



CITY OF NEW ORLEANS

## BlightSTAT

Reporting Period: October, 2014

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

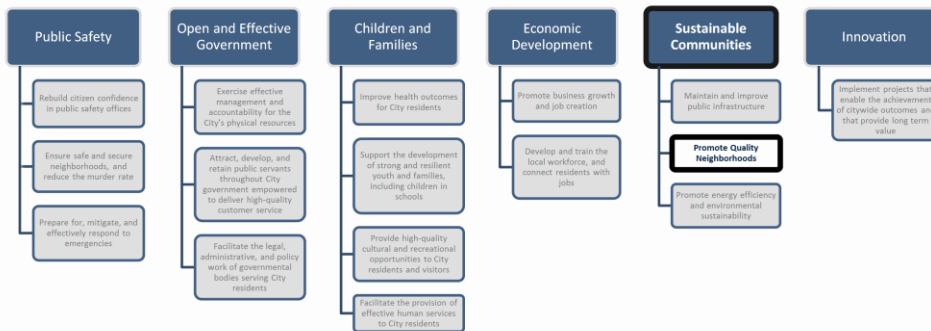
## Values

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



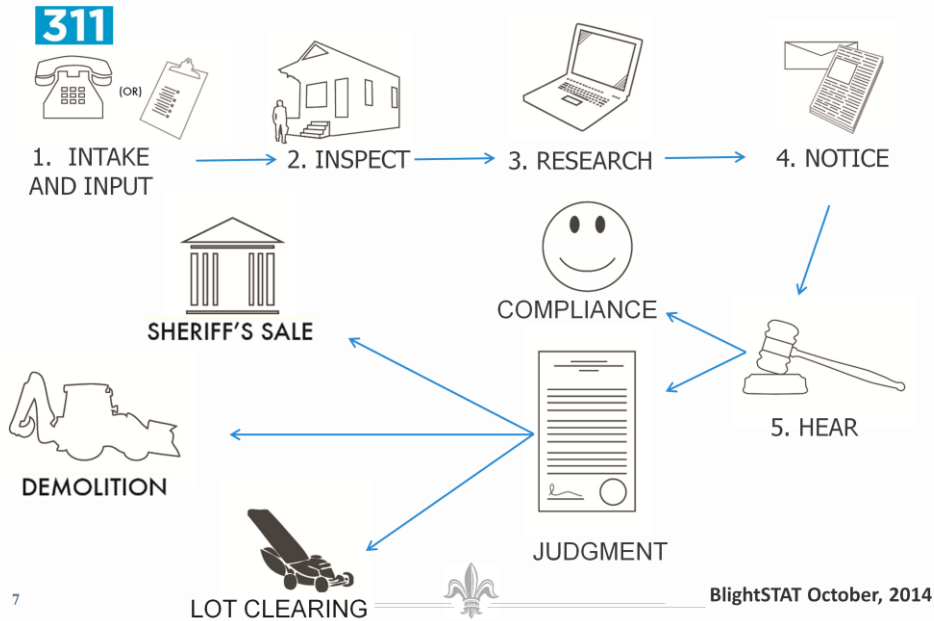
# Strategic Framework

**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
<b>Maintain and improve public infrastructure</b> 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"> <li>Percent of citizens satisfied with condition of streets</li> <li>Mean travel time to work</li> <li>Percentage of workers commuting to work by means other than driving alone</li> <li>Percent of citizens satisfied with drainage/flood control</li> <li>Percent of citizens satisfied with public transportation</li> <li>Percent of citizens satisfied with traffic congestion</li> </ul>
<b>Promote Quality Neighborhoods</b> 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"> <li>Percent of citizens satisfied with control of abandoned houses</li> <li>Percent of citizens satisfied with parks and recreation</li> <li>Percent of citizens satisfied with control of trash and litter / trash pickup</li> <li>Percent of citizens satisfied with life in New Orleans</li> <li>ParkScore (based on acreage, service and investment, and access)</li> <li>Percent of citizens satisfied with zoning</li> </ul>
<b>Promote energy efficiency and environmental sustainability</b> 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"> <li>Percent of days with healthy air quality</li> <li>Number of health based drinking water violations</li> <li>Number of certified green buildings</li> <li>Number of land acres in Orleans Parish</li> </ul>



# Overview of the Blight Reduction Process



**311**



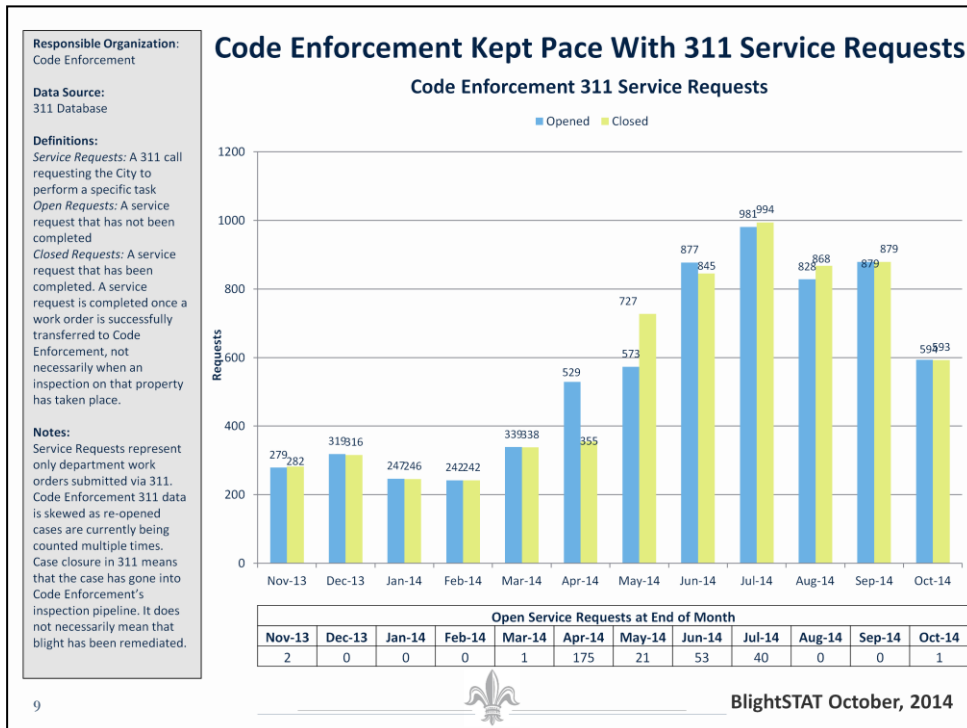
(OR)



