

American Housing Survey

**Components of Inventory Change and
Rental Dynamics Analysis:
New Orleans, 2009–2011**

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Executive Summary

Components of Inventory Change (CINCH) is a tool used by housing analysts to study how the housing inventory changes over time. One typically thinks of the housing stock as evolving through two mechanisms—the construction of new units and the demolition of old units. While new construction and losses through demolition and natural disasters are the primary means by which the housing stock changes, CINCH shows that there are other important engines of change.

This report describes how the housing stock in the New Orleans metropolitan area changed between 2009 and 2011, with particular emphasis on affordable rental housing. The study uses data from the American Housing Survey, which collected detailed information on housing units in New Orleans and on their occupants in both 2009 and 2011.

In 2009 the New Orleans metropolitan area contained 512,500 housing units, including vacant units. By 2011 the number of housing units had increased to 545,700. This represents an overall increase of 6.5 percent, which translates to an average annual increase of 3.2 percent over the 2-year period. There were no changes to the definition of the New Orleans metropolitan area.

Between 2009 and 2011, 11,600 units left the housing stock. Of these, 3,200 are clearly permanent losses—the original unit is gone, and major construction would be required to replace it with a new unit. Another 4,200 are temporary losses—the original unit needs repairs or is being used for other purposes. These units may or may not return to the housing stock. Finally, there were 4,200 units that left the housing stock either permanently or temporarily for “other” reasons, a category that encompasses a wide variety of situations.

In the period between the 2009 and 2011 AHS surveys, 28,500 units were added to the housing stock. Twenty-six percent of these additions were newly constructed units. The 2011 AHS did track move-ins of mobile homes in New Orleans which accounted for 300 new units. No new units were formed from the conversion or merger of 2009 units. We classified 900 units as recovered because these units had been in the housing stock at some point but were classified in 2009 as nonresidential (600) or uninhabitable (300). Finally, 19,900 units were added in other unclassified ways.

The New Orleans metropolitan area lost 2.3 percent of all 2009 housing units by 2011; additions between 2009 and 2011 represent 5.2 percent of the 2011 housing stock. Losses and additions varied across portions of the New Orleans housing market defined by the characteristics of the unit or its occupants. We observed the following patterns, which were both atypical of the overall housing stock and statistically significant:

- Units occupied in 2009 had a very low loss rate, but vacant units experienced a very high loss rate.
- Single-family attached units had a high loss rate. Units in multiunit structures also had a high loss rate. Among the subgroups of multiunit structures, units in buildings with 5 to 9 units had a low loss rate, while units in 1-story multiunit structures had a high rate.

- Units built in the 1980s had low loss rates, while units built in the 1930s had a high loss rate.
- Modest-sized units (4 rooms or 2 bedrooms) had higher-than-average loss rates, while large units (6 to 8 rooms or 3 or more bedrooms) had below-average rates.
- Among owner-occupied units in 2009, those with high monthly housing costs (\$1,250) or occupied by high-income households (\$100,000 or more) had low loss rates.
- The rate of addition was low among units occupied in 2011 but high among vacant and seasonal units.
- Single-family attached units had a high rate of addition, as did units in buildings with 4 to 6 floors.
- Modest-sized units (4 rooms or 2 bedrooms) had high rates of addition, while larger units (7 or 8 rooms) had low rates.
- Units with White householders in 2011 had lower-than-average rates of addition, while units with Black householders had higher-than-average rates. Units with householders between 65 and 74 years old also had a low rate of addition.
- Among renter-occupied units in 2011, the rates of addition were higher for lower income renters. In contrast, units with low-income owners had a low rate of addition.

The 2009 rental stock in New Orleans was not affordable. Of the 182,800 rental units in 2009, 34,800 were extremely low rent or very low rent units. In addition, 32,400 units were non-market; that is, they were either assisted or offered for no cash rent. These three categories accounted for 36.8 percent of the 2009 rental stock. The three highest rent categories comprised 14.2 percent of the rental stock. Moves to a less affordable category (sometimes called gentrification) exceeded moves to a more affordable category (sometimes called filtration)—32.3 percent of all 2009 units compared to 1.4 percent. By 2011, 15.7 percent of the rental units in 2009 were no longer in the rental stock. The largest proportion of these losses was due to changes in tenure.

The rental stock in New Orleans was slightly less affordable in 2011 than in 2009. Of the 193,500 rental units in 2011, 27,400 were extremely low rent or very low rent units. In addition, 37,800 units were non-market; that is, they were either assisted or offered for no cash rent. These three categories accounted for 33.7 percent of the 2011 rental stock. The three highest rent categories comprised 20.7 percent of the rental stock. Moves from a more affordable category (sometimes called gentrification) exceeded moves from a less affordable category (sometimes called filtration)—30.5 percent of all 2011 units compared to 16.8 percent. Of the rental units in 2011, 20.0 percent were not rental in 2009. The largest proportion of these gains was due to changes in tenure.

Components of Inventory Change and Rental Dynamics Analysis: New Orleans, 2009–2011

1. Introduction

This report describes how the housing stock in the New Orleans metropolitan area changed between 2009 and 2011, with particular emphasis on affordable rental housing. The study uses data from the American Housing Survey (AHS), which collected detailed information on housing units in New Orleans and on their occupants in both 2009 and 2011.¹

As part of its Components of Inventory Change (CINCH) program, the U.S. Department of Housing and Urban Development (HUD) has funded, for a number of years, similar studies of metropolitan areas to document changes in the American housing stock. These studies have traditionally included an assessment of changes in the rental housing market called rental dynamics. This paper is one of 29 metropolitan CINCH studies based on the information provided by the 2011 AHS.²

CINCH reports present both forward-looking analysis (what happened to the 2009 units by 2011) and backward-looking analysis (where the 2011 units came from in terms of 2009).³ This paper repeats the analysis contained in the most recent CINCH and rental dynamics studies, but its organization differs from that of previous reports.

- Section 2 discusses data and related issues that affect the CINCH and rental dynamics analysis for New Orleans.
- Section 3 explains the changes in the housing stock between 2009 and 2011 in terms of losses to the housing stock through demolitions or the other ways units can leave the housing stock and additions through new construction and other means.
- Section 4 looks at components of the housing stock that experienced losses or additions markedly different from the overall patterns of losses and additions.

¹ Since 1973, the U.S. Department of Housing and Urban Development (HUD) and the Census Bureau have conducted an extensive survey of the American housing stock called the American Housing Survey (AHS). The AHS has two components: a national survey that, since 1985, has collected data every 2 years on the entire U.S. housing stock and a metropolitan component that, since 1985, has collected data at various times on the housing stock of 45 metropolitan areas. Both the national and metropolitan components use the same sample of housing units in successive surveys, making it possible to observe changes in units over time. The initial samples have been augmented in later years to account for units added by new construction or other means.

² HUD also funds CINCH studies of survey-to-survey changes in the national stock. At the national level, the Rental Dynamics studies are published separately. For a complete list of all CINCH studies, see <http://www.huduser.org/portal/datasets/cinch.html>.

³ The forward-looking analysis was previously presented to HUD in December 2013. The data needed to produce the backward-looking analysis did not become available until after the allowed period of performance of the contract under which the previous report was completed.

- Section 5 breaks the rental housing stock into eight affordability categories and tracks what happened to units in each of those categories between 2009 and 2011.
- Section 6 summarizes the changes to the housing stock of the New Orleans metropolitan area between 2009 and 2011.

The paper concludes with two appendices that contain analyses and data found in the body of previous CINCH reports.

- Appendix A explains the CINCH and rental dynamics methodologies.
- Appendix B contains the detailed CINCH and rental dynamics tables found in previous reports.

National economic conditions shaped in important ways the changes observed in this report. The 2009–2011 period began toward the end of the recent harsh recession (December 2007 to June 2009) and ended with a period of lackluster recovery.

2. Special Issues: New Orleans

Metropolitan areas are composed of counties or townships that are interrelated economically. The Office of Management and Budget periodically adjusts the composition of metropolitan areas as the economic relationships among counties change. In some cases, the AHS retains the metropolitan boundaries in effect when the original metropolitan sample was drawn; in other cases, the AHS will adjust the original sample to correspond to the new definition of the metropolitan area. A change in sample boundaries will affect the interpretation of CINCH analysis and its precision. The absolute sample size available to study changes between surveys determines how reliably the observed changes are measured.

Geography

In 2009 the New Orleans metropolitan area contained 512,500 housing units, including vacant units. By 2011 the number of housing units had increased to 545,700. This represents an overall increase of 6.5 percent, which translates to an average annual increase of 3.2 percent over the 2-year period. There were no changes to the definition of the New Orleans metropolitan area.

Sample size

Both CINCH and rental dynamics require that, if a sample unit is in both the 2009 and 2011 housing stock, it must be interviewed in both surveys to be included in the analysis. Other analytical requirements also limit effective sample size. There are 2,888 sample units that were common to the 2009 and 2011 AHS New Orleans surveys and satisfied all the analytical

requirements.⁴ Between 2009 and 2011, 86 sample units in the common area meeting the analytical requirements were lost to the stock; thus, the forward-looking analysis is based on a maximum of 2,974 sample units. Between 2009 and 2011, 192 sample units meeting the analytical requirements were added to the AHS to represent additions to the stock throughout the metropolitan area as defined in 2011; thus, the backward-looking analysis is based on a maximum of 3,080 sample units. In the forward-looking analysis, the average weight of a sample unit is approximately 172 units; in the backward-looking analysis, the average weight of a sample unit is approximately 177 units.

3. Changes to the Housing Stock: 2009–2011

Losses between 2009 and 2011

One typically thinks of the housing stock evolving through two mechanisms: the construction of new units and the demolition of old units. While new construction and losses through demolition and natural disasters are the primary means by which the housing stock changes, CINCH shows that there are other important engines of change.

Table 1 reports that between 2009 and 2011, 11,600 units left the housing stock. Of these, 3,200 are clearly permanent losses—the original unit is gone, and major construction would be required to replace it with a new unit. Another 4,200 are temporary losses—the original unit needs repairs or is being used for other purposes. These units may or may not return to the housing stock. Finally, there were 4,200 units that left the housing stock either permanently or temporarily for “other” reasons, a category that encompasses a wide variety of situations.

