

Understanding Neighborhood Dynamics and Using Market-Based Data



Case Study: New Orleans

David Lessinger, New Orleans Redevelopment Authority

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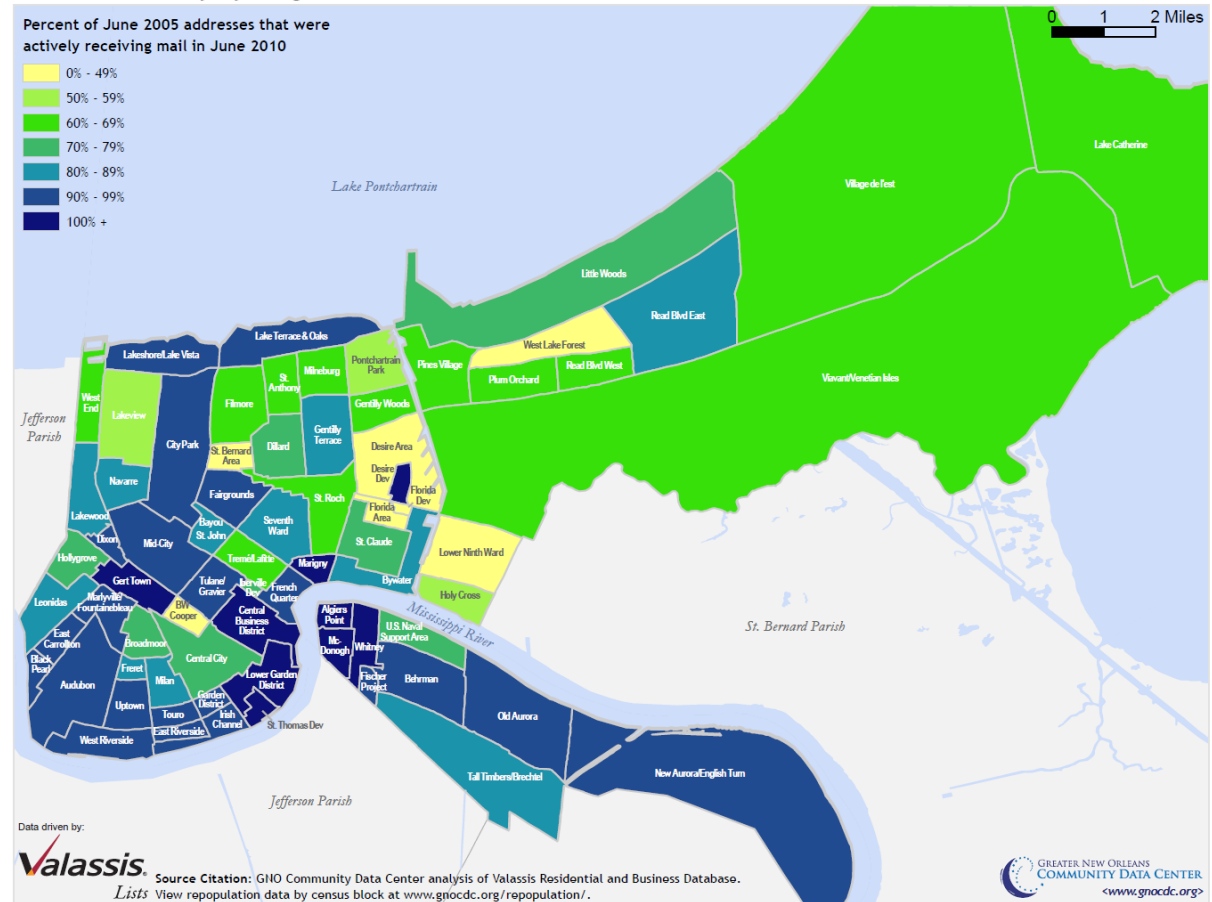
Jason Stopa, Beacon of Hope Resource Center

Center for Community Progress
Reclaiming Vacant Property Conference
June 20, 2012

Limited data availability after levee failures

- USPS data as general indicator of return
- No reliable parcel-level indicators
- Market signals were distorted

Percent Recovery by Neighborhood in New Orleans



Public investment to spur private market

- Recovery required quick action and investment
- Policy: reinvest in every area of the city

TARGETED RECOVERY AREAS

In line with a plan announced in March to focus public resources on target zones across New Orleans, Mayor Ray Nagin's recovery office has identified more than 160 projects, most of them in the zones, as priorities for rebuilding, according to a draft report obtained by The Times-Picayune. Costs are based on estimates by the city, FEMA, developers and neighborhood groups and may reflect property values and comparisons to similar projects. Cost estimates are subject to change.



