

Accessory Dwelling Units and the City of New Orleans

City of New Orleans

March 7, 2022

The Need for Diverse Housing Opportunities

Home values are at an all-time high in New Orleans and this impacts all of us!

Median Home Value:

- \$242,900
- 26% Increase since 2015
- 10% increase since December 2020*

Homeowner Cost Burden:

- With mortgage: 37%
- No mortgage: 18%

Source: 2015, 2019 ACS *Select Housing Characteristics*

* *Zillow Home Index Values, Nov. 2021*

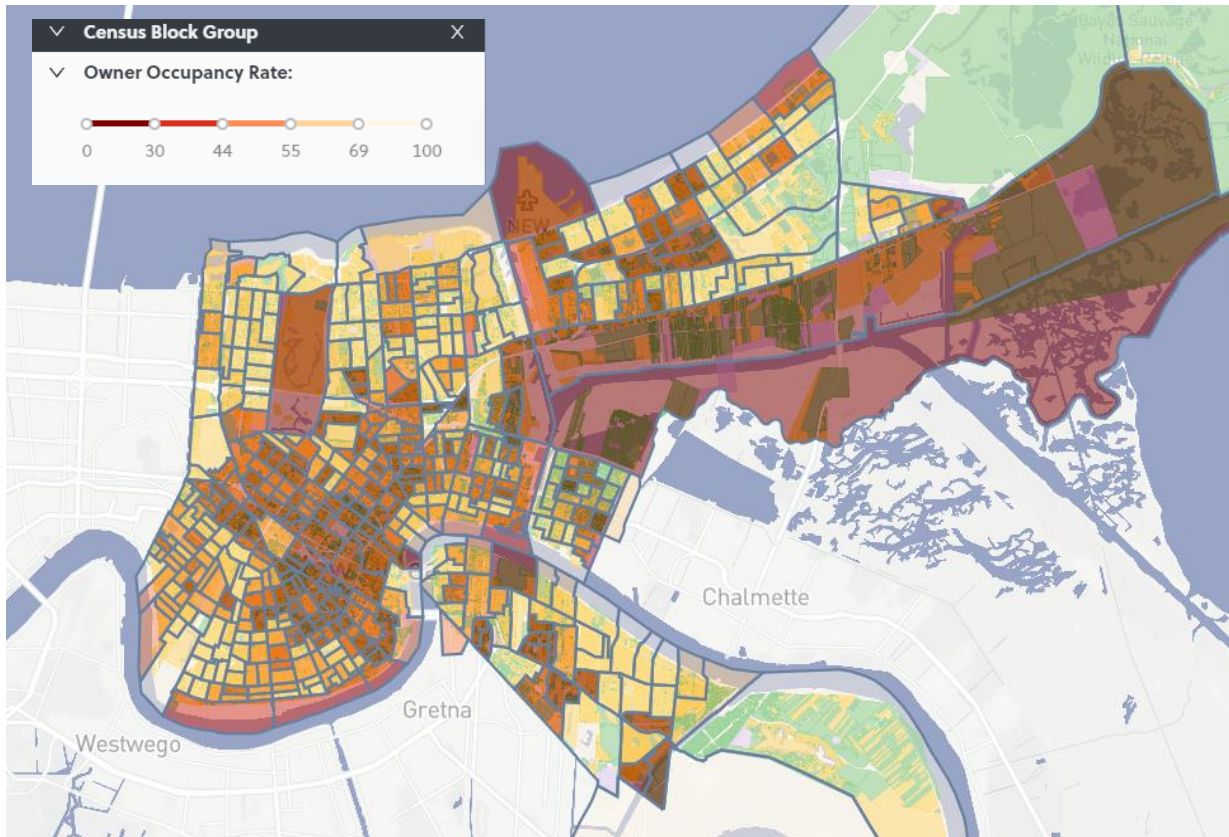
Renter Cost Burden by Income		
Renter Income	Renter Households	% Cost Burdened
	76,496	
Less than \$10,000:	20,069	61%
\$10,000 to \$19,999:	12,023	75%
\$20,000 to \$34,999:	11,954	83%
\$35,000 to \$49,999:	7,543	52%
\$50,000 to \$74,999:	10,824	17%
\$75,000 or more:	14,083	2%

