



National Benchmarks for Blight

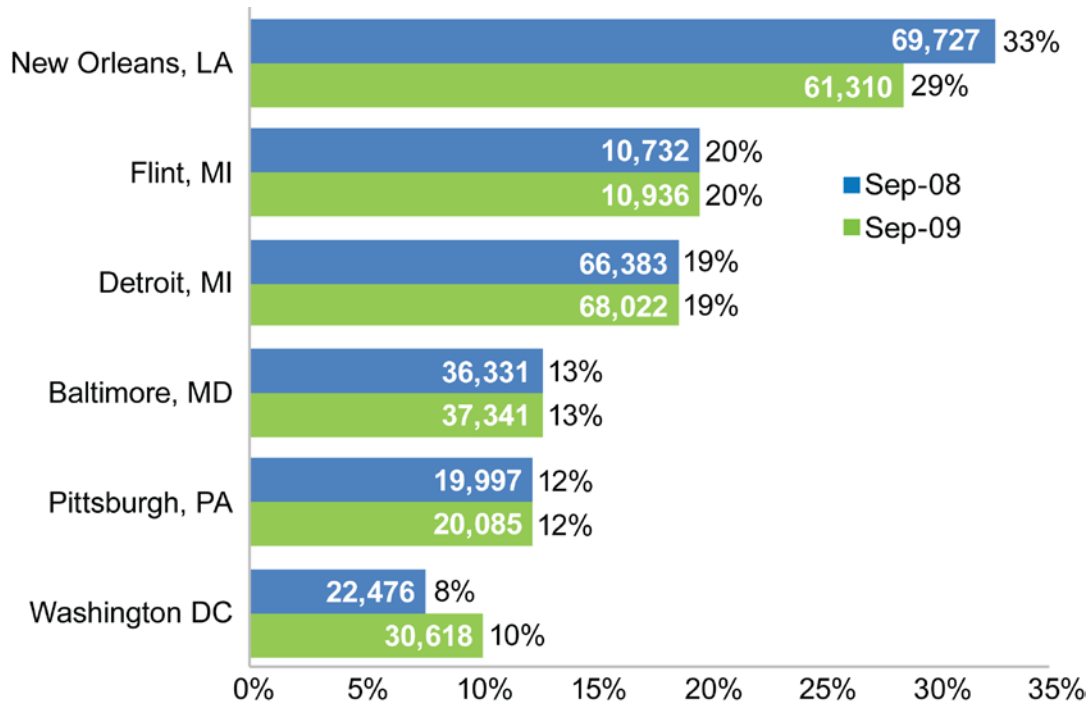
How does New Orleans compare to other cities in terms of unoccupied residential addresses?

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Over the last year, New Orleans has dramatically reduced the level of blight in the city. In September 2009, New Orleans had approximately 61,000 unoccupied residential addresses, down from 69,727 one year earlier. The share of New Orleans residential addresses that are unoccupied fell from 33 percent to 29 percent over that time period. This is in contrast to many cities around the country where blight is growing or has declined only slightly.

Nearly 7,500 of New Orleans unoccupied addresses are “vacant” according to the post office, indicating that they are likely habitable residences that have not been purchased or rented. Post office data suggests that the remainder – approximately 54,000 are blighted or represent empty lots. The decline in unoccupied residential addresses locally indicates substantial progress in the rebuilding and redevelopment of neighborhoods flooded by the levee failures of 2005.

Percent of residential addresses that were vacant or unoccupied



City	Year	# of residential addresses (A)	#of vacant residential addresses (B)	# of No-Stat residential addresses (C)	Total # of vacant/ No-Stat residential (B+C)	Total % of vacant/ No-Stat residential ((B+C)/A)
New Orleans, LA	Sep-08	213,364	6,546	63,181	69,727	32.7%
	Sep-09	213,799	7,494	53,816	61,310	28.7%
Flint, MI	Sep-08	54,550	8,368	2,364	10,732	19.7%
	Sep-09	54,583	8,456	2,480	10,936	20.0%
Detroit, MI	Sep-08	352,804	59,186	7,197	66,383	18.8%
	Sep-09	353,127	59,642	8,380	68,022	19.3%
Baltimore, MD	Sep-08	289,387	22,062	14,269	36,331	12.6%
	Sep-09	291,030	21,942	15,399	37,341	12.8%
Pittsburgh, PA	Sep-08	160,525	12,332	7,665	19,997	12.5%
	Sep-09	161,417	11,066	9,019	20,085	12.4%
Washington DC	Sep-08	289,396	10,624	11,852	22,476	7.8%
	Sep-09	300,249	9,876	20,742	30,618	10.2%
Youngstown, OH	Sep-08	35,170	2,789	3,681	6,470	18.4%
	Sep-09	34,994	2,352	3,644	5,996	17.1%
Cleveland, OH	Sep-08	231,569	24,452	12,003	36,455	15.7%
	Sep-09	231,607	23,233	12,075	35,308	15.2%
Toledo, OH	Sep-08	142,756	10,492	2,706	13,198	9.2%
	Sep-09	143,168	9,389	3,244	12,633	8.8%
Buffalo, NY	Sep-08	122,881	14,482	2,000	16,482	13.4%
	Sep-09	121,809	12,756	3,519	16,275	13.4%

About this data source: Each municipality measures blight differently making cross-city comparisons difficult. In 2006 the U.S. Department of Housing and Urban Development began acquiring quarterly extracts of US Postal Service data and began publishing this data at the census tract level. HUD and researchers in cities across the country are exploring the utility of this data. In cities that have lost population, No-Stat counts most likely indicate blight.

Source: GNO Community Data Center analysis of HUD Aggregated USPS Administrative Data on Address Vacancies.

Notes: Vacant addresses have not had mail collected for 90 days or longer. No-stat addresses include addresses identified by the letter carrier as not likely to receive mail for some time, buildings under construction and not yet occupied, and rural route addresses vacant for 90 days or longer. In the parishes affected by Hurricanes Katrina and Rita, no-stat addresses include heavily damaged homes that have not been re-occupied. Census tract boundaries do not always conform to municipal boundaries. We define our cities as the aggregation of census tracts (as defined in 2000) that most closely approximates the official city (Census Place) boundaries in 2000. Our definitions are based on the Neighborhood Change Database developed by the Urban Institute and GeoLytics, Inc. The Database is documented in Tatian (2002), which can be found at <http://www.geolytics.com>.