Table 1: Disposition of 2009 New Orleans Housing Units in 2011⁵

Present in 2009	512,500
2009 units present in 2011	500,900
Units no longer in the stock	11,600
2009 units lost due to conversion/merger	900
2009 house or mobile home moved out	300
2009 units lost through demolition or disaster	2,000
Permanent losses	3,200
2009 units changed to nonresidential use	2,200
2009 units badly damaged or condemned	2,000
Temporary losses	4,200
2009 units lost in other ways	4,200

Demolitions and natural disasters accounted for 2,000 of the permanent losses, while mergers and conversions contributed another 900 permanent losses. “Conversion” is the terminology used in the AHS for the splitting of a unit into two or more units. The movement of a mobile home or

⁴ The 2009 AHS surveyed 4,888 units in the New Orleans metropolitan area; 4,427 of these units were in the 2011 AHS public use file (PUF). Of the 461 sample units no longer in the survey, 379 were legitimate temporary or permanent losses to the housing stock and were considered for the analysis. The remaining 82 cases are coded as “sample reduction for the current survey year” with no further explanation.

⁵ Numbers may not add consistently due to rounding. Counts were rounded to the nearest hundred.

house is considered a permanent loss because a housing unit is the combination of land and capital. While movement preserves the capital, it dissolves the union of capital and land that formed the original unit; therefore, the movement of a mobile home is considered a permanent loss. The 2011 AHS survey in New Orleans did track mobile home move-outs, which contributed another 300 permanent losses.

Sometimes houses are used for business purposes. Such commercial use or the use of a house for a group home is considered a change to a nonresidential use. Badly damaged units may be repaired, left in an unusable state, or demolished.

Appendix B contains four forward-looking tables that break the overall stock into more than 100 subgroups, such as single-family detached houses or units occupied by Black householders in 2009. For each subgroup, these tables detail how many of the 2009 units in that subgroup are in the same subgroup in 2011, have moved into another subgroup, or have left the stock and how they left the stock. Section 4 looks across the Appendix B forward-looking tables and focuses on those subgroups that lost an unusually high or an unusually low number of units over the 2009–2011 period.

Additions between 2009 and 2011

Table 2, together with the backward-looking Appendix B tables, provides a great deal of information on additions to the housing stock between 2009 and 2011.⁶

Table 2: Sources for 2011 New Orleans Housing Stock⁷

2011 housing stock	545,700
2011 units present in 2009	517,200
Total additions to stock	28,500
Units added by new construction	7,500
House or mobile home moved in	300
Units added by conversion/merger	0
New or reconstructed units	7,800
Units added from nonresidential use	600
Units added from temporary losses	300
Recovered units	900
Units added in other ways	19,900

In the period between the 2009 and the 2011 AHS surveys, 28,500 units were added to the housing stock. Twenty-six percent of these additions were newly constructed units. The 2011 AHS did track move-ins of mobile homes in New Orleans, which accounted for 300 new units. No new units were formed from the conversion or merger of 2009 units.

⁶ Inconsistencies between Tables 1 and 2 result from a combination of (1) changes in control housing counts between censuses and (2) different weights.

⁷ Numbers may not add consistently due to rounding. Counts were rounded to the nearest hundred.

We classified 900 units as recovered because these units had been in the housing stock at some point but were classified in 2009 as nonresidential (600) or uninhabitable (300). Finally, 19,900 units were added in other unclassified ways.

Appendix B contains four backward-looking tables that break the overall stock into more than 100 subgroups. For each subgroup, these tables detail how many of the 2011 units in that subgroup were in the same subgroup in 2011, have moved from another subgroup, or are new additions to the stock. Section 4 looks across the Appendix B backward-looking tables and focuses on those subgroups that gained an unusually high or an unusually low number of units over the 2009–2011 period.

4. Components With Atypical Losses or Additions

The New Orleans metropolitan area lost 2.3 percent of all 2009 housing units by 2011, but the loss rate varied across sectors of the stock. For example, the occupied housing stock lost only 0.7 percent of its units between 2009 and 2011.

We examined all of the components of the 2009 New Orleans housing stock contained in the four forward-looking tables in Appendix B to identify subgroups with unusual loss rates. Forward-Looking Table A reports information on all units in the stock; Table 3 lists subgroups from Table A with loss rates statistically different than the loss rate of the overall stock. Forward-Looking Tables B, C, and D describe important characteristics of occupied units and their residents; Table 3 lists subgroups from those tables with loss rates statistically different than the loss rate of occupied units. We also employed judgment in selecting among components with statistically different loss rates. In general, we looked for subgroups with loss rates less than half or more than double the benchmark rate, but we listed other subgroups if their inclusion illustrated interesting patterns within loss rates. Finally, Table 3 includes the loss rates for four key segments of the housing market—occupied units, vacant units, owner-occupied units, and renter-occupied units—even if their loss rates are not statistically different.

Table 3: Sectors Experiencing Atypical Loss Rates in New Orleans, 2009–2011⁸

Characteristics	Present in 2009	Total lost	Percent lost
<i>Housing stock</i>	512,500	11,600	2.3%
<i>Occupancy status</i>			
Occupied	436,100	3,100	0.7% ***
Vacant	71,700	8,400	11.7% ***
<i>Units in structure</i>			
1, attached	70,000	3,000	4.3% **
5 to 9	16,200	100	0.7% *
<i>Year built</i>			
1985–1989	26,100	200	0.9% *
1980–1984	42,400	300	0.7% ***
1930–1939	19,900	1,800	8.8% **
<i>Rooms</i>			
4	88,100	4,300	4.9% ***
6	114,600	1,100	1.0% ***
7	74,300	400	0.5% ***
8	33,500	300	0.9% *
<i>Bedrooms</i>			
2	130,300	5,200	4.0% **
3	217,900	3,200	1.5% *
4 or more	99,700	700	0.7% ***
<i>Multiunit structures</i>	127,200	4,400	3.5% *
<i>Stories in structure</i>			
1	33,200	1,600	4.9% *
<i>Tenure</i>			
Owner-occupied	290,400	1,200	0.4%
Renter-occupied	145,700	2,000	1.4%
<i>Owner monthly housing costs</i>			
\$1,250 or more	92,400	200	0.2% *
<i>Owner household income</i>			
\$100,000 or more	60,000	200	0.3% ***

* Statistically different from either all units or all occupied units, as appropriate, at the 10-percent level.

** Statistically different from either all units or all occupied units, as appropriate, at the 5-percent level.

*** Statistically different from either all units or all occupied units, as appropriate, at the 1-percent level.

Table 3 identifies loss rates that were both atypical of the overall housing stock and statistically significant:

- Units occupied in 2009 had a very low loss rate, but vacant units experienced a very high loss rate.
- Single-family attached units had a high loss rate. Units in multiunit structures also had a high loss rate. Among the subgroups of multiunit structures, units in buildings with 5 to 9 units had a low loss rate, while units in 1-story multiunit structures had a high rate.

⁸ Two conditions were necessary for a housing sector to appear in Table 3, one mathematical and one judgmental: (1) the difference between the sector's loss rate and the benchmark rate had to have been statistically significant at the 10-percent level, and (2) the difference had to be interesting. Counts are rounded to the nearest hundred.

- Units built in the 1980s had low loss rates, while units built in the 1930s had a high loss rate.
- Modest-sized units (4 rooms or 2 bedrooms) had higher-than-average loss rates, while large units (6 to 8 rooms or 3 or more bedrooms) had below-average rates.
- Among owner-occupied units in 2009, those with high monthly housing costs (\$1,250) or occupied by high-income households (\$100,000 or more) had low loss rates.

The 28,500 additions reported in Table 2 represent 5.2 percent of the 2011 housing stock. The rate of addition varied by the characteristics of the housing. Additions represented 3.2 percent of occupied units.

We examined all of the components of the 2009 New Orleans housing stock contained in the four backward-looking tables in Appendix B to identify subgroups with unusual addition rates. Backward-Looking Table A reports information on all units in the stock; Table 4 lists subgroups from Table A with addition rates statistically different than the addition rate of the overall stock. Backward-Looking Tables B, C, and D describe important characteristics of occupied units and their residents; Table 4 lists subgroups from those tables with addition rates statistically different than the addition rate of occupied units. We also employed judgment in selecting among components with statistically different addition rates. In general, we looked for subgroups with addition rates less than half or more than double the benchmark rate, but we listed other subgroups if their inclusion illustrated interesting patterns within addition rates. Finally, Table 4 includes the addition rates for four key segments of the housing market—occupied units, vacant units, owner-occupied units, and renter-occupied units—even if their addition rates are not statistically different.

Table 4: Sectors Experiencing Atypical Rates of Addition in New Orleans, 2009–2011⁹

Characteristics	Present in 2011	Total additions	Percent additions
<i>Housing stock</i>	545,700	28,500	5.2%
<i>Occupancy status</i>			
Occupied	463,000	15,000	3.2%***
Vacant	77,800	12,600	16.3%***
Seasonal	4,900	900	17.7%*
<i>Units in structure</i>			
1, attached	33,600	3,300	9.8%*
<i>Rooms</i>			
4	93,100	7,400	8.0%**
7	77,600	1,600	2.1%***
8	41,500	1,100	2.8%**
<i>Bedrooms</i>			
2	139,100	9,800	7.0%*
<i>Stories in structure (multifamily)</i>			
4 to 6	4,500	1,000	22.6%**
<i>Age of householder</i>			
65 to 74	58,600	1,000	1.6%**
<i>Race and ethnicity</i>			
White alone	289,100	5,900	2.0%**
White Non-Hispanic	255,600	5,300	2.1%**
Black alone	154,100	8,300	5.4%**
Black Non-Hispanic	151,900	8,000	5.3%**
<i>Tenure</i>			
Owner-occupied	303,900	8,000	2.6%
Renter-occupied	159,100	7,100	4.4%
<i>Renter monthly housing costs</i>			
\$800 to \$1,249	60,700	3,300	5.4%*
<i>Renter household income</i>			
Less than \$15,000	56,000	3,300	5.9%**
\$30,000 to \$49,999	28,500	2,200	7.6%**
\$50,000 to \$99,999	28,300	100	0.5%***
<i>Owner monthly housing costs</i>			
\$350 to \$599	61,500	1,200	1.9%*
<i>Owner household income</i>			
\$15,000 to \$29,999	49,600	900	1.7%*

* Statistically different from either all units or all occupied units, as appropriate, at the 10-percent level.