Source: *ACS 2019 Estimates, Tenure by Housing Costs as a Percentage of Household Income in the past 12 months.*

The Need for Diverse Housing Opportunities

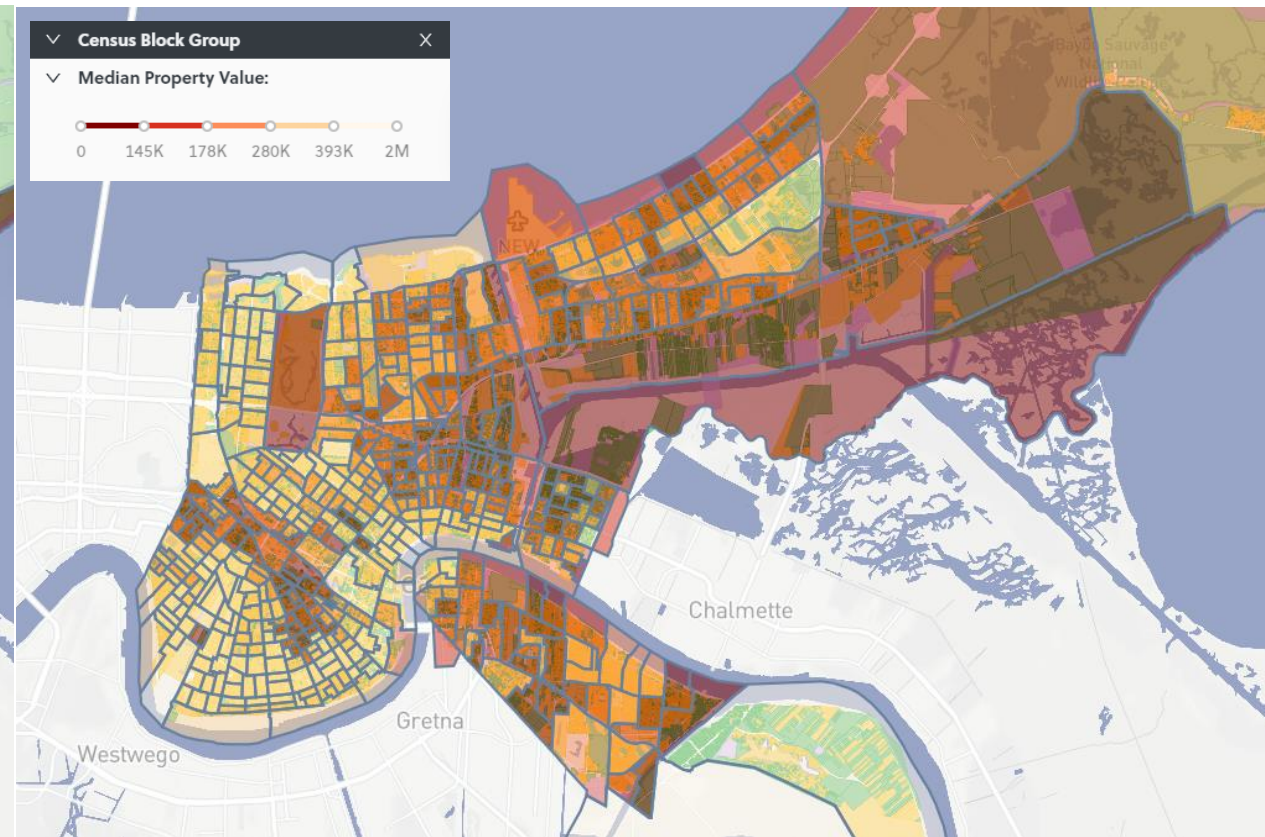
There is no causation between presence of rental units and property values.

