CITY OF NEW ORLEANS

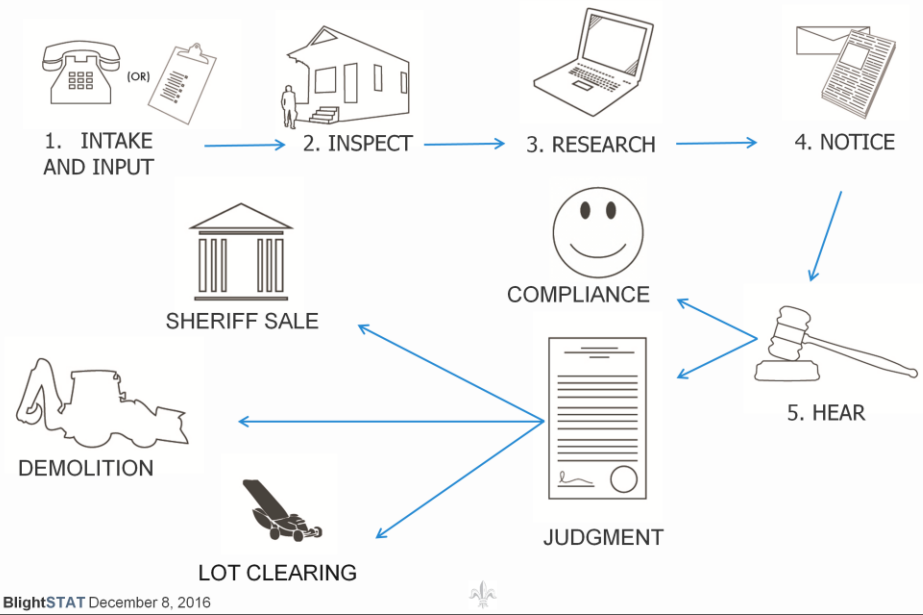
BlightSTAT

Reporting Period: November 2016

www.nola.gov/opa

Office of Performance and Accountability

Overview of the Blight Reduction Process



INSPECT

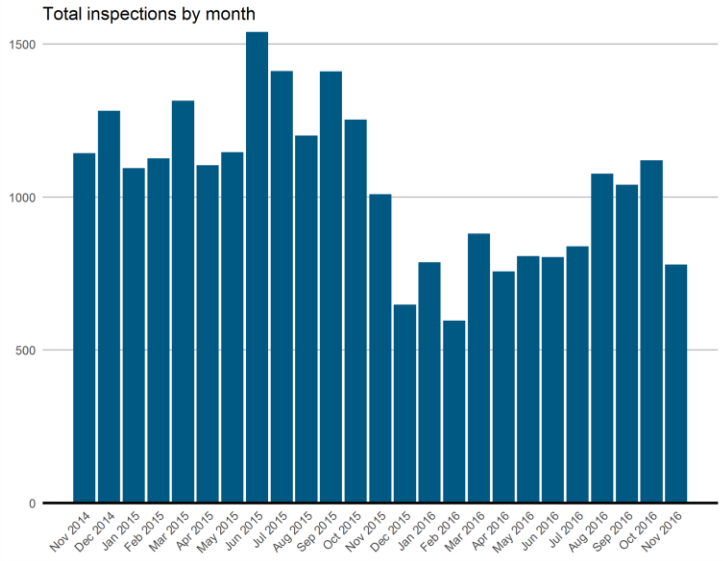
Responsible Organization: Code Enforcement

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, reinspections, 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.

Total inspections were lower in November, but on pace with first- and second-quarter figures



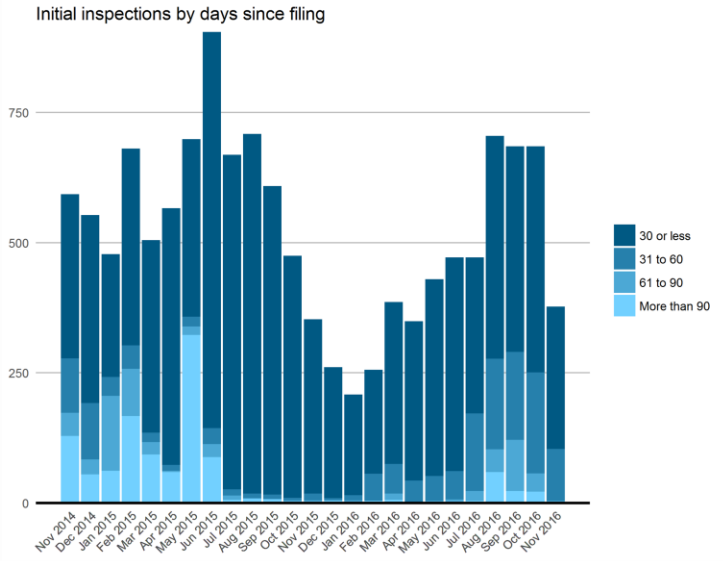
Code Enforcement staff indicated that the number of 311 calls for November was relatively low.

