

**ANALYSIS OF THE  
NEW ORLEANS, LOUISIANA  
HOUSING MARKET  
AS OF MAY 1, 1969**

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

FHA Housing Market Analysis  
New Orleans, Louisiana, as of May 1, 1969

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
Federal Housing Administration  
Field Market Analysis Service  
Washington, D. C.

### Anticipated Housing Demand

Based on anticipated trends in economic and demographic factors taken into consideration in this analysis, there will be a need to provide housing for an average of 6,000 new households annually during the next two years. Giving consideration also to the current housing supply-demand relationships and the number of housing units expected to be demolished, there will be a demand for an average of 7,000 new private, nonsubsidized housing units a year in the New Orleans HMA during the period from May 1, 1969 to May 1, 1971. The nonsubsidized housing units would be most readily absorbed if annual construction included 3,950 single-family houses and 3,050 units in multifamily structures (see table I for sales price and rent distributions among the major segments of the HMA).

Of the annual demand for 3,950 single-family houses, 2,700 are in Jefferson Parish, 700 in New Orleans, 375 in St. Bernard Parish, and 175 in St. Tammany Parish. Annual demand for 3,050 multifamily units includes 1,300 in New Orleans and 1,750 in Jefferson Parish. A very modest demand may develop in St. Bernard Parish, but none is expected in St. Tammany Parish because of the poor experience of the relatively small number of units that have been built to-date in the parish.

The projected annual volume of 7,000 nonsubsidized housing units during the next two years approximates the construction volume in the HMA during the past two years, but is below the average of about 10,000 units a year during the 1963-1965 period, the period when NASA-related employment was increasing. The present demand estimates are not intended to be predictions of short-term construction volume, but rather suggested levels of construction designed to provide stability in the housing market based on long-term trends evident in the area. In a community as large as New Orleans and with a housing inventory which includes much old and obsolete or deteriorated housing, there is a considerable range of housing production which could be accomplished over a short-term period without major distress in the form of either housing surplus or shortage. However, any long-term deviation in the level of construction from the level of demand would upset the present balance of supply and demand achieved by the reduced rate of construction during the 1967-1969 period.

### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low or moderate income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally in rental projects financed with market-interest rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest rate financing for project mortgages insured under Section 221(d)(3).

FHA HOUSING MARKET ANALYSIS - NEW ORLEANS, LOUISIANA  
AS OF MAY 1, 1969<sup>1/</sup>

The New Orleans, Louisiana, Housing Market Area (HMA) is coterminous with the present New Orleans Standard Metropolitan Statistical Area (SMSA), which includes the parishes of Orleans, Jefferson, St. Bernard, and St. Tammany. The HMA, with a population of about 1,150,000 as of May 1, 1969, is a principal port on the Gulf Coast and is located on the Mississippi River about 110 miles upstream from the Gulf of Mexico, 80 miles downstream from Baton Rouge, 150 miles west of Mobile, Alabama, and 370 miles east of Houston and Galveston, Texas.

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, oil and gas production, and a substantial force of all types of government employees. During the past two years, the growth of the New Orleans economy was slowed by continued employment declines at the Michoud Operations facility and in construction employment. Continued expansion in virtually all other economic activities, coupled with a sharp reduction in the rate of residential construction during the past three years, served to strengthen the demand for single-family and multifamily housing, as reflected by the decline in vacancy rates in most segments of the New Orleans HMA.

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<sup>1/</sup> Data in this analysis are supplementary to a previous FHA analysis of the area as of February 1, 1967.

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using Federal or State support. The potentials<sup>1/</sup> discussed in the following paragraphs reflect estimates adjusted for any housing provided or under construction under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on April 1, 1969 income limits, and on available market experience. It is cautioned that the occupancy potentials discussed for various programs are not additive.<sup>2/</sup> The occupancy potentials by size of units required are shown in table II.

