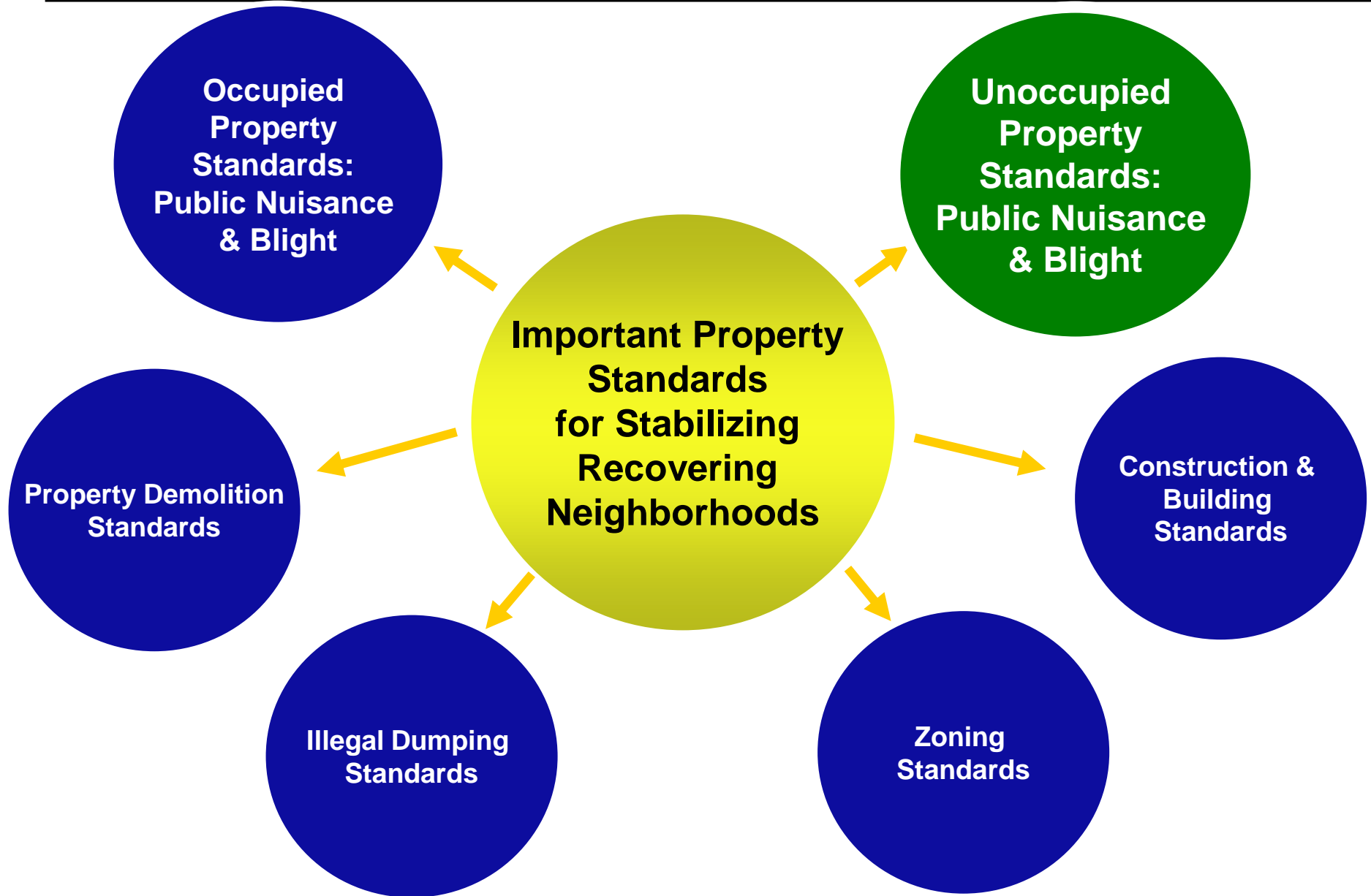


A Foundation for Recovery: Strategies for Neighborhood Stabilization



Strategic Code Enforcement & Blighted Property Redevelopment

New Orleans Building & Health Codes: Building Blocks for Recovery



The “Good Neighbor Program:” A First Step Towards Property Stabilization



In the aftermath of Citywide flooding, the City’s Code Enforcement Programs were directed towards preserving storm-damaged properties & removing imminent health threats:

- Citywide neighborhood inspections
- Standards for gutting & clean-up
- Fines for Public Nuisance Properties
- Seizures or Demolitions for Blight
- Secured thousands of properties

