



CITY OF NEW ORLEANS

BlightSTAT

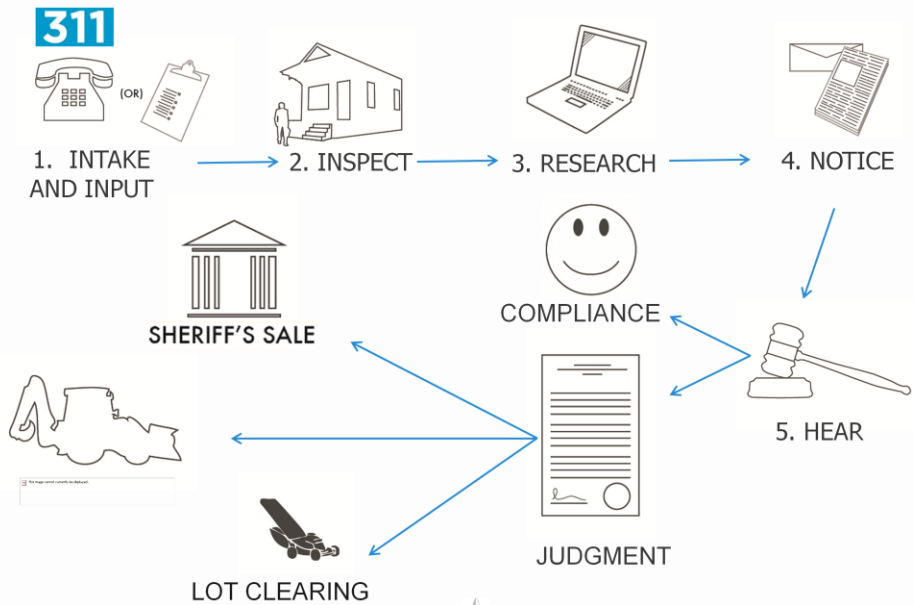
Reporting Period: August 2016

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

Assigned	Responsible	Action	Notes
8/11/2016	S. Primeaux	Implement measure to track voluntary compliance achieved prior to adjudication	<ul style="list-style-type: none">▪ OPA has developed report to pull information from LAMA▪ Code Enforcement is assessing data quality
9/9/2016	C. MacPhee	Determine why number of open inspections reported has risen in recent months and implement solution	<ul style="list-style-type: none">▪ Code Enforcement is currently working with LAMA contractor and inspectors to identify underlying issues





INSPECT



Responsible Organization:
Code Enforcement

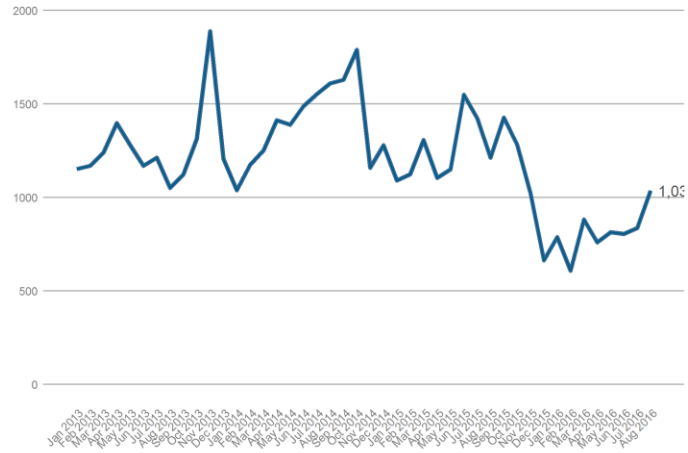
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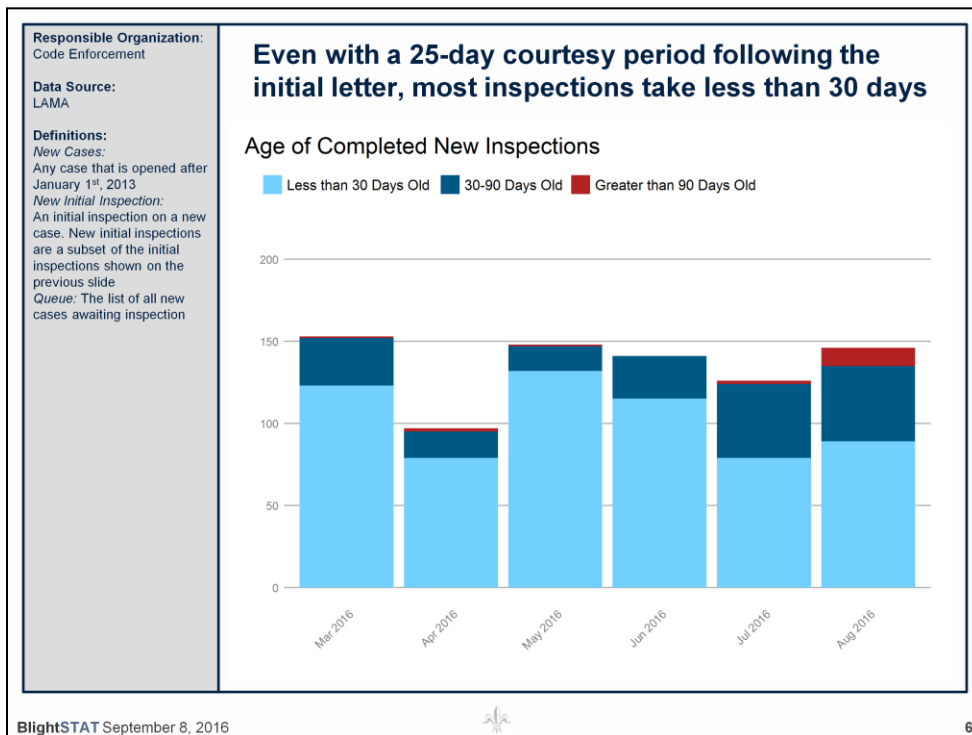
Definitions:
Inspection: An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