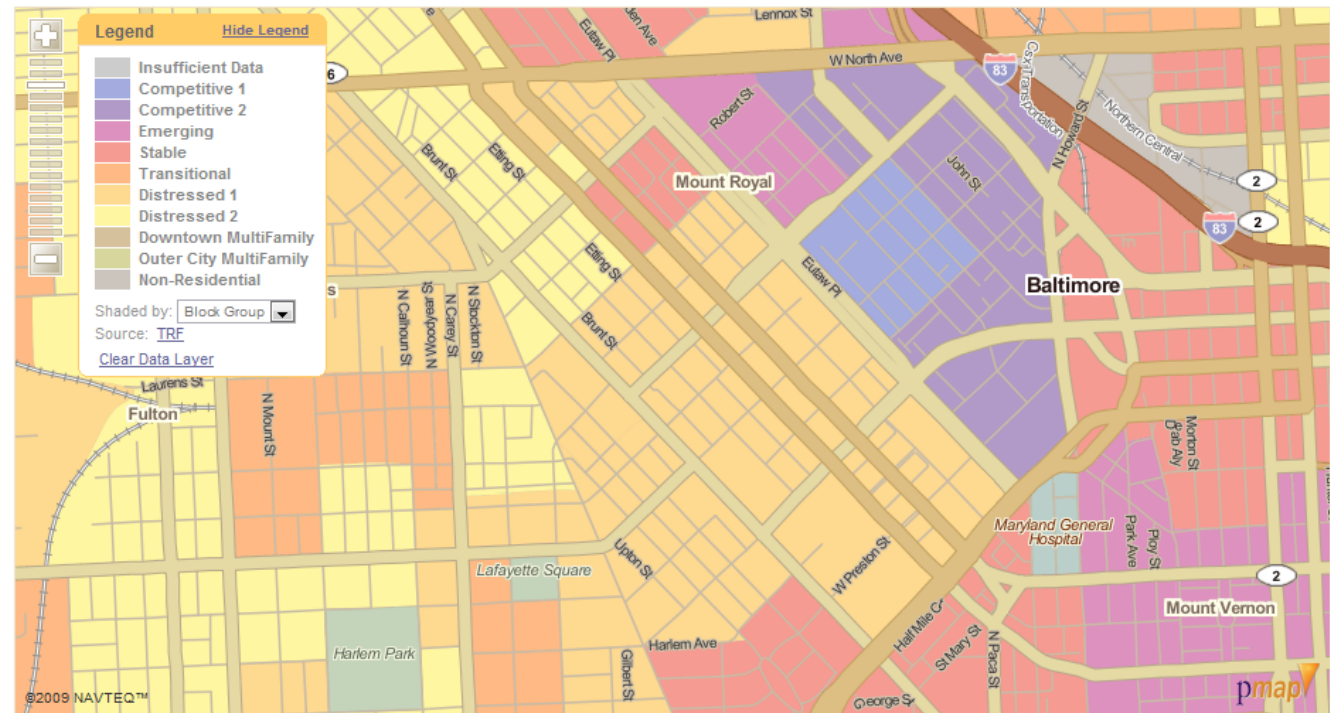
Source: The New Orleans Times-Picayune, Sept. 2007

Now market data can help guide public dollars

- Moving from recovery to redevelopment
- New Orleans completing a Market Value Analysis in 2012

TRF's 2005 Market Value Analysis (MVA) for Baltimore City Planning. [details ▼](#)

