



CITY OF NEW ORLEANS

BlightSTAT

Reporting Period: November, 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.

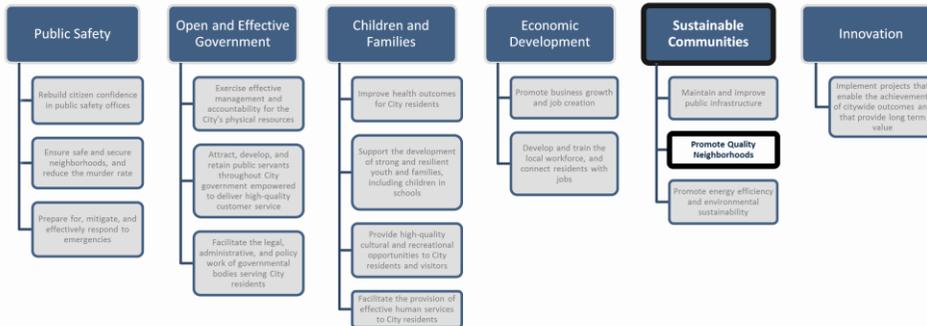
Values

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



1. INTAKE AND INPUT



2. INSPECT



3. RESEARCH



4. NOTICE



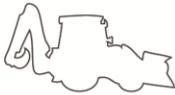
SHERIFF'S SALE



COMPLIANCE



5. HEAR



DEMOLITION



JUDGMENT



LOT CLEARING



BlightSTAT November, 2014

311

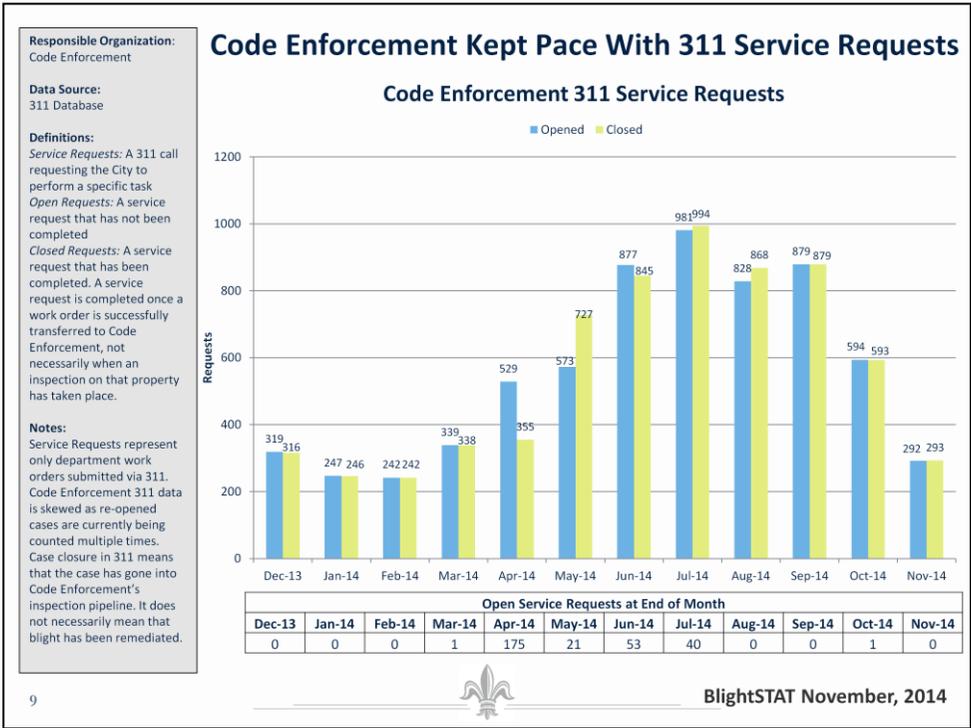


(OR)



INTAKE



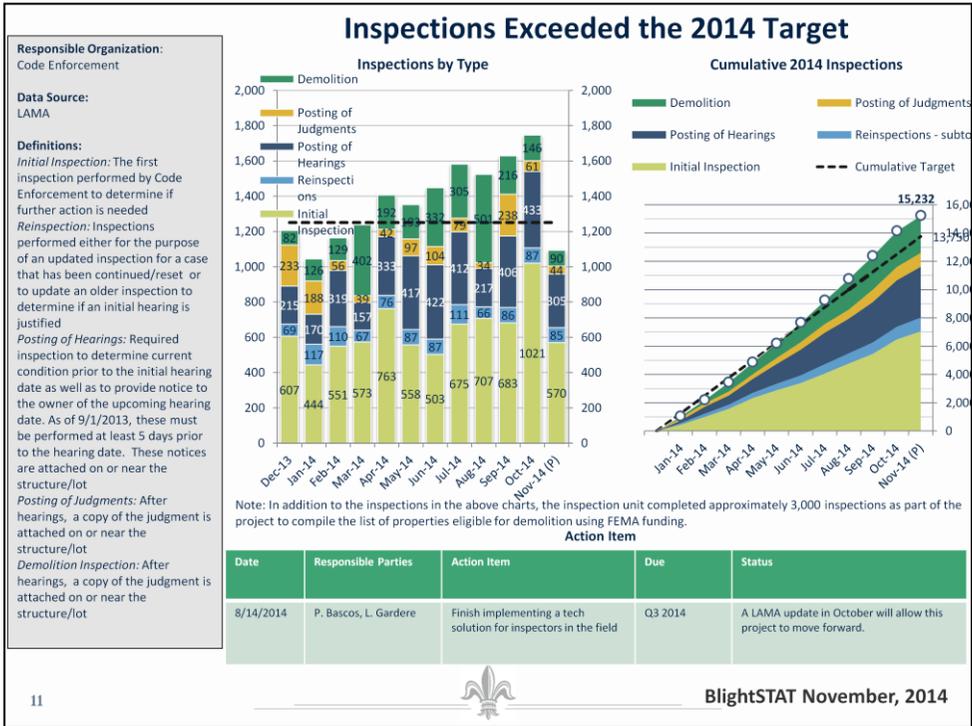


The decrease in 311 calls is due to regular seasonal variation. 311 calls decrease in the cooler months due to fewer complaints about overgrown grass.