The “Good Neighbor Program:” Successful First Steps



The “Good Neighbor Program” resulted in citywide inspections, enforcement actions, and actual measures accomplished in securing storm-damaged properties:

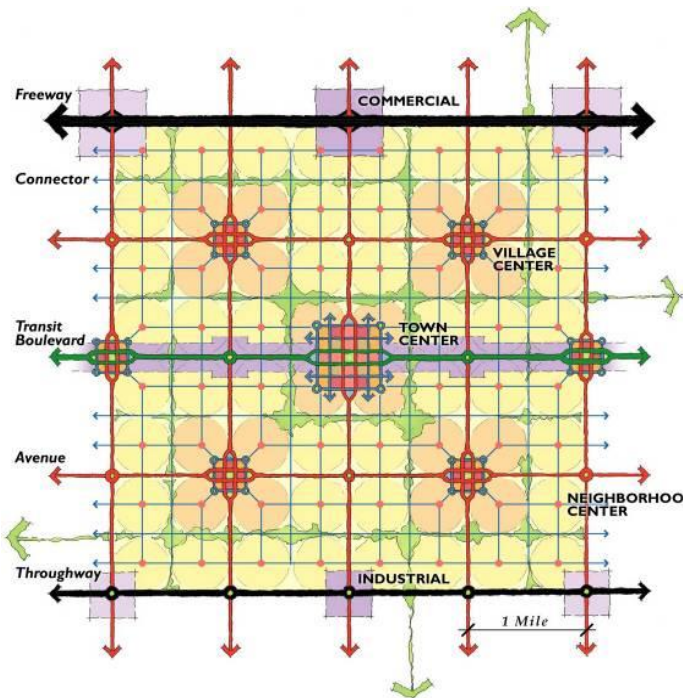
- 17,611 Total Inspections
- 6,662 Total Abatements
- 4,216 Enforcement Hearings
- 1,736 Public Nuisance or Blight Orders
- Approximately 750 blighted properties slated for demolition or expropriation

Next Steps: Adapting to Lessons Learned & Longer-Term Needs

The “Good Neighbor Program” was a limited first step towards overall neighborhood stabilization.

To address longer-term needs, the City’s Code Enforcement Programs must adapt and reorganize:

- Strategically balance resources towards strategic, recovery-based enforcement decisions
- Increase legal enforcement tools with respect to unoccupied properties
- Improve transparency & citizen information exchange
- Utilize recovery funds for acquisition/ maintenance
- Ensure Interdepartmental Management
- Centralize case files and hearings through technology upgrades



A Foundation for Recovery & Growth

Stabilizing Neighborhoods by Reducing Public Nuisances & Blight Among the City's Unoccupied Properties

The City of New Orleans is instituting a *Strategic Code Enforcement and Property Stabilization Program* to **address the City's thousands of unoccupied properties**, which exist as a result of historical abandonment, storm damage, market forces and financial hurdles that slow property redevelopment.

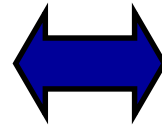
If unaddressed, **unoccupied properties are more susceptible to becoming public nuisances or blight** than other types of property. This, in turn, will further destabilize the City's vulnerable, recovering neighborhoods.

Through legal and programmatic enhancements that build on the "Good Neighbor Program," the **City will utilize code enforcement authorities to systematically identify, inspect, and abate public nuisance & blighted unoccupied properties.**

The overarching goal is to **increase the speed, volume, and quality** with which these destabilizing properties are addressed so as to increase public safety, resident and investor confidence, and equitable and revenue-generating housing opportunities in the City of New Orleans.

Strategizing for Success Understanding the Reasons for the City's Large Volume of Unoccupied Properties

Post-Disaster Market Realities



Historical Challenges

Property insurance costs dramatically increased (i.e., 500% increase in wind insurance premiums).

Mortgage-lending and credit instability.

Typical “Road Home” Grant insufficient to cover mortgage and construction loan.

High degree of investment uncertainty & deferred rebuilding decisions, particularly in storm-damaged neighborhoods.

High incidence of abandonment as City’s population decreased over past 30 years.

High-level poverty levels among “legacy” property owners limited ability to maintain properties.

Code Enforcement & Redevelopment Authority have lacked funds to acquire & maintain large volumes of blighted property.

Splintered governmental housing and blight authorities, inefficient non-compliant owner tracking, and limited legal authorities to seize and redevelop properties.

