CITY OF NEW ORLEANS

Blight**STAT**

Reporting Period: April, 2013

www.nola.gov/opa

Bright Idea

HARVARD Kennedy School ASH CENTER for Democratic Governance and Innovation

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

Blight**STAT** feedback form on back page of presentation

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 discuss complaints about specific locations in depth.

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.
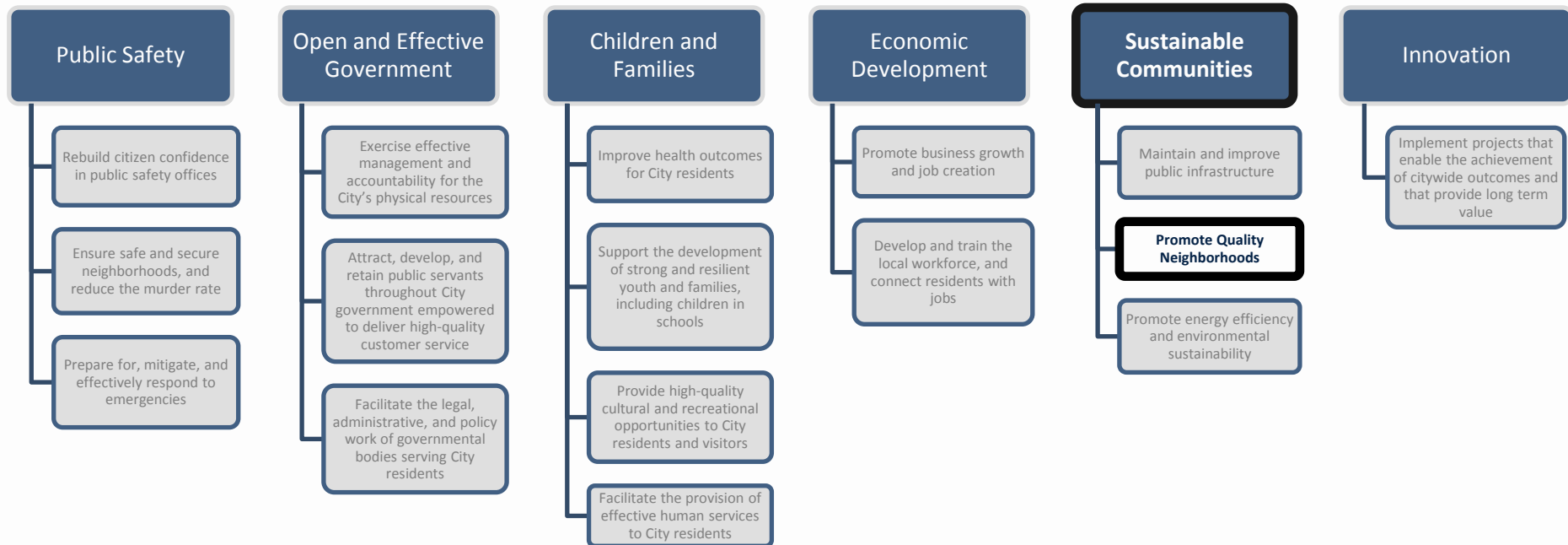
Values

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

Public Safety	Open and Effective Government	Children and Families	Economic Development	Sustainable Communities	Innovation
Rebuild citizen confidence in public safety offices	Exercise effective management and accountability for the City's physical resources	Improve health outcomes for City residents	Promote business growth and job creation	Maintain and improve public infrastructure	Implement projects that enable the achievement of citywide outcomes and that provide long term value
Ensure safe and secure neighborhoods, and reduce the murder rate	Attract, develop, and retain public servants throughout City government empowered to deliver high-quality customer service	Support the development of strong and resilient youth and families, including children in schools	Develop and train the local workforce, and connect residents with jobs	**Promote Quality Neighborhoods**	
Prepare for, mitigate, and effectively respond to emergencies	Facilitate the legal, administrative, and policy work of governmental bodies serving City residents	Provide high-quality cultural and recreational opportunities to City residents and visitors		Promote energy efficiency and environmental sustainability	
		Facilitate the provision of effective human services to City residents			

Strategic Framework

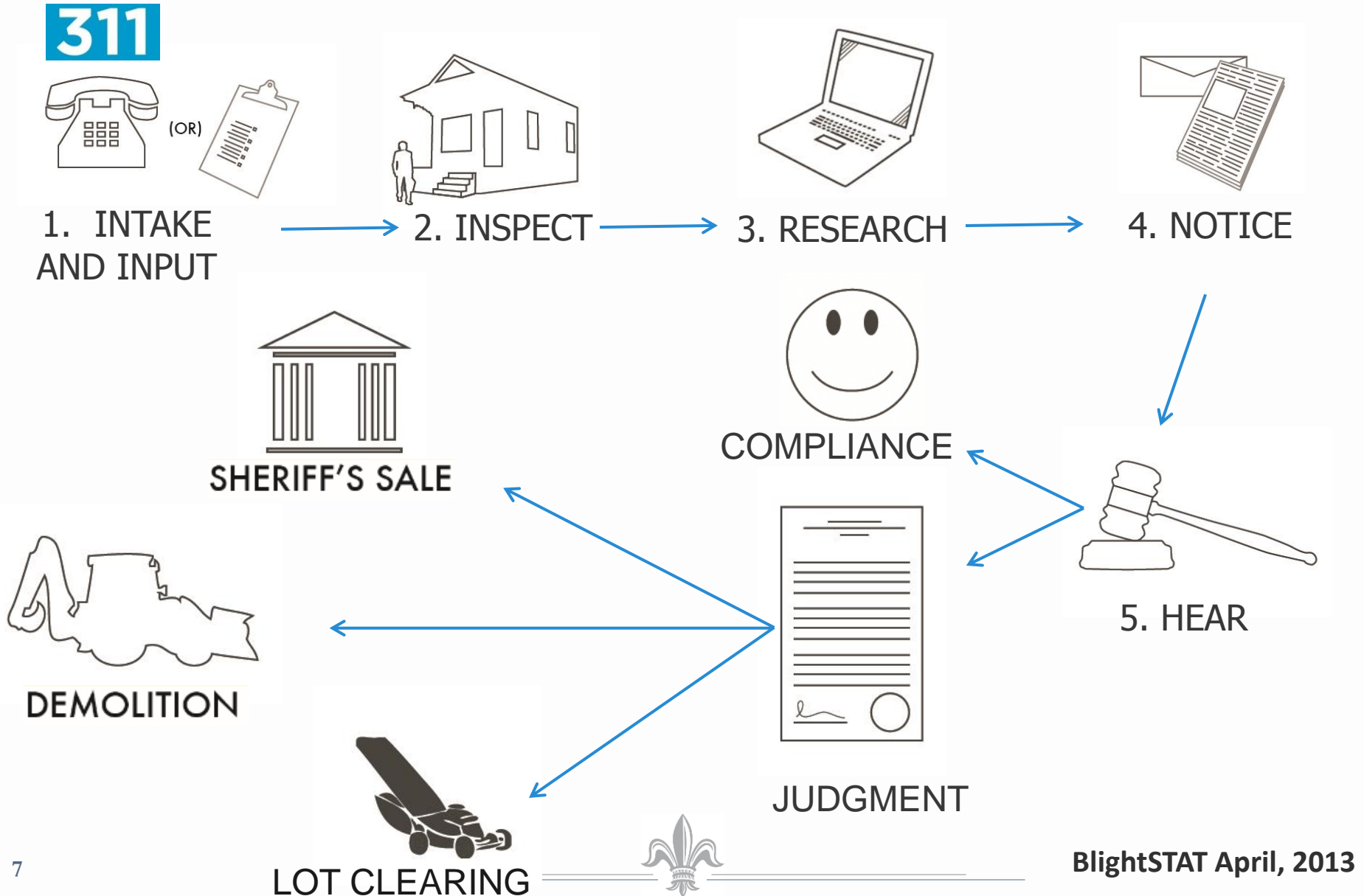| Objectives and Strategies	Outcome Measures
Maintain and improve public infrastructure 1. Maintain and improve road surface infrastructure 2. Consistently implement Complete Streets philosophy in streets investments 3. Effectively administer the City's capital improvements program 4. Optimize the City's subsurface drainage infrastructure to ensure resilient neighborhoods	• Citizen perceptions of condition of streets (UNO Quality of Life Survey) • Mean travel time to work (American Community Survey) • Percentage of workers commuting to work by means other than driving alone (including carpooling, public transportation, biking, and walking)
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	• **Blighted addresses or empty lots (GNOCDC analysis of USPS data)** • Citizen perceptions of parks and recreation (UNO Quality of Life Survey) • Citizen perceptions of trash pickup (UNO Quality of Life Survey) • Citizen perceptions of general quality of life (UNO Quality of Life Survey) • ParkScore (based on acreage, service and investment, and access) (Trust for Public Land)
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	• Percentage of days with healthy air quality (EPA) • Health based drinking water violations (EPA) • Certified green buildings (US Green Building Council) • Land acres in Orleans Parish (US Geological Survey)

Overview of the Blight Reduction Process

1. INTAKE AND INPUT → **2. INSPECT** → **3. RESEARCH** → **4. NOTICE**

SHERIFF'S SALE

COMPLIANCE

DEMOLITION

JUDGMENT

5. HEAR

LOT CLEARING

ANNOUNCEMENTS

NORA: Expanded Lot Next Door Expression of Interest and Property Search Tool

NORA: Expanded Lot Next Door Expression of Interest Form

Indicate Interest

To Indicate Interest for the Lot Next Door Program, click Indicate Interest

Property List for Orleans Parish. Please select only one property for expression of interest.