2019 Owner Occupancy Rate, Orleans Parish



Source: 2019 American Community Survey 5 Yr. Estimates

2019 Median Property Values, Orleans Parish

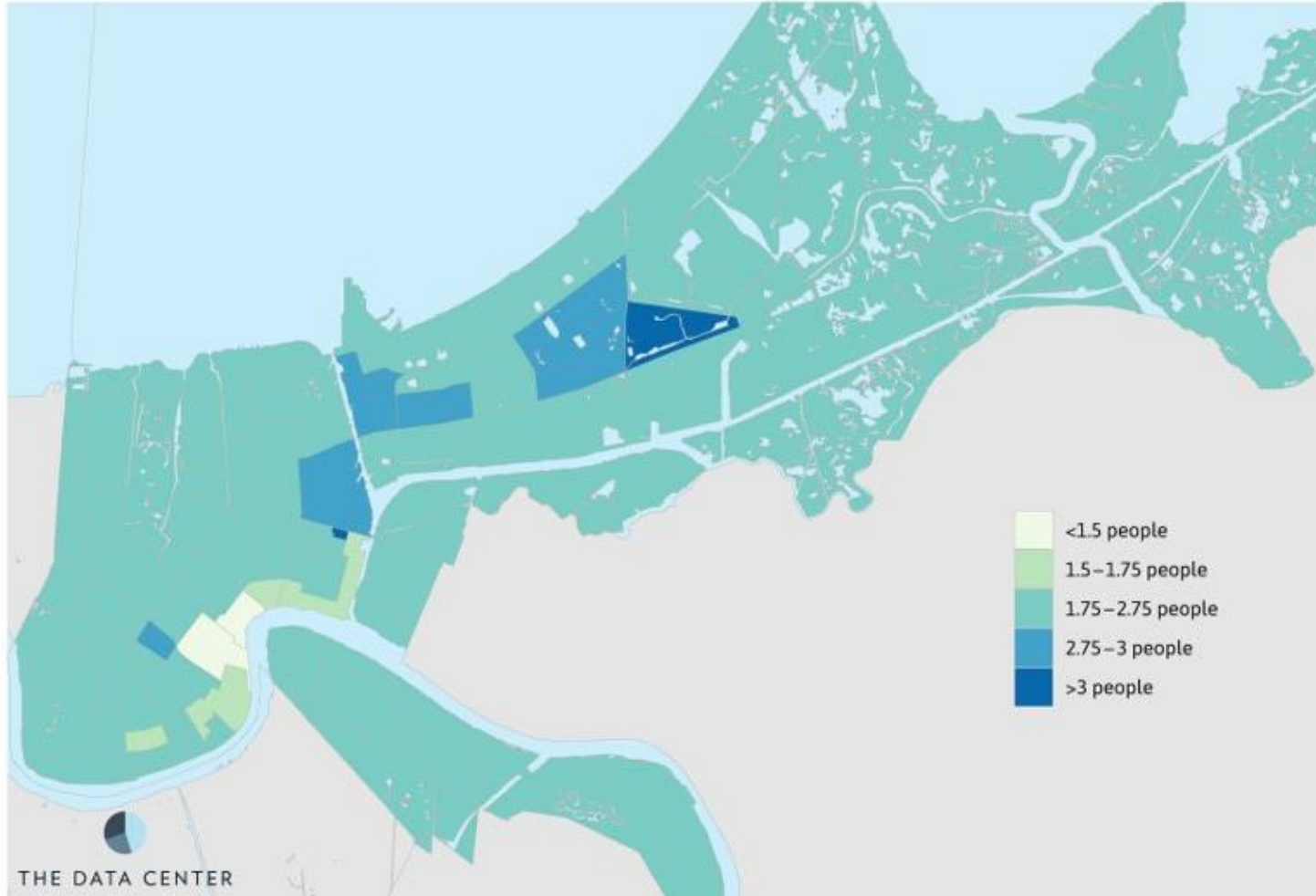


Source: 2019 American Community Survey 5 Yr. Estimates

The Need for Diverse Housing Opportunities

We need more housing choices that meet the needs of ALL residents.

Average household size, 2020



Source: The Data Center analysis of data from the U.S. Census Bureau; 2020 Census.

