

Housing Needs Assessment

for

Louisiana Housing Corporation

June 30, 2014

LSU Public Administration Institute *Project for Community Engagement*

LSU

E. J. Ourso College of Business
Public Administration Institute



The following Housing Needs Assessment (HNA) provides a detailed overview of various socioeconomic and housing conditions in Louisiana using data from the Census American Community Survey (ACS) and the HUD Comprehensive Housing Affordability Statistics (CHAS). The project began in September, 2013, so some of the data used was collected prior to the release of the 2012 ACS 5-year data, but because these are estimates from samples, the values are not significantly different between the datasets.

This HNA is produced as part of a Cooperative Endeavor Agreement between the Louisiana Housing Corporation and the LSU Public Administration Institute.

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Louisiana Housing Needs Assessment

June 2014

Introduction

The Louisiana Housing Corporation (LHC) has engaged with the Public Administration Institute at Louisiana State University (PAI) in the production of a Housing Needs Assessment. Through a 5-year Cooperative Endeavor Agreement (CEA), LHC and PAI have determined to develop a process for incorporating local groups, including universities, non-profits, and civic groups, into the long-term planning of affordable, safe, and energy-efficient housing policy in Louisiana. The Housing Needs Assessment (HNA) is a first and necessary step towards achieving this goal.

Housing Needs Assessments for state housing authorities often treat the state as a single housing market condition. In this HNA, we have attempted to refine this approach by dividing the state into the eight Regional Labor Market Areas (RLMAs) determined by the Louisiana Workforce Commission. This division allows us to take a modestly more comparative stance while not overemphasizing a single region, as has been the approach following the series of hurricanes that affected the coastal communities of the state. Recovery has been the focus for many years, but now the state must recalibrate and consider sustainability. Housing plays a critical role in this effort.

Federal and state housing programs are structured around socio-economic characteristics, in particular the connection between the economic health of families and households relative to the cost of housing, as well as characteristics of the population such as age and disability. State housing authorities, such as LHC, rely on information defining the state and regions of the state by socio-economic factors, housing markets, population features, and expected changes in the population, the local economy, and the housing market over time. LHC requires this information, at least as a baseline, to establish policies and programs related to the housing needs

of Louisiana. These policies are designed by an agency that represents the entire state, but the policy effects are intensely local. For this reason, the baseline data must be supplemented by information about local conditions.

After extensive discussions between LHC and PAI, it was jointly determined that an HNA should extend beyond a collection and compilation of existing data, typically derived from the information gathered by the Census and, in some cases, HUD. Such aggregate information is a necessary starting point, but it represents a community at a point in time. The data does not and cannot reflect changes in the community that occur quickly, it cannot reveal changing preferences of the community, and it will always be lagged in terms of being updated. This information conveys a baseline, but it must be augmented to provide the most up-to-date information about the housing needs of a community.

As noted above, our first effort in considering local context is to divide the state HNA into the eight RLMAs, each of which is typically referred to by the metropolitan area around which it is formed: New Orleans (RLMA 1), Baton Rouge (RLMA 2), Houma-Thibodeaux (RLMA 3), Lafayette (RLMA 4), Lake Charles (RLMA 5), Alexandria (RLMA 6), Shreveport-Bossier (RLMA 7), and Monroe (RLMA 8). In the analysis, we use Census tracts for the spatial assessment. A Census tract typically contains about 4,000 persons, though some Census tracts can have fewer than 3,000 residents and others may have more than 6,000 residents. People work within a large geographic area, but they live in communities. These smaller communities exist within a regional labor market.

The make-up of Census tracts varies in important ways across the state. A Census

tract in New Orleans might be a very small geographic area, while a Census tract in a rural part of the state will be much larger geographically. The similarity is that both Census tracts will contain approximately 4,000 residents, though this will undoubtedly vary across the state due to population variation. Census tracts help to identify areas of the parish that might have a high number of elderly persons, a high number of persons with disabilities, a very low income area, an area with many households living in residences either as homeowners or as renters that might be cost burdened, or areas of the state with a large number of mobile homes.

The socio-economic and housing data provide the baseline and describe the situation as of a point in time, but they do not provide any inputs from the community. The data are reliable and the Census is very consistent in its methods of collecting the data, but these data are static and are not updated on a monthly basis. This data set will always be approximately one to three years behind the present. Hence, we need a method of updating the data by other methods and involving the community to establish policies consistent with their living realities.

The second, third, and fourth steps are to engage communities around the state so that any changes in the baseline can be more quickly determined. This engagement with communities will allow LHC to develop and implement policies consistent with the rules and regulations of the federal and state government and fully compatible with the community preferences and needs. The purpose is to make communities sustainable by minimizing public expenditures over the long-run for transportation, education, public safety, and other public services that are closely coupled with housing conditions. Community engagement practices will take place in the second, third, and fourth years of the study and then, in the fifth year, a

revised HNA will be issued relying on the process implemented and the information gathered from the community engagements. Coordinated updates will occur each year, but a new and updated report will be issued by June 2018.

LHC is working with PAI to obtain a “living HNA”, one that each year will provide fresh information to the development of appropriate housing policies in line with federal and state rules and regulations, with the long-term development of the state, and with the overall community development and preferences. It is important that this project be undertaken as a partnership so that this living HNA can adapt to the needs of both the communities and the LHC.

The 2014 HNA is organized as follows:

1. A simple comparison of the Louisiana housing market to the U.S. housing market to get a sense of the similarities and differences between housing issues nationally and housing issues as they pertain to Louisiana. This section will include a brief overview of notable changes in the state since the 2000 Census.
2. The presentation of basic socio-economic and housing data for each regional labor market at the Census tract-level to provide the information on specific geographic areas within a labor market that might require different housing policies.
3. A description of how the data can be used to reach policy decisions. The housing needs assessment is the first leg of the overall analysis.

The HNA provides the upfront data necessary to know the state and its communities, at least according to the data collected by various government agencies.

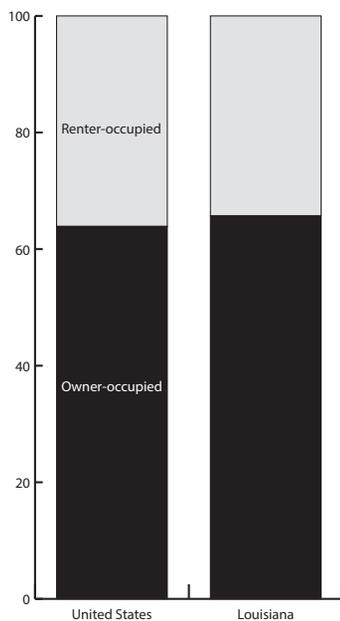
Overview

Louisiana is among the least affluent states, so it is reasonable to assume that housing affordability is an important issue; however, Louisiana does not have the crowding issues faced in large cities such as New York, Chicago, Los Angeles, or San Francisco, which may influence housing affordability. States differ in terms of employment patterns and community development. It is still useful to compare a state to the national average as a method of noting areas where a state may deviate from the national average. Similarities and differences alert us to possible issues within a state. It is also useful to note any changes in the housing market or the general economy over the last ten years, which can provide a background for assessing the current status of the Louisiana housing market.

almost surely influence the housing market or, perhaps more directly, require the full implementation of a variety of public programs to cope with housing market issues in a relatively low income economy.

Louisiana, though less wealthy, has a higher owner-occupancy rate than the US, as noted in Figure 1. In 2010 67.9% of all households in the state lived in owner-occupied residences while 32.1% rented. Throughout the US, 66.1% of the households live in an owner-occupied place. This condition, where a relatively poor state has a relatively high ownership rate, suggests that home ownership is not a strong indicator of wealth at the macro level, but this fact says little about conditions at the micro level, such as a neighborhood or community.

Figure 1. Occupancy Rates in Louisiana and United States



In 2013 Louisiana had a population of 4,265,470, a growth since the most recent Census of about 2.0%. The US population in 2013, meanwhile, had grown by 2.4% since 2010, meaning the country as a whole has grown slightly faster than Louisiana, or, put otherwise, the relative population of Louisiana has shrunk.

Louisiana does, however, have a higher share of its population in a young demographic: 24.3% of its population is 18 years of age or younger compared to the US with a rate of 23.5%. In Louisiana 12.9% of the people are 65 years of age or older, while in the US 13.7% of the population is in this age bracket. The age distribution influences housing needs and growth scenarios over time.

Louisiana is also less wealthy than the US as a whole. The median household income in Louisiana is approximately 84.2% of the US median household income, and the per capita income in Louisiana is 86.5% of the national per capita income. Income and wealth will

As noted in Figure 2, Louisiana also has a large proportion of households that spend less than 15% of their household income on gross rent, a rate that is higher than the nation as a whole (14.5% in LA and 11.8% US); however, Louisiana has a slightly higher proportion of households spending more than 35% of their household income on gross rent than the nation (44.3% for LA and 43.1% for the nation). If we

Figure 2. Gross Rent as Percent of Household Income, LA and US

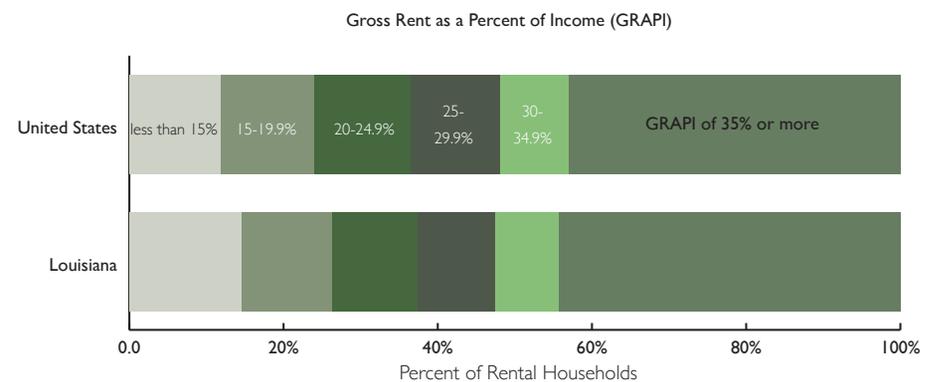
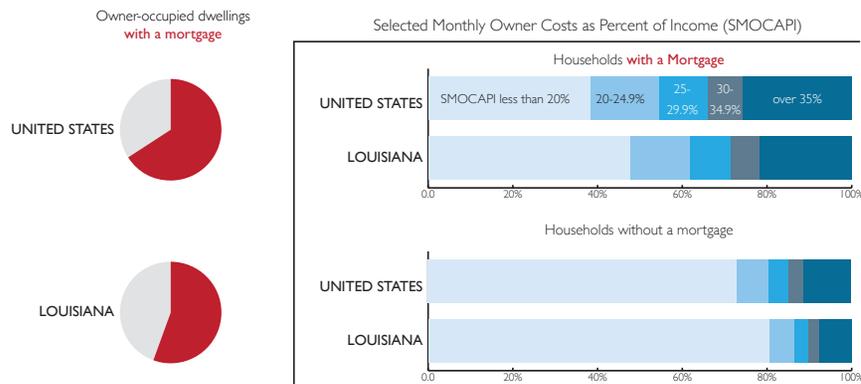


Figure 3. Gross Rent as Percent of Household Income, LA and US



combine households spending 30% or more of their household incomes on gross rent, 52.6% of the households in Louisiana are cost-stressed compared to 52.0% for the US. In Louisiana this percentage amounts to almost 270,000 households renting their shelter and paying over 30% of their gross income for this shelter. This figure represents about 16% of all housing units in the state, including owner-occupied and rental units.

In Louisiana almost 45% of its owner-occupied units are mortgage-free compared to approximately 35% nationwide. As illustrated in Figure 3, Louisiana has a large number of homeowners (465,062) without a mortgage, which constitutes approximately 44% of all owner-occupied units in the state. Nationally, about 34% of all owner-occupied units do not have a mortgage. Of those who do have mortgages, in Louisiana approximately 22%, or roughly 130,000 households, can be classified as cost-stressed, meaning their gross monthly payments, including insurance and utilities, total more than 35% of their household income. This percentage compares relatively favorably with the national rate of 26%, but it is still a high rate.

The owner-occupied homes in Louisiana that lack complete plumbing facilities, complete kitchen facilities, and phone service compare similarly to the US averages. In at least one respect, Louisiana is better than the national rate for sub-standard housing (houses with a complete kitchen) but largely the state is in line with the nation.



Changes since 2000

Comparing Louisiana to the nation is a helpful measurement for identifying housing problems. Perhaps even more important is examining what has happened over time in Louisiana. In this case, we can compare Louisiana in 2000 to the most current data (2008-2012) to see if housing problems have changed.

We have presented some of the major statistics in the table below. A number of the comparisons stand out. The type of housing, including detached single units, multi-family units, and mobile units, stayed about the same proportionately throughout the time from 2000 to the present. Mobile homes make up over 13% of all housing units in the state.

The number of houses built in the last three years has dropped rather dramatically. From 2000 to 2009 the state added about 29,500 houses per year. In the last three

years, Louisiana construction has slowed markedly to the point of adding only about 3,000 houses per year.

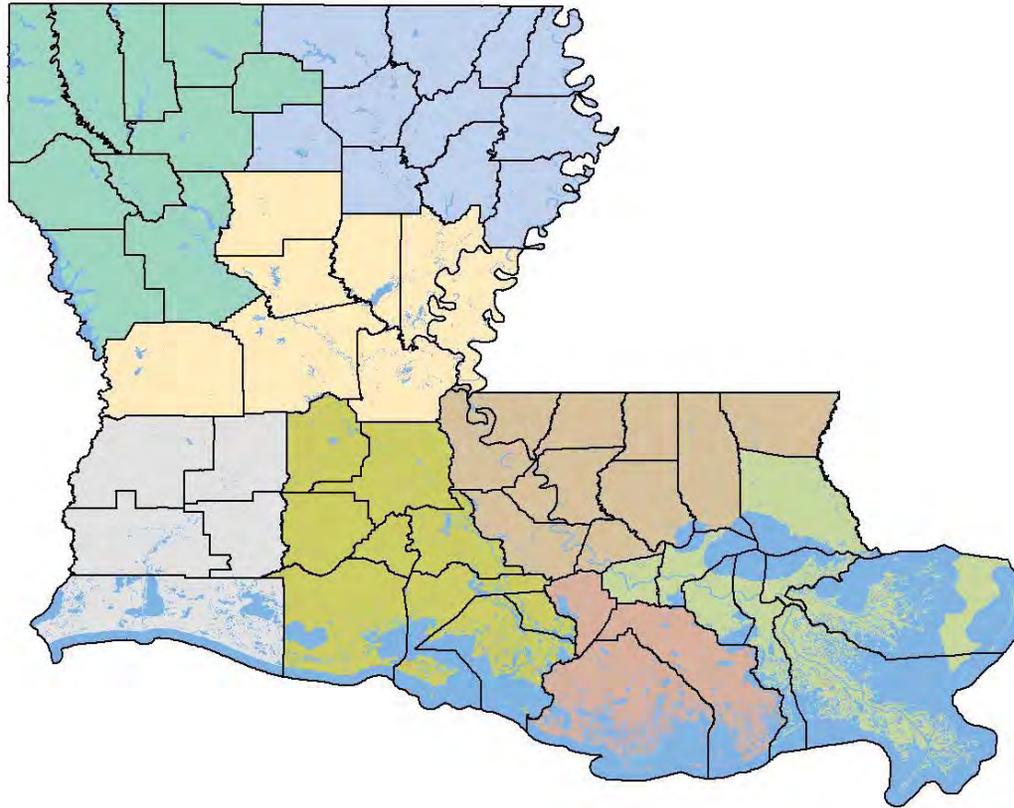
The most dramatic changes have occurred in terms of affordability. For owner-occupied homes, the fraction of households having to use 30% or more of their income on housing rose from 18.6% to 21.4% or an increase of 15%. For renters, the fraction of renters paying more than 30% of their income increased from 36% in 2000 to over 53% in the latest data. And the fraction of renters paying more than 35% of their household income for gross rent increased from 29.8% of renters in 2000 to over 44% of renters in the most recent American Community Survey. For housing policy needs, this focus on the large number of renters paying over 35% of their household income on gross rent is essential.

	2000 Census	2010 Census	Change	Remarks
Number of Housing Units	1,847,181	1,964,329	117,148 (6.3%)	The population of Louisiana grew modestly in the first decade of 2000. This population was slower than the national population growth rate. The number of housing units increased at a pace exceeding growth, but occupied housing did not. Consequently, units on average are more crowded now than in 2000.
Occupied Housing Units	1,656,053	1,696,499	40,446 (2.4%)	
Population	4,468,978	4,625,470	156,492 (3.4%)	
Persons per occupied unit	2.5	2.7	0.2 persons per unit	
Dwelling Types				There has not been much of a change in the unit-type distribution throughout the state. One notable statistic, however, is the share of units comprised by mobile homes. Nationally, mobile homes constitute just over 6% of all units. Louisiana has a very high rate of mobile home usage (13.3%).
One Unit	68.0%	68.4%		
Two-units	4.1%	3.8%		
More that two	14.8%	14.6%		
Mobile Homes	13.1%	13.3%		
Construction				The most notable statistic of construction is not captured by this table. Since 2010, only 10,136 units have been built, a slowdown from an average of nearly 30,000 units per year to only about 3,000 per year recently.
Total houses built	269,891	294,294		
Affordability: Ownership				Owner affordability has changed only slightly over the past ten years. The most striking change in affordability in Louisiana and nationally is for renters. The share of renters who are cost-stressed has increased almost 50%. Half of all renter households expend more than 30% of their household income on rent and household expenses, such as utilities. As it is nationally, rental hardship is an important affordability issue in Louisiana.
Houses with a mortgage	59.7%	56.2%	- 3.5 percentage points	
SMOCAPI > 30% of income	18.6%	21.4%	2.8 percentage points	
SMOCAPI > 35% of income	14.2%	16.4%	2.2 percentage points	
Affordability: Rentership				
GRAPI > 30% of income	36.0%	53.1%	17.1 percentage points	
GRAPI > 35% of income	29.8%	44.6%	14.8 percentage points	

Housing Needs Assessment

Regional Labor Market Areas

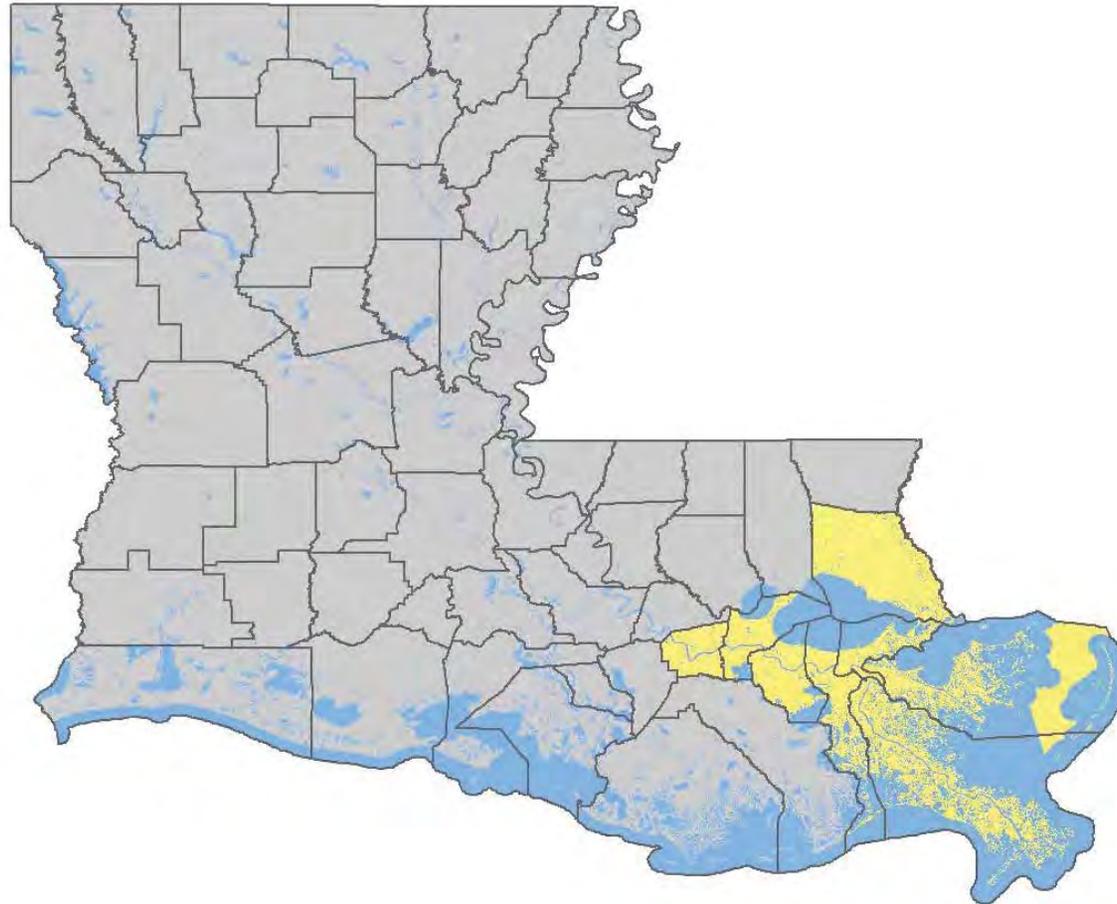
New Orleans | Baton Rouge | Houma-Thibodeaux | Lafayette | Lake Charles | Alexandria | Shreveport-Bossier | Monroe



Louisiana Regional Labor Market Area 1

New Orleans

Jefferson | Plaquemines | St. Charles | St. Tammany | Orleans | St. Bernard | St. James | St. John the Baptist

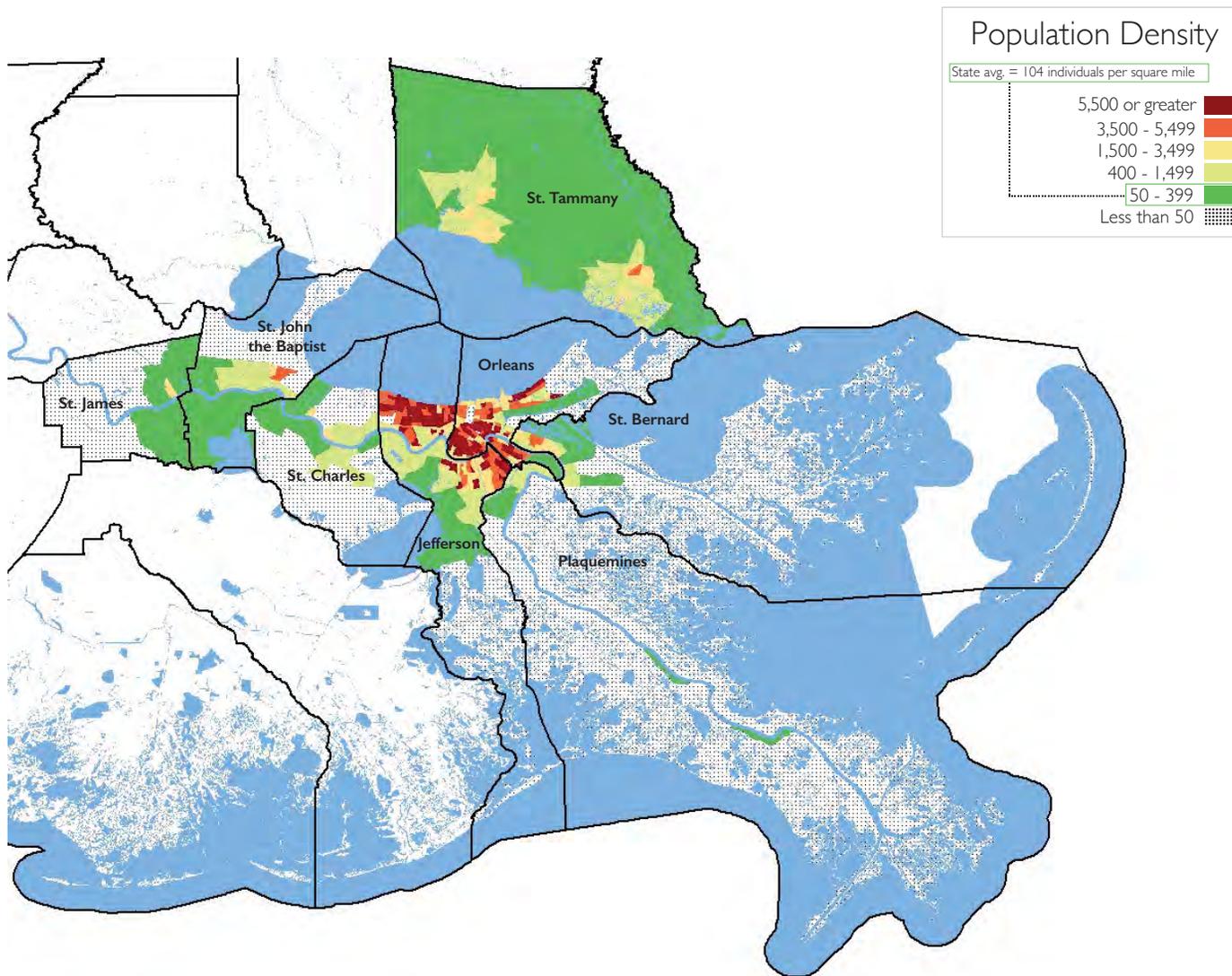


Regional Labor Market Area 1
New Orleans

Socioeconomic Characteristics



Population Density



Measurement Density

Population density partly captures urbanization of an area. The measurement is persons per square mile, and it is captured at the tract level.

Reading the map

We have focused on the areas of relatively high density. The average density for the state is 104 persons per square mile, but the most dense parts of the state have more than 6,000 persons per square mile. The map is high color contrast from green to red with red being high density and green being low density. Areas of very low density are designated with stipple.

	Persons per square mile
United States	87
Jefferson	1463
Orleans	2029
Plaquemines	30
St. Bernard	95
St. Charles	189
St. James	92
St. John the Baptist	216
St. Tammany	276

Data Source: Census 2010 Summary File 1

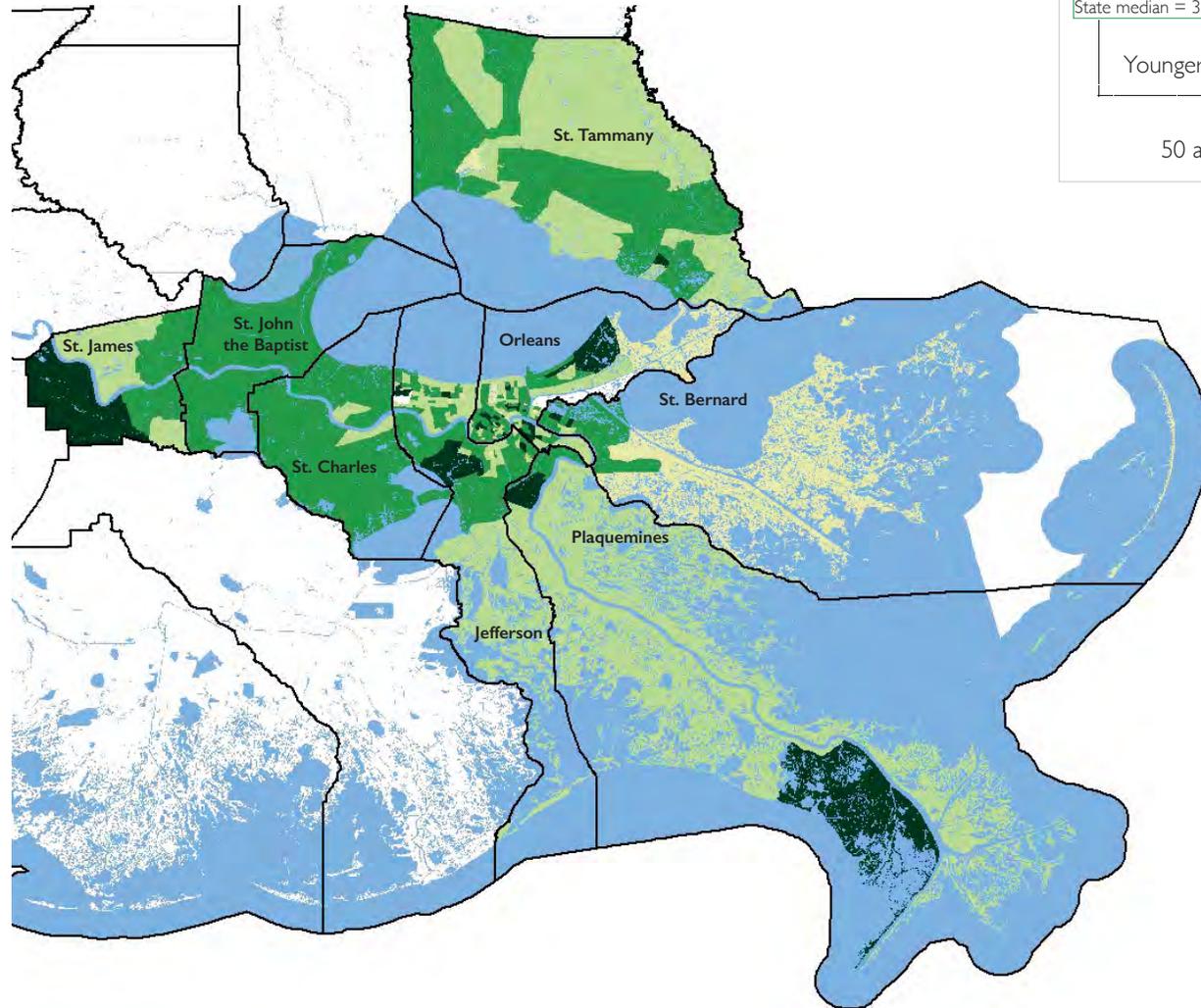
Median Age of Population

Measurement Median Age

Half of the population will be older than this age and half will be younger. The median age can be compared across RLMA and Census tracts. The lower the median age the younger the population, while the higher the median age the older the population.

Reading the map

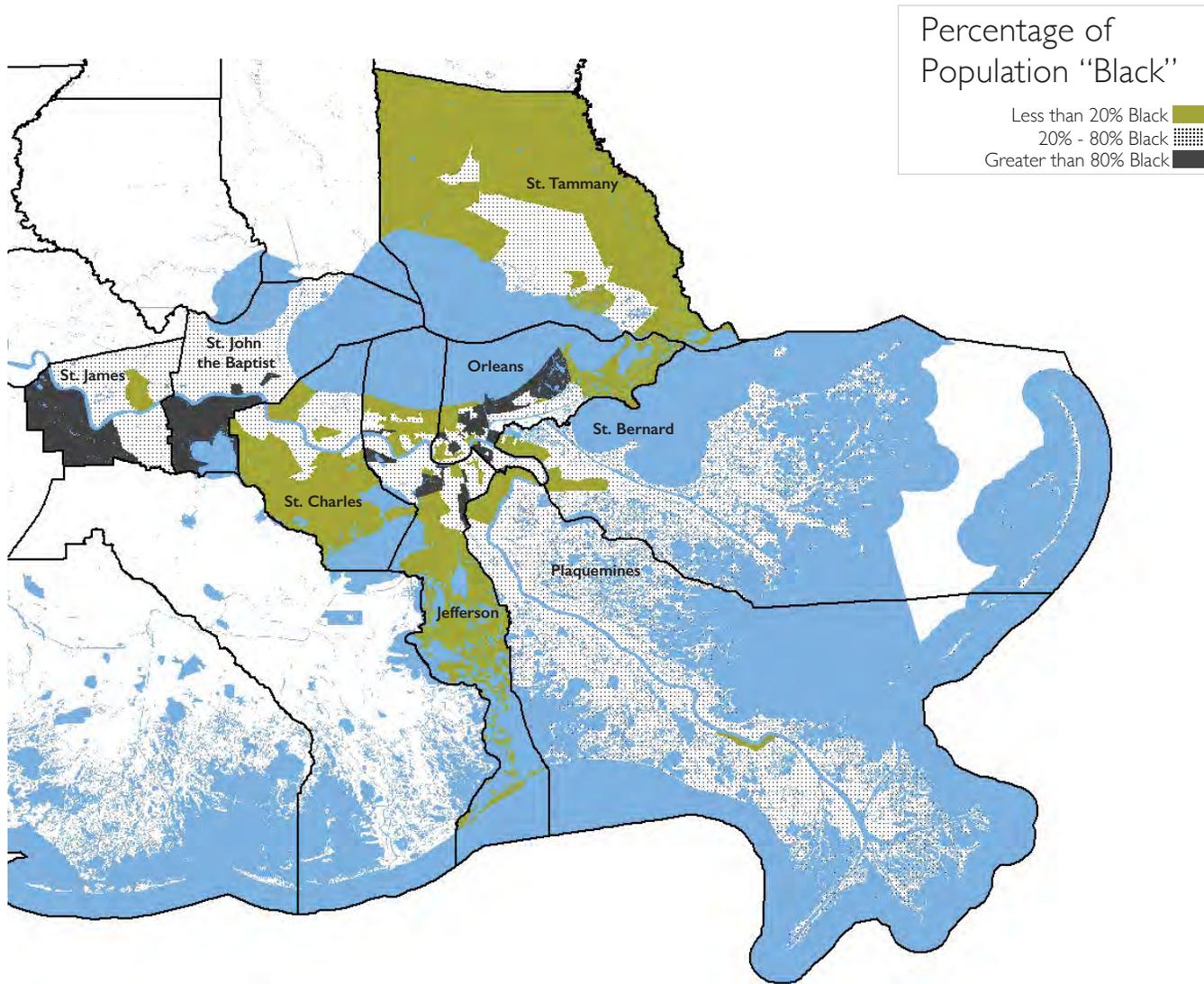
The median age is represented for each Census tract with the darkest colors representing younger median age and lighter colors representing older median age. The state's median age is 35.9, indicated in the legend.



	Median age
United States	37.0
Jefferson	38.5
Orleans	35.2
Plaquemines	35.6
St. Bernard	33.9
St. Charles	36.5
St. James	38.4
St. John the Baptist	35.0
St. Tammany	39.0

Data Source: American Community Survey– 2008-2012

Percentage of Population “Black”



Measurement Racial Segregation

To measure racial segregation, we focused upon the percent of the population that is reported “Black” by the Census. Communities with a Black population greater than 80% or less than 20% of the total population are considered de facto segregated.

Reading the map

Data on race have been organized to display high concentrations of black and non-black Census tracts: olive representing predominantly non-black populations, dark gray representing predominantly black populations. Those tracts that meet neither of these classifications are represented in stipple.

	Percent Black
United States	13.5%
Jefferson	27.3%
Orleans	61.0%
Plaquemines	21.7%
St. Bernard	19.2%
St. Charles	27.3%
St. James	50.6%
St. John the Baptist	53.9%
St. Tammany	12.2%

Data Source: American Community Survey– 2008-2012

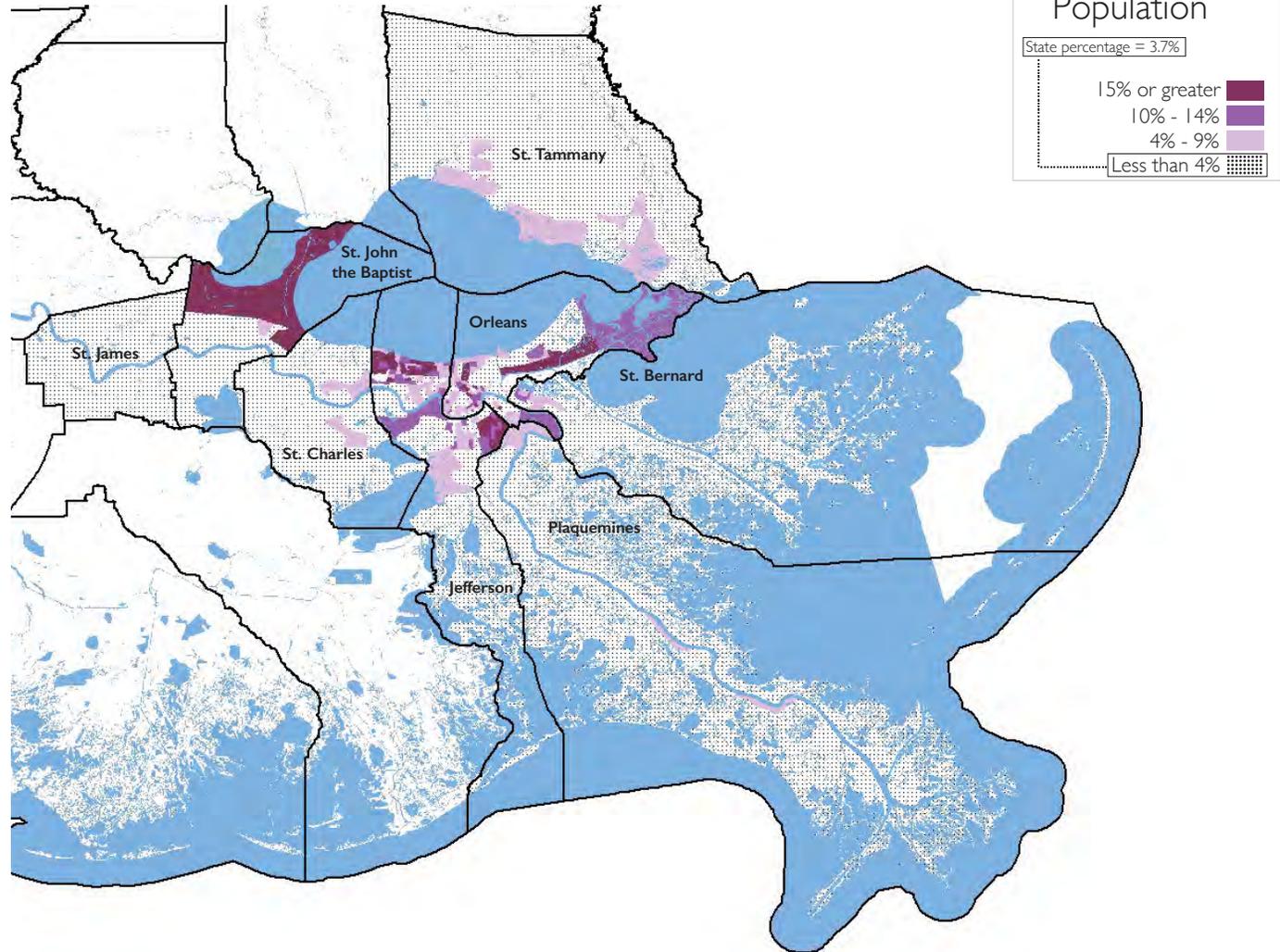
Foreign Born Population

Measurement Foreign-born

The foreign-born population consists of individuals who were not U.S. citizens at birth.

Reading the map

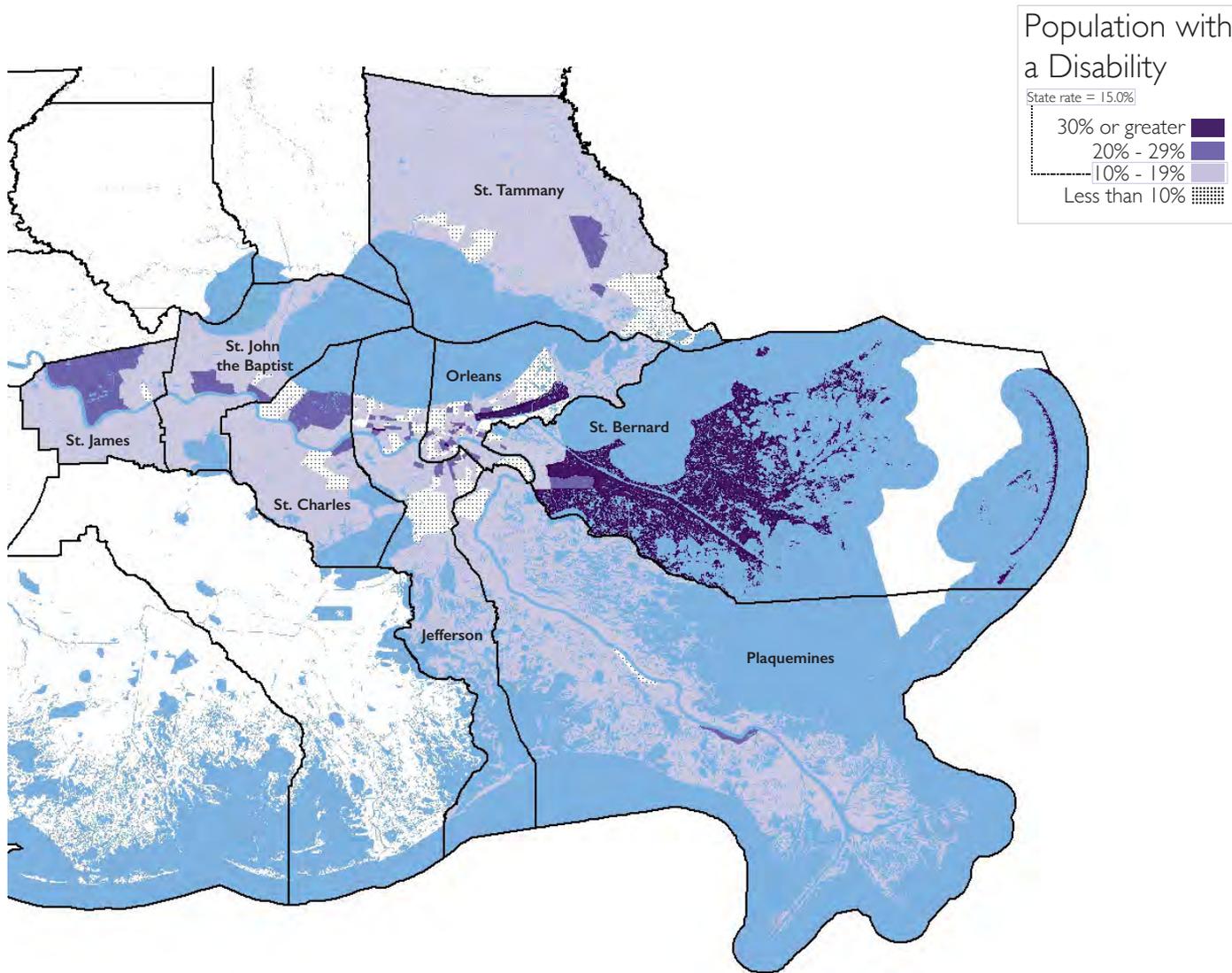
The map displays the percentage of foreign-born individuals within each Census tract as a percent of the entire tract population. Darker colors signify a greater presence of foreign-born individuals. The state average for the percentage of foreign-born individuals is 3.7%. We have focused the map on areas of relatively high foreign born populations and designated those at or below the state level in stipple.



	Foreign born
United States	12.8%
Jefferson	11.1%
Orleans	5.8%
Plaquemines	3.0%
St. Bernard	5.2%
St. Charles	3.1%
St. James	1.1%
St. John the Baptist	3.4%
St. Tammany	3.4%

Data Source: American Community Survey— 2007-2011

Population with a Disability



Measurement Disability

The Census collects information on disability through the American Community Survey. An individual is considered disabled if the person has any one of the definitions of disability used by the ACS, which include difficulties with hearing, vision, walking or climbing stairs; difficulties resulting from physical, mental or emotional problems that result in reduced cognitive abilities or independent living; or difficulty in caring for oneself.

Reading the map

The map represents that percentage of the population within each Census tract having a disability. Darker colors represent a higher concentration of individuals living with a disability. The state rate for those living with a disability is 15%.

	Disability rate
United States	12.0%
Jefferson	13.3%
Orleans	13.6%
Plaquemines	11.4%
St. Bernard	13.9%
St. Charles	14.4%
St. James	14.3%
St. John the Baptist	14.4%
St. Tammany	13.8%

Data Source: American Community Survey— 2008-2012

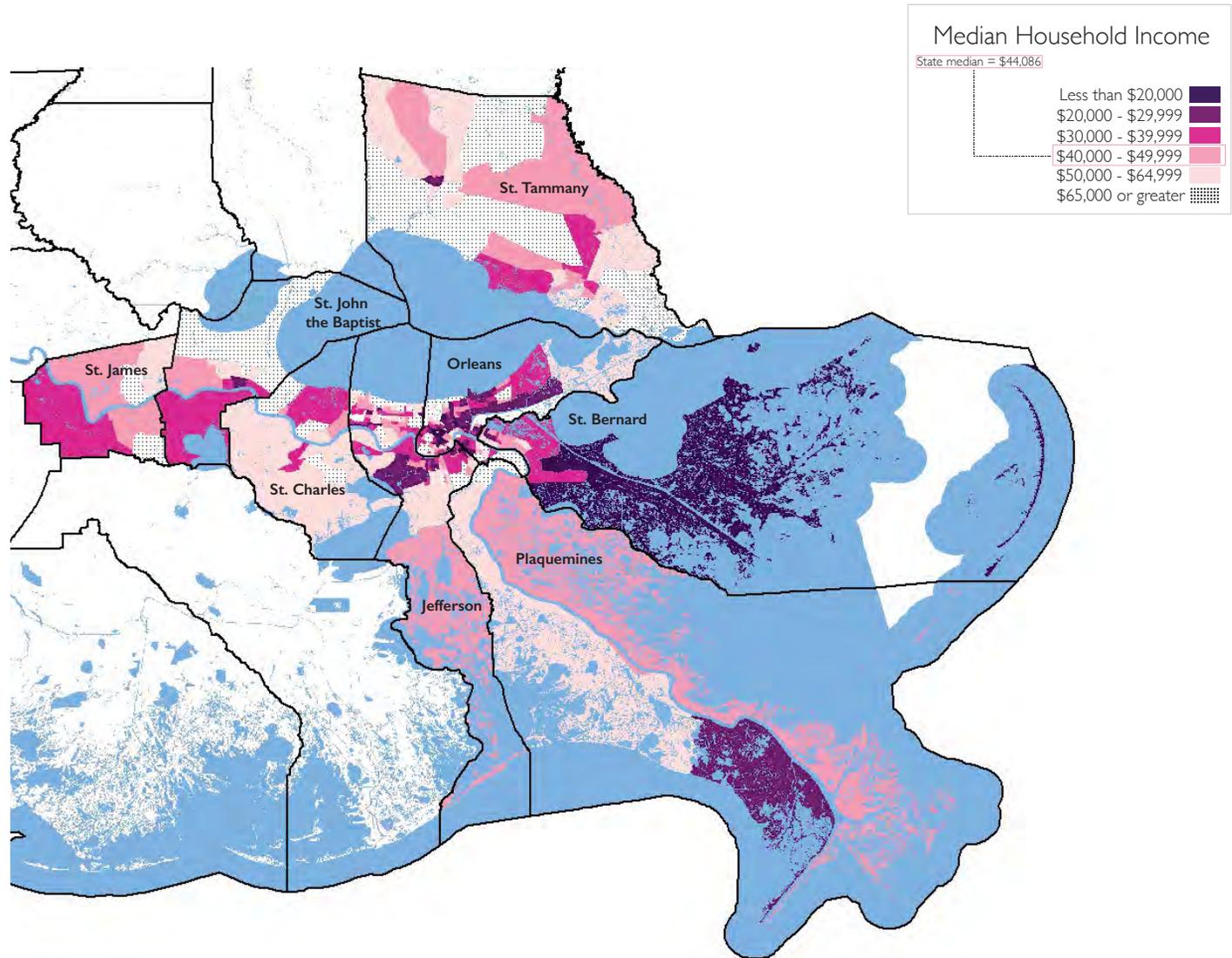
Median Household Income

Measurement Income

Median household income is a measurement of income distribution: one-half of all households earn more than this amount and one-half earn less. Household income reflects the role of the household as a fundamental economic unit within a community and provides some insight into the purchasing power for an area.

Reading the map

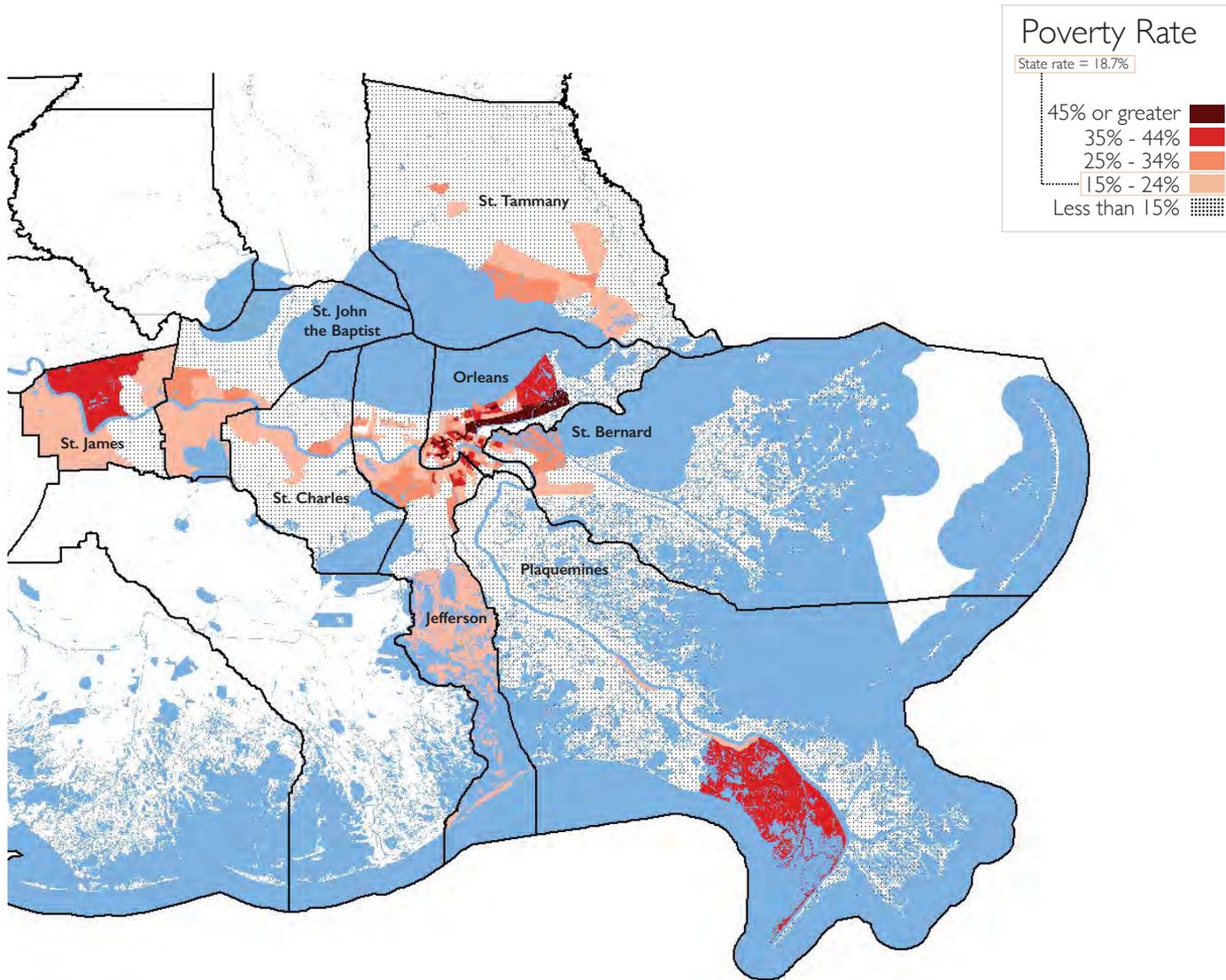
Data on median household income have been collected for Census tracts comprising the RLMA so that spatial comparisons can be made across the area. Tracts with a lower median household income are generally poorer. The median household income for the state is \$44,086, and its range is highlighted with a corresponding color in the legend. We have focused the map upon areas of low income, so tracts with a high median income for the state are designated by stipple.



	Median household income
United States	\$52,762
Jefferson	\$48,374
Orleans	\$37,325
Plaquemines	\$55,301
St. Bernard	\$40,450
St. Charles	\$60,207
St. James	\$52,887
St. John the Baptist	\$49,671
St. Tammany	\$61,442

Data Source: American Community Survey— 2007-2011

Population Living in Poverty



Measurement Poverty

Poverty is defined using a set of income thresholds established by the Office of Management and Budget that vary by family size and composition. Families that fall below the income thresholds are deemed to be in poverty. The most recent income thresholds are with \$15,730 or less for a family of two, a family of three earning \$19,790 or less, a family of four earning \$23,850 or less, and so on in increments of \$4,060 up to a family of eight.

Reading the map

Poverty rate data have been collected for Census tracts comprising the RLMA, and the map displays the proportion of the population with incomes under the poverty threshold. Darker colors signify higher rates of poverty. The state poverty rate is 18.7%, and its range is highlighted with a corresponding color in the legend.

	Poverty rate
United States	14.9%
Jefferson	15.3%
Orleans	27.2%
Plaquemines	11.0%
St. Bernard	18.2%
St. Charles	12.8%
St. James	16.0%
St. John the Baptist	15.8%
St. Tammany	10.8%

Data Source: American Community Survey— 2008-2012

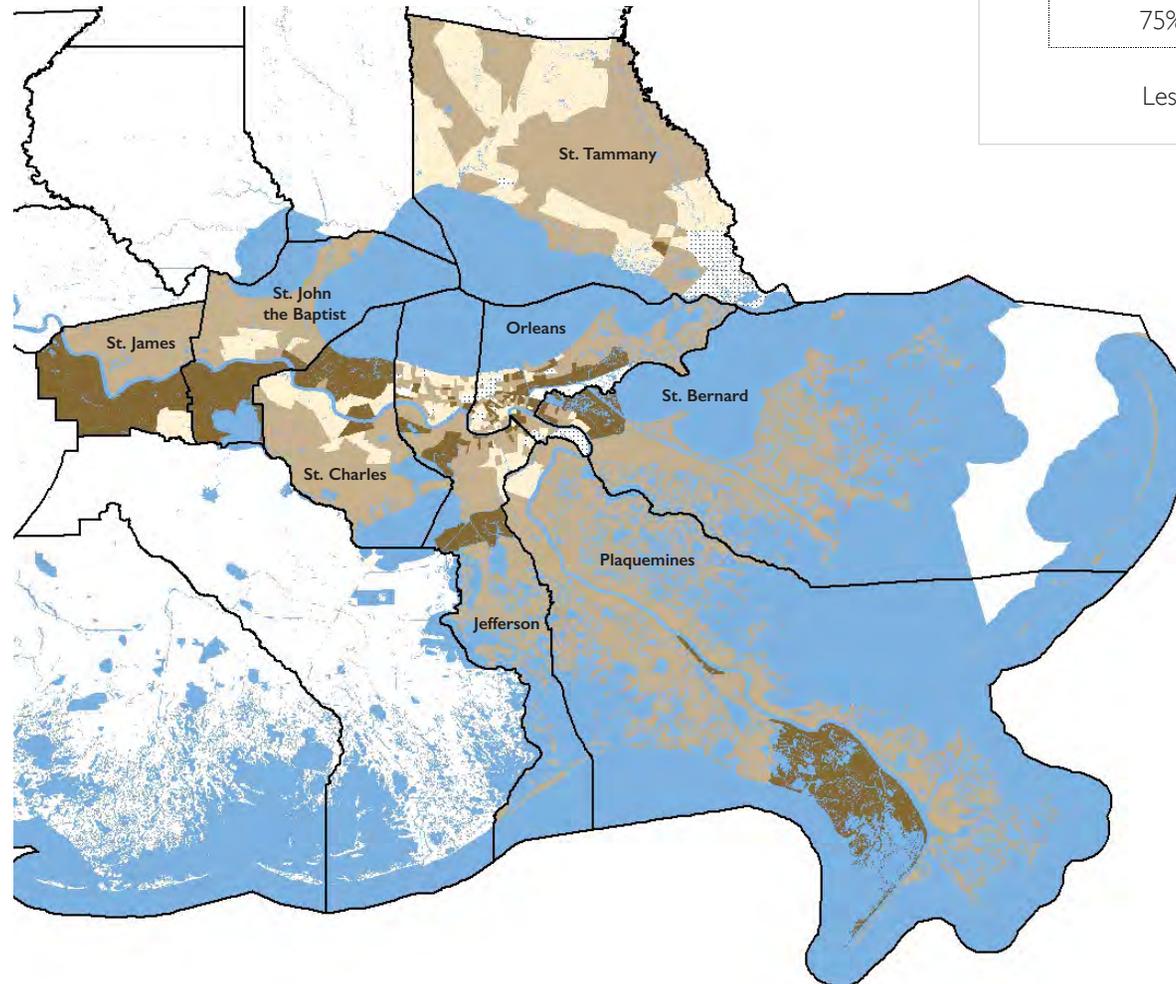
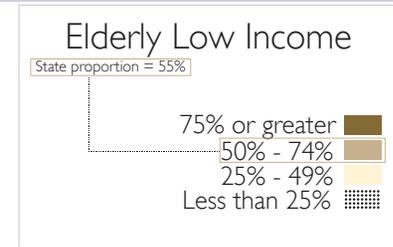
Elderly Population with Low Income

Measurement Elderly low-income

The U.S. Department of Housing and Urban Development produces “CHAS” data (Comprehensive Housing Affordability Strategy) that demonstrate the extent of housing problems and housing needs, particularly for low income households. These data provide information on the incomes of those 62 years and older.

Reading the map

The map shows the percentage of elderly households within the tract with incomes less than 80% of HUD Area Median Family Income (HAMFI). In Louisiana, 55% of households with a resident over the age of 62 years have household incomes less than 80% of HAMFI, and that range is highlighted with a corresponding color in the legend. Section 3(b)(2) of the United States Housing Act of 1937 provides for housing assistance for low income families, defined as families making 80% of the median family income in the area, and very low income families, defined as families making 50% of the median family income with these estimates adjusted for varying family sizes. The HUD median family income is based on Census and American Community Survey data.

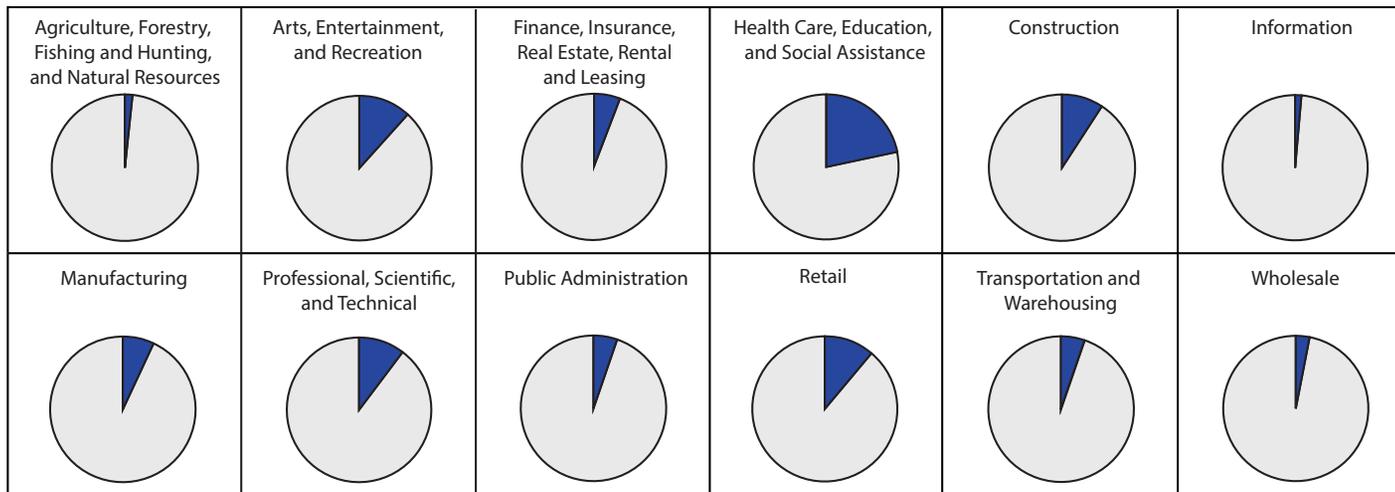


	Elderly low-income
United States	53.0%
Jefferson	52.8%
Orleans	58.8%
Plaquemines	59.8%
St. Bernard	65.0%
St. Charles	53.1%
St. James	67.0%
St. John the Baptist	57.9%
St. Tammany	47.4%

Data Source: HUD CHAS data – 2006-2010

Employment by Industry

Employment by Industry RLMA 1



Employment by Industry

The map illustrates the percentage of employees in each industry as defined by the North American Industry Classification System (NAICS). The data refer to the person's job during the reference week.

Reading the chart

The chart represents the number of jobs in a specific industry within the RLMA relative to all jobs within the RLMA. The proportion of jobs attributable to the corresponding industry is colored in dark blue. We have displayed the employment at the RLMA level because the percentage by Census tract is not useful since the regional labor market is the economic zone as defined by the Louisiana Workforce Commission.

	Agriculture etc.	Arts etc.	Finance etc.	Health Care etc.	Construction	Information etc.	Manufacturing	Professional etc.	Public Adm.	Retail	Transportation etc.	Wholesale
Jefferson	1.8%	12.1%	6.1%	19.6%	10.4%	1.6%	6.7%	10.2%	4.9%	11.7%	5.5%	3.5%
Orleans	1.3%	15.6%	5.3%	26.1%	6.9%	1.7%	4.3%	11.7%	5.8%	9.5%	5.0%	2.1%
Plaquemines	5.4%	6.5%	5.7%	14.9%	5.9%	1.0%	11.2%	8.5%	12.5%	12.0%	7.9%	3.9%
St. Bernard	2.4%	8.7%	6.0%	15.2%	13.6%	1.5%	10.4%	8.0%	5.9%	10.8%	7.9%	4.0%
St. Charles	1.4%	7.4%	4.9%	22.5%	9.8%	1.2%	12.1%	8.5%	5.8%	10.7%	5.4%	5.7%
St. James	2.4%	4.7%	2.8%	18.6%	8.0%	0.3%	27.1%	4.7%	6.0%	10.5%	8.5%	2.4%
St. John the Baptist	1.2%	9.9%	5.2%	19.0%	11.2%	1.2%	13.8%	6.8%	4.4%	13.2%	8.1%	2.3%
St. Tammany	2.4%	8.9%	7.0%	21.8%	9.8%	1.3%	7.1%	10.6%	5.6%	12.9%	4.8%	3.5%

Data Source: American Community Survey– 2007-2011

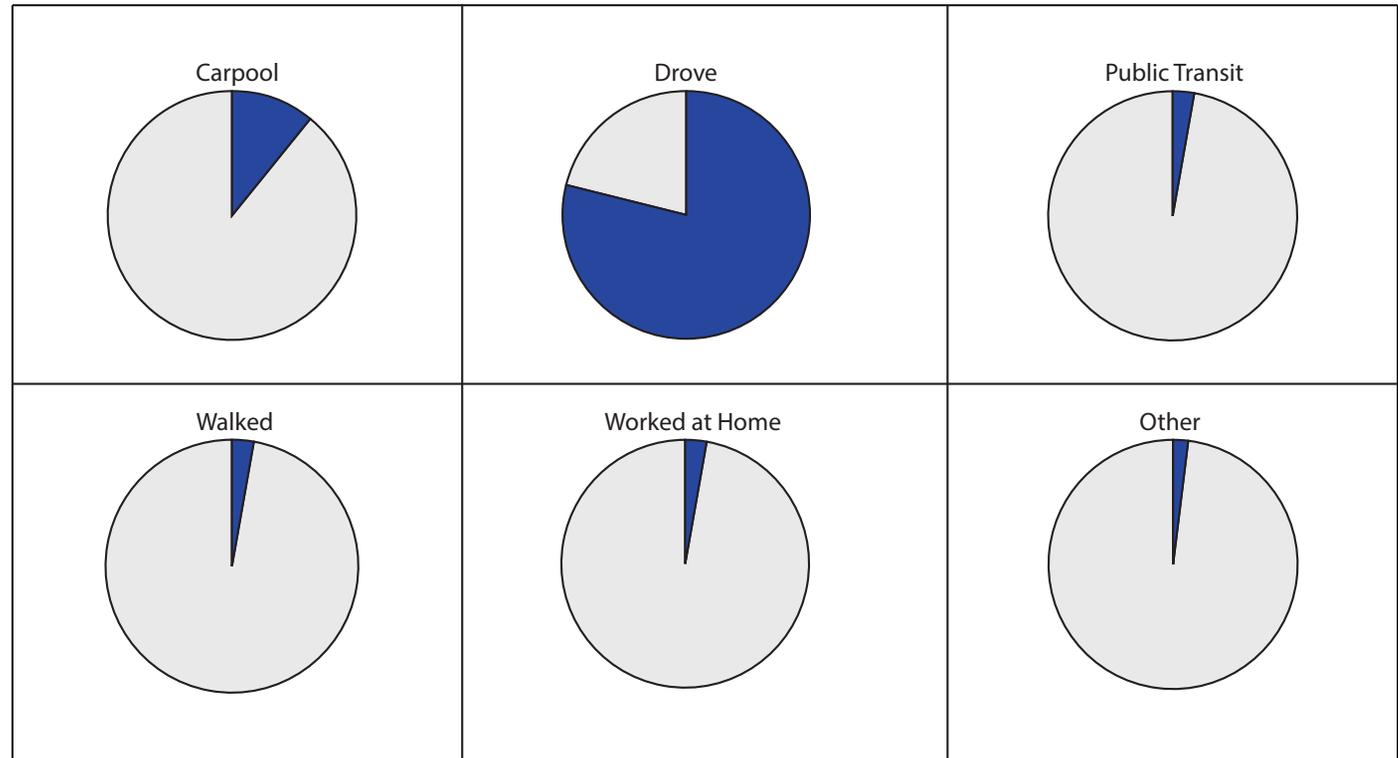
Means of Commuting

Means of Commuting

Commuting refers to an individual's journey to work and is characterized by the method of transportation, either driving alone, carpooling, using public transportation, or walking, and the duration of journey.

Reading the chart

Data on commuting have been collected for Census tracts comprising the RLMA, and the chart represents the proportion of transportation methods used by workers within the tract. The proportion of each transport method utilized by workers in the Census tract is colored in dark blue.



Means of Commuting

RLMA 1

	RLMA 1
Avg. commute time	24 mins
Median commute time	23.7 mins
Range: <i>Minimum</i>	12.3 mins
Range: <i>Maximum</i>	46 mins

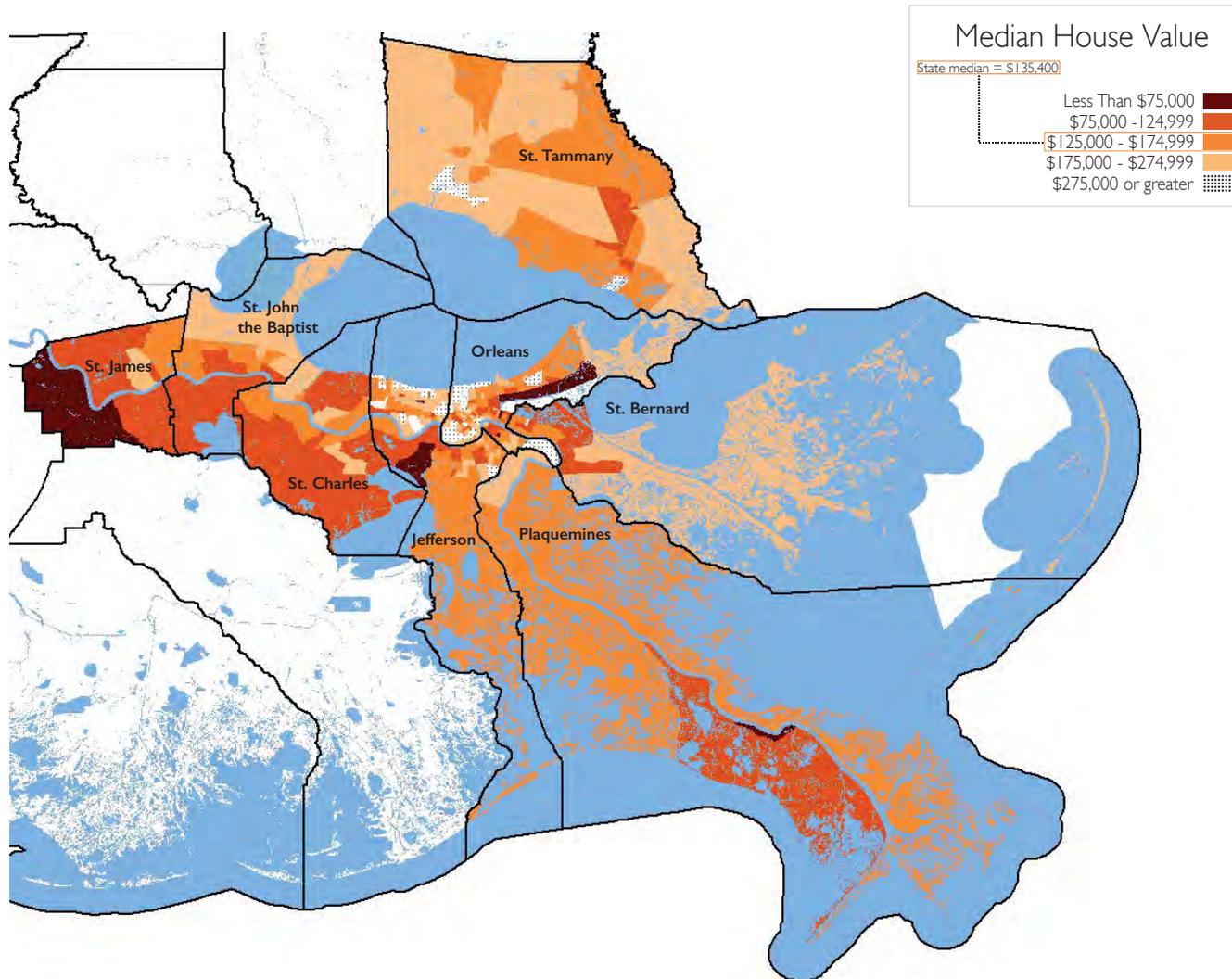
Data Source: American Community Survey– 2007-2011

*Regional Labor Market Area 1
New Orleans*

Housing and Affordability



Median House Value



Measurement Median House Value

House value is determined by the owner's estimate of a sale price that one could expect if selling the property (structure and lot). Median house value indicates that one-half of all houses are worth more and one-half are worth less than the median.

Reading the map

Data on median housing values for single detached houses have been collected for Census tracts comprising the RLMA, and the map represents value ranges within the RLMA. The median home value for the state is \$135,400 (2011) and its range is highlighted with a corresponding color in the legend.

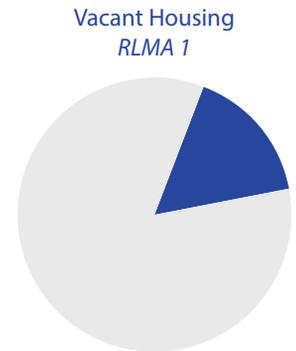
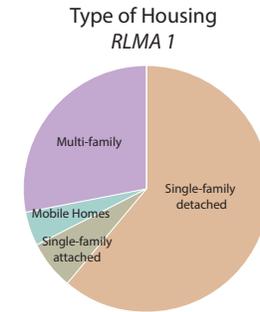
	Median house value
United States	\$186,200
Jefferson	\$176,700
Orleans	\$183,500
Plaquemines	\$203,000
St. Bernard	\$130,500
St. Charles	\$175,200
St. James	\$114,000
St. John the Baptist	\$148,800
St. Tammany	\$201,700

Data Source: American Community Survey— 2007-2011

Vacancy Owner and Rental

Housing is classified in four types: single-family detached, single-family attached, multi-family, and mobile homes. The chart to the right shows the distribution of these types.

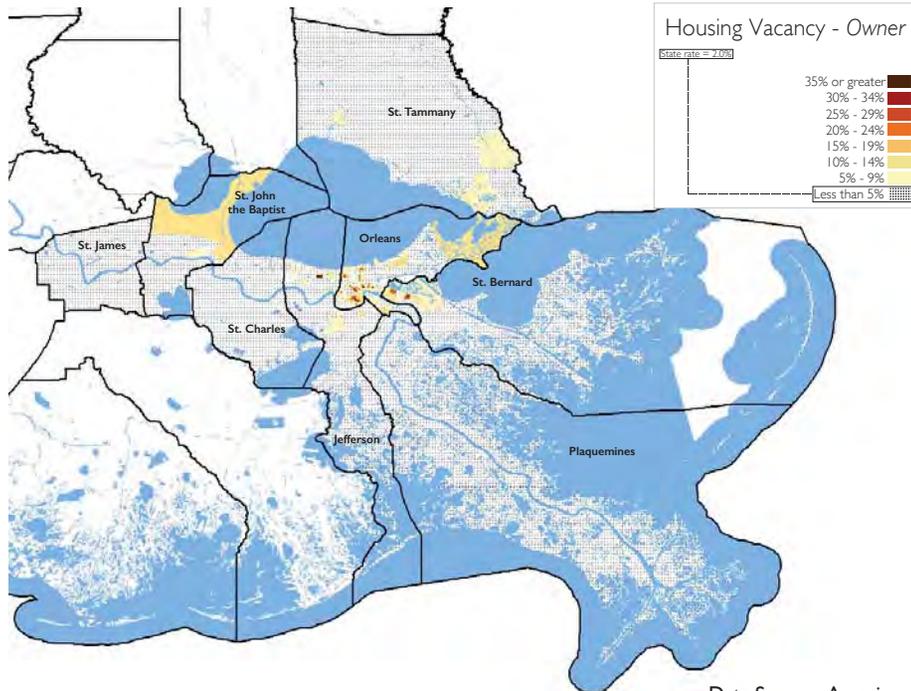
A housing unit is vacant if no one is living in the structure at the time of the interview unless its occupants are only temporarily absent. A vacant unit may also be one that is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if the unit is exposed to the elements or if there is positive evidence that the house is to be demolished or is condemned. As of 1990, year-round vacant mobile homes were included as part of the year-round vacant count of housing units. The chart [Vacant Housing](#) shows the estimated vacancy rate for combined owner-occupied and rental housing units within the RLMA. The proportion of vacant units in the RLMA is highlighted in dark blue in the other pie chart.



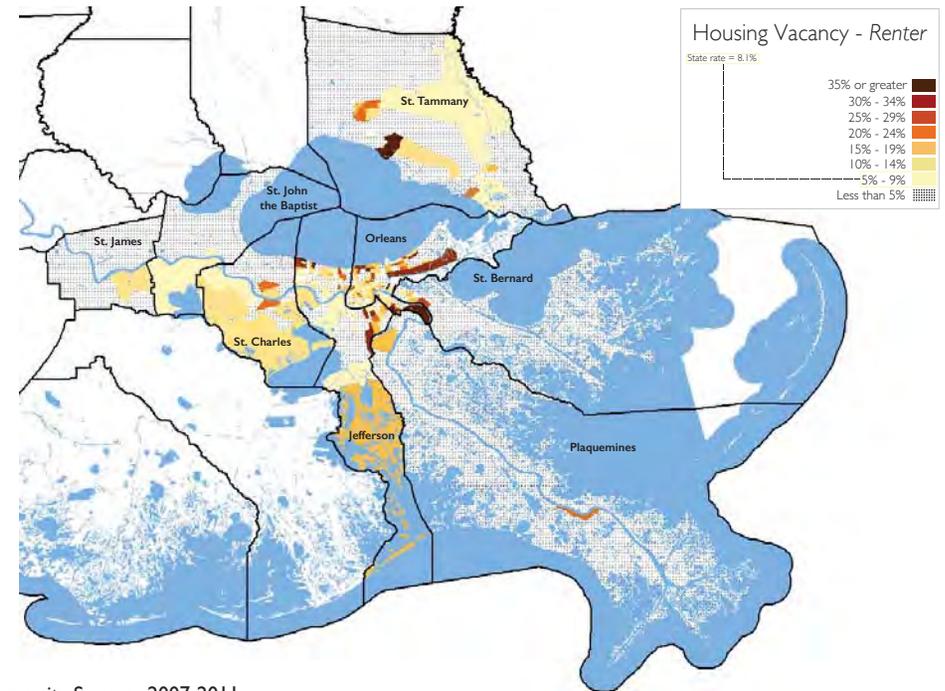
(Boat, RV, van, etc.) are excluded in this chart.

The maps below show the vacancy divided between owner vacant and rental vacant, where darker shades indicate higher relative levels of vacancy when compared against the state.

Owner Vacancy

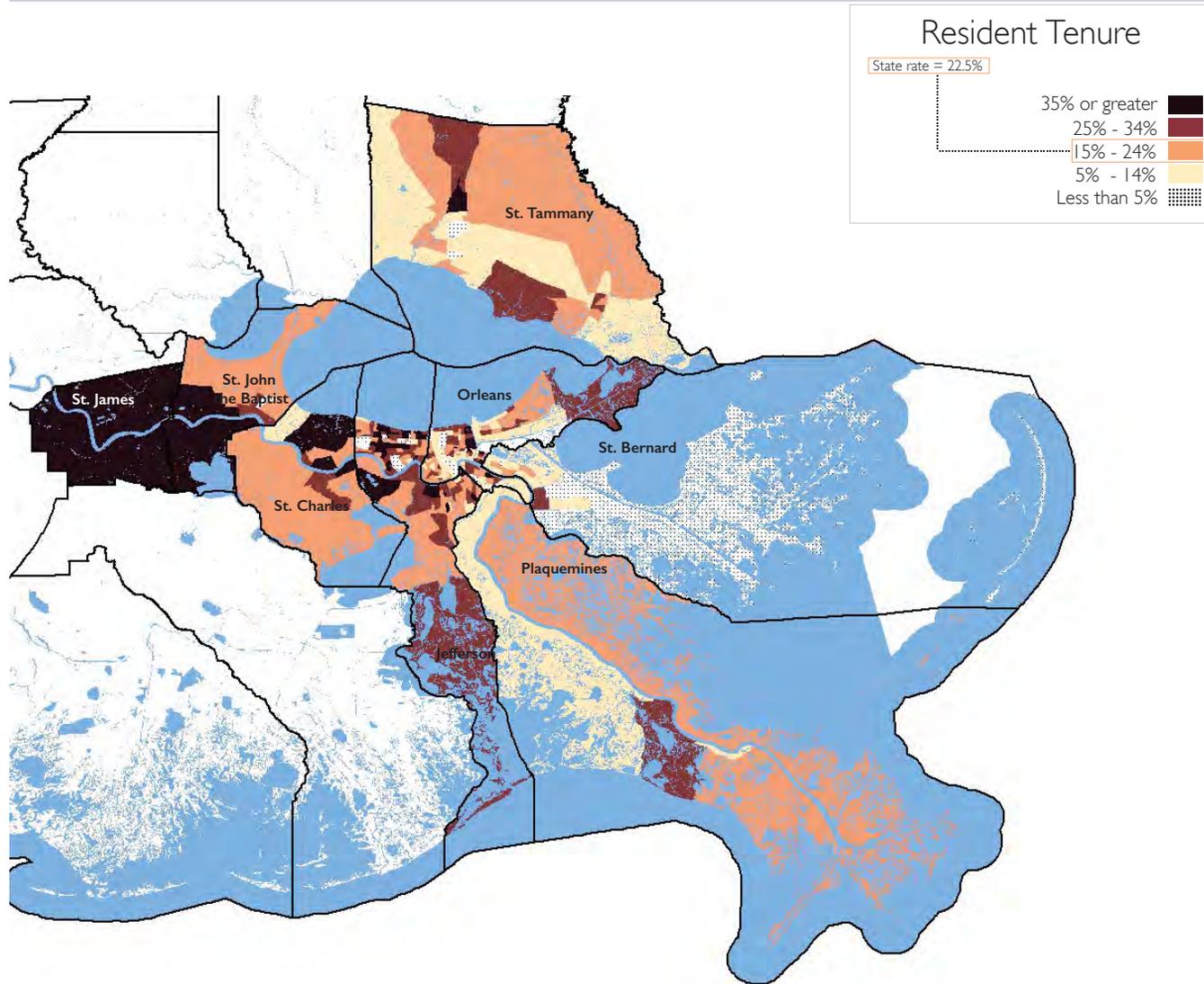


Rental Vacancy



Data Source: American Community Survey— 2007-2011

Resident Tenure before 1990



Measurement Long-term Tenure

Resident tenure is an important aspect in assessing the housing needs of a community. In this assessment, we have documented **those households residing at their current residence for at least twenty-five years**. There are two reasons for using this measurement. The first is that a high concentration of long-term householders is an early indication of aging-in-place. Secondly, and contrary to the aging-in-place concern, is that these long-term householders may also be considering a move as they age, so this is also an early indicator of “transition neighborhoods”.

The age of a community is important when considering housing options. Young families may require houses with more bedrooms, while older residents may want to remain in a community but in a smaller residence, or they may be seeking multi-unit residences.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 1990. Darker colors represent higher percentages of the population. The state proportion for owners and renters combined is 22.5%, and that range is highlighted with a corresponding color in the legend.

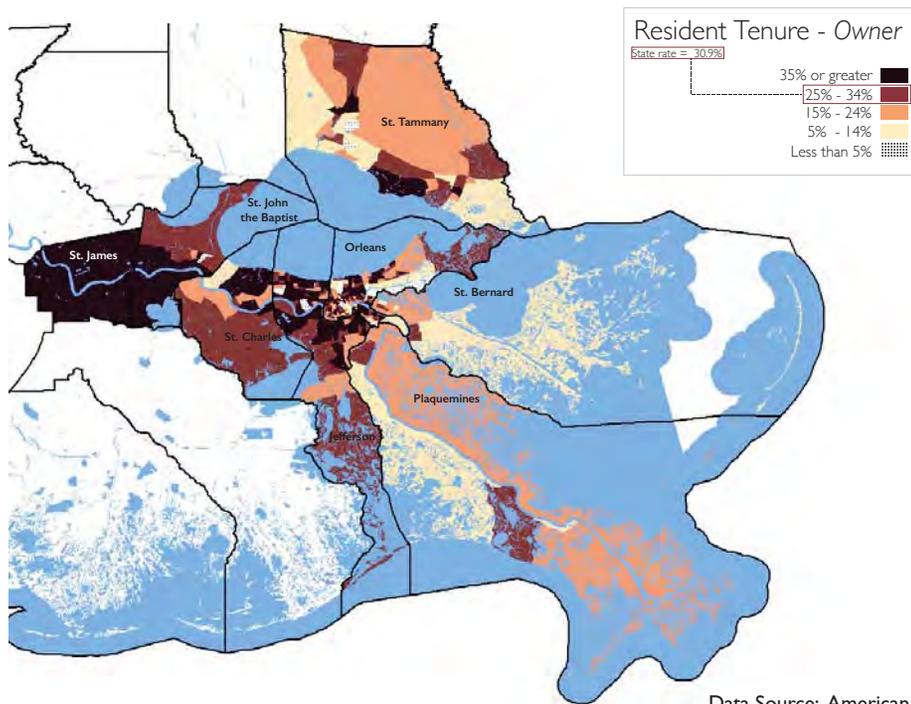
	1990 or earlier
United States	20.0%
Jefferson	26.7%
Orleans	17.5%
Plaquemines	12.6%
St. Bernard	15.5%
St. Charles	25.0%
St. James	41.8%
St. John the Baptist	25.6%
St. Tammany	15.2%

Data Source: American Community Survey— 2007-2011

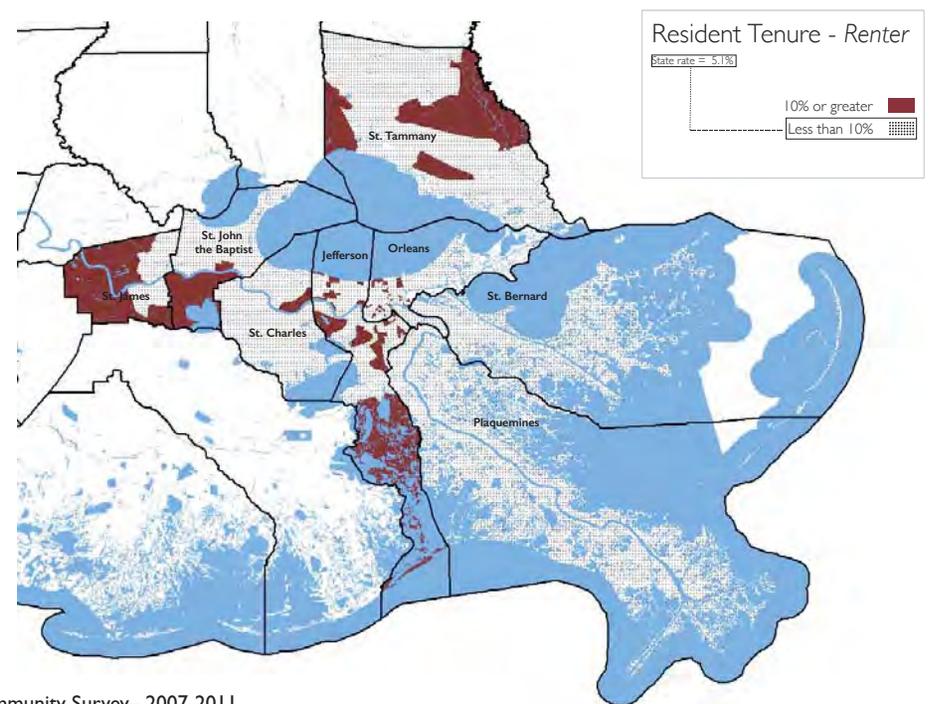
Resident Tenure before 1990: *Owner and Renter*

We have also divided this indicator between owners and renters. It is reasonable to expect that owners are more likely to be long-term residents, so we have used the same distribution in the owner map. Renters, however, are more likely to move, so we have simply highlighted those areas in the RLMA that have a relatively high concentration of long-term renters.