Strategizing for Success

Recognizing that Public Nuisance and Blighted Unoccupied Properties are Destabilizing Recovering Neighborhoods

Pre-storm abandoned properties had long-been a source of public health hazards and diminished property values in affected neighborhoods.



Thousands of storm-damaged properties remain unoccupied due to owner abandonment or the inability or unwillingness to finance reconstruction.



Absent an occupying owner or tenant, unoccupied properties are significantly more likely to degrade into public nuisances or blight.



The resulting increase in public nuisances and blight, compounding an already existing problem of abandoned property, further increases neighborhood health hazards, public safety risks, and criminal havens.



As a result, residents and investors are exposed to additional risks when deciding to rebuild in an already fragile market and redeveloping City.

Strategizing for Success

Balancing Resources to Abate Public Nuisance and Blighted Unoccupied Properties as a Foundation for Recovery

The City's *Strategic Code Enforcement and Property Stabilization Program* is based on the premise that **the City's thousands of unoccupied properties can not be solved by traditional code enforcement authorities and applications.**

Systematic inspection, adjudication, and abatement of public nuisance and blighted unoccupied properties **must be consistent with the City's overall recovery needs and include neighborhood-appropriate solutions.**

As such, **citywide implementation must focus on three priorities:**

- 1) *Designated Recovery Areas* (Housing Opportunity Zones)
- 2) *Stabilizing Areas* in which occupied properties being rebuilt are surrounded by pockets of public nuisances and blight
- 3) *Urgent Needs* throughout the City

Moving Forward: Overarching Policy Goals for Program

- **Improve neighborhood quality of life and protect residents** through more aggressive enforcement actions against public nuisances and blight in recovering neighborhoods.
- **Support neighborhood reinvestment** by integrating code enforcement with homeowner assistance programs.
- **Stimulate long-term, sustainable growth** by using enforcement and blight acquisition strategies consistent with the specific redevelopment needs of a neighborhood.
- **Foster neighborhood cohesiveness** by partnering with citizens and neighborhood associations to enforce property standards and maintain and redevelop blight.
- **Increase and improve transparency** and public dissemination of information.

Moving Forward: Administrative Goals in Re-structuring Enhanced Code Enforcement Program

- **Increase speed and efficiency** with which properties are inspected and cases adjudicated.
- **Maximize volume of properties inspected and abated**, if determined to be public nuisance or blighted.
- **Ensure quality in implementing abatement, acquisition, maintenance, and redevelopment strategies** that increase public safety, resident and investor confidence, and equitable and revenue-generating housing opportunities.

Increasing Speed & Efficiency in Inspecting Properties and Adjudicating Cases

Programmatic Overhauls Underway:

- Creating electronic inspection and property data files.
- Instituting electronic filing of Citations, Fees, and Liens.
- Consolidating environmental health and structural inspections & enforcement hearings within a single adjudication process.
- Increasing resources and oversight to facilitate professional records management and instant signing and recordation of enforcement orders upon issuance of final judgments.

Maximizing Volume of Properties Inspected and Abated

Programmatic Overhauls Underway:

- Coordinating inspection orders, hearing notices, and case file development through *Accela* Work Management System.
- Creating improved interface between City Code Enforcement Systems and 311.
- Establishing central GIS data repository for existing GNP and ongoing inspection reports, assessor data, and other property and neighborhood-specific data to better identify sweep areas for increased enforcement actions.
- Developing interdepartmental work flow models and operational procedures to increase volume of post-judgment liens, compliance agreements, abatement orders, foreclosure sales, and expropriation requests.

Ensuring Quality in Implementing Abatement, Acquisition, Maintenance & Redevelopment Strategies

Programmatic Overhauls Underway:

- Establishing Interdepartmental Management Committee to determine enforcement areas and strategies for redeveloping nuisance and blighted properties.
- Developing web interface to enable public tracking of enforcement actions and acquisition opportunities.
- Creating citizen booklets detailing compliance guidelines, enforcement procedures, and available technical and financial housing rehabilitation services.
- Increasing authority to issue daily fines, foreclosure liens, and abate nuisances on private property that owners refuse to remedy.
- Instituting post-judgment redevelopment strategies utilizing Owner Compliance Agreements; Code Auctions; and NORA expropriations that maintain or redevelop blight through “Lot Next Door,” Clustered Redevelopment, and other programs.