2015- 2019 ACS Comparative Housing Characteristics

BEDROOMS	2019	Change 2015-19
Total housing units	192,236	-805
No bedroom	3%	0%
1 bedroom	18%	-2%
2 bedrooms	34%	1%
3 bedrooms	30%	-1%
4 bedrooms	12%	2%
5 or more bedrooms	3%	0%

UNITS IN STRUCTURE	2019	Change 2015-19
Total housing units	192,236	-805
1-unit, detached	46%	2%
1-unit, attached	10%	2%
2 units	15%	-4%
3 or 4 units	8%	-1%
5 to 9 units	3%	-2%
10 to 19 units	3%	-1%
20 or more units	14%	4%

The Need for Diverse Housing Opportunities

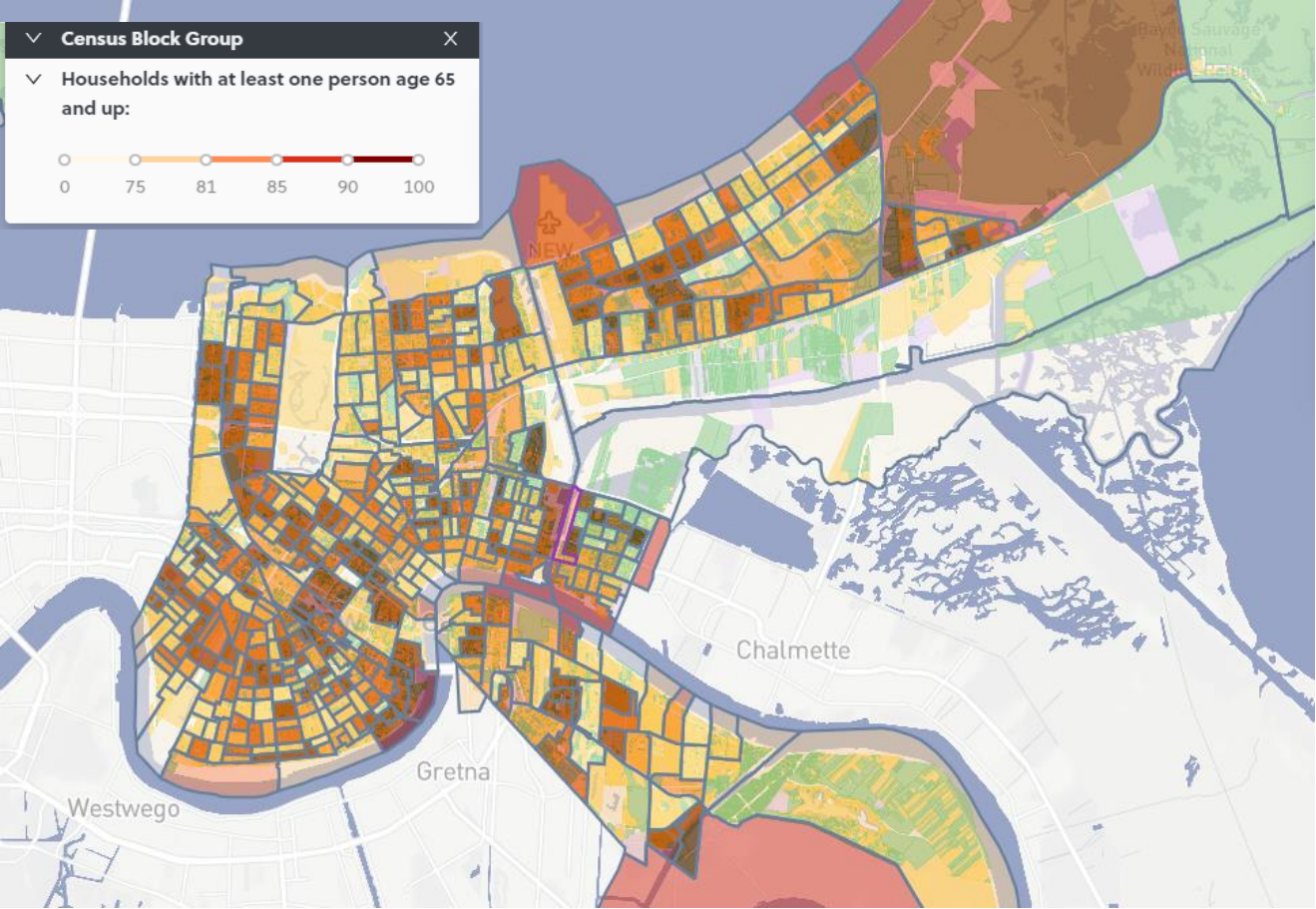
New Orleans' households are aging and there are fewer families with children in Orleans and the Metro area.