**INTAKE**





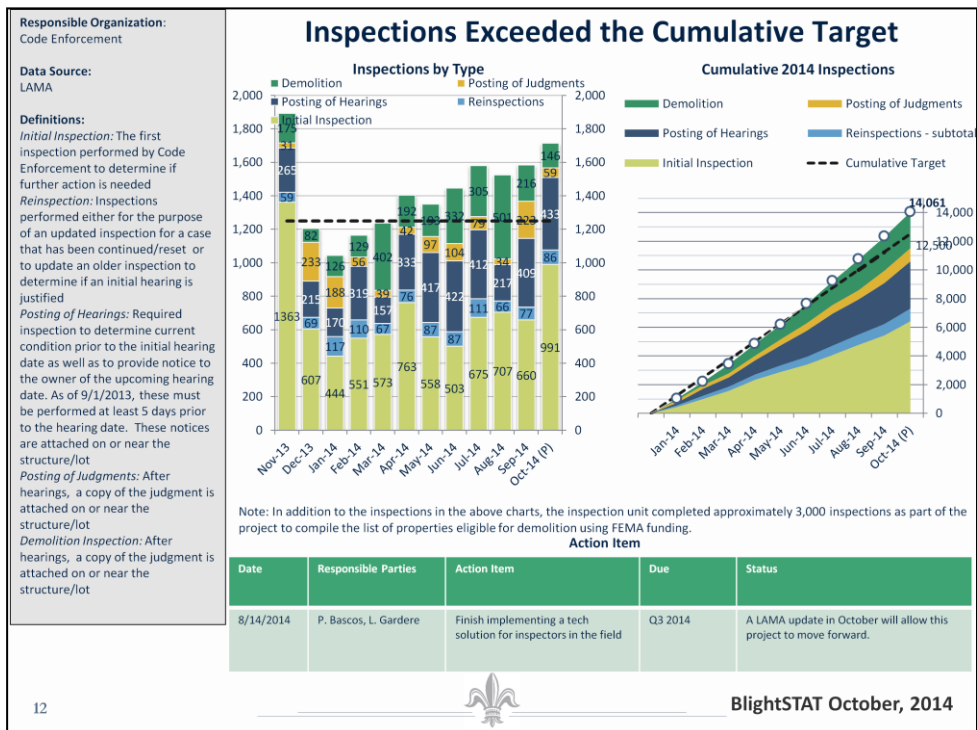


The decrease in 311 calls is due to regular seasonal variation. 311 calls decrease in the cooler months due to fewer complaints about overgrown grass.



**INSPECT**





Inspection productivity has increased substantially from 2013 and Code Enforcement anticipates that they will meet their target.

**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**

**New Cases:**  
Any case that is opened after January 1<sup>st</sup>, 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.

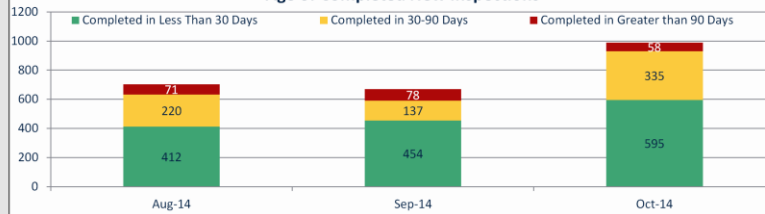
**Queue:** The list of all new cases awaiting inspection

**Key:**

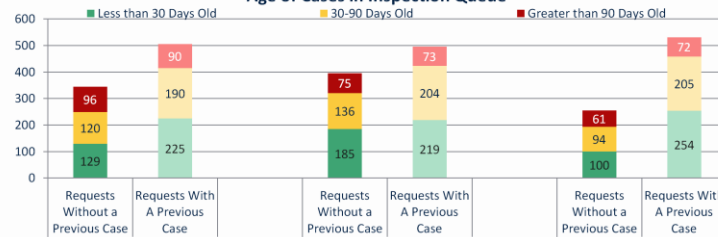
- On Target
- ▲ Within 10% of Target
- ◆ Off Target

## 988 New Inspections Completed in October

### Age of Completed New Inspections



### Age of Cases in Inspection Queue



Note: The inspection queue for requests with a previous case is expected to grow in November due to restarts of Dupart cases.