** Statistically different from either all units or all occupied units, as appropriate, at the 5-percent level.

*** Statistically different from either all units or all occupied units, as appropriate, at the 1-percent level.

⁹ Two conditions were necessary for a housing sector to appear in Table 4, one mathematical and one judgmental: (1) the difference between the sector's addition rate and the benchmark rate had to have been statistically significant at the 10-percent level, and (2) the difference had to be interesting. Counts are rounded to the nearest hundred.

Table 4 identifies rates of addition that were both atypical of the overall housing stock and statistically significant:

- The rate of addition was low among units occupied in 2011 but high among vacant and seasonal units.
- Single-family attached units had a high rate of addition, as did units in buildings with 4 to 6 floors.
- Modest-sized units (4 rooms or 2 bedrooms) had high rates of addition, while larger units (7 or 8 rooms) had low rates.
- Units with White householders in 2011 had lower-than-average rates of addition, while units with Black householders had higher-than-average rates. Units with householders between 65 and 74 years old also had a low rate of addition.
- Among renter-occupied units in 2011, the rates of addition were higher for lower income renters. In contrast, units with low-income owners had a low rate of addition.

5. Rental Market Dynamics: 2009–2011

Rental market dynamics focuses on the supply of rental housing and how that supply changes over time. Rental dynamics analysis has many of the features of CINCH analysis. A key step in rental dynamics analysis is to separate the rental stock into classes or strata based on how affordable the units are. This paper uses eight categories:

- Non-market: Either no cash rent or a subsidized rent.
- Extremely low rent: Affordable to renters with incomes less than or equal to 30 percent of local area median income.
- Very low rent: Affordable to renters with incomes greater than 30 percent but less than or equal to 50 percent of local area median income.
- Low rent: Affordable to renters with incomes greater than 50 percent but less than or equal to 60 percent of local area median income.
- Moderate rent: Affordable to renters with incomes greater than 60 percent but less than or equal to 80 percent of local area median income.
- High rent: Affordable to renters with incomes greater than 80 percent but less than or equal to 100 percent of local area median income.

- Very high rent: Affordable to renters with incomes greater than 100 percent but less than or equal to 120 percent of local area median income.
- Extremely high rent: Affordable to renters with incomes greater than 120 percent of local area median income.

For each category, “affordable” is defined as a gross-rent-to-income ratio of 30 percent or less for the higher of the incomes that define the boundaries for that category.¹⁰ The categories are defined relative to area median income; therefore, the boundaries of the categories will change as area median income changes.

Table 5 summarizes what happened to the 2009 rental units by how affordable they were in 2009. It is based on Forward-Looking Rental Dynamics Table 1 in Appendix B, which traces in more detail where these units wound up in 2011.

Table 5: Summary of Forward-Looking Rental Dynamics for New Orleans

Affordability categories	2009 rental units	To more affordable categories in 2011	In same affordability category in both years	To less affordable categories in 2011	2009 rental units non-rental in 2011
Non-market	32,400	NA	48.8%	27.8%	23.4%
Extremely low rent	5,300	28.1%	3.7%	61.7%	6.4%
Very low rent	29,500	11.3%	25.8%	53.2%	9.8%
Low rent	34,700	17.8%	22.3%	45.7%	14.3%
Moderate rent	55,000	23.4%	45.1%	18.4%	13.0%
High rent	18,000	32.6%	24.5%	20.4%	22.5%
Very high rent	4,100	25.0%	22.0%	34.0%	19.0%
Extremely high rent	3,800	28.9%	48.2%	NA	22.9%
Total	182,800	17.4%	34.6%	32.3%	15.7%

The 2009 rental stock in New Orleans was not affordable. Of the 182,800 rental units in 2009, 34,800 were extremely low rent or very low rent units. In addition, 32,400 units were non-market; that is, they were either assisted or offered for no cash rent. These three categories accounted for 36.8 percent of the 2009 rental stock. The three highest rent categories comprised 14.2 percent of the rental stock. Moves to a less affordable category (sometimes called gentrification) exceeded moves to a more affordable category (sometimes called filtration)—32.3 percent of all 2009 units compared to 1.4 percent.

By 2011, 15.7 percent of the 182,800 rental units in 2009 were no longer in the rental stock (28,700 units). The largest proportion of these losses was due to changes in tenure, with 14,100 rental units becoming owner-occupied or vacant for sale in 2011. Another 9,600 units became seasonal units, units occupied by persons with usual residence elsewhere, or units used for migratory workers. Finally, 5,000 rental units were no longer in the housing stock in 2011. Some of these losses were permanent; that is, the units were demolished or destroyed. Some losses were potentially reversible, such as units being used for nonresidential purposes. Forward-

¹⁰ Gross rent is equal to rent plus utilities.

Looking Rental Dynamics Table 2 shows how the movement out of the rental stock varied across the affordability categories.

Table 6 summarizes where the 2011 rental units came from, with respect to 2009, by how affordable they were in 2011. It is based on Backward-Looking Rental Dynamics Table 1 in Appendix B, which traces in more detail the origin of these units.

The rental stock in New Orleans was slightly less affordable in 2011 than in 2009. Of the 193,500 rental units in 2011, 27,400 were extremely low rent or very low rent units. In addition, 37,800 units were non-market; that is, they were either assisted or offered for no cash rent. These three categories accounted for 33.7 percent of the 2011 rental stock. The three highest rent categories comprised 20.7 percent of the rental stock. Moves from a more affordable category (sometimes called gentrification) exceeded moves from a less affordable category (sometimes called filtration)—30.5 percent of all 2011 units compared to 16.8 percent.

Table 6: Summary of Backward-Looking Rental Dynamics for New Orleans

Affordability categories	2011 rental units	From more affordable categories in 2009	In same affordability category in both years	From less affordable categories in 2009	2011 rental units non-rental in 2009
Non-market	37,800	NA	41.1%	33.9%	25.0%
Extremely low rent	6,800	19.1%	2.8%	47.1%	31.0%
Very low rent	20,600	14.7%	36.4%	32.0%	16.9%
Low rent	25,300	37.1%	30.6%	21.4%	10.9%
Moderate rent	63,000	35.3%	40.0%	7.0%	17.7%
High rent	23,600	57.9%	18.2%	0.0%	23.8%
Very high rent	9,200	72.1%	9.5%	1.7%	16.7%
Extremely high rent	7,200	39.7%	23.9%	NA	36.4%
Total	193,500	30.5%	32.6%	16.8%	20.0%

Of the 193,500 rental units in 2011, 20.0 percent were not rental in 2009 (38,700 units). The largest proportion of these gains was due to changes in tenure, with 19,200 rental units having been owner-occupied or vacant for sale in 2009. Another 8,600 units had been seasonal units, units occupied by persons with usual residence elsewhere, or units used for migratory workers. Finally, 11,000 rental units had not been in the housing stock in 2009. Of these, 3,300 were added by new construction and 7,700 by other means. Backward-Looking Rental Dynamics Table 2 shows how the movement into the rental stock varied across the affordability categories.

6. Summary of Housing Market Changes: New Orleans Metropolitan Area, 2009–2011

In 2009 the New Orleans metropolitan area contained 512,500 housing units, including vacant units. By 2011 the number of housing units had increased to 545,700. This represents an overall increase of 6.5 percent, which translates to an average annual increase of 3.2 percent over the 2-year period. There were no changes to the definition of the New Orleans metropolitan area.

Between 2009 and 2011, 11,600 units left the housing stock. Of these, 3,200 are clearly permanent losses—the original unit is gone, and major construction would be required to replace it with a new unit. Another 4,200 are temporary losses—the original unit needs repairs or is being used for other purposes. These units may or may not return to the housing stock. Finally, there were 4,200 units that left the housing stock either permanently or temporarily for “other” reasons, a category that encompasses a wide variety of situations. Demolitions and natural disasters accounted for 2,000 of the permanent losses, while mergers and conversions contributed another 900 permanent losses. Mobile home move-outs contributed another 300 permanent losses.

In the period between the 2009 and the 2011 AHS surveys, 28,500 units were added to the housing stock. Twenty-six percent of these additions were newly constructed units. The 2011 AHS did track move-ins of mobile homes in New Orleans which accounted for 300 new units. No new units were formed from the conversion or merger of 2009 units. We classified 900 units as recovered because these units had been in the housing stock at some point but were classified in 2009 as nonresidential (600) or uninhabitable (300). Finally, 19,900 units were added in other unclassified ways.

The New Orleans metropolitan area lost 2.3 percent of all 2009 housing units by 2011; additions between 2009 and 2011 represent 5.2 percent of the 2011 housing stock. Losses and additions varied across portions of the New Orleans housing market defined by the characteristics of the unit or its occupants. We observed the following patterns, which were both atypical of the overall housing stock and statistically significant:

- Units occupied in 2009 had a very low loss rate, but vacant units experienced a very high loss rate.
- Single-family attached units had a high loss rate. Units in multiunit structures also had a high loss rate. Among the subgroups of multiunit structures, units in buildings with 5 to 9 units had a low loss rate, while units in 1-story multiunit structures had a high rate.
- Units built in the 1980s had low loss rates, while units built in the 1930s had a high loss rate.
- Modest-sized units (4 rooms or 2 bedrooms) had higher-than-average loss rates, while large units (6 to 8 rooms or 3 or more bedrooms) had below-average rates.
- Among owner-occupied units in 2009, those with high monthly housing costs (\$1,250) or occupied by high-income households (\$100,000 or more) had low loss rates.
- The rate of addition was low among units occupied in 2011 but high among vacant and seasonal units.
- Single-family attached units had a high rate of addition, as did units in buildings with 4 to 6 floors.

- Modest-sized units (4 rooms or 2 bedrooms) had high rates of addition, while larger units (7 or 8 rooms) had low rates.
- Units with White householders in 2011 had lower-than-average rates of addition, while units with Black householders had higher-than-average rates. Units with householders between 65 and 74 years old also had a low rate of addition.
- Among renter-occupied units in 2011, the rates of addition were higher for lower income renters. In contrast, units with low-income owners had a low rate of addition.

The 2009 rental stock in New Orleans was not affordable. Of the 182,800 rental units in 2009, 34,800 were extremely low rent or very low rent units. In addition, 32,400 units were non-market; that is, they were either assisted or offered for no cash rent. These three categories accounted for 36.8 percent of the 2009 rental stock. The three highest rent categories comprised 14.2 percent of the rental stock. Moves to a less affordable category (sometimes called gentrification) exceeded moves to a more affordable category (sometimes called filtration)—32.3 percent of all 2009 units compared to 1.4 percent. By 2011, 15.7 percent of the 182,800 rental units in 2009 were no longer in the rental stock (28,700 units). The largest proportion of these losses was due to changes in tenure, with 14,100 rental units becoming owner-occupied or vacant for sale in 2011.