Next Steps: Incorporating a New Chapter into the City Code – “*Post-Disaster Recovery & Neighborhood Stabilization*”

A new chapter to the City Code is proposed to add enforcement tools and administrative procedures specifically tailored to streamline administrative hearings, increase enforcement capacity, and expand enforcement options for public nuisance and blighted unoccupied properties:

Division 1: General Provisions & Definitions

Division 2: Minimum Standards for Unoccupied Properties combining & modifying relevant provisions from Chapters 26 and 66)

Division 3: Standards for Administrative “Public Nuisance” and “Blight” Determinations

Division 4: Administrative Procedures

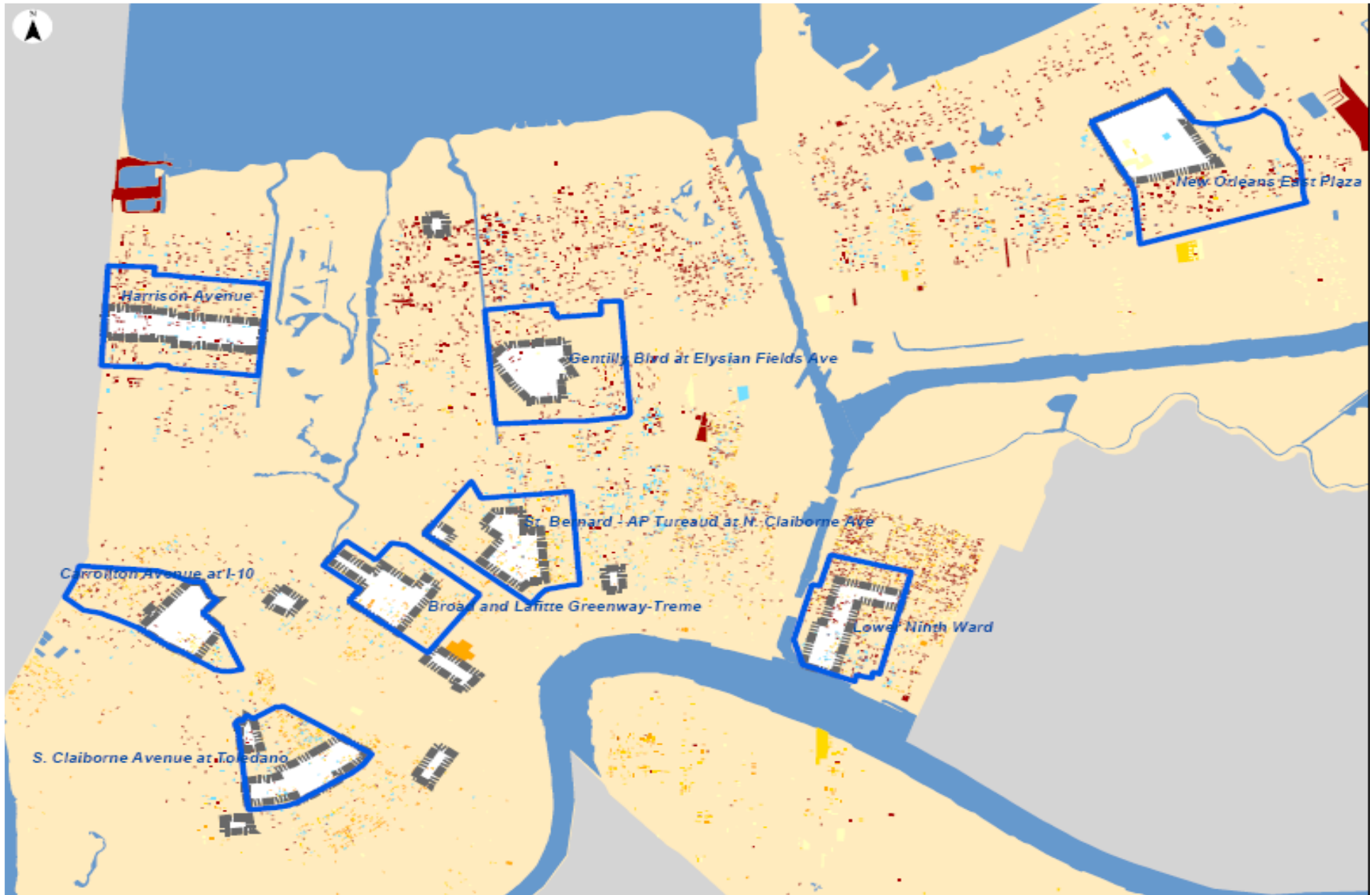
Division 5: Post-Judgment penalties including daily fines, commercial blight performance bonds, and establishment of a “New Orleans Neighborhood Revitalization Fund.”