List View   **Map View**

Showing 1 to 1 of 1 entries   First | Previous | 1 | Next | Last

☐		Property Address ⬍	Property ID ⬍	Lot Size ⬍	Land & Structure Appraised Value ⬍	Land Only Appraisal ⬍	Demolition Assigned ⬍	Available for Sale ⬍
☐		4843 GALLIER DR,NEW ORLEANS,LA,70126	ORL-089486	6,120	$15,000.00	$15,000.00	Completed	Yes

First Name (*) [   ]

Last Name (*) [   ]

Telephone Number 1 (*) [Please Select ▼] [   ]

Telephone Number 2 [Please Select ▼] [   ]

E-Mail (Email Address needed for confirmation of completed form) (*) [   ]

Please reenter your E-Mail (*) [   ]

Mailing Address (*) [   ]

City (*) [   ]

State (*) [Please Select ▼]

Zip (*) [   ]

Business/Organization Name [   ]

Business/Organization Address [   ]

City [   ]

State [Please Select ▼]

Zip [   ]

Lot Next Door Information

NORA Property in the Lot Next Door program [2033 ANNETTE ST,NEW ORLEANS,LA,70116]

Intended reuse [Please Select ▼]

Address of property you own that shares a common boundary with the NORA Property

Property Number (*) [   ]

Street (*) [   ]

City (*) [NEW ORLEANS]

State (*) [Louisiana ▼]

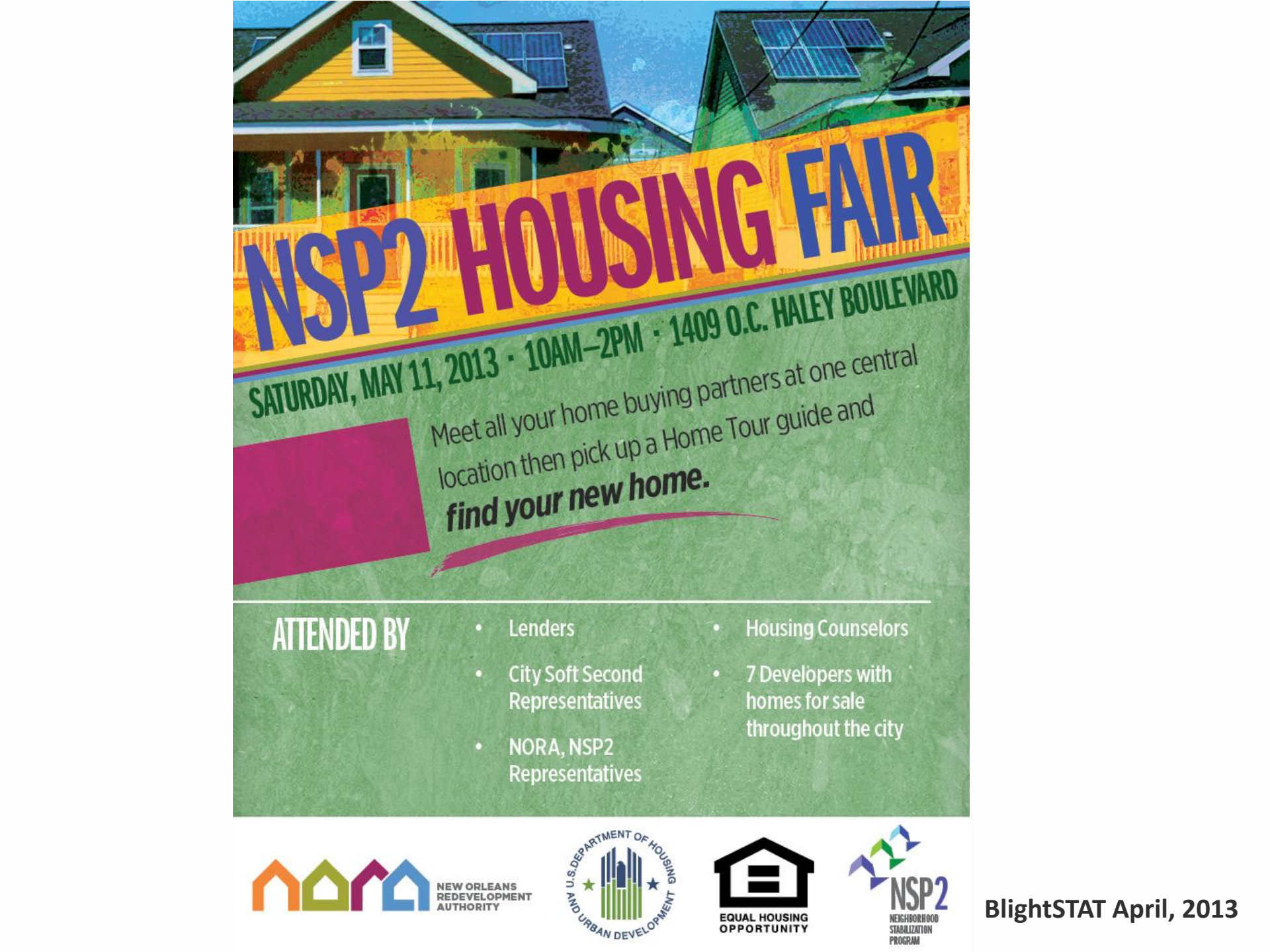Zip (*) [70116]

Name of person or entity that owns this property (*) [   ]

Reason for interest? [   ]

☐ I understand and acknowledge that submission of this form creates no legal rights or obligations and does not guarantee that the property will be sold to me.

☐ I certify that I have read and understood the eligibility requirements for the Lot Next Door Program.

For any problems completing this form call (504) 658-4422

HARMONY
NEIGHBORHOOD DEVELOPMENT

Harmony Neighborhood Development (Harmony) creates high quality housing choices for all and partners with residents in the development of a vibrant Central City. Harmony has completed construction on all four homes that utilized the Enterprise Louisiana Loan Fund. **Capital One Bank** provided the construction loan for these homes. The sale of one of the homes occurred at the end of February, and the remaining 3 homes are under contract with buyers.

Homebuyer Ms. April Anderson was eager to move out of her apartment at the BW Cooper Housing Development but thought her income would prevent her from being able to purchase a home. Ms. Anderson joined Harmony's Homeownership Program in 2011 and is a proud member of Harmony's 100 Club. Ms. Anderson was able to increase her credit score over 100 points while in the program. Ms. Anderson worked with her daughter to budget the family's expenses to prepare for homeownership. As a result of the Housing Authority of New Orleans Section 8 to Homeownership Program and the City of New Orleans soft second mortgage program she was able to afford her home purchase.

"My biggest obstacles were being patient, working on my credit, and saving to pay off collections. Eliminating the wants and focusing on my goal. My recommendation for anyone who wants to enter the program, if you are dedicated and committed it is worth the effort you put into it. Besides, home ownership builds communities. I chose Central City because it is where I grew up and where my family resides. I am so grateful for Harmony's program; they kept me motivated, connected me to resources, and guided me through the process. I love my home and will recommend the program to anyone who wants to own a home." – *Ms. Anderson*

Construction financing provided by:

CapitalOne Bank
INVESTING *for* **Good**

Enterprise
Louisiana Loan Fund
Ribbon Cutting Ceremony

May 9, 2013
12:00 p.m.

Goldman Sachs

Enterprise

Enterprise Louisiana Loan Fund (ELLF)
Program Highlights

The Enterprise Louisiana Loan Fund is designed to support the redevelopment of vacant and blighted single-family properties in New Orleans. Managed by Enterprise, the Fund encourages construction lenders to provide loans for single family home construction by committing to repay these loans upon construction completion. The new structure will help developers recycle construction financing and accelerate their pipeline more than would otherwise be possible. The Fund works in conjunction with local homebuyer counseling agencies, city and state programs such as the Neighborhood Stabilization Program and the City's second mortgage program. The Fund was seeded with Community Development Block Grant (CDBG) funding from the State of Louisiana, leveraging investment from Goldman Sachs Urban Investment Group and Enterprise.

Enterprise Louisiana Loan Fund
Ribbon Cutting Ceremony
12:00 p.m.

Welcome
Una Anderson
Executive Director, Harmony Neighborhood Development

Remarks
Michelle Whetten
Vice President, Gulf Coast, Enterprise Community Partners

Brian Lawlor
Director of Housing Policy and Community Development,
City of New Orleans

Pat Forbes
Executive Director, State of Louisiana Office of Community
Development

Rachel Diller
Vice President, Goldman Sachs, Urban Investment Group

Lori Chatman
President, Enterprise Community Loan Fund

Laurie Vignaud
Senior Vice President, Capital One Bank

Una Anderson
Executive Director, Harmony Neighborhood Development
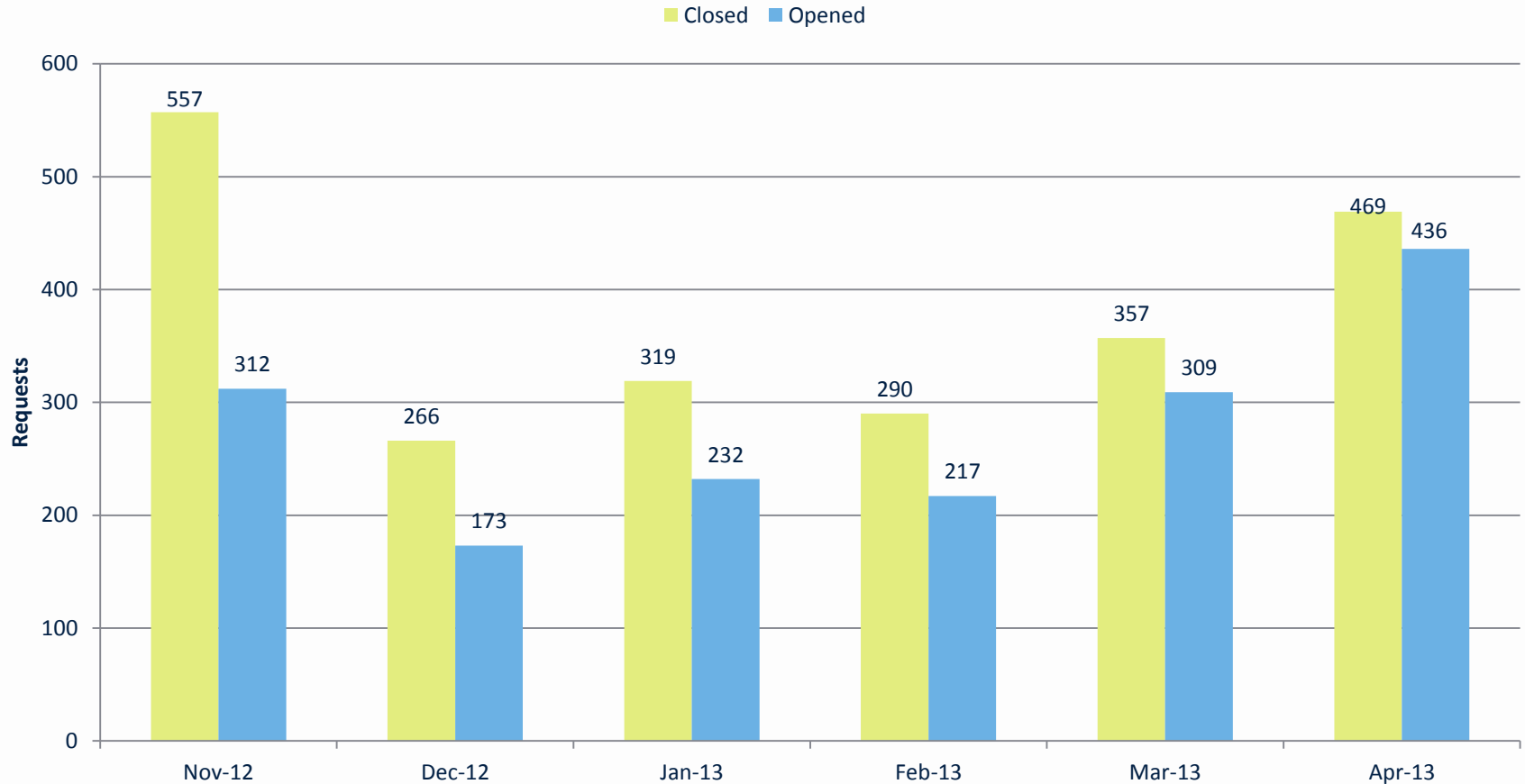
Presentation to the homeowner