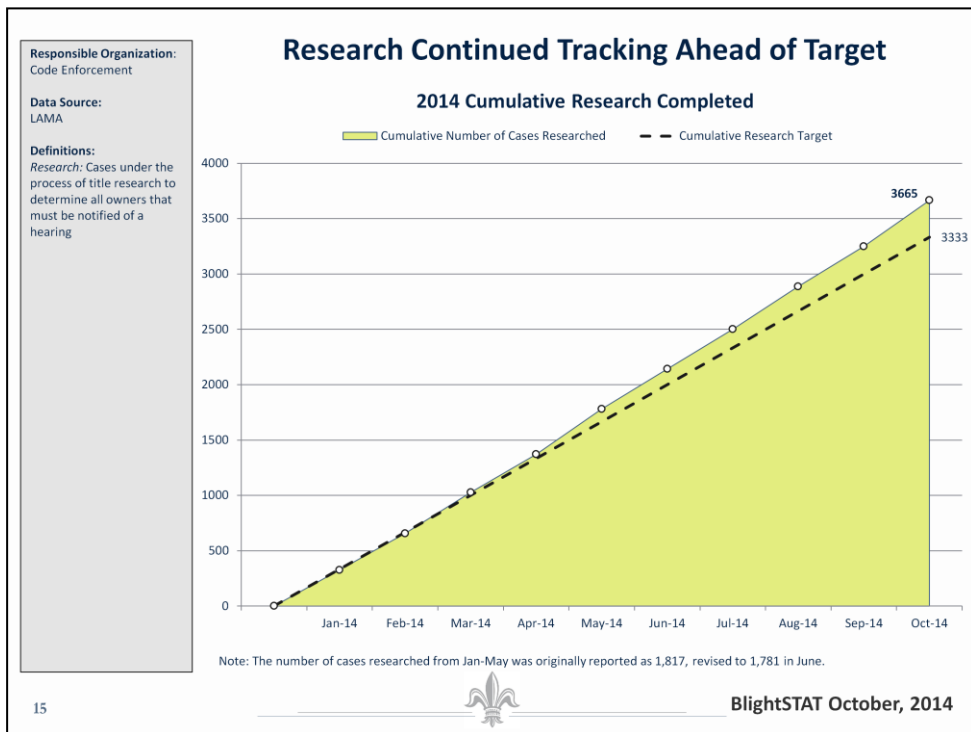
Measure	2014 YTD Actual	2014 Target	Status
Average number of days to complete a new, initial inspection request	25	≤30	●



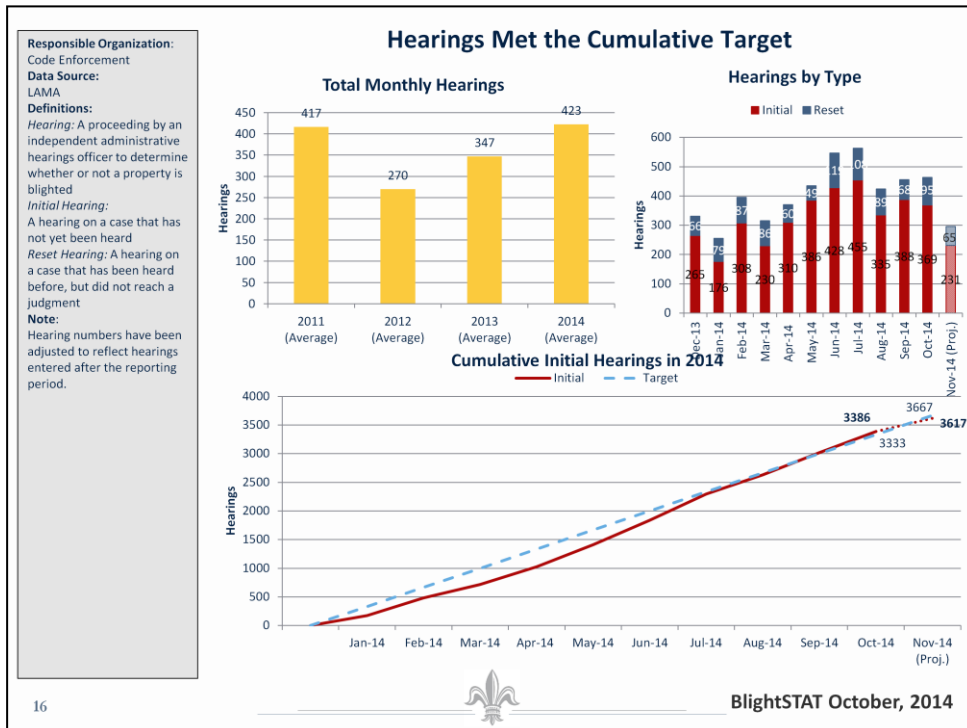


**HEAR**





Code Enforcement is prioritizing research on cases that have been restarted due to bad judgments. These cases already have relatively recent research and can be brought to hearing faster than most new cases, which generally require a more lengthy title research process.



Code Enforcement anticipates that hearings will be below target in November but above target in December and that they will reach their target for initial hearings by the end of 2014.

**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). As of June 2014, judgments of "Dismissed Abated" are counted under In Compliance.

**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 (seven days), leading to the case being reset

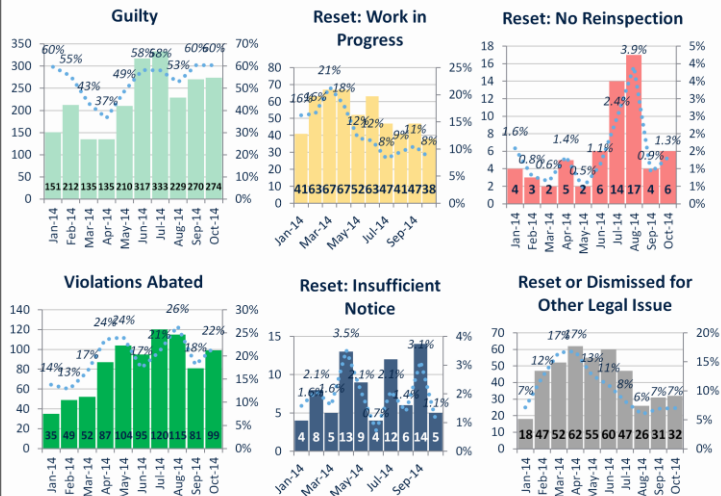
**Other Legal Issue:** A hearing that is reset or closed for another reason beyond Code Enforcement's control. In many cases the property is in compliance.

**Notes:**

As of June 2014, Code Enforcement introduced the judgment of "Dismissed Abated," counted under "In Compliance." Previously, such cases would be listed as "Reset or Dismissed for Other Legal Issue."

Results were still pending for 9 cases in October.

