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Community Corridors
Bright Futures
Old Algiers Main Street

Prepared by: Amanda Ponti, Blake Crow, Brandi Hebert,
Ebony Dumas, Hal Ballie, Kiril Johnson
About the authors:
The University of New Orleans Department of Planning and Urban Studies (UNO-PLUS) has been an important regional institution helping to train leaders in urban issues for over 40 years. As the economic and urban landscape of New Orleans continues to evolve post Hurricane Katrina, the planning program faculty has been committed to the equitable and sustainable rebuilding of the city and region. The department’s Master of Urban and Regional Planning (MURP) program is the only accredited planning program in the State of Louisiana. The Practicum in Urban and Regional Planning provides advanced MURP students with an opportunity to apply the technical and analytical skills developed through their planning coursework. Students work in small teams, under the supervision of the course instructor, to advance a project in collaboration with a client.

About Old Algiers Main Street Corporation:
Old Algiers Main Street Corporation (OAMSC) is a 501 (c)(3) not-for-profit established to oversee the revitalization of the neighborhoods comprising Old Algiers in New Orleans, LA. Founded in 1996, OAMSC was established by a diverse group of neighborhood leaders, inclusive of the entire community. Incorporated in the State of Louisiana, and utilizing guidelines outlined by the National Trust for Historic Preservation as its foundation, OAMSC endeavors to rejuvenate a once vibrant locally-owned business presence. Through community visioning workshops and group focus sessions, the need was identified to return vacant buildings into viable businesses that provide needed services for the community and improve quality of life for its residents. Operated solely by volunteers, OAMSC receives a broad base of support through membership, corporate sponsors and elected officials.
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Executive Summary

Located just across the river from the French Quarter, Old Algiers is the second oldest neighborhood in New Orleans and is just fifteen minutes from downtown. Since the 1960s, the neighborhood has suffered from disinvestment and lost residents, jobs, and commercial activity, while the proportion of vacant and underutilized lots has grown. Because it did not flood during Hurricane Katrina, Old Algiers did not benefit from many of the public and private resources that helped rebuild and re-energize other parts of the city. Currently, its proximity to downtown, relatively affordable real estate, and rich cultural history make it a prime candidate for new investment and development. However, the Old Algiers Main Street Corporation (OAMSC) has recognized that without guidance from the community, development may not fit the scale, character, and culture of the neighborhood. OAMSC - focusing on the commercial corridors of Newton and Teche Streets - is attempting to strike the balance between encouraging reinvestment in the area and causing displacement of long-time residents and/or changing the character of Old Algiers.
OAMSC has worked behind the scenes for over twenty years to encourage economic development and commercial revitalization in Old Algiers. As a volunteer-led nonprofit organization, OAMSC has contributed immensely to the Old Algiers neighborhoods, even under the limited time and funding capacity of its membership. In an effort to move their work forward, OAMSC has collaborated with students in the University of New Orleans Department of Planning and Urban Studies (UNO-PLUS) to provide meaningful recommendations for encouraging reinvestment in the Newton and Teche corridors that reflects the cultural assets of the area and meets the needs of long-time residents. The study team conducted field observations of the study area, attended meetings with OAMSC board members, interviewed experts on local history and corridor revitalization, reviewed planning reports and documents, and analyzed secondary data sources.

Old Algiers encompasses an area defined by four census tracts, which include three city-defined neighborhoods - Algiers Point, McDonogh, and Whitney - and two neighborhood associations - the Algiers Point Association and the Algiers Riverview Association. The proximity of the neighborhood to downtown presents a unique opportunity to attract businesses, visitors, and future residents. Our findings show that the real estate values within the McDonogh and Whitney neighborhoods are more affordable than the City of New Orleans as a whole and that there is significant untapped demand in Old Algiers for several retail categories, including grocery stores or supermarkets, health care stores, and restaurants. While new development can bring increased goods and services, they also have the potential to change the culture and character of the neighborhood and lead to the displacement of the current population.

Public and private reinvestment in the corridors must fit the character and scale of Old Algiers, but also meet the needs of the current population. Despite relatively low real estate costs, more than 60 percent of renters in the McDonogh and Whitney neighborhoods are cost-burdened, meaning that they spend more than 30 percent of their income on housing expenses. Over two-thirds of workers in the McDonogh and
Whitney neighborhoods work in low-wage jobs, and the largest percentage of workers in Old Algiers work in the service industry and healthcare. The most common destinations for workers in Old Algiers are the CBD and the French Quarter. Our analysis shows that residents of Old Algiers must travel outside of their neighborhood to get many basic goods and services, something that is made difficult by the lack of frequent, reliable public transit options. Our analysis also shows that Old Algiers has a much higher proportion of home-based businesses than Orleans Parish as a whole, representing a constituency that could be developed to help spur economic development in the study area.

The study team examined successful corridor revitalization efforts in New Orleans and elsewhere to determine strategies that would be applicable to OAMSC. The report concludes with recommendations on priorities for OAMSC moving forward. The strategies developed in this report have been organized under four categories – community organizing, commercial development, residential development, and infrastructure needs:

**Community Organizing**
- Expand the Reach of OAMSC: Create a task force to attract new members, including small business owners, church groups, and cultural and civic organizations.
- Continue Work with Elected Officials and City Agencies: Advocate for increased transit service, inclusionary housing programs, and staff and operational support from a citywide commercial corridor program.
- Refine the Vision: Create and market a narrative that includes the cultural history of the area and the community’s vision for its future.
- Organize and Promote Public Events: Bring together neighborhood groups and stakeholders to determine how the area will participate in the city’s tricentennial celebration.
- Support Public Art: Assist local artists in displaying art that helps to form and reinforce the cul-
tural identity of the area.

- Obtain Funding for a Full-time Employee: Seek support from the city or funding from a local foundation to support a full-time program manager to guide the agency’s work.

**Commercial Development**

- Build Relationships with Developers: Continue to identify mission-aligned developers and work to attract them to the area to develop affordable residential and commercial space.
- Market Vacant Properties: Expand role as clearinghouse of information for potential developers and investors by maintaining an inventory of vacant and underutilized lots and marketing them with the permission of property owners.
- Support Business Expansion: Connect entrepreneurs who are looking to expand with resources and opportunities and encourage them to locate along the corridors.
- Explore Opportunities for Shared Business Space: Identify if there is a demand among individuals and home-based businesses in the area for a coworking or shared space that could provide print/copy services, wireless internet, desk space, and meeting space.
- Advocate for Inclusion in Facade Improvement Programs: NORA is currently researching funding options to bring back its Facade Renew program. OAMSC should advocate for Newton and Teche to be included as eligible corridors.
- Establish a Community Land Trust (CLT): A CLT is a non-profit organization that acquires and holds title to land to provide affordable homeownership, rental, and commercial space to benefit the community. OAMSC should explore the possibility of establishing a CLT for Old Algiers in partnership with the Crescent City Community Land Trust.
**Residential Development**
- Promote Homebuyer Assistance Programs: Continue work connecting prospective homebuyers with homeownership education and counseling and information on financing options.
- Advocate for Inclusion in Smart Housing Mix: The City of New Orleans is considering an inclusionary housing ordinance that would include mandatory set aside requirements of affordable units in large developments. OAMSC should advocate for the adoption of such an ordinance and the inclusion of Old Algiers into the mandatory zone.
- Promote Homeowner Rehabilitation Programs: Connect current homeowners with resources for rehabilitating their homes, including the City’s Neighborhood Housing Improvement Fund and Rebuilding Together New Orleans.
- Explore Opportunities for Artist Housing: Determine feasibility of affordable housing for low- to moderate-income artists.

**Infrastructure Needs**
- Advocate for Streetscape Improvements: Work with stakeholders along the corridors to increase tree and shrub plantings along sidewalks.
- Organize Safety and Cleanliness Outreach Efforts: Organize trash cleanup and recycling efforts and encourage homes and businesses to utilize citizen-provided security cameras to deter and document crime.
- Promote Bicycle Infrastructure: Encourage shared road facilities to make the streets safer, encouraging foot traffic and cyclists to move along the corridors.
- Advocate for Transit Improvements: Advocate for improvements in connectivity and scheduling of public transit routes – particularly in the interest of downtown service industry workers who rely upon these modes for daily transportation during late hours.
OAMSC has been an invaluable community leader in Old Algiers over the past two decades. The recommendations described in this report can guide the organization over the course of the next 20 years. The next steps necessitate continued community outreach that will guide the vision and efforts of OAMSC. The study team recommends that OAMSC prioritize engaging the local small and home-based business community; advocating for funding of a full-time program manager; developing and publishing a narrative around what Old Algiers represents and values; and forming a partnership with a mission-driven developer for the Newton and Teche corridors. Finally, the team recommends that the OAMSC promote the development of a Community Land Trust to create and preserve affordable residential and commercial space in the area.
Introduction
Introduction

Old Algiers, located just across the river from downtown New Orleans, is a strategically located neighborhood with a rich cultural history that experienced a period of disinvestment starting in the 1960s. Its proximity to downtown, relatively affordable property, and historic housing stock make Old Algiers a prime target for reinvestment. Elsewhere in New Orleans, redevelopment and rising property values have raised concerns about the displacement of long-term residents and the changing character of the city’s neighborhoods. The Newton and Teche Street corridors, the focus of this report, once housed pharmacies, bakeries, hardware stores, bars, restaurants, and other specialties. However, they are now lined with vacant lots and scattered storefronts. The Old Algiers Main Street Corporation (OAMSC) seeks to stimulate business development and population growth in a way that preserves the historic and cultural assets of the neighborhood. This report recommends a process of commercial revitalization that attracts businesses and residents to the historic commercial corridors of Newton and Teche Streets in a way that meets the needs of the current population of the area and avoids displacement, social isolation, and exacerbated class and racial divides that can accompany new investment in an area.

Commercial corridors are key to the economic viability of neighborhoods, as they provide goods and services, create local employment opportunities, and attract additional investment. Commercial corridors also help to define or reflect the character of a neighborhood for both residents and consumers. Successful commercial corridors can make low-income neighborhoods more attractive places to live for moderate income families, attracting new residents and diversifying income levels in communities (Chapple and Jacobus, 2009). However, the process of revitalization and commercial reinvestment on its own has the potential to alter a neighborhood’s character and residential composition, rather than benefit current residents. Characteristics of unchecked commercial development include rising property values, attraction of new, wealthier residents, and the displacement of lower-income households.
The strategies developed in this report follow the vision of sustainable and equitable commercial development that benefits the families, current residents, and historical culture of Old Algiers, which includes a significant history as a home to jazz legends, black music venues during legal segregation, and maritime activities. This document views development through the lens of equity. The perspective used here stems from the equity planning movement that defines equity as “providing more choices to those who have few, if any choices” (Krumholz, 1982: 199). This process is not just aimed at the poor, but also socially marginalized and politically dismissed communities and seeks to advocate for the character of neighborhood and main street development. The report begins with a historical overview and description of the area. From there, it presents findings from demographic, transportation, and retail market analyses of the area. Next, it identifies focus areas for potential development, and concludes with recommendations of effective strategies to encourage reinvestment in the area.

Additional Neighborhood Organizations in the Study Area:

- Algiers Economic Development Foundation
- Algiers Neighborhood Improvement Association
- Algiers Point Association
- Old Algiers Civic Association
Neighborhood associations, community groups, and residents often have their own interpretation of neighborhood boundaries. There are two primary neighborhood associations in Old Algiers with overlapping boundaries - Algiers Riverview Association and the Algiers Point Association. For the purpose of this study, we focused on census tracts one through four, which make up Old Algiers, and used the New Orleans City Planning Department’s neighborhood names. Old Algiers neighborhoods and census tracts:

Census Tract 1: Algiers Point
Census Tracts 2 and 3: McDonogh
Census Tract 4: Whitney

The boundaries of these tracts have changed minimally between 2010 and 2015 (See Appendix 2).

OAMSC is interested in revitalizing, rehabilitating and preserving the historic commercial corridors of Newton and Teche Streets. This report and the recommendations included are centered on Newton Street between Brooklyn and Behrman Avenues and Teche Street between Opelousas Avenue and Ptolemy Street.

The current Comprehensive Zoning Ordinance (CZO) designates all parcels facing Newton and Teche Streets in the study area as HU-MU: Historic Urban Neighborhood Mixed-Use District, with the exception of one Light Industrial parcel.

Old Algiers Neighborhoods

![Old Algiers Neighborhoods](image1.png)
This allows for a wide-range of commercial and residential uses, including active retail and personal service uses along the ground floor with residential uses above. In addition, the corridor is part of the AC-2 Arts and Culture Diversity Overlay District which provides additional permissions for live entertainment. The overlay district expands the list of permitted uses to include Cultural Facilities, Live Performance Venues, and Live Entertainment - Secondary Use, provided they meet the use standards, including those governing the sale of alcoholic beverages, hours of operation, and capacity (New Orleans Comprehensive Zoning Ordinance, Article 18.10). The current zoning of the focus area is compatible with the goals of commercial corridor revitalization and the strategies and recommendations outlined in this report.

**Old Algiers Cultural District**
Louisiana State Cultural Districts are areas that are well recognized within their communities for enjoying high levels of arts, heritage and historic markers. As a designated Cultural district, Old Algiers residents and businesses can obtain both state and federal tax credits for the rehabilitation of historic properties listed on the National Register of Historic Places and/or those that are certified by the State Historic Preservation Office as contributing to the significance of the location. Other benefits of a Cultural District designation include the exemption of local sales tax on the sale of original, one-of-a-kind works of art.

Louisiana’s commercial tax credit can be applied to income generating historic properties and is equal to 25% of eligible renovation costs. The minimum expenditure for rehabilitation must be at least $10,000 and there is a credit cap of $5 million per taxpayer within a particular district. The Federal Historic Rehabilitation Tax Credit program provides a 20% federal income tax credit for the rehabilitation of historic, income producing buildings. The state’s residential tax credit program provides an 18.5% (or 36% for vacant and blighted properties) credit against the owner’s individual state income tax for the rehabilitation of historic owner-occupied structures.
Newton and Teche Corridors: Strengths + Weaknesses

The Newton and Teche corridors are currently characterized by vacant lots and underutilized commercial structures. As a result, residents in the area have limited access to basic needs, including fresh food, healthcare, and personal items. There is also limited accessibility via public transit, no active merchants’ association, and few properties ready for commercial tenants without significant investment in construction and/or rehabilitation. The perception of a lack of safety may also deter potential investors and customers.

However, the corridors, and Old Algiers as a whole, have a number of strengths and opportunities that make it attractive for potential investors. The focus area is close to downtown New Orleans - both via the Crescent City Connection and the ferry - and has relatively affordable commercial and residential real estate in comparison to other centrally located neighborhoods in New Orleans. The Newton and Teche corridors are also located within a walkable street grid with population and income densities that are twice the citywide average (GCR, 2016). Potential large scale developments in and adjacent to the study area and the New Orleans Regional Transit Authority’s (NORTA) transit-oriented development (TOD) strategy for the Algiers Ferry Terminal have the potential to bring investment, residents, and customers to the area. Market analyses of the area also show that there is currently market potential for small, local establishments along the corridors.