Households with At Least One Person Over Age of 65

Household by Type, Orleans Parish, MSA, and State, 2010-14 to 2015-19

	Parish		MSA	
	2010-14	2015-19	2010-14	2015-19
Non-Family Households	73,148 (49%)	81,572 (53%)	174,425 (37%)	189,337 (39%)
Family Households	77,261 (51%)	72,247 (47%)	296,412 (63%)	293,021 (61%)
Married	40,634 (27%)	41,412 (27%)	192,406 (41%)	194,891 (40%)
Married with Children	15,568 (10%)	14,714 (10%)	79,825 (17%)	78,105 (16%)
Married without Children	25,066 (17%)	26,698 (17%)	112,581 (24%)	116,786 (24%)
Single-Parent with Children	22,880 (15%)	18,285 (12%)	64,947 (14%)	58,828 (12%)
Total Households	150,409 (100%)	153,819 (100%)	470,837 (100%)	482,358 (100%)

Source: Reinvestment Fund Analysis of American Community Survey, Five-Year Estimates



Source: 2019 American Community Survey 5 Yr. Estimates

Policy Goals for ADUs

Motion M-21-435 was unanimously adopted by City Council, at the request of the Administration, on December 1, 2021.

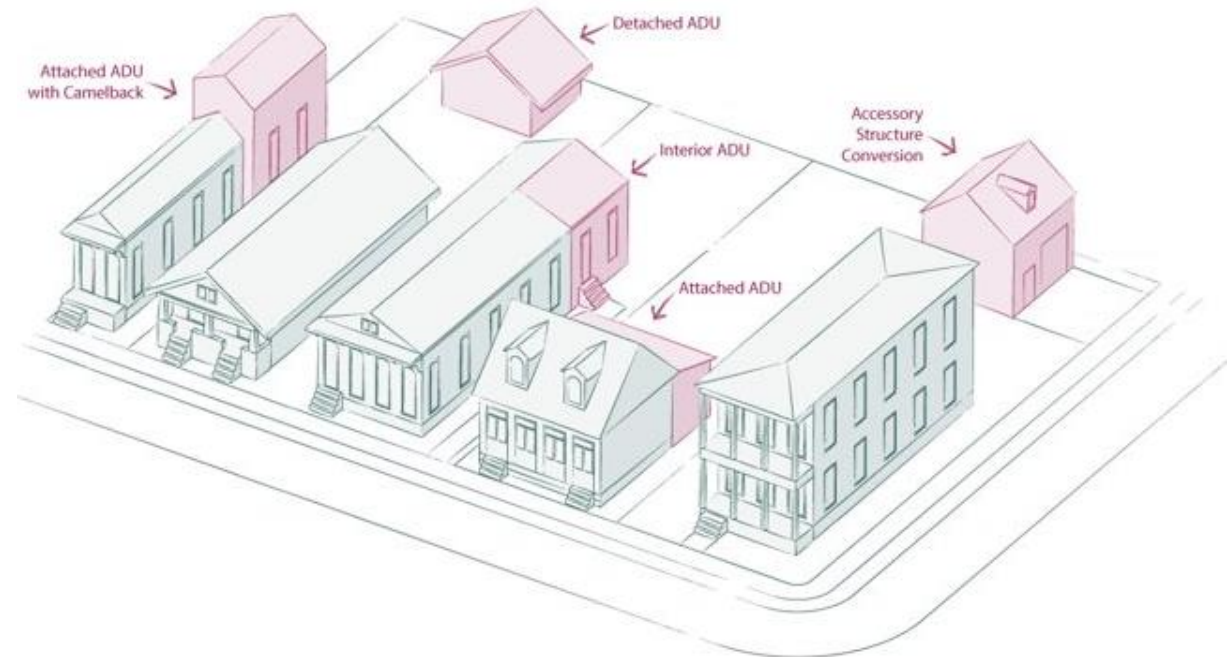
"Create a definition and use standards for "accessory dwelling unit" ... to **increase housing opportunities citywide** and to provide for the **new construction of accessory dwelling units and/or conversion** of existing accessory structures to **long-term residential uses.**"

- Increase appropriately scaled housing supply
- Help families and communities build wealth
- Support residents and families at many stages of life

What is an Accessory Dwelling Unit (ADU)?

ADUs are legal dwelling units limited in size, location and design.