Owner Tenure (before 1990)

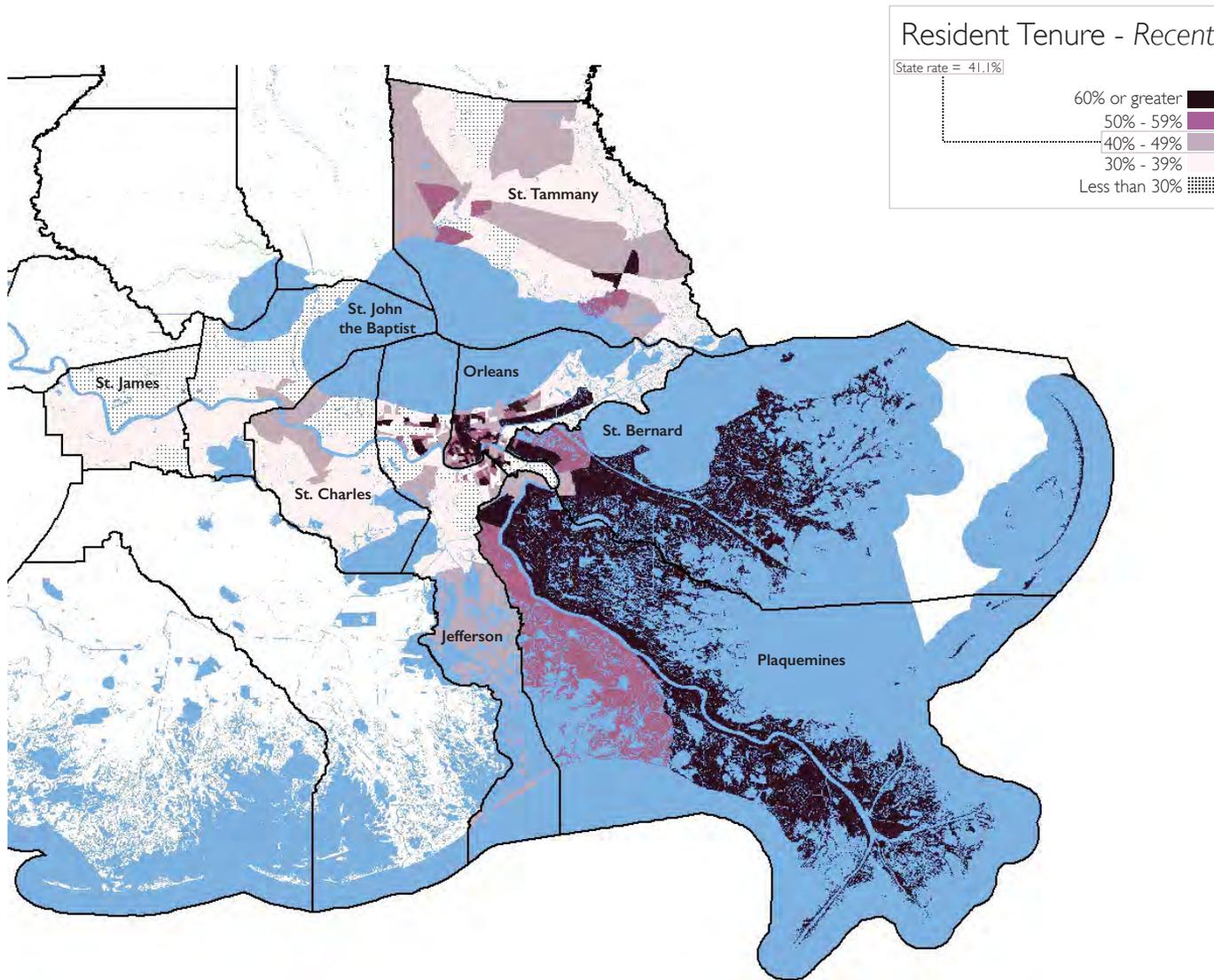


Rental Tenure (before 1990)



Data Source: American Community Survey— 2007-2011

Resident Tenure after 2005



Measurement Recent Tenure

In this assessment, we have documented **those households that reported residence after 2005**. High levels of recent tenure are an indicator of ongoing transitions or new development. This iteration of measuring tenure is an inverse of the long-term tenure measure (see above) meant to complement that display.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 2005 based upon interviews conducted between 2007 and 2011 through the American Community Survey. Darker colors represent higher concentrations of such recent tenure.

The state average percentage for residents of recent tenure is 41.1%.

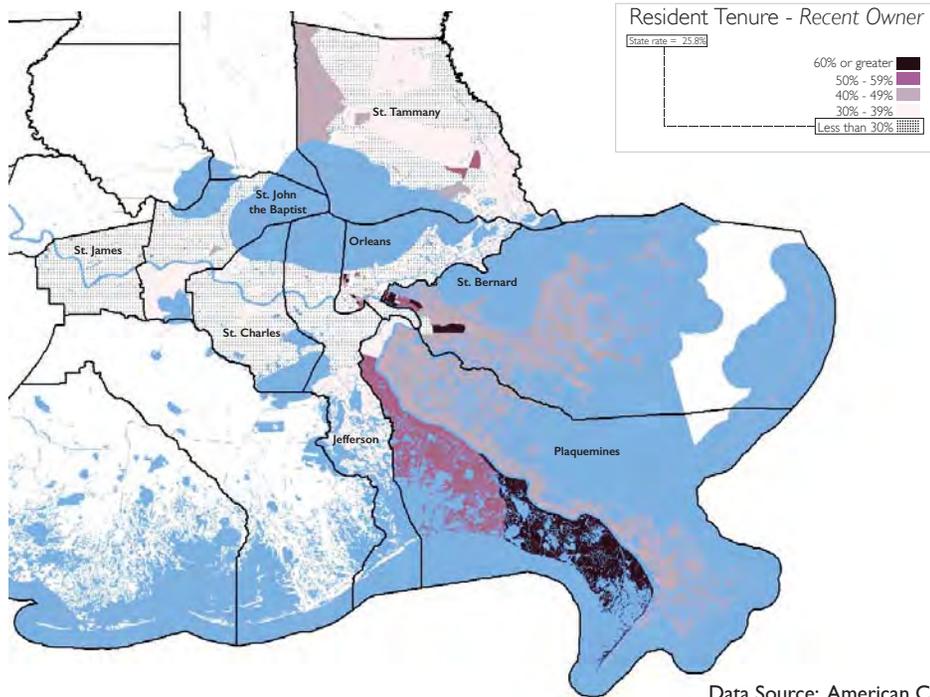
	2005 or later
United States	40.1%
Jefferson	39.6%
Orleans	55.9%
Plaquemines	57.8%
St. Bernard	64.7%
St. Charles	32.7%
St. James	23.6%
St. John the Baptist	37.1%
St. Tammany	41.8%

Data Source: American Community Survey— 2007-2011

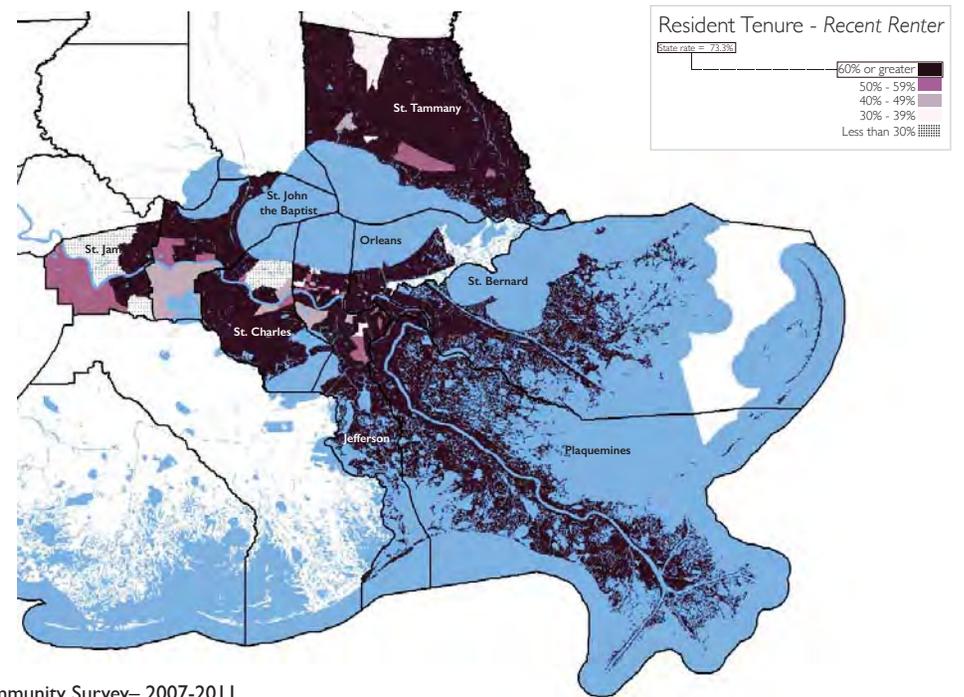
Resident Tenure after 2005: *Owner and Renter*

As with the long-term tenure map, we have also divided this indicator between owners and renters. In this case we used the same distribution as we did in the map displaying the overall population. The rental map reflects the reality that renters tend to move often, so many of the renters in a tract will likely report having moved into the residence after 2005. Owners, however, are likely to remain in a house for more than five years.

Owner Tenure (after 2005)



Rental Tenure (after 2005)

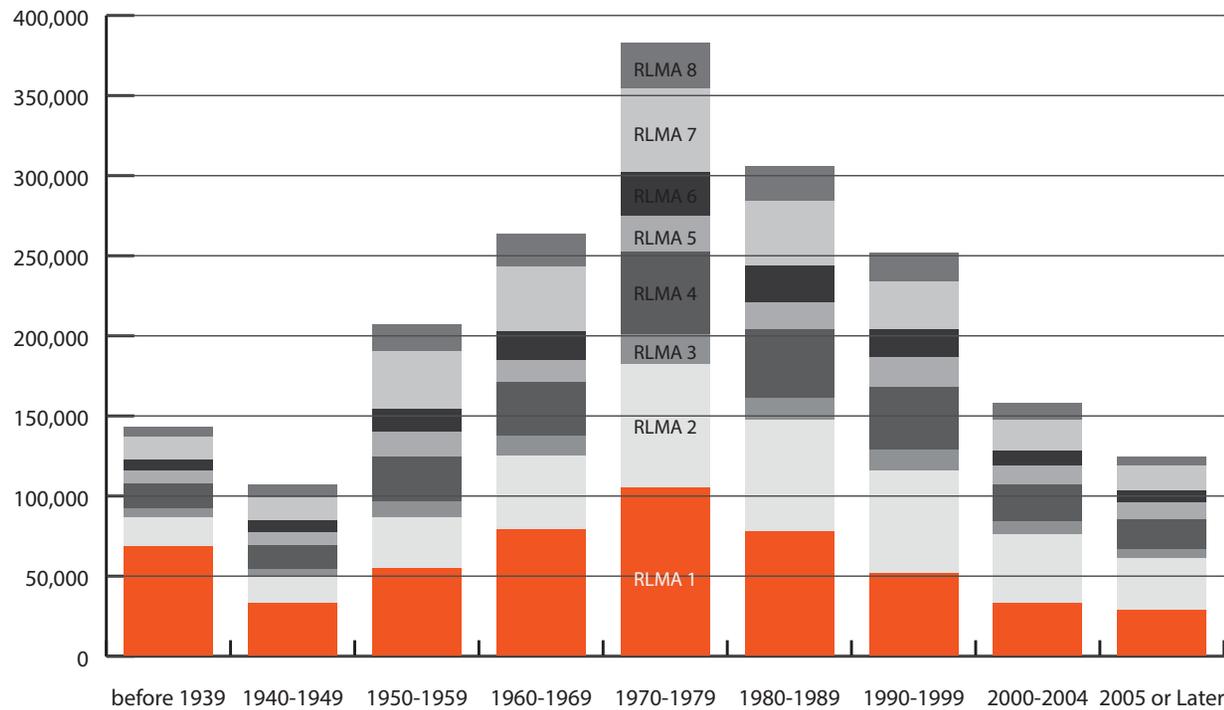


Data Source: American Community Survey— 2007-2011

Construction by Year and Units built before 1980

Age of housing stock is a policy concern for many reasons including health (asbestos removal, lead paint) and environmental sustainability (energy-efficiency programs). The chart below shows that the majority of the housing in the state was built after 1970, but for each RLMA this distribution differs. The orange section of each bar compares the RLMA to the remainder of the state. The chart is not normalized for population, so an RLMA with a higher population (such as New Orleans) will be more prominently represented in the graphic. The chart shows only the number of houses still in use or potential use by the year they were constructed.

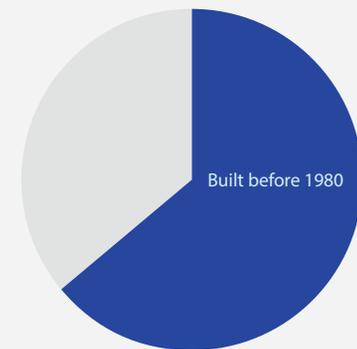
The pie chart below shows the **share of houses built before 1980**. In 1977 the Consumer Product Safety Commission of the United States banned the use of lead in paints used in residences, public buildings, on toys and on furniture. In effect, this meant that all houses built after 1977 should not contain lead-based paint, but lead-paint mitigation and removal is still a major concern for houses built prior to the enforcement of this regulation. The data available through the Census does not use 1978 as a categorical indicator, so we have opted to use the nearest category: 1980.



Construction by Year **RLMA 1**
as part of total statewide construction

Units Built Before 1980

RLMA 1



Data Source: American Community Survey– 2007-2011

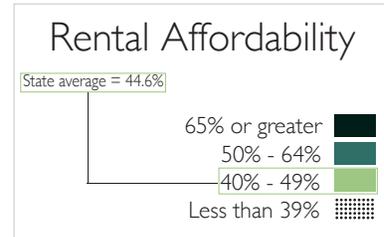
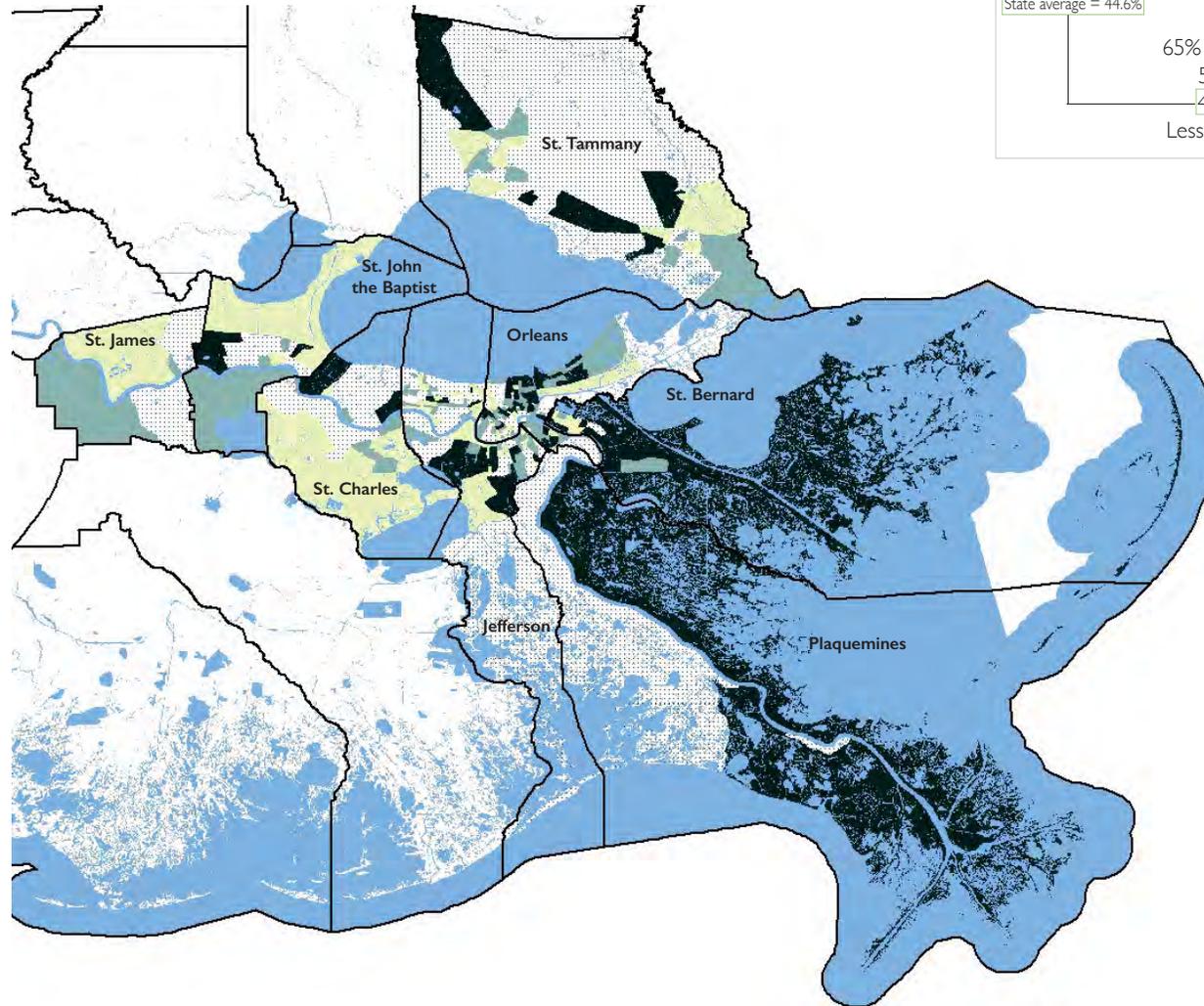
Rental Affordability

Measurement Rental Affordability

Rental affordability is measured by Gross Rent as a Percentage of Income (GRAPI), a computed ratio of monthly gross rent to monthly household income. Gross rent is contract rent plus the estimated average monthly cost of all utilities. Thirty-five percent of income or more spent on gross rent is a commonly used threshold for evaluating unaffordability or rent distress.

Reading the map

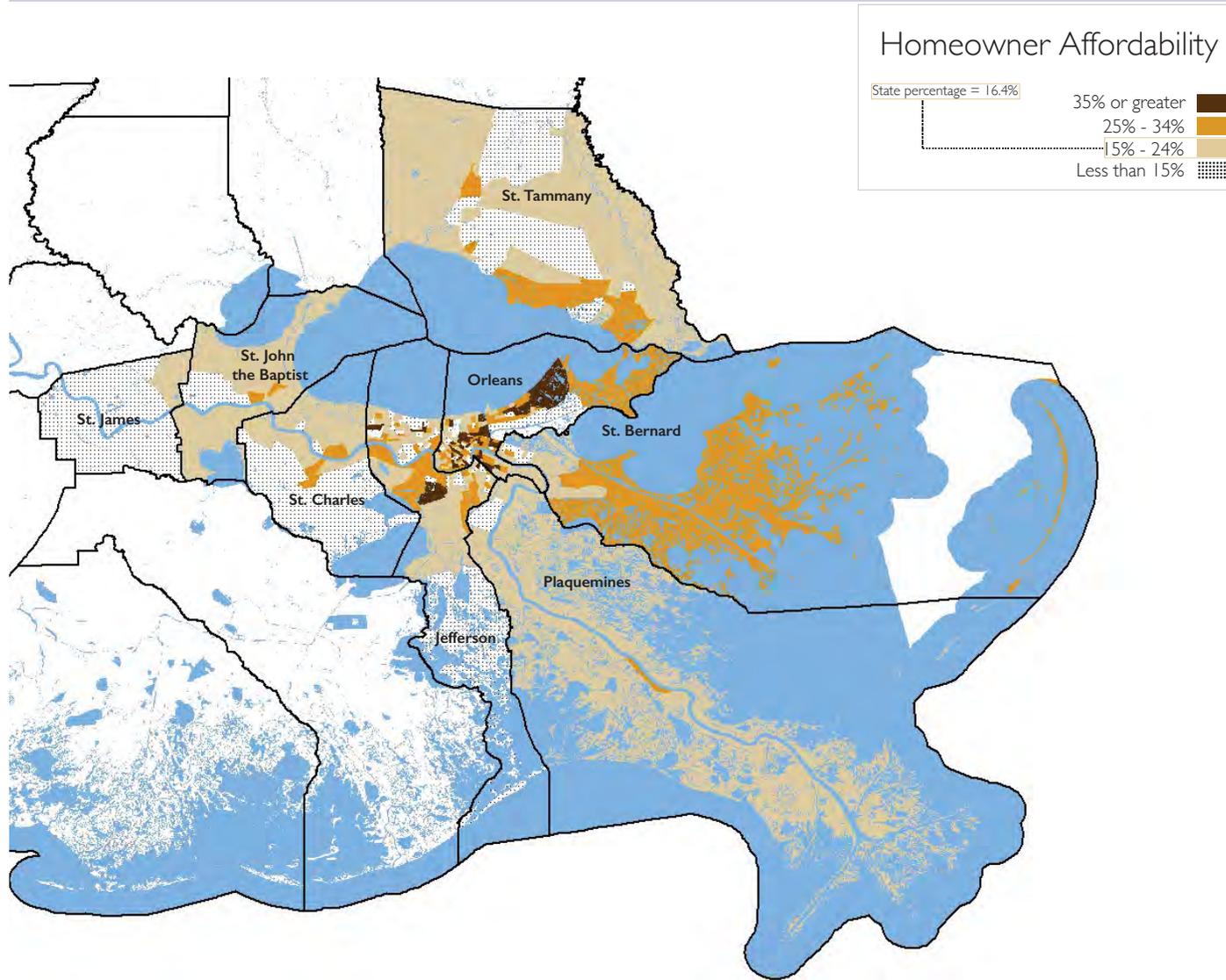
The map shows the percentage of renters within the tract spending 35% or more of household income on gross rent. Darker colors signify a greater proportion of the population. Throughout the state 44.6% of rental households are rent distressed.



	GRAPI (35% or greater)
United States	43.0%
Jefferson	44.2%
Orleans	54.6%
Plaquemines	39.1%
St. Bernard	53.7%
St. Charles	45.8%
St. James	38.5%
St. John the Baptist	46.6%
St. Tammany	44.1%

Data Source: American Community Survey– 2008-2012

Homeowner Affordability



Measurement Owner Affordability

The affordability of home ownership is measured using Selected Monthly Owner Costs As a Percentage of Income (SMOCAP), a computed ratio of monthly housing costs to monthly household income. Housing costs are defined as payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Thirty five percent or more of income spent on monthly housing cost is a commonly used threshold for determining unaffordability.

Reading the map

The map highlights the percentage of homeowners within the tract spending more than 35% of household income on monthly housing costs. Darker colors represent a greater proportion of the population. In Louisiana 16.4% of families in owner-occupied homes face affordability challenges.

	SMOCAP (35% or greater)
United States	22.8%
Jefferson	20.3%
Orleans	28.1%
Plaquemines	18.1%
St. Bernard	17.0%
St. Charles	17.5%
St. James	13.0%
St. John the Baptist	19.2%
St. Tammany	19.3%

Data Source: American Community Survey— 2008-2012

Occupants per room

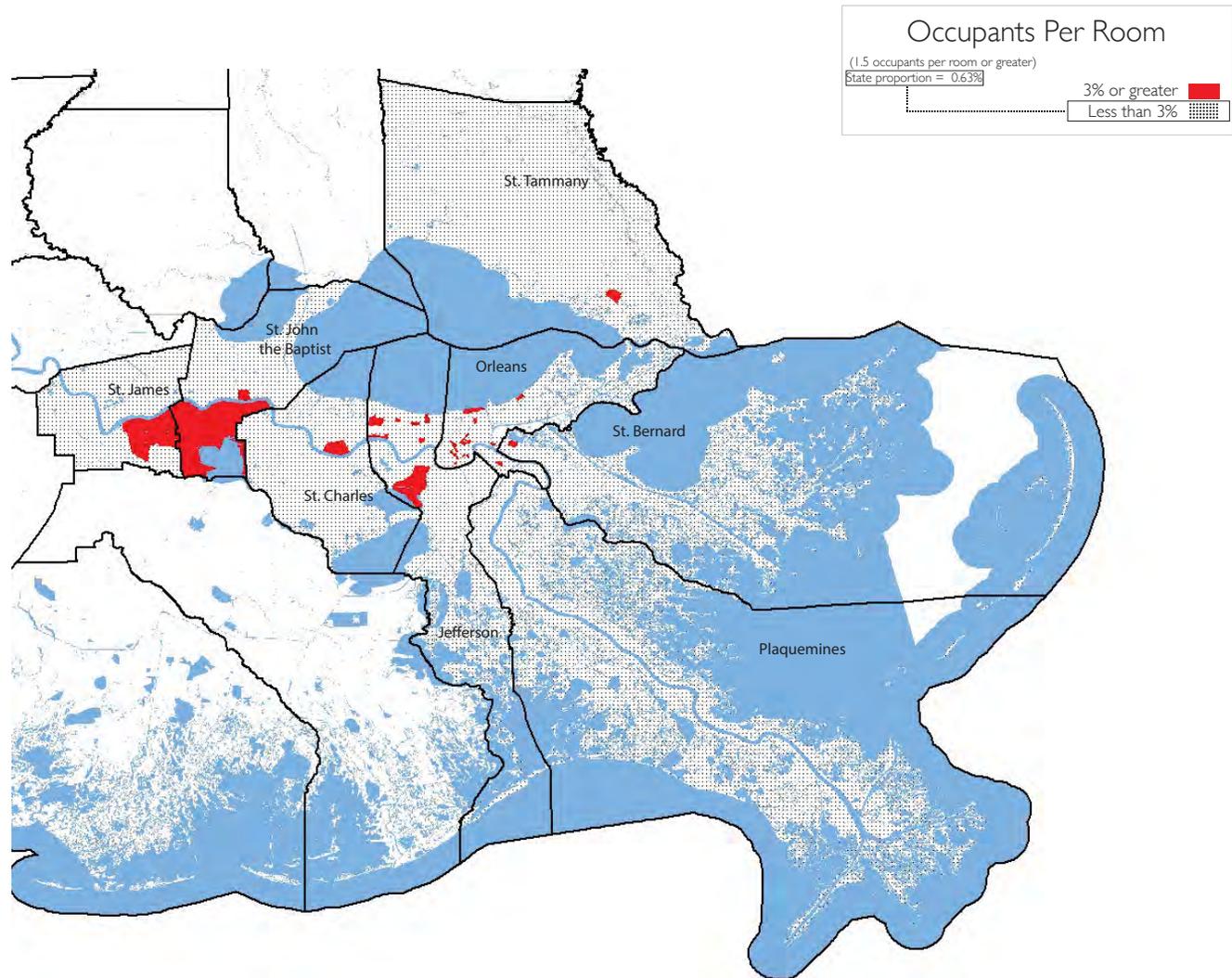
Measurement Overcrowding

Average number of occupants per room in a dwelling is a typical benchmark used to assess sub-standard living conditions. The term “room” in this context refers to the number of all rooms in the unit, not bedrooms alone. HUD commissioned a study in 2007 to evaluate overcrowding in homes and the standard for measuring overcrowding, as determined by Econometrica, Inc. (the company providing the study) was 1.0 to 1.5 persons per room. The estimate of overcrowding nation-wide in 2005 was 2.4% of the population and this estimate had declined from 1985 when it was 2.82% of the population. We will expect this estimate to be relatively small. As we examine Census tracts and if we notice the occupants per room percentage rise above this national average, then it suggests a major issue in overcrowding which has impacts on childhood health, educational performance, mental illness, and other such ailments that are related to overcrowding.

Reading the map

The map displays the proportion of housing units within the tract having greater than 1.5 occupants per room. Darker colors signify higher proportions. The state percentage for owners and renters combined (all housing units) is 0.63%, and its range is highlighted with a corresponding color.

	Occupants per room - 1.5 or greater
United States	0.90%
Jefferson	0.62%
Orleans	0.75%
Plaquemines	0.00%
St. Bernard	0.60%
St. Charles	0.40%
St. James	0.87%
St. John the Baptist	1.05%
St. Tammany	0.20%

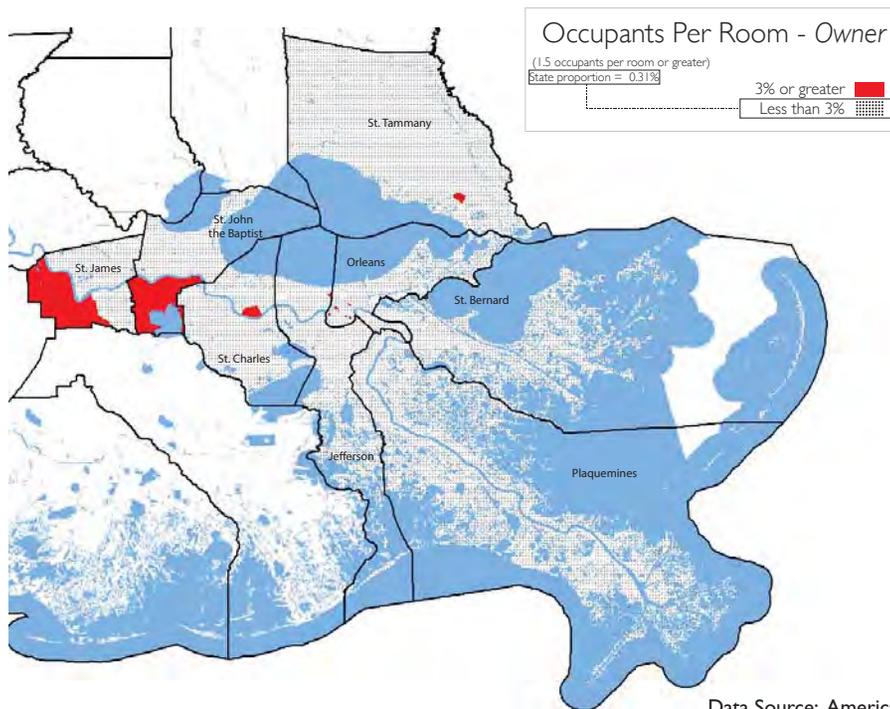


Data Source: American Community Survey– 2007-2011

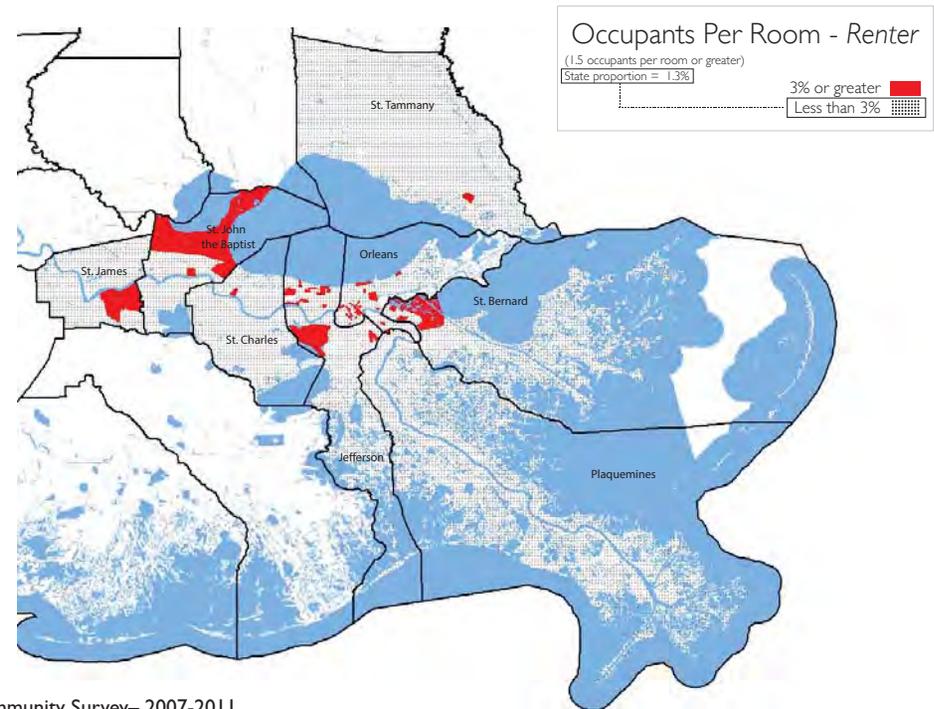
Occupants per room *Owner and Rental*

We have divided the overcrowding measure between owner and renter. It is reasonable to expect higher levels of overcrowding among the rental population, and the maps verify this at least spatially. More tracts have higher levels of overcrowding when only renters are considered. It is also important to note how the spatial distribution changes from the map depicting overcrowding for the entire population to the maps where owners and renters are isolated. This verifies that considerations of overcrowding require attention at the local level.

Owner Occupancy

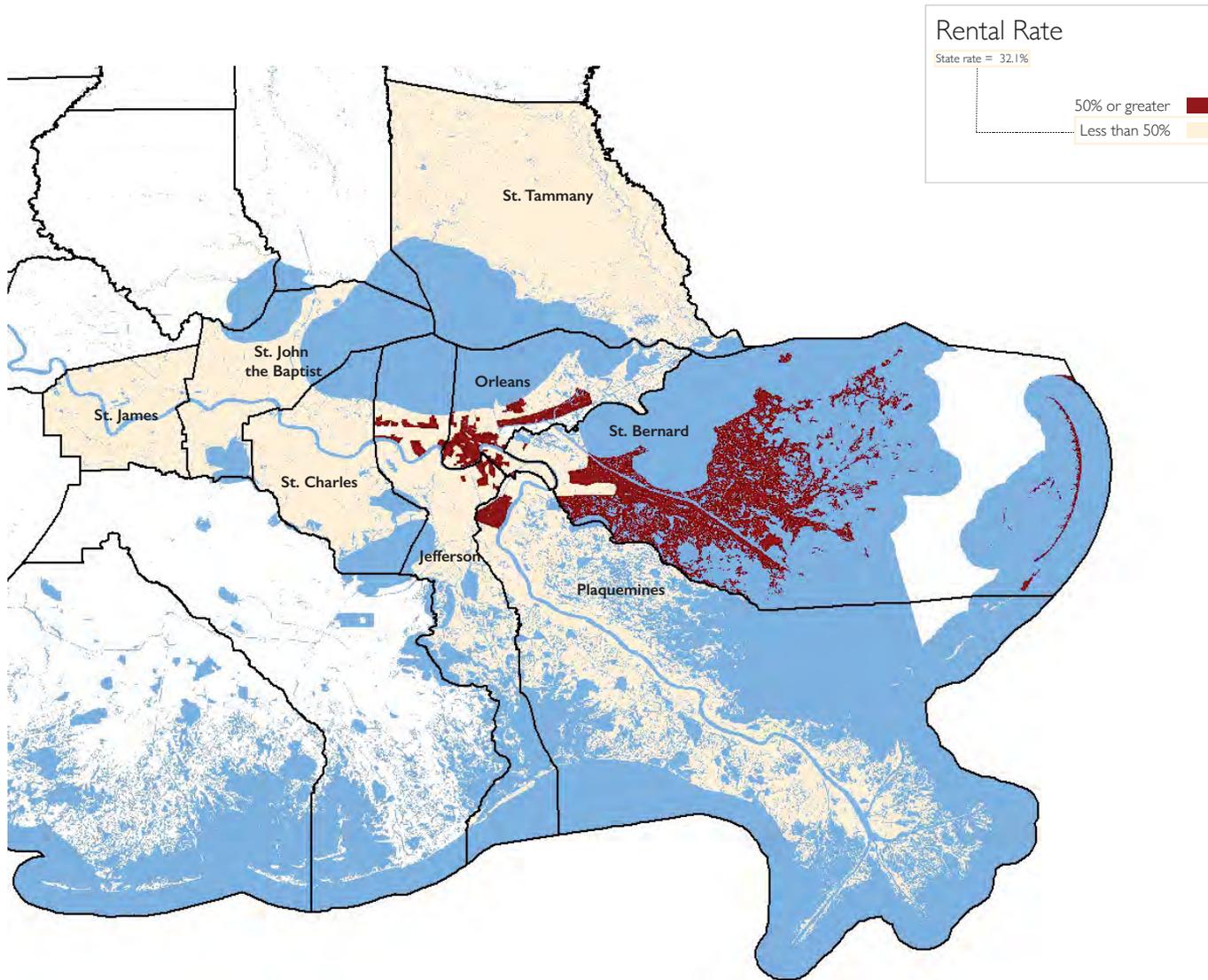


Rental Occupancy



Data Source: American Community Survey— 2007-2011

Rental Concentration



Measurement Rental Concentration

In this map we search for areas with higher concentrations of rentals. The state rental rate is 32.1%. We have used 50% as the benchmark for designating high rental concentration. This determination is based upon the distribution of the tract rates and not the population. It is expected that most of those areas will be in metropolitan areas.

Reading the map

The map highlights those tracts in the RLMA where rentals constitute 50% or more of the residences. The table below shows the parish rental rates, which should be compared to the state rate of 32.1%

	Rental rate
United States	33.9%
Jefferson	36.1%
Orleans	51.7%
Plaquemines	28.3%
St. Bernard	31.6%
St. Charles	16.7%
St. James	15.7%
St. John the Baptist	22.5%
St. Tammany	20.6%

Data Source: American Community Survey– 2007-2011

Mobile Homes

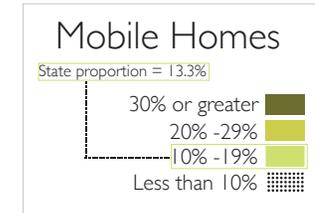
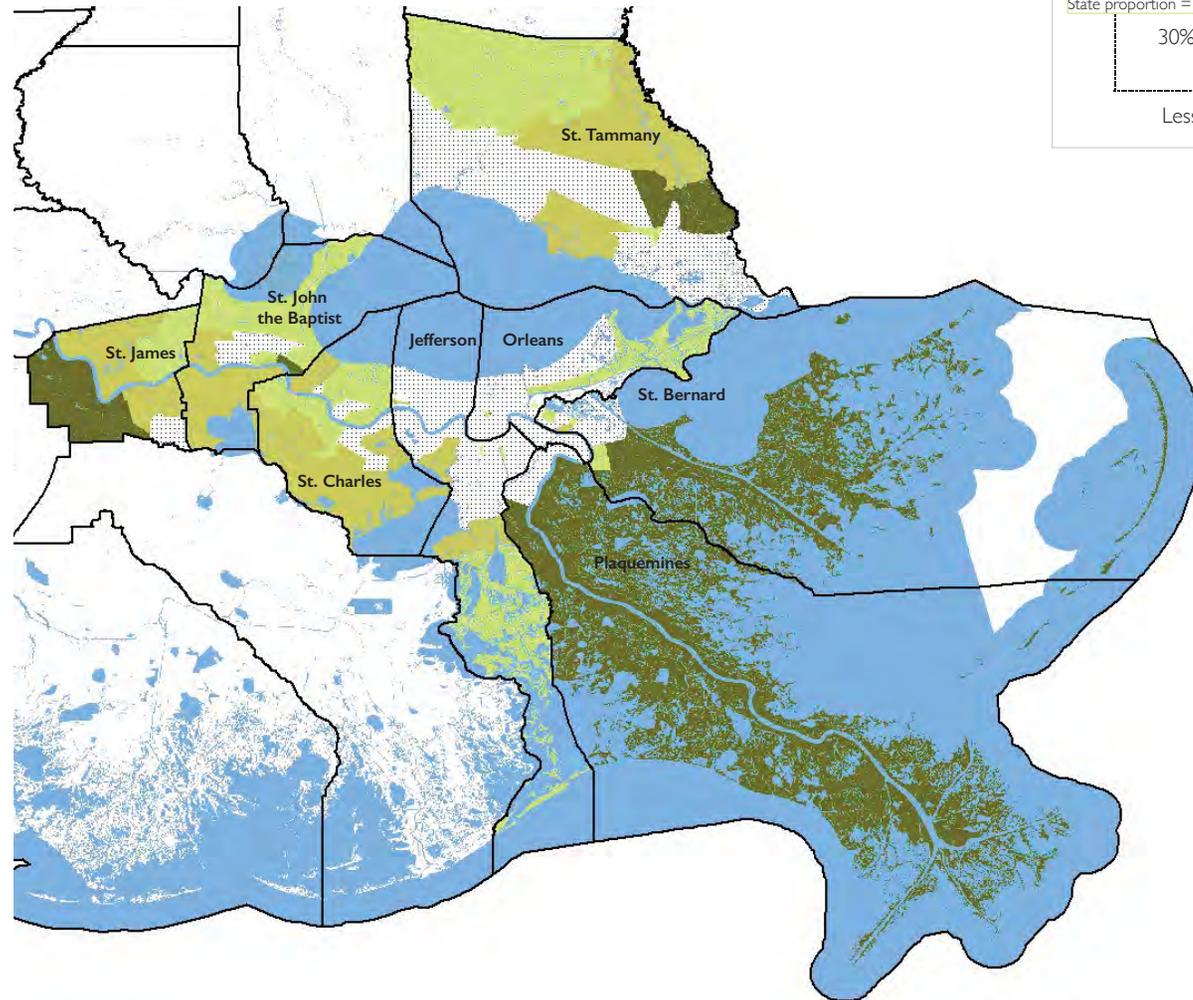
Measurement Mobile Homes

Mobile homes represent one of the five overall types of housing listed by the Census. The data do not distinguish between those mobile homes that have been immobilized or de-immobilized in accordance with state laws. Therefore, all mobile home structures, including those that are mobile and those that might be classified as manufactured homes, are included in the definition of mobile homes.

The proportion of units in the state that are mobile homes (13.3%) is twice that of the national rate. Initially one might attribute this to the series of hurricanes inflicting property damage on the state, but the 2000 Census data shows that the proportion of units that are mobile homes has not changed much over the past decade, rising modestly from 13.1%.

Reading the map

The map displays mobile home units as a proportion of all units within a Census tract. Darker colors indicate a higher proportion of mobile homes. The percentage of units that are mobile homes in the state is 13.3%.



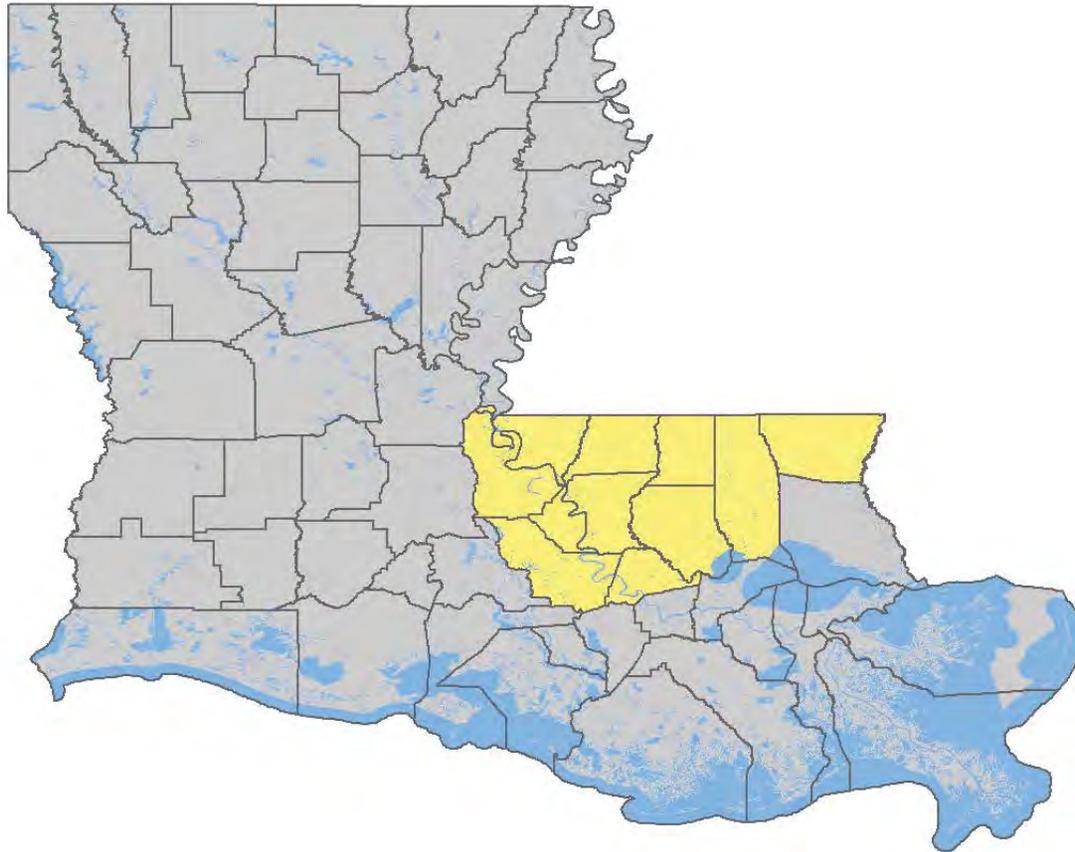
	Mobile homes
United States	6.6%
Jefferson	1.6%
Orleans	1.6%
Plaquemines	24.1%
St. Bernard	11.3%
St. Charles	10.1%
St. James	18.0%
St. John the Baptist	9.8%
St. Tammany	8.6%

Data Source: American Community Survey– 2007-2011

Louisiana Regional Labor Market Area 2

Baton Rouge

Ascension | Iberville | St. Helena | Livingston | Washington | West Feliciana | East Baton Rouge | East Feliciana | Pointe Coupee | West Baton Rouge | Tangipahoa

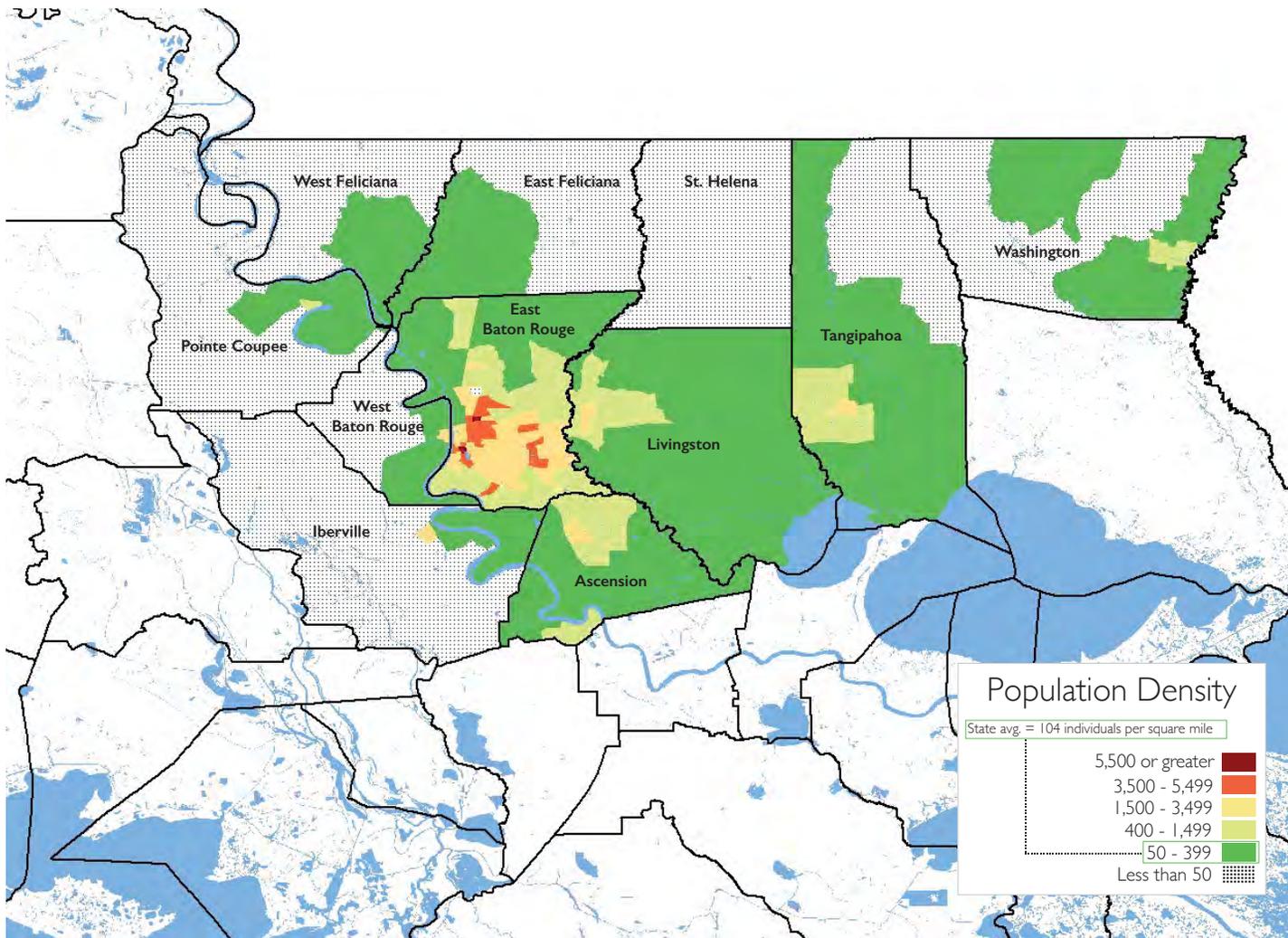




Regional Labor Market Area 2
Baton Rouge

Socioeconomic Characteristics

Population Density



Measurement Density

Population density partly captures urbanization of an area. The measurement is persons per square mile, and it is captured at the tract level.

Reading the map

We have focused on the areas of relatively high density. The average density for the state is 104 persons per square mile, but the most dense parts of the state have more than 6,000 persons per square mile. The map is high color contrast from green to red with red being high density and green being low density. Areas of very low density are designated with stipple.

	Persons per square mile
United States	87
Ascension	370
East Baton Rouge	967
East Feliciana	45
Iberville	54
Livingston	198
Pointe Coupee	41
St. Helena	27
Tangipahoa	153
Washington	70
West Baton Rouge	124
West Feliciana	39

Data Source: Census 2010 Summary File 1

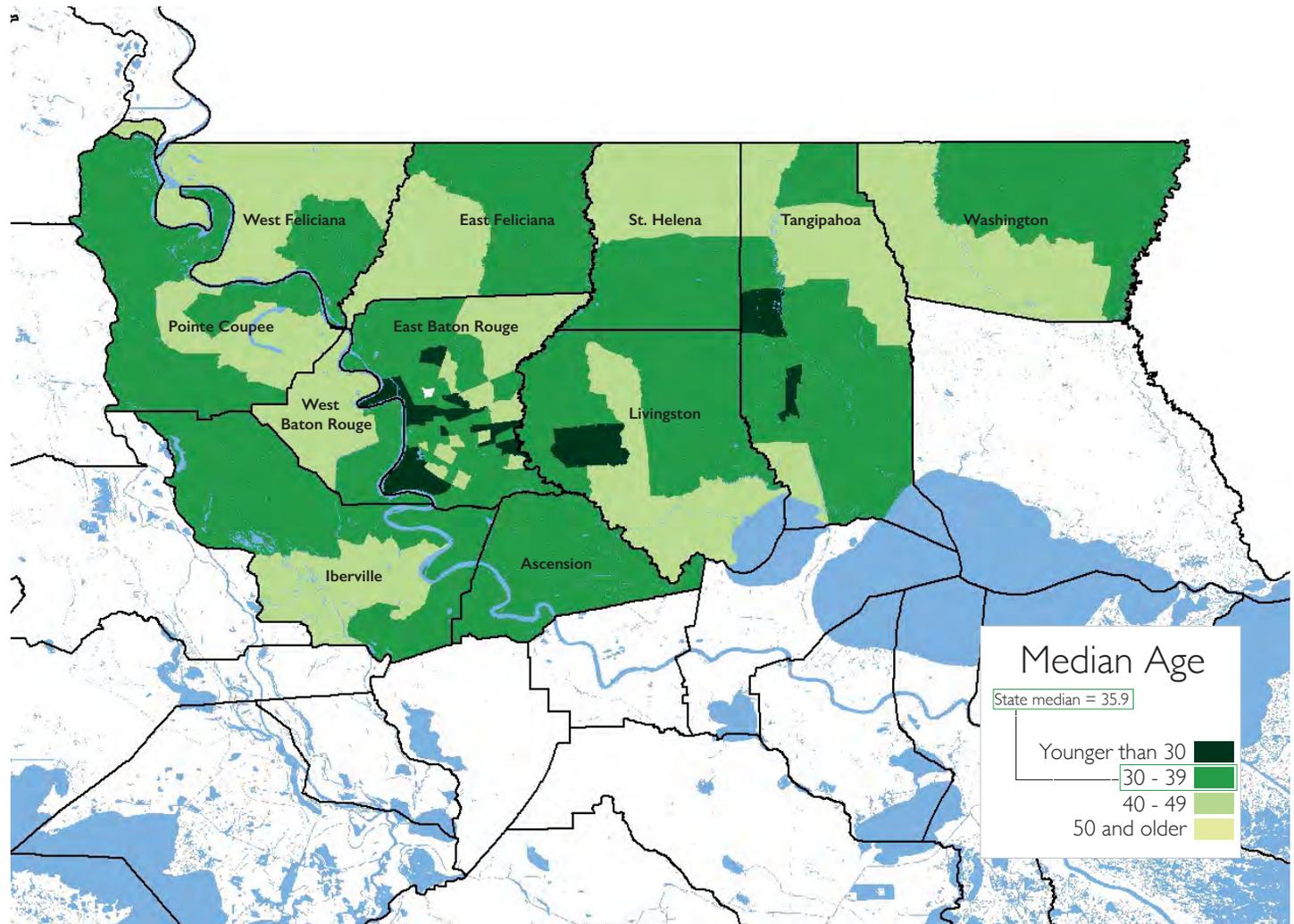
Median Age of Population

Measurement Median Age

Half of the population will be older than this age and half will be younger. The median age can be compared across RLMA and Census tracts. The lower the median age the younger the population, while the higher the median age the older the population.

Reading the map

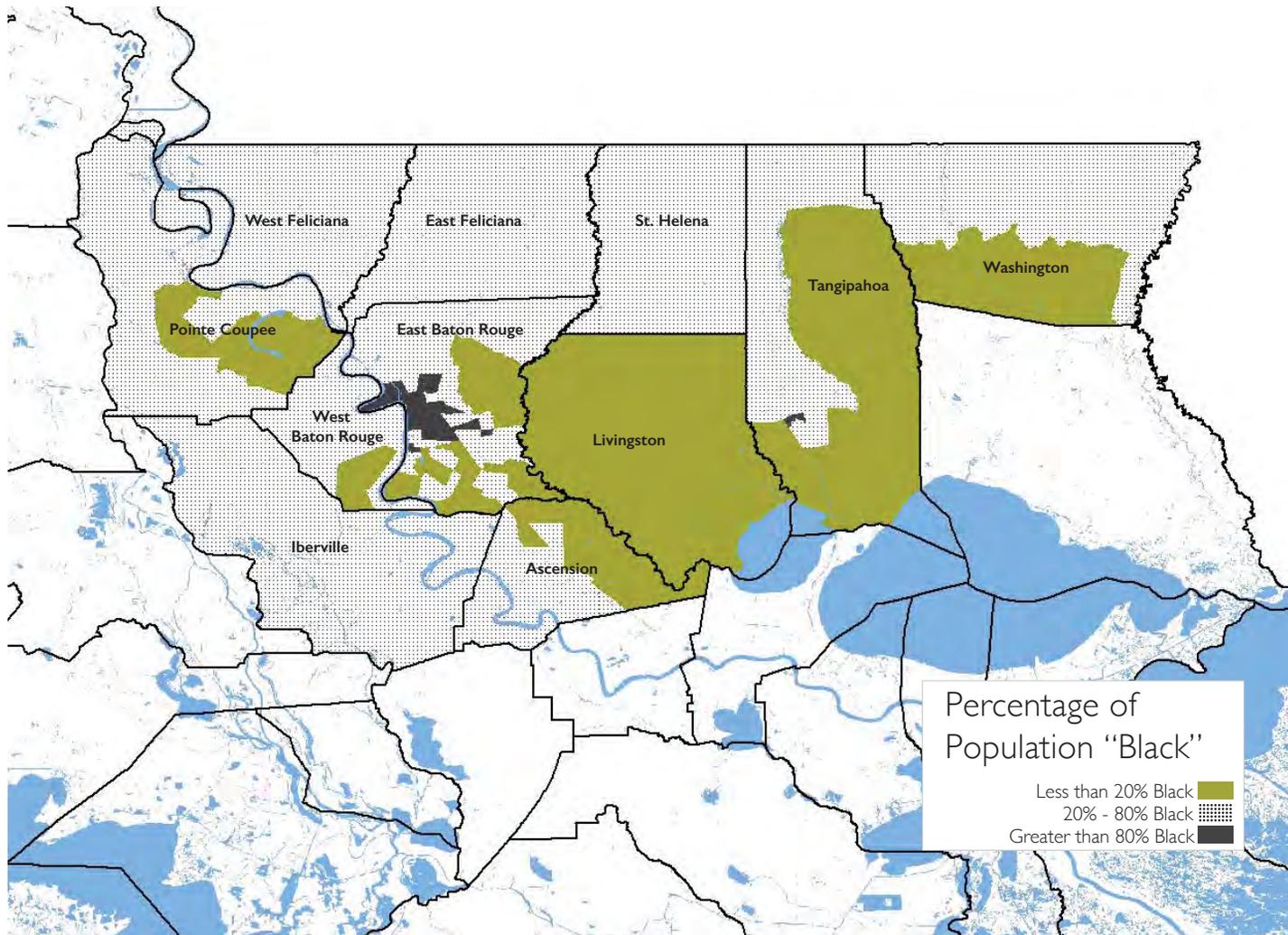
The median age is represented for each Census tract with the darkest colors representing younger median age and lighter colors representing older median age. The state's median age is 35.9, indicated in the legend.



	Median age
United States	37.0
Ascension	34.3
East Baton Rouge	32.5
East Feliciana	40.5
Iberville	37.6
Livingston	34.5
Pointe Coupee	42.0
St. Helena	39.0
Tangipahoa	33.4
Washington	38.9
West Baton Rouge	35.6
West Feliciana	41.7

Data Source: American Community Survey– 2008-2012

Percentage of Population “Black”



Data Source: American Community Survey— 2008-2012

Measurement Racial Segregation

To measure racial segregation, we focused upon the percent of the population that is reported “Black” by the Census. Communities with a Black population greater than 80% or less than 20% of the total population are considered de facto segregated.

Reading the map

Data on race have been organized to display high concentrations of black and non-black Census tracts: olive representing predominantly non-black populations, dark gray representing predominantly black populations. Those tracts that meet neither of these classifications are represented in stipple.

	Percent Black
United States	13.5%
Ascension	22.8%
East Baton Rouge	46.1%
East Feliciana	45.7%
Iberville	49.8%
Livingston	5.6%
Pointe Coupee	37.0%
St. Helena	54.5%
Tangipahoa	30.7%
Washington	31.4%
West Baton Rouge	38.3%
West Feliciana	45.3%

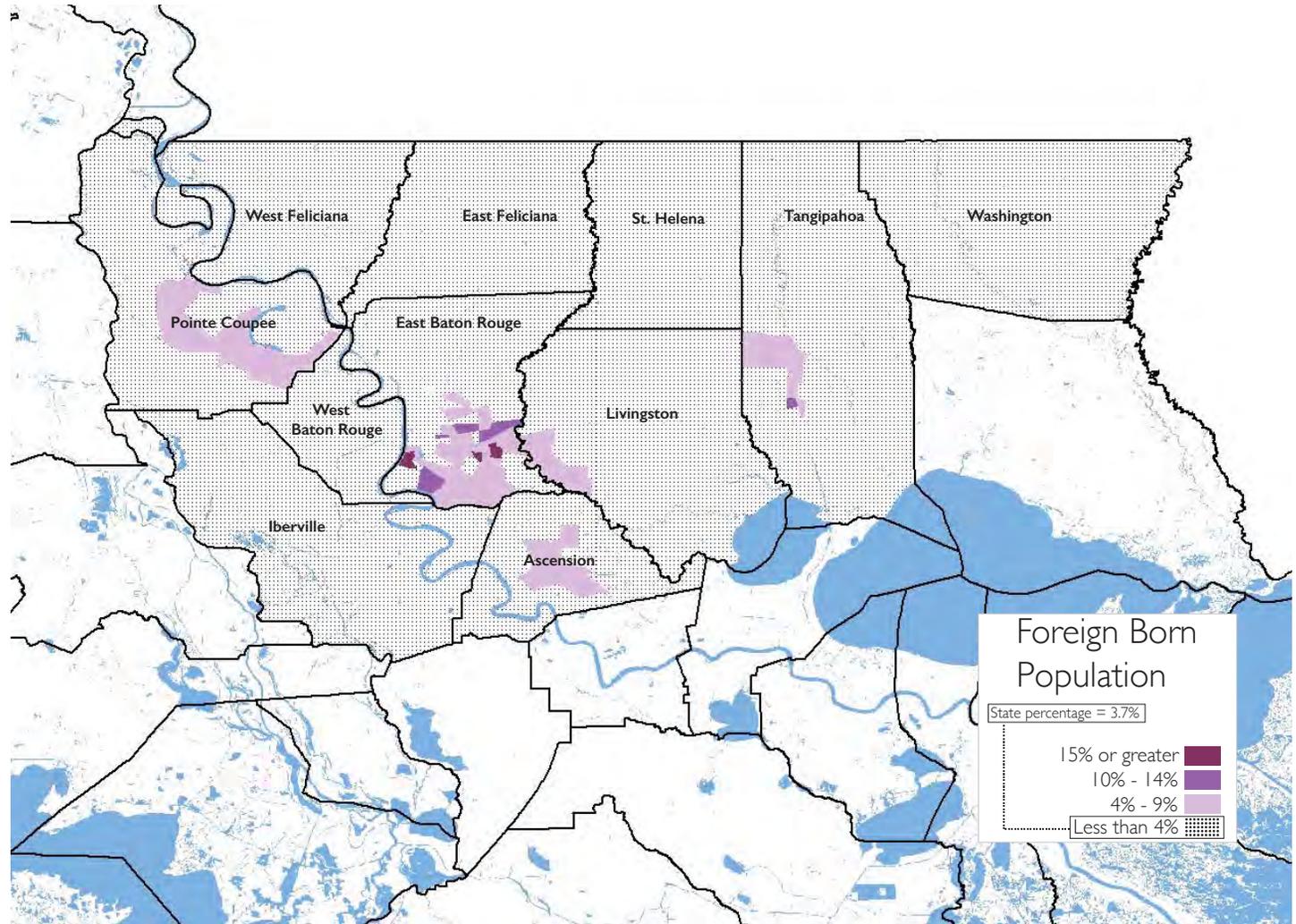
Foreign Born Population

Measurement Foreign-born

The foreign-born population consists of individuals who were not U.S. citizens at birth.

Reading the map

The map displays the percentage of foreign-born individuals within each Census tract as a percent of the entire tract population. Darker colors signify a greater presence of foreign-born individuals. The state average for the percentage of foreign-born individuals is 3.7%. We have focused the map on areas of relatively high foreign born populations and designated those at or below the state level in stipple.



	Foreign born
United States	12.8%
Ascension	2.9%
East Baton Rouge	4.9%
East Feliciana	1.1%
Iberville	1.1%
Livingston	1.7%
Pointe Coupee	1.9%
St. Helena	0.5%
Tangipahoa	2.1%
Washington	0.9%
West Baton Rouge	1.3%
West Feliciana	1.2%

Data Source: American Community Survey— 2007-2011

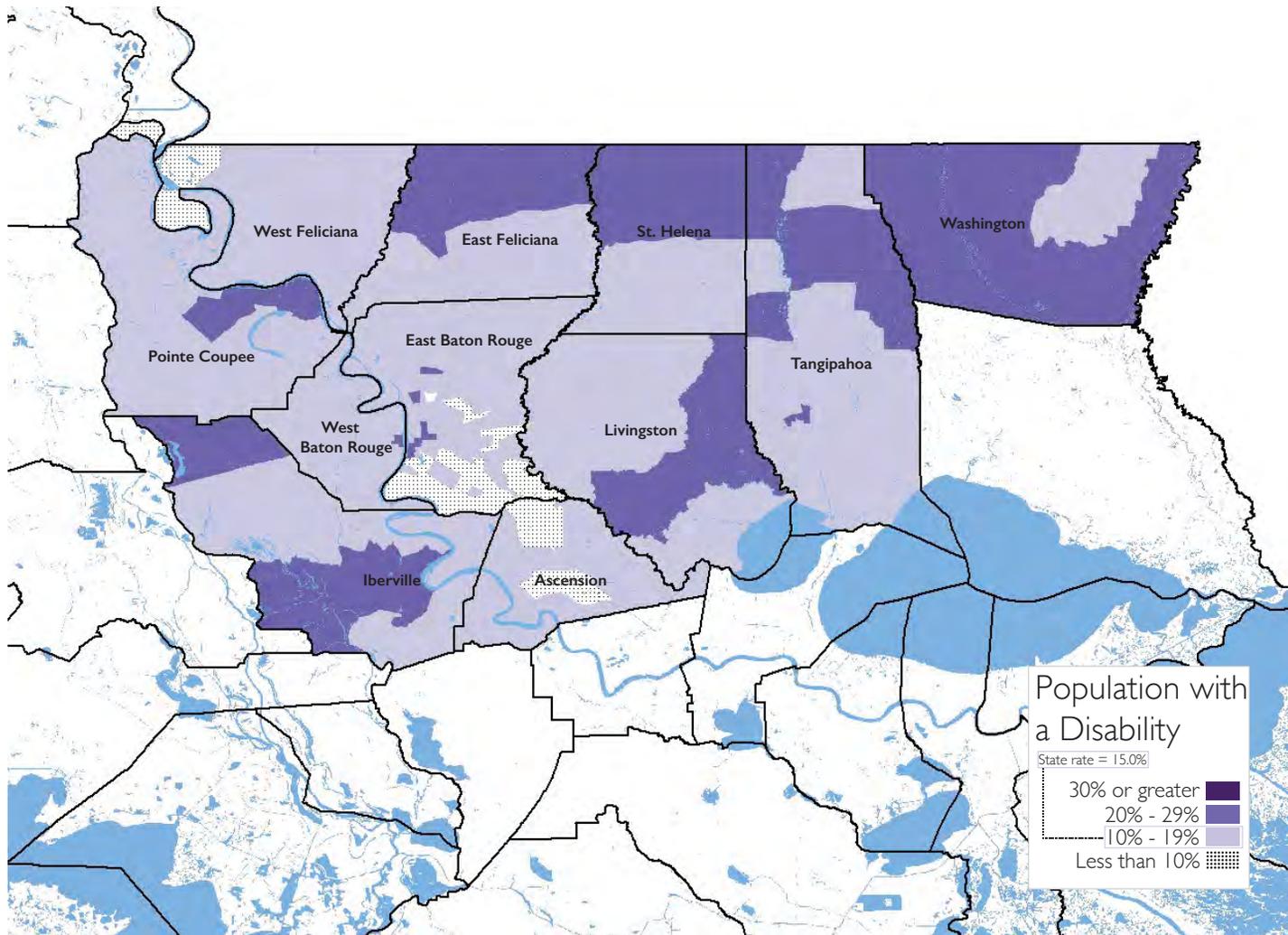
Population with a Disability

Measurement Disability

The Census collects information on disability through the American Community Survey. An individual is considered disabled if the person has any one of the definitions of disability used by the ACS, which include difficulties with hearing, vision, walking or climbing stairs; difficulties resulting from physical, mental or emotional problems that result in reduced cognitive abilities or independent living; or difficulty in caring for oneself.

Reading the map

The map represents that percentage of the population within each Census tract having a disability. Darker colors represent a higher concentration of individuals living with a disability. The state rate for those living with a disability is 15%.



	Disability rate
United States	12.0%
Ascension	11.7%
East Baton Rouge	12.4%
East Feliciana	18.9%
Iberville	16.6%
Livingston	14.3%
Pointe Coupee	17.2%
St. Helena	21.5%
Tangipahoa	17.5%
Washington	22.7%
West Baton Rouge	13.5%
West Feliciana	16.7%

Data Source: American Community Survey—2008-2012

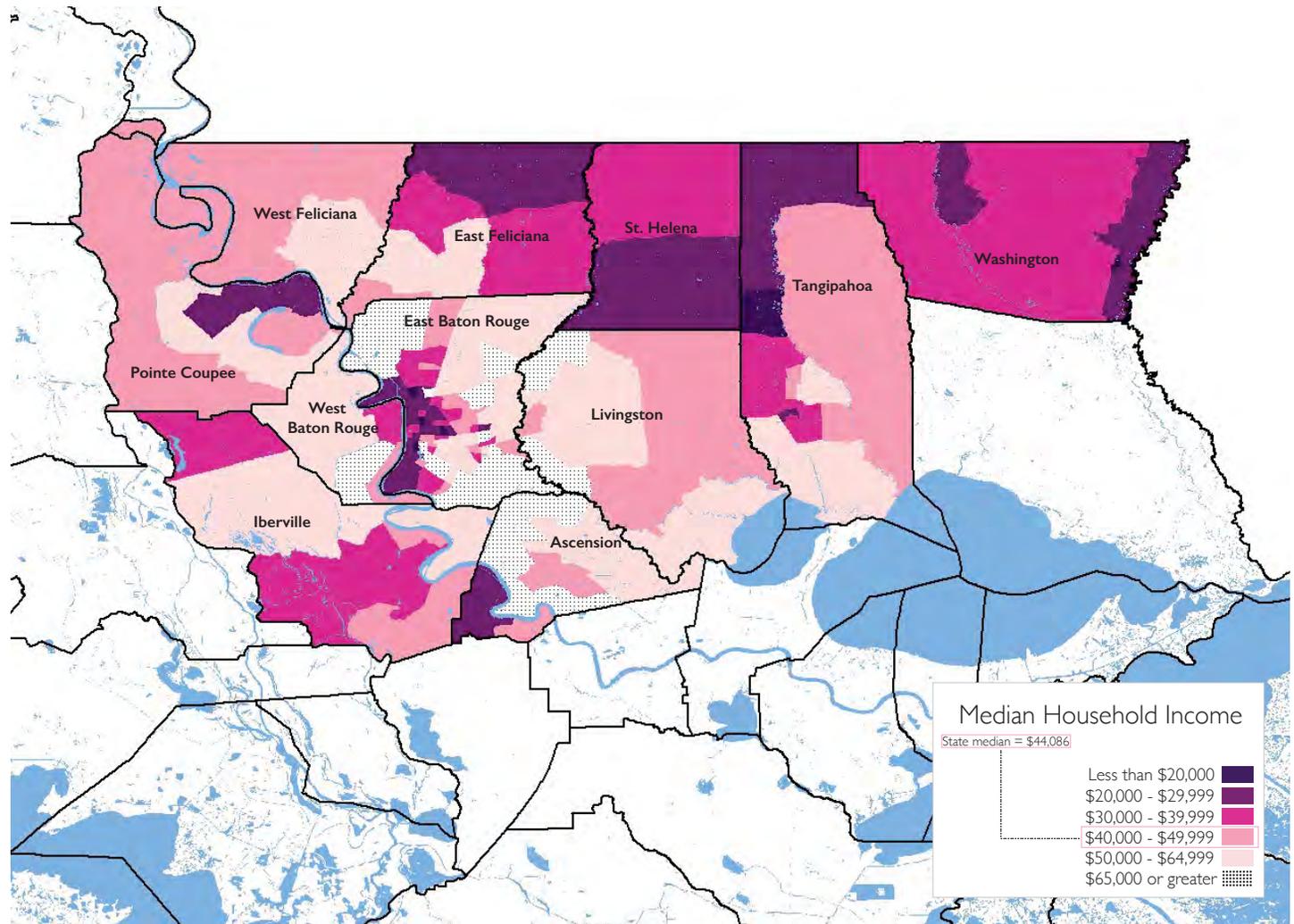
Median Household Income

Measurement Income

Median household income is a measurement of income distribution: one-half of all households earn more than this amount and one-half earn less. Household income reflects the role of the household as a fundamental economic unit within a community and provides some insight into the purchasing power for an area.

Reading the map

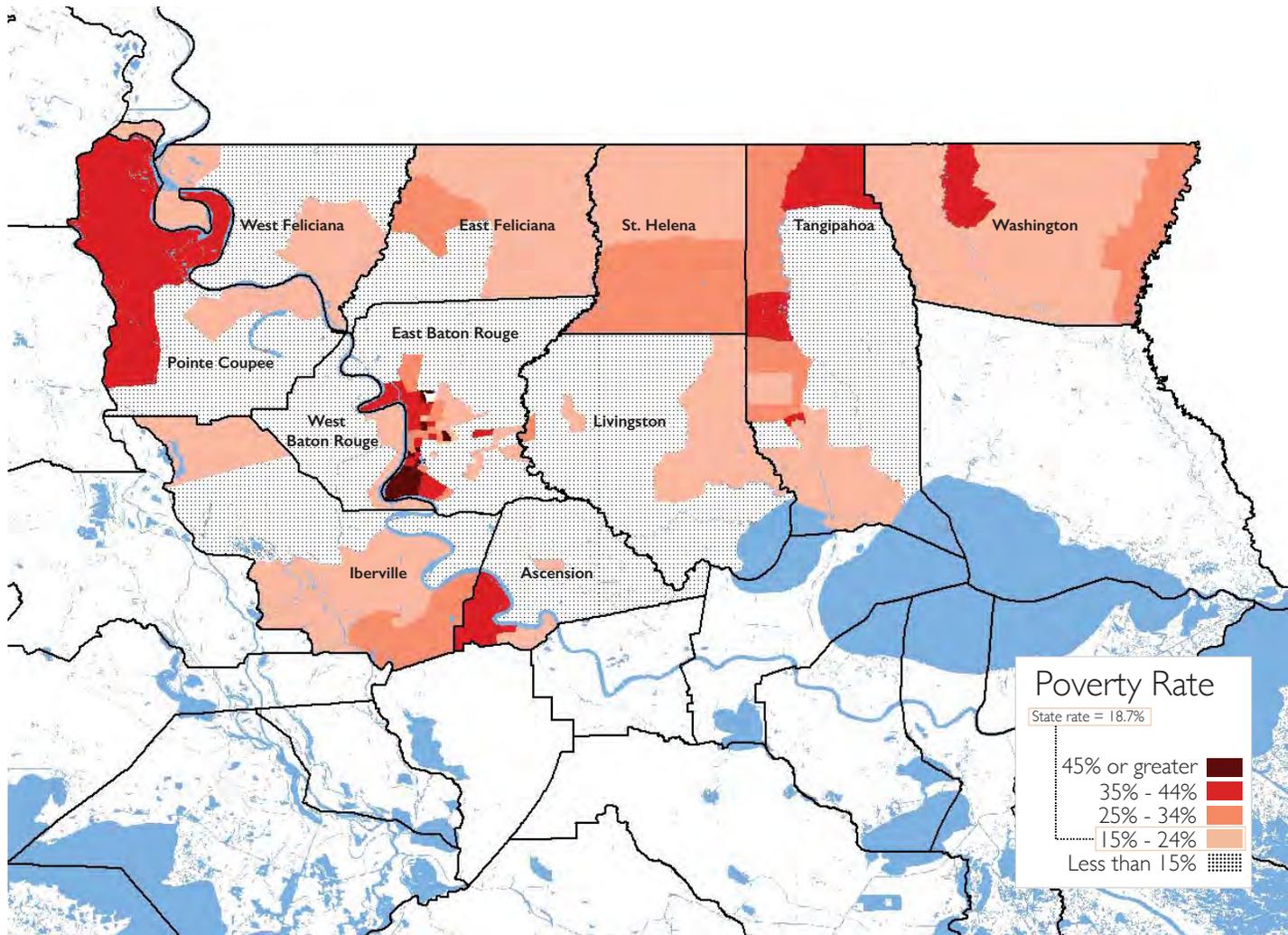
Data on median household income have been collected for Census tracts comprising the RLMA so that spatial comparisons can be made across the area. Tracts with a lower median household income are generally poorer. The median household income for the state is \$44,086, and its range is highlighted with a corresponding color in the legend. We have focused the map upon areas of low income, so tracts with a high median income for the state are designated by stipple.



	Median household income
United States	\$52,762
Ascension	\$66,173
East Baton Rouge	\$46,838
East Feliciana	\$37,403
Iberville	\$43,195
Livingston	\$57,254
Pointe Coupee	\$43,030
St. Helena	\$29,632
Tangipahoa	\$40,214
Washington	\$30,554
West Baton Rouge	\$49,929
West Feliciana	\$50,685

Data Source: American Community Survey— 2007-2011

Population Living in Poverty



Measurement Poverty

Poverty is defined using a set of income thresholds established by the Office of Management and Budget that vary by family size and composition. Families that fall below the income thresholds are deemed to be in poverty. The most recent income thresholds are with \$15,730 or less for a family of two, a family of three earning \$19,790 or less, a family of four earning \$23,850 or less, and so on in increments of \$4,060 up to a family of eight.

Reading the map

Poverty rate data have been collected for Census tracts comprising the RLMA, and the map displays the proportion of the population with incomes under the poverty threshold. Darker colors signify higher rates of poverty. The state poverty rate is 18.7%, and its range is highlighted with a corresponding color in the legend.

	Poverty rate
United States	14.9%
Ascension	11.2%
East Baton Rouge	18.5%
East Feliciana	20.6%
Iberville	17.9%
Livingston	12.7%
Pointe Coupee	18.5%
St. Helena	26.1%
Tangipahoa	22.1%
Washington	26.8%
West Baton Rouge	14.9%
West Feliciana	15.3%

Data Source: American Community Survey—2008-2012

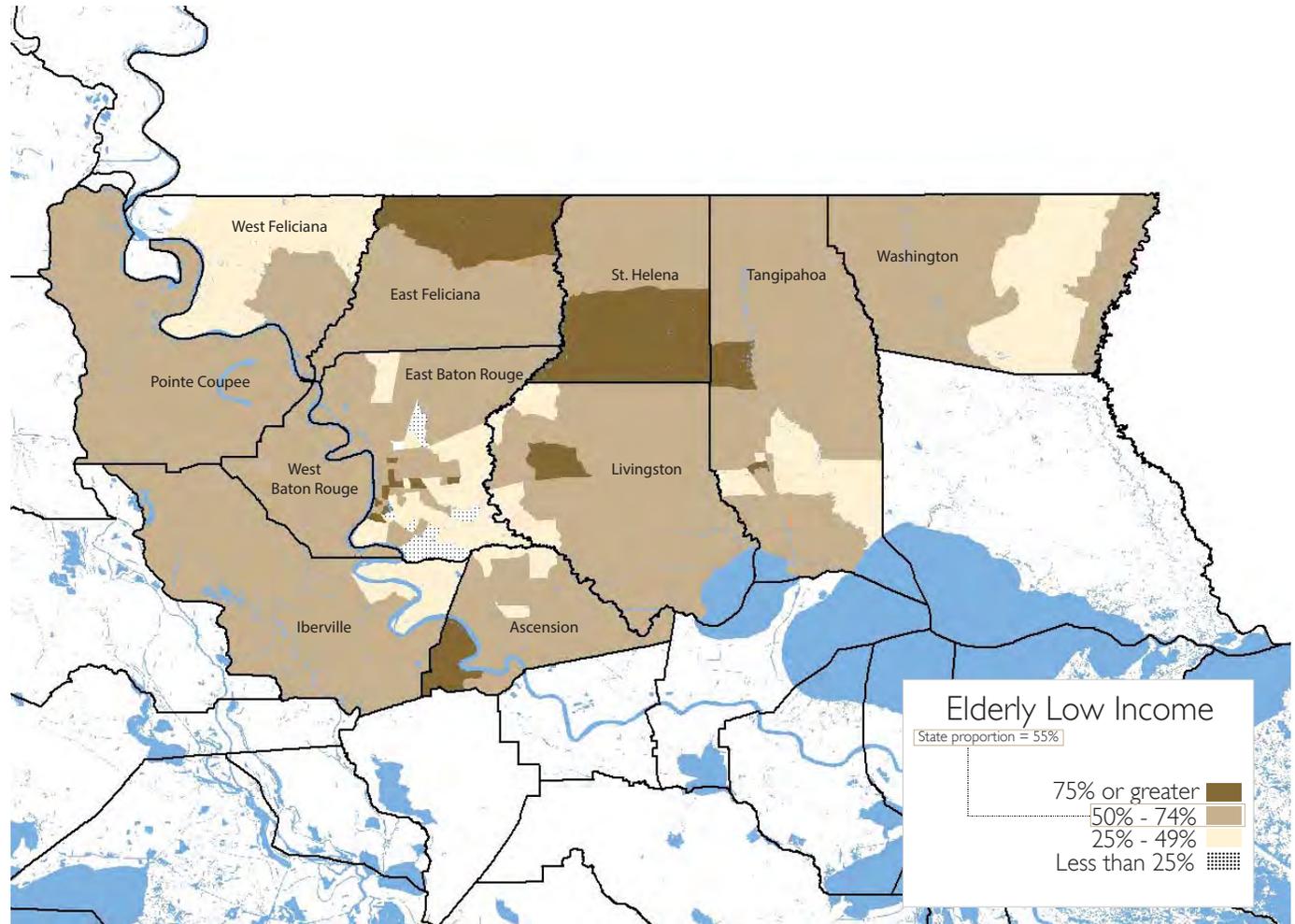
Elderly Population with Low Income

Measurement Elderly low-income

The U.S. Department of Housing and Urban Development produces “CHAS” data (Comprehensive Housing Affordability Strategy) that demonstrate the extent of housing problems and housing needs, particularly for low income households. These data provide information on the incomes of those 62 years and older.

Reading the map

The map shows the percentage of elderly households within the tract with incomes less than 80% of HUD Area Median Family Income (HAMFI). In Louisiana, 55% of households with a resident over the age of 62 years have household incomes less than 80% of HAMFI, and that range is highlighted with a corresponding color in the legend. Section 3(b)(2) of the United States Housing Act of 1937 provides for housing assistance for low income families, defined as families making 80% of the median family income in the area, and very low income families, defined as families making 50% of the median family income with these estimates adjusted for varying family sizes. The HUD median family income is based on Census and American Community Survey data.

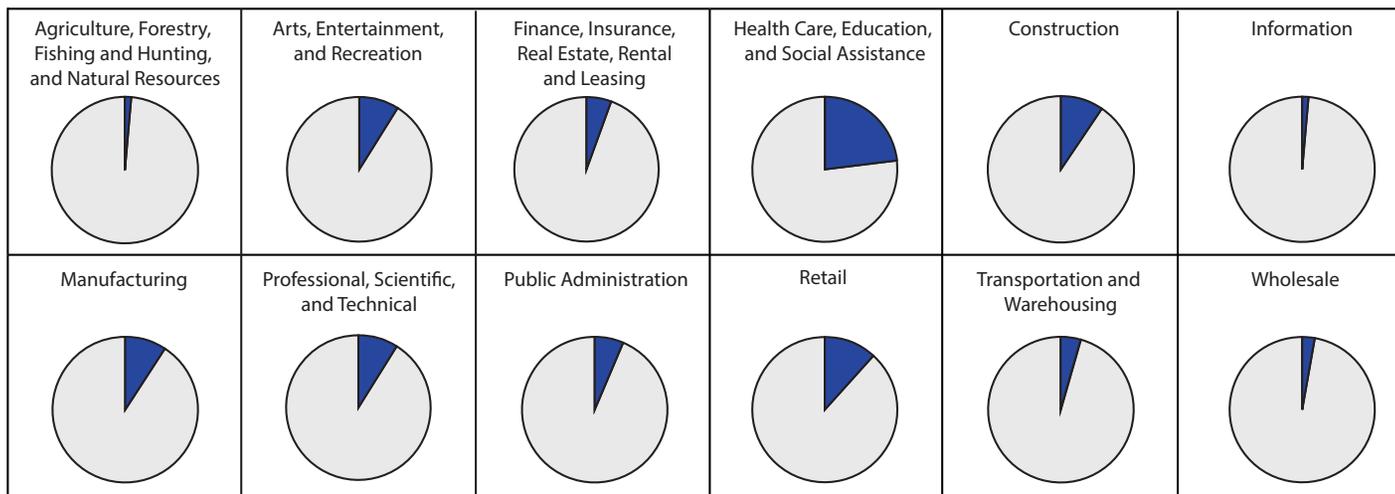


	Elderly low-income
United States	53.0%
Ascension	56.7%
East Baton Rouge	47.5%
East Feliciana	67.0%
Iberville	62.3%
Livingston	59.3%
Pointe Coupee	65.0%
St. Helena	76.1%
Tangipahoa	58.2%
Washington	54.5%
West Baton Rouge	59.5%
West Feliciana	48.4%

Data Source: HUD CHAS data – 2006-2010

Employment by Industry

Employment by Industry RLMA 2



Employment by Industry

The map illustrates the percentage of employees in each industry as defined by the North American Industry Classification System (NAICS). The data refer to the person's job during the reference week.

Reading the chart

The chart represents the number of jobs in a specific industry within the RLMA relative to all jobs within the RLMA. The proportion of jobs attributable to the corresponding industry is colored in dark blue. We have displayed the employment at the RLMA level because the percentage by Census tract is not useful since the regional labor market is the economic zone as defined by the Louisiana Workforce Commission.