However, new commercial and residential investment has the potential to change the character of the area and price out current residents. There is already a lack of affordable housing opportunities for local residents, as more than 60% of renter households in the McDonogh and Whitney neighborhoods are spending over 30% of their income on housing expenses (U.S. Census Bureau, 2015, American Community Survey 5-Year Estimates, Table DP04). While the area has many of the necessary conditions to
attract investment, any efforts to revitalize the area should attempt to avoid the false choice between disinvestment and displacement (DeFilippis, 2002). The study area can draw on rich cultural assets associated with jazz artists and venues and its high concentration of membership-based organizations, including churches, neighborhood associations (Algiers Point Association, Algiers Riverview Neighborhood Association), and social organizations (Krewe of NOMTOC and Mohawk Hunters Mardi Gras Indians) to help chart a path towards reinvestment that benefits the communities and reflects their cultural heritages.

Source: Krewe of Nomtox 2017
Methodology

This report draws on field observations of the study area, meetings with OAMSC board members, interviews with experts on local history and corridor revitalization, reviews of planning reports and documents, and secondary data sources. The study team obtained demographic, economic, and housing characteristic data from the U.S. Census Bureau’s decennial census, the American Community Survey (ACS), and the Longitudinal Employer - Household Dynamics (LEHD) program. The team obtained neighborhood recovery rates from the Data Center, business data from referenceUSA, and property information from the City Tax Assessor website. The transportation analysis draws on a compilation of data from WalkScore ratings, the Bicycle Audit Tool (BAT), and reports created by the New Orleans Regional Transit Authority (NORTA), Ride New Orleans, and the UNO Transportation Institute. See Appendix 1 for a more thorough description of the methodology.
History of Old Algiers
History

The history of what is now known as the Algiers neighborhood is long and complex, often interweaving and diverging from the City of New Orleans. Founded in 1719, Algiers was established as part of France’s “Kings Plantation”, under the ownership of Jean-Baptiste Le Moyne de Bienville. The area is considered the second oldest neighborhood in the city, but was originally established separate from New Orleans. The earliest and darkest periods of Algiers involved the massive trafficking of enslaved peoples in trade between the French Territories and the confinement of enslaved Africans along the river’s edge. During periods of French control of the Louisiana territories, approximately 6,000 enslaved African peoples were transported against their will along the shores of the Mississippi and into Algiers to work at various plantations (Seymour, 1971).

Following several decades of French control, the Louisiana Territory, including Algiers, changed hands from French to Spanish (1762), Spanish to French (1802), and finally from French to American (1803). Despite the shifts, continued subjugation of newly enslaved and descendant African populations plagued Algiers extending well into the 19th century. Following the death of John McDonogh, a prominent plantation owner and educational advocate, in 1850, as per his will, all of the slaves associated with his family were freed from bondage and given a parcel of land from the plantation, which would become known as “Freetown”, located along what is now the McDonogh neighborhood and the City of Gretna.
Despite the emancipation of enslaved Africans following the Civil War (1861-1865), Algiers’ African American population continued to be segregated and omitted through the development of separate-but-equal policies and Jim Crow era regulations. During this period of social and economic segregation, some black-owned businesses were still able to prosper, and new forms of artistic and social expression developed. In Algiers, jazz and blues artists like Memphis Minnie, Red Allen, and Lou Sino played in some of the thirty-nine bars and saloons. Whereas across the Mississippi, the local government began to crack down on sex work, dancing, and live entertainment, Algiers was less regulated and experienced a thriving music scene.

Despite the prevalence of small businesses and the development of local arts and music in the Old Algiers area during the early 20th-century, between early the 1930s and the early 1950s the area saw little investment. At the beginning of the 1950s, Algiers was impacted by two important and detrimental urban renewal projects: the construction of the Greater New Orleans Bridge and the construction of the Fischer Housing Development. The construction of both branches of the Greater New Orleans Bridge, now known as the Crescent City Connection, allowed for increased access to the East and West Banks of the Mississippi. However, the first bridge, which began construction in 1954 and opened in 1958, dissected the neighborhood and destroyed hundreds of homes. Housing was further altered drastically with the development the Fischer Housing Development (Slates, 2008). In 1964, 447 families, of which 252 were homeowners, were removed from their properties in an effort to eliminate “a horrible and depressing slum area and replacing it with a contemporary development which will enhance the value of the entire area” (Slates, 2002, Pg. 41). The project area stretched across a 48-acre tract of land and developed 1,002 low income housing units. The development was the first and only large-scale public housing development located on the West Bank in the Algiers neighborhood (Slates, 2002). Due to disinvestment in programming and the failure of design, the Fischer Housing Development was destroyed and rebuilt under the HOPE IV program starting in 2008. The current layout of the area includes 205 Public Housing Units and 121 affordable units (Swenson, 2015).

In the 1970s and 1980s, employment in the Algiers neighborhood suffered two significant losses. First, the railroad which brought the area a significant amount of local employment closed down. As
a result numerous businesses associated with trans-
portation moved out of the neighborhood, either to
the East Bank facilities or outside of the region. The
second major impact occurred with the oil and gas
crisis in the mid-1980s. During this period employ-
ment in the region dipped and impacted the Algiers
neighborhood, as well as the whole of the West
Bank.

The current social and economic situation of Old
Algiers is the culmination of these social and
historical factors. Furthermore, due to the impacts
caused by Hurricane Katrina, much of the emphasis
of disaster relief monies has been focused on the
East Bank. While Algiers did not flood during the
storm, the neighborhood has since been relatively
neglected over the course of the last decade. This
document seeks to provide strategies of commercial
corridor development that promote Algiers’ history
and supports its longtime residents.
Inside Old Algiers
Inside Old Algiers

Population
The population of Orleans Parish peaked in 1960 and declined steadily prior to Hurricane Katrina. During the 1960s, the economy of Orleans Parish predominantly consisted of oil/gas and related activities, and the port and shipbuilding. As containerization revolutionized the shipping industry and the oil industry busted, the demand for well-paid, unionized labor also shifted away from New Orleans for tourism. Further, white-flight into the suburbs contributed to population loss throughout the city.

The construction of the Greater New Orleans Bridge in 1958 increased access between the East and West Banks of the Mississippi River, allowing Algiers to grow. However, this split the focus area into two, disrupting the community. Soon after, the development of the Fischer Housing Development, the closing of the railroad, and the oil and gas crisis in the 1980s greatly affected the communities within the focus area.
Population Change

Disinvestment became a prominent part of the McDonogh and Whitney neighborhoods for decades, which can be seen in the striking population loss from 1960-2000 when the rate of decline in Old Algiers and its neighborhoods far outpaced that of the city (Table 1).

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<td>Whitney</td>
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Table 1

Sources: U.S. Census Bureau; Population and Housing by Housing Tracts New Orleans 1960 Census 2000 Table SF1

In 2005, Hurricane Katrina and the failure of the federal levees displaced millions of residents from the Gulf Coast and killed more than 1,000 people (Plyer, Shrinath, & Mack, 2015). In New Orleans alone, 70 percent of occupied housing units suffered damage from the storm and hundreds of thousands of residents were displaced (Plyer, 2016). Old Algiers was fortunate enough not to flood. Many neighborhoods along the Mississippi River, including Old Algiers, have actually gained households since Hurricane Katrina, due to their relatively quick recovery from little to no flooding (Nowakowski, 2015).
Old Algiers’ population has grown since 2000, where Orleans Parish’s population has decreased by almost a quarter (Table 2). The lack of flooding and minimal damage from Hurricane Katrina, allowed Old Algiers to maintain its pre-Katrina population. However, when the study area is examined more closely, Algiers Point’s population grew by over 20 percent, which is significantly different from the decline in McDonogh’s (11.1%) and Whitney’s (1.1%) populations. The wealthier residents in Algiers Point allowed this neighborhood to grow despite Hurricane Katrina’s impact.

Ten years since Hurricane Katrina, more than half of the city’s 72 neighborhoods have recovered 90 percent of their pre-Katrina population, and 16 neighborhoods have grown in population since the storm. Neighborhood recovery rates, published by The Data Center (Table 3), show that all three neighborhoods in the study area had recovered at least 100 percent of their pre-Katrina population by June 2008.
These recovery rates were calculated by using the number of residential addresses receiving mail, broken down by neighborhood. The recovery rates show that in the years immediately after Hurricane Katrina, the focus area had more occupied households than before the storm, while the city as a whole was slow to repopulate. By 2016, Algiers Point had almost 13 percent more occupied households and Whitney almost 4 percent. In McDonogh, the number of occupied households slipped to just under 90 percent of pre-Hurricane Katrina levels.

As of 2015, Old Algiers has a similar racial and ethnic makeup to Orleans Parish, with a majority share of African Americans and a small share of residents who identified as neither African American nor white. However, Algiers Point has almost the opposite racial and ethnic makeup of the McDonogh and Whitney neighborhoods, with the majority (76.2%) of Algiers Point residents reporting as white compared to a majority of African American residents in McDonogh (86.4%) and Whitney (83.6%).

Educational Attainment

Educational attainment is critical to a region’s economic success. Educated cities attract people and jobs and are more resilient to economic shocks due to their skills and capacity to adapt to change (Plyer, Shrinath, & Mack, 2015). Old Algiers as a whole has a smaller share of residents with a college degree or higher compared to Orleans Parish - just over a quarter compared to over a third. However, there is considerable variation among neighborhoods within Old Algiers. Algiers Point has the largest share of residents with a bachelor’s degree, and McDonogh has the largest share of residents with less than a high school degree.
of McDonogh and Whitney’s population is African American. Seventy-five percent of Algiers Point population is white. Orleans Parish is 59.5 percent African American.

45% of Algiers Point’s population, aged 25 to 65, has a bachelor’s degree or higher. This is a greater proportion than the McDonogh and Whitney neighborhoods, as well as Orleans Parish.

30% of homes in McDonogh are vacant. Only 8 percent of homes in Algiers Point are vacant. Twenty percent of Whitney homes are vacant, which mirrors Orleans Parish.

80% of McDonogh and Whitney’s population is cost burdened by their housing expenses, compared to 48 percent of Whitney residents, and 40 percent of Algiers Point. Forty percent of Orleans Parish is cost burdened.

63% of residents in McDonogh are cost burdened by their housing expenses, compared to 48 percent of Whitney residents, and 40 percent of Algiers Point. Forty percent of Orleans Parish is cost burdened.

The number of eligible residents not in the labor force is a city-wide problem. Nearly 28 percent of the population aged 16-64 in Old Algiers and 30.6 percent of the population aged 16-64 in Orleans Parish are jobless.

In 2015, the median income of Old Algiers was $32,926. This is less than Orleans Parish’s median income, which was $36,792.
Housing

Housing tenure refers to the financial arrangements of whether a unit is owner-occupied or renter-occupied. As of 2015, Old Algiers as a whole has a similar occupancy rate to Orleans Parish. However, when each neighborhood of Old Algiers is examined, the data show that both McDonogh and Whitney have higher percentages of renter-occupied units than owner-occupied units and higher vacancy rates in comparison to both Algiers Point and Orleans Parish (Appendix 7).

The median home value of Old Algiers as a whole is slightly lower than Orleans Parish’s median home value as of 2015 (Table 4). However, when the focus area is examined, Algiers Point has a significantly higher median home value than McDonogh, Whitney, and Orleans Parish. The median home values of McDonogh and Whitney are significantly lower than Orleans Parish. Further, the median rent of Whitney is the highest of the study area, exceeding the median rental cost for the city. The median rent in McDonogh is the lowest.

<table>
<thead>
<tr>
<th>Median Home Value and Rental Costs, 2015 ($)</th>
<th>Median Home Value</th>
<th>Median Rental Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orleans Parish</td>
<td>192,400</td>
<td>924</td>
</tr>
<tr>
<td>Old Algiers*</td>
<td>187,745</td>
<td>891</td>
</tr>
<tr>
<td>Algiers Point</td>
<td>244,200</td>
<td>922</td>
</tr>
<tr>
<td>McDonogh*</td>
<td>127,791</td>
<td>807</td>
</tr>
<tr>
<td>Whitney</td>
<td>133,400</td>
<td>940</td>
</tr>
</tbody>
</table>

* weighted median

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year estimates, Table DP04
Despite the lower home values and rental costs in Old Algiers, affordability is an issue for many residents. Housing cost burdens are the most used measure of housing affordability. For renters, affordability is the ratio of the gross rent to income, and for homeowners, affordability is the ratio of housing costs, which factor in all associated taxes and benefits, to income. A household is considered “cost burdened” if it spends more than 30 percent of the household’s income on housing. Affordability is an issue for Orleans Parish and Old Algiers. As of 2015, close to two-thirds of homeowners with a mortgage in McDonogh were cost burdened, and almost half of Whitney homeowners with mortgage were cost burdened. Further, almost two-thirds of the renters in McDonogh and Whitney were considered cost burdened, similar to Orleans Parish, and a little over a third of renters in Algiers Point were considered cost burdened (Appendix 8).

**Workforce**

The number of eligible residents not in the labor force in New Orleans is a city-wide problem. As of 2015, 27.7 percent of the population aged 16-64 in Old Algiers and 30.6 percent of the population aged 16-64 in Orleans Parish were jobless (Appendix 9).

An analysis of the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) data set indicates that most Old Algiers residents are employed outside the study area (Figure 2).
Only 73 residents of Old Algiers hold jobs within the study area, and over 2,600 residents work elsewhere outside of the study area (Figure 2). The largest share of these residents commute to the Central Business District (13.2%) and the French Quarter (4.5%). These workers hold jobs in similar industries to residents of Orleans Parish. Approximately 10 percent of residents in both Old Algiers and Orleans Parish work in retail trade and about 15 percent work in health care and social assistance. Further, a little over 17 percent work in accommodation and food services (See Appendix 10).

Household income growth is key to boosting tax bases and supporting local businesses. Despite the progress New Orleans has made in economic strength since Hurricane Katrina, income inequality and low-wage jobs are still prevalent (Nelson, Wolf-Powers, & Fisch, 2015). The median income of Old Algiers was less than Orleans Parish in 2015. Further, the 2014 LEHD data show that most Old Algiers residents, with an exception of Algiers Point, hold jobs that pay between $1,251 and $3,333 per month. These jobs are considered low-wage and are not enough to needed to cover basic expenses for a household consisting of one adult and one child in Orleans Parish (Ibid.). The low median incomes, due to the prevalence of low-wage jobs, make the focus area vulnerable to being pushed out and the need for development in-line with the neighborhoods’ values even more important (See Appendix 11).
**Weighted Median Income 2015**

Orleans Parish: $36,792  
Old Algiers: $32,926*  
**Algiers Point:** $49,789  
McDonogh: $25,917*  
**Whitney:** $30,165

*Weighted median  
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Table DP

---

**Jobs by Earnings of Residents (2014)**

<table>
<thead>
<tr>
<th>Location</th>
<th>No more than $1,250</th>
<th>$1,250 - $3,333</th>
<th>More than $3,333</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orleans Parish</td>
<td>37.3</td>
<td>39.4</td>
<td>23.2</td>
</tr>
<tr>
<td>Old Algiers</td>
<td>36.4</td>
<td>40</td>
<td>23.6</td>
</tr>
<tr>
<td>Algiers Point</td>
<td>51.6</td>
<td>30</td>
<td>18.4</td>
</tr>
<tr>
<td>McDonogh</td>
<td>27.1</td>
<td>46.8</td>
<td>26.1</td>
</tr>
<tr>
<td>Whitney</td>
<td>26.7</td>
<td>45.8</td>
<td>27.5</td>
</tr>
</tbody>
</table>

Current Conditions
Corridor reinvestment strategies can be impacted by several factors, including nearby private development, citywide initiatives, transportation, and tourism in the area. OAMSC efforts must be designed to anticipate and respond to both private and public actions in the area. At the same time, OAMSC should continue to use its position to influence and shape factors that affect the neighborhood, including developments, policies, and public services. This section provides an overview of major ongoing and proposed developments and citywide initiatives that may impact the study area, as well as tourism and transportation analyses of the focus area.