Division 6: Administrative Remedies including expanded public nuisance abatement authorities.

Division 7: Expanded authority to enforce property liens, issue re-inspection fees, and recover abatement costs.

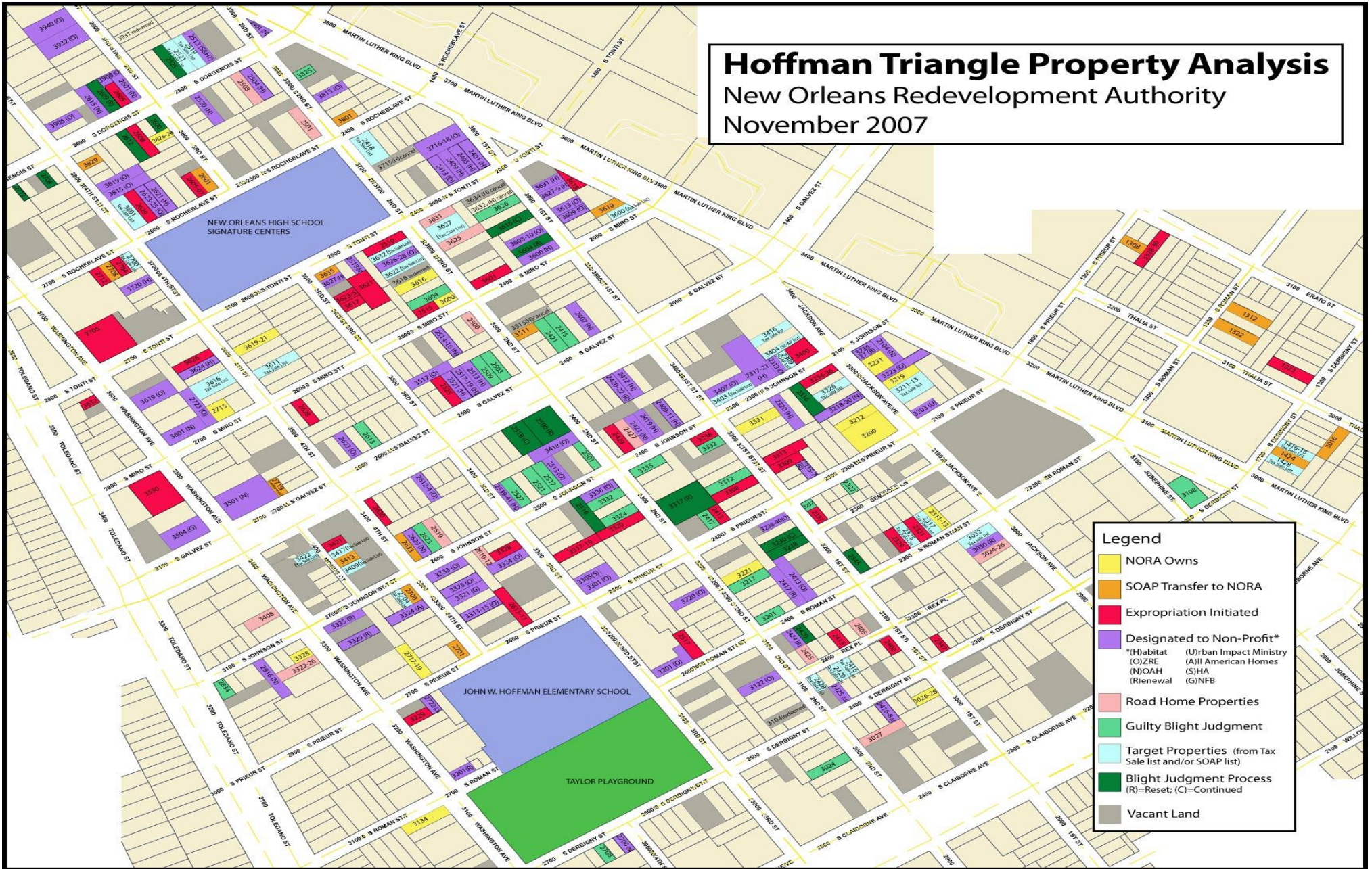
Division 8: Right of Entry and inspection authority.

