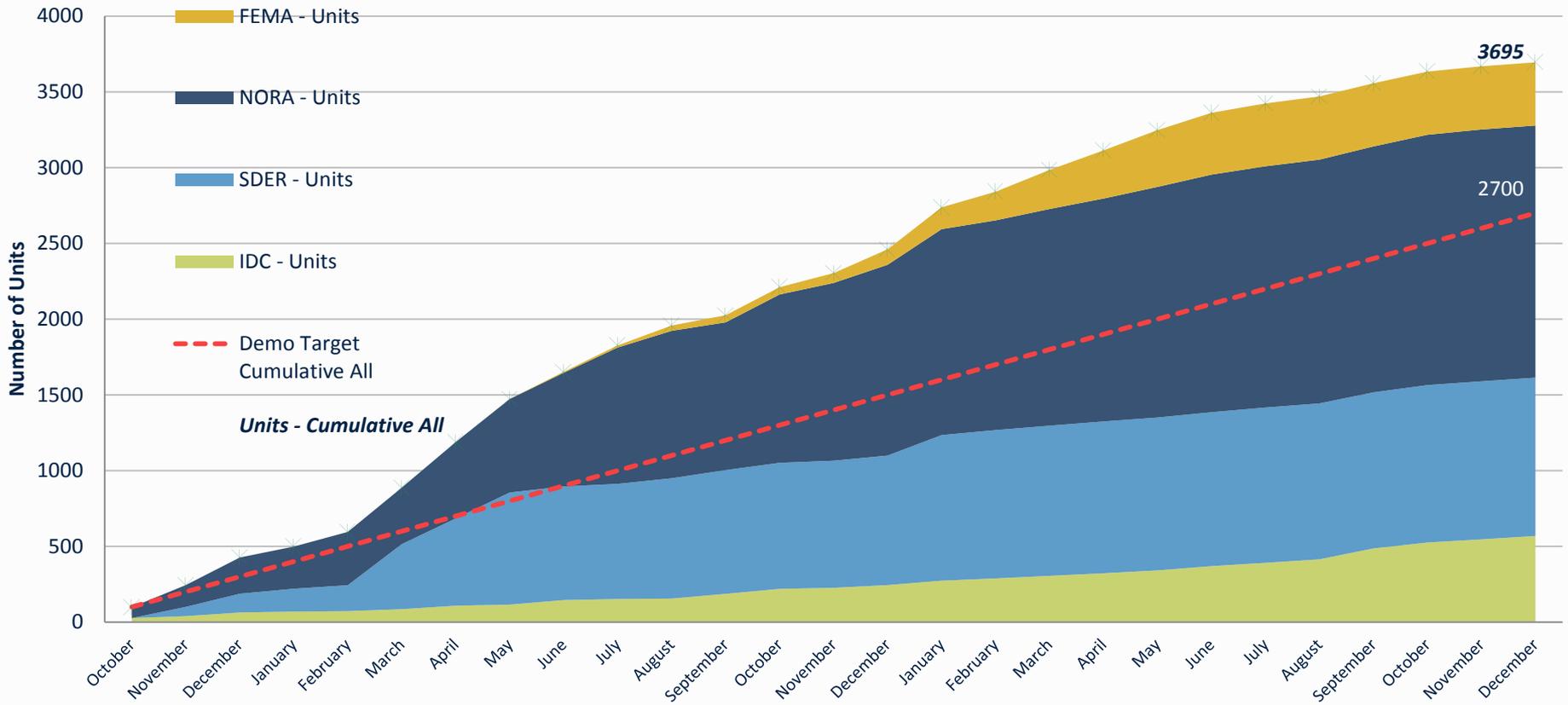
Over 50% in 2012 were *Guilty* or *In Compliance* and More Will Follow