	Agriculture etc.	Arts etc.	Finance etc.	Health Care etc.	Construction	Information etc.	Manufacturing	Professional etc.	Public Adm.	Retail	Transportation etc.	Wholesale
Ascension	1.0%	6.4%	6.1%	19.4%	12.3%	1.6%	14.6%	10.0%	4.9%	10.9%	4.9%	3.9%
East Baton Rouge	0.8%	10.5%	6.2%	24.8%	7.3%	2.0%	7.3%	10.4%	6.8%	12.1%	3.9%	2.7%
East Feliciana	1.9%	4.9%	3.3%	28.8%	9.5%	0.8%	11.2%	5.9%	11.4%	9.5%	6.3%	2.1%
Iberville	2.1%	7.0%	5.0%	16.5%	13.5%	0.6%	15.6%	9.0%	9.1%	11.2%	5.9%	1.7%
Livingston	1.4%	5.9%	6.8%	17.8%	15.5%	1.4%	10.6%	8.9%	6.2%	12.8%	4.4%	3.0%
Pointe Coupee	4.8%	4.8%	4.6%	23.1%	13.2%	1.0%	9.7%	5.3%	7.4%	8.1%	10.1%	2.4%
St. Helena	3.9%	2.4%	5.9%	28.0%	14.5%	1.3%	7.6%	6.6%	4.6%	12.0%	6.5%	1.4%
Tangipahoa	3.2%	10.7%	4.1%	25.1%	9.2%	1.3%	9.7%	6.1%	4.8%	12.7%	5.2%	3.0%
Washington	5.1%	7.3%	3.1%	24.4%	8.8%	0.5%	7.6%	6.0%	7.0%	15.8%	6.4%	2.5%
West Baton Rouge	1.8%	11.8%	5.2%	22.9%	9.3%	0.8%	13.6%	7.1%	6.4%	8.6%	6.4%	1.6%
West Feliciana	2.3%	5.2%	3.0%	27.8%	8.7%	0.9%	8.6%	8.1%	13.5%	5.2%	10.9%	0.9%

Data Source: American Community Survey– 2007-2011

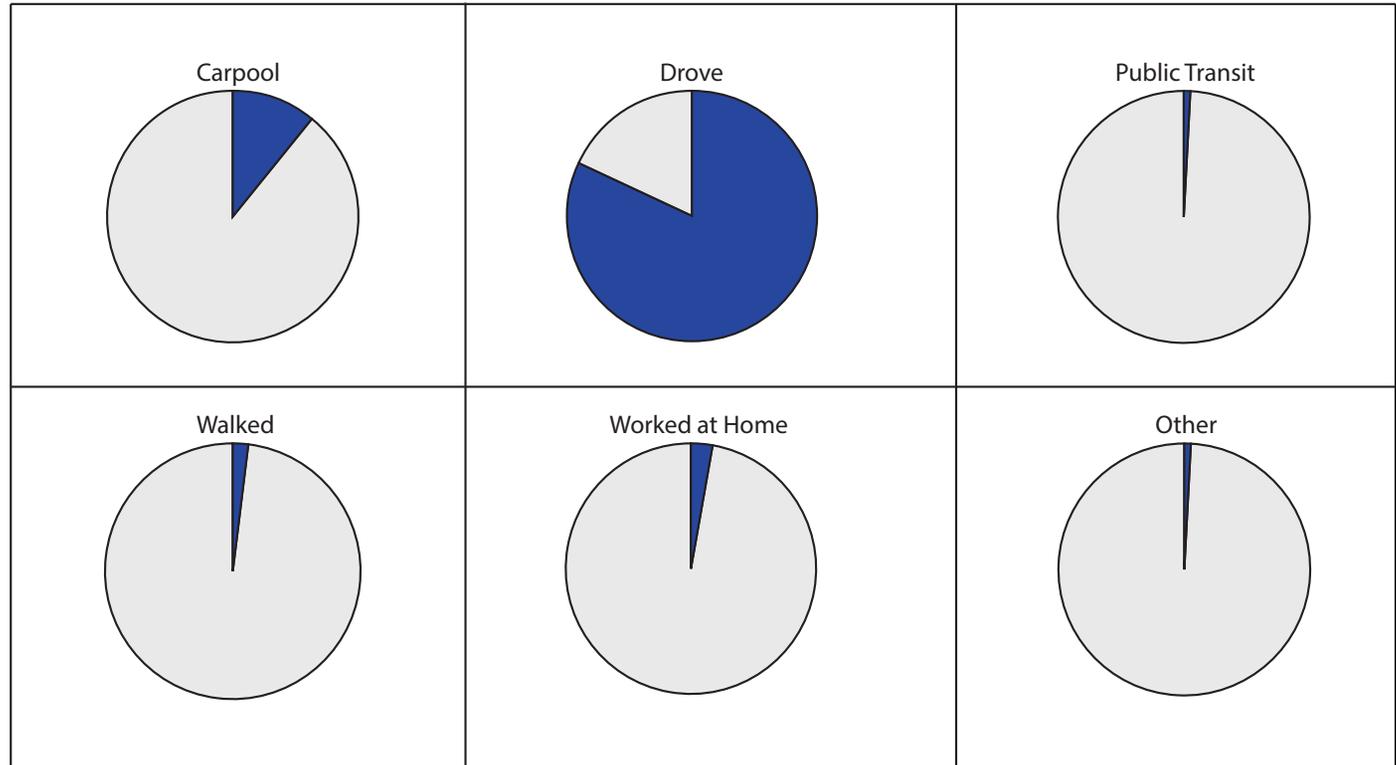
Means of Commuting

Means of Commuting

Commuting refers to an individual's journey to work and is characterized by the method of transportation, either driving alone, carpooling, using public transportation, or walking, and the duration of journey.

Reading the chart

Data on commuting have been collected for Census tracts comprising the RLMA, and the chart represents the proportion of transportation methods used by workers within the tract. The proportion of each transport method utilized by workers in the Census tract is colored in dark blue.



Means of Commuting

RLMA 2

	RLMA 2
Avg. commute time	26 mins
Median commute time	25.4 mins
Range: <i>Minimum</i>	9.5 mins
Range: <i>Maximum</i>	42.5 mins

Data Source: American Community Survey– 2007-2011



Regional Labor Market Area 2
Baton Rouge

The map displays the state of Louisiana with county boundaries. A central cluster of counties is highlighted in yellow, representing the Regional Labor Market Area 2 around Baton Rouge. A larger area, including the yellow region and surrounding counties, is shaded in light blue. The rest of the state is shown in light gray.

Housing and Affordability

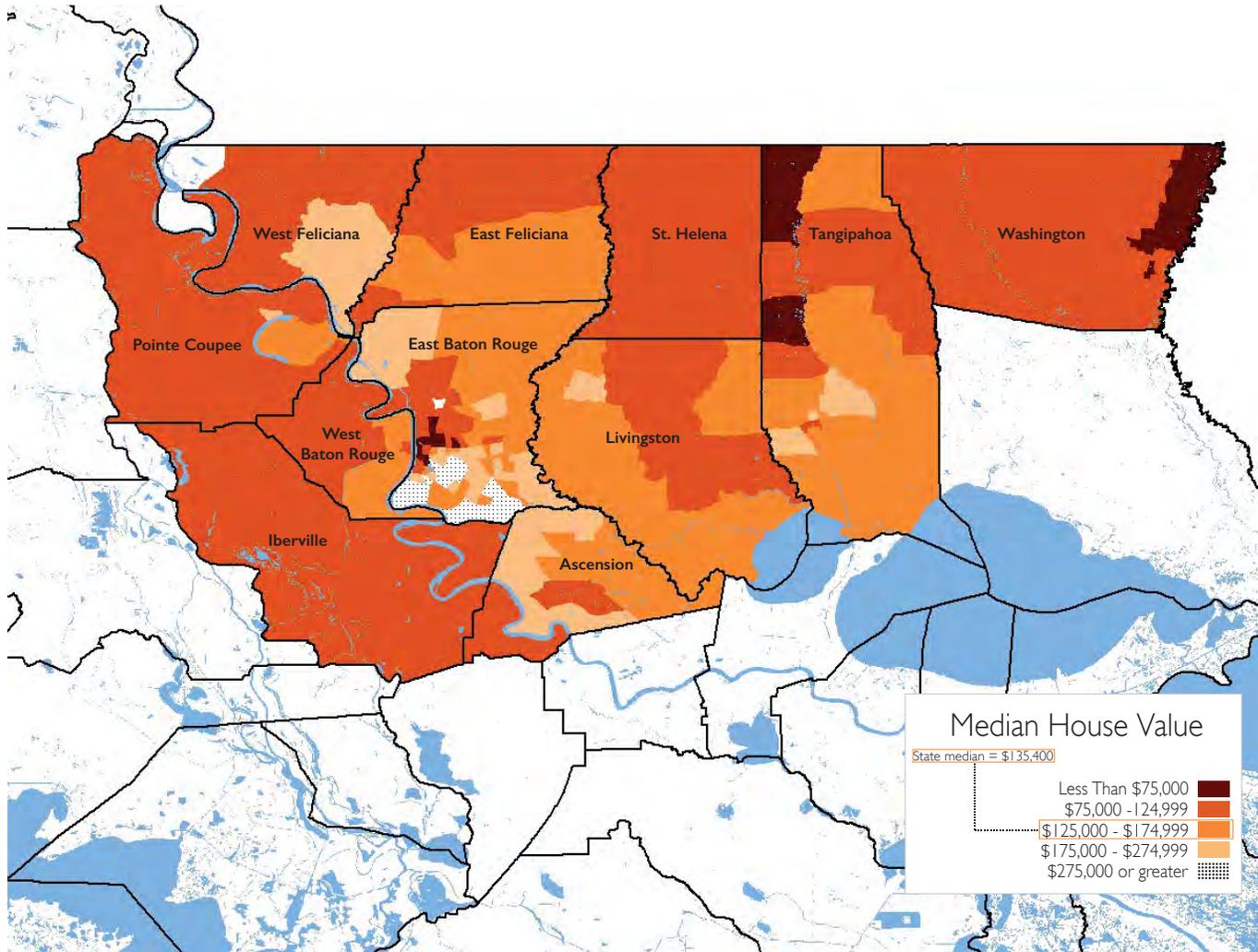
Median House Value

Measurement Median House Value

House value is determined by the owner's estimate of a sale price that one could expect if selling the property (structure and lot). Median house value indicates that one-half of all houses are worth more and one-half are worth less than the median.

Reading the map

Data on median housing values for single detached houses have been collected for Census tracts comprising the RLMA, and the map represents value ranges within the RLMA. The median home value for the state is \$135,400 (2011) and its range is highlighted with a corresponding color in the legend.



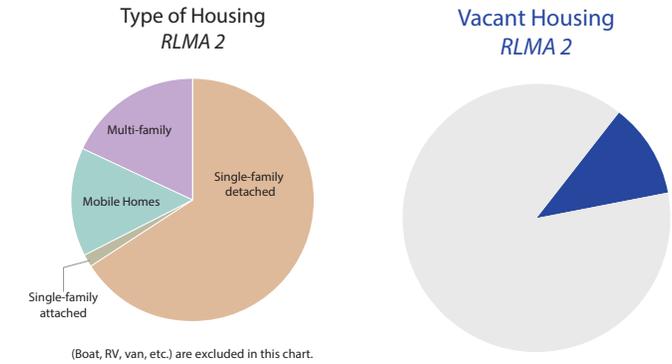
	Median house value
United States	\$186,200
Ascension	\$166,800
East Baton Rouge	\$161,600
East Feliciana	\$102,200
Iberville	\$89,300
Livingston	\$152,800
Pointe Coupee	\$108,500
St. Helena	\$77,100
Tangipahoa	\$140,000
Washington	\$82,900
West Baton Rouge	\$132,000
West Feliciana	\$163,300

Data Source: American Community Survey— 2007-2011

Vacancy Owner and Rental

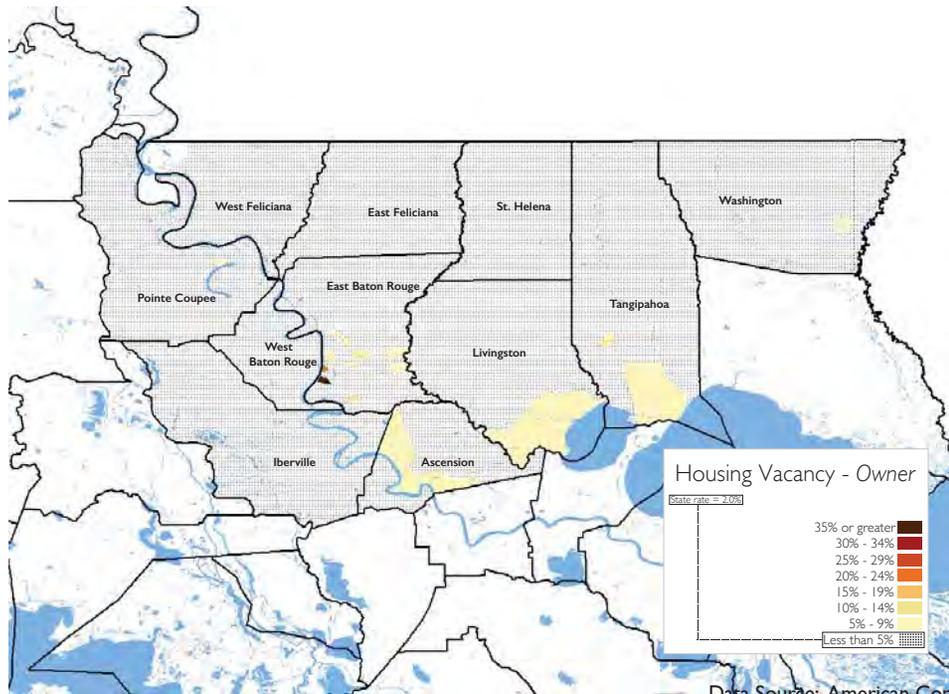
Housing is classified in four types: single-family detached, single-family attached, multi-family, and mobile homes. The chart to the right shows the distribution of these types.

A housing unit is vacant if no one is living in the structure at the time of the interview unless its occupants are only temporarily absent. A vacant unit may also be one that is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if the unit is exposed to the elements or if there is positive evidence that the house is to be demolished or is condemned. As of 1990, year-round vacant mobile homes were included as part of the year-round vacant count of housing units. The chart [Vacant Housing](#) shows the estimated vacancy rate for combined owner-occupied and rental housing units within the RLMA. The proportion of vacant units in the RLMA is highlighted in dark blue in the other pie chart.

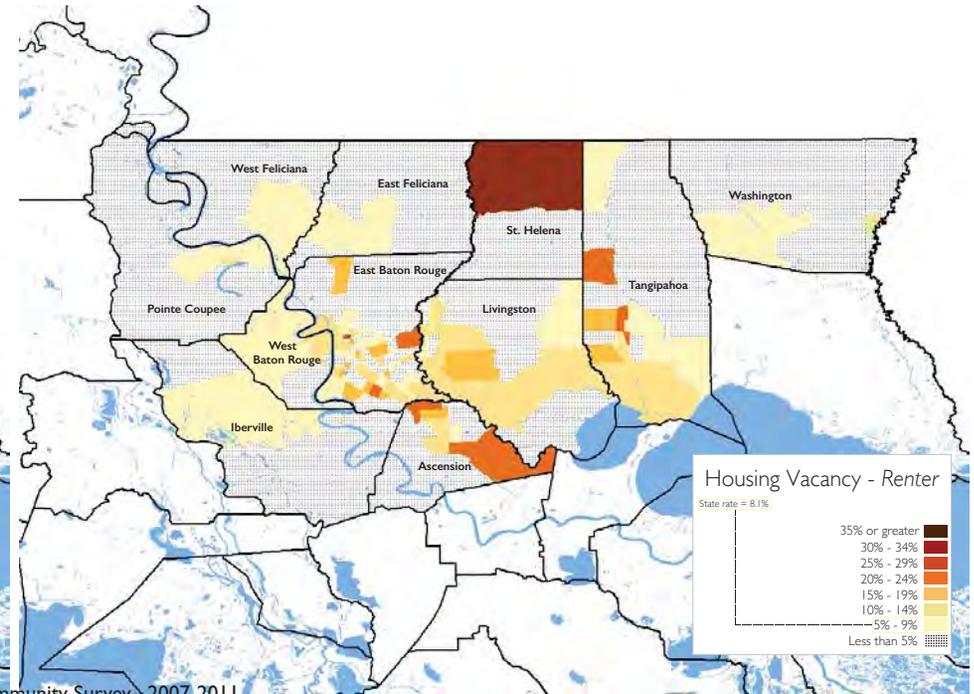


The maps below show the vacancy divided between owner vacant and rental vacant, where darker shades indicate higher relative levels of vacancy when compared against the state.

Owner Vacancy

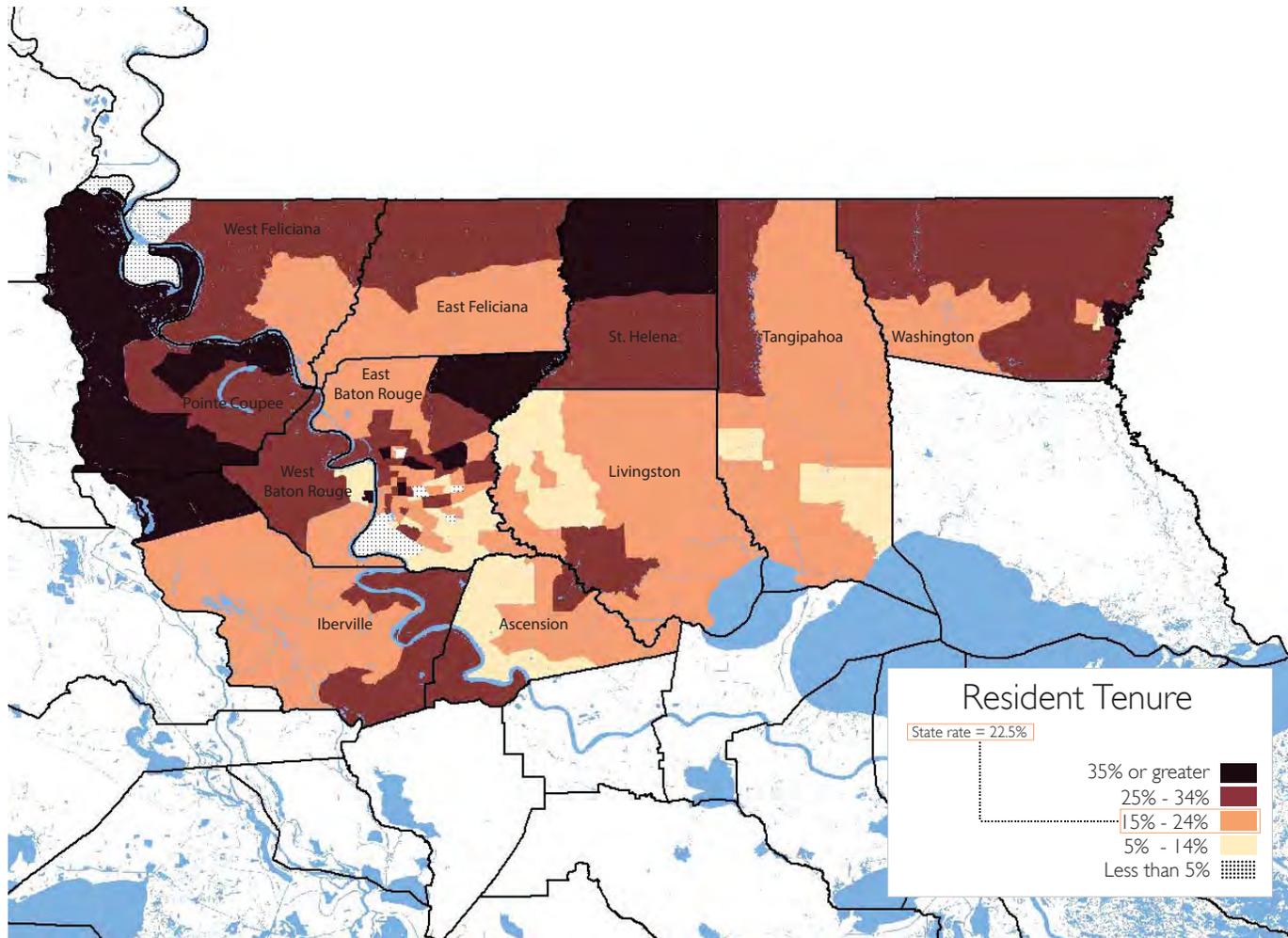


Rental Vacancy



Data Source: American Community Survey - 2007-2011

Resident Tenure before 1990



Data Source: American Community Survey— 2007-2011

Measurement Long-term Tenure

Resident tenure is an important aspect in assessing the housing needs of a community. In this assessment, we have documented **those households residing at their current residence for at least twenty-five years**. There are two reasons for using this measurement. The first is that a high concentration of long-term householders is an early indication of aging-in-place. Secondly, and contrary to the aging-in-place concern, is that these long-term householders may also be considering a move as they age, so this is also an early indicator of “transition neighborhoods”.

The age of a community is important when considering housing options. Young families may require houses with more bedrooms, while older residents may want to remain in a community but in a smaller residence, or they may be seeking multi-unit residences.

Reading the map

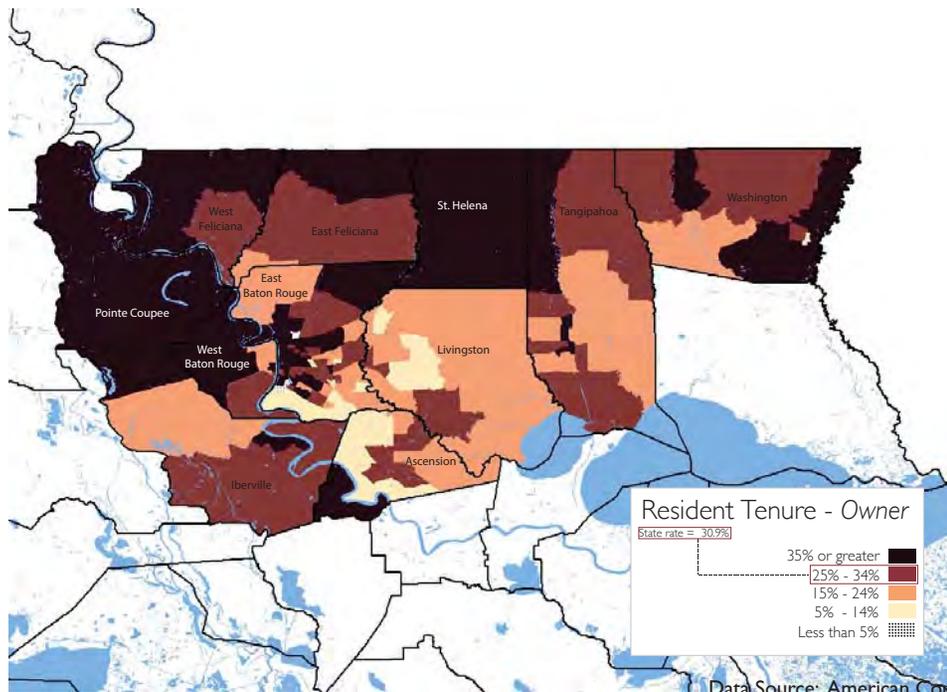
The map displays the proportion of the population within the tract living in the same house since 1990. Darker colors represent higher percentages of the population. The state proportion for owners and renters combined is 22.5%, and that range is highlighted with a corresponding color in the legend.

	1990 or earlier
United States	20.0%
Ascension	17.3%
East Baton Rouge	19.1%
East Feliciana	25.9%
Iberville	27.5%
Livingston	15.9%
Pointe Coupee	37.7%
St. Helena	34.1%
Tangipahoa	19.9%
Washington	28.6%
West Baton Rouge	26.0%
West Feliciana	23.2%

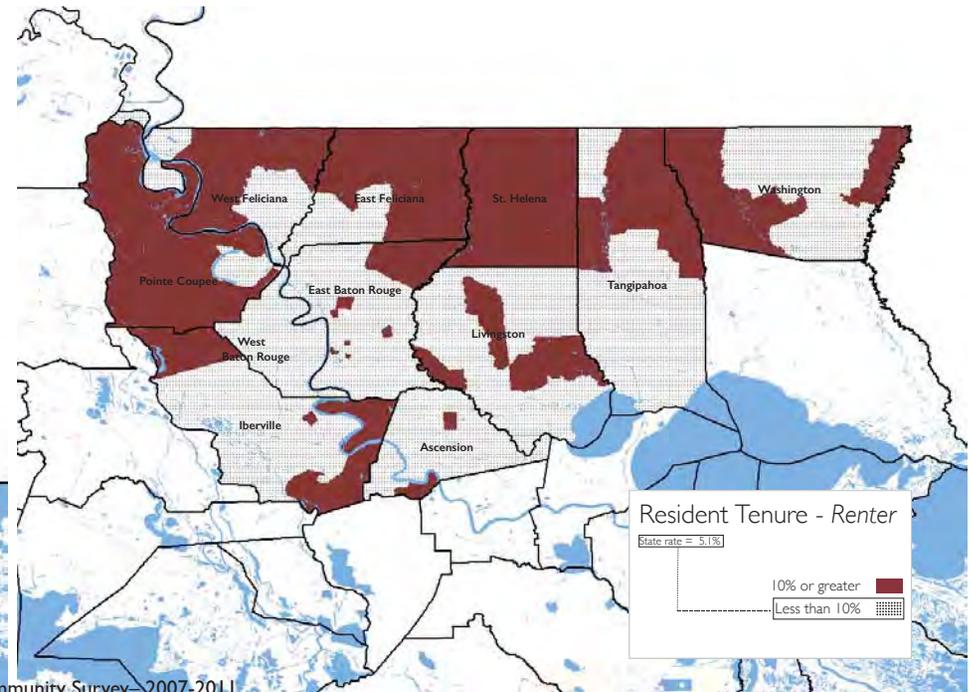
Resident Tenure before 1990: *Owner and Renter*

We have also divided this indicator between owners and renters. It is reasonable to expect that owners are more likely to be long-term residents, so we have used the same distribution in the owner map. Renters, however, are more likely to move, so we have simply highlighted those areas in the RLMA that have a relatively high concentration of long-term renters.

Owner Tenure (before 1990)

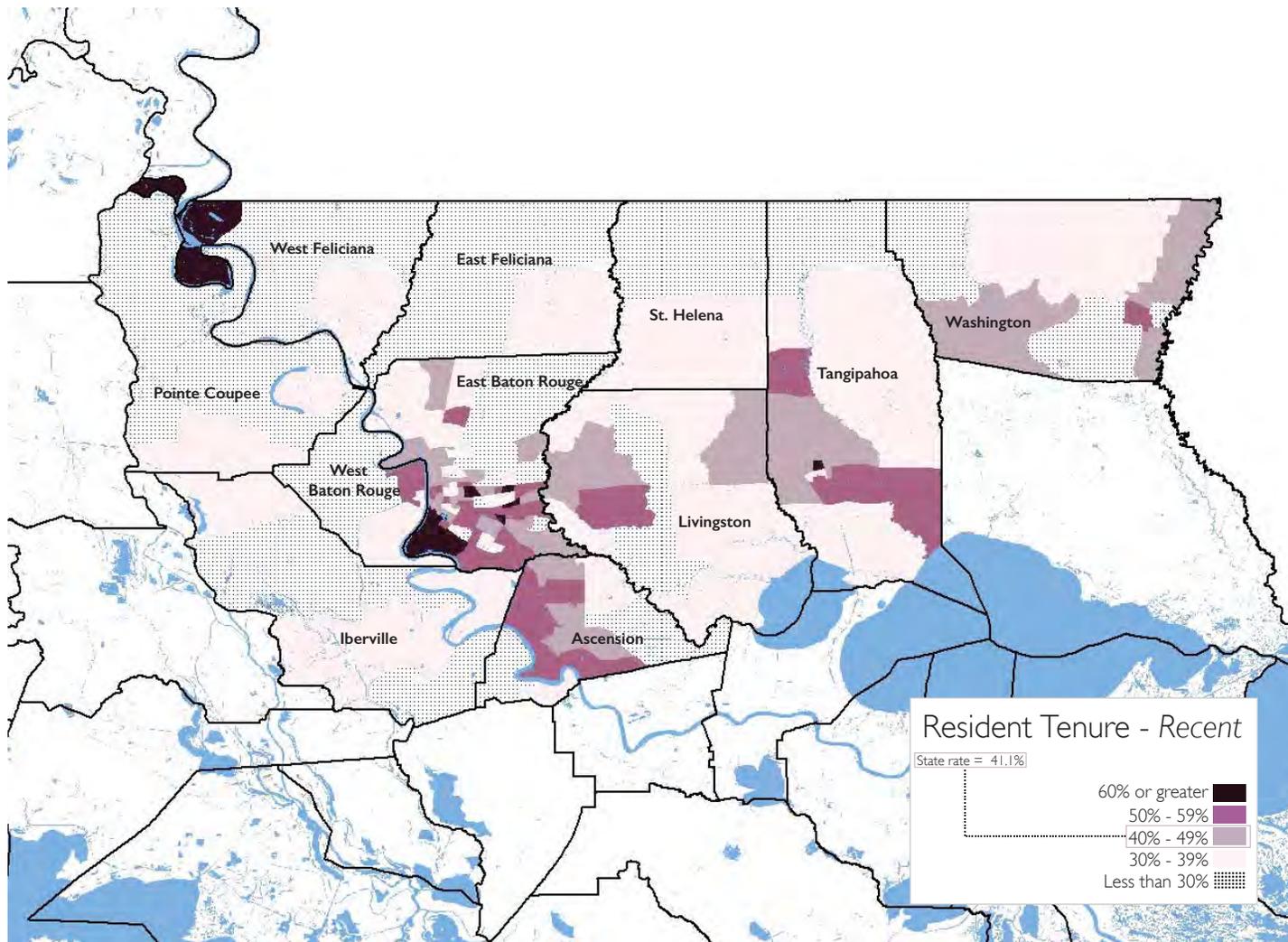


Rental Tenure (before 1990)



Data Source: American Community Survey—2007-2011

Resident Tenure after 2005



Data Source: American Community Survey— 2007-2011

Measurement Recent Tenure

In this assessment, we have documented **those households that reported residence after 2005**. High levels of recent tenure are an indicator of ongoing transitions or new development. This iteration of measuring tenure is an inverse of the long-term tenure measure (see above) meant to complement that display.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 2005 based upon interviews conducted between 2007 and 2011 through the American Community Survey. Darker colors represent higher concentrations of such recent tenure.

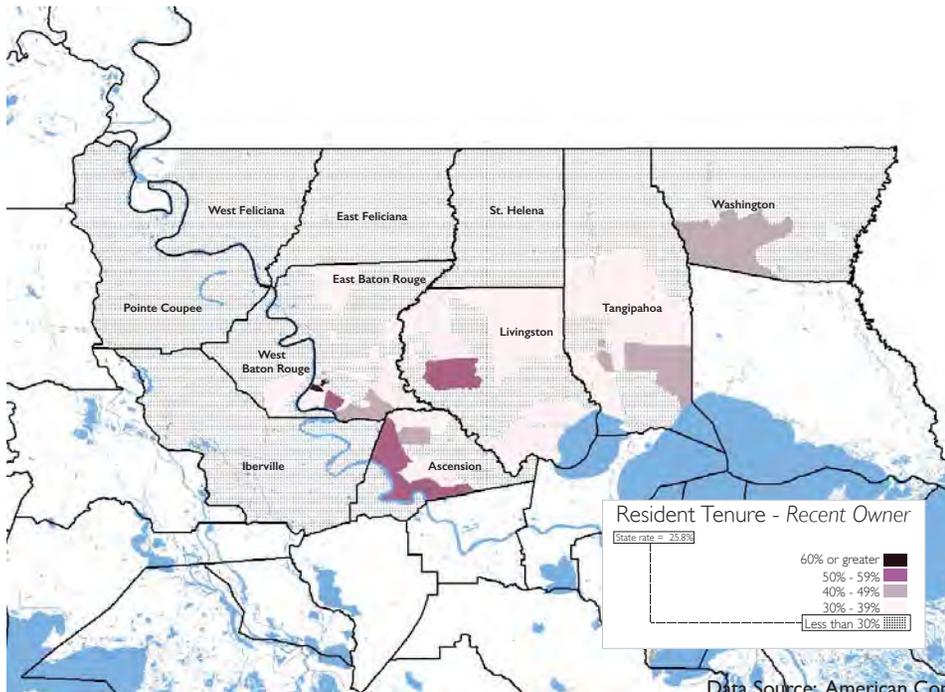
The state average percentage for residents of recent tenure is 41.1%.

	2005 or later
United States	40.1%
Ascension	42.0%
East Baton Rouge	45.0%
East Feliciana	26.0%
Iberville	30.0%
Livingston	41.0%
Pointe Coupee	26.0%
St. Helena	30.0%
Tangipahoa	43.0%
Washington	36.0%
West Baton Rouge	36.0%
West Feliciana	33.0%

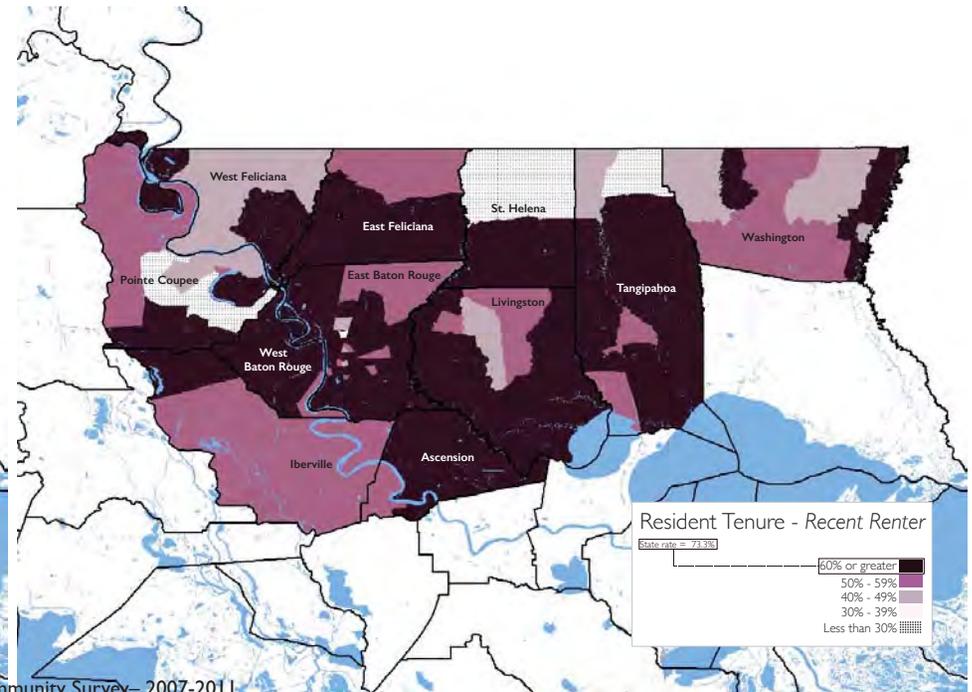
Resident Tenure after 2005: *Owner and Renter*

As with the long-term tenure map, we have also divided this indicator between owners and renters. In this case we used the same distribution as we did in the map displaying the overall population. The rental map reflects the reality that renters tend to move often, so many of the renters in a tract will likely report having moved into the residence after 2005. Owners, however, are likely to remain in a house for more than five years.

Owner Tenure (after 2005)



Rental Tenure (after 2005)

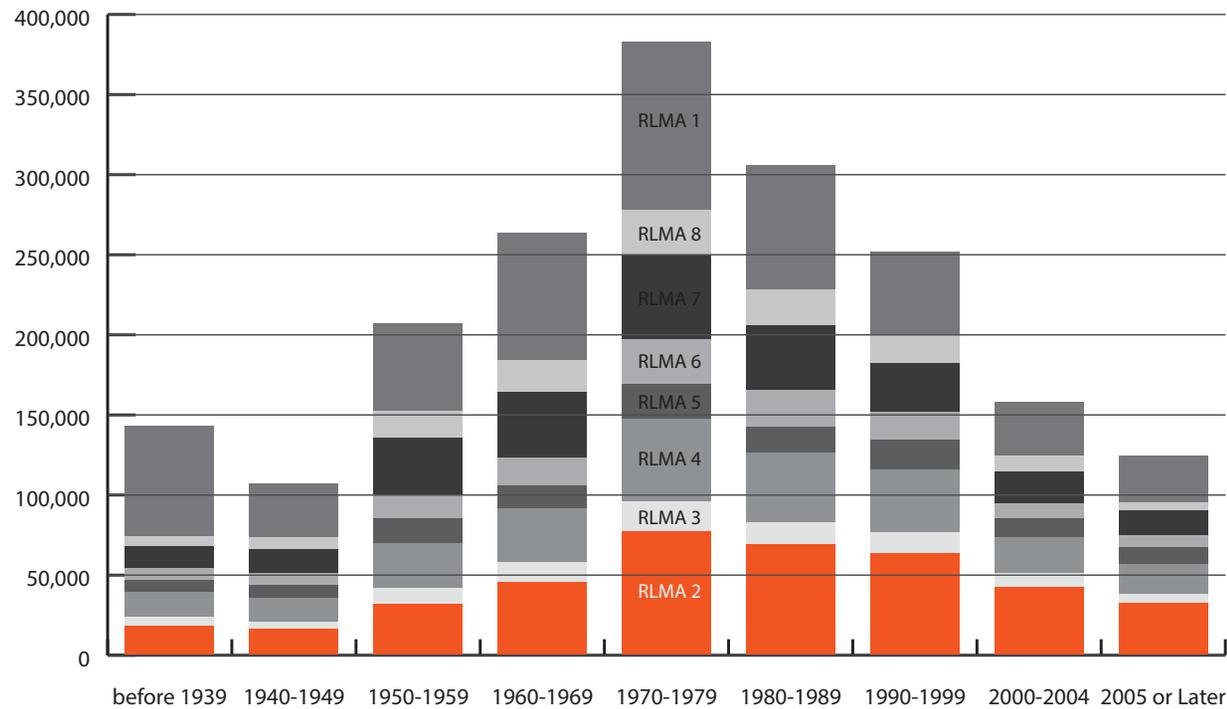


Data Source: American Community Survey— 2007-2011

Construction by Year and Units built before 1980

Age of housing stock is a policy concern for many reasons including health (asbestos removal, lead paint) and environmental sustainability (energy-efficiency programs). The chart below shows that the majority of the housing in the state was built after 1970, but for each RLMA this distribution differs. The orange section of each bar compares the RLMA to the remainder of the state. The chart is not normalized for population, so an RLMA with a higher population (such as New Orleans) will be more prominently represented in the graphic. The chart shows only the number of houses still in use or potential use by the year they were constructed.

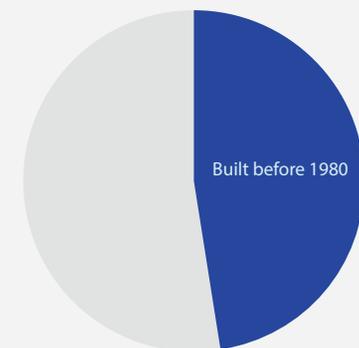
The pie chart below shows the **share of houses built before 1980**. In 1977 the Consumer Product Safety Commission of the United States banned the use of lead in paints used in residences, public buildings, on toys and on furniture. In effect, this meant that all houses built after 1977 should not contain lead-based paint, but lead-paint mitigation and removal is still a major concern for houses built prior to the enforcement of this regulation. The data available through the Census does not use 1978 as a categorical indicator, so we have opted to use the nearest category: 1980.



Construction by Year **RLMA 2**
as part of total statewide construction

Units Built Before 1980

RLMA 2



Data Source: American Community Survey– 2007-2011

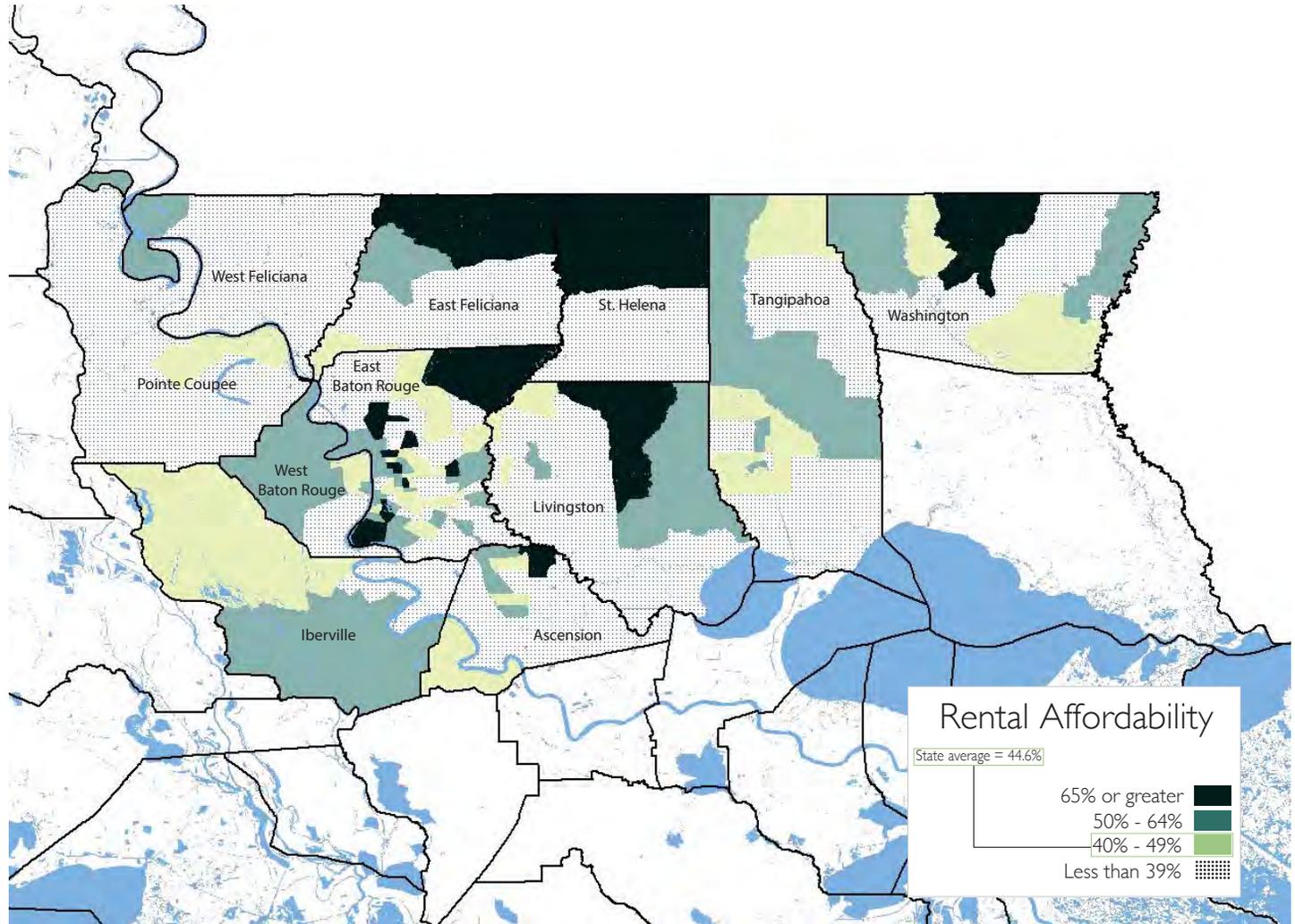
Rental Affordability

Measurement Rental Affordability

Rental affordability is measured by Gross Rent as a Percentage of Income (GRAPI), a computed ratio of monthly gross rent to monthly household income. Gross rent is contract rent plus the estimated average monthly cost of all utilities. Thirty-five percent of income or more spent on gross rent is a commonly used threshold for evaluating unaffordability or rent distress.

Reading the map

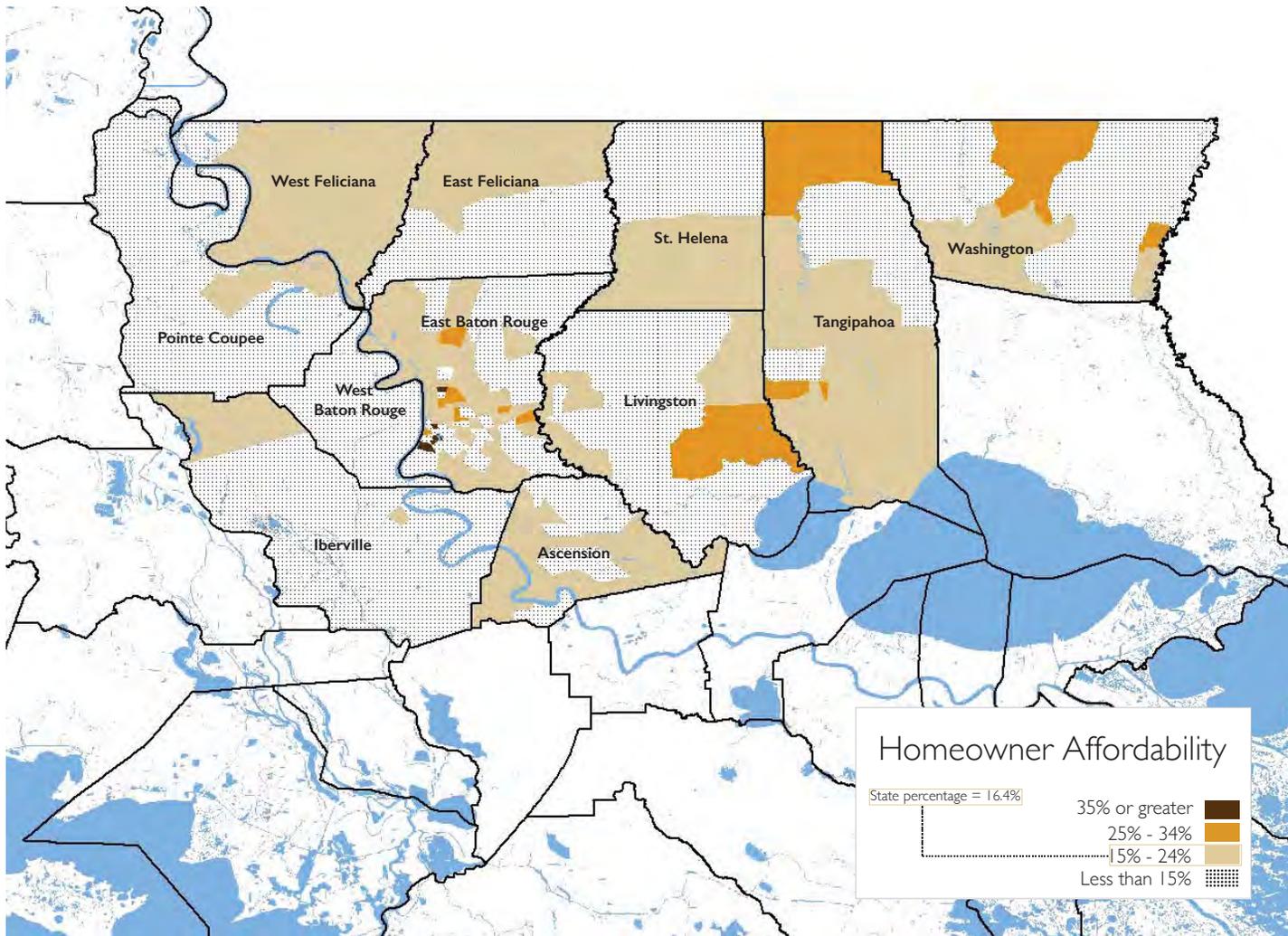
The map shows the percentage of renters within the tract spending 35% or more of household income on gross rent. Darker colors signify a greater proportion of the population. Throughout the state 44.6% of rental households are rent distressed.



	GRAPI (35% or greater)
United States	43.0%
Ascension	43.4%
East Baton Rouge	47.9%
East Feliciana	41.1%
Iberville	36.6%
Livingston	39.8%
Pointe Coupee	31.2%
St. Helena	45.7%
Tangipahoa	44.3%
Washington	44.4%
West Baton Rouge	40.0%
West Feliciana	29.9%

Data Source: American Community Survey– 2008-2012

Homeowner Affordability



Measurement Owner Affordability

The affordability of home ownership is measured using Selected Monthly Owner Costs As a Percentage of Income (SMOCAPI), a computed ratio of monthly housing costs to monthly household income. Housing costs are defined as payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Thirty five percent or more of income spent on monthly housing cost is a commonly used threshold for determining unaffordability.

Reading the map

The map highlights the percentage of homeowners within the tract spending more than 35% of household income on monthly housing costs. Darker colors represent a greater proportion of the population. In Louisiana 16.4% of families in owner-occupied homes face affordability challenges.

	SMOCAPI (35% or greater)
United States	22.8%
Ascension	12.0%
East Baton Rouge	17.1%
East Feliciana	13.7%
Iberville	13.5%
Livingston	13.6%
Pointe Coupee	13.8%
St. Helena	14.8%
Tangipahoa	19.0%
Washington	17.9%
West Baton Rouge	13.2%
West Feliciana	16.7%

Data Source: American Community Survey– 2008-2012

Occupants per room

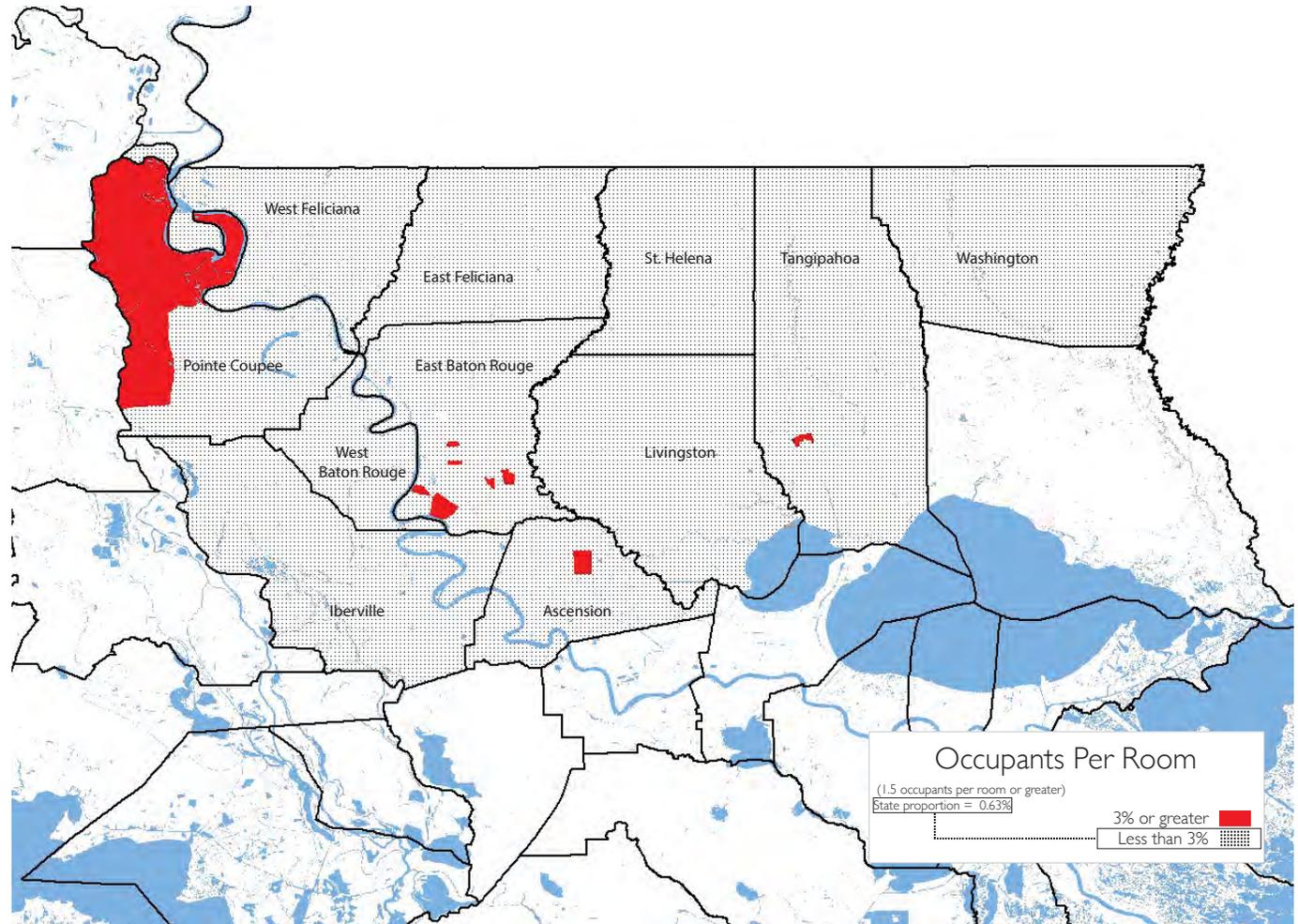
Measurement Overcrowding

Average number of occupants per room in a dwelling is a typical benchmark used to assess sub-standard living conditions. The term “room” in this context refers to the number of all rooms in the unit, not bedrooms alone. HUD commissioned a study in 2007 to evaluate overcrowding in homes and the standard for measuring overcrowding, as determined by Econometrica, Inc. (the company providing the study) was 1.0 to 1.5 persons per room. The estimate of overcrowding nation-wide in 2005 was 2.4% of the population and this estimate had declined from 1985 when it was 2.82% of the population. We will expect this estimate to be relatively small. As we examine Census tracts and if we notice the occupants per room percentage rise above this national average, then it suggests a major issue in overcrowding which has impacts on childhood health, educational performance, mental illness, and other such ailments that are related to overcrowding.

Reading the map

The map displays the proportion of housing units within the tract having greater than 1.5 occupants per room. Darker colors signify higher proportions. The state percentage for owners and renters combined (all housing units) is 0.63%, and its range is highlighted with a corresponding color.

	Occupants per room - 1.5 or greater
United States	0.90%
Ascension	1.16%
East Baton Rouge	0.58%
East Feliciana	0.24%
Iberville	0.13%
Livingston	0.42%
Pointe Coupee	1.29%
St. Helena	2.27%
Tangipahoa	0.72%
Washington	0.48%
West Baton Rouge	0.73%
West Feliciana	0.49%

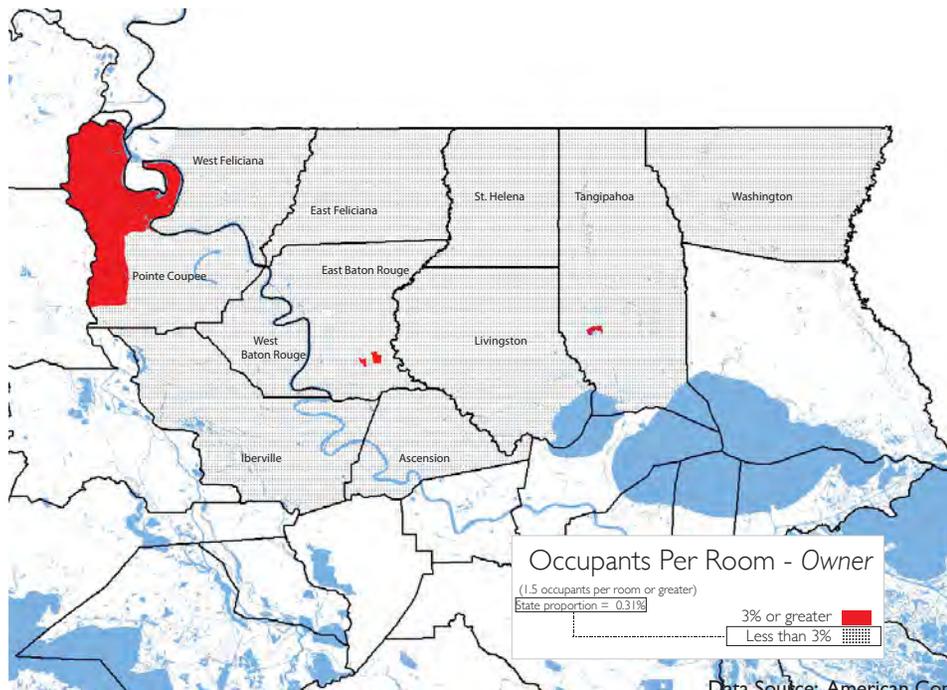


Data Source: American Community Survey– 2007-2011

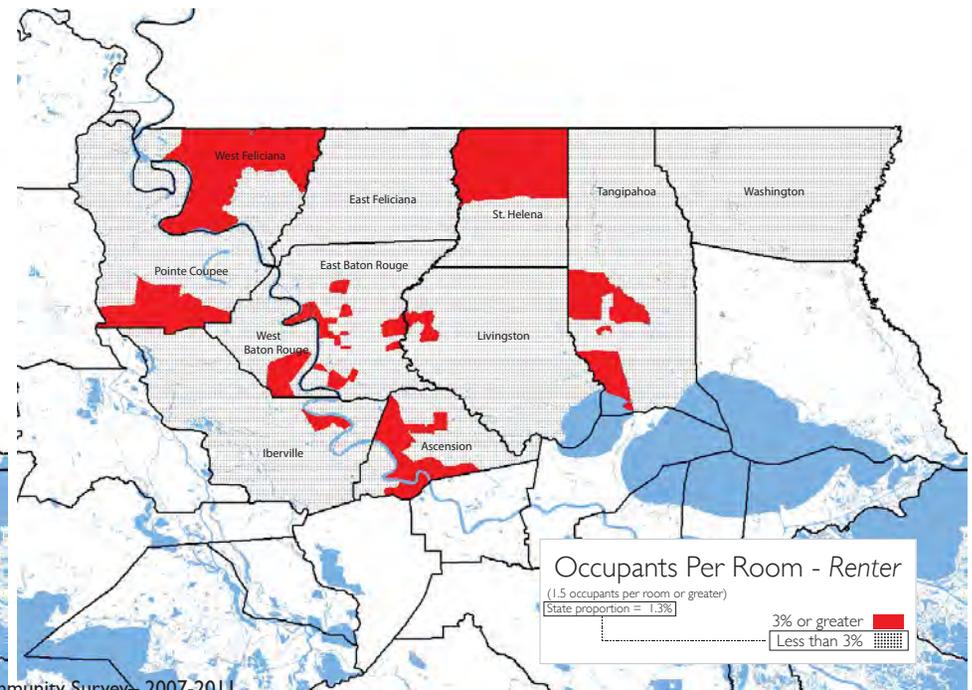
Occupants per room *Owner and Rental*

We have divided the overcrowding measure between owner and renter. It is reasonable to expect higher levels of overcrowding among the rental population, and the maps verify this at least spatially. More tracts have higher levels of overcrowding when only renters are considered. It is also important to note how the spatial distribution changes from the map depicting overcrowding for the entire population to the maps where owners and renters are isolated. This verifies that considerations of overcrowding require attention at the local level.

Owner Occupancy



Rental Occupancy



Data Source: American Community Survey - 2007-2011

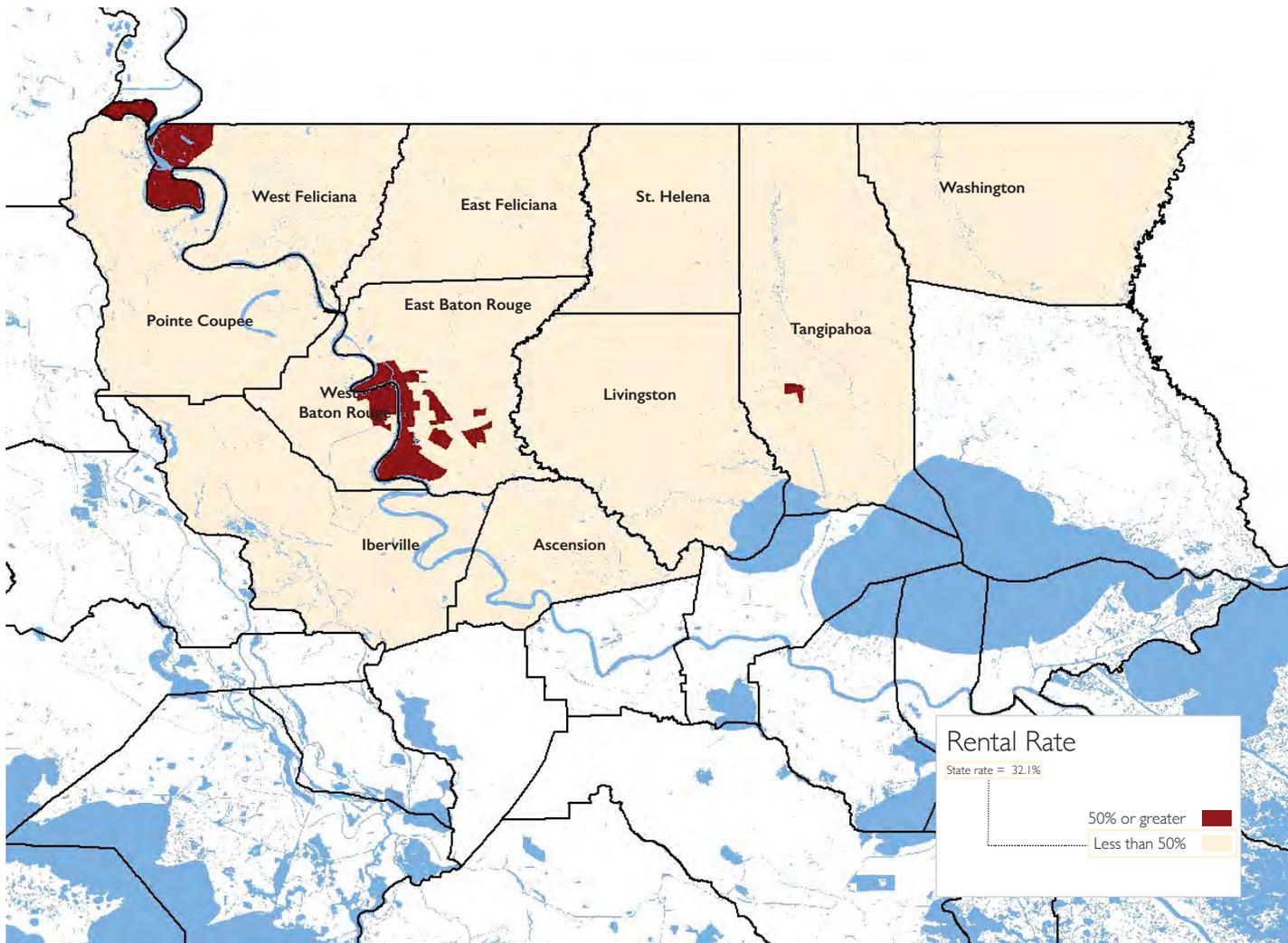
Rental Concentration

Measurement Rental Concentration

In this map we search for areas with higher concentrations of rentals. The state rental rate is 32.1%. We have used 50% as the benchmark for designating high rental concentration. This determination is based upon the distribution of the tract rates and not the population. It is expected that most of those areas will be in metropolitan areas.

Reading the map

The map highlights those tracts in the RLMA where rentals constitute 50% or more of the residences. The table below shows the parish rental rates, which should be compared to the state rate of 32.1%



	Rental rate
United States	33.9%
Ascension	17.6%
East Baton Rouge	38.2%
East Feliciana	18.5%
Iberville	24.0%
Livingston	19.5%
Pointe Coupee	20.7%
St. Helena	20.6%
Tangipahoa	31.8%
Washington	25.0%
West Baton Rouge	28.2%
West Feliciana	24.4%

Data Source: American Community Survey– 2007-2011

Mobile Homes

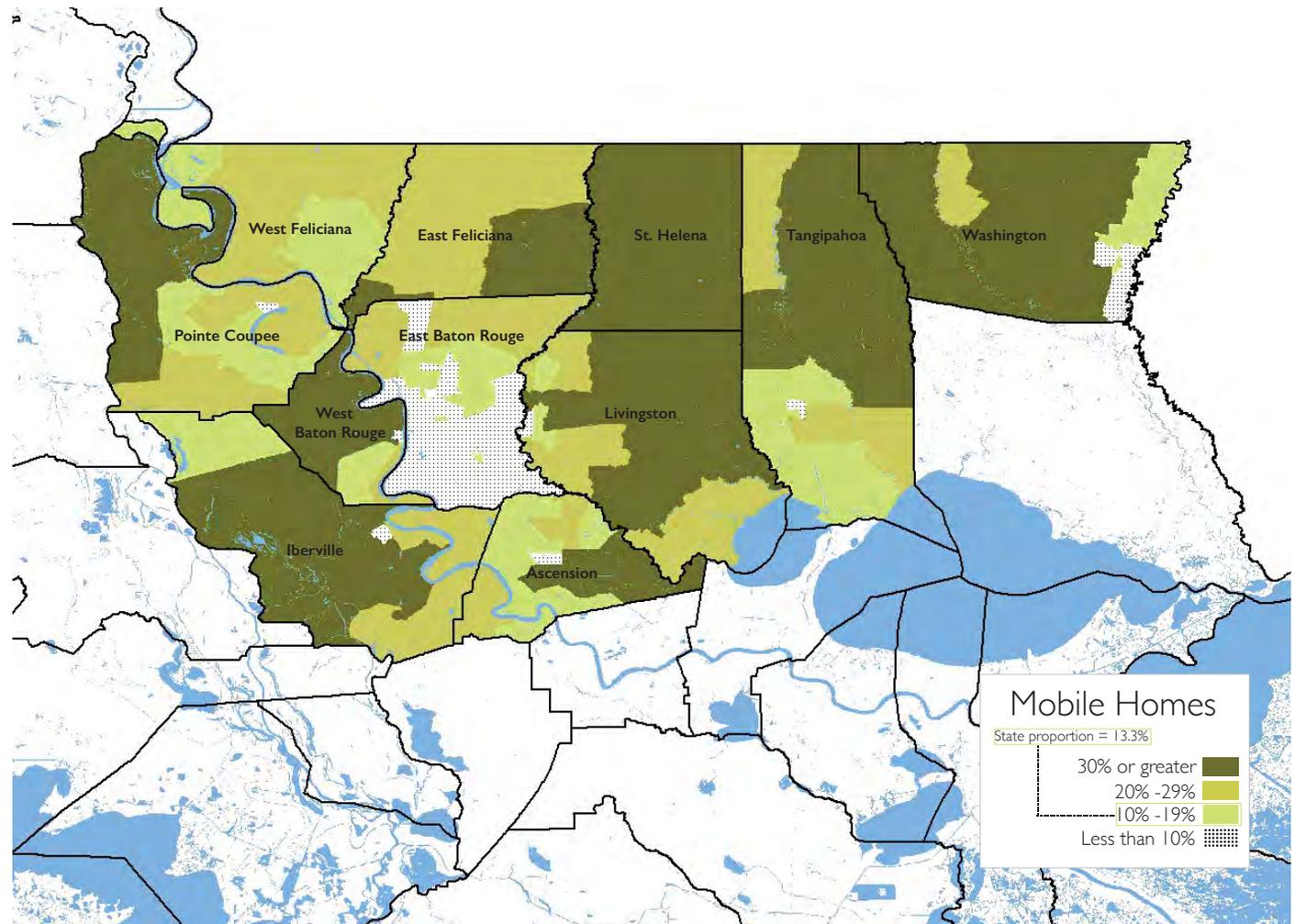
Measurement Mobile Homes

Mobile homes represent one of the five overall types of housing listed by the Census. The data do not distinguish between those mobile homes that have been immobilized or de-immobilized in accordance with state laws. Therefore, all mobile home structures, including those that are mobile and those that might be classified as manufactured homes, are included in the definition of mobile homes.

The proportion of units in the state that are mobile homes (13.3%) is twice that of the national rate. Initially one might attribute this to the series of hurricanes inflicting property damage on the state, but the 2000 Census data shows that the proportion of units that are mobile homes has not changed much over the past decade, rising modestly from 13.1%.

Reading the map

The map displays mobile home units as a proportion of all units within a Census tract. Darker colors indicate a higher proportion of mobile homes. The percentage of units that are mobile homes in the state is 13.3%.



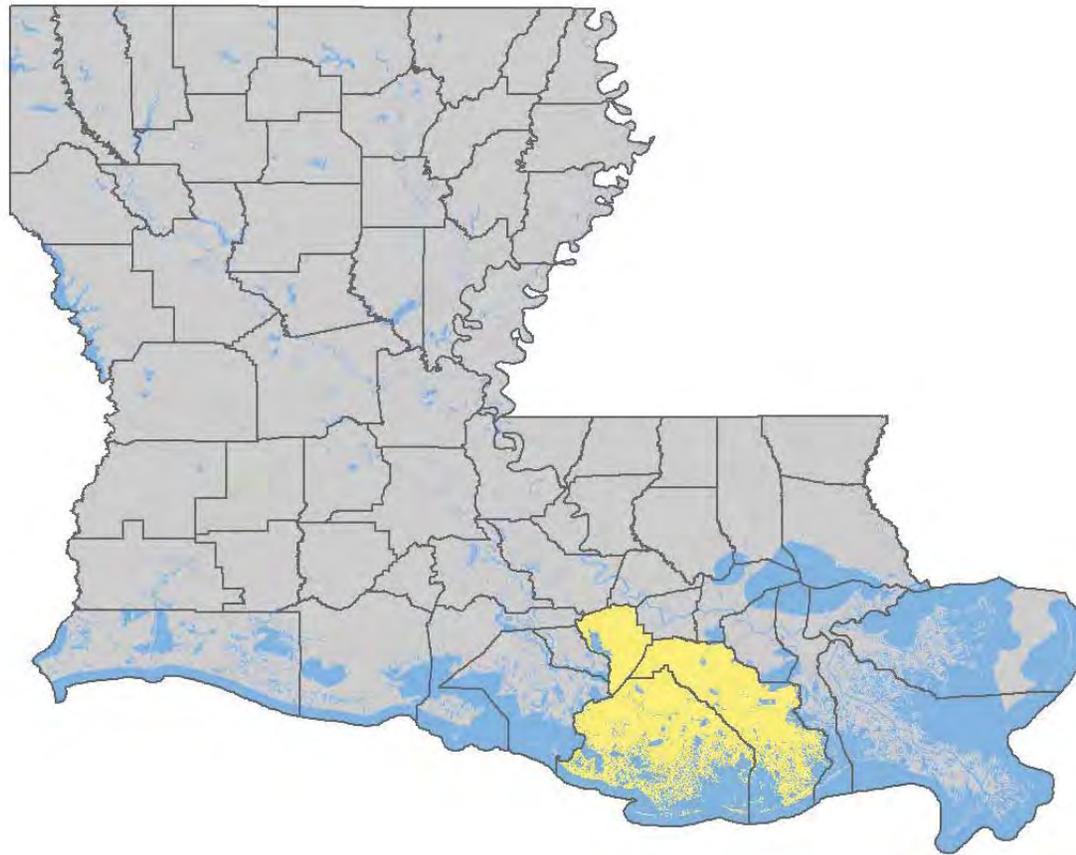
	Mobile homes
United States	6.6%
Ascension	19.4%
East Baton Rouge	3.2%
East Feliciana	29.6%
Iberville	22.0%
Livingston	28.6%
Pointe Coupee	22.0%
St. Helena	38.3%
Tangipahoa	22.4%
Washington	22.6%
West Baton Rouge	22.4%
West Feliciana	20.8%

Data Source: American Community Survey– 2007-2011

Louisiana Regional Labor Market Area 3

Houma-Thibodeaux

Assumption | Lafourche | Terrebonne

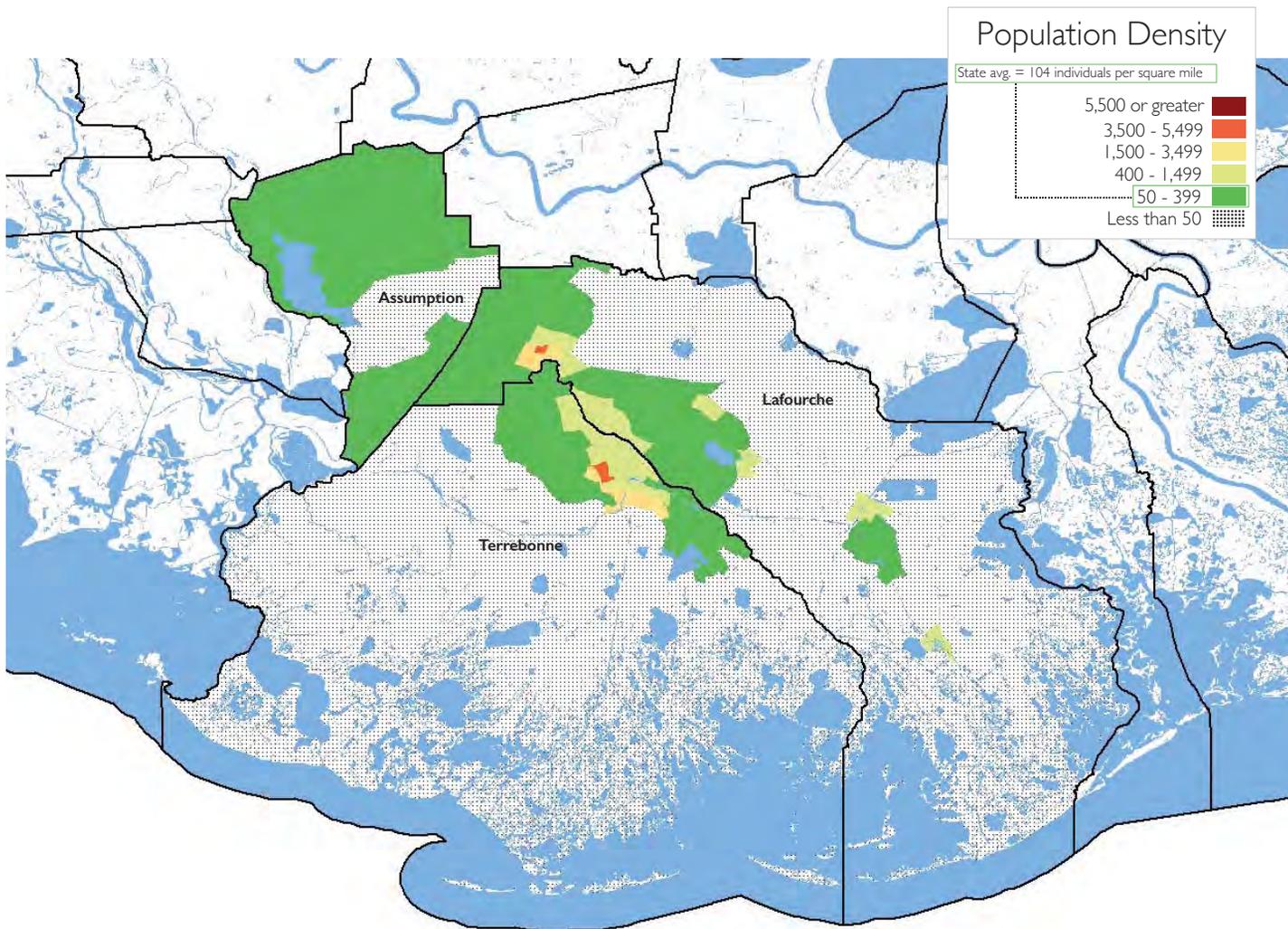




Regional Labor Market Area 3
Houma-Thibodeaux

Socioeconomic Characteristics

Population Density



Measurement Density

Population density partly captures urbanization of an area. The measurement is persons per square mile, and it is captured at the tract level.

Reading the map

We have focused on the areas of relatively high density. The average density for the state is 104 persons per square mile, but the most dense parts of the state have more than 6,000 persons per square mile. The map is high color contrast from green to red with red being high density and green being low density. Areas of very low density are designated with stipple.

	Persons per square mile
United States	87
Assumption	69
Lafourche	90
Terrebonne	91

Data Source: Census 2010 Summary File 1

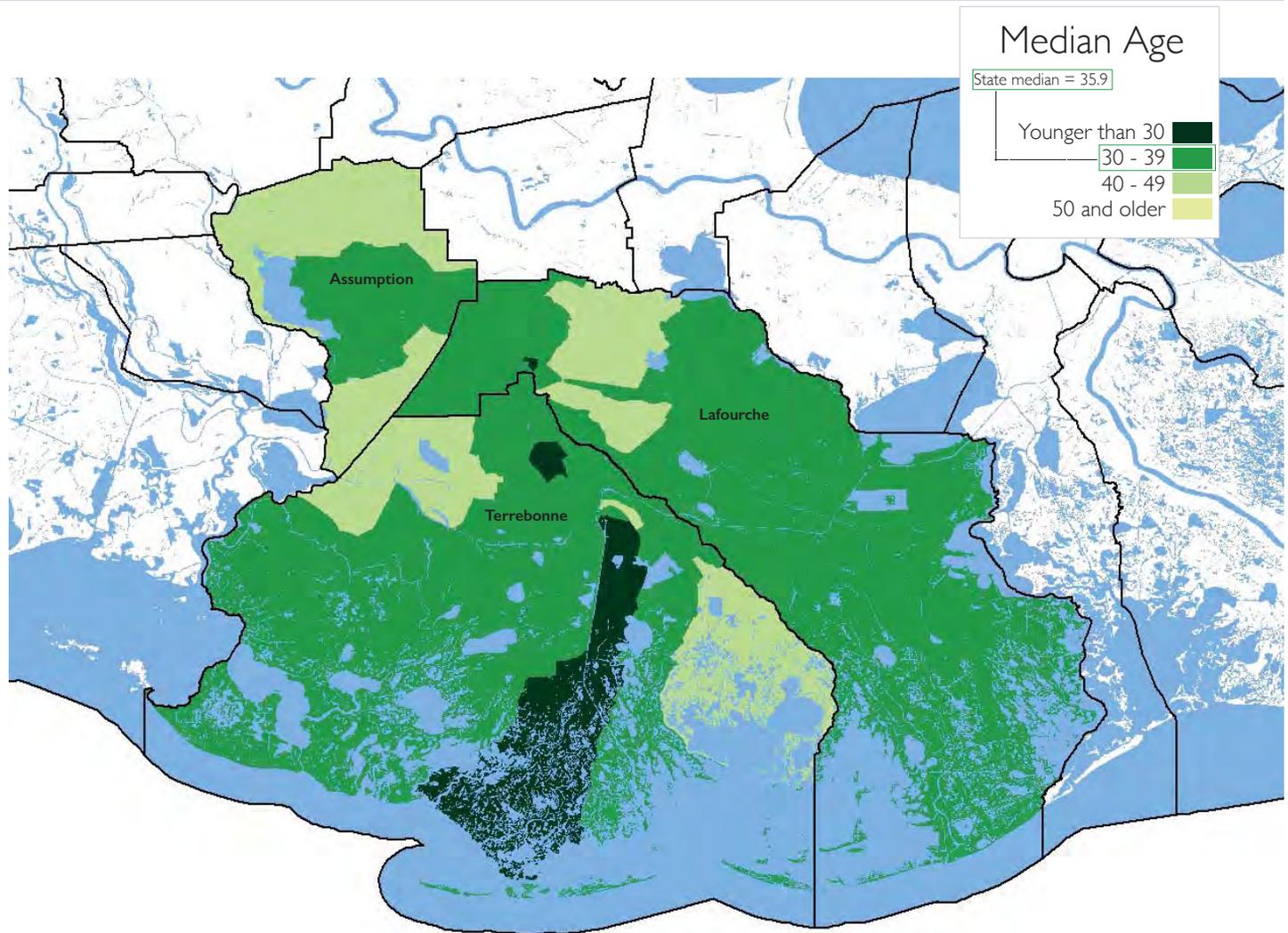
Median Age of Population

Measurement Median Age

Half of the population will be older than this age and half will be younger. The median age can be compared across RLMA and Census tracts. The lower the median age the younger the population, while the higher the median age the older the population.

Reading the map

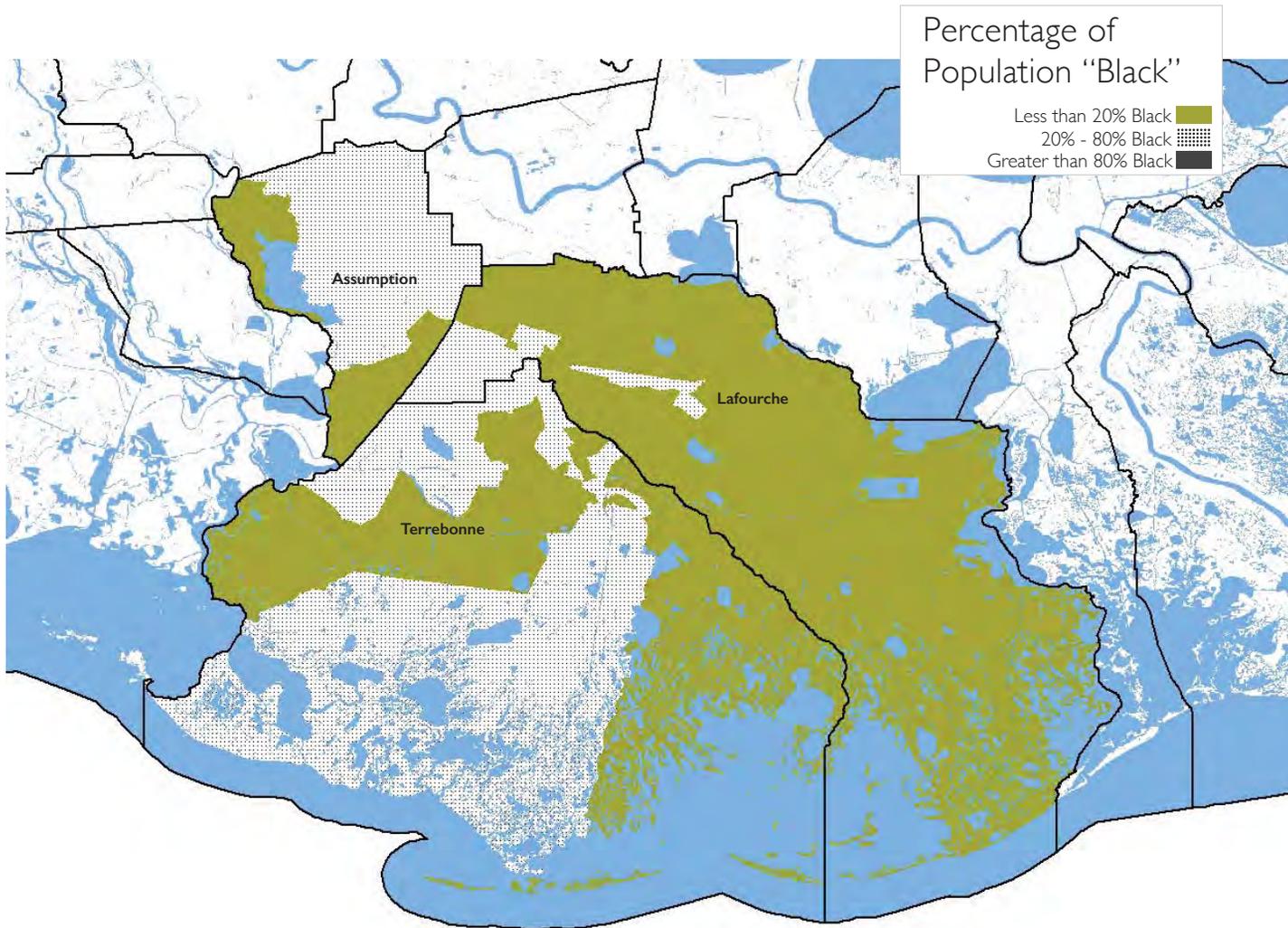
The median age is represented for each Census tract with the darkest colors representing younger median age and lighter colors representing older median age. The state's median age is 35.9, indicated in the legend.



	Median age
United States	37.0
Assumption	39.1
Lafourche	36.5
Terrebonne	35.0

Data Source: American Community Survey– 2008-2012

Percentage of Population “Black”



Measurement Racial Segregation

To measure racial segregation, we focused upon the percent of the population that is reported “Black” by the Census. Communities with a Black population greater than 80% or less than 20% of the total population are considered de facto segregated.

Reading the map

Data on race have been organized to display high concentrations of black and non-black Census tracts: olive representing predominantly non-black populations, dark gray representing predominantly black populations. Those tracts that meet neither of these classifications are represented in stipple.

	Percent Black
United States	13.5%
Assumption	30.9%
Lafourche	14.1%
Terrebonne	19.8%

Data Source: American Community Survey— 2008-2012

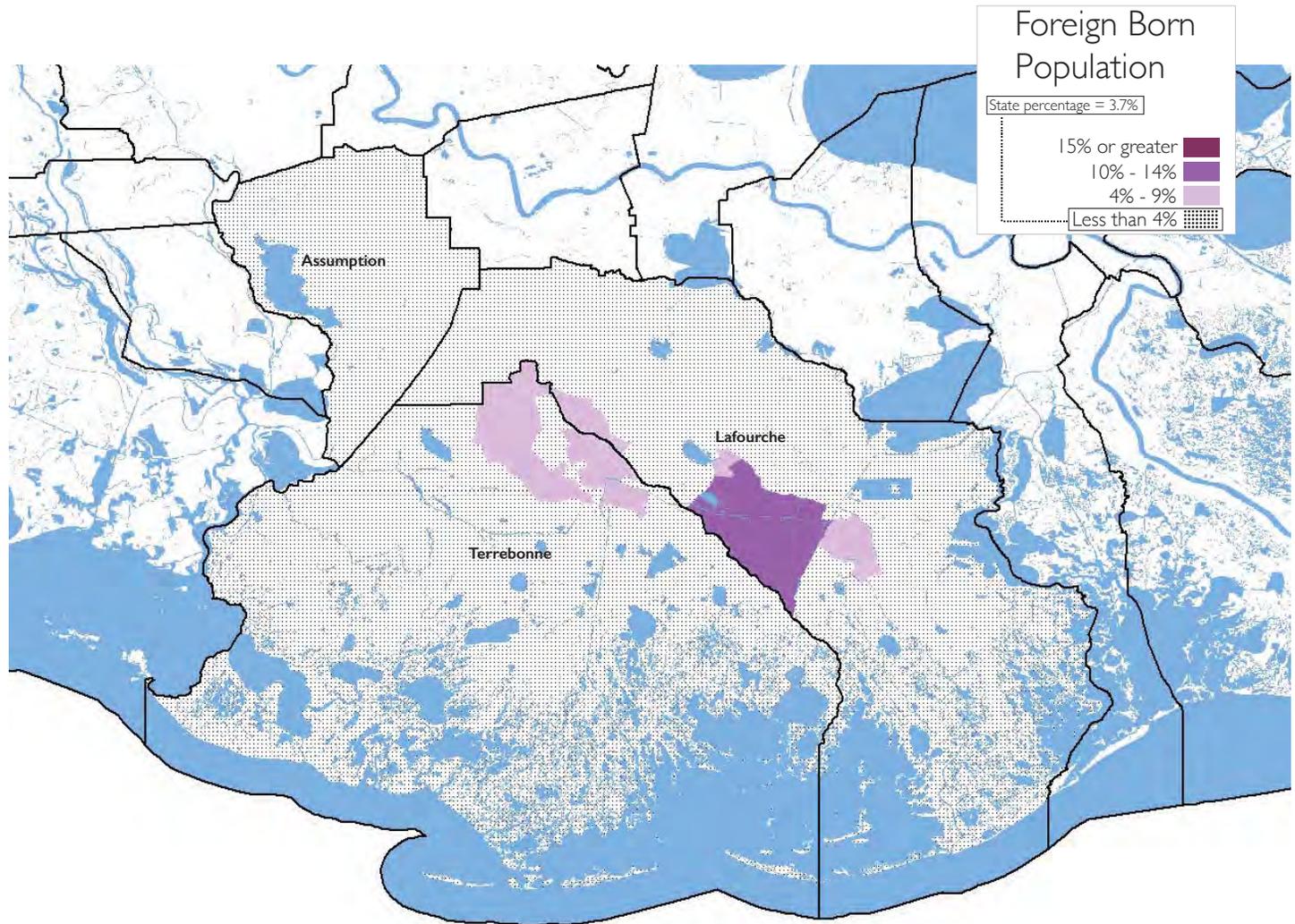
Foreign Born Population

Measurement Foreign-born

The foreign-born population consists of individuals who were not U.S. citizens at birth.

