Hoffman Triangle Neighborhood Planning from the Inside Out

Michelle M. Thompson
UNO-PLUS

Brittany N. Arceneaux
WhoData.org

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HOFFMAN TRIANGLE NEIGHBORHOOD PLANNING FROM THE INSIDE OUT

Dr. Michelle M Thompson Phd & Brittany Arceneaux
March 21, 2013
AGENDA

- Who is WhoData.org
- Purpose
- 2011 Survey and Analysis Projects
- Scope of Work
- 2012 Survey and Analysis Projects
- Results
- Questions
WhoData is a Public Participation Geographic Information system that serves as a tool for analysis and neighborhood assessment. The organization also provides training and research support for groups working on the ground in the City of New Orleans.
ORGANIZATIONAL STRUCTURE

WhoData Team

Dr. Michelle Thompson (v)
Program Director

Brian Baldwin (v)
Mapping Manager

Josh Baer (v)
GIS Program Associate

Alena Anderson (v)
GIS Program Associate

Brittany Areceneaux (s)
Assistant Program Manager/Training Assistant

Darin Acosta (v)
GIS Program Associate

Carl Seifert (v)
GIS Program Associate

Program Partners

Lynn Dupont (v)
Regional Planning Commission/Program Partner

Smitha Peethambaram (v)
GIS Corps/Program Partner

Legend
(v) = volunteer
(s) = student receiving credit or work-study
Hoffman Triangle Neighborhood
New Orleans, LA
To provide primary and secondary data within the Hoffman Triangle (Central City) and New Orleans so that the community can make informed strategic decisions and prioritize future projects.
2011 HOFFMAN TRIANGLE ANALYSIS

Primary Data
- Property Condition Surveys
- Property Condition Analysis
- Commercial Property Analysis
- Crime
- Summarized Appraisal Values
- Tires/Trash

Secondary Data
- US Census 2010 demographics
- City of New Orleans property assessments
- City of New Orleans Blight cases
- City of New Orleans crime data
SCOPE OF WORK

Preparation
- Parcel Map
- Survey Plan
- Pilot Survey

Data Collection
- Parcel Identification
- Survey Completion
- Photographs

Data Processing
- Data entry
- Statistics
- Mapping
- Report
**Good**
- No structural damage
- No repairs needed
- May need minor cosmetic work

**Fair**
- No structural damage
- Minor repairs needed
- May need minor cosmetic work

**Poor**
- Visible structural damage
- Major repairs needed

**Lot Status**
- Overgrown Yard
- Building Use
- Number of Units
- Utility Meters
- Occupancy

**Secured / Unsecured**
- For Sale / For Rent
- Under Construction
- Trash
- Tires
- Streetlights
<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>LOT STATUS</th>
<th>BUILDING USE</th>
<th># of UNITS</th>
<th>METERS</th>
<th>BLDG CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1600 Alvar</td>
<td>Building</td>
<td>Residential</td>
<td>1</td>
<td>Yes</td>
<td>1</td>
</tr>
<tr>
<td>1600 Alvar</td>
<td>Parking Lot</td>
<td>Commercial</td>
<td>2</td>
<td>No</td>
<td>2</td>
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<tr>
<td>1600 Alvar</td>
<td>Mixed Use</td>
<td>Mixed Use</td>
<td>3</td>
<td>No</td>
<td>3</td>
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If any of the building conditions below are true, place an "X" in the appropriate box.

- Occupied
- Vacant
- Not Secured
- Under Construction
- Trailer
- Yard/ Lot Overgrown

*If Building Use is 'Commercial' please fill out a 'Commercial Data Sheet' with and enter corresponding address.*

1600 Alvar

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Property Conditions

Assessed Building Conditions

- Number of Buildings: 362
  - Good: 362
  - Fair: 85
  - Poor: 85

Lot Status

- Number of Parcels:
  - Parking Lot: 29
  - Empty Lot: 311
  - Building: 541

Map showing the distribution of property conditions and lot statuses.
COMMERCIAL PROPERTIES

High Frequency:
Tire/Automotive (12)
Food/Beverage (12)

Occupancy Status

- Occupied: 38%
- Vacant: 62%
Percentage of Total Parcels with Trash

- 12% With Trash
- 88% Without Trash

TRASH

- 12% of surveyed parcels contained trash
- 55% of 105 parcels containing trash on vacant lots
- 36% of 105 parcels containing trash on properties with structures
26 tire sites on properties with structures

34 tire sites on vacant lots.

