



1111 Bayou
La Marque, Texas 77568
409.938.9202

Mayor Bobby Hocking
Mayor Pro- Tem Keith Bell- District A

Councilmember Chris Lane- District B
Councilmember Connie Trube- District C
Councilmember Clint Brown- District D

OFFICIALLY POSTED ON THE
WEB:

DATE: **3.19.15** TIME: **4:30 p.m.**

**CITY OF LA MARQUE
CITY COUNCIL
WORKSHOP
AGENDA**

Notice is hereby given that the City Council of the City of La Marque, Texas will conduct a Workshop Meeting on Monday, March 23, 2015 at 3:30 p.m. at 1109-B Bayou Road for the purpose of considering the following agenda:

- (1) CALL MEETING TO ORDER**
- (2) ROLL CALL**
- (3) INVOCATION AND PLEDGE OF ALLEGIANCE**
- (4) NEW BUSINESS**
 - a. Discussion/receive update on the Neighborhood Revitalization Program (Blight Reduction) and provide further direction to City Manager (C. Buttler; G. Grimm; V. King; A. Getty; and L. Rumburg)
- (5) ADJOURNMENT**

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas **on or before March 19, 2015 before 5:00 p.m.**

Robin Eldridge, TRMC
City Clerk

.....
This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or
interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (409) 938-
9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.
.....

INTEROFFICE MEMORANDUM

CITY MANAGER'S OFFICE

January 9, 2015
Revised March 19, 2015

To: Mayor and City Council

From: Carol Buttler, City Manager

RE: Neighborhood Revitalization Program - Blight in La Marque

One of City Council's priority goals is to address blight due to numerous code enforcement violations within La Marque. As requested by City Council, I am preparing an action plan to enhance the City's current code enforcement efforts with a more formal program.

By knowing the meaning of blight, the many causes, and the desired outcome of reduced blight, I am working with the Director of Public Services/Development Services, Police Chief, and Fire Chief, to determine a strategy for resolving the most common causes.

I have assigned a targeted timeframe for handling each identified objective to achieve our goal of aggressively reducing blight in La Marque, along with a measurement system of work orders, etc. to track improvement.

Not only the City's relevant ordinances, policies, and procedures should be analyzed for efficiency and effectiveness, but also, with City staff assistance, property owners/tenants should become informed on the ordinances, policies, procedures, and the consequences of inaction on the entire community's growth and economy.

BLIGHT DEFINED :

- Generally speaking, blighted property is the legal term for land that is in a dilapidated, offensive, unsightly, hazardous, condition; lowers property values, and threatens public safety.
- Blight violation is a violation of a local ordinance, similar to a public nuisance.
- The precise definition varies by local area, but examples may include change in land use without a permit, lack of exterior property maintenance, or trash accumulation.
- Each state uses different criteria to determine whether property should be classified as blighted.

Common criteria include:

- The property is uninhabitable
- The property has been abandoned for a specified time period (usually at least 1 year)
- The property presents an imminent danger to other people or property

CAUSES OF BLIGHT:

- Absentee property owners
- Health issues and age of property owners/tenants
- Lack of pride in property by owners/tenants
- Lack of resources by property owners/tenants
- Lack of knowledge/understanding of code issues by property owners/tenants

CITY COUNCIL'S GOAL:

- Aggressively reduce blight within La Marque corporate city limits.

OBJECTIVES / STRATEGY:

Urgent (U) = within 30 days

Immediate (I) = within 3 to 6 months

Short-term (S) = within 6 to 12 months

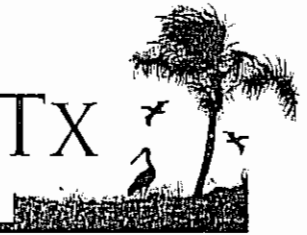
Long-term (L) = 12 or more months

- U - Train staff to create a contact system to respond to public with status of code violation
- U - Streamline (within State law) a plan of responsiveness to requests for action regarding violations of high weeds/grass, substandard structures, and dumped debris
- U - Identify and map blighted areas for most recent 24 months (color-coded for categories)
Include:
 - top 3 illegal dumping sites
 - all demolished structures (voluntary vs. involuntary)
 - all structures identified as substandard that are to be presented to Building Standards Commission (prioritized in order of urgency)
 - all current and proposed Ike housing
- U - Code Enforcement Officer and City Marshal to continue cooperative efforts of proactively initiating action on code violations
- I - Educate La Marque public and absentee property owners of consequences of blight in community
- I - Educate La Marque public and absentee property owners on the Good Neighbor Program
- I - Strengthen City ordinance(s) in compliance with State law
- I - Follow ordinance of automatic action for same violation(s) within 12 months
- I - Outsource securing vacant open structures with contractor
- I - Determine tracking measurement for improved results
- S - Increase funding of outsourced mowing contractor
- S - Improve communication by Council to Building Standards Commission of expected results
- S - Improve communication by Council to Judge and Prosecutor of expected results
- S - Request citizen assistance to review and prioritize blighted areas
- S - Adequately staff and fund code enforcement
- S - Provide guidance to citizens for Galveston County Hurricane Ike, Round 2.2 Slum and Blight funding
- S - Determine the best venue for meeting with citizens in a Town Hall
- S&L - Increase the number of demolition of substandard structures vs. current schedule
- S&L - Pursue legal action on property with multiple liens; check with Linebarger firm

BEING A GOOD NEIGHBOR MEANS:

- a. Installing your address on your home so that it can be seen from the street for emergency response purposes and their safety.**
- b. Providing an outside light or porch light on the home for security purposes.**
- c. Not storing dilapidated furniture, trash, junk, tools and rubbish on your porch or property.**
- d. Removing any scattered trash, junk or garbage from the front and back entry of your property.**
- e. Keeping the grass and weeds cut including the front and back entry to your property where rodents and snakes can hide.**
- f. Not blowing trash and grass cuttings into ditches and drain ways.**
- g. Trimming your trees and bushes.**
- h. Planting the right trees in the right places. Example: A very large trees planted under power lines, street corners that block traffic view.**
- i. Not allowing abandoned junked, wrecked or non-operable vehicles to remain on their property.**
- j. Getting current registration and inspection stickers and making sure your vehicle is operable and safe to operate.**
- k. Securely containerizing your garbage by putting it in a closed trash can.**
- l. Ensuring all accessory structures, including storage sheds, detached garages and fences are structurally sound and in good repair.**
- m. Report safety, security and code violations to the proper city authority to improve your neighborhood.**
- n. Ensuring building and construction is permitted, inspected and safe.**
- o. "See Something – Say Something"**

CITY OF
LA MARQUE, TX
GATEWAY TO THE GULF



MEMO

**TO: CAROL BUTTLER
CITY MANAGER**

**FROM: ELLIS ORTEGO
CITY ATTORNEY**

DATE: MARCH 2, 2015

RE: BLIGHT IN LA MARQUE, TEXAS

I reviewed the Middle Income Housing Pilot Study prepared by Marsh Darcy Partners, Inc. for the La Marque Economic Development Corporation dated March 20, 2008.

The study referenced five lots owned by the City and identified a target area adjacent to the five lots for possible development and revitalization. To accomplish revitalization of the target area, the study recommended, among other things, the creation of a Neighborhood Empowerment Zone and a Local Government Corporation.

If the City wishes to move forward with the study's recommendation, it would need to create a Neighborhood Empowerment Zone authorized by Chapter 378 of the Texas Local Government Code. (attached as Exhibit "A" is a copy of Chapter 378)

I am not sure that a Local Government Corporation created under Local Government Code Chapter 379A would be helpful. (Attached as Exhibit "B" is a copy of Chapter 379A)

I also reviewed the January, 2014, Blight Reduction Report of the City of New Orleans and noted the following:

- It was recognized that prioritizing code enforcement and sheriff's sales as the City's most powerful, yet underutilized, tools for combating blight.
- The Center for Community Progress, a non-profit national blight policy organization, assisted in the development of a comprehensive blight strategy.



- The City implemented a new information technology system that is used to track all code enforcement and permitting activities in the City.
- The City partnered with Code for America to create a website called “Blight Status” where citizens can find out what the City is doing about blighted properties in their neighborhood (blightstatus.nola.gov)
- The City has five (5) “Fight The Blight Days” and six (6) NOLA FOR LIFE volunteer days to leverage and foster community involvement.
- The City targeted surplus schools to promote community development. In some cases schools were demolished and were made available for public investment in addition to stabilizing the areas around them.

Other Thoughts:

The City of La Marque is a member of Southeast Texas Housing Finance Corporation (sethfc.com) which has several mortgage loan programs for homebuyers. These programs may be helpful if not already in use.

College of the Mainland may have some programs available to assist the City in blight remediation.

Volunteer groups could assist elderly and infirm citizens with exterior painting, minor repairs and yard clean-up.

I hope you will find this information useful.

ao;3/2/15;Z:\Cities\La Marque\memobligh.doc

EXHIBIT "A"

LOCAL GOVERNMENT CODE

TITLE 12. PLANNING AND DEVELOPMENT

SUBTITLE A. MUNICIPAL PLANNING AND DEVELOPMENT

CHAPTER 378. NEIGHBORHOOD EMPOWERMENT ZONE

Sec. 378.001. DEFINITION. In this chapter, "zone" means a neighborhood empowerment zone created by a municipality under this chapter.

Added by Acts 1999, 76th Leg., ch. 305, Sec. 1, eff. May 29, 1999.

Sec. 378.002. CREATION OF ZONE. A municipality may create a neighborhood empowerment zone covering a part of the municipality if the municipality determines the creation of the zone would promote:

- (1) the creation of affordable housing, including manufactured housing, in the zone;
- (2) an increase in economic development in the zone;
- (3) an increase in the quality of social services, education, or public safety provided to residents of the zone; or
- (4) the rehabilitation of affordable housing in the zone.

Added by Acts 1999, 76th Leg., ch. 305, Sec. 1, eff. May 29, 1999.

Sec. 378.003. ADOPTION OF ZONE. (a) A municipality may create a zone if the governing body of the municipality adopts a resolution containing:

- (1) the determination described by Section 378.002;
- (2) a description of the boundaries of the zone;
- (3) a finding by the governing body that the creation of the zone benefits and is for the public purpose of increasing the public health, safety, and welfare of the persons in the municipality; and

(4) a finding by the governing body that the creation of the zone satisfies the requirements of Section 312.202, Tax Code.

(b) A municipality may create more than one zone and may include an area in more than one zone.

Added by Acts 1999, 76th Leg., ch. 305, Sec. 1, eff. May 29, 1999.