Several large developments have been proposed within and adjacent to the study area, all of which have the potential to impact the focus area by providing more housing, jobs, and customers, and spurring further investment throughout Old Algiers. However, because of the size of these developments, they also have the capacity to change the character of the neighborhood by increasing property values and potentially pricing out current residents. The activity that would be created by these projects represent both an opportunity for Old Algiers and a threat. OAMSC can play an important role in helping to shape these developments by ensuring that neighborhood stakeholders are aware of projects’ statuses and are a part of the public participation process.
Ongoing & Potential Developments

Algiers ferry terminal - NORTA is currently working on Phase I of a transit-oriented development plan for the terminal, which would include minor upgrades to the structure and expanded use of the space. Phase II, which currently does not have funding, would include a potential mixed use redevelopment of the structure.

Kern riverfront property - several projects have been proposed for this land, including mixed use high-rise buildings. OAMSC monitors potential projects and reaches out to the family periodically for updates.

Federal City - an ongoing mixed-use development of a former U.S. Navy base. Future plans call for as many as 1,260 residential units and 350,000 square feet of commercial space. From current plans, it is unclear how this development will integrate into the Algiers neighborhoods.

Patterson Point - a development comprised of 40 lots designated for market-rate single family homes, limited commercial space along Patterson Road, and recreational greenspace. Construction is set to begin in August 2017.

Deep South Studios - a proposed full-production movie studio that would bring jobs to the area and provide a daytime customer base to the corridors.

NOLA City Beach - a proposed man-made private beach club along the riverfront. Offering moderate to high end dining experience and event space.
Citywide Corridor Revitalization Initiatives

Old Algiers Main Street is one of four urban programs of the Louisiana Main Street program that exists within New Orleans. These urban programs were developed in response to the impacts of Hurricane Katrina. The Louisiana program is particularly successful in instances of strong community involvement, and pulls from the focuses of economic vitality, promotion, design, and organization.

A non-exhaustive list of commercial corridors that have undergone recent revitalization across the city include Freret Street, Oretha Castle Haley Boulevard, Oak Street, St. Claude Avenue, and Broad Street. The Oretha Castle Haley Boulevard Merchants and Business Association (OCHBMBBA) exemplifies a strong Main Street organization that was able to attract reinvestment that fits the community’s vision, due, in large part to the presence of socially-driven anchor institutions and a key nonprofit developer (see OCHMBA Case Study pp 27-28). Notably, the examples provided are located in areas that were damaged during Katrina and have received funding as part of recovery efforts. Because Old Algiers did not flood, it was not able to leverage many of these funding sources. Beyond disaster recovery money, financial resources for commercial corridor programs are limited in the city. However, resources in the form of partnerships may be found through several sources, such as connecting a corridor’s interests to those of other nearby enhancement organizations. To do so, OAMSC may choose to partner with nearby neighborhood associations and culturally conscious local businesses, such as Black Star Books and Caffe or the Craige Cultural Center.
Case Study: Oretha Castle Haley Boulevard

Oretha Castle Haley Boulevard in Central City, New Orleans represents a historic commercial corridor that has used the Main Street model to bring reinvestment to the corridor. Formerly Dryades Street, it was a busy commercial strip dating back to the late 19th century and the neighborhood served as a hub of the Civil Rights Movement in New Orleans during the 1960s. Like many inner city neighborhoods across the country, however, Central City experienced disinvestment through the 1970s and 1980s and many of the historic structures along the boulevard fell into disrepair or were demolished.

OCHB MBA was formed in the late 1990s after the arrival of socially-driven nonprofits Café Reconcile and the Ashé Cultural Arts Center to the corridor. The organization applied to become a Louisiana Main Street Community in 2006 and the area became a Louisiana Cultural Products District in 2009. OCHB MBA hired its first executive director in 2006 to lead the organization’s revitalization efforts. The organization played a key role in securing a market analysis of the area by Social Compact – a coalition of business leaders from across the country who promote business investment in lower-income communities for the benefit of current residents – and marketing vacant historic properties. The organization’s mission is to cultivate economic sustainability by retaining and supporting existing businesses, attracting new enterprises that complement the cultural vision of the community, and promoting the commercial district.

As a result of recent investment, Oretha Castle Haley Boulevard and Central City have experienced increased development pressure from historic renovations and rising property values, but the presence of community-oriented institutions and OCHB MBA have been able to retain the character of the neighborhood. OCHB MBA has attempted to influence the development of privately-owned parcels by defining the vision and publicizing the history of the neighborhood. The corridor currently houses cultural and non-profit anchors including Good Work Network, the Youth Empowerment Project, Café Reconcile, and Ashé Cultural Arts Center, as well as restaurants and other culturally-oriented businesses. The corridor was also one
of three initial corridors to benefit from the New Orleans Redevelopment Authority (NORA)’s Facade Renew
program (started in 2014), which provided grants for up to $37,500 to cover up to 75% of facade improve-
ments to commercial storefronts. While OCHBMBA and its partners cannot ensure that all development
along the corridor matches the community’s vision, their efforts have helped to retain space for nonprofits,
cultural institutions, and affordable housing in the neighborhood, while attracting additional investment and
activity.

Gulf Coast Housing Partnership (GCHP) is a non-profit real estate development company that has been lo-
cated on Oretha Castle Haley Boulevard since 2006. In that time, it has been an invaluable partner to OCH-
BMBA, redeveloping several buildings along the corridor and in the neighborhood and serving as a land
bank, acquiring strategic properties for future development. As well as The Muses – a 263 unit mixed-income
development one block from the corridor – GCHP has renovated buildings that house Ashé’s performing
arts space, Café Reconcile, the Tulane City Center, mixed income senior housing, and their own offices. With
the help of a key partner in GCHP, a full-time staff member, a committed group of stakeholders, and a clear
community vision, OCHBMBA has been able to make Oretha Castle Haley Boulevard a vibrant commercial
corridor that reflects the history and culture of the neighborhood.

Sources: Linda Pompa, personal communication, April 4, 2017; OCHBMBA (2017), GCHP (2017)

The New Orleans Commercial Corridor Advisory Committee convened in January 2017 with the goal of
presenting recommendations for a citywide commercial corridor strategy in September 2017. These recom-
mandations are likely to include a new citywide program that would provide staff/operating support to com-
mercial corridors and help coordinate city investments and services to these corridors. It will also propose
tools to link small business development and housing with corridor revitalization and formalize university
support. These proposals will need support, commitment and funding from the city and other partners
before they are implemented and available to Main Street and other community-based revitalization groups
(Seidman, 2017). This could potentially provide additional support for local corridor-based organizations,
such as OAMSC.
Transportation Analysis

There are a number of ways to move around Old Algiers, in addition to private vehicular transportation, including walking, biking, and two public transit options: the bus and the ferry. The varying reliability and efficiency of these systems can make the neighborhood seem isolated from the rest of the city or only a short boat ride away from its center. The intensity of the project area, located near the intersection of Newton and Teche Streets, is approximate to or less than one-quarter mile from both a bus stop and the Mississippi River Trail, a well-used 60-mile long bike and pedestrian path that lines the river’s edge and terminates on the West Bank near the Algiers Point ferry terminal. The ferry terminal is located one-half mile or farther away from this zone. While areas within one-quarter mile of transit are generally considered transit-accessible, the infrequency of bus service in the focus area limits accessibility. Bicycle facilities and sidewalks are also present, but could benefit from improvements.

Ferry

The ferry is used by West Bank residents as a connector to the CBD and French Quarter, as well as by tourists, who get out on the river to visit historic neighborhoods and take in views of downtown New Orleans. A 2013 survey found that the majority of ferry-goers, 62 percent or 1,500, are daily riders who commute to work and the remaining riders are predominantly tourists (Ride New Orleans). According to NORTA, in 2013 the Algiers Point ferry carried close to 1.1 million riders across the river (Ridership on Algiers ferries plummets). In 2014 management of the ferry shifted from NORTA to the private operator Transdev Services, Inc. This move was part of an effort to maintain ferry transit. The implementation of a fare schedule for the previously free ride across the river, and the loss of car transportation on the ferry resulted in decreased ridership. By 2014 annual ridership totaled 449,581 (Ibid.). Today, planned investment for reconstruction of the ferry terminal on the East Bank and two new ferry boats have the potential to increase ridership. The current schedule has the ferry departing from the Canal Street dock and crossing over to the Algiers Point dock every half hour, with operating hours throughout the majority of the day, every day of the week. However, the last ferry returning to
Algiers from the East Bank departs Canal Street at 9:45 pm, making it unfeasible for residents who work late nights in the service industry in the CBD and the French Quarter, with service industry workers representing over 17 percent of those who live in Old Algiers, the single largest industry sector represented (U.S. Census Bureau, 2014).

Bus
Four bus routes intersect the Old Algiers area including: 100-Algiers Loop Owl, 101-Algiers Point, 102-General Meyer, and 108-Algiers Local. All four routes have stops along Newton, whereas the Algiers Local bus is the only one to use Teche. Despite the presence of bus routes and schedules, reliability and frequency are ongoing issues for bus riders. Only the 102 runs more frequently than every hour, and its shortest headways are 35 minutes at peak times. This frequency falls far short of the 15 minute standard that Ride New Orleans uses to define quality transit. At public meetings, Algiers residents have
complained about the reliability of the published schedules, a problem that could be mitigated by increased frequency (Ride Algiers Meeting, March 2017). During the week, only the Algiers Loop Owl serves the area after 10 pm, running with headways of more than one hour and twenty minutes. NORTA is currently preparing a new strategic plan that could alter and improve service in Old Algiers.

**Bike and Pedestrian Usage**

Bike Easy’s 2016 Bike Map Guide indicates that there are bicycle connector routes located throughout Old Algiers in addition to off-street trails along the Mississippi River Trail and the Mardi Gras Boulevard Trail.

For further analysis, micro-level road scores were calculated using the Bike Audit Tool (BAT). Using this method, scores along the corridors varied from -2 to 3 on a 10-point scale ranging from -5 “very unbikeable” to 5 “highly bikeable” (see Appendix 12 for calculations). Lower scores could be improved with the addition of signage, as can be seen in the instance of Teche Street where the score would increase from -2 to 3.

According to the 2015 New Orleans Pedestrian and Bike Count Report, the areas monitored near the project area have relatively low traffic. Notably, the Mississippi River Trail is described as being a route of transportation rather than a recreational facility (PBRI, 2015). The West Bank portion of the trail extends 22 consecutive miles, lining the river and connecting many neighborhoods along the way. The trail counter located at Patterson and
Verret Streets tallied an average 350 users per day during the months of June through October 2014. The report claims that traffic is increasing in areas where bike facilities did not previously exist, as was the case for this location at the time of analysis (PBRI, 2015).

Tourism
Every year millions of individuals come to New Orleans to experience the lifestyle and cultural attractions of the area. Increased marketing of events like Mardi Gras, Jazz Fest, French Quarter Fest, and numerous others have pulled interested tourists from across the nation and the world, as exemplified by the newly established direct flights from London and Frankfurt into the Louis Armstrong New Orleans International Airport. In 2015, 9.78 million people spent approximate $7.05 billion (Larino, 2016). With the upcoming tricentennial, the city is seeking to increase tourism to a total of 13.7 million individuals. Many of these tourists are located a short ferry ride from Old Algiers in downtown New Orleans. By leveraging the historical background and the local culture of Algiers, the neighborhoods have the potential to gain from increased tourism to the West Bank of New Orleans.

The Algiers neighborhoods already have several events that can be advertised at a greater level to attract a larger portion of the tourist economy to the area. The development of a commercial corridor, with an increased focus on local culture and the arts, will bolster and be bolstered by these local cultural festivals. The events include but are not limited to:

**Algiers Folk Art Festival** – This festival, hosted by the Algiers Folk Art Zone and Blues Museum, showcases the local art and music of the Algiers neighborhood, highlighting the unique culture of area.

**Old Algiers RiverFest** – An annual celebration of Old Algiers cultural contributions. Discontinued after 2013, the event was dedicated to promoting and preserving local sounds and art of the west bank of the Mississippi River.

**Algiers Fall Festival** – This event is located in the Federal City portion of Algiers, this festival celebrates the historical connection between Algiers and the military. The festival includes local food, music, and libations.
**Algiers Bonfire & Concert** – This event is organized by the Algiers Economic Development Foundation as a year-end celebration. The bonfire is visible from the East Bank and draws large groups of people every year.

**WestFest** – This event is the West Bank’s version of Super Sunday. Held in the downtown of Algiers, the Mohawk Hunters Mardi Gras Indian Tribe parade showing off at LeBoeuf Street, off L.B. Landry Boulevard.

**Wednesdays at the Point** - An annual summer concert series at the Algiers Ferry Landing organized by the Algiers Economic Development Foundation. The concert series runs throughout June with outdoor concerts each Wednesday evening.
Market Analysis
Market Analysis

As part of the New Orleans Main Street Resilience Plan, GCR Inc. conducted a market analysis of the Newton Street corridor, which they defined as a one-tenth mile radius around Newton Street from Teche Street to Behrman Avenue. They calculated the amount of leakage in several retail categories and found that residents spent almost $1.3 million outside the area at health and personal care stores, $1 million at limited-service eating places, $2.3 million at other general merchandise stores, and over $800,000 at grocery stores (GCR, A-30). Leakage occurs when local residents spend more on certain goods and services than are available in the area, representing unsatisfied consumer demand.

Along the Newton Street corridor, they found a relatively high building vacancy rate of 31 percent, compared to 23 percent along the other corridors studied. Commercial property values rose at a modest 11 percent from 2011 to 2015, compared to 34 percent across all main street corridors covered in the report. While rents are similar to the city as a whole, median home values and sale price per square foot along the corridor are well below the city’s (GCR, A-26 - A-28). The GCR analysis, which shows that Old Algiers is under-retailed and has comparatively low commercial property values, indicates considerable potential for Newton Street to act as a neighborhood-serving commercial corridor. Relatively low property values in the area creates the potential to attract new residents, as well as speculators looking for undervalued property for investment.