311 **INTAKE**

Code Enforcement NOLA 311 Service Requests

1 Open Case at End of April
Responsible Organizations: Code Enforcement

■ Closed ■ Opened

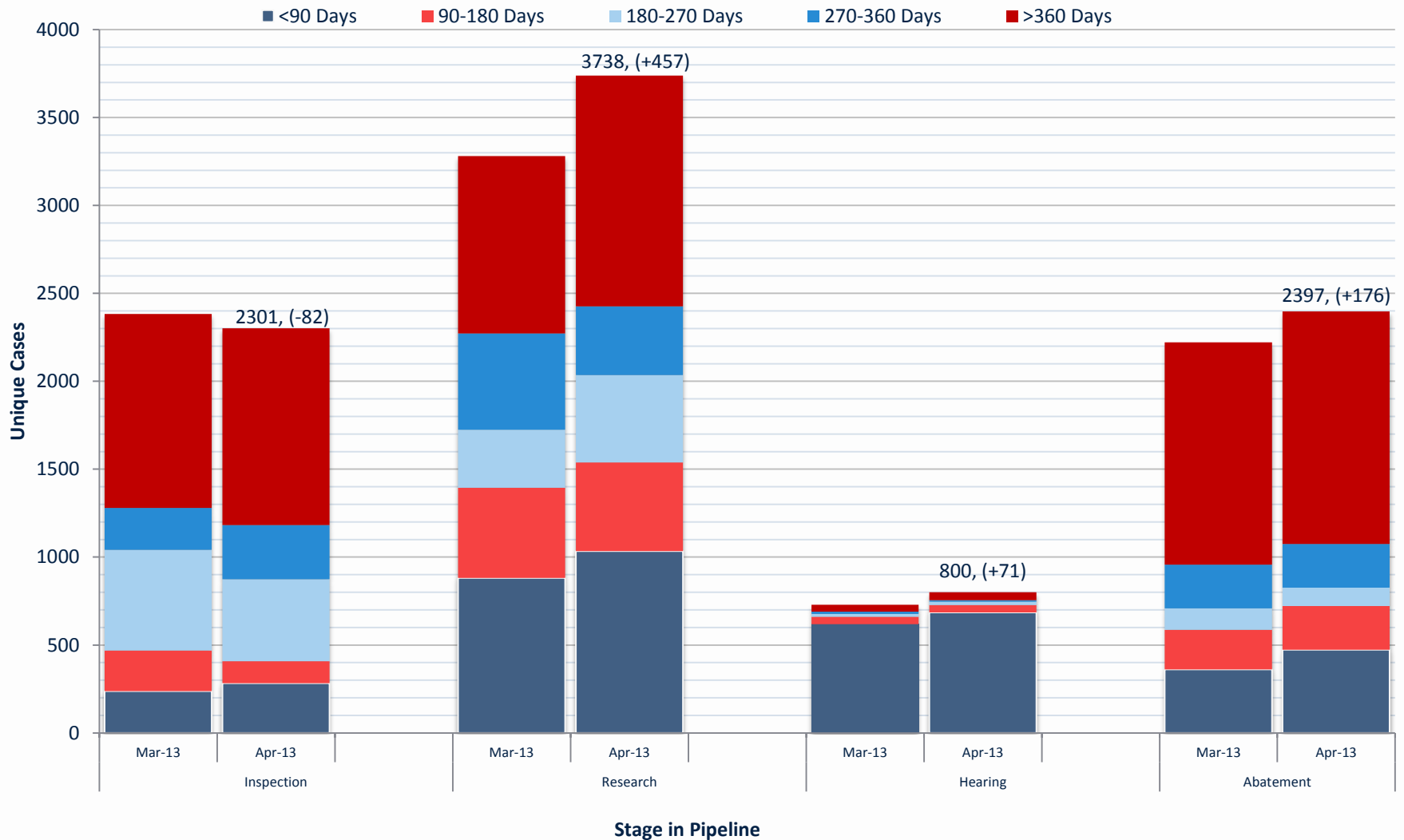| Month	Closed	Opened
Nov-12	557	312
Dec-12	266	173
Jan-13	319	232
Feb-13	290	217
Mar-13	357	309
Apr-13	469	436

Notes: Service Requests represent only department work orders submitted via 311. Code Enforcement 311 data is skewed as re-opened cases are currently being counted multiple times.
Source: 311

BlightSTAT April, 2013

Code Enforcement Overview
Active Cases in Pipeline by Age

Note: Because of de-duplication of Code Enforcement's records in April, prior months are not comparable. Total cases may not equal between periods, due to case closure and new case creation

Source: Code Enforcement 5/7/13 (Accela Systems, 1/1-5/31/12, LAMA: 6/1-4/30/13)
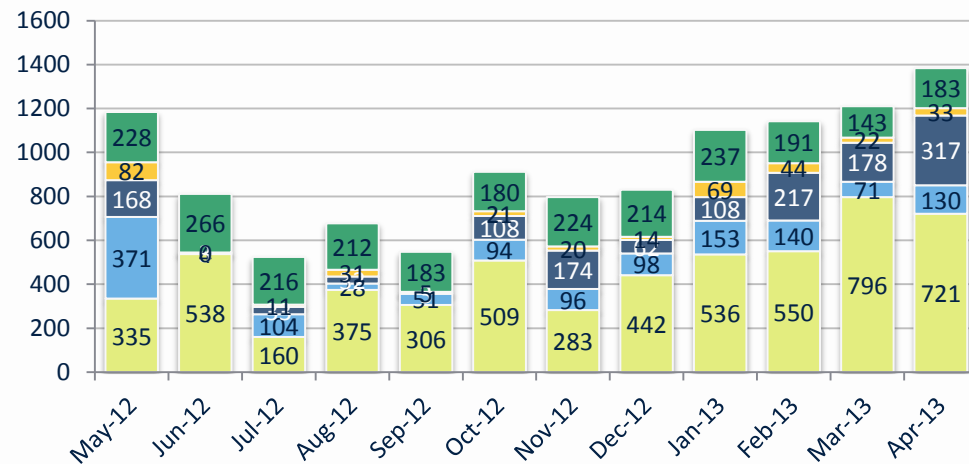
16

BlightSTAT April, 2013

INSPECT

Inspections

1,384 inspections completed in April
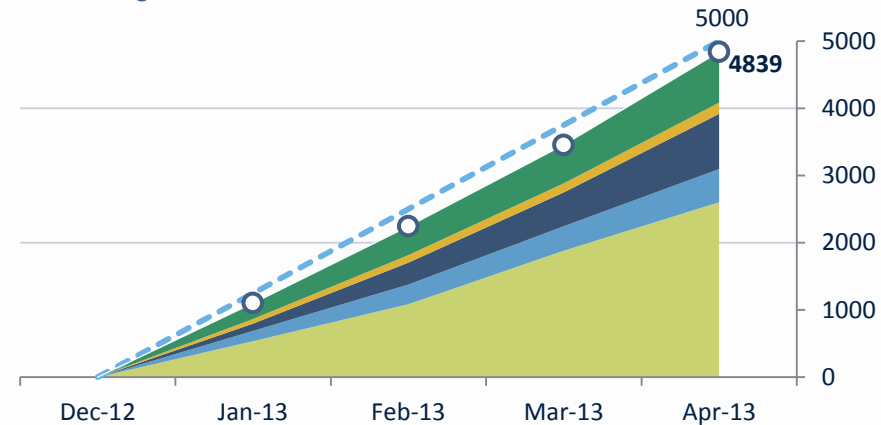
Responsible Organization: Code Enforcement

Inspections by Type

Legend:
- ■ Initial Inspection
- ■ Reinspections - subtotal
- ■ Posting of Hearings
- ■ Posting of Judgments
- ■ Demolition

Cumulative 2013 Inspections

Legend:
- ■ Initial Inspection
- ■ Reinspections - subtotal
- ■ Posting of Hearings
- ■ Posting of Judgments
- ■ Demolition
- - - Cumulative Target
- ○ Cumulative Total

Action Item

Date	Responsible Parties	Action Item	Due	Status
2/14/13	P. Bascos, J. Thornton, A. Square, D. Ross	Continue to work on a tech solution for inspectors in the field	Past Due	ITI assigned an Innovation Team member to spearhead. She has met with the inspections super user to gather requirements and develop a proposed solution.