Sec. 378.004. MUNICIPAL POWERS. In addition to other powers that a municipality may exercise, a municipality may:

(1) waive or adopt fees related to the construction of buildings in the zone, including fees related to the inspection of buildings and impact fees;

(2) enter into agreements, for a period of not more than 10 years, for the purpose of benefiting the zone, for refunds of municipal sales tax on sales made in the zone;

(3) enter into agreements abating municipal property taxes on property in the zone subject to the duration limits of Section 312.204, Tax Code; and

(4) set baseline performance standards, such as the Energy Star Program as developed by the Department of Energy, to encourage the use of alternative building materials that address concerns relating to the environment or to the building costs, maintenance, or energy consumption.

Added by Acts 1999, 76th Leg., ch. 305, Sec. 1, eff. May 29, 1999.

Amended by Acts 2001, 77th Leg., ch. 1263, Sec. 5, eff. Sept. 1, 2001.

EXHIBIT "B"

LOCAL GOVERNMENT CODE

TITLE 12. PLANNING AND DEVELOPMENT

SUBTITLE A. MUNICIPAL PLANNING AND DEVELOPMENT

CHAPTER 379A. MUNICIPAL DEVELOPMENT CORPORATIONS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 379A.001. SHORT TITLE. This chapter may be cited as the Better Jobs Act.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.002. FINDINGS AND PURPOSES. (a) The legislature finds that:

(1) it is an appropriate role for a municipality to foster economic opportunity, job generation, and capital investment by promoting a favorable business climate, preparing the workforce for productive employment, and supporting infrastructure development;

(2) while some municipalities choose to meet that role through the creation of economic development zones and reinvestment zones, the core root of all economic development is a competent and qualified workforce; and

(3) the programs designed to create a competent and qualified workforce are essential both to the economic growth and vitality of many municipalities in this state and to the elimination of unemployment and underemployment in those municipalities.

(b) The programs authorized by this chapter are in the public interest, promote the economic welfare of this state, and serve the state public purpose of developing and diversifying the economy of this state and eliminating unemployment and underemployment in this state.

(c) This chapter shall be liberally construed in conformity with the findings and purposes stated in this section.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.003. DEFINITIONS. In this chapter:

(1) "Board" means the board of directors of a municipal development corporation.

(2) "Corporation" means a municipal development corporation created under this chapter.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.004. APPLICATION OF NON-PROFIT CORPORATION ACT. A corporation created under this chapter is governed by the Texas Non-Profit Corporation Act (Article 1396-1.01 et seq., Vernon's Texas Civil Statutes), except to the extent inconsistent with this chapter.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

SUBCHAPTER B. CREATION OF CORPORATION

Sec. 379A.011. CREATION. The governing body of a municipality may create a municipal development corporation under this chapter.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.012. ARTICLES OF INCORPORATION. The articles of incorporation of the corporation must state that the corporation is governed by this chapter.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.013. NUMBER OF CORPORATIONS. A municipality may not create more than one corporation under this chapter.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.014. ADOPTION AND APPROVAL OF BYLAWS. The initial bylaws of a corporation shall be adopted by its board of directors and approved by resolution of the governing body of the municipality that created the corporation, and any subsequent changes made to the bylaws must be approved by the governing body of the municipality that created the corporation.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.015. PERFORMANCE REVIEW AND ASSESSMENT. The governing body of the municipality that creates the corporation shall undertake a performance review and assessment of the corporation once every five years. Based on the performance review and assessment, the governing body of the municipality shall issue a finding of whether the corporation is satisfying the objectives set forth in this chapter.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

SUBCHAPTER C. BOARD OF DIRECTORS

Sec. 379A.021. COMPOSITION AND APPOINTMENT OF BOARD. (a) Except as provided by Subsection (g), the corporation is governed by a board of 5, 7, 9, 11, 13, or 15 directors, as determined by the governing body of the municipality that created the corporation. The number of directors may not exceed the number of members, including the mayor, constituting the governing body of the municipality.

(b) The governing body of the municipality that created the corporation shall appoint the members of the board.

(c) Directors serve staggered two-year terms, with as near as possible to one-half of the members' terms expiring each year. A director serves at the will of the governing body of the municipality that created the corporation. Successor directors are appointed in the same manner as the original appointees.

(d) Each director of a corporation created by a municipality that has a population of 20,000 or more must be a resident of the municipality. Each director of a corporation created by a municipality that has a population of less than 20,000 must be a resident of the municipality or the county in which the major part of the area of the municipality is located.

(e) A person is disqualified from serving as a director if the person is an employee, officer, or member of the governing body of the municipality that created the corporation.

(f) A director may not have a personal interest in a contract executed by the corporation.

(g) In a municipality that has a population of more than one million and that creates a corporation under this chapter, the board of the corporation is composed of persons appointed to the board as required by this subsection. The governing body of the municipality shall appoint one director to the board of the corporation from each district that elects a member to the governing body of the municipality.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.022. COMPENSATION. A board member is not entitled to compensation, but is entitled to reimbursement for actual and necessary expenses incurred in serving as a director.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.023. MEETINGS. The board shall conduct its meetings in the municipality that created the corporation.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.024. OFFICERS. The board shall appoint from its members a presiding officer, a secretary, and other officers of the corporation that the governing body of the municipality that created the corporation considers necessary.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.025. ADOPTION AND APPROVAL OF BUDGET; REVIEW OF CORPORATE FINANCES. (a) The board shall prepare an annual budget for the corporation. To be effective, the budget must be approved by the board and presented to and approved by the governing body of the municipality that created the corporation. The corporation may not make any expenditure authorized by this chapter until the budget has been approved as provided by this section. An amendment of the budget must be approved in the same manner as the budget.

(b) The governing body of the municipality that created the corporation may amend the corporation's budget with the approval of at least two-thirds of the members of the governing body.

(c) The budget presented to the governing body of the municipality that created the corporation must provide a detailed description of the proposed expenditures for the corporation's fiscal year, including expenditures for each program authorized by Subchapter D.

(d) The board shall annually prepare and present financial statements from the preceding fiscal year to the governing body of the municipality that created the corporation.

(e) The governing body of the municipality that created the corporation is entitled, at all times, to access to the books and records of the corporation.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

SUBCHAPTER D. POWERS OF CORPORATION

Sec. 379A.051. PROGRAMS. (a) A corporation may develop and implement programs for:

(1) job training, including long-term job training and in-training support service grants;

(2) early childhood development that prepare each child to enter school and make each child ready to learn after completing the

program and that provide educational services that must include services designed to enable a child to:

(A) develop phonemic, print, and numeracy awareness, including the ability to:

(i) recognize that letters of the alphabet are a special category of visual graphics that can be individually named;

(ii) recognize a word as a unit of print;

(iii) identify at least 10 letters of the alphabet; and

(iv) associate sounds with written words;

(B) understand and use language to communicate for various purposes;

(C) understand and use an increasingly complex and varied vocabulary;

(D) develop and demonstrate an appreciation of books; and

(E) progress toward mastery of the English language, if the child's primary language is a language other than English;

(3) after-school programs for primary and secondary schools;

(4) the provision of funding to accredited postsecondary educational institutions, including public and private junior colleges, public and private institutions of higher education, and public and private technical institutions, to be used to award scholarships;

(5) the promotion of literacy; and

(6) any other undertaking that the board determines will directly facilitate the development of a skilled workforce.

(b) A corporation may accept donated property, may develop or use land, buildings, equipment, facilities, and other improvements in connection with a program described by Subsection (a), or may dispose of property or an interest in property under terms determined by the corporation.

(c) A municipality may contract with a community nonprofit organization that sponsors long-term job training and related support services.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.052. GENERAL POWERS OF CORPORATION. The corporation may:

- (1) own or operate a program authorized by this chapter;
- (2) perform any act necessary to the full exercise of the corporation's powers;
- (3) accept a grant or loan from a:
 - (A) department or agency of the United States;
 - (B) department, agency, or political subdivision of this state; or
 - (C) public or private person;
- (4) employ any necessary personnel, who shall be employees of the municipality;
- (5) adopt rules to govern the operation of the corporation and its employees and property; and
- (6) contract or enter into a memorandum of understanding or a similar agreement with a public or private person, including local workforce development boards or any political subdivision, in connection with a program authorized by this chapter.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.053. NATURE OF CORPORATE PROPERTY. (a) The legislature finds for all constitutional and statutory purposes that the corporation owns, uses, and holds its property for public purposes.

(b) Section 25.07(a), Tax Code, does not apply to a leasehold or other possessory interest granted by the corporation.

(c) Property owned by the corporation is exempt from taxation under Section 11.11, Tax Code, while the corporation owns the property.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.054. OPEN RECORDS AND MEETINGS. The board is treated as a governmental body for the purposes of Chapters 551 and 552, Government Code.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.055. ADMINISTRATION OF SCHOLARSHIP FUND. (a) In providing funds to an accredited postsecondary educational institution to be used for scholarships as authorized by Section 379A.051, the corporation by agreement with the institution shall ensure that:

(1) the funds are distributed to individuals as scholarships connected with the institution; and

(2) no more than a maximum amount, as set by the corporation, of the funds are spent on administering the award of the scholarship.

(b) An accredited postsecondary educational institution receiving the funds for scholarships shall develop, in consultation with the corporation, a plan for awarding scholarships that will have the goal of having an eventual beneficial effect on the economic growth and vitality of and the elimination of unemployment and underemployment in the municipality that created the corporation and that will ensure that the recipient:

(1) meets financial need requirements as defined by the corporation;

(2) is enrolled in an undergraduate degree or certificate program;

(3) is enrolled for at least three-fourths of a full course load for an undergraduate student, as determined by the corporation;

(4) makes satisfactory academic progress toward an undergraduate degree or certificate; and

(5) complies with any additional nonacademic requirement adopted by the corporation.

(c) If the municipality that created the corporation has established an education partnership composed of community-based organizations, school districts, public or private sector entities,

or postsecondary institutions for the purpose of distributing scholarships to students of local schools, the corporation may provide funds to the education partnership to enable the partnership to award scholarships to directly facilitate the development of a skilled workforce.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

SUBCHAPTER E. SALES AND USE TAX

Sec. 379A.081. SALES AND USE TAX. (a) A municipality may levy a sales and use tax for the benefit of the corporation if the tax is authorized by a majority of the voters of the municipality voting at an election called for that purpose.

(b) The ballot for an election to impose the tax shall be printed to permit voting for or against the proposition: "Adoption of a sales and use tax at the rate of ____ of one percent (insert one-eighth, one-fourth, three-eighths, or one-half, as appropriate) for the purpose of financing authorized programs of the ____ Municipal Development Corporation (insert the name of the corporation)."

(c) The adoption of the tax may be limited on the ballot to any specific program, or the tax may be adopted with general language permitting the use of the tax for any purposes authorized by this chapter.

(d) If a sales and use tax is levied, it may be adopted for a maximum of 20 years, but may then be reauthorized, subject to a payment of indebtedness. The tax may be authorized for a shorter period of time or limited to the time necessary to pay any indebtedness.