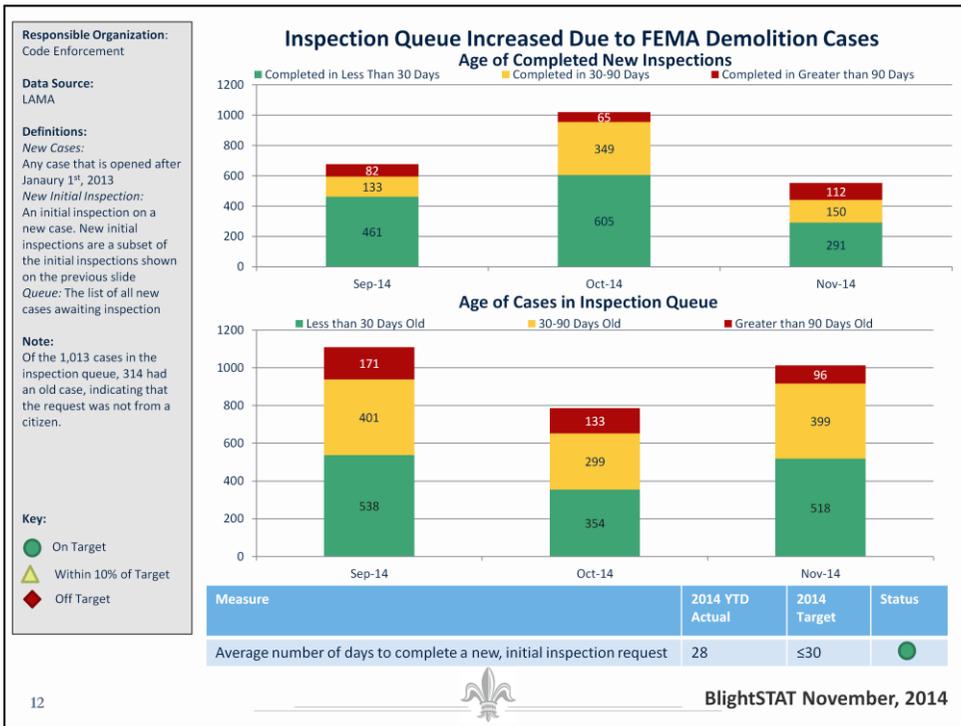


INSPECT





The inspection unit met their target despite having a high level of staff turnover toward the end of the year. Code Enforcement has put together applications for new hires and anticipates being fully staffed in early 2015.

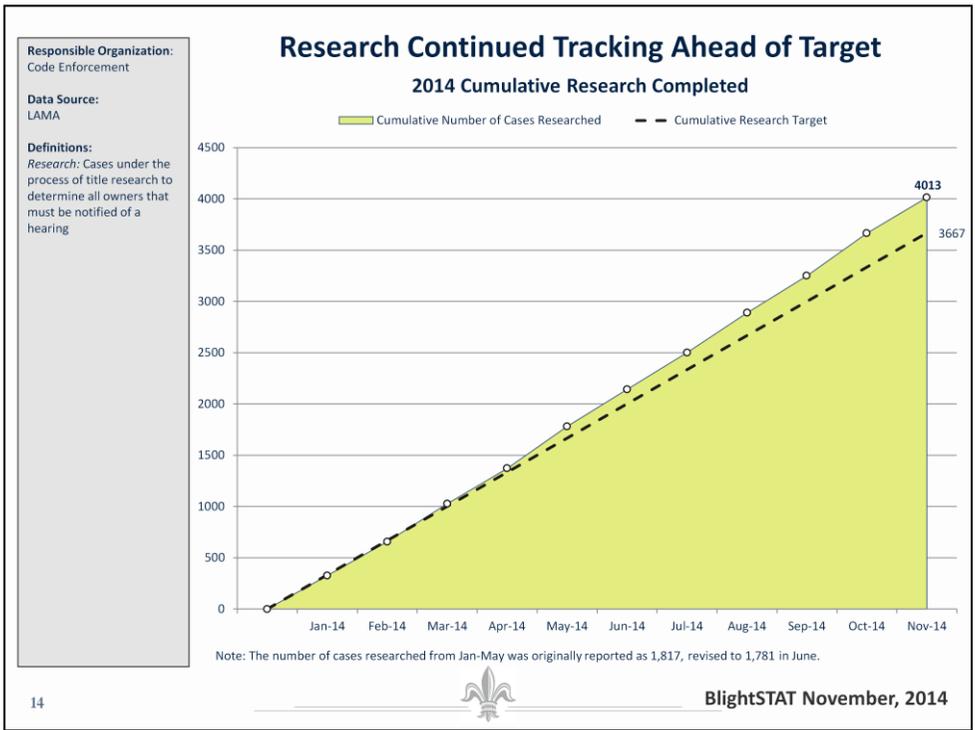


The inspection queue grew due to the addition of new inspection requests related to properties eligible for demolition using FEMA funding and cases that had bad judgments per the Dupart case.

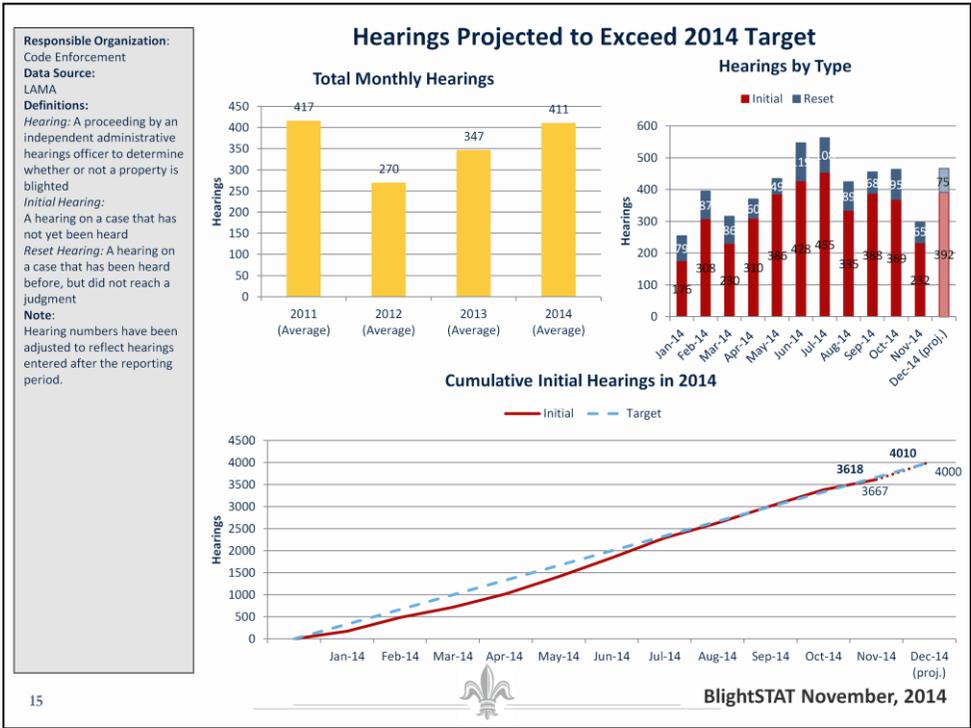


HEAR





The addition of new staff allowed Code Enforcement to meet their research target.

