

Develop Louisville
Twentieth VAPStat Forum
7/11/2016





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Louisville Metro Key Performance Indicators

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The Joint Meeting begins at 3p the second Monday of each month.

Old Jail Auditorium - 514 W. Liberty Street



Louisville Metro's Six-Year Strategic Plan
5 Objectives and 21 Goals - "Invest in our People and Neighborhoods"

Mayor's Goal #16:

Decrease the ratio of abandoned structures to a 10% benchmark ratio within each Metro Council District. The VAP Ratio is the number of code enforcement cases relative to the total number of parcels.

VAP Statistics as of March 2016

Total Structures:	68%	5,093	Total Case Locations:	7,497
Total Lots:	33%	2,499	Total Unpaid Fines:	\$40,908,351

COUNCIL DISTRICT VAP RATIOS

DISTRICT	COUNCIL PERSON	RATIO	VAP STRUCTURES	PARCEL COUNT	OUTSTANDING FINES/FEES
1	JESSICA GREEN	5%	589	13,013	5,650,240
2	BARBARA SHANKLIN	2%	165	7,985	652,066
3	MARY WOOLRIDGE	3%	321	10,956	3,254,253
4	DAVID TANDY	5%	481	10,662	5,111,797
5	CHERI HAMILTON	9%	1173	13,266	11,647,036
6	DAVID JAMES	7%	737	10,582	10,136,846
7	ANGELA LEET	0%	25	11,309	62,017
8	TOM OWEN	0%	29	11,637	70,168
9	BILL HOLLANDER	0%	50	12,046	166,434
10	STEVE MAGRE	1%	116	12,423	340,638
11	KEVIN KRAMER	0%	12	10,792	33,807
12	RICK BLACKWELL	1%	126	10,591	312,451
13	VICKI WELCH	1%	92	10,237	238,612
14	CINDI FOWLER	2%	180	11,702	575,649
15	MARIANNE BUTLER	3%	371	12,224	1,542,855
16	KELLY DOWNARD	0%	21	13,180	35,442
17	GLEN STUCKEL	0%	18	10,060	8,986
18	MARILYN PARKER	0%	9	9,234	11,004
19	JULIE DENTON	0%	22	12,929	32,216
20	STUART BENSON	0%	29	11,989	50,143
21	DAN JOHNSON	1%	143	12,136	282,807
22	ROBIN ENGEL	0%	41	11,953	75,650
23	JAMES PEDEN	1%	68	11,667	136,921
24	MADONNA FLOOD	2%	180	10,809	194,467
25	DAVID YATES	1%	76	9,784	268,661
26	BRENT T. ACKERSON	0%	19	9,070	17,188
			5,093		40,908,351

**Louisville Metro's Six-Year Strategic Plan
5 Objectives and 21 Goals - "Invest in our People and Neighborhoods"**

Mayor's Goal #16:

Decrease the ratio of abandoned structures to a 10% benchmark ratio within each Metro Council District. The VAP Ratio is the number of code enforcement cases relative to the total number of parcels.

VAP Statistics as of June 2015

Total Structures:	70%	5,867	Total Case Locations:	8,261
Total Lots:	30%	2,489	Total Unpaid Fines:	\$42,696,045