Reading the map

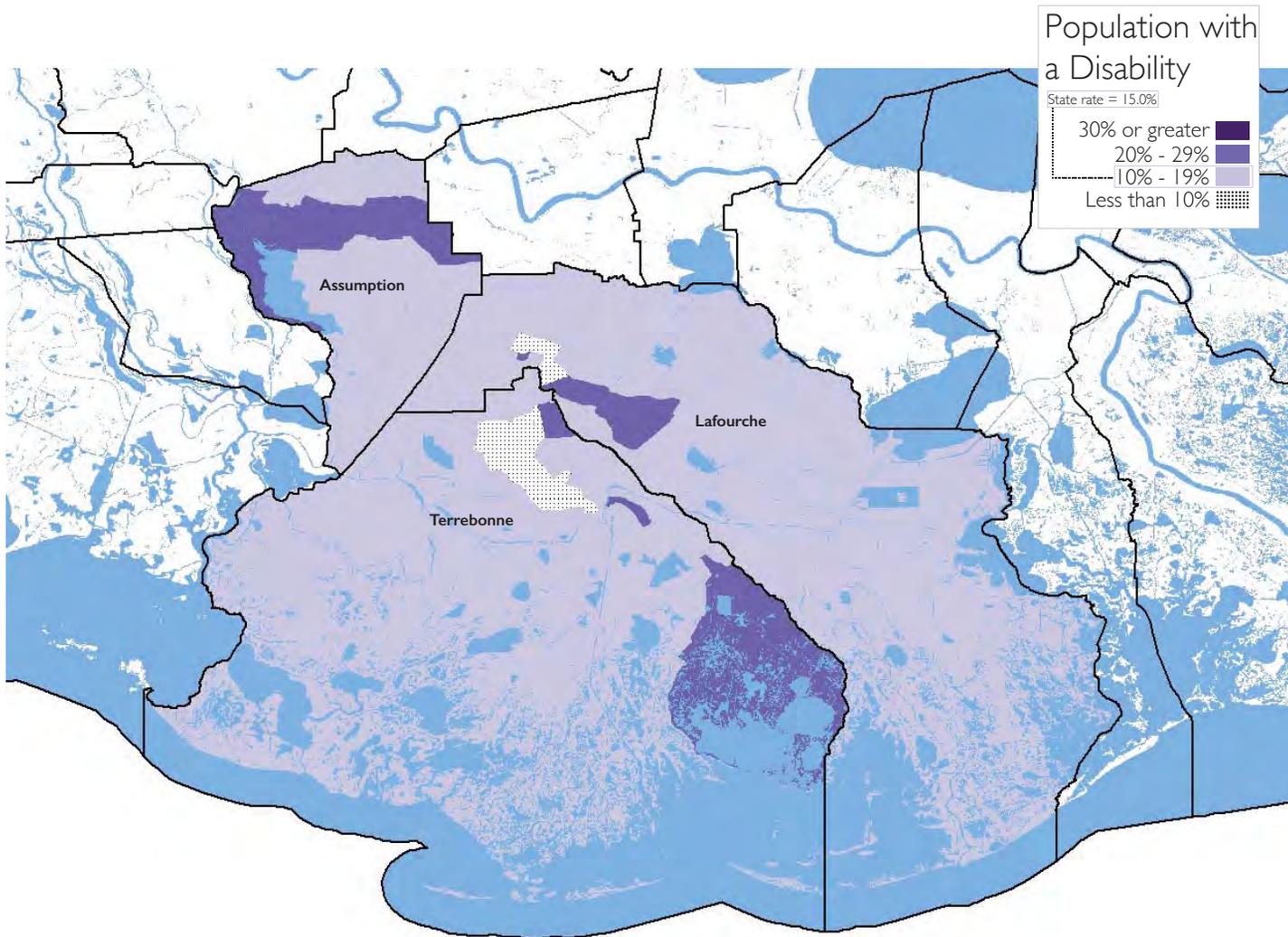
The map displays the percentage of foreign-born individuals within each Census tract as a percent of the entire tract population. Darker colors signify a greater presence of foreign-born individuals. The state average for the percentage of foreign-born individuals is 3.7%. We have focused the map on areas of relatively high foreign born populations and designated those at or below the state level in stipple.



	Foreign born
United States	12.8%
Assumption	0.8%
Lafourche	2.5%
Terrebonne	3.1%

Data Source: American Community Survey— 2007-2011

Population with a Disability



Measurement Disability

The Census collects information on disability through the American Community Survey. An individual is considered disabled if the person has any one of the definitions of disability used by the ACS, which include difficulties with hearing, vision, walking or climbing stairs; difficulties resulting from physical, mental or emotional problems that result in reduced cognitive abilities or independent living; or difficulty in caring for oneself.

Reading the map

The map represents that percentage of the population within each Census tract having a disability. Darker colors represent a higher concentration of individuals living with a disability. The state rate for those living with a disability is 15%.

	Disability rate
United States	12.0%
Assumption	19.3%
Lafourche	15.5%
Terrebonne	16.5%

Data Source: American Community Survey—2008-2012

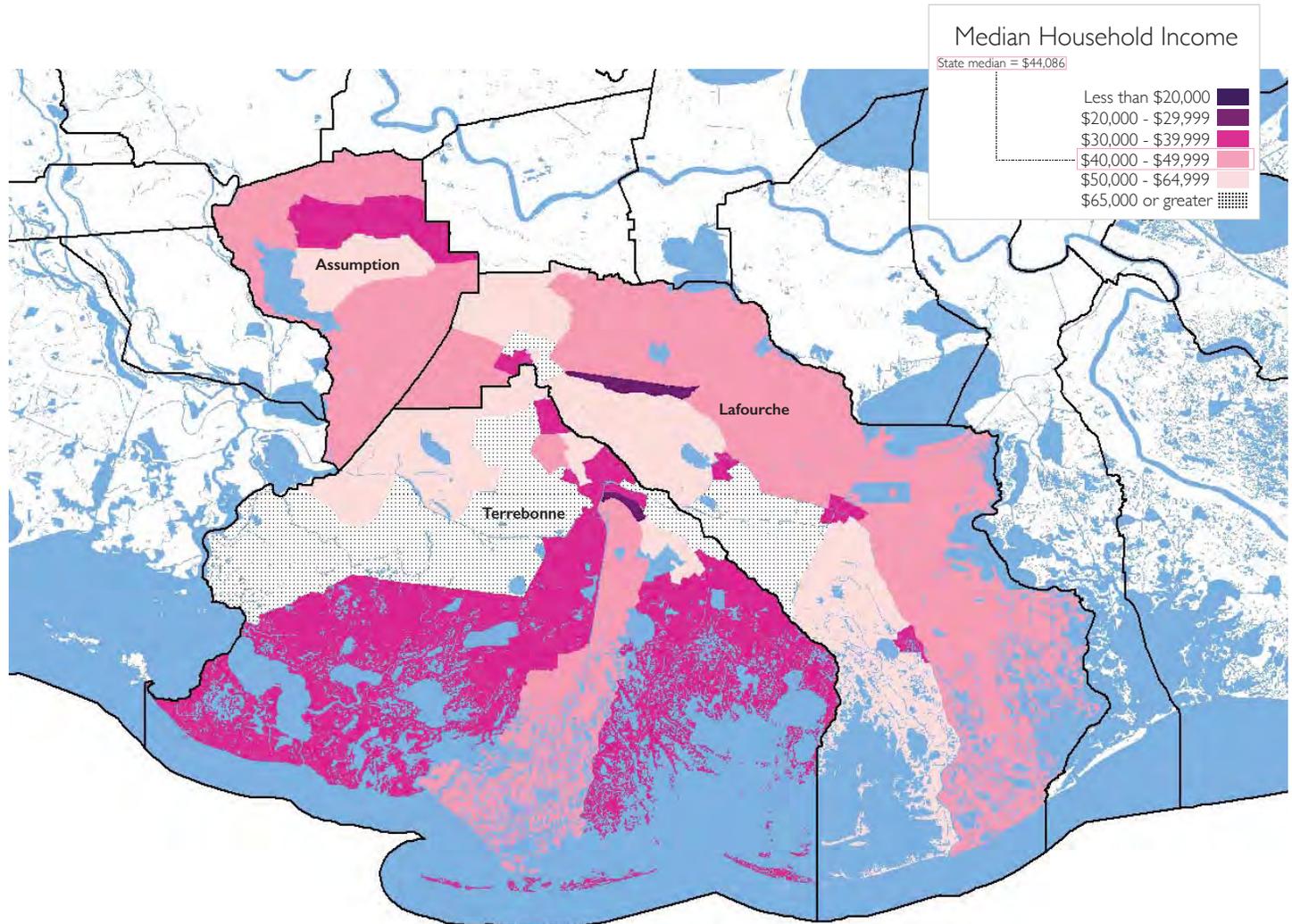
Median Household Income

Measurement Income

Median household income is a measurement of income distribution: one-half of all households earn more than this amount and one-half earn less. Household income reflects the role of the household as a fundamental economic unit within a community and provides some insight into the purchasing power for an area.

Reading the map

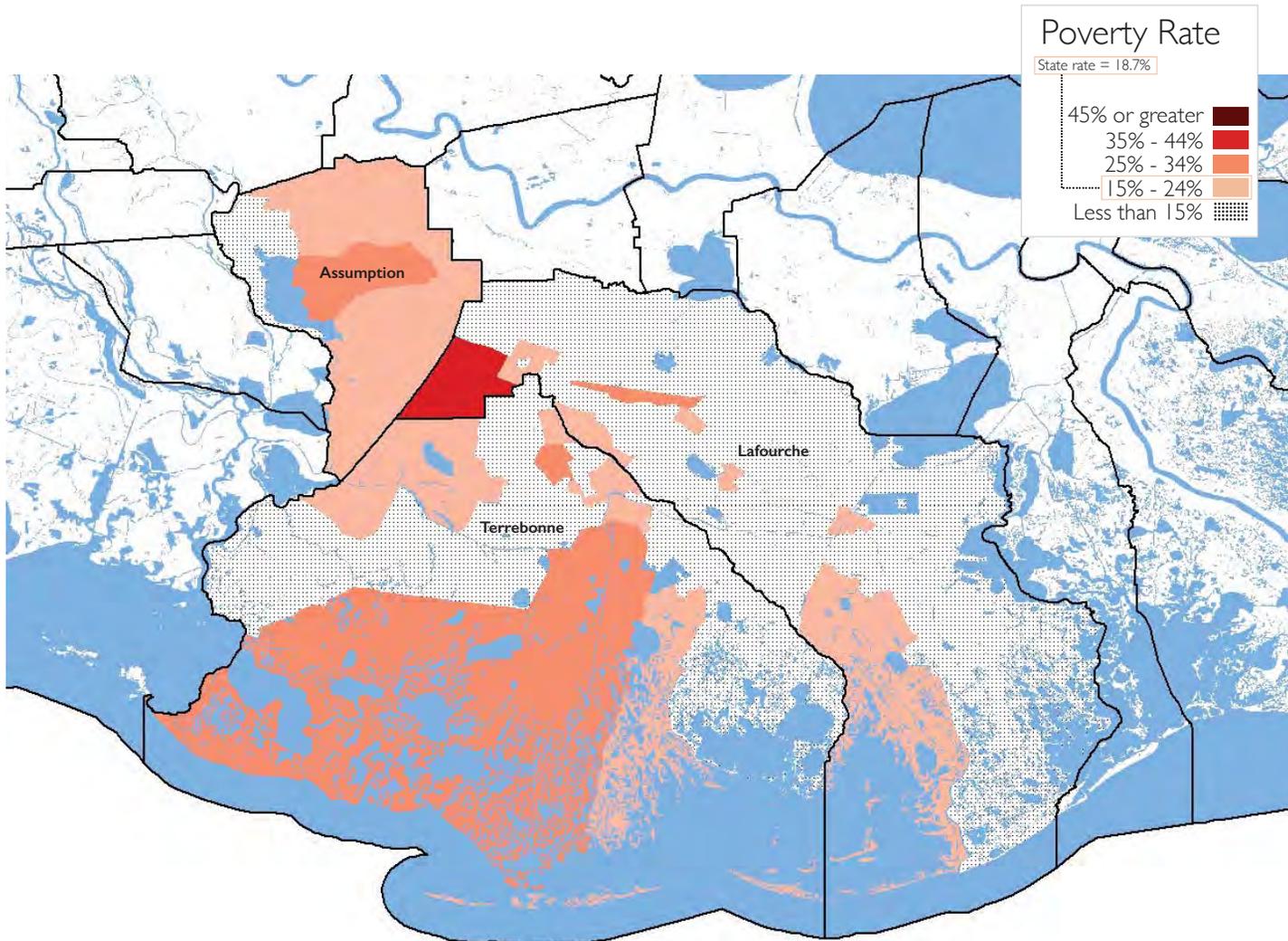
Data on median household income have been collected for Census tracts comprising the RLMA so that spatial comparisons can be made across the area. Tracts with a lower median household income are generally poorer. The median household income for the state is \$44,086, and its range is highlighted with a corresponding color in the legend. We have focused the map upon areas of low income, so tracts with a high median income for the state are designated by stipple.



	Median household income
United States	\$52,762
Assumption	\$46,699
Lafourche	\$49,262
Terrebonne	\$48,166

Data Source: American Community Survey— 2007-2011

Population Living in Poverty



Measurement Poverty

Poverty is defined using a set of income thresholds established by the Office of Management and Budget that vary by family size and composition. Families that fall below the income thresholds are deemed to be in poverty. The most recent income thresholds are with \$15,730 or less for a family of two, a family of three earning \$19,790 or less, a family of four earning \$23,850 or less, and so on in increments of \$4,060 up to a family of eight.

Reading the map

Poverty rate data have been collected for Census tracts comprising the RLMA, and the map displays the proportion of the population with incomes under the poverty threshold. Darker colors signify higher rates of poverty. The state poverty rate is 18.7%, and its range is highlighted with a corresponding color in the legend.

	Poverty rate
United States	14.9%
Assumption	18.8%
Lafourche	14.5%
Terrebonne	16.8%

Data Source: American Community Survey—2008-2012

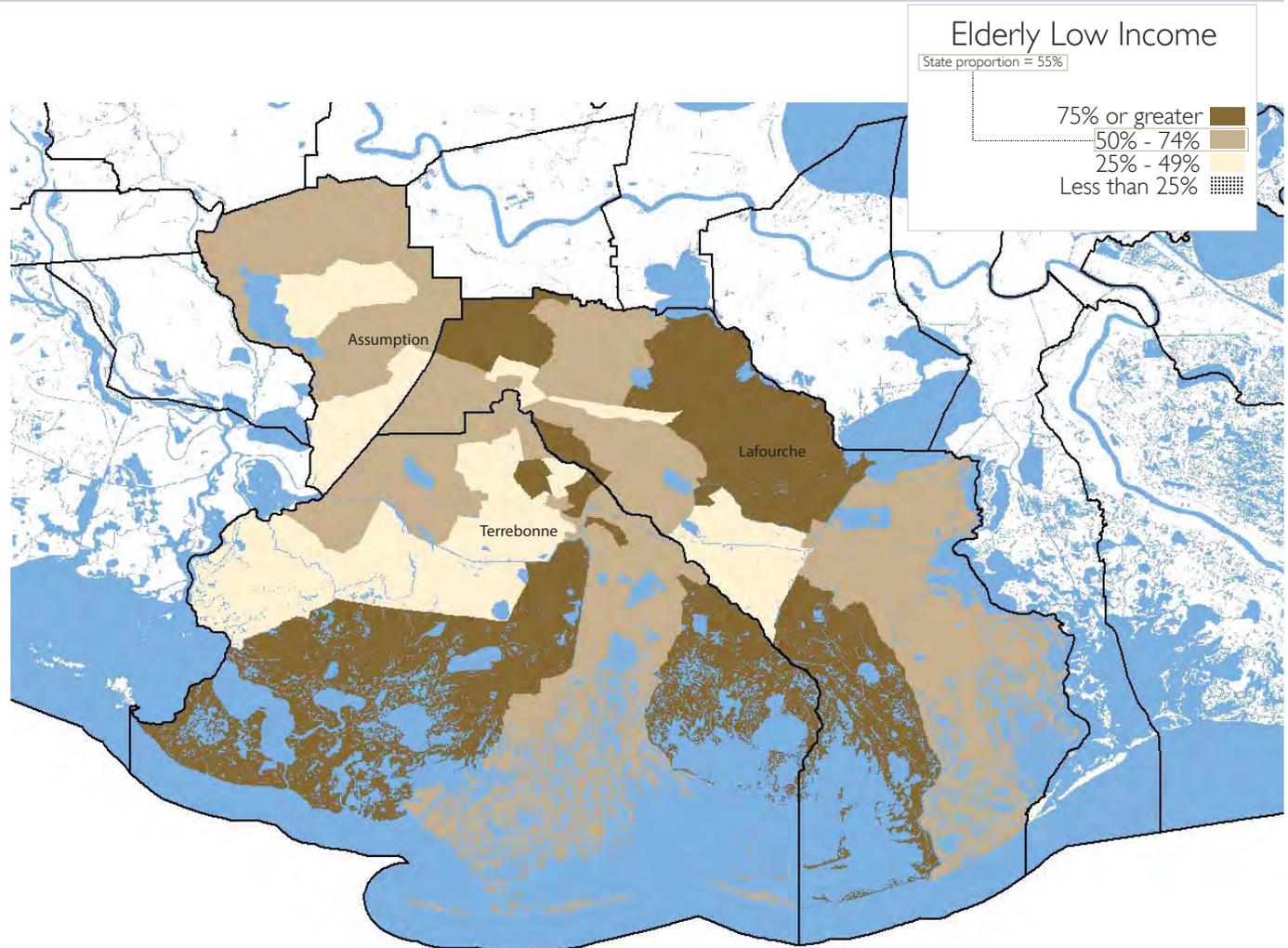
Elderly Population with Low Income

Measurement Elderly low-income

The U.S. Department of Housing and Urban Development produces “CHAS” data (Comprehensive Housing Affordability Strategy) that demonstrate the extent of housing problems and housing needs, particularly for low income households. These data provide information on the incomes of those 62 years and older.

Reading the map

The map shows the percentage of elderly households within the tract with incomes less than 80% of HUD Area Median Family Income (HAMFI). In Louisiana, 55% of households with a resident over the age of 62 years have household incomes less than 80% of HAMFI, and that range is highlighted with a corresponding color in the legend. Section 3(b)(2) of the United States Housing Act of 1937 provides for housing assistance for low income families, defined as families making 80% of the median family income in the area, and very low income families, defined as families making 50% of the median family income with these estimates adjusted for varying family sizes. The HUD median family income is based on Census and American Community Survey data.



	Elderly low-income
United States	53.0%
Assumption	62.7%
Lafourche	65.0%
Terrebonne	62.0%

Data Source: HUD CHAS data – 2006-2010

Employment by Industry

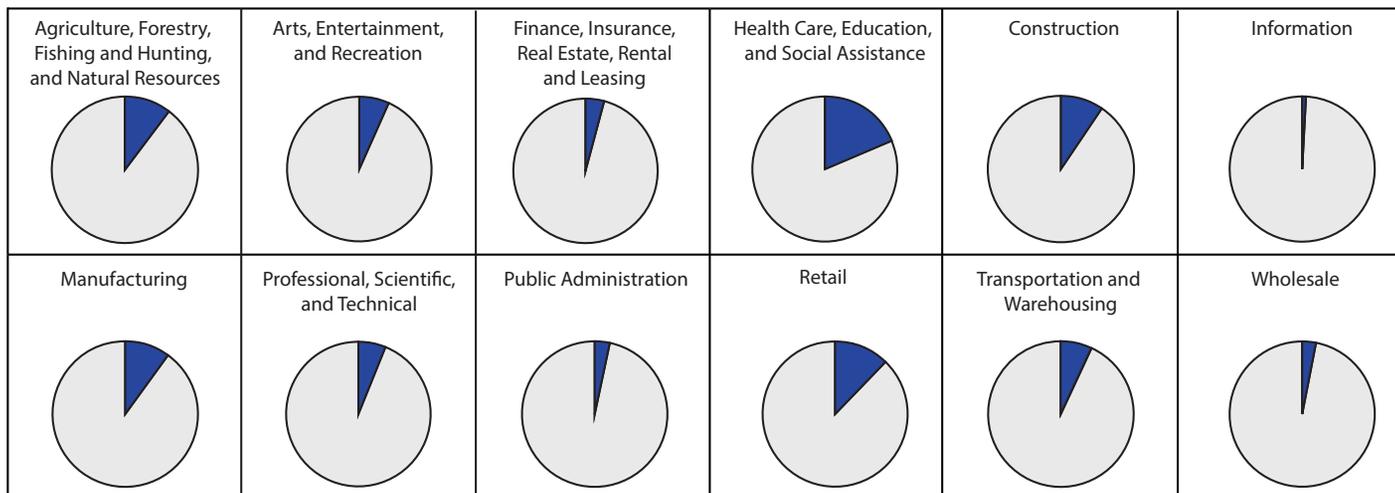
Employment by Industry

The map illustrates the percentage of employees in each industry as defined by the North American Industry Classification System (NAICS). The data refer to the person's job during the reference week.

Reading the chart

The chart represents the number of jobs in a specific industry within the RLMA relative to all jobs within the RLMA. The proportion of jobs attributable to the corresponding industry is colored in dark blue. We have displayed the employment at the RLMA level because the percentage by census tract is not useful since the regional labor market is the economic zone as defined by the Louisiana Workforce Commission.

Employment by Industry RLMA 3



	Agriculture etc.	Arts etc.	Finance etc.	Health Care etc.	Construction	Information etc.	Manufacturing	Professional etc.	Public Adm.	Retail	Transportation etc.	Wholesale
Assumption	7.1%	3.9%	3.3%	18.1%	14.0%	1.3%	13.2%	8.0%	3.9%	10.7%	8.0%	3.2%
Lafourche	7.9%	6.4%	4.1%	20.6%	10.8%	1.1%	11.0%	5.9%	3.9%	11.8%	7.5%	3.3%
Terrebonne	13.4%	7.8%	4.9%	17.9%	7.4%	1.0%	8.8%	6.2%	3.1%	12.9%	6.7%	3.4%

Data Source: American Community Survey– 2007-2011

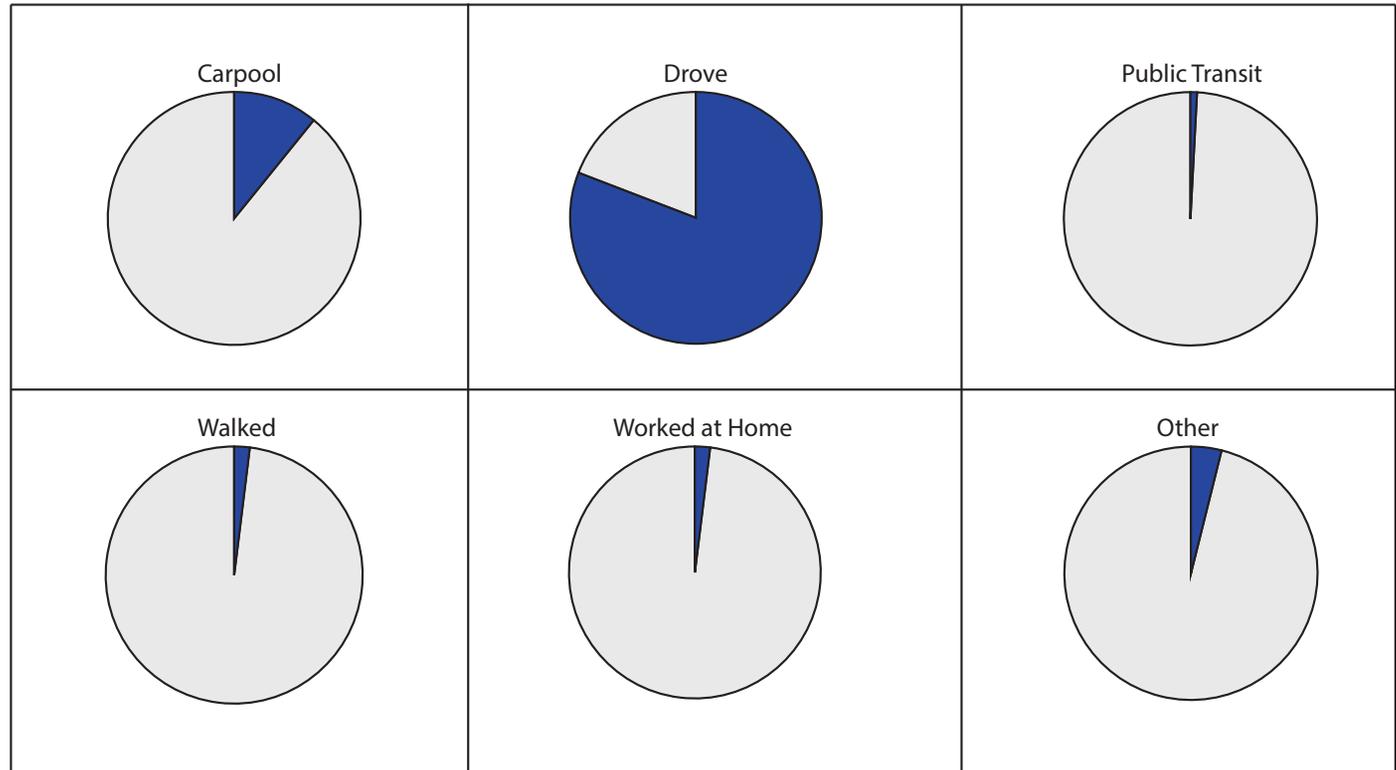
Means of Commuting

Means of Commuting

Commuting refers to an individual's journey to work and is characterized by the method of transportation, either driving alone, carpooling, using public transportation, or walking, and the duration of journey.

Reading the chart

Data on commuting have been collected for Census tracts comprising the RLMA, and the chart represents the proportion of transportation methods used by workers within the tract. The proportion of each transport method utilized by workers in the Census tract is colored in dark blue.



Means of Commuting

RLMA 3

	RLMA 3
Avg. commute time	26 mins
Median commute time	25.2 mins
Range: <i>Minimum</i>	18.8 mins
Range: <i>Maximum</i>	37.7 mins

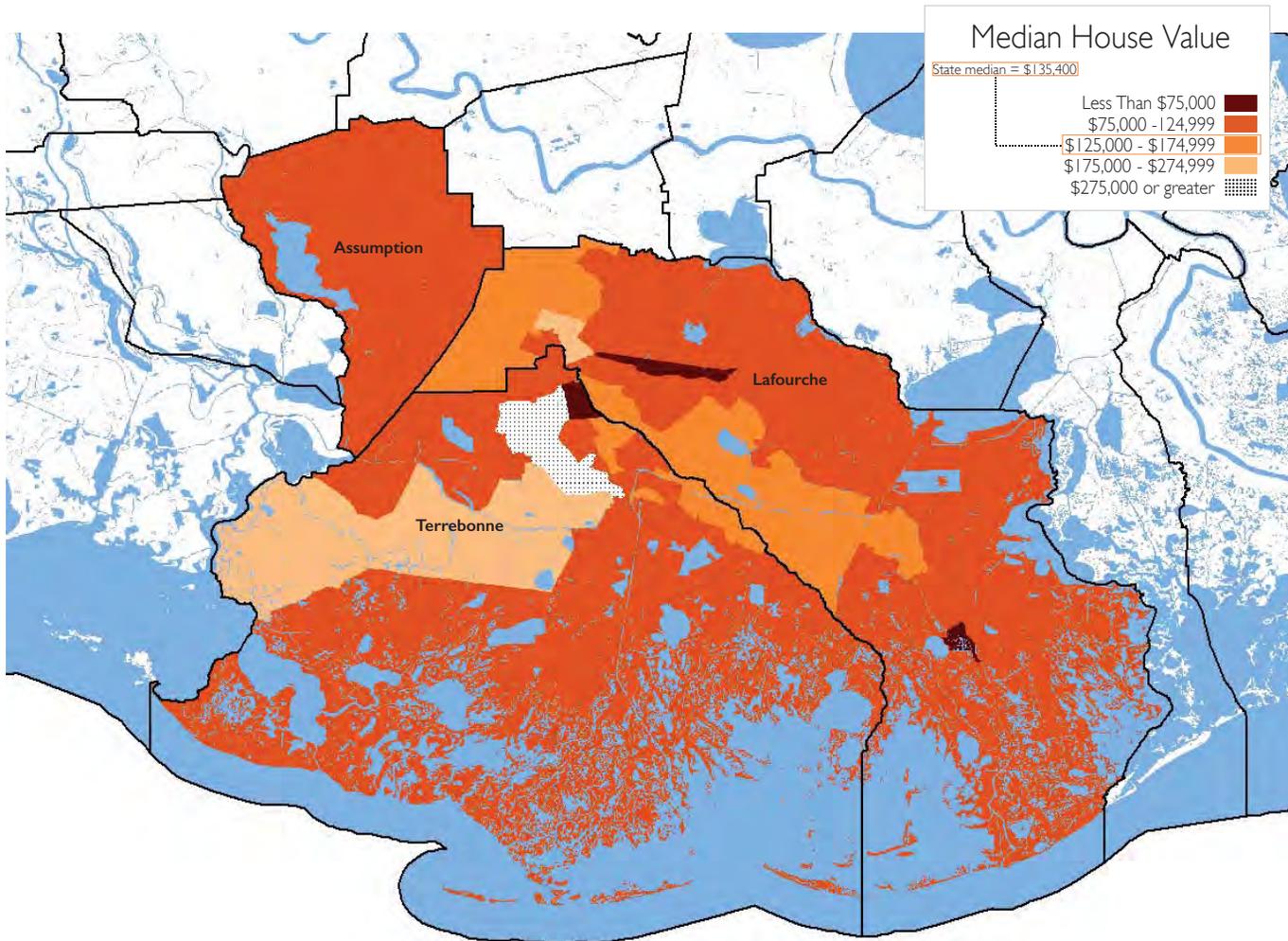
Data Source: American Community Survey– 2007-2011



*Regional Labor Market Area 3
Houma-Thibodeaux*

Housing and Affordability

Median House Value



Measurement Median House Value

House value is determined by the owner's estimate of a sale price that one could expect if selling the property (structure and lot). Median house value indicates that one-half of all houses are worth more and one-half are worth less than the median.

Reading the map

Data on median housing values for single detached houses have been collected for Census tracts comprising the RLMA, and the map represents value ranges within the RLMA. The median home value for the state is \$135,400 (2011) and its range is highlighted with a corresponding color in the legend.

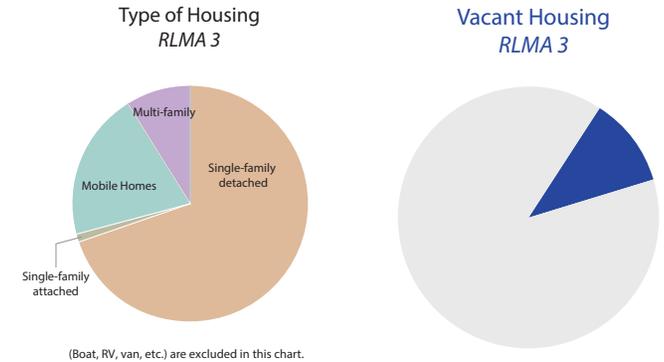
	Median house value
United States	\$186,200
Assumption	\$89,100
Lafourche	\$120,200
Terrebonne	\$124,300

Data Source: American Community Survey— 2007-2011

Vacancy Owner and Rental

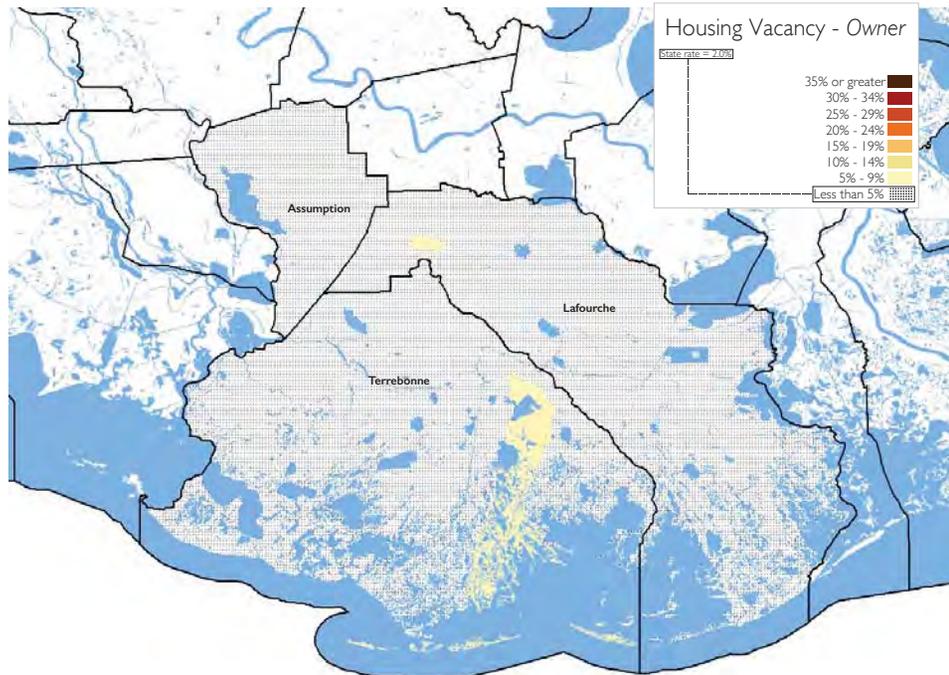
Housing is classified in four types: single-family detached, single-family attached, multi-family, and mobile homes. The chart to the right shows the distribution of these types.

A housing unit is vacant if no one is living in the structure at the time of the interview unless its occupants are only temporarily absent. A vacant unit may also be one that is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if the unit is exposed to the elements or if there is positive evidence that the house is to be demolished or is condemned. As of 1990, year-round vacant mobile homes were included as part of the year-round vacant count of housing units. The chart [Vacant Housing](#) shows the estimated vacancy rate for combined owner-occupied and rental housing units within the RLMA. The proportion of vacant units in the RLMA is highlighted in dark blue in the other pie chart.

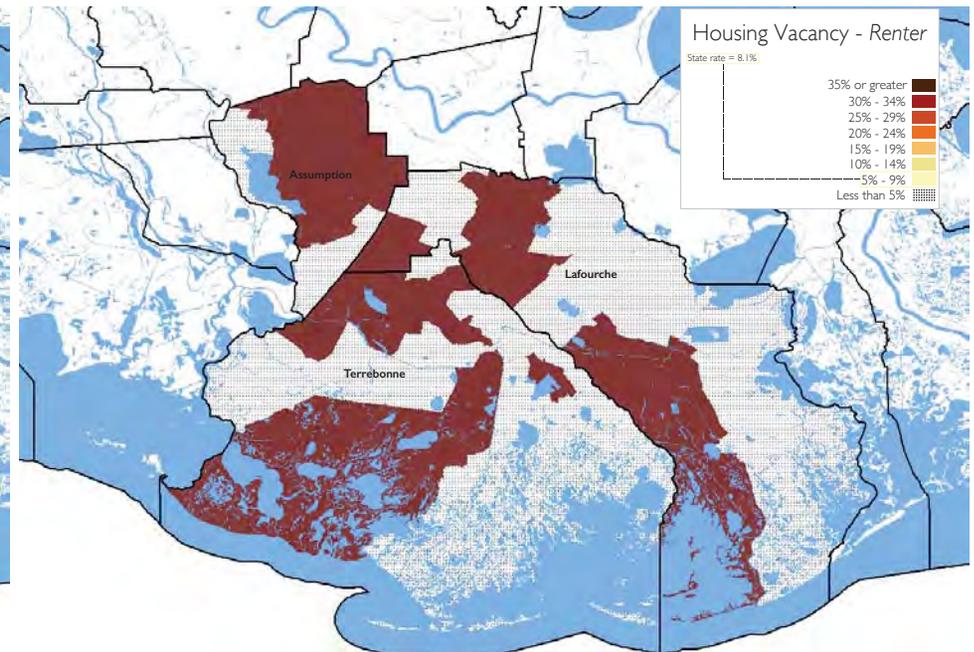


The maps below show the vacancy divided between owner vacant and rental vacant, where darker shades indicate higher relative levels of vacancy when compared against the state.

Owner Vacancy

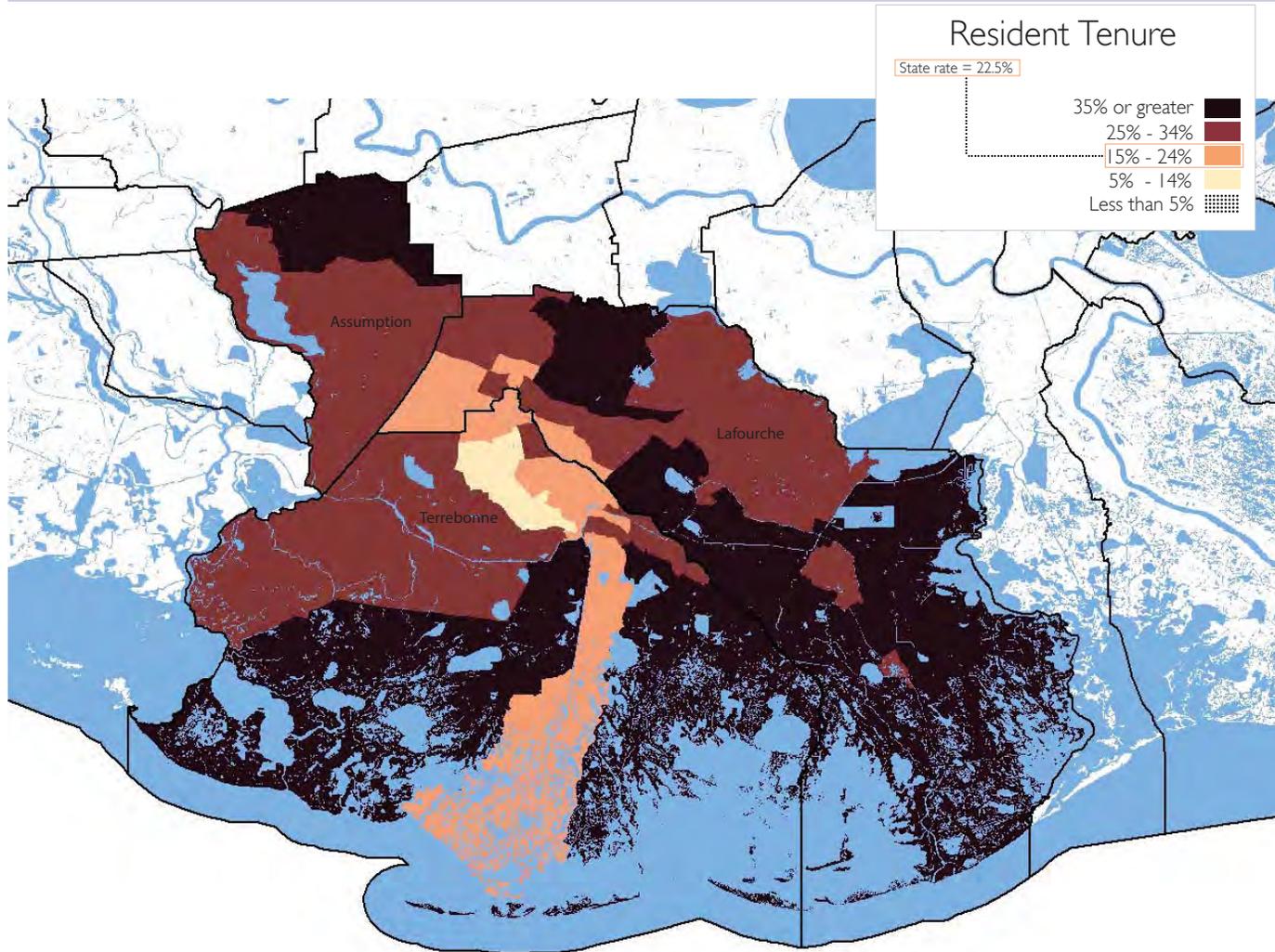


Rental Vacancy



Data Source: American Community Survey— 2007-2011

Resident Tenure before 1990



Measurement Long-term Tenure

Resident tenure is an important aspect in assessing the housing needs of a community. In this assessment, we have documented **those households residing at their current residence for at least twenty-five years**. There are two reasons for using this measurement. The first is that a high concentration of long-term householders is an early indication of aging-in-place. Secondly, and contrary to the aging-in-place concern, is that these long-term householders may also be considering a move as they age, so this is also an early indicator of “transition neighborhoods”.

The age of a community is important when considering housing options. Young families may require houses with more bedrooms, while older residents may want to remain in a community but in a smaller residence, or they may be seeking multi-unit residences.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 1990. Darker colors represent higher percentages of the population. The state proportion for owners and renters combined is 22.5%, and that range is highlighted with a corresponding color in the legend.

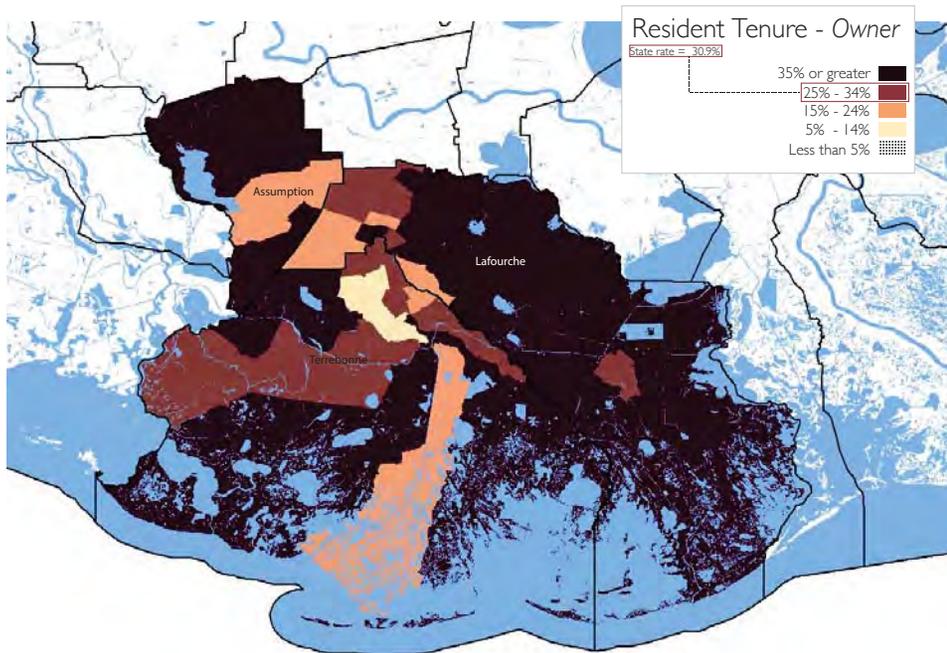
	1990 or earlier
United States	20.0%
Assumption	33.5%
Lafourche	32.2%
Terrebonne	25.1%

Data Source: American Community Survey— 2007-2011

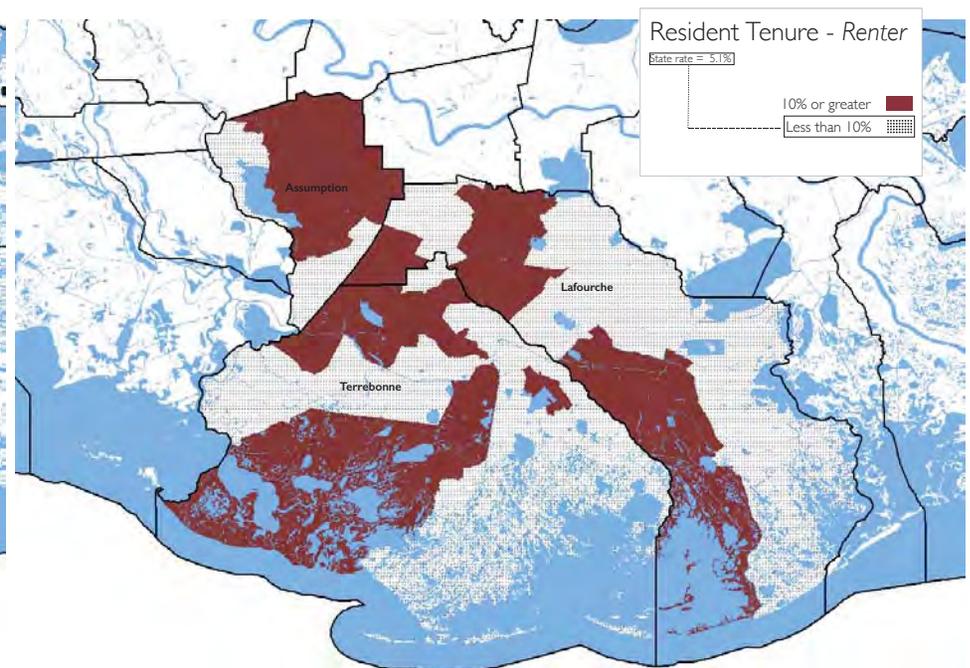
Resident Tenure before 1990: *Owner and Renter*

We have also divided this indicator between owners and renters. It is reasonable to expect that owners are more likely to be long-term residents, so we have used the same distribution in the owner map. Renters, however, are more likely to move, so we have simply highlighted those areas in the RLMA that have a relatively high concentration of long-term renters.

Owner Tenure (before 1990)

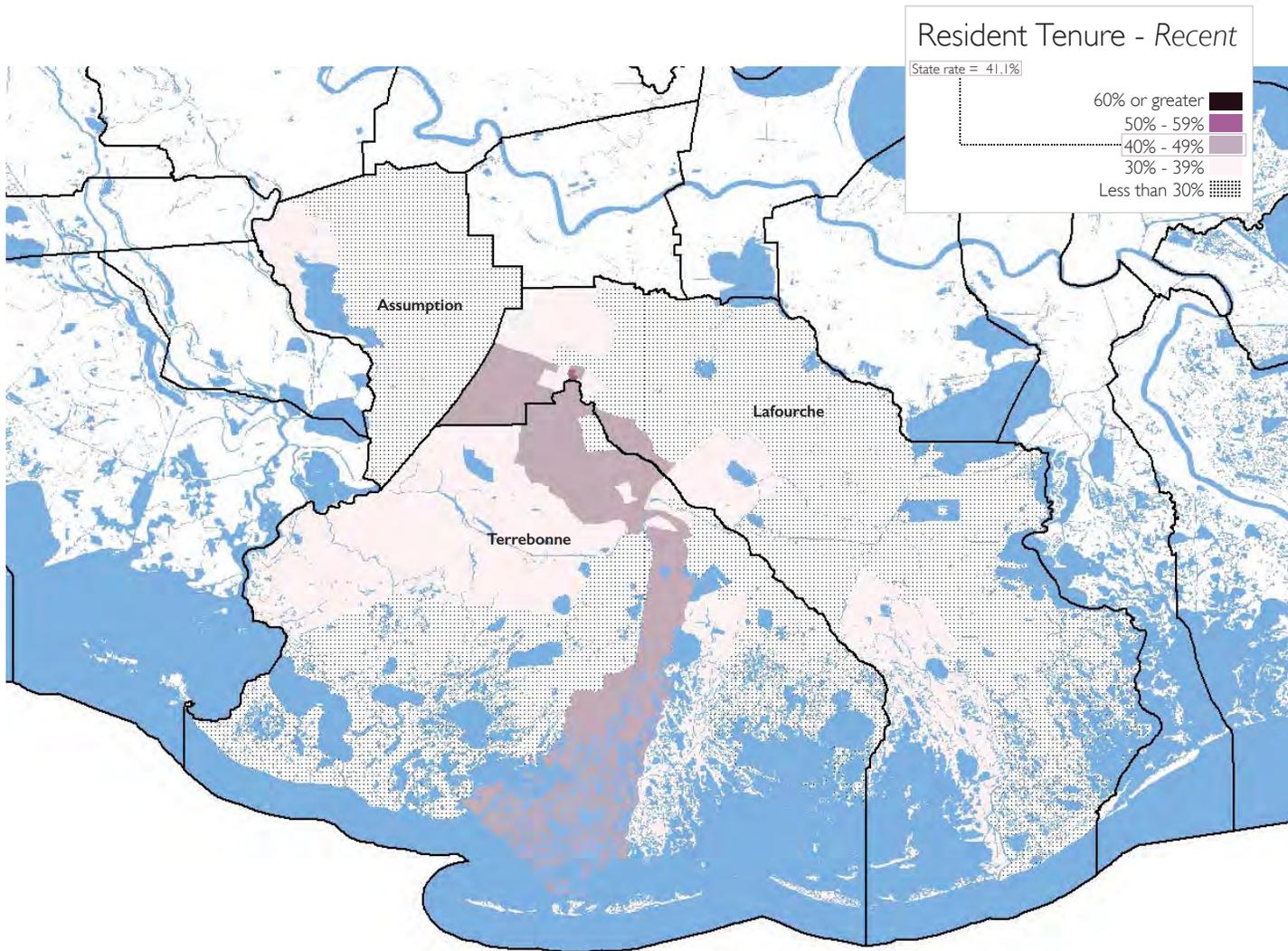


Rental Tenure (before 1990)



Data Source: American Community Survey— 2007-2011

Resident Tenure after 2005



Measurement Recent Tenure

In this assessment, we have documented **those households that reported residence after 2005**. High levels of recent tenure are an indicator of ongoing transitions or new development. This iteration of measuring tenure is an inverse of the long-term tenure measure (see above) meant to complement that display.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 2005 based upon interviews conducted between 2007 and 2011 through the American Community Survey. Darker colors represent higher concentrations of such recent tenure.

The state average percentage for residents of recent tenure is 41.1%.

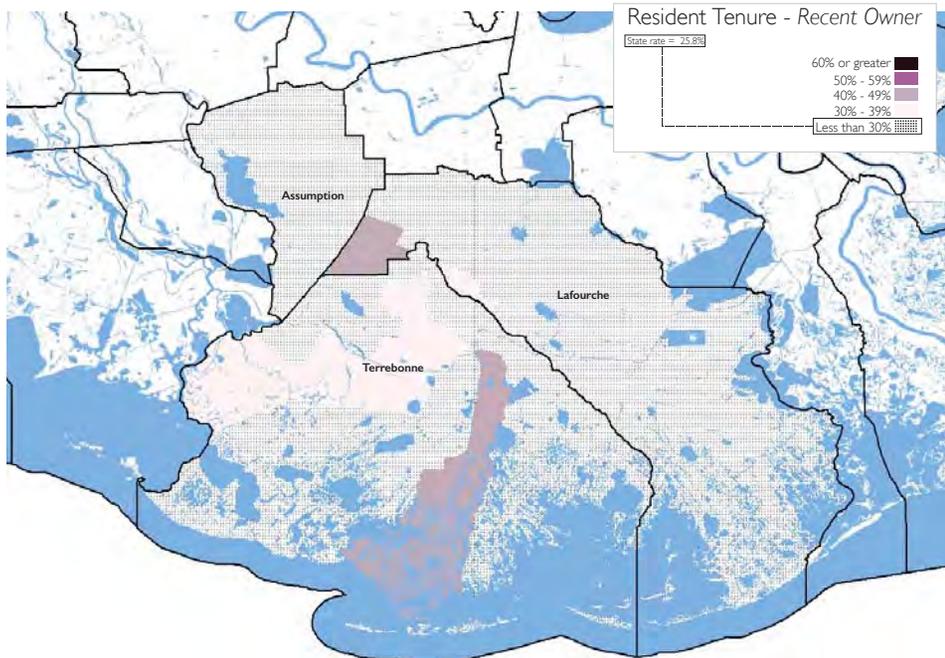
	2005 or later
United States	40.1%
Assumption	25.6%
Lafourche	31.6%
Terrebonne	37.4%

Data Source: American Community Survey— 2007-2011

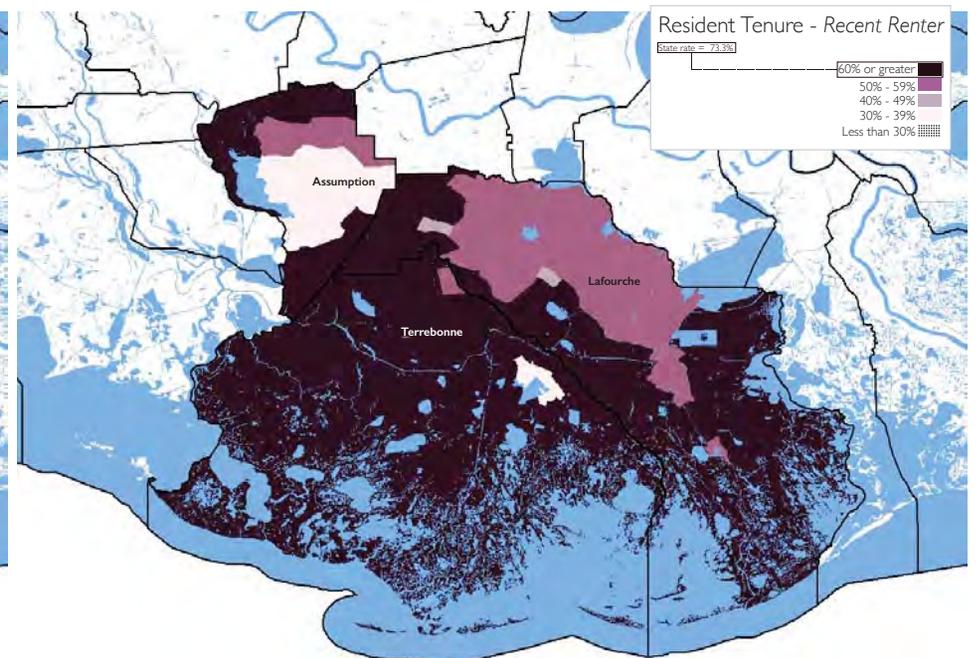
Resident Tenure after 2005: *Owner and Renter*

As with the long-term tenure map, we have also divided this indicator between owners and renters. In this case we used the same distribution as we did in the map displaying the overall population. The rental map reflects the reality that renters tend to move often, so many of the renters in a tract will likely report having moved into the residence after 2005. Owners, however, are likely to remain in a house for more than five years.

Owner Tenure (after 2005)



Rental Tenure (after 2005)

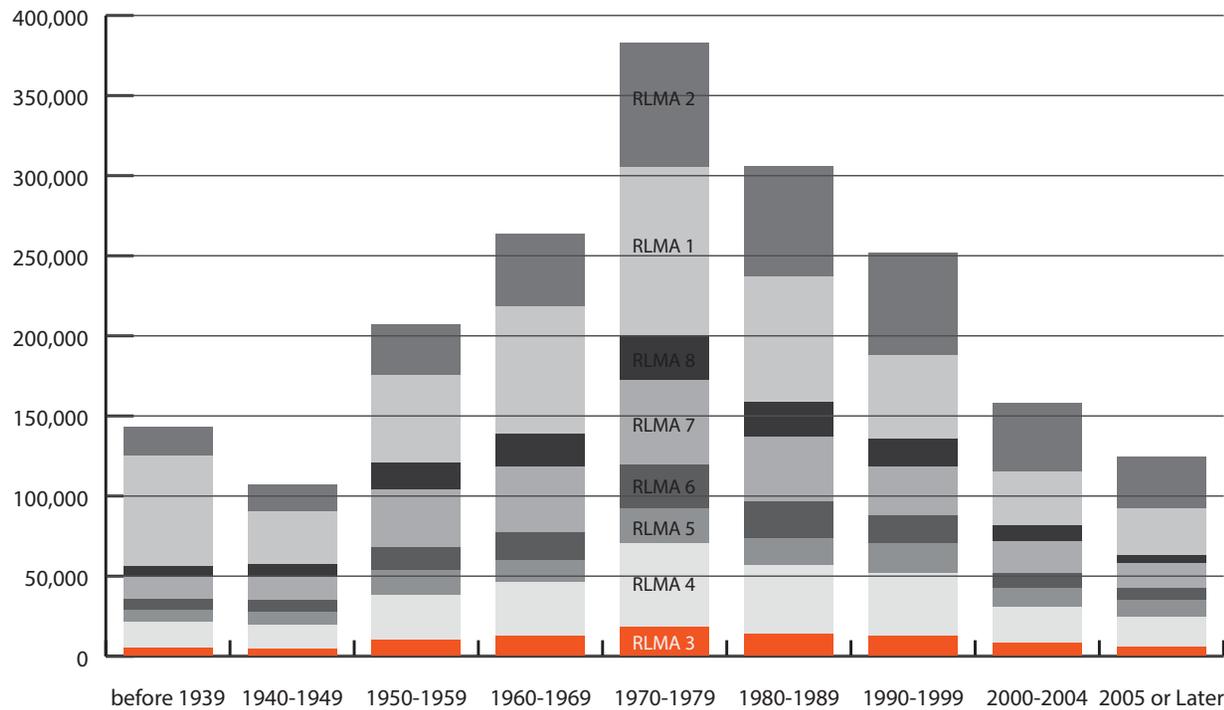


Data Source: American Community Survey— 2007-2011

Construction by Year and Units built before 1980

Age of housing stock is a policy concern for many reasons including health (asbestos removal, lead paint) and environmental sustainability (energy-efficiency programs). The chart below shows that the majority of the housing in the state was built after 1970, but for each RLMA this distribution differs. The orange section of each bar compares the RLMA to the remainder of the state. The chart is not normalized for population, so an RLMA with a higher population (such as New Orleans) will be more prominently represented in the graphic. The chart shows only the number of houses still in use or potential use by the year they were constructed.

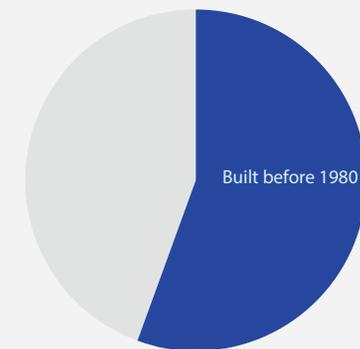
The pie chart below shows the **share of houses built before 1980**. In 1977 the Consumer Product Safety Commission of the United States banned the use of lead in paints used in residences, public buildings, on toys and on furniture. In effect, this meant that all houses built after 1977 should not contain lead-based paint, but lead-paint mitigation and removal is still a major concern for houses built prior to the enforcement of this regulation. The data available through the Census does not use 1978 as a categorical indicator, so we have opted to use the nearest category: 1980.



Construction by Year **RLMA 3**
as part of total statewide construction

Units Built Before 1980

RLMA 3



Data Source: American Community Survey– 2007-2011

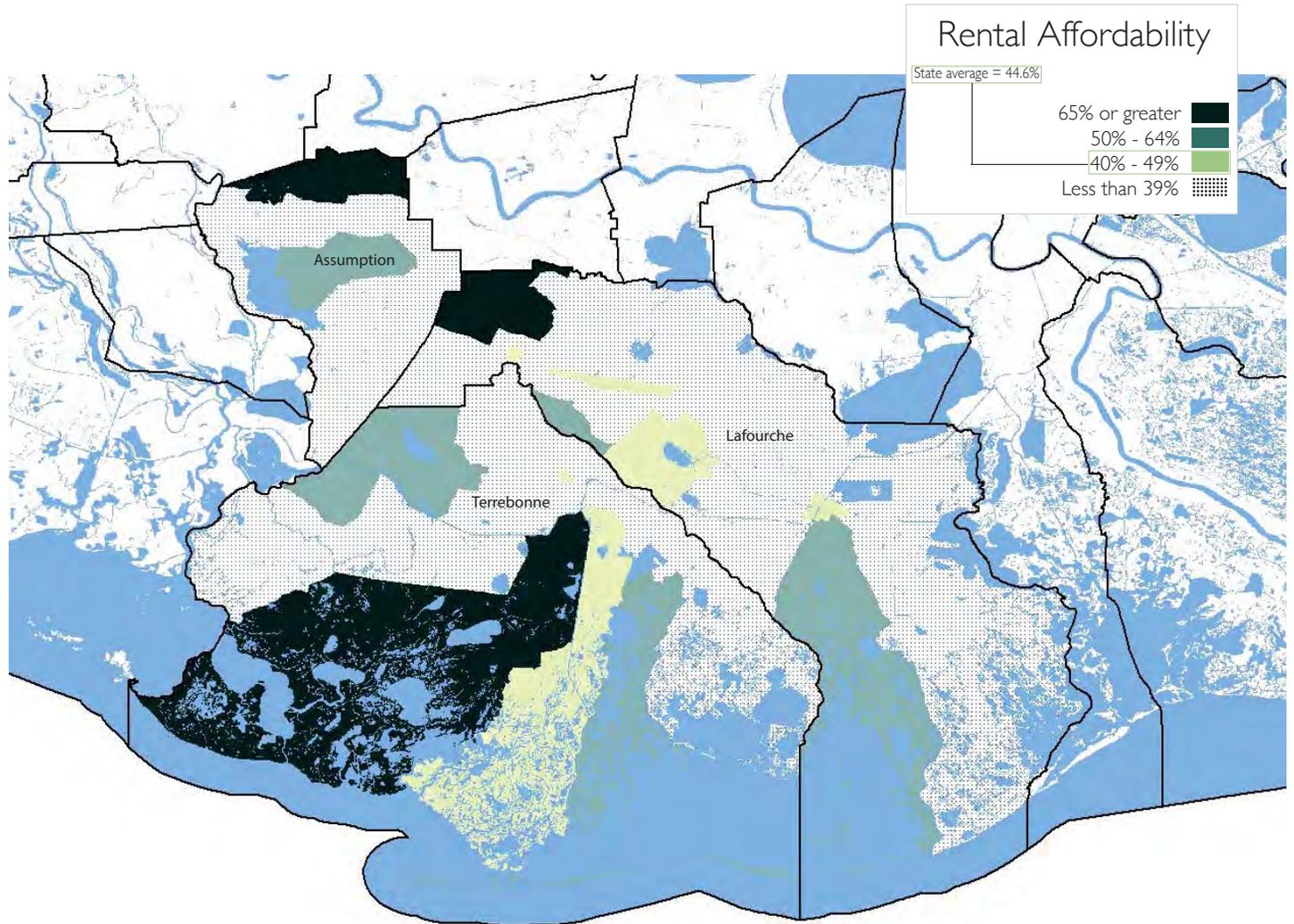
Rental Affordability

Measurement Rental Affordability

Rental affordability is measured by Gross Rent as a Percentage of Income (GRAPI), a computed ratio of monthly gross rent to monthly household income. Gross rent is contract rent plus the estimated average monthly cost of all utilities. Thirty-five percent of income or more spent on gross rent is a commonly used threshold for evaluating unaffordability or rent distress.

Reading the map

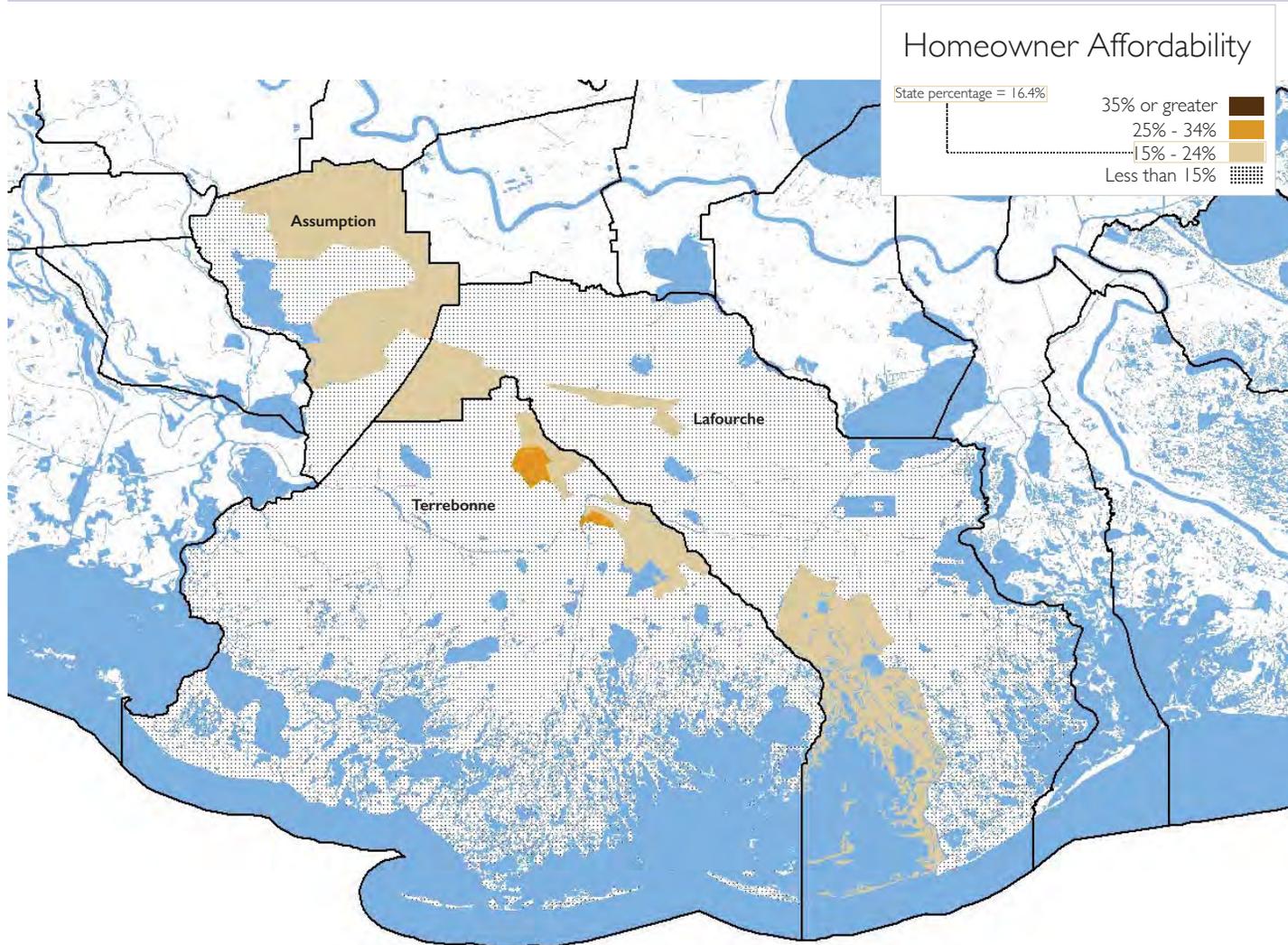
The map shows the percentage of renters within the tract spending 35% or more of household income on gross rent. Darker colors signify a greater proportion of the population. Throughout the state 44.6% of rental households are rent distressed.



	GRAPI (35% or greater)
United States	43.0%
Assumption	37.8%
Lafourche	40.2%
Terrebonne	34.8%

Data Source: American Community Survey– 2008-2012

Homeowner Affordability



Measurement Owner Affordability

The affordability of home ownership is measured using Selected Monthly Owner Costs As a Percentage of Income (SMOCAP), a computed ratio of monthly housing costs to monthly household income. Housing costs are defined as payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Thirty five percent or more of income spent on monthly housing cost is a commonly used threshold for determining unaffordability.

Reading the map

The map highlights the percentage of homeowners within the tract spending more than 35% of household income on monthly housing costs. Darker colors represent a greater proportion of the population. In Louisiana 16.4% of families in owner-occupied homes face affordability challenges.

	SMOCAP (35% or greater)
United States	22.8%
Assumption	13.6%
Lafourche	11.6%
Terrebonne	14.2%

Data Source: American Community Survey– 2008-2012

Occupants per room

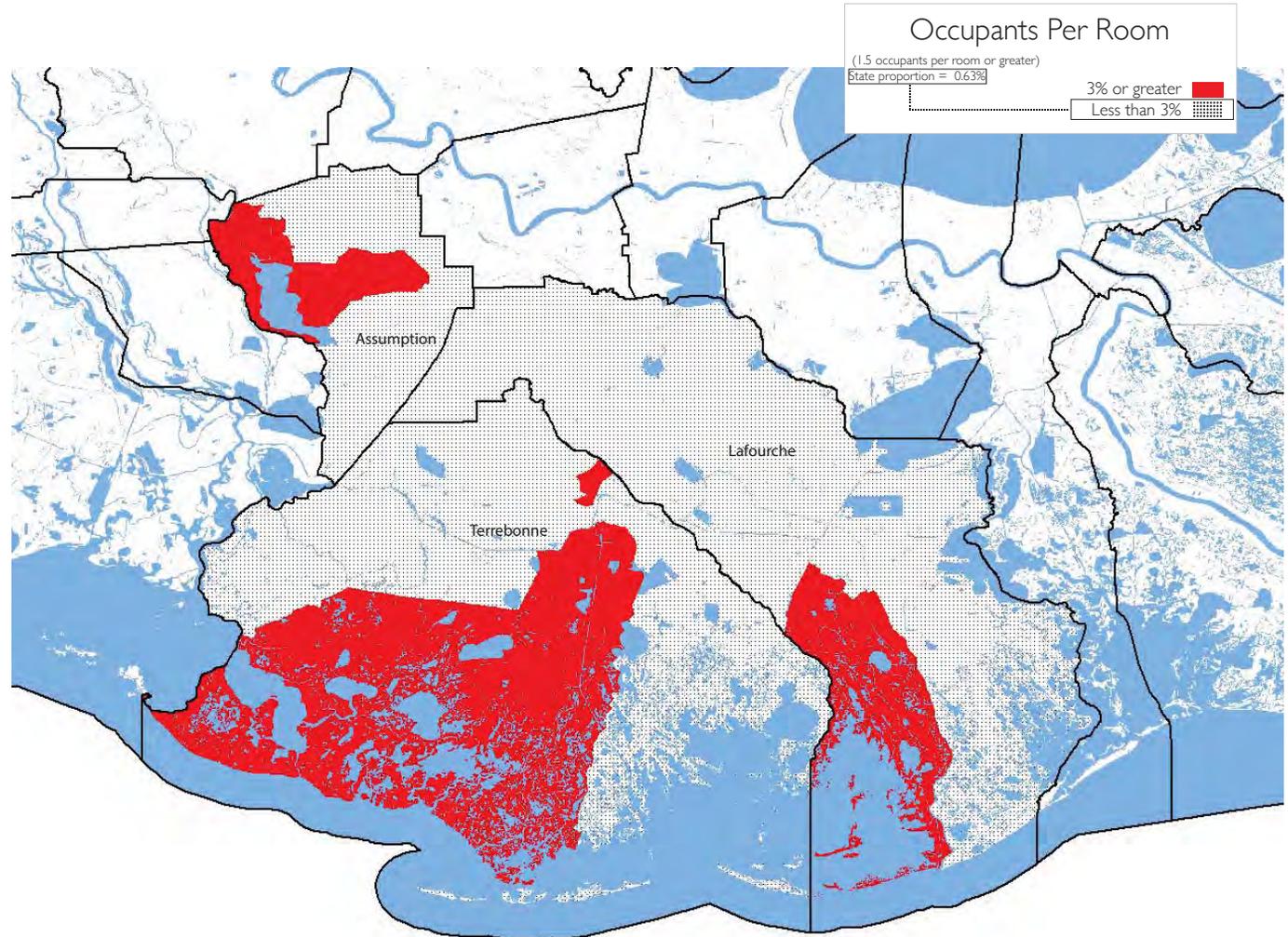
Measurement Overcrowding

Average number of occupants per room in a dwelling is a typical benchmark used to assess sub-standard living conditions. The term “room” in this context refers to the number of all rooms in the unit, not bedrooms alone. HUD commissioned a study in 2007 to evaluate overcrowding in homes and the standard for measuring overcrowding, as determined by Econometrica, Inc. (the company providing the study) was 1.0 to 1.5 persons per room. The estimate of overcrowding nation-wide in 2005 was 2.4% of the population and this estimate had declined from 1985 when it was 2.82% of the population. We will expect this estimate to be relatively small. As we examine Census tracts and if we notice the occupants per room percentage rise above this national average, then it suggests a major issue in overcrowding which has impacts on childhood health, educational performance, mental illness, and other such ailments that are related to overcrowding.

Reading the map

The map displays the proportion of housing units within the tract having greater than 1.5 occupants per room. Darker colors signify higher proportions. The state percentage for owners and renters combined (all housing units) is 0.63%, and its range is highlighted with a corresponding color.

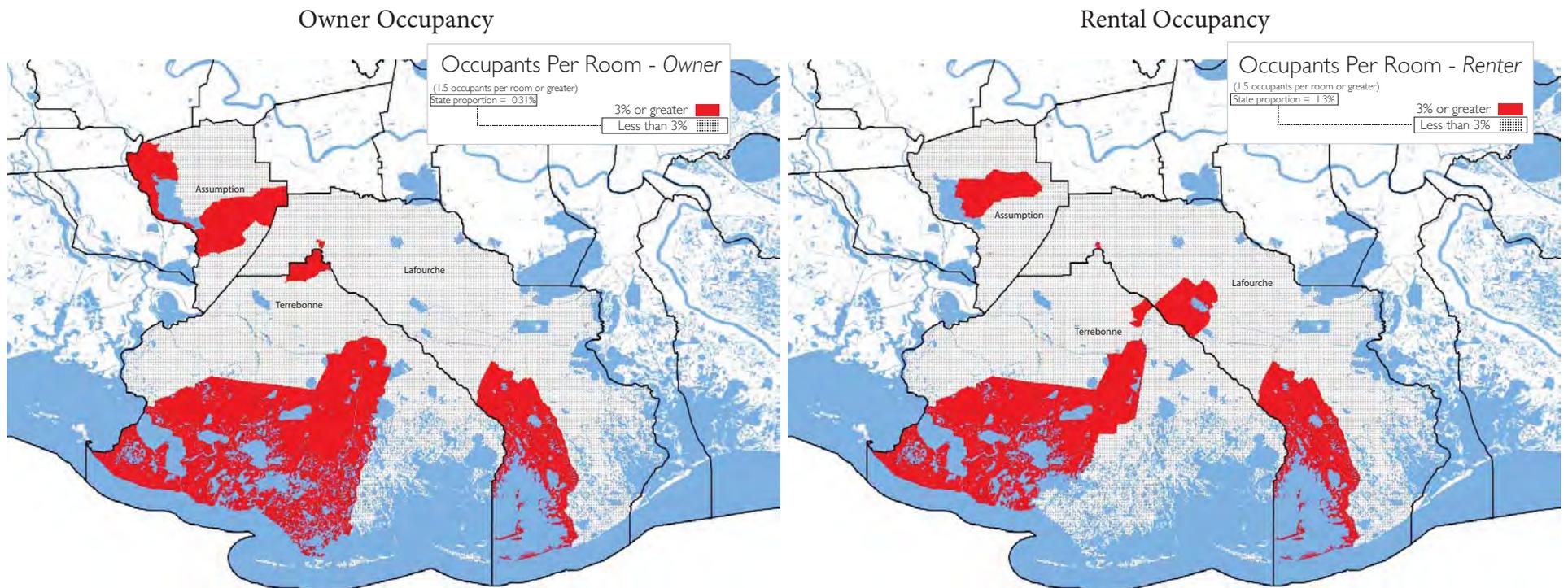
	Occupants per room - 1.5 or greater
United States	0.90%
Assumption	1.62%
Lafourche	1.02%
Terrebonne	1.03%



Data Source: American Community Survey– 2007-2011

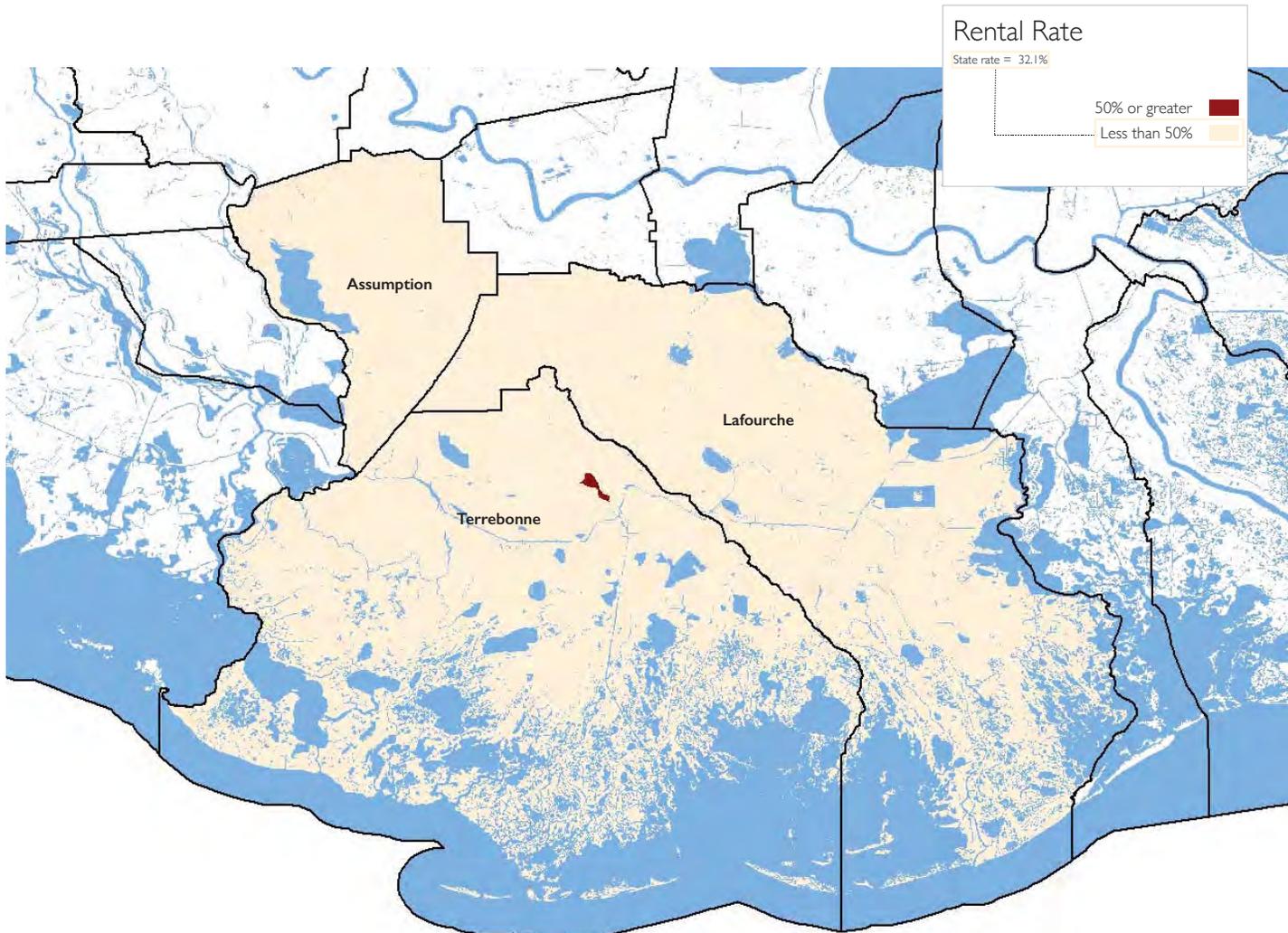
Occupants per room *Owner and Rental*

We have divided the overcrowding measure between owner and renter. It is reasonable to expect higher levels of overcrowding among the rental population, and the maps verify this at least spatially. More tracts have higher levels of overcrowding when only renters are considered. It is also important to note how the spatial distribution changes from the map depicting overcrowding for the entire population to the maps where owners and renters are isolated. This verifies that considerations of overcrowding require attention at the local level.



Data Source: American Community Survey– 2007-2011

Rental Concentration



Measurement Rental Concentration

In this map we search for areas with higher concentrations of rentals. The state rental rate is 32.1%. We have used 50% as the benchmark for designating high rental concentration. This determination is based upon the distribution of the tract rates and not the population. It is expected that most of those areas will be in metropolitan areas.

Reading the map

The map highlights those tracts in the RLMA where rentals constitute 50% or more of the residences. The table below shows the parish rental rates, which should be compared to the state rate of 32.1%

	Rental rate
United States	33.9%
Assumption	18.1%
Lafourche	21.9%
Terrebonne	26.3%

Data Source: American Community Survey– 2007-2011

Mobile Homes

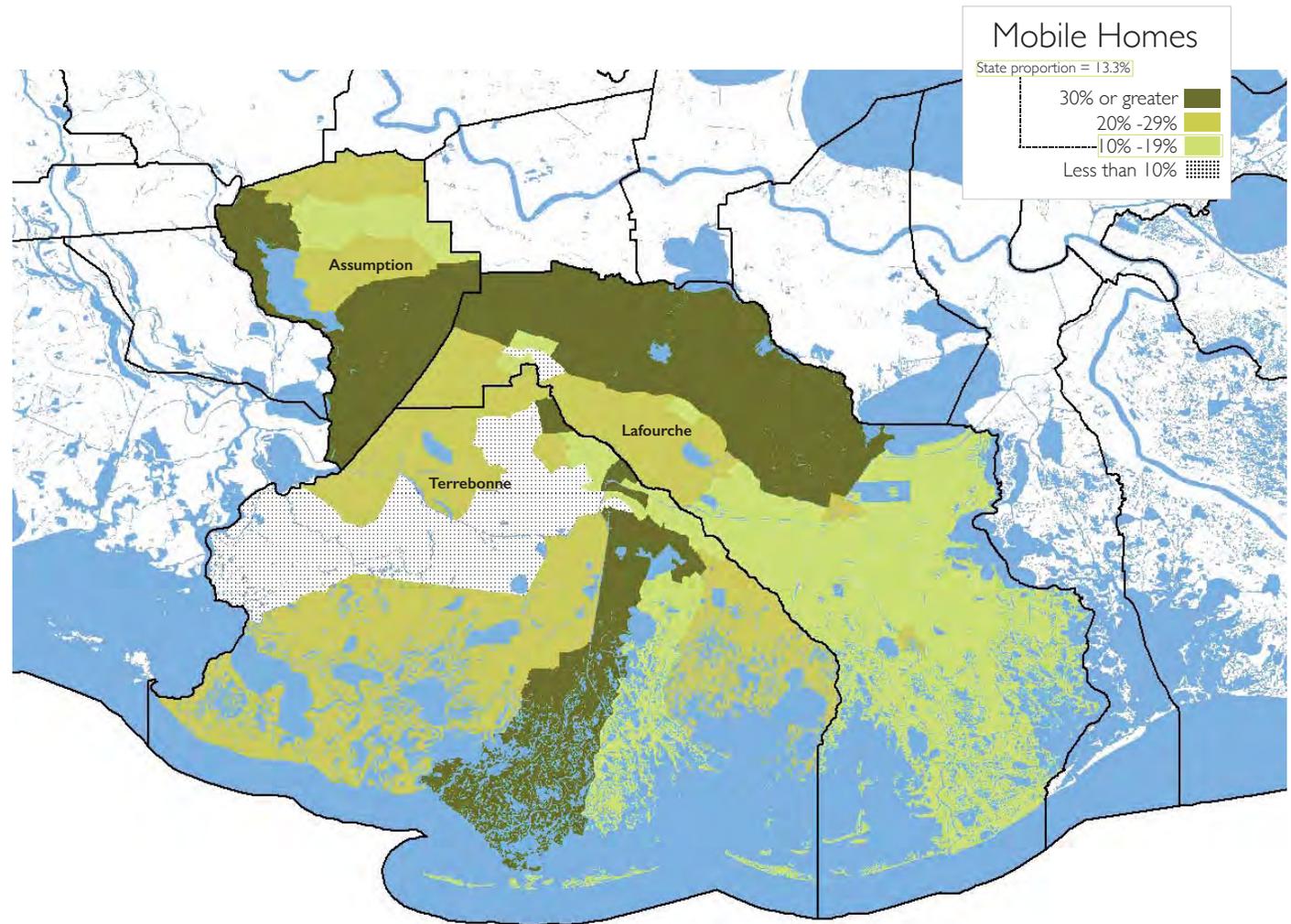
Measurement Mobile Homes

Mobile homes represent one of the five overall types of housing listed by the Census. The data do not distinguish between those mobile homes that have been immobilized or de-immobilized in accordance with state laws. Therefore, all mobile home structures, including those that are mobile and those that might be classified as manufactured homes, are included in the definition of mobile homes.