Section 221(d)(3)BMIR. If federal funds are available, a total of about 1,870 units of Section 221(d)(3)BMIR housing a year (excluding 192 existing units and 474 units under construction) probably could be absorbed during the next two years.<sup>3/</sup> It should be noted, however, that there are 624 units of BMIR housing with commitments outstanding. If these units were to become available during the two-year forecast period, the annual occupancy potential of 1,870 units would be reduced to approximately 1,560 units a year. Approximately 90 percent of all eligible families also are eligible under the Section 235 and 236 programs. About three percent of those eligible for the 221(d)(3)BMIR program (all elderly) also are eligible for public housing. Within the past 60 days, 192 housing units have been placed on the market in the New Orleans HMA under the 221(d)(3)BMIR program. This first project reports an occupancy rate of 63 percent.

<sup>1/</sup> The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

<sup>2/</sup> Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

<sup>3/</sup> At the present time, funds for allocations are available only from recaptures resulting from reductions, withdrawals, and cancellation of outstanding allocations.

Rent-Supplement. Under the rent-supplement program there is an annual occupancy potential for approximately 1,055 units for families (excluding 66 units under construction ) and 945 units for elderly couples and individuals. All families eligible for rent supplements also are eligible for public housing. One rent-supplement project, consisting of 50 units, has a commitment outstanding; if that project is completed during the next two years, the annual potential would be reduced by 25 units.

Section 235, Sales Housing. Sales housing for families could be provided for low- to moderate-income families under Section 235. With exception income limits, there is an occupancy potential for about 1,500 homes during each of the next two years. Under regular income limits the potential would be only about 20 percent of that number. All of the families eligible for Section 235 housing also are eligible under the Section 236 program and about 75 percent are eligible for Section 221(d)(3)BMIR housing. To date, the market has been strong for homes to be insured under the Section 235 program in the New Orleans housing market area and the approved allocations for 250 units soon will be exhausted. Inquiries from builders and financial institutions indicate that approximately 600 units could be marketed immediately in the New Orleans area under this program, if funds were available. Requests from builders are for scattered locations, to serve a previously untapped market.

Section 236, Rental Housing. Under Section 236, the annual occupancy potential under exception income limits is estimated at 1,475 units for families and 470 units for elderly couples and individuals; under regular income limits, the potential would be only 20 percent of that number. About 75 percent of the families and individuals eligible under this program also are eligible under Section 221(d)(3)-BMIR and about seven percent (all elderly) are eligible for public housing. Generally, families and individuals eligible under this program also are eligible under Section 235. To date, three projects aggregating 449 units for families have been processed, but presently are being held in abeyance pending receipt of an allocation of funds. If these units are completed within the next two years, the potential will be reduced by 225 units a year. One 201-unit project under construction and two applications aggregating 254 units under Section 202 are being converted to Section 236 in accordance with instructions. If the 254 units in the application stage are completed during the next two years, the annual potential for elderly will be reduced by about 125 units a year.

#### The Sales Market

The sales market for single-family houses in the New Orleans HMA has strengthened since 1967, as evidenced by the decline in the vacancy rate in most segments of the HMA. Postal vacancy surveys reflect a decrease in vacancies in both existing and new residences from

1967 to 1969. Foreclosures have decreased, and the market for the small number of acquired properties is strong. An FHA survey early in 1969 of houses for sale in subdivisions found about 1,300 houses available for sale, down from almost 1,700 houses found available for sale early in 1967. The surveys indicate a sharp decline in existing housing offered for sale and an increase in new housing for sale during the period. However, only 15 percent of the 1,341 speculative houses built in 1968 and covered by the January 1969 unsold inventory survey conducted by the New Orleans Insuring Office remained unsold at the end of the year, down from 18 percent of those built in 1967. In 1968, presold new construction accounted for about one-half of the completions in the subdivisions in the HMA.

