



**Presentation to the Housing Task Force
of the Louisiana Recovery Authority**

Monday, December 7, 2009



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MAY 2009

THE HOUSE THAT UNCLE SAM BUILT

The Continued Expansion of
Subsidized Housing in New Orleans

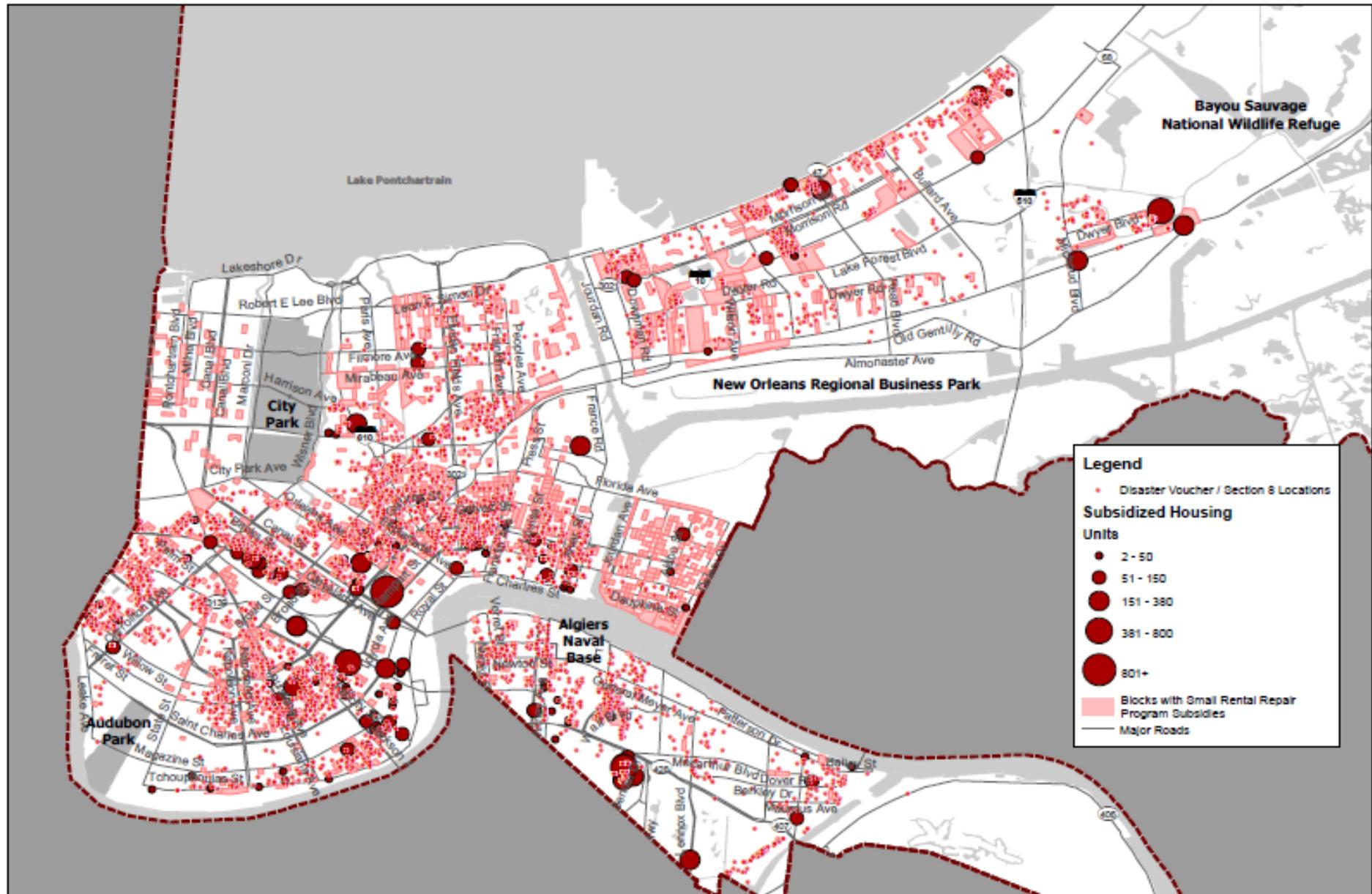




BGR Housing Reports

- The “Road Home” Takes a Wrong Turn: Misplaced Priorities in Louisiana’s Road Home Housing Programs Threatens Recovery, April 2006
- The Road Home Rental Housing Program: Consequences for New Orleans, September 2006
- Public Investment, Private Developers: How Louisiana Deployed its GO Zone Housing Tax Credits, May 2007
- Seeking Subsidies on Top of Subsidies, May 2007
- Cementing Imbalance: A Post-Katrina Analysis of the Regional Distribution of Subsidized Rental Housing, August 2007
- The House that Uncle Sam Built: The Continued Expansion of Subsidized Housing in New Orleans, May 2009

Post-Katrina Subsidized Housing in Orleans Parish



For details on the calculations in this table, see the BGR report, "Cementing Imbalance," available at www.bgr.org.





Orleans Parish in 2012

Assuming all subsidized units in the pipeline are built:

- The number of subsidized rental units will increase from **19,900 units pre-Katrina to approximately 35,700.**
- Subsidized rental units as a percentage of all housing in Orleans Parish **will rise from 10% pre-Katrina to 25%.**
- The number of very low income households served by subsidized housing in Orleans Parish **will increase 22%.**
- With **27% of the region's population**, Orleans will have **70% of the subsidized housing.**



BGR Estimates of Change in Subsidized Rental Units in Orleans Parish, 2005 to 2012

Program	Pre-Katrina Subsidized (2005)	Current Subsidized (April 2009)	Projected Subsidized (2012)	Change in Units, 2005-2012
Tenant-Based Vouchers	9,122	16,617	16,660	+ 7,538
Public Housing Sites:				
Public Housing Units	5,146	2,474	3,433	-1,713