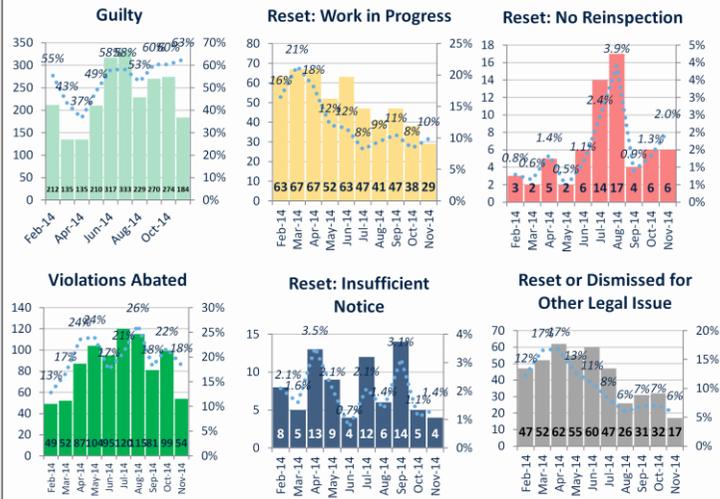


Code Enforcement anticipates that they will meet their 2014 hearings target due to a department-wide push towards the end of the year.

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

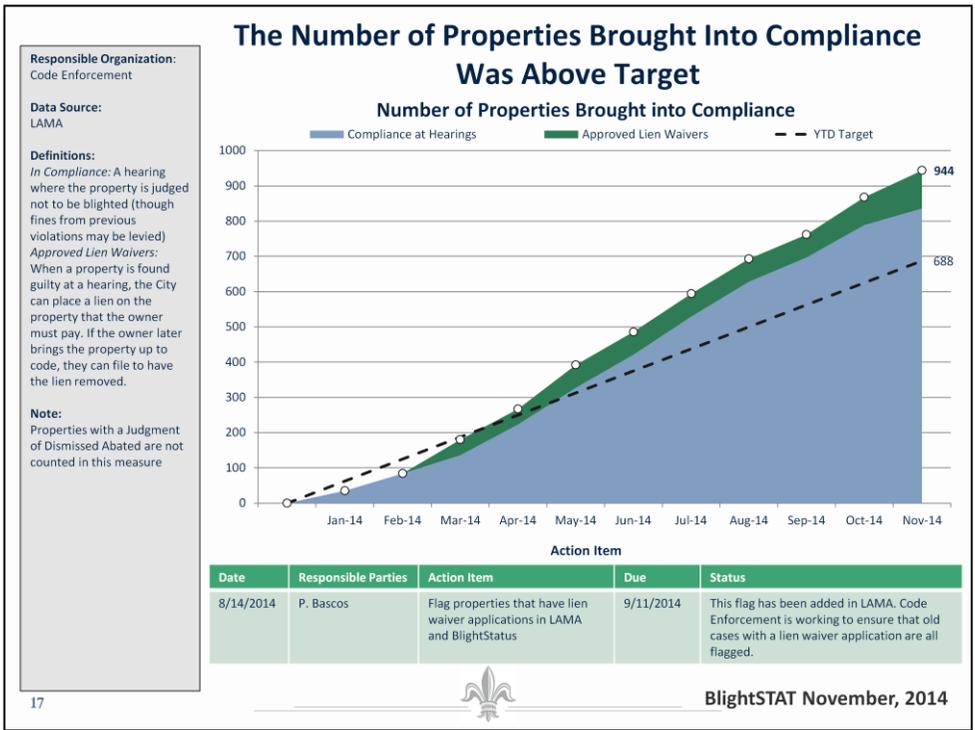


Measure	2014 YTD Actual	2014 Target	Status
Percent of hearings reset due to failure to re-inspect the property	1.5%	≤5%	●
Percent of hearings reset due to failure to properly notify the owner	1.9%	≤3%	●



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Cases that are reset due to insufficient notice generally involve a change of ownership.