Note:
Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

Total inspections were at their highest monthly level for 2016

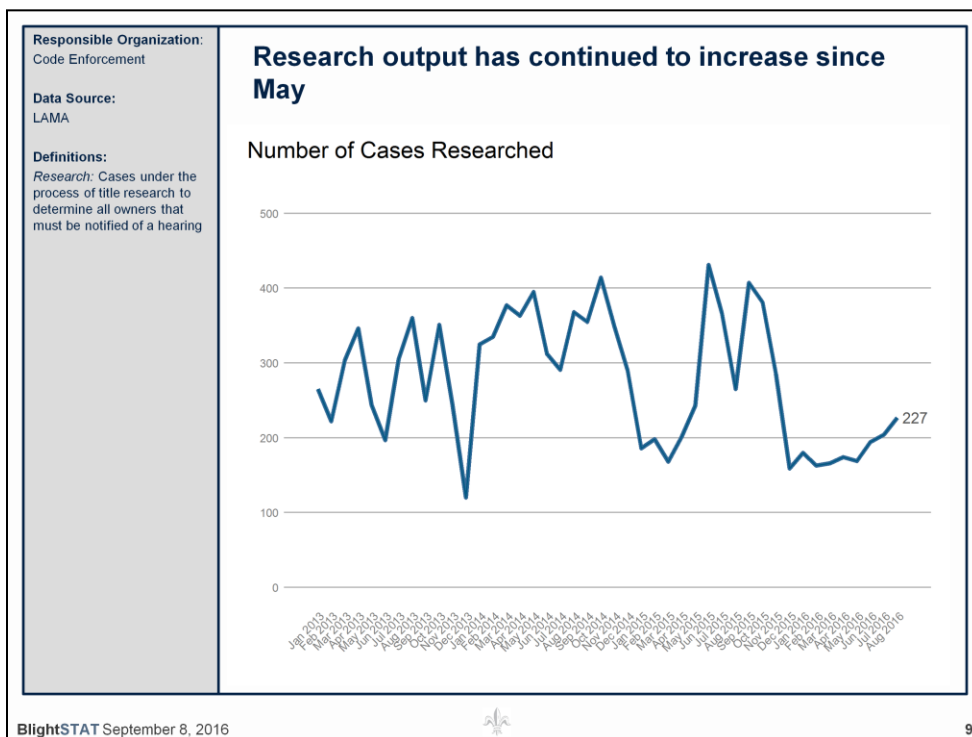
Number of Inspections





One inspector retired during the summer of 2016.





Third-party title abstracts have mostly been used for legal review prior to sale, rather than prior to initial hearing. In addition, a City researcher must still obtain contact information once the contractor provides names of individuals that must be notified.