Responsible Organization: Code Enforcement

Data Source: LAMA

Definitions:
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

During November all but four initial inspections were completed within 60 days, with an average of 25 days

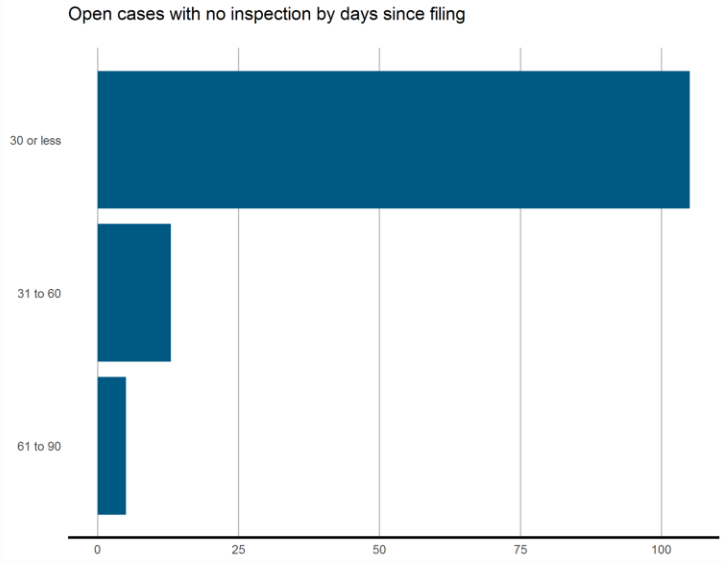


Responsible Organization: Code Enforcement

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

Fewer than 20 initial inspections are currently outstanding beyond 30 days



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One inspector was out for several weeks in November.

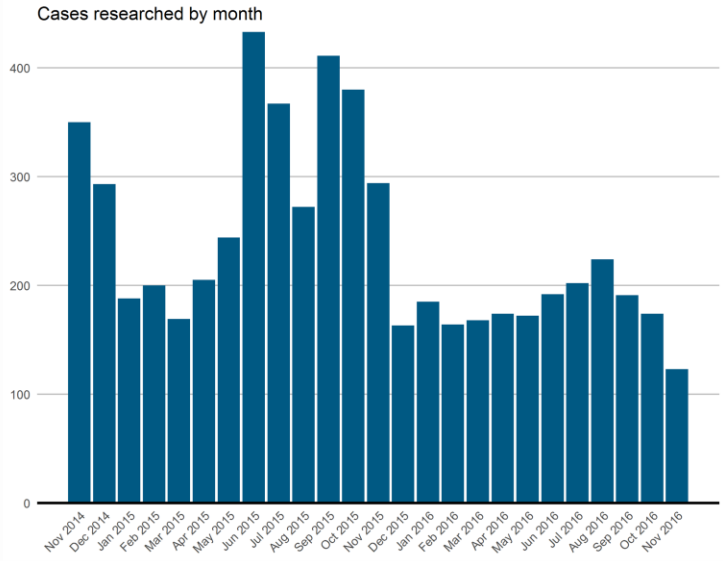
HEAR

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 output fell in November as staff continue to dig into more complex ownership histories