COUNCIL DISTRICT VAP RATIOS

DISTRICT	COUNCIL PERSON	RATIO	VAP STRUCTURES	PARCEL COUNT	OUTSTANDING FINES/FEES
1	JESSICA GREEN	5%	674	13,013	5,889,414
2	BARBARA SHANKLIN	2%	194	7,985	691,140
3	MARY WOOLRIDGE	3%	359	10,956	3,316,423
4	DAVID TANDY	5%	542	10,662	5,239,604
5	CHERI HAMILTON	10%	1312	13,266	12,013,109
6	DAVID JAMES	8%	834	10,582	10,367,856
7	ANGELA LEET	0%	27	11,309	63,579
8	TOM OWEN	0%	40	11,637	102,131
9	BILL HOLLANDER	0%	60	12,046	180,997
10	STEVE MAGRE	1%	140	12,423	372,018
11	KEVIN KRAMER	0%	14	10,792	36,239
12	RICK BLACKWELL	2%	162	10,591	390,933
13	VICKI WELCH	1%	114	10,237	297,087
14	CINDI FOWLER	2%	215	11,702	674,036
15	MARIANNE BUTLER	4%	433	12,224	1,640,837
16	KELLY DOWNARD	0%	23	13,180	42,054
17	GLEN STUCKEL	0%	21	10,060	11,746
18	MARILYN PARKER	0%	11	9,234	13,478
19	JULIE DENTON	0%	28	12,929	35,541
20	STUART BENSON	0%	33	11,989	68,918
21	DAN JOHNSON	1%	165	12,136	324,603
22	ROBIN ENGEL	0%	49	11,953	83,514
23	JAMES PEDEN	1%	87	11,667	216,746
24	MADONNA FLOOD	2%	204	10,809	247,526
25	DAVID YATES	1%	103	9,784	355,860
26	BRENT T. ACKERSON	0%	23	9,070	20,657
			5,867		

Boarding & Cleaning Monthly Backlog Codes & Regulations



KPI Owner: Darrell Coomer

Process: Property Maintenance

Baseline, Goal, & Benchmark	Source Summary	Continuous Improvement Summary
Baseline: FY13 Monthly average: 1,066 open Goal: Maintain a backlog of no greater than 600 open boarding, cleaning and cutting work orders in a month. Benchmark: TBD	Data Source: Hansen Goal Source: Dept Strategic Plan Benchmark Source: N/A	Plan-Do-Check-Act Step 5: Pilot short term and/or long term solutions Measurement Method: The number of work orders open at the end of each month. Why Measure: To help quantify the challenge of neighborhood blight. Next Improvement Step: Using Public Works Crews in addition to C&R Vacant Lots Crews working overtime as needed.

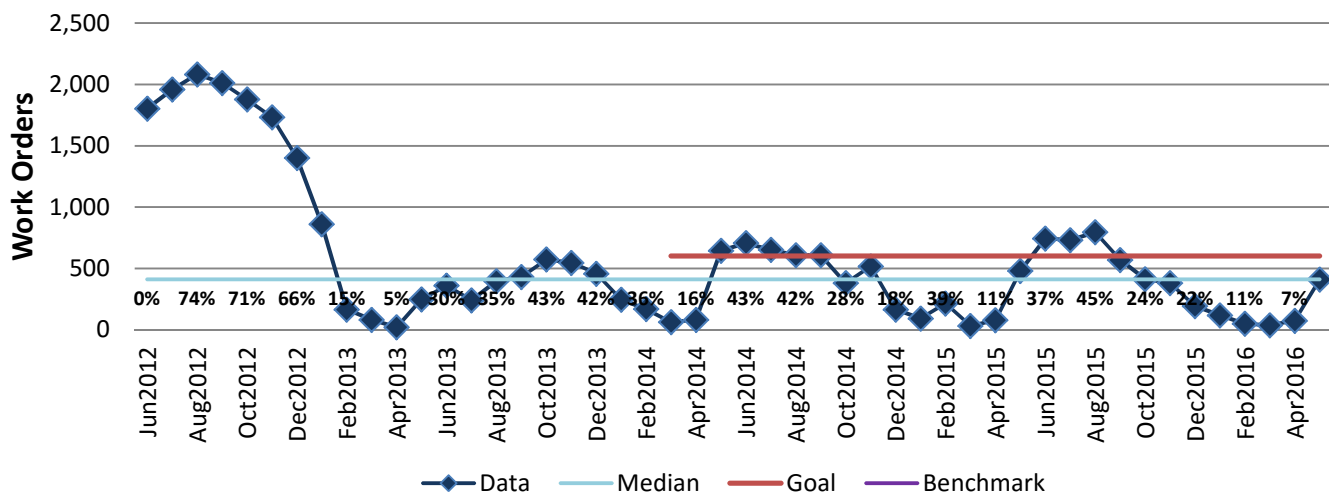
How Are We Doing?