Source: Accela Inspections Completed by Inspector Report, 1/1–5/31/12, LAMA: 6/1–4/30/13

Days to Complete Inspections

7.33 days to complete new initial inspections in April, 7.64 YTD Average

Average Days to Complete New Initial Inspections
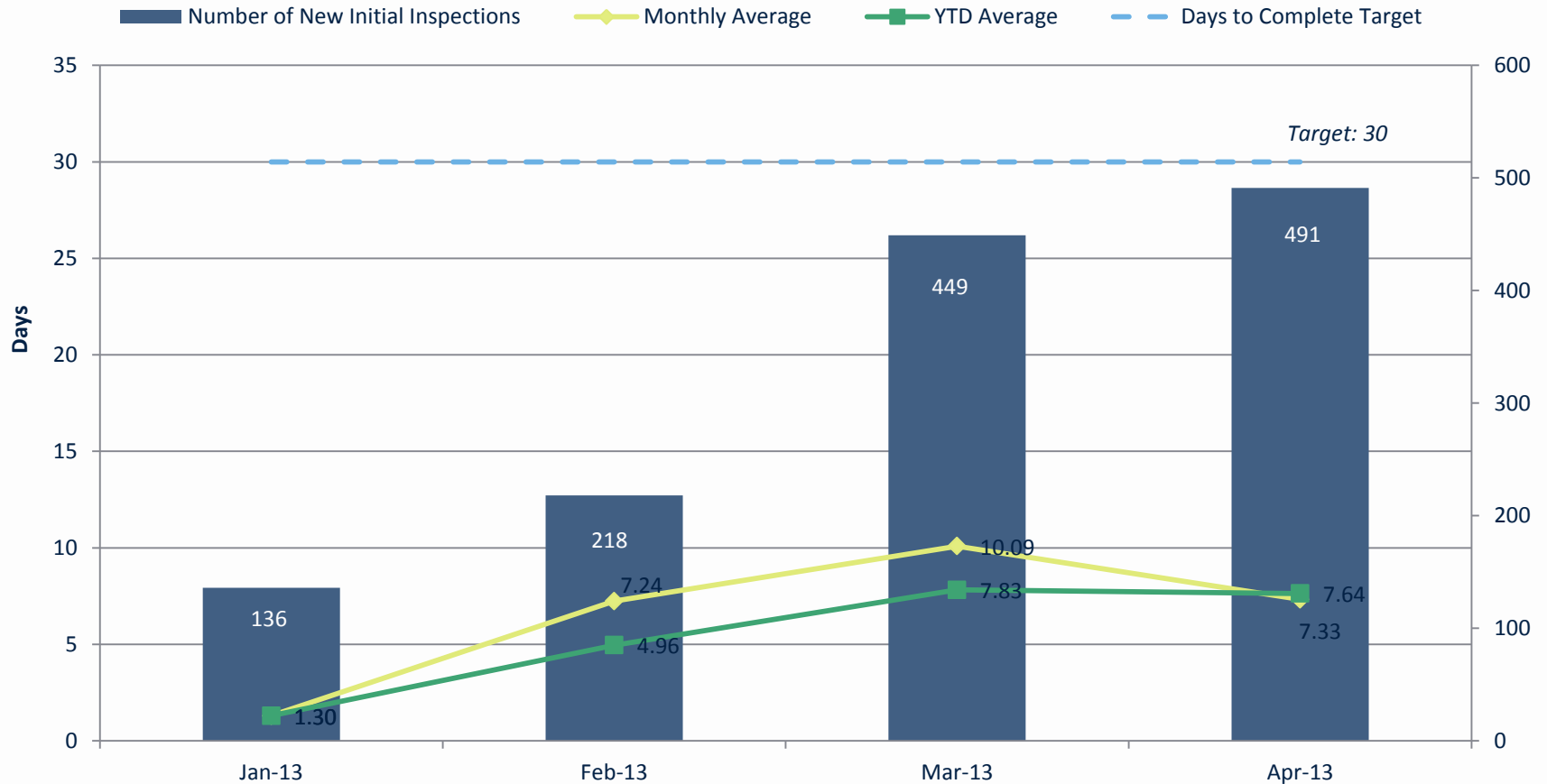
Note: New initial Inspection are defined as initial inspections performed on cases that were opened after 1/1/2013. The 491 new initial inspections in April are a subset of the 721 total initial inspections (shown on the previous slide).

Source: Code Enforcement 5/7/13 (LAMA)

BlightSTAT April, 2013

HEAR

Hearings

404 Hearings in April

Responsible Organization: Code Enforcement

Total Hearings

Hearings

- 2011 (Average): 417
- 2012 (Average): 272
- 2013 (YTD Average): 284

Hearings by Type

■ Initial ■ Reset

Month	Initial	Reset
Jan-13	118	113
Feb-13	157	88
Mar-13	190	66
Apr-13	316	88
May-13 (Projected)	342	93
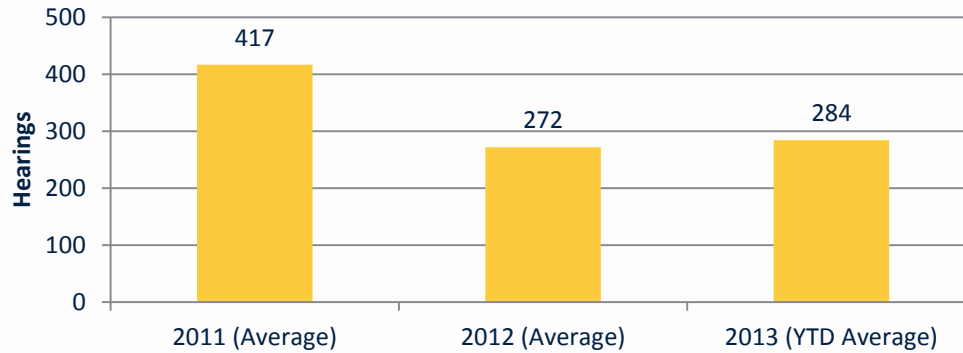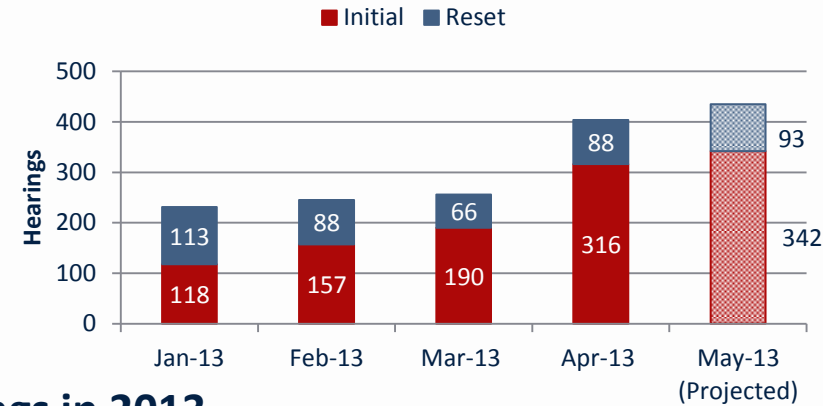
Cumulative Initial Hearings in 2013

——— Initial   – – – Target

Month	Initial	Target
Jan-13	275	834
Feb-13	465	1251
Mar-13	781	1668
Apr-13	1123	2085
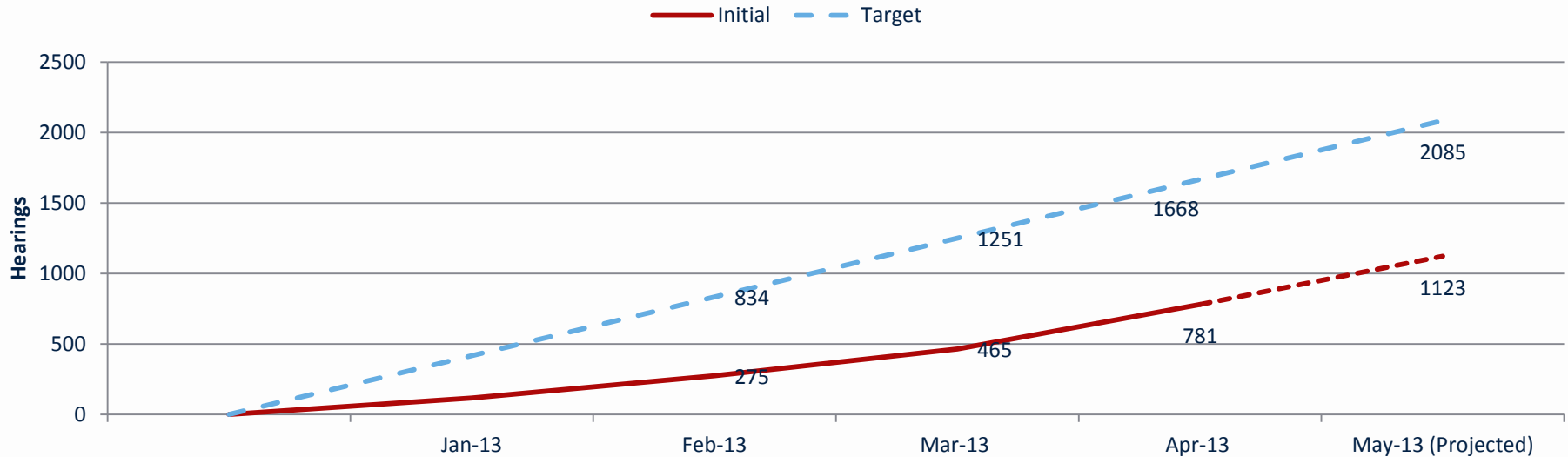
Note: The figures presented are preliminary, as the reports to extract this information from the Davenport LAMA software are still in development.
Source: Accela Hearing Docket, 1/1–5/31/12, LAMA: 6/1–4/30/13

BlightSTAT April, 2013

Hearing Results

Responsible Organization: Code Enforcement

Guilty
37, 59, 93, 85, 85, 122, 124, 206
39%, 35%, 34%, 43%, 39%, 54%, 48%, 56%

Reset: Work in Progress
13, 14, 55, 49, 36, 25, 35, 71
14%, 8%, 20%, 25%, 17%, 11%, 14%, 19%

Reset: No Reinspection
31, 9, 33, 15, 32, 39, 17, 10
32%, 5%, 12%, 8%, 15%, 17%, 7%, 3%