(e) The rate of a tax adopted under this section must be one-eighth, one-fourth, three-eighths, or one-half of one percent. A municipality may not adopt a sales and use tax under this chapter if the adoption of the tax under this chapter would result in a combined tax rate of all local sales and use taxes of more than two percent in any location in the municipality.

(f) Chapter 321, Tax Code, governs a municipality's imposition, computation, administration, collection, and remittance of a tax authorized by this section except as inconsistent with this chapter.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Sec. 379A.082. ELECTION TO CHANGE RATE OF TAX. (a) A municipality that has adopted a sales and use tax under this chapter at a rate of less than one-half of one percent may increase or decrease the rate of the tax if the increase or decrease is approved by a majority of the voters of the municipality voting at an election called and held for that purpose.

(b) The tax may be increased or decreased under this section in one or more increments of one-eighth of one percent, but a maximum of one-half of one percent is permitted.

(c) The ballot for an election to increase or decrease the tax shall be printed to permit voting for or against the proposition: "The _____ (increase or decrease, as appropriate) of a sales and use tax to the rate of ____ of one percent (insert one-eighth, one-fourth, three-eighths, or one-half, as appropriate) for the purpose of financing authorized programs of the _____ Municipal Development Corporation (insert the name of the corporation)."

(d) Notwithstanding Subsections (a)-(c), in a municipality that is located within the territorial limits of a regional transportation authority and was added to the authority under Section 452.6025, Transportation Code, a sales and use tax imposed by the municipality under this subchapter is subject to reduction in the manner prescribed by that section.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Amended by Acts 2003, 78th Leg., ch. 915, Sec. 5, eff. June 20, 2003.

Sec. 379A.083. IMPOSITION OF TAX. (a) If the municipality adopts the tax, a tax is imposed on the receipts from the sale at retail of taxable items in the municipality at the rate approved at the election, and an excise tax is imposed on the use, storage, or other consumption in the municipality of tangible personal property

purchased, leased, or rented from a retailer during the period that the tax is effective in the municipality. The rate of the excise tax is the same as the rate of the sales tax portion of the tax and is applied to the sale price of the tangible personal property.

(b) The adoption of the tax or the change of the tax rate takes effect on the first day of the first calendar quarter occurring after the expiration of the first complete quarter occurring after the date the comptroller receives a notice of the results of the election adopting, increasing, or decreasing the tax.

Added by Acts 2001, 77th Leg., ch. 149, Sec. 1, eff. May 16, 2001.

Department of Code Enforcement

The Department of Code Enforcement works to eliminate blight in New Orleans by ensuring every building is in compliance with City Code and enforcing building codes against properties that are determined to be public nuisances. The purpose is to protect the health, safety and welfare of the general public and the owners and occupants of dwellings and dwelling units used or intended to be used for the purposes of human habitation.

I Want To:



Report a Blighted Property

[Want to report a blighted property? Call 311 Monday-Friday, 8am-5pm.](#)



Find Out How the Blight Process Works

[See a step-by-step explanation of what happens after a blighted property is reported that explains the process Code Enforcement uses to address blight in New Orleans.](#)



[See the Hearings Calendar](#)

[View a calendar of the upcoming hearings on blighted properties around New Orleans.](#)



[Attend a BlightStat Meeting](#)

[Meet City department officials and learn about New Orleans' blight eradication process and progress at BlightStat, the monthly, open-to-the-public meetings run by the Office of Performance and Accountability.](#)



[Search Blighted Property Records](#)

[Pull up-to-date property information directly from City records with BlightStatus, the City's innovative new online blighted properties search resource.](#)



[Get a Document Checklist for Hearings](#)

[Are you a property owner who has received a hearing notice? Ensure you have all everything you need with this comprehensive document checklist.](#)



[Request Lien Forgiveness](#)

[The Lien Forgiveness Program provides a streamlined, transparent process for removing liens on properties which will be renovated and identifies upfront which liens will be forgiven upon a successful renovation, so that prospective buyers can make informed decisions and existing homeowners are further incentivized to make needed repairs.](#)

Search Code Enforcement

Search for:

Search

Fighting Blight: What is the Process?

Code Enforcement's Comprehensive Process to Reduce Blight

This is the process Code Enforcement goes through with every blighted property in the City of New Orleans. For more information on each step, click the arrows on the list below.



1. Intake

Citizens call 311 to report properties as blighted and to get updates on the status of prior complaints. Code Enforcement inspectors also sweep their areas for buildings and lots in violation of the City's housing code



2. Input

If an active code violations case does not already exist for a reported property, Code Enforcement creates a case in LAMA, the City's parcel-based case management system, and citizens can follow the status of that case using [BlightStatus](#) or by calling back to 311 for updates.





3. Inspect

Code Enforcement inspectors follow a dynamic work queue in the LAMA system to perform detailed inspections of building exterior and lot conditions, with digital photography and clear lists of violations of City ordinances. Our target for the average time from a complaint and creation of a case to inspection is 30 days.



4. Research

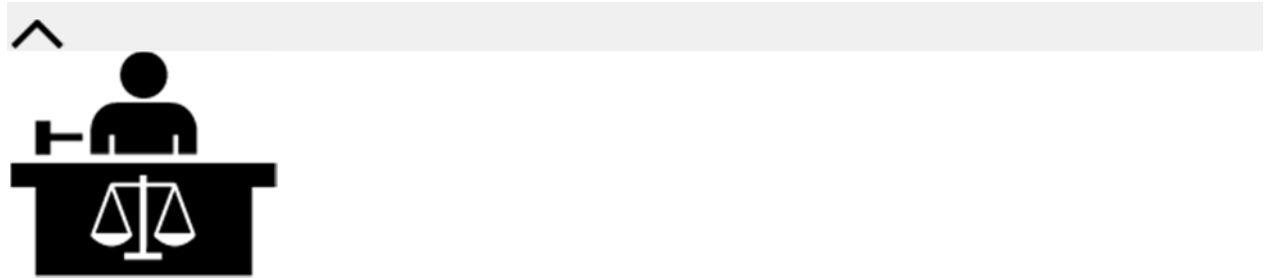
After an inspection is completed and violations have been documented, the Hearings Bureau performs extensive title research to identify every person who is an owner or has a legal interest in the property. Once defendants parties are identified, further research locates possible addresses where notice must be sent.



5. Notice

A hearing date and time is set 30 to 45 days from the completion of thorough title research, and a Notice of Hearing is sent to all interested parties at every identified address, via regular and certified mail. In addition, the property

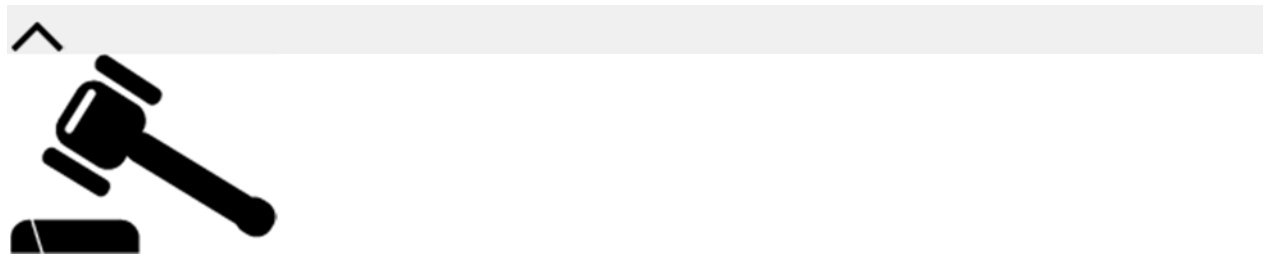
address, case number, and the date and time of hearing are posted in the official journal of the City of New Orleans, currently the [Times-Picayune](#). View a calendar of upcoming hearings [here](#).



6. Day of Hearing

On the day of the hearing, owners are commanded by law to appear at the Code Enforcement Hearings Bureau and bring printed evidence of any work in progress or completed work to bring the property into compliance with the City code. If an owner cannot attend his or her hearing, they may appoint a representative to appear on their behalf and are advised to seek professional legal counsel.

Concerned citizens may attend the hearings and may also bring recent photos and share testimony indicating continued conditions of public nuisance and blight. Code Enforcement inspections and photographs will be used as evidence of violations. Hearing costs may be issued to the defendant(s) even if the violations have been corrected prior to the hearing.



Judgment

A hearing officer may Reset the case (continue to a future hearing date) for evidence presented of substantial work in progress; or Dismiss the case based on evidence presented at the time of hearing. A property brought into FULL compliance may have minimal fees due, but is the best case outcome and closes the case without further City action. If a property remains in violation of the City ordinances, a Notice of Judgment will be issued to the owner(s) and if not appealed, remediated and/or paid in full will be filed with the recorder of mortgages 30 days after the hearing. This filing will constitute a lien on the property and will give the City the authority to remediate the violations and/or seize the property for Sheriff Sale.



Post-Judgment Actions

If a guilty judgment is recorded and a lien is placed on the property, Code Enforcement evaluates the property through an administrative review process to determine the best approach to remove the hazardous conditions of public nuisance and blight. The City has three paths for abatement, and a single property may undergo more than one of these processes over time.

For more information, click [here](#).



Lot Clearing / Abatement

In coordination with NORA, the City has launched a city-wide lot clearing program that can perform multiple cuts of identified lots with high grass and weeds and other unsafe conditions. The City cutting the grass will not remove fines against the owner(s).



Sheriff's Sale / Lien Foreclosure

Properties approved for lien foreclosure will have writs filed with the Civil District Court and will be subsequently turned over to the sheriff's office to be sold at auction. Sale proceeds will first pay off liens, taxes, and sale costs and any other recorded liens to a third party. Remaining funds, if any will go to the original property owner(s). The City's larger goal in this process is to transfer blighted properties to new owners who will make repairs and abide by the City code. [View a list of upcoming sales.](#)



Demolition

Blighted properties may be selected by Code Enforcement for demolition. Once a building is demolished, if the remaining lot remains in a blighted condition it may be sold at sheriff's sale and/or could be maintained through the lot clearing program.

Find a Blighted Property: BlightStatus

[BlightStatus](#)  is the innovative new online tool that lets citizens pull up-to-date property information directly from the City's official records, providing a single, comprehensive and authoritative view to the public for the very first time.

[Features](#)[Feedback](#)[Accolades](#)[Partners](#)

BlightStatus uses a number of features intended to make it as useful as possible to citizens and residents of New Orleans.

With BlightStatus you can:

- Search by specific address or view a street or neighborhood
- Find the status bar of any property with a Code Enforcement record to instantly see where that property stands in the [blight process](#) – and what's coming next.
- Get detailed case history for a step-by-step description of what's happened so far, and when.
- Receive alerts on the go, via email or text message the moment the status changes on properties you care about. Subscribe to one property, a whole block, or your entire neighborhood, and you'll always be in the know.