- Limited to size that is deferential to primary structure
- Can be attached or detached to the primary structure
- Can be a conversion of garage or other legally nonconforming accessory structure
- Must contain own kitchen and bathroom to be legal



Design Credit: Kelsie Donovan,
Tulane Small Center Intern

ADUs are a National Best Practice for Addressing Critical Housing Needs

3 states and hundreds of cities have passed legislation to allow ADUs in any neighborhood.



Cooperatively Owned Builder Sees Affordable Housing, Climate Action in 'Granny Flats'

They've worked with the city of Evanston, Illinois, on zoning changes to allow accessory dwelling units.

Bloomberg CityLab

The Granny Flats Are Coming

A new book argues that the U.S. is about to see more accessory dwelling units and guides homeowners on how to design and build them.



Opinion: Housing Reforms Critical for Older Americans

Older adults are some of the most vulnerable to threats of eviction and displacement driven by escalating housing costs.

March 3, 2022, 7:00 AM PST
By Diana Ionescu [@aworkoffiction](#)



GRANNY FLATS AND THE GREAT AFFORDABILITY DEBATE

A backyard cottage vs. a McMansion? ADUs win on affordability.



Why tiny ADUs may be a big answer to the urban housing crisis

How accessory dwelling units, set to expand on the West Coast, present a small but mighty solution to affordability

By Patrick Sisson | Jan 16, 2018, 12:34pm EST



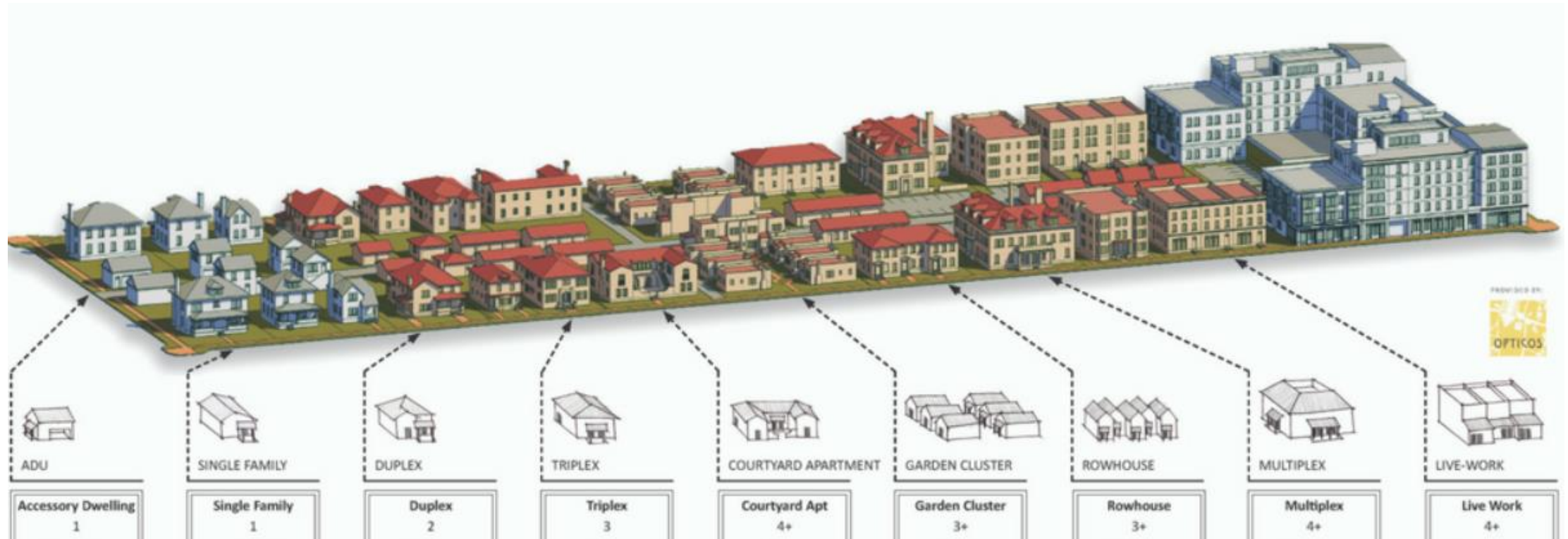
The A.D.U. Experiment

Accessory dwelling units, long popular on the West Coast, are coming to the Northeast. And Princeton, N.J., is the 'guinea pig.'