## Hearing Results



Measure	2014 YTD Actual	2014 Target	Status
Percent of hearings reset due to failure to re-inspect the property	1.5%	≤5%	●
Percent of hearings reset due to failure to properly notify the owner	1.9%	≤3%	●



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**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)

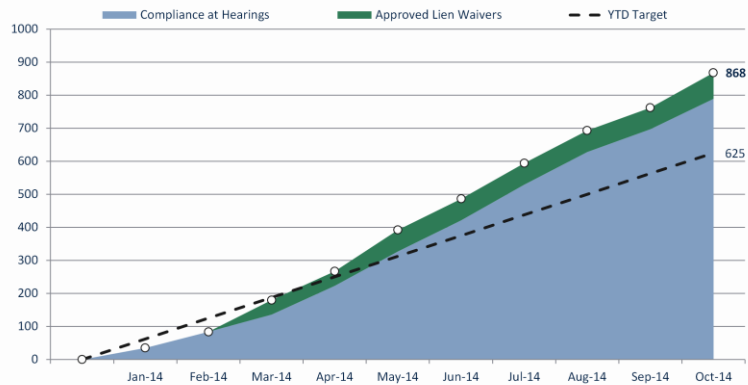
*Approved Lien Waivers:* When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

**Note:**

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

## The Number of Properties Brought Into Compliance Was Above Target

### Number of Properties Brought into Compliance



**Action Item**

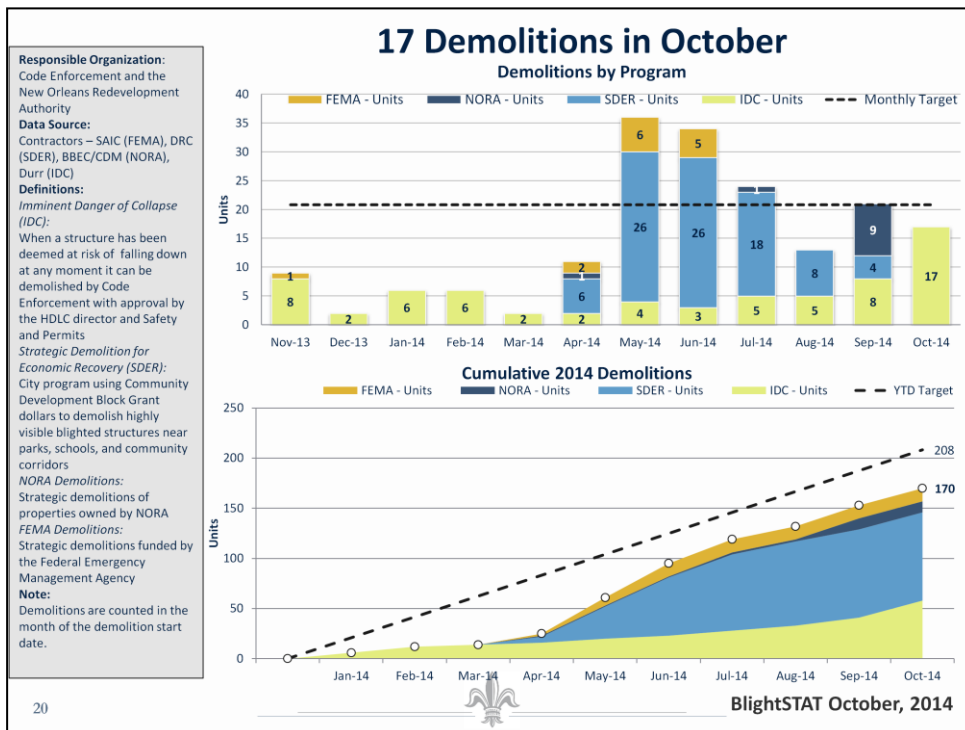
Date	Responsible Parties	Action Item	Due	Status
8/14/2014	P. Bascos	Flag properties that have lien waiver applications in LAMA and BlightStatus	9/11/2014	





## DEMOLITION



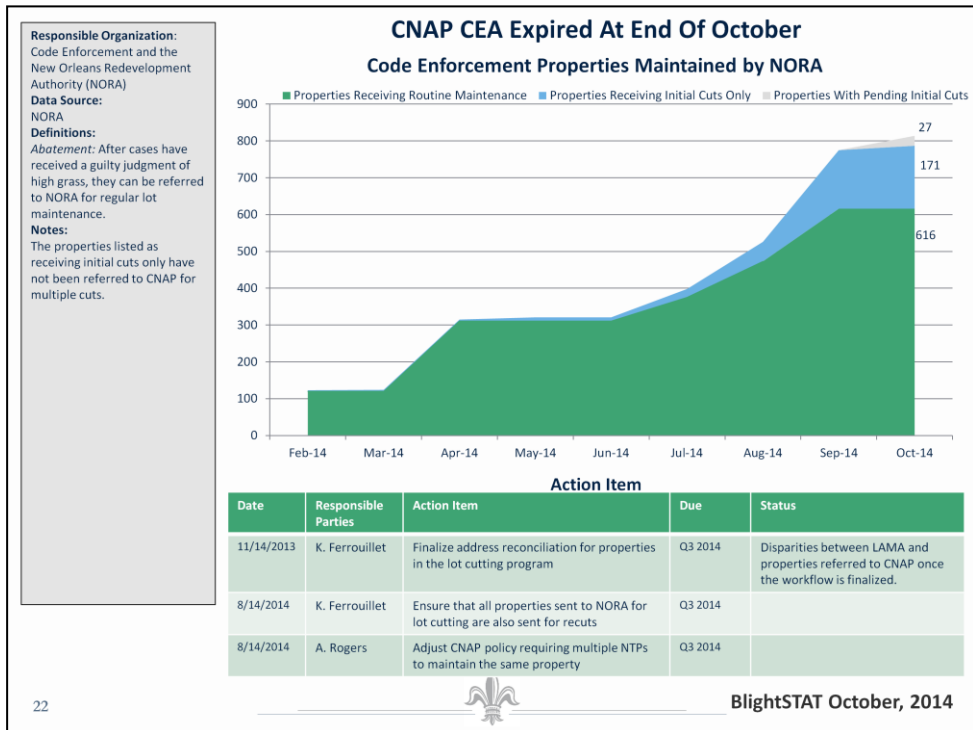


The 17 demolitions in October included the collapsed property at 808 Royal Street, which was a highly technically intensive process that required a large amount of attention from the demolition unit.