Responsible Organization:
Code Enforcement

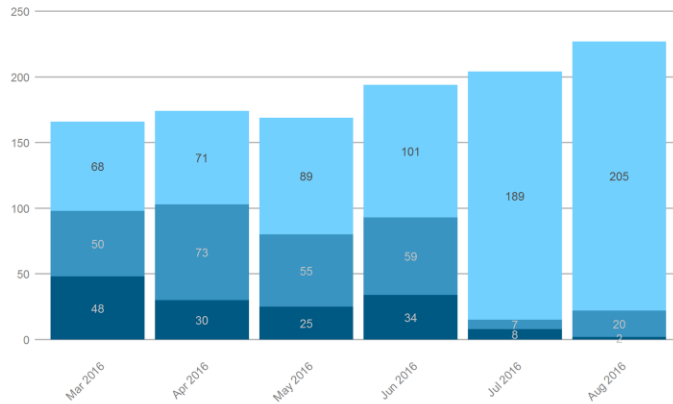
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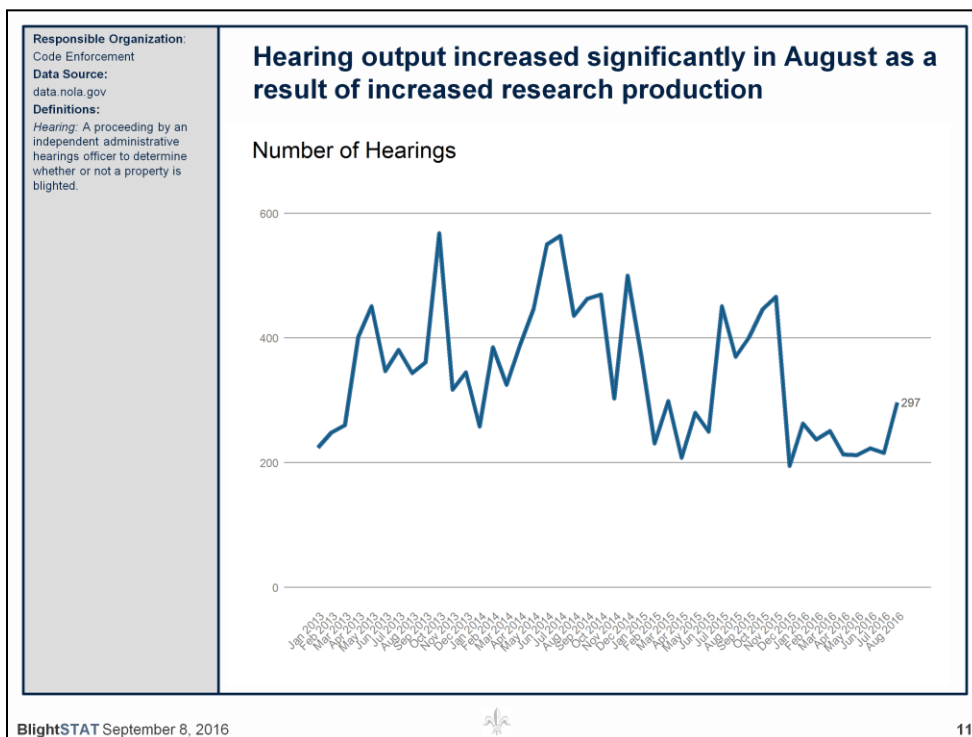
Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

A number of 2015 cases were researched during August

Filing Year of Cases Researched

■ Opened before 2015 ■ Opened in 2015 ■ Opened in 2016





Approximately 20 percent of research carried out by third-party title research has been focused on the “front end,” or prior to initial hearing. The remainder of external research abstracts have generally been used at the abatement stage, or once a guilty judgment has been obtained.

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

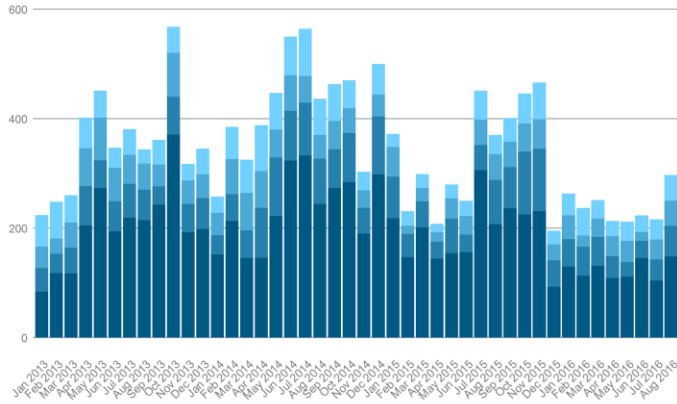
No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

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

August saw an increase in guilty judgments

Hearing Results

■ Guilty ■ Violations Abated ■ Work in Progress ■ Other Reset/Dismissed



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.

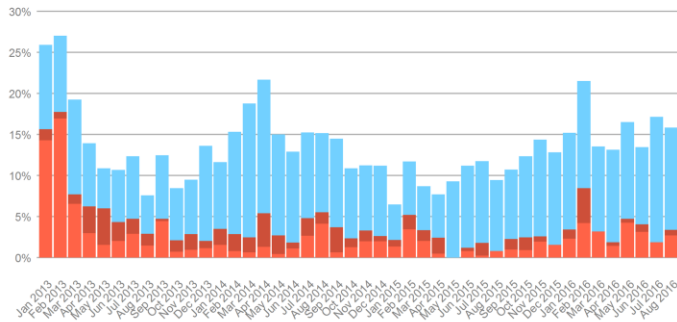
Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code
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No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (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.

Resets increased slightly as a percentage of hearing outcomes but remain within target

Percent of Cases Reset

■ No Reinspection ■ Insufficient Notice ■ Others (External Factors)



Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties brought to initial hearing	1,469	1,667	2,500
Percent of hearings reset due to failure to re-inspect the property	2.9	< 3	3
Percent of hearings reset due to failure to properly notify the owner	1.0	< 2	2





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.

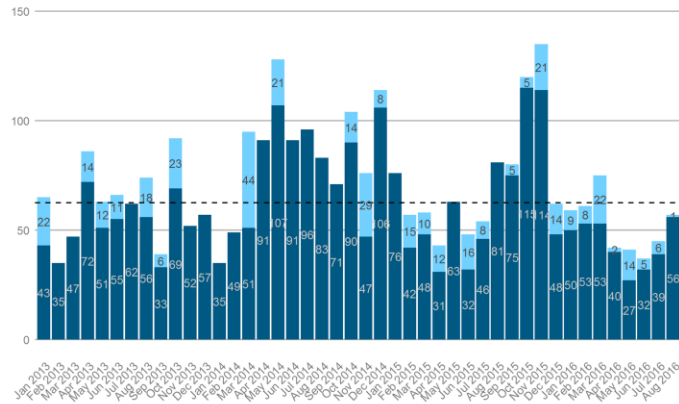
Note:

Properties with a Judgment of Dismissed Abated are not counted in this measure

Compliance at hearing increased during August while fewer lien waivers were approved

Voluntary Abatement

Abated at Hearing Approved Lien Waivers



Responsible Organization:
Code Enforcement

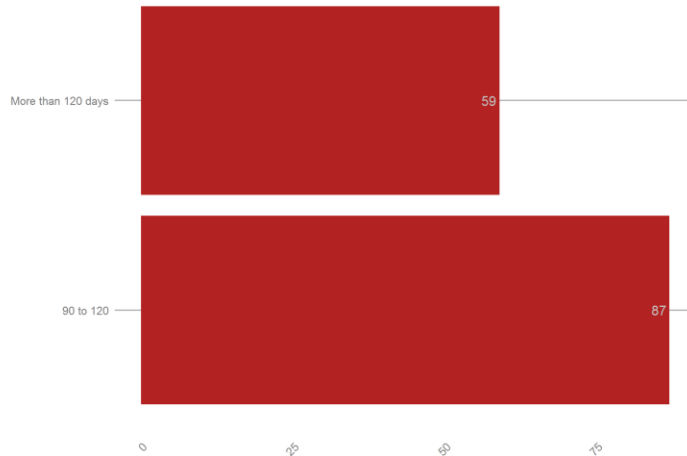
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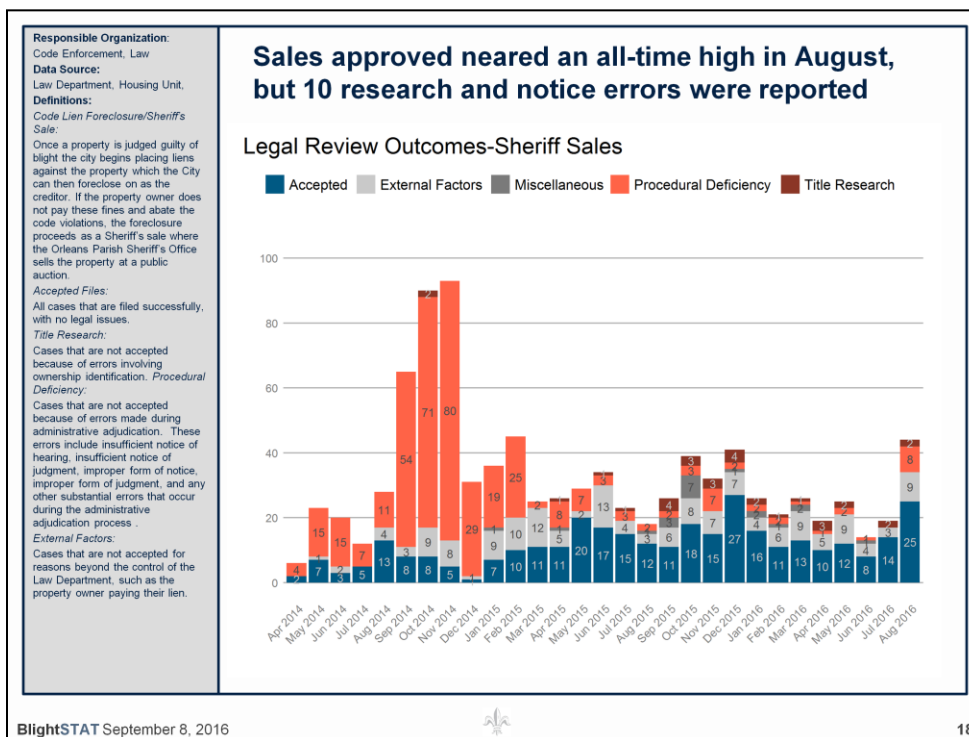
Definitions:
Awaiting Review:
Open cases with guilty judgments that have not yet been reviewed.

Note:
Includes judgment dates going back one year prior to end of reporting period. In general, abatement review cannot be completed until approximately 90 days after a judgment has been entered.

Abatement reviews outstanding beyond 120 days from judgment grew from July to August

Abatement reviews by time since judgment
(excluding judgments within 90 days of reporting cutoff)





Increased production is due to procurement of additional third-party title abstracts.

Responsible Organization:

Code Enforcement

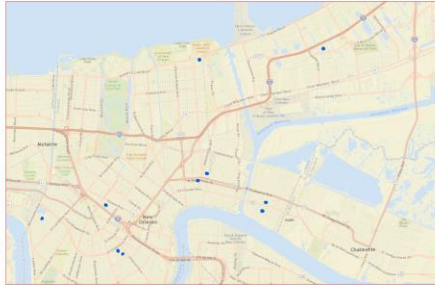
Data Source:

Law Department, Housing Unit

Definitions:*Code Lien Foreclosure/Sheriff's Sale:*

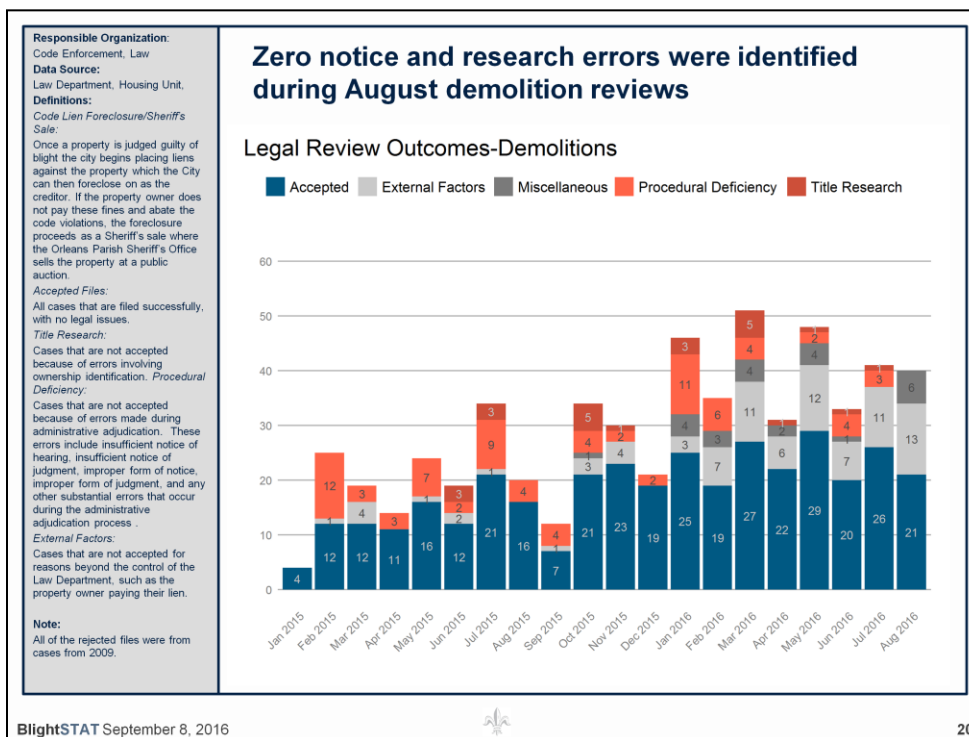
Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

Ten properties reached Sheriff sale in July, with nine sold and one not receiving bids



Address	Date Filed	Date Auctioned	Lien Amount	Opening Bid	Sale Price
1223 Flood St.	9/22/2015	8/25/2016	4155	13333	15000
2513-15 Clara St.	4/26/2016	8/25/2016	7655	14667	50000
8719 Cohn St.	10/27/2015	8/18/2016	1655	10000	24000
832 Flood St.	5/11/2016	8/11/2016	13735	13333	50500
6767 Cindy Pl. (Second Sale)	1/28/2016	8/11/2016	18935	13000	35000
1436 Arts St.	3/31/2016	8/4/2016	19535	16667	20500
2729 Frankfort St.	1/29/2016	8/4/2016	605	10000	15000
1809 St. Ferdinand St.	12/2/2015	8/4/2016	17235	13333	16000
736-38 Lopez St.	1/21/2016	8/4/2016	7735	16000	36000
2524-26 First St.	11/23/2015	8/4/2016	18735	30000	NB/NS