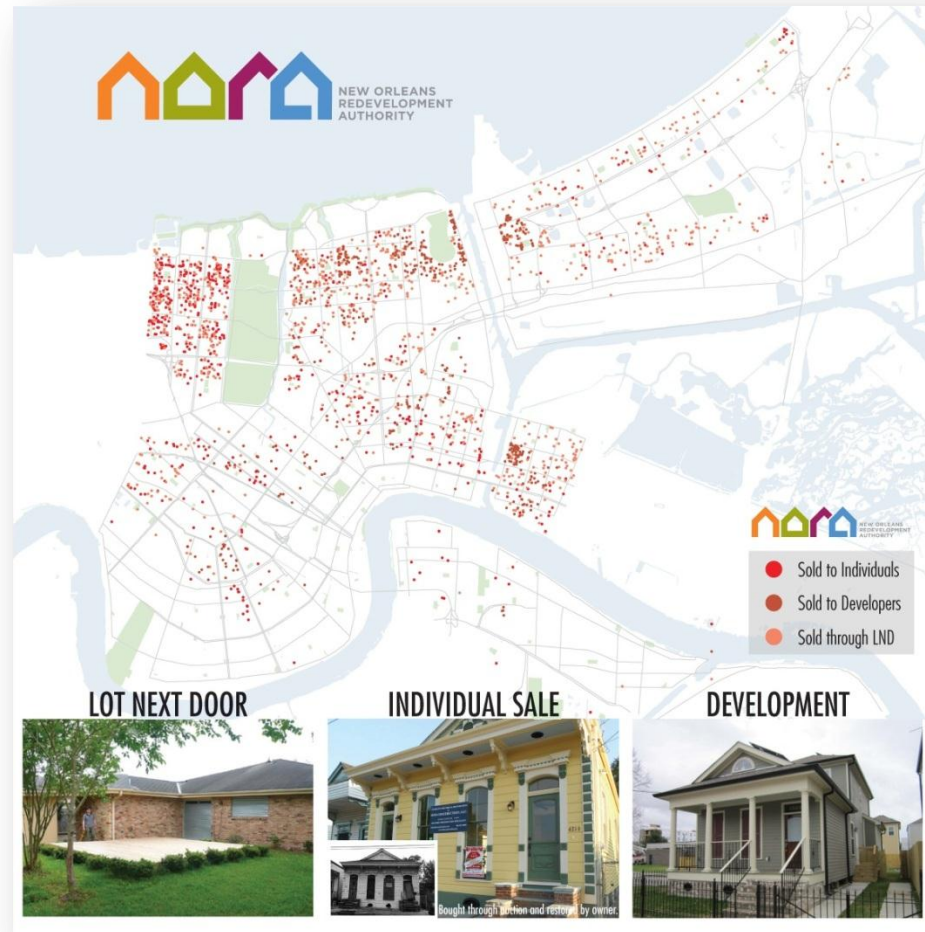
Maryland > Baltimore City County > Baltimore > Baltimore > 21217 > 140200



Source: TRFund.org

NORA: Blight Reduction & Neighborhood Revitalization

- Market-sensitive disposition of State buy-outs
- Expanding household footprints



NORA: Blight Reduction & Neighborhood Revitalization

- Target reinvestment to transform markets
- Select catalytic projects to spark private reinvestment



NORA: Blight Reduction & Neighborhood Revitalization

- Maintain properties with no immediate re-use
- Assemble land for alternative uses



City of New Orleans: BlightSTAT



CITY OF NEW ORLEANS

BlightSTAT

- The Mayor's pledge
- Office of Performance & Accountability mission
- CitiStat model
- Open meetings
- Cross-departmental coordination
 - Code Enforcement
 - Hearings Bureau
 - Sanitation
 - Law Department
 - NORA
 - Community Development