The sales market for new and existing housing in the three suburban parishes was good as of May 1969, although a few instances of a softened market in isolated locations was indicated. The improvement in the sales market in Jefferson and St. Bernard Parishes since 1967 and the softening of the market in St. Tammany Parish is reflected by the trend in the homeowner vacancy rates (see table III). During the past two years, construction of single-family houses increased in Jefferson and St. Bernard Parishes and declined in St. Tammany Parish. The special survey early in 1969 found that of the 1,300 houses available for sale about two-thirds of the existing houses and three-fourths of the new houses were in Jefferson Parish, the parish that accounted for almost seventy percent of new single-family construction during the past two years.

#### The Rental Market

The rental market in the New Orleans HMA has remained quite firm during the past two years in most segments of the HMA. Although the growth of the area slowed somewhat, the decreased rate of multifamily construction coupled with higher incomes resulted in a modest decline in the rental vacancy rate from 4.3 percent in February 1967 to 4.1 percent in May 1969 (see table III). Generally, high-rise units are well located in New Orleans City and, with one exception, are experiencing excellent occupancy. Modern, well-designed garden apartments are renting well. However, the soft market situation that had developed in 1967 in the New Orleans East area and the Slidell area in St. Tammany Parish has not improved during the past two years, as reflected by high vacancy rates and foreclosures. Both areas have been adversely affected by reduced employment at the Michoud plant and in Slidell. Rental market absorption data covering about 1,600 units in multifamily structures in the New Orleans East area indicate an occupancy rate of 70 percent, no change from the 70 percent rate found in about 1,500

multifamily units in 1968, but below the 76 percent rate in over 1,000 units in 1967. Evidence of the improved market situation in Jefferson Parish is revealed by the rental vacancy rate decline from 7.2 percent in February 1967 to 6.0 percent in May 1969. Market absorption data covering 4,550 units in Jefferson Parish indicate an occupancy rate of 94 percent currently, up from 92 percent in 1968 and 1967. In the Algiers and Gretna areas, market absorption data covering 1,000 units indicate an occupancy rate of 91 percent, about the same as the 92 percent reported in 1968.

#### Economic, Demographic, and Housing Factors

The anticipated annual demand for 7,000 new nonsubsidized housing units is based on the projected trends in employment, income, population, and housing factors summarized below.

Employment. Nonagricultural wage and salary employment in the New Orleans HMA averaged 369,700 monthly in 1968 (see table IV). Employment in 1968 represented an annual increase of 4,450 over the 1966 average, down sharply from the average annual increase of 19,000 from 1964 to 1966. Employment reported by the National Aeronautics and Space Administration and the private contractors at the Michoud Operations and the Slidell Computer Facility peaked at almost 12,000 in May 1965. Persistent declines at the Michoud Operations (to about 5,000 at present) and in construction employment, principally as a result of completion of heavy construction contracts, contributed to the lower rate of employment growth during the past two years. Expansions of employment in services, government, mining, trade, water transportation, and manufacture of transportation equipment have been the major causes of growth in the New Orleans economy during the past few years.

The general outlook is for continued growth of employment opportunities in the New Orleans HMA. Although employment at the Michoud Operations is projected to continue to decline below the 1969 level, nonagricultural wage and salary employment gains in the HMA are expected to average about 4,000 to 5,000 each year during the next two years. Major gains in nonagricultural wage and salary employment are expected in services, state and local government, mining, and trade during the next two years. Modernization of the New Orleans Port could strengthen the economy significantly. Projections suggest stable employment in transportation equipment (shipbuilding) during the period. About one-eighth of the net gain is expected to be in manufacturing employment.

There were 18,100 workers unemployed in the New Orleans HMA in the average month in 1968, representing 4.2 percent of the work force, up from 4.1 percent in 1967 and from 3.2 percent in 1966; this was the first reversal of the downward trend in the unemployment ratio since 1961, when unemployment reached a peak of 7.0 percent.