Table 6 shows a breakdown of the current businesses in select industries within Old Algiers, by three-digit NAICS code. In addition to a high concentration of religious and civic organizations, over 15 percent of verified businesses in Old Algiers are categorized as home-based, compared to only 6.6 percent for all of Orleans Parish (referenceUSA, 2017). The most common type of home-based businesses in Old Algiers fall into the following categories: accommodation, construction of buildings, and administrative and support services.
While the focus area has a population density of twice the city average (GCR, 2016), Old Algiers is underserved by many businesses, causing residents to travel outside of the area to meet their everyday needs. We calculated pull factors for several industries (at the four- and six-digit NAICS codes levels) based on 2016 estimated sales volume for businesses in Old Algiers, using Old Algiers as the market area and Jefferson and Orleans Parishes as the comparison area. A pull factor represents the ratio of sales in a market area to sales in the comparison area. A pull factor of less than one means that the category produces fewer sales in the market area than would be expected based on average sales in the comparison area, adjusted for per capita income, while a pull factor of greater than one means the area is pulling in customers from outside the market area.

Pull factors significantly below one indicate that consumers are traveling outside of Old Algiers to spend money in those categories. This data could be used to demonstrate to developers that there is untapped demand for goods and services in the area.

<table>
<thead>
<tr>
<th>3-digit Code</th>
<th>Description</th>
<th># of Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>813</td>
<td>Religious, grantmaking, civic, and similar organizations</td>
<td>26</td>
</tr>
<tr>
<td>621</td>
<td>Ambulatory health care services</td>
<td>10</td>
</tr>
<tr>
<td>445</td>
<td>Food and beverage stores</td>
<td>8</td>
</tr>
<tr>
<td>611</td>
<td>Educational services</td>
<td>8</td>
</tr>
<tr>
<td>541</td>
<td>Professional, scientific, and technical services</td>
<td>7</td>
</tr>
<tr>
<td>812</td>
<td>Personal and laundry services</td>
<td>6</td>
</tr>
<tr>
<td>531</td>
<td>Real estate</td>
<td>6</td>
</tr>
</tbody>
</table>

Table 6

Source: ReferenceUSA, 2017
Several important retail categories, including food and beverage stores, health and personal care stores, and credit/financial establishments exhibit weak pull factors and significant leakage in Old Algiers. These findings backs anecdotal observations that many residents travel to Gretna and/or Lower Algiers to do the majority of their shopping, and supports the GCR finding that there is potential for the development of a neighborhood-serving commercial corridor. Analysis of retail categories by 6-digit NAICS codes provides more detail. Table 7 shows select categories by pull factor. A pull factor of zero means that the category was not represented in the data set for Old Algiers.
While consumer lending and dry cleaning exhibit pull factors close to one, several categories are underrepresented or nonexistent in the study area. Supermarkets/other grocery has a modest pull factor of 0.29, indicating that residents are shopping for groceries outside of the study area and that there is demand to support this type of retail activity in Old Algiers. Of the establishments counted in Old Algiers, none are supermarkets and access to fresh foods is limited in the study area. Limited-service restaurants, hardware stores, copy shops, commercial banks, and credit unions all have pull factors of zero because they are not represented in the database for Old Algiers. This analysis confirms GCR’s findings that there is market potential for neighborhood-serving establishments in many retail categories. In the Fall of 2016, OAMSC and the New Orleans Business Alliance (NOLABA) pulled together a focus group of millennials to develop a list of businesses and amenities that they would like to see in Old Algiers to considering buying a home or starting a business there. The list includes restaurants, grocery store, coffee shop, child care center, and office supply store, all of which are under-retailed according to this analysis.
Site Analysis

The Newton and Teche corridors have multiple vacant lots and empty commercial structures. While each of these represent an opportunity for commercial development, the majority of these parcels are privately-owned and will require cooperation of property owners. This section provides an overview of potential development sites and identifies five areas that encompass clusters of sites. Pre-development analysis for the parcels in the cluster areas is included in Appendix 13. The study team identified potential development sites, understood as clustered focus areas, represented in Figure 7.
Cluster Areas of Selected Sites

The study team identified potential areas development, understood as clustered focus areas. These areas were identified based on available or vacant properties within close proximity to one another. The clustering of sites creates a line of sight, linking the revitalization efforts along the corridors as they develop.

- **Teche Cluster 1:** Within this area, obtaining and utilizing as many of the southeastern lots as possible would establish a large area to generate development. The undeveloped concrete lot may serve as off-street parking for a future business. Keeping the existing commercial building would be economically resourceful, in addition to maintaining the architectural integrity of the recognizable corner building within the community. The church parking lot could serve as a temporary use when services are not being held. This area has the potential to draw in business from nearby Opelousas Avenue and patrons contributing to commercial activity at John’s Seafood.

- **Teche Cluster 2:** This area begins at the intersection of Diana Street, only one block from the Newton-Teche corridor intersection. It can provide a visible impact along Teche Street by filling in the vacant properties that currently disrupt the continuation of residential and commercial use.

- **Newton/Teche Cluster:** This space can be used to visually establish the Teche-Newton corridor intersection. For the same reasons as Teche Focus Area 1, the commercial building on the southeastern lot should be restored for use.

- **Newton Cluster 1:** This cluster can take advantage of all four corners being vacant and the close proximity to the Newton-Teche intersection. An additional consideration exists in the residential northwestern lot of 923 Nunez Street, which has over $15,000 of back taxes that could be leveraged as a tactic in the acquisition process. That lot is also located in the Algiers Point Historic District.

- **Newton Cluster 2:** Use what’s available there: A commercial lot on Vallette Street, an available NORA lot, and obtainable lots on either side of Newton Street. This area is in a prime location between two highly used one-way streets with church activity and a bus stop located on the same block.
Proposed and Desired Uses
Previous work done by OAMSC, during meetings with local stakeholders, has identified desired uses for the vacant lots and empty storefronts. These include a grocery store, office space, art space, hair salon, and a dog park. Other interests for the region included increased security, historic and art tours, and the further development of bike safety. In this section proposed uses have been matched with selected sites based on the available lot size.

Average Square Footage per Proposed Use
- Pharmacy with store in front: 2,000
- Financial institutions: 3,000
- Full-scale grocery store: 45,000
- Hardware store: 8,000
- Coffee shop: 1,200
- Community garden: 3,000-3,500 (10-12 plots)
- Restaurant: 1,200 - 2,000
Currently, the average size of a grocery store is measured at over 45,000 square feet. For a store of this size the only suitable area is the large open lot located north of Opelousas Avenue, between Atlantic Avenue and Thayer Street. This lot is currently priced for sale at $5 million and would necessitate substantial investment.

A hardware store, bike shop, or garden shop could manage to fill the corner lots of 922 Teche Street and 630 Newton Street. The majority of the remaining recommended uses, other than a full-scale grocery store, should be able to locate at any of the selected sites.

Recently, there has been a trend to establish smaller, fresh foods markets within mixed residential and commercial areas. One such example is Simone’s Market, located at 8207 Oak St. This 3,000-square foot location, utilizes 1,650 square feet for retail shopping. The store emphasizes the sale of fresh produce, including space for local farmers to sell directly, while also incorporating a butcher shop, prepared foods, and other goods.

The incorporation of a smaller grocer that markets the availability of fresh goods along the Newton and Teche corridors is a high demand development for the area. While there are various small corner stores throughout the area, they are often reliant on the sale of prepackaged items rather than quality or fresh foods. The incorporation of a fresh small-scale food market would complement the other locations, without coopting substantial business. The City of New Orleans’ Fresh Food Retailer Initiative was created to increase the number of supermarkets, grocery stores, and other fresh food markets in low-income, underserved communities across Orleans Parish. The program, administered by Hope Enterprise Corporation, provides up to $1 million in interest-bearing and forgivable loans (with a maximum of $500,000 in forgivable loans) to projects bringing fresh fruits and vegetables to underserved communities, with no minimum store size. The program has funded the Circle Food Store in the Seventh Ward, The Whole Foods/Refresh Project in Mid-City, Dryades Public Market in Central City, and Robert Fresh Market in the Bywater/Marigny (Biz New Orleans, 2017).
Strategies
The following strategies are meant to provide potential avenues that OAMSC can pursue in order to further its mission. Where possible, potential funding sources are identified. The strategies have been organized under four categories: community organizing, commercial development, residential development, and infrastructure. Where appropriate, they have been divided between short-, medium-, and long-term strategies.

Community Organizing

OAMSC has worked for over twenty years to bring stakeholders together to advance the interests of the focus area. Continuing to bring in stakeholders to develop a coherent corridor identity based on the perspectives of local business operators and residents can encourage investment guided by values that benefit the current communities. By publicizing the cultural history of the area and the community’s vision for its future, OAMSC can help to influence future development to ensure that it meets the community’s needs. A successful corridor-based program requires a highly coordinated effort. Successful efforts can be led by a volunteer-based organization, however, it is very difficult to move initiatives forward without at least one paid staff member. While operational funding for Main Street organizations is difficult to come by, the potential for a citywide commercial corridor program or fundraising by OAMSC could help to fill this gap. Once projects are identified, an intern from a local university could help to facilitate outreach, research, and logistics.

Short-term:
Expand Reach of OAMSC: OAMSC works to bring community members together through public events and meetings with key stakeholders. However, commercial corridor revi-
talization and reinvestment requires effort, energy, and buy-in from all stakeholders, including business owners, church groups, and cultural and civic organizations. While these stakeholders do not need to be formal board members of OAMSC it may be possible to engage them on specific committees. An immediate step could be for OAMSC to form a task force focused on attracting new involvement. Bringing local business owners and other community anchors together in an OAMSC committee could help to foster the formation of a merchants association. Old Algiers has a high percentage of home-based businesses. OAMSC should attempt to involve them in efforts and gather information about their needs.

Informational and promotional materials help to keep residents and business owners engaged and aware of planning efforts in an area. OAMSC currently publishes a quarterly newsletter and disseminates information at community meetings, such as the Building Blocks event held in April 2017. Promotional materials that focus on strengths of the corridors could be developed for potential business owners and developers. The information provided by the continuation of paper newsletters can be bolstered through an increased and updated web and social media presence. An updated website could provide information not only for residents but also for visitors and prospective property owners wanting more information about Old Algiers.

**Continue Work with Elected Officials and City Agencies to Advance OAMSC Goals:** OAMSC has lobbied for support from past mayoral administrations with limited success. However, the City of New Orleans is currently considering several policies that could impact investment and equity in Old Algiers. Many cities with effective Main Street organizations have dedicated funding and staff from the Mayor’s Office. While New Orleans Main Street organizations have not received funding or support from the city, the citywide Commercial Corridor Advisory Committee expects to recommend staff and operational support from the city level. OAMSC should join with other Main Street organizations to lobby current mayoral candidates to support funding for a citywide program. OAMSC should also advocate for
increased transit service to the area and the adoption of the Smart Housing Mix inclusionary housing ordinance.

Medium-term:

Refine the Vision: While corridor-based programs cannot determine exactly how a corridor will develop, it is important to develop a vision with community input and communicate this vision explicitly to board members, community members, elected officials, and potential developers. OAMSC has held visioning sessions in the past, including the Newton Street Now community forum in 2007 and the first Building Blocks event in 2015, which set up a street fair along a closed block of Newton Street and encouraged attendees to write on the “Idea Wall”, compiling a diverse list of businesses and services that would be a good fit for the neighborhood. OAMSC is currently working with NOLABA to bring potential homeowners and entrepreneurs together to discuss what would make Old Algiers appealing to them. OAMSC hosted a community meeting in April 2017 under the Building Blocks umbrella to provide community members with information about economic activity in the area and connect them with resources for homeownership and business formation and expansion. OAMSC should build off these meetings to help create and market a narrative that includes the cultural history of the study area as well as the community’s hopes for the future that will help to shape development to meet the community’s needs. Publishing a formal vision that can be posted on its website and shared with residents, business owners, and potential funders and investors can help to shape future development.

Organize and Promote Public Events: The incorporation of public events can help to bring activity and recognition to a corridor. By temporarily closing streets and utilizing vacant lots, OAMSC or a partner can provide space to house vendors, food trucks, and performances. OAMSC could bring together local businesses, neighborhood associations, and cultural institutions to host a public festival highlighting the cultural history of Old Algiers with jazz performances and local artists. In the past, OAMSC has hosted a street fair, community meetings and tours, and visioning sessions. Public events should draw on the strengths of the
area residents. OAMSC could attempt to facilitate or publicize smaller events, such as poetry readings or art exhibits, or organize walking tours focused on the homes of important jazz musicians and jazz venues. The development and proper marketing of these events has the potential to have numerous advantageous effects, including the increased economic development of the region, and the continuation of the coalescence towards community identity. 2018 marks New Orleans’ tricentennial, while the following year marks Algiers’. OAMSC should bring together neighborhood groups and stakeholders to determine how the area will participate in the city’s celebration of the anniversary to highlight its historic contributions.

Support Public Art: The incorporation of temporary and permanent art installations throughout the corridors can enhance and beautify vacant storefronts and public spaces. Property owners of empty storefronts and vacant lots may be willing to grant artist’s permission to temporarily display their art. Local university and K–12 students along with prominent artists in the community can be leveraged to create the art projects. Publicizing these installations and hosting public events to highlight them would bring activity to the corridors. OAMSC would need to coordinate funding and establish a curatorial process to ensure that artists and artwork selected are representative of the community’s desires.

During the fall of 2017, the Algiers neighborhood will take part in the Prospect.4 Arts Event. This event allows artists to present a broad range of perspectives, locally, nationally, and internationally. The two works that have been selected for the Algiers neighborhood seek to resonate with the city of New Orleans—aesthetically, musically, culturally, spiritually, historically, and environmentally. As participants with this event, there will be a greater amount of movement to the West Bank to experience the installations. This event provides a unique opportunity for local artists to expand upon the works that have been selected, and show their artwork to broader audiences. The utilization of this event will allow local artists to help form and reinforce the cultural identities of the area.
Long-term: Obtain Funding for a Full-time Employee: Successful programs often have a full-time staff dedicated to program management (Jacobus and Hickey, 2007). With the assistance of a full-time program manager, OAMSC would be better equipped to provide the necessary oversight and build upon the current community relationships to act as the lead agency. As mentioned above, this strategy will be impacted by the extent to which a citywide program is implemented and successful. In the absence of a citywide program, OAMSC should seek funding from local foundations, such as an Impact grant from the Greater New Orleans Foundation. While the grant is currently closed, GNOF lists preserving and growing Greater New Orleans’ unique and rich cultural heritage as one of the goals of the grant.
Commercial Development

Commercial corridors link the consumer or the individual to perception or character of a neighborhood. Thus, consciously chosen retail can be used to accurately represent and benefit the area with culturally significant small businesses in addition to necessary residential needs. Whereas consumers from outside the area are more likely to desire patronizing retail shops and restaurants, full-time residents are more heavily impacted by the development of grocery stores, banks, and pharmacies (Chapple and Jacobus, 2009). By articulating and communicating the community vision for the corridors to potential developers and investors, OAMSC can help to ensure that future commercial development will meet the community’s needs.

