



CITY OF NEW ORLEANS

BlightSTAT

Reporting Period: April, 2014

www.nola.gov/opa



Office of Performance and Accountability

Agenda

**8:00-8:10 Introduction and
Announcements**

8:10-8:20 Intake

8:20-8:40 Inspections

8:40-9:00 Hearings

9:00-9:20 Demolitions

**9:20-9:40 Code Lien Foreclosures and
Sheriff's Sales**

9:40-10:00 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.

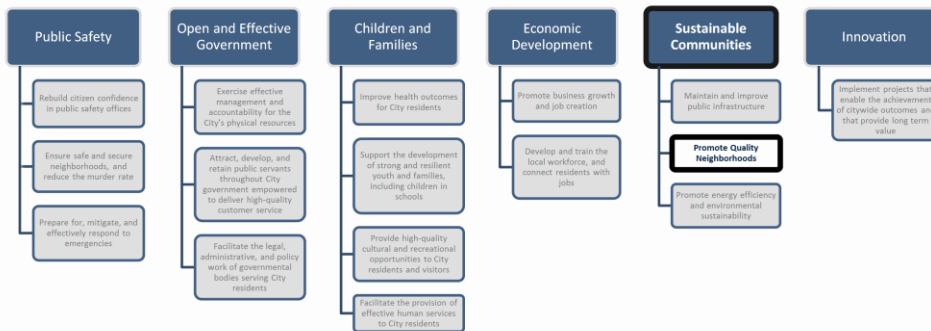
Values

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



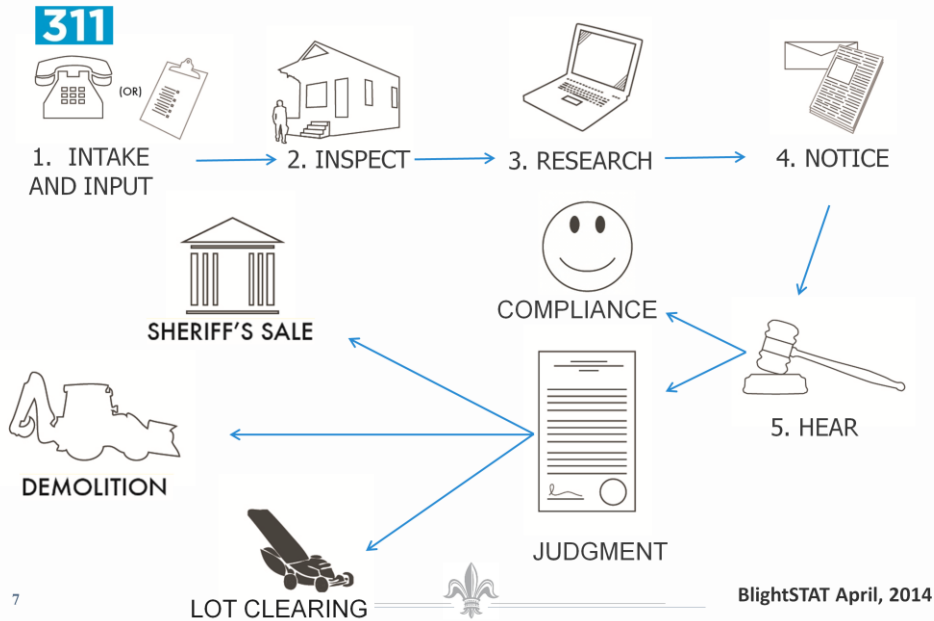
Strategic Framework

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 2. Consistently implement Complete Streets philosophy in streets investments 3. Effectively administer the City's capital improvements program 4. Optimize the City's subsurface drainage infrastructure to ensure resilient neighborhoods	<ul style="list-style-type: none"> Percent of citizens satisfied with condition of streets Mean travel time to work Percentage of workers commuting to work by means other than driving alone Percent of citizens satisfied with drainage/flood control Percent of citizens satisfied with public transportation Percent of citizens satisfied with traffic congestion
Promote Quality Neighborhoods 1. Reduce blighted properties by 10,000 by the end of 2014 2. Provide effective sanitation services to residents and businesses 3. Protect and preserve parks and other green spaces 4. Regulate land use to support safe, vibrant neighborhoods and preserve historic properties	<ul style="list-style-type: none"> Percent of citizens satisfied with control of abandoned houses Percent of citizens satisfied with parks and recreation Percent of citizens satisfied with control of trash and litter / trash pickup Percent of citizens satisfied with life in New Orleans ParkScore (based on acreage, service and investment, and access) Percent of citizens satisfied with zoning
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	<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