2012 Hearing Results



Demolitions Exceed Target

Cumulative Demolitions since Oct 1, 2010



Lot Clearing Program Expanded in Coordination with NORA

- 1,112 lots cut/cleared from 2011 to present
- New program launching in 2013 has \$1 million allocated for clearing of overgrown lots
 - Successful pilot program in 9th Ward cut 922 lots in 4th Quarter 2011
 - Multiple cuts will be funded (program change)
 - Cost of individual cuts is less (~\$25)
 - Local contractors hiring ex-offenders to perform the work



Code Lien Foreclosures and Sheriff Sales

A bold and effective approach to encourage better housing standards and market reinvestment

Under Mayor Landrieu's Administration:

- Over 1300 writs have been filed
- 415 Sheriff Sale liens have been paid
- Of those 85 Properties have been sold
- Over \$2.3 million collected in liens and taxes
- Title research process has been improved to increase the quality of files going to foreclosure



Lien Foreclosure Process

Average of five to ten months from filing of judgment to sale date

1. Administrative review for sale, demolition, or abatement
2. Attorney review of the judgment and case history
3. Draft and file writ request
4. Clerk of Court issues writ to Sheriff
5. Sheriff sets sale date and attempts service
 1. If service is successful, skip to step 9
6. City requests a curator appointment
7. Court appoints a curator
8. Sheriff sets new sale date and serves curator
9. City performs 3rd party notice
10. City and Sheriff coordinate for pre-sale prep
11. Sale date



Lien Forgiveness Process

- Administrative approval process has not changed
- Lien Waiver Application available on CEHB website
- Nola.gov/residents/Code-Enforcement/



City of New Orleans
Code Enforcement and Hearings Bureau

Application for Administrative Review of Lien Waiver Requests

Please direct correspondence to:

CODE ENFORCEMENT & HEARINGS BUREAU
1340 Poydras Street
Suite 2100

CRITERIA: Properties **MUST** be fully renovated, in the process of being renovated, demolished or For Sale.

CHECKLIST: Application **MUST** include the following documents to be processed:

- _____ Completed Lien Waiver Application;
- _____ Photos: Minimum of four (4) full views -front, back, left and right side-include the front and rear yard.
All photos must be labeled and secured to the application;
- _____ Copy of Tax Bill;
- _____ Permit(s); if complete, Certificate of Occupancy;

If applicable:

- _____ Documentation evidencing participation in a State program, including but not limited to the following programs: Road Home Homeowner Program, Hazard Mitigation Grant Proceeds, Small Rental Property Program, and Blight Reduction Grant Adjustment Program;

For corporations or applications completed by anyone other than the named owner, submit the following:

- _____ Document giving the authority to execute documents on behalf of owner, i.e. Power of Attorney, Letters of Administration, Board Resolution, etc.



Priorities for Code Enforcement in 2013

- Chapter 26 re-write in coordination with Law Dept.
- Commercial blight
- Implement process improvement plan
 - Increased staff in experienced title researchers
 - Designed Quality Assurance accountability checks
 - Separated title research and noticing from hearing facilitation and follow-up
 - Supporting the LAMA and BlightStatus implementation with performance-enhancing features and reports



2013 Performance Targets

- 15,000 Code Enforcement Inspections
- Average 30 days to complete new initial inspection from request/complaint
- 5,000 Hearings on unique properties
 - <5% of hearings reset due to failure to re-inspect
 - <3% of hearings reset due to failure to provide proper notice
- 4,500 outcomes towards elimination of blight
 - Voluntary Compliance, Sheriff's Sale, Demolition



Code Enforcement 2013 Budget

CDBG

\$3,670,580

- Staff – Inspection and Hearing Staff
- IDC Demolition

DCDBG

\$4,411,277

- Lot Clearing
- SDER Demolitions \$3,864,790
- Staff – Attorneys, Lot Clearance

NRF

\$1,753,146

- Operating Expenses

NHIF

\$990,879

- Staff - Inspection, Research, office
- Operating Expenses \$208,500

FEMA

\$351,000

- Debris Removal