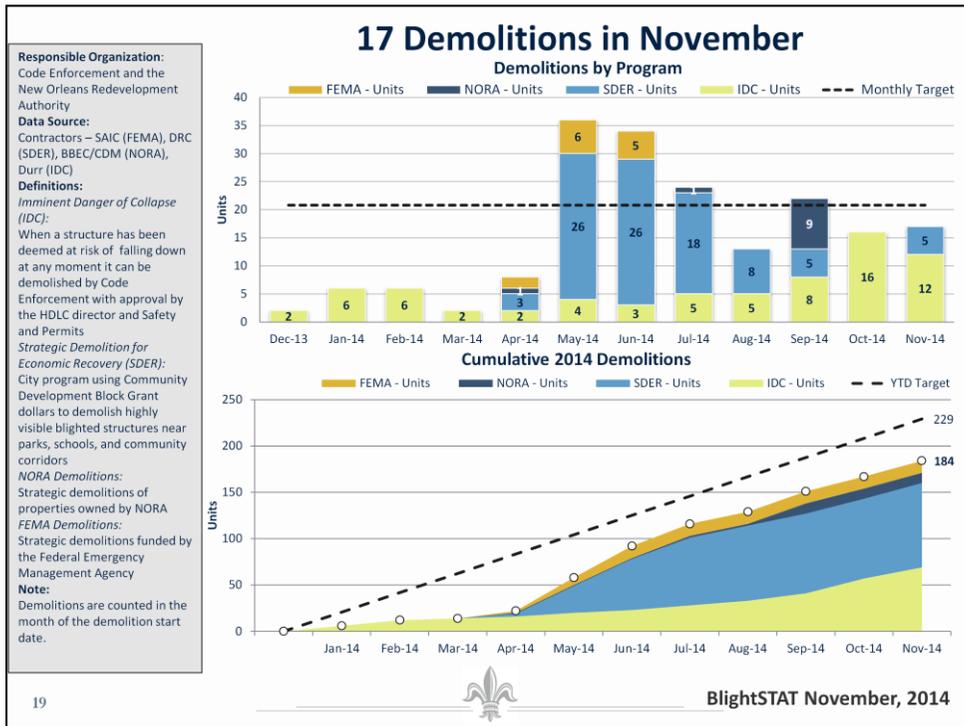


In recent months, Code Enforcement has seen a significant increase in the number of approved lien waivers.



DEMOLITION





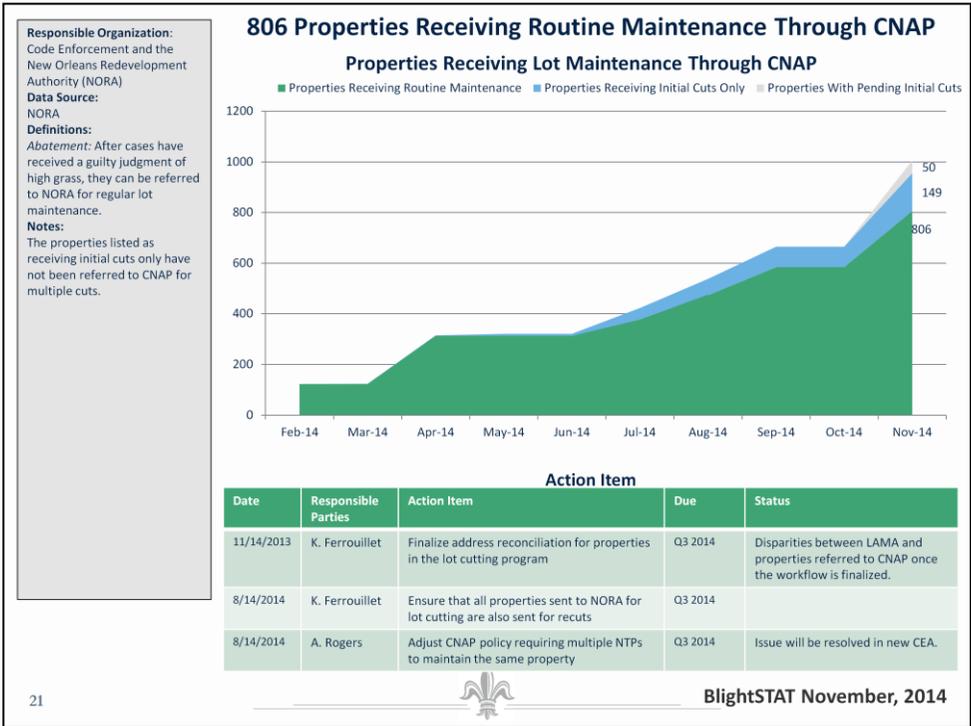
Code Enforcement has begun working with property owners who have the means and interest to demolish their own property, ensuring that the City does not need to spend unnecessary money to hold demolitions.

15 properties that are eligible for demolition using FEMA funding were sent to contractors in late November. Code Enforcement anticipates that these will be demolished in December.



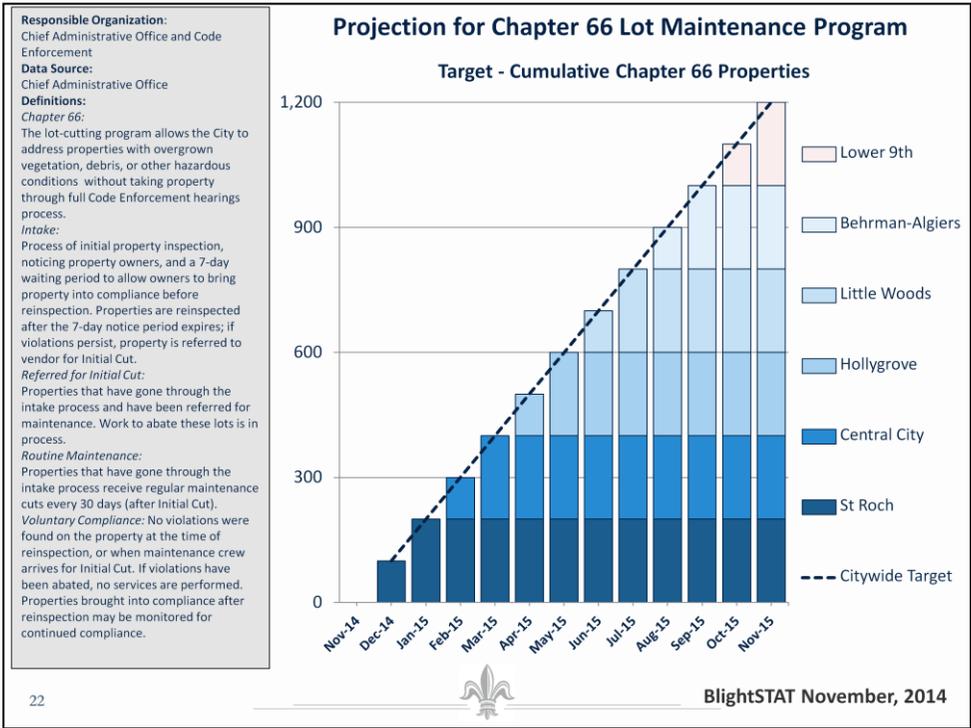
LOT CLEARING





Code Enforcement has begun increasing the number of properties referred to CNAP during the cooler months while grass is growing slowly.

NORA and Code Enforcement are currently in negotiations for the next CEA, which will not require multiple NTPs to ensure that a property receives routine maintenance.



The Chapter 66 lot maintenance program has a target of 100 new properties maintained each month.