Overview of the Blight Reduction Process



311

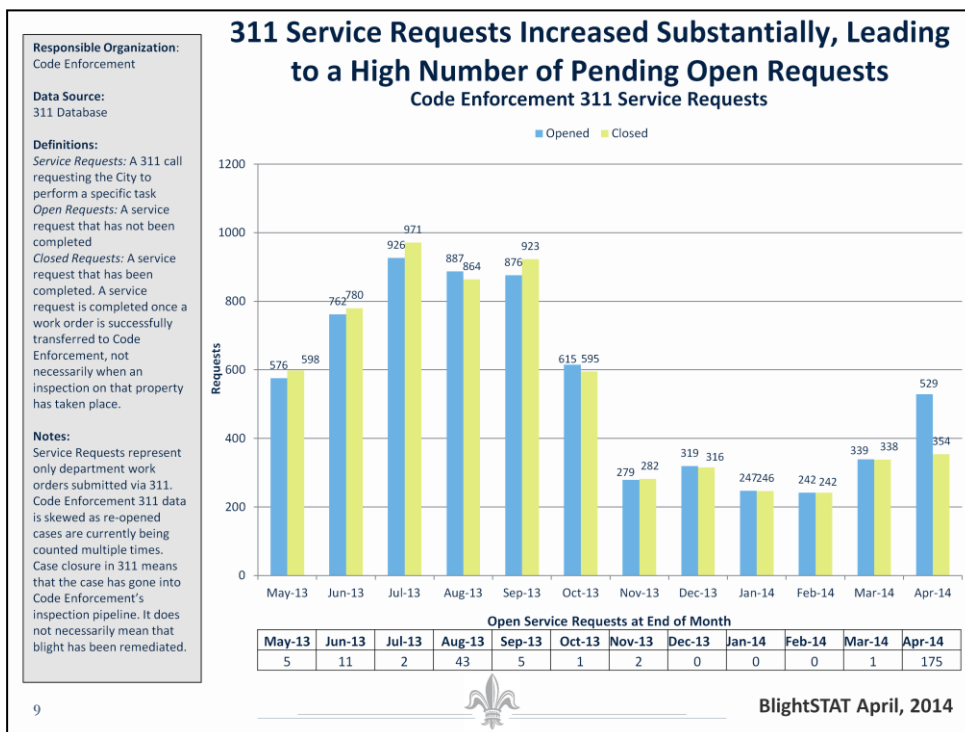


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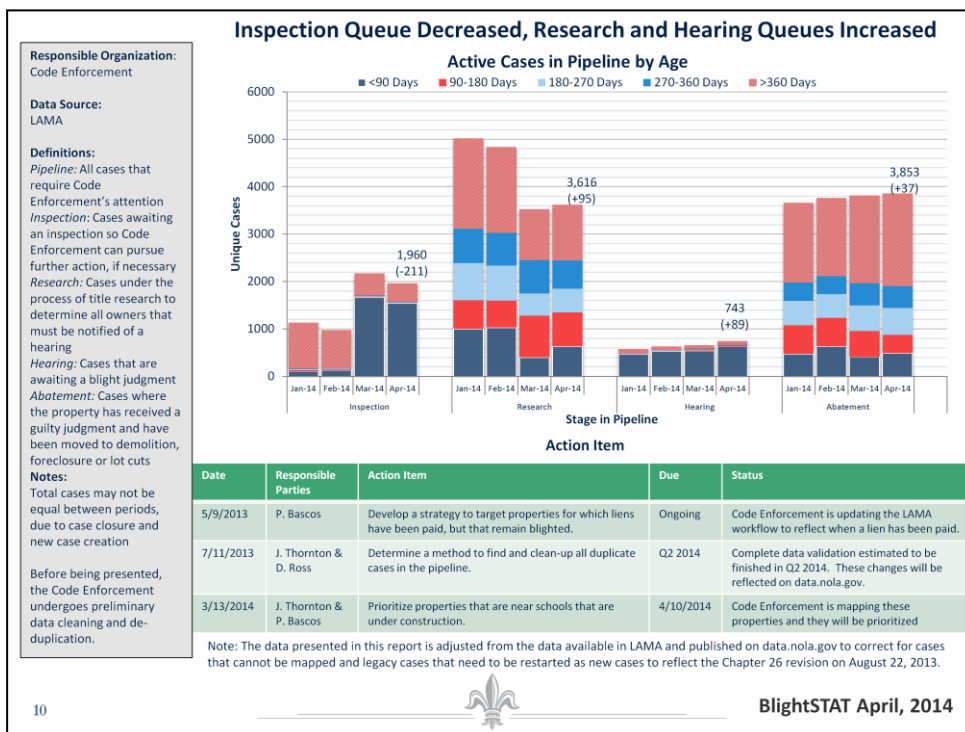


INTAKE





The increase in 311 calls is due to regular seasonal variation. Most 311 calls come from complaints about overgrown grass. Code Enforcement fell behind on 311 cases due to a temporary shortage on intake staff. The department anticipates that they will close all open cases by the end of May.

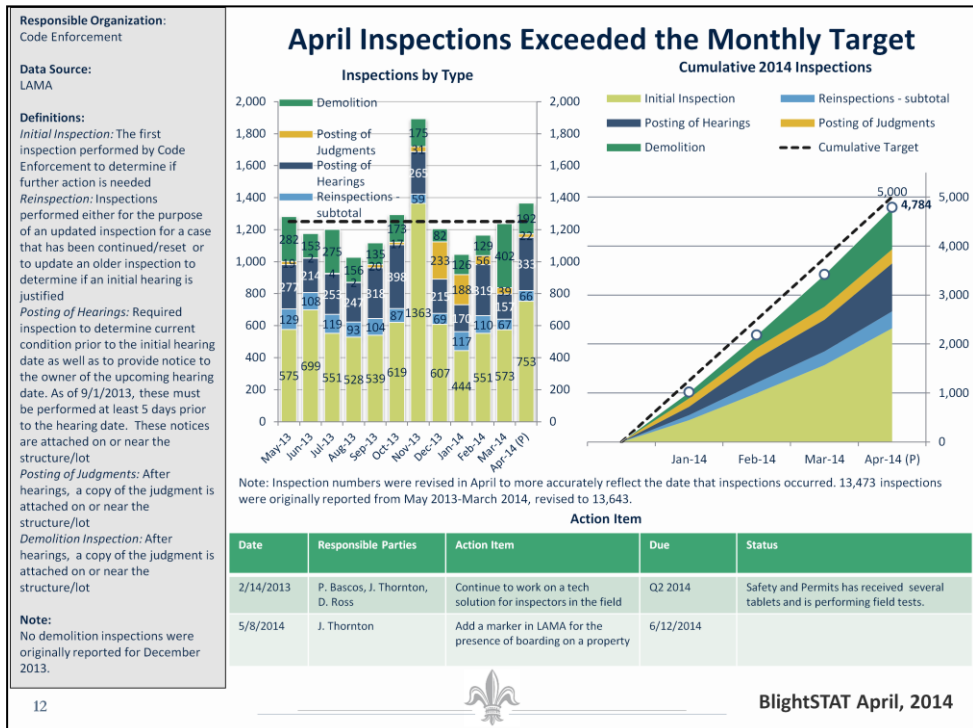


Code Enforcement is continuing their clean-up process, restarting cases that are currently in the research pipeline. These changes will be reflected on data.nola.gov as of the BlightSTAT meeting in June.