Jun2015-May2016 12 Month Goal	Jun2015-May2016 12 Month Actual		May2016 Goal	May2016 Actual	
7,200	4,502		600	408	
Work Orders	Work Orders		Work Orders	Work Orders	

Boarding & Cleaning Monthly Backlog



Good



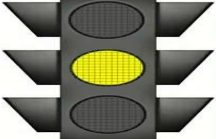
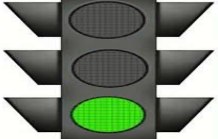
Root cause analysis is not necessary because there is no gap between the goal and current performance.

Foreclosures Initiated Develop Louisville

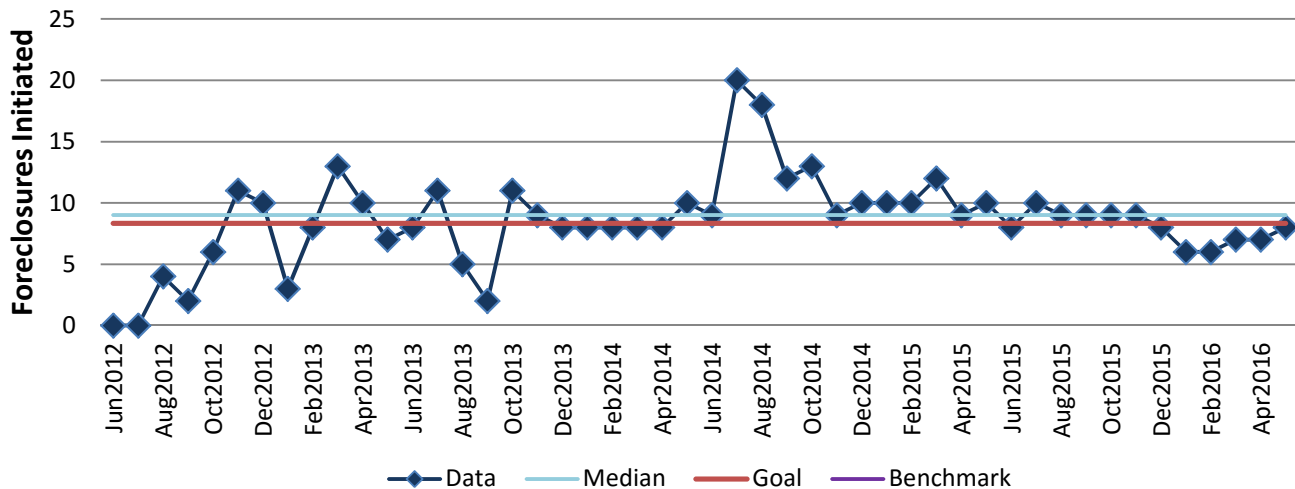


KPI Owner: Mary McGuire

Process: VAP Foreclosure

Baseline, Goal, & Benchmark		Source Summary	Continuous Improvement Summary		
Baseline: TBD		Data Source: SharePoint List	Plan-Do-Check-Act Step 5: Pilot short term and/or long term solutions		
Goal: Initiate 100 VAP Foreclosures in FY14; this relates to Mayor's Goal 16: Resolve Abandoned Properties; it is an Initiative to systematically foreclose on vacant and abandoned properties in targeted areas		Goal Source: IDT and Department Team Goal	Measurement Method: Count of vacant/abandoned properties on which Metro has initiated a VAP foreclosure		
Benchmark: TBD		Benchmark Source: TBD	Why Measure: Foreclosure helps return an abandoned property to productive use by changing the owner(s)		
			Next Improvement Step: Department will work with County Attorney to identify resources to continue relationship with private counsel.		
How Are We Doing?					
Jun2015-May2016 12 Month Goal	Jun2015-May2016 12 Month Actual		May2016 Goal	May2016 Actual	
100	96		8	8	
Foreclosures Initiated	Foreclosures Initiated		Foreclosures Initiated	Foreclosures Initiated	