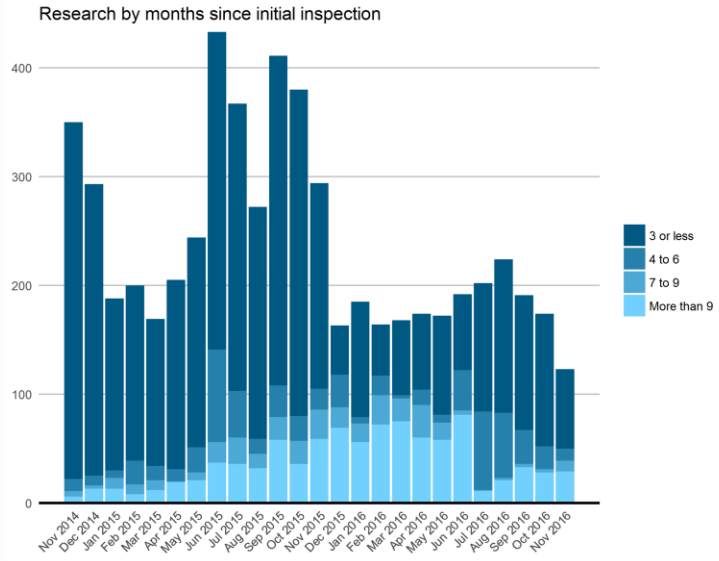


Responsible Organization:
Code Enforcement

Data Source:
LAMA

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

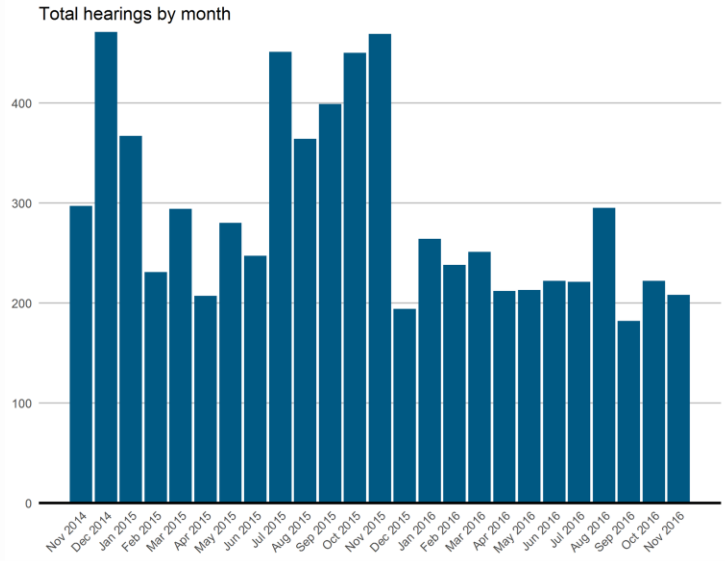
Although research output fell, several dozen older files were reviewed



Older research may result from restarted cases or situations where copies of documents must be requested from Civil District Court.

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.

November hearing output was on par with 2016 monthly totals



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.

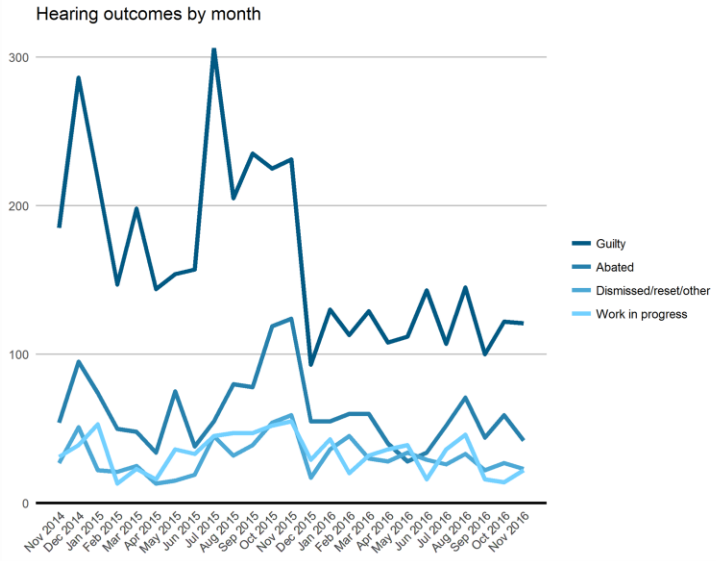
Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code

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.

Abatements at hearing fell slightly in November, but work-in-progress findings increased



Responsible Organization: Code Enforcement

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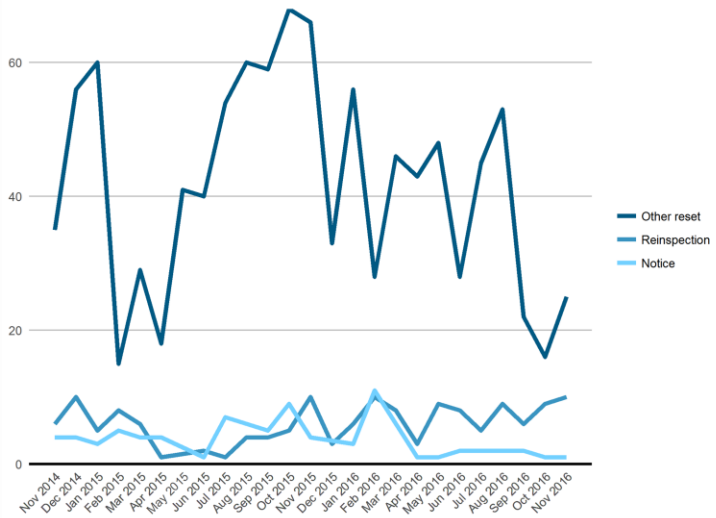
Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Only one notice reset was reported in November, along with 10 due to reinspection issues

