Demographic Trends in New Orleans Neighborhoods

Robert Collins, Ph.D.
Professor of Urban Studies
Dillard University
Slides by The Data Center
Twitter: @DrRobertCollins
New Orleans has lost 283,000 residents since 1960 when its population peaked at 627,525, but from a geographic perspective the city has grown since 1960.

Population
New Orleans
800 thousand

Sources: GNOCDC analysis of data from “Bienville’s Dilemma” by Richard Campanella and the U.S. Census Bureau.
Housing development and abandonment trends within the city since 1960.


- **1980-2000**: Oil bust pummels economy. City vacancy rate soars except in newest developments along fringe.

- **1990-2000**: Demand for CBD housing and in “sliver by the river” picks up.

- **2000-2010**: Levee failures lead to widespread losses of households. Singles are attracted to “downtown living” but more households move out of the other “sliver” neighborhoods than move in.
The areas of the city first to be developed were closer to the river in the more elevated parts of the city, and the last areas to be developed were the lowest lying sections of the city.

**Residential development zones**

**New Orleans**

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**Middle ring (aka secondary ring):** This part of the city was developed for residential settlement between 1900 and 1950. It primarily includes Lakeview and Gentilly neighborhoods as well as Broadmoor, Gert Town, and Lower Ninth Ward.

**Inner ring (aka historic or inner core):** This part of the city was developed for residential settlement prior to 1900. It includes the historic, more elevated parts of the city along the river as well as much of Mid-City and St. Roch.

**Outer ring (aka suburban fringe or newest development area):** This part of the city was developed for residential settlement after 1950. It includes most of New Orleans East and the outer-parts of the west bank.

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Between 1960 and 1980, the number of occupied housing units in the city grew slightly even as population declined.

Population and occupied housing units
New Orleans

Sources: GNOCDC analysis of data from the U.S. Census Bureau.
Density of occupied housing units in New Orleans, 1960

Density of occupied housing units in New Orleans, 1980

Density of occupied housing units in New Orleans, 2000

Density of occupied housing units in New Orleans, 2010

Katrina caused widespread losses in occupied housing units across the city from 2000 to 2010.

Source: GNOCDC analysis of data from the U.S. Census Bureau. Note: GNOCDC aggregated 2000 census blocks to 2010 census tracts in order to calculate the change in occupied housing units by 2010 census tract. One census tract in Mid-City is white because it has zero occupied housing units in both 2000 and 2010. Another census tract in Viavant/Venetian Isles is white because it had zero occupied housing units in 2000 and three in 2010, and thus experienced "infinite" growth.

Poverty

Poverty Rate by Census Block Group, New Orleans, 2007-2011

- Less than U.S. average (<14.3%)
- Between U.S. and New Orleans average (14.3% - 25.7%)
- Between New Orleans average and concentrated poverty (25.7% - 40%)
- Greater than concentrated poverty (>40%)
- Data not available

Lake Pontchartrain

Source: GNOCDC analysis of data from 2007-2011 American Community Survey

Created by: Ben Horwitz, Dec 20, 2012
High-wage Workers

Percent of Workers Earning More than $3,333 per Month by Census Block Group, New Orleans, 2010

- Less than 20%
- Between 20% and New Orleans average (33.9%)
- More than New Orleans average (>33.9%)
- Data not available

Lake Pontchartrain

Source: GNOCDC analysis of data from 2010 Local Employment Dynamics, U.S. Census Bureau
Created by: Ben Horwitz, Dec 20, 2012
Cost-Burdened Renters

Renters Paying 30% or More of Income on Housing by Census Block Group, New Orleans, 2007-2011

- Less than U.S. average (<51.6%)
- Neighborhood Statistical Area
- Between U.S. and New Orleans average (51.6% - 83%)
- Greater than New Orleans average (>63%)
- Data not available

Source: GNOCDC analysis of data from 2007-2011 American Community Survey

Created by Ben Horwitz, Dec 20, 2012
From 1960 to 1980, suburban development, particularly in Jefferson Parish, dramatically shifted the concentration of households away from the city.

**Occupied housing units by parish**

New Orleans metro

<table>
<thead>
<tr>
<th>Parish</th>
<th>1960</th>
<th>1980</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orleans</td>
<td>68%</td>
<td>46%</td>
</tr>
<tr>
<td>Jefferson</td>
<td>20%</td>
<td>35%</td>
</tr>
<tr>
<td>St. Bernard</td>
<td>4%</td>
<td>8%</td>
</tr>
<tr>
<td>St. Charles</td>
<td>4%</td>
<td>8%</td>
</tr>
<tr>
<td>St. John</td>
<td>4%</td>
<td>8%</td>
</tr>
<tr>
<td>St. Tammany</td>
<td>4%</td>
<td>8%</td>
</tr>
<tr>
<td>Plaquemines</td>
<td>4%</td>
<td>8%</td>
</tr>
</tbody>
</table>

Sources: GNOCDC analysis of data from the U.S. Census Bureau.
From 1980 to 2000, growth in exurban parishes picks up pace.

Occupied housing units by parish
New Orleans metro

1960: 68%
1980: 46%
2000: 38%

St. Tammany
St. John
St. Charles
St. Bernard
Plaquemines

Jefferson

Orleans

Sources: GNOCDC analysis of data from the U.S. Census Bureau.
Between 2000 and 2010, Katrina accelerates the shifting of households to northern and western exurban parishes.

Occupied housing units by parish
New Orleans metro

Sources: GNOCDC analysis of data from the U.S. Census Bureau.
New Comprehensive Zoning Ordinance

- Culmination of ten year post-Katrina recovery planning process.
- Implements many recommendations of master plan passed five years earlier.
- Improves transparency, reliability, and due process.
- Mitigates Preservation vs. Commerce.
- Some inclusionary zoning/affordable housing.
Conclusion

Future amendments to the CZO might include more inclusionary zoning for affordable housing.

The primary challenge will continue to be the city’s high poverty rate (27 percent).

Without market interventions, current demographic trends will likely continue.
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