## LOT CLEARING



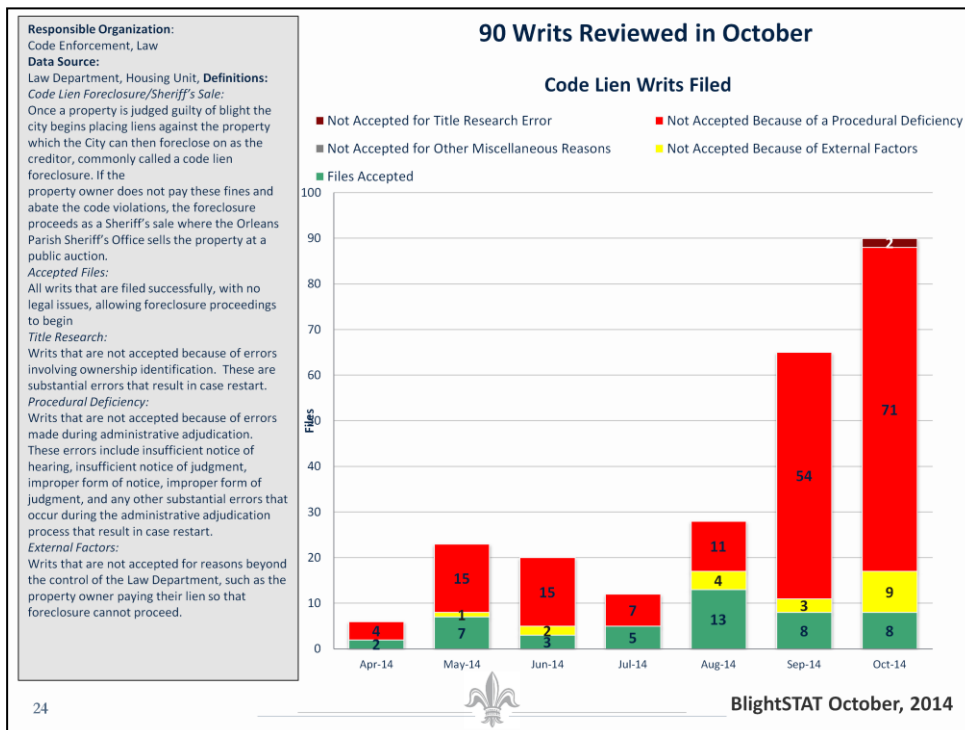


NORA and Code Enforcement are currently in negotiations for the next CEA.



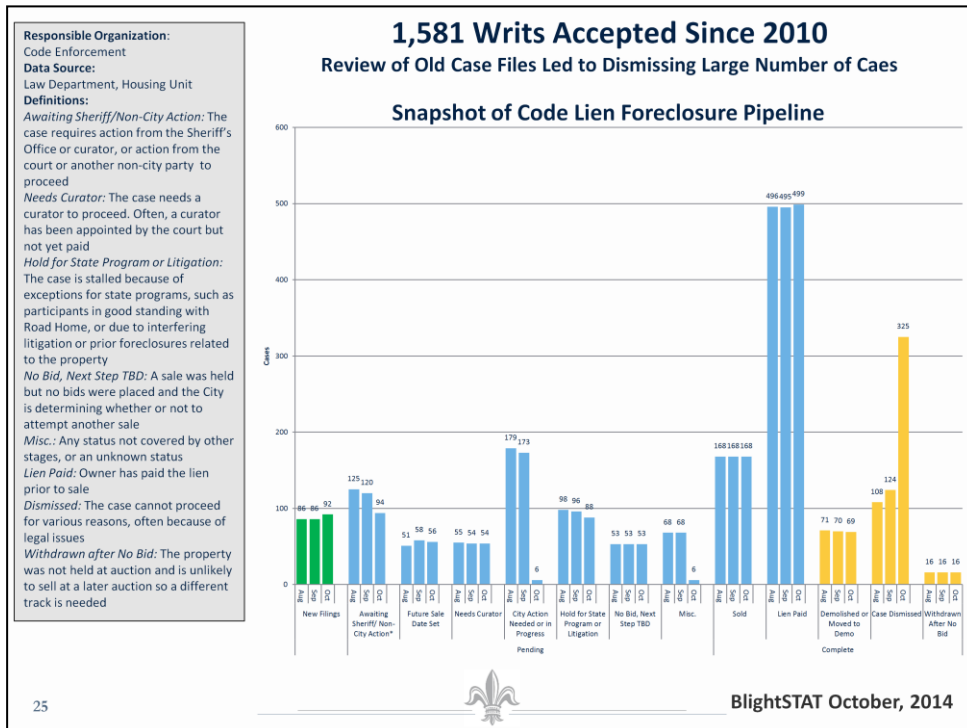
## **CODE LIEN FORECLOSURES AND SHERIFF'S SALES**