ADUs Blend into Existing Residential Neighborhoods

ADUs are the lowest impact way to add additional housing opportunities to New Orleans' neighborhoods.

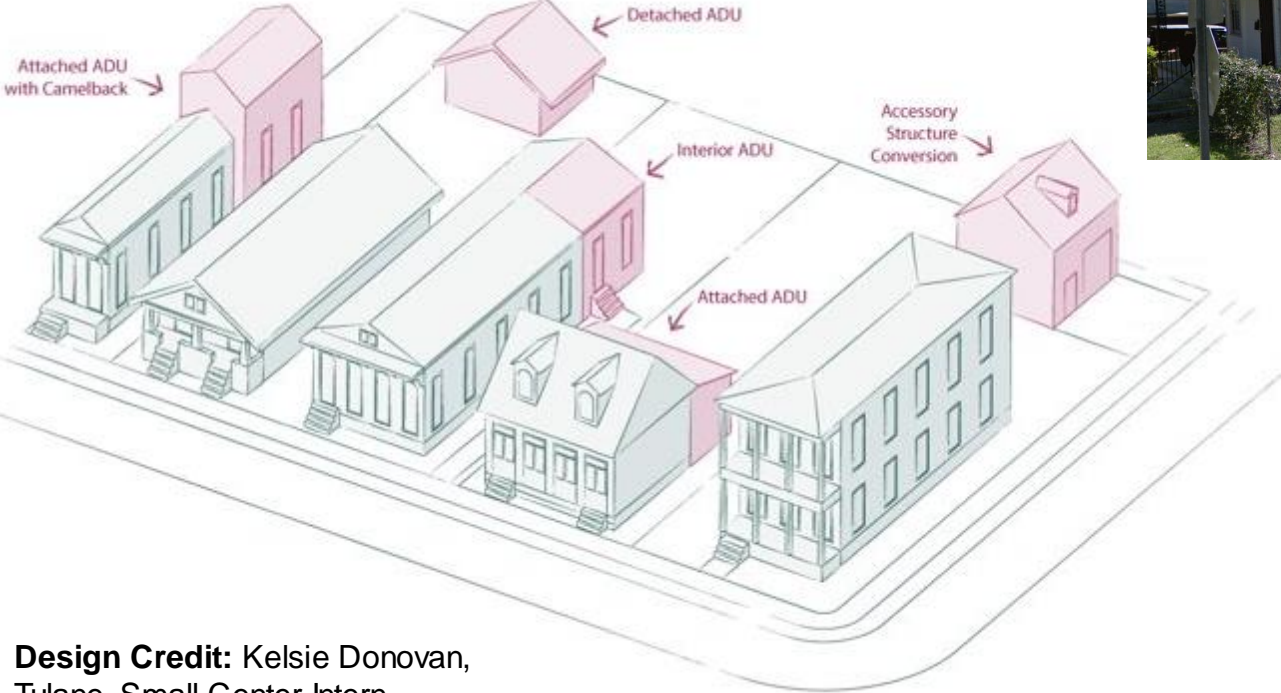


Source: AIA Austin Texas

How would ADUs fit into New Orleans' Existing Residential Neighborhoods?



ADUs are legal dwelling units limited in size, location and design.