Foreclosures Initiated



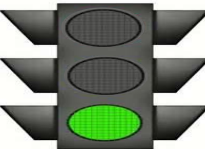
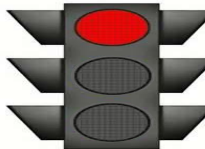
The seven basic quality tools, "5 Whys" technique, brainstorming and other methods will be applied to the measure graphed above. The purpose of using the tools/methods is to understand what makes performance less than desirable if performance is not best in class.

Metro Demolitions Develop Louisville

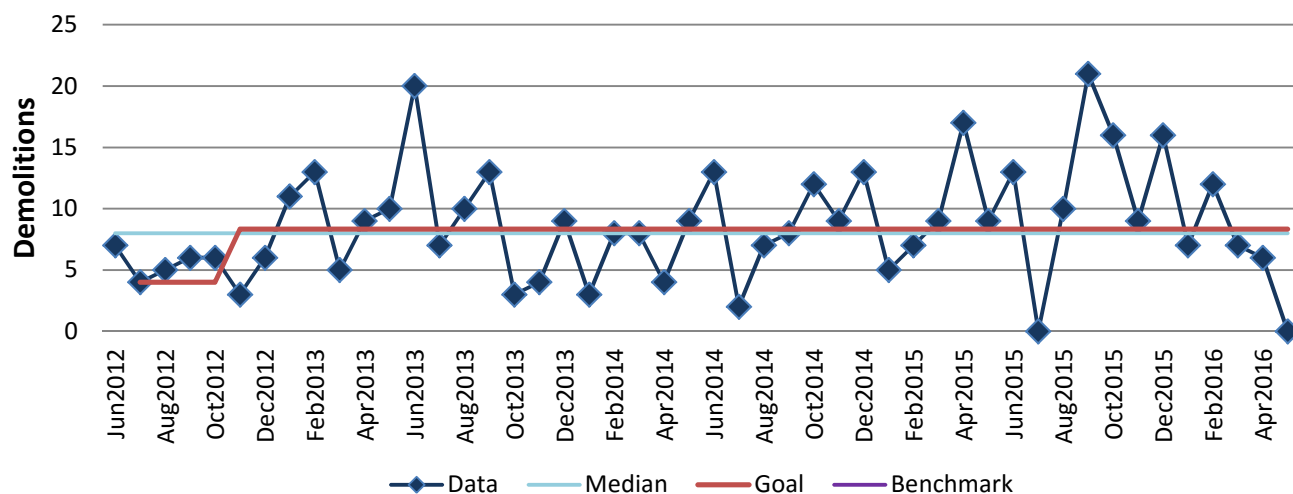


KPI Owner: Sally Jessel and Carrie Fry

Process: Demolition

Baseline, Goal, & Benchmark		Source Summary	Continuous Improvement Summary		
Baseline: TBD Goal: Demolish 100 structures in FY14; this relates to Mayor's Goal 16: Resolve Abandoned Properties; it is an initiative to demolish blighted properties Benchmark: TBD		Data Source: Hansen Goal Source: IDT and Department Team Goal Benchmark Source: TBD	Plan-Do-Check-Act Step 4: Generate and prioritize potential solutions Measurement Method: Count of vacant/abandoned structures demolished monthly by Louisville Metro Why Measure: Demo candidate properties pose a health and safety concern to citizens and depress property values and community vitality Next Improvement Step: Implementation of a property severity ranking to prioritize demolition cases		
How Are We Doing?					
Jun2015-May2016 12 Month Goal	Jun2015-May2016 12 Month Actual		May2016 Goal	May2016 Actual	
100	117		8	0	
Demolitions	Demolitions		Demolitions	Demolitions	

Metro Demolitions



The seven basic quality tools, "5 Whys" technique, brainstorming and other methods will be applied to the measure graphed above. The purpose of using the tools/methods is to understand what makes performance less than desirable if performance is not best in class.