Responsible Organization:
Chief Administrative Office and Code Enforcement

Data Source:
Chief Administrative Office

Definitions:
Chapter 66:
The lot-cutting program allows the City to address properties with overgrown vegetation, debris, or other hazardous conditions without taking property through full Code Enforcement hearings process.

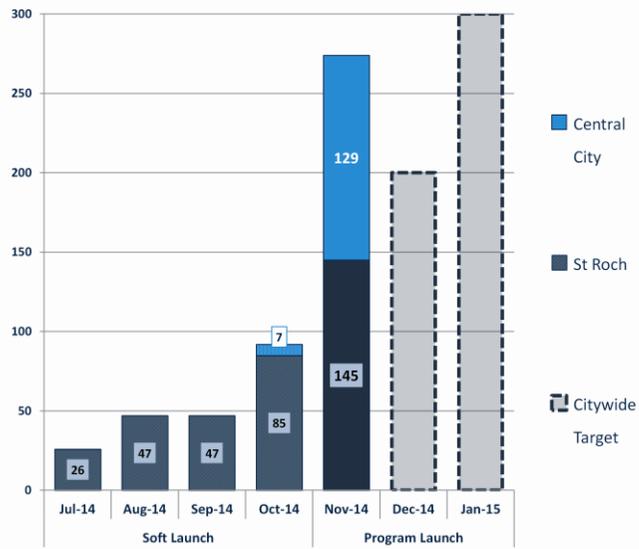
Intake:
Process of initial property inspection, noticing property owners, and a 7-day waiting period to allow owners to bring property into compliance before reinspection. Properties are reinspected after the 7-day notice period expires; if violations persist, property is referred to vendor for Initial Cut.

Referred for Initial Cut:
Properties that have gone through the intake process and have been referred for maintenance. Work to abate these lots is in process.

Routine Maintenance:
Properties that have gone through the intake process receive regular maintenance cuts every 30 days (after Initial Cut).

Voluntary Compliance: No violations were found on the property at the time of reinspection, or when maintenance crew arrives for Initial Cut. If violations have been abated, no services are performed. Properties brought into compliance after reinspection may be monitored for continued compliance.

Progress - Cumulative Ch66 Properties, by Neighborhood



Responsible Organization:
Chief Administrative Office and Code Enforcement

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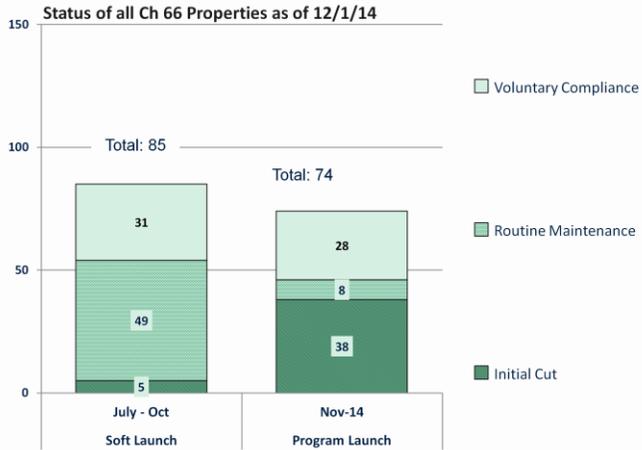
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Routine Maintenance:
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Voluntary Compliance:
No violations were found on the property at the time of reinspection, or when maintenance crew arrives for Initial Cut. If violations have been abated, no services are performed. Properties brought into compliance after reinspection may be monitored for continued compliance.

57 Properties in Routine Maintenance Through Ch. 66



Note: Not displayed on this chart are 21 properties that were referred to CNAP for maintenance, 13 discovered to be City-owned, and 9 that were removed from the program by the owner's request.



Properties can move faster through the Chapter 66 process than they would move through the usual hearings process because no hearing is required to begin maintenance.

Responsible Organization:
Chief Administrative Office and Code Enforcement

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Chief Administrative Office

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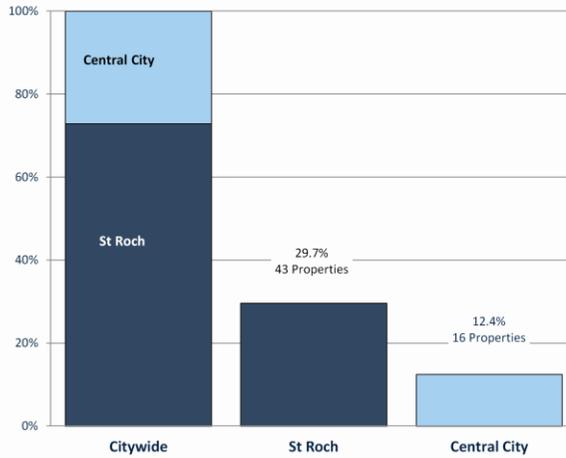
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59 Lots Have Come Into Compliance Citywide Through the Ch. 66 Program

Overall Rates of Voluntary Compliance

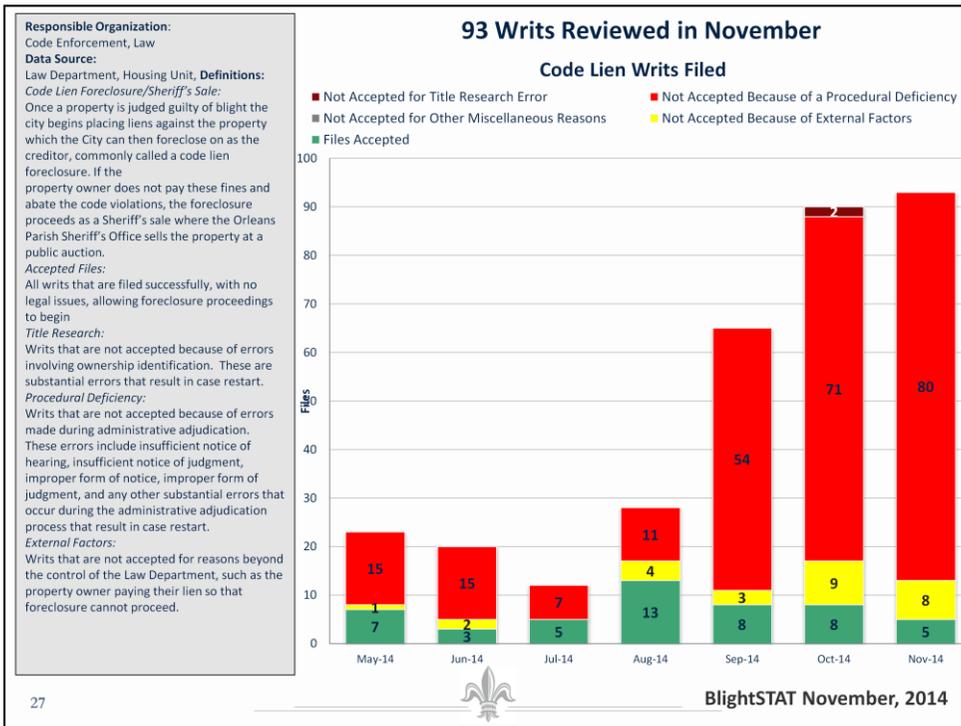


The program has been active in St. Roch longer than in Central City, so those properties have had a longer period of time to come into compliance.



CODE LIEN FORECLOSURES AND SHERIFF'S SALES





27

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.

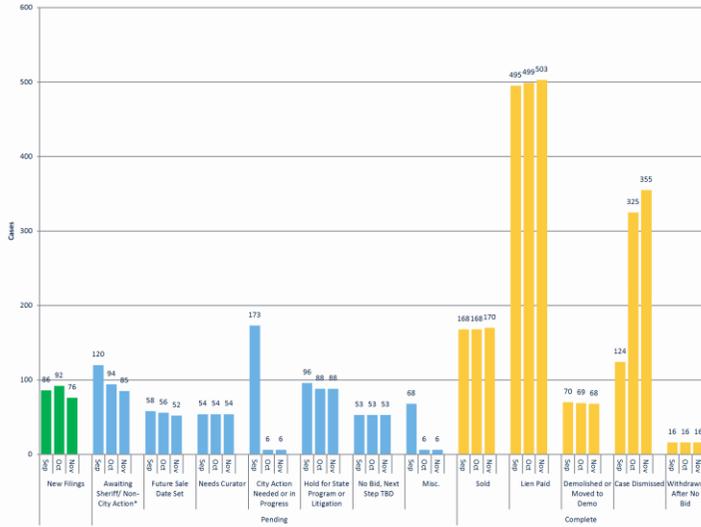
Cases that are reset for procedural and title research errors are reset with an expedited process.

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

1,532 Cases in Lien Foreclosure Pipeline

Review of Old Case Files Led to Dismissing Large Number of Cases

Snapshot of Code Lien Foreclosure Pipeline

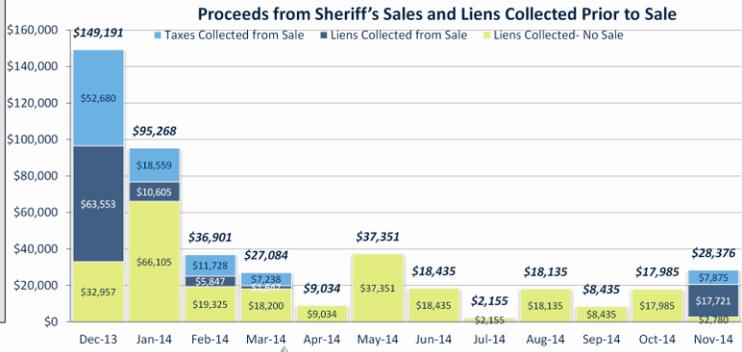


Responsible Organization:
Code Enforcement

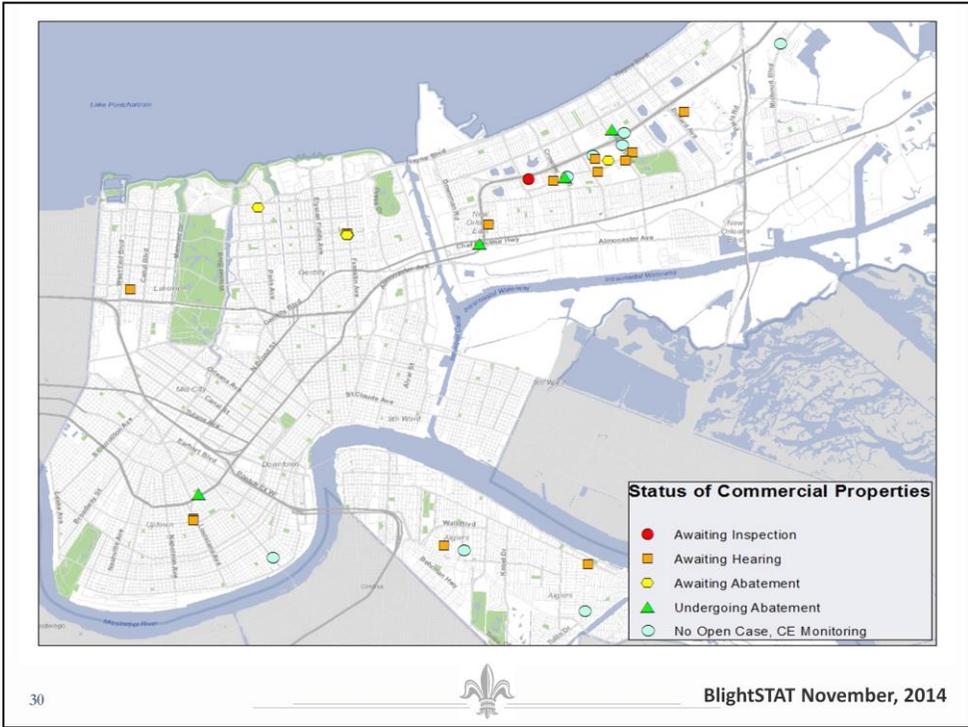
Data Source:
Law Department, Housing Unit

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.

2 Sheriff's Sales In November



Code Enforcement held its first sales since February due to a lengthy negotiation period with title insurance agencies.



Commercial Properties Update

Awaiting Inspection

Address	Status as of 12/8/2014	Status as of 11/10/2014
6880 Parc Brittany Blvd.	Property is awaiting inspection.	-

Awaiting Hearing

Address	Status as of 12/8/2014	Status as of 11/10/2014
8501 Lake Forest Blvd	Case is awaiting research.	Property is awaiting inspection.
6001 Bullard (old Schwegmann's)	Case is awaiting research.	Case is awaiting research.
2520 Louisiana	Case is awaiting research.	Case is awaiting research.
3403 Freret	Case is awaiting research.	Case is awaiting research.
9660 Lake Forest (strip mall)	Case is awaiting research.	Case is awaiting research.
3010 Sandra Place (Crescent City Gates)	Case is awaiting research.	Case is awaiting research.
4402 Reynes	Case is awaiting research.	-
2800 Sullen	Property was re-inspected 10/31/14 and is awaiting research.	Property inspected 9/29/2014 and is awaiting research.
5300 Franklin	Hearing reset for 12/10/2014.	Hearing reset for 12/10/2014.
5328 Franklin	Hearing reset for 12/10/2014.	Hearing reset for 12/10/2014.
5650 Read	Hearing set for 12/17/2014.	Hearing set for 12/17/2014.
10101 Lake Forest	Hearing set for 12/17/2014.	Hearing set for 12/17/2014.
5951 Milne (Lakeview School)	Hearing set for 12/17/2014.	Hearing set for 12/17/2014.
6700 Plaza	Hearing set for 12/17/2014.	Hearing set for 12/17/2014.

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

Awaiting Abatement Strategy

Address	Status as of 12/8/2014	Status as of 11/10/2014
1532 Robert E. Lee	Property received guilty judgment on 10/1/2014. An appeal is pending.	Property received guilty judgment on 10/1/2014.
3 Dreux Ave.	Property received guilty judgment on 10/22/2014.	Property received guilty judgment on 10/22/2014.
38884 Dreux Ave.	Property received guilty judgment on 10/22/2014.	Property received guilty judgment on 10/22/2014.
5324 Franklin	Property received guilty judgment on 10/22/2014.	Property received guilty judgment on 10/22/2014.
5332 Franklin	Property received guilty judgment on 10/22/2014.	Property received guilty judgment on 10/22/2014.
6601 Plaza/5700 Read (Grand Theatre)	Property received guilty judgment on 12/1/2014.	Hearing scheduled for 11/19/14.

Abatement Strategy Reached

Address	Status as of 12/8/2014	Status as of 11/10/2014
10112-16 Plainfield Dr.	Approved for lien foreclosure Sept. 2014.	Approved for lien foreclosure Sept. 2014.
8500 Lake Forest (abandoned gas station)	Approved for lien foreclosure Sept. 2014.	Approved for lien foreclosure Sept. 2014.
2713 S. Claiborne Ave.	Approved for lien foreclosure Nov. 2014.	Property received guilty judgment on 9/30/2014.
6324 Chef Menteur	Approved for lien foreclosure Nov. 2014.	Property received guilty judgment on 10/1/2014.

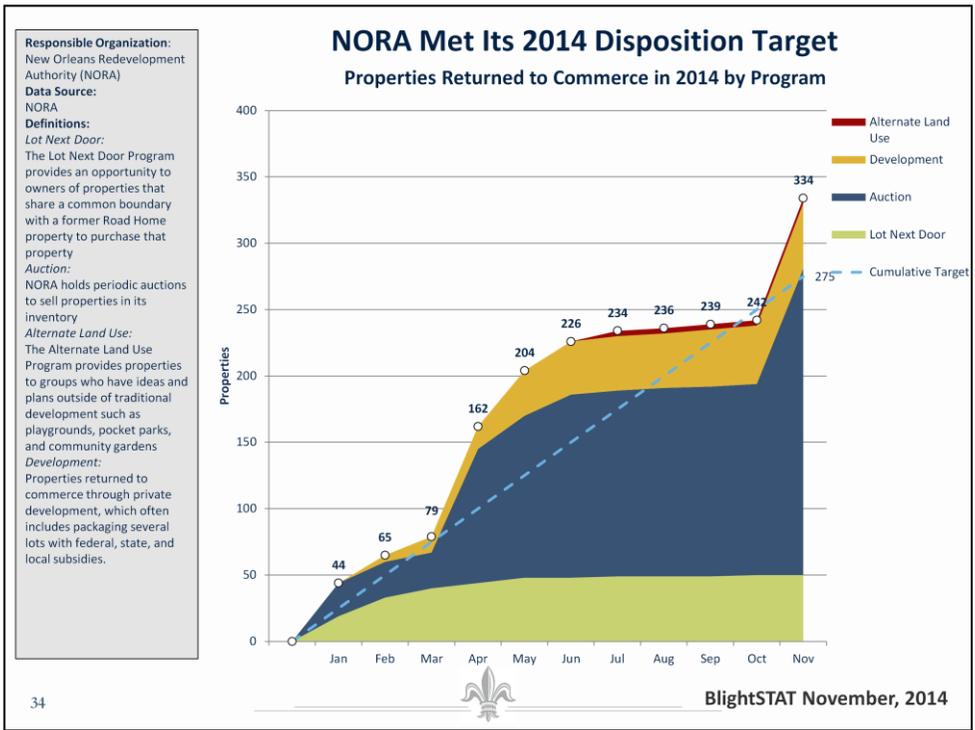
No Open Case, Code Enforcement Monitoring

Address	Status as of 12/8/2014	Status as of 11/10/2014
2646 Westbend Parkway	Case is pending litigation.	Case is pending litigation.
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.	Closing occurred on 10/21/2014. Property owner reached maintenance agreement with the City.
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.



REINVESTMENT





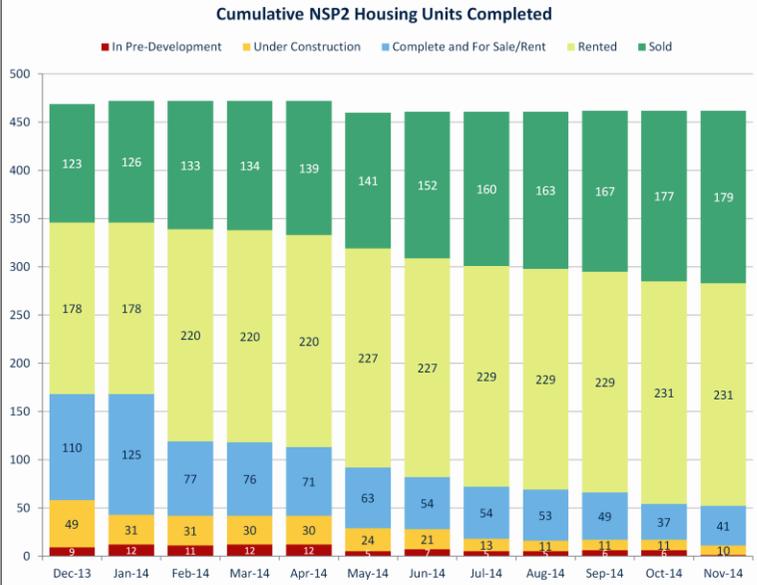
NORA anticipates that 20-30 additional properties will be returned to commerce in December due to more closings from their auction at the end of October.

2 Units Sold Using the HUD Neighborhood Stabilization Program, Phase 2 (NSP2) Award in November

Responsible Organization:
New Orleans Redevelopment Authority (NORA)

Data Source:
NORA

Definitions:
Neighborhood Stabilization Program, Phase 2 (NSP2):
NSP2 is a competitive program that was established by the US Department of Housing and Urban Development (HUD) to stabilize neighborhoods whose viability has been and continues to be damaged by the economic effects of properties that have been foreclosed upon and abandoned

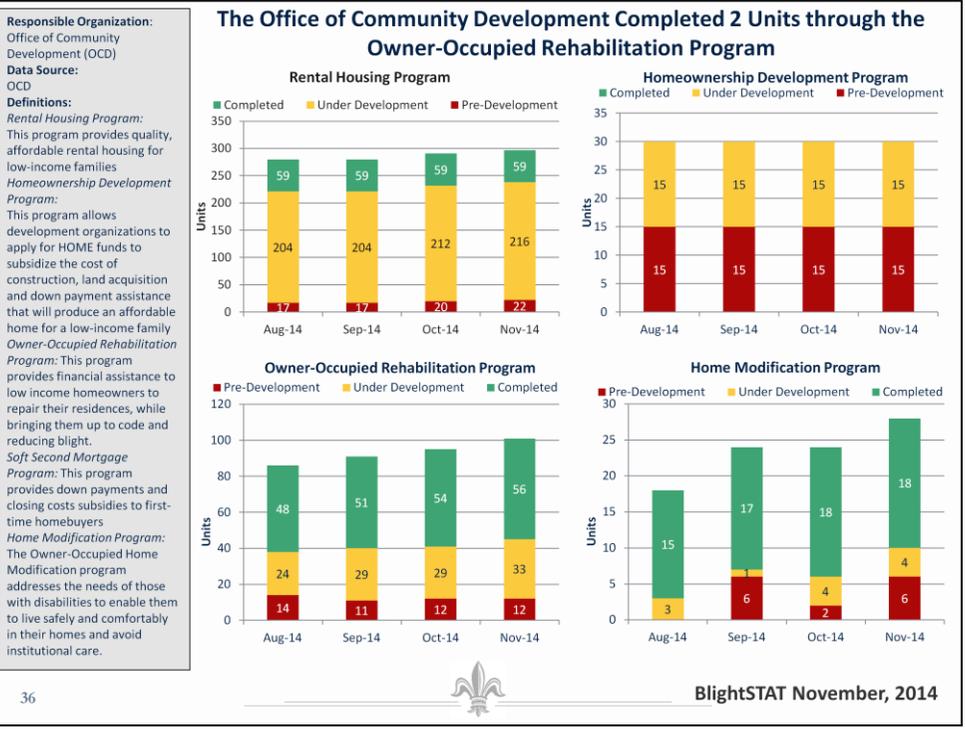


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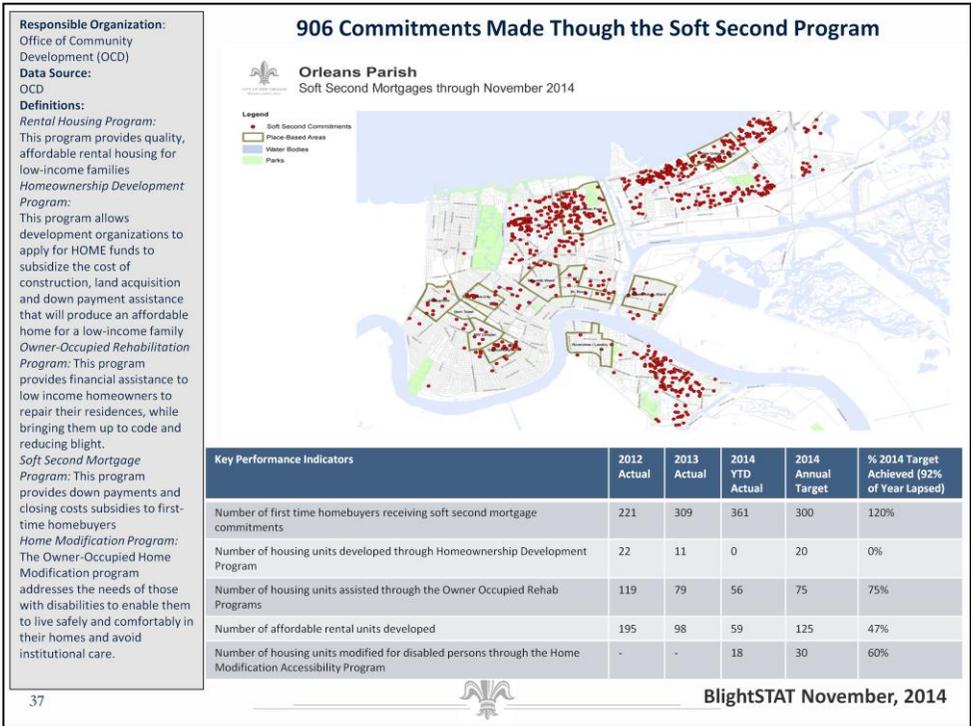


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NORA began development on the final group of units using funding from the NSP2 award in November and anticipates completing construction in April 2015.



OCD anticipates that the Sacred Heart Development, built through the Rental Housing program, will be on-line in December. The development will provide housing for homeless veterans. OCD has begun a pilot lease-to-own program within the Homeownership Development Program for individuals who are interested in participating in the program but do not immediately have the means to buy a house.



OCD reported that there have been 854 closings on the 906 commitments made through the Soft Second program.