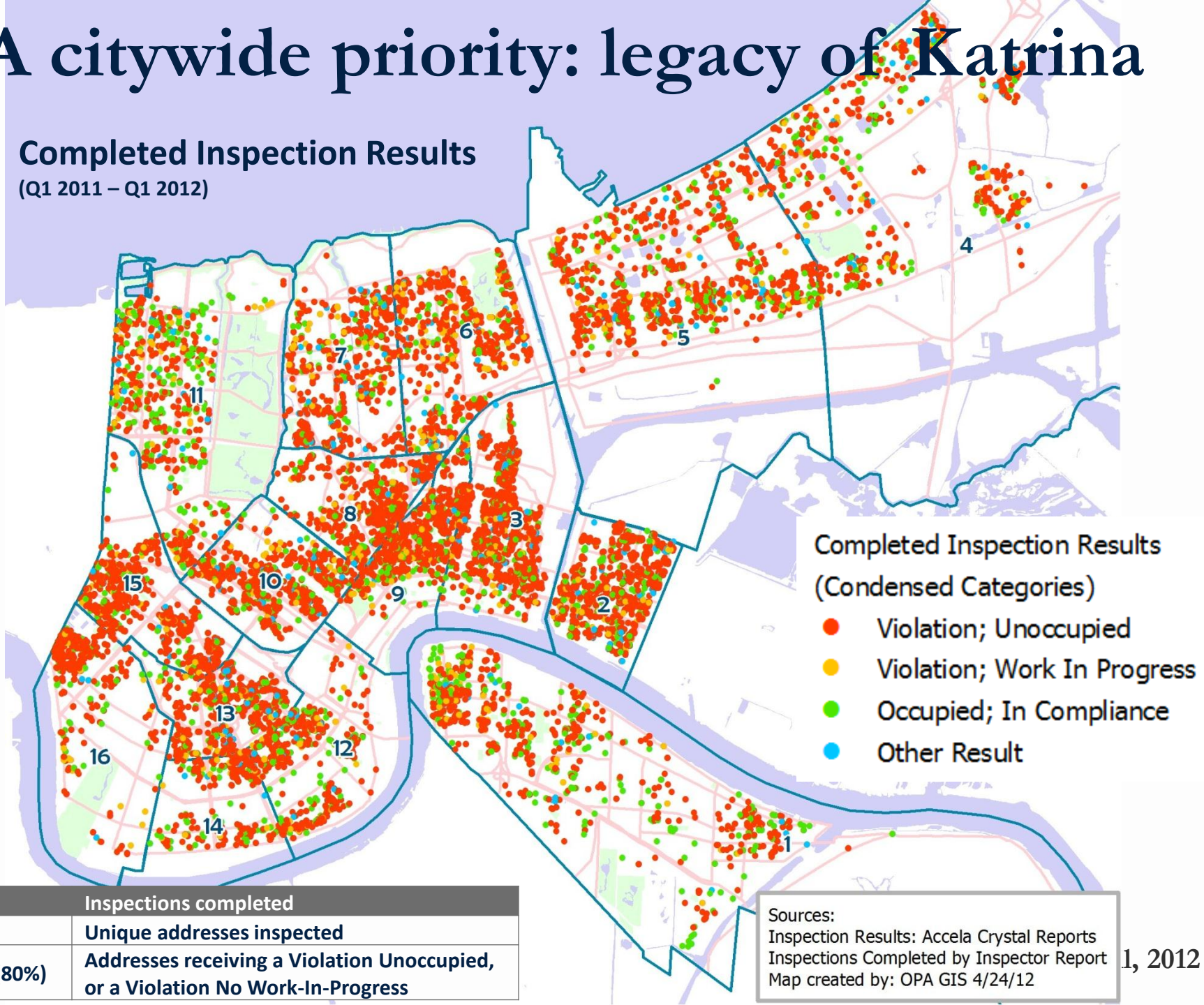


Office of Performance & Accountability

A citywide priority: legacy of Katrina

Completed Inspection Results

(Q1 2011 – Q1 2012)



24,780

Inspections completed

12,022

Unique addresses inspected

9,638 (80%)

Addresses receiving a Violation Unoccupied,
or a Violation No Work-In-Progress

Sources:

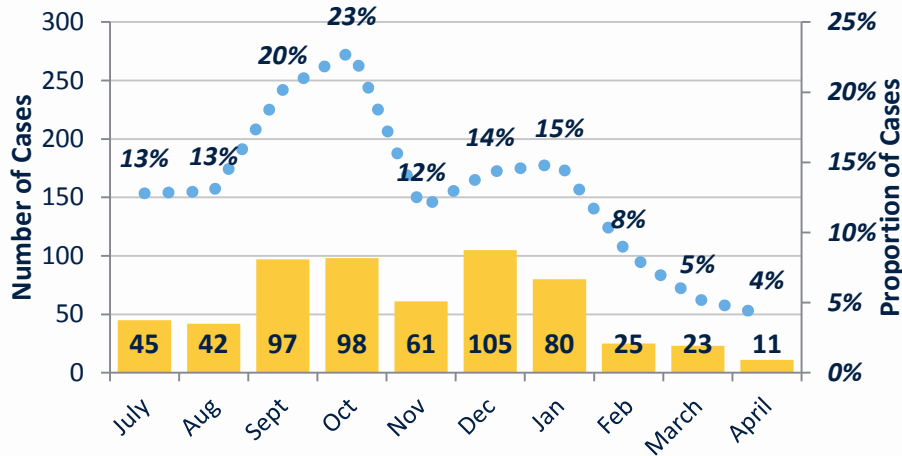
Inspection Results: Accela Crystal Reports
Inspections Completed by Inspector Report
Map created by: OPA GIS 4/24/12

