

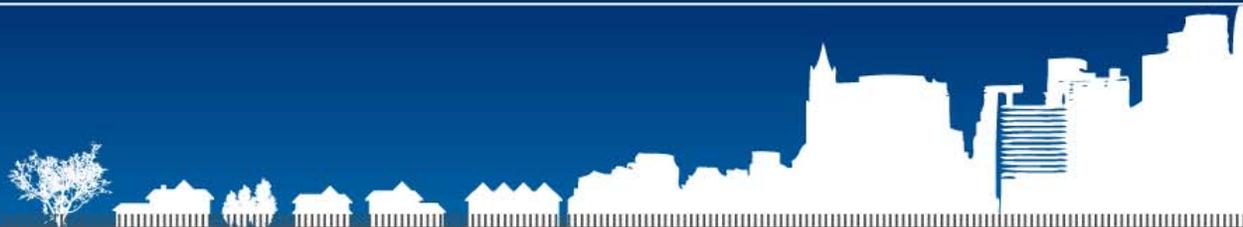
American Housing Survey: Preliminary Findings from the 2009 New Orleans Metropolitan Survey

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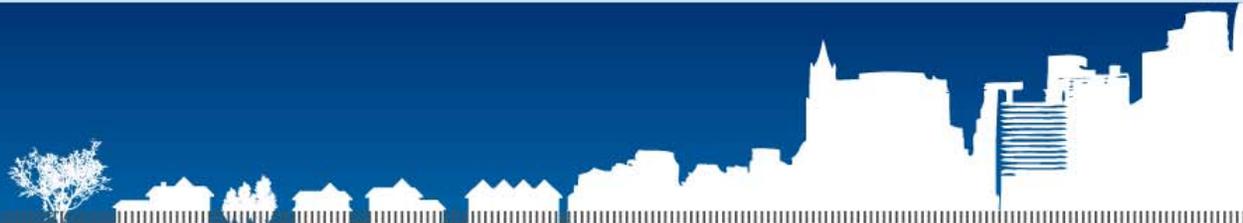


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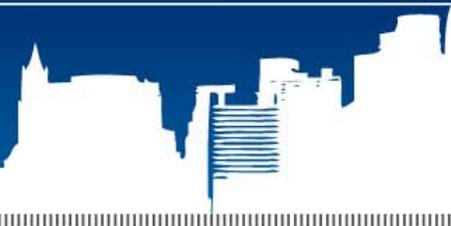
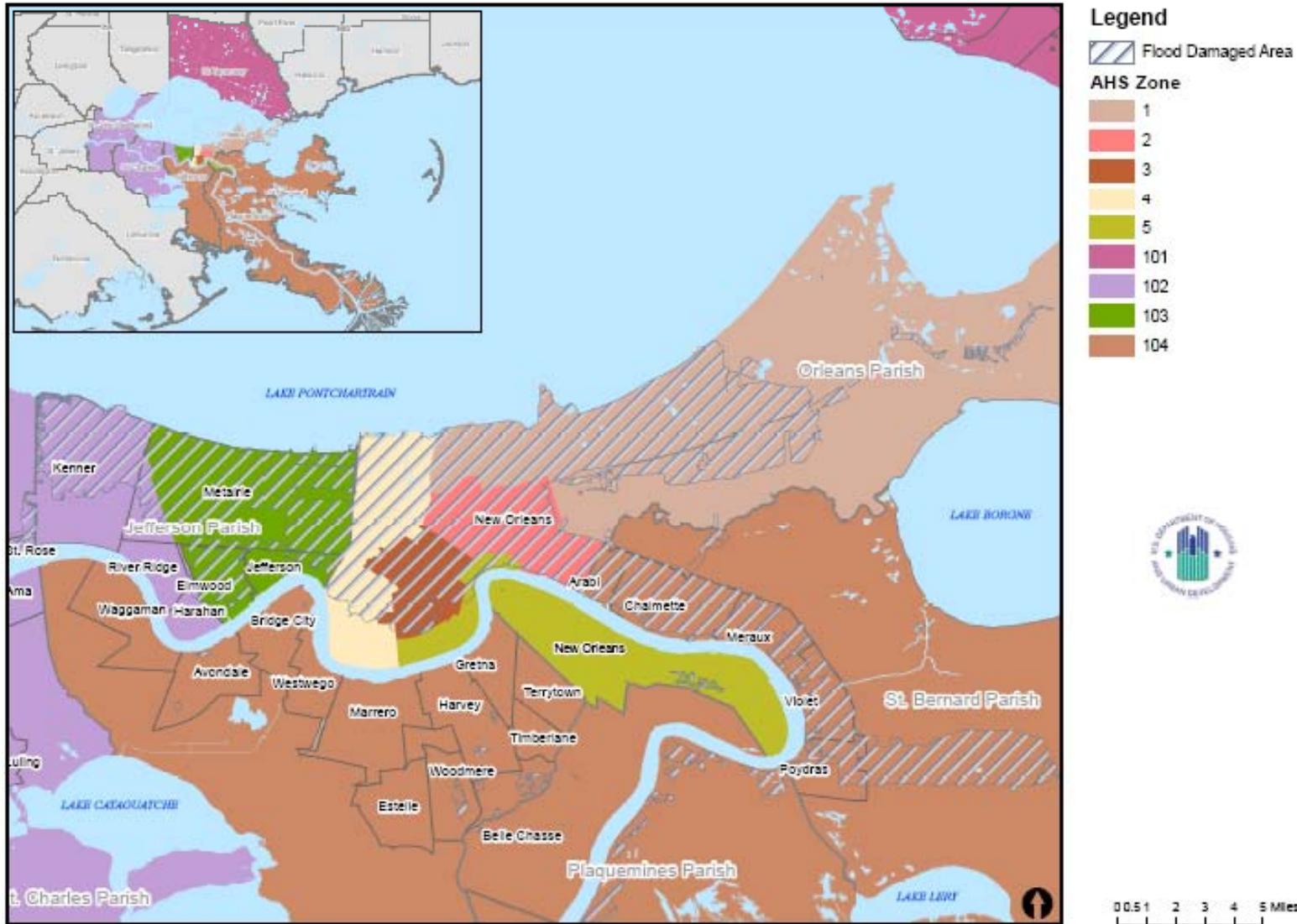