In Compliance
13, 52, 70, 39, 42, 35, 46, 71
14%, 31%, 25%, 20%, 19%, 15%, 18%, 19%
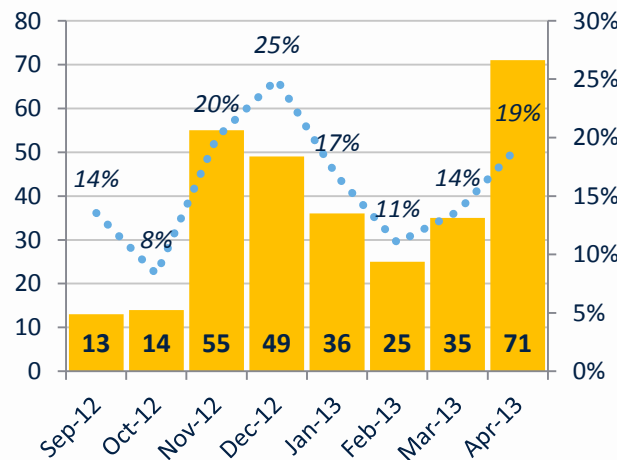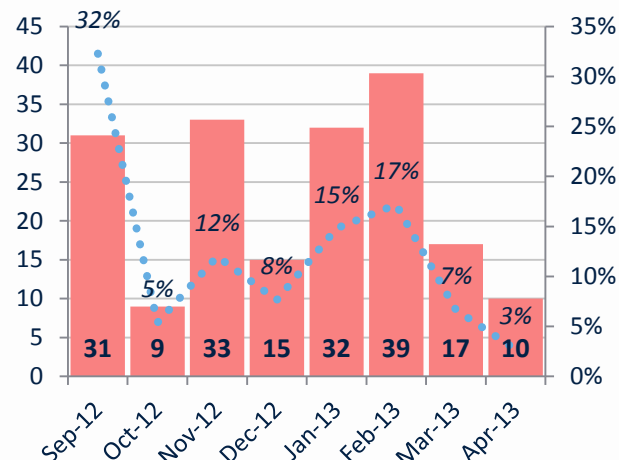
Reset: Insufficient Notice
0, 3, 2, 2, 2, 2, 5
0.00%, 1.09%, 1.02%, 0.93%, 0.88%, 0.78%, 1.35%
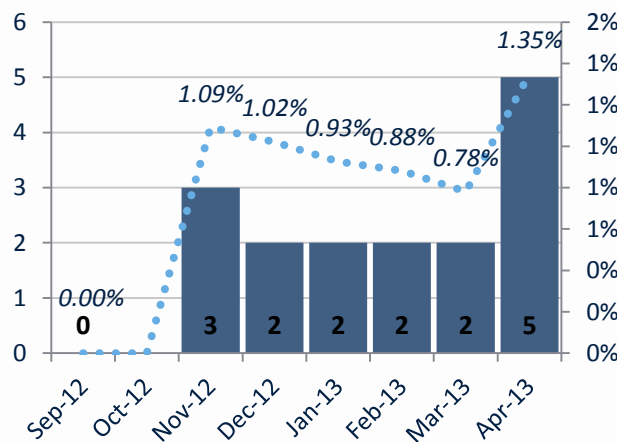
Dismissed or Reset for Other Legal Issue
9, 30, 34, 17, 24, 23, 31, 34
9%, 18%, 12%, 9%, 11%, 10%, 12%, 9%
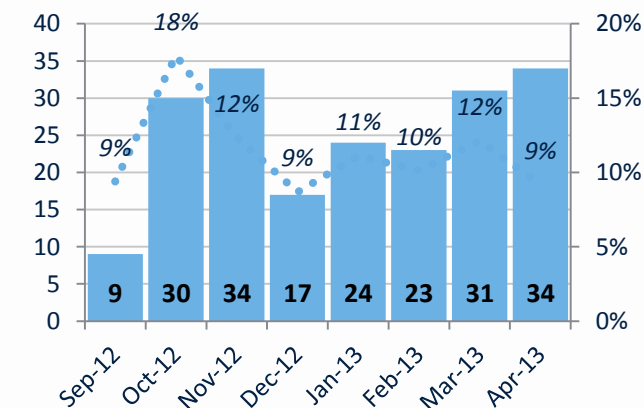
Notes: For October 2012, there is no data available on hearings reset for insufficient notice. The figures presented are preliminary, as the reports to extract this information are still in development. There were 12 cases heard in April for which a hearing result has not yet been entered.
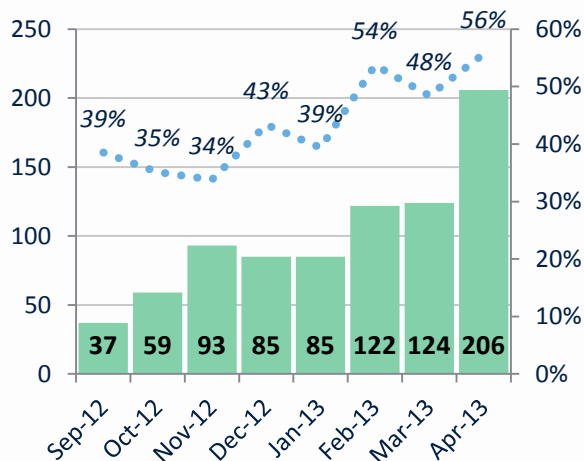
Source: LAMA

BlightSTAT April, 2013

Hearing Results

Responsible Organization: Code Enforcement

Measure	2013 YTD Actual	2013 Target	Status
Percent of hearings reset due to failure to re-inspect the property	9%	< 5%	🔴
Percent of hearings reset due to failure to properly notify the owner	1.0%	< 3%	🟢

🟢 On Target   🔺 Within 10% of Target   🔴 Off Target

Note: The figures presented are preliminary, as the reports to extract this information are still in development. There was 12 cases heard in April for which a hearing result has not yet been entered.

Source: Accela Hearing Docket, 1/1–5/31/12, LAMA: 6/1-4/30/13

BlightSTAT April, 2013
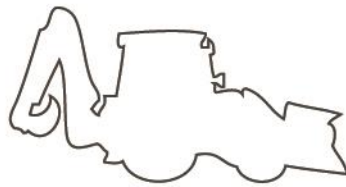
DEMOLITION

Demolitions

59 Demolitions in April
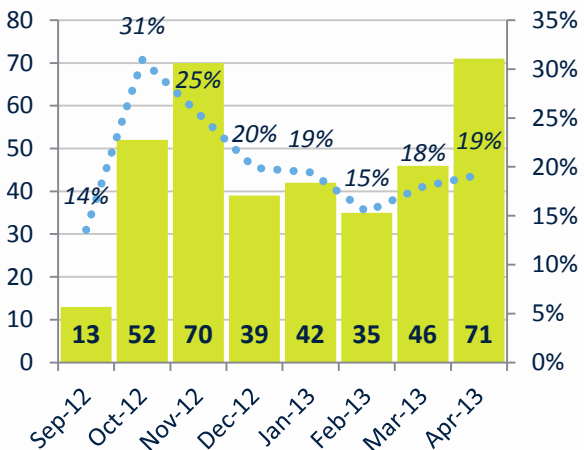
Responsible Organizations: Code Enforcement and NORA

Demolitions by Program

Legend: IDC - Units, SDER - Units, NORA - Units, FEMA - Units, HANO - Units

Month	IDC	SDER	NORA	FEMA
May-12	19	7	51	57
Jun-12	27	7	46	33
Jul-12	22	9	24	7
Aug-12	23	4	17	2
Sep-12	72	1	14	
Oct-12	38	9	29	
Nov-12	21	4	10	
Dec-12	20	2	2	
Jan-13	29	11	3	
Feb-13	5	5		
Mar-13	10	5		
Apr-13	43	16	0	
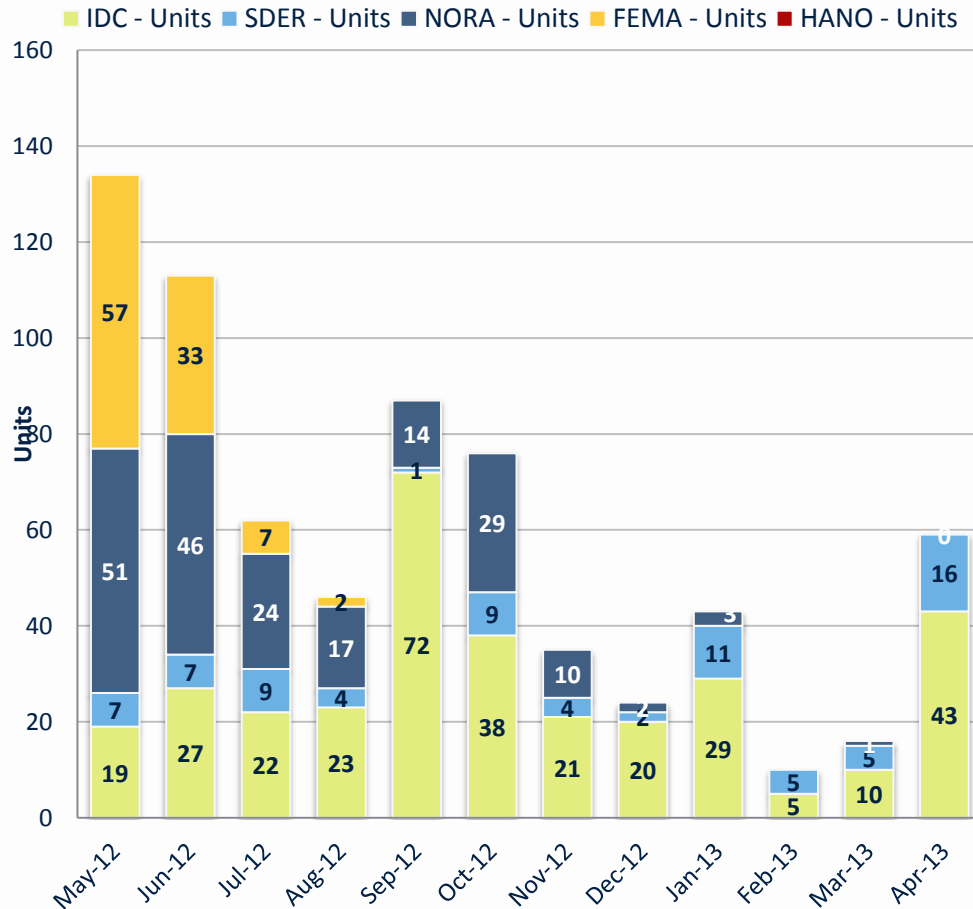
Cumulative Demolitions since Oct. 2010