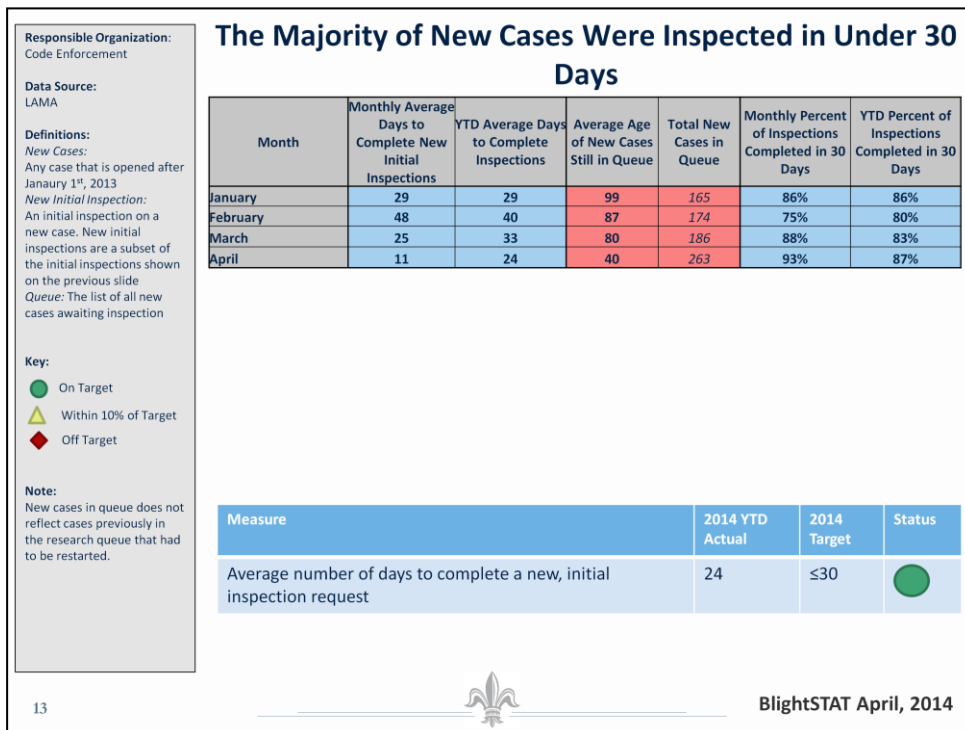


INSPECT





The number of demolitions inspections will remain high as more demolitions occur throughout the year.



The increase in uninspected new cases is due to the increase in 311 cases and restarted cases from the research queue.