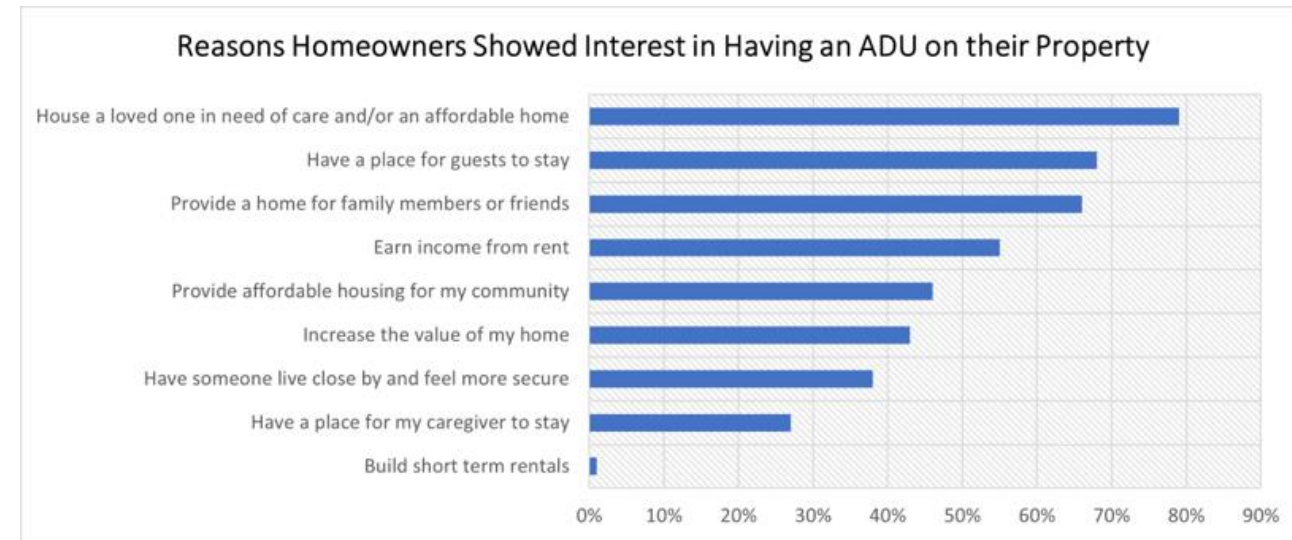
Design Credit: Kelsie Donovan, Tulane Small Center Intern

Benefits of Accessory Dwelling Units (ADUs)

ADUs are an adaptable housing solution that can support residents across all incomes and stages of life.



Design Credit: Kelsie Donovan, Tulane Small Center Intern



Source: New Orleans ADU Community Survey results as of 3/7/22

There is evidence of demand for ADUs Citywide

Across all council districts, more than half of homeowners indicated interest in building an ADU.

459 Participants

- 84% homeowners
- 14% renters
- 2% stay with family/friends

Largest age groups represented in survey are people ages 36-50 and 51-65.

City Council District Representation		
	Count	Percent
A	120	26%
B	77	17%
C	59	13%
D	53	12%
E	91	20%
Don't Know / Didn't Answer	60	13%
Total	459	100%
Participate in a Neighborhood Organization	158	34%

Age of Survey Participants		
	Count	Percent
Under 18	1	0%
18-25	10	2%
25-35	86	19%
36-50	182	40%
51-65	100	22%
65+	79	17%
Total	458	100%

Source: New Orleans ADU Community Survey results as of 3/7/22

It allows flexibility in living arrangements. We have had relatives live there, as well as friends and acquaintances who were in between homes. Since it is a detached structure, it does not impede on our privacy or theirs. It has allowed many of our friends to get back on their feet without feeling like a burden or losing their sense of independence.

- District B Homeowner with a legal ADU

"As a parent with young children during a pandemic, **it is critical to have the flexibility to have multiple generations living in the same neighborhoods.**"

- Homeowner from Bayou St. John

This would be of great benefit to my friends, family, and community. There is a housing shortage in this city, and **I would love to be able to contribute my land to help!**

- District C Homeowner

I'm a young person who hopes to buy a home someday but given the way the real estate market is looking, I don't think this will happen soon. So I will likely be renting for the next 3-5 years. **I've had to live with roommates my entire adult life because of how expensive it is to rent as a solo person, but I think increasing the supply of ADUs could help with this.**

- Renter in Bayou St. John

"I don't want to move to assisted living. I want to stay in my walkable neighborhood with mixed age groups as I age. Having an ADU for a caretaker or family member to live in and help me would make that possible while providing a free or very affordable place for that caretaker or family member to live."

- Homeowner in the Audubon Neighborhood

Next Steps for the ADU Text Amendment

There are several ways you can share your thoughts and input on ADUs!

Public Engagement and Educations

- Ongoing ADU Community Survey
- CPC will release a "Frequently Asked Questions" (FAQ) form based on this session after the City Planning Commission votes on this policy
- Written public comments will be received by City Planning now through 5 p.m. on Monday, March 15 at cpcinfo@nola.gov

Land Use Process

Tuesday, March 22 1:30pm CPC Hearing

Late April-June 2022 City Council with Consider ADU text amendment