Hearings reset by month



Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties brought to initial hearing	1,952	2,292	2,500
Percent of hearings reset due to failure to re-inspect the property	3.3	3	3
Percent of hearings reset due to failure to properly notify the owner	0.9	2	2

ABATE

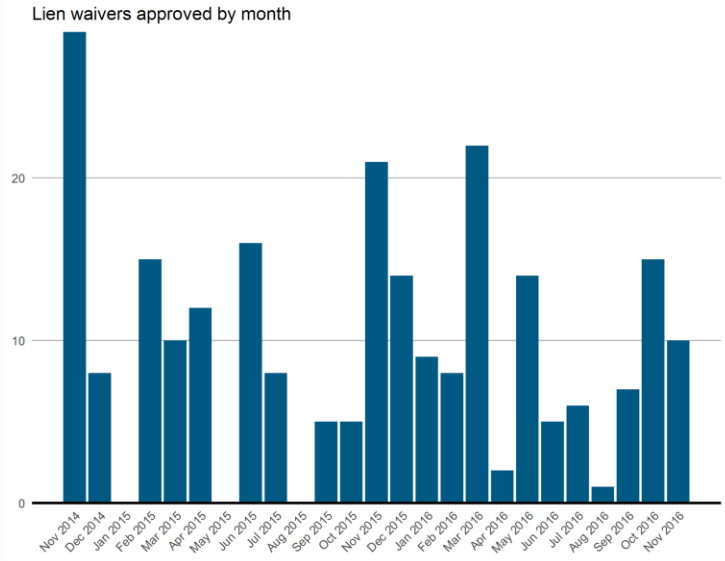
Responsible Organization:
Code Enforcement

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

19 lien waiver applications were submitted in November, with 10 approved



In addition to lien waivers, the department has also been using renovation agreements in encourage compliance.

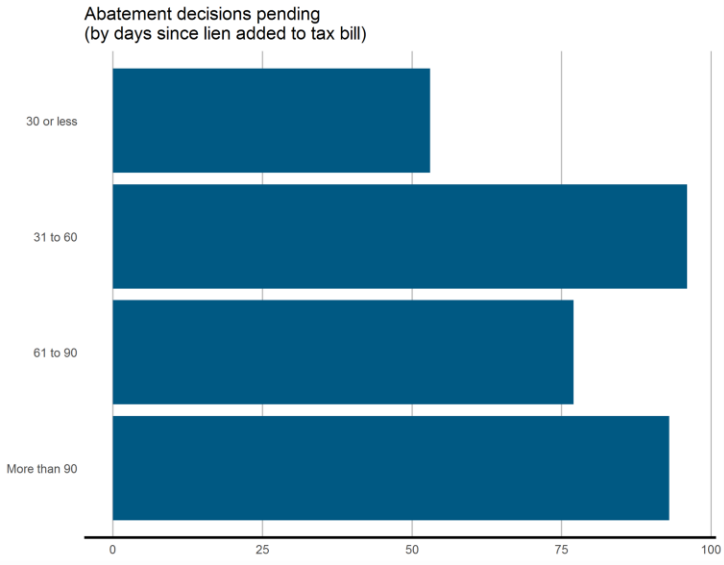
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
Awaiting Review:
Open cases with guilty judgments that have not yet been reviewed.

Note:
Abatement decision event is generally triggered after lien has been added to tax bill.

Staff are completing recent abatement decisions, but many older judgments appear to be pending in LAMA