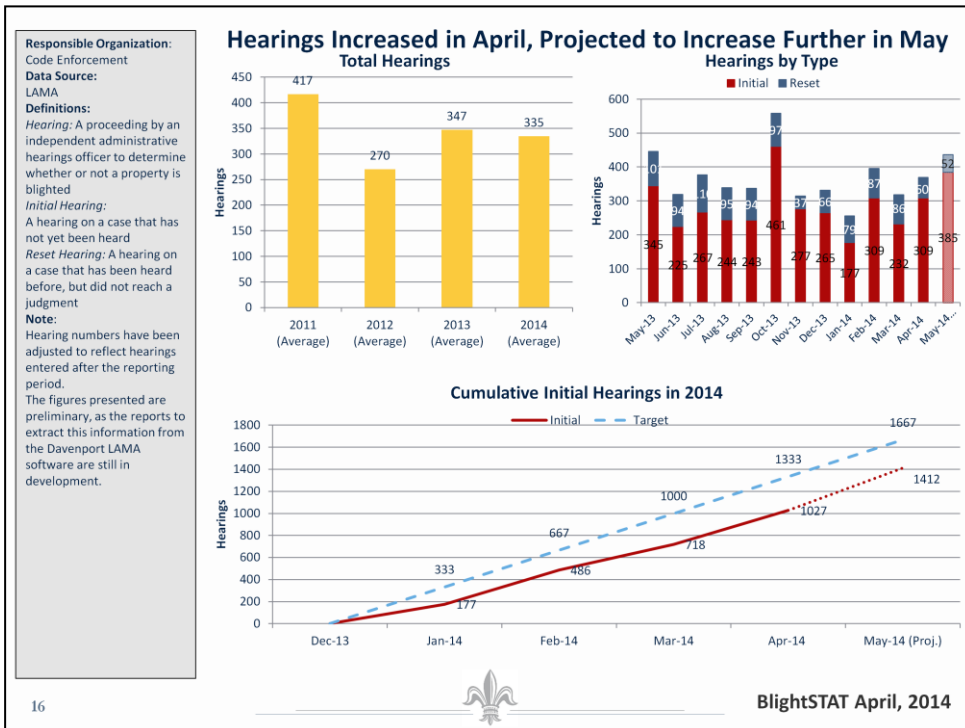


HEAR

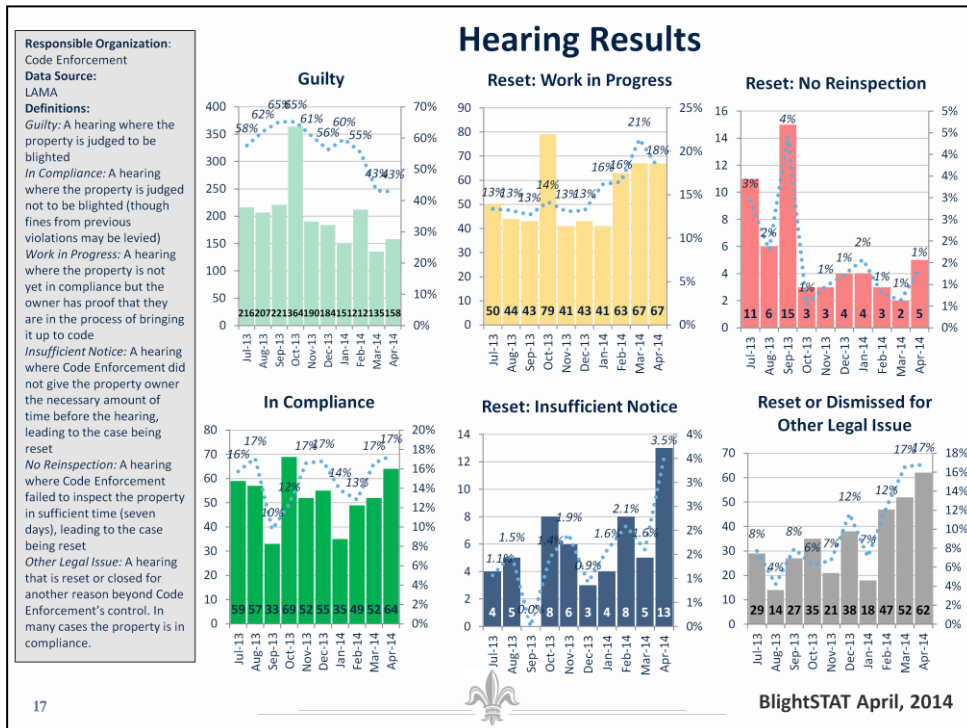




Code Enforcement currently has five full time title researchers and will hire four additional researchers. When hiring is complete, one researcher will move to reviewing research packets.



The increase in hearings is related to additional staffing on the title research team.



A number of cases that are Reset or Dismissed for Other Legal Issues occur when the original owner sells the property.

Responsible Organization:

Code Enforcement

Data Source:

LAMA

Definitions:

Guilty: A hearing where the property is judged to be blighted

In Compliance: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

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

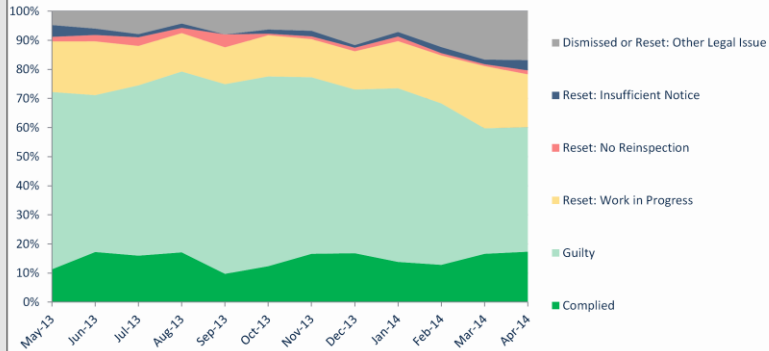
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

No Reinspection: A hearing where Code Enforcement failed to inspect the property a sufficient number of times, leading to the case being reset

Other Legal Issue: A hearing that is reset or closed for another reason beyond Code Enforcement's control. In many cases the property is in compliance.

65% of 2014 Hearings Reached a Final Judgment of Guilty or In Compliance

Hearing Results Breakdown



Measure	2014 YTD Actual	2014 Target	Status
Percent of hearings reset due to failure to re-inspect the property	1.1%	≤5%	On Target
Percent of hearings reset due to failure to properly notify the owner	2.28%	≤3%	On Target

● On Target

▲ Within 10% of Target

◆ Off Target



The Number of Properties Brought Into Compliance Tracked Close to Target

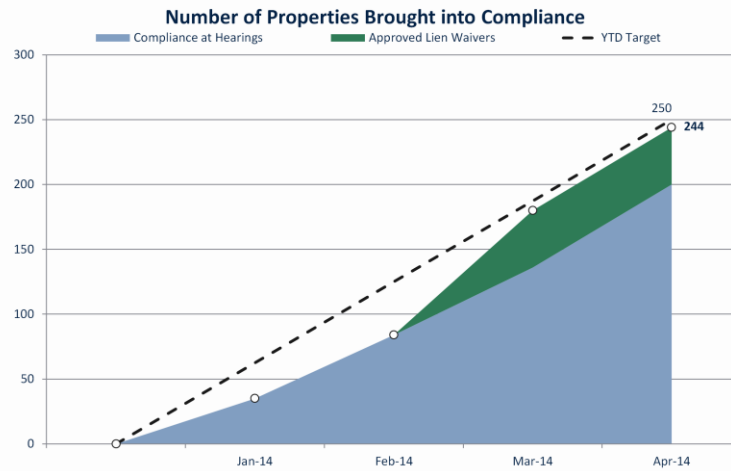
Responsible Organization:
Code Enforcement

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.



Date	Responsible Parties	Action Item	Due	Status
5/8/2014	P. Bascos	Publicize lien waiver application process	6/12/2014	

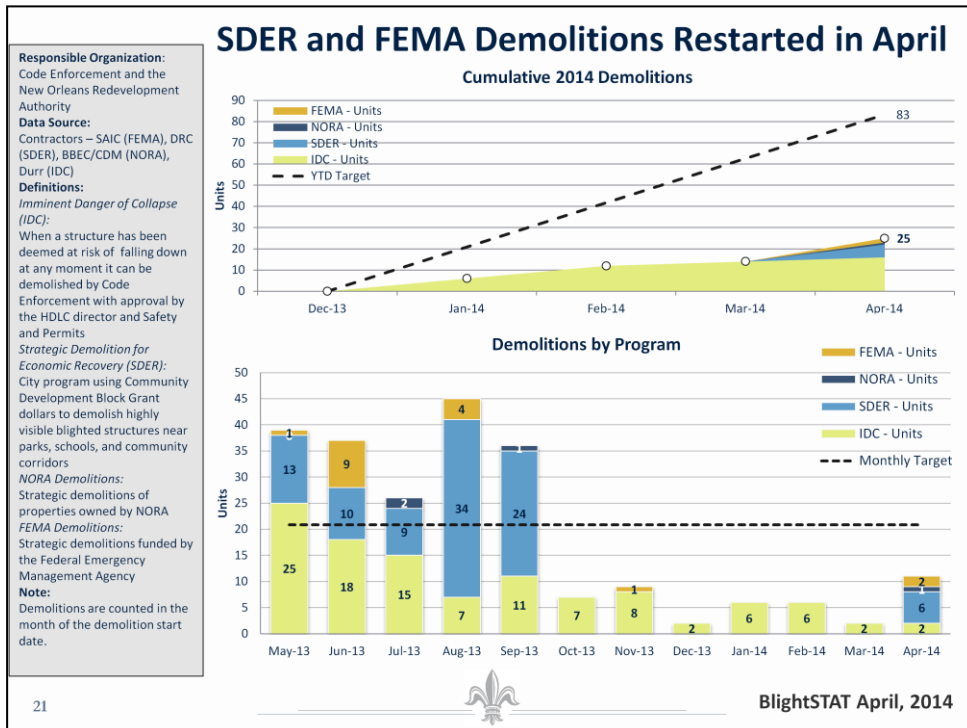


BlightSTAT April, 2014



DEMOLITION





The City recently reached an agreement with the Federal Emergency Management Agency (FEMA), to send 2,500 properties to be eligible for demolition. FEMA will pay the full price for all of these demolitions.



