

Develop Louisville
Sixty-Seventh LouieStat Forum
5/10/2021





Table of Contents

Louisville Metro Key Performance Indicators

Mayor's Goal 16 - Reduce Abandoned Structures	Page 3-4
Boarding and Cleaning Monthly Backlog	Page 5
Foreclosures Initiated	Page 6
Metro Demolitions	Page 7
Collections from Fines, Abatement Costs & Liens	Page 8
Properties Acquired by the Landbank	Page 9
Properties Disposed by the Landbank	Page 10



The Joint Meeting begins at 3pm 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 2018

Total VAP Structures:	71%	3,612
Total VAP Lots:	29%	1,511
Total VAP Parcels:		5,123

COUNCIL DISTRICT VAP RATIOS

DISTRICT	COUNCIL PERSON	RATIO	VAP STRUCTURES	PARCEL COUNT
1	JESSICA GREEN	3.68%	462	12,548
2	BARBARA SHANKLIN	0.79%	61	7730
3	KEISHA DORSEY	2.35%	249	10577
4	JECOREY ARTHUR	3.85%	396	10287
5	DONNA PURVIS	7.15%	929	12995
6	DAVID JAMES	6.15%	635	10330
7	PAULA MCCRANEY	0.12%	13	10790
8	CASSIE CHAMBERS ARMSTRONG	0.18%	21	11372
9	BILL HOLLANDER	0.24%	28	11545
10	PAT MULVIHILL	0.48%	57	11993
11	KEVIN KRAMER	0.04%	4	10300
12	RICK BLACKWELL	0.72%	74	10228
13	MARK FOX	0.65%	63	9628
14	CINDI FOWLER	0.96%	108	11285
15	KEVIN TRIPLETT	2.05%	244	11899
16	SCOTT REED	0.07%	9	12534
17	MARKUS WINKLER	0.06%	6	9570
18	MARILYN PARKER	0.02%	2	8815
19	ANTHONY PIAGENTINI	0.14%	17	12172
20	STUART BENSON	0.10%	11	11241
21	NICOLE GEORGE	0.75%	85	11317
22	ROBIN ENGEL	0.18%	21	11422
23	JAMES PEDEN	0.23%	26	11072
24	MADONNA FLOOD	0.37%	38	10382
25	AMY HOLTON STEWART	0.48%	45	9449
26	BRENT ACKERSON	0.09%	8	8707
			3,612	280,188

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.
 The VAP Ratio is the number of code enforcement cases relative to the total number of parcels.

VAP Statistics as of March 2018

Top 10 Neighborhoods with Highest VAP Ratios

	Neighborhood	RATIO	VAP STRUCTURES	PARCEL COUNT	
	PARKLAND	11.23%	228	2,031	
	PARK HILL	11.08%	271	2446	
	RUSSELL	10.14%	336	3315	
	CALIFORNIA	8.00%	213	2662	
	PORTLAND	7.53%	441	5856	
	LIMERICK	7.43%	31	417	
	SHAWNEE	6.33%	323	5099	
	CHICKASAW	5.68%	174	3064	
	SMOKETOWN JACKSON	5.00%	59	1181	
	SHELBY PARK	4.83%	62	1283	
			2,138	27,354	

Boarding and Cleaning Monthly Backlog Develop Louisville



KPI Owner: Darrell Coomer

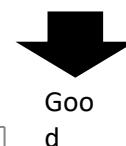
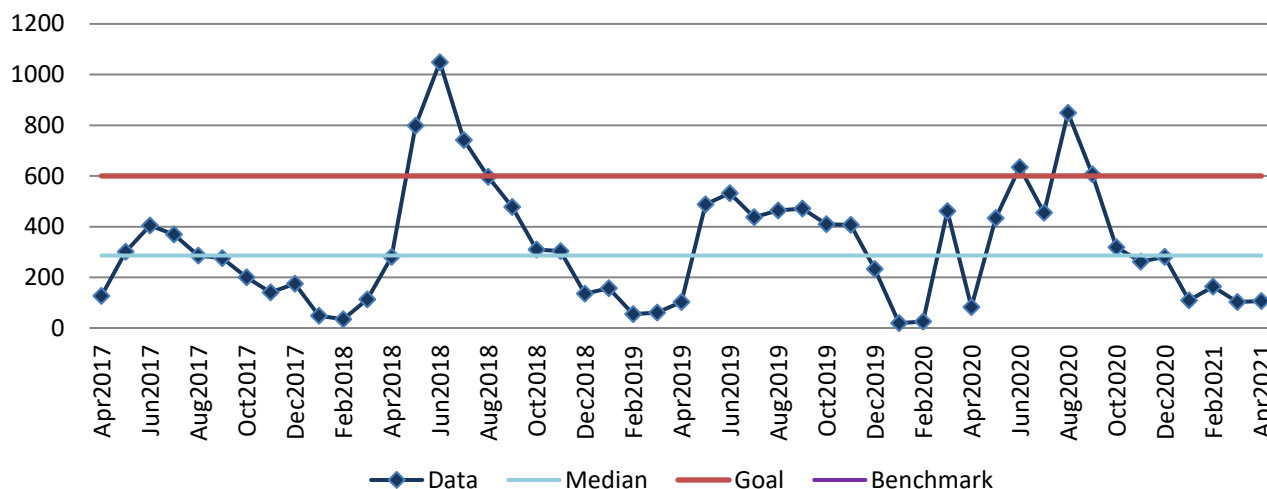
Process: Property Management