1, 2012

Anatomy of a STAT program

Efficiency

Hearings with a Reset



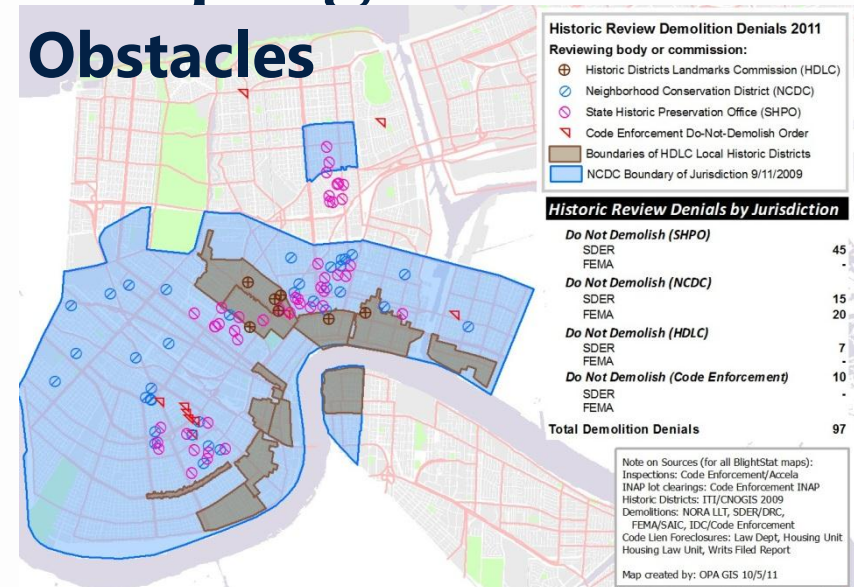
Timeliness

Hearings Backlog Pivot Table Report

Date: 5/31/12

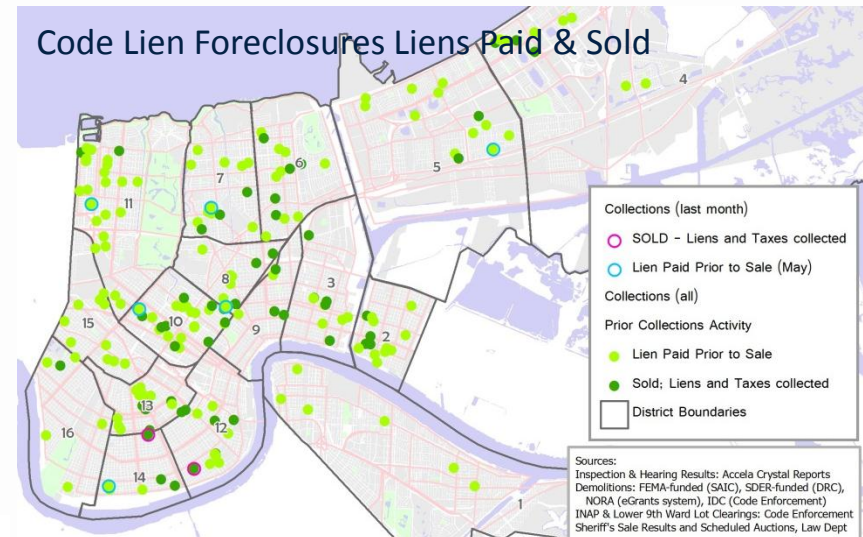
	New Case	In Research	Grand Total
Date of Initial Inspection			
2011	427	164	591
2012			
Jan	128	76	204
Feb	140	13	153
Mar	94	30	124
Apr	184	112	296
May	258	310	568
Grand Total	1231	705	1936