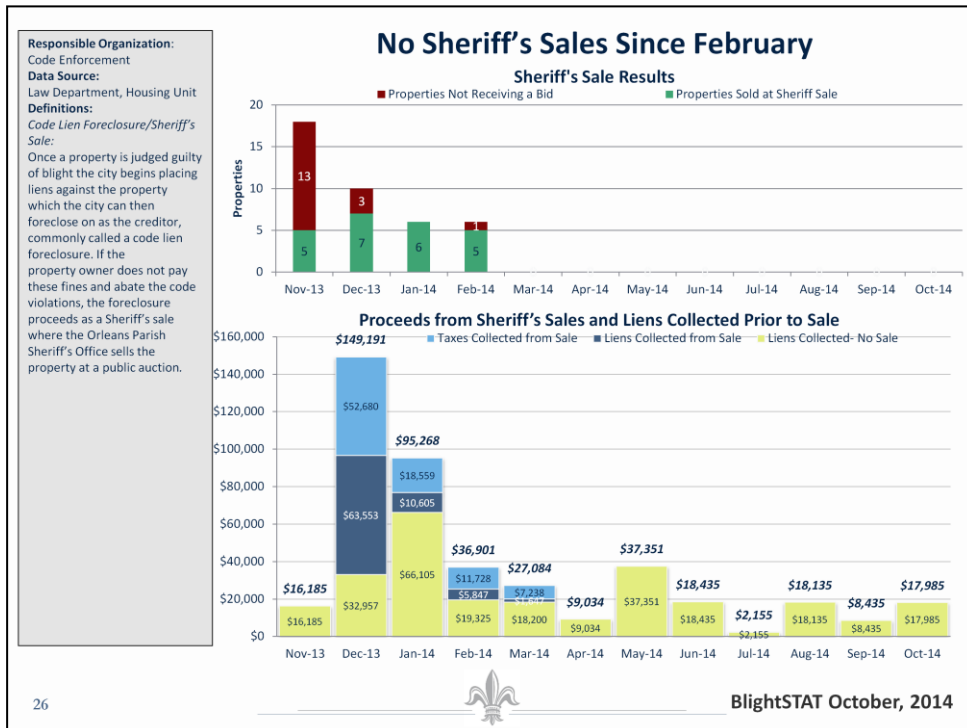
A number of factors led to files not being accepted due to a procedural deficiency, including judgments not being mailed in a timely manner, incorrect posting of judgments, and judgments that did not include a prescriptive action to fix blight violations. All of these issues have been resolved, but they will continue affecting writs in upcoming months.

Cases that are reset for procedural and title research errors are reset with an expedited process.

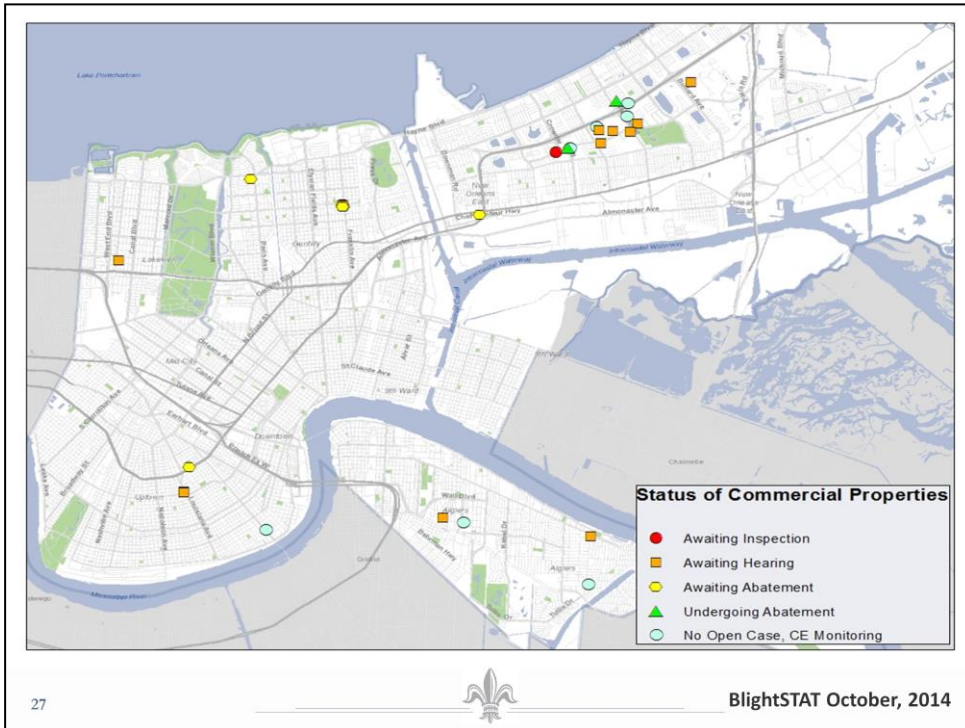


The cases that were dismissed were either found to be in compliance or reset with an expedited process.





Code Enforcement has scheduled 3 sales for November and more in the following months.




Commercial Properties Update

Awaiting Inspection			
Address		Status as of 11/10/2014	Status as of 10/6/2014
8501 Lake Forest Blvd		Property is awaiting inspection.	Property received guilty judgment on 10/17/12. Private litigation is still open.

Awaiting Hearing			
Address		Status as of 11/10/2014	Status as of 10/6/2014
6001 Bullard (old Schwegmann's)		Case is awaiting research.	Property is awaiting inspection.
2520 Louisiana		Case is awaiting research.	Property is awaiting inspection.
3403 Freret		Case is awaiting research.	Property is awaiting inspection.
9660 Lake Forest (strip mall)		Case is awaiting research.	Property inspected 10/7/2014
3010 Sandra Place (Crescent City Gates)		Case is awaiting research.	Case is awaiting research.
2800 Sullen		Property inspected 9/29/2014 and is awaiting research.	Case restarted due to procedural deficiency. Inspected 9/29/2014.
6601 Plaza/5700 Read (Grand Theatre)		Hearing scheduled for 11/19/14.	Research completed 10/8/2014
5300 Franklin		Hearing reset for 12/10/2014.	Hearing scheduled for 10/22/14.
5328 Franklin		Hearing reset for 12/10/2014.	Hearing scheduled for 10/22/14.
5650 Read		Hearing scheduled for 12/17/14.	Property inspected 9/16/2014 and re-inspected 10/7/2014.
10101 Lake Forest		Hearing scheduled for 12/17/14.	Case restarted due to procedural deficiency. Inspected 9/29/2014.
5951 Milne (Lakeview School)		Hearing scheduled for 12/17/14.	Case restarted due to procedural deficiency. Inspected 9/29/2014.
6700 Plaza		Hearing scheduled for 12/17/2014.	Property is awaiting inspection.

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.	

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Code Enforcement has set aside a separate day to handle hearings on commercial properties due to the complicated nature of the hearings process.

Commercial Properties Update		
<i>Awaiting Abatement Strategy</i>		
Address	Status as of 11/10/2014	Status as of 10/6/2014
2713 S. Claiborne Ave.	Property received guilty judgment on 9/30/2014.	Property received guilty judgment on 9/30/2014.
1532 Robert E. Lee	Property received guilty judgment on 10/1/2014.	Property received guilty judgment on 10/1/2014.
6324 Chef Menteur	Property received guilty judgment on 10/1/2014.	Property received guilty judgment on 10/1/2014.
3 Dreux Ave.	Property received guilty judgment on 10/22/2014.	Hearing scheduled for 10/22/14.
38884 Dreux Ave.	Property received guilty judgment on 10/22/2014.	Hearing scheduled for 10/22/14.
5324 Franklin	Property received guilty judgment on 10/22/2014.	Hearing scheduled for 10/22/14.
5332 Franklin	Property received guilty judgment on 10/22/2014.	Hearing scheduled for 10/22/14.
<i>Abatement Strategy Reached</i>		
Address	Status as of 11/10/2014	Status as of 10/6/2014
10112-16 Plainfield Dr.	Accepted for lien foreclosure Sept. 2014.	Accepted for lien foreclosure Sept. 2014.
8500 Lake Forest (abandoned gas station)	Accepted for lien foreclosure Sept. 2014.	Accepted for lien foreclosure Sept. 2014.
<i>No Open Case, Code Enforcement Monitoring</i>		
Address	Status as of 11/10/2014	Status as of 10/6/2014
2646 Westbend Parkway	Case is pending litigation.	Property received guilty judgment on 6/3/2014.
23804 Read (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.
609 Jackson	Closing occurred on 10/21/2014. Property owner reached maintenance agreement with the City.	Property owner reached maintenance agreement with the City on 8/21/14.
55195 Michoud (Six Flags)	City is working with manager.	City is working with manager.
4300 Sullen	Private demolition held on 1/7/2014. Property under HUD control.	Private demolition held on 1/7/2014. Property under HUD control.
10301 I-10 W. Service Road	Complied with fees due.	Complied with fees due.



Some properties that are awaiting abatement have pending appeals; the others will be fast-tracked for abatement reviews.

## REINVESTMENT

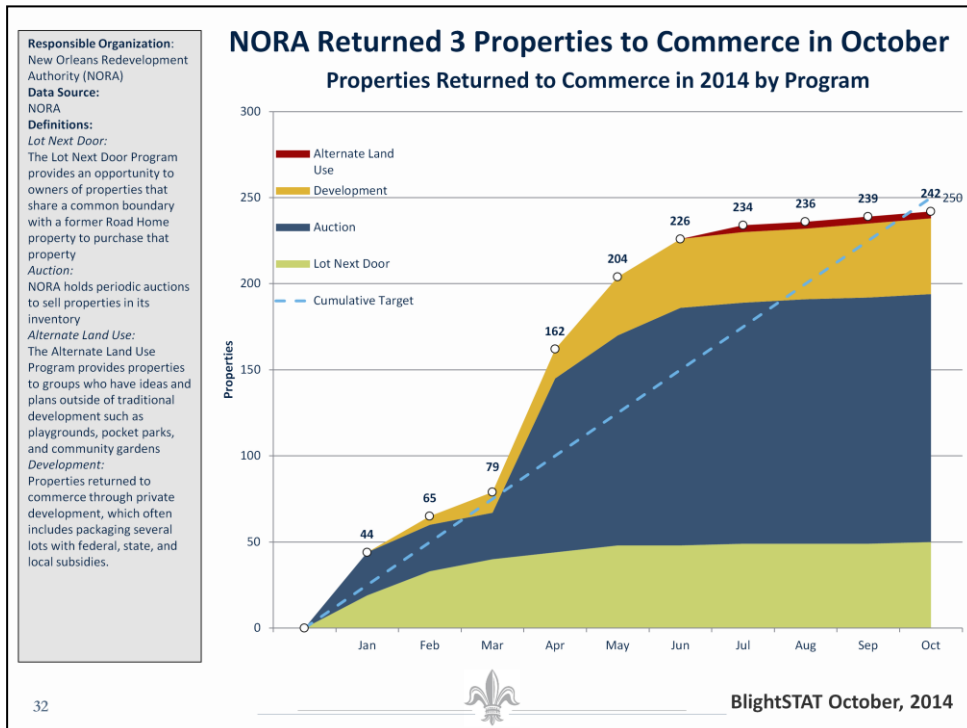


## NORA October 25<sup>th</sup>, 2014 Auction

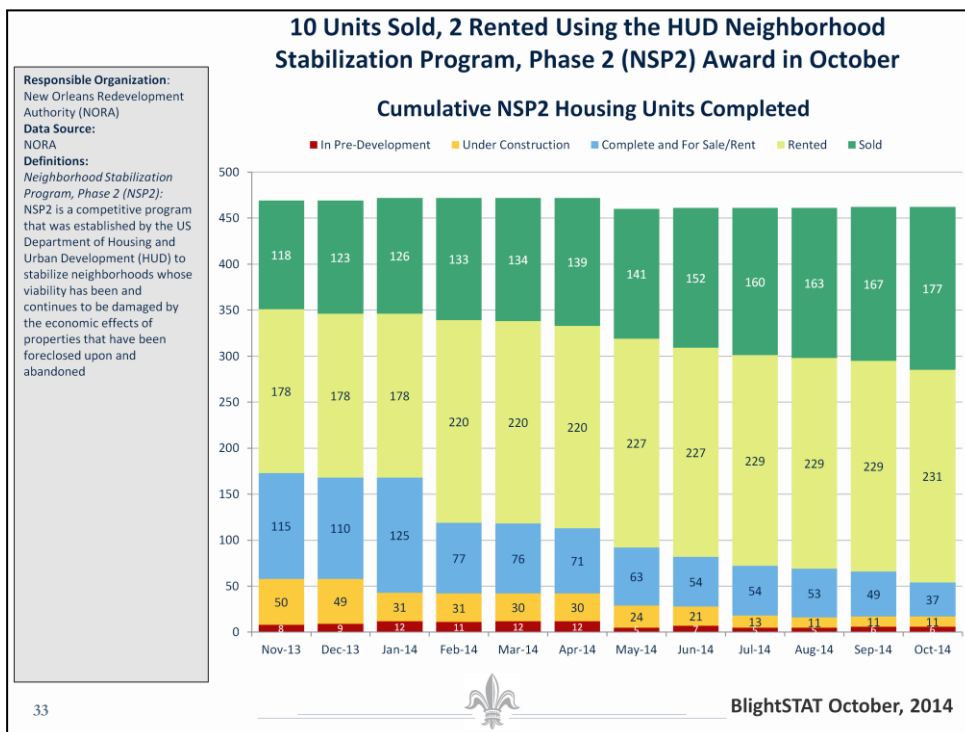
- 129 Properties Offered
- 126 Purchase Agreement Signed
- Average Bid Value: \$53,000



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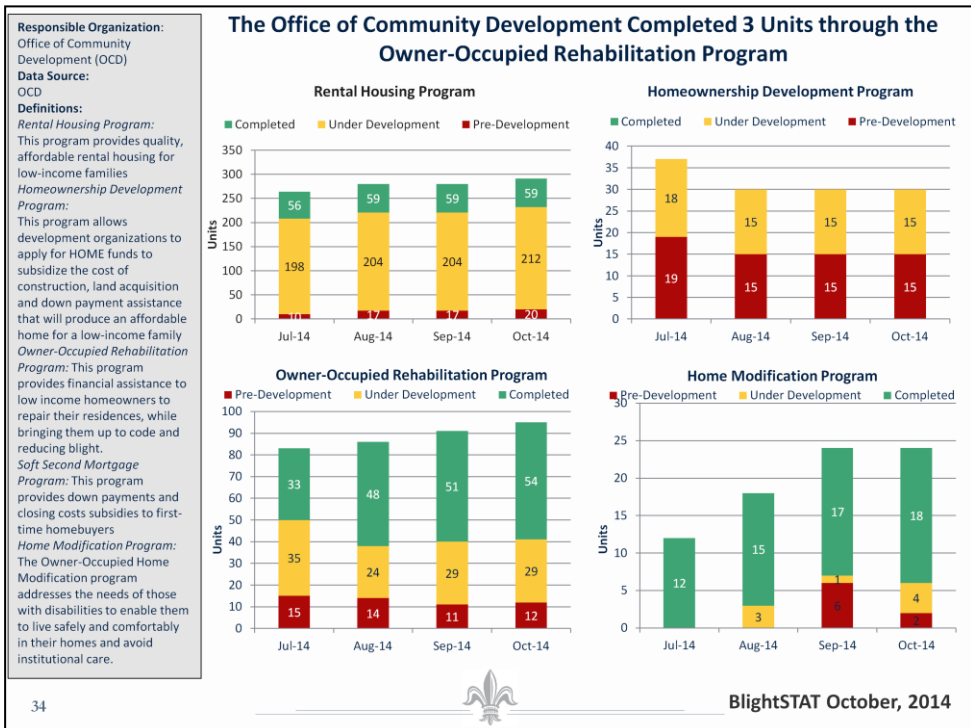


The numbers of properties returned to commerce will increase in upcoming months after closings from NORA's auction and the next phase of the Lot Next Door Program. With these closings, NORA anticipates that they will meet their target for properties returned to commerce.

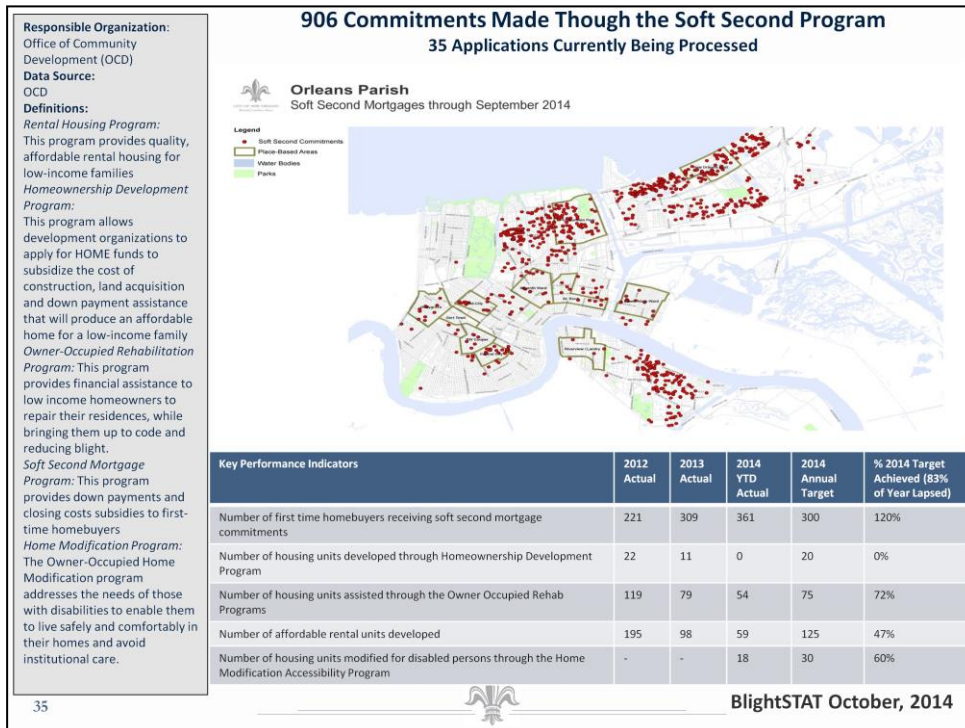


The deadline for the NSP2 units is the end of 2014.





The Office of Community Development (OCD) is nearing completion on a number of projects through the Rental Housing Program and expects to see closings in November through the Homeownership Development Program.



The Office of Community Development reported that the Soft Second program will not be accepting new homeowners.