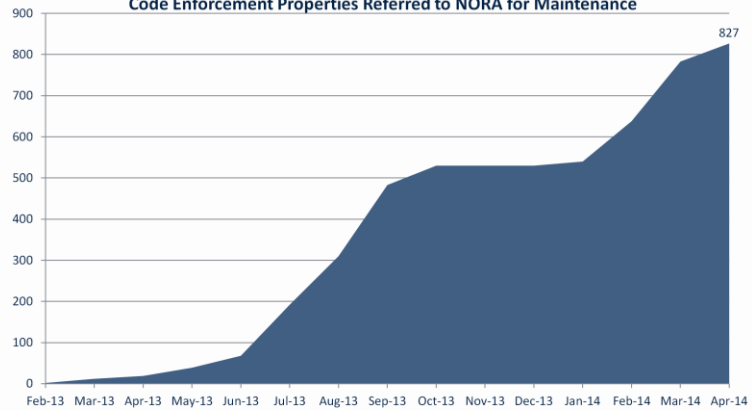
LOT CLEARING



Responsible Organization:
Code Enforcement and the
New Orleans Redevelopment
Authority (NORA)
Data Source:
NORA
Definitions:
Abatement: After cases have
received a guilty judgment of
high grass, they can be referred
to NORA for regular lot
maintenance.
Note:
Data includes all properties
referred to NORA by Code
Enforcement. Some referred
properties are found to be in
compliance and not cut.

44 Properties Referred to NORA for Maintenance in April

Code Enforcement Properties Referred to NORA for Maintenance



Action Item

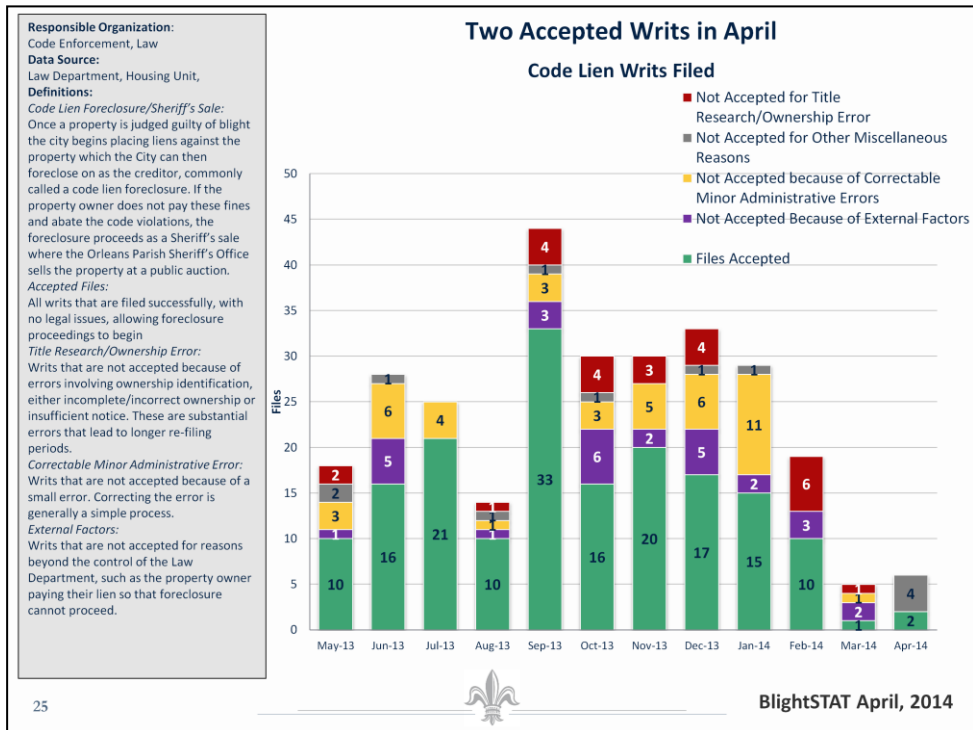
Date	Responsible Parties	Action Item	Due	Status
11/14/2013	P. Bascos, J. Thornton, D. Ross	Finalize address reconciliation for properties in the lot cutting program	14/10/2013	Address reconciliation completed. CNAP will be integrated into LAMA by the end of May.





CODE LIEN FORECLOSURES AND SHERIFF'S SALES





The 4 cases that were not accepted for miscellaneous reasons are related to the issues with Code Enforcement's mailing system that have slowed the number of hearings. These cases must be restarted in the Code Enforcement pipeline.