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: Accela Goal Source: Dept Strategic Plan Benchmark Source: TBD	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?

FY2021 Year-to-Date Goal	FY2021 Year-to-Date Actual		Apr2021 Goal	Apr2021 Actual	
6,000	3,252		600	106	
Work Orders	Work Orders		Work Orders	Work Orders	

Boarding and Cleaning Monthly Backlog





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

Foreclosures Initiated Develop Louisville



KPI Owner: OCD Foreclosure Staff

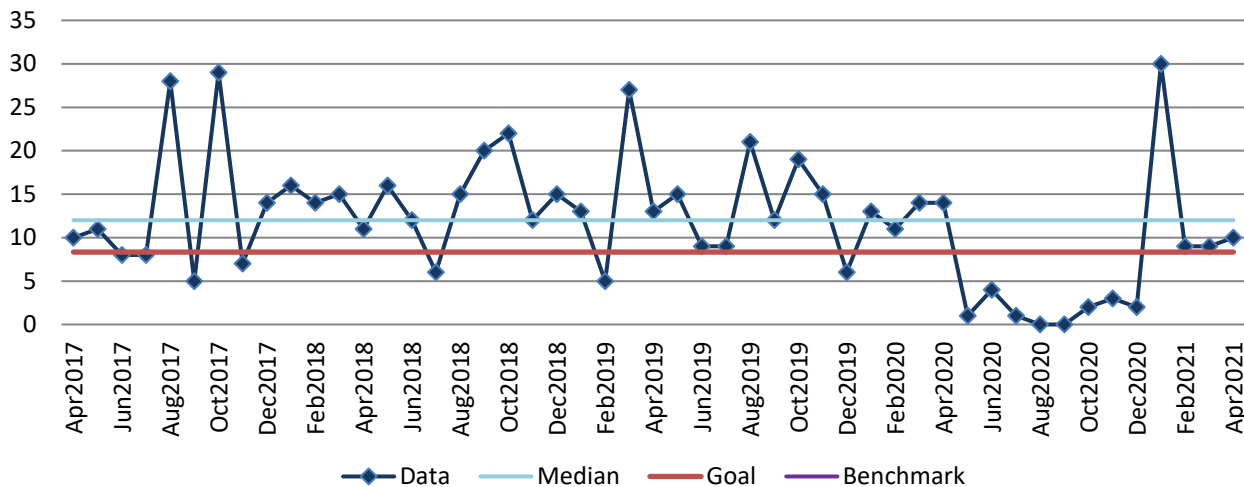
Process: VAP Foreclosure

Baseline, Goal, & Benchmark		Source Summary	Continuous Improvement Summary		
Baseline: FY16, 94 Foreclosures Initiated Goal: Initiate 100 VAP Foreclosures in FY17; 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 Benchmark: TBD		Data Source: SharePoint List Goal Source: IDT and Department Team Goal Benchmark Source: TBD	Plan-Do-Check-Act Step 5: Pilot short term and/or long term solutions Measurement Method: Count of vacant/abandoned properties on which Metro has initiated a VAP foreclosure 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?					
FY2021 Year-to-Date Goal	FY2021 Year-to-Date Actual		Apr2021 Goal	Apr2021 Actual	
83	66		8	10	
Foreclosures Initiated	Foreclosures Initiated		Foreclosures Initiated	Foreclosures Initiated	

Foreclosures Initiated



Good



Commissioner's sales were halted in mid-March due to COVID-19, but have re-started as of July 23, 2020. Staff is currently focused on foreclosure completions, managing over 100 property sales since July. Foreclosure initiations are expected to increase once a Paralegal is hired.

