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"The Lower Ninth has always been a place apart from the rest of New Orleans, a small village rather than one neighborhood among many. Much of that is geography. The community is downriver from Uptown and the French Quarter as downriver as it is possible to be while remaining in New Orleans. The only way to get there is by bridge. Residents raised chickens in the yard. They grew vegetables and fished for dinner. They tended to be country folks who went to bed a lot earlier than their city kin. Before Katrina, Irvin says, "I could tell you the name of everyone all the way from the bridge on down." While this separation made the Lower Nine, as residents tend to call their neighborhood, a distinct and vibrant place, it also left it vulnerable when disaster struck" (Rivlin 1).

To the left we can see that New Orleans has the highest vacancy rate in the largest metropolitan areas in the U.S.

Multiple variables can lead authorities to designate a property as either vacant or abandoned, including the physical condition of a structure, the amount of time that a property has been in that particular condition, and the relationship of the owner to the property.
"100% of homes were rendered uninhabitable in 2005 by Hurricane Katrina and the levee breaches" (Lowernine.org).

- 4000 homes were destroyed
- Damages reached over $86 Billion
- Over 1000 lives lost in the Lower 9th Ward alone

Vacant lots have become a common site within the lower ninth ward. Unfortunately, people thought that the Lower Ninth was not coming back, so no there are no new developments.

"At its present growth rate it will take decades before the Ward recovers to its Pre-Katrina population and housing level" (Rivlin 1). Many questions remain about the future of the Ward. How many people might be expected to resettle the area? And, what should become of these vacant lots?"
LOWER 9TH WARD, NEW ORLEANS, LA
Residential Addresses Actively Receiving Mail by Census Block: June 2005

Number of Active Residential Addresses
- 0 - 0
- 1 - 5
- 6 - 10
- 11 - 25
- 26 - 62

LOWER 9TH WARD, NEW ORLEANS, LA
Residential Addresses Actively Receiving Mail by Census Block: Sept. 2008

Number of Active Residential Addresses
- 0 - 0
- 1 - 5
- 6 - 10
- 11 - 25
- 26 - 62

Residential Addresses Actively Receiving Mail 2005 vs. 2008
This map of a zoomed in area of New Orleans shows the dispersal of NORA-owned properties in relation to other vacant lots.

The Lower Ninth Ward is outlined in white.
"The Blight Scorecard allows a mid-level supervisor to score a property and then receive a weighted recommendation between 0 and 100: 0 meaning the property should be demolished, and 100 meaning it should be sold. Staff members can now use the tool to evaluate properties, vastly increasing the speed and consistency of the process. The scorecard is a decision support tool, but is not replacing human judgment; it provides a recommendation, but the director still approves each demolition decision. It has improved the workflow of the city's Code Enforcement Department, enabling guilty judgments to go to supervisors first before the director. Moreover, the new process adds efficiency by removing all paper components and effectively eliminated the backlog" (New Orleans Brings Data-Driven Tools to Blight Remediation 1).

To the right we can see that the Blight Scorecard allows us to see if the property is occupied and is a vacant lot. This we can use to search every address in the lower ninth ward to see if the property is considered a vacant lot.

We have reached out to the City of New Orleans Office of Performance and Accountability to see if they have a map or could provided us with a blight scorecard map to make creating a vacant lot map easier.
Aerial View Of The Lower Ninth Wards Lots
(The White Circle Surrounds The Lots We Will Use As Example)
Zoomed In Aerial View Of The Lower Ninth Wards Lots  
(The Pin Signifies The Lot We Will Analyze)
From this we can assume that the property may be vacant. However, we have reached out to inquire about where to find Blight Scorecards.

NOTE: This tax bill is NOT available for online payment due to one of the following conditions:
1. Property is already adjudicated to CNO and must be redeemed in full with additional costs not shown above.
2. Legal process is occurring to resolve the issue of blight or abandonment on this property.
3. Property is already scheduled for tax sale offering.
4. Prior payment tendered was returned.
5. Payment under protest exists on this property. There may be restrictions and/or additional amounts due that are not shown in the above details.

From this we can assume that the property may be vacant. However, we have reached out to inquire about where to find Blight Scorecards.
Occupied Housing Units vs. Vacant

"The post-Katrina loss of households in nearby parishes as well as within New Orleans’ historic neighborhoods suggests that as New Orleans looks to reduce blight and preserve historic architecture, we must place just as much emphasis on retaining current residents as we place on attracting new ones" (Plyer 1).

In order to retain current residents and attract new ones, we must first understand how New Orleans defines occupied, vacant, and dilapidated housing units. From this we can begin to understand which parts within the area could be repurposed for community use.

"The info graphic to the right explains the difference between a housing unit and a non-unit, as well as an occupied versus vacant unit according to the Census."
Using the 2018 Population Map created by data from a Statistical Atlas I think the best place for an intervention to be placed in the Lower Ninth Ward is to put it closest to the most densely populated areas.

This area is indicated by the dark red color that you see in the map. The population in these areas as indicated by the map is between 440 and 590 people.

In addition, as we saw in the maps above we can see that this lines up directly with the occupied housing map from 2010. Which indicates that the density of occupied housing was low in this area.
Map Of Vacant Area Near A Populated Area

Three Bus Stops, A Train, And Two Churches Make This An Ideal Site
Proposals For Vacant Lot Areas

Formula For Proposals:
Service + Entertainment + Public Spaces = Unique Experiences

Prefabricated Homes:
Less waste
Shorter construction time
Durable

Reusing Waste Tires:
- Rubber Roads
  This reduces road noise
  Helps roads to resist rutting aging and cracking
- Can help to create a stronger concrete mixture
  Greater than 90% more resistant to problematic cracks
  Lessens the emission of greenhouse gases
- Garden For Food
  Provides fresh fruit and vegetables
  Con: Collects a lot of water which will bring mosquitoes
- Playground
  Provides exercise for children
- A Place For Entertainment
  Helps to create a bond within the community

"The two factors driving New Orleans's revival most of all are the widespread renovation of damaged homes - some ordinary and some of historic quality, some by nonprofits and others by small developers or homeowners themselves - and new infill houses that strengthen existing communities. These factors are decidedly not part of some grand plan that came off any professional drawing board. The gentle repairing of the urban fabric has evolved organically, but within a framework in which expectations and limits are formal vision. Simply put, this organic process is working better than any other citywide plan would have been able to, in a reasonable amount of time, allowing as many different individuals or groups as possible to participate. The rebirth is being planned and implemented by the citizens from the ground up, not for them from above. Ten years after Katrina, the results are remarkable" (Gratz 154).


The City of New Orleans, services.nola.gov/service.aspx?load=treasury&Type=1&TaxBill=39W614314.