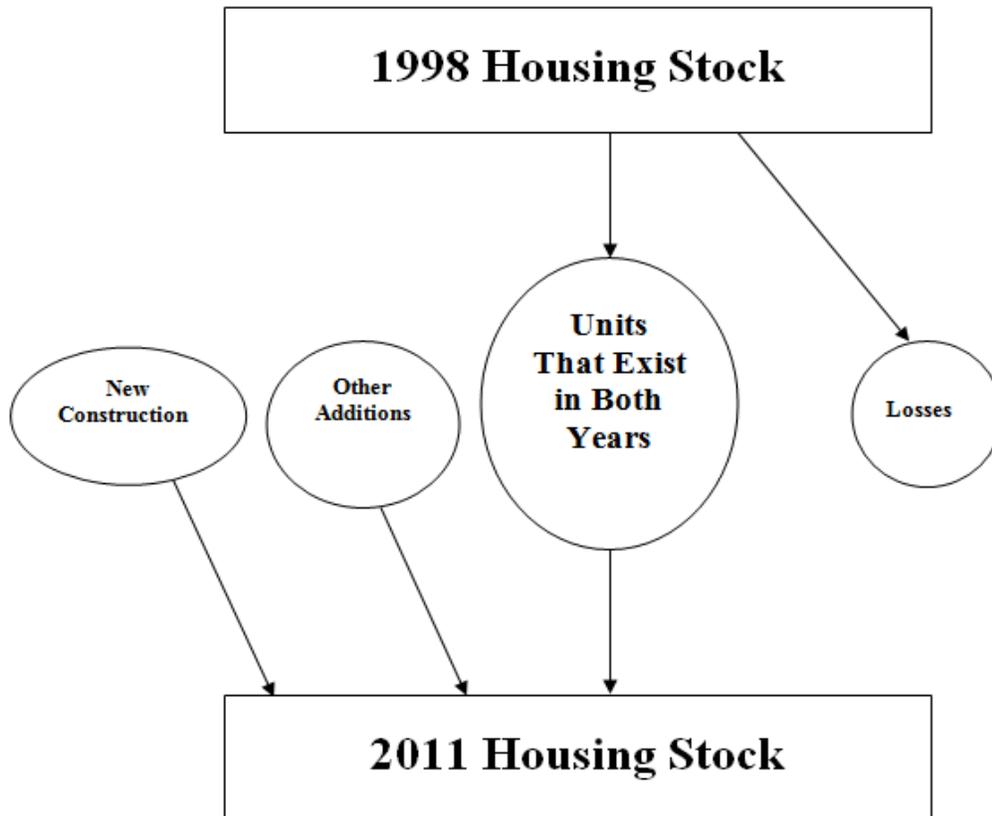
The rental stock in New Orleans was slightly less affordable in 2011 than in 2009. Of the 193,500 rental units in 2011, 27,400 were extremely low rent or very low rent units. In addition, 37,800 units were non-market; that is, they were either assisted or offered for no cash rent. These three categories accounted for 33.7 percent of the 2011 rental stock. The three highest rent categories comprised 20.7 percent of the rental stock. Moves from a more affordable category (sometimes called gentrification) exceeded moves from a less affordable category (sometimes called filtration)—30.5 percent of all 2011 units compared to 16.8 percent. Of the 193,500 rental units in 2011, 20.0 percent were not rental in 2009 (38,700 units). The largest proportion of these gains was due to changes in tenure, with 19,200 rental units having been owner-occupied or vacant for sale in 2009.

Appendix A: CINCH and Rental Dynamics Methodology

Overview

Components of Inventory Change (CINCH) is a tool used by housing analysts to study how the housing inventory changes over time. Figure 1 illustrates how the inventory evolves.

Figure A-1: How the Housing Inventory Changes



In the context of Figure A-1, the U.S. Census Bureau provides estimates for both rectangles (the 2009 and 2011 housing stocks) and one oval (units added through new construction between 2009 and 2011). No one estimates the other three ovals: the number of units that belong to both the 2009 and 2011 housing stock, units lost to the housing stock between 2009 and 2011, and other additions to the housing stock between 2009 and 2011.

While losses and other additions are small relative to the overall stock, they encompass important features of how housing markets evolve. Housing units are “clumps” of physical capital associated with specific plots of land, and the housing inventory is the aggregation of these capital-land combinations. New construction creates new clumps, and—like all capital—some “clumps” depreciate and disappear. However, housing units undergo other interesting changes. Losses can be either permanent or temporary. Units destroyed by natural disasters or intentionally demolished are permanent losses. Temporary losses include units that are used for

nonresidential purposes and units that are uninhabitable because of structural defects that can be repaired. Additions can result from restoring units that were uninhabitable or converting nonresidential structures into residential structures.

In addition to determining the size of each oval, housing analysts find information about the characteristics of the units in the different ovals useful. Interesting characteristics include structure type, age of the unit, size of the unit, location by region, location by metropolitan status, tenure, household size and composition, resident income, and resident race and ethnicity.

CINCH analysis has three goals:¹¹

- To provide an estimate for all six components of Figure A-1.
- To disaggregate losses and other additions into relevant component parts.
- To characterize the units that survive from one period to the next and the units that are added or lost between periods.

The AHS has four features that make CINCH analysis possible:

- Each unit has weights that can be used to estimate its share of the overall stock.
- The AHS tracks new construction and the various types of losses and other additions.
- The AHS has detailed information about the characteristics of each unit and its occupants.
- The AHS tracks the same unit from one period to the next so that changes in status and characteristics can be observed directly.

Housing analysts and policymakers are particularly interested in what happens to affordable rental housing units. Rental dynamics is a form of CINCH analysis that classifies the rental housing stock by affordability level and tracks the evolution of the rental housing stock by affordability class.

¹¹ Previous CINCH analyses have distinguished between the “status” of a unit with respect to the housing stock (e.g., existing as a nonresidential structure) and the “characteristics” of the unit or its occupants (e.g., rental vs. owner-occupied, or race of householder). This report uses this same distinction. Also adopting previous CINCH terminology, Appendix A will refer to the more recent AHS survey year, 2011, as the current year and the previous AHS survey year, 2009, as the base year.

Why the analysis needs to be separated into two components

It would be possible to list for every AHS sample unit its status and characteristics in both 2009 and 2011. In some cases, there may be no status, (e.g., not yet constructed in 2009) or no characteristics (e.g., no race of householder for vacant units), but with this understanding such a listing would still be possible. From the listing, one could construct an exact accounting of the movement of units among the various statuses and characteristics between 2009 and 2011.

The exact accounting would apply only to AHS sample observations, roughly a 1-in-500 picture of the housing stock at the metropolitan level. To obtain estimates of the magnitude of actual changes in the housing stock, one needs to apply weights to the sampled units. When weights are applied, the accounting will no longer be exact because units have different weights in different years.¹² For example, the exact accounting might show that 2,500 sample units that were rental in 2009 became owner-occupied or vacant for sale in 2011. To estimate the number of units in the national housing stock that were rental in 2009 and became owner-occupied in 2011, one would need to apply weights. However, using 2009 weights would produce a different estimate than using 2011 weights. There is no conceptual reason to favor the answer using 2009 weights over the answer using 2011 weights. The choice of weights depends upon how the intended analysis will be used.

For this reason, previous CINCH analyses have distinguished between:

1. *Forward-looking analysis*; that is, starting with the base-year stock (2009) and determining the status and characteristics of *those* units in the current year (2011). The goal is to explain what happened to the units comprising the housing stock in the base year. Forward-looking analysis takes the housing stock as given in the base year and looks at the destination of these units in the current year.
2. *Backward-looking analysis*; that is, starting from the current year (2011) stock and determining the status and characteristics of *those* units in the base year (2009). The goal here is to explain where the units comprising the current year housing stock came from. Backward-looking analysis takes the current-year housing stock as given and looks at the source of these units, either in the base year or in new construction or other additions.

¹² The Census Bureau assigns both a pure weight (the inverse of the probability of selection) and a final weight to each AHS observation. The final weights are designed to sum up to independent estimates of the total housing stock. The pure weights will vary over observations within a given AHS survey because of stratification in drawing the sample. Generally, pure weights do not vary across survey years. The final weights will differ over observations within a given AHS because the Census Bureau makes adjustments for various factors affecting the sample. The final weights of a given observation will also vary between AHS surveys because of changes in the housing stock.

Why changes in geography boundaries affect CINCH analysis

The analysis in this report applies only to that portion of the metropolitan area that was common to the metropolitan area as defined in both 2009 and 2011, and the application to the common area is not precise for the following reasons:

- For forward-looking analysis (2009 to 2011), we observe only those sample units in the geography common to both 2009 and 2011. Thus the observed changes correctly apply only to the common area. However, the forward-looking weights are based by necessity on the entire 2009 geography. Since the common area is smaller than the 2009 geography, the counts are overestimates for the common area.
- For the backward-looking analysis (2011 from 2009), we observe (a) sample units that were in the common area in 2009 and are still in the stock in 2011, (b) sample units representing additions to the stock throughout the metropolitan area as newly defined, and (c) sample units that represent housing existing in 2009 in the added portion of the metropolitan area. We can eliminate (c) and try to focus the analysis on the common area, but there are two problems. The backward-looking weights are based by necessity on the entire 2011 geography. Since the common area is smaller than the 2011 geography, the counts are overestimates for the common area. Moreover, we cannot determine which newly added sample units in (b) represent the common area and which represent the added portion of the metropolitan area. Therefore, additions are overestimated with respect to the common area.

Appendix B: CINCH and Rental Dynamics Tables

Contents

This appendix contains 12 detailed CINCH and rental dynamics tables that have been featured in previous reports. There are:

- Four forward-looking CINCH tables that track changes to the 2009 housing stock in 2011 by various characteristics of the units or their occupants.
- Four backward-looking CINCH tables that track where the 2011 housing stock originated by various characteristics of the units or their occupants.
- Two forward-looking rental dynamics tables (one with counts and one with percentages) that track by affordability category what happened to the 2009 rental stock by 2011.
- Two backward-looking rental dynamics tables (one with counts and one with percentages) that track by affordability category where the 2011 rental stock came from with respect to 2009.

