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.
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.

PURPOSE
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></td>
<td>Parking Lot</td>
<td>Commercial</td>
<td>2</td>
<td>No</td>
<td>2</td>
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<tr>
<td></td>
<td>Mixed Use</td>
<td>Mixed Use</td>
<td>3+</td>
<td>Yard</td>
<td>Lot Overgrown</td>
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If any of the building conditions below are true, place an "X" in the appropriate box.

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

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Property Conditions

Assessed Building Conditions

<table>
<thead>
<tr>
<th>Condition</th>
<th>Number of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td>362</td>
</tr>
<tr>
<td>Fair</td>
<td>85</td>
</tr>
<tr>
<td>Poor</td>
<td>85</td>
</tr>
</tbody>
</table>

Lot Status

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Number of Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Lot</td>
<td>29</td>
</tr>
<tr>
<td>Empty Lot</td>
<td>311</td>
</tr>
<tr>
<td>Building</td>
<td>541</td>
</tr>
</tbody>
</table>
COMMERCIAL PROPERTIES

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

Occupancy Status

- 62% Occupied
- 38% Vacant
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
Hoffman Triangle: "Tip-the-Block" Boundaries
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 75 guilty cases within the Hoffman Triangle, indicating 9% blight within the study area.

Limiting conditions:
- Blight condition is based on blight data from 1-20-2011.
- The property condition from the blight report does not necessarily reflect the current condition of the property.

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

New Orleans, LA

Cartography:
University of New Orleans
Department of Planning and Urban Studies
Information Technology for the Planning Profession
December 7th, 2011
<table>
<thead>
<tr>
<th>Owner</th>
<th>Address</th>
<th>Source: Orleans Parish Assessor's Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIMON CHARLES G, SIMON CORBYN</td>
<td>1342 HURON AVENUE METAIRIE, LA 70005</td>
<td></td>
</tr>
<tr>
<td>Mailing Address</td>
<td>Neighbors</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Neighborhood</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Date</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Report By</td>
<td></td>
</tr>
<tr>
<td>Assessment Information</td>
<td>Source: Orleans Parish Assessor's Office</td>
<td></td>
</tr>
<tr>
<td>Total Assessment Value</td>
<td>$1,080.00</td>
<td></td>
</tr>
<tr>
<td>Tax Bill Status</td>
<td>Paid</td>
<td></td>
</tr>
<tr>
<td>Tax Bill Amount</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Parcel Information</td>
<td>Source: Orleans Parish Assessor's Office</td>
<td></td>
</tr>
<tr>
<td>Size of Parcel (SQ)</td>
<td>1800</td>
<td></td>
</tr>
<tr>
<td>Size of Building</td>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Use (former or current)</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Sales Information</td>
<td>Source: Orleans Parish Assessor's Office</td>
<td></td>
</tr>
<tr>
<td>Last Sale Date</td>
<td>05/17/2005</td>
<td></td>
</tr>
<tr>
<td>Last Sale Price</td>
<td>$19,000.00</td>
<td></td>
</tr>
<tr>
<td>Lien Information</td>
<td>Source: Orleans Parish Assessor's Office</td>
<td></td>
</tr>
<tr>
<td>Liens</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Blighted Status</td>
<td>Source: BlightStatus.nola.gov</td>
<td></td>
</tr>
<tr>
<td>Blighted Property Inspection</td>
<td>This property does not have blight case record.</td>
<td></td>
</tr>
</tbody>
</table>

December 2011
Source: MURP4081/Dec2011 GIS Analyst Team

October 2012
Source: A.N.D./WhoData (Kim Washington/Brittany Arceneaux)
### 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
THANK YOU

Questions?