The proportion of units in the state that are mobile homes (13.3%) is twice that of the national rate. Initially one might attribute this to the series of hurricanes inflicting property damage on the state, but the 2000 Census data shows that the proportion of units that are mobile homes has not changed much over the past decade, rising modestly from 13.1%.

Reading the map

The map displays mobile home units as a proportion of all units within a Census tract. Darker colors indicate a higher proportion of mobile homes. The percentage of units that are mobile homes in the state is 13.3%.



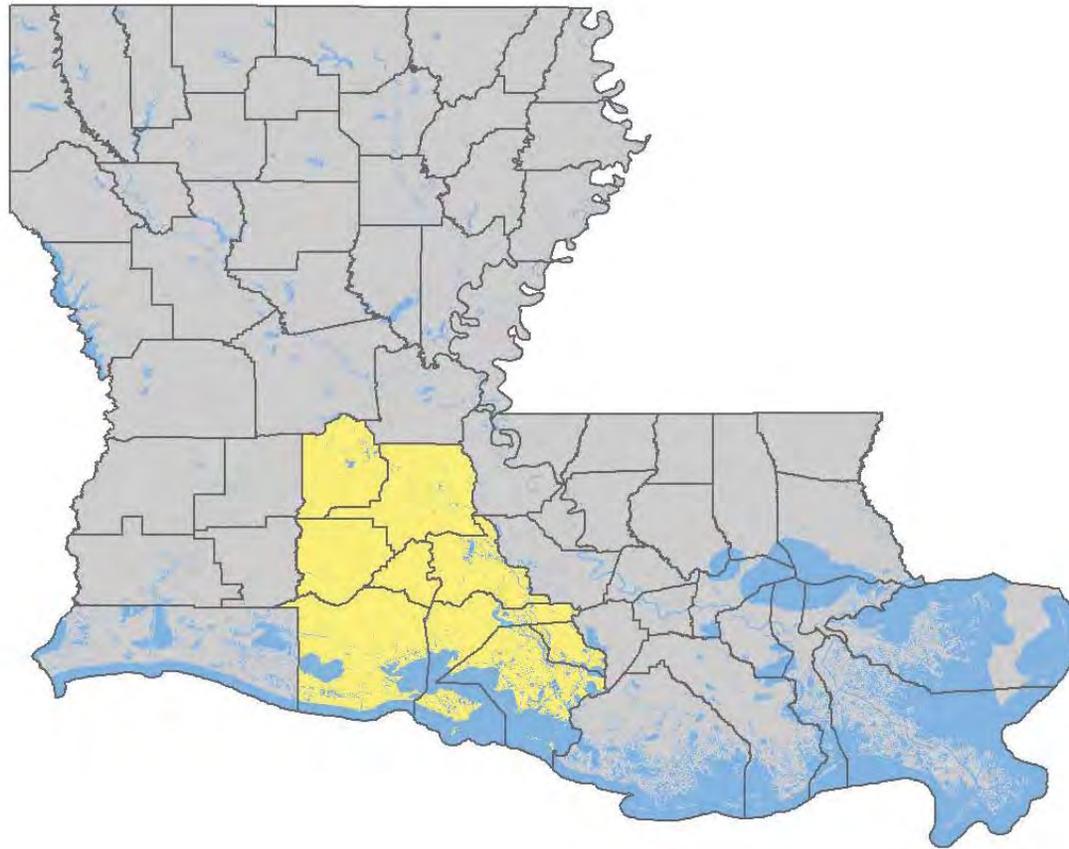
	Mobile homes
United States	6.6%
Assumption	31.4%
Lafourche	19.5%
Terrebonne	17.9%

Data Source: American Community Survey— 2007-2011

Louisiana Regional Labor Market Area 4

Lafayette

Acadia | Iberia | St. Landry | St. Mary | Evangeline | Lafayette | St. Martin | Vermilion

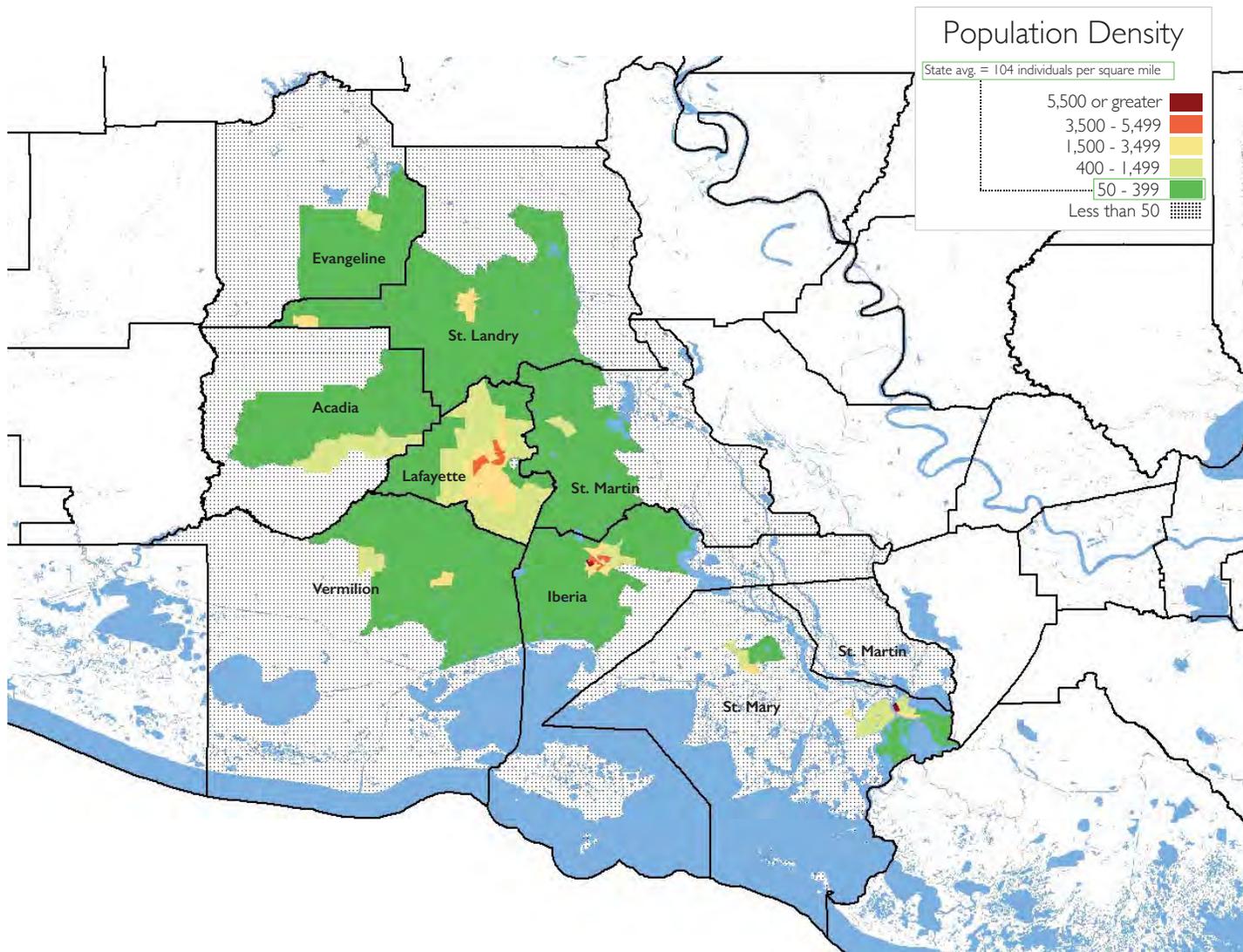


*Regional Labor Market Area 4
Lafayette*

Socioeconomic Characteristics



Population Density



Measurement Density

Population density partly captures urbanization of an area. The measurement is persons per square mile, and it is captured at the tract level.

Reading the map

We have focused on the areas of relatively high density. The average density for the state is 104 persons per square mile, but the most dense parts of the state have more than 6,000 persons per square mile. The map is high color contrast from green to red with red being high density and green being low density. Areas of very low density are designated with stipple.

	Persons per square mile
United States	87
Acadia	94
Evangeline	51
Iberia	128
Lafayette	825
St. Landry	90
St. Martin	71
St. Mary	98
Vermilion	49

Data Source: Census 2010 Summary File 1

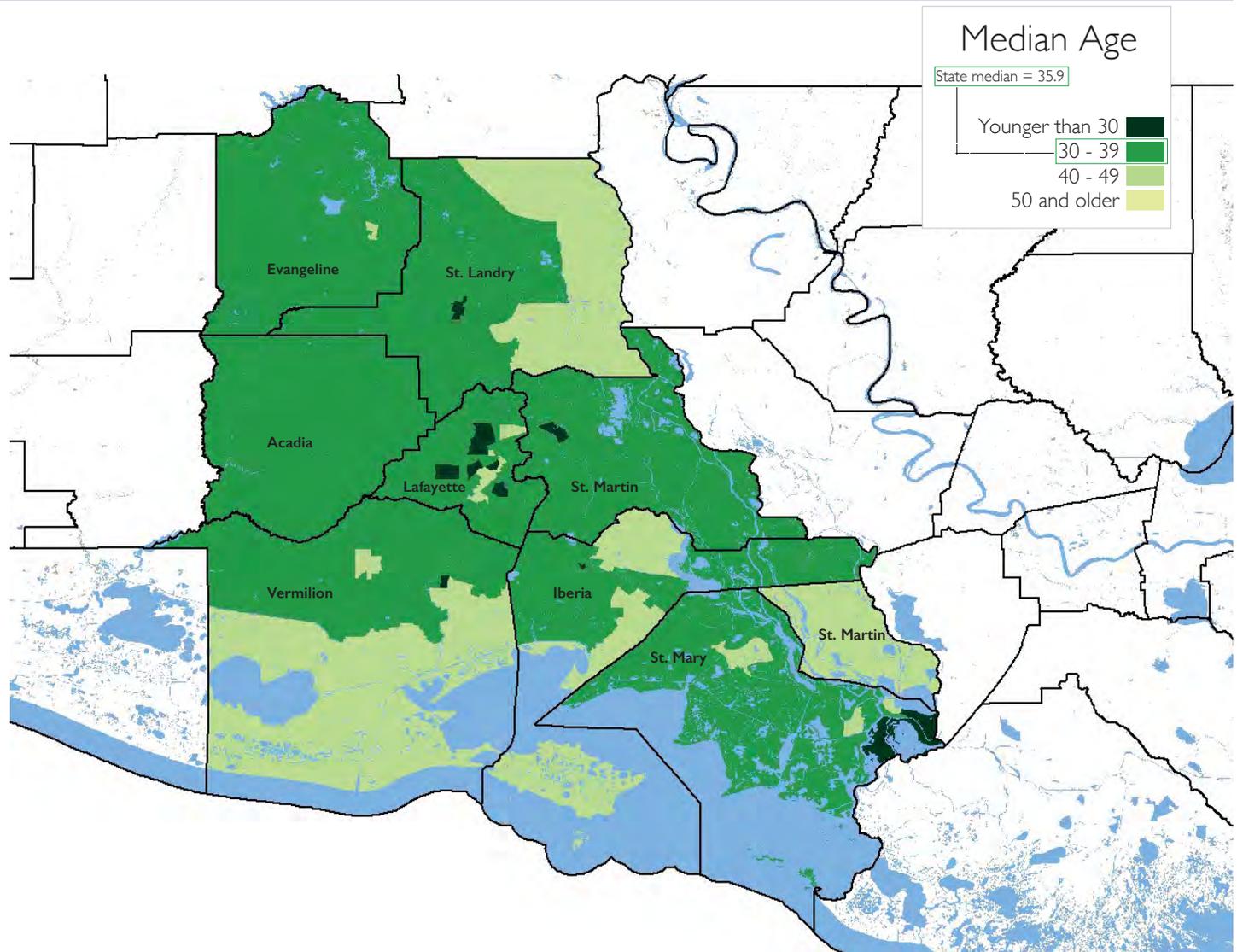
Median Age of Population

Measurement Median Age

Half of the population will be older than this age and half will be younger. The median age can be compared across RLMA and Census tracts. The lower the median age the younger the population, while the higher the median age the older the population.

Reading the map

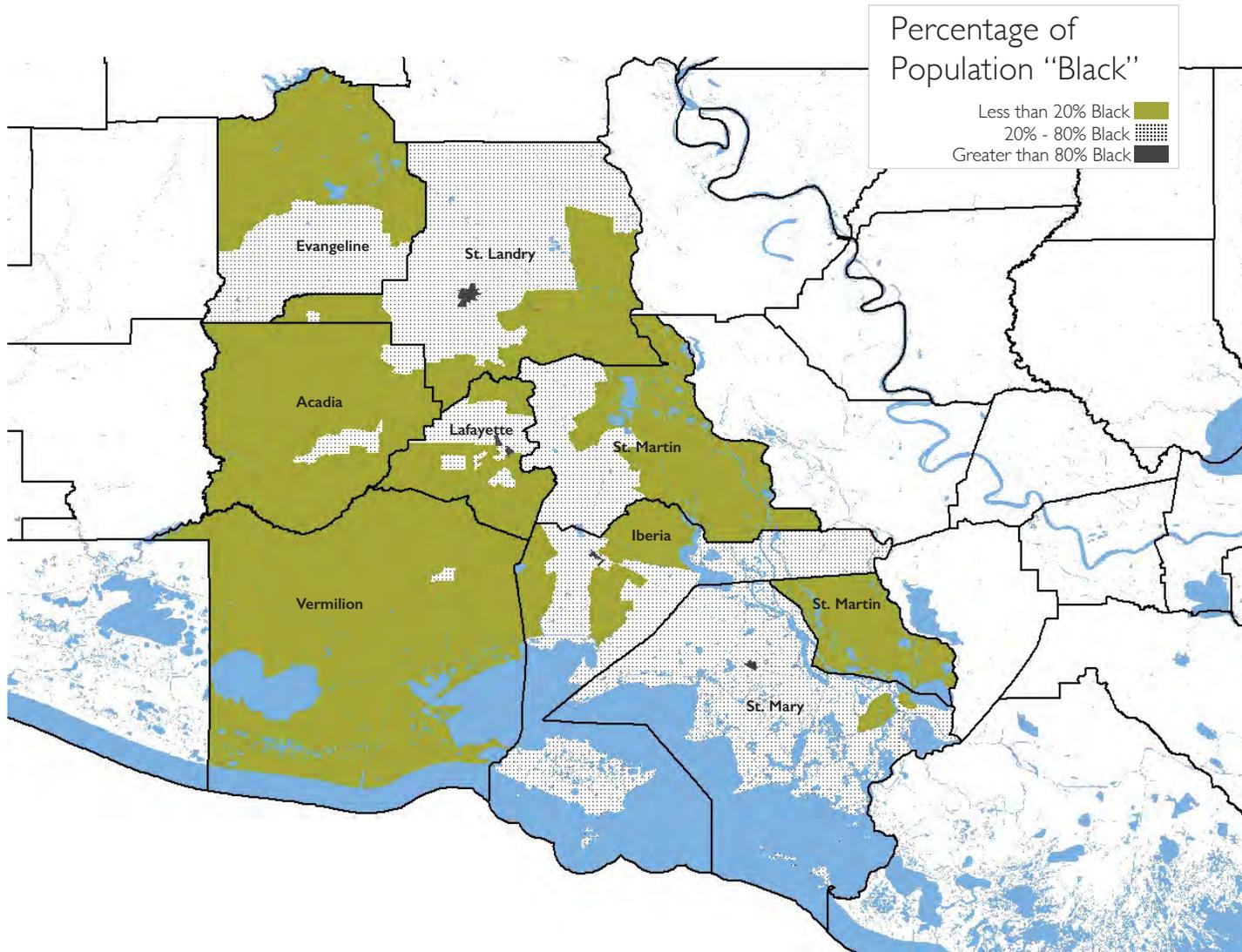
The median age is represented for each Census tract with the darkest colors representing younger median age and lighter colors representing older median age. The state's median age is 35.9, indicated in the legend.



	Median age
United States	37.0
Acadia	35.7
Evangeline	35.9
Iberia	35.4
Lafayette	33.5
St. Landry	36.9
St. Martin	35.9
St. Mary	37.0
Vermilion	36.8

Data Source: American Community Survey– 2008-2012

Percentage of Population “Black”



Measurement Racial Segregation

To measure racial segregation, we focused upon the percent of the population that is reported “Black” by the Census. Communities with a Black population greater than 80% or less than 20% of the total population are considered de facto segregated.

Reading the map

Data on race have been organized to display high concentrations of black and non-black Census tracts: olive representing predominantly non-black populations, dark gray representing predominantly black populations. Those tracts that meet neither of these classifications are represented in stipple.

	Percent Black
United States	13.5%
Acadia	18.9%
Evangeline	28.9%
Iberia	32.8%
Lafayette	26.6%
St. Landry	42.2%
St. Martin	31.5%
St. Mary	33.5%
Vermilion	15.0%

Data Source: American Community Survey– 2008-2012

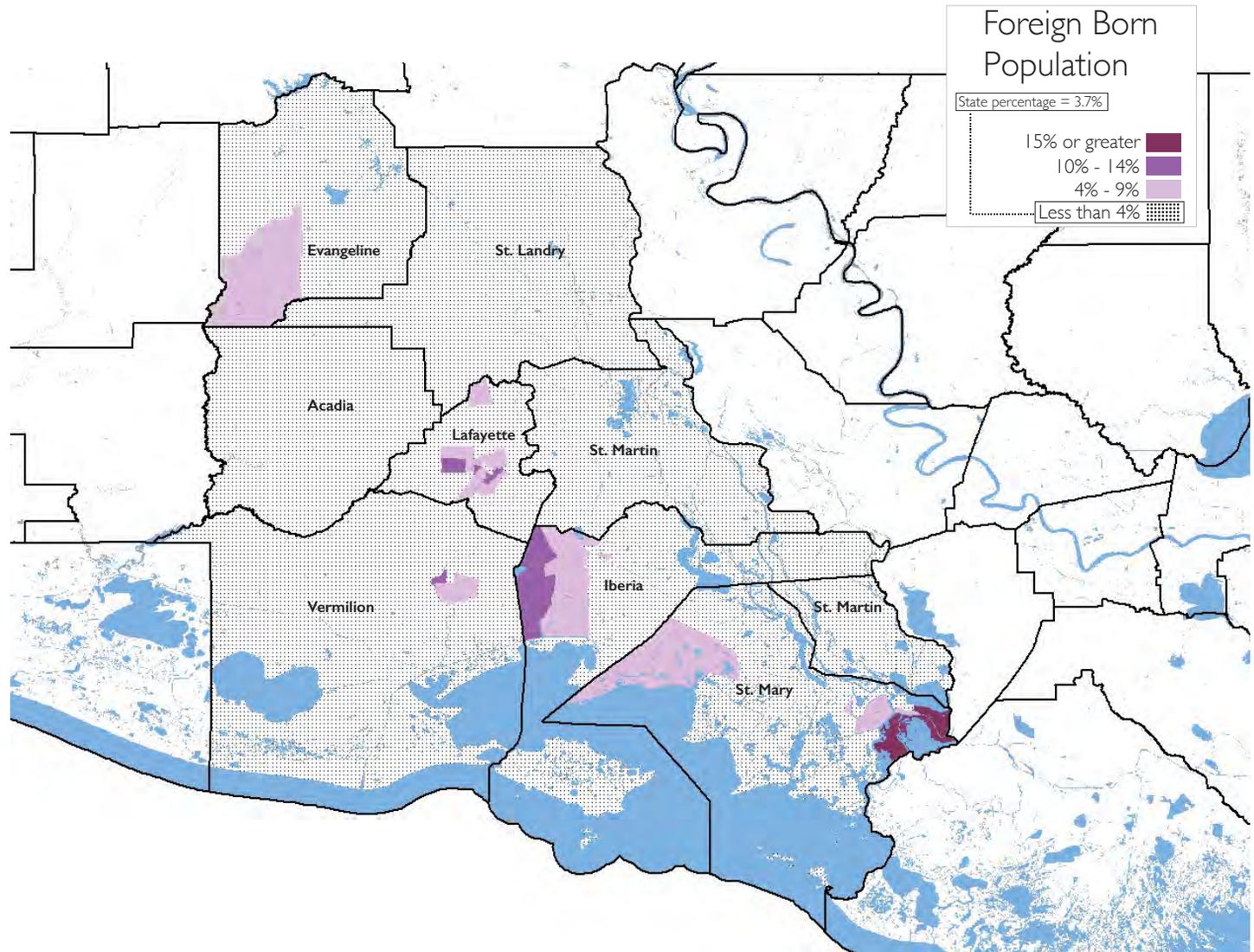
Foreign Born Population

Measurement Foreign-born

The foreign-born population consists of individuals who were not U.S. citizens at birth.

Reading the map

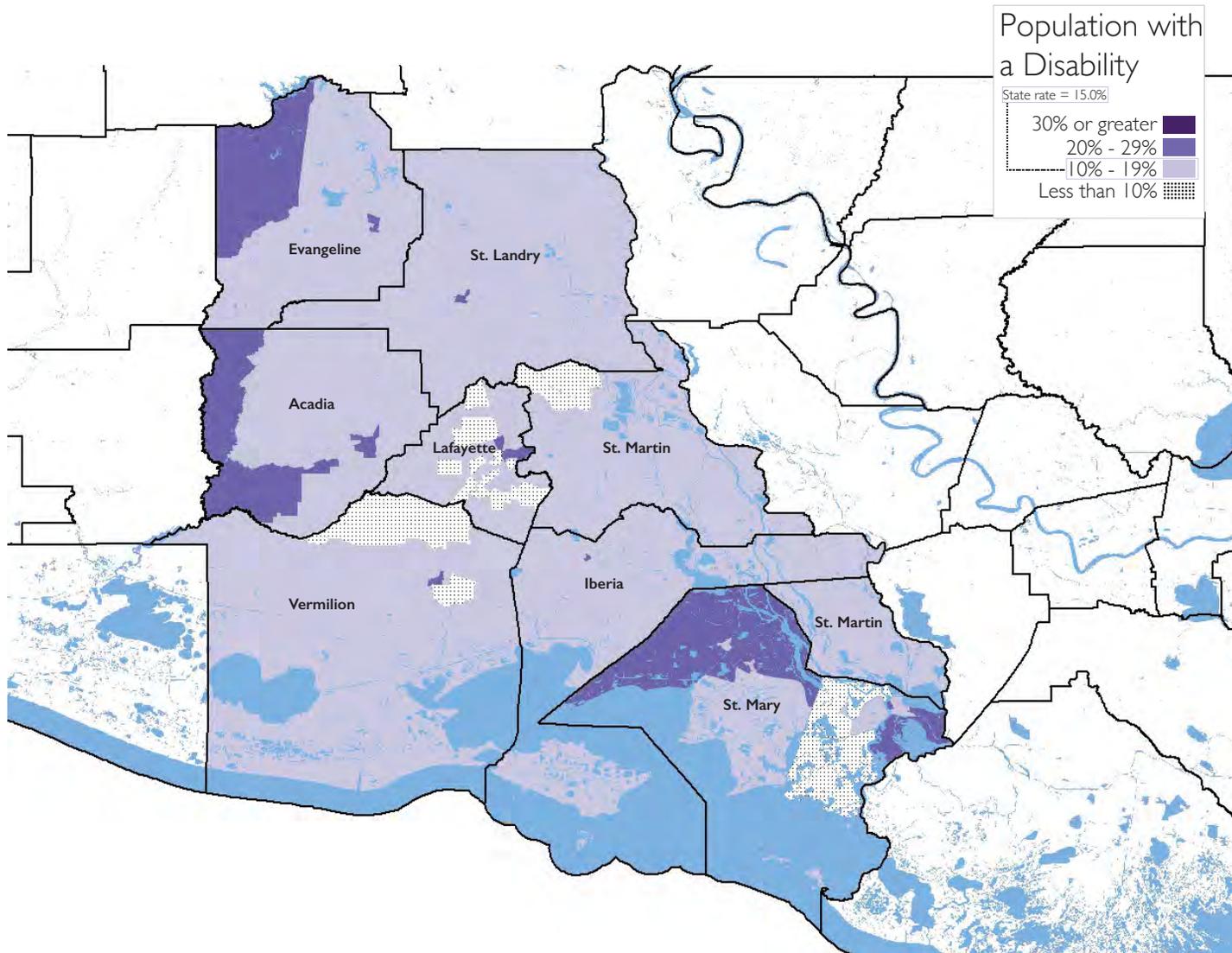
The map displays the percentage of foreign-born individuals within each Census tract as a percent of the entire tract population. Darker colors signify a greater presence of foreign-born individuals. The state average for the percentage of foreign-born individuals is 3.7%. We have focused the map on areas of relatively high foreign born populations and designated those at or below the state level in stipple.



	Foreign born
United States	12.8%
Acadia	1.0%
Evangeline	2.3%
Iberia	3.1%
Lafayette	4.0%
St. Landry	0.8%
St. Martin	1.5%
St. Mary	4.0%
Vermilion	2.8%

Data Source: American Community Survey– 2007-2011

Population with a Disability



Measurement Disability

The Census collects information on disability through the American Community Survey. An individual is considered disabled if the person has any one of the definitions of disability used by the ACS, which include difficulties with hearing, vision, walking or climbing stairs; difficulties resulting from physical, mental or emotional problems that result in reduced cognitive abilities or independent living; or difficulty in caring for oneself.

Reading the map

The map represents that percentage of the population within each Census tract having a disability. Darker colors represent a higher concentration of individuals living with a disability. The state rate for those living with a disability is 15%.

	Disability rate
United States	12.0%
Acadia	17.9%
Evangeline	18.1%
Iberia	15.6%
Lafayette	12.0%
St. Landry	14.2%
St. Martin	14.2%
St. Mary	19.2%
Vermilion	14.1%

Data Source: American Community Survey—2008-2012

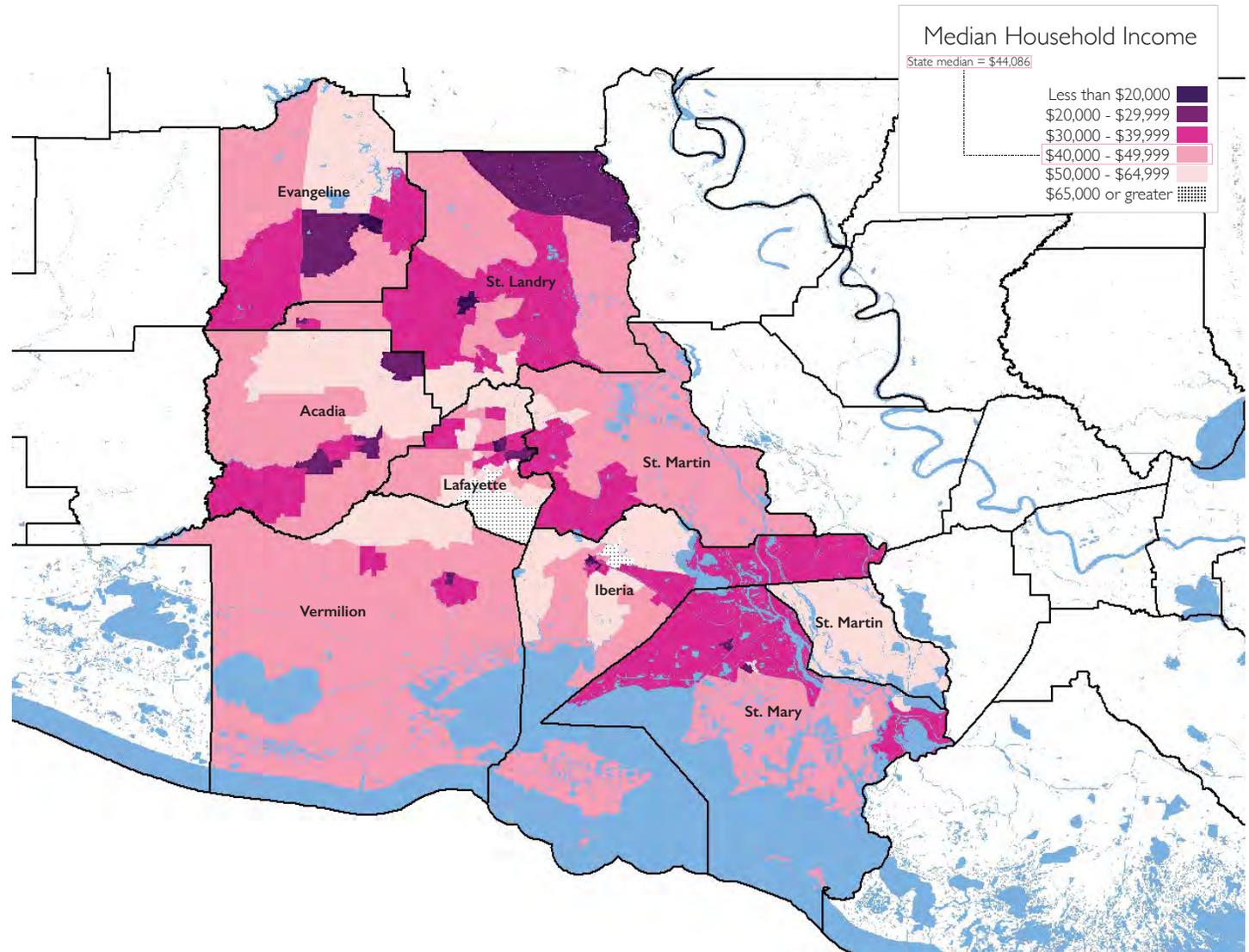
Median Household Income

Measurement Income

Median household income is a measurement of income distribution: one-half of all households earn more than this amount and one-half earn less. Household income reflects the role of the household as a fundamental economic unit within a community and provides some insight into the purchasing power for an area.

Reading the map

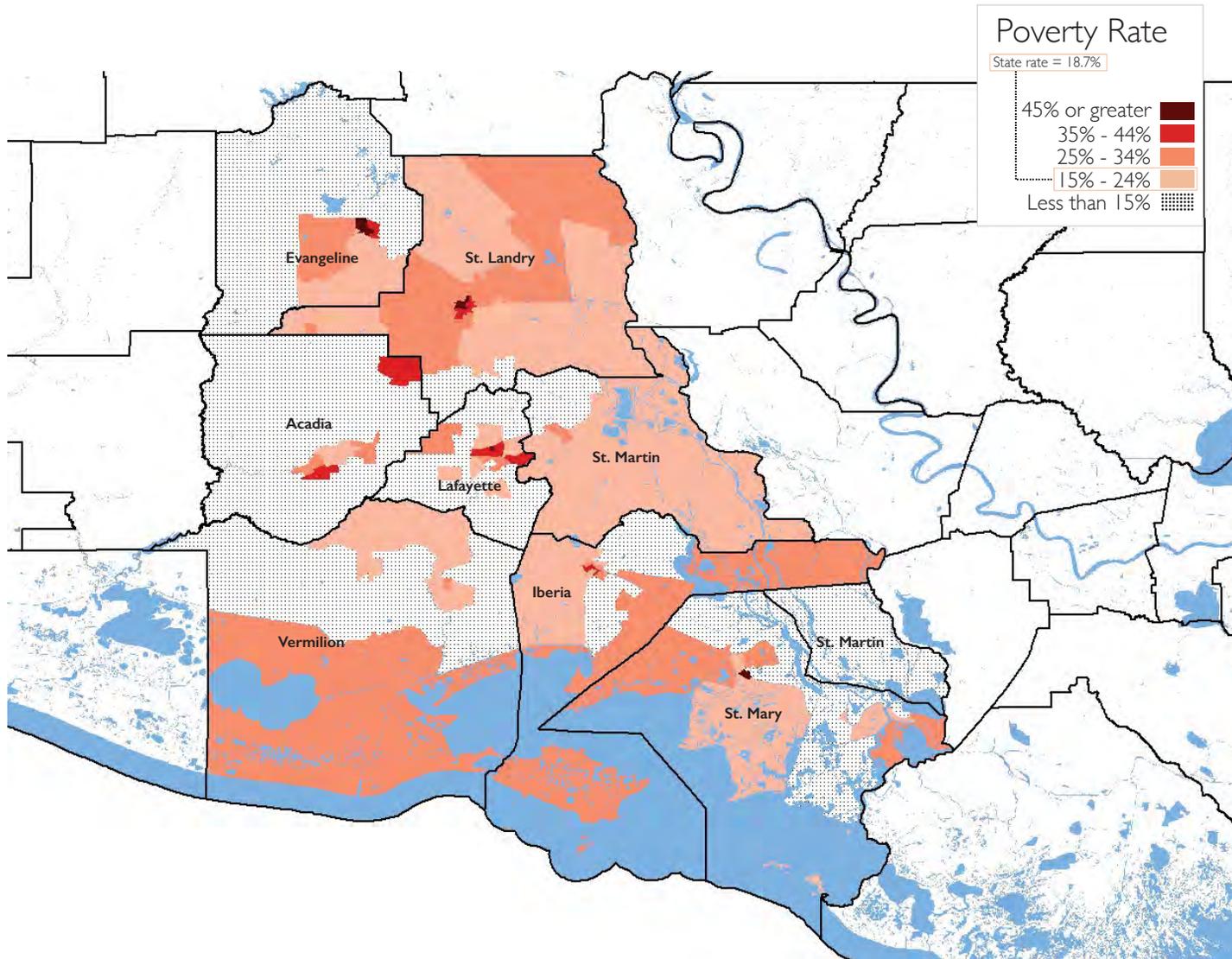
Data on median household income have been collected for Census tracts comprising the RLMA so that spatial comparisons can be made across the area. Tracts with a lower median household income are generally poorer. The median household income for the state is \$44,086, and its range is highlighted with a corresponding color in the legend. We have focused the map upon areas of low income, so tracts with a high median income for the state are designated by stipple.



	Median household income
United States	\$52,762
Acadia	\$37,970
Evangeline	\$34,848
Iberia	\$42,989
Lafayette	\$48,591
St. Landry	\$34,350
St. Martin	\$40,358
St. Mary	\$40,171
Vermilion	\$43,349

Data Source: American Community Survey– 2007-2011

Population Living in Poverty



Measurement Poverty

Poverty is defined using a set of income thresholds established by the Office of Management and Budget that vary by family size and composition. Families that fall below the income thresholds are deemed to be in poverty. The most recent income thresholds are with \$15,730 or less for a family of two, a family of three earning \$19,790 or less, a family of four earning \$23,850 or less, and so on in increments of \$4,060 up to a family of eight.

Reading the map

Poverty rate data have been collected for Census tracts comprising the RLMA, and the map displays the proportion of the population with incomes under the poverty threshold. Darker colors signify higher rates of poverty. The state poverty rate is 18.7%, and its range is highlighted with a corresponding color in the legend.

	Poverty rate
United States	14.9%
Acadia	19.1%
Evangeline	22.7%
Iberia	20.9%
Lafayette	16.6%
St. Landry	26.4%
St. Martin	18.1%
St. Mary	20.3%
Vermillion	16.9%

Data Source: American Community Survey—2008-2012

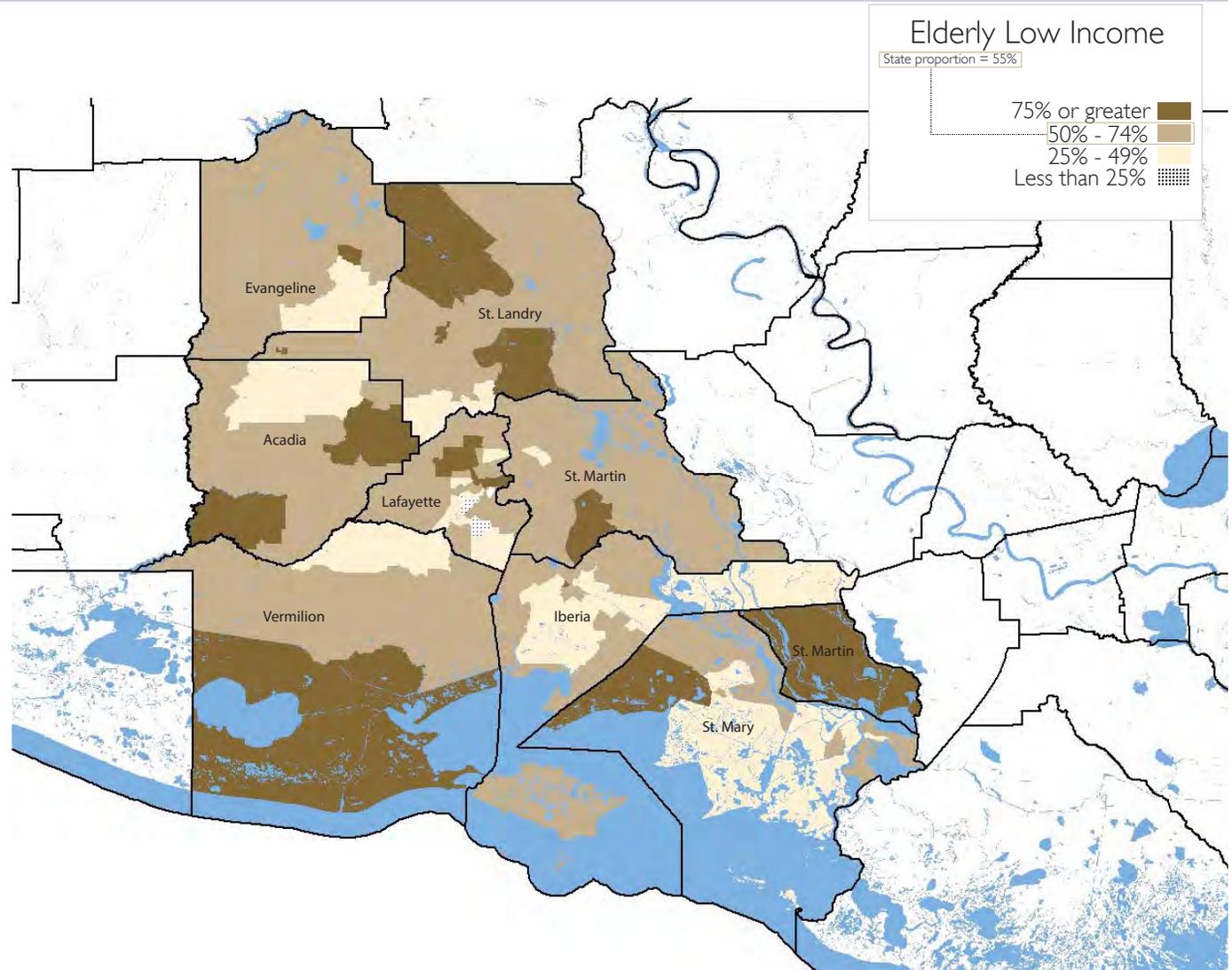
Elderly Population with Low Income

Measurement Elderly low-income

The U.S. Department of Housing and Urban Development produces “CHAS” data (Comprehensive Housing Affordability Strategy) that demonstrate the extent of housing problems and housing needs, particularly for low income households. These data provide information on the incomes of those 62 years and older.

Reading the map

The map shows the percentage of elderly households within the tract with incomes less than 80% of HUD Area Median Family Income (HAMFI). In Louisiana, 55% of households with a resident over the age of 62 years have household incomes less than 80% of HAMFI, and that range is highlighted with a corresponding color in the legend. Section 3(b)(2) of the United States Housing Act of 1937 provides for housing assistance for low income families, defined as families making 80% of the median family income in the area, and very low income families, defined as families making 50% of the median family income with these estimates adjusted for varying family sizes. The HUD median family income is based on Census and American Community Survey data.



	Elderly low-income
United States	53.0%
Acadia	62.8%
Evangeline	67.7%
Iberia	51.9%
Lafayette	55.6%
St. Landry	65.8%
St. Martin	65.9%
St. Mary	51.0%
Vermilion	62.8%

Data Source: HUD CHAS data – 2006-2010

Employment by Industry

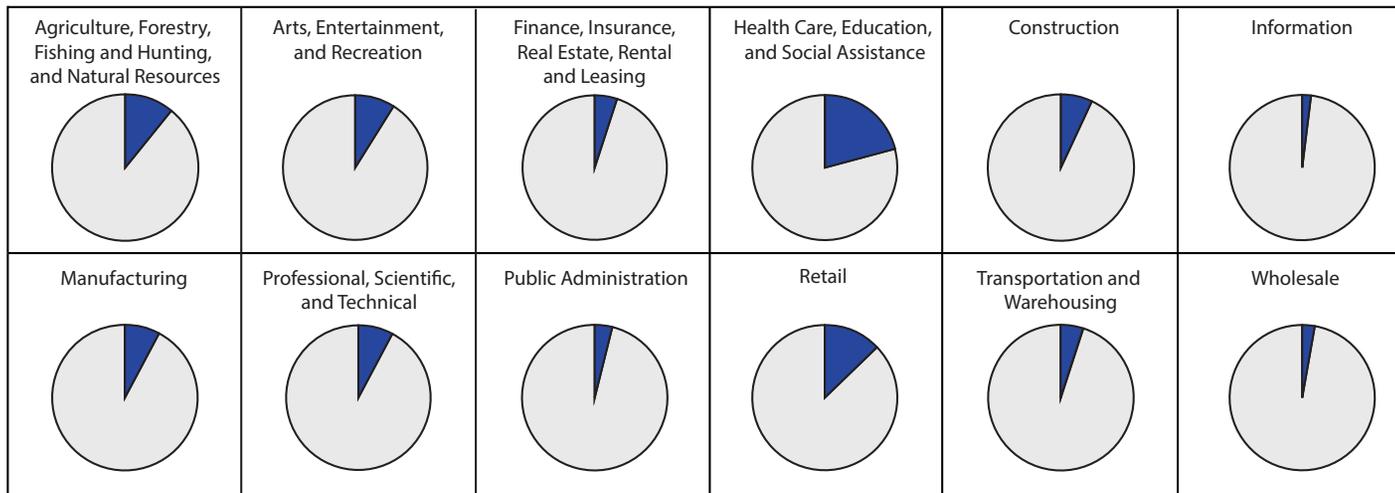
Employment by Industry RLMA 4

Employment by Industry

The map illustrates the percentage of employees in each industry as defined by the North American Industry Classification System (NAICS). The data refer to the person's job during the reference week.

Reading the chart

The chart represents the number of jobs in a specific industry within the RLMA relative to all jobs within the RLMA. The proportion of jobs attributable to the corresponding industry is colored in dark blue. We have displayed the employment at the RLMA level because the percentage by census tract is not useful since the regional labor market is the economic zone as defined by the Louisiana Workforce Commission.



	Agriculture etc.	Arts etc.	Finance etc.	Health Care etc.	Construction	Information etc.	Manufacturing	Professional etc.	Public Adm.	Retail	Transportation etc.	Wholesale
Acadia	13.9%	6.5%	4.3%	22.0%	7.0%	1.2%	6.9%	6.6%	4.1%	13.2%	5.4%	3.5%
Evangeline	15.0%	7.7%	5.5%	25.9%	9.3%	1.1%	5.1%	5.6%	5.1%	11.6%	3.9%	0.7%
Iberia	13.0%	7.2%	6.5%	21.1%	6.3%	0.7%	10.1%	6.4%	3.5%	10.7%	4.2%	3.0%
Lafayette	9.4%	10.3%	5.5%	21.6%	5.7%	2.2%	5.7%	10.3%	3.8%	13.0%	4.4%	3.1%
St. Landry	7.5%	7.8%	3.6%	25.6%	9.1%	1.2%	7.4%	6.0%	4.3%	14.6%	5.6%	2.6%
St. Martin	9.7%	6.7%	4.4%	19.5%	7.9%	1.5%	10.8%	5.0%	6.6%	12.6%	5.2%	3.5%
St. Mary	9.6%	12.0%	4.4%	16.8%	7.1%	1.0%	13.6%	6.1%	4.2%	10.6%	6.1%	2.3%
Vermilion	16.8%	4.7%	5.0%	17.7%	7.9%	1.0%	6.6%	7.6%	3.7%	12.7%	5.8%	4.5%

Data Source: American Community Survey— 2007-2011

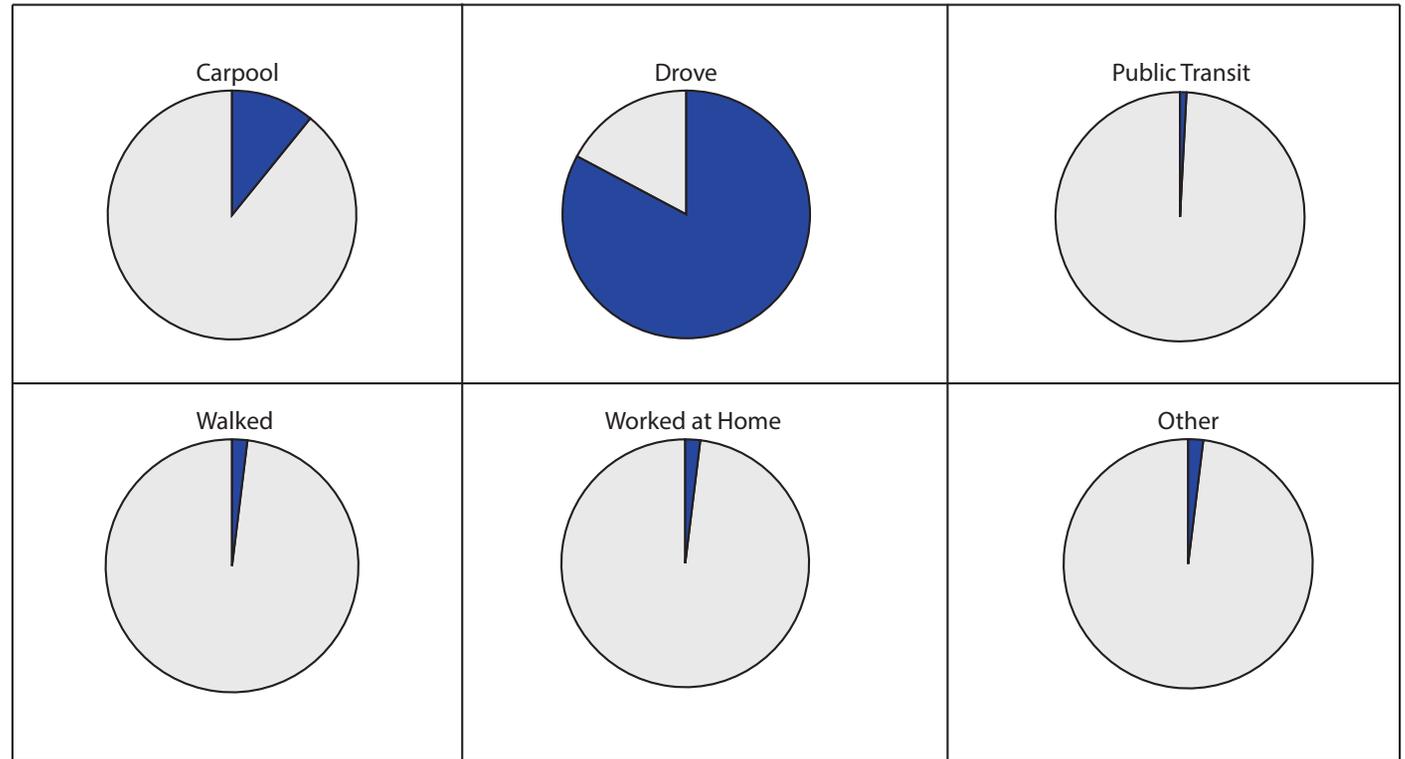
Means of Commuting

Means of Commuting

Commuting refers to an individual's journey to work and is characterized by the method of transportation, either driving alone, carpooling, using public transportation, or walking, and the duration of journey.

Reading the chart

Data on commuting have been collected for Census tracts comprising the RLMA, and the chart represents the proportion of transportation methods used by workers within the tract. The proportion of each transport method utilized by workers in the Census tract is colored in dark blue.



Means of Commuting

RLMA 4

	RLMA 4
Avg. commute time	25 mins
Median commute time	23.8 mins
Range: <i>Minimum</i>	13.6 mins
Range: <i>Maximum</i>	44 mins

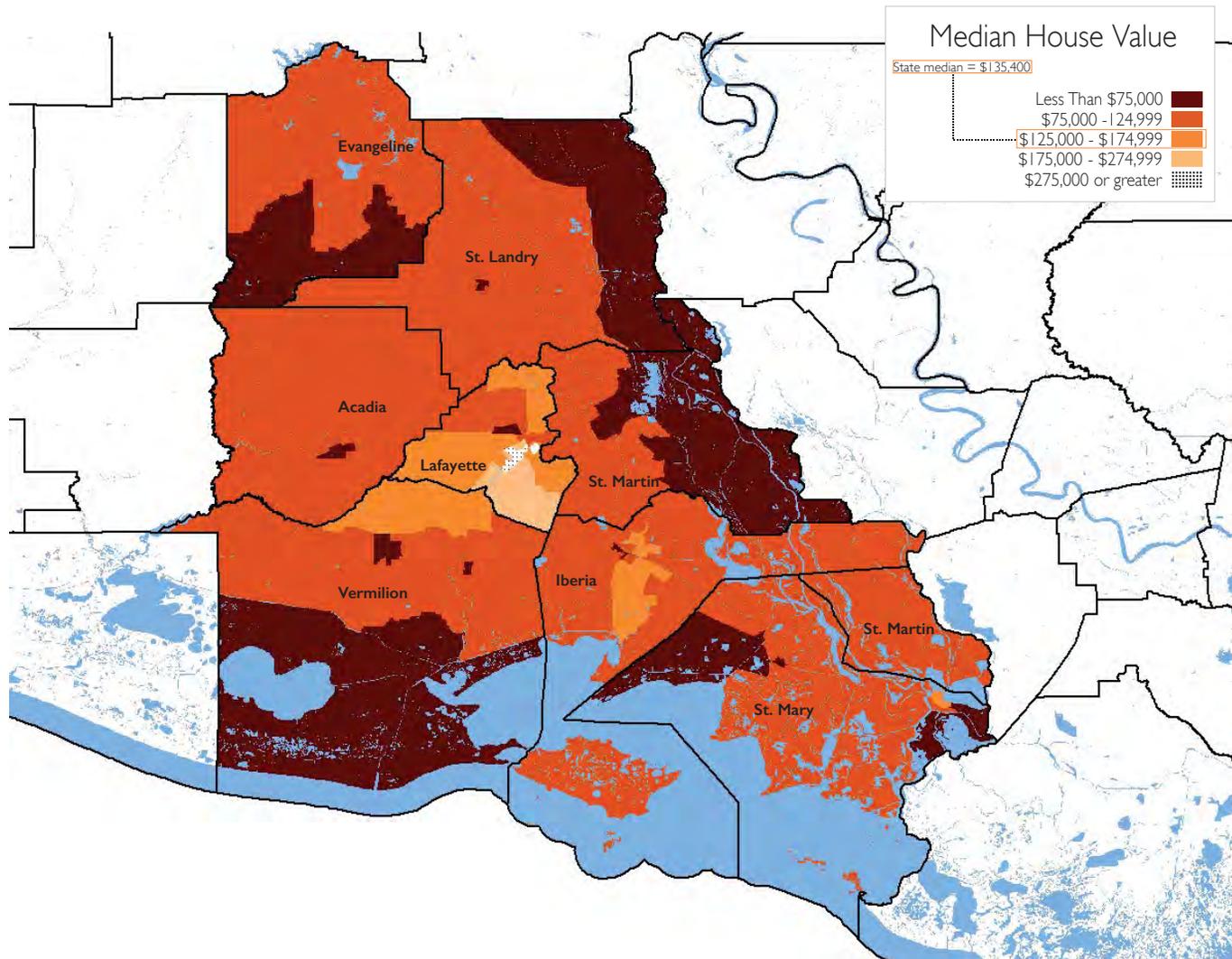
Data Source: American Community Survey– 2007-2011

*Regional Labor Market Area 4
Lafayette*

Housing and Affordability



Median House Value



Measurement Median House Value

House value is determined by the owner's estimate of a sale price that one could expect if selling the property (structure and lot). Median house value indicates that one-half of all houses are worth more and one-half are worth less than the median.

Reading the map

Data on median housing values for single detached houses have been collected for Census tracts comprising the RLMA, and the map represents value ranges within the RLMA. The median home value for the state is \$135,400 (2011) and its range is highlighted with a corresponding color in the legend.

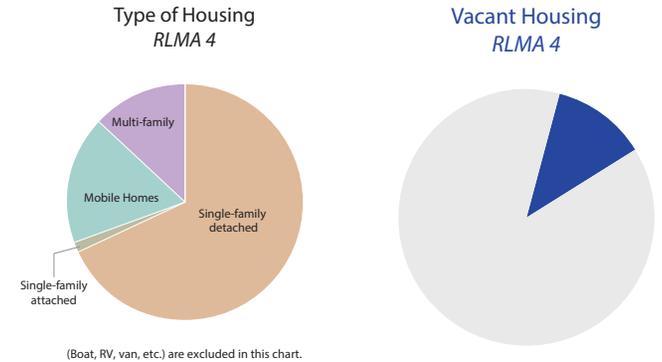
	Median house value
United States	\$186,200
Acadia	\$90,900
Evangeline	\$81,800
Iberia	\$102,600
Lafayette	\$157,300
St. Landry	\$84,700
St. Martin	\$88,200
St. Mary	\$87,200
Vermilion	\$94,900

Data Source: American Community Survey— 2007-2011

Vacancy Owner and Rental

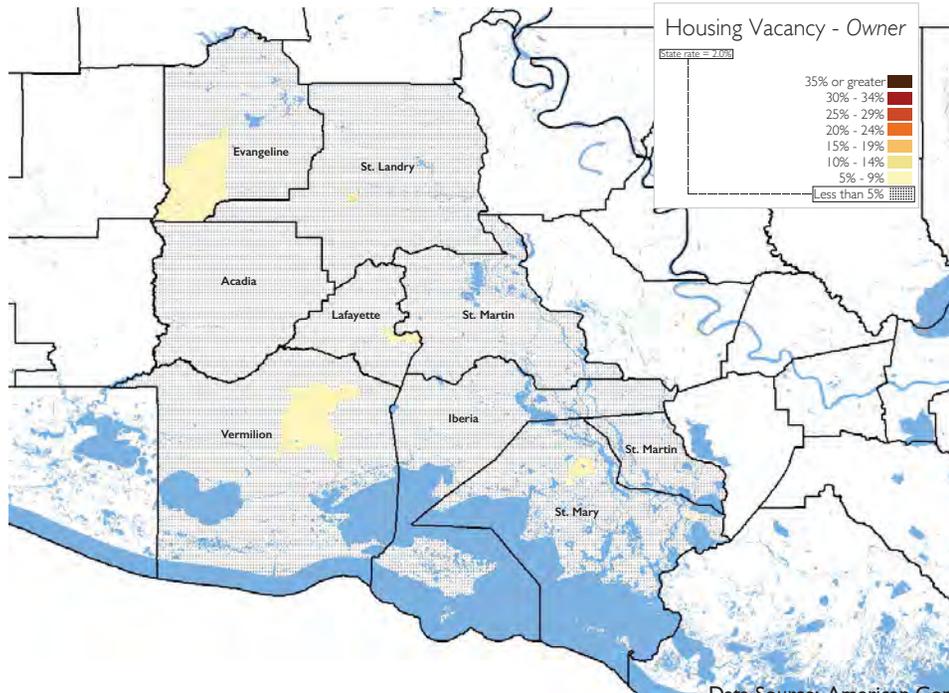
Housing is classified in four types: single-family detached, single-family attached, multi-family, and mobile homes. The chart to the right shows the distribution of these types.

A housing unit is vacant if no one is living in the structure at the time of the interview unless its occupants are only temporarily absent. A vacant unit may also be one that is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if the unit is exposed to the elements or if there is positive evidence that the house is to be demolished or is condemned. As of 1990, year-round vacant mobile homes were included as part of the year-round vacant count of housing units. The chart **Vacant Housing** shows the estimated vacancy rate for combined owner-occupied and rental housing units within the RLMA. The proportion of vacant units in the RLMA is highlighted in dark blue in the other pie chart.

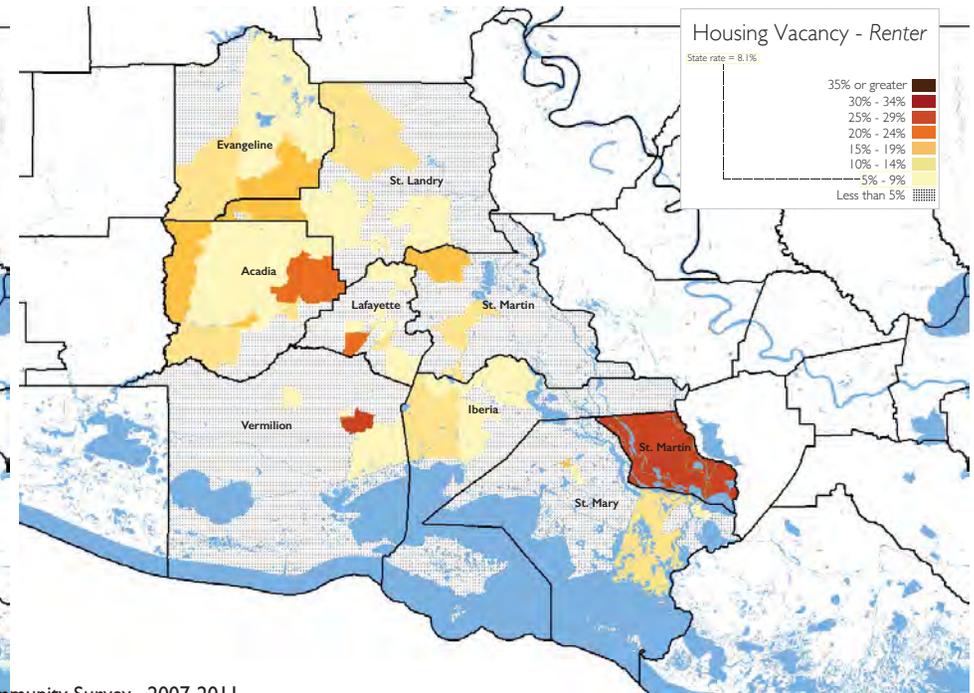


The maps below show the vacancy divided between owner vacant and rental vacant, where darker shades indicate higher relative levels of vacancy when compared against the state.

Owner Vacancy

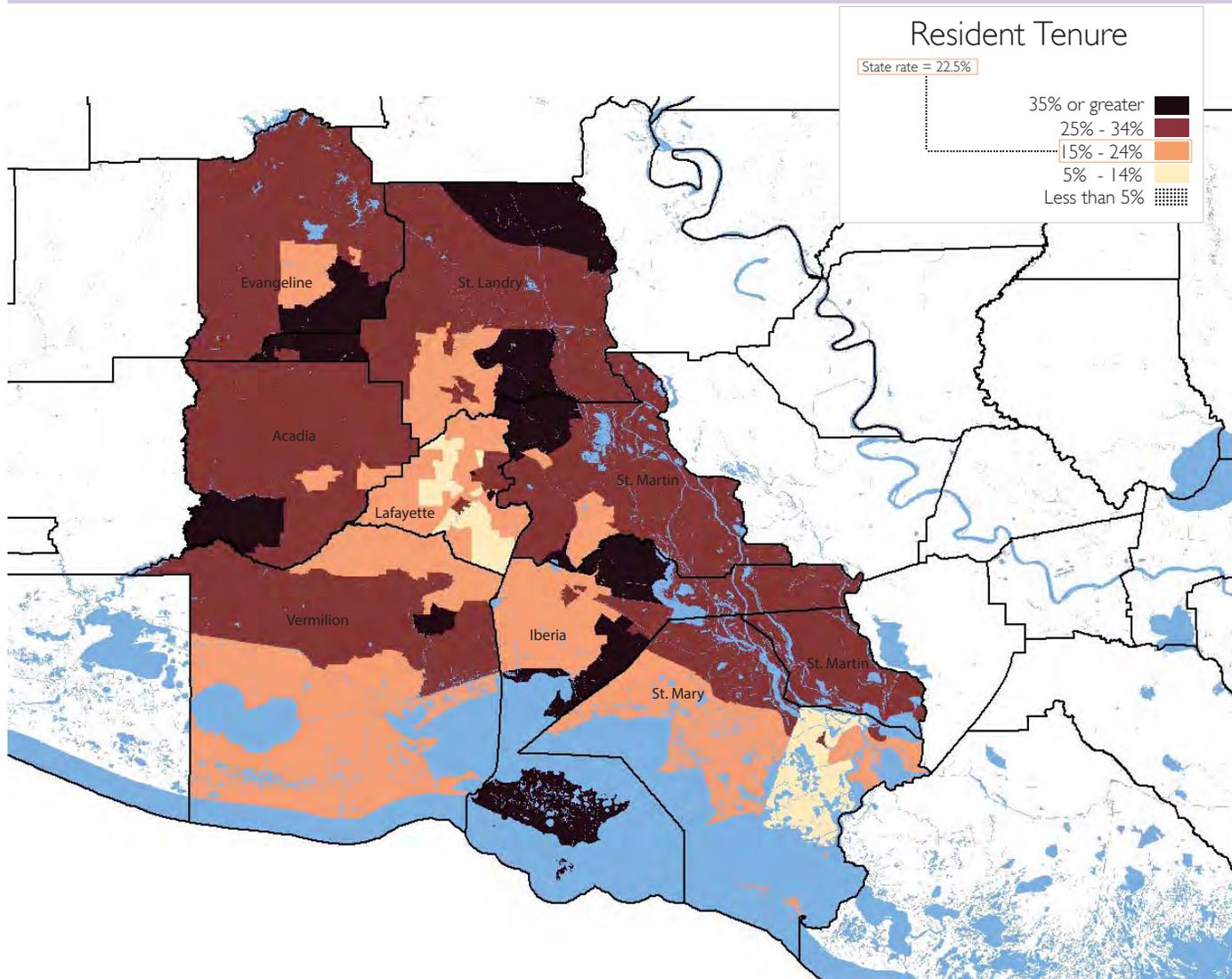


Rental Vacancy



Data Source: American Community Survey— 2007-2011

Resident Tenure before 1990



Measurement Long-term Tenure

Resident tenure is an important aspect in assessing the housing needs of a community. In this assessment, we have documented **those households residing at their current residence for at least twenty-five years**. There are two reasons for using this measurement. The first is that a high concentration of long-term householders is an early indication of aging-in-place. Secondly, and contrary to the aging-in-place concern, is that these long-term householders may also be considering a move as they age, so this is also an early indicator of “transition neighborhoods”.

The age of a community is important when considering housing options. Young families may require houses with more bedrooms, while older residents may want to remain in a community but in a smaller residence, or they may be seeking multi-unit residences.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 1990. Darker colors represent higher percentages of the population. The state proportion for owners and renters combined is 22.5%, and that range is highlighted with a corresponding color in the legend.

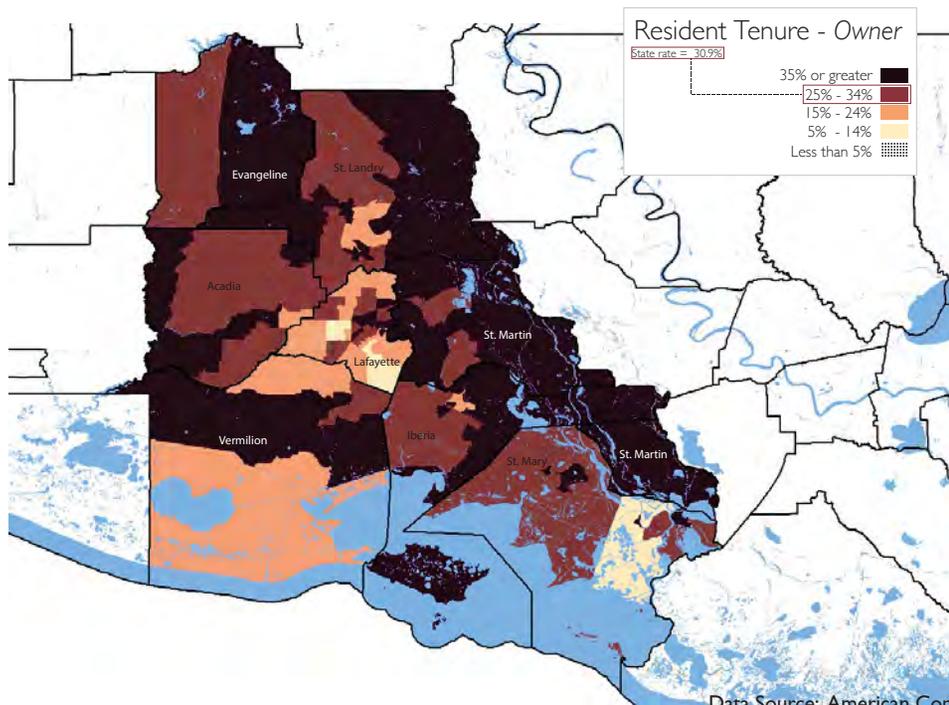
	1990 or earlier
United States	20.0%
Acadia	28.1%
Evangeline	28.2%
Iberia	26.6%
Lafayette	17.6%
St. Landry	28.8%
St. Martin	31.8%
St. Mary	25.6%
Vermilion	27.9%

Data Source: American Community Survey— 2007-2011

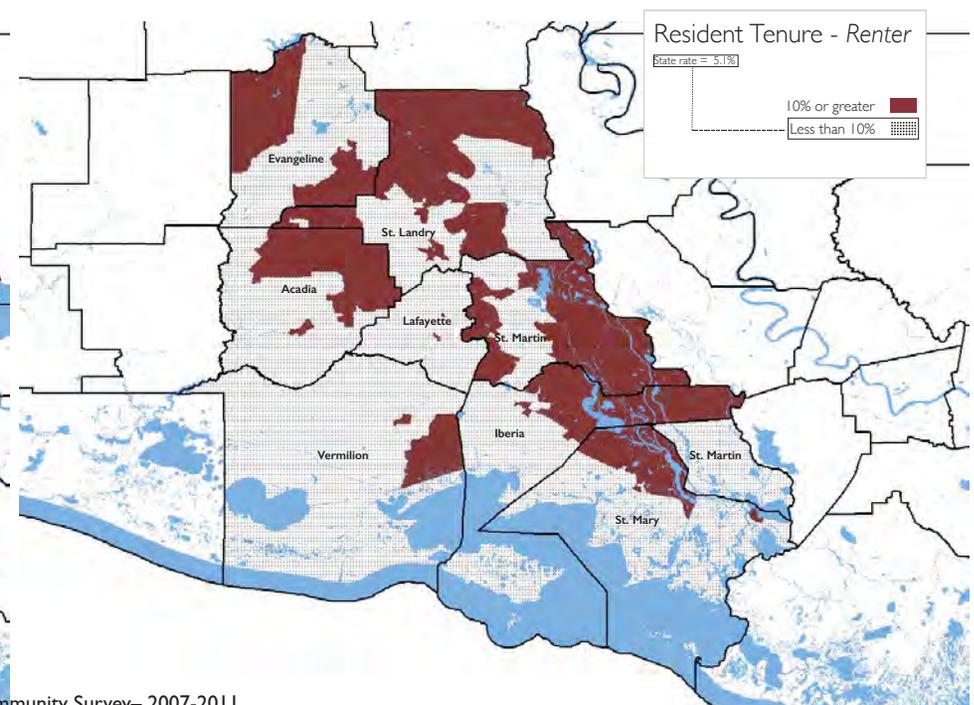
Resident Tenure before 1990: *Owner and Renter*

We have also divided this indicator between owners and renters. It is reasonable to expect that owners are more likely to be long-term residents, so we have used the same distribution in the owner map. Renters, however, are more likely to move, so we have simply highlighted those areas in the RLMA that have a relatively high concentration of long-term renters.

Owner Tenure (before 1990)

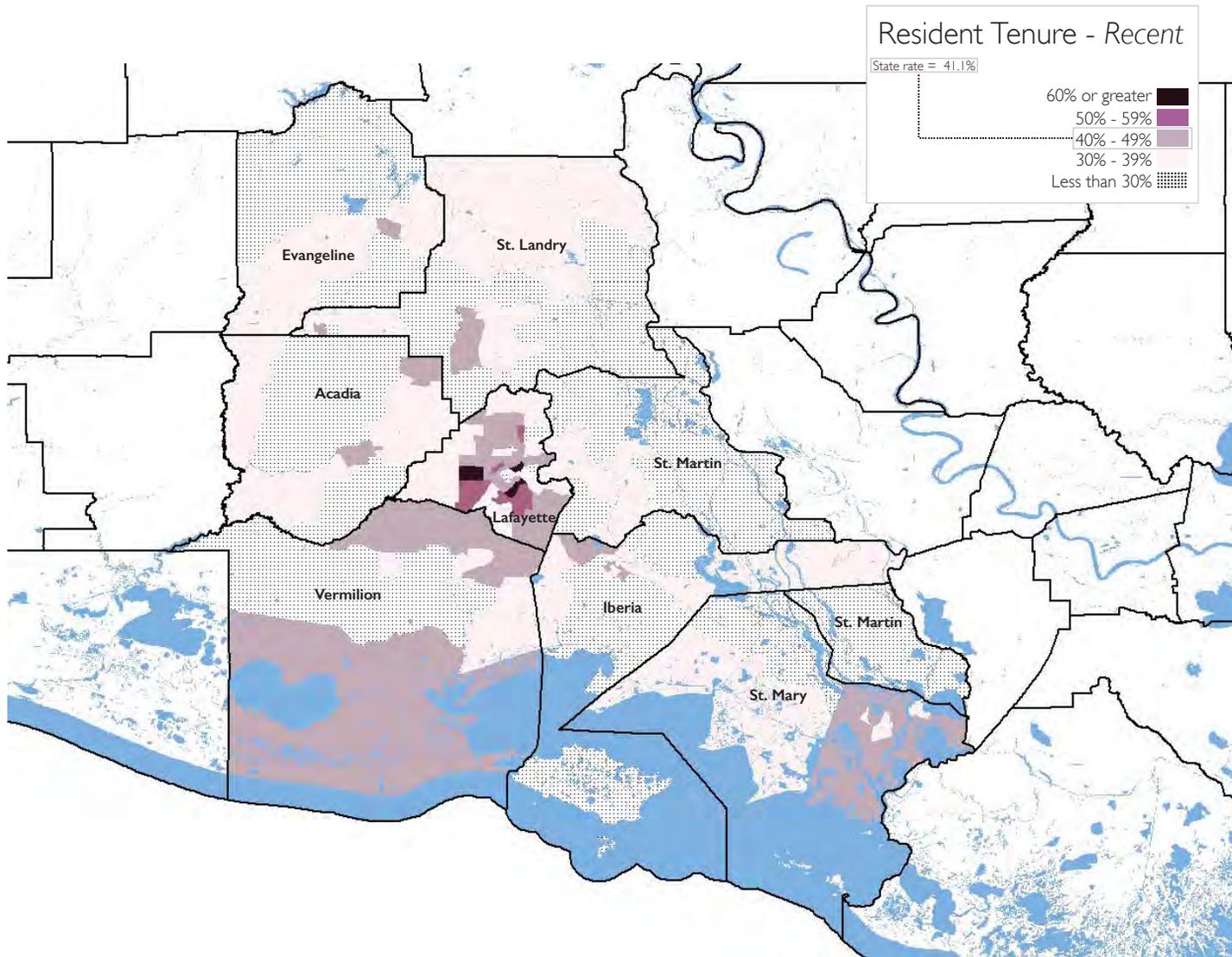


Rental Tenure (before 1990)



Data Source: American Community Survey— 2007-2011

Resident Tenure after 2005



Measurement Recent Tenure

In this assessment, we have documented **those households that reported residence after 2005**. High levels of recent tenure are an indicator of ongoing transitions or new development. This iteration of measuring tenure is an inverse of the long-term tenure measure (see above) meant to complement that display.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 2005 based upon interviews conducted between 2007 and 2011 through the American Community Survey. Darker colors represent higher concentrations of such recent tenure.

The state average percentage for residents of recent tenure is 41.1%.

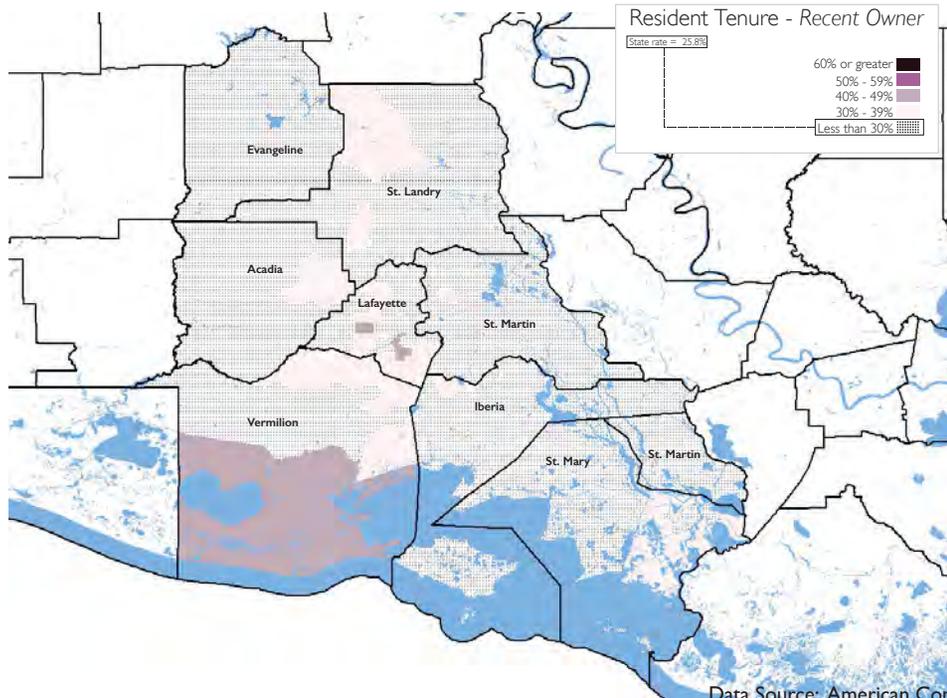
	2005 or later
United States	40.1%
Acadia	34.3%
Evangeline	33.1%
Iberia	33.1%
Lafayette	44.4%
St. Landry	31.8%
St. Martin	28.5%
St. Mary	35.4%
Vermilion	34.9%

Data Source: American Community Survey— 2007-2011

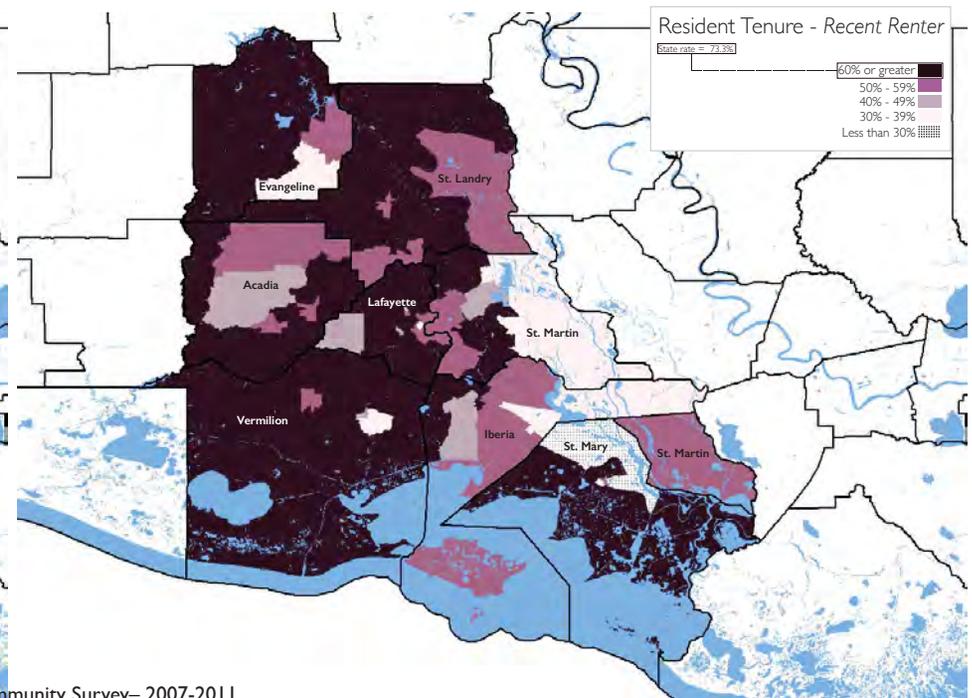
Resident Tenure after 2005: *Owner and Renter*

As with the long-term tenure map, we have also divided this indicator between owners and renters. In this case we used the same distribution as we did in the map displaying the overall population. The rental map reflects the reality that renters tend to move often, so many of the renters in a tract will likely report having moved into the residence after 2005. Owners, however, are likely to remain in a house for more than five years.

Owner Tenure (after 2005)



Rental Tenure (after 2005)

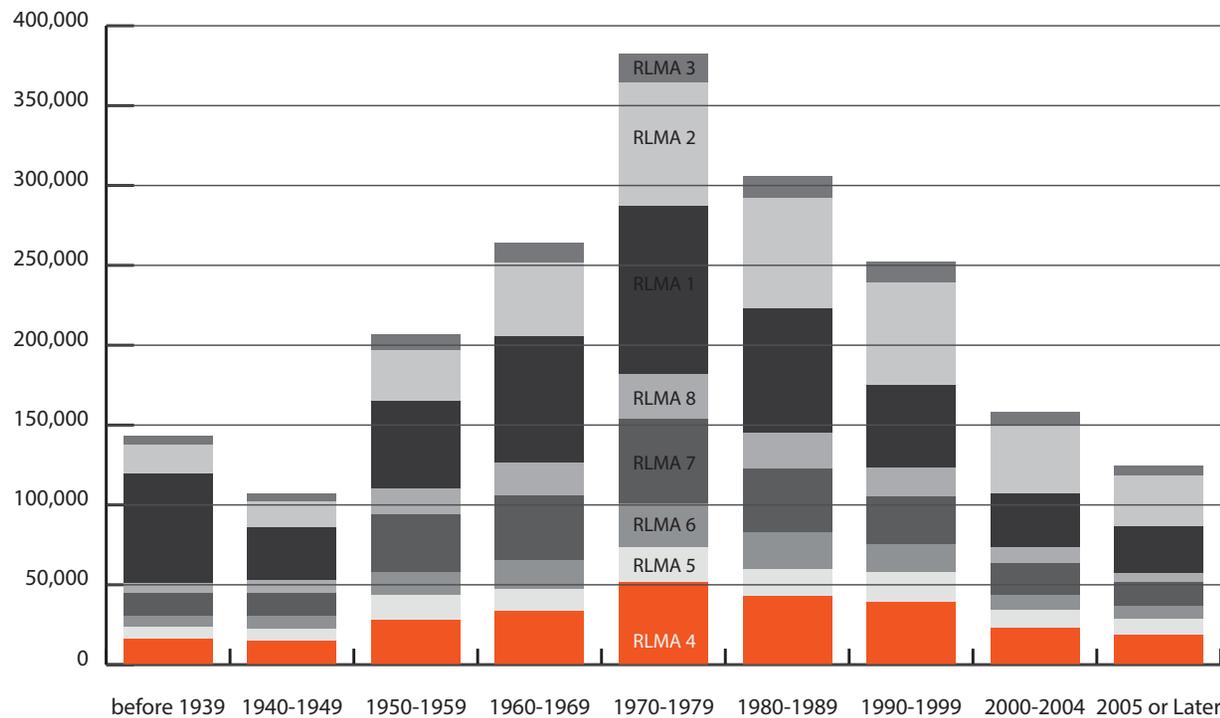


Data Source: American Community Survey— 2007-2011

Construction by Year and Units built before 1980

Age of housing stock is a policy concern for many reasons including health (asbestos removal, lead paint) and environmental sustainability (energy-efficiency programs). The chart below shows that the majority of the housing in the state was built after 1970, but for each RLMA this distribution differs. The orange section of each bar compares the RLMA to the remainder of the state. The chart is not normalized for population, so an RLMA with a higher population (such as New Orleans) will be more prominently represented in the graphic. The chart shows only the number of houses still in use or potential use by the year they were constructed.

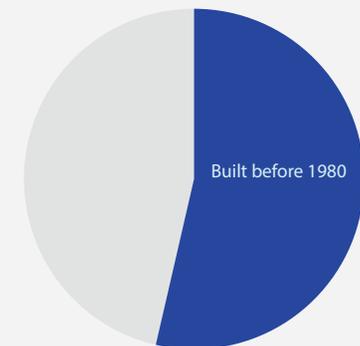
The pie chart below shows the **share of houses built before 1980**. In 1977 the Consumer Product Safety Commission of the United States banned the use of lead in paints used in residences, public buildings, on toys and on furniture. In effect, this meant that all houses built after 1977 should not contain lead-based paint, but lead-paint mitigation and removal is still a major concern for houses built prior to the enforcement of this regulation. The data available through the Census does not use 1978 as a categorical indicator, so we have opted to use the nearest category: 1980.



Construction by Year **RLMA 4**
as part of total statewide construction

Units Built Before 1980

RLMA 4



Data Source: American Community Survey– 2007-2011

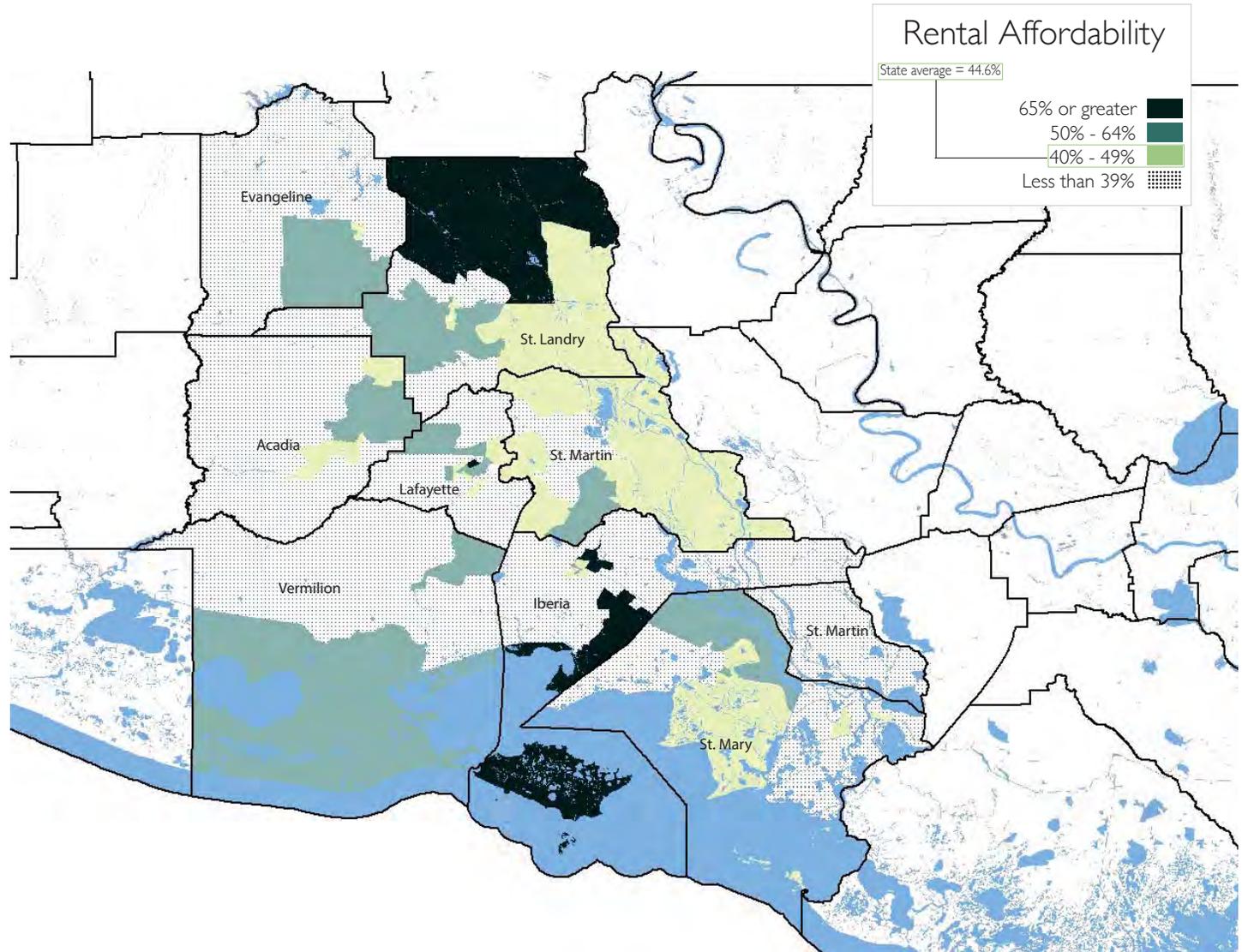
Rental Affordability

Measurement Rental Affordability

Rental affordability is measured by Gross Rent as a Percentage of Income (GRAPI), a computed ratio of monthly gross rent to monthly household income. Gross rent is contract rent plus the estimated average monthly cost of all utilities. Thirty-five percent of income or more spent on gross rent is a commonly used threshold for evaluating unaffordability or rent distress.