View this video for more information.

Contact Us

1340 Poydras St.
Suite 1100
New Orleans, LA 70112

Code Violations: 311

Hearing Information: (504) 658-5050

Pura Bascos, Director



[Report an issue »](#)

- [Code Enforcement](#)
 - [Fighting Blight: What is the Process?](#)
 - [Find A Blighted Property](#)
 - [I've Been Called to a Hearing: What Do I Bring?](#)
 - [Post-Hearing Process](#)
 - [Property Owner Resources](#)
 - [Fight the Blight: Lot Maintenance Program](#)
 - [BlightStat](#)
 - [Calendar of Hearings & Meetings](#)
 - [About Us](#)
 - [Search](#)

Share this page          

Resources for Home Owners

Any building owner who has received a notice to attend a hearing should come prepared with all documentation possible that would apply to the building in question and its status.

NOTE: submission of below documents does not guarantee a dismissal of the case or that no fines will be assessed. Additionally, all cases have administrative fees and costs that will not be waived.

Checklist of Suggested Documents

- **CURRENT** clear printed photos of the property in compliance. Photos should include front (entire structure or lot), rear, right and left sides and must show work completed.
- Recently executed contract(s) for repairs and/or demolition.
- Permits covering the scope of work that will be or has been performed.
- Certificate of Completion indicating that work performed under a permit was completed.
- Certificate of Occupancy indicating that work was completed and the structure is ready for occupancy.
- Certificate of Appropriateness if the property falls within the historic district of HDLC.
- Copies of applications submitted to any City department or commission, for example:
 - [Safety and Permits](#)
 - [HDLC](#)
 - [Vieux Carré Commission](#)
- Recent proof of active participation in a Federal, State, or local renovation or rebuilding program including:
 - Road Home documentation
 - HMGP letter(s)
 - Letter(s) from a non-profit entity which has allocated funds
- Proof of committed financing for repairs or new construction
- Documents proving your ownership interest in the property including:
 - Bill of Sale
 - Deed
 - Succession documents

Additional Useful Information:

- [Fighting Blight: An Explanation of the Process](#)
- [Post-Hearing options](#)
- Hearing Division phone number: (504) 658-5050

Post-Hearing Processes

If you are a home owner that has been found Guilty Judgment or received a Notice of Compliance, you must remediate it and/or paid in full with the recorder of mortgages 30 days after the hearing.

Home owners found guilty of blight at a hearing have the following options to avoid sale of their property:

Within 30 days from the hearing:

Within 30 days of the following may be submitted:

- Clear printed photos showing that all violations have been abated, and photos of the front, rear, and right and left side of the structure.
- Applicable permit(s) and Certificate of Completion and/or Certificate of Occupancy [from the Department of Safety and Permits](#).
- Call to confirm a final payoff amount.
- Payment must be in the form of cashier's check or money order in the full payoff amount. **NO PERSONAL CHECKS OR CASH** will be accepted.

After 30 days from the hearing:

After 30 days, waiver of daily fines will only be considered upon submission of a completed [Lien Forgiveness Request Form](#) with supporting documentation. A Lien Waiver Application is a form submitted to Code Enforcement requesting that some/all of the fines imposed for public nuisance and blight violations be waived. Forgiveness of partial fines is considered when the property in question has been brought into full compliance with the City housing code, and only when the application is completed in full with supplemental documentation (proof of compliance).

For additional useful resources, visit [Property Owner Resources](#) and [City of New Orleans Minimum Property Maintenance Code](#) .

Property Owner Resources

If you own a property that is under investigation or found guilty, several resources may be of use:

- [Permits and Certificates](#) required by the City of New Orleans and how to apply
- [Ordinances of the City of New Orleans](#) , which include housing standards and information about blight
- [Lien Forgiveness Requests](#) - The City of New Orleans is committed to bringing non-compliant properties back into commerce and is continuously seeking and implementing innovative approaches to help realize our shared goal of a clean, safe, and beautiful city. The Code Enforcement and Hearings Bureau is pleased to formally launch the Lien Forgiveness Program (formerly known as the Lien Waiver process). The Lien Forgiveness Program provides a streamlined, transparent process for removing liens on properties which will be renovated and identifies upfront which liens will be forgiven upon a successful renovation, so that prospective buyers can make informed decisions and existing homeowners are further incentivized to make needed repairs. We expect the Lien Forgiveness program to serve as a vital tool in eradicating blight in the City of New Orleans. For a copy of the Lien Forgiveness Request form, click the link.
- [Fighting Blight: An Explanation of the Process](#)
- Hearing Division phone number: (504) 658-5050
- [City of New Orleans Minimum Property Maintenance Code](#) 

Fight the Blight

A City of New Orleans Initiative

The City has been working hard to fight blight using multiple strategies including demolition, sheriff's sales, and grass-cutting. **The new Lot Maintenance program under Chapter 66 is a strategic, place-based response to concentrated blight.**

In 2013, we received over 5,000 calls about high grass. Complaints were handled by our traditional Code Enforcement process and added to the list, which already had almost 10,000 properties for research and hearings.

To help solve this problem, at the Administration's request, the City Council passed Chapter 66, an ordinance that fast-tracks grass-cutting. Under the new law, the City has the right to cut high grass and remove debris from a property after giving the owner seven-days-notice. The City has signed a Cooperative Endeavor Agreement with Covenant House to perform this work and the first lots were cut on August 18, 2014. Our goal is to cut at least 1,200 private lots over the course of one year.

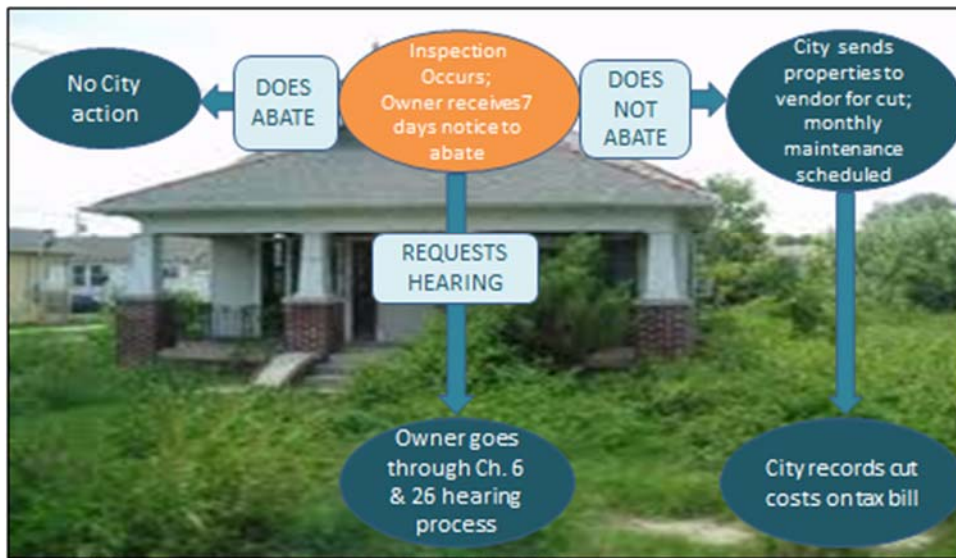
What Does Fight the Blight Do?

Allows the City to cut overgrowth, remove debris and perform routine maintenance on a private lot and record costs on the property owner's tax bill if:

- The grass/growth is over 18 inches; or
- There is trash, debris or other refuse; or
- There is noxious (poison ivy, etc) growth

This program also provides jobs and wrap-around services such as GED prep, parenting classes, and job training to youth ages 18-24 through our vendor partnership with Covenant House.

Legal: Chapter 66 – External Process



What Fight the Blight Does Not Do

A Chapter 66 citation and grass cut DOES NOT legally "cure" owner's blight.

- Proceedings can and will continue under Chapters 6 and 26 through Code Enforcement.
- Owner's violations do not go away just because the City has cut the grass or removed debris.
- Allow citizens to call 3-1-1 and have high grass immediately cut anywhere in the City as this would not deliver concentrated impact.

Frequently Asked Questions

How do I report a lot?

- If you have a complaint, please call 3-1-1 to report it. This includes:
 - Illegal dumping
 - Code violations (structures, lots)
 - Tree limbs/branches
 - Rodents or other animal/pest problems
- To get a lot **OUT** of the program (once we have started cutting), the owner must submit a request in writing.
 - Email: chapter66@nola.gov

- Mail: City of New Orleans, Attention: Chapter 66, 1300 Perdido St., 9E06, New Orleans LA 70112

What about the rats, animals in that overgrown lot?

- The City baits the storm drains with rodent killer a day or two before the cutting. When the cutting happens, the rats and other vermin will be attracted to the bait in the drain and eat the rodent killer. If you have additional problems, call 3-1-1 or email rodent@nola.gov.

How many times will this grass be cut? What about the dumping?

- We are working in areas with a lot of vacant, blighted lots. We will maintain the lots in this program monthly. Each cut and dumping cost goes on the tax bill of the owner.
- Illegal dumping should be reported to 3-1-1. Please call with the address of the property and any description of the person doing the dumping.
- If there are cars, standing water, cement or other hazardous and/or hard-to-move materials on the lot, we will have to schedule those to be taken care of by another organization, please be patient.

What if I (or my church, volunteer group, etc.) want to take care of this lot after the City has performed an initial cut?

- Please email chapter66@nola.gov

Is this the “Mow to Own” program?

- No, these are not the same programs. Mow to Own is not yet a passed law. Please contact Council Member LaToya Cantrell’s office for more information about her draft ordinance lcantrell@nola.gov

This is my property and I mow it, but it grows fast in the summer... what do I do?

- If you receive a Chapter 66 citation, that means your property is overgrown more than 18” and/or there was dumping, trash, or debris on your lot. You have 7 days (INCLUDING weekends) to take care of these violations. After 7 days, we’ll do a re-inspection and if you have taken care of the overgrowth and trash/debris, you will NOT be fined and your property will not be placed into the program.

Can I buy this property?

- You'll need to do your own research on the property and/or contact the property owner to see if it is for sale.
Email chapter66@nola.gov and we'll make note that you are interested in purchasing. You can also look at the following websites for property information:
 - <http://www.nolaassessor.com/> 
 - <http://nola.gov/onestop/> 
 - <http://blightstatus.nola.gov/> 
 - <http://www.noraworks.org/> 
 - <http://www.civilsheriff.com/RealEstateSales.asp> 

BlightStat

BlightStat is the monthly public meeting run by the [Office of Performance and Accountability](#), which tracks New Orleans' blight eradication process.