Income. In May 1969, the median annual income of all families in the New Orleans HMA was about \$7,950, after deduction of federal income taxes. The median after-tax income of renter households of two or more persons was \$6,250 a year. By May 1971, it is expected that the median annual after-tax income of all families in the HMA will approximate \$8,500; the median after-tax income of all renter households of two or more persons is expected to increase to \$6,675. Detailed distributions of families and renter households by annual after-tax income as of May 1969 and May 1971 are presented in table V.

Population and Households. As of May 1, 1969, the population of the New Orleans HMA was approximately 1,150,000, reflecting an average annual gain of about 22,225 persons since February 1967. This average annual gain is about one-fifth below the average annual growth experienced during the April 1960-February 1967 period. Expansion of employment opportunities during the last four years of the 1960-1967 period resulted in relatively high rates of population increase. Based on the prospects of economic growth and the outlook for reduced rates of increase in employment opportunities, it is expected that the population of the New Orleans HMA will increase by an average of about 20,000 persons annually (3,000 in Orleans Parish) over the next two years to approximately 1,190,000 by May 1, 1971. Net out-migration from New Orleans and in-migration to the remainder of the HMA is expected to continue.

There were approximately 332,300 households in the New Orleans HMA as of May 1, 1969 (see table VI). Total households have increased by 14,000, 6,225 annually, since February 1967. Household growth trends have paralleled population gains. Based on projected employment and population increases, it is expected that during the next two years the number of households in the New Orleans HMA will increase by an annual average of about 6,000; 1,250 of the annual gain will be in New Orleans City, 4,150 in Jefferson Parish, 400 in St. Bernard Parish, and 200 in St. Tammany Parish.

Housing Inventory and Residential Construction. As of May 1, 1969, there were approximately 351,600 housing units in the New Orleans HMA, reflecting a net increase of about 13,900 units over the February 1, 1967 inventory of 337,700 (see table III). This increase in the housing inventory resulted from approximately 16,500 units added through new construction and conversions, and the loss of 2,600 units through demolition and other causes. There were approximately 2,550 units under construction on May 1, 1969, including about 1,000 single-family homes and 1,550 units in multifamily structures.

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, decreased each year from over 11,000 units in 1965 to less than 7,200 units

in 1968. A similar trend occurred in the major segments of the HMA (see table VII). Declining construction during the 1966-1968 period is attributed, in part, to tightening credit and mortgage restrictions beginning in 1966 and, in part, to expectations of a softening in the HMA economy as a result of sharp employment losses by the National Aeronautics and Space Administration and private contractors at the Michoud Operations.

Vacancy. In general, vacancies declined in most segments of the New Orleans HMA during the past two years (see table III). There were 19,300 vacant housing units in the HMA as of May 1, 1969; 2,475 units were for sale, 7,125 units were available for rent, and 9,700 units were vacant but were either unsuitable or unavailable. Of the 9,600 available vacancies as of May 1969, about 2,375 sales units and 5,575 rental units were nondilapidated and had all plumbing facilities. The available units for sale or rent represented vacancy rates of 1.5 percent and 4.1 percent, respectively, compared with ratios of 1.7 percent and 4.3 percent, respectively, in February 1967. Vacancy in most segments of the New Orleans HMA, except in St. Tammany Parish and the New Orleans East area, represented a balanced demand-supply relationship at the current rate of growth.

Table I

Annual Demand for New Nonsubsidized Housing  
in the Major Segments of the New Orleans Housing Market Area  
May 1, 1969 to May 1, 1971

(A) Single-family

<u>Sales price</u>	<u>Orleans Parish<sup>a/</sup></u>	<u>Jefferson Parish</u>	<u>St. Bernard Parish</u>	<u>St. Tammany Parish</u>
Under \$17,500	-	300	60	35
\$17,500 - 19,999	-	445	70	30
20,000 - 24,999	-	790	120	55
25,000 - 29,999	370	820	100	35
30,000 - 34,999	200	175	15	10
35,000 and over	<u>130</u>	<u>170</u>	<u>10</u>	<u>10</u>
Total	700	2,700	375	175