Legend: IDC - Units, SDER - Units, NORA - Units, FEMA - Units, HANO - Units

Cumulative total: **3819**
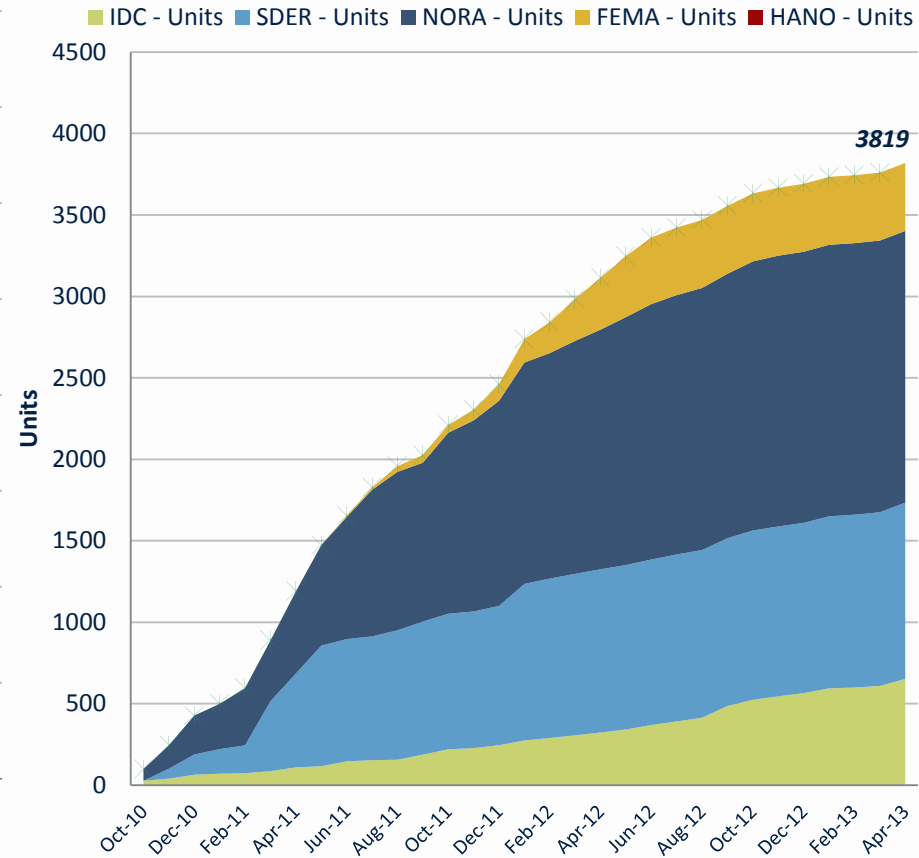
Note: Demolitions are counted in the month of the demolition start date.

Source: Contractors – SAIC (FEMA), DRC (SDER), BBEC/CDM (NORA), Durr (IDC)

BlightSTAT April, 2013

CODE LIEN FORECLOSURES AND SHERIFF'S SALES

Code Lien Writs Filed

14 files accepted for foreclosure proceedings, 10 properties sold; 3 no bid no sales in April

Responsible Organization: Code Enforcement

Code Lien Writs

■ Files Accepted   ◢ Rejected: Noticing Issue   ◣ Rejected: Various reasons

Month	Files Accepted	Rejected: Noticing Issue	Rejected: Various reasons
May-12	68	32	10
Jun-12	22	11	3
Jul-12	31	27	13
Aug-12	28	11	
Sep-12	13	38	
Oct-12	23	11	
Nov-12	12	3	24
Dec-12	1	1	8
Jan-13	22	1	14
Feb-13	20	0	28
Mar-13	30	0	5
Apr-13	14	1	8

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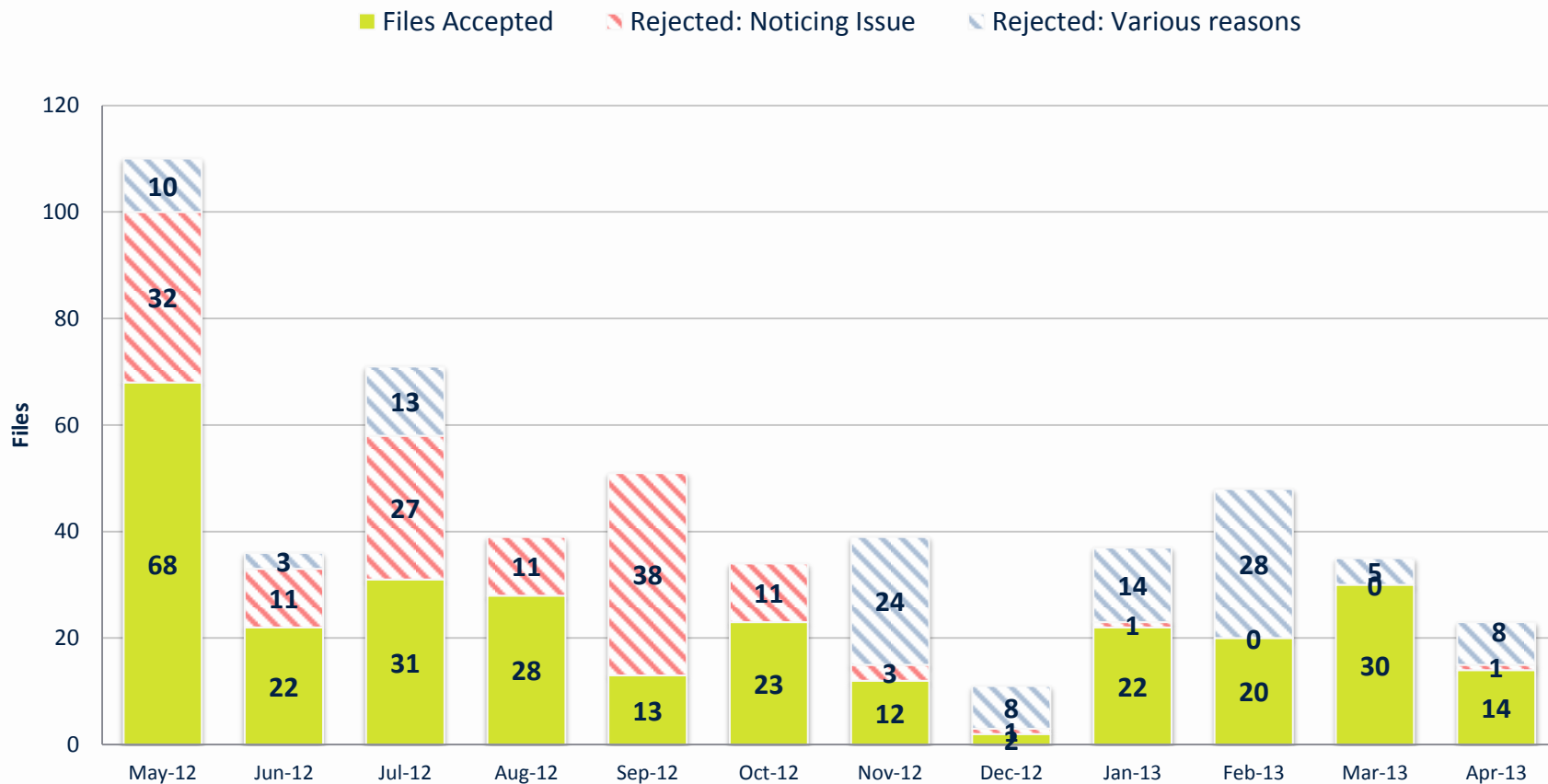
Status of Code Lien Foreclosure Cases

Snapshot of 1,389 writs accepted from 2010 through April 2013

Responsible Organization: Code Enforcement
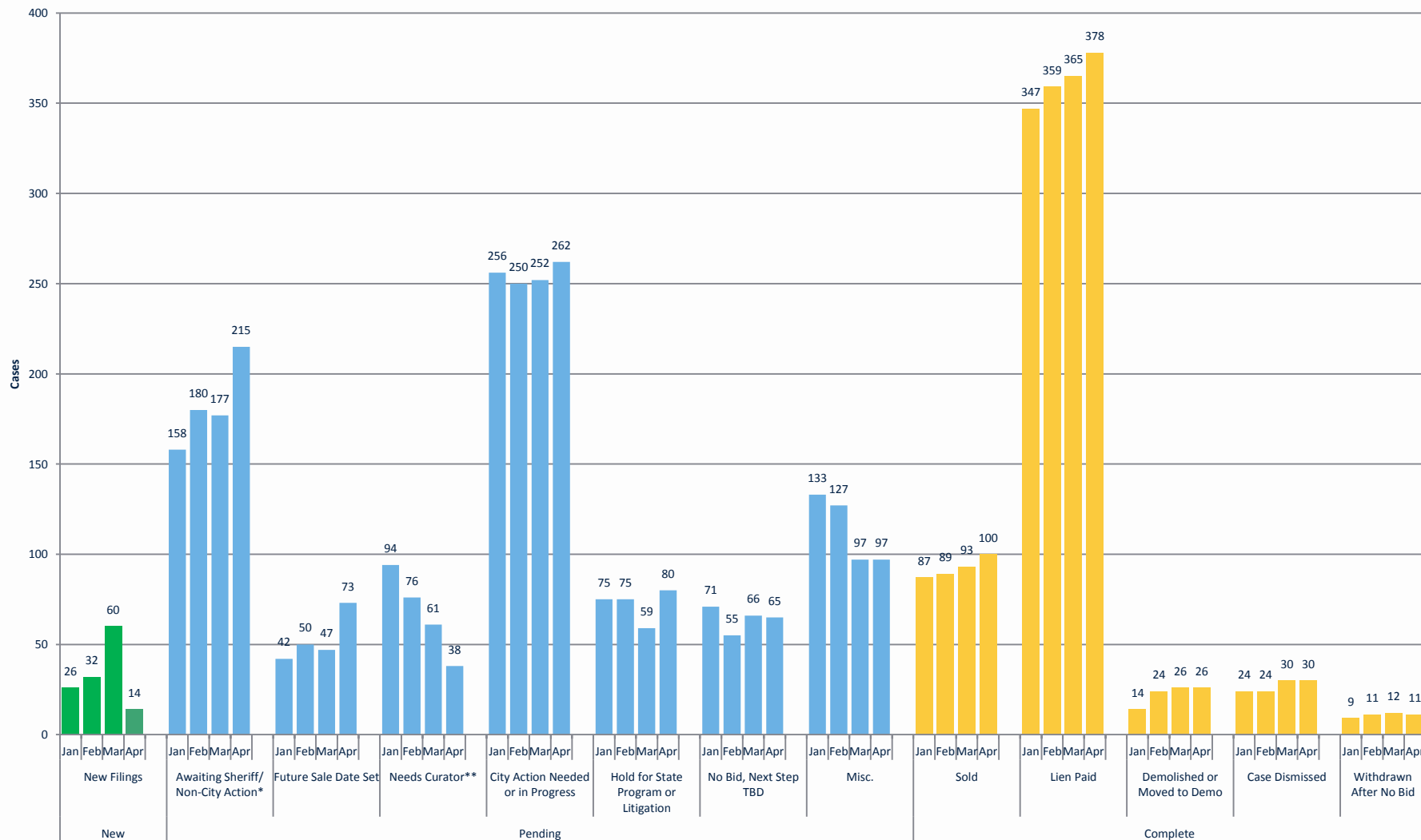
*One case stopped because of curator in April.