Obstacles

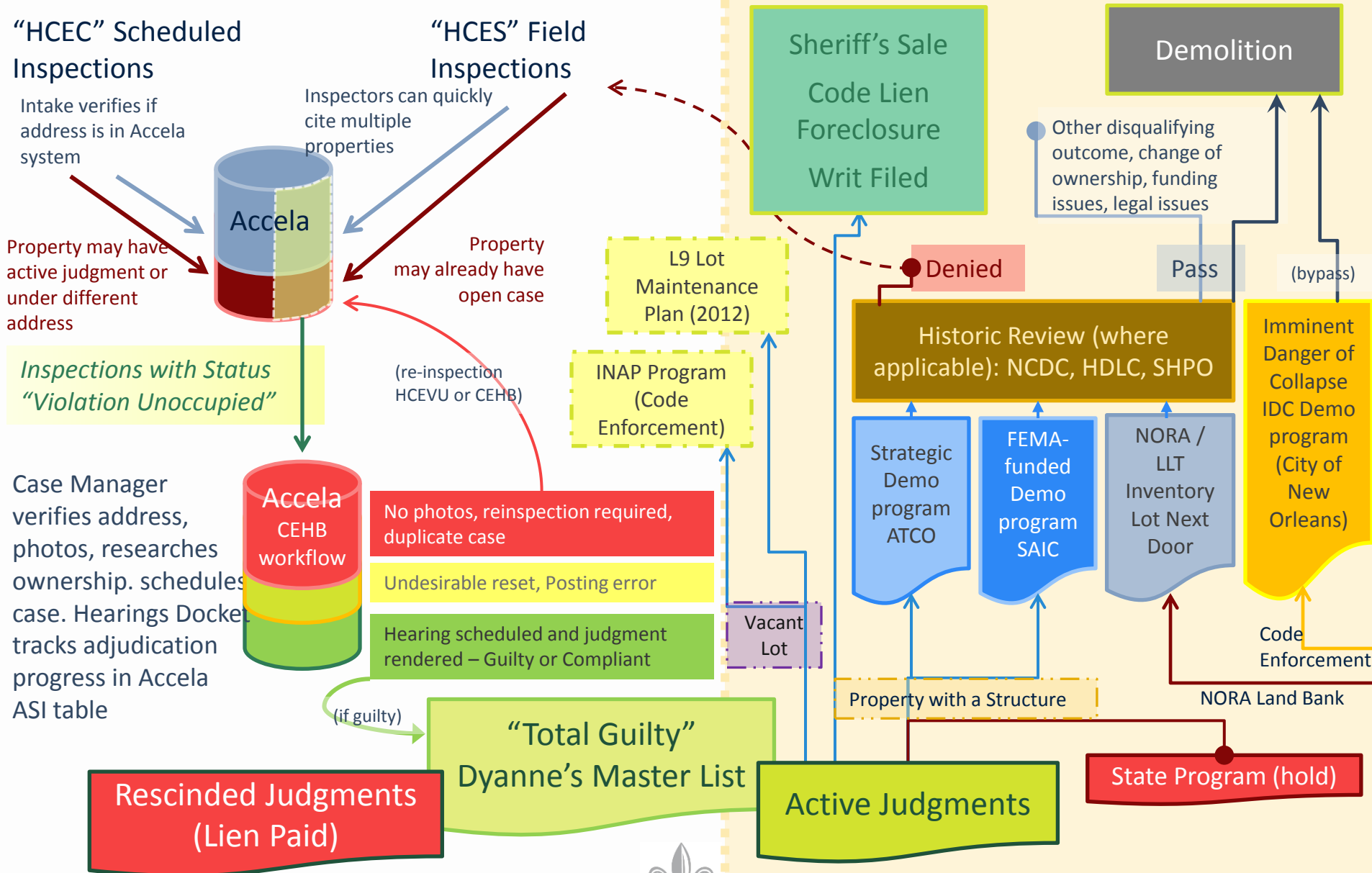


Outcomes

Code Lien Foreclosures Liens Paid & Sold



Complex Processes: Fractured Information



Quality of administrative data depends upon a good workflow tool

The screenshot displays a software application for managing violations and inspections. The interface is divided into several sections:

- Violations Table:** A table listing various violations with columns for Number, Location, Lead Officer, Filed, Next Inspection, Last Action, Last Action Date, Last Inspection, Next Compliance, and Description. The table shows three entries for violations at 1920 6th St.
- Addressing Section:** A sidebar on the left showing a list of addresses, with 1920 6th St highlighted.
- Map:** A central map showing the location of the violations, with a blue rectangle highlighting the area around 1920 6th St.
- Violation Form:** A detailed view of a specific violation (Incident No. 10-06782-HCE) showing its location, type, and a list of events (Inspection, Notice, Adjudication Process, etc.).