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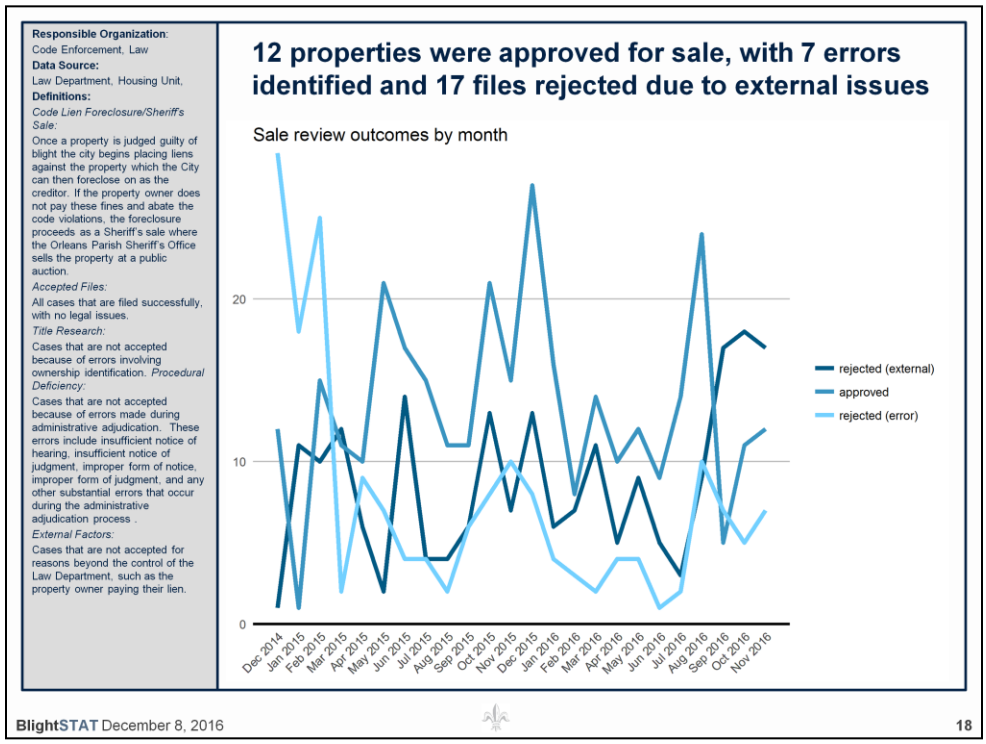
Some personnel responsible for abatement decisions had taken extended leave during November.



One position remains unfulfilled. Staff indicated that each attorney handles approximately 40 cases at any given time.

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 reached auction in November, both of which sold for more than $30,000

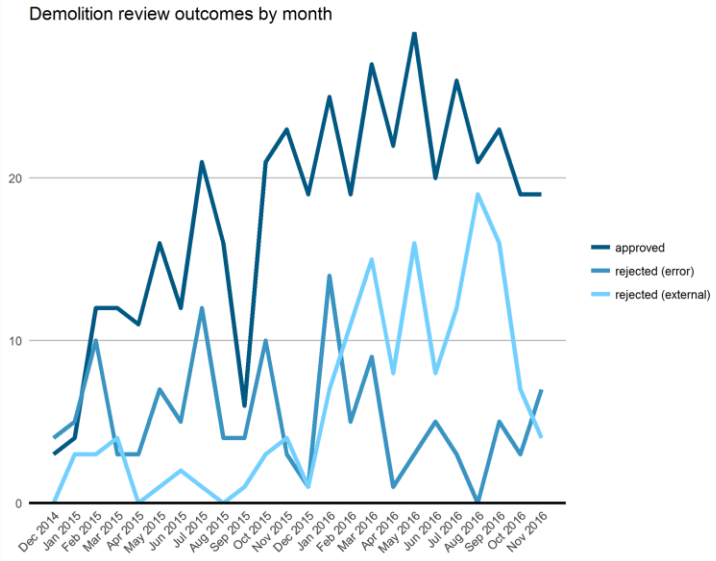
Address	Month filed	Sale date	Price
1539-1541 N. Robertson Street	December 2015	11/10/2016	43,000
2701-2703 Urquhart Street	March 2016	11/3/2016	30,100

Of the 24 sales originally scheduled for November, 16 have been temporarily put on hold, 5 were cancelled upon lien payment, and 1 has been stopped due to renovation.

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.

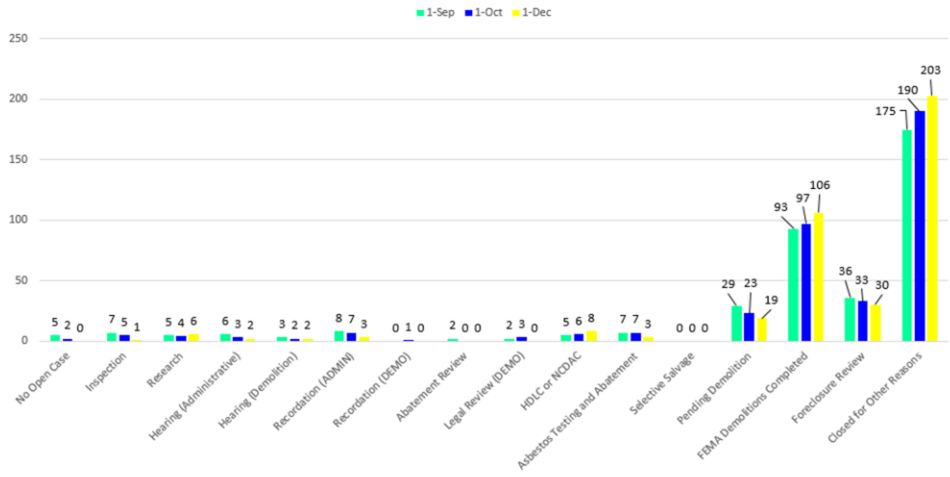
19 files were approved for demolition, with 7 errors identified and 4 cases rejected for external issues



One attorney continues to handle substantially all demolition legal reviews.