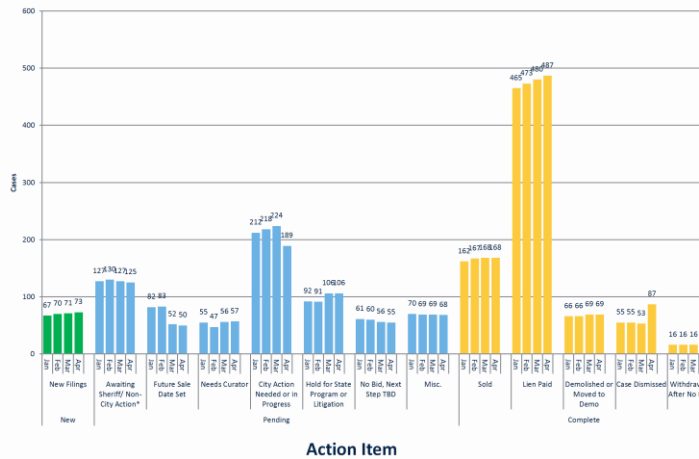
Responsible Organization:
Code Enforcement

Data Source:
Law Department, Housing Unit

Definitions:
Awaiting Sheriff/Non-City Action: The case requires action from the Sheriff's Office or curator, or action from the court or another non-city party to proceed
Needs Curator: The case needs a curator to proceed. Often, a curator has been appointed by the court but not yet paid
Hold for State Program or Litigation: The case is stalled because of exceptions for state programs, such as participants in good standing with Road Home, or due to interfering litigation or prior foreclosures related to the property
No Bid, Next Step TBD: A sale was held but no bids were placed and the City is determining whether or not to attempt another sale
Misc.: Any status not covered by other stages, or an unknown status
Lien Paid: Owner has paid the lien prior to sale
Dismissed: The case cannot proceed for various reasons, often because of legal issues
Withdrawn after No Bid: The property was not held at auction and is unlikely to sell at a later auction so a different track is needed
Note:
 Of the 127 cases that were awaiting non-City action, 2 were stopped because of curator.

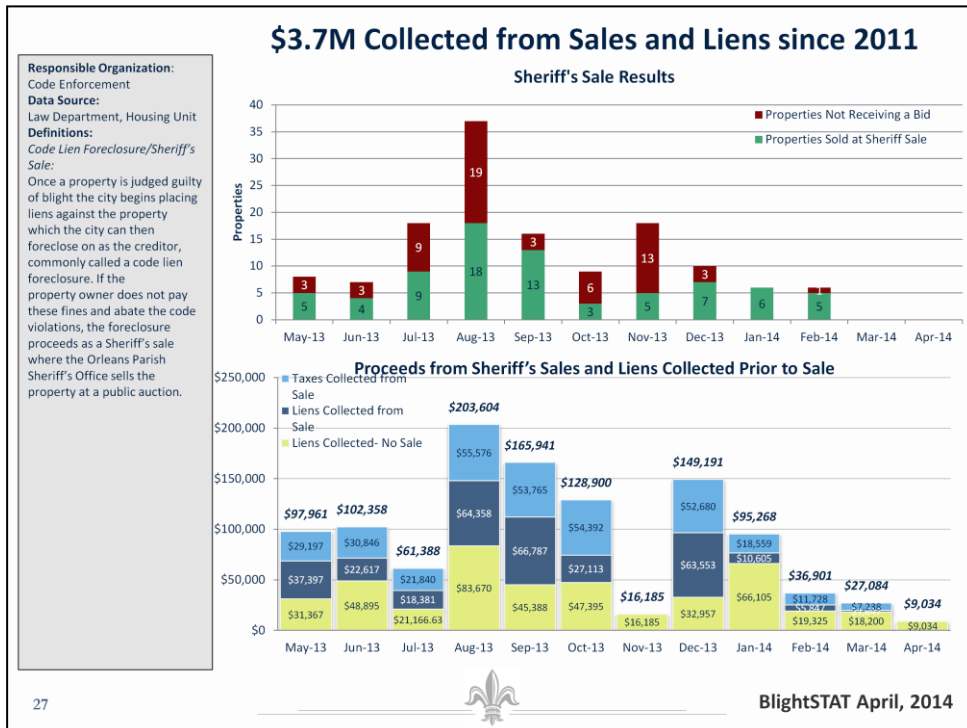
1,550 Writs Accepted Since 2010

Snapshot of Code Lien Foreclosure Pipeline

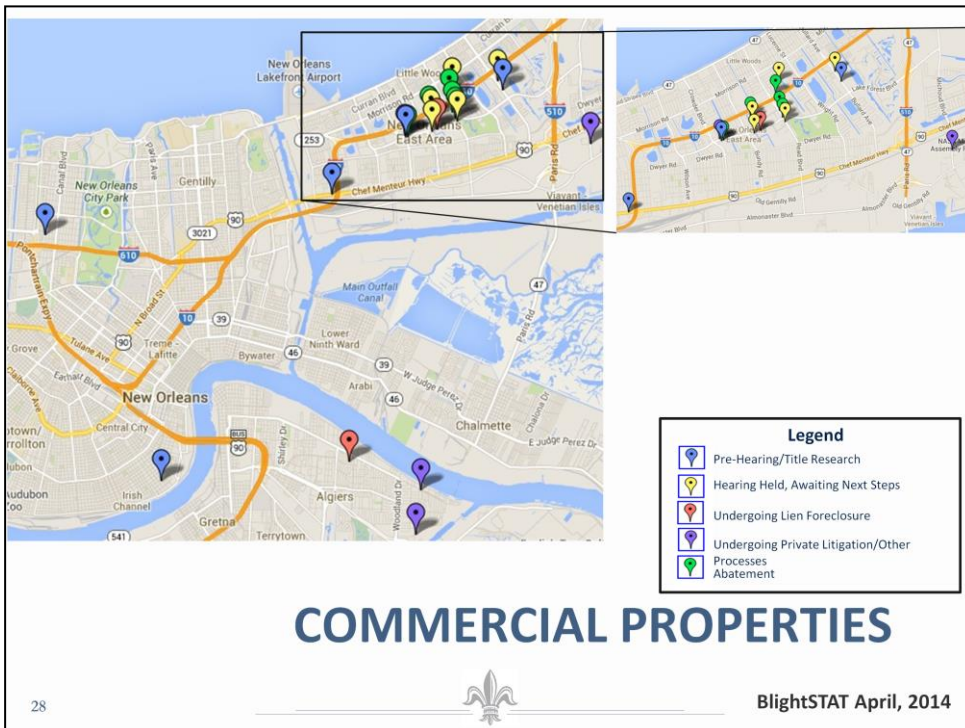


Date	Responsible Parties	Action Item	Status
5/9/13	J. Hagan, D. Ross, D. Lessinger	Review Web architectures and develop method to capture expressions of interest in properties from the public	An expression of interest form is in progress and should be made available to the public by the second quarter of 2014

Code Enforcement has worked to clean data on cases listed as needing City action, and closing old cases.