Other Subsidized Units	36	269	2,135	+ 2,099
Low Income Housing Tax Credits	2,493	2,419	4,291	+ 1,798
HUD Project-Based Rental Assistance	3,068	1,399	2,628	-440
Small Rental Property Program	0	821	6,557	+ 6,557
Total	19,865	23,999	35,704	+ 15,839

Calculations assume that all subsidized units in the pipeline are built.

For details on the calculations in this table, see the BGR report, "The House that Uncle Sam Built," available at www.bgr.org.



Projected Supply of Subsidized Rental Housing Units in the Seven-Parish Region in 2012

Parish	Projected Supply (2012)	% of Parish's Total Housing	% of Region Total
Orleans	35,704	25%	70%
Jefferson	10,033	5%	20%
St. Tammany	2,247	2%	4%
St. Bernard	1,686	11%	3%
St. John the Baptist	882	5%	2%
St. Charles	546	3%	1%
Plaquemines	25	0%	0%

Total **51,123**

Calculations assume that all subsidized units in the pipeline are built.

For details on the calculations in this table, see the BGR report, "The House that Uncle Sam Built," available at www.bgr.org.



Employment Among Selected Industries in Orleans, Jefferson and St. Tammany Parishes

Three Large Parishes	Employment Shares				Subsidized Household Shares	
	<i>2nd Quarter 2005</i>	<i>Relative Share</i>	<i>4th Quarter 2006</i>	<i>Relative Share</i>	<i>Estimated Future Subsidized Households</i>	<i>Relative Share</i>
Orleans	86,014	42%	54,446	32%	27,247	72%
Jefferson	91,371	44%	84,959	50%	8,114	22%
St. Tammany	28,163	14%	31,124	18%	2,213	6%
Totals	205,548	100%	170,529	100%	37,574	100%

* Industries selected for this comparison include construction, retail trade, administration and waste services, accommodation and food services, and other services, except public administration.

Sources: Average quarterly employment data compiled from Louisiana Department of Labor, Regional Labor Market Data; estimated subsidized households, BGR calculation.

For additional details on the calculations in this table, see the BGR report, "Cementing Imbalance," available at www.bgr.org.