During BlightStat meetings citizens can:

- Hear City departments and the [New Orleans Redevelopment Authority](#)  present their respective progress towards eradicating blight in New Orleans
- Get updates on the overall progress toward fulfilling the [Mayor's Comprehensive Blight Strategy](#)
- Submit questions for discussion at the end of the presentation



BlightStat: bringing community members, City departments, and sister agencies together to fight blight in New Orleans

Calendar

Code Enforcement regularly holds adjudication hearings on specific blighted properties, in addition to monthly BlightStat meetings where Code Enforcement, other City departments and NORA present their respective progress on blight.

Home owners who have received a notice to appear at a hearing about their property, please see Code Enforcement's recommended [check list of important documents to bring to their hearing](#).

[Find specific addresses and hearing times at data.nola.gov](#)

**PREPARED FOR:
THE LA MARQUE ECONOMIC DEVELOPMENT CORPORATION**

**PREPARED BY:
MARSH DARCY PARTNERS, INC.**

MARCH 20, 2008

ACKNOWLEDGMENTS

Marsh Darcy Partners, Inc. would like to thank the following parties for their assistance and contributions to this Middle Income Housing Pilot Study.

First, our thanks go to the Galveston Economic Development Partnership, its President Jeff Sjostrom and Vice President Lisa Elikan for contributing their time, expertise and their Geographic Information System (GIS) to this Study. The GIS proved invaluable in analyzing conditions and mapping those and Lisa was tireless in producing the more than 25 sets of analysis and maps that were created for the Study.

Second, we would like to thank the three developers who gave freely of their time to assist us in benchmarking the feasibility of the project. Billy Sullivan of Sullivan Interests, James C. Box of Jim Box Consultant, and Dwain Evans of Kebbell Homes all took time to visit with us and provided candid and valuable insights.

Third, we would like to acknowledge and thank Mr. Ron Crowder, Chairman of the La Marque Economic Development Corporation Board of Directors which funded this Study, Mr. Robert Ewart, City Manager, Mr. Jerry Groom, Executive Director of the La Marque Economic Development Corporation, Hon. Mayor Larry Crow and Hon. Council Member Keith Bell for the time each contributed to this effort. Mr. Crowder, Mr. Ewart and Mr. Grooms functioned as both Steering Committee to guide our progress and Stakeholder Group to provide local knowledge, feedback, and insight. We greatly appreciate the many hours they contributed.

BACKGROUND AND OVERVIEW

The City of La Marque (the “City”) and the La Marque Economic Development Corporation (the “LMEDC”) share a common goal of expanding the City’s tax base and revitalizing certain areas of the City by providing affordable, middle income housing for its citizens and employees. To further this goal, in July of 2007, the LMEDC engaged the services of Marsh Darcy Partners, Inc. (“MDP”) to conduct a study on how to best utilize five city-owned lots in furtherance of the above stated goal.

MDP’s Scope of Work included the following Tasks:

- Task 1: Create definition for affordable, middle income housing
- Task 2: Develop a vision for the revitalization
- Task 3: Map the target area adjacent to the five lots, related to existing conditions
- Task 4: Analyze and evaluate viability of affordable housing program
- Task 5: Recommendations

From August through December, 2007, MDP completed the above tasks. On February 25, 2008, MDP briefed the La Marque City Council with a summary of the findings. The report that follows constitutes the final deliverable for the Study.

THE STUDY

Task 1: Create definition for affordable, middle income housing

MDP met with representatives of the LMEDC, City Council, and City Staff to discuss and reach consensus on a target range of pricing that would achieve the City’s goals. Discussions on this issue uncovered sub-sets of issues that factored into building consensus.

- ✦ There was unanimous support for housing that would provide service professionals, i.e. fire and police employees, nurses, teachers, city employees, the opportunity to live in the City.
- ✦ These houses must be not only affordable to purchase, but affordable to maintain and energy efficient.
- ✦ The City has to consider the cost of providing services to these new homes that must be paid for by the taxes each home generates; homes priced too low may create a burden on providing City services.
- ✦ Homes in the revitalized areas will have to compete with new “green field” developments on the west side of the City, both in price and amenities.
- ✦ Builders can provide best-priced products where purchasers are pre-qualified and capable of closing upon builder completion.
- ✦ The market pool of potential purchasers is broader than in the past, being composed of both existing residents and potential purchasers across Galveston County.

As a result of the discussions surrounding these issues, MDP was charged with developing a “cost of service” estimate and to research the types of housing being constructed in other cities engaged in affordable revitalization efforts.

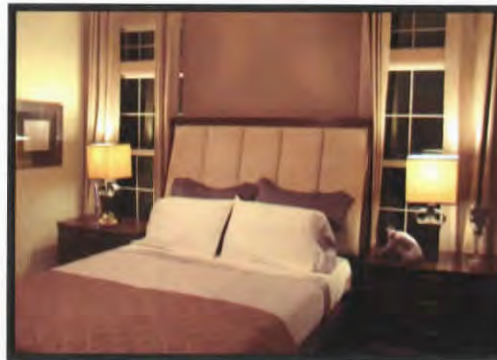
The cost of service can be thought of as the amount of money a city must pay for essential services, i.e. fire, police, EMS, city administration, etc. This number can be reduced to a per household number to determine how much any given house must be worth to generate its share of the taxes it must contribute to “break even.”

MDP reviewed the City’s adopted 2007 budget and tax rate and the analysis is summarized below:

- ✦ Residential units create a “cost of service” demand on city services like police, fire, EMS
- ✦ La Marque’s property tax and sales tax revenues are roughly equal (51% to 49%)
- ✦ The tax revenue that a residence in La Marque has to generate to pay for its cost of service is roughly \$1,100
- ✦ At current tax rate of \$0.51436/\$100 it must be valued at roughly \$215,000
- ✦ Because the property tax is subsidized by the sales tax contribution of 49%, cost of service is subsidized as well
- ✦ Housing units priced at or below \$100,000, however, may not break even on cost of service especially if sales tax revenues decline

MDP researched on-site construction, manufactured housing, pre-fabricated housing and housing “kits” to determine options for achieving affordability, maintainability and sustainability. MDP found that a number of retailers, such as Home Depot, Ikea, and Lowes offer home building kits in the \$100,000 price range. However, these seemed targeted to the do-it-yourself market. The Urban Land Institute (“ULI”), in conjunction with Genesis Homes, has put forward two-story model home designed specifically for smaller urban lots. The pricing for the home, without land, is approximately \$130,000.





MDP found traditional neighborhood revitalization projects in several cities across the nation, in cities like Seattle, Denver, Savannah and New Orleans. Housing types shown below were typical of traditional city revitalizations from across the country and ranged in pricing from the \$120,000 to \$150,000 range, including land costs.



Task 2: Develop a vision for the revitalization

Concurrently with discussions of target pricing, MDP worked with the same stakeholder representatives to develop a vision for the revitalization. As with the discussions on pricing, it was apparent early that many issues regarding the existing residents and existing conditions would influence the City's approach.

- ✦ The revitalization effort should not displace existing homeowners, especially the elderly.
- ✦ Existing residents who want to paint and "fix up" should be supported in doing so possibly through programs providing free paint, volunteer labor, etc.
- ✦ Code enforcement for dangerous and abandoned buildings will need to be implemented.
- ✦ General cleanup of the area will need to be accomplished, especially cleanout of open ditches.
- ✦ Street repairs and maintenance will be required.
- ✦ New housing styles should fit in with the traditional street pattern and older housing stock, including the appearance at least of being pier and beam construction.

After discussion of these issues the Vision for La Marque's Revitalization was drafted as:

Preserving the Neighborhood - Create middle income affordable housing that maintains the character and architecture of the target area's traditional neighborhood, using the five city-owned lots as a catalyst.

Task 3: Map the target area adjacent to the five lots, related to existing conditions

MDP made several site visits to document existing conditions of the city-owned properties and surrounding properties. Photos below are indicative of existing conditions as of late summer 2007.



Facing south on Preston from FM 1765



West side of Preston, mid-block



Dead end of Preston, facing south at property line of city-owned lot



Facing north on Preston in front of city-owned lot



Occupied house at SE corner of Preston And FM 1765



In front of city-owned lot on Kansas Street



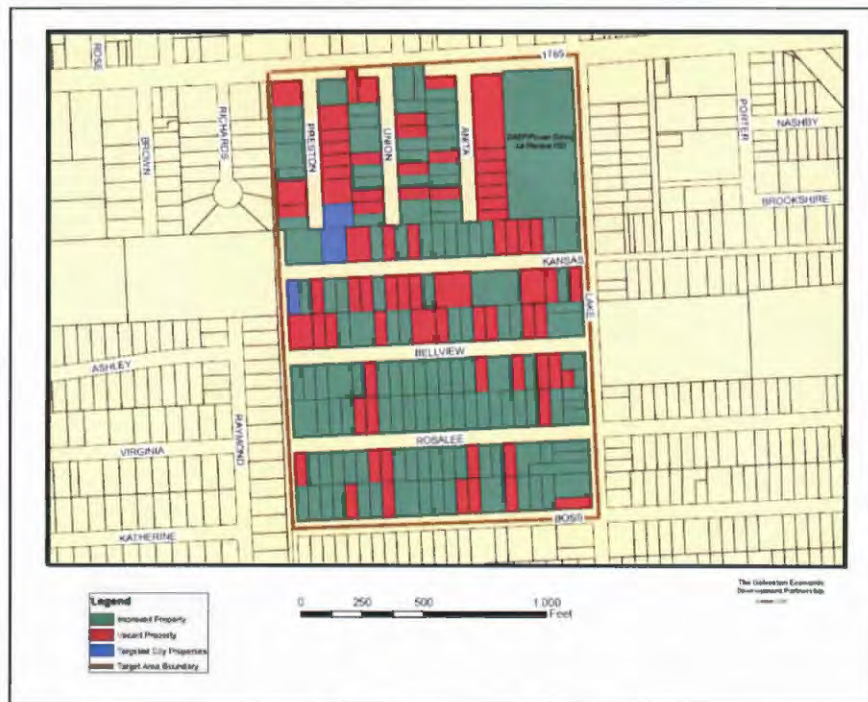
Abandoned commercial property fronting FM 1765



Lake Elementary School at Lake and Anita

After viewing the existing physical condition of the area, MDP determined the boundary of the Study Area, the broad area near the five city-owned lots that has similar physical conditions. The determination of the Study Area was intended to provide a look at the extent of deteriorated tax base in and around the city-owned lots.

Starting at FM 1765 and moving south along Lake Street it becomes evident that at or near Boss Street conditions of properties transition and improve. The same can be seen moving east along FM 1765 from Lake Street passed Preston. The broader Study Area boundary was defined as FM 1765 south along Lake Street to Boss Street and Lake Street east along FM 1765 to the west side of lots fronting on Preston as shown on the map below.



From the study area MDP hoped to arrive at a Target Area based on the following parameters:

- ⊕ The area in very close proximity to the city-owned lots
- ⊕ Adjacent area with physical conditions similar to those of the city-owned lots
- ⊕ Area within a reasonable distance likely to be influenced by the redevelopment of the city-owned lots

The Target Area was defined as FM 1765 south along Lake Street to Bellview and Lake Street east along FM 1765 to the west side of lots fronting the west side of Preston, as shown on the map below.