Reading the map

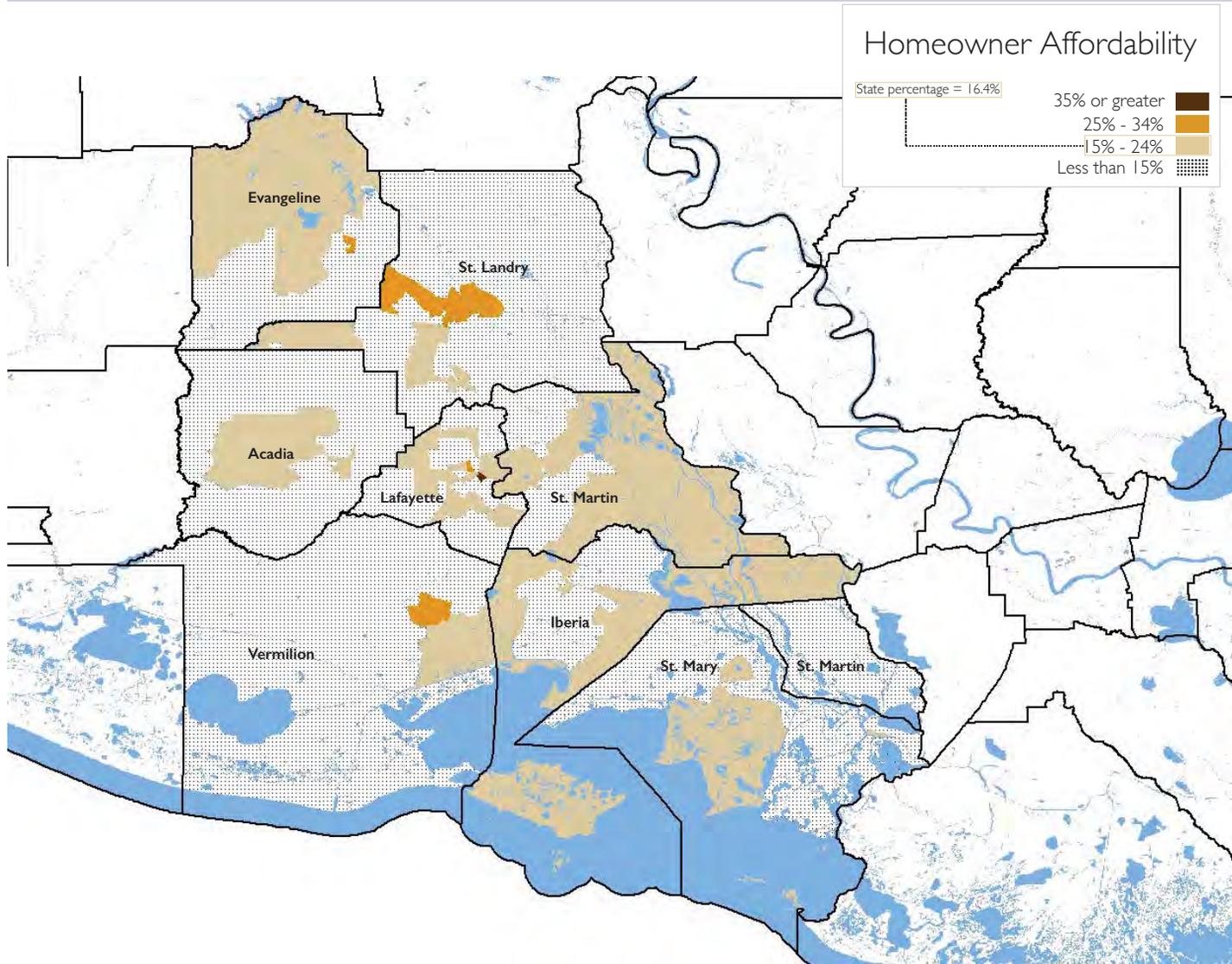
The map shows the percentage of renters within the tract spending 35% or more of household income on gross rent. Darker colors signify a greater proportion of the population. Throughout the state 44.6% of rental households are rent distressed.



	GRAPI (35% or greater)
United States	43.0%
Acadia	35.7%
Evangeline	46.5%
Iberia	38.7%
Lafayette	40.4%
St. Landry	45.5%
St. Martin	38.3%
St. Mary	38.1%
Vermilion	33.6%

Data Source: American Community Survey– 2008-2012

Homeowner Affordability



Measurement Owner Affordability

The affordability of home ownership is measured using Selected Monthly Owner Costs As a Percentage of Income (SMOCAP), a computed ratio of monthly housing costs to monthly household income. Housing costs are defined as payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Thirty five percent or more of income spent on monthly housing cost is a commonly used threshold for determining unaffordability.

Reading the map

The map highlights the percentage of homeowners within the tract spending more than 35% of household income on monthly housing costs. Darker colors represent a greater proportion of the population. In Louisiana 16.4% of families in owner-occupied homes face affordability challenges.

	SMOCAP (35% or greater)
United States	22.8%
Acadia	11.5%
Evangeline	14.9%
Iberia	13.2%
Lafayette	15.7%
St. Landry	15.1%
St. Martin	15.2%
St. Mary	12.8%
Vermilion	12.9%

Data Source: American Community Survey— 2008-2012

Occupants per room

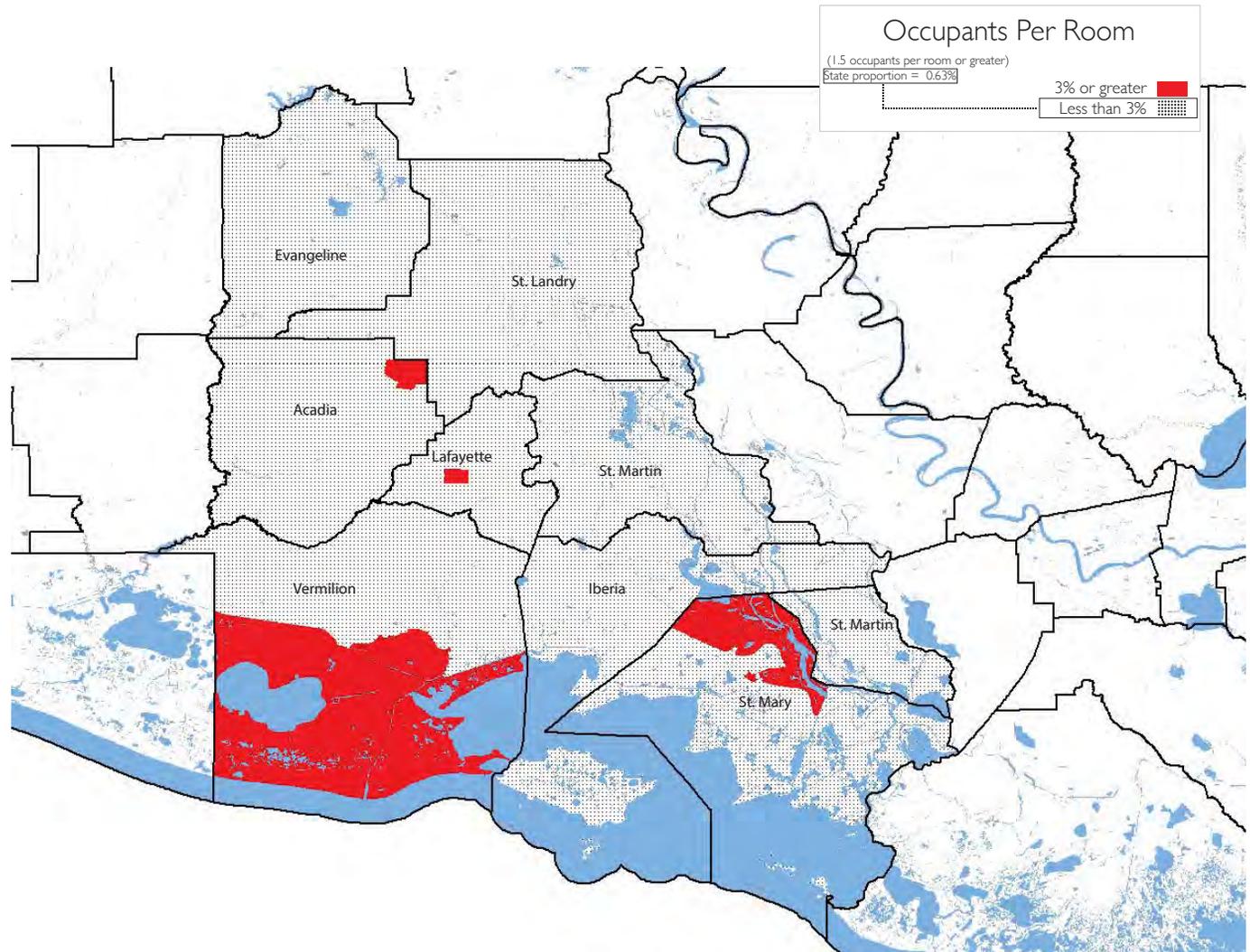
Measurement Overcrowding

Average number of occupants per room in a dwelling is a typical benchmark used to assess sub-standard living conditions. The term “room” in this context refers to the number of all rooms in the unit, not bedrooms alone. HUD commissioned a study in 2007 to evaluate overcrowding in homes and the standard for measuring overcrowding, as determined by Econometrica, Inc. (the company providing the study) was 1.0 to 1.5 persons per room. The estimate of overcrowding nation-wide in 2005 was 2.4% of the population and this estimate had declined from 1985 when it was 2.82% of the population. We will expect this estimate to be relatively small. As we examine Census tracts and if we notice the occupants per room percentage rise above this national average, then it suggests a major issue in overcrowding which has impacts on childhood health, educational performance, mental illness, and other such ailments that are related to overcrowding.

Reading the map

The map displays the proportion of housing units within the tract having greater than 1.5 occupants per room. Darker colors signify higher proportions. The state percentage for owners and renters combined (all housing units) is 0.63%, and its range is highlighted with a corresponding color.

	Occupants per room - 1.5 or greater
United States	0.90%
Acadia	0.98%
Evangeline	0.39%
Iberia	0.52%
Lafayette	0.48%
St. Landry	0.54%
St. Martin	0.51%
St. Mary	0.56%
Vermilion	0.64%

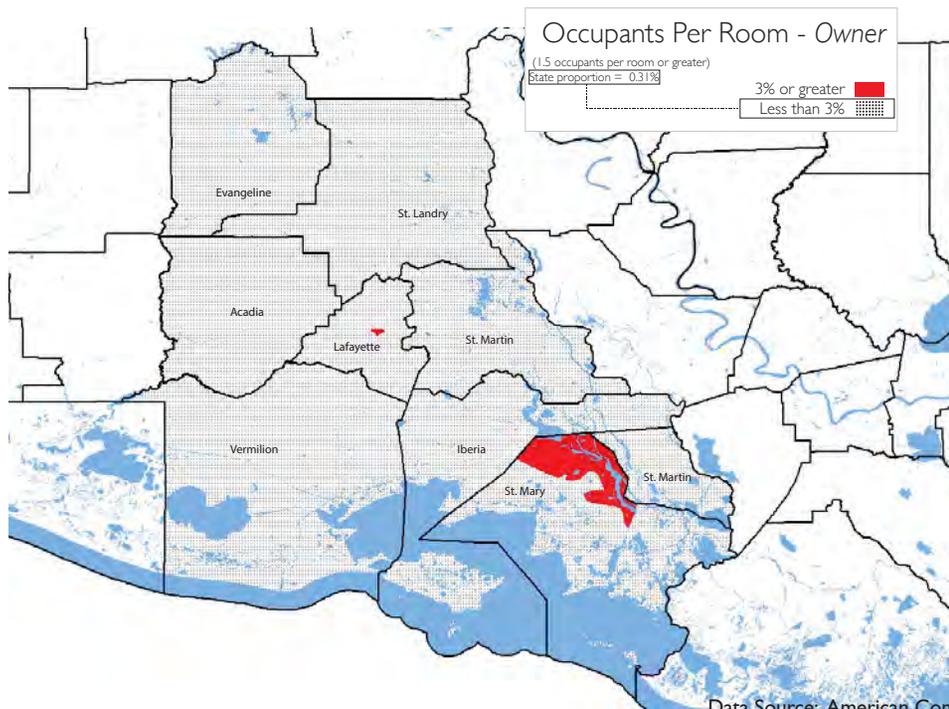


Data Source: American Community Survey– 2007-2011

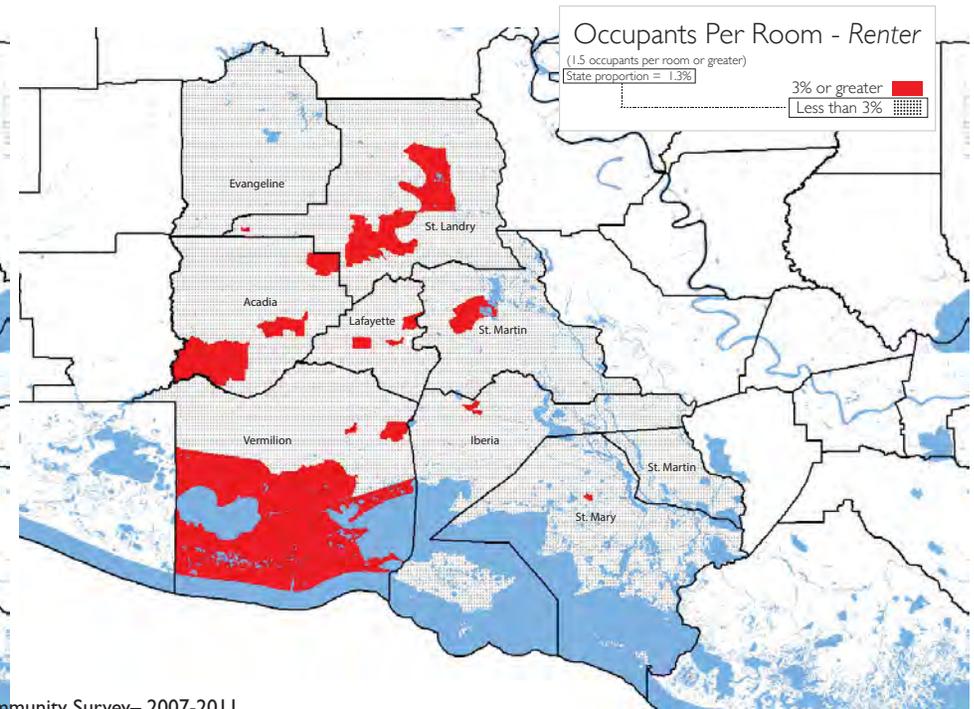
Occupants per room *Owner and Rental*

We have divided the overcrowding measure between owner and renter. It is reasonable to expect higher levels of overcrowding among the rental population, and the maps verify this at least spatially. More tracts have higher levels of overcrowding when only renters are considered. It is also important to note how the spatial distribution changes from the map depicting overcrowding for the entire population to the maps where owners and renters are isolated. This verifies that considerations of overcrowding require attention at the local level.

Owner Occupancy

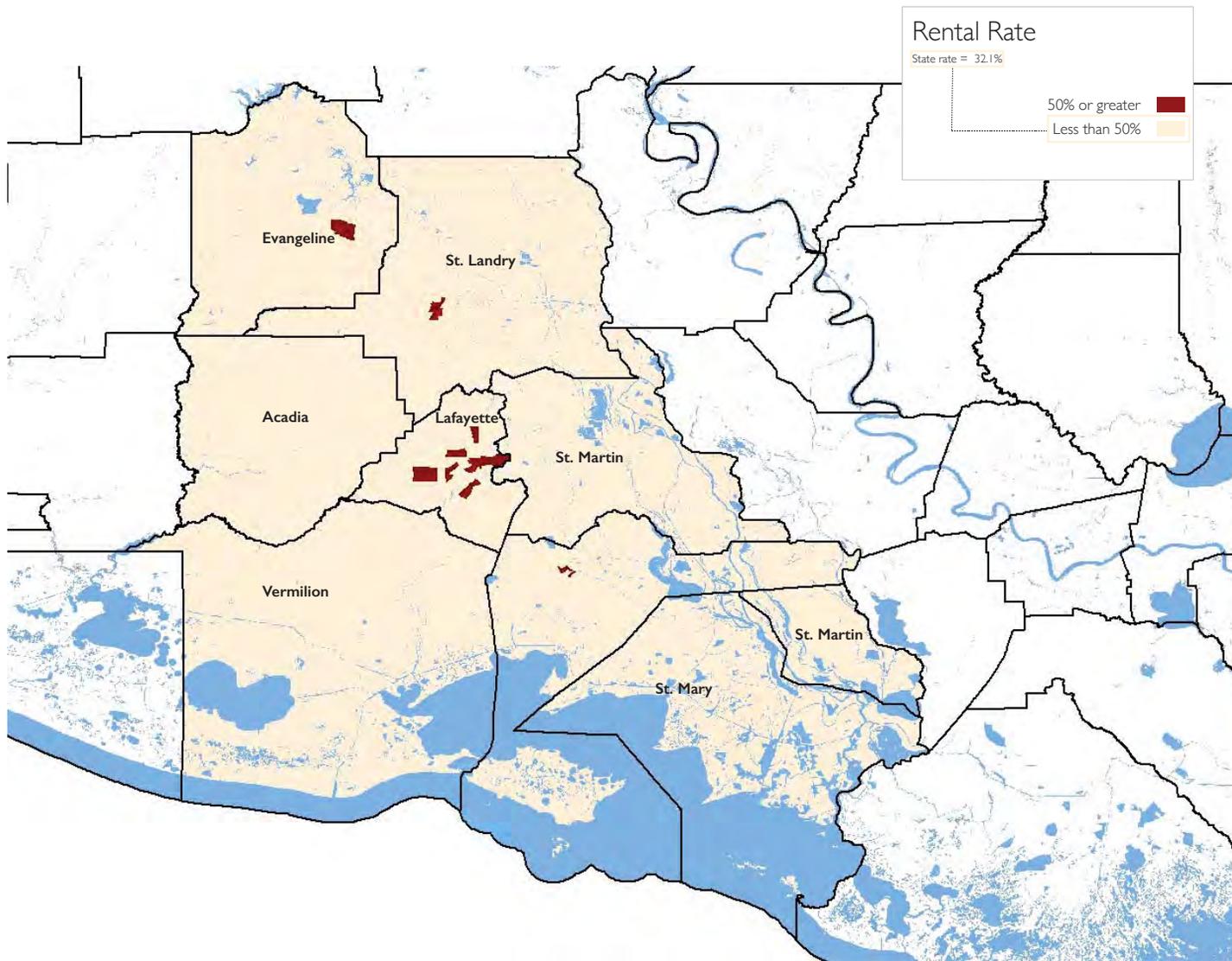


Rental Occupancy



Data Source: American Community Survey– 2007-2011

Rental Concentration



Measurement Rental Concentration

In this map we search for areas with higher concentrations of rentals. The state rental rate is 32.1%. We have used 50% as the benchmark for designating high rental concentration. This determination is based upon the distribution of the tract rates and not the population. It is expected that most of those areas will be in metropolitan areas.

Reading the map

The map highlights those tracts in the RLMA where rentals constitute 50% or more of the residences. The table below shows the parish rental rates, which should be compared to the state rate of 32.1%

	Rental rate
United States	33.9%
Acadia	31.0%
Evangeline	31.9%
Iberia	29.5%
Lafayette	35.2%
St. Landry	28.4%
St. Martin	19.9%
St. Mary	30.1%
Vermilion	23.2%

Data Source: American Community Survey– 2007-2011

Mobile Homes

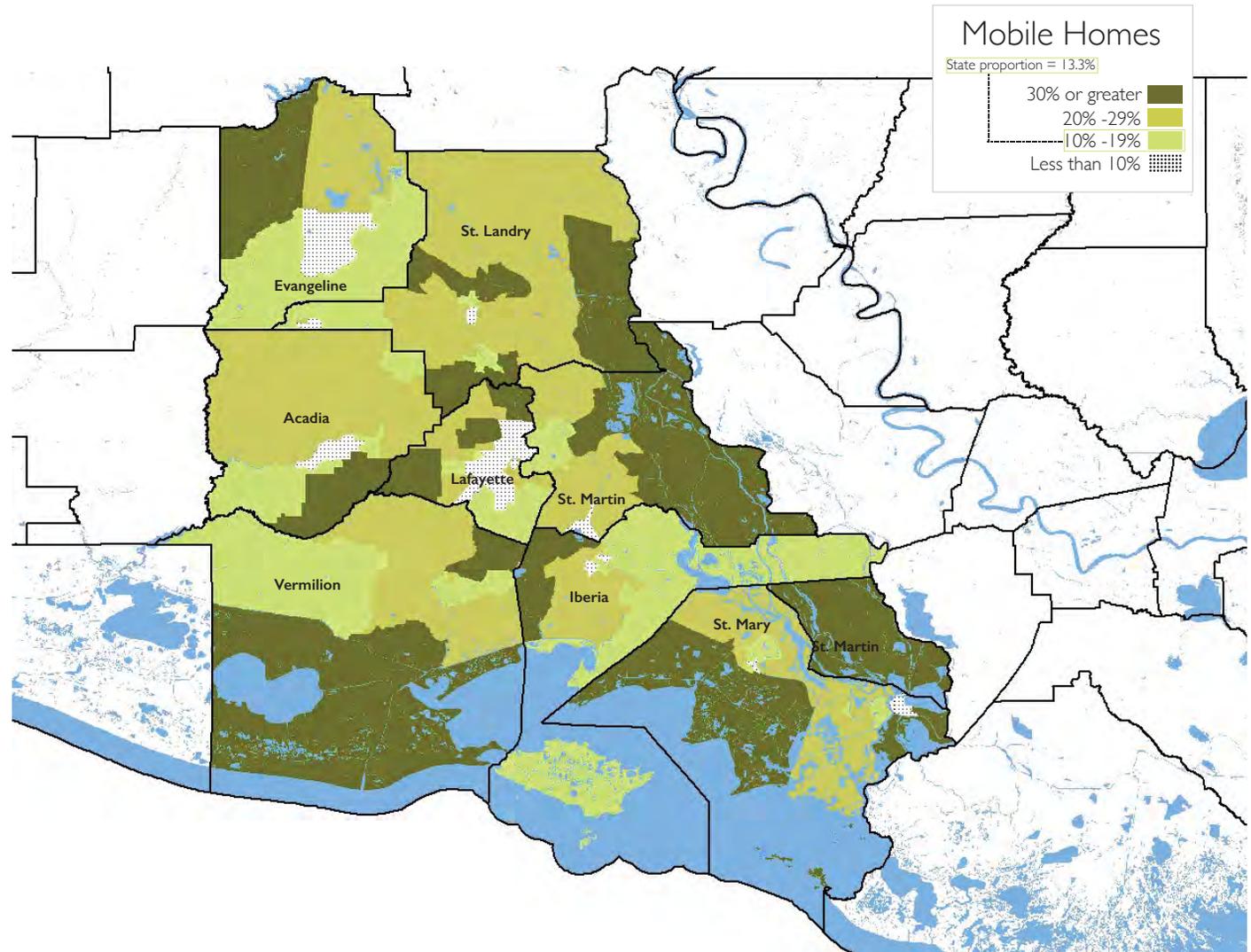
Measurement Mobile Homes

Mobile homes represent one of the five overall types of housing listed by the Census. The data do not distinguish between those mobile homes that have been immobilized or de-immobilized in accordance with state laws. Therefore, all mobile home structures, including those that are mobile and those that might be classified as manufactured homes, are included in the definition of mobile homes.

The proportion of units in the state that are mobile homes (13.3%) is twice that of the national rate. Initially one might attribute this to the series of hurricanes inflicting property damage on the state, but the 2000 Census data shows that the proportion of units that are mobile homes has not changed much over the past decade, rising modestly from 13.1%.

Reading the map

The map displays mobile home units as a proportion of all units within a Census tract. Darker colors indicate a higher proportion of mobile homes. The percentage of units that are mobile homes in the state is 13.3%.



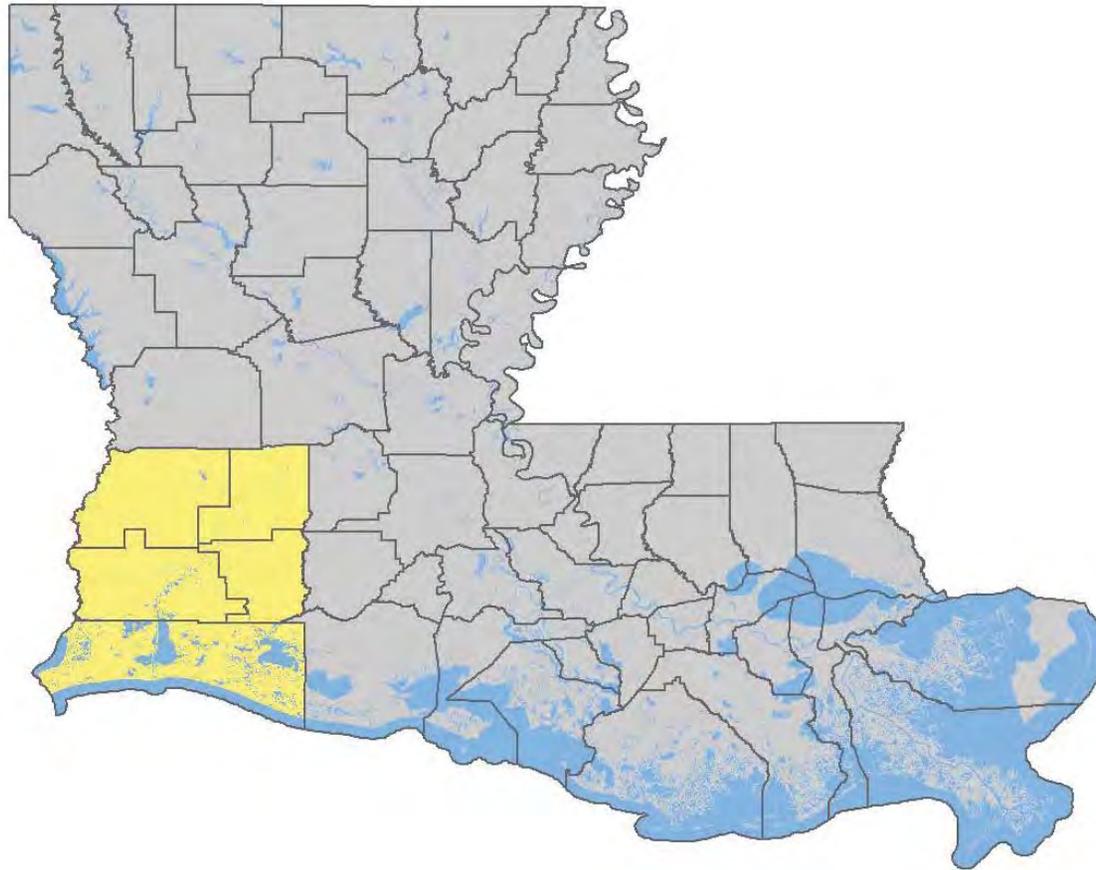
	Mobile homes
United States	6.6%
Acadia	17.7%
Evangeline	16.1%
Iberia	20.5%
Lafayette	11.3%
St. Landry	21.0%
St. Martin	26.9%
St. Mary	20.2%
Vermilion	22.6%

Data Source: American Community Survey– 2007-2011

Louisiana Regional Labor Market Area 5

Lake Charles

Allen | Calcasieu | Cameron | Beauregard | Jefferson Davis

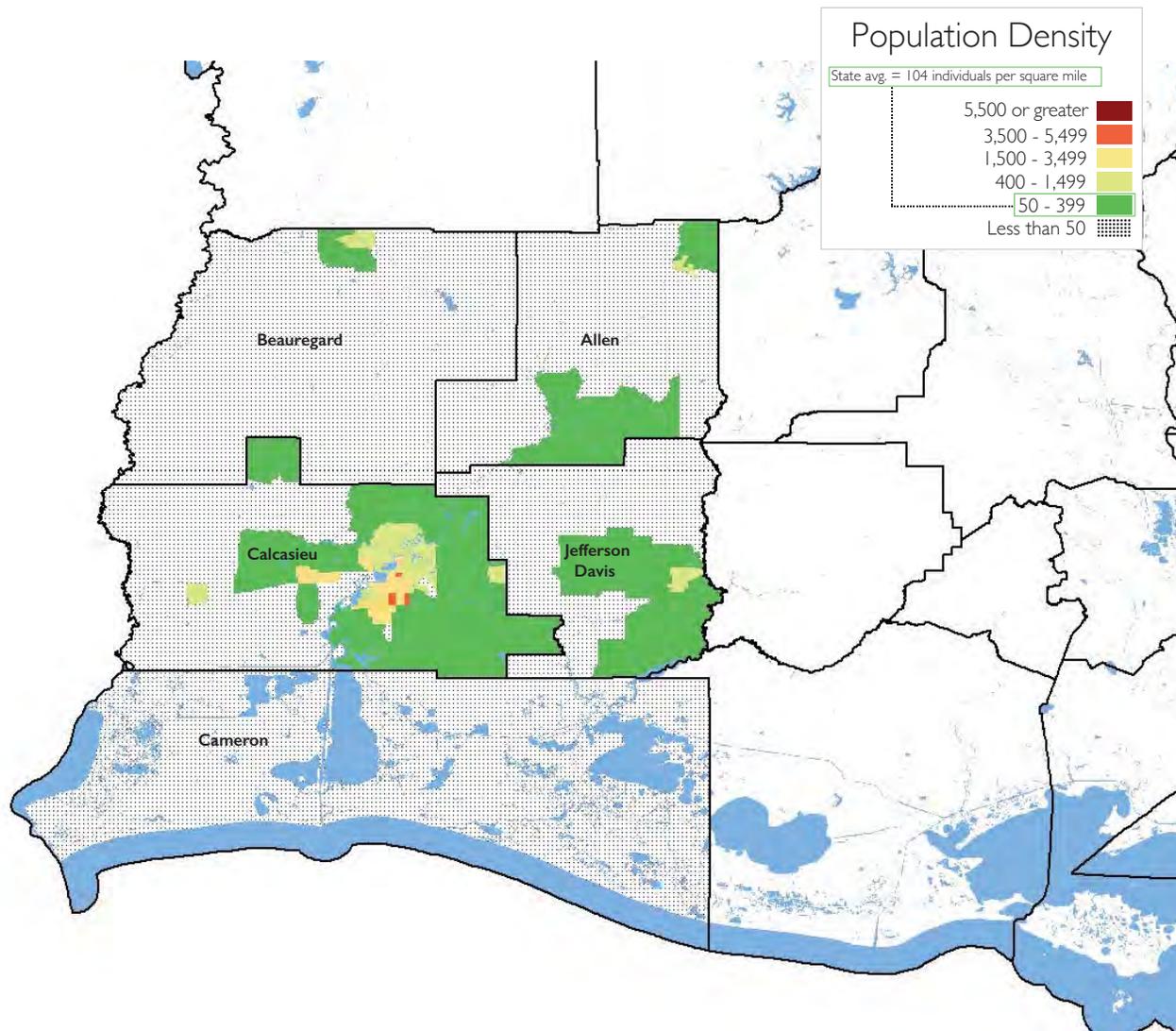




Regional Labor Market Area 5
Lake Charles

Socioeconomic Characteristics

Population Density



Measurement Density

Population density partly captures urbanization of an area. The measurement is persons per square mile, and it is captured at the tract level.

Reading the map

We have focused on the areas of relatively high density. The average density for the state is 104 persons per square mile, but the most dense parts of the state have more than 6,000 persons per square mile. The map is high color contrast from green to red with red being high density and green being low density. Areas of very low density are designated with stipple.

	Persons per square mile
United States	87
Allen	34
Beauregard	31
Calcasieu	181
Cameron	5
Jefferson Davis	49

Data Source: Census 2010 Summary File 1

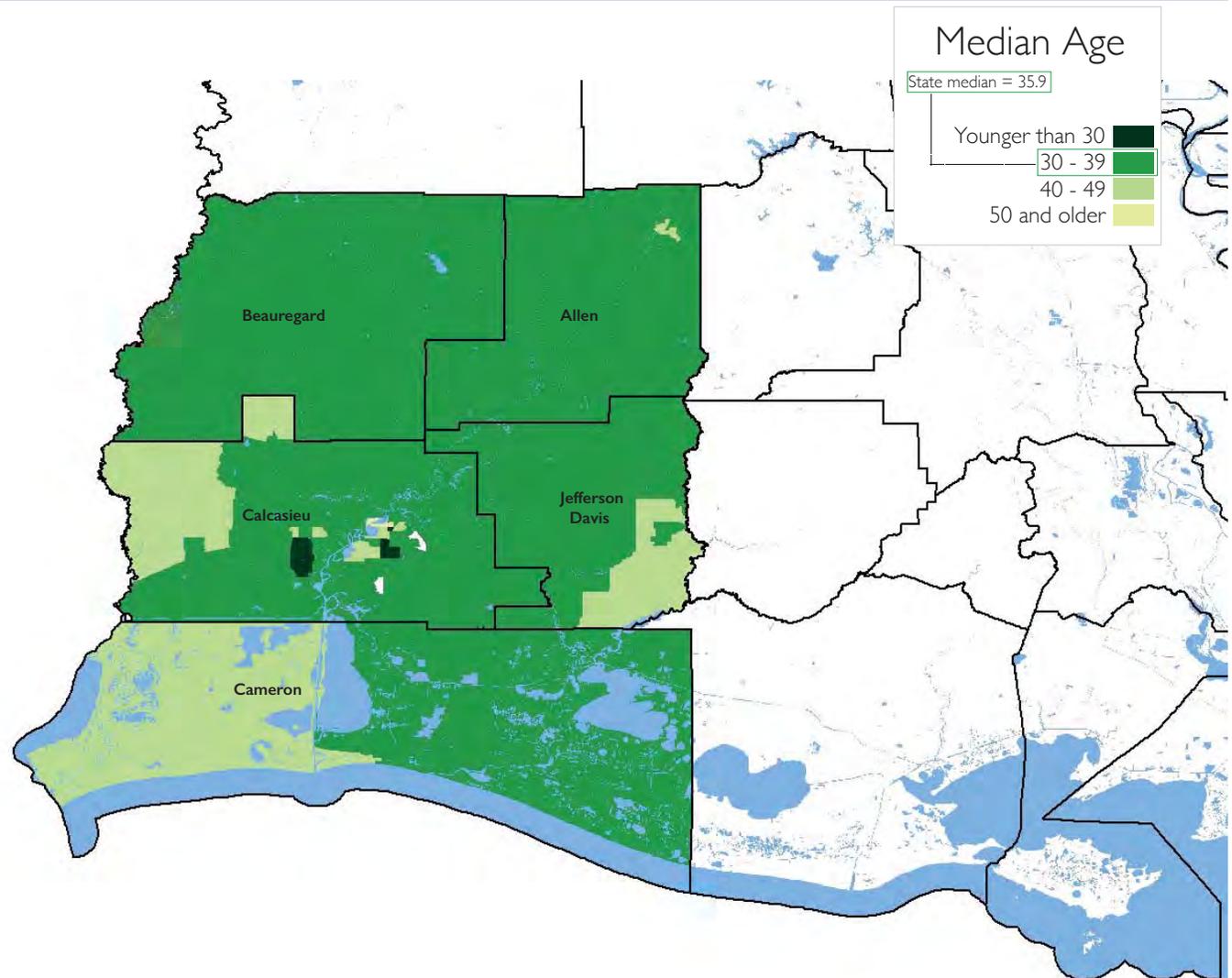
Median Age of Population

Measurement Median Age

Half of the population will be older than this age and half will be younger. The median age can be compared across RLMA and Census tracts. The lower the median age the younger the population, while the higher the median age the older the population.

Reading the map

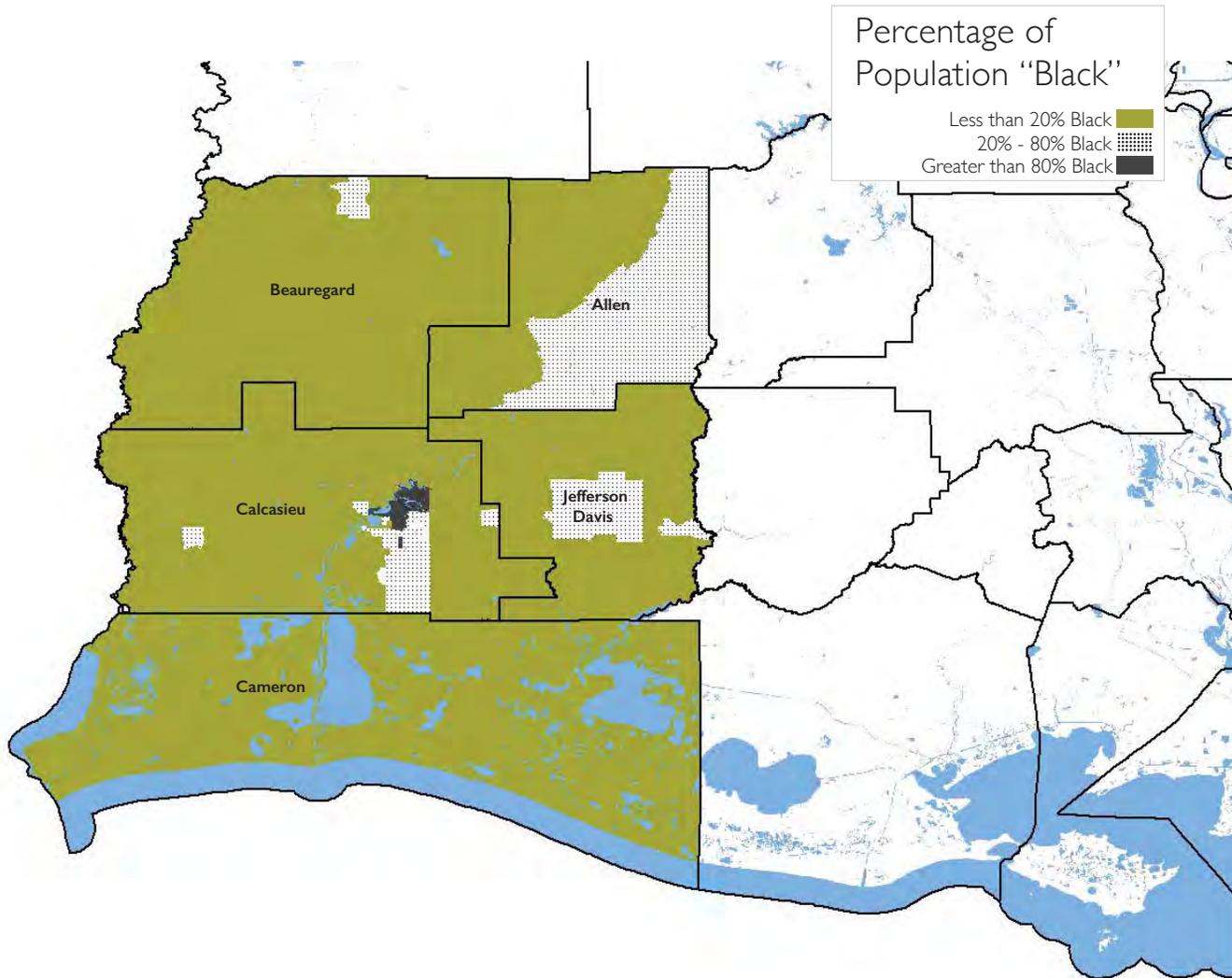
The median age is represented for each Census tract with the darkest colors representing younger median age and lighter colors representing older median age. The state's median age is 35.9, indicated in the legend.



	Median age
United States	37.0
Allen	37.5
Beauregard	36.7
Calcasieu	35.9
Cameron	40.3
Jefferson Davis	37.5

Data Source: American Community Survey– 2008-2012

Percentage of Population “Black”



Measurement Racial Segregation

To measure racial segregation, we focused upon the percent of the population that is reported “Black” by the Census. Communities with a Black population greater than 80% or less than 20% of the total population are considered de facto segregated.

Reading the map

Data on race have been organized to display high concentrations of black and non-black Census tracts: olive representing predominantly non-black populations, dark gray representing predominantly black populations. Those tracts that meet neither of these classifications are represented in stipple.

	Percent Black
United States	13.5%
Allen	21.2%
Beauregard	14.2%
Calcasieu	25.9%
Cameron	2.0%
Jefferson Davis	18.6%

Data Source: American Community Survey– 2008-2012

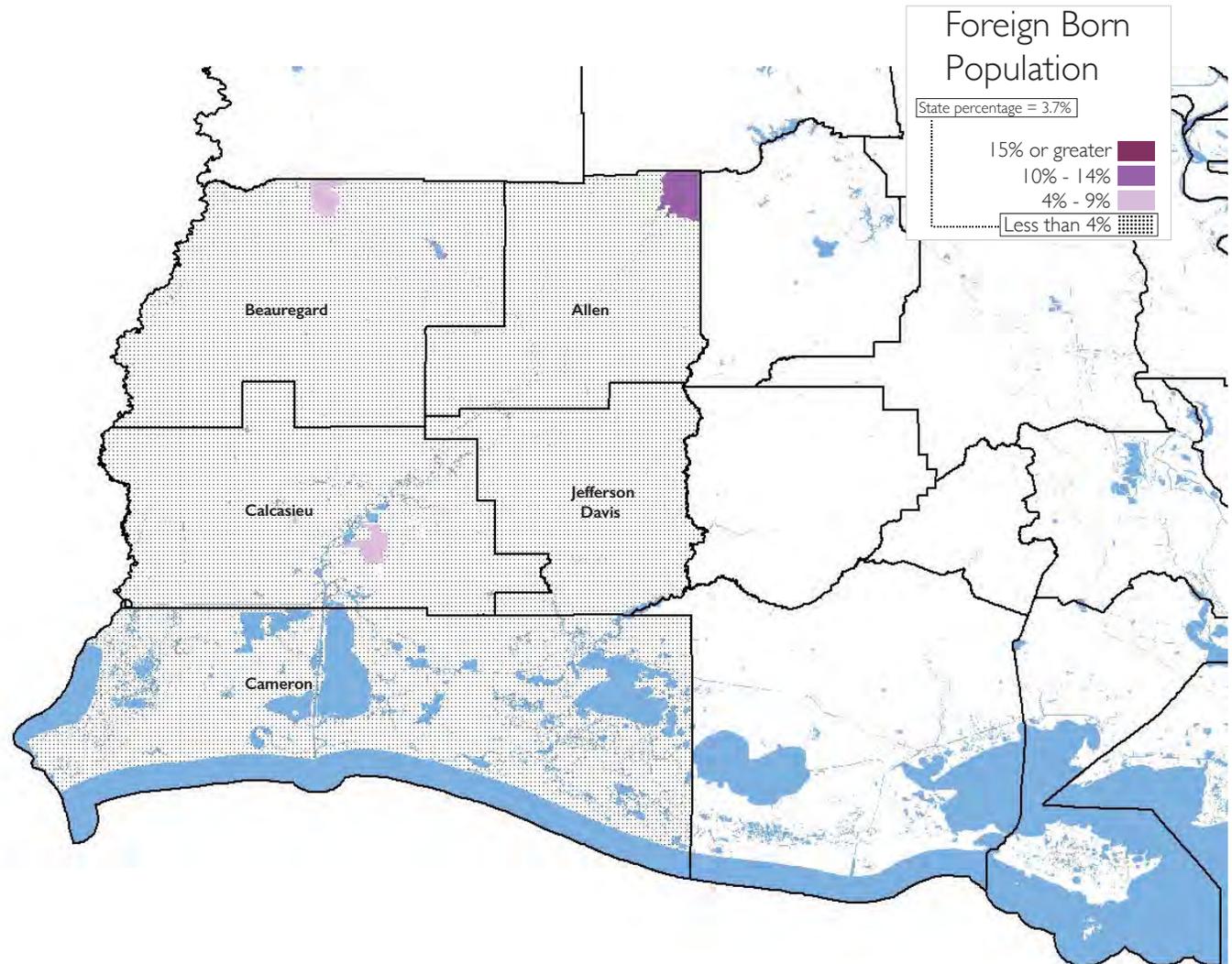
Foreign Born Population

Measurement Foreign-born

The foreign-born population consists of individuals who were not U.S. citizens at birth.

Reading the map

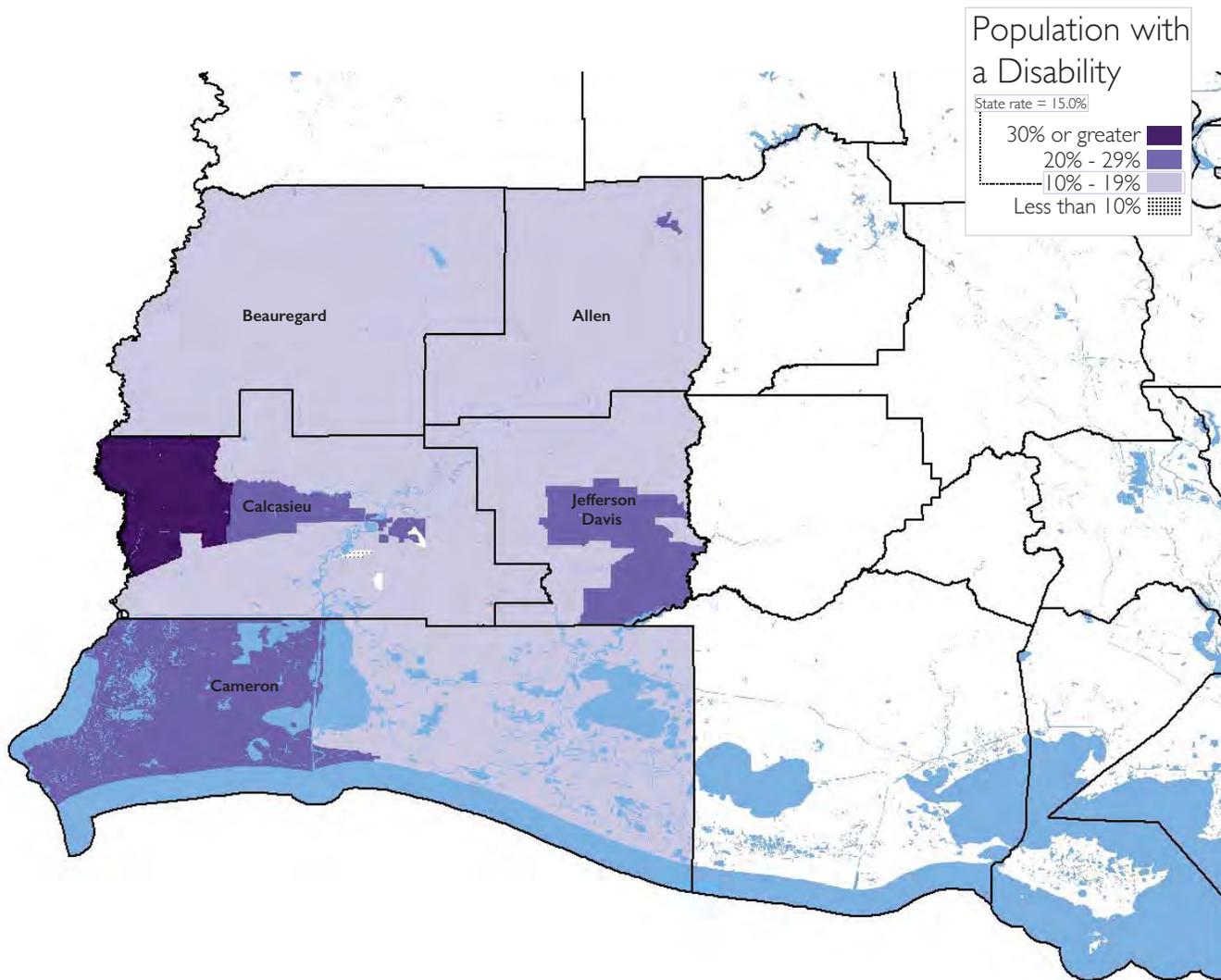
The map displays the percentage of foreign-born individuals within each Census tract as a percent of the entire tract population. Darker colors signify a greater presence of foreign-born individuals. The state average for the percentage of foreign-born individuals is 3.7%. We have focused the map on areas of relatively high foreign born populations and designated those at or below the state level in stipple.



	Foreign born
United States	12.8%
Allen	3.8%
Beauregard	1.8%
Calcasieu	2.2%
Cameron	0.4%
Jefferson Davis	0.7%

Data Source: American Community Survey— 2007-2011

Population with a Disability



Measurement Disability

The Census collects information on disability through the American Community Survey. An individual is considered disabled if the person has any one of the definitions of disability used by the ACS, which include difficulties with hearing, vision, walking or climbing stairs; difficulties resulting from physical, mental or emotional problems that result in reduced cognitive abilities or independent living; or difficulty in caring for oneself.

Reading the map

The map represents that percentage of the population within each Census tract having a disability. Darker colors represent a higher concentration of individuals living with a disability. The state rate for those living with a disability is 15%.

	Disability rate
United States	12.0%
Allen	16.9%
Beauregard	17.6%
Calcasieu	16.2%
Cameron	16.6%
Jefferson Davis	21.4%

Data Source: American Community Survey— 2008-2012

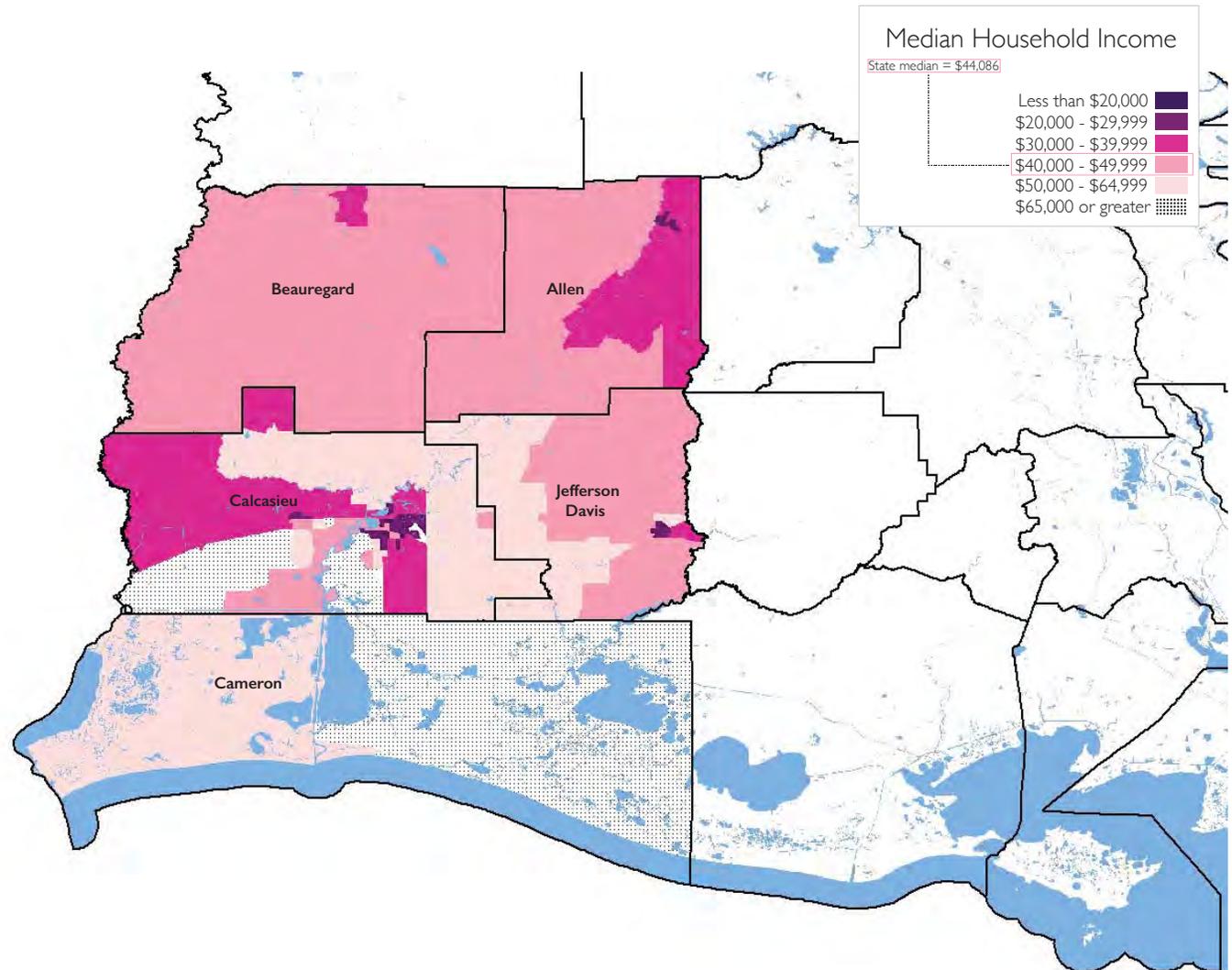
Median Household Income

Measurement Income

Median household income is a measurement of income distribution: one-half of all households earn more than this amount and one-half earn less. Household income reflects the role of the household as a fundamental economic unit within a community and provides some insight into the purchasing power for an area.

Reading the map

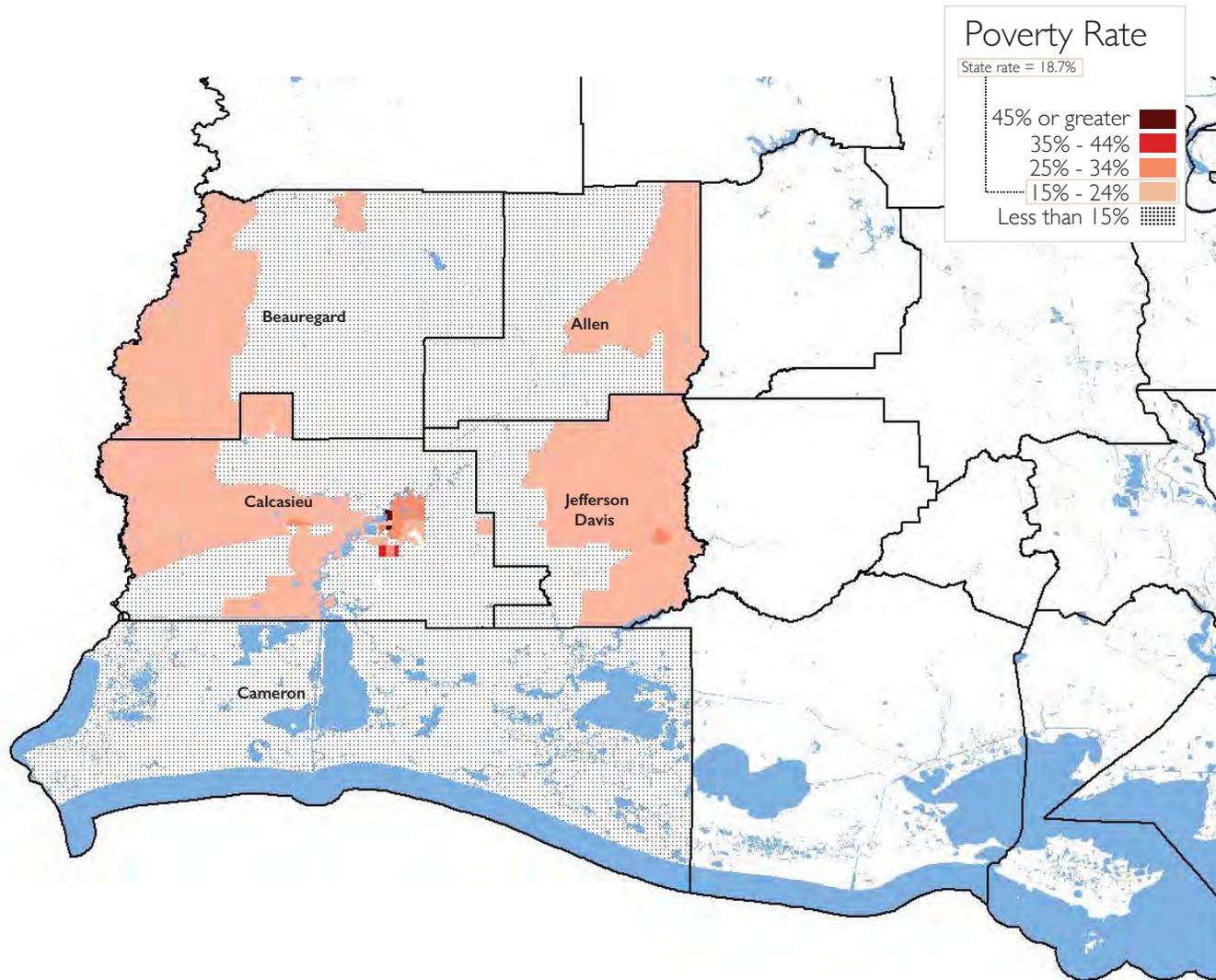
Data on median household income have been collected for Census tracts comprising the RLMA so that spatial comparisons can be made across the area. Tracts with a lower median household income are generally poorer. The median household income for the state is \$44,086, and its range is highlighted with a corresponding color in the legend. We have focused the map upon areas of low income, so tracts with a high median income for the state are designated by stipple.



	Median household income
United States	\$52,762
Allen	\$39,007
Beauregard	\$45,113
Calcasieu	\$43,614
Cameron	\$61,679
Jefferson Davis	\$43,585

Data Source: American Community Survey– 2007-2011

Population Living in Poverty



Measurement Poverty

Poverty is defined using a set of income thresholds established by the Office of Management and Budget that vary by family size and composition. Families that fall below the income thresholds are deemed to be in poverty. The most recent income thresholds are with \$15,730 or less for a family of two, a family of three earning \$19,790 or less, a family of four earning \$23,850 or less, and so on in increments of \$4,060 up to a family of eight.

Reading the map

Poverty rate data have been collected for Census tracts comprising the RLMA, and the map displays the proportion of the population with incomes under the poverty threshold. Darker colors signify higher rates of poverty. The state poverty rate is 18.7%, and its range is highlighted with a corresponding color in the legend.

	Poverty rate
United States	14.9%
Allen	16.6%
Beauregard	14.8%
Calcasieu	16.8%
Cameron	8.9%
Jefferson Davis	18.1%

Data Source: American Community Survey—2008-2012

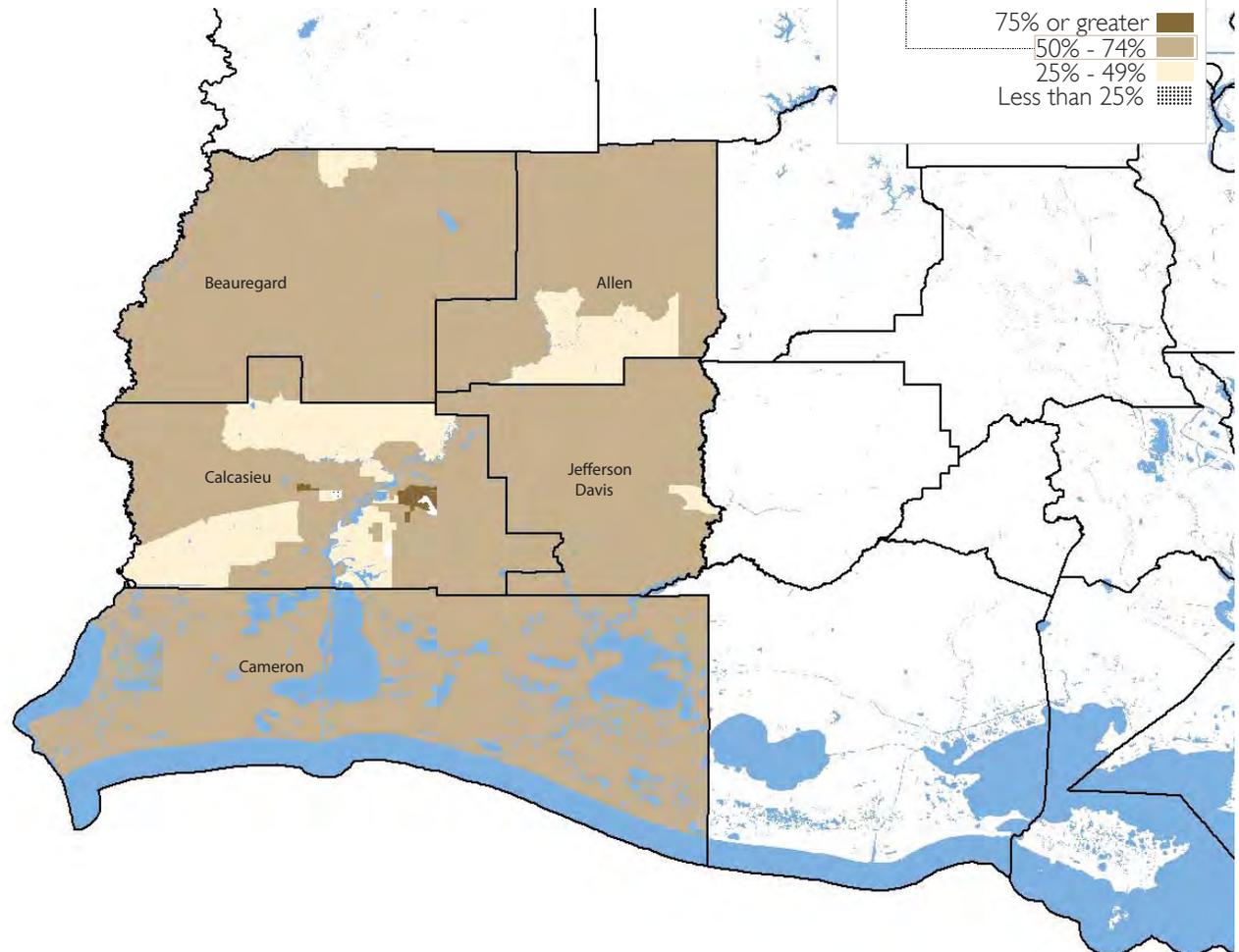
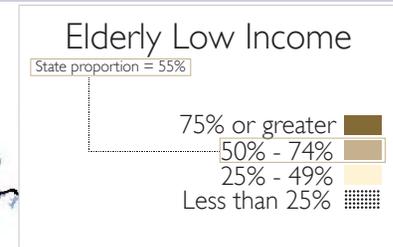
Elderly Population with Low Income

Measurement Elderly low-income

The U.S. Department of Housing and Urban Development produces “CHAS” data (Comprehensive Housing Affordability Strategy) that demonstrate the extent of housing problems and housing needs, particularly for low income households. These data provide information on the incomes of those 62 years and older.

Reading the map

The map shows the percentage of elderly households within the tract with incomes less than 80% of HUD Area Median Family Income (HAMFI). In Louisiana, 55% of households with a resident over the age of 62 years have household incomes less than 80% of HAMFI, and that range is highlighted with a corresponding color in the legend. Section 3(b)(2) of the United States Housing Act of 1937 provides for housing assistance for low income families, defined as families making 80% of the median family income in the area, and very low income families, defined as families making 50% of the median family income with these estimates adjusted for varying family sizes. The HUD median family income is based on Census and American Community Survey data.



	Elderly low-income
United States	53.0%
Allen	57.3%
Beauregard	55.6%
Calcasieu	57.1%
Cameron	55.1%
Jefferson Davis	60.2%

Data Source: HUD CHAS data – 2006-2010

Employment by Industry

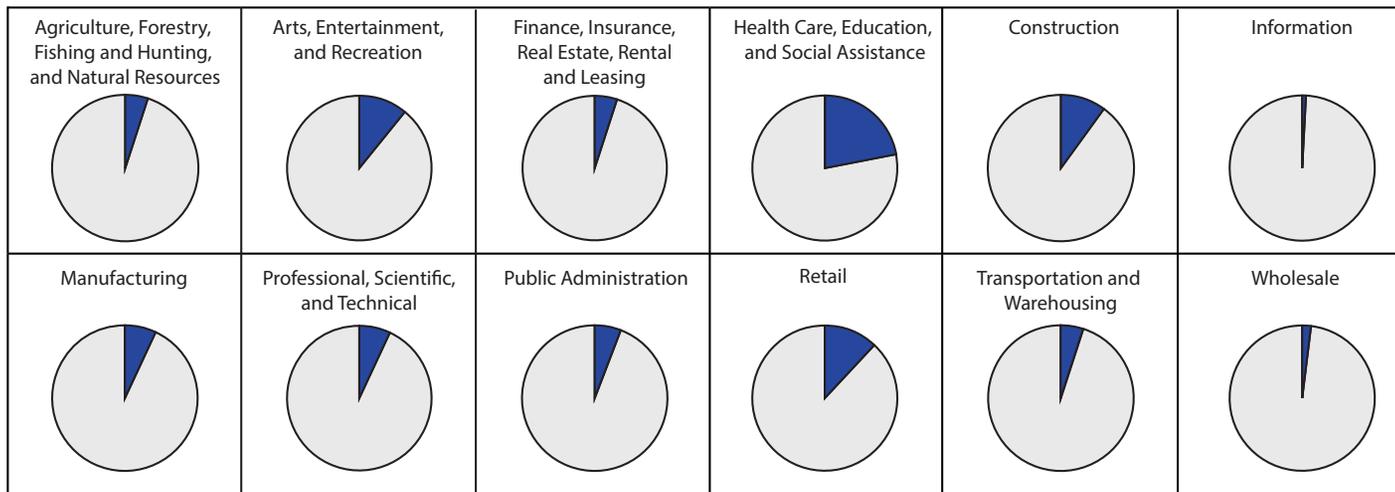
Employment by Industry

The map illustrates the percentage of employees in each industry as defined by the North American Industry Classification System (NAICS). The data refer to the person's job during the reference week.

Reading the chart

The chart represents the number of jobs in a specific industry within the RLMA relative to all jobs within the RLMA. The proportion of jobs attributable to the corresponding industry is colored in dark blue. We have displayed the employment at the RLMA level because the percentage by census tract is not useful since the regional labor market is the economic zone as defined by the Louisiana Workforce Commission.

Employment by Industry RLMA 5



	Agriculture etc.	Arts etc.	Finance etc.	Health Care etc.	Construction	Information etc.	Manufacturing	Professional etc.	Public Adm.	Retail	Transportation etc.	Wholesale
Allen	6.2%	13.7%	3.0%	20.9%	12.2%	1.1%	7.4%	3.0%	10.2%	10.0%	5.6%	1.1%
Beauregard	5.6%	8.1%	6.4%	19.3%	10.5%	0.8%	11.2%	5.9%	7.7%	11.1%	6.3%	1.4%
Calcasieu	2.5%	12.1%	4.7%	22.1%	10.0%	1.5%	10.2%	7.3%	5.2%	12.1%	4.8%	2.5%
Cameron	8.5%	3.4%	2.2%	15.6%	11.0%	1.0%	7.5%	13.8%	7.2%	11.1%	12.2%	3.8%
Jefferson Davis	15.7%	6.4%	4.4%	22.5%	9.3%	1.2%	6.8%	4.6%	3.4%	11.6%	7.1%	2.4%

Data Source: American Community Survey– 2007-2011

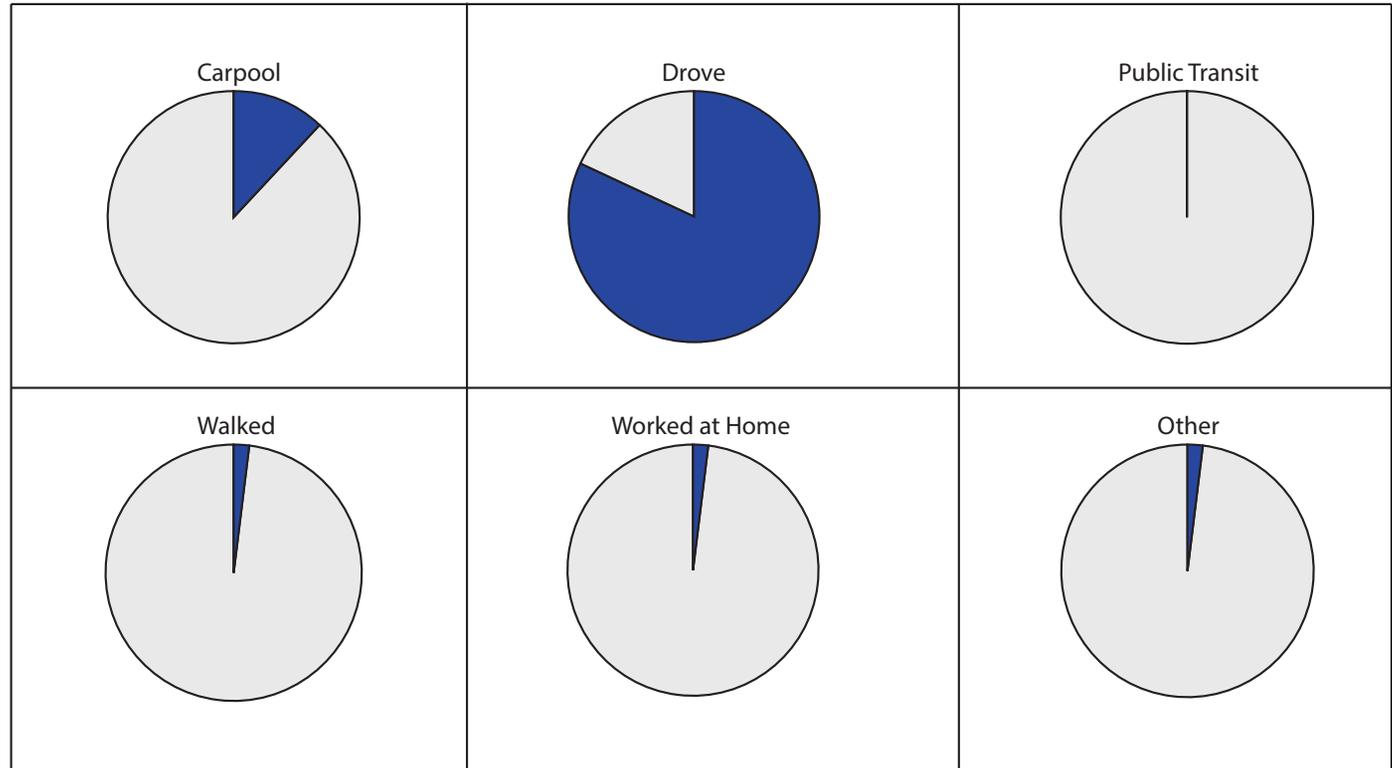
Means of Commuting

Means of Commuting

Commuting refers to an individual's journey to work and is characterized by the method of transportation, either driving alone, carpooling, using public transportation, or walking, and the duration of journey.

Reading the chart

Data on commuting have been collected for Census tracts comprising the RLMA, and the chart represents the proportion of transportation methods used by workers within the tract. The proportion of each transport method utilized by workers in the Census tract is colored in dark blue.



Means of Commuting

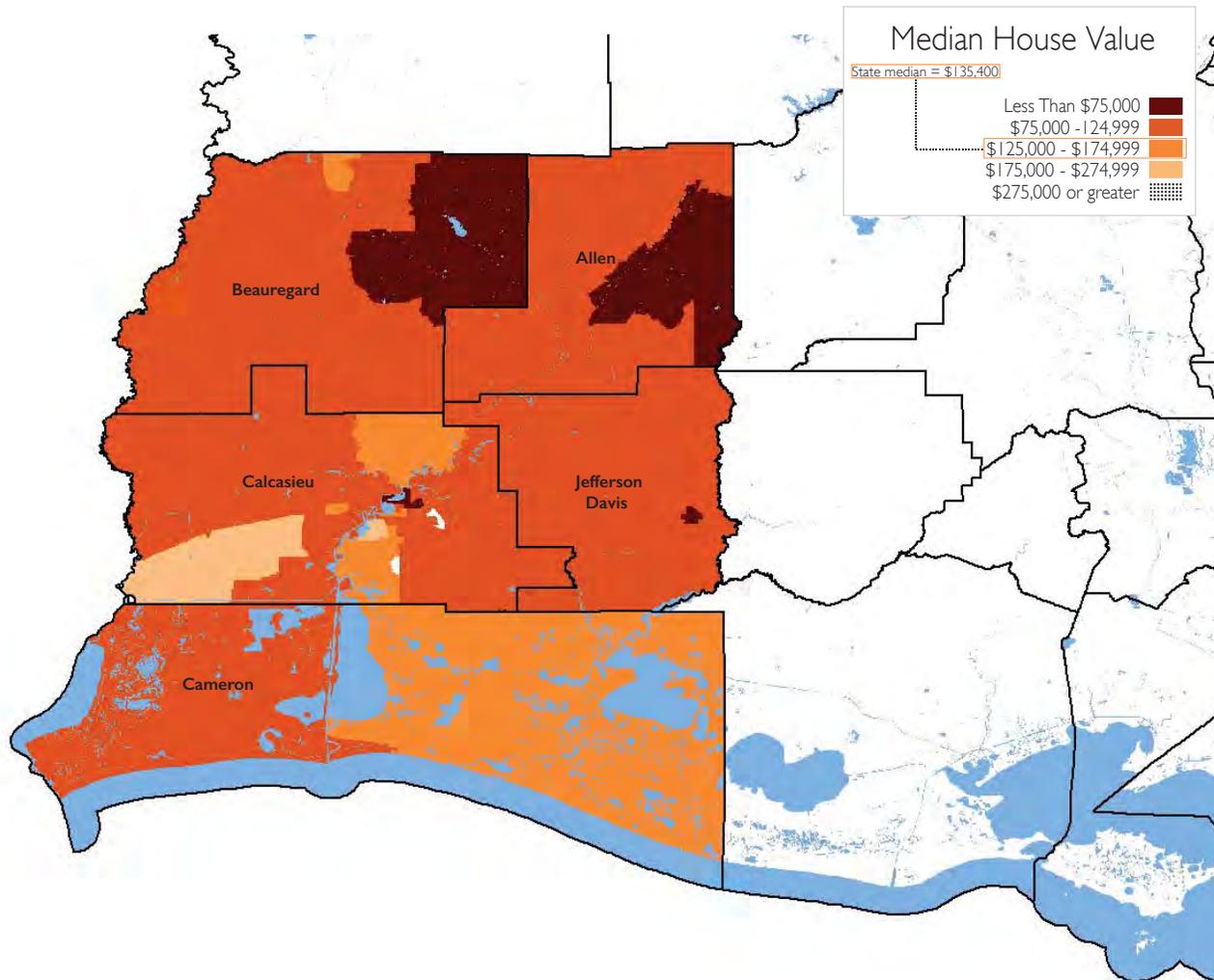
RLMA 5

	RLMA 5
Avg. commute time	23 mins
Median commute time	21.6 mins
Range:	12 mins
Range:	46.8 mins

Data Source: American Community Survey– 2007-2011



Median House Value



Measurement Median House Value

House value is determined by the owner's estimate of a sale price that one could expect if selling the property (structure and lot). Median house value indicates that one-half of all houses are worth more and one-half are worth less than the median.

Reading the map

Data on median housing values for single detached houses have been collected for Census tracts comprising the RLMA, and the map represents value ranges within the RLMA. The median home value for the state is \$135,400 (2011) and its range is highlighted with a corresponding color in the legend.

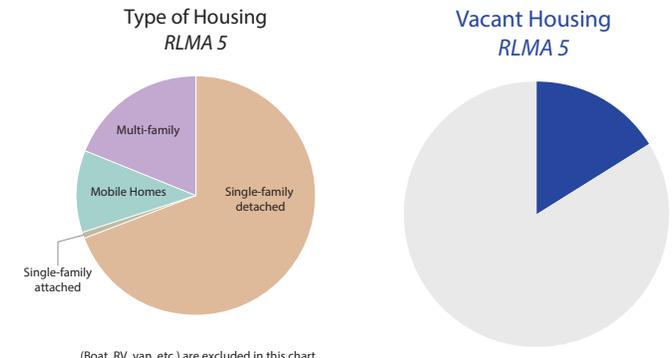
	Median house value
United States	\$186,200
Allen	\$78,300
Beauregard	\$84,500
Calcasieu	\$116,500
Cameron	\$118,600
Jefferson Davis	\$85,400

Data Source: American Community Survey— 2007-2011

Vacancy Owner and Rental

Housing is classified in four types: single-family detached, single-family attached, multi-family, and mobile homes. The chart to the right shows the distribution of these types.

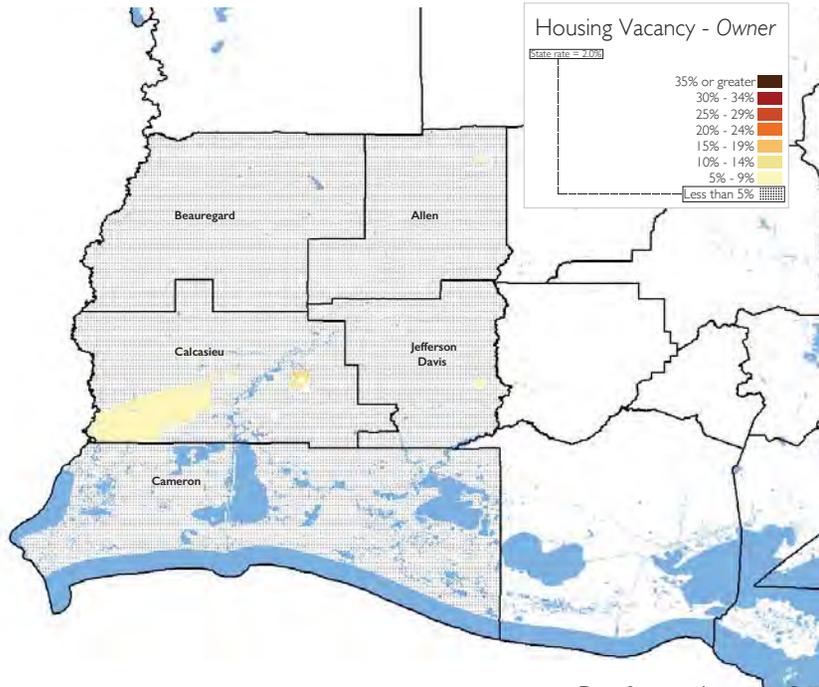
A housing unit is vacant if no one is living in the structure at the time of the interview unless its occupants are only temporarily absent. A vacant unit may also be one that is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if the unit is exposed to the elements or if there is positive evidence that the house is to be demolished or is condemned. As of 1990, year-round vacant mobile homes were included as part of the year-round vacant count of housing units. The chart [Vacant Housing](#) shows the estimated vacancy rate for combined owner-occupied and rental housing units within the RLMA. The proportion of vacant units in the RLMA is highlighted in dark blue in the other pie chart.



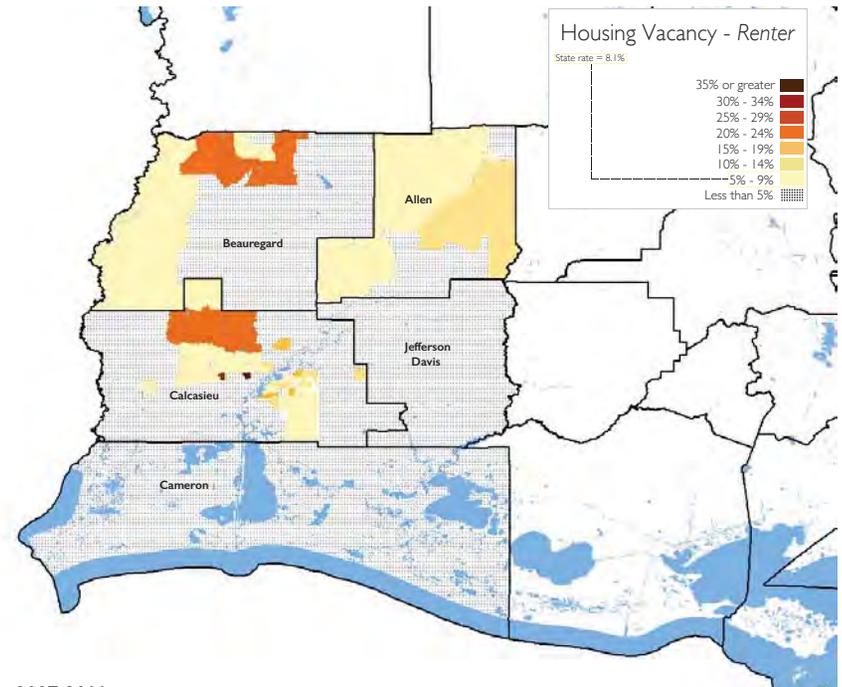
(Boat, RV, van, etc.) are excluded in this chart.

The maps below show the vacancy divided between owner vacant and rental vacant, where darker shades indicate higher relative levels of vacancy when compared against the state.

Owner Vacancy

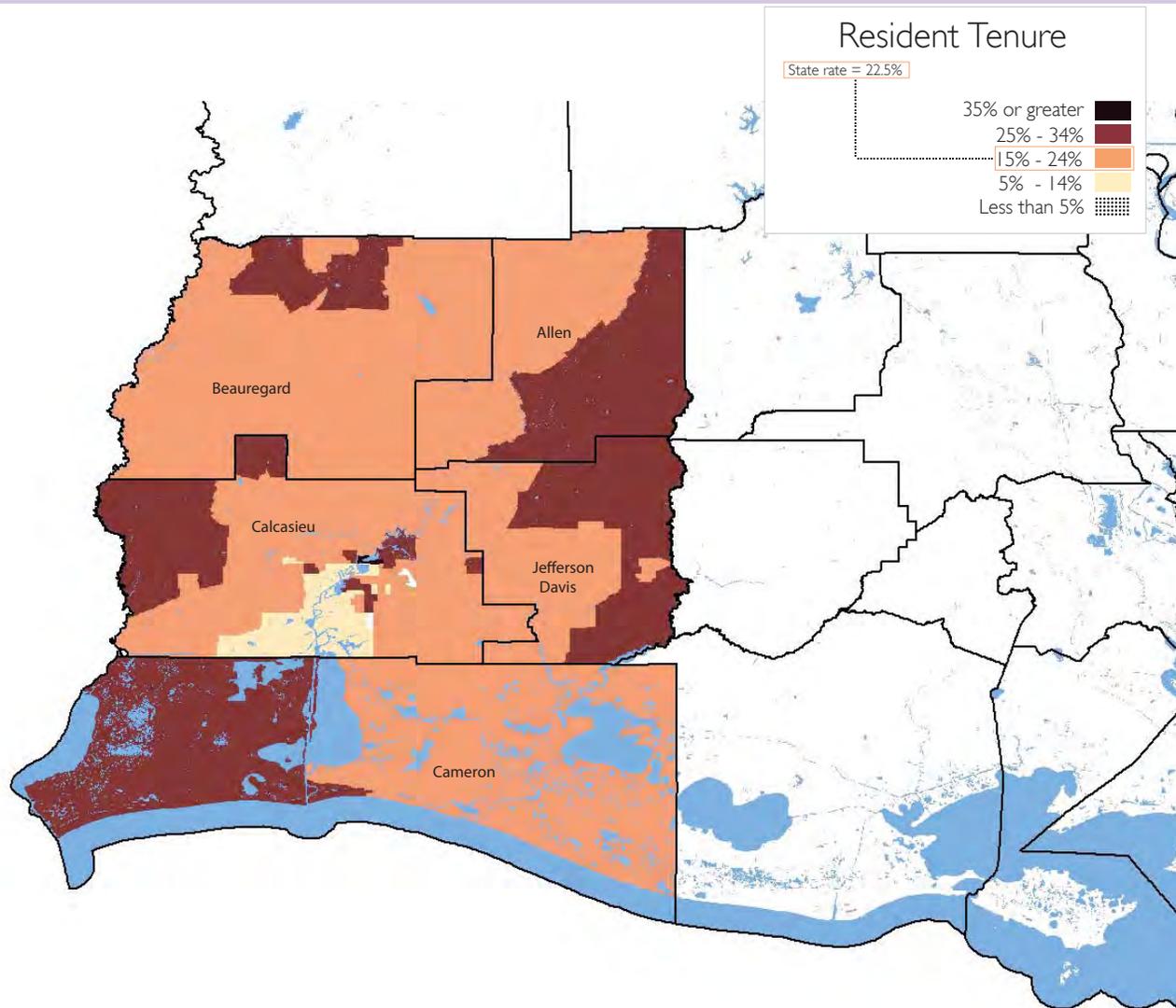


Rental Vacancy



Data Source: American Community Survey— 2007-2011

Resident Tenure before 1990



Measurement Long-term Tenure

Resident tenure is an important aspect in assessing the housing needs of a community. In this assessment, we have documented **those households residing at their current residence for at least twenty-five years**. There are two reasons for using this measurement. The first is that a high concentration of long-term householders is an early indication of aging-in-place. Secondly, and contrary to the aging-in-place concern, is that these long-term householders may also be considering a move as they age, so this is also an early indicator of “transition neighborhoods”.

The age of a community is important when considering housing options. Young families may require houses with more bedrooms, while older residents may want to remain in a community but in a smaller residence, or they may be seeking multi-unit residences.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 1990. Darker colors represent higher percentages of the population. The state proportion for owners and renters combined is 22.5%, and that range is highlighted with a corresponding color in the legend.