Short-term:
Build Relationships with Developers: OAMSC can help to set the vision, coordinate stakeholders, and push initiatives forward. However, Main Street organizations are not often in a position to directly own and develop land. One of the best ways to shape the character of development is to have a real estate developer as a partner in the campaign. OAMSC meets regularly with developers and property owners in the area and has had conversations with developers about a potential partnership. OAMSC should continue to identify mission-aligned developers around the city and attempt to attract them to the project area corridors to provide affordable housing and commercial space. OCHBMA's efforts were aided by the presence of Gulf Coast Housing Partnership.

Market Vacant Properties: Vacant properties can lead to the decline of property values and become a host to crime. OAMSC can establish or strengthen relationships with property owners and expand its role as the central repository of information about property in the focus area by maintaining an inventory of vacant and underutilized lots and property-owners current intentions for the property. OAMSC has reached out to NORA regularly to inquire about the availability of any of its lots and should continue to keep this line of communication open.
With the permission of property owners, OAMSC can take on the role of marketing vacant properties on the corridors and act as a clearinghouse of information for prospective buyers and developers. Partnering with a realtor committed to the community vision for the project area can help to increase OAMSC’s role in marketing properties and attracting investment. OAMSC can help to promote the state tax credit benefits of rehabilitating structures within a Cultural District (which includes the entire focus area) and connect potential developers with state officials to provide further assistance. This marketing should include information about funding options.

**Medium-term:**

**Support Business Expansion:** Old Algiers has a relatively high percentage of home-based businesses. OAMSC can help to connect entrepreneurs looking to expand with resources and opportunities and encourage them to locate along the corridors to bring attention and economic gains to the area. A following by the businesses’ customers could benefit surrounding upcoming businesses. OAMSC has an existing partnership with the NOLABA that may be expanded to include assistance to entrepreneurs looking to expand their businesses. OAMSC would need to conduct further outreach and/or host events to identify potential entrepreneurs and investors. OAMSC should work to connect small businesses to potential financing sources, including Lift Fund, The Fund, and the Small Business Association (SBA) Loan Programs, including microloans, 504 real estate & equipment loans, and 7(a) general small business loans.

**Explore Opportunities Shared Business Support Space:** Many of the home-based businesses (25 verified and 332 unverified business) and non-profits (2 verified and 11 unverified) in the area may lack the scale and resources necessary to rent the amount of space required to function and grow. OAMSC should identify if this is a demand for individuals and organizations who could potentially expand to occupy vacant business space along the corridors. If so, a shared business support space could provide services such as print/copy services, desk space, and meeting space, for local home businesses or non-profits. Cur-
rently, home-based businesses without this sort of space are forced to rely on large business support chain retailers for copy/print and other services. Having a shared space could allow businesses to share the cost of these services. OAMSC could strengthen its partnership with NOLABA to provide this type of space as well as technical assistance. Propeller, in Broadmoor, acts as a business incubator with shared workspace for social entrepreneurs, while the Ice House in mid-city and the Warehouse in the Bywater provide other examples of shared spaces.

**Advocate for Inclusion in Facade Improvement Programs:** Improvements to building facades can make a commercial corridor more visually appealing for customers and potential investors. NORA’s Facade Renew program, launched in 2014, provided grants for up to 75 percent of project costs (with a maximum of $37,500) for high-quality facade improvements that enhance the appearance of retail storefronts and commercial buildings, eliminate economic blight and address non-conforming design standards along select commercial corridors (NORA). While the program is no longer active, NORA is researching funding opportunities to revive the program and should have an update by summer 2017. If the program is continued, OAMSC should advocate for Newton and Teche to be included as eligible corridors.
The Community Land Trust (CLT) model is a non-profit organization governed by a board of residents, community members, and public representatives holds title to land in a given geographic region to develop community assets and permanently affordable housing opportunities for families and communities. While homeownership opportunities are the prime focus of many CLTs, they also develop agriculture projects, community-serving commercial spaces, and affordable rental housing (Rosenburg & Yuen, 2013).

A CLT can acquire property in many ways. In some cases, the municipality or other public agency which holds title to underutilized land will transfer it to the CLT. In other cases, the CLT will raise capital to purchase and develop land. The CLT model can provide homeownership opportunities for low- and moderate-income households by acquiring land and developing homes for sale at prices below market-rate. Eligible households receive homebuyer education and purchase the home with a standard, fixed rate mortgage. The homebuyer owns the home, while the CLT retains partial ownership of the land. The CLT provides support throughout the process, while the homeowner shares in the benefits of homeownership, including appreciation of the property. When the homebuyer wishes to sell, the homeowner is entitled to a portion of the increased value of the home, while the CLT assists in finding another eligible household to ensure that the unit remains permanently affordable.

The CLT model can also provide affordable rental housing by acquiring and developing land (or contracting with a non-profit developer) and renting to eligible households at rates that are affordable to low-income households. Many CLTs also provide services to their households, including home maintenance education, savings programs, and homeownership education (CCCLT, 2017). A true commercial CLT would hold title to the land and sell the commercial structure(s) to business owners and or partner organization which would then be able to share in the equity gained as the property appreciates in value.
However, while many CLTs hold commercial property, few have utilized this model. The most common model is for a CLT to own and develop commercial property and either lease directly to tenants or sign a master lease with an anchor tenant, who then subleases to individual business owners. Some CLTs use the rents from commercial properties to cross-subsidize their affordable housing efforts, while others do so to provide affordable space for nonprofits or community-oriented businesses and prevent commercial gentrification in developing neighborhoods.

In New Orleans, the Crescent City Community Land Trust (CCCLT) acts as an umbrella organization which helps to fund and support community-based CLTs. In the past, CCCLT has shown interest in acting as a commercial Community Land Trust (CLT), acquiring land and selling the commercial structures to a neighborhood-based organization that would manage the project. While they have not yet successfully acted on this model, they have helped to support the redevelopment of the Pythian building on Loyola Avenue, which contains a mix of workforce housing and community-serving commercial space. On their website, they list “Bringing Back Commercial Corridors” as one of the ways that they support commercial development (CCCLT, 2017).

**Commercial CLT:**
The CLT model can also be utilized to provide community assets, including community-oriented commercial space. Non-residential properties owned by a CLT would be able to provide office space for nonprofits or subsidized rents for community-serving retail or startup businesses. CCCLT’s Futures Fund can provide acquisition and predevelopment loans and other types of financing to projects that provide commercial community benefits. Identifying and forming a partnership with a mission-aligned developer will be necessary to move towards the formation of a CLT. OAMSC has had preliminary discussion with a developer and should continue to explore a potential partnership. OAMSC could form a Commercial CLT in partnership with CCCLT or act as a convener and attempt to identify another community organization or coalition that would be willing to own and develop land for community purposes.
Residential CLT:
The large number of vacant and underutilized lots along the Newton and Teche corridors and in the surrounding area make Old Algiers a prime candidate for the CLT model to not only preserve affordability, but to encourage re-development. However, relatively few of these properties are owned by the City of New Orleans or NORA, making land acquisition a challenge. The parcels are also scattered, requiring more expensive infill development. However, CCCLT provides knowledge, expertise, and potential funding for CLT activities. OAMSC would need to form a partnership with a mission-aligned developer and work with CCCLT to discuss potential activities for a CLT in Old Algiers. In Mid-City, CCCLT has worked with Jane Place Neighborhood Sustainability Initiative (JSNI) to take ownership of and develop a building with four permanently affordable rental units aimed at households earning 60% of Area Median Income (AMI). The primary developer on the project was Alembic Community Development and JSNI utilized a variety of funding sources, including pre-development grant from CCCLT, HOME funds from the City of New Orleans, and state and federal tax credits (CCCLT, 2013). These apartments represent the city’s first permanently affordable housing development (Sayre, 2015). A CLT focused on homeownership and affordable rental units would strengthen the community and prevent residential displacement. JSNI can act as a local model for this type of organization. CCCLT’s Future’s Fund can provide acquisition and predevelopment loans and other types of financing to projects that provide affordable housing and other community benefits.
Residential Development

While OAMSC is primarily focused on revitalizing and preserving the historic commercial corridors of Old Algiers, a successful corridor-based strategy must address residential development to ensure sustained affordability and ensure that future development benefits the long-time residents of the surrounding neighborhoods. Focusing on residential development will also strengthen the customer base for potential commercial establishments along the corridors.

Short-term:

**Promote Homebuyer Assistance Programs:** Homeownership is a key method of building wealth and preventing displacement. Providing homeownership education and counseling can help local residents learn about the potential advantages and pitfalls of home buying. Furthermore, these programs can help potential buyers access low interest loans or loans that necessitate a smaller down payment. OAMSC should explore partnerships with organizations that provide homeownership counseling and education, such as the Neighborhood Development Foundation (NDF) and Neighborhood Housing Services (NHS) to provide services to residents of the neighborhood. The Preservation Resource Center (PRC) also offers courses focusing on FHA 203(k) renovation loans, which can help home buyers purchase and renovate historic homes. The Finance Authority of New Orleans (FANO) currently provides grants of up to 4% of the loan amount to eligible homebuyers in order to assist with closing costs. OAMSC has worked with NOLABA to provide information and resources to individuals looking to purchase property in the area. These efforts should be continued and expanded. OAMSC can act as a clearinghouse of information for residents looking to purchase property in the area.

**Advocate for Inclusion in Smart Housing Mix:** The City Planning Commission (CPC) recently completed a Smart Housing Mix Ordinance study at the request of the City Council. The purpose of the study
was to make recommendations on an inclusionary zoning ordinance for the city. Inclusionary ordinances require or incentivize developers of large projects to include affordable units on-site or otherwise contribute a locality’s affordable housing goals. In February 2017, the CPC adopted recommendations that would require developers of projects with 10 or more rental or homeownership units to set aside 12% of the units as affordable. Developers of projects with 5 to 9 units would be allowed to provide a modest in-lieu fee payment. The next steps are for the City Council to review the recommendations and direct the CPC to consider a text amendment to the Comprehensive Zoning Ordinance to adopt the recommendation in this study. The recommendations include a portion of the city in which inclusionary zoning would be mandatory and a portion in which it would be optional. The draft maps have Old Algiers included in the mandatory zone, but they have not yet been finalized. Inclusion in the mandatory zone will insure projects with 10 or more units will include on-site affordable units. OAMSC should reach out to elected officials to show support for such an ordinance and ensure that Old Algiers is included in the mandatory zone. Depending on the timing, an inclusionary housing ordinance could ensure that large-scale private developments in and around Old Algiers provide housing opportunities for low- to moderate-income families. The state senate has recently passed a bill that would prevent localities from passing mandatory inclusionary zoning ordinances. As of this writing, it is unclear whether or not this will become law, but OAMSC should support inclusionary housing programs whether they are mandatory or voluntary. While this ordinance may face opposition from some developers and residents, it is a key tool to combat the affordability crisis in New Orleans and Old Algiers.

**Promote Homeowner Rehabilitation Programs:** Helping current homeowners rehabilitate their homes is a key way to rehabilitate the housing stock in a neighborhood, increase neighborhood stability, and prevent displacement. The City’s Neighborhood Housing Improvement Fund (NHIF) was developed in 1991 to eliminate blight and unsafe conditions in neighborhoods and to promote and preserve homeownership and provide safe, affordable rental housing. However, until 2015, the fund was mainly used for blight
removal and code enforcement, often to the detriment of low-income homeowners without the funds to bring their properties up to code. In 2015, the City Council voted to change the guiding principles to focus on helping homeowners repair and rehabilitate their homes. However, the city has not yet released information on how homeowners can access this funding. OAMSC, working with the councilperson for Old Algiers, should make efforts to connect homeowners in need of assistance rehabilitating their homes with these funds. Rebuilding Together New Orleans (RTNO) also provides aging in place repairs, energy-efficiency repairs and moderate kitchen and bathroom repairs to low-income homeowners in select neighborhoods, including Algiers Riverview. RTNO prioritizes homeowners by need, focusing on the elderly, military veterans, and single heads of households.

**Explore Opportunities for Artist Housing:** Providing affordable housing for artists can help to maintain the cultural history and character of Old Algiers. Artspace, Minneapolis-based non-profit real estate developer with a portfolio of over 35 major affordable live/work projects for artists across the country, is currently developing a project to provide affordable living and work space for low- to moderate-income artists, cultural workers, and their families at the Bell School campus in the Tremé. In addition to owning and operating arts facilities, Artspace provides consulting services and an online toolkit to communities searching for arts-related space needs. The most applicable service is a Preliminary Feasibility Visit, which begins with phone and email conversations, includes a two-day visit for meetings and presentations, and results in a written report to summarize findings and recommend next steps. The cost varies, but can be significant. An exact quote can obtained from contacting the coordinator for this Artspace program. The online toolkit helps you determine the feasibility yourself. You are guided through these five sections: Project Concept, Artists Market Analysis, Site Analysis, Identifying Funding Sources, and Local Leadership. The online toolkit is a $1,000 membership to have online access for six months. Other examples of artist housing in New Orleans include the Bywater Art Lofts, the Blue Plate Artist Lofts, and St. Joe Lofts in the Warehouse district, all of which contain affordable units for artists.
Infrastructure Needs

Short-term:  
Advocate for Streetscape Improvements: Walkable, complete streets, with access for all users, make a commercial corridor more pleasant for pedestrians, cyclists, and drivers. Adequate sidewalks, tree plantings, bike paths, and landscaping help to create a safer and more fulfilling experience for neighborhood residents and visitors. Newton Street has received modest improvements, including street repaving and the installation of ADA compliant curb ramps. However, the corridor would still benefit from beautification efforts. OAMSC partnered with SOUL NOLA for a tree planting initiative in the Spring of 2017. OAMSC could work with business owners, neighborhood associations, and social institutions along the corridors to increase tree and shrub plantings along sidewalks.

Organize Safety and Cleanliness Outreach Efforts: Crime and the perception of crime is a universal barrier to retail development. Whether or not the perception is accurate, misperception alone negatively impacts potential spending in a market area. Perception can be interpreted through the cleanliness of streets and conditions of infrastructure (Retail Trade, 2009). Commercial district revitalization programs often incorporate cleanup efforts into strategies, along with commercial real estate development. In addition, efforts toward improvement of code enforcement, removal of graffiti, and an increase of or access to greenspace have been found to make an area more welcoming to potential future residents and consumers. These programs typically hire security firms or safety ambassadors and can also assist with facade improvement loans to confront blight. OAMSC, in collaboration with other nearby neighborhood organizations, could organize trash cleanup and recycling efforts. OAMSC can also encourage homes and businesses to utilize citizen-provided security cameras that are registered with the NOPD as part of its SafeCam NOLA initiative to deter and document crime.
Medium-term:

Promote Bicycle Infrastructure: Bike League’s Bicycle Friendly Community Report (2014) found the City of New Orleans has strong bike advocacy and outreach, but lacks the engineering, education, and enforcement necessary to develop it into a bike-friendly environment. Adding a shared road bike facility along Teche Street would greatly strengthen this environment within Old Algiers, while also improving the likelihood of usage by residential and commuter consumers. Teche Street should be of particular interest as it has the potential to connect at least three of the Algiers connector routes identified in the Bike Easy map (Figure 5). The addition of a route here would extend accessibility within the neighborhood and the larger study area, without the detachment and inconvenience of users migrating further away to access the Mississippi River Trail. Funding for pedestrian and bicycle projects would best be met by having the parish apply for the Local Road Safety Program on behalf of the area. This program provides signage, bicycle lanes, bicycle parking facilities and storage, retrofitting of sidewalks and crosswalks, traffic/pedestrian signal improvement, and traffic calming. Project costs will cover design, construction, engineering, testing and inspection, materials, and services. Maximum funding is set at $500,000 per project.