Appendix B begins with an explanation of how to read the tables.

How to read CINCH tables

Rows and columns serve different purposes in CINCH tables. The rows identify classes of units to be analyzed. The columns trace those units either forward or backward. All counts are rounded to the nearest hundred.

The forward-looking tables report what happened to the 2009 housing stock by 2011. There are three possible dispositions of 2009 units:

- Units that continue to exist in 2011 with the same characteristics (or serving the same market).
- Units that continue to exist in 2011 but with different characteristics (or serving a different market).
- Units that were lost to the stock in 2011.

The backward-looking tables report where the 2011 housing stock came from in reference to 2009. There are three possible sources of 2011 units:

- Units that existed in 2009 with the same characteristics (or serving the same market).

- Units that existed in 2009 but with different characteristics (or serving a different market).
- Units that are additions to the housing stock between 2009 and 2011.

Since the essence of the CINCH analysis is in the columns, we will explain the columns in detail.

Columns Common to Both Forward-Looking and Backward-Looking Tables

The first and last columns contain the row numbers, which are identical for the same tables in the forward-looking and backward-looking sets. Columns A through D set up the analysis and track units that exist in both periods.

- Column A specifies the characteristic that defines the subset of the stock that is being tracked forward or backward in a particular row, for example, occupied units or units built from 1990 through 1994.
- Column B gives the CINCH estimate of the number of units that satisfy two conditions: (a) being part of the housing stock in the relevant year (2009 for the forward-looking tables and 2011 for the backward-looking tables) and (b) satisfying the condition in column A.
- Column C is the CINCH estimate of the number of units from column B that (a) are also part of the housing stock in the other year and (b) continue to belong to the subset defined by column A.
- Column D is the CINCH estimate of the number of units from column B that (a) are also part of the housing stock in the other year but (b) no longer belong to the subset defined by column A. In some cases, the analysis will not allow a unit to change characteristics between the base year and the other year. Examples include type of structure, year built, and number of stories; these characteristics are considered impossible or unlikely to change.

Columns Unique to Forward-Looking Tables

In the forward-looking tables, columns E through J track what happened to units that were lost from 2009 to 2011.

- Column E is the CINCH estimate of the number of units from column B that are not in the 2011 housing stock because they were merged with other units or converted into multiple units.
- Column F is the CINCH estimate of the number of houses or manufactured homes from column B that were moved out during the period. In most cases, these units were relocated rather than destroyed. The AHS considers them “losses” because a housing unit is a combination of land and capital, and a move breaks that specific combination to

create a new combination at a different location. For this reason, manufactured houses that move from one lot to another are treated as both losses and additions.¹³

- Column G is the CINCH estimate of the number of units from column B that became nonresidential at the end of the period. For example, a real estate firm, a tax preparation office, a palm reader, or some other business might buy or rent a house to use for business rather than residential purposes.¹⁴
- Column H is the CINCH estimate of the number of units from column B that were demolished or were destroyed by fires or natural disasters by 2011.
- Column I is the CINCH estimate of the number of units from column B that in 2011 were condemned or were no longer usable for housing because of extensive damage.
- Column J is the CINCH estimate of the number of units from column B that were lost by 2011 for other reasons.

The columns form a closed system. Column B counts the number of units tracked; columns C through J account for all the possible outcomes. Therefore, column B minus the sum of columns C through J always equals zero, except for rounding.

Columns Unique to Backward-Looking Tables

In backward-looking tables, columns E through J track where units came from that are part of the housing stock in 2011 but were not part of the 2009 housing stock.

- Column E is the CINCH estimate of the number of units from column B that were created by the merger or conversion of other units.
- Column F estimates the number of houses or mobile homes from column B that were moved in during the period. For many of the metropolitan areas in the 2011 AHS survey, information on movements was not collected.
- Column G is the CINCH estimate of the number of units from column B that had been nonresidential in 2009.
- Column H is the CINCH estimate of the number of units from column B that were newly constructed between 2009 and 2011. Note: Generally, in Backward-Looking Table A, there will be units in column H with year-built data substantially earlier than the survey year. There are three explanations for this apparent inconsistency. (1) With the exception of manufactured houses, presence in column H is determined by information from the

¹³ The AHS does not track what happens to a house or mobile home that is moved off of a lot that is part of the AHS sample, and does not inquire about the previous history of a unit that is moved on to a lot that is part of the AHS sample.

¹⁴ If the owner or tenant both lives in a unit and conducts business out of the unit, the AHS considers the unit to be residential. Nonresidential, therefore, means strictly no residential use.

Census Bureau indicating that the unit entered the sample from a listing of new construction; the Census Bureau may be mistaken. (2) Year built is based on information from the respondent; the respondent may be mistaken. (3) An older unit may have undergone substitution renovation that required a new construction permit, but the respondent may have given the original construction date rather than the renovation date. The extent of major renovation occurring in many established neighborhoods throughout the country makes (3) a likely possibility.

- Column I is the CINCH estimate of the number of units from column B that were added by 2011 from units that were structurally unsound in 2009.¹⁵
- Column J is the CINCH estimate of the number of units from column B that were added by 2011 from units that had been temporarily lost to the stock in 2009 for reasons “not classified” or were newly added by “other” means.

In some metropolitan areas, the AHS surveys do not report data for all the rows in the tables in this appendix. The columns for those rows are left blank.

How to read rental dynamics tables

Forward-Looking Rental Dynamics Table 1 details by affordability category how the rental units in the 2009 housing stock relate to the 2011 housing stock. Column A estimates the number of units in each affordability category in 2009. Columns B through L explain where the 2009 rental units fit into the 2011 housing stock.

- If the units are still rental in 2011, they will be counted in columns B through I, depending upon how affordable they are in 2011.
- If the units have become owner-occupied or for vacant for sale, they will be counted in column J.
- Seasonal units, units that are not the primary residence of their occupants, units used for migratory workers, and units that are vacant but not for rent or sale are counted in column K.
- Column L counts 2009 units that are not in the 2011 housing stock; these can be either temporary or permanent losses to the stock.

The sum of columns B through L equals column A, except for rounding.

Forward-Looking Rental Dynamics Table 2 presents the same information as Table 1, but columns B through L are now percentages of column A. Columns B through L sum to 100 percent in each row.

¹⁵ These units had codes that identified them as “occupancy prohibited” or “interior exposed to the elements.”

Backward-Looking Rental Dynamics Table 1 details by affordability category where the rental units in the 2011 housing stock came from with respect to the 2009 housing stock. Column A estimates the number of units in each affordability category in 2011. Columns B through L explain where the 2011 rental units originated.

- If the units were rental in 2009, they will be counted in columns B through I, depending upon how affordable they are in 2009.
- If the units were owner-occupied or for vacant for sale, they will be counted in column J.
- Seasonal units, units that are not the primary residence of their occupants, units used for migratory workers, and units that are vacant but not for rent or sale in 2009 are counted in column K.
- Column L counts rental units that were newly constructed between 2009 and 2011.
- Column M counts rental units that were added to the housing stock after 2009 by other means.

The sum of columns B through M equals column A, except for rounding.

Backward-Looking Rental Dynamics Table 2 presents the same information as Table 1, but columns B through M are now percentages of column A. Columns B through M sum to 100 percent in each row.

These four Rental Dynamics Tables look only at the endpoints of the 2-year period; for example, a unit that is low rent in 2009 and moderate rent in 2011 might have been high rent, owned, or out of the stock at points in between the two surveys. These tables do not track the path of rental units between 2009 and 2011.

Forward-Looking Table A: Housing Characteristics, New Orleans

	A	B	C	D	E	F	G	H	I	J	
Row	Characteristics	Present in 2009	2009 units present in 2011	Change in characteristics	2009 units lost due to conversion/merger	2009 house or mobile home moved out	2009 units changed to nonresidential use	2009 units lost through demolition or disaster	2009 units badly damaged or condemned	2009 units lost in other ways	Row
1	Housing stock	512,500	500,900	0	900	300	2,200	2,000	2,000	4,200	1
	Occupancy status										
2	Occupied	436,100	394,800	38,200	0	200	1,100	400	600	800	2
3	Vacant	71,700	24,500	38,800	900	0	1,100	1,600	1,400	3,400	3
4	Seasonal	4,700	1,900	2,700	0	100	0	0	0	0	4
	Units in structure										
5	1, detached	337,500	331,300	0	100	300	800	1,500	1,300	2,300	5
6	1, attached	30,100	29,100	0	100	0	400	0	100	300	6
7	2 to 4	70,000	67,000	0	500	0	600	400	400	1,100	7
8	5 to 9	15,200	14,800	0	100	0	0	100	100	0	8
9	10 to 19	16,200	16,100	0	0	0	0	0	0	100	9
10	20 to 49	13,800	13,600	0	0	0	100	0	0	100	10
11	50 or more	12,000	11,300	0	0	0	300	0	100	200	11
12	Manufactured/mobile home	17,600	17,600	0	0	0	0	0	0	0	12

Row	A Characteristics	B Present in 2009	C 2009 units present in 2011	D Change in characteristics	E 2009 units lost due to conversion/ merger	F 2009 house or mobile home moved out	G 2009 units changed to nonresidential use	H 2009 units lost through demolition or disaster	I 2009 units badly damaged or condemned	J 2009 units lost in other ways	Row
	Year built										
14	2005-2009	25,300	24,900	0	0	200	0	0	200	0	
15	2000-2004	21,900	21,900	0	0	0	0	0	0	0	
16	1995-1999	12,700	12,600	0	0	100	0	0	0	0	16
17	1990-1994	16,700	16,700	0	0	0	0	0	0	0	17
18	1985-1989	26,100	25,800	0	0	0	100	100	0	0	18
19	1980-1984	42,400	42,100	0	0	0	100	0	0	100	19
20	1975-1979	59,700	58,900	0	0	0	200	200	200	300	20
21	1970-1974	65,900	64,700	0	0	0	300	100	300	400	21
22	1960-1969	85,300	83,100	0	100	0	900	400	400	400	22
23	1950-1959	48,900	47,400	0	300	0	0	200	300	800	23
24	1940-1949	34,800	33,200	0	100	0	200	500	300	600	24
25	1930-1939	19,900	18,200	0	100	0	300	400	300	700	25
26	1920-1929	19,700	19,200	0	0	0	100	100	0	300	26
27	1919 or earlier	33,200	32,200	0	200	0	0	0	100	600	27
	Rooms										
28	1	1,100	300	500	0	0	100	0	0	100	28
29	2	5,700	2,100	3,200	0	0	0	100	0	200	29
30	3	48,300	32,600	13,900	400	300	600	0	100	400	30
31	4	88,100	50,600	33,300	400	0	1,000	800	600	1,500	31
32	5	125,100	67,000	55,200	0	0	300	500	800	1,400	32
33	6	114,600	58,200	55,200	100	0	0	300	200	500	33
34	7	74,300	32,400	41,600	0	0	100	300	0	0	34
35	8	33,500	14,600	18,500	0	0	200	0	200	0	35
36	9	13,500	4,300	9,100	0	0	0	0	100	0	36
37	10 or more	8,300	2,800	5,400	0	0	0	0	0	0	37