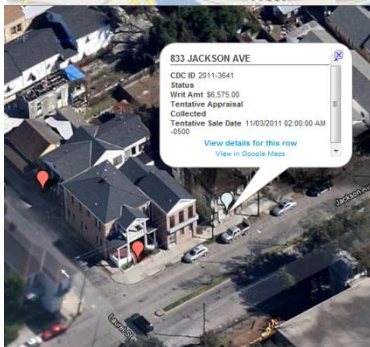
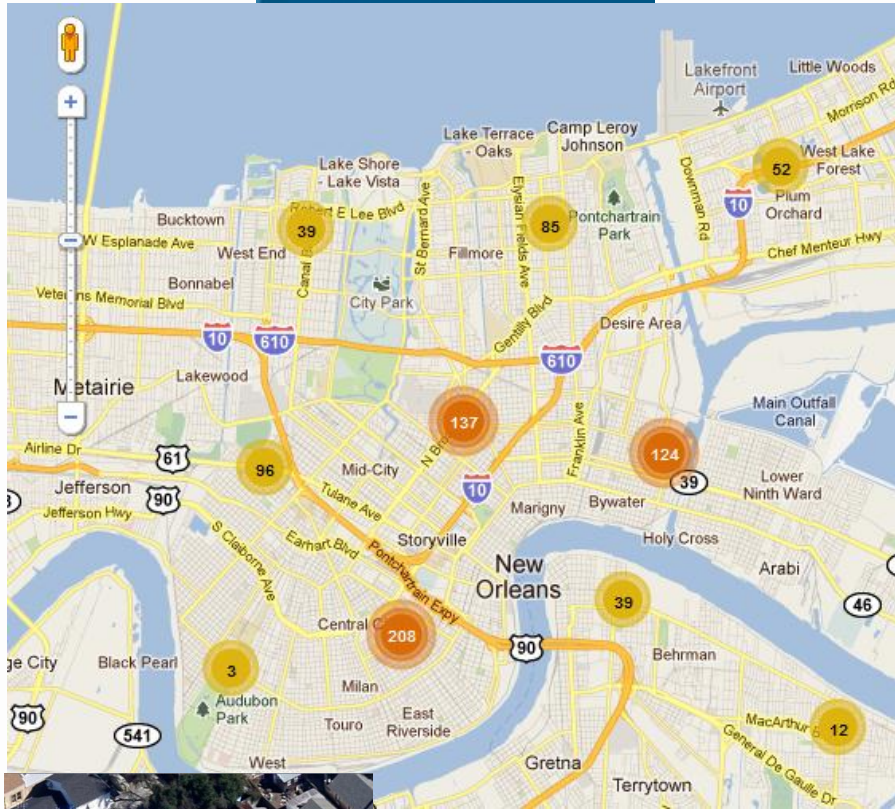
Number	Location	Lead Officer	Filed	Next Inspection	Last Action	Last Action Date	Last Inspection	Next Compliance	Description
10-06781-HCE	1920 6Th St	Davenport Group	12/14/2010	Tue 12/14/10					
Unknown (Historic)			5Y7G2	Davenport Group					
10-06782-HCE	1920 6Th St	Davenport Group	02/02/2011	Tue 12/14/10	Code Enforcement Adjudication	05/12/12			
Unknown (Historic)			ZG7W3E	Davenport Group	10-06782-HCE				
11-16449-HCE	1920 6Th St Acc Bl	Davenport Group	07/12/2011	Tue 07/12/11					
Unknown (Historic)			B3D1WN	Davenport Group					

Violation Form Details:

- Incident No.: 10-06782-HCE
- Location: 1920 6Th St
- Type: Unknown (Historical Record)
- Events (7):
 - Inspection: Scheduled, Tue 12/14/10 3:25 PM
 - Notice: Send and Post, Wed 2/2/11
 - Adjudication Process: Fri 2/25/11
 - Inspection: Scheduled, Fri 2/25/11 1:06 PM
 - Hearing Results: Guilty Reset, Tue 5/3/11
 - Administrative Hearing - Code Enfor: Sat 5/12/12 11:36 AM
 - Administrative Hearing - Code Enfor: Sat 5/12/12 11:37 AM



New tools for data dissemination

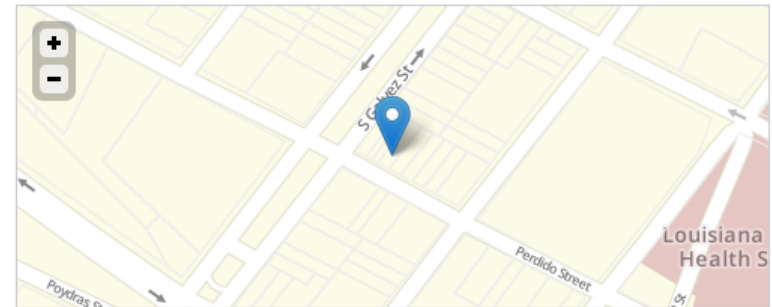


blightSTATUS

< /> Created by Code for America in partnership with the City of New Orleans, LA

Example: 1300 Perdido St

Search Address



2125 PERDIDO ST

Assessor's office

MOST RECENT UPDATE: Hearing on March 7, 2012.