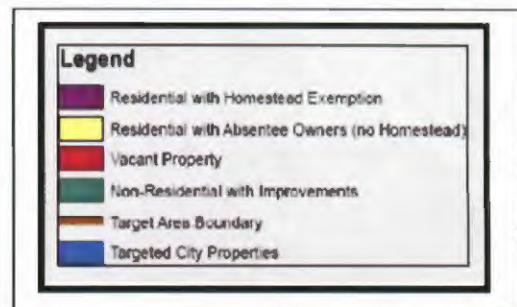
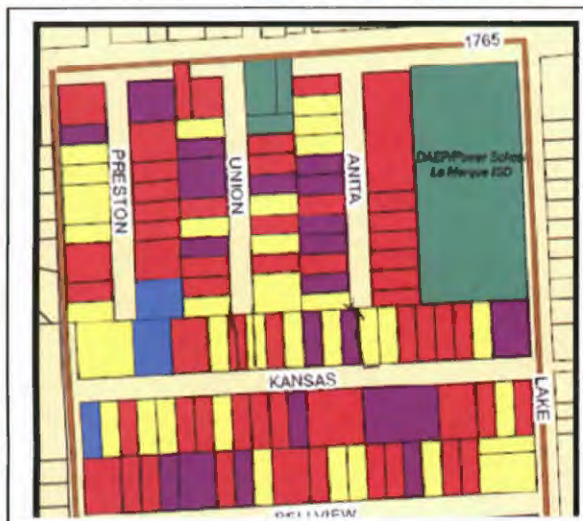
Once the Study Area and Target Area had been determined, MDP began an existing conditions analysis. Among the data sets analyzed were land use, property value, ownership and residency of owners, vacancies, homesteads, multiple ownerships, and tax-foreclosed lots.

The Target Area contains 95 lots most of which are residential lots. Lake Elementary is the only major exception in the area. The following data is broken down by lot ownership, type of owner, and the residency of the owner.

Ownership of All Lots (95 Lots)	Owner occupied – 18 Institutions – 14 Commercial businesses – 6 La Marque owner - 12 Houston area owner - 32 In-state owner– 5 Out of state owner- 8
Ownership of Vacant Lots (43 Lots)	Institutional owner – 8 Commercial business owner – 5 La Marque owner- 4 Houston area owner- 17 In-state owner– 2 Out of state owner– 7
Current Type of Lot Use	Owner occupied – 18 Vacant – 43 Rental - 34
Tax Foreclosed Lots	2 (in Study Area, 1 in Target Area)

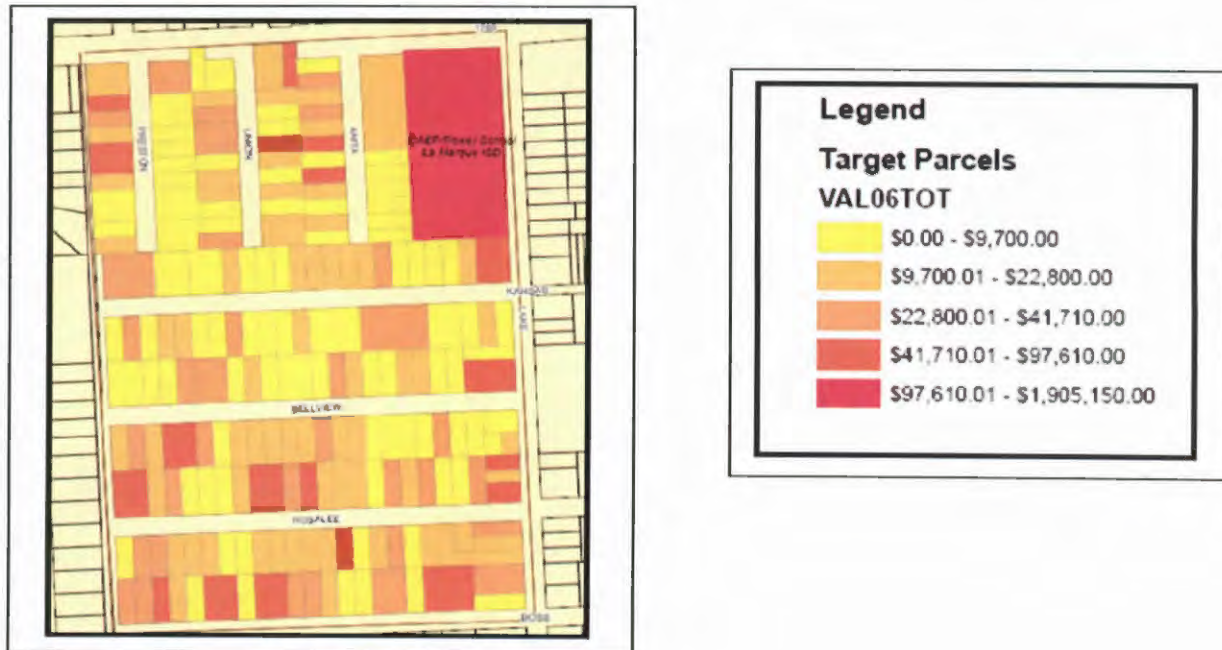
The following maps were produced to illustrate the above stated analysis:

Homestead, Absentee Ownership and Vacant Lots



In addition to the large number of vacant lots, and the large number of absentee owners, the analysis demonstrated the very low taxable values that exist in the area. As part of the existing conditions analysis, MDP also confirmed sufficient utility and drainage service and capacity with the La Marque Public Works Department and found that the area is served by both water and sewer in capacity sufficient to sustain total build out. The underproductive status means the area is not generating sufficient taxes nor is it recouping cost of infrastructure through utility service. The map that follows illustrates the underproductive status of the Target Area.

Values



Task 4: Analyze and evaluate viability of affordable housing program

In an effort to determine the viability of an affordable housing program, MDP sought interviews with developers/builders who were experienced in the region, who had experience with entry level housing product and who were knowledgeable about market conditions in the region as well as in Galveston County. MDP inquired about the feasibility of attracting new development to the area given the existing conditions. MDP was also interested in determining the need for financial assistance, subsidy or public private partnerships with regard to creating a sustainable project. MDP conducted interviews with three developer/builders and summaries of their comments follow:

- ⊕ Billy Sullivan, Sullivan Interests – Galveston-based builder, builds in Houston Heights
 - Improve street circulation – dead end streets feel unsafe
 - Need City commitment to keep area clean
 - Need financial incentives, i.e., reduce cost of lots, down payment assistance, and assistance w/advertising lots
 - Need to “brand” area
 - City assistance selling lots, i.e., teachers get \$5k down payment assistance
 - Start w/3-5 houses on Preston/City concessions
- ⊕ Jim Box, Houston developer, 40 years experience
 - Open ditches not a problem if maintained
 - Incentives must be competitive w/COH incentives, i.e., 70/30 agreements
 - City should seek federal down payment assistance monies
 - Improve circulation in area
 - Need 20-30 lots priced appropriately
 - Need City advertising budget
 - Housing market too slow right now – consider start next year
 - Too low values for tax incentives to work
 - Need pool of pre-qualified applicants
- ⊕ Dwain Evans, Kebble Homes, specialty is traditional neighborhood development, Borondo Pines
 - City needs to establish vision for central core and broader planning effort
 - Need to improve perception/image of the City
 - Market is ready because development moving south – broad target market available
 - City needs to condemn uninhabitable structures and clean up area
 - Improved circulation and connectivity is needed
 - 10 lots would entice smaller builder with reduction in price of lot

The developer interviews confirmed that the five city-owned lots do not create sufficient critical mass to create a viable building program, but that they could be utilized as part of a redevelopment strategy for providing improved access to the area. From the interviews MDP was able to create a summary of the strengths, weaknesses, opportunities and threats (SWOT) for this proposed revitalization.

Strengths	Weaknesses
⊕ Sufficient Utility Capacity ⊕ Large number of absentee owners who might be willing sellers ⊕ Large number of lots valued at less than \$6,000	⊕ Lack of circulation and access ⊕ Area needs cleanup ⊕ Area has to compete with newer subdivisions ⊕ Area lacks planning and identity

Opportunities	Threats
⊕ Revitalization can be a part a broader city vision and master plan ⊕ Assembling 10 lots seems possible ⊕ Low lot prices may make incentive package possible	⊕ City commitment will make a difference ⊕ Changing perceptions will take time and effort ⊕ Correct “branding” will be vital

Task 5: Recommendations

Based on the foregoing data and evaluation, it is evident that at the Target area is at a pivotal point. If no action is taken, it is the opinion of the professional consulting team that very little will occur in this area other than further decline. If the City makes the decision to develop and move forward with a revitalization effort, this effort will need to be strategic and long-term and must have complicit and full support of Council. Should the revitalization planning option be chosen, Council may wish to explore a broader master planning effort that would include the Target Area. A broader master planning effort would provide an opportunity to gain community input and garner community support.

With regard to this Study and the Target Area, MDP has prepared the following recommendations of actions to be taken in support of a decision to move forward on a revitalization effort:

1. City Council should designate the area bounded by FM1765, Lake Road, Boss, and Preston as a Revitalization Area and create a Neighborhood Empowerment Zone over the area. Creating the Neighborhood Empowerment Zone would allow the City the most flexibility in devising the types and amounts of incentive packages that may be needed to assist with redevelopment;
2. City Council should create a local government corporation (LGC) to guide, manage, and promote the revitalization; Council should work with the LGC to develop financial incentives that will be competitive with other cities to entice builder partners to participate in the revitalization opportunity; City Council will need to provide the LGC with resources, such as administrative and legal support, to ensure its ability to function effectively;
3. The LGC Board will need to identify partnering and funding opportunities, including grants, developer/builder participation and community-based opportunities, such as local lenders, community development corporations or housing corporations;
4. In conjunction with developing the incentive program the City and/or LMEDC should consider how to partner with a private sector entity in a land assembly program beginning with the purchase of lots on Preston Street. Preston Street is ideal because approximately half of the block is vacant and the remainder is valued very low;
5. The LGC with support from Council should solidify options for pre-qualifying purchasers from City employees or school district employees as a way to reduce developer risk;

6. Revitalization efforts should occur in phases. Initial efforts should focus on the three blocks along FM 1765 that include Preston, Anita, and Union Streets. A second phase could include the four blocks on the south side of the original Target Area, that include Kansas, Bellview, Rosalee, and Boss Streets west of Lake Road;
7. A clean-up program for Target Area and code enforcement of dangerous and abandoned structures must be implemented;
8. Council should use city-owned lots to improve access and circulation in Target Area. An example of how access in the Target Area could be improved is illustrated below:

**In closing:**

MDP has appreciated the opportunity of working on this Study. It is evident that the City of La Marque has a cross-roads decision to make with regard to the Target Area: Do nothing or develop a strategy for improvement. Developing a revitalization strategy with ways to implement it will require political commitment, planning, creative approaches, community support and yes, money. However, if the City can muster the political will, with a good valid strategy and solid planning, we believe that private sector involvement will come forward to take advantage of the redevelopment opportunity.