**The vast majority of the 38 *Needs Curator* cases are drafted and filed but are awaiting payment to the clerk.

Source: Law Department, Housing Unit, 5/7/13

BlightSTAT April, 2013

Proceeds from Sheriff's Sales

Liens and Taxes Collected from Sale, and Liens Collected Prior to Sale

$20,436 collected in April

Responsible Organization: Code Enforcement

Legend: Liens Collected- No Sale | Liens Collected from Sale | Taxes Collected from Sale | Total Collected

| Month	Total Collected	Liens Collected- No Sale	Liens Collected from Sale	Taxes Collected from Sale
May-12	$20,132	$20,132		
Jun-12	$40,580	$40,580		
Jul-12	$57,623	$50,942	$3,250	$3,431
Aug-12	$130,539	$53,574	$52,005	$24,960
Sep-12	$87,290	$82,147	$2,694	$2,448
Oct-12	$92,954	$47,660	$29,318	$15,976
Nov-12	$45,250	$23,400	$16,880	$4,970
Dec-12	$61,180	$61,180		
Jan-13	$27,091	$16,477	$4,326	$6,287
Feb-13	$41,227	$40,514		$713
Mar-13	$70,312	$58,352		$11,959
Apr-13	$20,436	$17,214		$3,222

Action Item

Date	Responsible Parties	Action Item	Status
2/14/13	P. Bascos	Work with the Communications Office to improve communication to the public about Sheriff's sales	

Source: Law Department, Housing Unit 5/7/13

BlightSTAT April, 2013

Commercial Properties Update

Responsible Organizations: Code Enforcement and Law

|	
5650 Read	New owners, work in progress, exterior lights, lot cleaned and secure.
6601 Plaza/5700 Read (Grand Theatre)	Hearing scheduled for 6/4/13.
6700 plaza (RTA Building)	Fees paid. No daily fines to facilitate sale. Close 5/17/2013.
8580 Lake Forest (parking lot)	Inspection 5/6/2013. Maintained.
9660 Lake Forest (strip mall)	Hearing scheduled for 6/11/13.
10301 I-10 W. Service Road	Hearing scheduled for 6/11/13.
23804 Read (aka 5851 Read)	Judgment 3/26/2013. Appeal filed 4/30/2013.
8500 Lake Forest (abandoned gas station)	Judgment recorded NA 2013-15897.
3010 Sandra Place (Crescent City Gates)	Judgment 3/26/2013. Approximate demolition cost $1.8M. Pleading filed, but City not yet served.
6800 Plaza	Sheriff's Sale 7/5/13.
10101 Lake Forest	Hearing scheduled for 6/11/13.
2800 Sullen	Judgment 4/18/2013.
4300 Sullen	In research.
8501 Lake Forest Blvd aka 8500 I-10 Service Road	$1.5M lien and Sheriff's writ 2010-10353 for $256,982.50. Writ is being litigated by Hamps.
45608 Bullard	In research.

REINVESTMENT

NORA Inventory Movement
77 Properties Returned to Commerce in April

Properties Returned to Commerce in 2013 by Program

Legend:
- Lot Next Door
- Auction
- Development
- Alternate Land Use
- Cumulative Target
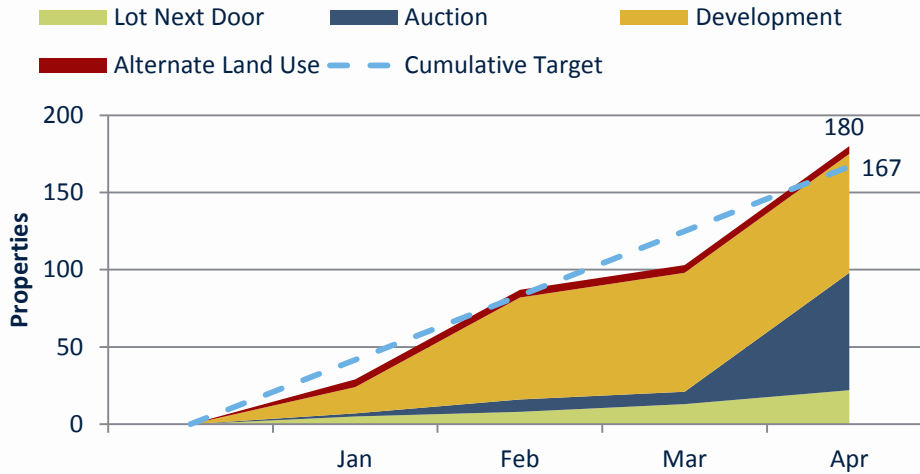
Total Properties Returned to Commerce by Program since 2006 (2,534)
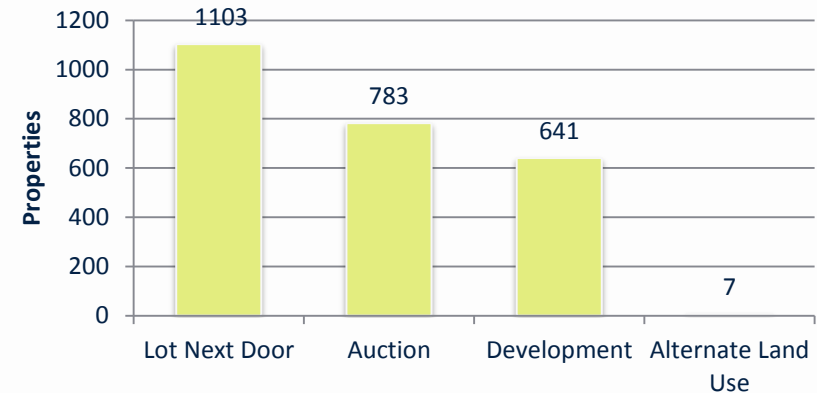
	July (revised)	August (Revised)	September (Revised)	October (Revised)	November (Revised)	December (Revised)	January(Revised)	February	March	April	Change
Grand Total	5119	5119	5119	5121	5121	5123	5144	5147	5147	5151	4
Not Sold	3039	3022	2979	2955	2806	2769	2761	2706	2690	2617	-73
Inventory	2341	2343	2532	2553	2477	2461	2542	2484	2312	2329	17
Returned to Inventory		37	149								0
Under Contract	698	642	298	402	329	308	219	222	378	288	-90
Sold in Period	23	17	43	26	149	39	29	58	16	77	61
Lot Next Door	13	13	6	15	27	13	5	3	5	9	4
Auction	5	2	5	0	100	2	2	6	0	68	68
Development	5	2	32	11	22	22	17	49	11	0	-11
Alternate Land Use	0	0	0	0	0	2	5	0	0	0	0
Previously Sold	2057	2080	2097	2140	2166	2315	2354	2383	2441	2457	16
Lot Next Door	994	1007	1020	1026	1041	1068	1081	1086	1089	1094	5
Auction	593	598	600	605	605	705	707	709	715	715	0
Development	470	475	477	509	520	542	564	581	630	641	11
Alternate Land Use	0	0	0	0	0	0	2	7	7	7	0

Source: New Orleans Redevelopment Authority 5/7/13
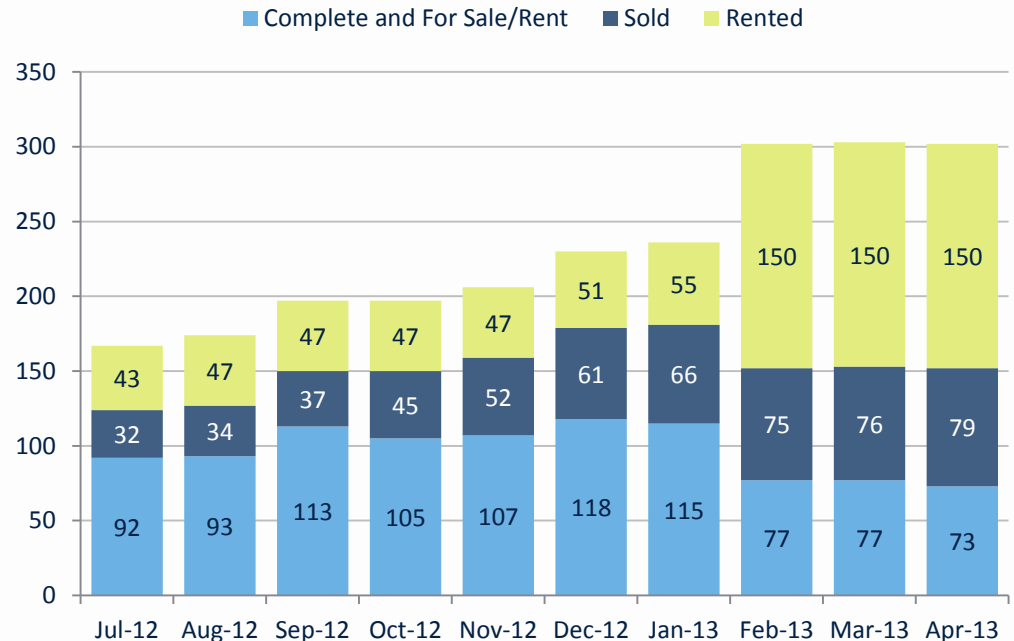
BlightSTAT April, 2013