	A	B	C	D	E	F	G	H	I	J	
Row	Characteristics	Present in 2009	2009 units present in 2011	Change in characteristics	2009 units lost due to conversion/merger	2009 house or mobile home moved out	2009 units changed to nonresidential use	2009 units lost through demolition or disaster	2009 units badly damaged or condemned	2009 units lost in other ways	Row
	Bedrooms										
38	None	2,200	600	1,100	0	0	100	100	0	100	38
39	1	62,500	49,700	10,700	500	300	600	0	100	600	39
40	2	130,300	100,900	24,100	300	0	1,100	1,000	800	2,100	40
41	3	217,900	184,600	30,200	100	0	300	900	800	1,000	41
42	4 or more	99,700	83,900	15,000	0	0	100	0	300	300	42
43	Multiunit structures	127,200	122,800	0	600	0	1,000	500	600	1,600	43
	Stories in structure										
44	1	33,200	31,600	0	400	0	0	300	100	800	44
45	2	63,500	61,300	0	200	0	700	200	500	400	45
46	3	21,400	21,100	0	0	0	100	0	0	200	46
47	4 to 6	4,700	4,400	0	0	0	100	0	0	100	47
48	7 or more	4,500	4,500	0	0	0	0	0	0	0	48

Forward-Looking Table B: Unit Quality, New Orleans

	A	B	C	D	E	F	G	H	I	J	
Row	Characteristics	Present in 2009	2009 units present in 2011	Change in characteristics	2009 units lost due to conversion/merger	2009 house or mobile home moved out	2009 units changed to nonresidential use	2009 units lost through demolition or disaster	2009 units badly damaged or condemned	2009 units lost in other ways	Row
1	Occupied units	436,100	394,800	38,200	0	200	1,100	400	600	800	1
2	With complete kitchen	426,400	382,400	41,000	0	200	900	400	600	800	2
3	Lacking complete kitchen facilities	9,700	200	9,400	0	0	200	0	0	0	3
4	With complete plumbing	430,100	385,600	41,800	0	200	900	300	600	800	4
5	Lack some plumbing	6,000	200	5,500	0	0	200	200	0	0	5
6	No hot piped water	900	200	500	0	0	200	0	0	0	6
7	No bathtub/shower	200	200	0	0	0	0	0	0	0	7
8	No flush toilet	200	200	0	0	0	0	0	0	0	8
9	No exclusive use	5,100	0	4,900	0	0	0	200	0	0	9
	Water										
10	Public/private water	413,900	374,100	36,700	0	200	1,100	400	600	800	10
11	Well serving 1 to 5 units	21,900	19,600	2,300	0	0	0	0	0	0	11
12	Other water source	300	200	100	0	0	0	0	0	0	12
	Sewer										
13	Public sewer	405,700	364,900	37,700	0	200	1,100	400	600	800	13
14	Septic tank/cesspool	30,400	21,100	9,200	0	0	0	0	0	0	14
15	Other										15

	A	B	C	D	E	F	G	H	I	J	
Row	Characteristics	Present in 2009	2009 units present in 2011	Change in characteristics	2009 units lost due to conversion/merger	2009 house or mobile home moved out	2009 units changed to nonresidential use	2009 units lost through demolition or disaster	2009 units badly damaged or condemned	2009 units lost in other ways	Row
16	Severe problems	8,700	200	8,200	0	0	200	200	0	0	16
17	Plumbing	6,000	200	5,500	0	0	200	200	0	0	17
18	Heating	1,900	0	1,900	0	0	0	0	0	0	18
19	Electric	200	0	0	0	0	200	0	0	0	19
20	Upkeep	900	0	900	0	0	0	0	0	0	20
21	Moderate problems	24,700	8,000	16,400	0	0	0	0	300	0	21
22	Plumbing	1,500	0	1,300	0	0	200	0	0	0	22
23	Heating	8,700	6,500	2,000	0	0	200	0	0	0	23
24	Kitchen	9,700	200	9,400	0	0	200	0	0	0	24
25	Upkeep	8,200	900	6,800	0	0	200	0	300	0	25

Forward-Looking Table C: Occupant Characteristics, New Orleans

	A	B	C	D	E	F	G	H	I	J	
Row	Characteristics	Present in 2009	2009 units present in 2011	Change in characteristics	2009 units lost due to conversion/merger	2009 house or mobile home moved out	2009 units changed to nonresidential use	2009 units lost through demolition or disaster	2009 units badly damaged or condemned	2009 units lost in other ways	Row
1	Occupied units	436,100	394,800	38,200	0	200	1,100	400	600	800	1
	Age of householder										
2	Under 65	345,300	293,700	48,600	0	200	900	400	600	800	2
3	65 to 74	51,000	38,100	12,900	0	0	0	0	0	0	3
4	75 or older	39,800	30,900	8,800	0	0	200	0	0	0	4
	Children in household										
5	Some	139,900	95,200	43,100	0	0	200	300	500	600	5
6	None	296,200	244,600	50,000	0	200	900	200	200	200	6
	Race and ethnicity										
7	White	276,900	242,500	33,200	0	0	600	300	200	200	7
8	Hispanic	33,000	23,500	9,500	0	0	0	0	0	0	8
9	Non-Hispanic	243,900	212,600	30,000	0	0	600	300	200	200	9
10	Black	142,000	115,600	24,500	0	200	500	100	500	600	10
11	Hispanic	1,900	200	1,700	0	0	0	0	0	0	11
12	Non-Hispanic	140,100	114,500	23,700	0	200	500	100	500	600	12
13	American Indian or Alaska Native alone	3,100	2,400	700	0	0	0	0	0	0	13
14	Asian	9,000	8,000	1,000	0	0	0	0	0	0	14
16	Pacific Islander	1,300	400	900	0	0	0	0	0	0	16
	Two or more races	3,800	3,600	200	0	0	0	0	0	0	
17	Hispanic or Latino (any race)	36,700	25,600	11,100	0	0	0	0	0	0	17

	A	B	C	D	E	F	G	H	I	J	
Row	Characteristics	Present in 2009	2009 units present in 2011	Change in characteristics	2009 units lost due to conversion/merger	2009 house or mobile home moved out	2009 units changed to nonresidential use	2009 units lost through demolition or disaster	2009 units badly damaged or condemned	2009 units lost in other ways	Row
	Income sources of families and primary individuals										
18	Wages and salaries	312,800	229,300	80,900	0	200	800	400	500	600	18
20	Dividends, interest, or rent	86,900	35,700	51,000	0	0	100	0	0	0	20
21	Public assistance or public welfare	7,900	600	7,400	0	0	0	0	0	0	21

Forward-Looking Table D: Income and Housing Cost, New Orleans

	A	B	C	D	E	F	G	H	I	J	
Row	Characteristics	Present in 2009	2009 units present in 2011	Change in characteristics	2009 units lost due to conversion/merger	2009 house or mobile home moved out	2009 units changed to nonresidential use	2009 units lost through demolition or disaster	2009 units badly damaged or condemned	2009 units lost in other ways	Row
1	Occupied units	436,100	394,800	38,200	0	200	1,100	400	600	800	1
	Tenure										
2	Owner-occupied	290,400	260,400	28,900	0	200	300	200	300	200	2
3	Homeownership rate	66.6%									3
4	Renter-occupied	145,700	112,000	31,700	0	0	800	300	300	600	4
	Renter monthly housing costs										
5	No cash rent	8,700	1,800	6,400	0	0	300	0	200	0	5
6	Less than \$350	9,700	4,400	5,200	0	0	0	0	0	200	6
7	\$350 to \$599	19,200	6,100	12,600	0	0	0	100	100	100	7
8	\$600 to \$799	27,800	11,400	16,200	0	0	200	0	0	0	8
9	\$800 to \$1,249	58,900	29,400	28,600	0	0	300	200	0	300	9
10	\$1,250 or more	21,500	10,700	10,700	0	0	0	0	0	0	10
	Renter household income										
11	Less than \$15,000	48,500	20,700	26,900	0	0	300	100	300	200	11
12	\$15,000 to \$29,999	31,100	8,300	22,100	0	0	300	0	0	300	12
13	\$30,000 to \$49,999	32,800	7,500	25,000	0	0	0	200	0	100	13
14	\$50,000 to \$99,999	26,000	6,500	19,500	0	0	0	0	0	0	14
15	\$100,000 or more	7,300	900	6,200	0	0	100	0	0	0	15

	A	B	C	D	E	F	G	H	I	J	
Row	Characteristics	Present in 2009	2009 units present in 2011	Change in characteristics	2009 units lost due to conversion/merger	2009 house or mobile home moved out	2009 units changed to nonresidential use	2009 units lost through demolition or disaster	2009 units badly damaged or condemned	2009 units lost in other ways	Row
	Owner monthly housing costs										
16	Less than \$350	37,600	13,100	24,400	0	200	0	0	0	0	16
17	\$350 to \$599	62,700	25,300	36,800	0	0	300	0	200	200	17
18	\$600 to \$799	33,500	5,800	27,700	0	0	0	0	0	0	18
19	\$800 to \$1,249	64,100	21,200	42,800	0	0	0	0	200	0	19
20	\$1,250 or more	92,400	59,700	32,600	0	0	0	200	0	0	20
	Owner household income										
21	Less than \$15,000	45,500	17,900	27,100	0	0	200	200	0	200	21
22	\$15,000 to \$29,999	49,800	16,500	33,300	0	0	0	0	0	0	22
23	\$30,000 to \$49,999	52,100	15,500	36,100	0	200	200	0	200	0	23
24	\$50,000 to \$99,999	83,100	36,600	46,500	0	0	0	0	0	0	24
25	\$100,000 or more	60,000	35,100	24,800	0	0	0	0	200	0	25