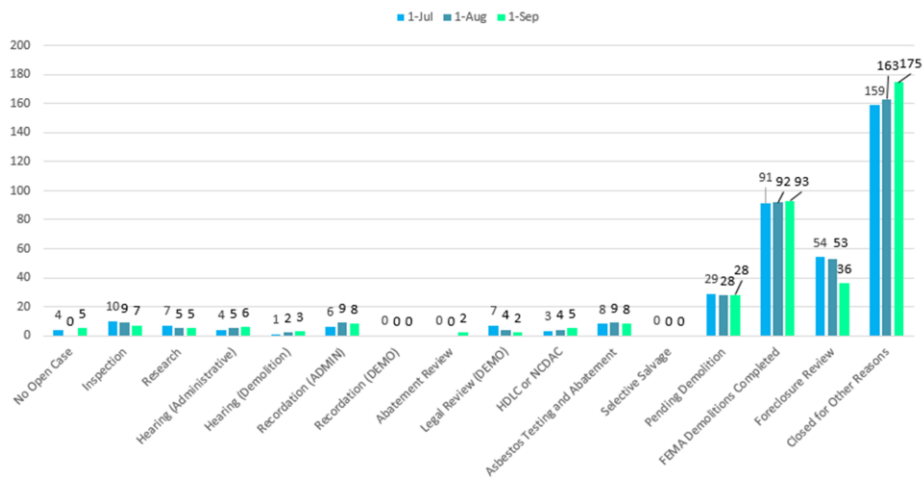




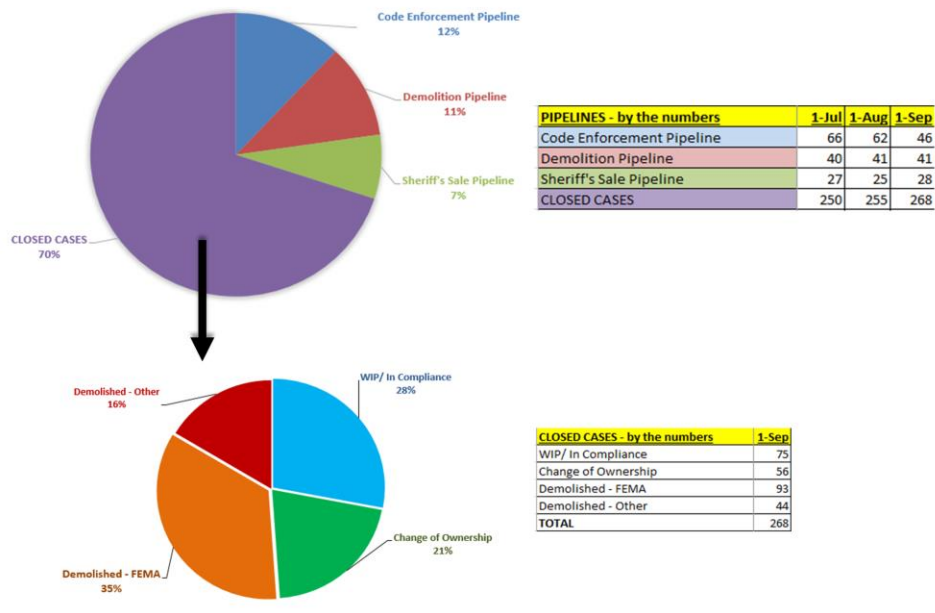
Demolition reviews conducted in August did not rely on any contract title abstracts. In addition, one attorney had been moved from demolitions to sales.

FEMA Funded Demolitions Program

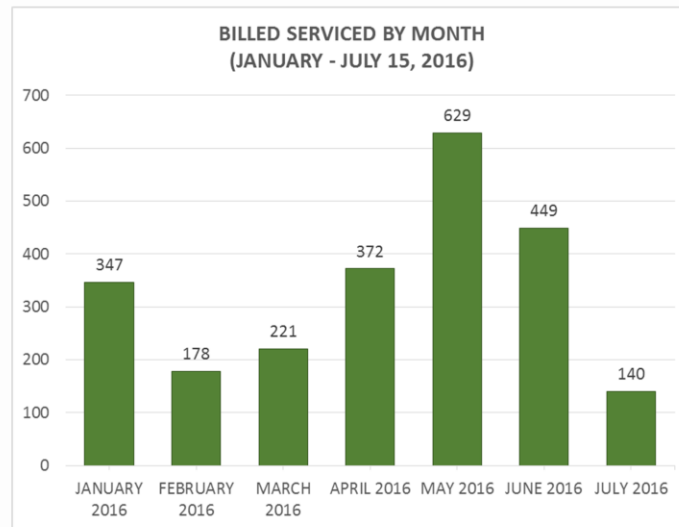
Status of the 383 Conditionally Approved Properties



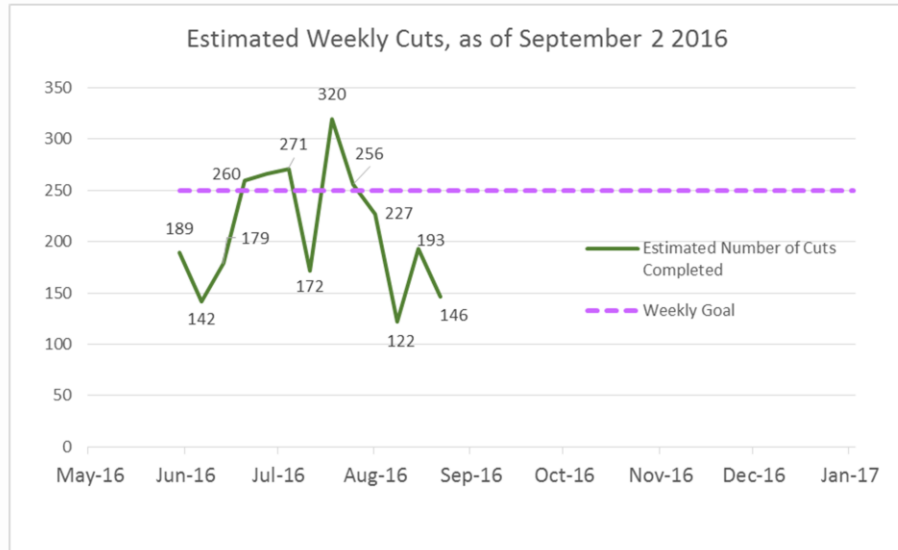
FEMA Funded Demolitions Program Overview



The consolidated Lot Clearing Program has carried out more than 3,126 cuts this year across 1,321 unique properties (August total not shown below)

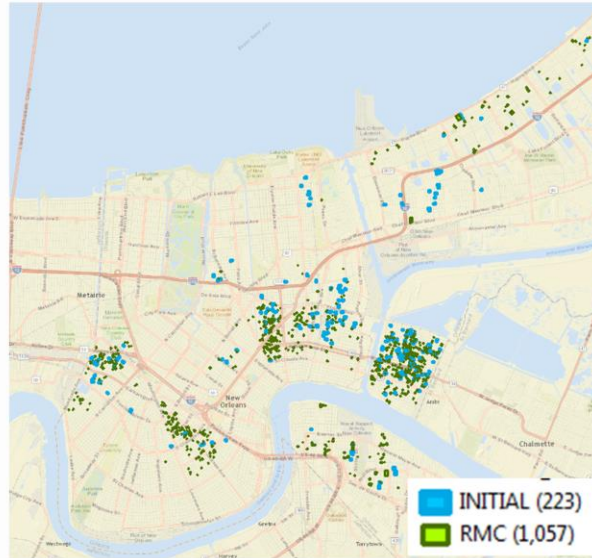


Weekly cuts have been below target for the past four weeks



Lower number of cuts has been due in part to rainy weather, as well as the termination of one subcontractor for poor performance.