Net Payment/Collections from Fines, Abatement Costs & Liens Develop Louisville



KPI Owner: John Flood

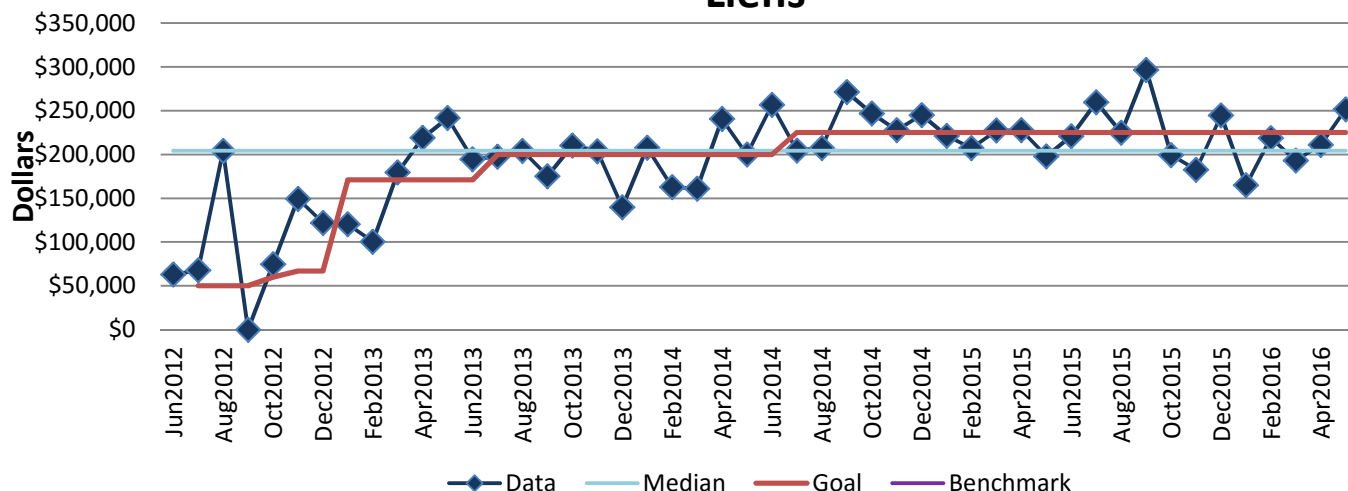
Process: Collections

Baseline, Goal, & Benchmark	Source Summary	Continuous Improvement Summary
Baseline: FY2012 - \$536,629 Goal: \$2.7 million per year Benchmark: TBD	Data Source: LeAP Goal Source: Budget for C&R Benchmark Source: TBD	Plan-Do-Check-Act Step 8: Monitor and diagnose Measurement Method: Sum of fees collected per month Why Measure: TBD Next Improvement Step: Increase collections

How Are We Doing?

Jun2015-May2016 12 Month Goal	Jun2015-May2016 12 Month Actual		May2016 Goal	May2016 Actual	
2,700,000	2,668,811		225,000	251,777	
Dollars	Dollars		Dollars	Dollars	

Net Payment/Collections from Fines, Abatement Costs & Liens



Root cause analysis is not necessary because there is no gap between the goal and current performance.