FEMA Funded Demolitions Program

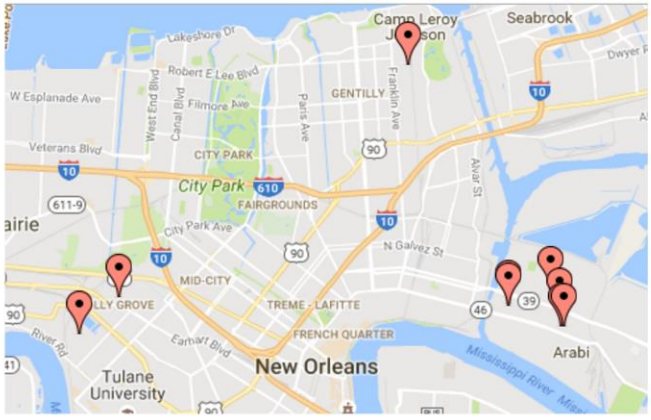
Status of the 383 Conditionally Approved Properties



FEMA Funded Demolitions

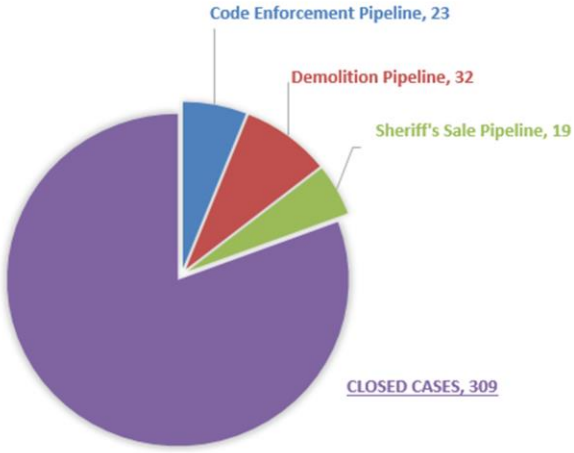
October / November

DEMO START	DEMO TYPE	PROPERTY #	STREET NAME	LDEQ Clearance
2016/09/30	RACM	1904	ALABO ST	2016/10/03
2016/10/11	RACM	9020	COLAPISSA ST	2016/10/11
2016/10/19	RACM	1316	REYNES ST	2016/10/21
2016/10/20	RACM	1406	REYNES ST	2016/10/21
2016/10/27	RACM	2761	VIENNA ST	2016/10/27
2016/11/03	RACM	1520	ST MAURICE AVE	2016/11/03
2016/11/07	RACM	1235	DELERY ST	2016/11/10
2016/11/09	RACM	1230	DELERY ST	2016/11/10
2016/11/15	RACM	1809-11	HAMILTON ST	2016/11/15

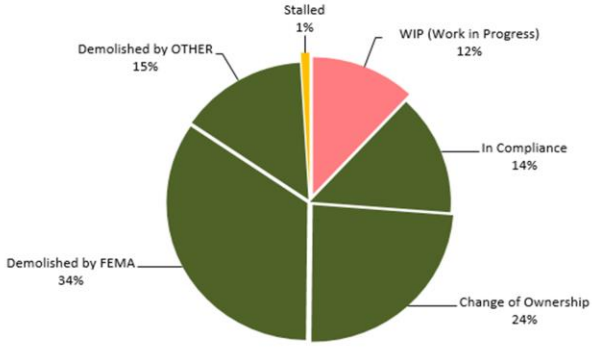


Overview of the FEMA Funded Demolitions Program

Number of Cases within each Pipeline OCT - DEC	1-Oct	1-Dec
Code Enforcement Pipeline	35	23
Demolition Pipeline	36	32
Sheriff's Sale Pipeline	25	19
CLOSED CASES	287	309
TOTAL	383	383



Close-up of Closed Cases



Code Enforcement has reached an abatement strategy or is awaiting abatement on 12 priority commercial properties

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	1008 Jourdan Ave	Former school building (TJ Semmes Elementary School) in Holy Cross	Writ filed for property to be sold. For updated information inquire with the Sheriff's Office website using case number 2016-3224.	Ninth Ward Housing Development Corp
	3010 Sandra Dr	Crescent City Gates	Writ filed for property to be sold. Sale Date: 1/19/2017. For updated information inquire with the Sheriff's Office website using case number 2015-11285.	Crescent City Gates Fund LP
	4402 Reynes Blvd	Haydel Heights Apartments	Writ filed for property to be sold. Sale Date: 1/26/2017. For updated information inquire with the Sheriff's Office website using case number 2015-10966.	Grace Park Townhome Apartments, LLC
	6324 Chef Menteur Blvd	Old Hotel by I-10	Property sold on 10/20/2016 for $166,666.67. Recordation of Sheriff's deed is pending. For updated information inquire with the Sheriff's Office using case number 2015-11432.	Vincente A Morreale Et Al
	8500 Lake Forest Blvd	Abandoned Gas Station	Property did not sell at auction on 10/6/2016 (no bid no sale). Code Enforcement will look for an interest in purchase before putting up the property again for a second sale. For updated information inquire with the Sheriff's Office using case number 2015-7497.	Sterling McKeithen Et Al
Awaiting Abatement	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.	
	6701 I-10 W Service Rd	30 I-10 Service Rd	Property received guilty judgment on 1/25/2016.	Stephen A Uwaezuoke
	6800 Plaza	Medical Facility	Property received guilty judgment on 11/10/2016	Oschner Clinic Foundation
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.	Otis Lain Et Al
	12001 I-10 Service Rd	La Quinta Inn	Property received guilty judgment on 7/11/2016.	Bullard Mall LLC
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Property received a guilty judgment 3/3/2015	Family Resources Of New Orleans, Inc
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.	

Nine priority commercial properties are awaiting hearing or currently being monitored by Code Enforcement

Stage	Address	Description	Status	Owner
Awaiting hearing	2646 Westbend Pkwy	Higgins Gate	Hearing scheduled 1/12/2017. New Code enforcement case started to encompass parties involved in litigation with owners .	Love Outreach Fellowship et al
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing initially scheduled 6/27/2016. Reset for work in progress. Hearing scheduled 1/23/2017.	RACETRAC PETROLEUM INC
	609 Jackson Ave	Formerly a hospital	Violations found and hearing is 12/20/2016	609 Jackson LLC
Code Enforcement monitoring	1532 Robert E. Lee Blvd		Settlement reached with the owner CE will continue to monitor. Permits pulled.	REL Investments LLC
	2500 Louisiana Ave	3403 Freret St/2502 Louisiana	Property sold and owner settled liens with the City. Owner has applied to demolish structure and submitted plans to build a medical center.	2500 Louisiana LLC
	2501 St Claude Ave	Auto Parts Store	Settlement reached with the owner CE will continue to monitor.	Infinity Fuels LLC
	6001 Bullard Ave	Old Schwegmann's	Lien Paid---CEHB monitoring	Bullard Center Investments, LLC
	6700 Plaza		Consent judgment signed---CEHB monitoring	6700 Plaza Drive LLC
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed---CEHB monitoring	Lake Forest Tower LLC

An additional three properties are currently in litigation

Address	Description	Case information	Owner
5300 Franklin Ave	38884 Dreux (hold includes 5324 Franklin Ave, 5332 Franklin adjacent vacant lots.)	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02889	DMK Acquisitions And Properties, LLC
5328 Franklin Ave	Vasquez Building (DMK) hold includes 3 Dreux Avenue and 5332 Franklin Ave adjacent vacant lots.	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02888	DMK Acquisitions And Properties, LLC
6601 Plaza	Grand of the East	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-00001	Lake Forest Plaza, LLC et al

Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Cases brought into compliance and closed prior to hearing	632	Measuring	Measuring
Blighted properties found in compliance at hearing or approved for lien waiver	644	688	750
Blighted units demolished	234	229	250

REINVESTMENT

NORA – Affordable Housing Program Update

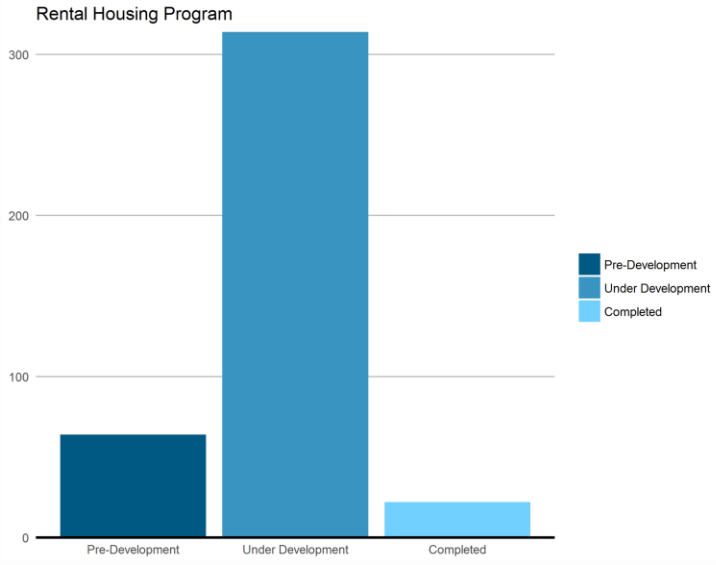
Affordable Housing Programs Administered by NORA

Project Name	Sold	Sold (Δ)	For Sale/Rent	Under Construction	Option to Purchase	Pre-Development	Total Units	Total Units (Δ	Total Sold to Developer	Total Sold to Developer (Δ)
Project 1330	5	1	0	0	0	0	5	0	5	0
Residential Construction Lending, 2	19	5	7	25	5	25	81	22	51	12
Lower 9 Ward Development Initiative	0	0	0	5	0	170	175	0	5	5
Residential Construction Lending, 3	0	0	0	0	0	7	7	0	0	0
Total	**24**	**6**	**7**	**30**	**5**	**202**	**268**	**22**	**61**	**17**

NEW ORLEANS REDEVELOPMENT AUTHORITY

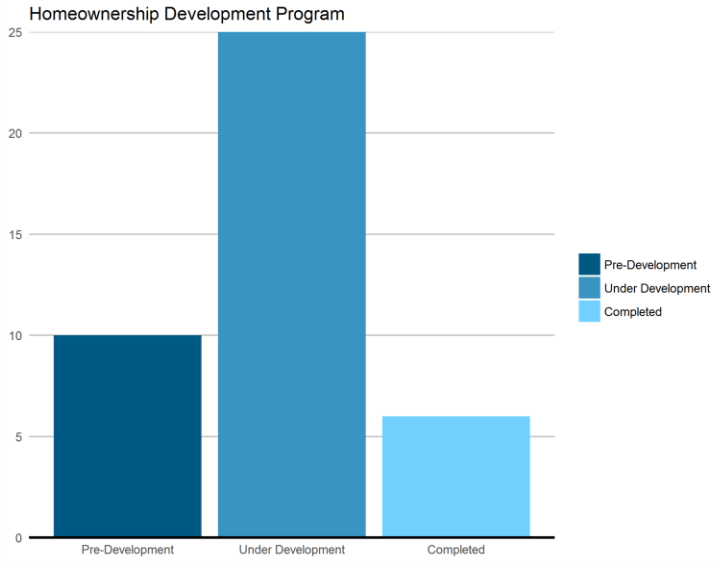
Responsible Organization:
Office of Community Development (OCD)
Data Source:
OCD
Definitions:
Rental Housing Program:
This program provides quality, affordable rental housing for low-income families

22 rental units have been completed in 2016, with 378 in pre-development or under construction



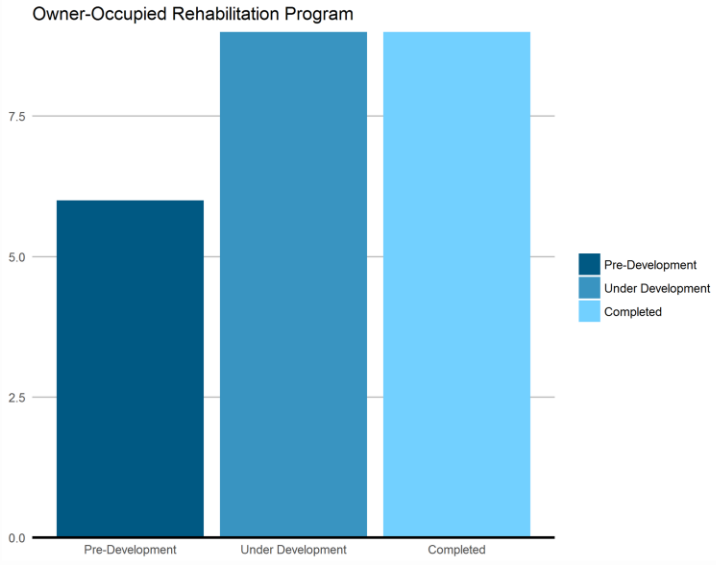
Responsible Organization:
Office of Community Development (OCD)
Data Source:
OCD
Definitions:
Homeownership Development Program:
This program allows development organizations to apply for HOME funds to subsidize the cost of construction, land acquisition and down payment assistance that will produce an affordable home for a low-income family

Six homeownership development projects have been completed to date in 2016



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.

Nine rehabilitation projects have been completed in 2016, with nine more in the construction phase



Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties returned to commerce through disposition programs	192	183	200
Rental Housing Program units completed	22	Management statistic	Management statistic
Homeownership Development Program units completed	6	Management statistic	Management statistic
Owner-Occupied Rehabilitation Program and Home Modification Program units completed	33	Management statistic	Management statistic