NORA Redevelopment

HUD Neighborhood Stabilization Program, Phase 2 (NSP2) Award

Cumulative NSP2 Housing Units Completed

NSP2 Housing Units	
Sold	79
Rented	150
Complete and For Sale/Rent	73
Under Construction	154
In Pre-Development	22
TOTAL	**478**

Legend: ■ Complete and For Sale/Rent ■ Sold ■ Rented

Month	Complete and For Sale/Rent	Sold	Rented
Jul-12	92	32	43
Aug-12	93	34	47
Sep-12	113	37	47
Oct-12	105	45	47
Nov-12	107	52	47
Dec-12	118	61	51
Jan-13	115	66	55
Feb-13	77	75	150
Mar-13	77	76	150
Apr-13	73	79	150

Action Item

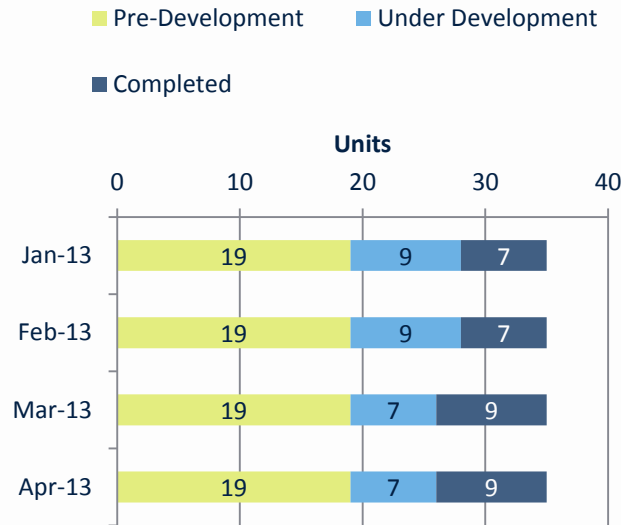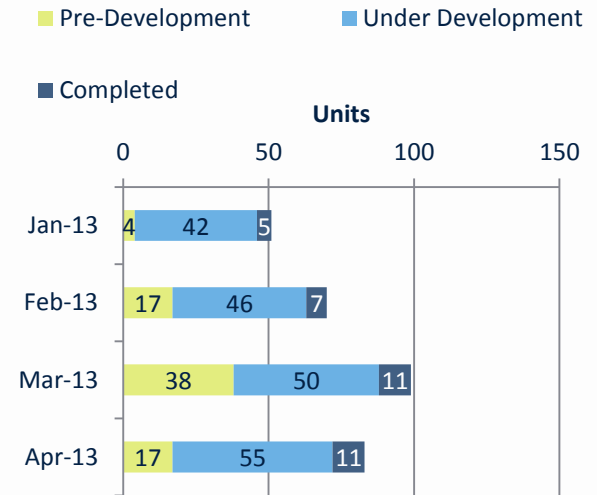| Date	Responsible Parties	Action Item	Status
2/14/13	D. Lessinger and D. Ross	Develop a timeline to share additional public investment information with the public on data.nola.gov	

Office of Community Development

Rental Housing Program

Legend: Pre-Development, Under Development, Completed

Units

Month	Pre-Development	Under Development	Completed
Jan-13	125	127	
Feb-13	151	129	
Mar-13	145	86	43
Apr-13	143	88	43

Homeownership Development Program

Legend: Pre-Development, Under Development, Completed

Units

Month	Pre-Development	Under Development	Completed
Jan-13	19	9	7
Feb-13	19	9	7
Mar-13	19	7	9
Apr-13	19	7	9
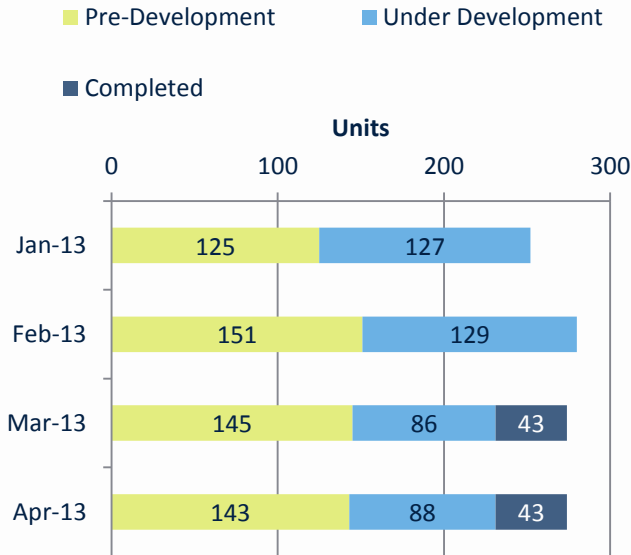
Owner-Occupied Rehabilitation Program

Legend: Pre-Development, Under Development, Completed

Units

Month	Pre-Development	Under Development	Completed
Jan-13	4	42	5
Feb-13	17	46	7
Mar-13	38	50	11
Apr-13	17	55	11

Key Performance Indicators	2012 Actual	2013 YTD Actual	2013 Annual Target	% 2013 Target Achieved (33% of Year Lapsed)
Number of first time homebuyers receiving soft second mortgage commitments	221	84	300	28%
Number of housing units developed through Homeownership Development Program	22	9	30	30%
Number of housing units assisted through the Owner Occupied Rehab Programs	119	11	75	15%
Number of affordable rental units developed	195	43	140	31%

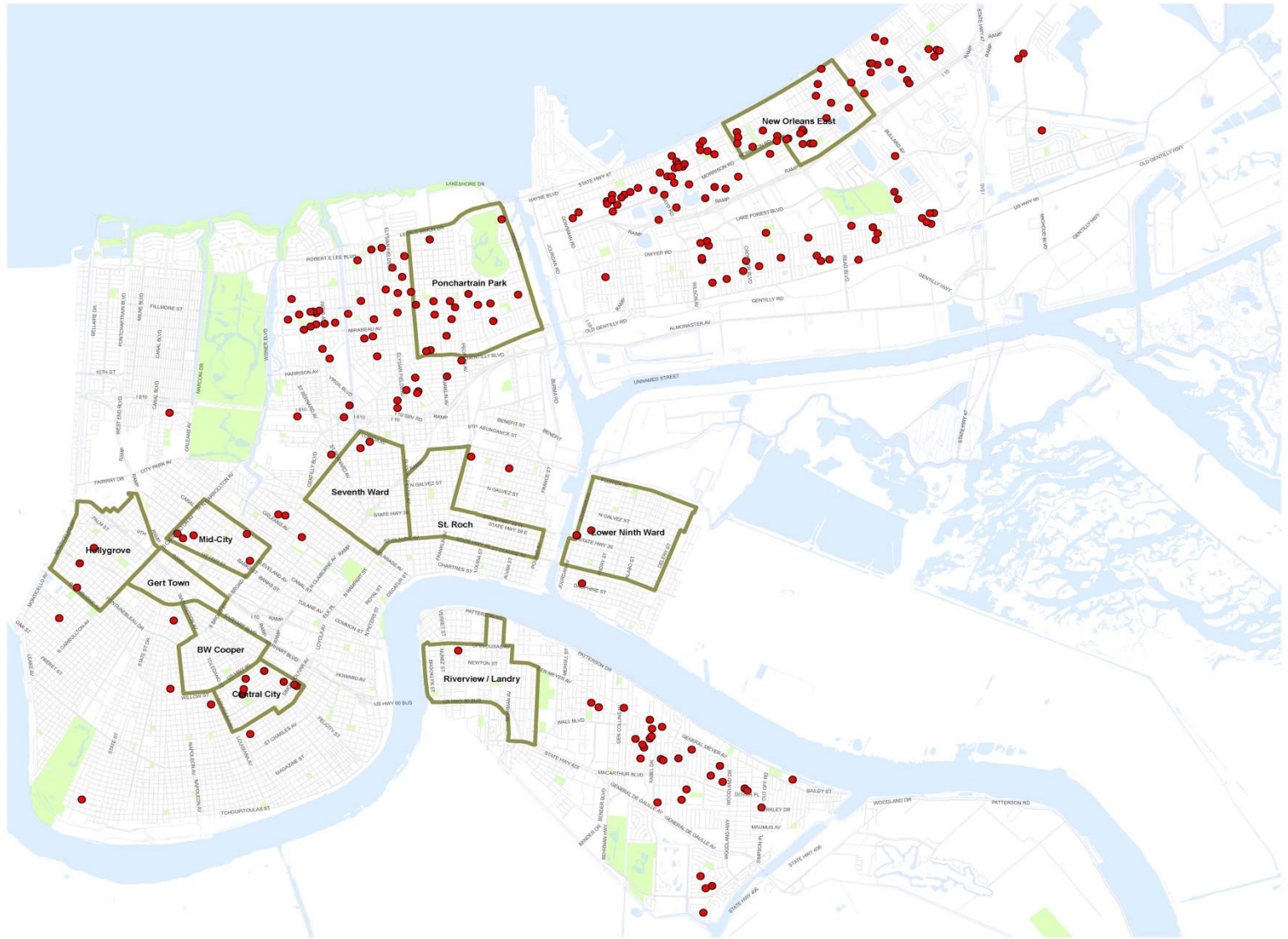**Source:** New Orleans Office of Community Development 5/7/13

BlightSTAT April, 2013

Soft Second Mortgages through April 2013

Legend

- ● Soft Second Commitments
- ▢ Place-Based Areas
- ▢ Water Bodies
- ▢ Parks

BlightSTAT April, 2013

Glossary of Acronyms

CDBG: Community Development Block Grant

FEMA: Federal Emergency Management Authority

HANO: Housing Authority of New Orleans

HUD: Housing and Urban Development

IDC: Imminent Danger of Collapse

NORA: New Orleans Redevelopment Authority

NSP2: Neighborhood Stabilization Program, Phase 2

OCD: Office of Community Development

SDER: Strategic Demolition for Economic Recovery

YTD: Year to Date

Evaluation Form

- Are you a city employee or a member of the public?

- On a scale of 1-5, how useful was this meeting to you? (1= least useful and 5= most useful)

- What's working?

- What's not working?