2009 New Orleans Metropolitan AHS

- New Orleans metropolitan area includes: Jefferson, Orleans with New Orleans, Plaquemimes, St Bernard, St James, St John the Baptist, St Tammany
- Housing stock in the New Orleans metropolitan area was 587,000 units in 2004 and dropped to 512,000 units in 2009
- Nearly 75,000 housing units in the New Orleans metro area were lost due to Hurricane Katrina (nearly 13 percent of its housing stock) – prior to Katrina, 52% of these destroyed units were owner-occupied and 48% were renter-occupied
- In 2009, over 72,000 units remained vacant in the New Orleans metropolitan area – the 14.2% vacancy rate was well above the 2009 national vacancy rate of 10.5%
- The New Orleans housing stock is now younger: median year built is 1972 compared to 1960 prior to Katrina



American Housing Survey Zones and Flooded Areas New Orleans, LA

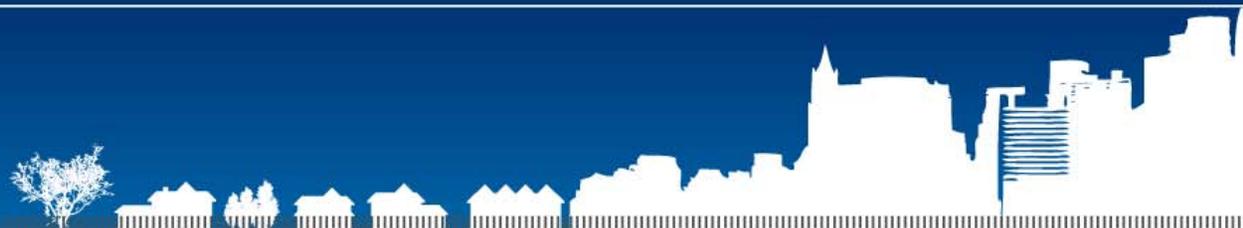


Katrina Made New Orleans Housing More Expensive

Median Monthly Housing Costs	All Occupied Units	Owner Occupied Units	Renter Occupied Units
2004 New Orleans metropolitan area	\$662	\$626	\$689
2009 New Orleans metropolitan area	\$882	\$896	\$876
2009 National	\$922	\$1,051	\$784

Source: 2004 New Orleans Metropolitan AHS, 2009 New Orleans Metropolitan AHS, 2009 national AHS

Note: 2004 median costs are adjusted for inflation and converted to 2009 dollars.



Owner Occupied Cost (\$)	2004		2009	
	Units	Percentage	Units	Percentage
All	323,300	100.0	292,000	100.0
No Cash Rent	NA	NA	NA	NA
Less than 100	3,400	1.0	1,000	0.3
100 199	30,200	9.3	6,000	2.1
200 249	24,500	7.6	6,700	2.3
250 299	23,700	7.3	10,900	3.7
300 349	20,600	6.4	13,800	4.7
350 399	15,000	4.7	11,700	4.0
400 449	13,100	4.1	15,200	5.2
450 499	8,800	2.7	15,600	5.3
500 599	17,700	5.5	19,900	6.8
600 699	17,700	5.5	19,700	6.7
700 799	15,700	4.8	13,600	4.7
800 999	34,400	10.6	30,000	10.3
1,000 1,249	32,600	10.1	35,700	12.2
1,250 1,499	22,500	7.0	24,900	8.5
1,500 or more	43,400	13.4	67,200	23.0