(B) Multifamily

<u>Monthly gross rent<sup>b/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
<u>Orleans Parish<sup>a/</sup></u>				
\$120 - \$129	25	-	-	-
130 - 144	30	-	-	-
145 - 159	15	150	-	-
160 - 174	15	125	-	-
175 - 199	-	150	215	-
200 - 219	-	50	170	50
220 - 239	-	25	80	30
240 - 259	-	15	30	25
260 - 279	-	10	25	25
280 and over	-	-	20	20
Total	<u>85</u>	<u>525</u>	<u>540</u>	<u>150</u>
<u>Jefferson Parish<sup>c/</sup></u>				
\$120 - \$129	20	-	-	-
130 - 144	30	-	-	-
145 - 159	20	200	-	-
160 - 174	10	165	-	-
175 - 199	-	150	425	-
200 - 219	-	50	215	120
220 - 239	-	-	110	70
240 - 259	-	-	55	40
260 and over	-	-	40	30
Total	<u>80</u>	<u>565</u>	<u>845</u>	<u>260</u>

a/ Coextensive with New Orleans City.

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

c/ Includes a minimum number of units in St. Bernard Parish.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
New Orleans, Louisiana, HMA

A. Subsidized Sales Housing, Section 235

<u>Eligible family size</u>	<u>Number of units<sup>a/</sup></u>
Four persons or less	900
Five persons or more	<u>600</u>
Total	<u>1,500</u>

B. Privately-financed Subsidized Rental Housing

<u>Unit size</u>	<u>Rent Supplement</u>		<u>Section 236</u>	
	<u>Families</u>	<u>Elderly</u>	<u>Families</u>	<u>Elderly<sup>b/</sup></u>
Efficiency	-	680	-	280
One bedroom	155	265	190	190
Two bedrooms	350	-	610	-
Three bedrooms	255	-	425	-
Four or more bedrooms	<u>295</u>	<u>-</u>	<u>250</u>	<u>-</u>
Total	<u>1,055</u>	<u>945</u>	<u>1,475</u>	<u>470</u>

a/ All of the families eligible for Section 235 housing also are eligible for the Section 236 program. About 75 percent are eligible for Section 221(d)(3)BMIR housing; virtually none are eligible for low-rent public housing. The estimates are based upon the exception income limits established by legislative authority; under regular income limits the potential would be only about 20 percent of this figure of 1,500.

b/ Applications, commitments, and housing under construction under Section 202 are being converted to Section 236 in accordance with instructions issued March 7, 1969.



Table IV

Work Force and Employment  
New Orleans, Louisiana, HMA, 1964-1968  
 (Annual average in thousands)