Properties Acquired by the Landbank Develop Louisville

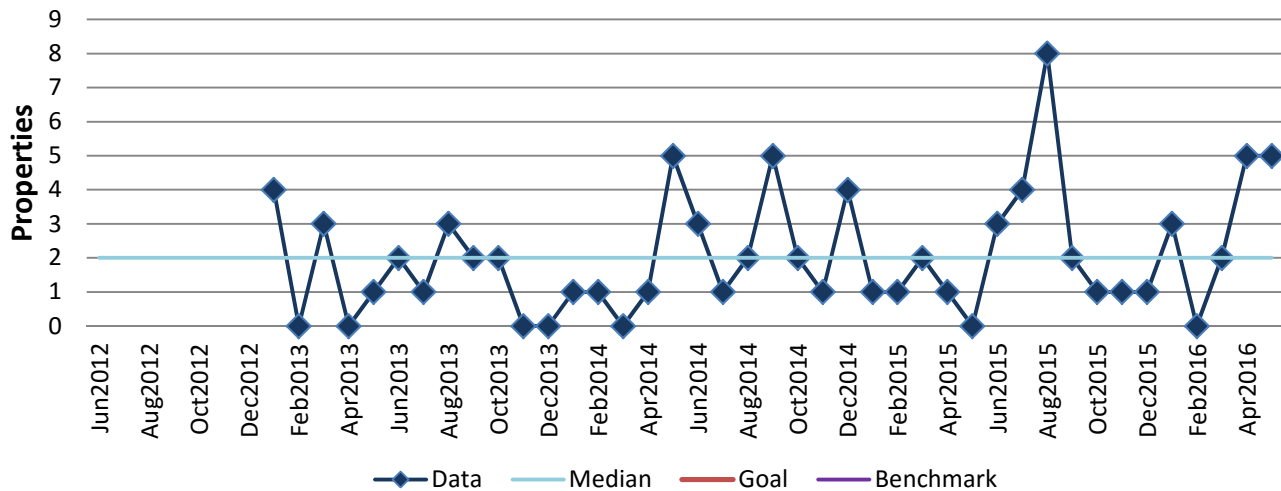


KPI Owner: Latondra Yates

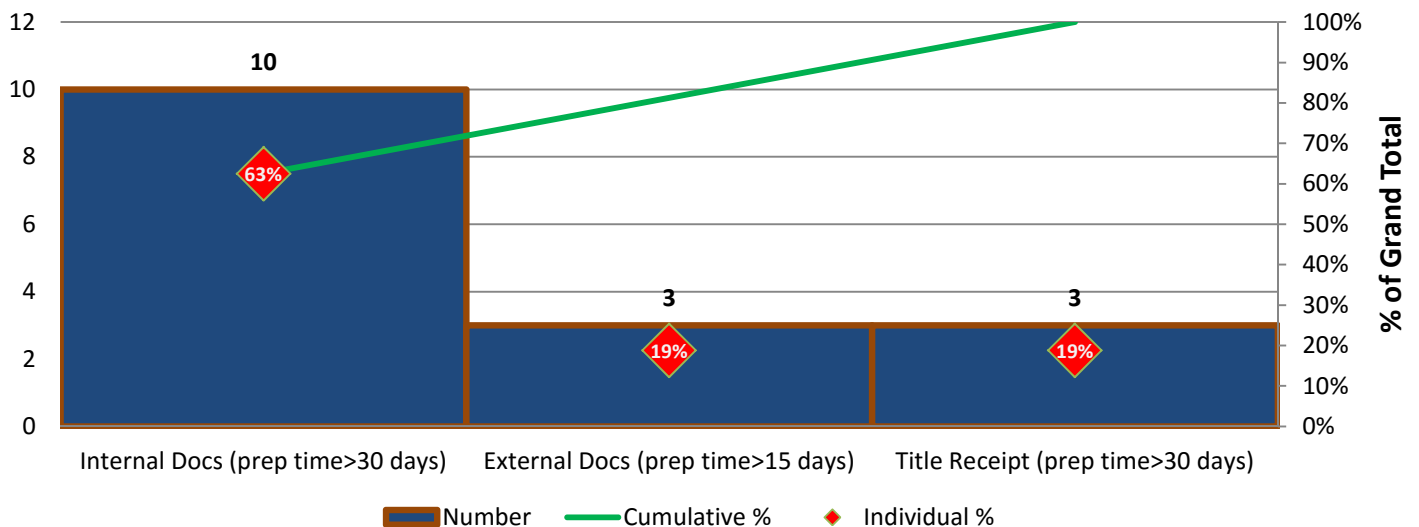
Process: Acquisitions

Baseline, Goal, & Benchmark		Source Summary	Continuous Improvement Summary		
Baseline: FY2012 - 2 properties Goal: N/A - input measure Benchmark: TBD		Data Source: SharePoint Goal Source: N/A Benchmark Source: TBD	Plan-Do-Check-Act Step 1: Define the problem Measurement Method: Count of properties acquired by the Vacant & Public Property division each month