Renter Occupied Cost (\$)	2004		2009	
	Units	Percentage	Units	Percentage
All	174,900	100.0	142,600	100.0
No Cash Rent	10,500	6.0	9,400	6.6
Less than 100	1,700	1.0	848	0.6
100 199	5,500	3.1	2,000	1.4
200 249	2,700	1.5	2,100	1.5
250 299	2,300	1.3	2,900	2.0
300 349	2,700	1.6	1,200	0.8
350 399	5,000	2.9	2,800	2.0
400 449	6,000	3.4	2,700	1.9
450 499	7,100	4.1	3,500	2.5
500 599	23,400	13.4	9,100	6.4
600 699	29,100	16.7	12,600	8.8
700 799	25,700	14.7	14,500	0.2
800 999	29,900	17.1	31,700	22.2
1,000 1,249	10,600	6.1	26,300	18.5
1,250 1,499	6,100	3.5	9,900	6.9
1,500 or more	6,600	3.8	11,100	7.8



Katrina and Recovery Induced Many Moves

# of residences since Katrina	# of Units	Percentage
1	58,600	19.5
2	94,900	31.5
3	76,500	25.4
4	37,100	12.3
5	16,600	5.5
6	7,600	2.5
7	3,300	1.1
8+	3,600	1.2

Source: 2009 New Orleans Metropolitan AHS



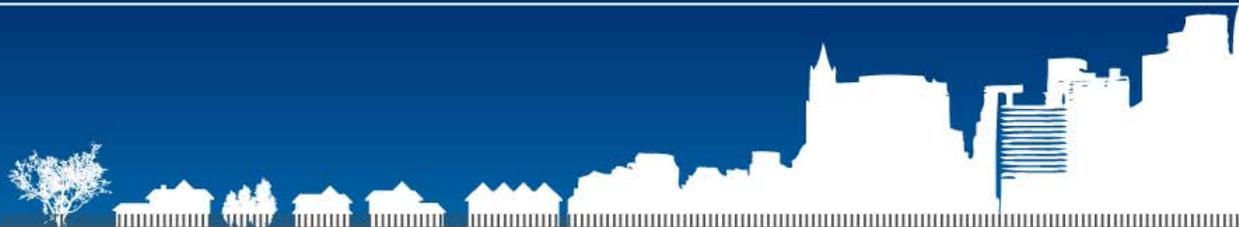
Damaged Housing Units

Of the owner-occupied units, the 2009 New Orleans metropolitan AHS reveals:

- **Over 252,000 units were damaged due to Hurricane Katrina**
- **As of 2009, over 90% of these damaged units have undergone repairs**
- **Nearly 11,000 housing units were severely damaged, and nearly 9,700 of these units were rebuilt**
- **More than 18,000 homeowners either have or intend to elevate their homes due to Katrina**



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Funds for Rebuilding and Repair

Nearly 74% of the damaged units received insurance or financial aid to rebuild or repair the home

Financial Aid Source	Units	Percentage
Homeowner's insurance	160,300	86.0
Federal flood insurance	45,900	24.7
Federal financial aid	16,700	9.0
Private or charitable aid	4,700	2.5
State financial aid	1,100	0.6

Source: 2009 New Orleans Metropolitan AHS



Repairs of the Damaged Owner-Occupied Units

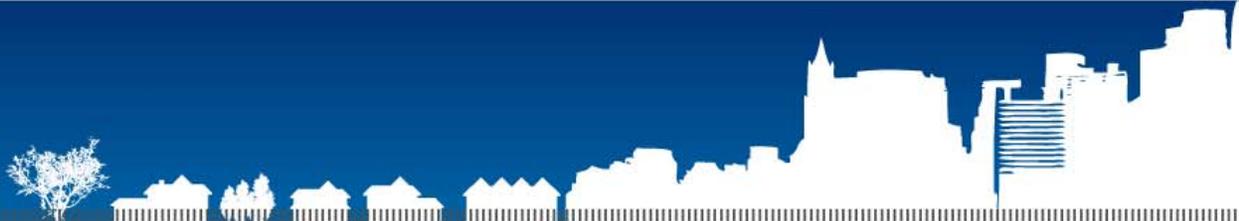
- Repairs were costly – 50% of the homeowners spent \$5000 or more on repairs
- Nearly 20% of the homeowners performed most of the repairs and alterations on their own

Type of Repair	Units	Percentage
Roof repairs	112,300	56.9
Room(s) added	17,000	8.7
Electrical wiring	6,100	3.1
Windows	5,500	2.8
Fencing or wall	4,200	2.1
Deck added	4,200	2.1
Central Air Condition	3,900	2.0

Source: 2009 New Orleans Metropolitan AHS



Today Reconstruction Efforts Are in Progress



New Orleans Today

- Suburbs: substantial redevelopment of public housing sites
- Downtown: mostly recovered



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2009 New Orleans Metropolitan AHS Data

- **Release date: September 10, 2010**
- **Data will be posted on www.huduser.org**
- **Questions contact:**

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