Code Enforcement halted cases while dealing with the title insurance community to clarify the steps of the lien foreclosure process. The City will not have to adjust any steps in this process.



Commercial Properties Update

Responsible Organization:
Code Enforcement and Law


Data Source:
Code Enforcement

Address	Status as of 5/6/2014	Status as of 4/8/2014
609 Jackson	Hearing set for 5/12/2014.	Hearing set for 5/12/2014.
2800 Sullen	Sheriff's Sale stopped. Case is pending litigation.	Sheriff's Sale stopped. Case is pending litigation.
9660 Lake Forest (strip mall)	Judgment has been paid.	Judgment has been paid.
5650 Read	Judgment has been paid.	Judgment has been paid.
6601 Plaza/5700 Read (Grand Theatre)	Case is undergoing legal review with some WIP.	Case is undergoing legal review.
6700 Plaza	Case received guilty judgment on 5/5/2014.	Reset for work in progress. Hearing scheduled 5/5/2014.
6001 Bullard (old Schwegmann's)	Case reset for work in progress for 6/2/2014.	Case reset for work in progress for 6/2/2014.
23804 Read (aka 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.

Action Item

Date	Responsible Parties	Action Item	Status
7/11/13	P. Bascos	Bring Safety and Permits and the City Planning Commission into blighted commercial property abatement meetings. Ensure that zoning variances and building permits align with redevelopment strategies.	

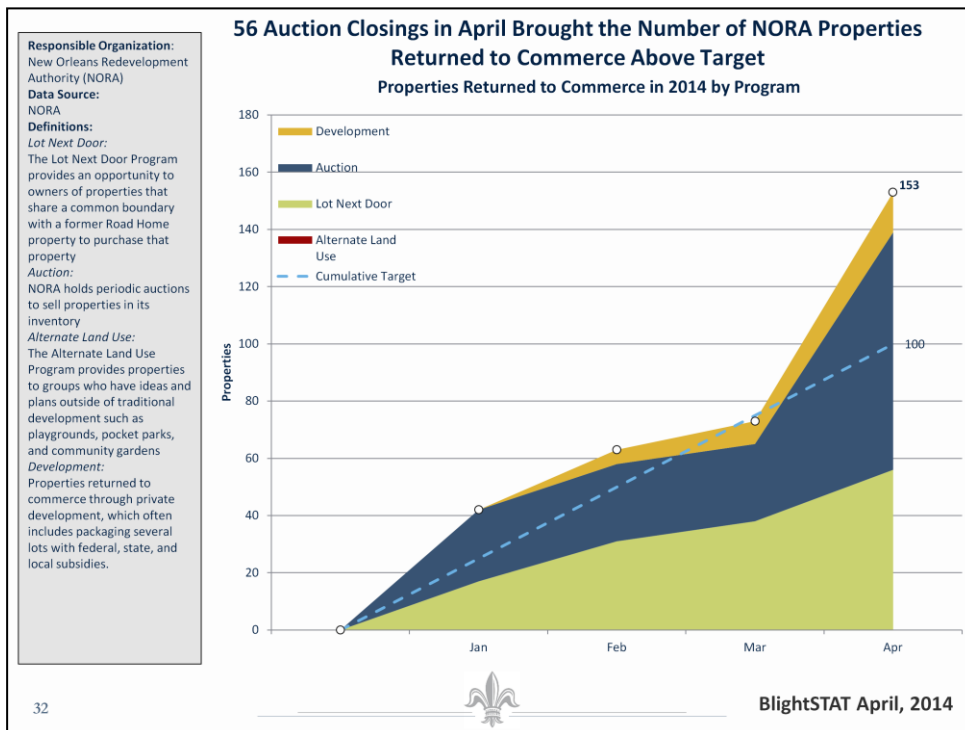


Commercial Properties Update		
Responsible Organization: Code Enforcement and Law Data Source: Code Enforcement	Address	Status as of 5/6/2014
	10112-16 Plainfield Dr.	Judgment mail missing.
	8500 Lake Forest (abandoned gas station)	Case is being restarted due to missing judgment mail.
	3010 Sandra Place (Crescent City Gates)	Writ is being prepared.
	10101 Lake Forest	Permits issued and work is in progress on the property.
	5951 Milne (Lakeview School)	Case is being restarted due to insufficient notice.
	6324 Chef Menteur	Case is being restarted due to missing judgment mail.
	4300 Sullen	Private demolition held on 1/7/2014.
	8501 Lake Forest Blvd	Private litigation is still open. No work in progress reported.
	45608 Bullard	Case dismissed for wrong location
	55195 Michoud (Six Flags)	City is working with manager.
	10301 I-10 W. Service Road	Complied with fees due.
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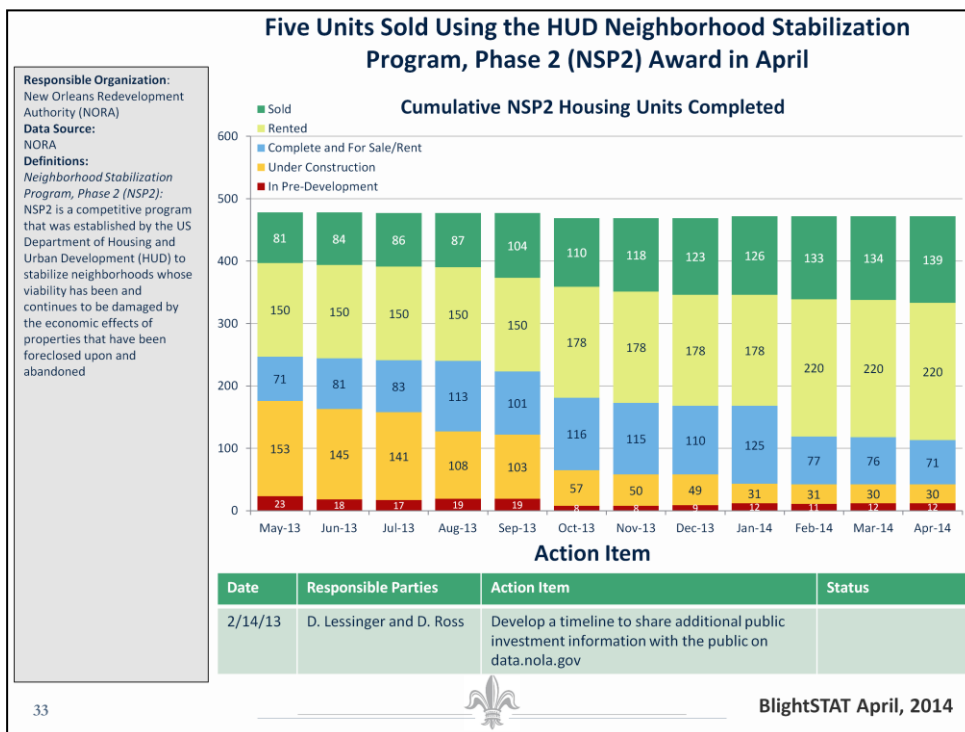
For cases that are missing judgment mail, Code Enforcement is waiting for confirmation from the Postal Service that judgments were delivered.