<u>Work force components</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>
Total civilian work force	<u>383.9</u>	<u>402.7</u>	<u>416.4</u>	<u>422.0</u>	<u>426.7</u>
Unemployed	18.3	16.0	13.5	17.3	18.1
Percent of work force	4.8	4.0	3.2	4.1	4.2
Labor-management disputes	.2	.7	.2	.3	.2
Employment	<u>365.4</u>	<u>386.0</u>	<u>407.7</u>	<u>404.3</u>	<u>408.4</u>
Nonagricultural	<u>364.3</u>	<u>385.0</u>	<u>401.7</u>	<u>403.3</u>	<u>407.4</u>
Nonagricultural wage & salary	<u>322.8</u>	<u>343.2</u>	<u>360.8</u>	<u>364.3</u>	<u>369.7</u>
Manufacturing	<u>54.8</u>	<u>59.6</u>	<u>59.6</u>	<u>57.3</u>	<u>57.3</u>
Durable goods	<u>30.7</u>	<u>33.7</u>	<u>33.7</u>	<u>32.0</u>	<u>32.3</u>
Lumber & wood products	1.1	1.2	1.2	1.0	.9
Furniture & fixtures	.6	.5	.5	.5	.5
Stone, clay & glass	3.5	3.9	4.0	4.2	4.4
Fabricated metal products	3.1	3.1	3.3	3.2	3.4
Machinery, incl. electrical	1.2	1.4	1.6	1.3	1.4
Transportation equipment	7.8	9.2	10.4	10.6	12.1
Other durable goods	13.5	14.3	12.8	11.2	9.6
Nondurable goods	<u>24.2</u>	<u>24.9</u>	<u>25.9</u>	<u>25.3</u>	<u>25.1</u>
Food & kindred products	11.7	12.3	12.8	12.7	12.6
Apparel & related products	4.4	4.5	4.6	4.4	4.5
Paper & allied products	2.0	2.0	2.0	1.9	1.9
Printing	2.4	2.5	2.5	2.5	2.5
Chemicals & allied products	1.7	1.7	2.0	1.9	1.7
Petroleum refining	1.3	1.2	1.3	1.1	1.2
Other nondurable goods	.8	.8	.7	.6	.6
Nonmanufacturing	<u>268.1</u>	<u>284.6</u>	<u>301.2</u>	<u>307.1</u>	<u>312.4</u>
Mining	10.7	12.2	12.9	13.4	14.0
Contract construction	23.2	28.0	29.2	26.4	25.5
Trans. & pub. util.	<u>42.2</u>	<u>42.7</u>	<u>45.7</u>	<u>46.9</u>	<u>47.5</u>
Water transportation	18.1	17.8	19.6	20.0	21.1
Other trans. & pub. util.	24.1	24.9	26.1	26.9	26.4
Trade	<u>77.1</u>	<u>81.4</u>	<u>86.4</u>	<u>86.3</u>	<u>87.2</u>
Wholesale	25.6	26.9	28.4	28.9	29.3
Retail	51.5	54.5	57.9	57.3	57.8
Finance, ins., & real estate	19.3	19.8	20.4	20.9	21.5
Services	52.5	55.7	60.1	62.5	64.8
Government	43.2	44.9	46.5	50.7	52.0
All other nonagricultural <sup>a/</sup>	41.5	41.8	40.9	39.0	37.7
Agricultural	1.1	1.0	1.0	1.0	1.0

<sup>a/</sup> Includes the self-employed, domestic workers, and unpaid family workers.

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

Source: Louisiana State Employment Service.

Table VII

Trend of Residential Construction by Type of Structure  
in the Major Segments of the New Orleans Housing Market Area  
1960 to 1969<sup>a/</sup>

A. New Orleans Housing Market Area

<u>Year</u>	<u>Single-family</u>	<u>Multi-family</u>	<u>Total units</u>	<u>Publicly-financed 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	3,977	8,816	-
1967	4,050	3,320	7,370	107
1968	4,458	2,709	7,167	-
1969 <sup>b/</sup>	1,051	874	1,925	-

B. Major Segments of the New Orleans Housing Market Area

<u>Year</u>	<u>Units in structure</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>Total units</u>	<u>One</u>	<u>Two</u>	<u>Three or four</u>	<u>Five or more</u>	<u>Total units</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	3,034	338	735	1,019	5,126	847	674	106	979	2,606	
1967	2,751	385	530	967	4,633	656	274	119	1,034	2,083	
1968	3,069	198		-1,038-	4,305	855	382	136	955	2,328	
1969 <sup>b/</sup>	735			-640-	1,375	193	128	25	57	403	
	<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	545	68	4	8	625	413	18	4	24	459	
1967	395	104	4	-	503	248	-	4	6	258	
1968		-409-			409	125	-	-	-	125	
1969 <sup>b/</sup>	90	24	-	-	114	33	-	-	-	33	

<sup>a/</sup> Includes the following public units: Jefferson Parish, 100 units in 1961, 200 units in 1963, 64 units in 1964, and 107 units in 1967; and Orleans Parish, 993 units in 1961, and 1,002 units in 1963.

<sup>b/</sup> January-March.

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

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Analysis of the New York  
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