2016 cuts appear to be concentrated in the Lower Ninth, St. Roch/Seventh Ward, Central City, and Holly Grove neighborhoods



Key Performance Indicators

Measure	YTD actual	YTD target	Year- end target
Blighted properties brought into compliance by property owners	417	500	750
Blighted units demolished	189	167	250



Code Enforcement has reached an abatement strategy or is awaiting abatement on 11 priority commercial properties

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	1008 Jourdan Ave	Former school building in Holy Cross	Writ filed for property to be sold. Sale Date: 9/15/2016. For updated information inquire with the Sheriff's Office using case number 2016-3224.	NINTH WARD HOUSING DEVELOPMENT CORP
	4402 Reynes Blvd	Haydel Heights Apartments	Writ filed for property to be sold.	Grace Park Townhome Apartments, LLC
	6324 Chef Menteur Blvd	Old Hotel by I-10	Writ filed for property to be sold. Sale Date: 10/20/2016. 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	Writ filed for property to be sold. Sale Date: 10/6/2016. For updated information inquire with the Sheriff's Office using case number 2015-7497.	Sterling McKeithen et al
Awaiting Abatement	2616 S. Claiborne Ave	Cornerstone Homes	Property received guilty judgment 7/7/2016.	Greater New Orleans Rehabilitation Corp
	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 9/1/2015. Demolition contract is routing.	Love Outreach Fellowship et al
	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
	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



An additional five properties are currently in litigation

Address	Description	Status and case information
2501 St Claude Ave	Auto Parts Store	Owner appealed CE judgment and multiple lawsuits followed. The owner has been given the authority to demolish and an application to HDLC is pending. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2014-11960.
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
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
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
6700 Plaza		Owner is appealing the Code Enforcement judgment. A hearing will be held on Friday, October 7, at 9am, in Division B before the Honorable Judge Woods. For updated information inquire with the Clerk of Court using case number 2015-00576



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

Stage	Address	Description	Status	Owner
Awaiting hearing	6800 Plaza	Medical Facility	Inspection found violations. Case is awaiting legal research.	Oschner Clinic Foundation
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing scheduled 6/27/2016. Reset for work in progress. Hearing scheduled 1/23/2017.	RACETRAC PETROLEUM INC
Code Enforcement monitoring	1532 Robert E. Lee Blvd		Settlement reached with the owner CE will continue to monitor. Demolition Permit 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
	3010 Sandra Dr	Crescent City Gates	Owner is working with the City to rehab the property.	Crescent City Gates Fund LP
	6001 Bullard Ave	Old Schwegmann's	Property is on the market with Corporate Realty.	Bullard Center Investments, LLC
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed—CEHB monitoring	Lake Forest Tower LLC



REINVESTMENT



Residential Construction Lending Extended Update



Development Status					
Units	As of (04/30/2016)	As of (05/30/2016)	As of (06/30/2016)	As of (08/02/2016)	As of (09/06/2016)
Sold	9	11	12	12	14
Construction Complete, available for sale/rent	5	6	6	9	11
Under Construction	11	14	14	12	13
Predevelopment	32	27	26	26	21
Total Units	57	58	58	59	59



Responsible Organization:

Office of Community
Development (OCD)

Data Source:
OCD

Definitions:

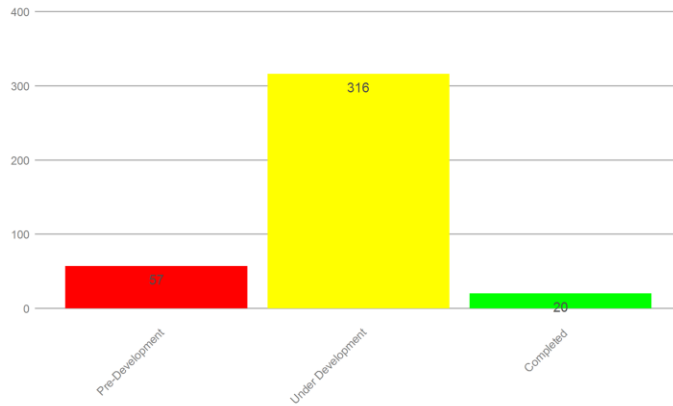
Rental Housing Program:

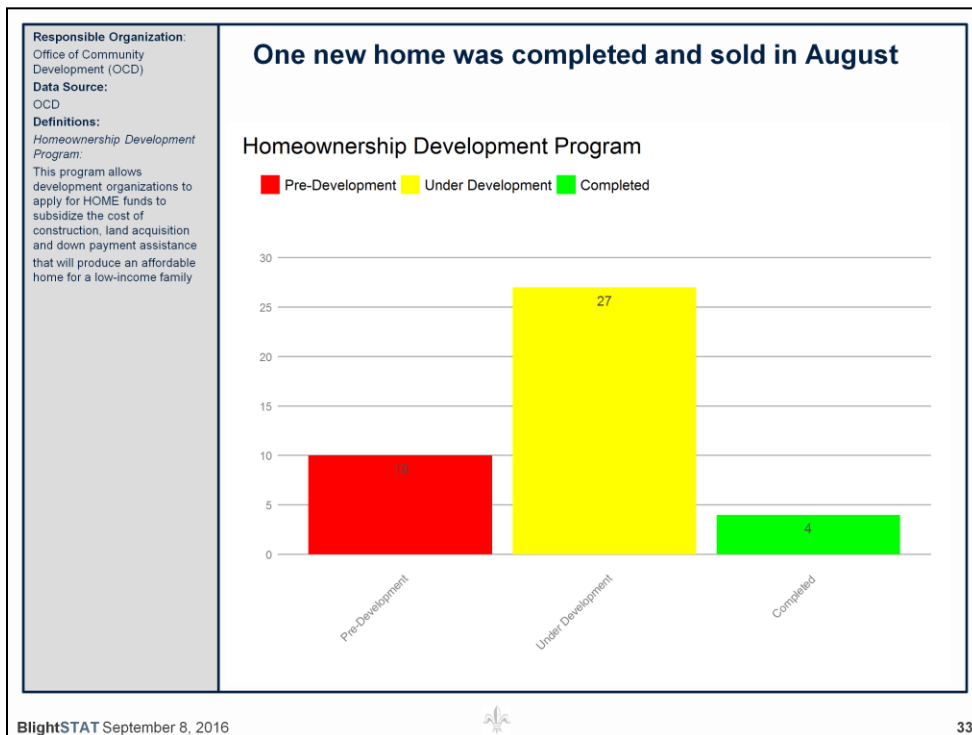
This program provides quality,
affordable rental housing for
low-income families

23 additional rental housing units received notice to proceed to construction in August

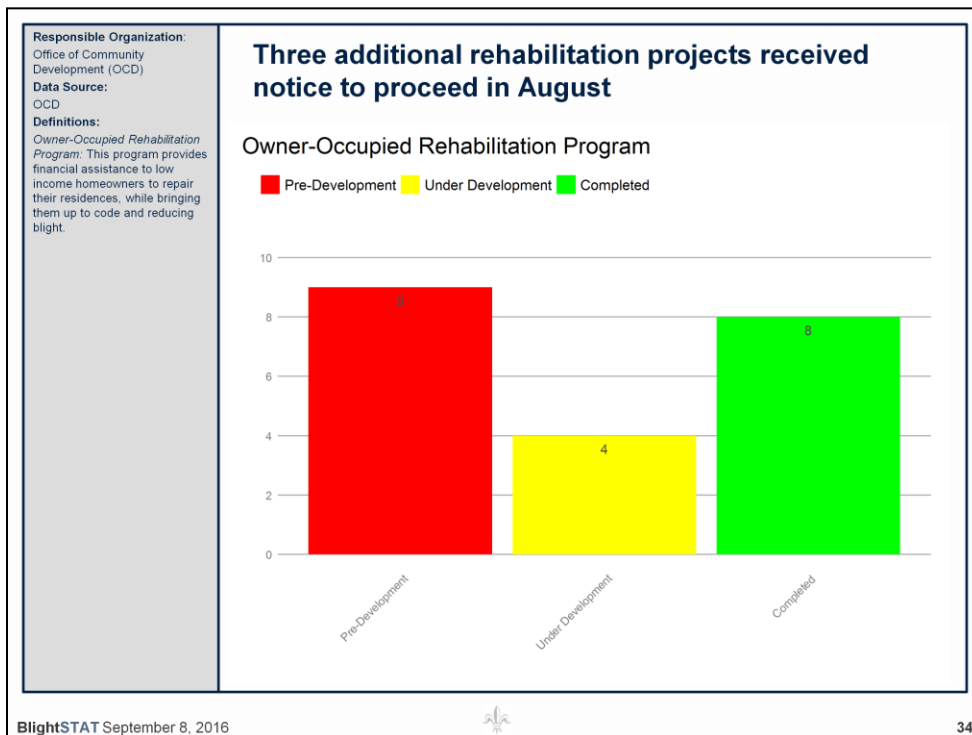
Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed





The number of units under development includes several homes for military veterans.



Community Development recently issued an RFP under the affordable rental housing and owner-occupied rehabilitation programs, the latter of which will include new initiatives related to health and aging in place.

Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties returned to commerce through disposition programs	148	133	200
Rental Housing Program units completed	20	Management statistic	Management statistic
Homeownership Development Program units completed	4	Management statistic	Management statistic
Owner-Occupied Rehabilitation Program and Home Modification Program units completed	24	Management statistic	Management statistic