Metro Demolitions Develop Louisville

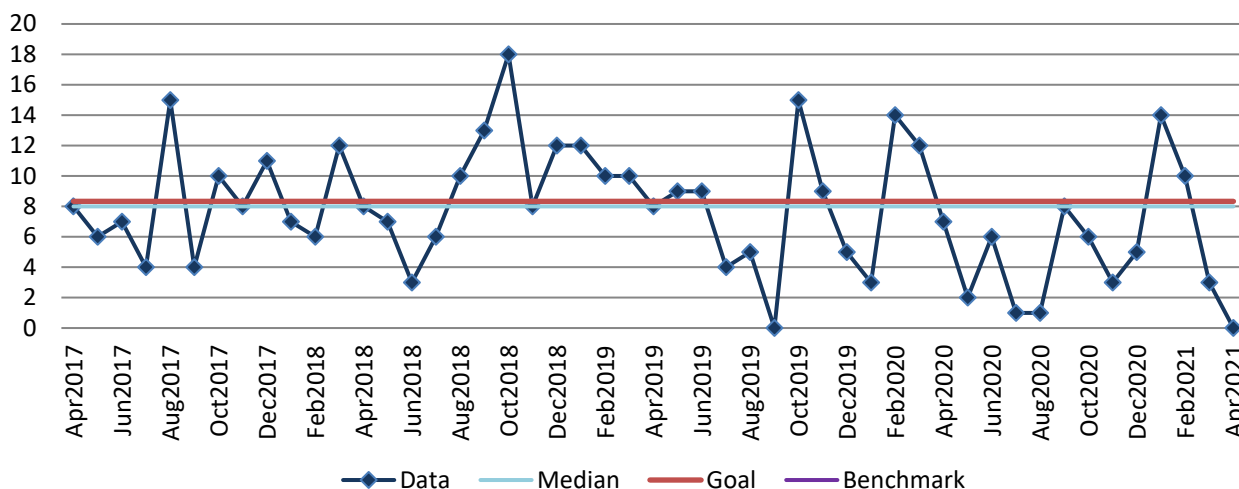


KPI Owner: OCD Demolition Staff

Process: Demolition

Baseline, Goal, & Benchmark		Source Summary	Continuous Improvement Summary		
Baseline: FY16, 107 structures demolished		Data Source: Accela	Plan-Do-Check-Act Step 4: Generate and prioritize potential solutions		
Goal: Demolish 100 structures in FY17; this relates to Mayor's Goal 16: Resolve Abandoned Properties; it is an initiative to demolish blighted properties		Goal Source: IDT and Department Team Goal	Measurement Method: Count of vacant/abandoned structures demolished monthly by Louisville Metro		
Benchmark: TBD		Benchmark Source: TBD	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?					
FY 2021 Year-to-Date Goal	FY 2021 Year-to-Date Actual		Apr2021 Goal	Apr2021 Actual	
83	51		8	0	
Demolitions	Demolitions		Demolitions	Demolitions	

Metro Demolitions



We are currently only demolishing emergency cases and continue to work on all other active regular cases in preparation for demolition. The regular cases that are ready will be completed through a bid process to award the regular demolitions at a rate of 15 – 30 cases per quarter.

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

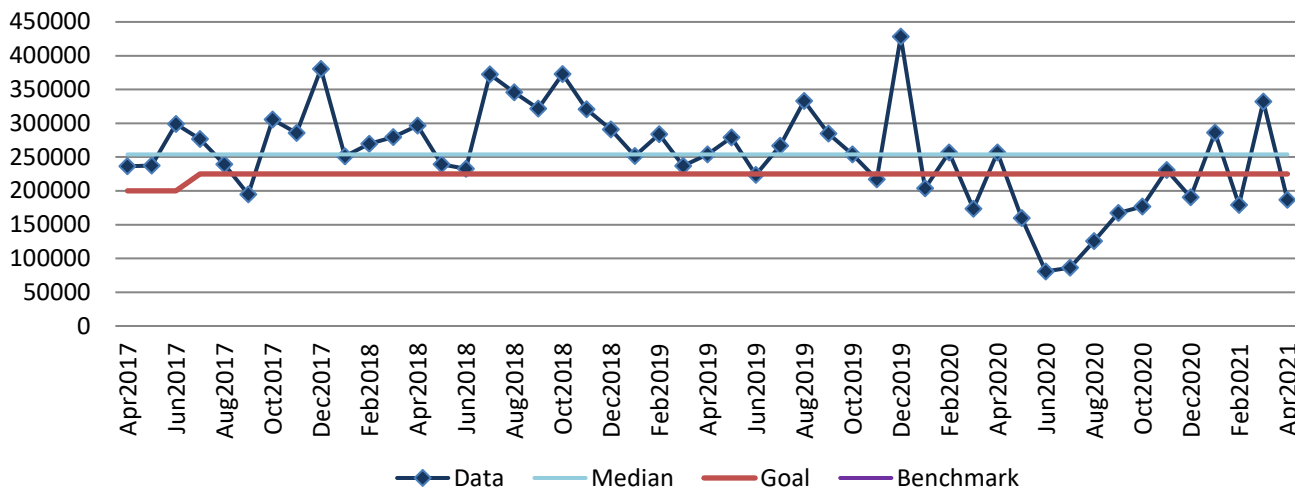
How Are We Doing?

