STREETCARS AND GENTRIFICATION IN NEW ORLEANS

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HISTORIC ST. CHARLES STREETCAR LINE
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• In operation for more than 150 years
• Oldest continuously operating streetcar line in the world
• Runs through uptown New Orleans along St. Charles Avenue through live oaks
• Passes dozens of antebellum mansions, Loyola and Tulane Universities, and Audubon Park
LOYOLA AVENUE STREETCAR LINE

- Constructed in 2013 along Loyola Avenue (just in time for Super Bowl XLVII)
- Near the Union Passenger Terminal in the Central Business District
- Stops near the Amtrak/Greyhound terminal, Warehouse District, Poydras Street, and Medical District
WAREHOUSE DISTRICT DEVELOPMENT
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# Warehouse District Businesses

## Food and Beverage
1. Aglio
2. Alto
3. Aqua S (Coming Soon)
4. Bar Marlin
5. Blaze Pizza
6. Company Burger
7. Daily Beet
8. Josephine Estelle
9. Magazine Kitchen
10. Maypop
11. Otra Vez
12. Poke Lou
13. Seaworthy
14. Starbucks (Coming Soon)
15. Stumptown Coffee
16. Wila Jean
17. Bäkle
18. Bergne
19. CellarDoor
20. Copper Ynez
21. Crescent City Farmers Market
22. Dip Alfagato
23. Herbsaint
24. Johnny Sanchez
25. Marcello’s
26. Peché

## Shopping
30. Arhaus Furniture
31. DNO Downtown
32. Freda
33. FIRENDE
34. Lukka Boutique
35. Simplee Gourmet
36. Stonefree
37. Kaffa & Co.

## Services
38. Ace Hotel
39. Blac Beauty Bar
40. CVS
41. Eustis Mortgage (Coming Soon)
42. Fidelity Bank
43. Hair Loft
44. Maison de la Luz
45. Roux
46. The Parker Barber
47. The Shop at The Contemporary Arts Center
48. Zeus’ Place
49. FedEx
50. FedEx
51. Post Office
52. Post Office
53. Union Passenger Terminal

## Entertainment
54. Three Keys
55. Champions Square
56. Civic Theatre
57. Little Gem Saloon
58. Mercedes-Benz Superdome
59. Smoothie King Center

## Museums
60. Contemporary Arts Center (CAC)
61. Ogden Museum of Southern Art
62. WWII Museum

## Fitness
27. Barrels
28. Highpower
29. Bikram Yoga New Orleans
HOUSING PRICES- THE STANDARD

• Luxury condominiums
• 2-3 bedrooms/ 1-3.5 baths
• Price ranges from $549,000 to $1,175,000
HOUSING PRICES – THE BEACON

• Luxury apartments
• 1-2 bedrooms, 3 bedroom penthouses
• $1,725 to $5,000 per month
HOUSING PRICES-THE PARAMOUNT

- Luxurious modern living
- 1-2 bedrooms
- $1,575 to $3,140 per month
RAMPART – ST. CLAUDE STREETCAR LINE
RAMPART – ST. CLAUDE STREETCAR LINE

• Reopened in 2016 after being dormant since the 1940’s
• Runs down Rampart Street, which divides the French Quarter and Treme (oldest African American neighborhood in New Orleans)
• Stops near Armstrong Park, Congo Square, Mahalia Jackson Theater
RAMPART – ST. CLAUDE DEVELOPMENTS
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- Nola Mio Gelato Café May 2019
- Starbucks early 2019
Gene's Po-Boy in New Orleans is up for sale — for $5 million
RAMPART – ST. CLAUDE DEVELOPMENTS
20 YEARS

Beauty Plus on Elysian Fields is closing after owners say the rent will triple

Jennifer Lanollo, NOLA.com | The Times-Picayune  MAR 14, 2019 | 8:48 PM ☕️

A CONFIDENT YOU IS A SEXY YOU
DEMOGRAPHICS

• 2017 median household income in New Orleans $50,528 (Department of Numbers)
• 2013-2017 median household income in 2017 dollars $38,721 (U.S. Census Bureau)
NATIONAL LOW INCOME HOUSING COALITION AND GREATER NEW ORLEANS FAIR HOUSING ACTION CENTER JOINT STUDY 2017

• Estimated 181,390 renters
• Most expensive area to rent a home in the state of Louisiana
• Average hourly wage is $15.52
• At that rate, a person could afford a two-bedroom rental at $807/month working 48 hours per week
MANDATORY INCLUSIONARY ZONING

• 10% of total housing units shall be affordable units in CBD and VCC IZ districts
• 5% of total housing units shall be affordable units in all other IZ districts
• Pricing for those making 50-60% of area median income
• Must be located onsite with market rate units and spread throughout properties
DENSITY BONUS

• Maximum density bonus of 30% of density allowed
• 5% of units at 30% area median income – 15% density bonus
• 5% of units at 50% area median income – 10% density bonus
• 5% of units at 80% area median income – 5% density bonus
• 100% reserved for senior housing – up to 30% density bonus
• Affordable housing component onsite
• Maintain affordability for at least 50 years
POTENTIAL IDEAS

- Tax Abatement
- Rental registry
- Living Wage policies
- Use of public funds or property for rehabilitation and/or development of housing