LIST OF PROPERTIES DEMOLISHED BY THE CITY OF LA MARQUE

BUDGET YEAR 2012-2013

ADDRESS	DISTRICT
1918 Kansas 2 structures front and rear	District A Red
523 Elmo	District D Blue
1206 Pirtle	District B Yellow
612 Main	District C Green
2105 Pirtle	District B Yellow
1805 Maple	District D Blue
1912 Main	District C Green
1801 Nashby	District A Red

BUDGET YEAR 2013-2014

1024 Maple	District D Blue
111 Brown	District A Red
1909 Kansas	District A Red
1802 Nashby	District A Red
2410 Oaklawn	District C Green
2607 S. Houston Dr.	District B Yellow
3721 McKinney	District A Red
2613 Stonewall	District A Red
403 Walnut	District C Green
3042 Cedar (Swimming Pool only)	District A Red
1303 Rhodora	District D Blue

2012 Bellview	District A Red
421 Avenue B	District D Blue
2913 Woodland	District B Yellow
508 Bluebonnet	District D Blue
2516 Bellview	District A Red

Permit List

52 Records

Site Address	Permit #	Type	Submitted	Project Description	Area
2609 Boss	DM2012-005	DEMOLITION	09/12/2012	demo	DISTRICT A (CE) RED
1918 Kansas St.	DM2013-010	DEMOLITION	08/22/2013	city order demo	DISTRICT A (CE) RED
710 Rosedale	DM2013-021	DEMOLITION	12/18/2013	Demo trailer	DISTRICT A (CE) RED
1801 Nashby	DM2013-022	DEMOLITION	12/19/2013	Demolition	DISTRICT A (CE) RED
1106 Pirtle	DM2014-001	DEMOLITION	01/02/2014	demolition	DISTRICT A (CE) RED
2516 Jackson	DM2014-003	DEMOLITION	01/14/2014	demo for new home / Ike project	DISTRICT A (CE) RED
607 Lake	DM2014-006	DEMOLITION	01/24/2014	demolition by owner/Code Enforcement case	DISTRICT A (CE) RED
2810 Virginia	DM2014-008	DEMOLITION	02/03/2014	Demo - Ike recover program	DISTRICT A (CE) RED
2027 Rosalee	DM2014-010	DEMOLITION	02/12/2014	ike project for new home	DISTRICT A (CE) RED
10527 FM1764	DM2014-011	DEMOLITION	02/20/2014	interior demolition Donut Shop	DISTRICT A (CE) RED
2709 Virginia	DM2014-012	DEMOLITION	02/25/2014	Demo for Ike Project	DISTRICT A (CE) RED
2520 Stonewall	DM2014-013	DEMOLITION	03/10/2014	House is being demolished by owner/Code Enforcement case	DISTRICT A
2918 Patricia	DM2014-016	DEMOLITION	03/26/2014	demolition and removal of driveway to be replace upon building permit approval	DISTRICT A (CE) RED
3822 McKinney	DM2014-018	DEMOLITION	04/04/2014	ike program	DISTRICT A (CE) RED
2124 Jackson	DM2014-019	DEMOLITION	04/04/2014	demolition and reconstruction Ike Recovery Program	DISTRICT A (CE) RED
1013 Veronica	DM2014-021	DEMOLITION	04/10/2014	Demo / Ike Program	DISTRICT A (CE) RED
2007 Bellview	DM2014-022	DEMOLITION	04/14/2014	ike project	DISTRICT A (CE) RED
307 Edgar	DM2014-027	DEMOLITION	04/17/2014	Ike project	DISTRICT A (CE) RED
105 Albert	DM2014-028	DEMOLITION	04/17/2014	Ike Program	DISTRICT A (CE) RED
804 Westward Ave.	DM2014-030	DEMOLITION	04/17/2014	Ike Project / New home	DISTRICT A (CE) RED
2221 Boss	DM2014-	DEMOLITION	04/22/2014	Ike project	DISTRICT A

	031				(CE) RED
301 Albert	DM2014-035	DEMOLITION	05/05/2014	Ike Program	DISTRICT A (CE) RED
104 Union	DM2014-037	DEMOLITION	05/06/2014	demo for Ike Project	DISTRICT A (CE) RED
2521 Stonewall	DM2014-041	DEMOLITION	05/13/2014	demolition and rebuid IKE program	DISTRICT A (CE) RED
2210 Jackson St.	DM2014-043	DEMOLITION	05/20/2014	Ike program	DISTRICT A (CE) RED
1106 Cora	DM2014-044	DEMOLITION	05/21/2014	Ike program	DISTRICT A (CE) RED
411 Johnson	DM2014-045	DEMOLITION	05/21/2014	Ike program	DISTRICT A (CE) RED
1202 Veronica	DM2014-050	DEMOLITION	06/05/2014	demolition and new construction Ike Program	DISTRICT A (CE) RED
1505 Duroux	DM2014-051	DEMOLITION	06/12/2014	Demo permit	DISTRICT A (CE) RED
2516 Bellview	DM2014-054	DEMOLITION	07/23/2014	City demolition project LM03-14	DISTRICT A (CE) RED
3042 Cedar Dr.	DM2014-055	DEMOLITION	07/23/2014	demo of swimming pool only - City of LM demo project LM03-14	DISTRICT A (CE) RED
111 Brown	DM2014-058	DEMOLITION	08/05/2014	project LM03-14 demolition Order 2013-12	DISTRICT A (CE) RED
1909 Kansas	DM2014-059	DEMOLITION	08/05/2014	demolition project LM03-14 demolition order 2013-15	DISTRICT A (CE) RED
1802 Nashby	DM2014-060	DEMOLITION	08/05/2014	demolition project 03-14 demolition order 2013-19	DISTRICT A (CE) RED
3721 McKinney Ext	DM2014-063	DEMOLITION	08/05/2014	demolition project LM03-14 demolition order 2013-13	DISTRICT A (CE) RED
2613 Stonewall	DM2014-064	DEMOLITION	08/05/2014	demolition project 03-14 demolition order 2014-3	DISTRICT A (CE) RED
2011 Rosalee	DM2014-065	DEMOLITION	08/07/2014	demo ike program	DISTRICT A (CE) RED
2012 BELLVIEW ST.	DM2014-071	DEMOLITION	08/14/2014	demolition prtoject LM03-14 demolition order 2014-10	DISTRICT A (CE) RED
320 Johnson	DM2014-076	DEMOLITION	08/15/2014	ike program - demo	DISTRICT A (CE) RED
13 Richard Court	DM2014-078	DEMOLITION	08/21/2014	demo shed/by owner / BSC order	DISTRICT A (CE) RED
5018 Brockleigh St.	DM2014-081	DEMOLITION	09/02/2014	Ike program	DISTRICT A (CE) RED
1728 Thompson	DM2014-087	DEMOLITION	09/10/2014	Ike program demo	DISTRICT A (CE) RED

2404 Boss	DM2014-092	DEMOLITION	09/16/2014	Ike program	DISTRICT A (CE) RED
107 Johnson	DM2014-093	DEMOLITION	09/18/2014	Demo by owner/ BSC demolition Order issued	DISTRICT A (CE) RED
2607 Stonewall	DM2014-096	DEMOLITION	09/29/2014	Ike Program	DISTRICT A (CE) RED
902 Roosevelt	DM2014-098	DEMOLITION	10/07/2014	Ike program	DISTRICT A (CE) RED
3119 Virginia	DM2014-099	DEMOLITION	10/09/2014	demolition of shed on the back yard/BSC order	DISTRICT A (CE) RED
2009 Bellview	DM2014-103	DEMOLITION	10/17/2014	Ike Program/BSC order	DISTRICT A (CE) RED
4818 PARTRIDGE	DM2014-107	DEMOLITION	11/07/2014	demo back porch/by owner/Code Enforcement case	DISTRICT A (CE) RED
901 Raymond St.	DM2014-112	DEMOLITION	12/08/2014	Ike Program	DISTRICT A (CE) RED
1708 Rosalee	DM2014-117	DEMOLITION	12/17/2014	Ike program	DISTRICT A (CE) RED
3814 McKinney	DM2015-002	DEMOLITION	01/13/2015	Ike program demo house and garage	DISTRICT A (CE) RED

Permit List

12 Records

Site Address	Permit #	Type	Submitted	Project Description	Area
4211 FM 1765	B2012-653	DEMOLITION	08/03/2012	Demo	DISTRICT B (CE) YELLOW
7 S. REDWING	DM2013-008	DEMOLITION	08/15/2013	DEMOLITION AND REMOCVAL OF FLOORING MATERIAL, SOME DRYWALL,CABINETS, INSULATION DOORS	DISTRICT B (CE) YELLOW
1303 Hutto	DM2014-004	DEMOLITION	01/16/2014	demolition	DISTRICT B (CE) YELLOW
5009 Lawndale	DM2014-023	DEMOLITION	04/15/2014	demo for Ike program	DISTRICT B (CE) YELLOW
1102 Walker	DM2014-025	DEMOLITION	04/15/2014	demo permit	DISTRICT B (CE) YELLOW
1204 Lamar	DM2014-036	DEMOLITION	05/05/2014	Ike Program	DISTRICT B (CE) YELLOW
1305 Merry Ln	DM2014-047	DEMOLITION	05/22/2014	demolition Ike Program	DISTRICT B (CE) YELLOW
1219 HUTTO ST	DM2014-053	DEMOLITION	07/11/2014	Demo permit by owner/ per B5C Order	DISTRICT B (CE) YELLOW
2605 Cedar	DM2014-091	DEMOLITION	09/15/2014	Ike Program	DISTRICT B (CE) YELLOW
2602 Magnolia	DM2014-095	DEMOLITION	09/29/2014	Ike program	DISTRICT B (CE) YELLOW
204 Newman	DM2014-102	DEMOLITION	10/15/2014	CVS Pharmacy	DISTRICT B (CE) YELLOW
1708 Lake	DM2014-116	DEMOLITION	12/16/2014	Ike Project	DISTRICT B (CE) YELLOW