49% of the 69 tire sites in the neighborhood on vacant lots.
High frequency:
- Shoplifting (20)
- Drug violations (17)

Violent Crimes:
- Homicide (1)
- Rape (1)
Statistics:
165 Parcels with street lights
5.4 Parcels per street light
The survey data from 2011 was used to formulate the plan to identify where the high priority properties were. In the summer of 2012 over 200 volunteers dedicated time in the Hoffman Triangle to clean up trash, deconstruct abandoned houses, plant gardens and install energy efficient light bulbs.
2012 HOFFMAN TRIANGLE ANALYSIS

- Blight Cases and Status
- Streetlight Analysis
- 54 Empty Lot Strategy Development
- Market Segmentation
- Buying Power and State of the Housing Market
- Zoning
- Assets and Points of Interest within the neighborhood
Blight Findings

The Code Enforcement Document Library from the City of New Orleans reports 73 guilty cases within the Hoffman Triangle, indicating 9% blight within the study area.

Limiting conditions:
- Blight condition is based on 931 data.
- The property condition from the blight report does not necessarily reflect the current condition of the property.

Legend:
- Blight
- Blighted Property
- Hoffman Triangle Parcels
- All Other Parcels
- Parks

Cartography:
University of New Orleans
Department of Planning and Urban Studies
Information Technology for the Planning Profession
December 7th, 2011
### Associated Neighborhood Development

**Hoffman Triangle Property Card**

**Owner:** Simon Charles G, Simon Corbyn  
**Address:** 3402 Momus CT  
**Mailing Address:** 1342 Huron Avenue, Metairie, LA 70005  
**Neighborhood:** Hoffman Triangle  
**Date:** 10/26/2012  
**Report By:** Team LA  
**Source:** Orleans Parish Assessor's Office

<table>
<thead>
<tr>
<th>Owner</th>
<th>Tax Bill</th>
<th>Address</th>
<th>Source: Orleans Parish Assessor's Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Simon Charles G, Simon Corbyn</td>
<td>412403113</td>
<td>3402 Momus CT</td>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Assessment Information</th>
<th>Source: Orleans Parish Assessor's Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Assessment Value</td>
<td>$1,080.00</td>
</tr>
<tr>
<td>Tax Bill Status</td>
<td>Paid</td>
</tr>
<tr>
<td>Tax Bill Amount</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel Information</th>
<th>Source: Orleans Parish Assessor's Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size of Parcel (SQ)</td>
<td>1800</td>
</tr>
<tr>
<td>Size of Building</td>
<td>Unknown</td>
</tr>
<tr>
<td>Vacant Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Use (former or current)</td>
<td>Residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sales Information</th>
<th>Source: Orleans Parish Assessor's Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Last Sale Date</td>
<td>06/17/2005</td>
</tr>
<tr>
<td>Last Sale Price</td>
<td>$19,000.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lien Information</th>
<th>Source: Orleans Parish Assessor's Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liens</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Blighted Status</th>
<th>Source: BlightStatus.nola.gov</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blighted Property Inspection</td>
<td>This property does not have a blight case record.</td>
</tr>
</tbody>
</table>

---

54 Empty Lot Strategy Development
## Business Analyst Online Demographic and Income Profile 2011

<table>
<thead>
<tr>
<th>Summary</th>
<th>2010</th>
<th>2011</th>
<th>2016 Projected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>1,200</td>
<td>1,228</td>
<td>1,504</td>
</tr>
<tr>
<td>Households</td>
<td>488</td>
<td>499</td>
<td>590</td>
</tr>
<tr>
<td>Families</td>
<td>266</td>
<td>272</td>
<td>315</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.45</td>
<td>2.45</td>
<td>2.54</td>
</tr>
<tr>
<td>Owner Occupied Housing Units</td>
<td>130</td>
<td>127</td>
<td>150</td>
</tr>
<tr>
<td>Renter Occupied Housing Units</td>
<td>358</td>
<td>371</td>
<td>440</td>
</tr>
<tr>
<td>Median Age</td>
<td>31.8</td>
<td>32.0</td>
<td>32.3</td>
</tr>
</tbody>
</table>
11 Listings within the last 12 months
  - 7 are AND properties
4 Properties Sold
  - 2 of those sold are AND properties
7 Listings still for sale
  - 5 are AND properties
ASSETS AND POINTS OF INTEREST WITHIN THE NEIGHBORHOOD

Points of Interest

- NFL-YET Boys & Girls Club
- Rosenwald Community Center Redevelopment
- Future South Broad Community Health Clinic
- Rhodes Pavilion/Thoval Theater
  Established 1927
- Taylor Park and Pool
- Peck United Methodist Church
  Established 1882
- Urban Impact Ministries
- St. Monica Redevelopment
- Pleasant Jan Baptist Church
- B.W. Cooper Redevelopment
- Community Gardens
- New Orleans College Prep Charter School
- Krewes of Rex Den
- Future Hands On New Orleans
  Headquarters
- Baldwin Wood Melbournne
  Pumping Station #1
  Established 1910

Investment Opportunities

- Homes For Sale
  - 2014-40-BT
  - 2014-40-BT
  - 2014-40-BT
  - 3017 Thames ST

- Development
  - AND
  - AND Targeted Development Areas
  - Park Sales

New Orleans, LA

Area of detail
THANK YOU

Questions?