Long-term:

Advocate for Transit Improvements: NORTA is currently developing a strategic plan that will include Old Algiers. OAMSC should advocate for improved connectivity of public transit routes within and between neighborhoods, as well as to the ferry terminal, downtown, and with Jefferson Transit hubs. Frequency and reliability is key to improving the mobility of area residents and is currently lacking here. The current schedule does not consider service industry workers who are unable to return to Algiers during late hours. Transit development options should also be interconnected and promote one another. This is necessary in instances where bikers cannot access the East Bank without use of the ferry. Transdev manages the para-transit, streetcar, ferry and bus operations in collaboration with RTA. This partnership conveniently allows for access to all platforms through use of its mobile Integrated Pass. Additionally, the rising parking rates in
downtown New Orleans make private transportation more unaffordable for low-income residents. Local businesses alliances may be able to organize ride partnerships or carpooling for a more affordable method for workers to access the East Bank. OAMSC should continue to advocate for increased transit service in Old Algiers, focused on connecting residents to jobs.

**Improve Signage/Wayfinding:** Signage and wayfinding can serve a dual purpose of orienting traffic within the neighborhood and amongst its amenities while defining a sense of place; each of the following methods has the potential to do both. Gateway markers could be located at neighborhood or district entry points; currently two exist for Old Algiers, one near the focus area at the intersection of Newton Street and Landry Avenue, and one outside of the ferry terminal. Additionally, neighborhood orientation signs with maps could be placed around Old Algiers, at edges, and/or along the vantage point of the Mississippi River Trail. Included maps could highlight desired destinations and include distances along with preferred routes for both pedestrians and bikers. Banners for businesses, community events, and local information could line existing metal posts. Emphasis on historic elements through signage could be further contributed to through use of Historic District/Neighborhood street signs and culturally significant home plaques. OAMSC should continue to work with the Preservation Resource Center to place plaques on historic sites in the area (a full inventory of plaques related to jazz history can be found in the Appendix 14). Neighborhood-specific or artistic elements could be incorporated to showcase Old Algiers, for example through street paintings or on placards for tour stops. Signage that links to sites of cultural significance or showcases the work of local artists can contribute to neighborhood pride for passersby and residents, while signage for established business can direct potential patrons to establishments.
Conclusion

Old Algiers has several characteristics that make it attractive to investors, as evidenced by the major proposed and ongoing developments in the area. However, its affordable real estate and proximity to downtown have the potential to attract investment that could ignore the cultural heritage and displace long-time residents of the area. While encouraging investment in the Newton and Teche corridors, OAMSC and the community must attempt to get out ahead of development and define and publicize the community’s vision for future development.

One lesson of our findings is that driving reinvestment is difficult work, especially without the help of a full-time program manager. Because the majority of the underutilized properties are scattered and privately held, OAMSC will need the cooperation of property owners, as well as community anchors.

While the strategies identified in this report build upon the invaluable work that OAMSC has conducted over the past two decades, we believe that the recommendations described in this report can benefit the organization over the course of the next twenty years. The next steps will necessitate continued community outreach that will guide the vision and efforts of OAMSC. The study team recommends that OAMSC prioritize engaging the local small and home-based business community; advocating for funding of a full-time program manager; developing and publishing a narrative around what Old Algiers represents and values; and forming a partnership with a mission-driven developer for the Newton and Teche corridors. Finally, the team recommends that the OAMSC promote the development of a Community Land Trust to create and preserve affordable residential and commercial space in the area.
Appendices
Appendix 1: Methodology

Secondary Data
Demographic, economic, and housing data were obtained from the U.S. Census Bureau’s decennial censuses, American Community Survey, and Longitudinal Employer-Household Dynamics (LEHD) program. The team obtained neighborhood recovery rates from the Data Center and business data from the reference-USA. The data regarding median income was weighted in order to take into account the census tracts with different population numbers.

Various planning reports and publications discussing Main Streets, commercial corridor revitalization plains, and New Orleans’ specific plans were analyzed in order to gain a better understanding of potential strategies for OAMSC.

Transportation
The transportation analysis was conducted using a combination of methods including the Bicycle Audit Tool and WalkScore ratings; review of reports conducted by NORTA, Ride New Orleans, UNO Transportation Institute, and information reported in newspaper articles.

The Bicycle Audit Tool (BAT) analyzes current conditions of particular streets from the block level. An inventory is prepared for each street to identify the presence of bike facilities, road safety, and road intensity. For this assessment the roads of Newton, Teche, Opelousas, Behrman, and Landry/Whitney were considered, for sections within the study area. BAT results fall within a 10-point scale ranging from -5 “very un-bikeable” to 5 “highly bikeable”.

WalkScore and BikeScore are pre-identified results that determine the accessibility of pedestrians and bikers based on distance and routes to destinations. Scores fall along a scale of 0-100. Factors are assessed using multiple data sources, such as Census, city government, and public data. WalkScore considers population density and road metrics, whereas BikeScore looks at bike infrastructure, topography, and connectivity.

Predevelopment
The predevelopment assessment was initiated by creating a list of potential properties for development. This list was generated by noting visibly vacant sites, and reviewing current listings from real estate websites and the NORA database. Then, parcel information for each property was researched on the City Tax Assessor website. After identifying vacant and available properties, focus areas were created where
potential sites were clustered together or near one another. Close proximity was expected to allow for visible development to impact other lots along the corridor. Prioritizing the utilization of existing structures and corner lots was heavily weighted. Assessment of current conditions of the properties, such as being located within historic districts and back taxes being owed, was also considered for each lot within the focus areas.

Mapping
The mapping for this document has utilized numerous sources including the U.S. Census Bureau, USA Reference, U.S. Bureau of Labor and Statistics, ESRI online database, and the NOLA gov website. The mapping was conducted using ESRI ArcMap 10.4 and some post-production utilized Adobe Illustrator CS4.

Interviews
The interviews for this document have been conducted over the phone and the interview process utilized a semi-structured strategy. This strategy allows for the researcher to obtain answers to specific questions about the future of the Newton and Teche corridor, while also allow the interviewee to elaborate about his/her experience in the region and perspectives for the future. The flexibility of this strategy often allows for new questions and perspectives to be developed, which might result in more appropriate questions for future interviews.
Appendix 2: Census Tract Change 2000-2015

City Planning departments often designate neighborhood boundaries along Census tract boundaries. New Orleans City Planning boundaries were developed in the 1970s and 1980s and were the only existing neighborhood designations that did not overlap (The Data Center, 2016). Further, these designated neighborhoods closely followed Census tract boundaries, making it more feasible to organize data at the neighborhood and Census tract level.

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## Appendix 3: Population Change

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<td>Old Algiers</td>
<td>14,823</td>
<td>15,357</td>
<td>13,687</td>
<td>11,616</td>
<td>8,178</td>
<td>7,760</td>
<td>6,702</td>
<td>7,909</td>
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<tr>
<td>Tract 1, Algiers Point</td>
<td>5,256</td>
<td>4,501</td>
<td>3,785</td>
<td>3,062</td>
<td>2,272</td>
<td>2,381</td>
<td>2,298</td>
<td>2,872</td>
</tr>
<tr>
<td>Tracts 2 McDonogh</td>
<td>3,557</td>
<td>3,280</td>
<td>2,806</td>
<td>2,601</td>
<td>1,593</td>
<td>1,347</td>
<td>1,197</td>
<td>1,334</td>
</tr>
<tr>
<td>Tract 3, McDonogh</td>
<td>3,641</td>
<td>3,654</td>
<td>3,076</td>
<td>2,741</td>
<td>1,708</td>
<td>1,468</td>
<td>1,231</td>
<td>1,168</td>
</tr>
<tr>
<td>Tract 4, Whitney</td>
<td>2,369</td>
<td>3,922</td>
<td>4,020</td>
<td>3,212</td>
<td>2,605</td>
<td>2,564</td>
<td>1,945</td>
<td>2,535</td>
</tr>
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</table>

<table>
<thead>
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<th></th>
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<td>Orleans Parish</td>
<td>10</td>
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<tr>
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<td>-15.1</td>
<td>-29.6</td>
<td>-5.1</td>
<td>-13.6</td>
<td>1.9</td>
</tr>
<tr>
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<td>-15.9</td>
<td>-19.1</td>
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<td>4.8</td>
<td>-3.5</td>
<td>20.6</td>
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<tr>
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<td>-7.8</td>
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<td>-7.3</td>
<td>-38.8</td>
<td>-15.4</td>
<td>-11.1</td>
<td>11.4</td>
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<tr>
<td>Tract 3, McDonogh</td>
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<td>-10.9</td>
<td>-37.7</td>
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<td>-16.1</td>
<td>-5.1</td>
</tr>
<tr>
<td>Tract 4, Whitney</td>
<td>65.6</td>
<td>2.5</td>
<td>-20.1</td>
<td>-18.9</td>
<td>-1.6</td>
<td>-24.1</td>
<td>-1.1</td>
</tr>
</tbody>
</table>

## Appendix 4: Hurricane Katrina Recovery Rates

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>June-05</th>
<th>June-08</th>
<th>June-09</th>
<th>June-10</th>
<th>June-11</th>
<th>June-12</th>
<th>June-13</th>
<th>June-14</th>
<th>June-15</th>
<th>June-16</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Orleans*</td>
<td>203,457</td>
<td>146,174</td>
<td>154,592</td>
<td>162,115</td>
<td>170,607</td>
<td>174,825</td>
<td>177,682</td>
<td>179,888</td>
<td>181,766</td>
<td>184,638</td>
</tr>
<tr>
<td>Algiers Point</td>
<td>1,322</td>
<td>1,351</td>
<td>1,417</td>
<td>1,429</td>
<td>1,395</td>
<td>1,402</td>
<td>1,406</td>
<td>1,464</td>
<td>1,479</td>
<td>1,493</td>
</tr>
<tr>
<td>McDonogh</td>
<td>1,270</td>
<td>1,323</td>
<td>1,281</td>
<td>1,279</td>
<td>1,202</td>
<td>1,222</td>
<td>1,227</td>
<td>1,234</td>
<td>1,157</td>
<td>1,137</td>
</tr>
<tr>
<td>Whitney</td>
<td>1,006</td>
<td>1,007</td>
<td>995</td>
<td>1,009</td>
<td>994</td>
<td>999</td>
<td>1,008</td>
<td>1,026</td>
<td>1,031</td>
<td>1,045</td>
</tr>
</tbody>
</table>

### Recovery Rates (%)

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>June 2008</th>
<th>June 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Orleans*</td>
<td>71.8</td>
<td>90.8</td>
</tr>
<tr>
<td>Old Algiers</td>
<td>102.3</td>
<td>102.1</td>
</tr>
<tr>
<td>Algiers Point</td>
<td>102.2</td>
<td>112.9</td>
</tr>
<tr>
<td>McDonogh</td>
<td>104.2</td>
<td>89.5</td>
</tr>
<tr>
<td>Whitney</td>
<td>100.1</td>
<td>103.9</td>
</tr>
</tbody>
</table>

*total of all New Orleans neighborhoods

Sources: The Data Center analysis of data from Valassis, Inc. Residential and Business Database.

Notes: Trends in residential addresses receiving mail can serve as a useful indicator of the rate of change in occupied housing units. However, active residential addresses are not the same as occupied housing units. For the decennial census, the Census Bureau defines an occupied housing unit as the usual place of residence for an individual or group of individuals on Census Dap (April 1). The U.S. Postal Service (USPS) defines a residential address as actively receiving mail if mail has been picked up within the previous 90 days. The USPS counts of active residential addresses may be higher than Census Bureau counts of occupied households because the USPS enumerates each room in group quarters such as college dormitories, military quarters, and single room occupancies (residences for formerly homeless persons). “The Census Bureau does not include group quarters in its count of occupied housing units.”
Appendix 5: Racial and Ethnic Makeup, 2015

<table>
<thead>
<tr>
<th></th>
<th>Orleans Parish</th>
<th>Old Algiers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>%</td>
</tr>
<tr>
<td><strong>Total population</strong></td>
<td>376,738</td>
<td>100</td>
</tr>
<tr>
<td>One race</td>
<td>371,056</td>
<td>98.5</td>
</tr>
<tr>
<td>Two or more races</td>
<td>5,682</td>
<td>1.5</td>
</tr>
<tr>
<td><strong>One race</strong></td>
<td>371,056</td>
<td>98.5</td>
</tr>
<tr>
<td>White</td>
<td>129,195</td>
<td>34.3</td>
</tr>
<tr>
<td>Black or African American</td>
<td>224,306</td>
<td>59.5</td>
</tr>
<tr>
<td>American Indian &amp; Alaska Native</td>
<td>855</td>
<td>0.2</td>
</tr>
<tr>
<td>Asian</td>
<td>11,388</td>
<td>3</td>
</tr>
<tr>
<td>Native Hawaiian &amp; Other Pacific Islander</td>
<td>102</td>
<td>0</td>
</tr>
<tr>
<td>Some other race</td>
<td>5,210</td>
<td>1.4</td>
</tr>
<tr>
<td><strong>Two or more races</strong></td>
<td>5,682</td>
<td>1.5</td>
</tr>
<tr>
<td>White &amp; Black or African American</td>
<td>1,899</td>
<td>0.5</td>
</tr>
<tr>
<td>White &amp; American Indian &amp; Alaska Native</td>
<td>950</td>
<td>0.3</td>
</tr>
<tr>
<td>White &amp; Asian</td>
<td>840</td>
<td>0.2</td>
</tr>
<tr>
<td>Black or African American &amp; American Indian &amp; Alaska Native</td>
<td>336</td>
<td>0.1</td>
</tr>
<tr>
<td><strong>HISPANIC OR LATINO</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hispanic or Latino (of any race)</td>
<td>20,601</td>
<td>5.5</td>
</tr>
<tr>
<td>Not Hispanic or Latino</td>
<td>356,137</td>
<td>94.5</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, Census 2000 Table SF1; American Community Survey, 2005, 2006-2010, and 2011-2015 American Community Survey 5-Year Estimates, Tables DP01 and DP04
<table>
<thead>
<tr>
<th></th>
<th>Tract 1, Algiers Point</th>
<th>Tract 2, McDonogh</th>
<th>Tract 3, McDonogh</th>
<th>Tract 4, Whitney</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>%</td>
<td>#</td>
<td>%</td>
</tr>
<tr>
<td><strong>Total population</strong></td>
<td>2,872</td>
<td>100</td>
<td>1,334</td>
<td>100</td>
</tr>
<tr>
<td>One race</td>
<td>2,743</td>
<td>95.5</td>
<td>1,309</td>
<td>98.1</td>
</tr>
<tr>
<td>Two or more races</td>
<td>129</td>
<td>4.5</td>
<td>25</td>
<td>1.9</td>
</tr>
<tr>
<td><strong>One race</strong></td>
<td>2,743</td>
<td>95.5</td>
<td>1,309</td>
<td>98.1</td>
</tr>
<tr>
<td>White</td>
<td>2,189</td>
<td>76.2</td>
<td>179</td>
<td>13.4</td>
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<tr>
<td>Black or African American</td>
<td>423</td>
<td>14.7</td>
<td>1,125</td>
<td>84.3</td>
</tr>
<tr>
<td>American Indian &amp; Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>23</td>
<td>0.8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Native Hawaiian &amp; Other Pacific Islander</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Some other race</td>
<td>108</td>
<td>3.8</td>
<td>5</td>
<td>0.4</td>
</tr>
<tr>
<td><strong>Two or more races</strong></td>
<td>129</td>
<td>4.5</td>
<td>25</td>
<td>1.9</td>
</tr>
<tr>
<td>White &amp; Black or African American</td>
<td>12</td>
<td>0.4</td>
<td>14</td>
<td>1</td>
</tr>
<tr>
<td>White &amp; American Indian &amp; Alaska Native</td>
<td>59</td>
<td>2.1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>White &amp; Asian</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Black or African American &amp; American Indian &amp; Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>317</td>
<td>11</td>
<td>44</td>
<td>3.3</td>
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<tr>
<td>Not Hispanic or Latino</td>
<td>2,555</td>
<td>89</td>
<td>1,290</td>
<td>96.7</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, Census 2000 Table SF1; American Community Survey, 2005, 2006-2010, and 2011-2015 American Community Survey 5-Year Estimates, Tables DP01 and DP04
### Appendix 6: Educational Attainment, 2015