FY 2021 Year-to-Date Goal	FY 2021 Year-to-Date Actual		Apr2021 Goal	Apr2021 Actual	
2,250,000	1,961,620		225,000	186,604	
Dollars	Dollars		Dollars	Dollars	

Net Payment/Collections from Fines, Abatement Costs & Liens



Good



Due to the COVID-19 pandemic, Codes and Regulations has not issued a civil penalty since March 2020. Due to system disruptions in Accela, Codes and Regulations has been unable to bill or file civil and abatement liens since June 2019. CIT is actively working to resolve the civil lien issues in its systems.

Properties Acquired by the Landbank Develop Louisville



KPI Owner: OCD Foreclosure & Donation Staff

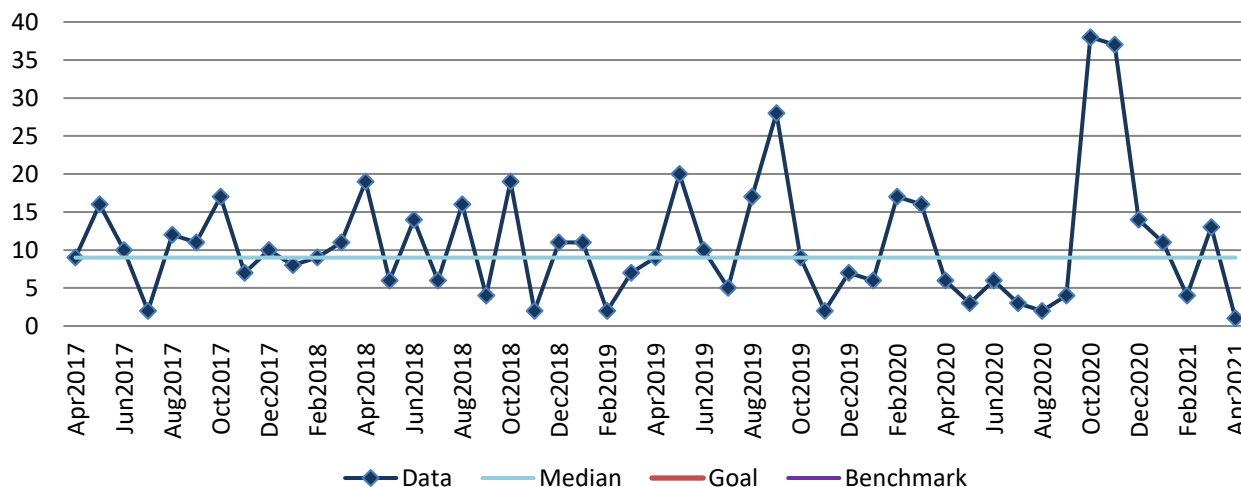
Process: Acquisitions

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 Community Development division each month Why Measure: To reduce the ratio of abandoned properties and to return underutilized property to productive use Next Improvement Step: Root cause analysis of slow acquisitions		
How Are We Doing?					
FY2021 Year-to-Date Goal	FY2021 Year-to-Date Actual		Apr2021 Goal	Apr2021 Actual	
TBD	127		TBD	1	
Properties	Properties		Properties	Properties	

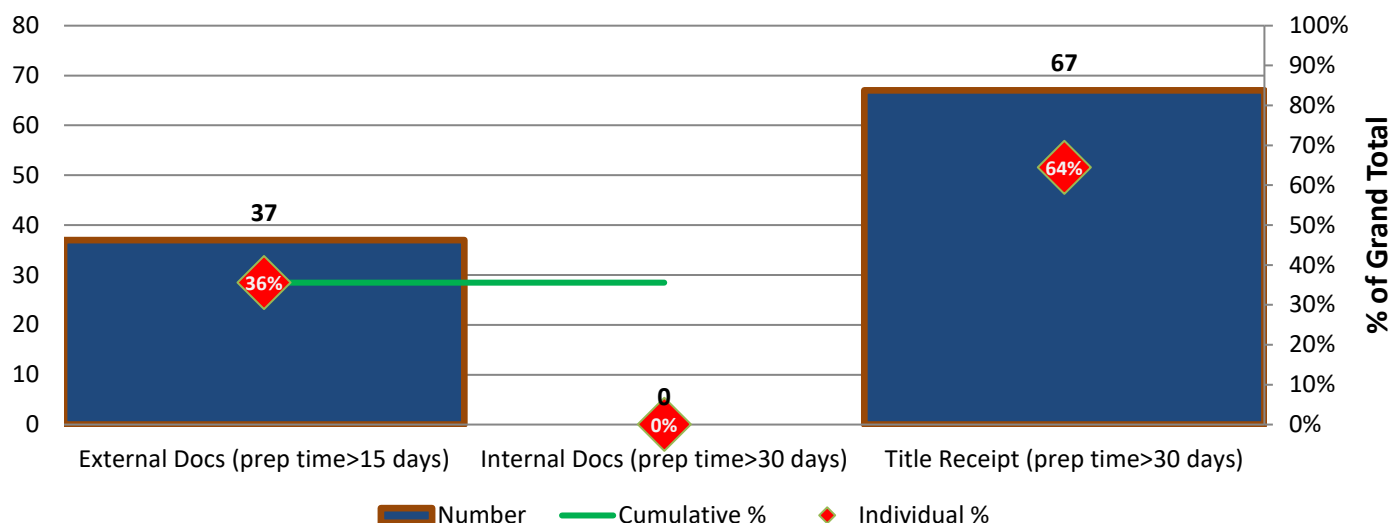
Properties Acquired by the Landbank



Good



April 2020 - April 2021 Pareto Analysis





Properties Disposed by the Landbank Develop Louisville



KPI Owner: OCD Real Estate Team

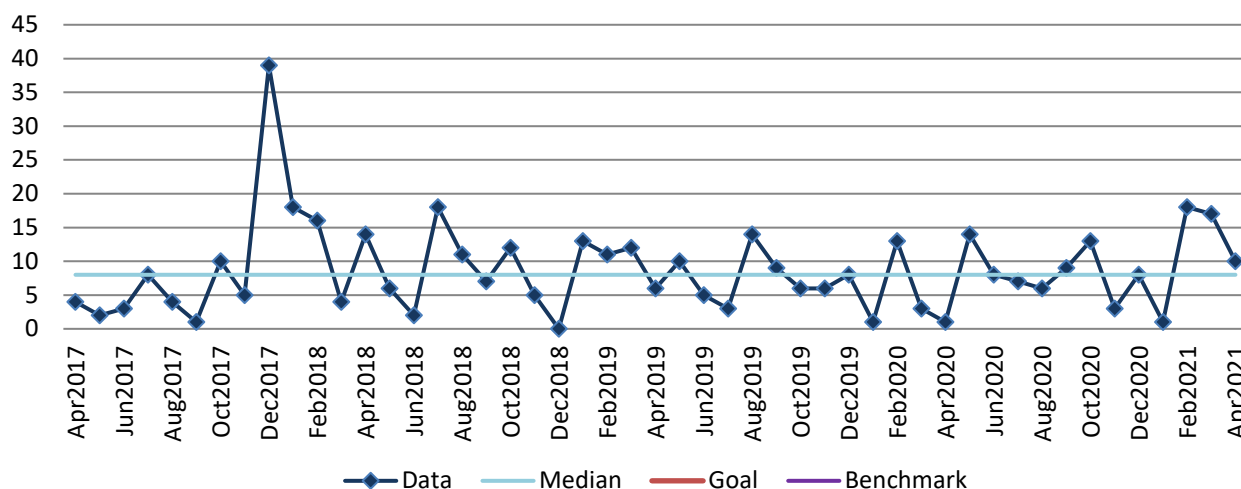
Process: Dispositions

Baseline, Goal, & Benchmark		Source Summary	Continuous Improvement Summary		
Baseline: TBD 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 Community Development division each month Why Measure: To reduce the inventory of vacant properties and to return underutilized property to productive use Next Improvement Step: Determine Goals		
How Are We Doing?					
FY2021 Year-to-Date Goal	FY2021 Year-to-Date Actual		Apr2021 Goal	Apr2021 Actual	
TBD	92		TBD	10	
Properties	Properties		Properties	Properties	

Properties Disposed by the Landbank



Good



April 2020 - April 2021 Pareto Analysis