REINVESTMENT

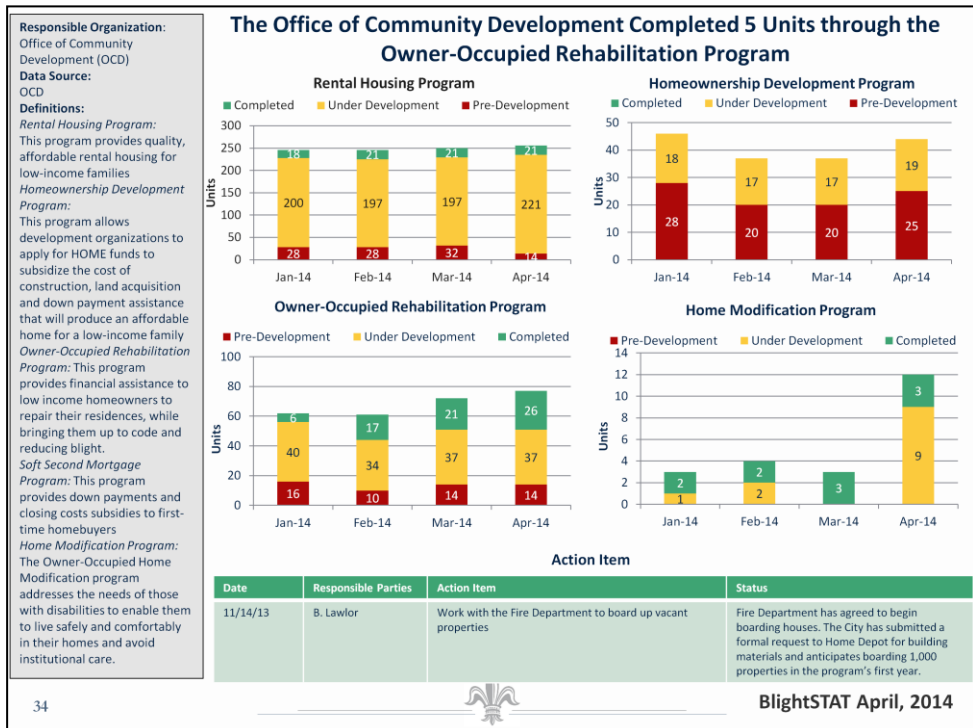




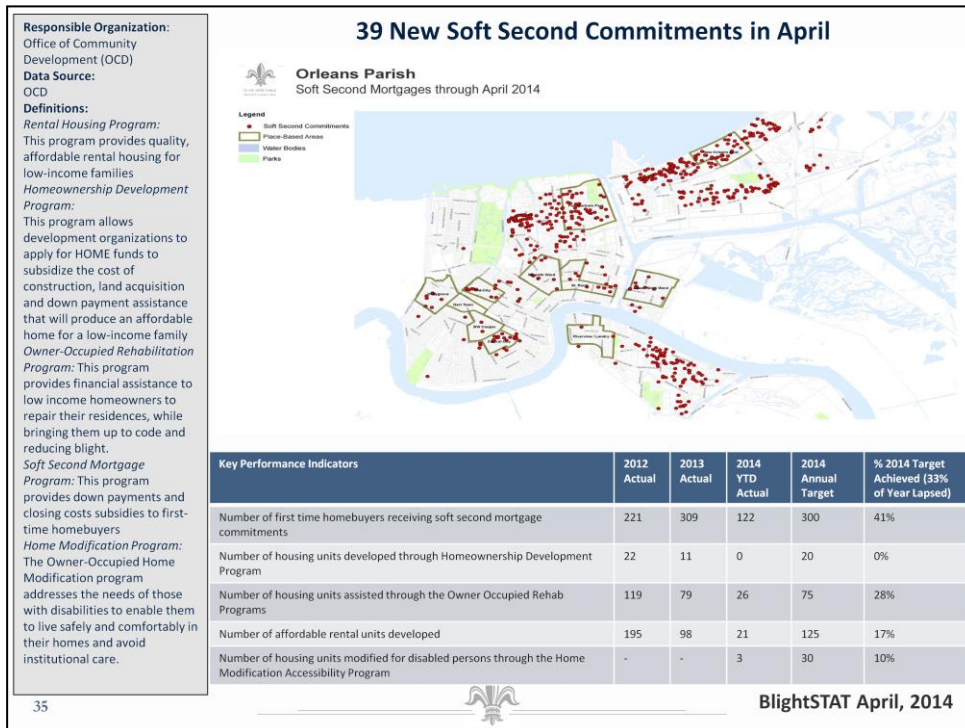
NORA anticipates seeing additional closings in May related to their auction that was held on March 29th. A total of 129 properties were sold at this auction.



The deadline for the NSP2 units is the end of 2014.



The Office of Community Development finished construction of a 24 unit building through the Rental Housing Program. This project will be listed as complete as of the next BlightSTAT meeting.



The Office of Community Development reported that they have had a total of 601 closings through the soft second mortgage program.