<table>
<thead>
<tr>
<th></th>
<th>Orleans Parish</th>
<th>Old Algiers</th>
</tr>
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<tr>
<td>Age 25-65</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total:</td>
<td>214,320</td>
<td>4,709</td>
</tr>
<tr>
<td>#</td>
<td>%</td>
<td>#</td>
</tr>
<tr>
<td>Less than high school graduate:</td>
<td>27,822</td>
<td>13</td>
</tr>
<tr>
<td>In labor force:</td>
<td>13,773</td>
<td>6.4</td>
</tr>
<tr>
<td>Not in labor force</td>
<td>14,049</td>
<td>6.6</td>
</tr>
<tr>
<td>High school graduate (includes equivalency):</td>
<td>48,601</td>
<td>22.7</td>
</tr>
<tr>
<td>In labor force:</td>
<td>31,993</td>
<td>14.9</td>
</tr>
<tr>
<td>Not in labor force</td>
<td>16,608</td>
<td>7.7</td>
</tr>
<tr>
<td>Some college or associate’s degree:</td>
<td>59,853</td>
<td>27.9</td>
</tr>
<tr>
<td>In labor force:</td>
<td>45,589</td>
<td>21.3</td>
</tr>
<tr>
<td>Not in labor force</td>
<td>14,264</td>
<td>6.7</td>
</tr>
<tr>
<td>Bachelor’s degree or higher:</td>
<td>78,044</td>
<td>36.4</td>
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<tr>
<td>In labor force:</td>
<td>67,285</td>
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</tr>
<tr>
<td>Not in labor force</td>
<td>10,759</td>
<td>5</td>
</tr>
<tr>
<td>Age 25-65</td>
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<td>Tract 2, McDonogh</td>
</tr>
<tr>
<td>-----------</td>
<td>------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Total:</td>
<td># 1,950</td>
<td>% 100</td>
</tr>
<tr>
<td>Less than high school graduate:</td>
<td># 197</td>
<td>% 10.1</td>
</tr>
<tr>
<td>In labor force:</td>
<td># 83</td>
<td>% 4.3</td>
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<tr>
<td>Not in labor force</td>
<td># 114</td>
<td>% 5.8</td>
</tr>
<tr>
<td>High school graduate (includes equivalency):</td>
<td># 246</td>
<td>% 12.6</td>
</tr>
<tr>
<td>In labor force:</td>
<td># 89</td>
<td>% 4.6</td>
</tr>
<tr>
<td>Not in labor force</td>
<td># 157</td>
<td>% 8.1</td>
</tr>
<tr>
<td>Some college or associate's degree:</td>
<td># 620</td>
<td>% 31.8</td>
</tr>
<tr>
<td>In labor force:</td>
<td># 550</td>
<td>% 28.2</td>
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<tr>
<td>Not in labor force</td>
<td># 70</td>
<td>% 3.6</td>
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<tr>
<td>Bachelor's degree or higher:</td>
<td># 887</td>
<td>% 45.5</td>
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<tr>
<td>In labor force:</td>
<td># 783</td>
<td>% 40.2</td>
</tr>
<tr>
<td>Not in labor force</td>
<td># 104</td>
<td>% 5.3</td>
</tr>
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</table>

Source: U.S. Census Bureau, Educational Attainment by Employment Status for the Population 25 to 64 Years, Table B23006
### Appendix 7: Housing Tenure, 2015

<table>
<thead>
<tr>
<th></th>
<th>Orleans Parish</th>
<th>Old Algiers</th>
<th>Tract 1, Algiers Point</th>
<th>Tract 2, McDonogh</th>
<th>Tract 3, McDonogh</th>
<th>Tract 4, Whitney</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>%</td>
<td>#</td>
<td>%</td>
<td>#</td>
<td>%</td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>191,951</td>
<td>100</td>
<td>4,248</td>
<td>100</td>
<td>1,579</td>
<td>100</td>
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<tr>
<td>Vacant Housing Units</td>
<td>38,811</td>
<td>20.2</td>
<td>851</td>
<td>20</td>
<td>125</td>
<td>7.9</td>
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<tr>
<td>Occupied Housing Units</td>
<td>153,140</td>
<td>79.8</td>
<td>3,397</td>
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<td>1,454</td>
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<tr>
<td>Occupied Units</td>
<td>153,140</td>
<td>100</td>
<td>3,397</td>
<td>100</td>
<td>1,454</td>
<td>100</td>
</tr>
<tr>
<td>Owner Occupied Units</td>
<td>70,843</td>
<td>46.3</td>
<td>1,449</td>
<td>42.7</td>
<td>731</td>
<td>50.3</td>
</tr>
<tr>
<td>Renter Occupied Units</td>
<td>82,297</td>
<td>53.7</td>
<td>1,948</td>
<td>57.3</td>
<td>723</td>
<td>49.7</td>
</tr>
<tr>
<td>1-person household</td>
<td>64,319</td>
<td>42</td>
<td>1,541</td>
<td>45.4</td>
<td>701</td>
<td>48.2</td>
</tr>
<tr>
<td>2-person or more household</td>
<td>88,822</td>
<td>58</td>
<td>1,856</td>
<td>54.6</td>
<td>753</td>
<td>51.8</td>
</tr>
</tbody>
</table>

Appendix 8: Monthly Gross Rent / Housing Costs as a Percentage of Household Income, 2015

<table>
<thead>
<tr>
<th></th>
<th>Orleans Parish</th>
<th>Old Algiers</th>
<th>Tract 1, Algiers Point</th>
<th>Tract 2, McDonogh</th>
<th>Tract 3, McDonogh</th>
<th>Tract 4, Whitney</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>%</td>
<td>#</td>
<td>%</td>
<td>#</td>
<td>%</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>With a mortgage*</td>
<td>38,782</td>
<td>100</td>
<td>895</td>
<td>100</td>
<td>511</td>
<td>100</td>
</tr>
<tr>
<td>Less than 30%</td>
<td>22,740</td>
<td>58.6</td>
<td>479</td>
<td>53.5</td>
<td>309</td>
<td>60.5</td>
</tr>
<tr>
<td>30% or more</td>
<td>16,042</td>
<td>41.4</td>
<td>416</td>
<td>46.5</td>
<td>202</td>
<td>39.5</td>
</tr>
<tr>
<td>Without a mortgage*</td>
<td>31,080</td>
<td>100</td>
<td>512</td>
<td>100</td>
<td>204</td>
<td>100</td>
</tr>
<tr>
<td>Less than 30%</td>
<td>24,819</td>
<td>79.9</td>
<td>419</td>
<td>81.8</td>
<td>159</td>
<td>77.9</td>
</tr>
<tr>
<td>30% or more</td>
<td>6,261</td>
<td>20.1</td>
<td>93</td>
<td>18.2</td>
<td>45</td>
<td>22.1</td>
</tr>
<tr>
<td>Renter Occupied units Paying rent*</td>
<td>74,430</td>
<td>100</td>
<td>1,807</td>
<td>100</td>
<td>634</td>
<td>100</td>
</tr>
<tr>
<td>Less than 30%</td>
<td>29,161</td>
<td>39.2</td>
<td>830</td>
<td>45.9</td>
<td>396</td>
<td>62.5</td>
</tr>
<tr>
<td>30% or more</td>
<td>45,269</td>
<td>60.8</td>
<td>977</td>
<td>54.1</td>
<td>238</td>
<td>37.5</td>
</tr>
</tbody>
</table>

*excluding units where selected monthly owner or renter costs as a percentage of household income cannot be computed

Source: U.S. Census Bureau, Selected Housing Characteristics 2011-2015 American Community Survey 5-Year Estimates, Table DP04
## Appendix 9: Employment Status, 2015

<table>
<thead>
<tr>
<th></th>
<th>Orleans Parish</th>
<th>Old Algiers</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Population aged 16-64</strong></td>
<td>#</td>
<td>%</td>
</tr>
<tr>
<td>In labor force</td>
<td>182,383</td>
<td>69.4</td>
</tr>
<tr>
<td>Not in labor force</td>
<td>80,322</td>
<td>30.6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Tract 1, Algiers Point</th>
<th>Tract 2, McDonogh</th>
<th>Tract 3, McDonogh</th>
<th>Tract 4, Whitney</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Population aged 16-64</strong></td>
<td>#</td>
<td>%</td>
<td>#</td>
<td>%</td>
</tr>
<tr>
<td>In labor force</td>
<td>1,615</td>
<td>74.7</td>
<td>643</td>
<td>65.9</td>
</tr>
<tr>
<td>Not in labor force</td>
<td>548</td>
<td>25.3</td>
<td>332</td>
<td>34.1</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau. 2011-2015 American Community Survey 5-Year Estimates Sex by Age by Employment Status for the Population 16 Years and Over, Table B23001
## Appendix 10: Worker Inflow & Outflow 2014

<table>
<thead>
<tr>
<th></th>
<th>Orleans Parish</th>
<th>Old Algiers</th>
<th>Tract 1, Algiers Point</th>
<th>Tract 2, McDonogh</th>
<th>Tract 3, McDonogh</th>
<th>Tract 4, Whitney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employed in the Selection Area</td>
<td>171,116</td>
<td>918</td>
<td>241</td>
<td>192</td>
<td>103</td>
<td>382</td>
</tr>
<tr>
<td>Living in the Selection Area</td>
<td>135,752</td>
<td>2710</td>
<td>1,040</td>
<td>388</td>
<td>424</td>
<td>858</td>
</tr>
<tr>
<td>Net Job Inflow (+) or Outflow (-)</td>
<td>35,364</td>
<td>1792</td>
<td>-799</td>
<td>-196</td>
<td>-321</td>
<td>-476</td>
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</table>

### In-Area Labor Force Efficiency (Primary Jobs)

<table>
<thead>
<tr>
<th></th>
<th>Orleans Parish</th>
<th>Old Algiers</th>
<th>Tract 1, Algiers Point</th>
<th>Tract 2, McDonogh</th>
<th>Tract 3, McDonogh</th>
<th>Tract 4, Whitney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living in the Selection Area</td>
<td>135,752</td>
<td>2,710</td>
<td>1,040</td>
<td>388</td>
<td>424</td>
<td>858</td>
</tr>
<tr>
<td>Living and Employed in the Selection Area</td>
<td>77,649</td>
<td>73</td>
<td>28</td>
<td>14</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Living in the Selection Area but Employed Outside</td>
<td>58,103</td>
<td>2,637</td>
<td>1,012</td>
<td>374</td>
<td>422</td>
<td>854</td>
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### In-Area Employment Efficiency (Primary Jobs)

<table>
<thead>
<tr>
<th></th>
<th>Orleans Parish</th>
<th>Old Algiers</th>
<th>Tract 1, Algiers Point</th>
<th>Tract 2, McDonogh</th>
<th>Tract 3, McDonogh</th>
<th>Tract 4, Whitney</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employed in the Selection Area</td>
<td>171,116</td>
<td>918</td>
<td>241</td>
<td>192</td>
<td>103</td>
<td>382</td>
</tr>
<tr>
<td>Employed and Living in the Selection Area</td>
<td>77,649</td>
<td>73</td>
<td>28</td>
<td>14</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Employed in the Selection Area but Living Outside</td>
<td>93,467</td>
<td>845</td>
<td>213</td>
<td>178</td>
<td>101</td>
<td>378</td>
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### Appendix 11: Workers Primary Jobs, 2014

<table>
<thead>
<tr>
<th></th>
<th>Orleans Parish</th>
<th>Old Algiers</th>
<th>Tract 1, Algiers Point</th>
<th>Tract 2, McDonogh</th>
<th>Tract 3, McDonogh</th>
<th>Tract 4, Whitney</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>%</td>
<td>#</td>
<td>%</td>
<td>#</td>
<td>%</td>
</tr>
<tr>
<td>Total Primary Jobs</td>
<td>135,752</td>
<td>100</td>
<td>2,710</td>
<td>100</td>
<td>1,040</td>
<td>100</td>
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<tr>
<td><strong>Jobs by Worker Age</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Age 29 or younger</td>
<td>35,149</td>
<td>25.9</td>
<td>608</td>
<td>22.4</td>
<td>181</td>
<td>17.4</td>
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<tr>
<td>Age 30 to 54</td>
<td>73,683</td>
<td>54.3</td>
<td>1,597</td>
<td>58.9</td>
<td>651</td>
<td>62.6</td>
</tr>
<tr>
<td>Age 55 or older</td>
<td>26,920</td>
<td>19.8</td>
<td>505</td>
<td>18.6</td>
<td>208</td>
<td>20</td>
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<tr>
<td><strong>Jobs by Earnings</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$1,250 per month or less</td>
<td>31,550</td>
<td>23.2</td>
<td>639</td>
<td>23.6</td>
<td>191</td>
<td>18.4</td>
</tr>
<tr>
<td>$1,251 to $3,333 per month</td>
<td>53,521</td>
<td>39.4</td>
<td>1,085</td>
<td>40</td>
<td>312</td>
<td>30</td>
</tr>
<tr>
<td>More than $3,333 per month</td>
<td>50,681</td>
<td>37.3</td>
<td>986</td>
<td>36.4</td>
<td>537</td>
<td>51.6</td>
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<tr>
<td><strong>Jobs by Worker Race</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>White Alone</td>
<td>60,564</td>
<td>44.6</td>
<td>1,258</td>
<td>46.4</td>
<td>845</td>
<td>81.3</td>
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<tr>
<td>Black or African American</td>
<td>69,749</td>
<td>51.4</td>
<td>1,371</td>
<td>50.6</td>
<td>157</td>
<td>15.1</td>
</tr>
<tr>
<td>American Indian or Alaska Na-</td>
<td>489</td>
<td>0.4</td>
<td>18</td>
<td>0.7</td>
<td>9</td>
<td>0.9</td>
</tr>
<tr>
<td>tive Alone</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>0.3</td>
</tr>
<tr>
<td>Asian Alone</td>
<td>3,522</td>
<td>2.6</td>
<td>33</td>
<td>1.2</td>
<td>141.3</td>
<td></td>
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<tr>
<td>Native Hawaiian or Other Pac-</td>
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<td>1</td>
<td>0.1</td>
<td>0</td>
<td>0.1</td>
</tr>
<tr>
<td>fic Islander Alone</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
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<tr>
<td>Two or More Race Groups</td>
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<td>1</td>
<td>29</td>
<td>1.1</td>
<td>14</td>
<td>1.3</td>
</tr>
<tr>
<td><strong>Jobs by Worker Ethnicity</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not Hispanic or Latino</td>
<td>129,844</td>
<td>95.6</td>
<td>2,605</td>
<td>96.1</td>
<td>981</td>
<td>94.3</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>5,908</td>
<td>4.4</td>
<td>105</td>
<td>3.9</td>
<td>59</td>
<td>5.7</td>
</tr>
</tbody>
</table>