Backward-Looking Table A: Housing Characteristics, New Orleans

	A	B	C	D	E	F	G	H	I	J	
Row	2011 characteristics	Present in 2011	2011 units present in 2009	Change in characteristics	2011 units added by conversion/ merger	2011 house or mobile home moved in	2011 units added from nonresidential use	2011 units added by new construction	2011 units added from temporary losses in 2009 stock	2011 units added in other ways	Row
1	Housing stock	545,700	517,200	0	0	300	600	7,500	300	19,900	1
	Occupancy status										
2	Occupied	463,000	401,800	46,100	0	100	300	6,300	300	8,000	2
3	Vacant	77,800	28,600	36,600	0	200	100	800	0	11,600	3
4	Seasonal	4,900	1,700	2,300	0	0	100	400	0	300	4
	Units in structure										
5	1, detached	358,400	343,000	0	0	0	200	4,700	0	10,600	5
6	1, attached	33,600	30,300	0	0	0	100	500	0	2,600	6
7	2 to 4	74,100	68,800	0	0	0	0	300	0	5,000	7
8	5 to 9	17,300	16,400	0	0	0	0	0	100	800	8
9	10 to 19	17,600	17,100	0	0	0	0	0	0	500	9
10	20 to 49	13,300	12,900	0	0	0	0	300	0	100	10
11	50 or more	13,600	12,400	0	0	0	300	1,000	0	0	11
12	Manufactured/mobile home	17,700	16,300	0	0	300	0	700	200	300	12

	A	B	C	D	E	F	G	H	I	J	
Row	2011 characteristics	Present in 2011	2011 units present in 2009	Change in characteristics	2011 units added by conversion/merger	2011 house or mobile home moved in	2011 units added from nonresidential use	2011 units added by new construction	2011 units added from temporary losses in 2009 stock	2011 units added in other ways	Row
	Year built										
13	2010–2014	5,500	1,000	0	0	0	0	4,100	0	300	13
14	2005–2009	29,500	25,600	0	0	100	0	2,900	0	900	14
15	2000–2004	19,300	19,100	0	0	0	0	0	0	200	15
16	1995–1999	17,100	16,200	0	0	0	100	0	0	800	16
17	1990–1994	16,600	16,500	0	0	0	0	0	0	100	17
18	1985–1989	27,200	26,700	0	0	0	0	0	200	300	18
19	1980–1984	39,100	38,500	0	0	0	100	0	0	500	19
20	1975–1979	59,500	57,600	0	0	0	0	0	0	1,900	20
21	1970–1974	69,000	66,300	0	0	200	200	100	0	2,200	21
22	1960–1969	91,700	88,400	0	0	0	0	0	100	3,200	22
23	1950–1959	59,400	56,700	0	0	0	0	100	0	2,600	23
24	1940–1949	36,200	33,300	0	0	0	0	200	0	2,800	24
25	1930–1939	15,300	14,500	0	0	0	0	0	0	700	25
26	1920–1929	21,100	19,600	0	0	0	0	0	0	1,500	26
27	1919 or earlier	39,100	37,200	0	0	0	100	0	0	1,800	27

	A	B	C	D	E	F	G	H	I	J	
Row	2011 characteristics	Present in 2011	2011 units present in 2009	Change in characteristics	2011 units added by conversion/merger	2011 house or mobile home moved in	2011 units added from nonresidential use	2011 units added by new construction	2011 units added from temporary losses in 2009 stock	2011 units added in other ways	Row
	Rooms										
28	1	1,800	300	1,400	0	0	100	0	0	0	28
29	2	5,400	2,100	3,100	0	0	0	0	0	300	29
30	3	49,300	33,300	13,600	0	100	0	600	0	1,600	30
31	4	93,100	51,900	33,700	0	200	100	1,300	100	5,700	31
32	5	131,300	68,300	54,100	0	0	200	2,500	200	6,000	32
33	6	126,100	60,300	60,100	0	0	100	1,400	0	4,200	33
34	7	77,600	33,600	42,300	0	0	0	800	0	800	34
35	8	41,500	15,300	25,100	0	0	0	400	0	800	35
36	9	12,100	4,500	7,100	0	0	0	300	0	200	36
37	10 or more	7,500	3,000	3,900	0	0	0	200	0	400	37
	Bedrooms										
38	None	2,600	600	1,500	0	0	300	0	0	100	38
39	1	65,200	50,700	11,600	0	100	100	900	0	1,700	39
40	2	139,100	103,700	25,600	0	200	200	1,100	100	8,200	40
41	3	228,700	190,300	27,200	0	0	0	3,200	200	7,800	41
42	4 or more	110,200	86,800	19,100	0	0	0	2,300	0	2,100	42
43	Multiunit structures	136,000	127,600	0	0	0	300	1,600	100	6,400	43
	Stories in structure										
44	1	33,700	31,100	0	0	0	0	100	0	2,500	44
45	2	68,200	64,500	0	0	0	0	100	0	3,500	45
46	3	23,800	23,100	0	0	0	0	100	100	400	46
47	4 to 6	4,500	3,500	0	0	0	0	1,000	0	0	47
48	7 or more	5,700	5,400	0	0	0	300	100	0	0	48

Backward-Looking Table B: Unit Quality, New Orleans

	A	B	C	D	E	F	G	H	I	J	
Row	2011 characteristics	Present in 2011	2011 units present in 2009	Change in characteristics	2011 units added by conversion/ merger	2011 house or mobile home moved in	2011 units added from nonresidential use	2011 units added by new construction	2011 units added from temporary losses in 2009 stock	2011 units added in other ways	Row
1	Occupied units	463,000	401,800	46,100	0	100	300	6,300	300	8,000	1
2	With complete kitchen	457,700	389,400	53,300	0	100	300	6,300	300	8,000	2
3	Lacking complete kitchen facilities	5,300	200	5,200	0	0	0	0	0	0	3
4	With complete plumbing	456,800	392,500	49,700	0	100	300	6,300	300	7,700	4
5	Lack some plumbing	6,200	200	5,700	0	0	0	0	0	300	5
6	No hot piped water	1,200	200	800	0	0	0	0	0	300	6
7	No bathtub/shower	700	200	500	0	0	0	0	0	0	7
8	No flush toilet	500	200	400	0	0	0	0	0	0	8
9	No exclusive use	4,800	0	4,800	0	0	0	0	0	0	9
	Water										
10	Public/private water	440,600	381,200	44,700	0	100	300	6,000	300	8,000	10
11	Well serving 1 to 5 units	22,000	19,500	2,200	0	0	0	400	0	0	11
12	Other water source	400	200	200	0	0	0	0	0	0	12
	Sewer										
13	Public sewer	436,700	372,100	50,800	0	100	300	5,800	300	7,300	13
14	Septic tank/cesspool	26,300	21,100	3,900	0	0	0	600	0	700	14
15	Other										15

	A	B	C	D	E	F	G	H	I	J	
Row	2011 characteristics	Present in 2011	2011 units present in 2009	Change in characteristics	2011 units added by conversion/merger	2011 house or mobile home moved in	2011 units added from nonresidential use	2011 units added by new construction	2011 units added from temporary losses in 2009 stock	2011 units added in other ways	Row
16	Severe problems	7,800	200	7,400	0	0	0	0	0	300	16
17	Plumbing	6,200	200	5,700	0	0	0	0	0	300	17
18	Heating	1,500	0	1,500	0	0	0	0	0	0	18
19	Electric	200	0	200	0	0	0	0	0	0	19
20	Upkeep	900	0	800	0	0	0	0	0	200	20
21	Moderate problems	21,600	8,100	13,400	0	0	0	0	0	100	21
22	Plumbing	1,400	0	1,400	0	0	0	0	0	0	22
23	Heating	10,000	6,500	3,400	0	0	0	0	0	100	23
24	Kitchen	5,300	200	5,200	0	0	0	0	0	0	24
25	Upkeep	7,100	1,000	6,100	0	0	0	0	0	0	25

Backward-Looking Table C: Occupant Characteristics, New Orleans

	A	B	C	D	E	F	G	H	I	J	
Row	2011 characteristics	Present in 2011	2011 units present in 2009	Change in characteristics	2011 units added by conversion/merger	2011 house or mobile home moved in	2011 units added from nonresidential use	2011 units added by new construction	2011 units added from temporary losses in 2009 stock	2011 units added in other ways	Row
1	Occupied units	463,000	401,800	46,100	0	100	300	6,300	300	8,000	1
	Age of householder										
2	Under 65	361,300	298,000	50,700	0	100	300	5,600	300	6,300	2
3	65 to 74	58,600	39,300	18,400	0	0	0	500	0	500	3
4	75 or older	43,100	32,000	9,700	0	0	0	300	0	1,100	4
	Children in household										
5	Some	142,800	96,600	39,900	0	0	0	3,100	300	2,800	5
6	None	320,200	250,400	61,100	0	100	300	3,200	0	5,100	6
	Race and ethnicity										
7	White	289,100	247,700	35,600	0	100	200	2,900	0	2,800	7
8	Hispanic	33,600	24,000	9,000	0	0	0	100	0	400	8
9	Non-Hispanic	255,600	217,500	32,800	0	100	200	2,700	0	2,300	9
10	Black	154,100	117,400	28,400	0	0	0	3,300	300	4,700	10
11	Hispanic	2,200	200	1,700	0	0	0	200	0	100	11
12	Non-Hispanic	151,900	116,400	27,500	0	0	0	3,100	300	4,600	12
13	American Indian or Alaska Native alone	3,300	2,500	800	0	0	0	0	0	0	13
14	Asian	11,100	8,200	2,300	0	0	100	0	0	500	14
16	Pacific Islander	600	400	0	0	0	0	200	0	0	16
	Two or more races	4,800	3,700	1,100	0	0	0	0	0	0	
17	Hispanic or Latino (any race)	36,800	26,200	9,500	0	0	0	500	0	600	17