Permit List

40 Records

Site Address	Permit #	Type	Submitted	Project Description	
528 Beech	DM2012-002	DEMOLITION	08/07/2012	Demo	DISTRICT C (CE) GREEN
502 Ave D	DM2012-003	DEMOLITION	09/04/2012	Demo	DISTRICT C (CE) GREEN
2109 Irene Dr.	DM2012-006	DEMOLITION	11/01/2012	demo	DISTRICT C (CE) GREEN
1620 Winnie	DM2013-001	DEMOLITION	01/10/2013	Demo	DISTRICT C (CE) GREEN
607 Lake	DM2013-002	DEMOLITION	02/21/2013	Demo 1 of 3 units on this property	DISTRICT C (CE) GREEN
1504 SYLVIA	DM2013-005	DEMOLITION	05/31/2013	DEMOLITION	DISTRICT C (CE) GREEN
314 PLUM	DM2013-006	DEMOLITION	06/11/2013	DEMOLITION	DISTRICT C (CE) GREEN
1312 Lamar Dr.	DM2013-007	DEMOLITION	06/25/2013	Demo	DISTRICT C (CE) GREEN
523 Elmo	DM2013-009	DEMOLITION	08/22/2013	Demolition ordered by the City of LM	DISTRICT C (CE) GREEN
1206 Pirtle	DM2013-012	DEMOLITION	09/26/2013	Demo	DISTRICT C (CE) GREEN
1912 Main	DM2013-016	DEMOLITION	10/15/2013	Demo	DISTRICT C (CE) GREEN
500 Ave "A"	DM2013-020	DEMOLITION	11/04/2013	demo a shed on the south side of yard	DISTRICT C (CE) GREEN
413 Ave B	DM2013-023	DEMOLITION	12/31/2013	Demo , for phase II, Ike project	DISTRICT C (CE) GREEN
2309 Downey	DM2014-009	DEMOLITION	02/12/2014	Demolition of damaged hurricane Ike Home	DISTRICT C (CE) GREEN
1727 Main St.	DM2014-017	DEMOLITION	03/27/2014	demolition of structure involved in a fire	DISTRICT C (CE) GREEN
1816 Dalian	DM2014-020	DEMOLITION	04/07/2014	demo permit for Ike project	DISTRICT C (CE) GREEN
2017 Bayou Rd.	DM2014-029	DEMOLITION	04/17/2014	Ike Project / new home	DISTRICT C (CE) GREEN
2017 Bayou Rd	DM2014-033	DEMOLITION	04/29/2014	Demolition	DISTRICT C (CE) GREEN
3225 Taylor	DM2014-038	DEMOLITION	05/07/2014	Ike Project	DISTRICT C (CE) GREEN
2210 Erikson	DM2014-040	DEMOLITION	05/08/2014	demolition for new construction Ike Program	DISTRICT C (CE) GREEN
1308 Sycamore	DM2014-042	DEMOLITION	05/15/2014	demolition Ike Project	DISTRICT C (CE) GREEN

1115 Prune	DM2014-049	DEMOLITION	05/30/2014	ike project	DISTRICT C (CE) GREEN
1408 Main	DM2014-056	DEMOLITION	07/28/2014	demolition Ike Recovery Project	DISTRICT C (CE) GREEN
2410 Oaklawn	DM2014-061	DEMOLITION	08/05/2014	demolition project LM03-14 demolition order 2013-20	DISTRICT C (CE) GREEN
2607 South Houston Dr.	DM2014-062	DEMOLITION	08/05/2014	demolition project LM03-14 demolition order 2013-10	DISTRICT C (CE) GREEN
1336 Montgomery	DM2014-066	DEMOLITION	08/07/2014	demolition ike program	DISTRICT C (CE) GREEN
1907 Lenz	DM2014-068	DEMOLITION	08/14/2014	Ike program	DISTRICT C (CE) GREEN
403 Walnut	DM2014-069	DEMOLITION	08/14/2014	demolition project LM2014-03-14 demolition order 2014-02	DISTRICT C (CE) GREEN
2913 Woodland	DM2014-073	DEMOLITION	08/14/2014	demolitin order 2014-6	DISTRICT C (CE) GREEN
2310 Downey	DM2014-079	DEMOLITION	08/28/2014	Ike program - demo	DISTRICT C (CE) GREEN
1310 Cedar	DM2014-083	DEMOLITION	09/04/2014	Demo little house	DISTRICT C (CE) GREEN
2316 Franklin	DM2014-084	DEMOLITION	09/05/2014	Ike program	DISTRICT C (CE) GREEN
1802 Dalian	DM2014-088	DEMOLITION	09/12/2014	ike program	DISTRICT C (CE) GREEN
1925 Magnolia Dr.	DM2014-089	DEMOLITION	09/12/2014	Ike program	DISTRICT C (CE) GREEN
1310 Cedar	DM2014-090	DEMOLITION	09/15/2014	Small house in back yard	DISTRICT C (CE) GREEN
1 Broadmoor Cir.	DM2014-104	DEMOLITION	10/17/2014	Ike Program	DISTRICT C (CE) GREEN
2825 Main	DM2014-108	DEMOLITION	11/26/2014	complete demolition torn down the house and haul away waste to landfill	DISTRICT C (CE) GREEN
1225 Main	DM2014-110	DEMOLITION	12/03/2014	Ike program	DISTRICT C (CE) GREEN
1701 Main	DM2014-118	DEMOLITION	12/29/2014	Demo Garage	DISTRICT C (CE) GREEN
234 Franlee Dr.	DM2015-001	DEMOLITION	01/09/2015	Ike project	DISTRICT C (CE) GREEN

Permit List

41 Records

Site Address	Permit #	Type	Submitted	Project Description	Area
310 Plum	DM2012-001	DEMOLITION	06/21/2012	310 Plum	DISTRICT D (CE) BLUE
2124 12th St.	DM2013-011	DEMOLITION	09/10/2013	Demolition	DISTRICT D (CE) BLUE
1805 Maple	DM2013-013	DEMOLITION	09/26/2013	demo	DISTRICT D (CE) BLUE
1805 Maple	DM2013-015	DEMOLITION	10/15/2013	Demo	DISTRICT D (CE) BLUE
201 Texas Ave	DM2013-019	DEMOLITION	11/01/2013	demolition of existing structure	DISTRICT D (CE) BLUE
840 Holly	DM2014-002	DEMOLITION	01/13/2014	Demo for new ike home	DISTRICT D (CE) BLUE
209 Ross	DM2014-005	DEMOLITION	01/21/2014	demolition of the garage/BSC order	DISTRICT D (CE) BLUE
435 Elmo	DM2014-007	DEMOLITION	01/30/2014	demo ike project	DISTRICT D (CE) BLUE
706 Grafton	DM2014-014	DEMOLITION	03/10/2014	Demolition of the home	DISTRICT D (CE) BLUE
706 Grafton	DM2014-015	DEMOLITION	03/26/2014	Ike Program/duplicated permit cancel	DISTRICT D (CE) BLUE
303 Robbie	DM2014-024	DEMOLITION	04/15/2014	Ike recovery home	DISTRICT D (CE) BLUE
902 Stubbs	DM2014-026	DEMOLITION	04/17/2014	Ike project	DISTRICT D (CE) BLUE
407 Honeysuckle Drive	DM2014-032	DEMOLITION	04/24/2014	Ike Program	DISTRICT D (CE) BLUE
268 Muriel	DM2014-034	DEMOLITION	05/05/2014	Demo for Ike Program	DISTRICT D (CE) BLUE
615 Wisteria	DM2014-039	DEMOLITION	05/08/2014	Ike Program / New home	DISTRICT D (CE) BLUE
702 Grafton	DM2014-046	DEMOLITION	05/21/2014	Ike Program	DISTRICT D (CE) BLUE
615 Wisteria	DM2014-048	DEMOLITION	05/22/2014	Demolitoion Ike Program	DISTRICT D (CE) BLUE
1012 HWY 3	DM2014-052	DEMOLITION	07/02/2014	interior walls remodeling.	DISTRICT D (CE) BLUE
1024 Maple	DM2014-057	DEMOLITION	08/05/2014	demolition order #2013-03	DISTRICT D (CE) BLUE
103 Plum	DM2014-067	DEMOLITION	08/08/2014	ike program demolition and rebuild	DISTRICT D (CE) BLUE
1303 Rhodora	DM2014-070	DEMOLITION	08/14/2014	demolition project LM03-14 demolition Order	DISTRICT D (CE) BLUE

421 Ave B	DM2014-072	DEMOLITION	08/14/2014	demolition order 2014-7 project LM03-14	DISTRICT D (CE) BLUE
508 Bluebonnet	DM2014-074	DEMOLITION	08/14/2014	demolition order 2014-9 demo project LM03-14	DISTRICT D (CE) BLUE
511 Ave C	DM2014-075	DEMOLITION	08/14/2014	Ike Recovery Program	DISTRICT D (CE) BLUE
1226 Kirsten	DM2014-077	DEMOLITION	08/15/2014	Ike program - Demo	DISTRICT D (CE) BLUE
604 Azalea Dr.	DM2014-080	DEMOLITION	08/28/2014	Ike program	DISTRICT D (CE) BLUE
418 Hwy 3 lot 9	DM2014-082	DEMOLITION	09/03/2014	demo trailer	DISTRICT D (CE) BLUE
824 Ross	DM2014-086	DEMOLITION	09/05/2014	ike program	DISTRICT D (CE) BLUE
909 Cypress St.	DM2014-094	DEMOLITION	09/23/2014	demo	DISTRICT D (CE) BLUE
715 Grafton	DM2014-097	DEMOLITION	09/29/2014	demolition(Ike Recovery Program) demolition only	DISTRICT D (CE) BLUE
412 Main	DM2014-100	DEMOLITION	10/10/2014	Demo - Garage	DISTRICT D (CE) BLUE
318 Elaine	DM2014-101	DEMOLITION	10/10/2014	Ike program	DISTRICT D (CE) BLUE
213 Nanlee	DM2014-105	DEMOLITION	10/20/2014	Demo for Ike program	DISTRICT D (CE) BLUE
402 Elmo st	DM2014-106	DEMOLITION	10/21/2014	Ike Program	DISTRICT D (CE) BLUE
403 Elmo	DM2014-109	DEMOLITION	12/03/2014	Demo - Ike program DUPLICATED PERMIT CANCEL	DISTRICT D (CE) BLUE
111 Plum St.	DM2014-111	DEMOLITION	12/08/2014	Ike program	DISTRICT D (CE) BLUE
417 Elmo	DM2014-113	DEMOLITION	12/08/2014	Ike Program	DISTRICT D (CE) BLUE
318 Holman	DM2014-114	DEMOLITION	12/08/2014	Ike program	DISTRICT D (CE) BLUE
403 Elmo	DM2014-115	DEMOLITION	12/16/2014	Ike Program	DISTRICT D (CE) BLUE
608 Bluebonnet	DM2015-003	DEMOLITION	02/02/2015	Ike program	DISTRICT D (CE) BLUE
604 Azalea Dr.	DM2015-004	DEMOLITION	02/19/2015	demolition of garage in back yard	DISTRICT D (CE) BLUE