77
<table>
<thead>
<tr>
<th>Jobs by Worker Sex</th>
<th>Male</th>
<th>Female</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>64,856</td>
<td>70,896</td>
</tr>
<tr>
<td></td>
<td>47.8</td>
<td>52.2</td>
</tr>
<tr>
<td></td>
<td>1,284</td>
<td>1,426</td>
</tr>
<tr>
<td></td>
<td>47.4</td>
<td>52.6</td>
</tr>
<tr>
<td></td>
<td>495</td>
<td>545</td>
</tr>
<tr>
<td></td>
<td>47.6</td>
<td>52.4</td>
</tr>
<tr>
<td></td>
<td>185</td>
<td>203</td>
</tr>
<tr>
<td></td>
<td>47.7</td>
<td>52.3</td>
</tr>
<tr>
<td></td>
<td>215</td>
<td>209</td>
</tr>
<tr>
<td></td>
<td>50.7</td>
<td>49.3</td>
</tr>
<tr>
<td></td>
<td>389</td>
<td>469</td>
</tr>
<tr>
<td></td>
<td>45.3</td>
<td>54.7</td>
</tr>
</tbody>
</table>


Notes: Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.
Appendix 12: Bicycle Audit Tool Analysis

Audit

- Is there a bike facility?
- Is there a dedicated, separated space for bicyclists on the roadway?
- Is there a continuous facility for the entire block (excluding intersections)?
- Are there obstructions/debris or road surface hazards on the facility?
- Speed (posted limit)
- Road Intensity (Is this a major street?)

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Bike Facility</th>
<th>Dedicated Space</th>
<th>Continuous Facility</th>
<th>Obstructions / Debris</th>
<th>Posted Speed</th>
<th>Major Road</th>
<th>Total Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newton St*</td>
<td>(Yes +5)</td>
<td>(No -1)</td>
<td>(No -1)</td>
<td>(Yes -1)</td>
<td></td>
<td>(Yes -1)</td>
<td>3</td>
</tr>
<tr>
<td>Teche St</td>
<td>0</td>
<td>-1</td>
<td>-1</td>
<td>0</td>
<td></td>
<td>0</td>
<td>-2</td>
</tr>
<tr>
<td>Opelousas Ave</td>
<td>0</td>
<td>-1</td>
<td>-1</td>
<td>0</td>
<td>-1</td>
<td>0</td>
<td>-3</td>
</tr>
<tr>
<td>Behrman Ave</td>
<td>0</td>
<td>-1</td>
<td>-1</td>
<td>-1</td>
<td>0</td>
<td>0</td>
<td>-3</td>
</tr>
<tr>
<td>Landry Blvd / Whitney Ave</td>
<td>5</td>
<td>-1</td>
<td>0</td>
<td>-1</td>
<td>-1</td>
<td>0</td>
<td>2</td>
</tr>
</tbody>
</table>

*Street names refer to portions of the street within Old Algiers
## Tax Assessor Information

<table>
<thead>
<tr>
<th>Property Location</th>
<th>Land Area (sq ft)</th>
<th>Land Value 2017</th>
<th>Building Value 2017</th>
<th>Taxable Assessment 2017</th>
<th>Back Taxes</th>
<th>Listed Owner</th>
<th>Cluster Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1000 Teche</td>
<td>4,448</td>
<td>13,300</td>
<td>53,400</td>
<td>9,340</td>
<td>0</td>
<td>HORTON JOHN E</td>
<td>Newton 1</td>
</tr>
<tr>
<td>922 Teche</td>
<td>17,398</td>
<td>32,600</td>
<td>200,800</td>
<td>0</td>
<td>0</td>
<td>PRIDE OF ALGIERS</td>
<td>Newton 1</td>
</tr>
<tr>
<td>941 Teche</td>
<td>3,328</td>
<td>16,600</td>
<td>275,900</td>
<td>35,550</td>
<td>266</td>
<td>MUHAMMAD SAIYAHTA J</td>
<td>Newton 1</td>
</tr>
<tr>
<td>416 Newton</td>
<td>3,968</td>
<td>11,900</td>
<td>0</td>
<td>1,190</td>
<td>1,665</td>
<td>NORA</td>
<td>Newton 1</td>
</tr>
<tr>
<td>923 Nunez</td>
<td>4,012</td>
<td>20,100</td>
<td>25,800</td>
<td>5,880</td>
<td>15,985</td>
<td>TMS INVESTMENTS L L C</td>
<td>Newton 2</td>
</tr>
<tr>
<td>441 Newton</td>
<td>4,001</td>
<td>12,000</td>
<td>0</td>
<td>0</td>
<td>23,736</td>
<td>MOUNT PILGRIM CHURCH</td>
<td>Newton 2</td>
</tr>
<tr>
<td>500 Newton</td>
<td>3,104</td>
<td>15,500</td>
<td>0</td>
<td>1,550</td>
<td>0</td>
<td>THOMAS DEAN L</td>
<td>Newton 2</td>
</tr>
<tr>
<td>501 Newton</td>
<td>3,999</td>
<td>12,000</td>
<td>44,000</td>
<td>0</td>
<td>0</td>
<td>COMMON GROUND</td>
<td>Newton 2</td>
</tr>
<tr>
<td>504 Newton*</td>
<td>3,104</td>
<td>15,500</td>
<td>0</td>
<td>1,550</td>
<td>0</td>
<td>THOMAS DEAN L</td>
<td>Newton 2</td>
</tr>
<tr>
<td>630 Newton</td>
<td>8,930</td>
<td>44,600</td>
<td>36,700</td>
<td>9,970</td>
<td>0</td>
<td>CRW INVESTMENT &amp; SERVICES, LLC</td>
<td>Newton 3</td>
</tr>
<tr>
<td>940 Verret</td>
<td>1,770</td>
<td>8,900</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>GREATER PROVIDENCE BAPTIST</td>
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<tr>
<td>1000 Verret</td>
<td>1,968</td>
<td>5,900</td>
<td>0</td>
<td>590</td>
<td>4</td>
<td>COSTELLO ANTHONY J</td>
<td>Newton 3</td>
</tr>
<tr>
<td>401 Slidell</td>
<td>3,968</td>
<td>19,800</td>
<td>0</td>
<td>1,980</td>
<td>0</td>
<td>KAUFMAN DAVID B</td>
<td>Teche 1</td>
</tr>
<tr>
<td>*405 Slidell</td>
<td>4,224</td>
<td>12,700</td>
<td>0</td>
<td>1,270</td>
<td>0</td>
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<td>Teche 1</td>
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<tr>
<td>719 Teche</td>
<td>5,120</td>
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<td>1,540</td>
<td>11</td>
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<tr>
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<td>3,744</td>
<td>18,700</td>
<td>0</td>
<td>1,870</td>
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<tr>
<td>342 Slidell</td>
<td>7,488</td>
<td>37,400</td>
<td>111,700</td>
<td>20,500</td>
<td>0</td>
<td>CANE VENTURES LLC</td>
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<tr>
<td>341 Slidell</td>
<td>2,632</td>
<td>7,900</td>
<td>0</td>
<td>790</td>
<td>596</td>
<td>NORA</td>
<td>Teche 1</td>
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<tr>
<td>400 Diana</td>
<td>4,096</td>
<td>12,300</td>
<td>0</td>
<td>1,230</td>
<td>8,661</td>
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<td>Teche 2</td>
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<td>11,700</td>
<td>28,300</td>
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<tr>
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<td>12,300</td>
<td>99,100</td>
<td>11,140</td>
<td>77.53</td>
<td>AUGUSTINE CHARLES L</td>
<td>Teche 2</td>
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<tr>
<td>1129 Teche</td>
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<td>12,100</td>
<td>0</td>
<td>1,210</td>
<td>12,821</td>
<td>HENRY JOHN JR, HENRY LEO</td>
<td>Teche 2</td>
</tr>
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</table>

*indicates lot connected to the listing above; Source: New Orleans Tax Assessor
## Property Viewer Information

<table>
<thead>
<tr>
<th>Property Location</th>
<th>Property Class</th>
<th>Zoning District</th>
<th>FLU</th>
<th>Overlay</th>
<th>Historic District</th>
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<tr>
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<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
<td>None</td>
</tr>
<tr>
<td>923 Nunez</td>
<td>Commercial</td>
<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
<td>Algiers Point</td>
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<td>630 Newton</td>
<td>Commercial</td>
<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
<td>Algiers Point</td>
</tr>
<tr>
<td>500 Newton</td>
<td>Residential</td>
<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
<td>Algiers Point</td>
</tr>
<tr>
<td>504 Newton</td>
<td>Residential</td>
<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
<td>Algiers Point</td>
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<tr>
<td>401 Slidell</td>
<td>Commercial</td>
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<td>MUL</td>
<td>AC-2</td>
<td>None</td>
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<td>MUL</td>
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<td>None</td>
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<td>MUL</td>
<td>AC-2</td>
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<td>MUL</td>
<td>Partial AC-2</td>
<td>None</td>
</tr>
<tr>
<td>341 Slidell</td>
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<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
<td>None</td>
</tr>
<tr>
<td>922 Teche</td>
<td>Exempt</td>
<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
<td>Algiers Point</td>
</tr>
<tr>
<td>941 Teche</td>
<td>Commercial</td>
<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
<td>Algiers Point</td>
</tr>
<tr>
<td>416 Newton</td>
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<td>MUL</td>
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<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
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<td>719 Teche</td>
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<td>HU-MU</td>
<td>MUL</td>
<td>AC-2</td>
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Source: New Orleans Property Viewer.
## Transportation Calculations

<table>
<thead>
<tr>
<th>Property Location</th>
<th>Bus Stop</th>
<th>MS River Trail (approx.)</th>
<th>Ferry</th>
<th>*BAT Score</th>
<th>Sidewalk</th>
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<tbody>
<tr>
<td>1000 Teche</td>
<td>108 Bus</td>
<td>1075 ft (via Newton)</td>
<td>0.7 mi</td>
<td>-2</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>&lt;500 ft</td>
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<td></td>
<td></td>
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<tr>
<td></td>
<td>100/101 Bus</td>
<td>0.27 mi (via Newton)</td>
<td>0.7 mi</td>
<td>3</td>
<td>Yes</td>
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<tr>
<td></td>
<td>&lt;750 ft</td>
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<tr>
<td>923 Nunez</td>
<td>100/101/108 Bus</td>
<td>0.35 mi (via Newton)</td>
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<td>Yes</td>
</tr>
<tr>
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<tr>
<td>630 Newton</td>
<td>100/101/108 Bus</td>
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<td></td>
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<tr>
<td></td>
<td>&lt;500 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>500 Newton</td>
<td>100/101/108 Bus</td>
<td>0.28 mi (via Newton)</td>
<td></td>
<td>3</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>&lt;500 ft</td>
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</tr>
<tr>
<td>504 Newton</td>
<td>100/101/108 Bus</td>
<td>0.28 mi (via Newton)</td>
<td></td>
<td>3</td>
<td>Yes</td>
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<tr>
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<td>&lt;500 ft</td>
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<td>.26 mi (via River/Eliza)</td>
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<td>-2</td>
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</tr>
<tr>
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<td>&lt;500 ft</td>
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<tr>
<td>405 Slidell</td>
<td>108 Bus</td>
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<td>732 Teche</td>
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<td>.26 mi (via River/Eliza)</td>
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<td></td>
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<td>342 Slidell</td>
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<td></td>
<td>&lt;500 ft</td>
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<tr>
<td>341 Slidell</td>
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<td>.26 mi (via River/Elizar)</td>
<td>0.6 mi</td>
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*Bike Audit Tool (BAT) Scores
Appendix 14: Jazz Plaques

A number of historic jazz homes in Algiers, and throughout New Orleans, display plaques to recognize the artists who once occupied the residences. This signage project is a collaborative effort between the Preservation Resource Center (PRC) and the New Orleans Jazz Commission and has remained ongoing since 2002. Of the list produced by the PRC, 6 of the 9 homes located in Old Algiers host markers as of Spring 2017. The project’s purpose is significant in contributing to preservation of the structures and their contribution to the history of the neighborhood and the greater jazz scene.

### Jazz Home Plaques in Algiers

<table>
<thead>
<tr>
<th>Address</th>
<th>Plaque Present?</th>
<th>Artist Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>414 Newton</td>
<td>Yes</td>
<td>Henry “Red’ Allen</td>
</tr>
<tr>
<td>921 Verret</td>
<td>Yes</td>
<td>Henry “Red’ Allen</td>
</tr>
<tr>
<td>829 Valette</td>
<td>Yes</td>
<td>“Kid” Thomas Valentine</td>
</tr>
<tr>
<td>237 Morgan</td>
<td>Yes</td>
<td>Emmett Hardy</td>
</tr>
<tr>
<td>331 Alix</td>
<td>Yes</td>
<td>Manuel “Fess” Manetta</td>
</tr>
<tr>
<td>431 Opelousas</td>
<td>Yes</td>
<td>Oscar and Mickey Marcour</td>
</tr>
<tr>
<td>717 Newton</td>
<td>No</td>
<td>Nathaniel “Bebe” “Turk” Matthews</td>
</tr>
<tr>
<td>719 Newton</td>
<td>No</td>
<td>William “Wild Bill” Matthews</td>
</tr>
<tr>
<td>407 Delaronde</td>
<td>No</td>
<td>Norman Brownlee</td>
</tr>
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</table>
References:


