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Analysis of the
**NEW ORLEANS, LOUISIANA
HOUSING MARKET**

as of February 1, 1967

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

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ANALYSIS OF THE
NEW ORLEANS, LOUISIANA, HOUSING MARKET
AS OF FEBRUARY 1, 1967

Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science, the judgmental factor is important in the development of findings and conclusions. There will be differences of opinion, of course, in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst and the FHA Market Analysis and Research Section.

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ANALYSIS OF THE
NEW ORLEANS, LOUISIANA, HOUSING MARKET
AS OF FEBRUARY 1, 1967

Summary and Conclusions

1. Nonagricultural wage and salary employment in the New Orleans Housing Market Area (HMA) averaged 358,600 in 1966, an increase of 15,400 over the 1965 average. Between 1964 and 1965, the increase amounted to 20,400 workers. During the two-year period ending February 1, 1969, nonagricultural employment is expected to increase by an average of about 10,000 annually. Unemployment in the HMA averaged 13,500 (3.3 percent of the work force) in 1966. Unemployment has declined each year since 1961 when the unemployment ratio was 7.0 percent.
2. As of February 1, 1967, the median annual income of all families in the New Orleans HMA was approximately \$6,625, after deduction of federal income tax; the median after-tax income of all renter households of two or more persons was about \$5,100. By 1969, median incomes are expected to increase to about \$6,900 for all families and to \$5,375 for renter households.
3. The February 1, 1967 population of the New Orleans HMA was approximately 1,100,000, an increase of about 28,250 annually since April 1960. Of the 1,100,000 persons in the HMA, 679,000 reside in the city of New Orleans. Population is expected to increase to about 1,159,000 persons in the HMA as of February 1, 1969, an average annual growth of about 29,500 a year.
4. The 318,300 households in the HMA represent an average increase of 8,000 annually since April 1960. By February 1969, households are expected to increase by an average of about 8,700 annually.
5. The February 1, 1967 inventory of about 337,700 housing units represents a net gain of about 52,375 units since April 1960, an average increase of 7,675 a year. The increase resulted from the addition of an estimated 57,975 units by new construction and conversions, and the loss of 5,600 units through demolitions, mergers, and other inventory changes. An estimated 60,500 housing units have been started in the HMA since January 1, 1960, of which 58 percent represent single-family houses. Of the total starts, 2,359 were public low-rent units. Privately-financed units authorized increased each year from 5,180 units in 1960 to 11,025 in 1965. In 1966, authorizations dropped to 8,875 units, a decline of 20 percent from 1965. Single-family authorizations were down 18 percent and multifamily authorizations were down 23 percent in 1966. Approximately 875 single-family houses and 1,550 multifamily units were under construction on February 1, 1967.

6. Vacancies in both sales and rental housing have decreased since 1960, principally as a result of the increase in employment during the past four years and the sharp decline in the level of building activity in 1966. On February 1, 1967, there were about 9,800 vacant housing units available for sale or rent in the New Orleans HMA, equal to three percent of the available inventory. Of the total vacancies, 2,675 were vacant sales units, representing a homeowner vacancy ratio of 1.7 percent, and 7,125 were vacant available rental units, reflecting a renter vacancy ratio of 4.3 percent. Vacancy in most segments of the New Orleans HMA represents a balanced demand-supply relationship at the current rate of growth.
7. Demand during the next two years for privately-financed new housing built without public benefits or assistance in financing or land acquisition totals approximately 5,300 single-family houses and about 3,400 multifamily units annually. If produced in locations acceptable to the user group households, and contingent on the existence of workable programs, approximately 1,600 additional units of multifamily housing probably can be absorbed annually at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, excluding public low-rent housing and rent-supplement accommodations. Demand by sales prices and monthly gross rents are presented in the submarket summaries.

ANALYSIS OF THE
NEW ORLEANS, LOUISIANA, HOUSING MARKET
AS OF FEBRUARY 1, 1967

Housing Market Area

The New Orleans Housing Market Area (HMA) is defined as being coterminous with the present definition of the New Orleans Standard Metropolitan Statistical Area (SMSA), which includes the parishes of Orleans, Jefferson, St. Bernard, and St. Tammany, Louisiana. St. Tammany Parish was added to the New Orleans SMSA in October 1963; it currently is included in the Labor Market Area by the Louisiana State Employment Service.

The New Orleans HMA had a population of 907,100 in 1960. Approximately 69 percent of the population of the HMA lived in the city of New Orleans, 23 percent in Jefferson Parish, and about 4 percent each in St. Bernard and St. Tammany Parishes. Orleans Parish is coextensive with the city of New Orleans. In Jefferson Parish, the largest city (Gretna) had a 1960 population of 21,967; one city had a population of 17,000 (Kenner), and two other cities had populations of 9,000 or more (Westwego and Harahan). In St. Tammany Parish, the largest city (Covington) had a population of 6,754 in 1960 and the second largest city (Slidell) had a population of 6,356. No incorporated community was reported in St. Bernard Parish.

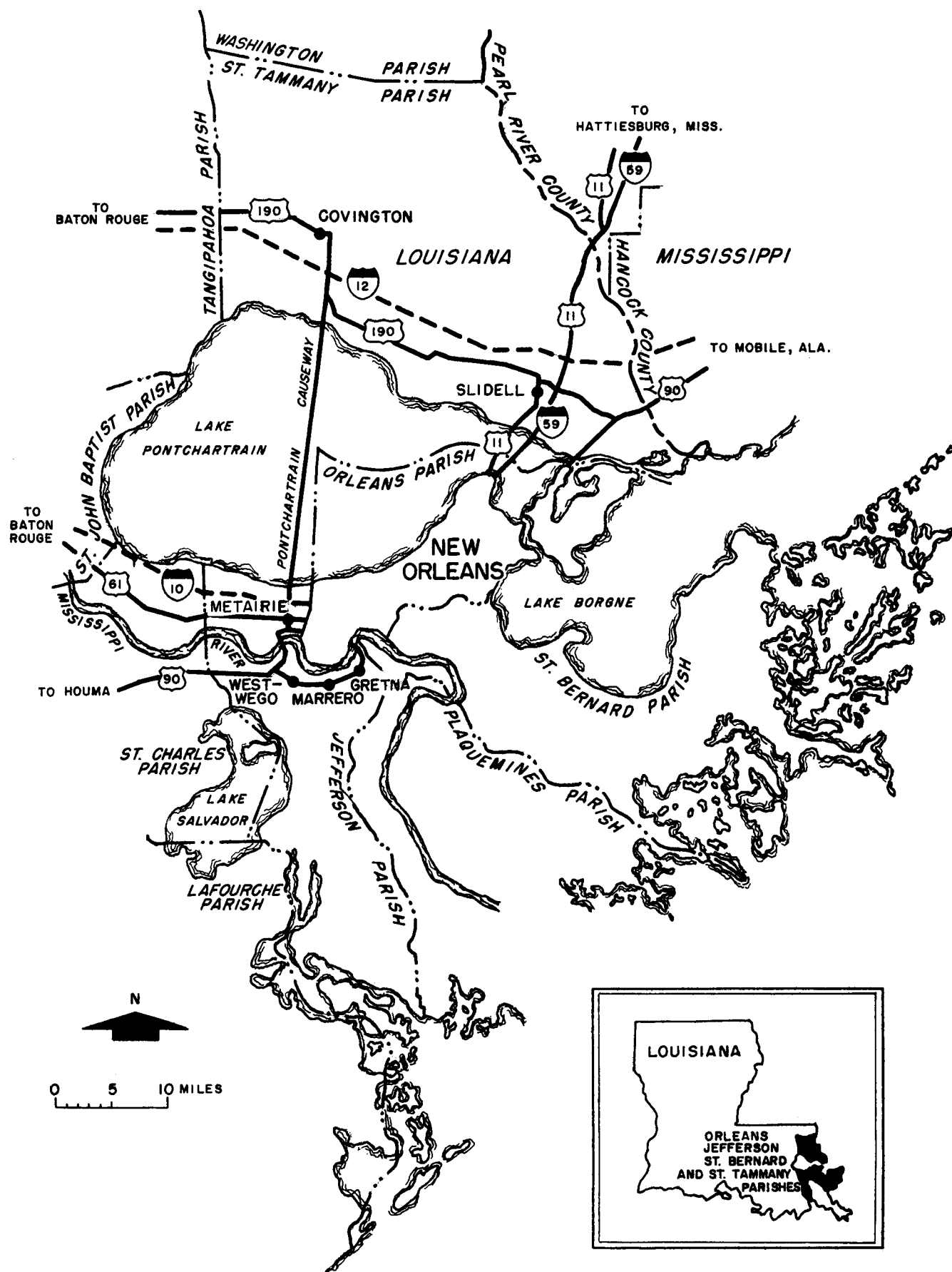
According to the 1960 Census of Population, daily in-commutation to employment in the city of New Orleans totaled over 33,800 from Jefferson, St. Bernard, and St. Tammany Parishes; about 8,760 New Orleans City residents commuted to employment in these three parishes, indicating a daily net in-commutation of over 25,000 workers to the city of New Orleans from the three parishes. In addition, about 1,200 New Orleans City residents commuted to work in Lafourche, Plaquemines, and St. Charles Parishes and about 670 residents of these three parishes commuted to work in the city of New Orleans.

A network of expressways is integrating all major segments of the HMA from the standpoint of industry, commerce, employment, and housing. Completion of additional expressways, bridges across the Mississippi River, and another Lake Pontchartrain causeway will increase further the freedom of choice between place of residence and place of work.

New Orleans, a principal port on the Gulf Coast, is located on the Mississippi River about 110 miles up-stream from the Gulf of Mexico, 80 miles down-stream from Baton Rouge, 150 miles west of Mobile, Alabama, and 370 miles east of Houston and Galveston, Texas. The HMA is served by an excellent transportation network which includes five federal and four interstate highways, 60 motor freight lines, two major bus lines, nine major railroad lines, and eleven scheduled airlines. The Public Belt Railroad, with about 170 miles of track, connects the various port facilities. More than 80 steamship lines operate out of public and private port facilities. More than 70 barge lines operate on the Mississippi River Waterway System and the Intracoastal Canal, which

extends from Brownsville, Texas through Florida along the east coast to New Jersey. The Industrial Canal connects the Mississippi River with the Intracoastal Canal and with Lake Pontchartrain.

Inasmuch as the rural farm population of the New Orleans HMA constituted less than one percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.



Economy of the Area

Character and History

A French colony was founded in 1718 on the banks of the Mississippi River. This was the beginning of New Orleans. The early influences of the French and Spanish are still felt in the city. The Mississippi River was the backbone of the economic development of the area during the early days; with the arrival of adequate railroad and highway facilities, river transportation became less important and manufacturing and trade increased in importance. In recent years, the importance of the river has been on the rise again. Low-cost transportation, ample supplies of fresh water, and vast reservoirs of oil and natural gas have stimulated industrial expansion, particularly between New Orleans and Baton Rouge.

The New Orleans area has a solid and well-diversified economic base. The basic trade, manufacturing, and shipping activities are strongly supplemented by tourist business, educational and medical facilities of national repute, oil and gas production, and a substantial force of all types of government employees. The National Aeronautics and Space Administration announced late in 1961 that space vehicles would be produced at the Michoud plant in New Orleans and tested at the Mississippi Test Site in Hancock County, Mississippi, thus beginning another era of economic development in the area.

Employment

Current Estimate and Past Trend. Total nonagricultural wage and salary employment in the four-parish New Orleans Labor Market Area in 1966 averaged 358,600 monthly, according to the Louisiana State Employment Service. This represented a gain of 15,400 over the monthly average of 343,200 during 1965. Total nonagricultural wage and salary employment increased from a monthly average of 322,800 in 1964 to 358,600 in 1966, an average gain of 17,900 (5.5 percent) annually.

St. Tammany Parish was excluded from labor market data prior to 1964; however, the addition of that parish increased employment in the enlarged labor market area by only 7,200 workers (2.4 percent). For that reason, employment trends in the three-parish area prior to 1964 are considered to be representative of trends in the four-parish area. Nonagricultural wage and salary employment in the three-parish area increased from a monthly average of 282,400 in 1958 to 286,900 in 1962, representing an average gain of 1,125 (0.4 percent) annually. Boosted by large employment gains by the National Aeronautics and Space Administration and private contractors at the Michoud Operations, non-agricultural wage and salary employment in the three-parish area increased 10,700 workers between 1962 and 1963. The employment gain of 25,200 from 1963 to 1964 included approximately 7,200 as a result of

the addition of St. Tammany Parish to the area. As reflected by the following table, the year-to-year changes in the three-parish area since 1958 ranged between a gain of 10,700 between 1962 and 1963 and a loss of 4,400 between 1960 and 1961. The increase since 1964 in the four-parish area was 20,400 between 1964 and 1965 and 15,400 between 1965 and 1966.

Nonagricultural Wage and Salary Employment Trends
New Orleans Housing Market Area, 1958-1966
(Average monthly employment in thousands)

| <u>Year</u> | <u>Total</u> | | <u>Manufacturing</u> | | <u>Nonmanufacturing</u> | |
|--------------------|--------------|----------------------|----------------------|----------------------|-------------------------|----------------------|
| | <u>Total</u> | <u>Annual change</u> | <u>Total</u> | <u>Annual Change</u> | <u>Total</u> | <u>Annual Change</u> |
| 1958 | 282.4 | - | 45.8 | - | 236.6 | - |
| 1959 | 284.7 | 2.3 | 44.8 | -1.0 | 239.9 | 3.3 |
| 1960 | 287.8 | 3.1 | 44.7 | -0.1 | 243.1 | 3.2 |
| 1961 | 283.4 | -4.4 | 43.0 | -1.7 | 240.4 | -2.7 |
| 1962 | 286.9 | 3.5 | 44.6 | 1.6 | 242.3 | 1.9 |
| 1963 | 297.6 | 10.7 | 48.9 | 4.3 | 248.8 | 6.5 |
| 1964 ^{a/} | 322.8 | 25.2 | 54.8 | 5.9 | 268.1 | 19.3 |
| 1965 | 343.2 | 20.4 | 58.6 | 3.8 | 284.6 | 16.5 |
| 1966 | 358.6 | 15.4 | 59.5 | 0.9 | 299.1 | 14.5 |

^{a/} New Orleans Labor Market Area expanded from three parishes to four parishes with the addition of St. Tammany Parish, which added about 7,200 wage and salary workers to the area.

Source: Louisiana State Employment Service.

The trends of employment in various industry groups between 1958 and 1966, presented in table II, indicate that virtually all major industry groups gained during the past eight years. Of the gain of 76,200 since 1958, almost 18 percent (13,700 workers) occurred in manufacturing and 82 percent (62,500 workers) in nonmanufacturing; the manufacturing gain represented an increase of almost 30 percent and the gain in nonmanufacturing about 26 percent. Manufacturing employment in the three-parish area gained a net of 3,100 workers from 1958 to 1963; in the four-parish area an additional 10,600 workers were added since 1963, including a few that were added by the inclusion of St. Tammany Parish. Nonmanufacturing industries added a net of 12,200 workers from 1958 to 1963, and gained 50,300 workers since 1963, including those added by the inclusion of St. Tammany Parish.

In manufacturing industries, average annual employment in durable goods industries increased from 30,700 in 1964 to 33,700 in 1966, up 3,000 workers, or 10 percent. A small net loss of 100 workers in furniture and fixtures and a loss of 700 in other durable goods (which includes the Michoud Operations that peaked in 1965) was more than offset by significant gains in other industries. Principal gains were in the transportation equipment industry, which was up 2,500 workers (32 percent), the machinery industry, including electrical machinery, up 400 workers (33 percent), the stone, clay, and glass industry, up 400 workers (11 percent), and the wood products industry, up 200 workers (18 percent). Employment in nondurable goods industries increased by 1,600 (seven percent) during the 1964-1966 period. Net gains of 1,100 (nine percent) in the food industry, and of 300, 200, and 100, respectively, in the apparel, chemical, and printing industries more than offset a small loss of 100 workers in other nondurable goods industries.

In nonmanufacturing activities, the largest numerical gains between 1964 and 1966 were in wholesale and retail trade, up 8,400 workers (11 percent); business, personal, and professional services, up 6,700 workers (13 percent); contract construction, up 6,100 workers (26 percent); transportation and public utilities, up 3,400 workers (8 percent); and government, up 3,000 workers (seven percent). During the period there was a net gain of 1,200 workers (six percent) in finance, insurance, and real estate; mining gained 2,200 workers (21 percent).

Employment by Industry. New Orleans possesses a solid and well-diversified economic base as indicated by the kinds of employment opportunities available. The civilian work force in 1966 averaged 414,100 persons, of whom 400,400 were employed. Unemployment averaged 13,500, 3.3 percent of the work force. Agriculture accounted for 1,000 workers, less than one percent of total employment. Nonagricultural wage and salary employment totaled 358,600 and there were 40,800 self-employed, unpaid family workers, and domestic workers in private households.

Of the 358,600 nonagricultural wage and salary workers employed in 1966, approximately 17 percent were engaged in manufacturing; 57 percent were employed in the production of durable goods and 43 percent in nondurable goods production. As indicated in table II, no single manufacturing industry group dominates. The two largest groups are the food industry and the "other durable goods" group (includes Michoud Operations) each of which accounted for less than four percent of total nonagricultural wage and salary employment. The transportation equipment industry (ship and boatbuilding) is the third largest manufacturing industry (less than three percent), followed by the apparel industry (less than two percent) and by the stone, clay, and glass, and the fabricated metals industries, which account for about one percent each.

Among nonmanufacturing activities, trade provided 24 percent of all nonagricultural wage and salary jobs; retail trade accounted for about 16 percent and wholesale trade for eight percent. Business, personal, and professional services accounted for more than 16 percent. Government of all types accounted for almost 13 percent. Transportation and utilities also accounted for almost 13 percent, including over five percent in water transportation. Finance, insurance, and real estate employed almost six percent of the total.

The diversification of the New Orleans economy is also shown by the variety and size of business establishments reporting employment and taxable payrolls to the Social Security Administration. For the first quarter of 1965, the latest period for which such data are available, approximately 16,025 firms in the New Orleans HMA reported 275,288 employees, with annual payrolls aggregating more than \$1,284,000,000. About 429 of the establishments employed 100 or more workers each, of which 56 concerns had more than 500 on their payrolls. Although one-fourth of the larger firms were in the manufacturing field, each industry group included some firms employing 100 or more workers. Of the 429 establishments, 333 (78 percent) were located in the city of New Orleans, 79 (18 percent) were in Jefferson Parish, 10 were in St. Bernard Parish, and seven were in St. Tammany Parish.

NASA Establishments. There were about 8,600 workers employed by the National Aeronautics and Space Administration (NASA) and the private contractors at the Michoud Operation and the Slidell Computer Facility as of February 13, 1967, down about 28 percent from the May 1965 peak of almost 12,000 workers. This decline was expected upon completion of design operations. Employment is expected to stabilize near the current level, unless new missions are added. Turnover averages two to three percent a month according to NASA officials. The average salary of all employees is about \$8,000; for scientific and professional personnel the average is significantly higher. In October 1966 when 9,173 workers were employed, 8,773 (96 percent) lived in the New Orleans HMA, 238 (almost three percent) in other parishes in Louisiana, and 162 (less than two percent) in Mississippi.

About 3,400 workers, exclusive of about 800 construction workers, are employed at the Mississippi Test Operations in Hancock County, Mississippi, which is outside the New Orleans HMA. The plan for permanent employment at MTO indicates a target of approximately 3,000 permanent employees. Construction work is to be completed by the end of 1967. A total of 89 MTO workers have purchased FHA-insured homes in the New Orleans HMA.

Employment Participation Rate. The participation rate (the ratio of employment to population) in the New Orleans HMA declined moderately from 1950 to 1960, and since 1960 there has been a further decline. The current ratio of nonagricultural employment to total population is about 36.31 percent as compared with about 36.75 percent in 1960. No significant change in the rate is expected in the next two years.

Unemployment

There were 13,500 workers unemployed in the New Orleans HMA in the average month in 1966, representing an unemployment ratio of 3.3 percent of the work force. This was the lowest number unemployed and the lowest unemployment ratio during the entire 1958-1966 period. During that period, unemployment reached a peak of 7.0 percent in 1961. Since 1961, the ratio has declined each year, as shown in table I. The U.S. Department of Labor classifies the New Orleans area in Group C of its labor market classifications. This designation indicates that the number of job seekers in the area is moderately in excess of job openings. However, a shortage of qualified applicants continues to exist for most major occupational categories, according to the Louisiana State Employment Service.

Estimated Future Employment

The New Orleans economy has exhibited a relatively strong upward trend during the past seventeen years as measured by employment gains and other important indexes of business activity. The general outlook is for continued growth of employment opportunities in the HMA. Indications are that, during the two-year period ending February 1, 1967, total nonagricultural employment opportunities will increase at an average rate of approximately 10,000 a year, about 7,500 below the average gain since 1964 and about 4,400 below the gain during the past year. No significant changes in NASA and its private contractor employment in the New Orleans HMA are contemplated.

Employment gains of about 10,000 workers a year are expected to increase total nonagricultural wage and salary employment to an annual average of approximately 378,600 workers as of February 1, 1969.

Manufacturing employment gains of about 1,500 workers a year are expected to be led by continued gains in transportation equipment (ship and boatbuilding). Small employment gains in other durable goods industries are expected, principally in the machinery, metal, and lumber products industries. In nondurable goods industries, small gains are expected in the food, apparel, and chemical products industries.

Nonmanufacturing employment gains of about 8,500 workers a year are expected. Continued population and income gains are expected to strengthen demand for additional goods and services. As a result, average annual growth rates of approximately 2,900 workers in trade and about 2,500 workers in service activities are expected. Employment is expected to increase about 1,000 workers each in construction and government of all types. Gains of about 400 workers a year each in mining, in transportation and public utilities, and in finance, insurance, and real estate are expected.

Income

Hours and Earnings. The trend of average weekly earnings of all production workers in manufacturing industries, shown in the following table, indicates that average earnings in the New Orleans area have increased each year during the 1958-1966 period; average weekly hours increased, except from 1959 to 1960. In 1966, weekly wages of production workers in the New Orleans HMA averaged about \$118, compared with \$86 in 1959; the gain represented a seven-year increase of thirty-seven percent. Weekly earnings in the New Orleans HMA have been above the Louisiana state average for the past several years. As indicated in the following table, production workers in the New Orleans HMA typically work fewer hours a week than the state average.

Average Gross Weekly Hours and Earnings
of Manufacturing Production Workers
1958 to 1966

| <u>Year</u> | <u>New Orleans HMA</u> | | <u>Louisiana</u> | |
|-------------|------------------------------|--------------|------------------------------|--------------|
| | <u>Earnings^{a/}</u> | <u>Hours</u> | <u>Earnings^{a/}</u> | <u>Hours</u> |
| 1958 | \$81 | 39.3 | \$82 | 40.5 |
| 1959 | 86 | 39.9 | 85 | 41.1 |
| 1960 | 88 | 39.4 | 87 | 40.9 |
| 1961 | 93 | 39.7 | 91 | 40.8 |
| 1962 | 98 | 40.1 | 96 | 41.8 |
| 1963 | 102 | 40.5 | 101 | 42.1 |
| 1964 | 106 | 40.6 | 105 | 42.0 |
| 1965 | 109 | 40.7 | 107 | 42.3 |
| 1966 | 118 | 41.7 | 112 | 42.4 |

^{a/} Rounded to dollars.

Sources: U.S. Bureau of Labor Statistics.
Louisiana State Employment Service.

Family Income. The median annual money income, after deduction of federal income tax, of all families in the New Orleans HMA was \$6,625 as of February 1967. About 27 percent of all families had current after-tax incomes of less than \$4,000 a year, 22 percent earned \$10,000 or more a year, and seven percent earned more than \$15,000 a year. The February 1967 median annual after-tax income of all renter households of two or more persons (\$5,100) was significantly lower than the median income of all families. About 38 percent of renter households received less than \$4,000, after tax, and two percent received \$15,000 or more.

Family incomes are expected to continue to rise during the next two years. All families are expected to have a median after-tax income in 1969 of about \$6,900, and renter households of two or more persons a median income of about \$5,375. By 1969, nine percent of all families are expected to have after-tax incomes of \$15,000 or more a year, and one-fourth less than \$4,000 a year. Approximately four percent of all renter households of two or more persons will have annual incomes of \$15,000 or more in 1969; 36 percent will receive less than \$4,000.

Median Annual Money Income After Federal Income Tax
of All Families and Renter Households^{a/}
New Orleans HMA, 1967 and 1969

| <u>Area</u> | <u>1967</u> | | <u>1969</u> | |
|--------------------|---------------------|--------------------------|---------------------|--------------------------|
| | <u>All families</u> | <u>Renter households</u> | <u>All families</u> | <u>Renter households</u> |
| New Orleans HMA | \$6,625 | \$5,100 | \$6,900 | \$5,375 |
| New Orleans City | 6,075 | 5,000 | 6,425 | 5,300 |
| Jefferson Parish | 7,525 | 5,925 | 7,950 | 6,250 |
| St. Bernard Parish | 7,500 | 5,900 | 7,925 | 6,225 |
| St. Tammany Parish | 4,975 | 3,900 | 5,250 | 4,125 |

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Demographic Factors

Population

Current Estimate and Past Trends. The population of the New Orleans HMA as of February 1, 1967 was approximately 1,100,000 persons, a gain of about 192,875 (21 percent) since April 1960. The city of New Orleans, as of February 1, 1967, had a population of about 679,000, a gain of 51,475, or 8 percent, since 1960; the remainder of the HMA had about 421,000 residents, an increase of 141,400, 51 percent, since April 1960.

During the 1950-1960 decade, the total population of the HMA increased by 194,730 persons, or 27 percent. New Orleans City accounted for 29 percent of the net increase and the remainder of the HMA for 71 percent. The average increase since 1960 in the HMA, 28,250 annually, is approximately forty-five percent above the average annual increase of 19,473 during the 1950-1960 decade. The average annual numerical increase since 1960 in each parish of the HMA also was larger than in the 1950-1960 decade (see table IV). Expansion of employment opportunities during the past four years resulted in relatively high rates of population increase.

Population Trends New Orleans HMA, 1950-1969

| <u>Date</u> | <u>Entire HMA</u> | <u>New Orleans</u> | <u>Rest of HMA</u> |
|----------------|-----------------------|------------------------|------------------------|
| 1950, April | 712,393 | 570,445 | 141,948 |
| 1960, April | 907,123 | 627,525 | 279,598 |
| 1967, February | 1,100,000 | 679,000 | 421,000 |
| 1969, February | 1,159,000 | 694,700 | 464,300 |

Average annual change

| | | | |
|-----------|--------|-------|--------|
| 1950-1960 | 19,473 | 5,708 | 13,765 |
| 1960-1967 | 28,250 | 7,500 | 20,750 |
| 1967-1969 | 29,500 | 7,850 | 21,650 |

Sources: 1950 and 1960 Censuses of Population.
1967 and 1969 estimated by Housing Market Analyst.

Future Population. Based on the prospects of economic growth and the outlook for increasing employment opportunities, it is expected that the February 1, 1969 population of the New Orleans HMA will be approximately 1,159,000, a population growth of 29,500 persons a year during the two-year period. Population growth during the next two years is

expected to average 7,850 annually in New Orleans, and 21,650 a year in the remainder of the HMA.

Natural Increase and Migration. During the 1950-1960 decade, natural increase (excess of resident live births over deaths of residents) accounted for approximately 146,395 of the population increase, and about 48,335 represented net in-migration into the New Orleans HMA in response to increasing economic and employment opportunities. All of the net in-migration was to areas of the HMA outside New Orleans City.

Since April 1960, there has been an average net natural increase of about 14,600 persons a year in the New Orleans HMA, 8,200 in New Orleans City and 6,400 in the remainder of the HMA. Compared with the average population growth of 28,250 a year in the entire HMA, 7,500 in New Orleans and 20,750 outside the city, an average net in-migration of 13,650 a year into the HMA is indicated since April 1960. As shown in table V, average in-migration since April 1960 in the parishes outside New Orleans City was above the average net in-migration of 8,930 during the 1950-1960 decade. In New Orleans City, net out-migration since April 1960 of about 700 a year was sharply below the average net out-migration of 4,100 persons a year during the 1950-1960 period.

Households

Current Estimate and Past Trends. As of February 1, 1967, there were approximately 318,300 households in the New Orleans HMA, representing an increase of about 54,675 (21 percent) since April 1960, or about 8,000 annually. The increases in the 1950-1960 decade averaged about 5,891 a year.^{1/}

As shown in the following table, there were about 206,800 households in New Orleans City, representing an average annual increase of 2,500 since April 1960, up slightly from the average of 2,375 a year during the 1950-1960 period. In Jefferson, St. Bernard, and St. Tammany Parishes there were 111,500 households, representing an average annual increase of 5,500 since April 1960, up significantly from the average of 3,516 a year during the 1950-1960 period. About four-fifths of the increase outside New Orleans occurred in Jefferson Parish (see table VI).

^{1/} The increase in households between 1950 and 1960 resulted, in part, from a conceptual change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Household Trends
New Orleans HMA, 1950-1969

| <u>Date</u> | <u>Entire HMA</u> | <u>New Orleans</u> | <u>Rest of HMA</u> |
|----------------|-----------------------|------------------------|------------------------|
| 1950, April | 204,713 | 166,053 | 38,660 |
| 1960, April | 263,627 | 189,801 | 73,826 |
| 1967, February | 318,300 | 206,800 | 111,500 |
| 1969, February | 335,700 | 212,200 | 123,500 |

Average annual change

| | | | |
|-----------|-------|-------|-------|
| 1950-1960 | 5,891 | 2,375 | 3,516 |
| 1960-1967 | 8,000 | 2,500 | 5,500 |
| 1967-1969 | 8,700 | 2,700 | 6,000 |

Sources: 1950 and 1960 Censuses of Housing.
1967 and 1969 estimated by Housing Market Analyst.

Future Households. Based on projected employment and population increases, it is expected that by February 1969 the number of households in the New Orleans HMA will total approximately 335,700, of which 212,200 will be in New Orleans City and 123,500 in the other three parishes of the HMA. These estimates reflect an annual average increase of about 8,700 annually; 2,700 of the annual gain will be in New Orleans City, 4,800 in Jefferson Parish, 600 in St. Bernard Parish, and 600 in St. Tammany Parish.

Household Size Trends. The average number of persons per household in the New Orleans HMA in February 1967 was 3.39. The average household size increased from 3.36 persons in 1950 to 3.37 in 1960. In contrast to the over-all HMA trend, the average household size in New Orleans City decreased from 3.30 in 1950 to 3.22 in 1960, and to 3.20 in 1967. Households in New Orleans City were somewhat smaller than in the suburban parishes, which have experienced the most rapid population growth since 1950, a reflection of the movement of families with children to the suburbs. No significant change in the average size of households is expected during the next two years.

Housing Market Factors

Housing Supply

Current Estimate and Past Trend. The February 1, 1967 inventory of about 337,700 housing units in the New Orleans HMA represented a net gain of approximately 52,375 units since April 1960. About 29 percent of the additional housing units added were in New Orleans City, 58 percent in Jefferson Parish, seven percent in St. Bernard Parish, and six percent in St. Tammany Parish. The net increase of 52,375 housing units resulted from approximately 57,975 units added through new construction and conversions, and the loss of about 5,600 units through demolitions, mergers, and other means. The inventory increase since 1960 has averaged 7,675 a year, up eleven percent from the average gain of 6,903 units a year during the 1950-1960 decade.

The inventory of housing in the New Orleans HMA as of April 1960 was reported by the Census of Housing at 285,327 units of all types, a net increase of approximately 69,028 units (32 percent) from April 1950. The increase in the supply was the net result of new construction, conversions, demolitions, and changes in use. Of the net increase during the decade 29,035 accrued to New Orleans City; Jefferson Parish gained 29,917 units, St. Bernard Parish 5,604 units, and St. Tammany Parish 4,472 units. Part of the 1950-1960 increase may have resulted from a census definitional change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census. About 202,643 (71 percent) of the units in April 1960 were in the city of New Orleans; about 60,163 (21 percent) were in Jefferson Parish, 8,836 (3 percent) in St. Bernard Parish, and 13,685 (5 percent) in St. Tammany Parish.

Type of Structure. Approximately 61 percent of the inventory of housing in the New Orleans HMA is composed of single-family houses, about the same proportion as in April 1960. The number of units in structures with two to four units declined as a percent of total units between 1960 and 1967, from over 26 percent in 1960 to about 24 percent currently. Reflecting increased multifamily construction during the past several years, units in structures with five or more units increased from about one-eighth of the inventory in 1960 to almost 15 percent in 1967. As a proportion of total units in New Orleans City, units in structures with five or more units increased from less than 17 percent in 1960 to almost 19 percent in 1967; in Jefferson Parish, the proportion increased from three percent to about nine percent.

Housing Inventory by Units in Structure
New Orleans, Louisiana, HMA, 1960 and 1967

| <u>Units in structure</u> | <u>April 1960</u> | <u>February 1967</u> | <u>Percent of total</u> | |
|-------------------------------|-----------------------|--------------------------|-------------------------|-------------|
| | | | <u>1960</u> | <u>1967</u> |
| One | 174,765 | 207,100 | 61.3 | 61.3 |
| Two to four | 74,836 | 81,500 | 26.2 | 24.1 |
| Five or more | <u>35,652</u> | <u>49,100</u> | <u>12.5</u> | <u>14.6</u> |
| Total | 285,253 ^{a/} | 337,700 | 100.0 | 100.0 |

^{a/} Differs slightly from the count of all housing units because units by type of structure were reported on a sample basis.

Sources: 1960 Census of Housing.
1967 estimated by Housing Market Analyst.

Year Built. About 17 percent of the housing inventory in the New Orleans HMA is in structures built since April 1, 1960; approximately 24 percent of the inventory was built between January 1, 1950 and April 1, 1960. Of the owner-occupied units, approximately one-third were built during the 1950-1960 period. By comparison, about one-eighth of the renter-occupied units were built during the 1950-1960 decade.^{1/}

The inventory in the suburban parishes has been built more recently than the inventory in New Orleans City. Approximately 62 percent of the housing in the city of New Orleans was built prior to 1940 and about 24 percent since 1950. In the remainder of the HMA, about 72 percent of the units in Jefferson Parish, 77 percent of the units in St. Bernard Parish, and 52 percent of the units in St. Tammany Parish were built after April 1950.

Condition. The 1960 Census of Housing revealed that about 51,500 housing units in the HMA were dilapidated or lacked one or more plumbing facilities, about 18 percent of all housing units. Approximately 14 percent of the housing inventory in February 1967 was dilapidated or lacked one or more plumbing facilities, reflecting some improvement over the 1960 condition of the inventory.

^{1/} The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

In 1960, less than seven percent of the owner-occupied units in the HMA were dilapidated or lacked one or more plumbing facilities, as compared with one-fourth of the renter-occupied units. In New Orleans City about the same proportions, respectively, of owner-occupied and renter-occupied units were dilapidated or lacked one or more plumbing facilities.

Value and Rent. The median value of owner-occupied single-family houses in the New Orleans HMA as of April 1960 was \$15,500; the median was \$16,000 in New Orleans City, \$15,700 in Jefferson Parish, \$14,600 in St. Bernard Parish, and \$8,700 in St. Tammany Parish. The median asking price of vacant units available for sale in the HMA was about \$19,700; the median was higher (\$21,600) in New Orleans City, lower (\$18,600) in Jefferson Parish, and sharply lower (\$12,500) in St. Tammany Parish.

The median monthly gross rent of renter-occupied units in the New Orleans HMA as of April 1960 was \$60, the same as in the city; in Jefferson Parish the median was \$63, and in St. Bernard Parish it was \$68. The median was sharply lower in St. Tammany Parish (\$47).

Residential Building Activity

Annual Volume. Privately-financed building activity in the New Orleans HMA, as measured by building permits available for Orleans, Jefferson, and St. Bernard Parishes and portions of St. Tammany Parish, increased each year from about 5,180 units in 1960 to over 11,000 units in 1965. During 1966, the upward trend was reversed; approximately 8,778 units were authorized, down about 20 percent from over 11,000 units in 1965.

The following table summarizes authorization trends since 1960; it indicates a sharp increase in multifamily construction and a moderate increase in single-family construction between 1960 and 1965. From a low of 1,015 multifamily units authorized in 1960, the volume rose each year to 4,079 units in 1963, and to over 5,100 units in 1965. Reversing the upward trend, multifamily authorizations (3,939) were down 23 percent in 1966. As a proportion of total authorizations, units in structures with two or more units increased from 20 percent in 1960 to 47 percent in 1964, but dropped to 45 percent in 1966.

Single-family houses, which accounted for eighty percent of total authorizations in 1960, dropped from 4,166 units in 1960 to 3,838 units in 1961. Subsequently, single-family authorizations increased each year to 5,918 units in 1965, when they accounted for 54 percent of total units authorized. Reversing the upward trend, single-family authorizations dropped to 4,839 in 1966, down 18 percent.

Privately-financed Housing Units Authorized by Permits
and Publicly-Financed Housing Units Put Under Contract
New Orleans, Louisiana, Housing Market Area
1960 - 1966

| <u>Year</u> | <u>Privately-financed units</u> | | | <u>Publicly-financed units</u> |
|-------------|---------------------------------|---------------------|--------------------|--------------------------------|
| | <u>Single-family</u> | <u>Multi-family</u> | <u>Total units</u> | |
| 1960 | 4,166 | 1,015 | 5,181 | - |
| 1961 | 3,838 | 1,540 | 5,378 | 1,093 |
| 1962 | 4,616 | 2,373 | 6,989 | - |
| 1963 | 4,759 | 4,079 | 8,838 | 1,202 |
| 1964 | 5,375 | 4,764 | 10,139 | 64 |
| 1965 | 5,918 | 5,109 | 11,027 | - |
| 1966 | 4,839 | 3,939 | 8,778 | - |

Sources: Bureau of the Census, Construction Report C-40; local building departments.

Privately-financed units authorized, both single-family and multifamily units, have increased since 1960 in all major areas of the New Orleans HMA (see table VII). The majority of single-family authorizations have been in the suburban parishes, principally in Jefferson Parish. From 1960 through 1966, Jefferson Parish accounted for 62 percent of all single-family units authorized in the HMA; New Orleans City accounted for twenty percent, St. Bernard Parish for ten percent, and St. Tammany Parish for eight percent. During the January 1960-February 1967 period, single-family construction averaged about 3,050 units a year in Jefferson Parish, 975 units in New Orleans City, 450 units in St. Bernard Parish, and 475 units in St. Tammany Parish.

The suburban parishes also have accounted for over half of the privately-financed multifamily units authorized in the HMA since January 1960. Multifamily units authorized in Jefferson Parish (11,054) and in New Orleans City (10,821) represent 48 and 47 percent, respectively, of all private multifamily authorizations in the HMA since 1960; St. Bernard and St. Tammany parishes accounted for about five percent.

In addition to the privately-financed housing authorized since 1960, there have been about 2,359 low-rent public housing units put under contract. Of these 2,359 units, 1,995 were built in the city of New Orleans; the remainder (364 units) were built in Jefferson Parish.

Units Under Construction. Based on a postal vacancy survey conducted in the New Orleans HMA, on building permit data, and on FHA records, it is judged that there were approximately 2,425 units under construction as of February 1, 1967. Of these units, about 875 were in single-family structures and 1,550 were in multifamily structures. Jefferson Parish accounted for 500 single-family and 800 multifamily units under construction, and the city of New Orleans for about 200 single-family units and 700 multifamily units. In St. Bernard Parish about 75 single-family units were under construction and in St. Tammany Parish about 150, including 100 single-family houses being constructed under Section 810 for rent.

Demolitions. Losses to the housing inventory from demolitions, conversions, and catastrophe have been extensive since 1950. Comparison of the year-built data from the 1960 Census of Housing with the net change in the housing inventory of the New Orleans HMA between April 1950 and April 1960 suggests that approximately 1,080 housing units were removed from the inventory each year during the period, including about 615 from New Orleans City and 465 units from the remainder of the HMA.

Records of demolitions for the city of New Orleans indicate that over 3,000 units were removed from the inventory during the 1960-1967 period. During 1965 and 1966 New Orleans City authorized demolitions of 1,026 units, 232 single-family units and 794 multifamily units. Based on the information available, it is judged that during the April 1, 1960-February 1, 1967 period at least 5,600 units were lost from the New Orleans HMA inventory; about 4,100 from New Orleans City and 1,500 from the remainder of the HMA. During the next two years, approximately 615 units are scheduled for demolition in the HMA by various public agencies. Of this total, about 560 will occur in New Orleans City. The number of demolitions in New Orleans City also is expected to increase as a result of enforcement of the housing code. During the next two years, net inventory losses are expected to total at least 2,175 units, 1,500 in the city of New Orleans and 675 in the remainder of the HMA.

Tenure of Occupancy

There were 318,300 occupied housing units in the New Orleans HMA as of February 1, 1967, of which about one-half were owner-occupied. Between 1950 and 1960, owner-occupancy increased from 39 percent to 48 percent (see table VIII). A comparison of the 1960-1967 and the 1950-1960 rate of shift to owner-occupancy reveals that the shift has been reduced considerably since 1960. This reduction reflects the increased construction and occupancy of multifamily housing, particularly in suburban Jefferson Parish.

Owner-occupancy in New Orleans City is rather low at 37 percent, but is up from 34 percent in 1950. In the suburban parishes of the HMA, owner-occupancy ranges from 72 percent in Jefferson Parish to 80 percent in St. Bernard Parish. In Jefferson Parish, the present owner-occupancy ratio, although still at a high level, represents a decline from the 1960 ratio, a result of the increased proportion of multifamily units built and occupied since 1960. Over three-fourths of the units in St. Tammany Parish are owner-occupied, up from about 65 percent in 1950. The shifts in tenure in the parishes of New Orleans HMA during the past seventeen-year period are reflected in tables IX through XII.

Vacancy

1960 Census. The Census of Housing revealed that as of April 1, 1960 there were about 11,684 nondilapidated, nonseasonal, vacant housing units available for sale or rent in the New Orleans HMA, a net available vacancy ratio of 4.1 percent. Approximately 2,857 of the available vacancies were for sale, representing a homeowner vacancy ratio of 2.2 percent. The remaining 8,827 available vacancies were for rent, reflecting a rental vacancy ratio of 6.0 percent. Of the available sales vacancies in the HMA, less than five percent (only 137 units) lacked one or more plumbing facilities; among the rental vacancies, over one-fifth (1,870 units) lacked one or more plumbing facilities.

In April 1960, the city of New Orleans had a homeowner vacancy ratio of 1.5 percent and a rental vacancy ratio of 5.5 percent. Higher homeowner and rental vacancy ratios were reported for the suburban parishes in the HMA. In Jefferson Parish, homeowner and renter vacancy ratios of 3.2 percent and 8.9 percent, respectively, were reported. In April 1960, St. Bernard Parish had a homeowner vacancy ratio of 2.6 percent and a renter vacancy ratio of 6.4 percent; vacancy ratios of 3.4 percent and 9.0 percent, respectively, were reported for St. Tammany Parish. In New Orleans City about 22 percent of the available rental vacancies lacked one or more plumbing facilities; outside New Orleans City the proportions were 15 percent in Jefferson Parish, 17 percent in St. Bernard Parish, and thirty percent in St. Tammany Parish. The low proportion of substandard vacancies in Jefferson Parish reflects the relative newness of its entire housing inventory.

Postal Vacancy Survey. Twelve postmasters with city delivery routes in the New Orleans HMA, at the request of FHA, made a survey of vacant units in houses and apartments as of February 10-24, 1967.

In the New Orleans, Gretna, Kenner, Marrero, Metairie, and Westwego postal delivery areas, the vacancy survey was conducted on a sample of letter carrier routes. These routes were selected from the post office listings of the total possible deliveries to residences and apartments on each numbered route in each station and branch. It is

estimated that the sample survey findings in the New Orleans area covered 68 percent of the total possible deliveries to residences and 68 percent of the possible deliveries to apartments. For the six post offices outside the jurisdiction of the above Post Offices, complete coverage of carrier routes was secured.

On the basis of full coverage of 304,800 total possible deliveries, it is estimated that 3.0 percent of all residences and apartments were vacant. This proportion represented about 7,520 vacant units previously occupied and 1,730 vacant units never occupied. In addition, 2,690 new units were in all stages of construction.

Of an estimated total of 228,700 possible deliveries to residences, about 4,930 were vacant. The vacancy rate of 2.2 percent represented 3,920 units previously occupied and 1,010 newly completed units. Among the estimated 76,100 total possible deliveries to apartments, 5.7 percent were vacant, including 3,600 vacant apartment units that were previously occupied and 720 new apartment units. The results of the survey by parish are summarized in the following table and are presented in detail in table XIII.

Summary of Postal Vacancy Survey
New Orleans, Louisiana, HMA
February 10-24, 1967

| <u>Area</u> | <u>All units</u> | | <u>Residences</u> | | <u>Apartments</u> | |
|---|------------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|---------------------------------|
| | <u>Total</u> <u>units</u> | <u>Percent</u> <u>vacant</u> | <u>Total</u> <u>units</u> | <u>Percent</u> <u>vacant</u> | <u>Total</u> <u>units</u> | <u>Percent</u> <u>vacant</u> |
| The Survey Area Total | 304,800 | 3.0 | 228,700 | 2.2 | 76,000 | 5.7 |
| Orleans Parish | 200,000 | 2.8 | 135,000 | 2.1 | 65,000 | 4.2 |
| Jefferson Parish | 84,150 | 3.5 | 73,700 | 2.0 | 10,450 | 14.0 |
| St. Bernard and St. Tammany Parishes | 20,650 | 3.7 | 20,000 | 3.1 | 650 | 24.6 |

Source: FHA Postal Vacancy Survey conducted by collaborating postmasters.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses, and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail

is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.

Vacancy in FHA Projects. As of March 15, 1967, approximately eight percent of the 2,170 units in the HMA insured by FHA were vacant. Vacancy declined from about twelve percent as of March 15, 1965 to less than three percent as of March 15, 1966. Increased vacancies in one group of apartments in New Orleans and one in Slidell raised the vacancy level to about eight percent in March 1967. Reduced employment at the several NASA operations is reflected in increased vacancies in these projects.

Of the 2,170 units under FHA-insured mortgages, 722 are in three high-rise structures in New Orleans City. Less than two percent of these units were vacant, about the same as in March 1966, but down from about five percent as of March 15, 1965.

Current Estimate. Vacancy rates as of February 1, 1967 were lower than in April 1960 in all major segments of the New Orleans HMA. There were about 9,800 vacant housing units available for sale or rent in the HMA. This total is sixteen percent below the April 1960 vacancy level, reflecting improvement in both the sales and rental housing situation. Of the 9,800 vacancies in February 1967, 2,675 were for sale, representing a homeowner vacancy ratio of 1.7 percent, and 7,125 were available for rent, reflecting a renter vacancy ratio of 4.3 percent. In April 1960, the net homeowner and renter vacancy ratios were 2.2 percent and 6.0 percent, respectively.

In New Orleans City, the homeowner and renter vacancy ratios were 1.6 percent and 3.6 percent, respectively, in February 1967, as compared with 1.5 percent and 5.5 percent in April 1960. In Jefferson Parish, the homeowner and renter vacancy ratios of 1.6 percent and 7.2 percent, respectively, are down from 3.2 percent and 8.9 percent in April 1960. Similar declines occurred in the ratios for St. Bernard and St. Tammany parishes. Tables VIII through XII compare the vacancy ratios for the HMA and for the individual parishes as of April 1950, April 1960, and February 1967.

Of the current available vacant units, about 2,545 sales houses and 5,675 multifamily units are nondilapidated and have all plumbing facilities. Current vacancy in most segments of the New Orleans HMA represents a balanced demand-supply relationship at the current rate of growth.

Sales Market

General Market Conditions. The market for new and existing sales housing in the New Orleans HMA has improved somewhat during the past several years, as indicated by the homeowner vacancy ratio decrease from 2.2 percent in April 1960 to 2.0 percent in June 1964, and to a current ratio of 1.7 percent. Foreclosures have decreased, and sales of acquired properties have increased. The market for existing houses appears to be firm.

Generally, new houses have been marketed within a reasonable time, and have represented a broad range of selling prices. In 1966, a higher proportion of new construction in the suburban parishes of Jefferson and St. Bernard was pre-sold (about two-thirds) than in New Orleans City and St. Tammany Parish (over one-fourth), and it took longer, on the average, to sell speculatively built houses in Jefferson Parish than in the other three parishes (about two and one-half months in Jefferson Parish and one and two-thirds months in New Orleans City).

Unsold Inventory. As indicated in table XIV, the January 1967 FHA unsold inventory survey reported 2,486 houses completed in the New Orleans HMA in 1966 in subdivisions with five or more completions during the year. These completions represent about fifty-one percent of the single-family houses authorized by permits in 1966 in the HMA. Of the 2,486 completions, 1,384 were pre-sold (sold before start of construction). The remaining 1,102 completions represented speculative construction, of which 203 were unsold, an unsold to completions ratio of 18 percent. That ratio represents an average selling period of about two months for speculative construction. In those subdivisions with five or more starts in 1966, an additional five houses had remained unsold for over 12 months; four of the houses were priced at \$30,000 and over.

A comparison of the surveys by parishes suggests that higher priced houses accounted for a larger proportion of construction in New Orleans City than in Jefferson and St. Tammany parishes. Lower priced houses were found most frequently in St. Bernard Parish. In the entire New Orleans HMA, the survey reported that 40 percent of the houses were priced from \$15,000 to \$19,999, 45 percent from \$20,000 to \$29,999, and 15 percent at \$30,000 and over.

A special survey early in 1967 by FHA of houses for sale by areas in the New Orleans metropolitan area found almost 1,700 houses available for sale, principally priced at \$15,000 and over. However, available existing housing was found in suburban areas priced at about \$11,000 and over. Most of the houses for sale (71 percent) were found in Jefferson Parish; fifteen percent were in New Orleans City, four percent in St. Bernard Parish, and ten percent in the Slidell area in St. Tammany Parish.

Rental Market

General Market Conditions. The rental market in the New Orleans HMA has improved considerably over the past several years. The increased volume of new multifamily construction during the past few years, coupled with an over-all decline in the rental vacancy ratio, suggests an increased rate of demand for apartments. Strengthening of the rental market is reflected by the decline in the rental vacancy ratio from 6.0 percent in April 1960 to 4.6 percent in June 1964, and to a current ratio of 4.3 percent.

High-rise apartments completed in the 1950-1960 decade and in the past seven years have been well absorbed, with one exception. As a group, high-rise rental units are experiencing the lowest vacancy ratio in the HMA. Generally, high-rise units are well located in New Orleans City.

The modern, well-designed garden apartments are renting well. The increased volume of rental units in Jefferson Parish has experienced good occupancy. Recently, a soft market situation has developed in garden apartments completed during the past four years in the New Orleans East area and in St. Tammany Parish. This rental situation should improve as a result of the stabilization of employment at the several NASA installations which has been declining during the past two years. In general, the rental market for adequate existing units completed prior to 1960 is firm. Adequate existing one-bedroom units typically are available at about \$75 and over, two-bedroom units at \$95 and over, and three-bedroom units at about \$125 and over. High-rise apartment units and modern garden apartment units command significantly higher rents. The New Orleans Consumer Price Index of rents was 111.2 percent of the 1957-1959 average as of February 1967, up from 109.3 percent in February 1966. Absorption of new multifamily construction is discussed in more detail in the summaries of the New Orleans City and the suburban parish segments. Approximately 700 and 800 multifamily units are under construction in New Orleans City and Jefferson Parish, respectively; 100 single-family units for rent are under construction in St. Tammany Parish.

Public Housing

There are 12,270 units of low-rent public housing under the jurisdiction of the Housing Authority of New Orleans. Less than one percent are vacant. In Jefferson Parish, there is a 200-unit low-rent project in Marrero; an additional 100-unit project is proposed. There are 164 units in Westwego, and bids have been received for 36 units of housing for the elderly. All units in Jefferson Parish are occupied and there is a waiting list of several hundred. There are no low-rent publicly-financed projects in St. Bernard and St. Tammany Parishes.

Demand for Housing

Quantitative demand for additional housing during the next two years in the New Orleans HMA is based on a projected level of household growth of 8,700 annually, on the number of housing units expected to be demolished, and on the need to reduce vacancies in some segments of the market to levels that reflect a balanced demand-supply relationship. Consideration also is given to the current tenure composition of the inventory, to the current trend from renter-occupancy to owner-occupancy, and to the potential transfer of single-family houses from the sales inventory to the renter inventory.

Giving consideration to the above factors, demand during the next two years for privately-financed new housing built without public benefits or assistance in financing or land acquisition totals approximately 8,700 housing units annually, 5,300 single-family houses and about 3,620 multifamily units annually. The suggested annual volume of new construction is 1,300 units less than the average of about 10,000 units a year authorized for construction during the 1963-1965 period, the period when NASA related employment was increasing. It would about equal the volume of 8,778 units authorized in 1966. Approximately 1,600 additional units of multifamily housing probably can be absorbed annually at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, excluding public low-rent housing and rent-supplement accommodations.

Demand is expected to be distributed by parishes and by type of structure approximately as indicated in the following table.

Projected Annual Demand for New Housing
New Orleans, Louisiana, HMA
February 1, 1967 to February 1, 1969

| <u>Area</u> | <u>Single-family houses</u> | <u>Multifamily units</u> | |
|------------------------------|---------------------------------|---------------------------------|---------------------------|
| | | <u>Market interest rate</u> | <u>Other^{a/}</u> |
| HMA total | <u>5,300</u> | <u>3,400</u> | <u>1,600</u> |
| Orleans Parish ^{b/} | 1,050 | 1,825 | 900 |
| Jefferson Parish | 3,275 | 1,575 | 450 ^{d/} |
| St. Bernard Parish | 500 | c/ | 100 ^{d/} |
| St. Tammany Parish | 475 | c/ | 150 ^{d/} |

^{a/} Represents demand at rents achievable through use of below-market-interest-rate financing or assistance in land acquisition and cost.

^{b/} Coextensive with New Orleans City.

^{c/} Demand for multifamily units in St. Bernard and St. Tammany Parishes will be minimal. Only small projects for which there is a clearly established demand should be considered.

^{d/} Contingent upon the existence of an approved "Workable Program" in the communities of each parish. Westwego, in Jefferson Parish, with only five percent of the county population, currently is the only community with a "Workable Program".

Housing Market Summary
New Orleans City Submarket
New Orleans, Louisiana, HMA

Demographic Factors

Population

The population of the city of New Orleans on February 1, 1967 was approximately 679,000, an increase of about 51,475 (8 percent), or 7,500 annually, since April 1960. This is above the growth rate experienced during the 1950-1960 decade, when the population in the city rose from 570,445 to 627,525, an increase of 57,080 (10 percent), or 5,708 annually (see table IV).

It is expected that the population in the city of New Orleans will increase to about 694,700 persons as of February 1, 1969, an average annual growth of about 7,850 a year. By 1969, 60 percent of the total population in the entire HMA will live in New Orleans City, down from 80 percent in 1950.

Natural Increase and Migration. During the 1950-1960 decade, natural increase amounted to approximately 98,065 persons, and there was a net out-migration of about 40,985 persons from New Orleans City. From April 1960 to February 1967, there has been an average net natural increase of 8,200 a year. Compared with the average population gain of 7,500, an average net out-migration of about 700 a year from the city is indicated since 1960, significantly below the average net out-migration of about 4,100 persons a year during the 1950-1960 period (see table V).

Households

There are approximately 206,800 households in New Orleans City, representing an average annual gain of 2,500 from April 1960 to February 1967. By comparison, households increased from 166,053 to 189,801 in the city between 1950 and 1960, a gain of 2,375 annually.^{1/} By February 1969, households are expected to increase by an average of about 2,700 annually, to a total of 212,200 in the city.

Household Size Trends. Households in the city of New Orleans average somewhat smaller in size than those in the three suburban parishes. In New Orleans City, the average household size has declined from 3.30 in 1950 to 3.22 in 1960, and to 3.20 in 1967. During the two-year forecast period, no significant change in the average size of households is expected.

^{1/} The increase in households between 1950 and 1960 was due in part to a conceptual change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Family Income

The median annual money income, after deduction of federal income tax, of all families in New Orleans City was about \$6,075 as of February 1967. By 1969, the median annual after-tax family income in New Orleans City is expected to increase to \$6,425. By 1969, about 23 percent of all families are expected to have after-tax incomes of \$10,000 or more a year, and 38 percent will have less than \$5,000 a year.

The median after-tax income of all renter households of two or more persons in New Orleans City is approximately \$5,000. By 1969, the median income of renter households in the city is expected to increase to \$5,300. Approximately 13 percent of all renter households of two or more persons will have annual incomes of \$10,000 or more, and 47 percent will have less than \$5,000 a year (see table III).

Housing Market Factors

Housing Supply

Change since 1960. New Orleans City contains about 217,600 housing units, representing a net addition to the inventory of about 14,950 units (seven percent), or 2,200 annually, since the 1960 Census count of 202,643 units. The net increase of 14,950 housing units resulted from about 19,050 units added through new construction and conversions, and the loss of about 4,100 units through demolitions, mergers, and other changes. New Orleans City contains approximately 64 percent of the supply in the HMA, down from 71 percent in April 1960.

Type of Structure. Slightly less than 49 percent of the inventory of housing in New Orleans City is in one-unit structures, down from about 49.5 percent in 1960. About one-third of the inventory is in structures with two to four units. Reflecting increased multifamily construction in the city during the past several years, units in structures with five or more units increased from less than 17 percent in 1960 to almost 19 percent in 1967. In the remainder of the HMA, about seven percent of the inventory is in structures with five or more units.

Year Built. Approximately one-fourth of the housing inventory in the city of New Orleans in February 1967 was in structures built during the past seventeen years; 16 percent were built during the 1950-1960 period, and about nine percent were built after April 1960. Of the owner-occupied units, over one-third were built during the 1950-1967 period, 25 percent during the 1950-1960 decade, and about nine percent since April 1960. About the same proportion of renter-occupied units were built after April 1960; 15 percent were built during the 1950-1960 period.

Condition. In April 1960, approximately 38,050 housing units in New Orleans City were dilapidated or lacked one or more plumbing facilities, over 18 percent of all housing units in the city and about three-fourths of units so classified in the entire HMA. An estimated 17 percent of the February 1967 housing inventory was dilapidated or lacked one or more plumbing facilities.

In 1960, less than seven percent of the owner-occupied units in the city were dilapidated or lacked one or more plumbing facilities, as compared with one-fourth of the renter-occupied units and 22 percent of the vacant available rental units.

Residential Building Activity

As shown in table VII, privately-financed building activity in New Orleans City, as measured by building permits issued, increased each

year from about 1,629 units in 1960 to 3,196 units in 1963, dropped to 2,779 units in 1964, and advanced to 2,941 units in 1965, which was eighty percent above the 1960 level. During 1966, approximately 2,606 units were authorized, down about eleven percent from 1965. The decline from 1965 in the entire HMA was twenty percent.

The increase since 1960 resulted from increasing multifamily construction. Single-family house construction, which accounted for 58 percent of total authorizations in the city in 1960, remained at a fairly level volume, ranging from a low of about 900 units in 1961 to a high of about 1,100 units in 1964. Approximately 850 single-family units were authorized in 1966, down about seventeen percent from about 1,020 units in 1965. The decline from 1965 in the entire HMA was eighteen percent.

The increase in privately-financed multifamily construction from less than 700 units in 1960 to about 3,200 in 1963 is indicated in table VII. Approximately 1,759 multifamily units were authorized in 1966, down eight percent from 1,921 units in 1965, but four percent above the 1,688 multifamily units authorized in 1964. As a proportion of total authorizations, units in structures with two or more units increased from 42 percent in 1960 to 67 percent in 1966. In addition to the privately-financed multifamily units started since 1960, there have been 1,995 units of public low-rent housing put under contract.

As of February 1, 1967, there were approximately 200 single-family houses and 700 multifamily units under construction in New Orleans City.

Tenure of Occupancy

There are 206,800 occupied housing units in New Orleans City, of which about 63 percent are renter-occupied. Between 1950 and 1960, renter-occupancy decreased from 66 percent to over 62 percent (see table VIII). The slight increase in renter-occupancy since 1960 reflects, in part, the increase in multifamily construction.

Vacancy

The Census of Housing revealed that as of April 1, 1960 there were 8,045 nondilapidated, nonseasonal, vacant housing units available for sale or rent in New Orleans City, a net available vacancy ratio of 4.0 percent. There was an increase of about 4,336 available vacant units between April 1950 and April 1960; in 1950 there were 3,709 such units available, representing a net available vacancy ratio of 2.1 percent. The number of vacancies increased during the decade in both sales and rental housing. The homeowner and rental vacancy rates increased from 1.1 percent and 2.7 percent, respectively, in 1950 to 1.5 percent and 5.5 percent in 1960 (see table X).

Postal Vacancy Survey. The New Orleans Postmaster conducted a survey of vacant units in houses and apartments as of February 10-24, 1967. The New Orleans City survey was conducted on selected postal routes and covered about 68 percent of the total possible deliveries to residences and apartments in the area served by the New Orleans City Post Office. The survey disclosed a vacancy ratio of 2.8 percent in all residences and apartments, down slightly from the vacancy ratio of 3.0 percent revealed in the June-July 1964 postal survey. The current survey shows that of 135,000 possible deliveries to residences in the city, about 2,850 were vacant. The vacancy rate of 2.1 percent represented 2,450 units previously occupied and 400 newly completed units. Among the 65,000 total possible deliveries to apartments in the city, 4.2 percent were vacant, including 2,500 vacant apartment units that were previously occupied and 200 new apartment units. As reflected in table XIII, the residence vacancy ratios are relatively low in most areas of the city; highest vacancy rates were found in areas of new construction.

As noted in the main body of this analysis, postal vacancy data are not directly comparable with those published by the Bureau of the Census because of differences in definition, area delineations, and in methods of enumeration. When used in conjunction with other vacancy indicators, however, the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. As of February 1, 1967, there were approximately 6,100 vacant housing units available for sale or rent in New Orleans City. Total available vacant units were down about 24 percent from the 1960 level. All of the decline was in the number of vacant rental units; the number of vacant sales units increased slightly. Of the total vacancies in February 1967, about 1,250 were vacant units available for sale, representing a homeowner vacancy ratio of 1.6 percent, up slightly from 1.5 percent in 1960. Vacant units available for rent totaled 4,850, reflecting a current rental vacancy ratio of 3.6 percent, down from 5.5 percent in 1960 (see table X). Of the current available vacant units, about 1,200 sales houses and 3,775 multifamily units have all plumbing facilities.

Sales Market

New houses in the city have been marketed within a reasonable time; less than two months, on the average, was required to sell speculatively built houses in 1966. About one-fourth of new construction in the city is pre-sold. The market for existing houses appears to be steady; sales prices are firm to increasing slightly.

Unsold Inventory. As indicated in table XIV, the January 1967 FHA unsold inventory survey reported 442 houses completed in New Orleans City in 1966 in subdivisions with five or more completions during the year. These completions represented about 52 percent of the single-family houses authorized by permits in 1966. Of the 442 completions, 123 were pre-sold (sold before start of construction). The remaining 319 completions represented speculative construction, of which 44 were unsold, an unsold to completion ratio of 14 percent. That ratio represents an average selling period of about one and two-thirds months. In those subdivisions with five or more starts in 1966, an additional two houses had remained unsold for over 12 months; both were priced at \$30,000 and over. Of the total of 46 unsold houses, 39 percent remained unsold for over six months, and 54 percent for less than four months.

Houses priced at \$25,000 to \$29,999 in the 1967 survey accounted for 51 percent of all completions, those priced from \$30,000 to \$34,999 for 34 percent, and those at \$35,000 and over for 15 percent.

Rental Market

There has been a sharp increase in the number of multifamily units built in New Orleans City since 1960. As indicated in the main body of this analysis, high-rise apartments completed in the past several years have been well absorbed, with one exception. Modern, well-designed garden apartments are renting well. Demand for better quality existing units in desirable locations is firm, also. High-rise rental units are experiencing the best occupancy in the area, with one exception.

Rent for modern multifamily units in garden-type structures varies according to design, quality, location, and utilities included in monthly cost. Recently, the market has softened in the New Orleans East area. New and recently completed units are available in the New Orleans East area at \$115 to \$150 a month for one-bedroom units, \$135 to \$175 for two-bedroom units, and \$175 and over for three-bedroom units, including utilities. Rents in most other sections of the city are somewhat higher; typically one-bedroom units are available at \$125 to \$150 a month, two-bedroom units at \$155 to \$190, and three-bedroom units at \$165 to \$200 a month.

Housing Demand

Quantitative Demand

Based on the growth rate of 2,700 households a year in New Orleans City, on expected demolition activity, on the current low vacancy level, and on the tenure composition of the occupied inventory, the volume of privately-owned additions to the housing supply built without public benefits or assistance in financing that will meet demand during the next two years is approximately 2,875 housing units annually, 1,050 single-family houses and 1,825 multifamily units. If produced in locations acceptable to the user group, approximately 900 additional units of multifamily housing probably can be absorbed annually at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, excluding public low-rent housing and rent-supplement accommodations.

Qualitative Demand

Single-family Houses. The distribution of the annual demand for 1,050 new sales houses in New Orleans City is expected to approximate the pattern presented below. The distribution is based on the ability to pay, as measured by current family incomes after tax and ratios of sales prices to incomes typical in the HMA, and on recent market experience.

Annual Demand for New Single-family Houses, by Price Class
New Orleans City Portion of New Orleans, HMA
February 1967 to February 1969

| <u>Sales price</u> | <u>Number of houses</u> |
|--------------------|-----------------------------|
| \$25,000 - 29,999 | 625 |
| 30,000 - 34,999 | 315 |
| 35,000 and over | <u>210</u> |
| Total | 1,050 |

Multifamily Housing. The gross monthly rentals at which 1,825 privately-financed additions to the aggregate multifamily housing inventory in New Orleans City might best be absorbed at rents achievable without public benefits or assistance in financing or land acquisition and cost are indicated below for various size units. The net additions may be accomplished by either new construction or rehabilitation at the specified rentals. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result. The demand estimates exclude public low-rent housing and rent-supplement accommodations.

Annual Demand for New Multifamily Housing
by Monthly Gross Rent and Size of Unit
New Orleans City Portion of New Orleans HMA
February 1967 to February 1969

| Monthly gross rent ^{a/} | Size of unit | | | |
|-------------------------------------|-------------------------------|------------------------------|------------------------------|--------------------------------|
| | <u>Effic</u> <u>ciency</u> | <u>One</u> <u>bedroom</u> | <u>Two</u> <u>bedroom</u> | <u>Three</u> <u>bedroom</u> |
| \$105 - \$114 | 40 | - | - | - |
| 115 - 124 | 35 | - | - | - |
| 125 - 134 | 25 | 165 | - | - |
| 135 - 144 | 20 | 125 | - | - |
| 145 - 154 | 15 | 140 | 105 | - |
| 155 - 164 | - | 140 | 105 | - |
| 165 - 179 | - | 125 | 190 | 55 |
| 180 - 199 | - | 95 | 150 | 60 |
| 200 - 219 | - | 15 | 65 | 40 |
| 220 - 239 | - | 10 | 30 | 20 |
| 240 - 259 | - | - | 25 | 10 |
| 260 or more | - | - | - | 20 |
| Total | 135 | 815 | 670 | 205 |

^{a/} Gross rent is shelter rent plus the cost of utilities.

The preceding distribution of average annual demand for new apartments is based on projected tenant-family incomes, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is given also to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Individual projects may differ from the general pattern in response to specific neighborhood or submarket requirements.

In New Orleans City, the demand for an estimated 900 units at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost includes 50 efficiencies, 400 one-bedroom units, 330 two-bedroom units, and 120 three-bedroom units.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Housing Market Summary
Suburban Submarket
New Orleans, Louisiana, HMA

Population

The February 1, 1967 population of the three-parish suburban portion of the New Orleans HMA was approximately 421,000, an increase of about 141,400 (51 percent), or 20,750 annually, since April 1960. This is above the growth rate experienced during the 1950-1960 decade, when the population rose from 141,948 to 279,598, an increase of 137,650 (97 percent), or 13,765 annually. Population trends in each of the three parishes in the suburban portion of the HMA are shown in the following table.

Population Trends, by Parishes
Suburban Portion of HMA, 1950-1969

| <u>Date</u> | <u>Parish</u> | | |
|----------------|------------------|--------------------|--------------------|
| | <u>Jefferson</u> | <u>St. Bernard</u> | <u>St. Tammany</u> |
| 1950, April | 103,873 | 11,087 | 26,988 |
| 1960, April | 208,769 | 32,186 | 38,643 |
| 1967, February | 322,000 | 47,500 | 51,500 |
| 1969, February | 356,300 | 52,200 | 55,800 |

Average annual change

| | | | |
|-----------|--------|-------|-------|
| 1950-1960 | 10,490 | 2,110 | 1,165 |
| 1960-1967 | 16,600 | 2,250 | 1,900 |
| 1967-1969 | 17,150 | 2,350 | 2,150 |

Sources: 1950 and 1960 Censuses of Population.
1967 and 1969 estimated by Housing Market Analyst.

It is expected that the population in the suburban portion of the HMA will increase to about 464,300 persons as of February 1, 1969, an average annual growth of about 21,650 a year. By 1969, forty percent of the total population in the entire HMA will live in the suburban portion, up from twenty percent in 1950.

Natural Increase and Migration. During the 1950-1960 decade, natural increase accounted for approximately 48,330 of the population increase, and about 89,320 represented net in-migration into the three suburban parishes. Since April 1960, there has been an average net natural increase of 6,400 a year. Compared with the average population gain of 20,750, an average net in-migration of about 14,350 a year into the suburban portion of the HMA since 1960 is indicated, significantly above the average net in-migration of about 8,932 persons a year during the 1950-1960 period. As shown in table V, each parish experienced in-migration during the entire 1950-1967 period.

Households

On February 1, 1967, there were approximately 111,500 households in the suburban portion of the HMA, representing an average annual gain of 5,500 from April 1960 to February 1967. By comparison, households increased from 38,660 to 73,826 between 1950 and 1960, a gain of 3,516 annually.^{1/} Household trends in each parish in the suburban portion are shown below.

Household Trend, by Parishes Suburban Portion of HMA, 1950-1969

| <u>Date</u> | <u>Parish</u> | | |
|----------------|------------------|--------------------|--------------------|
| | <u>Jefferson</u> | <u>St. Bernard</u> | <u>St. Tammany</u> |
| 1950, April | 28,319 | 2,939 | 7,402 |
| 1960, April | 55,290 | 8,109 | 10,427 |
| 1967, February | 85,700 | 11,950 | 13,850 |
| 1969, February | 95,300 | 13,150 | 15,050 |

Average annual change

| | | | |
|-----------|-------|-----|-----|
| 1950-1960 | 2,697 | 517 | 302 |
| 1960-1967 | 4,450 | 550 | 500 |
| 1967-1969 | 4,800 | 600 | 600 |

Sources: 1950 and 1960 Censuses of Housing.
1967 and 1969 estimated by Housing Market Analyst.

By February 1969, households are expected to increase by an average of about 6,000 annually; 4,800 of the annual gain will be in Jefferson Parish, 600 in St. Bernard, and 600 in St. Tammany Parish.

Household Size Trends. Households in the three suburban parishes average somewhat larger in size than those in the city of New Orleans. The average household size is about 3.72 persons in Jefferson Parish, 3.95 persons in St. Bernard, and 3.64 persons in St. Tammany Parish, as compared with 3.22 persons in New Orleans City. During the two-year forecast period, no significant change in the average size of household is expected.

^{1/} The increase in households between 1950 and 1960 was due, in part, to a conceptual change from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

Family Income

The median annual money income, after deduction of federal income tax, of all families is about \$7,525 in Jefferson Parish, \$7,500 in St. Bernard Parish, and \$4,975 in St. Tammany Parish. By 1969, median annual after-tax incomes of all families are expected to increase to \$7,950, \$7,925, and \$5,250, respectively, in the three parishes. By 1969, about 32, 26, and 15 percent of all families in the three parishes, respectively, are expected to have after-tax incomes of \$10,000 or more a year; and 24, 21, and 48 percent, respectively, will have less than \$5,000 a year income.

Median after-tax incomes of all renter households of two or more persons are approximately \$5,925 in Jefferson Parish, \$5,900 in St. Bernard Parish, and \$3,900 in St. Tammany Parish. By 1969, the median incomes of renter households are expected to increase to \$6,250, \$6,225, and \$4,125, respectively, in the three parishes. Approximately 16, 8, and 11 percent, respectively, of all renter households of two or more persons in the three parishes will have annual incomes of \$10,000 or more, and 37, 34, and 49 percent, respectively, will have less than \$5,000 a year incomes (see table III).

Housing Supply

The suburban portion of the New Orleans HMA contains about 120,100 housing units, representing a net addition to the inventory of about 37,425 units (45 percent), or 5,475 annually, since the 1960 Census count of about 82,684 units. The net increase of 37,425 housing units resulted from about 38,925 units added through new construction and conversions, and the loss of about 1,500 units through demolitions, mergers, and other changes. The suburban parishes now contain approximately 36 percent of the housing supply in the HMA, up from 29 percent in April 1960. There are 90,600 housing units in Jefferson Parish, 12,700 in St. Bernard Parish, and 16,800 in St. Tammany Parish.

Type of Structure. Approximately 81 percent of the inventory of housing in Jefferson Parish is in one-unit structures, down from about 88 percent in 1960. About one-tenth of the inventory is in structures with two to four units. Reflecting increased multifamily construction in Jefferson Parish during the past several years, units in structures with five or more units increased from less than three percent in 1960 to almost nine percent in 1967. In St. Bernard and St. Tammany Parishes, 90 percent and 95 percent, respectively, of the inventory is single-family; less than two percent is in structures with five or more units.

Year Built. Approximately 70 percent of the inventory of housing in the suburban parishes is in structures built during the past seventeen years, 37 percent during the 1950-1960 period and about one-third since April 1960. About 35 percent of the units in Jefferson Parish, 31 percent of the units in St. Bernard Parish, and 20 percent of the units in St. Tammany Parish were built since April 1960.

Condition. In April 1960, approximately 13,450 housing units in the suburban parishes were dilapidated or lacked one or more plumbing facilities, about 16 percent of all housing units in the three parishes and about one-fourth of all units so classified in the HMA. About eleven percent of the February 1967 housing inventory is dilapidated or lacks one or more plumbing facilities.

In 1960, approximately 13 percent of the housing units in Jefferson Parish and about 15 percent in St. Bernard Parish were dilapidated or lacked one or more plumbing facilities. A sharply higher proportion, 30 percent, of the housing units in St. Tammany Parish were dilapidated or lacked one or more plumbing facilities.

Residential Building Activity

Privately-financed building activity since 1960, as measured by building permits available for Jefferson and St. Bernard Parishes and portions of St. Tammany Parish, is reflected in the following table; it indicates significant increases in each parish from 1960 through 1964 and 1965, and a reversal of the upward trend in 1966.

Trend of Residential Construction, by Parishes
Suburban Portion of New Orleans HMA, 1960-1966

| <u>Year</u> | <u>Parish</u> | | |
|-------------|-------------------------------|--------------------|--------------------|
| | <u>Jefferson^{a/}</u> | <u>St. Bernard</u> | <u>St. Tammany</u> |
| 1960 | 3,118 | 316 | 118 |
| 1961 | 3,007 | 353 | 157 |
| 1962 | 3,653 | 445 | 297 |
| 1963 | 4,637 | 662 | 543 |
| 1964 | 5,964 | 831 | 629 |
| 1965 | 6,614 | 757 | 715 |
| 1966 | 5,107 | 615 | 450 |

^{a/} Includes the following public units in Jefferson Parish: 100 units in 1961, 200 units in 1963, and 64 units in 1964.

Sources: Bureau of the Census, Construction Report C-40.
Local building departments.

As shown in table VII, both single-family and multifamily construction increased in each parish during the 1960-1966 period. The sharpest increase in single-family construction occurred in St. Tammany Parish, up from 118 units in 1960 to 669 units in 1965, and about 450 units in 1966. In St. Bernard Parish single-family construction doubled from 300 units in 1960 to 603 units in 1965; the upward trend was reversed in 1966 to 531 units. Multifamily construction in St. Bernard Parish increased from 16 units in 1960 to 293 units in 1964; subsequently, it declined to 154 units in 1965 and to 84 units in 1966. In St. Tammany Parish, about 60 multifamily units were authorized in 1964, 46 units in 1965, and none in 1966. As of February 1, 1967, there were about 75 single-family units under construction in St. Bernard Parish. In St. Tammany Parish about 150 single-family houses were under construction, including 100 single-family houses being constructed for rent. These houses are about 45 percent complete; probably one-third will be available for occupancy this year.

Multifamily units authorized in Jefferson Parish (11,054) represent 49 percent of all multifamily authorizations in the HMA since 1960. From 307 multifamily units authorized in 1960 in Jefferson Parish, the volume rose each year to 2,988 units in 1965. Reversing the upward trend, multifamily authorizations (2,096) were down 30 percent in 1966. As a proportion of total authorizations in Jefferson Parish, units in structures with two or more units increased from 10 percent in 1960 to 45 percent in 1965, but dropped to 41 percent in 1966. There were approximately 1,300 units under construction in the parish as of February 1, 1967, 500 single-family units and 800 multifamily units.

Tenure of Occupancy

In the suburban parishes of the HMA owner-occupancy ranges from 72 percent in Jefferson Parish to 80 percent in St. Bernard Parish. In Jefferson Parish, the present owner-occupancy ratio, although still at a high level, represents a decline from the 1960 ratio, a result of the increased proportion of multifamily units built and occupied since 1960. Over three-fourths of the units in St. Tammany Parish are owner-occupied, up from about 65 percent in 1950. The shifts in tenure in the suburban parishes of the New Orleans HMA during the past seventeen-year period are reflected in tables IX, XI, and XII.

Vacancy

The Census of Housing revealed that as of April 1, 1960 there were 3,639 nondilapidated, nonseasonal, vacant housing units available for sale or rent in the suburban parishes, a net available vacancy ratio of 4.7 percent. Of that total, 2,789 were available vacancies in Jefferson Parish, of which 1,322 were available for sale, representing a homeowner vacancy ratio of 3.2 percent; 1,467 were for rent,

reflecting a rental vacancy ratio of 8.9 percent. Of the 290 available vacancies in St. Bernard Parish, 174 were for sale, representing a homeowner vacancy ratio of 2.6 percent; 116 were available for rent, reflecting a rental vacancy ratio of 6.4 percent. Slightly higher vacancy ratios were reported for St. Tammany Parish; a homeowner vacancy ratio of 3.4 percent (259 units), and a rental vacancy ratio of 9.0 percent (301 units) were reported. However, about 30 percent of the available rental vacancies in St. Tammany Parish, 15 percent in Jefferson Parish, and 17 percent in St. Bernard Parish lacked one or more plumbing facilities.

Postal Vacancy Survey. The February 10-24, 1967 postal vacancy survey disclosed a vacancy ratio of 3.5 percent in all residences and apartments in Jefferson Parish. The survey indicated that, of an estimated 73,700 possible deliveries to residences in Jefferson Parish, 1,470 were vacant. The vacancy rate of 2.0 percent represented 1,050 vacant residences previously occupied and 420 newly completed residences. Among the 10,450 total possible deliveries to apartments in Jefferson Parish, 14.0 percent were vacant, including 950 vacant apartment units that were previously occupied and 510 new apartment units. As indicated in table XIII, the residence vacancy ratios were relatively low in most areas of the parish. Relatively high apartment vacancies were found in the Gretna, Harvey, and Metairie postal areas.

The survey disclosed a vacancy ratio of 2.4 percent in all residences and apartments in St. Bernard Parish. The survey indicated that of 8,413 possible deliveries to residences in St. Bernard Parish, 164 were vacant. The vacancy rate of 1.9 percent represented 129 units previously occupied and 35 newly completed units. Among the 351 total possible deliveries to apartments in St. Bernard Parish, 13.7 percent were vacant, including 35 vacant apartment units that were previously occupied and 13 new apartment units.

The survey disclosed a vacancy ratio of 4.7 percent in all residences and apartments in St. Tammany Parish. The survey counted 11,595 possible deliveries to residences, of which 447 were vacant. The vacancy rate of 3.9 percent represented 296 units previously occupied and 151 newly completed units. Among the 305 total possible deliveries to apartments, 36.1 percent were vacant; all were vacant apartment units that were previously occupied.

As noted in the main body of this analysis, postal vacancy data are not directly comparable with those published by the Bureau of the Census because of differences in definition, area delineations, and in methods of enumeration. When used in conjunction with other vacancy indicators, however, the survey serves a valuable function in the derivation of estimates of local market conditions.

February 1, 1967 Estimate. On February 1, 1967, there were approximately 3,700 vacant housing units available for sale or rent in the three suburban parishes. The number of total available vacant units is about the level reported in April 1960, but as a proportion of the inventory, available vacancies declined from 4.4 percent in 1960 to 3.1 percent in 1967.

Of the vacancies in Jefferson Parish, about 1,000 were vacant units available for sale, representing a homeowner vacancy ratio of 1.6 percent, down from 3.2 percent in 1960. Vacant units available for rent totaled 1,875, reflecting a rental vacancy ratio of 7.2 percent, down from 8.9 percent in 1960 (see table IX). Of the available vacant units, about 975 sales houses and 1,600 rental units were nondilapidated and had all plumbing facilities.

Of the vacancies in St. Bernard Parish in February 1967, about 150 were vacant units available for sale, representing a homeowner vacancy ratio of 1.5 percent, down from 2.6 percent in 1960. Vacant units available for rent totaled 185, reflecting a rental vacancy ratio of 5.0 percent, down from 6.4 percent in 1960 (see table XI). Of the available vacant units, about 130 sales houses and 100 rental units were nondilapidated and had all plumbing facilities.

Of the vacancies in St. Tammany Parish in February 1967, about 275 were vacant units available for sale, representing a homeowner vacancy ratio of 2.5 percent, down from 3.4 percent in 1960. Vacant units available for rent totaled 275, reflecting a rental vacancy ratio of 7.6 percent, down from 9.0 percent in 1960 (See table XII). Of the available vacant units, about 240 sales houses and 200 rental units were nondilapidated and had all plumbing facilities.

Sales Market

As was pointed out in the main body of this analysis, the sales market for new and existing housing in the three suburban parishes was good as of February 1, 1967, although a few instances of a softening market in isolated locations was indicated. Sales prices of existing houses appeared to be firm. The sales market in each of the three parishes has improved during the past several years, as reflected in the decline of the homeowner vacancy ratios, a low level of FHA and VA acquisitions, and a low ratio of unsold to completed new housing. In 1966, pre-sold new construction accounted for about two-thirds of the completions in subdivisions in Jefferson Parish, about four-fifths in St. Bernard Parish, and one-fourth in St. Tammany Parish.

Unsold Inventory. As indicated in table XIV, the January 1967 FHA unsold inventory survey reported 1,502 houses completed in Jefferson Parish in 1966 in subdivisions with five or more completions during the year. These completions represented about fifty percent of the single-family houses authorized by permits in 1966 in the parish.

Of the 1,502 completions, 951 were presold (sold before start of construction). The remaining 551 completions represented speculative construction, of which 118 were unsold, an unsold to completion ratio of 21 percent. That ratio represents an average selling period of about two and one-half months. In those subdivisions with five or more starts in 1966, an additional two houses had remained unsold for over 12 months; both were priced at \$35,000 and over.

Of the total of 120 unsold houses, 13 percent had remained unsold for over six months, 75 percent for four months and over, and nine percent for less than one month.

Houses priced at \$15,000 to \$19,999 in the 1966 survey accounted for 46 percent of all completions, those at \$20,000 to \$29,999 for 44 percent, and those at \$30,000 and over for 10 percent.

The January 1967 FHA unsold inventory survey reported 319 houses completed in St. Bernard Parish in 1966 in subdivisions with five or more completions during the year. These completions represented about sixty percent of the single-family houses authorized by permits in 1966 in the parish. Of the 319 completions, 252 were presold. The remaining 67 completions represented speculative construction, of which 11 were unsold, an unsold to completion ratio of 16 percent. That ratio represents an average selling period of less than two months. In those subdivisions with five or more completions in 1966, no additional houses had remained unsold for over 12 months. Of the total of 11 unsold houses, 46 percent had remained unsold for four to six months, and 27 percent for less than one month.

Houses priced at \$15,000 to \$17,499 in the 1966 survey accounted for 27 percent of all completions, those at \$17,500 to \$19,999 for 45 percent, and those at \$20,000 to \$24,999 for 27 percent.

The January 1967 FHA unsold inventory survey reported 223 houses completed in St. Tammany Parish in 1966 in subdivisions with five or more completions during the year. These completions represented about fifty percent of the single-family houses authorized by permits in the parish in 1966. Of the 223 completions, 58 were presold. The remaining 165 completions represented speculative construction, of which 30 were unsold, an unsold to completion ratio of 18 percent. That ratio represents an average selling period of slightly over two months. In those subdivisions with five or more starts in 1966, one additional house had remained unsold for over 12 months; it was priced in the \$20,000 to \$24,999 range. Of the total of 31 unsold houses, 71 percent had remained unsold for over six months, and 23 percent for less than four months.

Houses priced at \$15,000 to \$17,499 completed in 1966 accounted for 29 percent of all completions, those at \$20,000 to \$24,999 for 44 percent, and those at \$25,000 to \$29,999 for 23 percent.

Rental Market

The rental market situation in the three suburban parishes has improved over the past several years although, recently, a soft market has developed in the Slidell area in St. Tammany Parish. The construction and occupancy of a substantial number of multifamily units in Jefferson Parish reflects an increased rate of demand for modern, well-designed rental units. In 1966, multifamily units authorized in the parish (2,096 units) represented 53 percent of all multifamily units authorized in the HMA. In 1966, only 84 multifamily units were authorized in St. Bernard Parish and none in St. Tammany Parish. There were approximately 800 multifamily units under construction in Jefferson Parish in February 1967. The postal vacancy survey found seven apartment units under construction in St. Bernard Parish and only two in St. Tammany Parish.

Typical rents for new multifamily units in quality locations are approximately \$145 to \$160 for one-bedroom units, \$170 to \$210 for two-bedroom units, and \$225 and over for three-bedroom units, including all utilities. All utilities are included in the monthly rent in an increasing number of the new multifamily units. Most of the recent multifamily construction has been financed conventionally.

Housing Demand

Quantitative Demand

Based on the growth rate of 6,000 households a year in the suburban portion of the new Orleans HMA, on expected demolition activity, the current vacancy level, and the tenure composition of the inventory, the volume of privately-owned additions to the housing supply that will meet demand during the next two years is approximately 5,825 housing units annually, 4,250 single-family houses and 1,545 multifamily units. An additional 700 multifamily units a year probably can be absorbed at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost. The demand estimate excludes public low-rent housing and rent-supplement accommodations. Demand is expected to be distributed by parishes and by type of structure approximately according to the following pattern.

Projected Annual Demand for New Housing Suburban Portion of New Orleans HMA February 1, 1967 to February 1, 1969

| <u>Area</u> | <u>Single-family houses</u> | <u>Multifamily units</u> | |
|--------------------|---------------------------------|---------------------------------|---------------------------|
| | | <u>Market interest rate</u> | <u>Other^{a/}</u> |
| Suburban total | <u>4,250</u> | <u>1,575</u> | <u>700</u> |
| Jefferson Parish | 3,275 | 1,575 | 450 ^{c/} |
| St. Bernard Parish | 500 | <u>b/</u> | 100 ^{c/} |
| St. Tammany Parish | 475 | <u>b/</u> | 150 ^{c/} |

a/ Represents demand at rents achievable through use of below-market-interest-rate financing or assistance in land acquisition and cost.

b/ Demand for multifamily units in St. Bernard and St. Tammany Parishes will be minimal. Only small projects for which there is a clearly established demand should be considered.

c/ Contingent upon the existence of an approved "Workable Program" in the communities of each parish. Westwego, in Jefferson Parish, with only five percent of the county population, currently is the only community with a "Workable Program."

Single-family Houses. The distribution of the annual demand for 4,250 new sales houses by parishes is expected to approximate the pattern presented below. The distributions are based on the ability to pay, as measured by after-tax family incomes and ratios of sales price to income typical in the HMA, and on recent market experience.

Annual Demand for New Single-family Houses, by Price Class
Suburban Portion of New Orleans HMA
February 1, 1967 to February 1, 1969

| <u>Sales price</u> | <u>Jefferson Parish</u> | <u>St. Bernard Parish</u> | <u>St. Tammany Parish</u> |
|--------------------|-----------------------------|-------------------------------|-------------------------------|
| Under - \$17,500 | 370 | 80 | 110 |
| 17,500 - 19,999 | 540 | 90 | 90 |
| 20,000 - 24,999 | 955 | 160 | 145 |
| 25,000 - 29,999 | 995 | 135 | 90 |
| 30,000 - 34,999 | 210 | 20 | 20 |
| 35,000 and over | <u>205</u> | <u>15</u> | <u>20</u> |
| Total | 3,275 | 300 | 475 |

The foregoing distributions differ from those in table XIV, which reflect only selected subdivision experience during 1966. It must be noted that the data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower-value homes, are concentrated in the smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Multifamily Housing. The gross monthly rentals at which 1,575 privately-financed additions to the aggregate multifamily housing inventory might best be absorbed at rents achievable without public benefits or assistance in financing are indicated below for various size units. The net additions may be accomplished by either new construction or rehabilitation at the specified rentals. The demand estimates exclude public low-rent housing and rent-supplement accommodations.

Annual Demand for New Multifamily Housing
by Monthly Gross Rent and Size of Unit
Suburban Portion of New Orleans HMA
February 1967 to February 1969

| <u>Monthly gross rent</u> ^{a/} | Jefferson Parish ^{b/} | | | |
|---|--------------------------------|------------------------|------------------------|--------------------------|
| | <u>Effic- ciency</u> | <u>One bedroom</u> | <u>Two bedroom</u> | <u>Three bedroom</u> |
| \$105 - \$114 | 25 | - | - | - |
| 115 - 124 | 20 | - | - | - |
| 125 - 134 | 15 | 125 | - | - |
| 135 - 144 | 10 | 115 | - | - |
| 145 - 154 | 5 | 105 | 130 | - |
| 155 - 164 | - | 95 | 125 | - |
| 165 - 179 | - | 80 | 200 | 100 |
| 180 - 199 | - | 30 | 165 | 75 |
| 200 - 219 | - | - | 40 | 40 |
| 220 - 239 | - | - | 20 | 30 |
| 240 or more | - | - | 10 | 15 |
| Total | 75 | 550 | 690 | 260 |

a/ Gross rent is shelter rent plus the cost of utilities.

b/ Includes a minimal number of units in St. Bernard and St. Tammany Parishes.

In the suburban portions of the New Orleans HMA, the demand for an estimated 700 units at the lower rents achievable with below-market-interest-rate financing or assistance in land acquisition and cost, includes 30 efficiencies, 235 one-bedroom units, 260 two-bedroom units, and 175 three-bedroom units. As indicated previously, provision of as many as 700 units with below-market-interest-rate financing is contingent on establishment of Workable Programs in areas in addition to Westwego.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Table I

Trend of Civilian Work Force Components^{a/}
New Orleans, Louisiana, HMA, 1958-1966
 (Annual average in thousands)

| <u>Components</u> | <u>1958</u> | <u>1959</u> | <u>1960</u> | <u>1961</u> | <u>1962</u> | <u>1963</u> | <u>1964</u> | <u>1965</u> | <u>1966</u> |
|----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Civilian work force | <u>342.7</u> | <u>344.7</u> | <u>346.6</u> | <u>347.3</u> | <u>348.7</u> | <u>356.8</u> | <u>383.9</u> | <u>402.7</u> | <u>414.1</u> |
| Unemployed | 17.4 | 18.6 | 19.2 | 24.3 | 23.0 | 20.2 | 18.3 | 16.0 | 13.5 |
| Percent of work force | 5.1% | 5.4% | 5.5% | 7.0% | 6.6% | 5.6% | 4.8% | 4.0% | 3.3% |
| Labor-management disputes | .3 | .8 | .3 | .1 | .7 | 1.0 | .2 | .7 | .2 |
| Employment | <u>325.0</u> | <u>325.3</u> | <u>327.1</u> | <u>322.9</u> | <u>325.1</u> | <u>335.7</u> | <u>365.4</u> | <u>386.0</u> | <u>400.4</u> |
| Agricultural employment | .8 | .7 | .7 | .7 | .6 | .6 | 1.1 | 1.0 | 1.0 |
| Nonagricultural employment | <u>324.2</u> | <u>324.6</u> | <u>326.5</u> | <u>322.3</u> | <u>324.5</u> | <u>335.1</u> | <u>364.3</u> | <u>385.0</u> | <u>399.4</u> |
| Wage and salary | 282.4 | 284.7 | 287.8 | 283.4 | 286.9 | 297.6 | 322.8 | 343.2 | 358.6 |
| Other ^{b/} | 41.8 | 39.9 | 38.7 | 38.9 | 37.6 | 37.5 | 41.5 | 41.8 | 40.8 |

Note: Components may not add to totals because of rounding.

^{a/} Work force data cover Orleans, Jefferson, and St. Bernard Parishes for the 1958-1963 period; Orleans, Jefferson, St. Bernard, and St. Tammany Parishes for the 1964-1966 period.

^{b/} Includes self-employed, domestics, and unpaid family workers.

Source: Louisiana State Employment Service.

Table II

Nonagricultural Wage and Salary Employment by IndustryNew Orleans, Louisiana, HMA, 1958-1966(Annual average in thousands) a/

| <u>Industry group</u> | <u>1958</u> | <u>1959</u> | <u>1960</u> | <u>1961</u> | <u>1962</u> | <u>1963</u> | <u>1964</u> <u>b/</u> | <u>1965</u> | <u>1966</u> |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|--------------|--------------|
| Total nonagri. wage & salary | 282.4 | 284.7 | 287.8 | 283.4 | 286.9 | 297.6 | 322.8 | 343.2 | 358.6 |
| Manufacturing | <u>45.8</u> | <u>44.8</u> | <u>44.7</u> | <u>43.0</u> | <u>44.6</u> | <u>48.9</u> | <u>54.8</u> | <u>58.6</u> | <u>59.5</u> |
| Durable goods | <u>17.9</u> | <u>17.3</u> | <u>17.6</u> | <u>17.2</u> | <u>20.0</u> | <u>25.1</u> | <u>30.7</u> | <u>33.7</u> | <u>33.7</u> |
| Lumber & wood products | 1.3 | 1.3 | 1.1 | 1.0 | 1.0 | 0.8 | 1.1 | 1.2 | 1.3 |
| Furniture & fixtures | 0.6 | 0.6 | 0.6 | 0.5 | 0.5 | 0.5 | 0.6 | 0.5 | 0.5 |
| Stone, clay & glass | 2.5 | 2.4 | 2.8 | 2.9 | 3.0 | 2.9 | 3.5 | 3.9 | 3.9 |
| Fabricated metal products | 2.9 | 2.9 | 2.9 | 2.8 | 3.0 | 3.1 | 3.1 | 3.1 | 3.3 |
| Machinery, incl. electrical | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.2 | 1.4 | 1.6 |
| Transportation equipment | 5.4 | 5.0 | 5.4 | 5.5 | 6.2 | 6.9 | 7.8 | 9.2 | 10.3 |
| Ship & boatbuilding | 5.4 | 4.9 | 5.3 | 5.5 | 6.2 | 6.8 | 7.8 | 9.2 | 10.3 |
| Other durable goods <u>c/</u> | 4.0 | 3.9 | 3.8 | 3.6 | 5.2 | 9.8 | 13.5 | 14.3 | 12.8 |
| Nondurable goods | <u>27.9</u> | <u>27.5</u> | <u>27.1</u> | <u>25.8</u> | <u>24.6</u> | <u>23.8</u> | <u>24.2</u> | <u>24.9</u> | <u>25.8</u> |
| Food & kindred products | 12.9 | 12.9 | 13.0 | 12.2 | 11.6 | 11.5 | 11.7 | 12.3 | 12.8 |
| Apparel & related products | 4.7 | 4.7 | 4.7 | 4.5 | 4.6 | 4.3 | 4.4 | 4.5 | 4.7 |
| Paper & allied products | 2.9 | 3.1 | 3.0 | 2.7 | 2.2 | 2.1 | 2.0 | 2.0 | 2.0 |
| Printing | 2.4 | 2.1 | 2.2 | 2.2 | 2.2 | 2.3 | 2.4 | 2.5 | 2.5 |
| Chemicals & allied products | 2.2 | 1.9 | 1.7 | 1.7 | 1.7 | 1.6 | 1.7 | 1.7 | 1.9 |
| Petroleum refining | 1.6 | 1.5 | 1.6 | 1.6 | 1.6 | 1.5 | 1.3 | 1.2 | 1.3 |
| Other nondurable goods | 1.2 | 1.2 | 1.1 | 1.0 | 0.8 | 0.7 | 0.8 | 0.8 | 0.7 |
| Nonmanufacturing | <u>236.6</u> | <u>239.9</u> | <u>243.1</u> | <u>240.4</u> | <u>242.3</u> | <u>248.8</u> | <u>268.1</u> | <u>284.6</u> | <u>299.1</u> |
| Mining | 7.5 | 7.8 | 7.9 | 8.4 | 9.2 | 9.5 | 10.7 | 12.2 | 12.9 |
| Contract construction | 19.6 | 18.6 | 17.5 | 16.9 | 18.2 | 19.1 | 23.2 | 28.0 | 29.3 |
| Trans. & pub. util. | 43.0 | 43.2 | 43.1 | 41.5 | 39.3 | 39.4 | 42.2 | 42.7 | 45.6 |
| Water transportation | 19.0 | 19.5 | 19.4 | 18.7 | 16.6 | 16.5 | 18.1 | 17.8 | 19.5 |
| Other trans. & pub. util. | 24.0 | 23.7 | 23.7 | 22.8 | 22.7 | 22.9 | 24.1 | 24.9 | 26.1 |
| Trade | 72.1 | 73.0 | 73.8 | 71.7 | 71.6 | 73.2 | 77.1 | 81.4 | 85.5 |
| Wholesale | 25.2 | 25.5 | 25.4 | 25.0 | 24.6 | 25.3 | 25.6 | 26.9 | 28.3 |
| Retail | 47.0 | 47.5 | 48.5 | 46.8 | 47.0 | 48.0 | 51.5 | 54.5 | 57.2 |
| Fin., ins., & real estate | 16.9 | 17.5 | 18.0 | 18.0 | 18.0 | 18.5 | 19.3 | 19.8 | 20.5 |
| Services | 41.7 | 43.0 | 44.5 | 45.7 | 47.4 | 49.0 | 52.5 | 55.7 | 59.2 |
| Government | 35.8 | 36.9 | 38.5 | 38.3 | 38.8 | 40.3 | 43.2 | 44.9 | 46.2 |

a/ Items may not add to totals because of rounding.b/ New Orleans Labor Market Area expanded from three parishes to four parishes with the addition of St. Tammany Parish, which added about 7,200 workers to the area.c/ Includes employment at Michoud.

Source: Louisiana State Employment Service.

Table III

Percentage Distribution of All Families and Renter Households ^{a/}
by Annual Income After Deduction of Federal Income Tax
New Orleans, Louisiana, HMA and Selected Areas, 1967 and 1969

| Family income | New Orleans HMA | | | | New Orleans City | | | | Jefferson Parish | | | |
|-----------------|--------------------|--------------------|--------------|--------------------|--------------------|--------------------|--------------|--------------------|------------------|--------------------|--------------|--------------------|
| | 1967 | | 1969 | | 1967 | | 1969 | | 1967 | | 1969 | |
| | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds |
| Under \$3,000 | 17 | 26 | 16 | 24 | 19 | 26 | 18 | 25 | 10 | 17 | 9 | 16 |
| \$3,000 - 3,999 | 10 | 12 | 9 | 12 | 11 | 12 | 10 | 11 | 7 | 11 | 7 | 9 |
| 4,000 - 4,999 | 9 | 11 | 9 | 11 | 10 | 12 | 10 | 11 | 9 | 12 | 8 | 12 |
| 5,000 - 5,999 | 9 | 10 | 9 | 10 | 9 | 10 | 9 | 10 | 9 | 11 | 9 | 10 |
| 6,000 - 6,999 | 10 | 10 | 8 | 9 | 10 | 10 | 8 | 10 | 10 | 11 | 9 | 11 |
| 7,000 - 7,999 | 8 | 8 | 9 | 9 | 8 | 8 | 9 | 8 | 10 | 11 | 9 | 11 |
| 8,000 - 8,999 | 8 | 7 | 8 | 6 | 6 | 6 | 7 | 7 | 9 | 8 | 9 | 9 |
| 9,000 - 9,999 | 7 | 4 | 6 | 5 | 6 | 5 | 6 | 5 | 8 | 6 | 8 | 6 |
| 10,000 - 11,999 | 8 | 6 | 10 | 6 | 7 | 4 | 7 | 5 | 12 | 7 | 13 | 8 |
| 12,000 - 14,999 | 7 | 4 | 7 | 4 | 7 | 4 | 8 | 4 | 8 | 3 | 10 | 5 |
| 15,000 and over | 7 | 2 | 9 | 4 | 7 | 3 | 8 | 4 | 8 | 3 | 9 | 3 |
| Total | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Median | \$6,625 | \$5,100 | \$6,900 | \$5,375 | \$6,075 | \$5,000 | \$6,425 | \$5,300 | \$7,525 | \$5,925 | \$7,950 | \$6,250 |
| | St. Bernard Parish | | | | St. Tammany Parish | | | | | | | |
| | | | | | | | | | | | | |
| | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds |
| Under \$3,000 | 10 | 15 | 9 | 14 | 29 | 25 | 28 | 23 | | | | |
| \$3,000 - 3,999 | 6 | 10 | 5 | 9 | 12 | 14 | 11 | 15 | | | | |
| 4,000 - 4,999 | 7 | 12 | 7 | 11 | 10 | 12 | 9 | 11 | | | | |
| 5,000 - 5,999 | 10 | 14 | 9 | 13 | 9 | 12 | 9 | 10 | | | | |
| 6,000 - 6,999 | 11 | 16 | 10 | 14 | 9 | 10 | 8 | 11 | | | | |
| 7,000 - 7,999 | 13 | 12 | 11 | 14 | 8 | 9 | 9 | 10 | | | | |
| 8,000 - 8,999 | 12 | 9 | 12 | 9 | 5 | 5 | 6 | 6 | | | | |
| 9,000 - 9,999 | 10 | 5 | 11 | 8 | 4 | 4 | 5 | 3 | | | | |
| 10,000 - 11,999 | 10 | (7 | 13 | (8 | 6 | 3 | 5 | 3 | | | | |
| 12,000 and over | 11 | (| 13 | (| 8 | 6 | 10 | 8 | | | | |
| Total | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | | | | |
| Median | \$7,500 | \$5,900 | \$7,925 | \$6,225 | \$4,975 | \$3,900 | \$5,250 | \$4,125 | | | | |

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends
New Orleans, Louisiana, Housing Market Area
1950 - 1967

| <u>Area</u> | <u>April</u> <u>1950</u> | <u>April</u> <u>1960</u> | <u>February</u> <u>1967</u> | <u>Average annual change</u> | | | |
|--------------------|-----------------------------|-----------------------------|--------------------------------|------------------------------|----------------|----------------------------|----------------|
| | | | | <u>1950-1960</u> | | <u>1960-1967</u> | |
| | | | | <u>Number</u> | <u>Percent</u> | <u>Number^{a/}</u> | <u>Percent</u> |
| New Orleans HMA | <u>712,393</u> | <u>907,123</u> | <u>1,100,000</u> | <u>19,473</u> | <u>2.7</u> | <u>28,250</u> | <u>3.1</u> |
| New Orleans City | 570,445 | 627,525 | 679,000 | 5,708 | 1.0 | 7,500 | 1.2 |
| Jefferson Parish | 103,873 | 208,769 | 322,000 | 10,490 | 10.1 | 16,600 | 7.9 |
| St. Bernard Parish | 11,087 | 32,186 | 47,500 | 2,110 | 19.0 | 2,250 | 7.0 |
| St. Tammany Parish | 26,988 | 38,643 | 51,500 | 1,165 | 4.3 | 1,900 | 4.9 |

a/ Rounded.

Sources: 1950 and 1960 Censuses of Population. 1967 estimated by Housing Market Analyst.

Table VII

Trend of Residential Construction
in the Major Segments of the New O
1960 - 1966

| <u>Year</u> | <u>Units in structure</u> | | | | <u>Total units</u> |
|---------------------------|---------------------------|------------|--------------------------|-------------------------|------------------------|
| | <u>One</u> | <u>Two</u> | <u>Three or four</u> | <u>Five or more</u> | |
| <u>Jefferson Parish</u> | | | | | |
| 1960 | 2,811 | 106 | 14 | 187 | 3,118 |
| 1961 | 2,451 | 192 | 26 | 338 | 3,007 |
| 1962 | 2,838 | 138 | 20 | 657 | 3,653 |
| 1963 | 2,768 | 640 | 261 | 968 | 4,637 |
| 1964 | 3,177 | 698 | 227 | 1,862 | 5,964 |
| 1965 | 3,626 | 414 | 649 | 1,925 | 6,614 |
| 1966 | 3,011 | -1,077- | | 1,019 | 5,107 |
| <u>St. Bernard Parish</u> | | | | | |
| 1960 | 300 | 16 | - | - | 316 |
| 1961 | 331 | 18 | 4 | - | 353 |
| 1962 | 385 | 48 | 12 | - | 445 |
| 1963 | 483 | 78 | 22 | 79 | 662 |
| 1964 | 538 | 156 | 39 | 98 | 831 |
| 1965 | 603 | 50 | 76 | 28 | 757 |
| 1966 | 531 | 76 | - | 8 | 615 |

a/ Includes the following public units: Jefferson Parish, units in 1964; and Orleans Parish, 993 units in 1961, and

Sources: Bureau of the Census, Construction Report C-40. 1

Table V

Components of Population Change
New Orleans, Louisiana, Housing Market Area
April 1, 1950 to February 1, 1967

| <u>Area</u> | <u>Average annual change, 1950-1960</u> | | | <u>Average annual change, 1960-1967</u> | | |
|--------------------|---|---------------------------------|---------------------------------------|---|---------------------------------|---------------------------------------|
| | <u>Population</u> | <u>Net natural increase</u> | <u>Net migration^{a/}</u> | <u>Population</u> | <u>Net natural increase</u> | <u>Net migration^{a/}</u> |
| New Orleans HMA | <u>19,473</u> | <u>14,640</u> | <u>4,833</u> | <u>28,250</u> | <u>14,600</u> | <u>13,650</u> |
| New Orleans City | 5,708 | 9,807 | -4,099 | 7,500 | 8,200 | -700 |
| Jefferson Parish | 10,490 | 3,719 | 6,771 | 16,600 | 5,000 | 11,600 |
| St. Bernard Parish | 2,110 | 546 | 1,564 | 2,250 | 700 | 1,550 |
| St. Tammany Parish | 1,165 | 568 | 597 | 1,900 | 700 | 1,200 |

a/ (-) out-migration.

Sources: 1950-1960 data from Bureau of Census report, Series P-23, No. 7.
1960-1967 estimated by Housing Market Analyst.

Table III

Percentage Distribution of All Families and Renter Households ^{a/}
by Annual Income After Deduction of Federal Income Tax
New Orleans, Louisiana, HMA and Selected Areas, 1967 and 1969

| Family income | New Orleans HMA | | | | New Orleans City | | | | Jefferson Parish | | | |
|-----------------|--------------------|--------------------|--------------|--------------------|--------------------|--------------------|--------------|--------------------|------------------|--------------------|--------------|--------------------|
| | 1967 | | 1969 | | 1967 | | 1969 | | 1967 | | 1969 | |
| | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds |
| Under \$3,000 | 17 | 26 | 16 | 24 | 19 | 26 | 18 | 25 | 10 | 17 | 9 | 16 |
| \$3,000 - 3,999 | 10 | 12 | 9 | 12 | 11 | 12 | 10 | 11 | 7 | 11 | 7 | 9 |
| 4,000 - 4,999 | 9 | 11 | 9 | 11 | 10 | 12 | 10 | 11 | 9 | 12 | 8 | 12 |
| 5,000 - 5,999 | 9 | 10 | 9 | 10 | 9 | 10 | 9 | 10 | 9 | 11 | 9 | 10 |
| 6,000 - 6,999 | 10 | 10 | 8 | 9 | 10 | 10 | 8 | 10 | 10 | 11 | 9 | 11 |
| 7,000 - 7,999 | 8 | 8 | 9 | 9 | 8 | 8 | 9 | 8 | 10 | 11 | 9 | 11 |
| 8,000 - 8,999 | 8 | 7 | 8 | 6 | 6 | 6 | 7 | 7 | 9 | 8 | 9 | 9 |
| 9,000 - 9,999 | 7 | 4 | 6 | 5 | 6 | 5 | 6 | 5 | 8 | 6 | 8 | 6 |
| 10,000 - 11,999 | 8 | 6 | 10 | 6 | 7 | 4 | 7 | 5 | 12 | 7 | 13 | 8 |
| 12,000 - 14,999 | 7 | 4 | 7 | 4 | 7 | 4 | 8 | 4 | 8 | 3 | 10 | 5 |
| 15,000 and over | 7 | 2 | 9 | 4 | 7 | 3 | 8 | 4 | 8 | 3 | 9 | 3 |
| Total | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Median | \$6,625 | \$5,100 | \$6,900 | \$5,375 | \$6,075 | \$5,000 | \$6,425 | \$5,300 | \$7,525 | \$5,925 | \$7,950 | \$6,250 |
| | St. Bernard Parish | | | | St. Tammany Parish | | | | | | | |
| | | | | | | | | | | | | |
| | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds | All families | Renter house-holds |
| Under \$3,000 | 10 | 15 | 9 | 14 | 29 | 25 | 28 | 23 | | | | |
| \$3,000 - 3,999 | 6 | 10 | 5 | 9 | 12 | 14 | 11 | 15 | | | | |
| 4,000 - 4,999 | 7 | 12 | 7 | 11 | 10 | 12 | 9 | 11 | | | | |
| 5,000 - 5,999 | 10 | 14 | 9 | 13 | 9 | 12 | 9 | 10 | | | | |
| 6,000 - 6,999 | 11 | 16 | 10 | 14 | 9 | 10 | 8 | 11 | | | | |
| 7,000 - 7,999 | 13 | 12 | 11 | 14 | 8 | 9 | 9 | 10 | | | | |
| 8,000 - 8,999 | 12 | 9 | 12 | 9 | 5 | 5 | 6 | 6 | | | | |
| 9,000 - 9,999 | 10 | 5 | 11 | 8 | 4 | 4 | 5 | 3 | | | | |
| 10,000 - 11,999 | 10 | (7 | 13 | (8 | 6 | 3 | 5 | 3 | | | | |
| 12,000 and over | 11 | (| 13 | (| 8 | 6 | 10 | 8 | | | | |
| Total | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | | | | |
| Median | \$7,500 | \$5,900 | \$7,925 | \$6,225 | \$4,975 | \$3,900 | \$5,250 | \$4,125 | | | | |

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table IV

Population Trends
New Orleans, Louisiana, Housing Market Area
1950 - 1967

| <u>Area</u> | <u>April</u> <u>1950</u> | <u>April</u> <u>1960</u> | <u>February</u> <u>1967</u> | <u>Average annual change</u> | | | |
|--------------------|-----------------------------|-----------------------------|--------------------------------|------------------------------|----------------|----------------------------|----------------|
| | | | | <u>1950-1960</u> | | <u>1960-1967</u> | |
| | | | | <u>Number</u> | <u>Percent</u> | <u>Number^{a/}</u> | <u>Percent</u> |
| New Orleans HMA | <u>712,393</u> | <u>907,123</u> | <u>1,100,000</u> | <u>19,473</u> | <u>2.7</u> | <u>28,250</u> | <u>3.1</u> |
| New Orleans City | 570,445 | 627,525 | 679,000 | 5,708 | 1.0 | 7,500 | 1.2 |
| Jefferson Parish | 103,873 | 208,769 | 322,000 | 10,490 | 10.1 | 16,600 | 7.9 |
| St. Bernard Parish | 11,087 | 32,186 | 47,500 | 2,110 | 19.0 | 2,250 | 7.0 |
| St. Tammany Parish | 26,988 | 38,643 | 51,500 | 1,165 | 4.3 | 1,900 | 4.9 |

a/ Rounded.

Sources: 1950 and 1960 Censuses of Population. 1967 estimated by Housing Market Analyst.

Table V

Components of Population Change
New Orleans, Louisiana, Housing Market Area
April 1, 1950 to February 1, 1967

| <u>Area</u> | <u>Average annual change, 1950-1960</u> | | | <u>Average annual change, 1960-1967</u> | | |
|--------------------|---|-----------------------------|-----------------------------------|---|-----------------------------|-----------------------------------|
| | <u>Population</u> | <u>Net natural increase</u> | <u>Net migration^{a/}</u> | <u>Population</u> | <u>Net natural increase</u> | <u>Net migration^{a/}</u> |
| New Orleans HMA | <u>19,473</u> | <u>14,640</u> | <u>4,833</u> | <u>28,250</u> | <u>14,600</u> | <u>13,650</u> |
| New Orleans City | 5,708 | 9,807 | -4,099 | 7,500 | 8,200 | -700 |
| Jefferson Parish | 10,490 | 3,719 | 6,771 | 16,600 | 5,000 | 11,600 |
| St. Bernard Parish | 2,110 | 546 | 1,564 | 2,250 | 700 | 1,550 |
| St. Tammany Parish | 1,165 | 568 | 597 | 1,900 | 700 | 1,200 |

^{a/} (-) out-migration.

Sources: 1950-1960 data from Bureau of Census report, Series P-23, No. 7.
1960-1967 estimated by Housing Market Analyst.

Table VI

Household Trends
New Orleans, Louisiana, Housing Market Area
1950 - 1967

| <u>Area</u> | <u>April</u> <u>1950</u> | <u>April</u> <u>1960</u> | <u>February</u> <u>1967</u> | <u>Average annual change</u> | | | |
|--------------------|-----------------------------|-----------------------------|--------------------------------|------------------------------|----------------|----------------------------|----------------|
| | | | | <u>1950-1960</u> | | <u>1960-1967</u> | |
| | | | | <u>Number</u> | <u>Percent</u> | <u>Number^{a/}</u> | <u>Percent</u> |
| New Orleans HMA | <u>204,713</u> | <u>263,627</u> | <u>318,300</u> | <u>5,891</u> | <u>2.9</u> | <u>8,000</u> | <u>3.0</u> |
| New Orleans City | 166,053 | 189,801 | 206,800 | 2,375 | 1.4 | 2,500 | 1.3 |
| Jefferson Parish | 28,319 | 55,290 | 85,700 | 2,697 | 9.5 | 4,450 | 8.1 |
| St. Bernard Parish | 2,939 | 8,109 | 11,950 | 517 | 17.6 | 550 | 7.0 |
| St. Tammany Parish | 7,402 | 10,427 | 13,850 | 302 | 4.1 | 500 | 4.8 |

a/ Rounded.

Sources: 1950 and 1960 Censuses of Housing. 1967 estimated by Housing Market Analyst.

Table VII

Trend of Residential Construction by Type of Structure
in the Major Segments of the New Orleans Housing Market Area
1960 - 1966^{a/}

| <u>Year</u> | <u>Units in structure</u> | | | | <u>Total units</u> | <u>Units in structure</u> | | | | <u>Total units</u> |
|-------------|---------------------------|------------|----------------------|---------------------|--------------------|---------------------------|------------|----------------------|---------------------|--------------------|
| | <u>One</u> | <u>Two</u> | <u>Three or four</u> | <u>Five or more</u> | | <u>One</u> | <u>Two</u> | <u>Three or four</u> | <u>Five or more</u> | |
| | <u>Jefferson Parish</u> | | | | | <u>Orleans Parish</u> | | | | |
| 1960 | 2,811 | 106 | 14 | 187 | 3,118 | 937 | 341 | 68 | 283 | 1,629 |
| 1961 | 2,451 | 192 | 26 | 338 | 3,007 | 899 | 300 | 93 | 1,662 | 2,954 |
| 1962 | 2,838 | 138 | 20 | 657 | 3,653 | 1,098 | 396 | 36 | 1,064 | 2,594 |
| 1963 | 2,768 | 640 | 261 | 968 | 4,637 | 993 | 552 | 46 | 2,607 | 4,198 |
| 1964 | 3,177 | 698 | 227 | 1,862 | 5,964 | 1,091 | 736 | 62 | 890 | 2,779 |
| 1965 | 3,626 | 414 | 649 | 1,925 | 6,614 | 1,020 | 972 | 277 | 672 | 2,941 |
| 1966 | 3,011 | -1,077- | | 1,019 | 5,107 | 847 | -780- | | 979 | 2,606 |
| | <u>St. Bernard Parish</u> | | | | | <u>St. Tammany Parish</u> | | | | |
| 1960 | 300 | 16 | - | - | 316 | 118 | - | - | - | 118 |
| 1961 | 331 | 18 | 4 | - | 353 | 157 | - | - | - | 157 |
| 1962 | 385 | 48 | 12 | - | 445 | 295 | 2 | - | - | 297 |
| 1963 | 483 | 78 | 22 | 79 | 662 | 515 | 2 | 4 | 22 | 543 |
| 1964 | 538 | 156 | 39 | 98 | 831 | 569 | 6 | 4 | 50 | 629 |
| 1965 | 603 | 50 | 76 | 28 | 757 | 669 | 42 | 4 | - | 715 |
| 1966 | 531 | 76 | - | 8 | 615 | 450 | - | - | - | 450 |

^{a/} Includes the following public units: Jefferson Parish, 100 units in 1961, 200 units in 1963, and 64 units in 1964; and Orleans Parish, 993 units in 1961, and 1,002 units in 1963.

Sources: Bureau of the Census, Construction Report C-40. Local building departments.

Table VIII

Tenure and Vacancy in the Housing Inventory
New Orleans, Louisiana, Housing Market Area
April 1, 1950-February 1, 1967

| <u>Tenure and vacancy</u> | <u>April 1950</u> | <u>April 1960</u> | <u>February 1967</u> | <u>Average annual change</u> | | | |
|----------------------------------|-----------------------|-----------------------|--------------------------|------------------------------|----------------|----------------------------|----------------|
| | | | | <u>1950-1960</u> | | <u>1960-1967</u> | |
| | | | | <u>Number</u> | <u>Percent</u> | <u>Number^{b/}</u> | <u>Percent</u> |
| Total housing supply | <u>216,299</u> | <u>285,327</u> | <u>337,700</u> | <u>6,903</u> | <u>3.2</u> | <u>7,675</u> | <u>2.7</u> |
| Occupied housing units | <u>204,713</u> | <u>263,627</u> | <u>318,300</u> | <u>5,891</u> | <u>2.9</u> | <u>8,000</u> | <u>3.0</u> |
| Owner-occupied | <u>80,464</u> | <u>125,428</u> | <u>158,300</u> | <u>4,496</u> | <u>5.6</u> | <u>4,800</u> | <u>3.8</u> |
| Percent of total occupied | <u>39.3</u> | <u>47.6</u> | <u>49.7</u> | - | - | - | - |
| Renter-occupied | <u>124,249</u> | <u>138,199</u> | <u>160,000</u> | <u>1,395</u> | <u>1.1</u> | <u>3,200</u> | <u>2.3</u> |
| Percent of total occupied | <u>60.7</u> | <u>52.4</u> | <u>50.3</u> | - | - | - | - |
| Vacant housing units | <u>11,586</u> | <u>21,700</u> | <u>19,400</u> | <u>1,011</u> | <u>8.7</u> | <u>-325</u> | <u>-1.6</u> |
| Available | <u>4,730</u> | <u>11,684</u> | <u>9,800</u> | <u>695</u> | <u>14.7</u> | <u>-275</u> | <u>-2.4</u> |
| For sale only | <u>1,105</u> | <u>2,857</u> | <u>2,675</u> | <u>175</u> | <u>15.9</u> | <u>-25</u> | <u>-0.9</u> |
| Homeowner vacancy rate | <u>1.4</u> | <u>2.2</u> | <u>1.7</u> | - | - | - | - |
| For rent | <u>3,625</u> | <u>8,827</u> | <u>7,125</u> | <u>520</u> | <u>14.4</u> | <u>-250</u> | <u>-2.8</u> |
| Rental vacancy rate | <u>2.8</u> | <u>6.0</u> | <u>4.3</u> | - | - | - | - |
| Other vacant units ^{a/} | <u>6,856</u> | <u>10,016</u> | <u>9,600</u> | <u>316</u> | <u>4.6</u> | <u>-50</u> | <u>-0.6</u> |

^{a/} Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off the market.

^{b/} Rounded.

Sources: 1950 and 1960 Censuses of Housing. 1967 estimated by Housing Market Analyst.

Table IX

Tenure and Vacancy in the Housing Inventory
Jefferson Parish Portion of New Orleans Housing Market Area
April 1, 1950-February 1, 1967

| <u>Tenure and vacancy</u> | April 1950 | April 1960 | February 1967 | <u>Average annual change</u> | | | |
|----------------------------------|---------------|---------------|------------------|------------------------------|----------------|----------------------------|----------------|
| | | | | <u>1950-1960</u> | | <u>1960-1967</u> | |
| | | | | <u>Number</u> | <u>Percent</u> | <u>Number^{b/}</u> | <u>Percent</u> |
| Total housing supply | <u>30,246</u> | <u>60,163</u> | <u>90,600</u> | <u>2,992</u> | <u>9.9</u> | <u>4,450</u> | <u>7.4</u> |
| Occupied housing units | <u>28,319</u> | <u>55,290</u> | <u>85,700</u> | <u>2,697</u> | <u>9.5</u> | <u>4,450</u> | <u>8.1</u> |
| Owner-occupied | 17,696 | 40,339 | 61,350 | 2,264 | 12.8 | 3,075 | 7.6 |
| Percent of total occupied | 62.5 | 73.0 | 71.6 | - | - | - | - |
| Renter-occupied | 10,623 | 14,951 | 24,350 | 433 | 4.1 | 1,375 | 9.2 |
| Percent of total occupied | 37.5 | 27.0 | 28.4 | - | - | - | - |
| Vacant housing units | <u>1,927</u> | <u>4,873</u> | <u>4,900</u> | <u>295</u> | <u>15.3</u> | <u>5</u> | <u>0.5</u> |
| Available | <u>699</u> | <u>2,789</u> | <u>2,875</u> | <u>209</u> | <u>30.0</u> | <u>15</u> | <u>0.5</u> |
| For sale only | 326 | 1,322 | 1,000 | 100 | 30.6 | -45 | -3.6 |
| Homeowner vacancy rate | 1.8 | 3.2 | 1.6 | - | - | - | - |
| For rent | 373 | 1,467 | 1,875 | 109 | 29.0 | 60 | 4.1 |
| Rental vacancy rate | 3.4 | 8.9 | 7.2 | - | - | - | - |
| Other vacant units ^{a/} | 1,228 | 2,084 | 2,025 | 86 | 7.0 | -10 | -0.4 |

^{a/} Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off the market.

^{b/} Rounded.

Sources: 1950 and 1960 Censuses of Housing. 1967 estimated by Housing Market Analyst.

Table X

Tenure and Vacancy in the Housing Inventory
New Orleans City Portion of New Orleans Housing Market Area
April 1, 1950-February 1, 1967

| <u>Tenure and vacancy</u> | <u>April 1950</u> | <u>April 1960</u> | <u>February 1967</u> | <u>Average annual change</u> | | | |
|----------------------------------|-----------------------|-----------------------|--------------------------|------------------------------|----------------|----------------------------|----------------|
| | | | | <u>1950-1960</u> | | <u>1960-1967</u> | |
| | | | | <u>Number</u> | <u>Percent</u> | <u>Number^{b/}</u> | <u>Percent</u> |
| Total housing supply | <u>173,608</u> | <u>202,643</u> | <u>217,600</u> | <u>2,904</u> | <u>1.7</u> | <u>2,200</u> | <u>1.1</u> |
| Occupied housing units | <u>166,053</u> | <u>189,801</u> | <u>206,800</u> | <u>2,375</u> | <u>1.4</u> | <u>2,500</u> | <u>1.3</u> |
| Owner-occupied | 56,091 | 71,283 | 76,900 | 1,519 | 2.7 | 825 | 1.2 |
| Percent of total occupied | 33.8 | 37.6 | 37.2 | - | - | - | - |
| Renter-occupied | 109,962 | 118,518 | 129,900 | 856 | 0.8 | 1,675 | 1.4 |
| Percent of total occupied | 66.2 | 62.4 | 62.8 | - | - | - | - |
| Vacant housing units | <u>7,555</u> | <u>12,842</u> | <u>10,800</u> | <u>529</u> | <u>7.0</u> | <u>-300</u> | <u>-2.3</u> |
| Available | <u>3,709</u> | <u>8,045</u> | <u>6,100</u> | <u>434</u> | <u>11.7</u> | <u>-280</u> | <u>-3.5</u> |
| For sale only | 616 | 1,102 | 1,250 | 49 | 7.9 | 20 | 2.0 |
| Homeowner vacancy rate | 1.1 | 1.5 | 1.6 | - | - | - | - |
| For rent | 3,093 | 6,943 | 4,850 | 385 | 12.4 | -300 | -4.4 |
| Rental vacancy rate | 2.7 | 5.5 | 3.6 | - | - | - | - |
| Other vacant units ^{a/} | 3,846 | 4,797 | 4,700 | 95 | 2.5 | -20 | -0.3 |

^{a/} Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off the market.

^{b/} Rounded.

Sources: 1950 and 1960 Censuses of Housing. 1967 estimated by Housing Market Analyst.

Table XI

Tenure and Vacancy in the Housing Inventory
St. Bernard Parish Portion of New Orleans Housing Market Area
April 1, 1950-February 1, 1967

| <u>Tenure and vacancy</u> | <u>April 1950</u> | <u>April 1960</u> | <u>February 1967</u> | <u>Average annual change</u> | | | |
|----------------------------------|-----------------------|-----------------------|--------------------------|------------------------------|----------------|----------------------------|----------------|
| | | | | <u>1950-1960</u> | | <u>1960-1967</u> | |
| | | | | <u>Number</u> | <u>Percent</u> | <u>Number^{b/}</u> | <u>Percent</u> |
| Total housing supply | <u>3,232</u> | <u>8,836</u> | <u>12,700</u> | <u>560</u> | <u>17.3</u> | <u>575</u> | <u>6.4</u> |
| Occupied housing units | <u>2,939</u> | <u>8,109</u> | <u>11,950</u> | <u>517</u> | <u>17.6</u> | <u>550</u> | <u>7.0</u> |
| Owner-occupied | 1,832 | 6,412 | 9,525 | 458 | 26.0 | 450 | 7.1 |
| Percent of total occupied | 62.3 | 79.1 | 79.7 | - | - | - | - |
| Renter-occupied | 1,107 | 1,697 | 2,425 | 59 | 5.3 | 100 | 6.3 |
| Percent of total occupied | 37.7 | 20.9 | 20.3 | - | - | - | - |
| Vacant housing units | <u>293</u> | <u>727</u> | <u>750</u> | <u>43</u> | <u>14.8</u> | <u>-</u> | <u>-</u> |
| Available | 97 | 290 | 275 | 19 | 20.0 | - | - |
| For sale only | 85 | 174 | 150 | 9 | 10.5 | - | - |
| Homeowner vacancy rate | 4.4 | 2.6 | 1.5 | - | - | - | - |
| For rent | 12 | 116 | 125 | 10 | 86.7 | - | - |
| Rental vacancy rate | 1.1 | 6.4 | 5.0 | - | - | - | - |
| Other vacant units ^{a/} | 196 | 437 | 475 | 24 | 12.3 | - | - |

a/ Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off the market.

b/ Rounded.