Property History

INSPECTION NOTIFICATION HEARING JUDGEMENT RESOLUTION

Case Number: HCES-11-07089



Office of Performance & Accountability



Community Data for Advocacy

Resident-Led Strategies to Improve Quality of Life

Resident-Led Data Collection



Team Name <u>Robyn & Giselle</u>		DATE <u>3/17/09</u>		
Address	Prop_Desc	Prop_Stat	Mrkt_Stat	Flood_Elev
6720 FLEUR DE LIS DR	vacant lot	Site Ready	N/A	
6714 FLEUR DE LIS DR	House	New Construction occupied	N/A	Above
6708 FLEUR DE LIS DR	vacant lot	Site not ready	Real Home	

Data in Action - Resident Strategies

Resident Teams

- Infrastructure
- Blight
- Greenspace

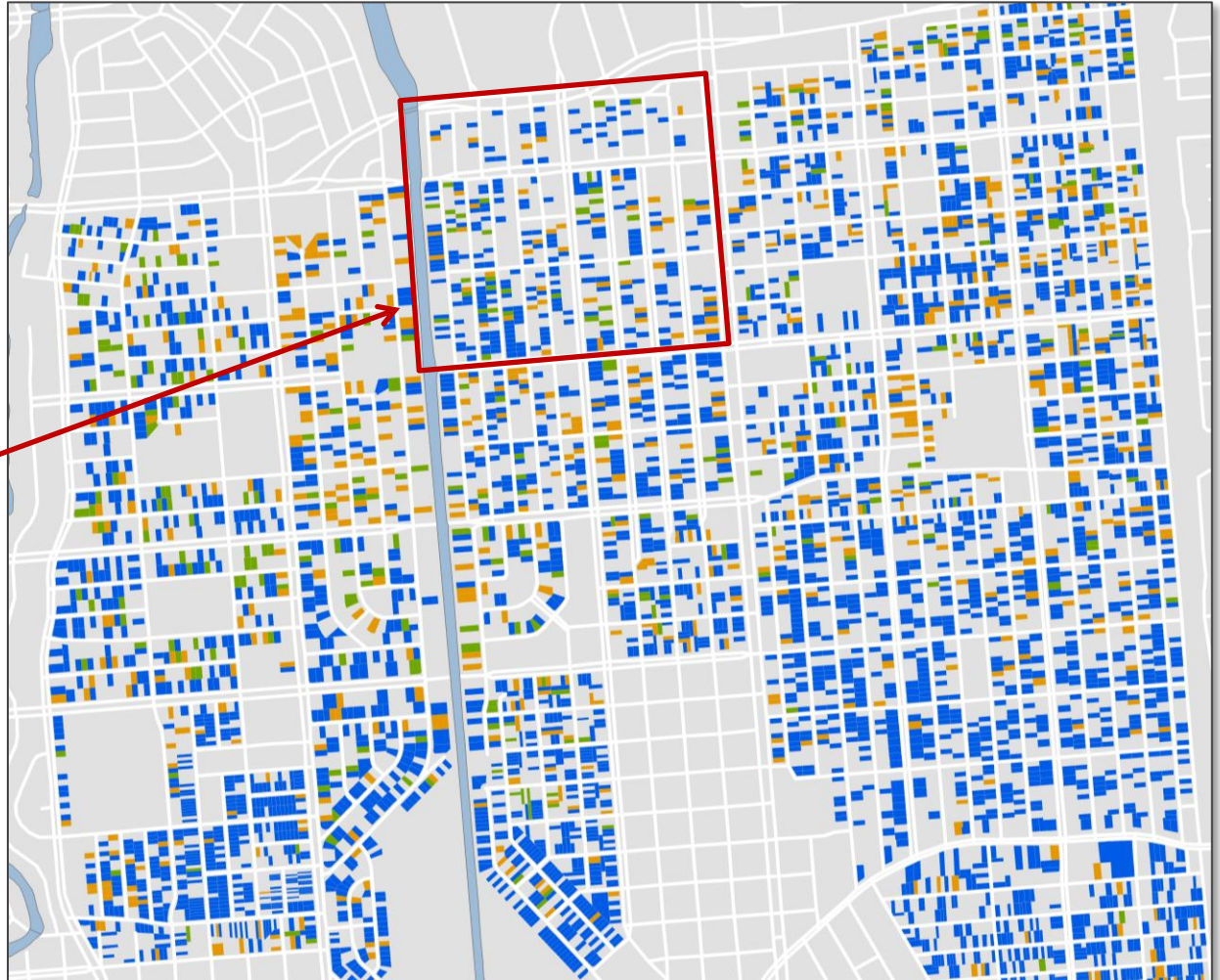
State Program

- Louisiana Land Trust
- New Orleans Redevelopment Authority
- Rebuilding Grants



Data in Action - Partnerships

Nonprofit & Government Partnerships



Evolution & New Opportunities