Next Steps: Expanding Designated Recovery Areas to Identify Nuisance & Blighted Unoccupied Property Concentrations



Next Steps: Identifying Stabilizing Areas for Purposes of Strategic Citywide Inspections & Abatement

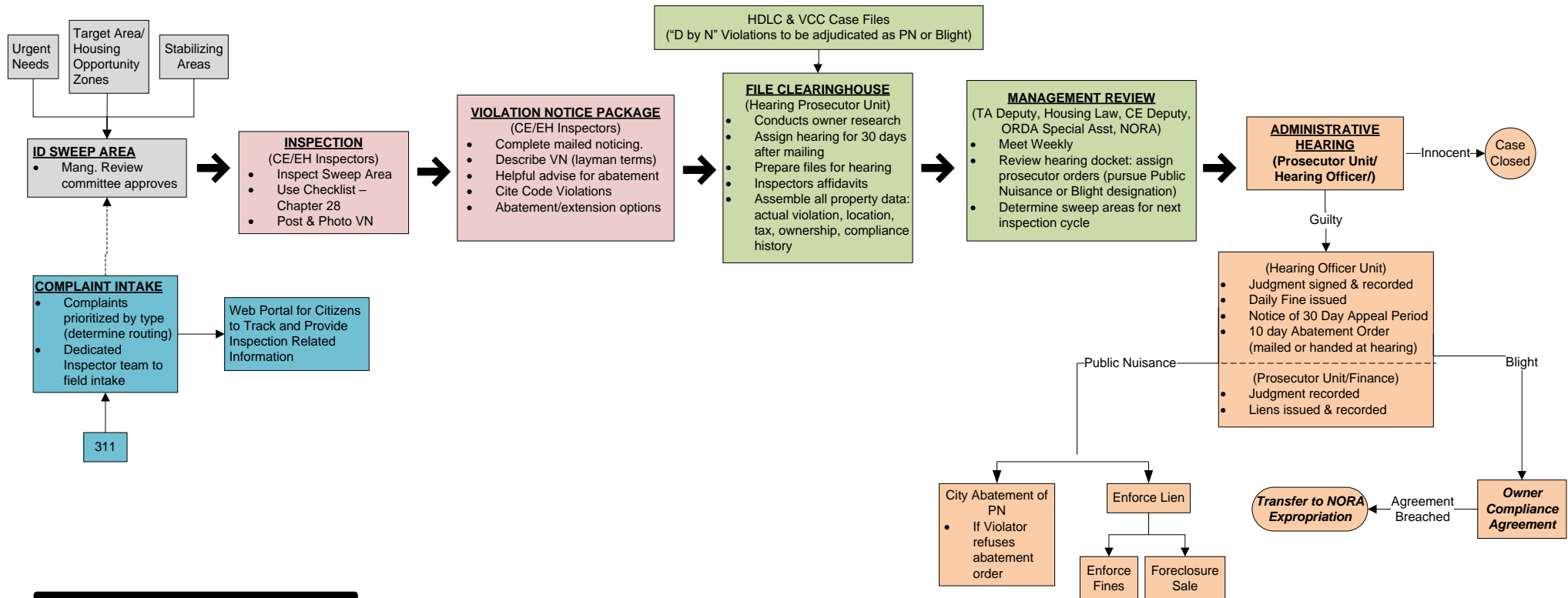
Hoffman Triangle Property Analysis
 New Orleans Redevelopment Authority
 November 2007



- Legend**
- Yellow: NORA Owns
 - Orange: SOAP Transfer to NORA
 - Red: Expropriation Initiated
 - Purple: Designated to Non-Profit*
 - (H)Habitat (U)Urban Impact Ministry
 - (O)ZRE (A)American Homes
 - (N)NJOAH (S)SHA
 - (R)Renewal (G)NFB
 - Pink: Road Home Properties
 - Green: Guilty Blight Judgment
 - Light Blue: Target Properties (from Tax Sale list and/or SOAP list)
 - Dark Green: Blight Judgment Process
 - (R)=Reset; (C)=Continued
 - Grey: Vacant Land

Overall Enhanced Code Enforcement Structure & Estimated Timelines from Inspection to Post-Judgment Resolutions

NOLA Code Enforcement for Unoccupied Structures



Key	
<i>Estimated Time for 1 case from Inspection to Post-Judgment Resolution</i>	
Identify Sweep Areas	Ongoing
Citizen Complaint Intake	Ongoing
Inspection to Pre - Hearing	45 – 105 days
Pre – Hearing Preparation	14 – 21 days
Hearing to Post-Judgment Resolution	38 - 42 days
Total Estimated time	3 – 6 months

Terminology:
 PN = Public Nuisance
 VN = Violation Notice
 D by N = Demo by Neglect

NOLA Code Enforcement for Unoccupied Structures