Sources: 1950 and 1960 Censuses of Housing. 1967 estimated by Housing Market Analyst.

Table XII

Tenure and Vacancy in the Housing Inventory
St. Tammany Parish Portion of New Orleans Housing Market Area
April 1, 1950-February 1, 1967

| <u>Tenure and vacancy</u> | <u>April 1950</u> | <u>April 1960</u> | <u>February 1967</u> | <u>Average annual change</u> | | | |
|----------------------------------|-----------------------|-----------------------|--------------------------|------------------------------|----------------|----------------------------|----------------|
| | | | | <u>1950-1960</u> | | <u>1960-1967</u> | |
| | | | | <u>Number</u> | <u>Percent</u> | <u>Number^{b/}</u> | <u>Percent</u> |
| Total housing supply | <u>9,213</u> | <u>13,685</u> | <u>16,800</u> | <u>447</u> | <u>4.9</u> | <u>450</u> | <u>3.3</u> |
| Occupied housing units | <u>7,402</u> | <u>10,427</u> | <u>13,850</u> | <u>302</u> | <u>4.1</u> | <u>500</u> | <u>4.8</u> |
| Owner-occupied | <u>4,845</u> | <u>7,394</u> | <u>10,525</u> | <u>255</u> | <u>5.3</u> | <u>450</u> | <u>6.2</u> |
| Percent of total occupied | <u>65.5</u> | <u>70.9</u> | <u>76.0</u> | - | - | - | - |
| Renter-occupied | <u>2,557</u> | <u>3,033</u> | <u>3,325</u> | <u>47</u> | <u>1.9</u> | <u>50</u> | <u>1.4</u> |
| Percent of total occupied | <u>34.5</u> | <u>29.1</u> | <u>24.0</u> | - | - | - | - |
| Vacant housing units | <u>1,811</u> | <u>3,258</u> | <u>2,950</u> | <u>145</u> | <u>8.0</u> | <u>-50</u> | <u>-1.4</u> |
| Available | <u>225</u> | <u>560</u> | <u>550</u> | <u>34</u> | <u>14.9</u> | - | - |
| For sale only | <u>78</u> | <u>259</u> | <u>275</u> | <u>18</u> | <u>23.2</u> | - | - |
| Homeowner vacancy rate | <u>1.6</u> | <u>3.4</u> | <u>2.5</u> | - | - | - | - |
| For rent | <u>147</u> | <u>301</u> | <u>275</u> | <u>16</u> | <u>10.5</u> | - | - |
| Rental vacancy rate | <u>5.4</u> | <u>9.0</u> | <u>7.6</u> | - | - | - | - |
| Other vacant units ^{a/} | <u>1,586</u> | <u>2,698</u> | <u>2,400</u> | <u>111</u> | <u>7.0</u> | <u>-50</u> | <u>-1.6</u> |

^{a/} Includes vacant units in following categories: seasonal, dilapidated, rented or sold awaiting occupancy, and held off the market.

^{b/} Rounded.

Sources: 1950 and 1960 Censuses of Housing. 1967 estimated by Housing Market Analyst.

Table XIII

New Orleans, Louisiana, Area Postal Vacancy Survey

February 10-24, 1967

| Postal area | Total residences and apartments | | | | | | Residences | | | | | | Apartments | | | | | | House trailers | | |
|---|---------------------------------|--------------|-----|-------|-------|--------------|---------------------------|--------------|-----|-------|-------|--------------|---------------------------|--------------|------|-------|-----|--------------|---------------------------|--------|------|
| | Total possible deliveries | Vacant units | | | | Under const. | Total possible deliveries | Vacant units | | | | Under const. | Total possible deliveries | Vacant units | | | | Under const. | Total possible deliveries | Vacant | |
| | | All | % | Used | New | | | All | % | Used | New | | | All | % | Used | New | | | No. | % |
| The Survey Area Total (estimated) | 304,800 | 9,250 | 3.0 | 7,520 | 1,730 | 2,690 | 228,700 | 4,930 | 2.2 | 3,920 | 1,010 | 1,180 | 76,100 | 4,320 | 5.7 | 3,600 | 720 | 1,510 | 2,440 | 63 | 2.6 |
| Orleans Parish | 200,000 | 5,550 | 2.8 | 4,950 | 600 | 1,000 | 135,000 | 2,850 | 2.1 | 2,450 | 400 | 400 | 65,000 | 2,700 | 4.2 | 2,500 | 200 | 600 | 600 | 20 | 3.3 |
| Jefferson Parish | 84,150 | 2,930 | 3.5 | 2,000 | 930 | 1,450 | 73,700 | 1,470 | 2.0 | 1,050 | 420 | 550 | 10,450 | 1,460 | 14.0 | 950 | 510 | 900 | 1,550 | 30 | 1.9 |
| St. Bernard and St. Tammany Parishes | 20,650 | 770 | 3.7 | 570 | 200 | 240 | 20,000 | 610 | 3.1 | 420 | 190 | 230 | 650 | 160 | 24.6 | 150 | 10 | 10 | 290 | 13 | 4.5 |
| The Survey Area Total (surveyed sample) | 208,402 | 6,575 | 3.2 | 5,458 | 1,117 | 2,268 | 156,285 | 3,258 | 2.1 | 2,608 | 650 | 980 | 52,117 | 3,317 | 6.4 | 2,850 | 467 | 1,288 | 2,077 | 62 | 3.0 |
| Orleans Parish | 138,926 | 3,993 | 2.9 | 3,618 | 375 | 912 | 94,438 | 1,862 | 2.0 | 1,621 | 241 | 370 | 44,488 | 2,131 | 4.8 | 1,997 | 134 | 542 | 530 | 16 | 3.0 |
| New Orleans 1/ | | | | | | | | | | | | | | | | | | | | | |
| Main Office | 11,611 | 527 | 4.5 | 503 | 24 | 29 | 7,137 | 114 | 1.6 | 114 | - | 4 | 4,474 | 413 | 9.2 | 389 | 24 | 25 | - | - | - |
| Stations: | | | | | | | | | | | | | | | | | | | | | |
| A | 8,537 | 675 | 7.9 | 597 | 78 | 180 | 6,326 | 277 | 4.4 | 199 | 78 | 180 | 2,211 | 398 | 18.0 | 398 | - | - | - | - | - |
| B | 18,221 | 345 | 1.9 | 344 | 1 | 26 | 15,148 | 214 | 1.4 | 214 | - | 19 | 3,073 | 131 | 4.3 | 130 | 1 | 7 | - | - | - |
| Broadmoor | 9,234 | 85 | 0.9 | 79 | 6 | 20 | 4,965 | 57 | 1.1 | 57 | - | - | 4,269 | 28 | 0.7 | 22 | 6 | 20 | - | - | - |
| Bywater | 14,118 | 327 | 2.3 | 306 | 21 | 13 | 10,263 | 214 | 2.1 | 210 | 4 | 10 | 3,855 | 113 | 2.9 | 96 | 17 | 3 | 19 | 3 | 15.8 |
| Carrollton | 10,269 | 177 | 1.7 | 175 | 2 | 423 | 4,162 | 127 | 3.1 | 125 | 2 | 5 | 6,107 | 50 | 0.8 | 50 | - | 418 | - | - | - |
| Chef Menteur | 10,506 | 559 | 5.3 | 397 | 162 | 114 | 7,247 | 306 | 4.2 | 184 | 122 | 97 | 3,259 | 253 | 7.8 | 213 | 40 | 17 | 511 | 13 | 2.5 |
| Custom House | 16,207 | 476 | 2.9 | 454 | 22 | 23 | 8,150 | 138 | 1.7 | 138 | - | 6 | 8,057 | 338 | 4.2 | 316 | 22 | 17 | - | - | - |
| Gentilly | 12,903 | 517 | 2.5 | 296 | 21 | 18 | 8,086 | 142 | 1.8 | 122 | 20 | 16 | 4,817 | 175 | 3.6 | 174 | 1 | 2 | - | - | - |
| Lafayette Square | 9,818 | 234 | 2.4 | 205 | 29 | 18 | 5,895 | 72 | 1.2 | 58 | 14 | 1 | 3,923 | 162 | 4.1 | 147 | 15 | 17 | - | - | - |
| Lakeview | 4,940 | 44 | 0.9 | 35 | 9 | 35 | 4,864 | 36 | 0.7 | 35 | 1 | 25 | 76 | 8 | 10.5 | - | 8 | 10 | - | - | - |
| Mid-City | 12,562 | 227 | 1.8 | 227 | - | 13 | 12,195 | 165 | 1.4 | 165 | - | 7 | 367 | 62 | 16.9 | 62 | - | 6 | - | - | - |
| Jefferson Parish | 48,812 | 1,813 | 3.7 | 1,270 | 543 | 1,120 | 41,839 | 785 | 1.9 | 562 | 223 | 383 | 6,973 | 1,028 | 14.7 | 708 | 320 | 737 | 1,258 | 33 | 2.6 |
| Gretna 1/ | 5,589 | 356 | 6.4 | 187 | 169 | 30 | 4,993 | 105 | 2.1 | 64 | 41 | 18 | 596 | 251 | 42.1 | 123 | 128 | 12 | 169 | 7 | 4.1 |
| Harahan 3/ | 3,319 | 81 | 2.4 | 58 | 23 | 91 | 3,010 | 51 | 1.7 | 44 | 7 | 21 | 309 | 30 | 9.7 | 14 | 16 | 70 | 142 | 1 | 9.7 |
| Harvey 2/ | 3,084 | 43 | 1.4 | 8 | 35 | 161 | 2,801 | 8 | 0.3 | 8 | - | 5 | 283 | 35 | 12.4 | - | 35 | 156 | 4 | - | 0.0 |
| Jefferson 3/ | 3,877 | 74 | 1.9 | 56 | 18 | 3 | 3,477 | 30 | 0.9 | 30 | - | 1 | 400 | 44 | 11.0 | 26 | 18 | 2 | 109 | - | 0.0 |
| Kenner 1/ | 4,113 | 155 | 3.8 | 114 | 41 | 102 | 3,628 | 147 | 4.1 | 110 | 37 | 71 | 485 | 8 | 1.6 | 4 | 4 | 31 | 342 | 22 | 5.4 |

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table XIII (cont'd)

New Orleans, Louisiana, Area Postal Vacancy Survey

February 10-24, 1967

| Postal area | Total residences and apartments | | | | | | Residences | | | | | | Apartments | | | | | | House trailers | | |
|---------------------|---------------------------------|--------------|-----|------|-----|--------------|---------------------------|--------------|-----|------|-----|--------------|---------------------------|--------------|------|------|-----|--------------|---------------------------|--------|------|
| | Total possible deliveries | Vacant units | | | | Under const. | Total possible deliveries | Vacant units | | | | Under const. | Total possible deliveries | Vacant units | | | | Under const. | Total possible deliveries | Vacant | |
| | | All | % | Used | New | | | All | % | Used | New | | | All | % | Used | New | | | No. | % |
| Marrero 1/ | 4,773 | 73 | 1.5 | 24 | 49 | 89 | 4,579 | 65 | 1.4 | 22 | 43 | 87 | 194 | 8 | 4.1 | 2 | 6 | 2 | 393 | - | 0.0 |
| Metairie 1/ | 20,831 | 926 | 4.4 | 719 | 207 | 616 | 16,207 | 276 | 1.7 | 182 | 94 | 152 | 4,624 | 650 | 14.1 | 537 | 113 | 464 | 84 | 3 | 3.6 |
| Main Office | 15,692 | 723 | 4.6 | 577 | 146 | 398 | 11,824 | 234 | 2.0 | 146 | 88 | 135 | 3,868 | 489 | 12.6 | 431 | 58 | 263 | 61 | 3 | 4.9 |
| Station A | 5,139 | 203 | 4.0 | 142 | 61 | 218 | 4,383 | 42 | 1.0 | 36 | 6 | 17 | 756 | 161 | 21.3 | 106 | 55 | 201 | 23 | - | 0.0 |
| Westwego 1/ | 3,226 | 195 | 3.3 | 194 | 1 | 28 | 3,144 | 193 | 3.3 | 192 | 1 | 28 | 82 | 2 | 2.4 | 2 | - | - | 15 | - | 0.0 |
| St. Bernard Parish | 8,764 | 312 | 2.4 | 164 | 48 | 76 | 8,413 | 164 | 1.9 | 129 | 35 | 69 | 351 | 48 | 13.7 | 35 | 13 | 7 | 206 | 1 | 0.5 |
| Arabi 2/ | 3,459 | 66 | 1.9 | 65 | 1 | 1 | 3,372 | 34 | 1.6 | 53 | 1 | 1 | 87 | 12 | 13.8 | 12 | - | - | 21 | 1 | 4.8 |
| Chalmette 2/ | 5,305 | 146 | 2.8 | 99 | 47 | 75 | 5,041 | 110 | 2.2 | 76 | 34 | 68 | 264 | 36 | 13.6 | 23 | 13 | 7 | 185 | - | 0.0 |
| St. Tammany Parish | 11,900 | 557 | 4.7 | 406 | 151 | 160 | 11,595 | 447 | 3.9 | 296 | 151 | 158 | 305 | 110 | 36.1 | 110 | - | 2 | 83 | 12 | 14.5 |
| Covington 2/ | 3,819 | 85 | 2.2 | 66 | 19 | 27 | 3,748 | 72 | 1.9 | 53 | 19 | 25 | 71 | 13 | 18.3 | 13 | - | 2 | 3 | - | 0.0 |
| Mandeville 2/ | 1,400 | 41 | 2.9 | 14 | 27 | 21 | 1,374 | 37 | 2.7 | 10 | 27 | 21 | 26 | 4 | 15.4 | 4 | - | - | 11 | - | 0.0 |
| Slidell (3-8-67) 2/ | 6,681 | 431 | 6.5 | 326 | 105 | 112 | 6,473 | 338 | 5.2 | 233 | 105 | 112 | 208 | 93 | 44.7 | 93 | - | - | 69 | 12 | 17.4 |

1/ All carrier routes estimated to have substantial deliveries to apartments and about one-half of the remaining routes were surveyed in the postal service areas of these post offices.

2/ Represents full coverage of the postal service area in this locality.

3/ Branches served by the New Orleans Post Office. See footnote 1.

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e., a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table XIV

FHA Survey of Unsold Inventory of New Sales Houses in the
Major Segments of the New Orleans, Louisiana, Housing Market Area
As of January 1, 1967 a/

| Sales price | Total completions | | Pre-sold | Speculative built | | | Total completions | Pre-sold | Speculative built | | | | | | | |
|----------------------------|-------------------|---------|----------|-------------------|--------|---------|-------------------|----------|-------------------|--------|---------|----|---------------------------|--|--|--|
| | Number | Percent | | Total | Unsold | | | | Total | Unsold | | | | | | |
| | | | | | Number | Percent | | | | Number | Percent | | | | | |
| <u>New Orleans HMA</u> | | | | | | | | | | | | | <u>Jefferson Parish</u> | | | |
| \$12,500 - \$14,999 | 6 | b/ | 5 | 1 | - | - | 3 | b/ | 3 | - | - | - | | | | |
| 15,000 - 17,499 | 570 | 23 | 342 | 228 | 19 | 8 | 420 | 28 | 278 | 142 | 3 | 2 | | | | |
| 17,500 - 19,999 | 414 | 17 | 350 | 64 | 3 | 5 | 268 | 18 | 226 | 42 | - | - | | | | |
| 20,000 - 24,999 | 560 | 22 | 362 | 198 | 43 | 22 | 374 | 25 | 265 | 109 | 25 | 23 | | | | |
| 25,000 - 29,999 | 569 | 23 | 143 | 426 | 82 | 19 | 288 | 19 | 104 | 184 | 57 | 31 | | | | |
| 30,000 - 34,999 | 278 | 11 | 128 | 150 | 48 | 32 | 125 | 8 | 60 | 65 | 28 | 43 | | | | |
| 35,000 and over | 89 | 4 | 54 | 35 | 8 | 23 | 24 | 2 | 15 | 9 | 5 | 56 | | | | |
| Total | 2,486 | 100 | 1,384 | 1,102 | 203 | 18 | 1,502 | 100 | 951 | 551 | 118 | 21 | | | | |
| <u>St. Tammany Parish</u> | | | | | | | | | | | | | <u>St. Bernard Parish</u> | | | |
| \$12,500 - 14,999 | 3 | 1 | 2 | 1 | - | - | - | - | - | - | - | - | | | | |
| 15,000 - 17,499 | 64 | 29 | 11 | 53 | 14 | 26 | 86 | 27 | 53 | 33 | 2 | 6 | | | | |
| 17,500 - 19,999 | 3 | 1 | 3 | - | - | - | 143 | 45 | 121 | 22 | 3 | 14 | | | | |
| 20,000 - 24,999 | 98 | 44 | 22 | 76 | 11 | 14 | 87 | 27 | 75 | 12 | 6 | 50 | | | | |
| 25,000 - 29,999 | 51 | 23 | 19 | 32 | 5 | 16 | 3 | 1 | 3 | - | - | - | | | | |
| 30,000 - 34,999 | 4 | 2 | 1 | 3 | - | - | - | - | - | - | - | - | | | | |
| Total | 223 | 100 | 58 | 165 | 30 | 18 | 319 | 100 | 252 | 67 | 11 | 16 | | | | |
| <u>City of New Orleans</u> | | | | | | | | | | | | | | | | |
| \$20,000 - \$24,999 | 1 | b/ | - | 1 | 1 | 100 | | | | | | | | | | |
| 25,000 - 29,999 | 227 | 51 | 17 | 210 | 20 | 10 | | | | | | | | | | |
| 30,000 - 34,999 | 149 | 34 | 67 | 82 | 20 | 24 | | | | | | | | | | |
| 35,000 and over | 65 | 15 | 39 | 26 | 3 | 12 | | | | | | | | | | |
| Total | 442 | 100 | 123 | 319 | 44 | 14 | | | | | | | | | | |

a/ Survey includes subdivisions with five or more completions during 1966.

b/ Less than 0.5 percent.

Source: Annual Survey of Unsold Inventory of New Houses conducted by New Orleans FHA Insuring Office
as of January 1, 1967.