Why Measure: To reduce the ratio of abandoned properties and to return underutilized property to productive use Next Improvement Step: Pareto Analysis on root causes of slow acquisitions		
How Are We Doing?					
Jun2015-May2016 12 Month Goal	Jun2015-May2016 12 Month Actual		May2016 Goal	May2016 Actual	
TBD	35		TBD	5	
Properties	Properties		Properties	Properties	

Properties Acquired by the Landbank



Jun2015-May2016 Pareto Analysis



Properties Disposed by the Landbank Develop Louisville

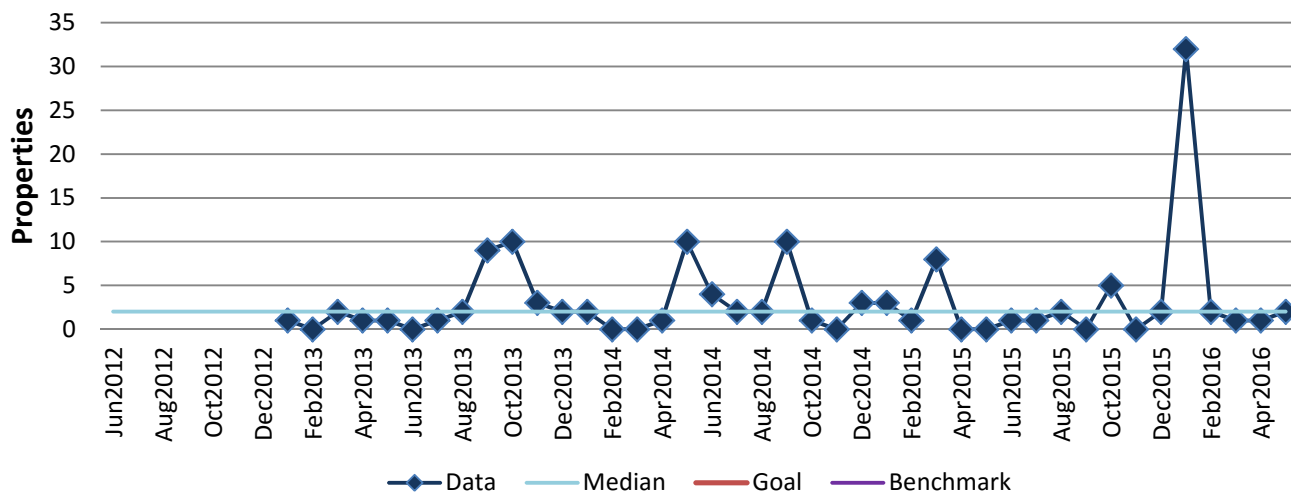


KPI Owner:

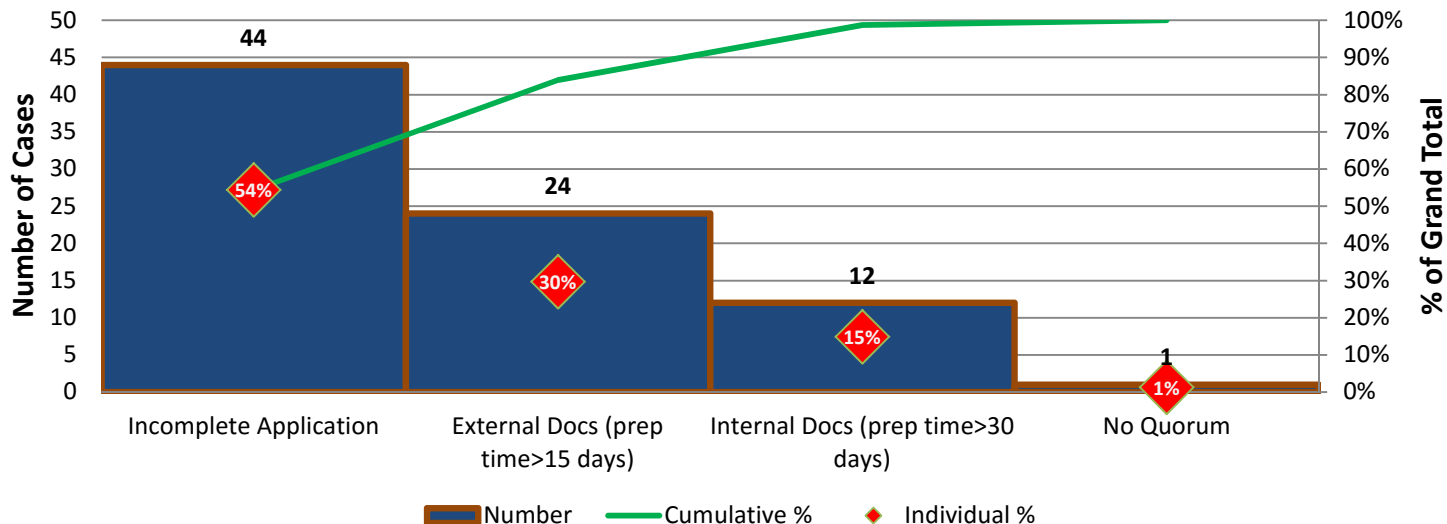
Process:

Baseline, Goal, & Benchmark		Source Summary	Continuous Improvement Summary		
Baseline: FY2012 - 14 properties Goal: TBD Benchmark: TBD		Data Source: SharePoint Goal Source: TBD Benchmark Source: TBD	Plan-Do-Check-Act Step 1: Define the problem Measurement Method: Count of properties disposed by the Vacant & Public Property divisions each month Why Measure: To reduce the inventory of vacant properties and to return underutilized property to productive use Next Improvement Step: Conduct in depth Pareto Analysis on root causes of fewer dispositions		
How Are We Doing?					
Jun2015-May2016 12 Month Goal	Jun2015-May2016 12 Month Actual		May2016 Goal	May2016 Actual	
TBD	49		TBD	2	
Properties	Properties		Properties	Properties	

Properties Disposed by the Landbank



Jun2015-May2016 Pareto Analysis



Vacant & Abandoned Property Statistics

Forum 20 - July 11, 2016

HOPPER ITEMS

	Topic	Date
1	Senate Bill 230 & Implementation	TBD
2	Abandoned Urban Property Analysis	TBD
3	Donations PipeLine	TBD
4	Lien Waiver Authorizations	TBD
5	Update on Rsquared Initiative	TBD
6	Food Port Update	TBD
7	Redlining Louisville Project	
8	Property Maintenance Policies- Mow Teams	
9		
10		

**Presentation dates are subject to change.*

LIVE Streaming of the Joint Meeting is available online at:

[VAPStat Joint Meeting Streaming Video](#)

The VAPStat Joint Meeting is administered by the
Office of Vacant & Public Property Administration
Metro Development Center, 444 S. 5th Street, Fifth Floor
Phone: (502)574-4016 Fax: (502)574-4199 Email: vapstat@louisvilleky.gov