	A	B	C	D	E	F	G	H	I	J	
Row	2011 characteristics	Present in 2011	2011 units present in 2009	Change in characteristics	2011 units added by conversion/merger	2011 house or mobile home moved in	2011 units added from nonresidential use	2011 units added by new construction	2011 units added from temporary losses in 2009 stock	2011 units added in other ways	Row
	Income sources of families and primary individuals										
18	Wages and salaries	310,500	234,300	66,700	0	100	200	4,500	300	4,500	18
20	Dividends, interest, or rent	80,600	37,000	42,400	0	0	0	900	0	300	20
21	Public assistance or public welfare	3,800	600	3,000	0	0	0	0	0	300	21

Backward-Looking Table D: Income and Housing Cost, New Orleans

	A	B	C	D	E	F	G	H	I	J	
Row	2011 characteristics	Present in 2011	2011 units present in 2009	Change in characteristics	2011 units added by conversion/ merger	2011 house or mobile home moved in	2011 units added from nonresidential use	2011 units added by new construction	2011 units added from temporary losses in 2009 stock	2011 units added in other ways	Row
1	Occupied units	463,000	401,800	46,100	0	100	300	6,300	300	8,000	1
	Tenure										
2	Owner-occupied	303,900	270,900	25,100	0	100	200	3,700	200	3,800	2
3	Homeownership rate	65.6%									3
4	Renter-occupied	159,100	108,700	43,400	0	0	100	2,600	100	4,100	4
	Renter monthly housing costs										
5	No cash rent	8,400	1,700	6,500	0	0	0	200	0	0	5
6	Less than \$350	12,900	4,400	7,500	0	0	0	800	0	200	6
7	\$350 to \$599	17,600	5,900	10,700	0	0	100	0	0	900	7
8	\$600 to \$799	34,500	11,000	22,400	0	0	0	100	100	800	8
9	\$800 to \$1,249	60,700	28,600	28,800	0	0	0	1,400	0	1,900	9
10	\$1,250 or more	25,100	10,200	14,300	0	0	0	100	0	400	10
	Renter household income										
11	Less than \$15,000	56,000	20,300	32,400	0	0	100	1,100	100	2,000	11
12	\$15,000 to \$29,999	42,200	8,000	33,000	0	0	0	600	0	500	12
13	\$30,000 to \$49,999	28,500	7,100	19,200	0	0	0	900	0	1,200	13
14	\$50,000 to \$99,999	28,300	6,200	21,900	0	0	0	0	0	100	14
15	\$100,000 or more	4,100	800	3,000	0	0	0	0	0	300	15

	A	B	C	D	E	F	G	H	I	J	
Row	2011 characteristics	Present in 2011	2011 units present in 2009	Change in characteristics	2011 units added by conversion/merger	2011 house or mobile home moved in	2011 units added from nonresidential use	2011 units added by new construction	2011 units added from temporary losses in 2009 stock	2011 units added in other ways	Row
	Owner monthly housing costs										
16	Less than \$350	36,800	13,500	21,700	0	0	0	700	200	700	16
17	\$350 to \$599	61,500	26,300	34,100	0	0	0	200	0	1,000	17
18	\$600 to \$799	34,400	5,900	27,600	0	0	200	200	0	500	18
19	\$800 to \$1,249	62,200	22,000	38,900	0	0	0	900	0	400	19
20	\$1,250 or more	109,000	62,400	43,500	0	100	0	1,800	0	1,300	20
	Owner household income										
21	Less than \$15,000	50,100	18,200	30,400	0	0	200	200	0	1,100	21
22	\$15,000 to \$29,999	49,600	17,000	31,700	0	100	0	100	0	700	22
23	\$30,000 to \$49,999	56,600	16,100	39,000	0	0	0	700	0	700	23
24	\$50,000 to \$99,999	83,900	38,200	44,000	0	0	0	1,200	0	500	24
25	\$100,000 or more	63,700	36,700	24,700	0	0	0	1,400	200	700	25

Forward-Looking Rental Dynamics Table 1: Counts, 2009–2011, New Orleans

Affordability categories	A Total in 2009	B Non-market in 2011	C Extremely low rent in 2011	D Very low rent in 2011	E Low rent in 2011	F Moderate rent in 2011	G High rent in 2011	H Very high rent in 2011	I Extremely high rent in 2011	J Owner- occupied in 2011	K Seasonal or related vacant in 2011	L Lost to stock in 2011
Non-market	32,400	15,800	1,300	1,400	1,700	3,100	1,100	300	0	4,500	2,000	1,100
Extremely low rent	5,300	1,500	200	1,600	100	900	100	200	300	300	0	0
Very low rent	29,500	2,300	1,000	7,600	7,800	5,100	2,000	600	100	1,100	1,000	800
Low rent	34,700	2,300	800	3,100	7,700	12,900	2,000	900	100	2,400	1,600	900
Moderate rent	55,000	4,700	1,200	2,600	4,400	24,800	8,300	1,100	700	2,800	2,700	1,700
High rent	18,000	1,100	100	700	900	3,100	4,400	3,500	200	2,100	1,600	400
Very high rent	4,100	400	0	0	0	700	0	900	1,400	300	500	0
Extremely high rent	3,800	0	0	400	0	600	0	200	1,800	600	200	100
Total	182,800	28,100	4,600	17,400	22,600	51,200	17,900	7,700	4,600	14,100	9,600	5,000

Forward-Looking Rental Dynamics Table 2: Row Percentages, 2009–2011, New Orleans

Affordability categories	A Total in 2009	B Non-market in 2011	C Extremely low rent in 2011	D Very low rent in 2011	E Low rent in 2011	F Moderate rent in 2011	G High rent in 2011	H Very high rent in 2011	I Extremely high rent in 2011	J Owner- occupied in 2011	K Seasonal or related vacant in 2011	L Lost to stock in 2011
Non-market	32,400	48.8%	4.1%	4.5%	5.2%	9.6%	3.4%	0.9%	0.0%	13.9%	6.1%	3.4%
Extremely low rent	5,300	28.1%	3.7%	30.1%	2.5%	17.5%	2.5%	3.2%	6.0%	6.4%	0.0%	0.0%
Very low rent	29,500	7.8%	3.5%	25.8%	26.6%	17.2%	6.8%	2.1%	0.5%	3.6%	3.5%	2.6%
Low rent	34,700	6.7%	2.2%	8.8%	22.3%	37.1%	5.7%	2.5%	0.4%	6.8%	4.7%	2.7%
Moderate rent	55,000	8.5%	2.2%	4.7%	8.0%	45.1%	15.1%	2.0%	1.2%	5.0%	5.0%	3.1%
High rent	18,000	6.0%	0.8%	3.7%	5.1%	17.1%	24.5%	19.4%	1.0%	11.7%	8.6%	2.2%
Very high rent	4,100	8.7%	0.0%	0.0%	0.0%	16.3%	0.0%	22.0%	34.0%	7.0%	12.0%	0.0%
Extremely high rent	3,800	0.0%	0.0%	9.6%	0.0%	14.7%	0.0%	4.6%	48.2%	15.4%	4.1%	3.5%
Total	182,800	15.3%	2.6%	9.5%	12.4%	28.0%	9.8%	4.2%	2.5%	7.7%	5.3%	2.8%

Backward-Looking Rental Dynamics Table 1: Counts, 2009–2011, New Orleans

Affordability categories	A Total in 2011	B Non-market in 2009	C Extremely low rent in 2009	D Very low rent in 2009	E Low rent in 2009	F Moderate rent in 2009	G High rent in 2009	H Very high rent in 2009	I Extremely high rent in 2009	J Owner-occupied in 2009	K Seasonal or related vacant in 2009	L New construction	M Added in other ways
Non-market	37,800	15,500	1,500	2,400	2,600	4,800	1,100	400	0	4,700	2,200	1,100	1,500
Extremely low rent	6,800	1,300	200	900	800	1,300	200	0	0	700	1,000	0	400
Very low rent	20,600	1,400	1,600	7,500	3,000	2,600	700	0	300	2,200	400	200	700
Low rent	25,300	1,600	200	7,600	7,700	4,500	900	0	0	1,000	800	0	900
Moderate rent	63,000	3,000	900	5,300	13,000	25,200	3,200	700	500	5,000	2,100	1,600	2,500
High rent	23,600	1,100	200	2,100	2,000	8,300	4,300	0	0	3,500	1,200	400	400
Very high rent	9,200	300	200	700	900	1,100	3,400	900	200	600	300	0	600
Extremely high rent	7,200	0	300	200	200	700	200	1,400	1,700	1,400	500	0	700
Total	193,500	24,300	5,100	26,800	30,200	48,500	14,000	3,300	2,800	19,200	8,600	3,300	7,700

Backward-Looking Rental Dynamics Table 2: Row Percentages, 2009–2011, New Orleans

Affordability categories	A Total in 2011	B Non-market in 2009	C Extremely low rent in 2009	D Very low rent in 2009	E Low rent in 2009	F Moderate rent in 2009	G High rent in 2009	H Very high rent in 2009	I Extremely high rent in 2009	J Owner-occupied in 2009	K Seasonal or related vacant in 2009	L New construction	M Added in other ways
Non-market	37,800	41.1%	4.0%	6.3%	6.8%	12.7%	2.9%	1.0%	0.0%	12.5%	5.7%	2.8%	3.9%
Extremely low rent	6,800	19.1%	2.8%	13.9%	11.8%	19.1%	2.4%	0.0%	0.0%	9.9%	14.5%	0.0%	6.6%
Very low rent	20,600	6.7%	7.9%	36.4%	14.5%	12.6%	3.2%	0.0%	1.6%	10.6%	2.1%	0.8%	3.4%
Low rent	25,300	6.4%	0.6%	30.2%	30.6%	17.7%	3.7%	0.0%	0.0%	4.1%	3.3%	0.0%	3.5%
Moderate rent	63,000	4.8%	1.5%	8.4%	20.6%	40.0%	5.1%	1.0%	0.8%	8.0%	3.3%	2.5%	3.9%
High rent	23,600	4.6%	0.7%	9.0%	8.6%	35.1%	18.2%	0.0%	0.0%	15.1%	5.1%	1.9%	1.7%
Very high rent	9,200	3.5%	1.8%	7.1%	9.8%	12.4%	37.5%	9.5%	1.7%	6.8%	3.8%	0.0%	6.2%
Extremely high rent	7,200	0.0%	4.5%	2.7%	2.1%	9.3%	2.1%	19.0%	23.9%	19.2%	7.3%	0.0%	9.9%
Total	193,500	12.5%	2.6%	13.8%	15.6%	25.0%	7.2%	1.7%	1.4%	9.9%	4.4%	1.7%	4.0%