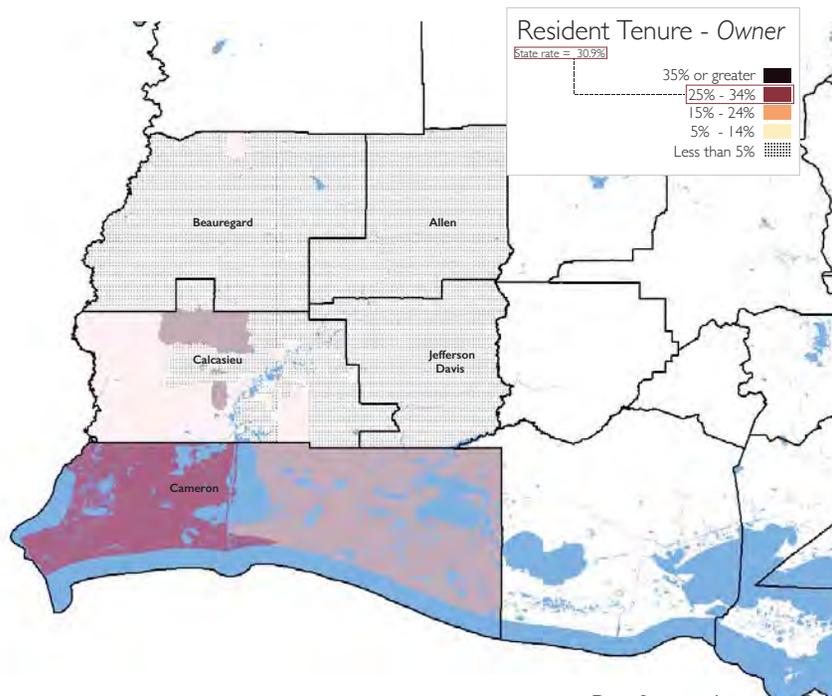
	1990 or earlier
United States	20.0%
Allen	28.5%
Beauregard	22.9%
Calcasieu	21.2%
Cameron	21.2%
Jefferson Davis	25.0%

Data Source: American Community Survey– 2007-2011

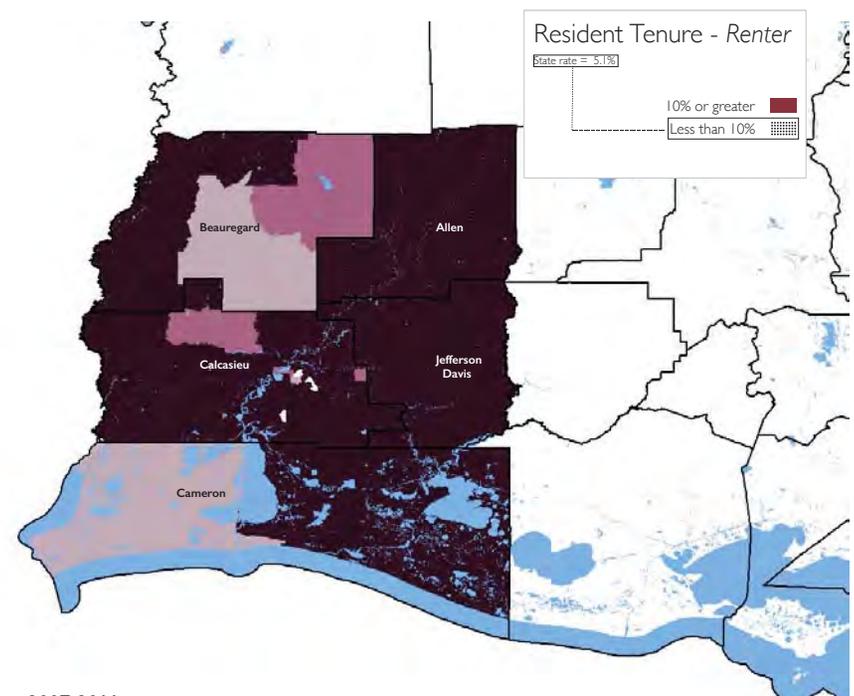
Resident Tenure before 1990: *Owner and Renter*

We have also divided this indicator between owners and renters. It is reasonable to expect that owners are more likely to be long-term residents, so we have used the same distribution in the owner map. Renters, however, are more likely to move, so we have simply highlighted those areas in the RLMA that have a relatively high concentration of long-term renters.

Owner Tenure (before 1990)

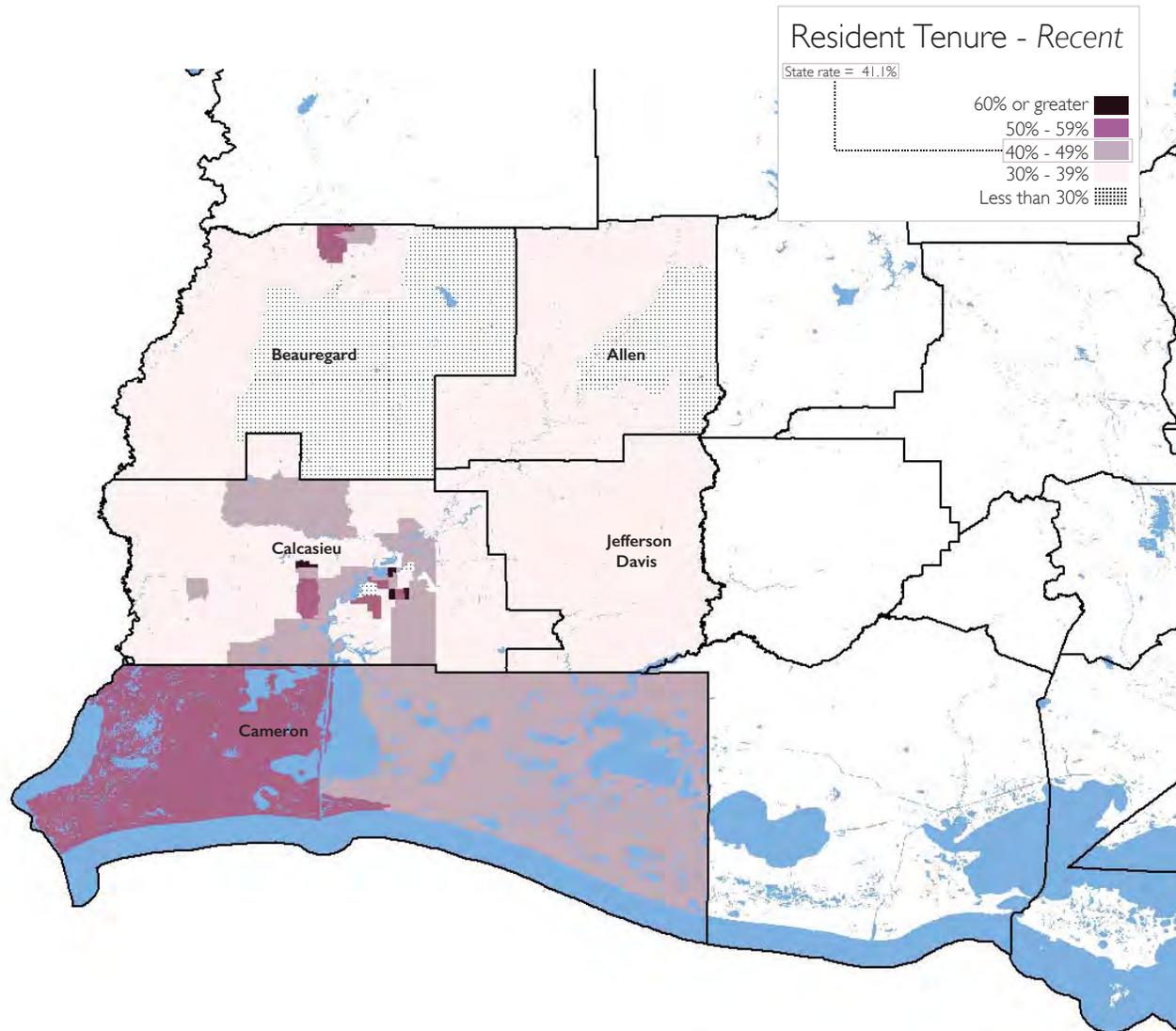


Rental Tenure (before 1990)



Data Source: American Community Survey— 2007-2011

Resident Tenure after 2005



Measurement Recent Tenure

In this assessment, we have documented **those households that reported residence after 2005**. High levels of recent tenure are an indicator of ongoing transitions or new development. This iteration of measuring tenure is an inverse of the long-term tenure measure (see above) meant to complement that display.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 2005 based upon interviews conducted between 2007 and 2011 through the American Community Survey. Darker colors represent higher concentrations of such recent tenure.

The state average percentage for residents of recent tenure is 41.1%.

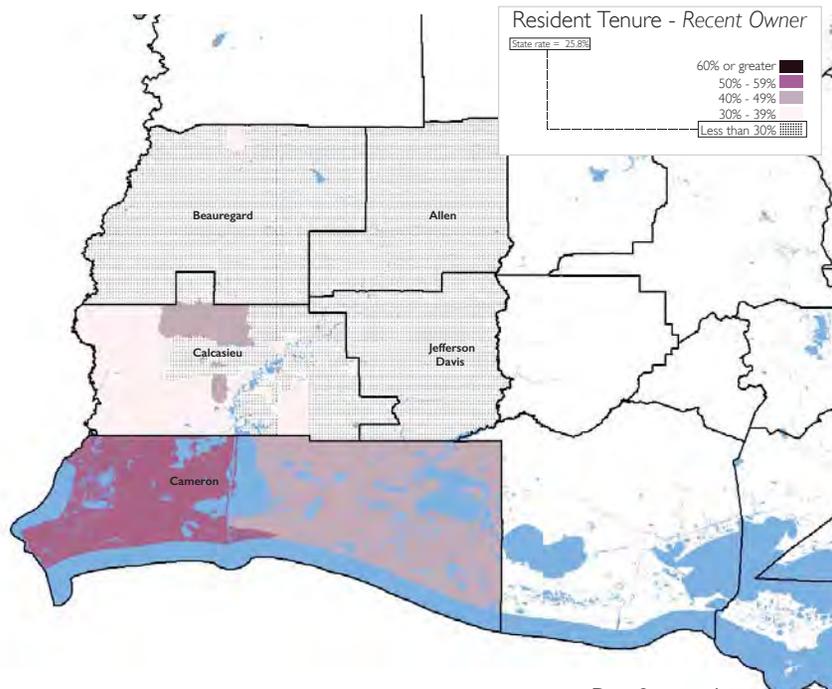
	2005 or later
United States	40.1%
Allen	33.9%
Beauregard	35.9%
Calcasieu	42.5%
Cameron	52.6%
Jefferson Davis	35.0%

Data Source: American Community Survey– 2007-2011

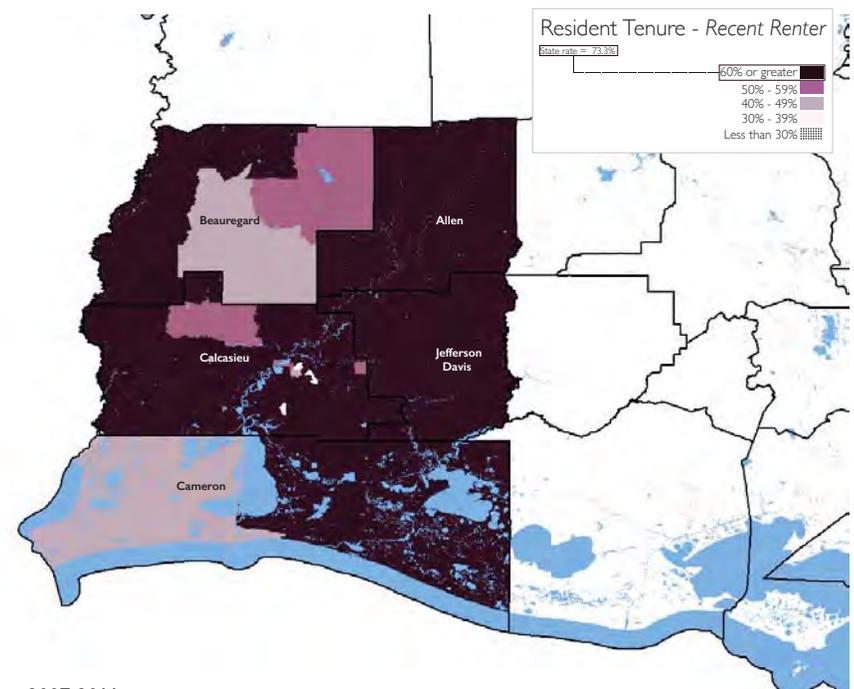
Resident Tenure after 2005: *Owner and Renter*

As with the long-term tenure map, we have also divided this indicator between owners and renters. In this case we used the same distribution as we did in the map displaying the overall population. The rental map reflects the reality that renters tend to move often, so many of the renters in a tract will likely report having moved into the residence after 2005. Owners, however, are likely to remain in a house for more than five years.

Owner Tenure (after 2005)



Rental Tenure (after 2005)

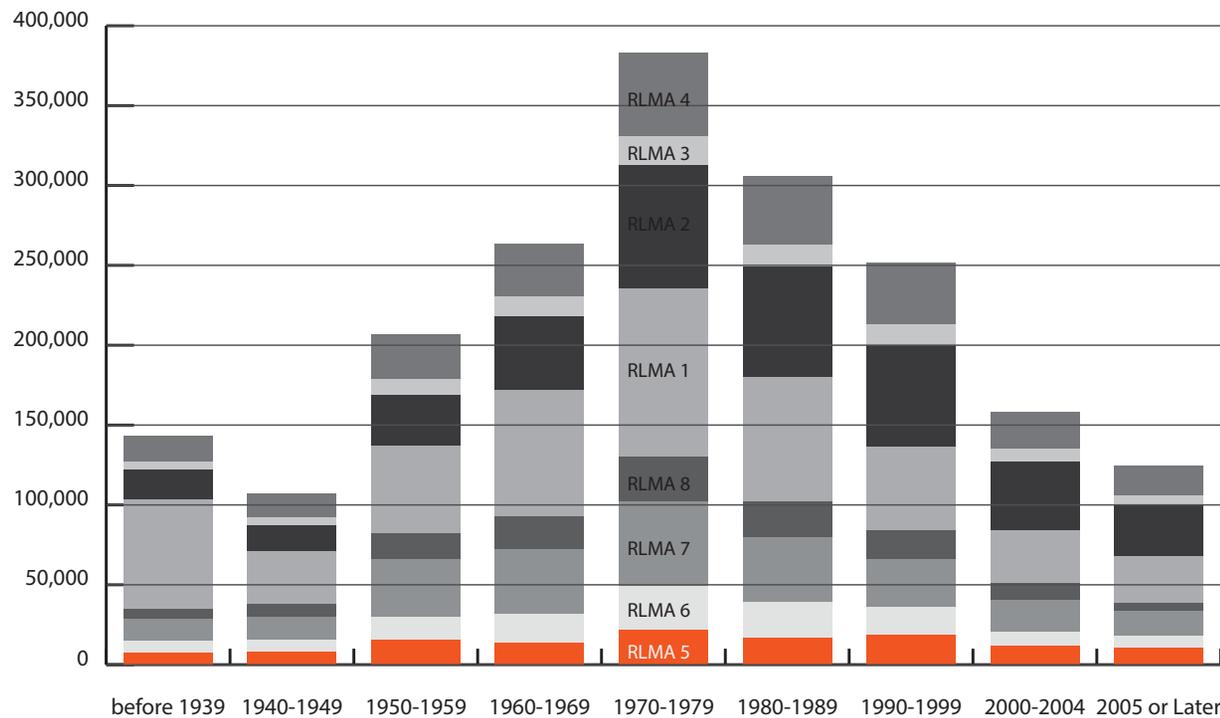


Data Source: American Community Survey— 2007-2011

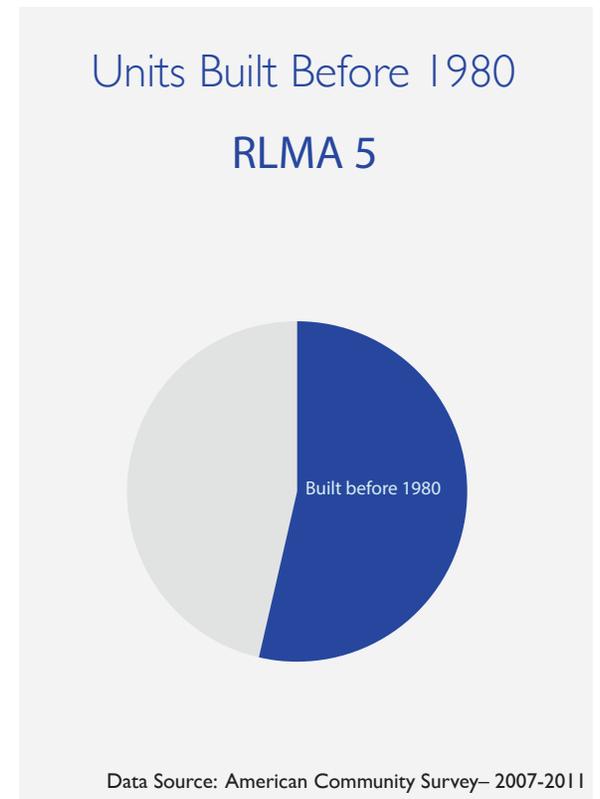
Construction by Year and Units built before 1980

Age of housing stock is a policy concern for many reasons including health (asbestos removal, lead paint) and environmental sustainability (energy-efficiency programs). The chart below shows that the majority of the housing in the state was built after 1970, but for each RLMA this distribution differs. The orange section of each bar compares the RLMA to the remainder of the state. The chart is not normalized for population, so an RLMA with a higher population (such as New Orleans) will be more prominently represented in the graphic. The chart shows only the number of houses still in use or potential use by the year they were constructed.

The pie chart below shows the **share of houses built before 1980**. In 1977 the Consumer Product Safety Commission of the United States banned the use of lead in paints used in residences, public buildings, on toys and on furniture. In effect, this meant that all houses built after 1977 should not contain lead-based paint, but lead-paint mitigation and removal is still a major concern for houses built prior to the enforcement of this regulation. The data available through the Census does not use 1978 as a categorical indicator, so we have opted to use the nearest category: 1980.



Construction by Year **RLMA 5**
as part of total statewide construction



Data Source: American Community Survey– 2007-2011

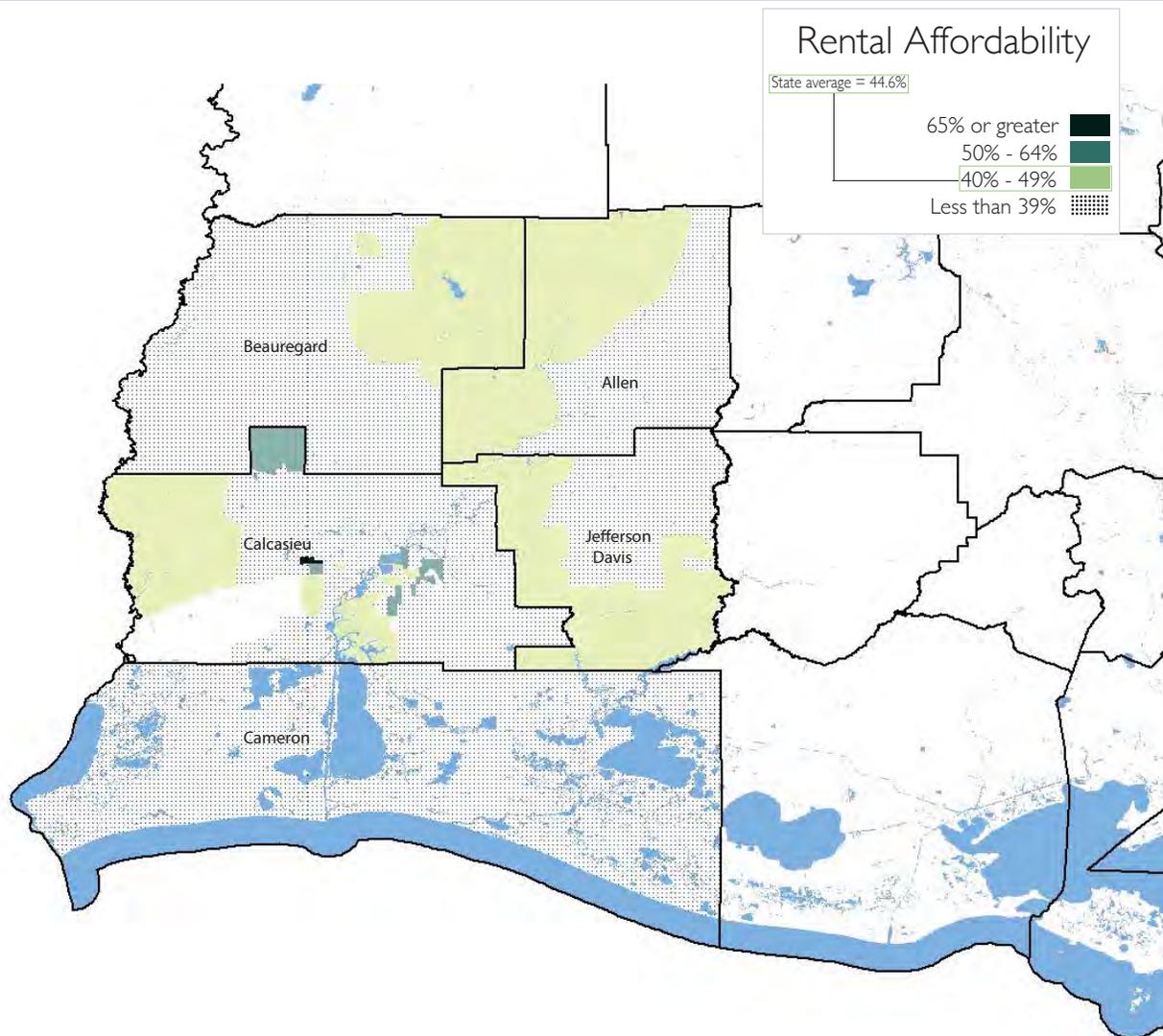
Rental Affordability

Measurement Rental Affordability

Rental affordability is measured by Gross Rent as a Percentage of Income (GRAPI), a computed ratio of monthly gross rent to monthly household income. Gross rent is contract rent plus the estimated average monthly cost of all utilities. Thirty-five percent of income or more spent on gross rent is a commonly used threshold for evaluating unaffordability or rent distress.

Reading the map

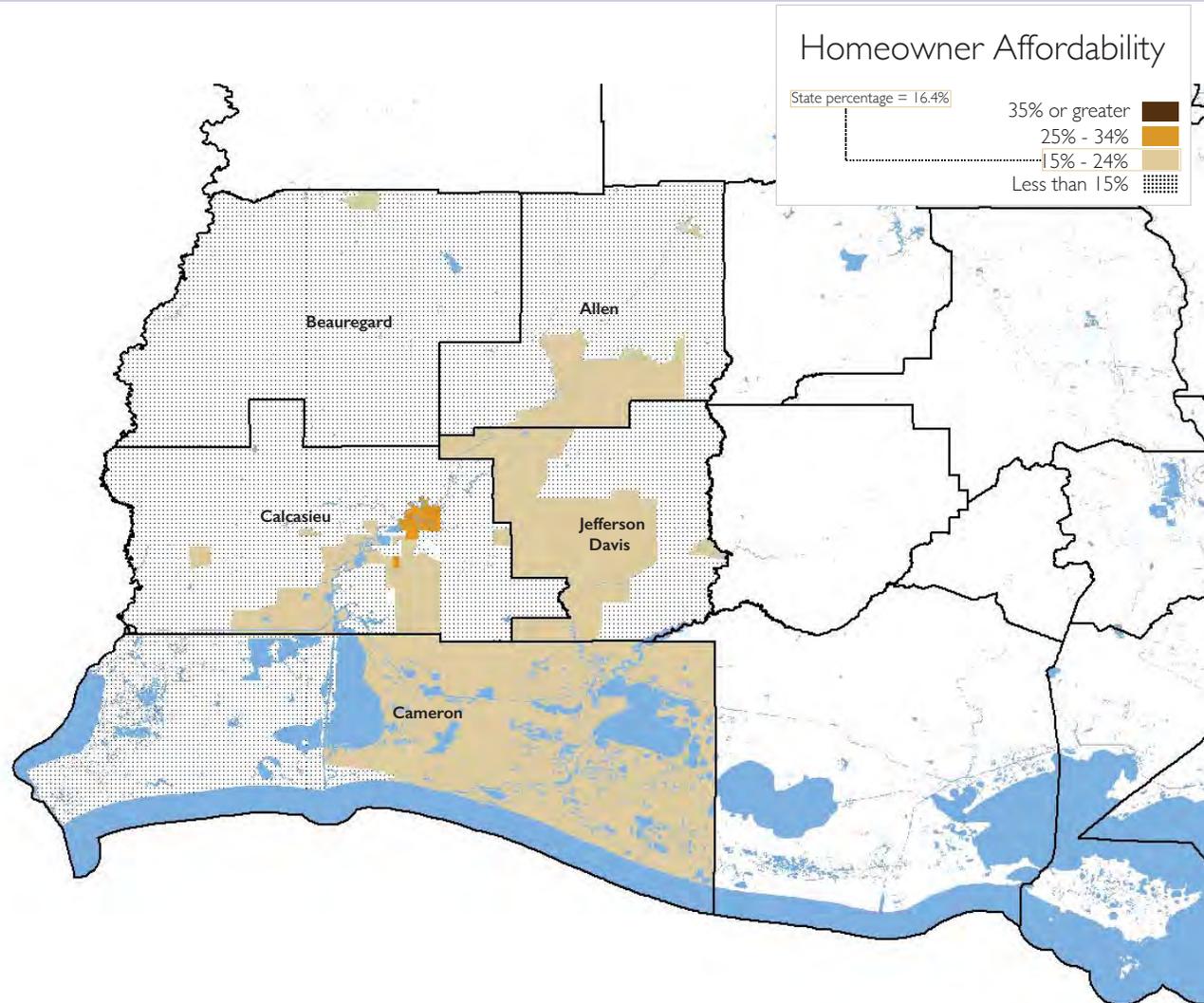
The map shows the percentage of renters within the tract spending 35% or more of household income on gross rent. Darker colors signify a greater proportion of the population. Throughout the state 44.6% of rental households are rent distressed.



	GRAPI (35% or greater)
United States	43.0%
Allen	31.2%
Beauregard	32.5%
Calcasieu	43.0%
Cameron	4.9%
Jefferson Davis	39.0%

Data Source: American Community Survey– 2008-2012

Homeowner Affordability



Measurement Owner Affordability

The affordability of home ownership is measured using Selected Monthly Owner Costs As a Percentage of Income (SMOCAP), a computed ratio of monthly housing costs to monthly household income. Housing costs are defined as payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Thirty five percent or more of income spent on monthly housing cost is a commonly used threshold for determining unaffordability.

Reading the map

The map highlights the percentage of homeowners within the tract spending more than 35% of household income on monthly housing costs. Darker colors represent a greater proportion of the population. In Louisiana 16.4% of families in owner-occupied homes face affordability challenges.

	SMOCAP (35% or greater)
United States	22.8%
Allen	13.4%
Beauregard	10.8%
Calcasieu	14.1%
Cameron	13.5%
Jefferson Davis	12.8%

Data Source: American Community Survey— 2008-2012

Occupants per room

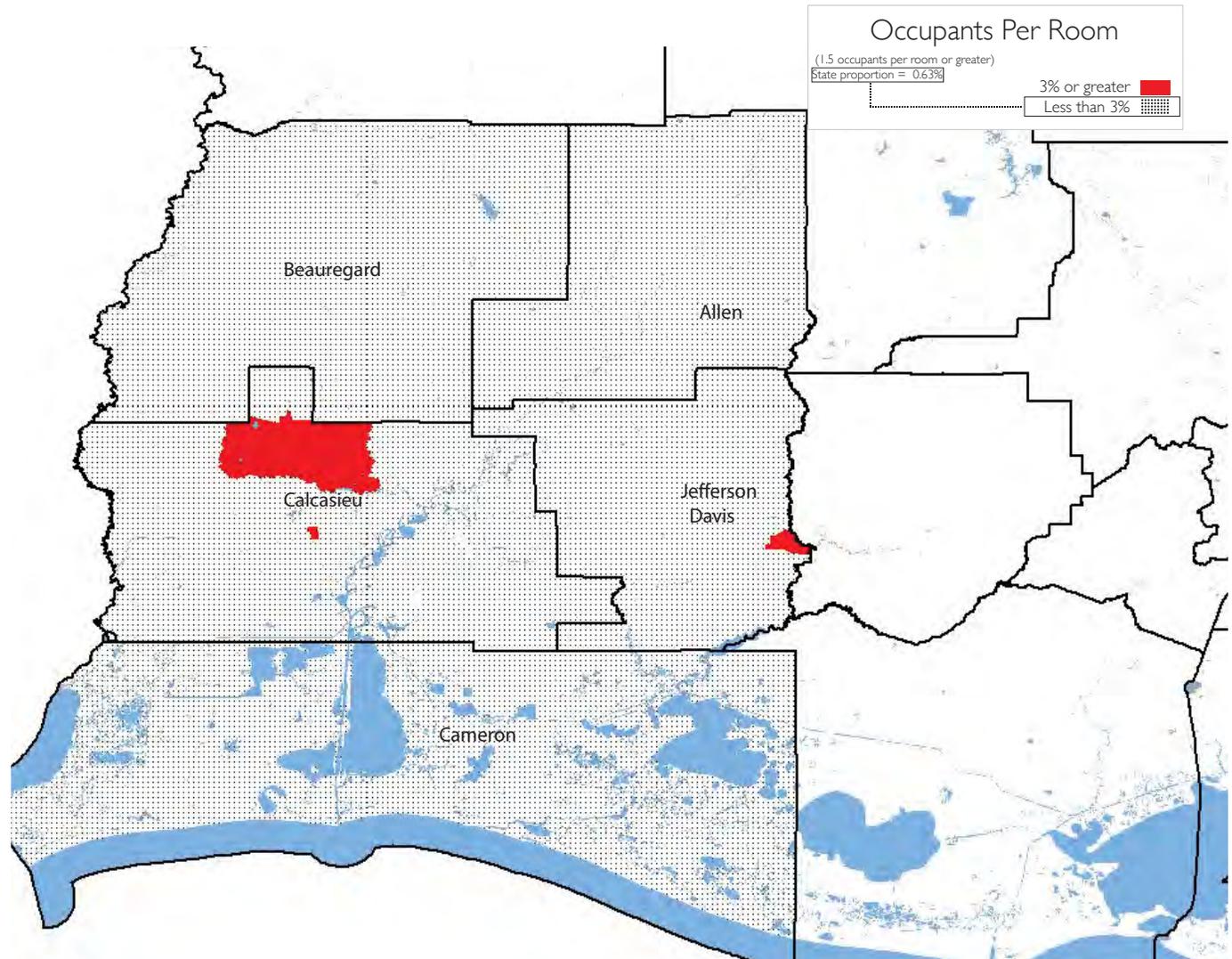
Measurement Overcrowding

Average number of occupants per room in a dwelling is a typical benchmark used to assess sub-standard living conditions. The term “room” in this context refers to the number of all rooms in the unit, not bedrooms alone. HUD commissioned a study in 2007 to evaluate overcrowding in homes and the standard for measuring overcrowding, as determined by Econometrica, Inc. (the company providing the study) was 1.0 to 1.5 persons per room. The estimate of overcrowding nation-wide in 2005 was 2.4% of the population and this estimate had declined from 1985 when it was 2.82% of the population. We will expect this estimate to be relatively small. As we examine Census tracts and if we notice the occupants per room percentage rise above this national average, then it suggests a major issue in overcrowding which has impacts on childhood health, educational performance, mental illness, and other such ailments that are related to overcrowding.

Reading the map

The map displays the proportion of housing units within the tract having greater than 1.5 occupants per room. Darker colors signify higher proportions. The state percentage for owners and renters combined (all housing units) is 0.63%, and its range is highlighted with a corresponding color.

	Occupants per room - 1.5 or greater
United States	0.90%
Allen	0.47%
Beauregard	0.66%
Calcasieu	0.42%
Cameron	0.73%
Jefferson Davis	0.77%

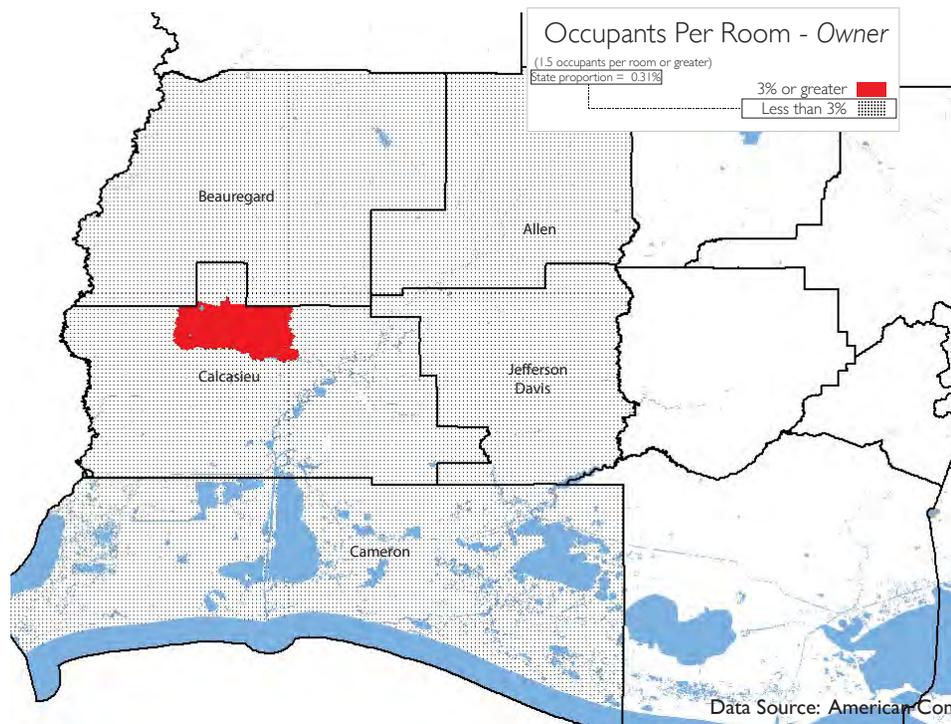


Data Source: American Community Survey– 2007-2011

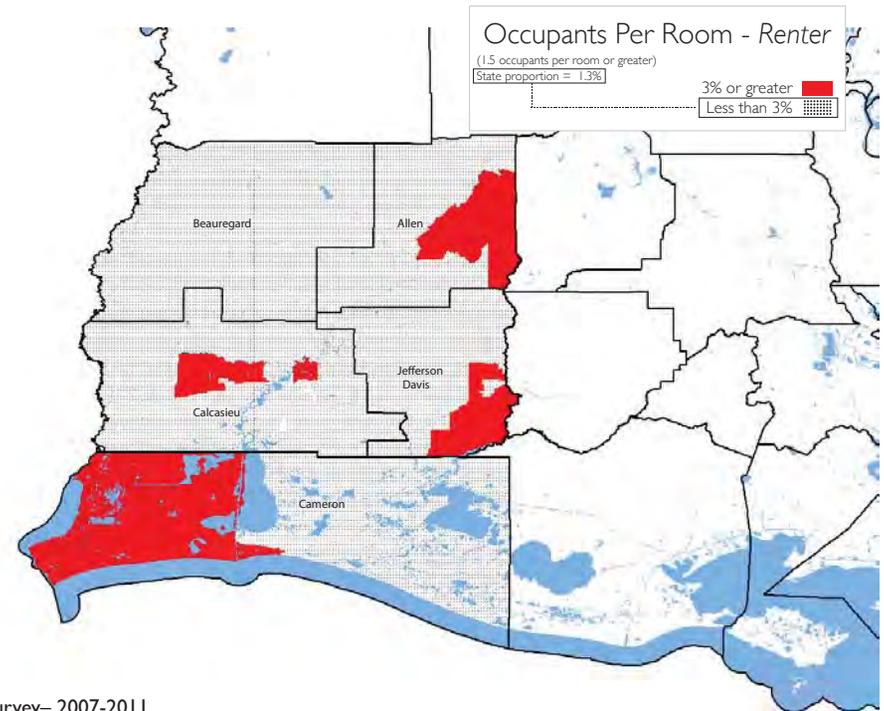
Occupants per room *Owner and Rental*

We have divided the overcrowding measure between owner and renter. It is reasonable to expect higher levels of overcrowding among the rental population, and the maps verify this at least spatially. More tracts have higher levels of overcrowding when only renters are considered. It is also important to note how the spatial distribution changes from the map depicting overcrowding for the entire population to the maps where owners and renters are isolated. This verifies that considerations of overcrowding require attention at the local level.

Owner Occupancy

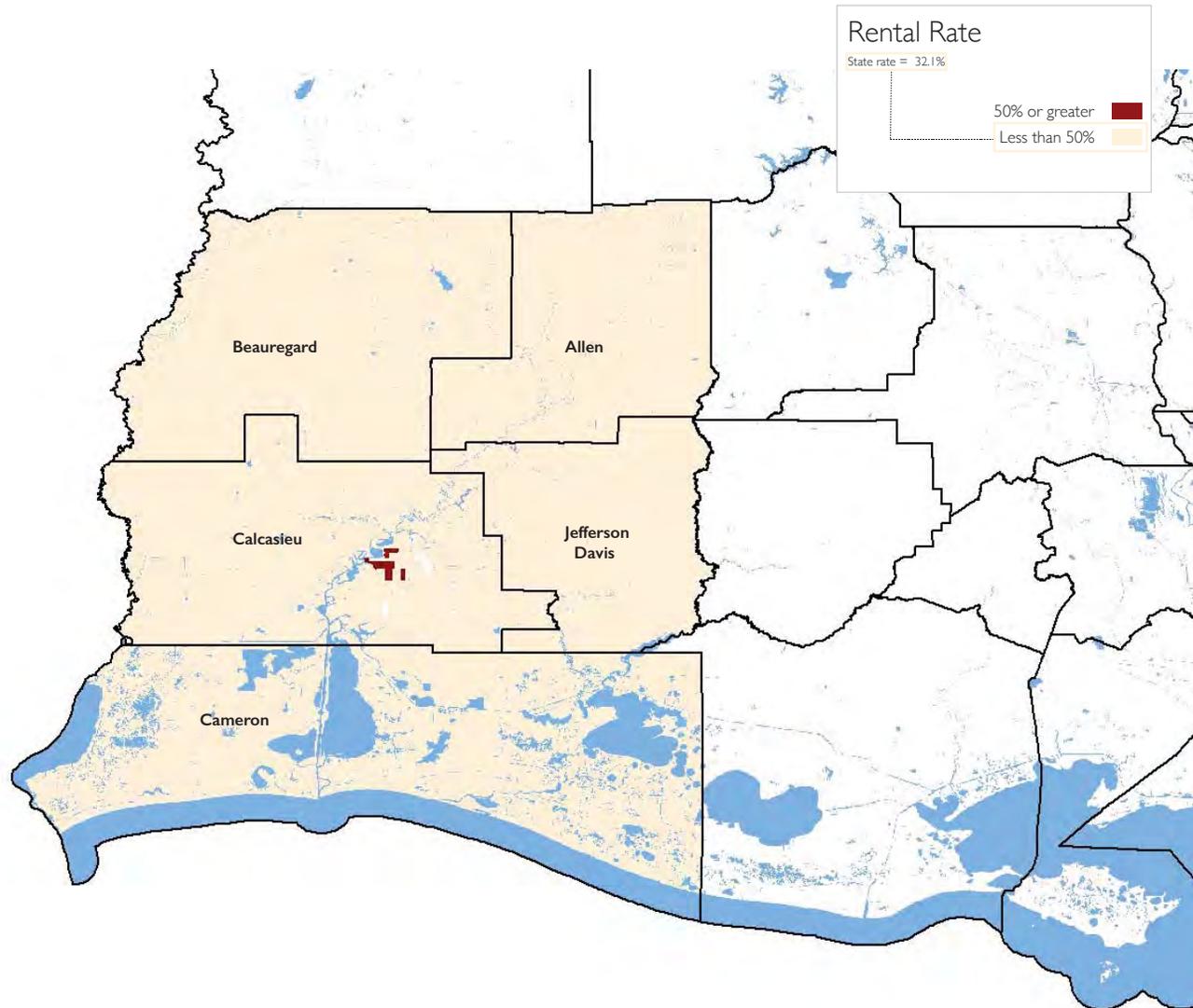


Rental Occupancy



Data Source: American Community Survey— 2007-2011

Rental Concentration



Measurement Rental Concentration

In this map we search for areas with higher concentrations of rentals. The state rental rate is 32.1%. We have used 50% as the benchmark for designating high rental concentration. This determination is based upon the distribution of the tract rates and not the population. It is expected that most of those areas will be in metropolitan areas.

Reading the map

The map highlights those tracts in the RLMA where rentals constitute 50% or more of the residences. The table below shows the parish rental rates, which should be compared to the state rate of 32.1%

	Rental rate
United States	33.9%
Allen	26.3%
Beaugard	21.4%
Calcasieu	28.9%
Cameron	10.6%
Jefferson Davis	24.0%

Data Source: American Community Survey– 2007-2011

Mobile Homes

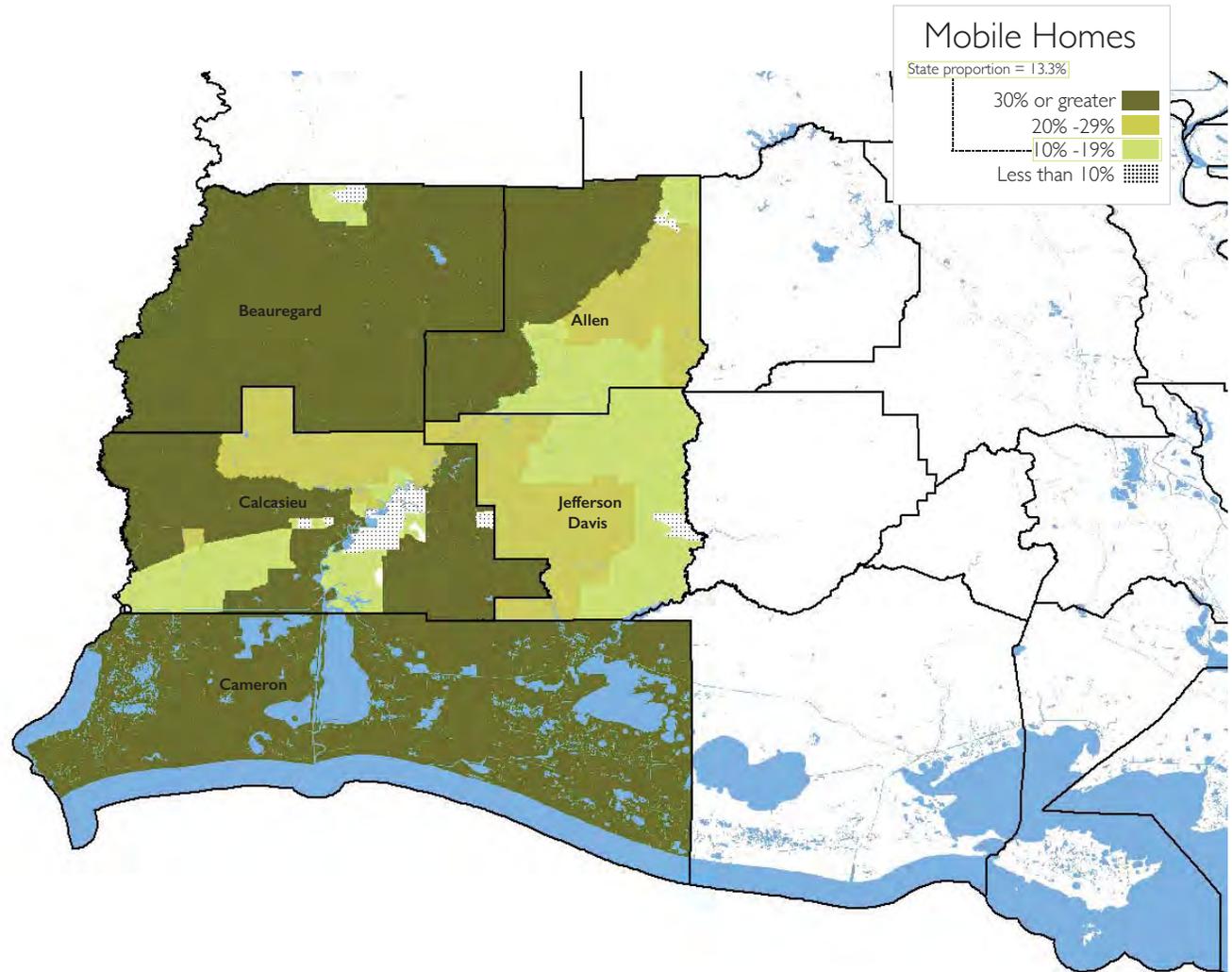
Measurement Mobile Homes

Mobile homes represent one of the five overall types of housing listed by the Census. The data do not distinguish between those mobile homes that have been immobilized or de-immobilized in accordance with state laws. Therefore, all mobile home structures, including those that are mobile and those that might be classified as manufactured homes, are included in the definition of mobile homes.

The proportion of units in the state that are mobile homes (13.3%) is twice that of the national rate. Initially one might attribute this to the series of hurricanes inflicting property damage on the state, but the 2000 Census data shows that the proportion of units that are mobile homes has not changed much over the past decade, rising modestly from 13.1%.

Reading the map

The map displays mobile home units as a proportion of all units within a Census tract. Darker colors indicate a higher proportion of mobile homes. The percentage of units that are mobile homes in the state is 13.3%.



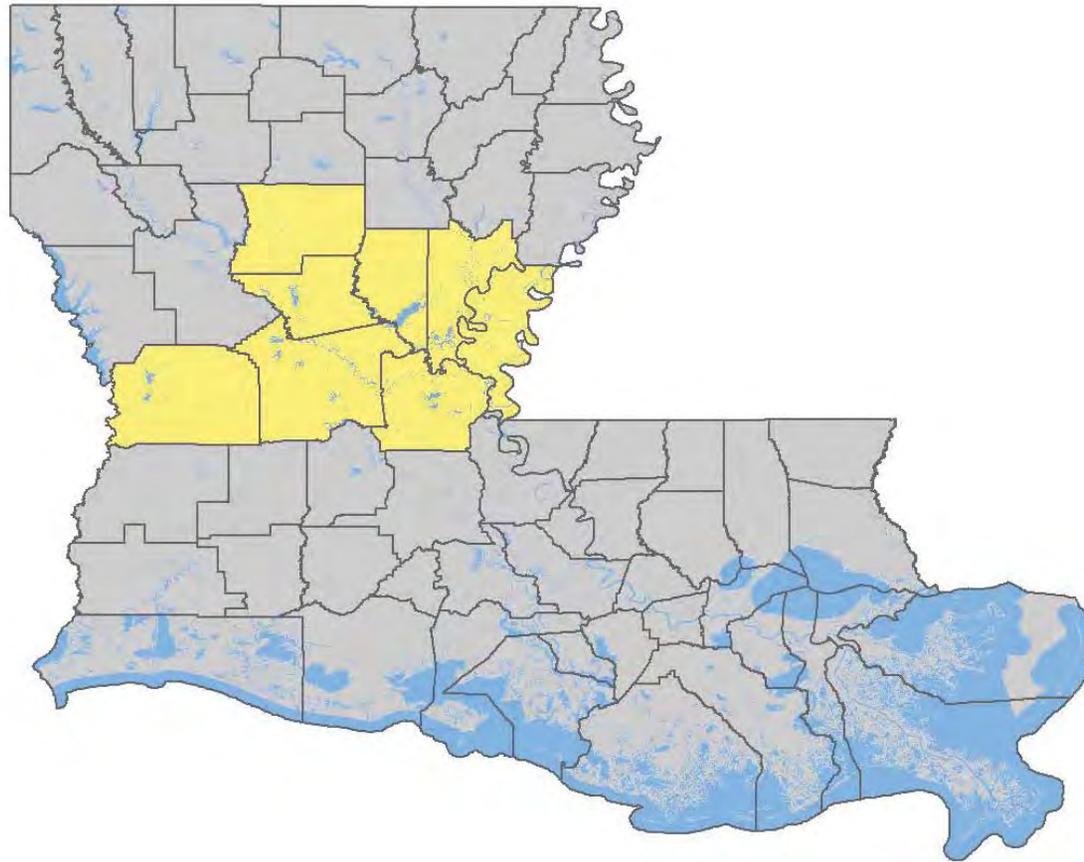
	Mobile homes
United States	6.6%
Allen	19.6%
Beauregard	28.4%
Calcasieu	16.1%
Cameron	36.0%
Jefferson Davis	18.4%

Data Source: American Community Survey— 2007-2011

Louisiana Regional Labor Market Area 6

Alexandria

Avoyelles | Concordia | Lasalle | Vernon | Catahoula | Rapides | Grant | Winn

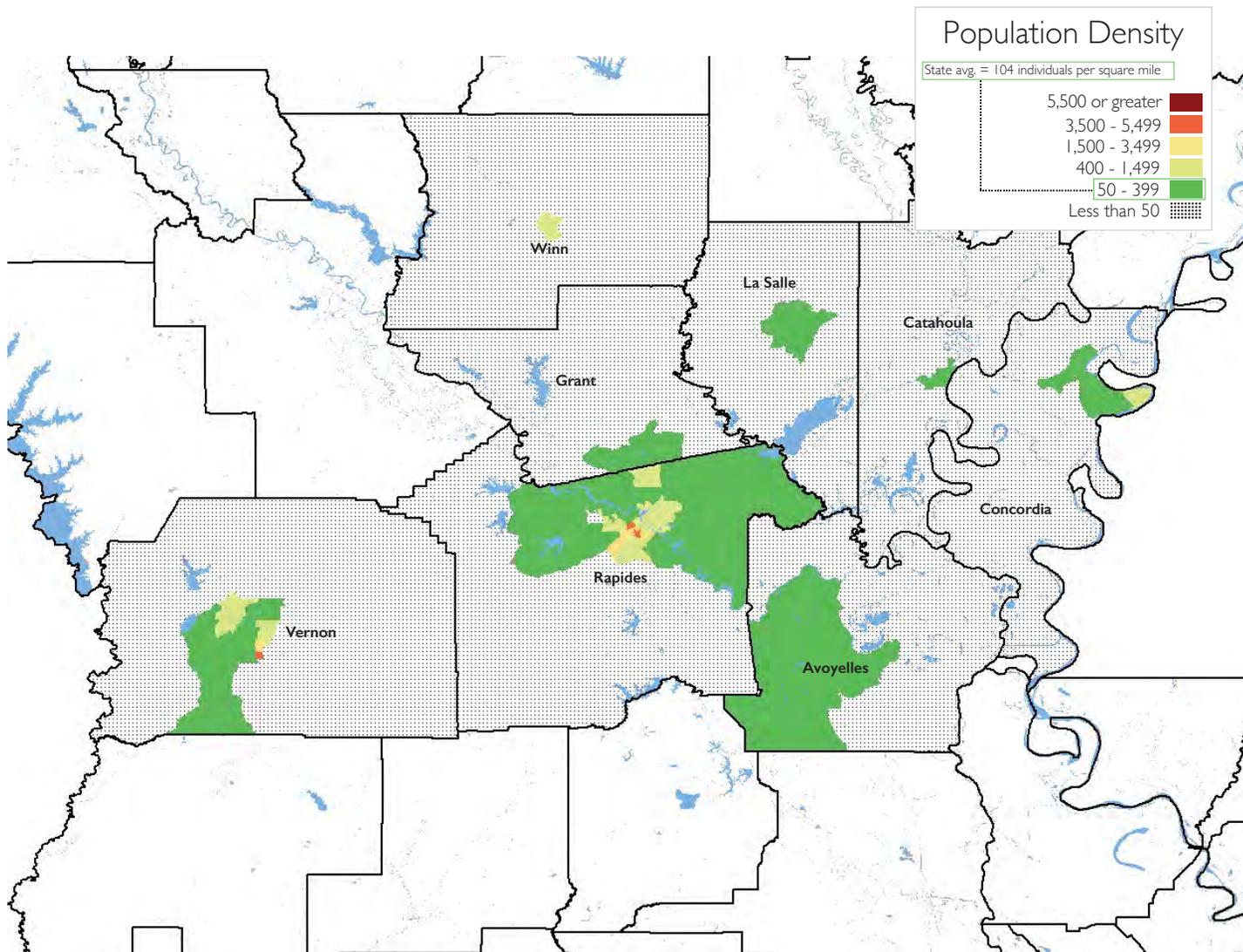




Regional Labor Market Area 6
Alexandria

Socioeconomic Characteristics

Population Density



Measurement Density

Population density partly captures urbanization of an area. The measurement is persons per square mile, and it is captured at the tract level.

Reading the map

We have focused on the areas of relatively high density. The average density for the state is 104 persons per square mile, but the most dense parts of the state have more than 6,000 persons per square mile. The map is high color contrast from green to red with red being high density and green being low density. Areas of very low density are designated with stipple.

	Persons per square mile
United States	87
Avoyelles	51
Catahoula	15
Concordia	30
Grant	35
La Salle	24
Rapides	100
Vernon	39
Winn	16

Data Source: Census 2010 Summary File 1

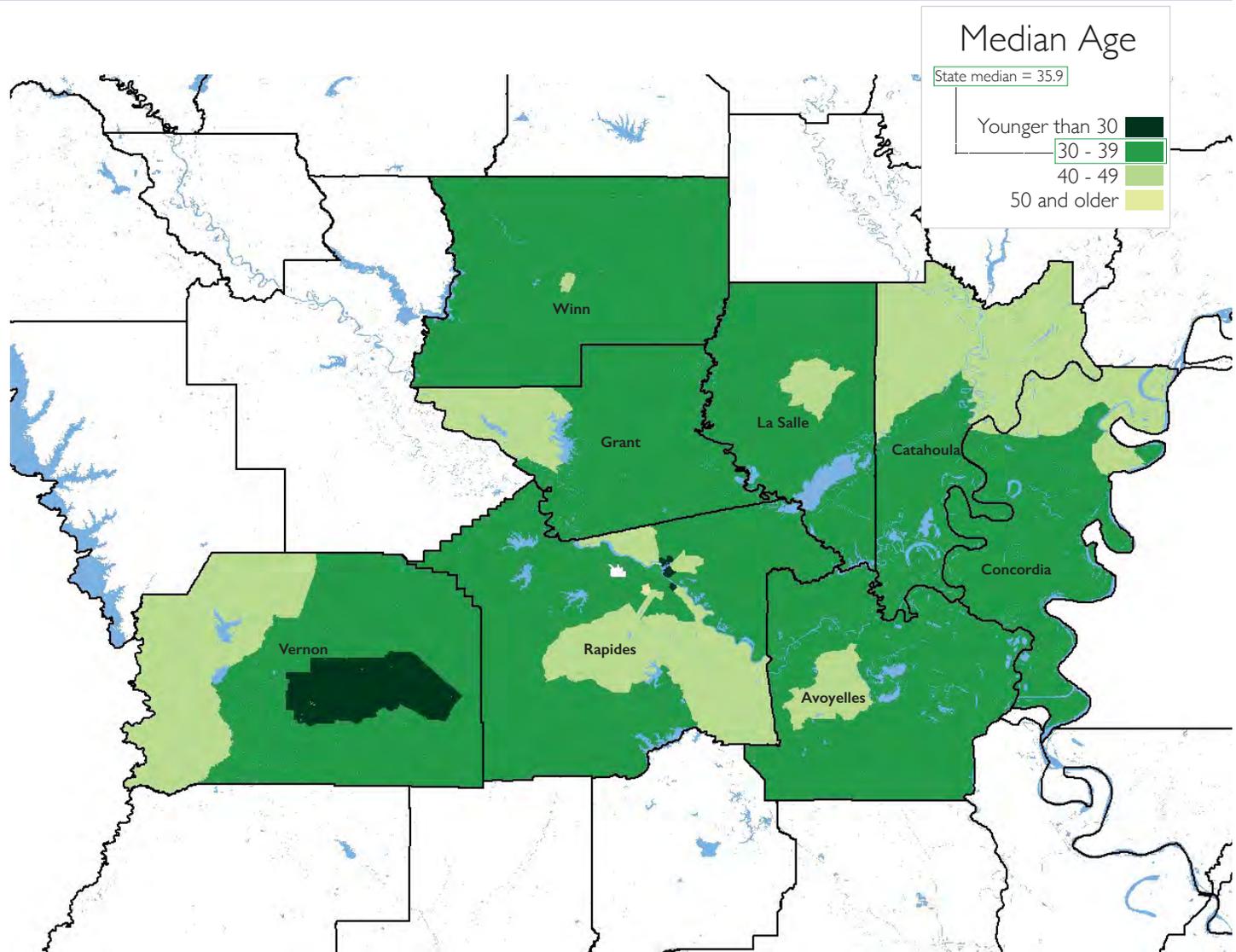
Median Age of Population

Measurement Median Age

Half of the population will be older than this age and half will be younger. The median age can be compared across RLMAs and Census tracts. The lower the median age the younger the population, while the higher the median age the older the population.

Reading the map

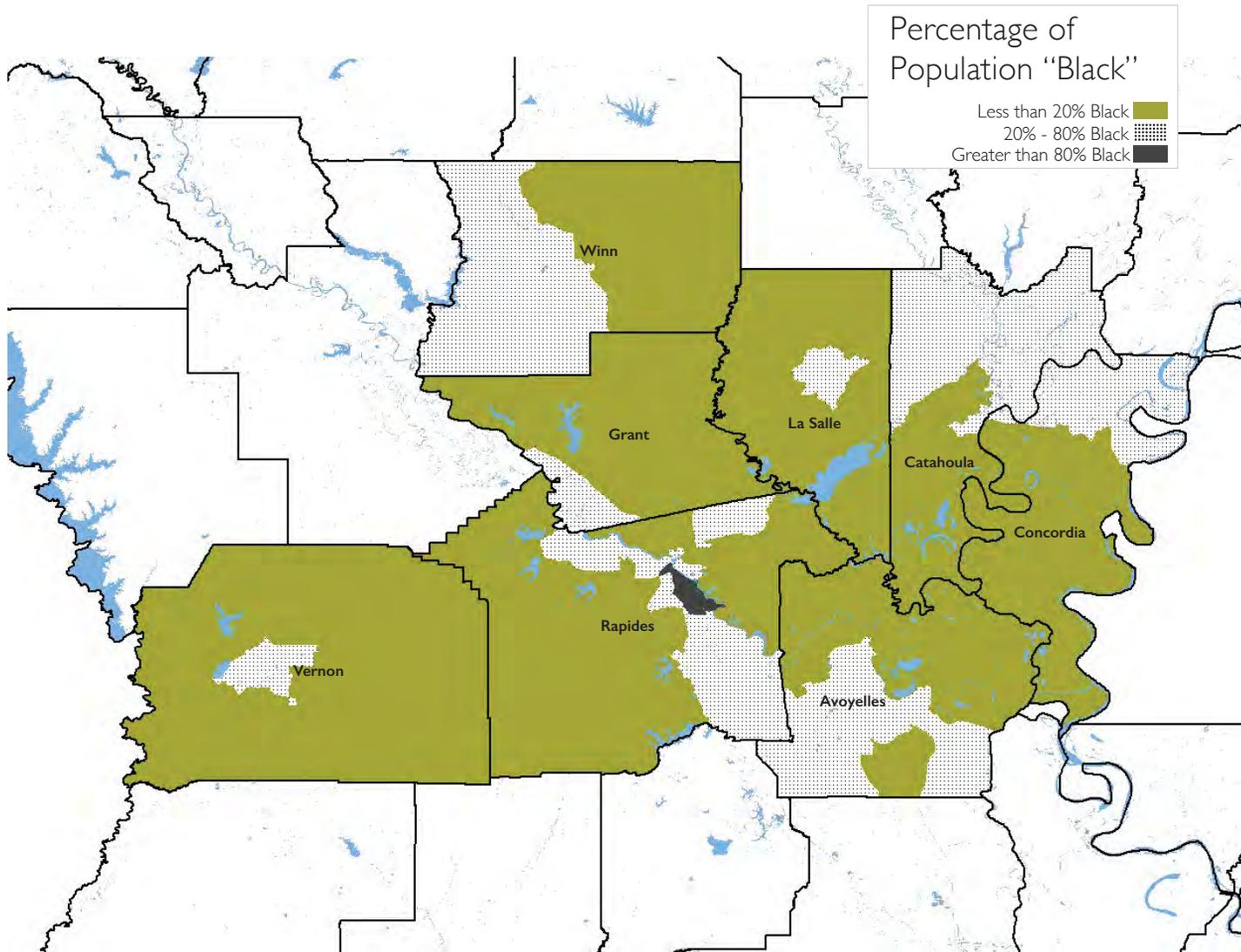
The median age is represented for each Census tract with the darkest colors representing younger median age and lighter colors representing older median age. The state's median age is 35.9, indicated in the legend.



	Median age
United States	37.0
Avoyelles	38.5
Catahoula	37.8
Concordia	38.4
Grant	37.3
La Salle	37.9
Rapides	37.2
Vernon	29.9
Winn	39.1

Data Source: American Community Survey– 2008-2012

Percentage of Population “Black”



Measurement Racial Segregation

To measure racial segregation, we focused upon the percent of the population that is reported “Black” by the Census. Communities with a Black population greater than 80% or less than 20% of the total population are considered de facto segregated.

Reading the map

Data on race have been organized to display high concentrations of black and non-black Census tracts: olive representing predominantly non-black populations, dark gray representing predominantly black populations. Those tracts that meet neither of these classifications are represented in stipple.

	Percent Black
United States	13.5%
Avoyelles	30.3%
Catahoula	29.9%
Concordia	41.5%
Grant	16.5%
La Salle	12.4%
Rapides	32.7%
Vernon	16.6%
Winn	31.5%

Data Source: American Community Survey– 2008-2012

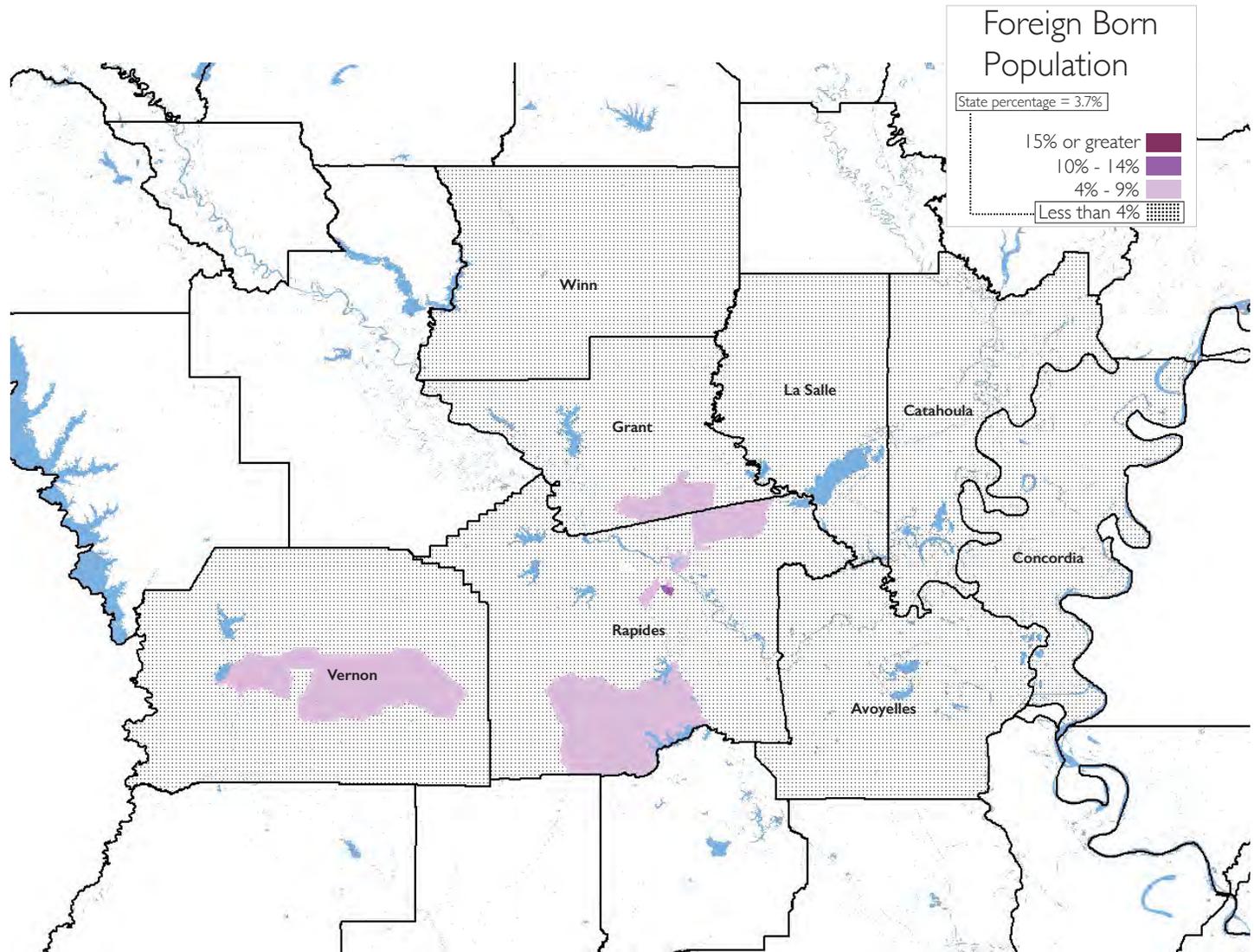
Foreign Born Population

Measurement Foreign-born

The foreign-born population consists of individuals who were not U.S. citizens at birth.

Reading the map

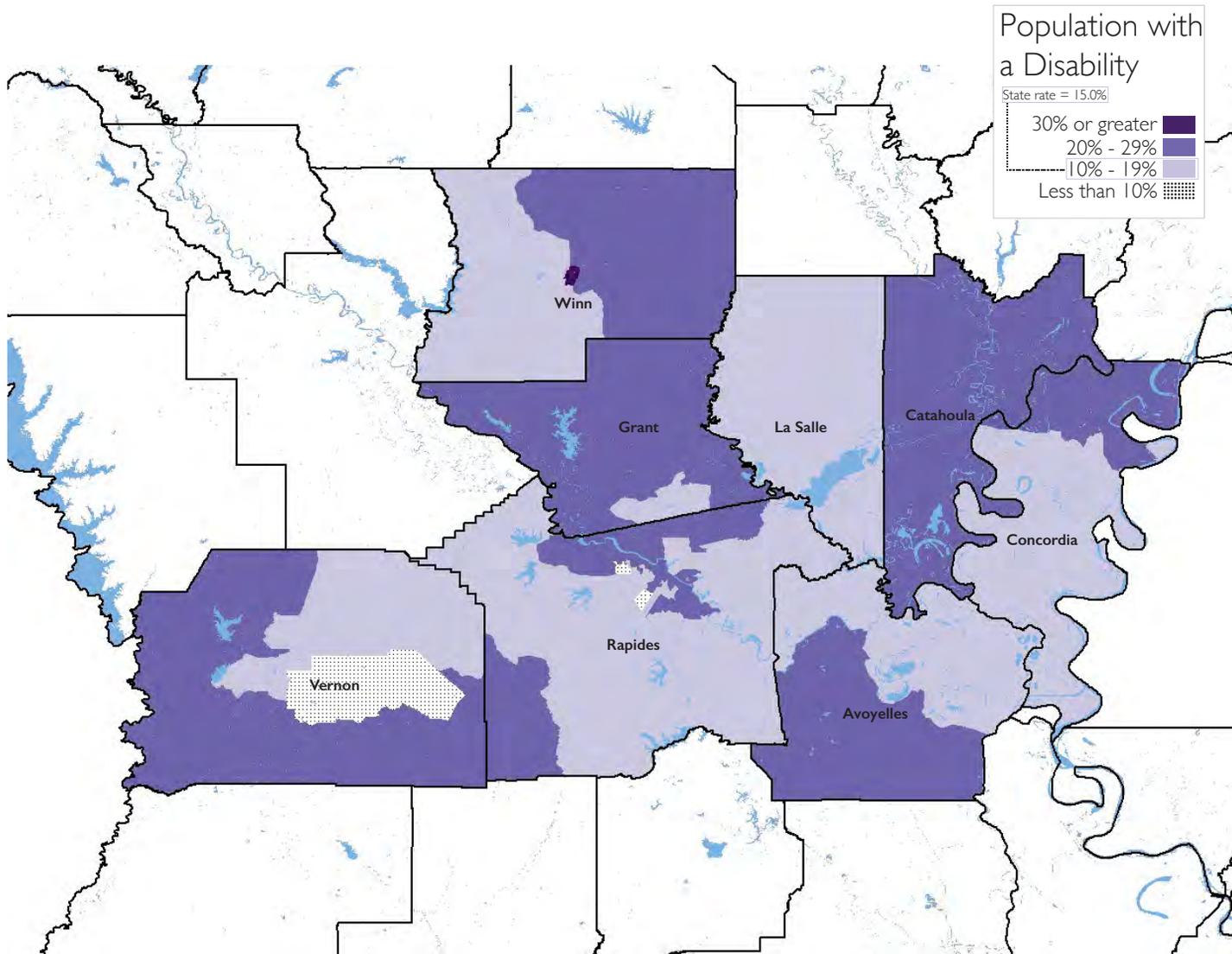
The map displays the percentage of foreign-born individuals within each Census tract as a percent of the entire tract population. Darker colors signify a greater presence of foreign-born individuals. The state average for the percentage of foreign-born individuals is 3.7%. We have focused the map on areas of relatively high foreign born populations and designated those at or below the state level in stipple.



	Foreign born
United States	12.8%
Avoyelles	0.8%
Catahoula	0.5%
Concordia	0.9%
Grant	2.9%
La Salle	1.3%
Rapides	2.3%
Vernon	3.6%
Winn	0.3%

Data Source: American Community Survey– 2007-2011

Population with a Disability



Measurement Disability

The Census collects information on disability through the American Community Survey. An individual is considered disabled if the person has any one of the definitions of disability used by the ACS, which include difficulties with hearing, vision, walking or climbing stairs; difficulties resulting from physical, mental or emotional problems that result in reduced cognitive abilities or independent living; or difficulty in caring for oneself.

Reading the map

The map represents that percentage of the population within each Census tract having a disability. Darker colors represent a higher concentration of individuals living with a disability. The state rate for those living with a disability is 15%.

	Disability rate
United States	12.0%
Avoyelles	22.5%
Catahoula	21.0%
Concordia	20.9%
Grant	21.0%
La Salle	15.2%
Rapides	20.0%
Vernon	17.2%
Winn	24.5%

Data Source: American Community Survey—2008-2012

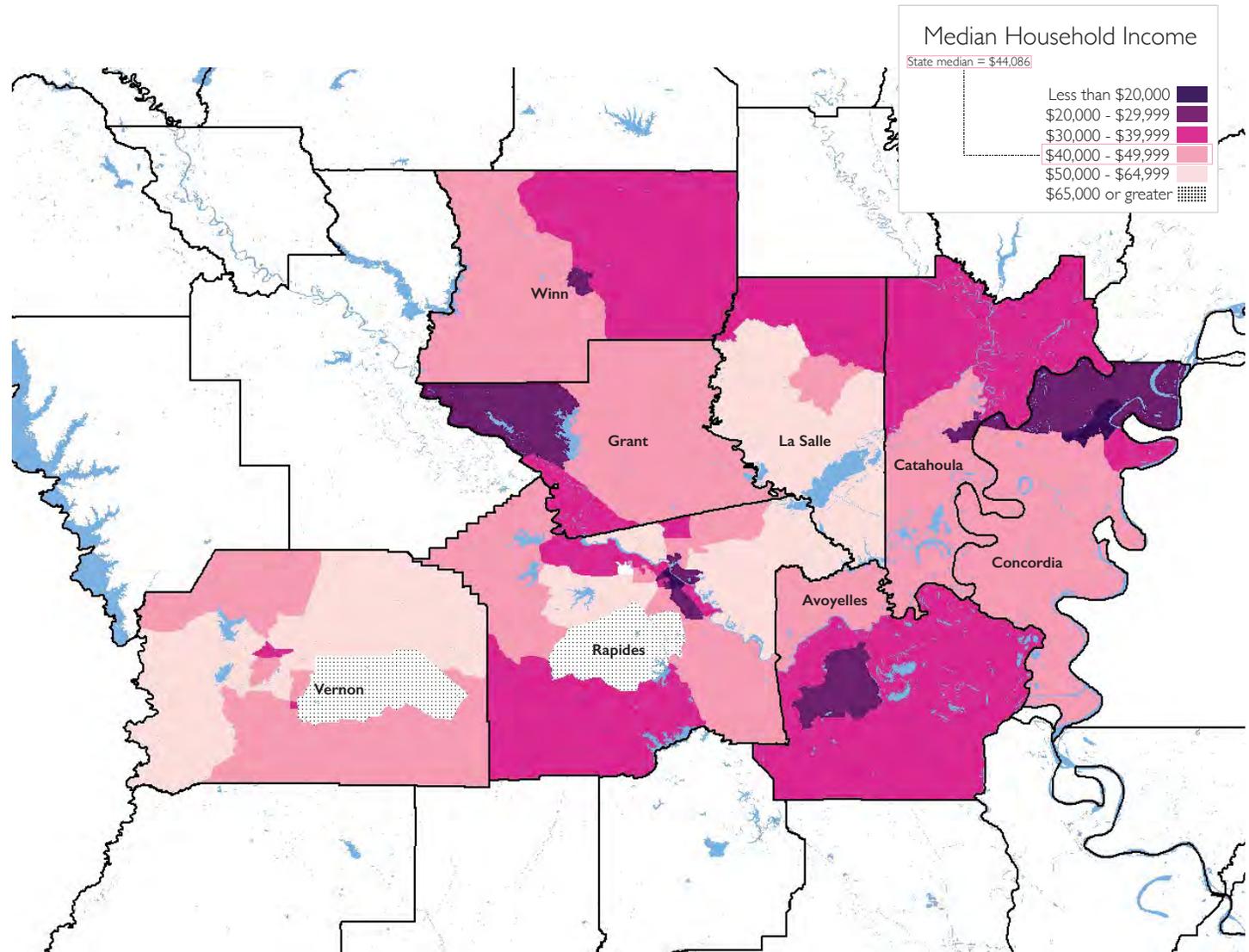
Median Household Income

Measurement Income

Median household income is a measurement of income distribution: one-half of all households earn more than this amount and one-half earn less. Household income reflects the role of the household as a fundamental economic unit within a community and provides some insight into the purchasing power for an area.

Reading the map

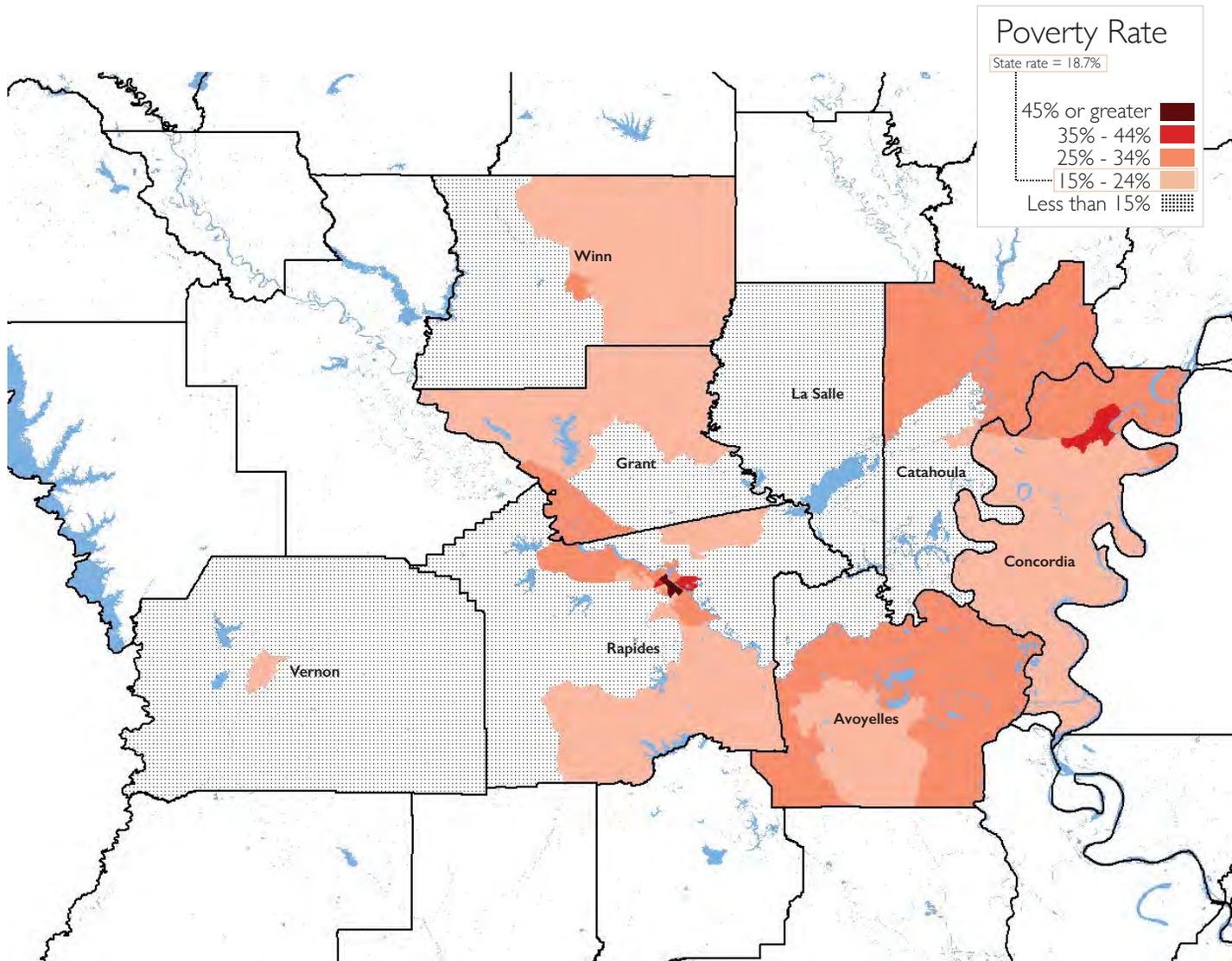
Data on median household income have been collected for Census tracts comprising the RLMA so that spatial comparisons can be made across the area. Tracts with a lower median household income are generally poorer. The median household income for the state is \$44,086, and its range is highlighted with a corresponding color in the legend. We have focused the map upon areas of low income, so tracts with a high median income for the state are designated by stipple.



	Median household income
United States	\$52,762
Avoyelles	\$32,321
Catahoula	\$37,115
Concordia	\$28,705
Grant	\$39,988
La Salle	\$42,066
Rapides	\$40,470
Vernon	\$45,292
Winn	\$30,938

Data Source: American Community Survey– 2007-2011

Population Living in Poverty



Measurement Poverty

Poverty is defined using a set of income thresholds established by the Office of Management and Budget that vary by family size and composition. Families that fall below the income thresholds are deemed to be in poverty. The most recent income thresholds are with \$15,730 or less for a family of two, a family of three earning \$19,790 or less, a family of four earning \$23,850 or less, and so on in increments of \$4,060 up to a family of eight.

Reading the map

Poverty rate data have been collected for Census tracts comprising the RLMA, and the map displays the proportion of the population with incomes under the poverty threshold. Darker colors signify higher rates of poverty. The state poverty rate is 18.7%, and its range is highlighted with a corresponding color in the legend.

	Poverty rate
United States	14.9%
Avoyelles	23.1%
Catahoula	21.0%
Concordia	29.9%
Grant	17.1%
La Salle	10.4%
Rapides	19.9%
Vernon	12.6%
Winn	20.8%

Data Source: American Community Survey—2008-2012

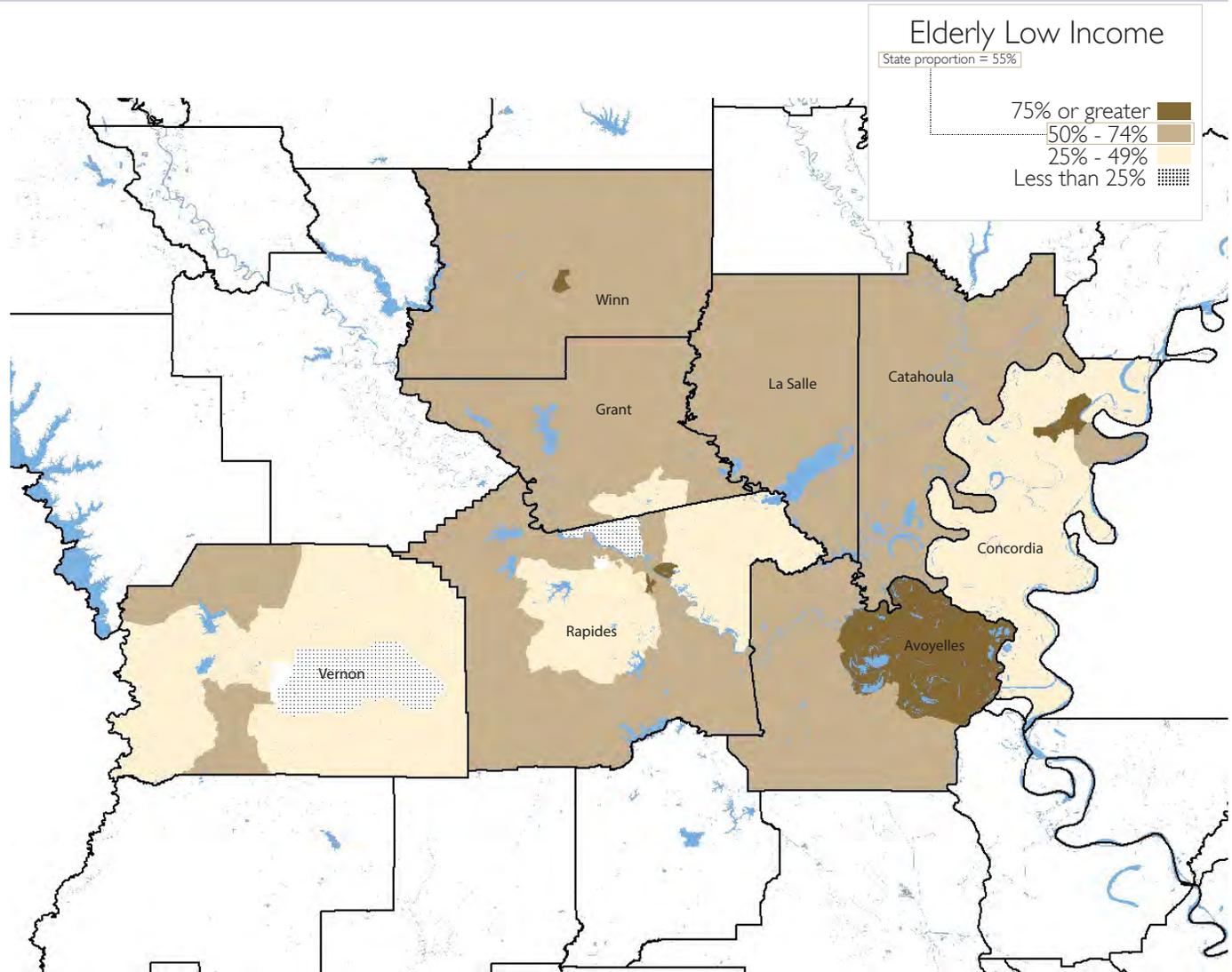
Elderly Population with Low Income

Measurement Elderly low-income

The U.S. Department of Housing and Urban Development produces “CHAS” data (Comprehensive Housing Affordability Strategy) that demonstrate the extent of housing problems and housing needs, particularly for low income households. These data provide information on the incomes of those 62 years and older.

Reading the map

The map shows the percentage of elderly households within the tract with incomes less than 80% of HUD Area Median Family Income (HAMFI). In Louisiana, 55% of households with a resident over the age of 62 years have household incomes less than 80% of HAMFI, and that range is highlighted with a corresponding color in the legend. Section 3(b)(2) of the United States Housing Act of 1937 provides for housing assistance for low income families, defined as families making 80% of the median family income in the area, and very low income families, defined as families making 50% of the median family income with these estimates adjusted for varying family sizes. The HUD median family income is based on Census and American Community Survey data.



	Elderly low-income
United States	53.0%
Avoyelles	68.9%
Catahoula	60.9%
Concordia	58.6%
Grant	57.3%
La Salle	62.6%
Rapides	48.0%
Vernon	47.4%
Winn	63.5%

Data Source: HUD CHAS data – 2006-2010

Employment by Industry

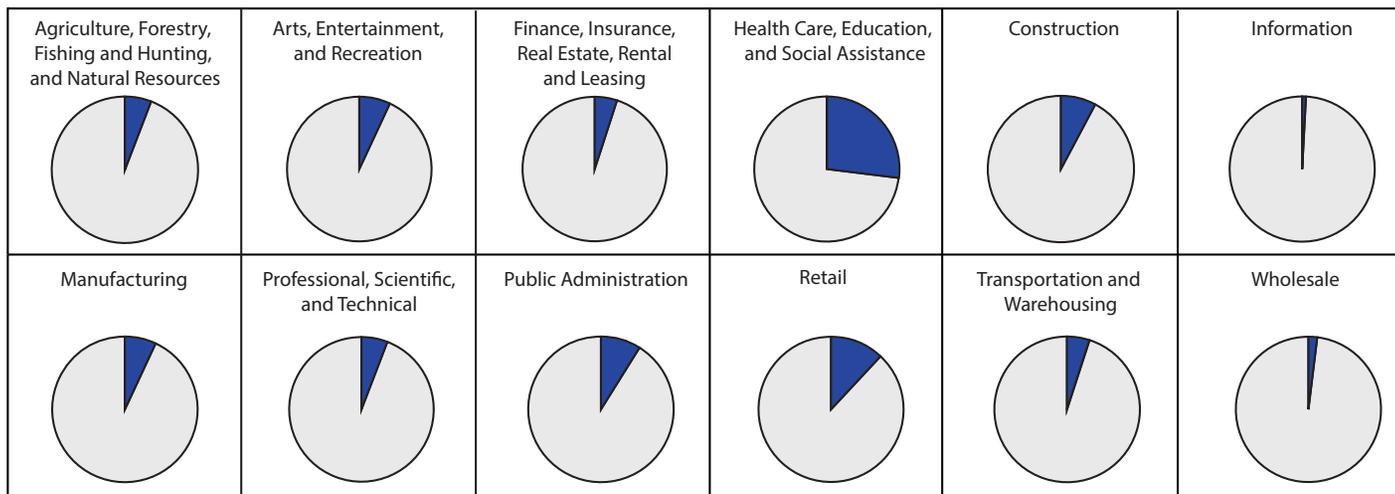
Employment by Industry RLMA 6

Employment by Industry

The map illustrates the percentage of employees in each industry as defined by the North American Industry Classification System (NAICS). The data refer to the person's job during the reference week.

Reading the chart

The chart represents the number of jobs in a specific industry within the RLMA relative to all jobs within the RLMA. The proportion of jobs attributable to the corresponding industry is colored in dark blue. We have displayed the employment at the RLMA level because the percentage by Census tract is not useful since the regional labor market is the economic zone as defined by the Louisiana Workforce Commission.



	Agriculture etc.	Arts etc.	Finance etc.	Health Care etc.	Construction	Information etc.	Manufacturing	Professional etc.	Public Adm.	Retail	Transportation etc.	Wholesale
Avoyelles	6.7%	12.2%	4.0%	23.7%	9.8%	1.2%	6.1%	5.1%	9.8%	12.0%	4.3%	1.2%
Catahoula	14.5%	1.7%	6.3%	24.8%	10.5%	0.5%	3.6%	5.9%	9.0%	8.7%	8.2%	3.2%
Concordia	10.3%	7.3%	5.1%	27.4%	6.8%	0.2%	4.6%	5.8%	6.7%	11.5%	3.3%	4.3%
Grant	5.0%	4.4%	4.4%	26.8%	12.5%	2.2%	11.8%	6.0%	5.5%	8.4%	4.8%	3.1%
La Salle	22.1%	2.9%	5.3%	25.0%	6.2%	0.5%	3.0%	3.1%	10.8%	9.3%	4.7%	2.1%
Rapides	3.0%	6.6%	4.7%	30.4%	7.4%	1.4%	7.7%	6.5%	7.1%	12.7%	5.2%	2.6%
Vernon	4.6%	8.0%	4.1%	22.8%	9.1%	1.0%	4.7%	7.9%	14.3%	12.6%	4.6%	1.1%
Winn	8.3%	5.7%	6.5%	24.8%	7.5%	1.5%	9.9%	5.1%	8.9%	11.6%	4.8%	2.0%

Data Source: American Community Survey– 2007-2011

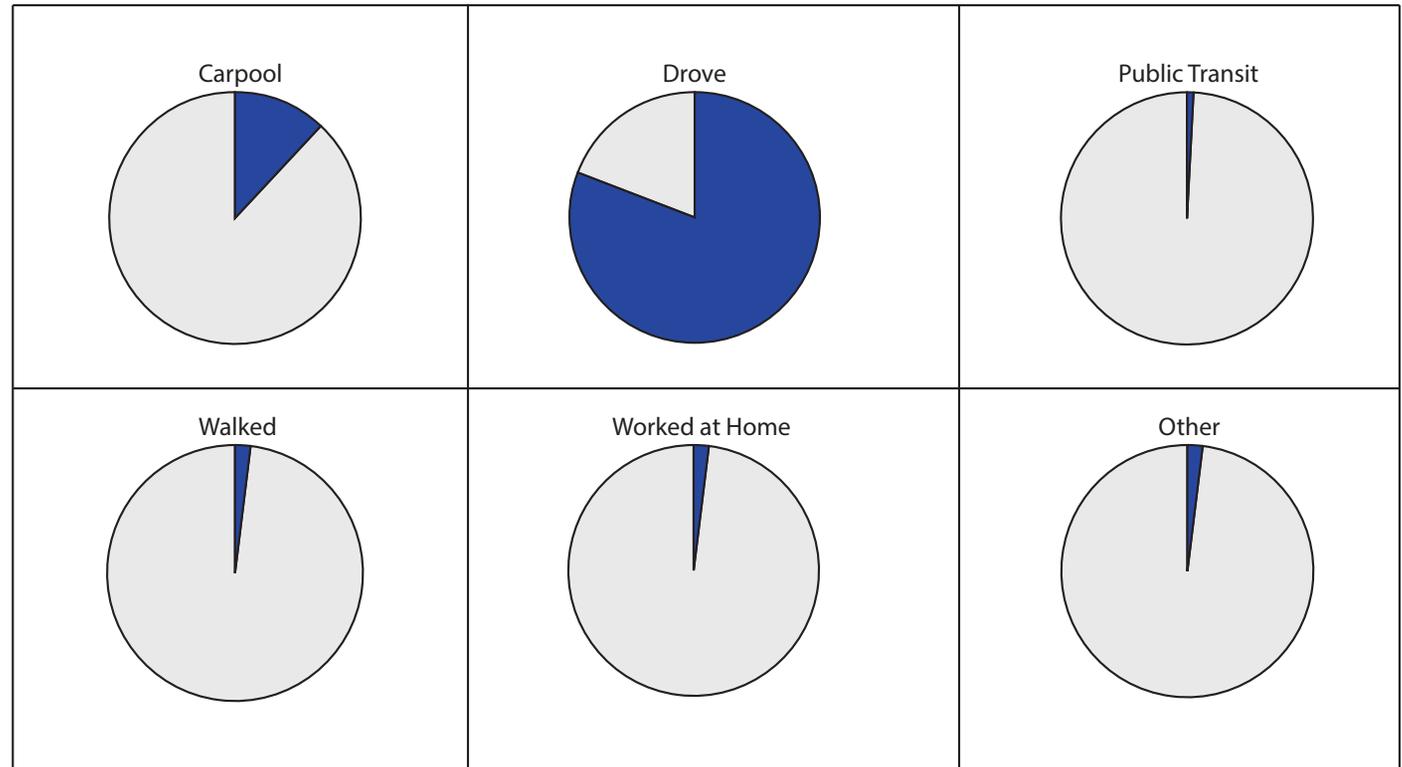
Means of Commuting

Means of Commuting

Commuting refers to an individual's journey to work and is characterized by the method of transportation, either driving alone, carpooling, using public transportation, or walking, and the duration of journey.

Reading the chart

Data on commuting have been collected for Census tracts comprising the RLMA, and the chart represents the proportion of transportation methods used by workers within the tract. The proportion of each transport method utilized by workers in the Census tract is colored in dark blue.



Means of Commuting

RLMA 6

	RLMA 6
Avg. commute time	26 mins
Median commute time	24.5 mins
Range: <i>Minimum</i>	7.1 mins
Range: <i>Maximum</i>	48.8 mins

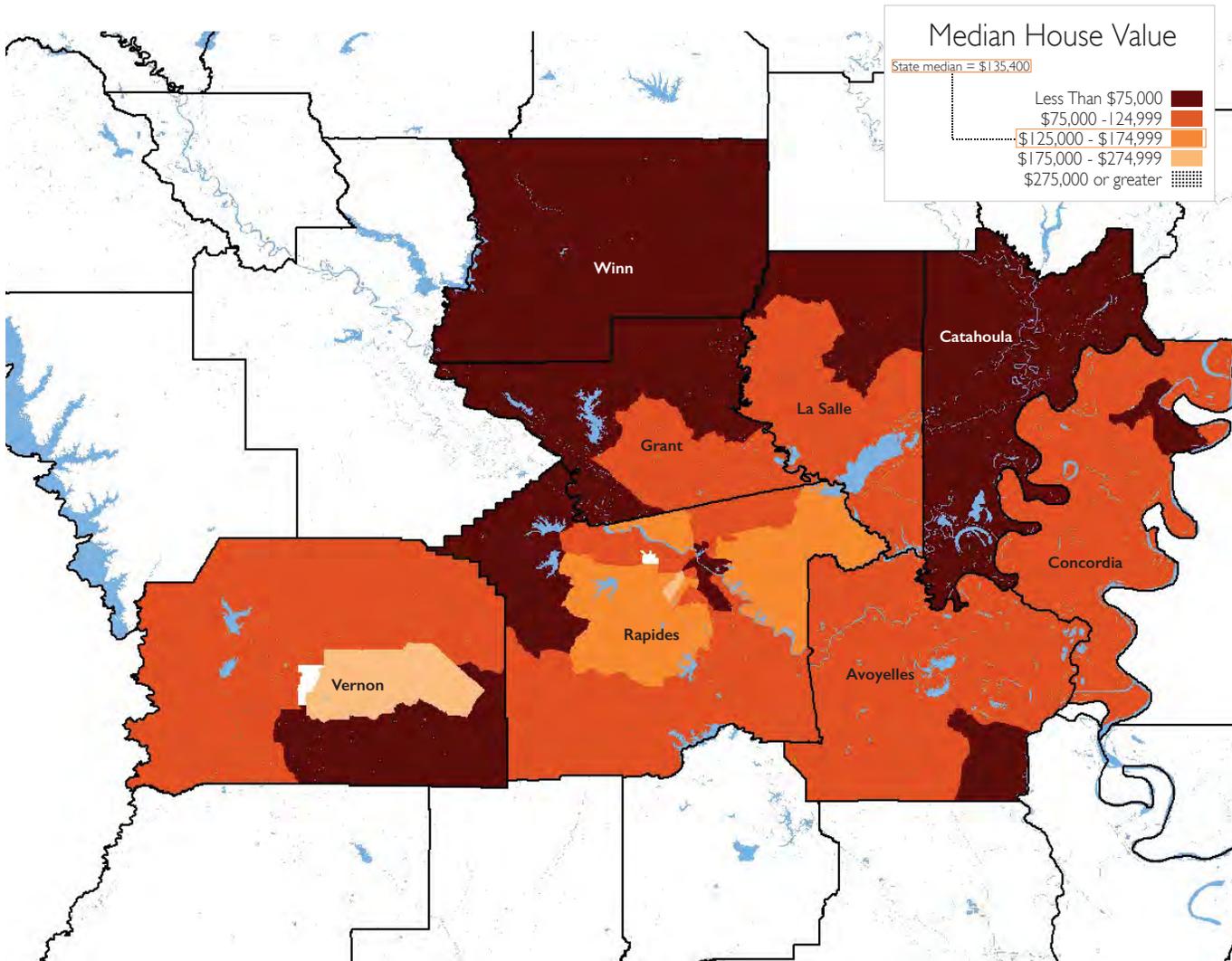
Data Source: American Community Survey– 2007-2011



Regional Labor Market Area 6
Alexandria

Housing and Affordability

Median House Value



Measurement Median House Value

House value is determined by the owner's estimate of a sale price that one could expect if selling the property (structure and lot). Median house value indicates that one-half of all houses are worth more and one-half are worth less than the median.

Reading the map

Data on median housing values for single detached houses have been collected for Census tracts comprising the RLMA, and the map represents value ranges within the RLMA. The median home value for the state is \$135,400 (2011) and its range is highlighted with a corresponding color in the legend.

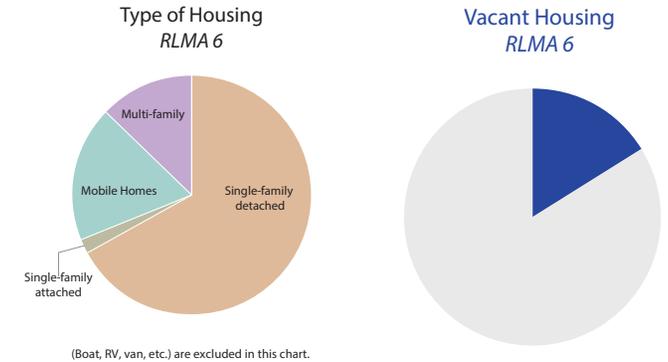
	Median house value
United States	\$186,200
Avoyelles	\$85,000
Catahoula	\$68,000
Concordia	\$78,100
Grant	\$80,700
La Salle	\$74,400
Rapides	\$113,500
Vernon	\$87,600
Winn	\$60,600

Data Source: American Community Survey— 2007-2011

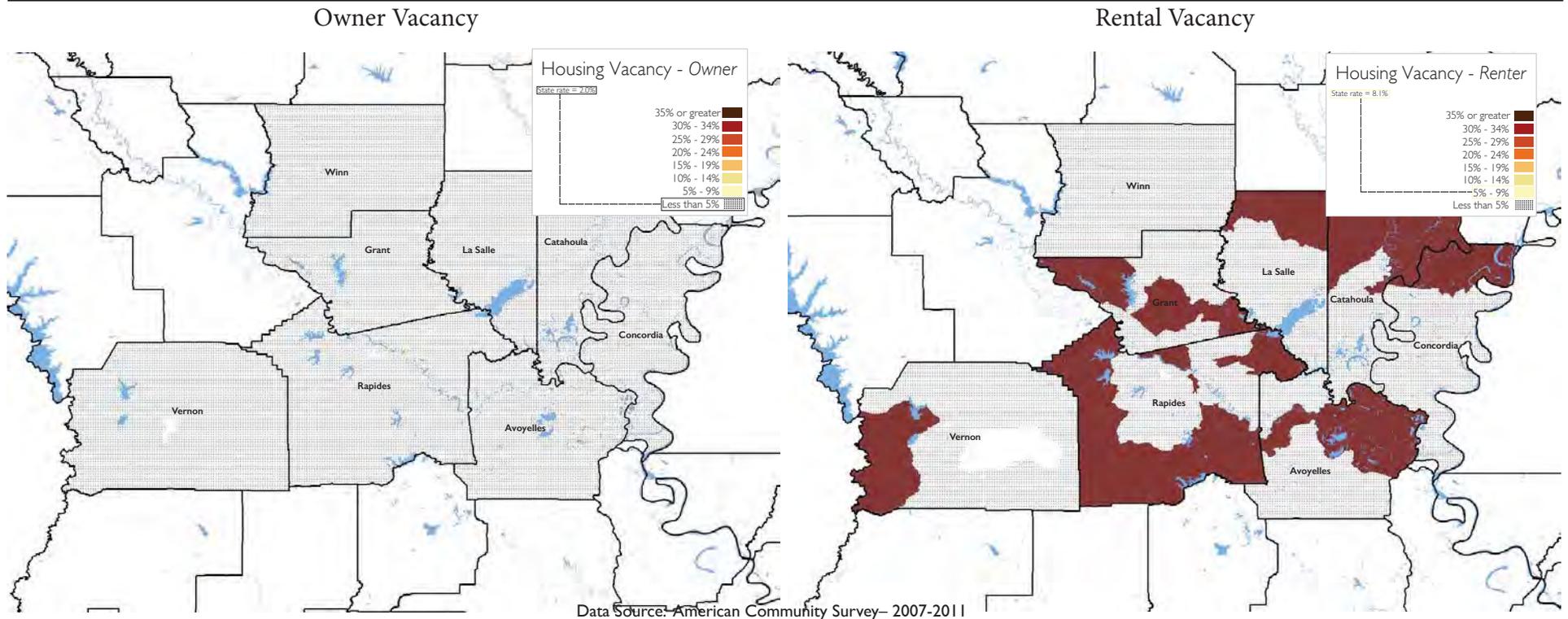
Vacancy Owner and Rental

Housing is classified in four types: single-family detached, single-family attached, multi-family, and mobile homes. The chart to the right shows the distribution of these types.

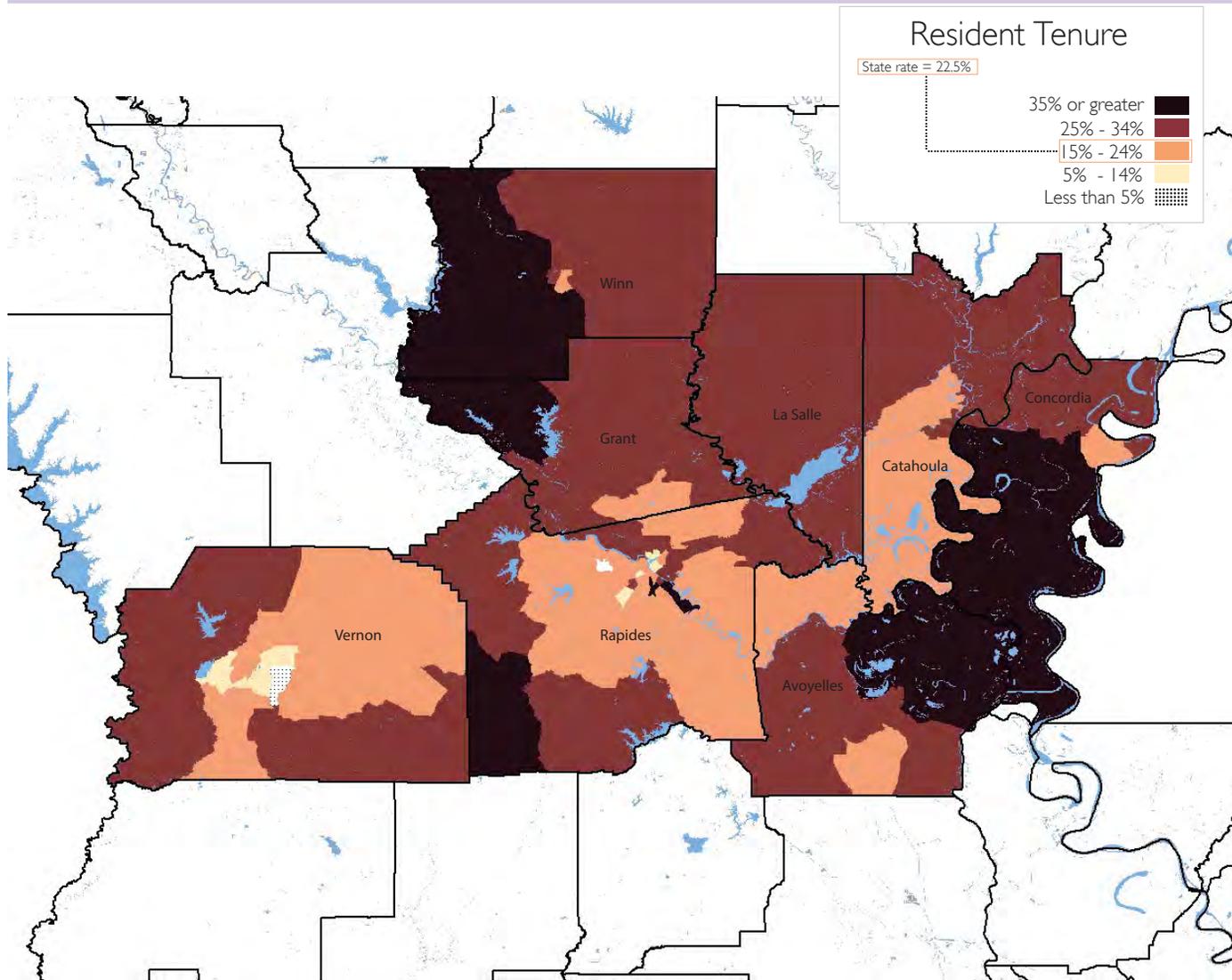
A housing unit is vacant if no one is living in the structure at the time of the interview unless its occupants are only temporarily absent. A vacant unit may also be one that is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if the unit is exposed to the elements or if there is positive evidence that the house is to be demolished or is condemned. As of 1990, year-round vacant mobile homes were included as part of the year-round vacant count of housing units. The chart **Vacant Housing** shows the estimated vacancy rate for combined owner-occupied and rental housing units within the RLMA. The proportion of vacant units in the RLMA is highlighted in dark blue in the other pie chart.



The maps below show the vacancy divided between owner vacant and rental vacant, where darker shades indicate higher relative levels of vacancy when compared against the state.



Resident Tenure before 1990



Measurement Long-term Tenure

Resident tenure is an important aspect in assessing the housing needs of a community. In this assessment, we have documented **those households residing at their current residence for at least twenty-five years**. There are two reasons for using this measurement. The first is that a high concentration of long-term householders is an early indication of aging-in-place. Secondly, and contrary to the aging-in-place concern, is that these long-term householders may also be considering a move as they age, so this is also an early indicator of “transition neighborhoods”.

The age of a community is important when considering housing options. Young families may require houses with more bedrooms, while older residents may want to remain in a community but in a smaller residence, or they may be seeking multi-unit residences.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 1990. Darker colors represent higher percentages of the population. The state proportion for owners and renters combined is 22.5%, and that range is highlighted with a corresponding color in the legend.

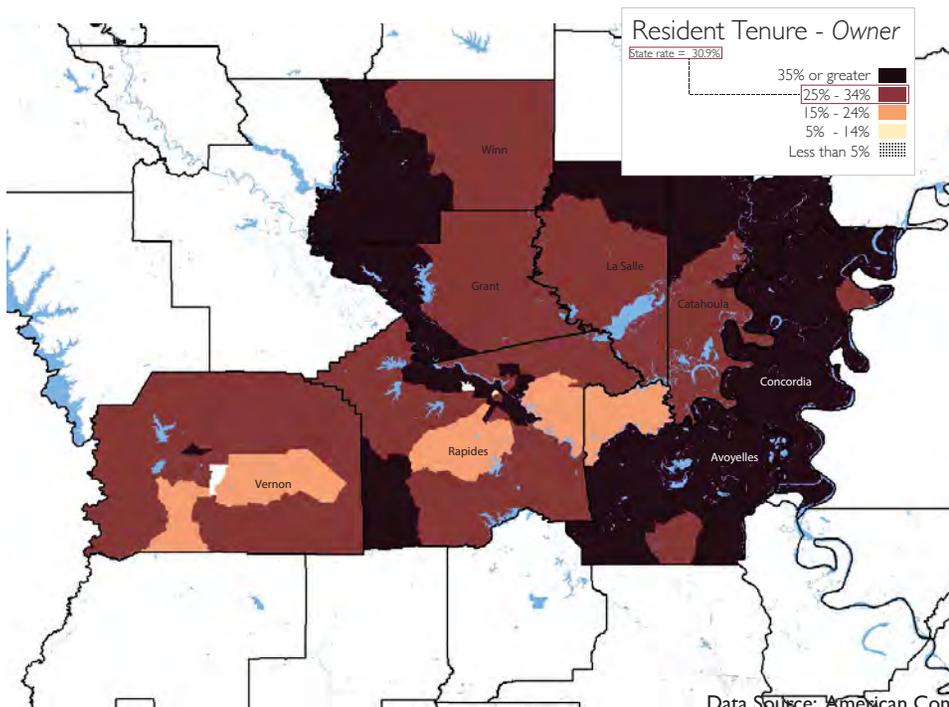
	1990 or earlier
United States	20.0%
Avoyelles	27.5%
Catahoula	30.5%
Concordia	29.7%
Grant	27.9%
La Salle	29.7%
Rapides	23.6%
Vernon	18.4%
Winn	29.0%

Data Source: American Community Survey— 2007-2011

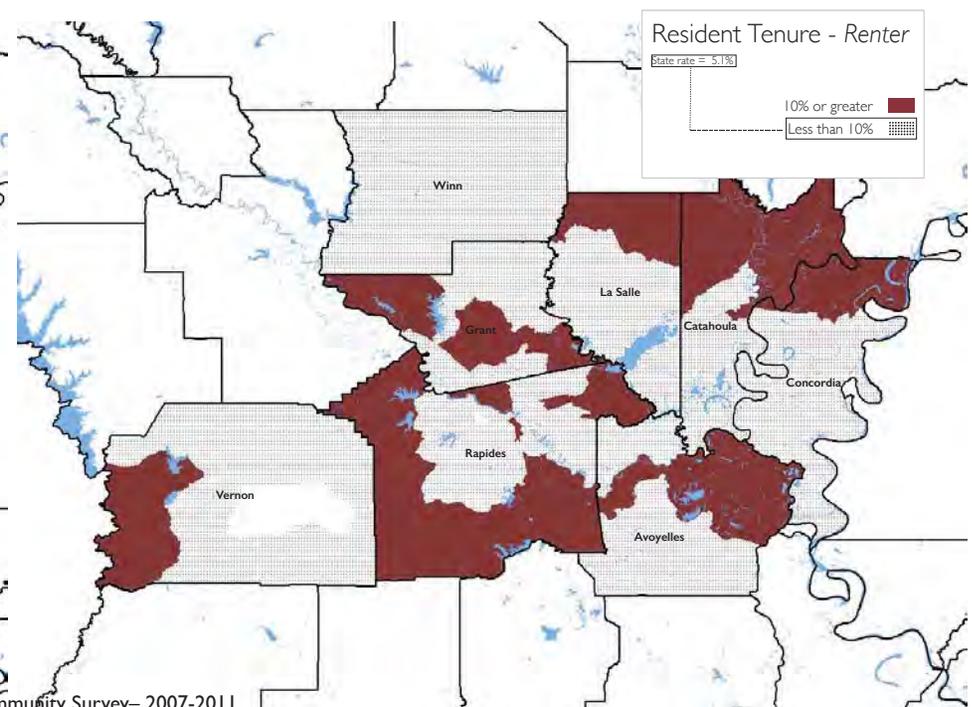
Resident Tenure before 1990: *Owner and Renter*

We have also divided this indicator between owners and renters. It is reasonable to expect that owners are more likely to be long-term residents, so we have used the same distribution in the owner map. Renters, however, are more likely to move, so we have simply highlighted those areas in the RLMA that have a relatively high concentration of long-term renters.

Owner Tenure (before 1990)

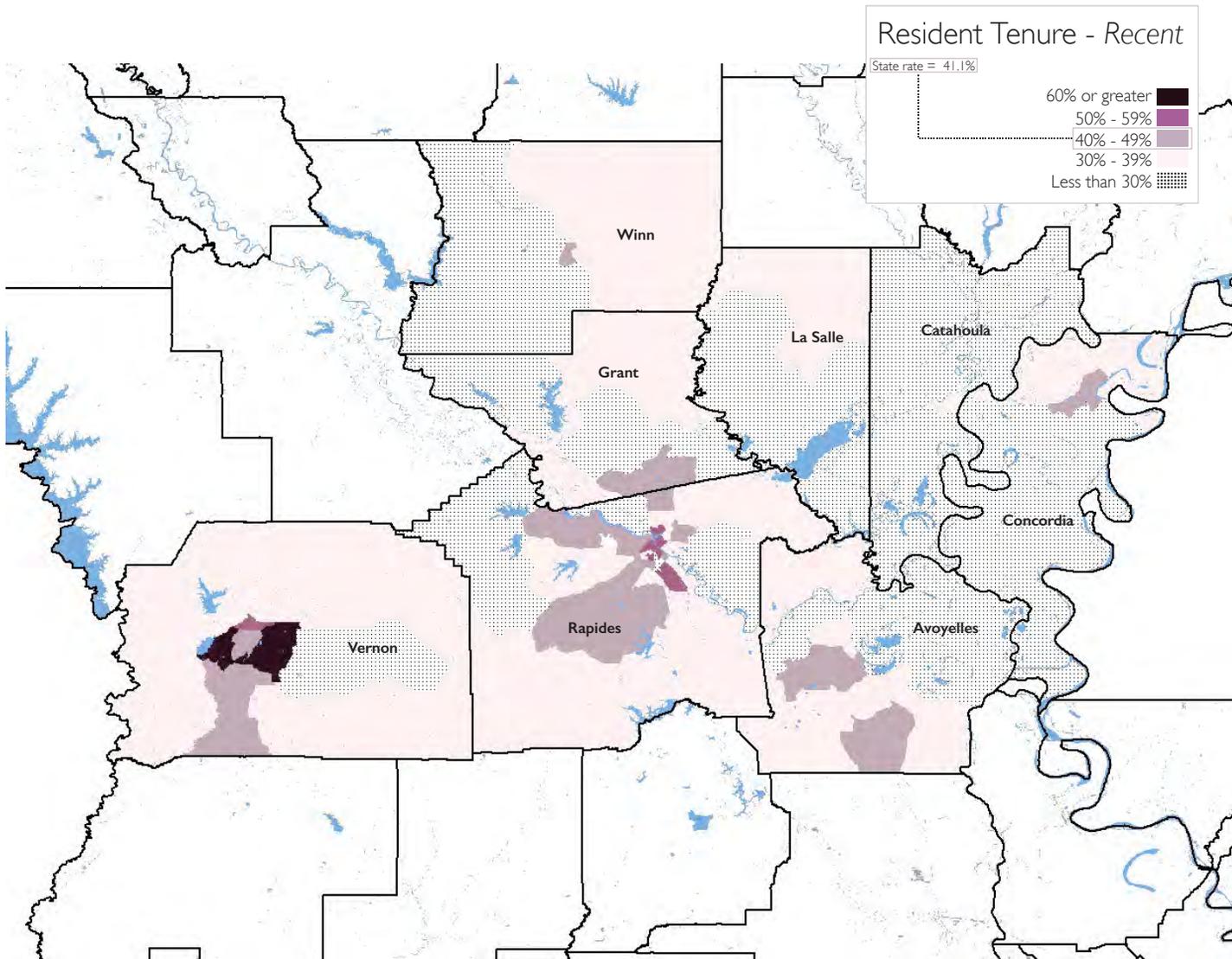


Rental Tenure (before 1990)



Data Source: American Community Survey—2007-2011

Resident Tenure after 2005



Measurement Recent Tenure

In this assessment, we have documented **those households that reported residence after 2005**. High levels of recent tenure are an indicator of ongoing transitions or new development. This iteration of measuring tenure is an inverse of the long-term tenure measure (see above) meant to complement that display.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 2005 based upon interviews conducted between 2007 and 2011 through the American Community Survey. Darker colors represent higher concentrations of such recent tenure.

The state average percentage for residents of recent tenure is 41.1%.

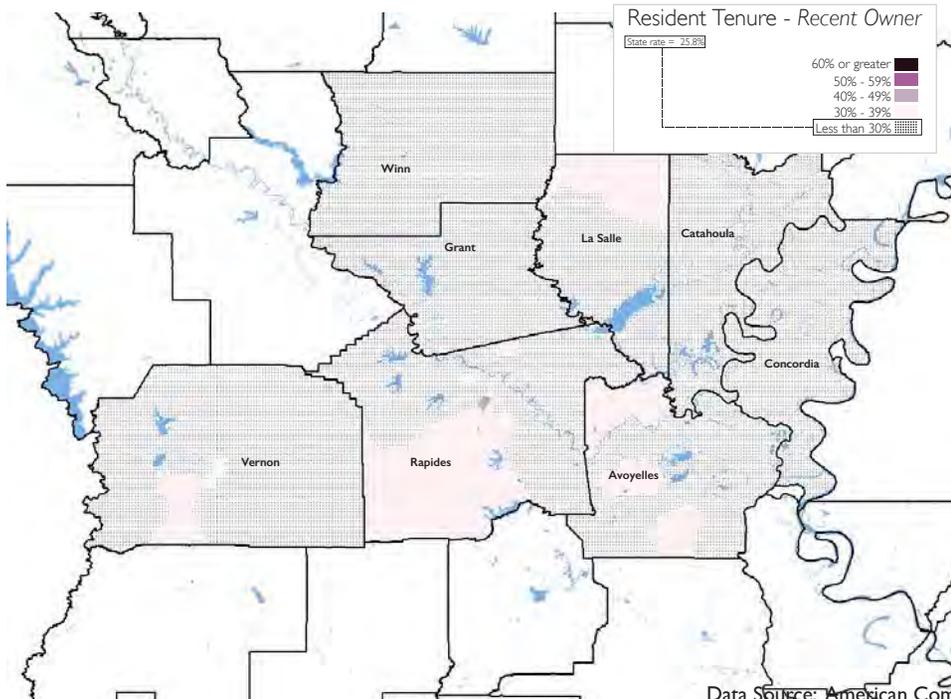
	2005 or later
United States	40.1%
Avoyelles	35.8%
Catahoula	28.1%
Concordia	35.3%
Grant	29.9%
La Salle	31.5%
Rapides	39.3%
Vernon	51.8%
Winn	29.8%

Data Source: American Community Survey— 2007-2011

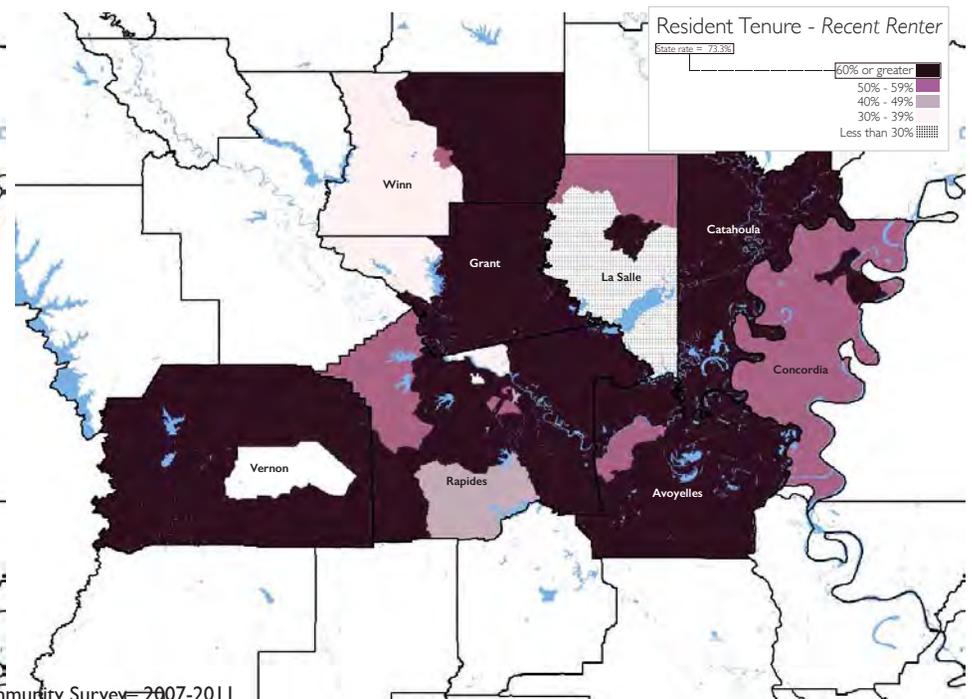
Resident Tenure after 2005: *Owner and Renter*

As with the long-term tenure map, we have also divided this indicator between owners and renters. In this case we used the same distribution as we did in the map displaying the overall population. The rental map reflects the reality that renters tend to move often, so many of the renters in a tract will likely report having moved into the residence after 2005. Owners, however, are likely to remain in a house for more than five years.

Owner Tenure (after 2005)



Rental Tenure (after 2005)

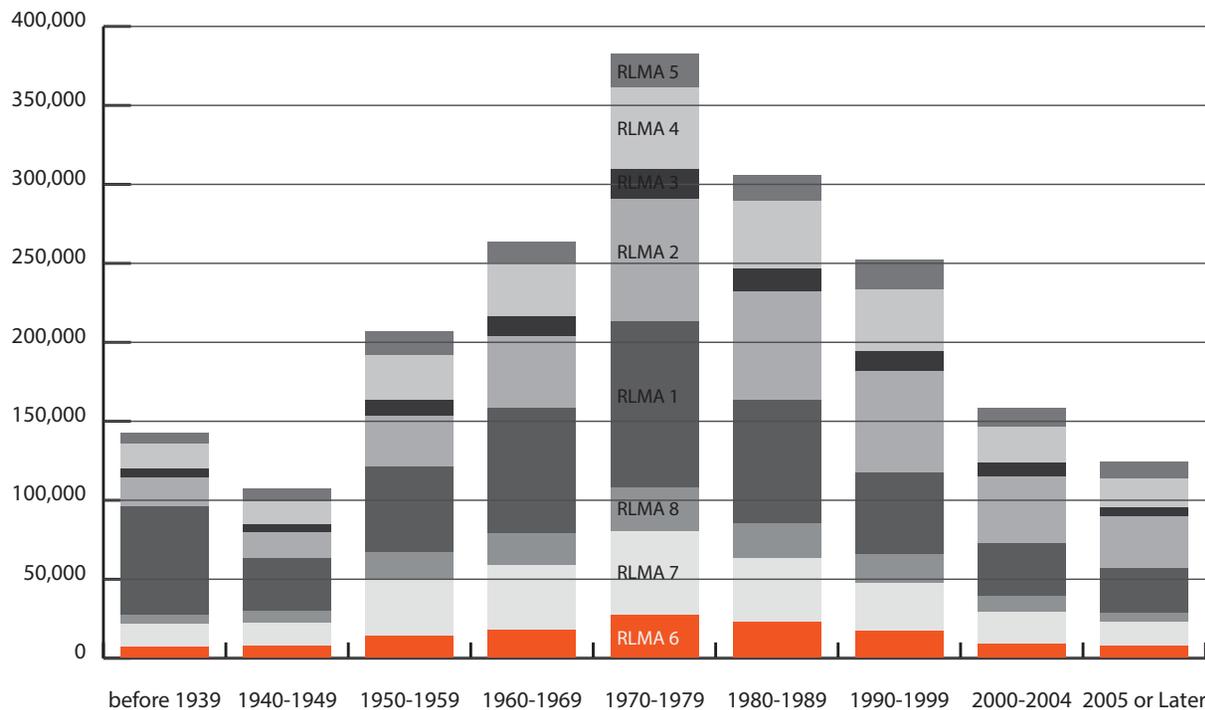


Data Source: American Community Survey 2007-2011

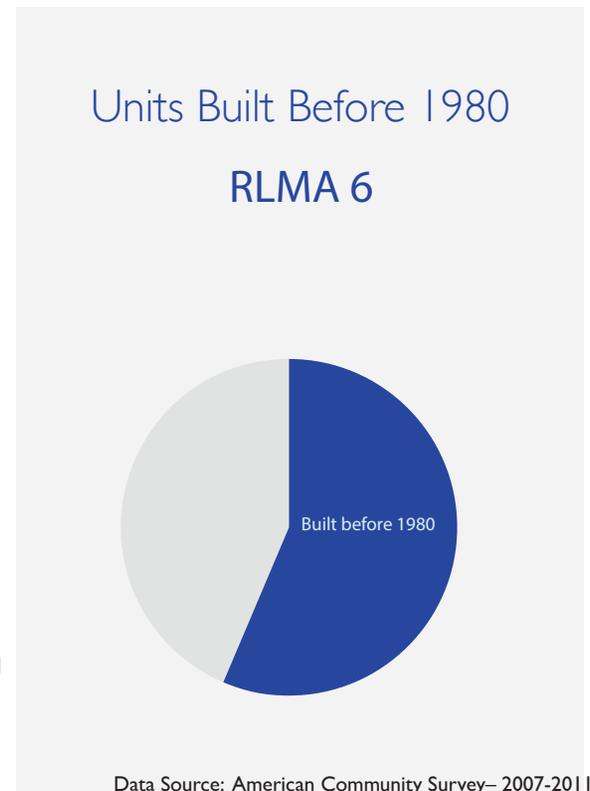
Construction by Year and Units built before 1980

Age of housing stock is a policy concern for many reasons including health (asbestos removal, lead paint) and environmental sustainability (energy-efficiency programs). The chart below shows that the majority of the housing in the state was built after 1970, but for each RLMA this distribution differs. The orange section of each bar compares the RLMA to the remainder of the state. The chart is not normalized for population, so an RLMA with a higher population (such as New Orleans) will be more prominently represented in the graphic. The chart shows only the number of houses still in use or potential use by the year they were constructed.

The pie chart below shows the **share of houses built before 1980**. In 1977 the Consumer Product Safety Commission of the United States banned the use of lead in paints used in residences, public buildings, on toys and on furniture. In effect, this meant that all houses built after 1977 should not contain lead-based paint, but lead-paint mitigation and removal is still a major concern for houses built prior to the enforcement of this regulation. The data available through the Census does not use 1978 as a categorical indicator, so we have opted to use the nearest category: 1980.



Construction by Year **RLMA 6**
as part of total statewide construction



Data Source: American Community Survey— 2007-2011

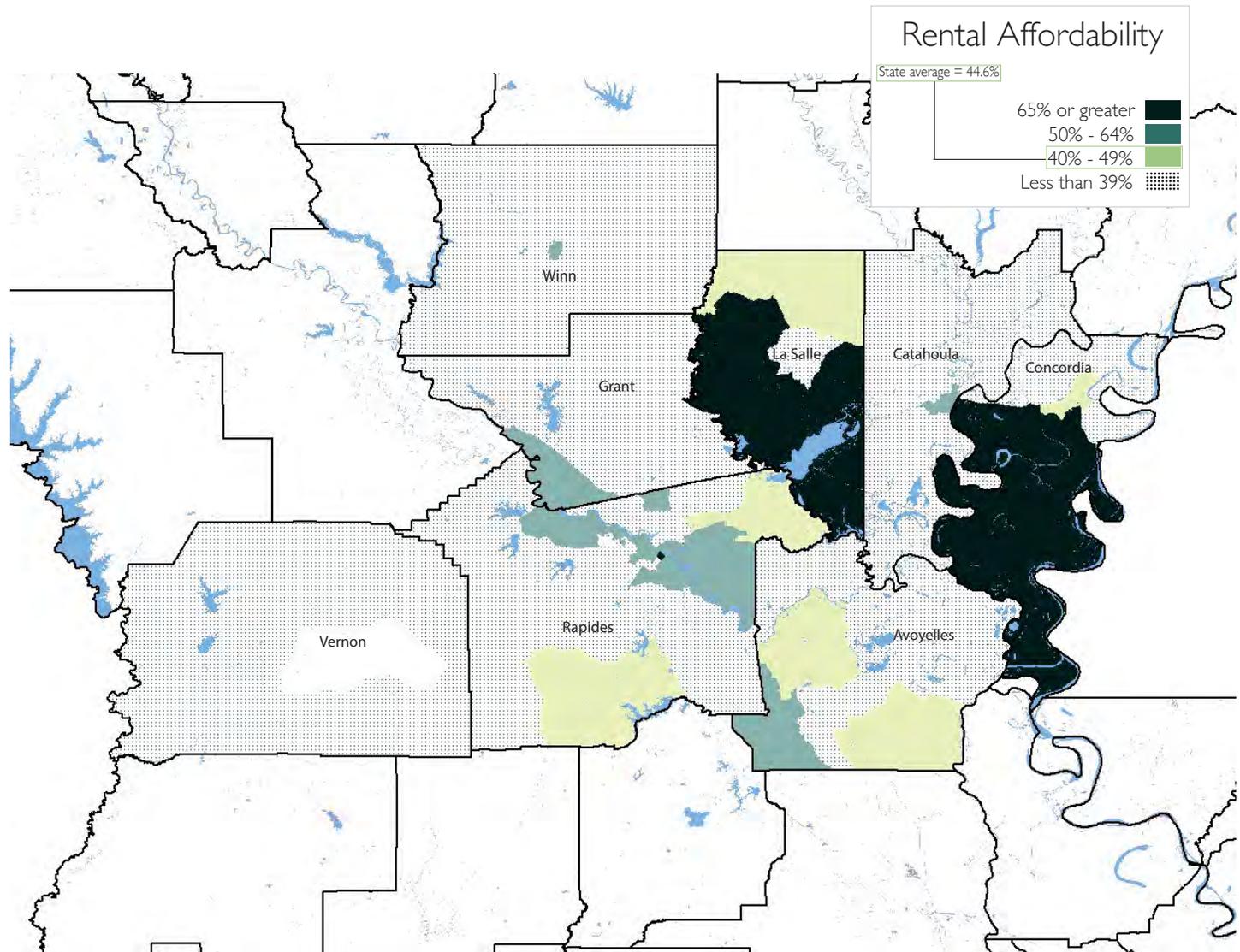
Rental Affordability

Measurement Rental Affordability

Rental affordability is measured by Gross Rent as a Percentage of Income (GRAPI), a computed ratio of monthly gross rent to monthly household income. Gross rent is contract rent plus the estimated average monthly cost of all utilities. Thirty-five percent of income or more spent on gross rent is a commonly used threshold for evaluating unaffordability or rent distress.

Reading the map

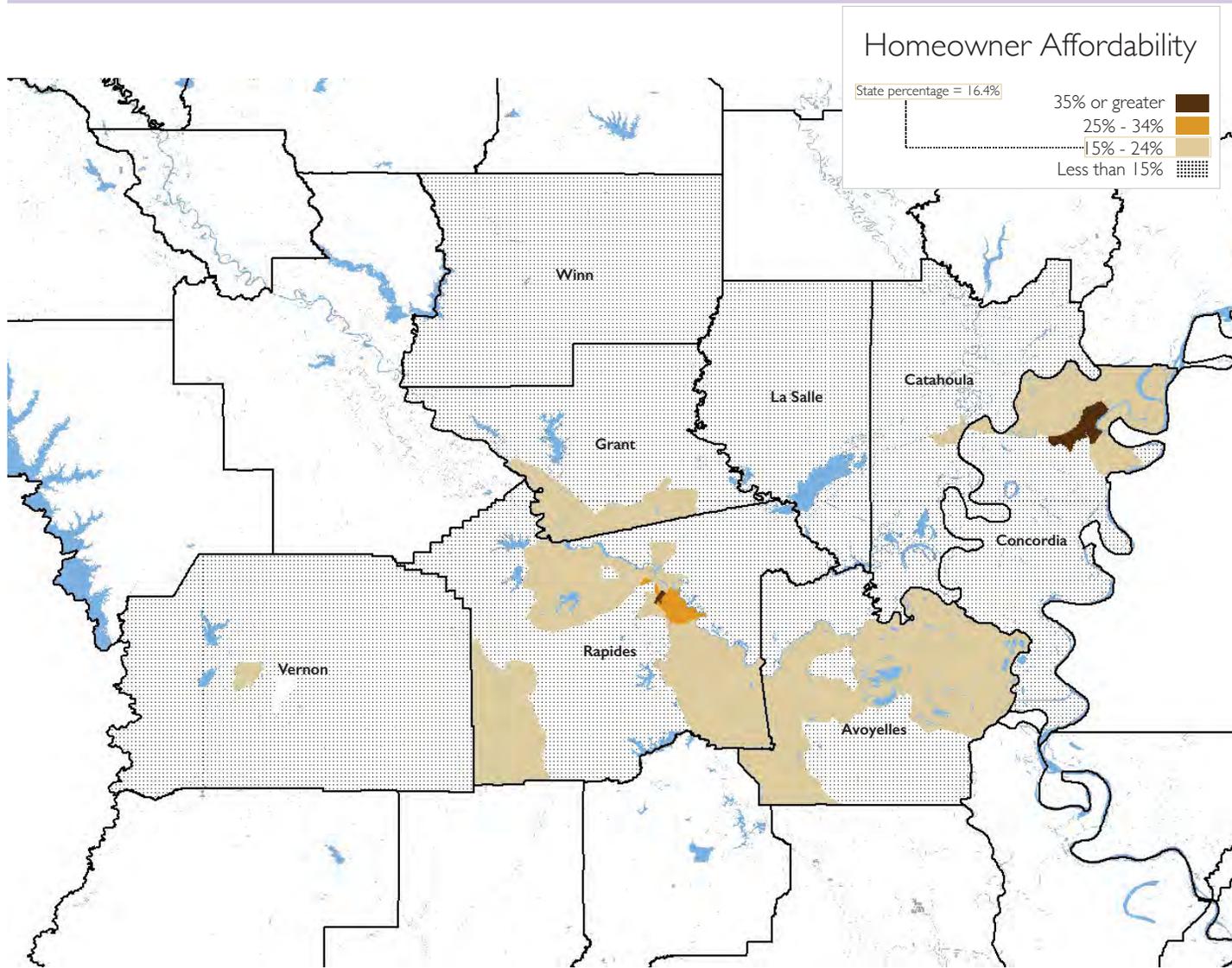
The map shows the percentage of renters within the tract spending 35% or more of household income on gross rent. Darker colors signify a greater proportion of the population. Throughout the state 44.6% of rental households are rent distressed.



	GRAPI (35% or greater)
United States	43.0%
Avoyelles	43.2%
Catahoula	21.6%
Concordia	40.2%
Grant	42.4%
La Salle	37.2%
Rapides	44.6%
Vernon	23.8%
Winn	39.5%

Data Source: American Community Survey– 2008-2012

Homeowner Affordability



Measurement Owner Affordability

The affordability of home ownership is measured using Selected Monthly Owner Costs As a Percentage of Income (SMOCAP), a computed ratio of monthly housing costs to monthly household income. Housing costs are defined as payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Thirty five percent or more of income spent on monthly housing cost is a commonly used threshold for determining unaffordability.

Reading the map

The map highlights the percentage of homeowners within the tract spending more than 35% of household income on monthly housing costs. Darker colors represent a greater proportion of the population. In Louisiana 16.4% of families in owner-occupied homes face affordability challenges.

	SMOCAP (35% or greater)
United States	22.8%
Avoyelles	14.0%
Catahoula	13.9%
Concordia	18.8%
Grant	12.7%
La Salle	10.3%
Rapides	15.4%
Vernon	10.6%
Winn	9.5%

Data Source: American Community Survey– 2008-2012

Occupants per room

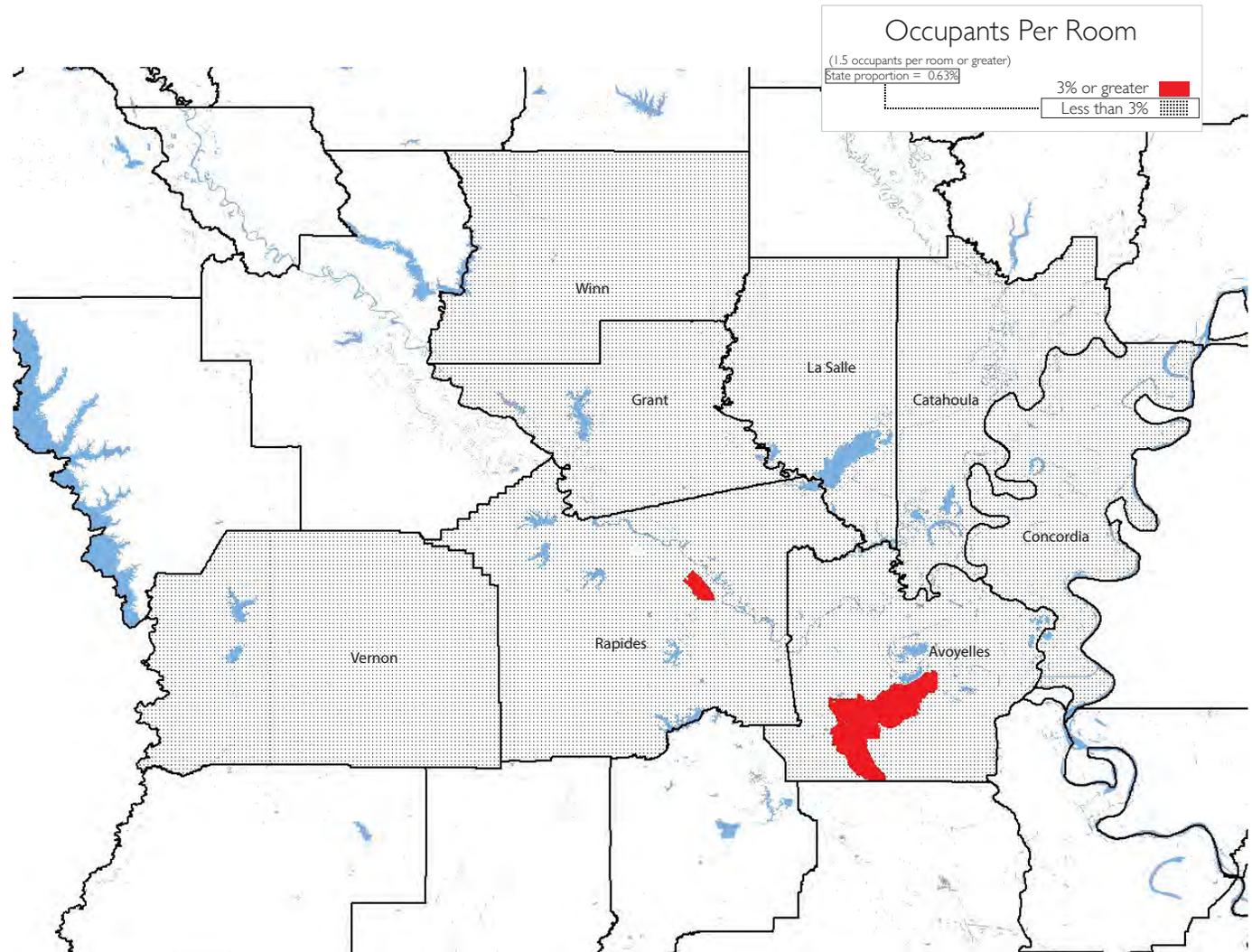
Measurement Overcrowding

Average number of occupants per room in a dwelling is a typical benchmark used to assess sub-standard living conditions. The term “room” in this context refers to the number of all rooms in the unit, not bedrooms alone. HUD commissioned a study in 2007 to evaluate overcrowding in homes and the standard for measuring overcrowding, as determined by Econometrica, Inc. (the company providing the study) was 1.0 to 1.5 persons per room. The estimate of overcrowding nation-wide in 2005 was 2.4% of the population and this estimate had declined from 1985 when it was 2.82% of the population. We will expect this estimate to be relatively small. As we examine Census tracts and if we notice the occupants per room percentage rise above this national average, then it suggests a major issue in overcrowding which has impacts on childhood health, educational performance, mental illness, and other such ailments that are related to overcrowding.

Reading the map

The map displays the proportion of housing units within the tract having greater than 1.5 occupants per room. Darker colors signify higher proportions. The state percentage for owners and renters combined (all housing units) is 0.63%, and its range is highlighted with a corresponding color.

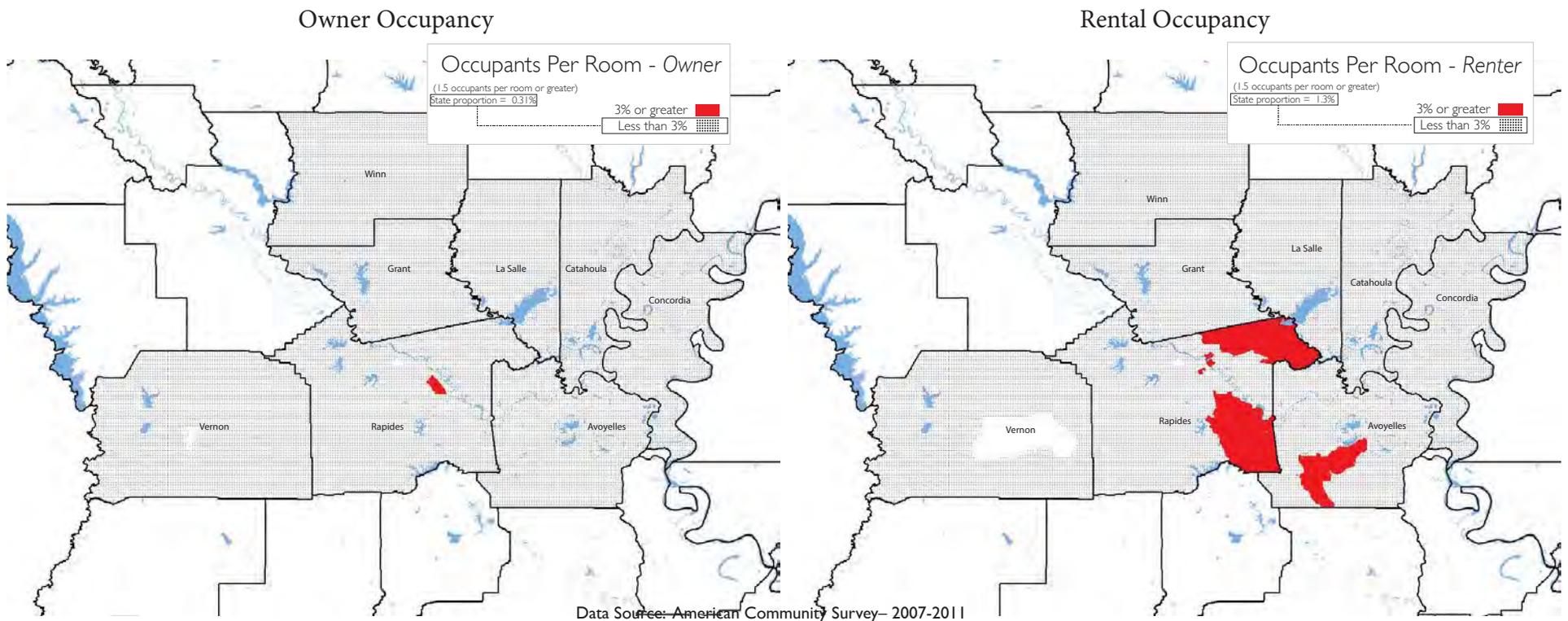
	Occupants per room - 1.5 or greater
United States	0.90%
Avoyelles	0.70%
Catahoula	0.00%
Concordia	0.52%
Grant	0.15%
La Salle	0.13%
Rapides	0.71%
Vernon	0.38%
Winn	0.50%



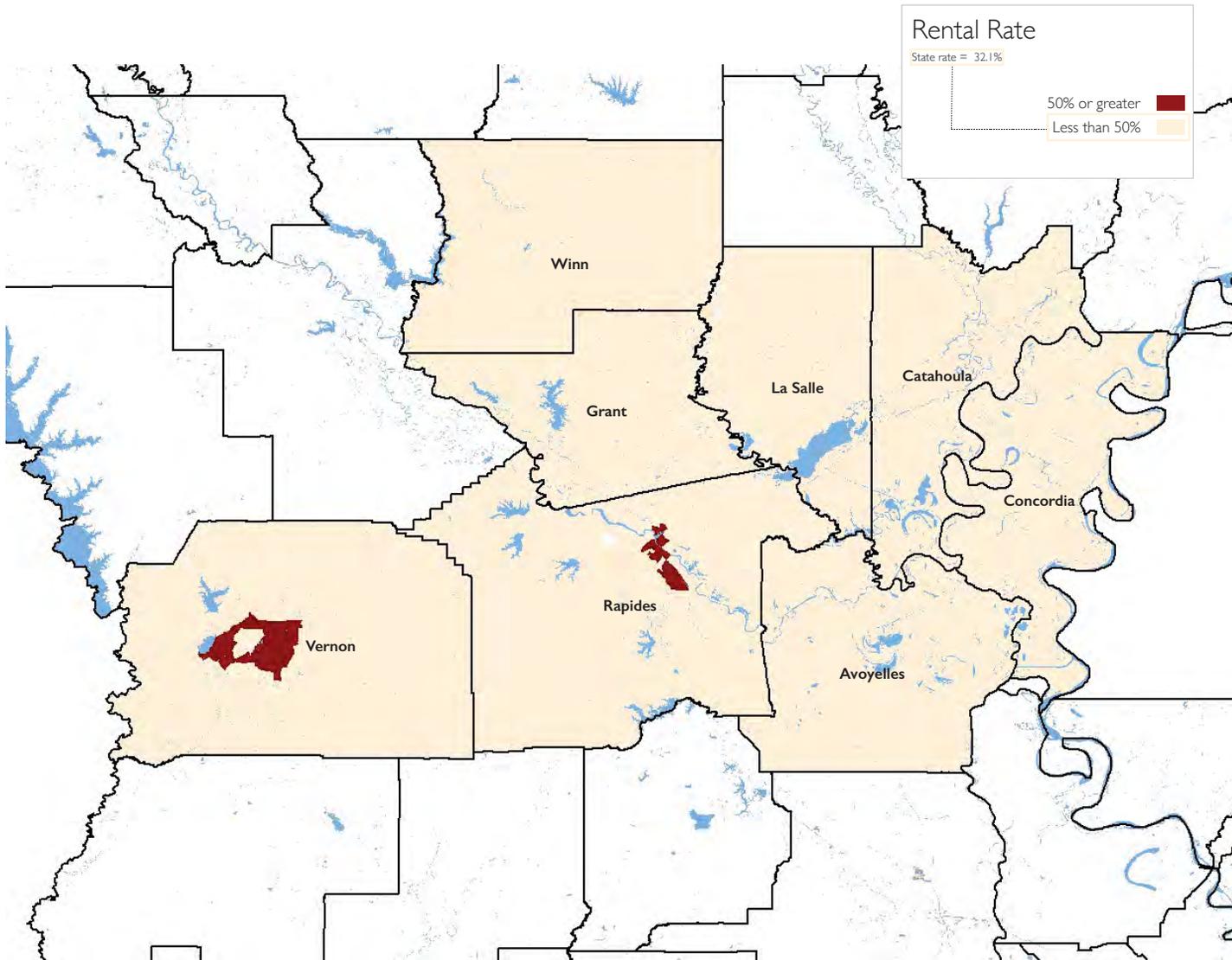
Data Source: American Community Survey– 2007-2011

Occupants per room *Owner and Rental*

We have divided the overcrowding measure between owner and renter. It is reasonable to expect higher levels of overcrowding among the rental population, and the maps verify this at least spatially. More tracts have higher levels of overcrowding when only renters are considered. It is also important to note how the spatial distribution changes from the map depicting overcrowding for the entire population to the maps where owners and renters are isolated. This verifies that considerations of overcrowding require attention at the local level.



Rental Concentration



Measurement Rental Concentration

In this map we search for areas with higher concentrations of rentals. The state rental rate is 32.1%. We have used 50% as the benchmark for designating high rental concentration. This determination is based upon the distribution of the tract rates and not the population. It is expected that most of those areas will be in metropolitan areas.

Reading the map

The map highlights those tracts in the RLMA where rentals constitute 50% or more of the residences. The table below shows the parish rental rates, which should be compared to the state rate of 32.1%

	Rental rate
United States	33.9%
Avoyelles	30.6%
Catahoula	21.3%
Concordia	32.6%
Grant	21.2%
La Salle	15.8%
Rapides	32.8%
Vernon	43.7%
Winn	23.7%

Data Source: American Community Survey– 2007-2011

Mobile Homes

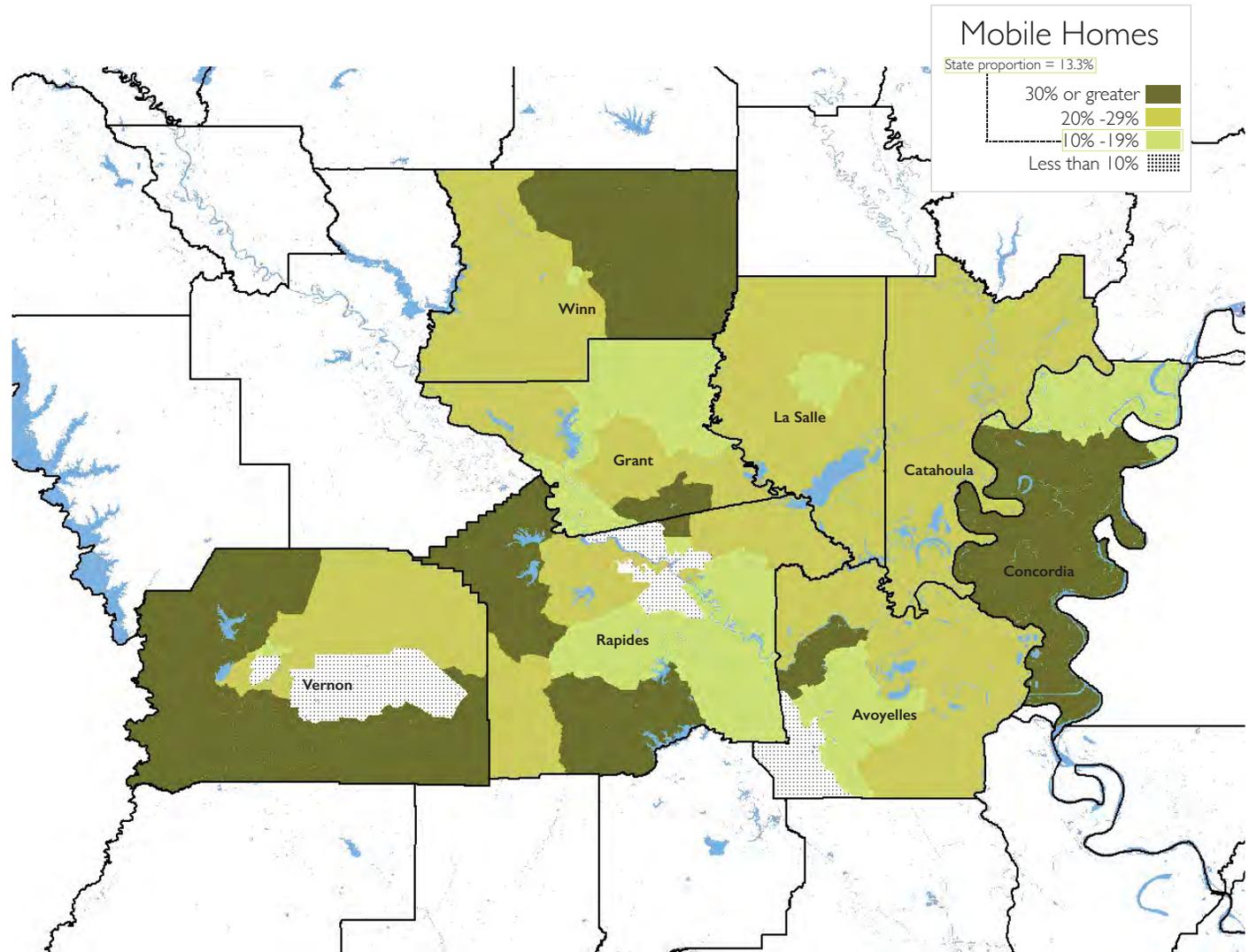
Measurement Mobile Homes

Mobile homes represent one of the five overall types of housing listed by the Census. The data do not distinguish between those mobile homes that have been immobilized or de-immobilized in accordance with state laws. Therefore, all mobile home structures, including those that are mobile and those that might be classified as manufactured homes, are included in the definition of mobile homes.

The proportion of units in the state that are mobile homes (13.3%) is twice that of the national rate. Initially one might attribute this to the series of hurricanes inflicting property damage on the state, but the 2000 Census data shows that the proportion of units that are mobile homes has not changed much over the past decade, rising modestly from 13.1%.

Reading the map

The map displays mobile home units as a proportion of all units within a Census tract. Darker colors indicate a higher proportion of mobile homes. The percentage of units that are mobile homes in the state is 13.3%.



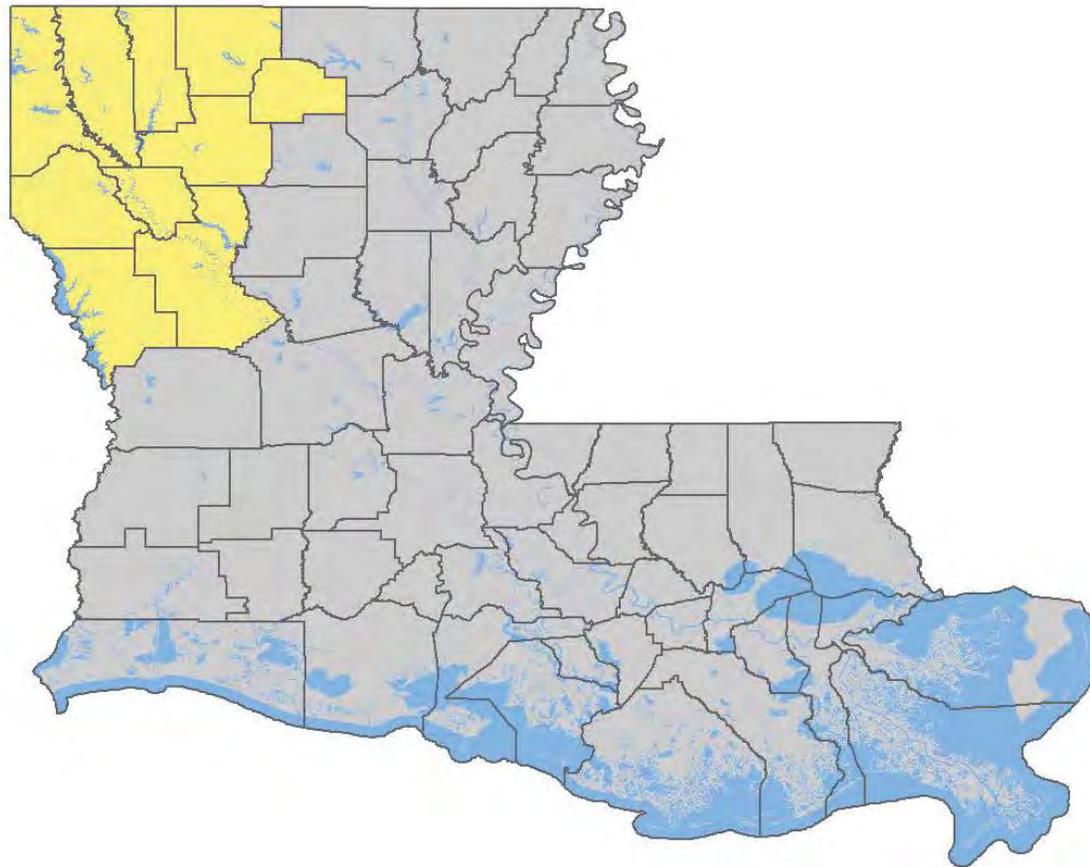
	Mobile homes
United States	6.6%
Avoyelles	17.9%
Catahoula	25.3%
Concordia	22.6%
Grant	25.9%
La Salle	20.5%
Rapides	13.5%
Vernon	21.4%
Winn	24.8%

Data Source: American Community Survey– 2007-2011

Louisiana Regional Labor Market Area 7

Shreveport-Bossier

Bienville | Caddo | Bossier | Sabine | Webster | De Soto | Claiborne | Lincoln | Natchitoches | Red River

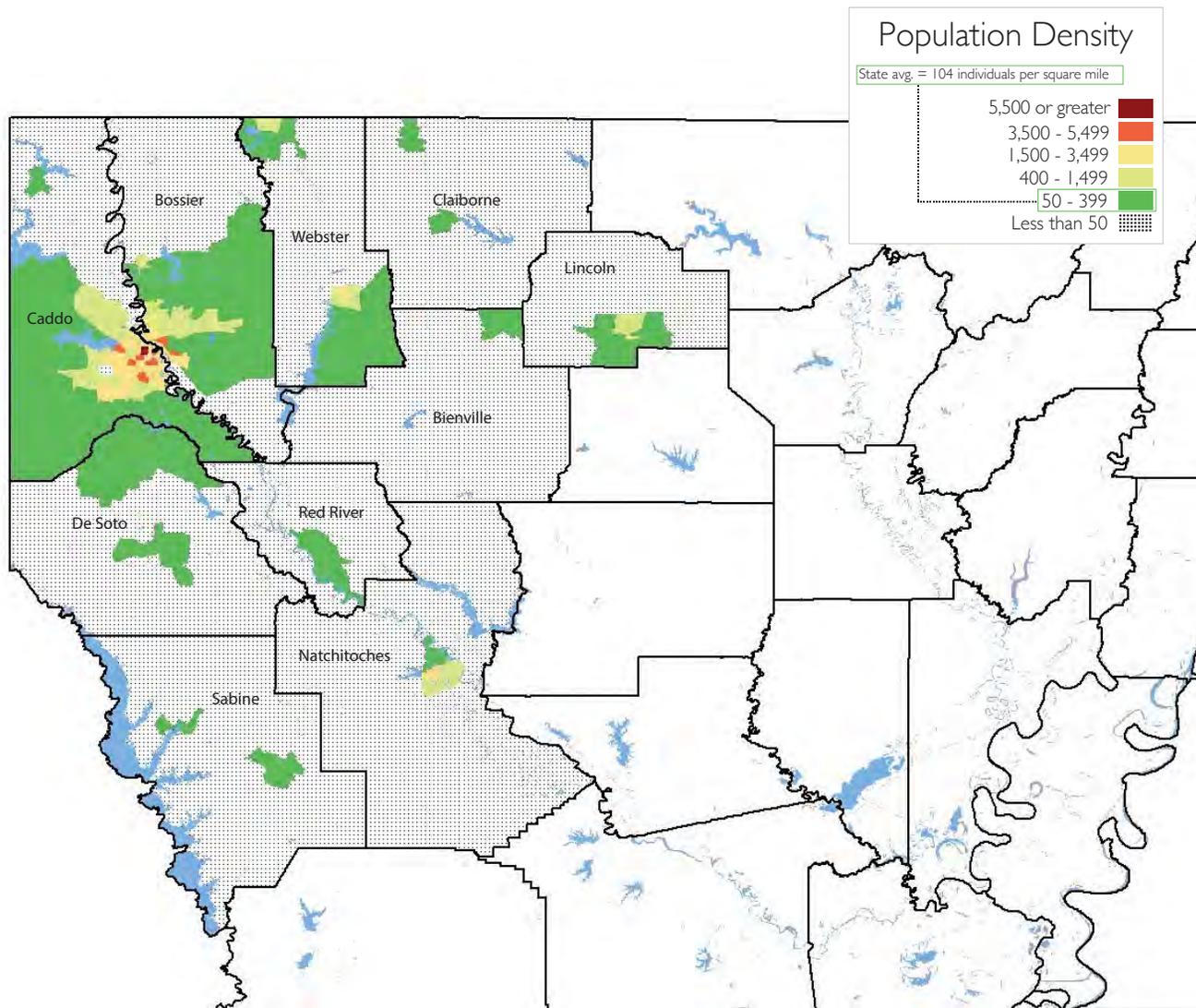




Regional Labor Market Area 7
Shreveport-Bossier

Socioeconomic Characteristics

Population Density



Measurement Density

Population density partly captures urbanization of an area. The measurement is persons per square mile, and it is captured at the tract level.

Reading the map

We have focused on the areas of relatively high density. The average density for the state is 104 persons per square mile, but the most dense parts of the state have more than 6,000 persons per square mile. The map is high color contrast from green to red with red being high density and green being low density. Areas of very low density are designated with stipple.

	Persons per square mile
United States	87
Bienville	18
Bossier	139
Caddo	290
Claiborne	23
De Soto	30
Lincoln	99
Natchitoches	32
Red River	23
Sabine	28
Webster	70

Data Source: Census 2010 Summary File 1

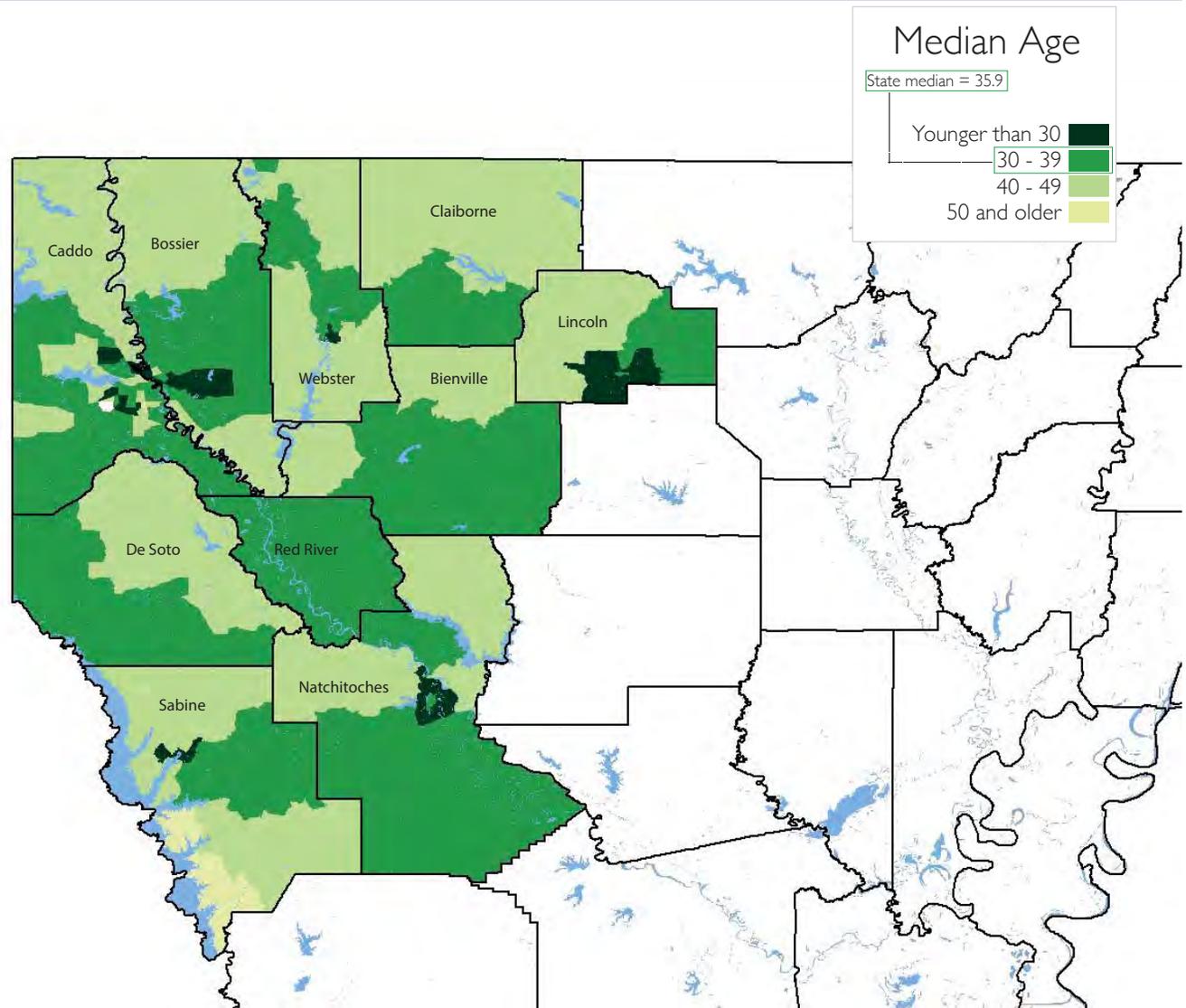
Median Age of Population

Measurement Median Age

Half of the population will be older than this age and half will be younger. The median age can be compared across RLMA and Census tracts. The lower the median age the younger the population, while the higher the median age the older the population.

Reading the map

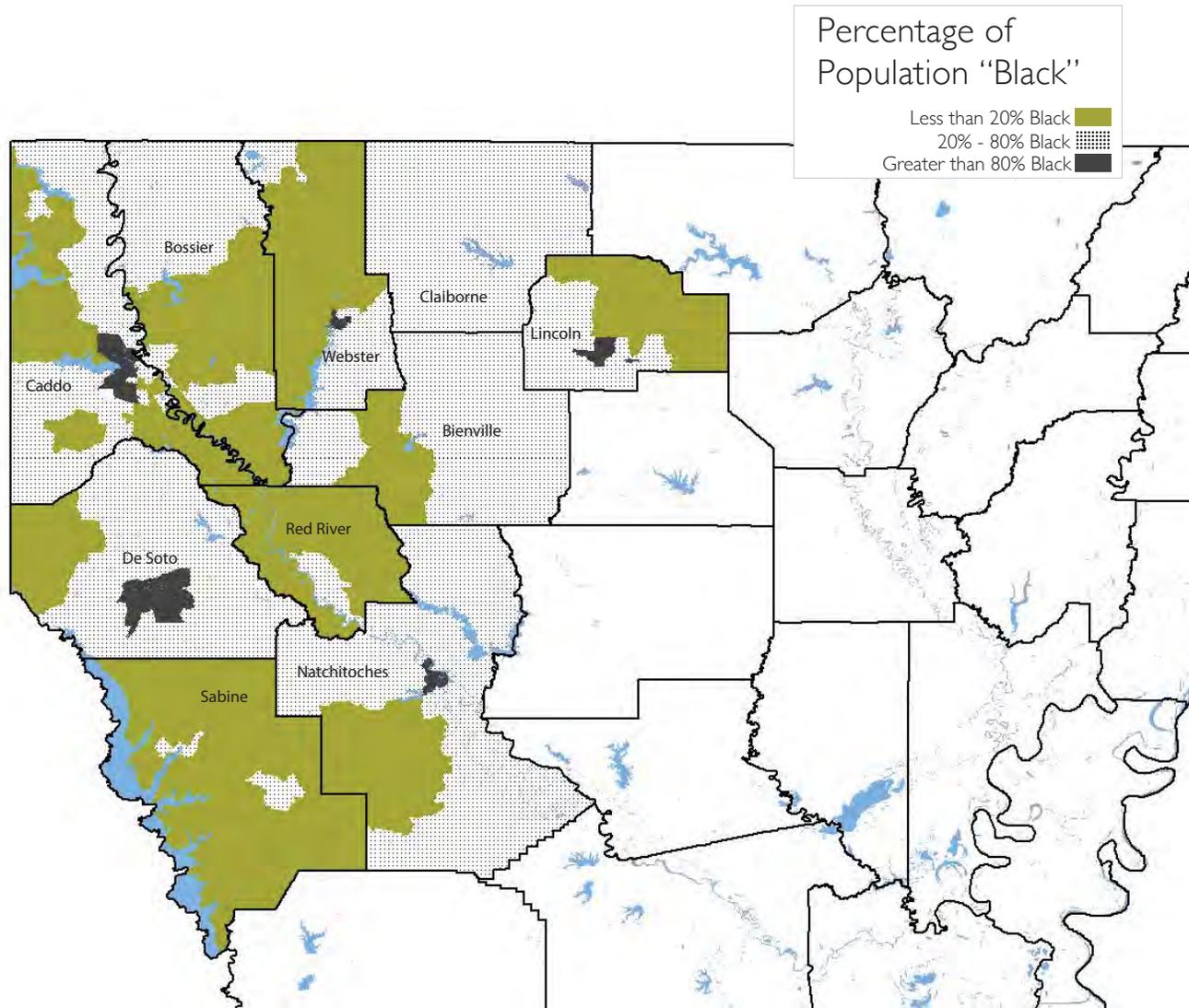
The median age is represented for each Census tract with the darkest colors representing younger median age and lighter colors representing older median age. The state's median age is 35.9, indicated in the legend.



	Median age
United States	37.0
Bienville	40.8
Bossier	34.6
Caddo	36.4
Claiborne	40.9
De Soto	39.9
Lincoln	27.1
Natchitoches	32.8
Red River	37.9
Sabine	40.8
Webster	39.8

Data Source: American Community Survey– 2008-2012

Percentage of Population “Black”



Measurement Racial Segregation

To measure racial segregation, we focused upon the percent of the population that is reported “Black” by the Census. Communities with a Black population greater than 80% or less than 20% of the total population are considered de facto segregated.

Reading the map

Data on race have been organized to display high concentrations of black and non-black Census tracts: olive representing predominantly non-black populations, dark gray representing predominantly black populations. Those tracts that meet neither of these classifications are represented in stipple.

	Percent Black
United States	13.5%
Bienville	42.9%
Bossier	22.0%
Caddo	48.0%
Claiborne	50.8%
De Soto	39.0%
Lincoln	41.4%
Natchitoches	42.4%
Red River	40.2%
Sabine	17.5%
Webster	34.1%

Data Source: American Community Survey— 2008-2012

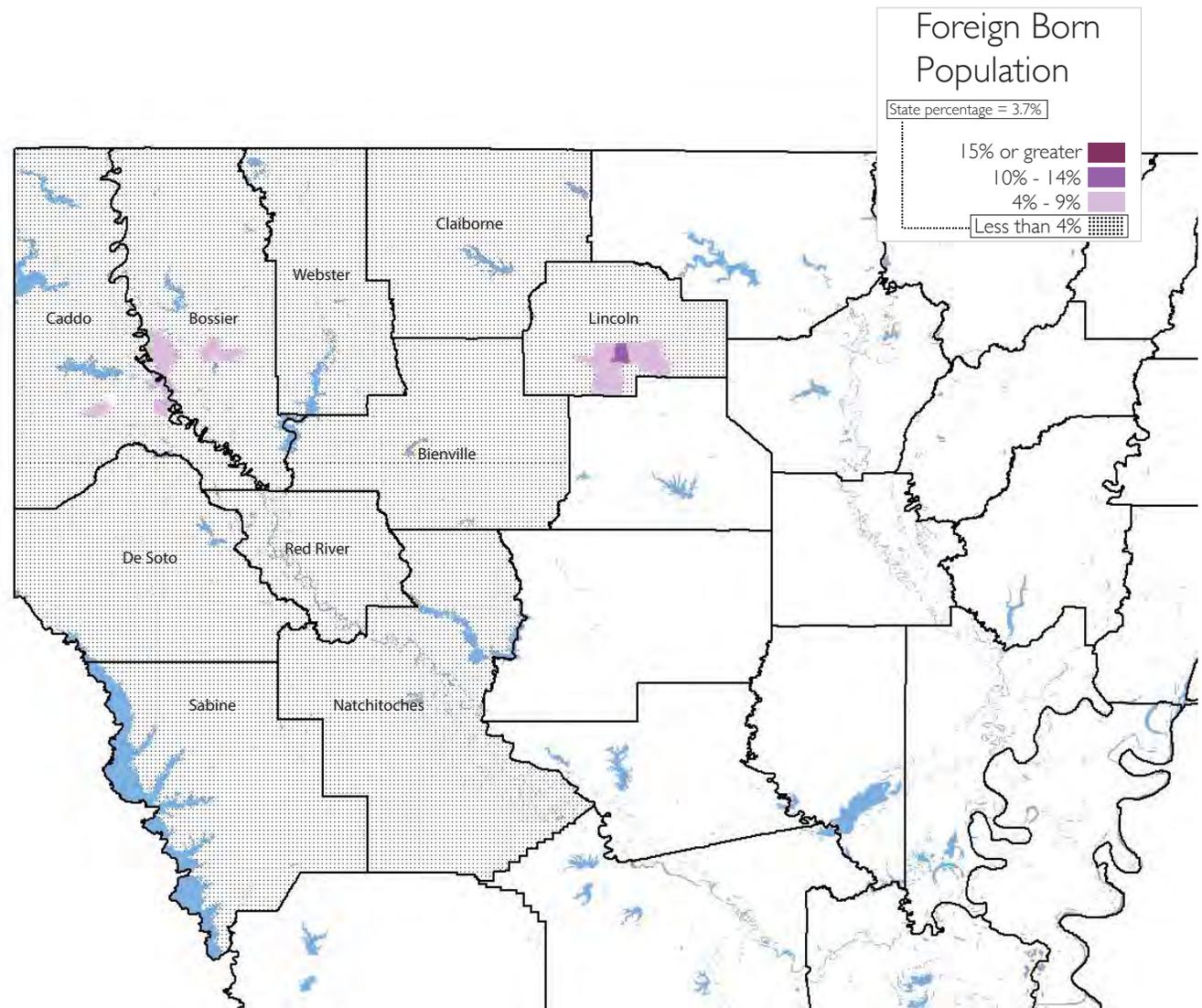
Foreign Born Population

Measurement Foreign-born

The foreign-born population consists of individuals who were not U.S. citizens at birth.

Reading the map

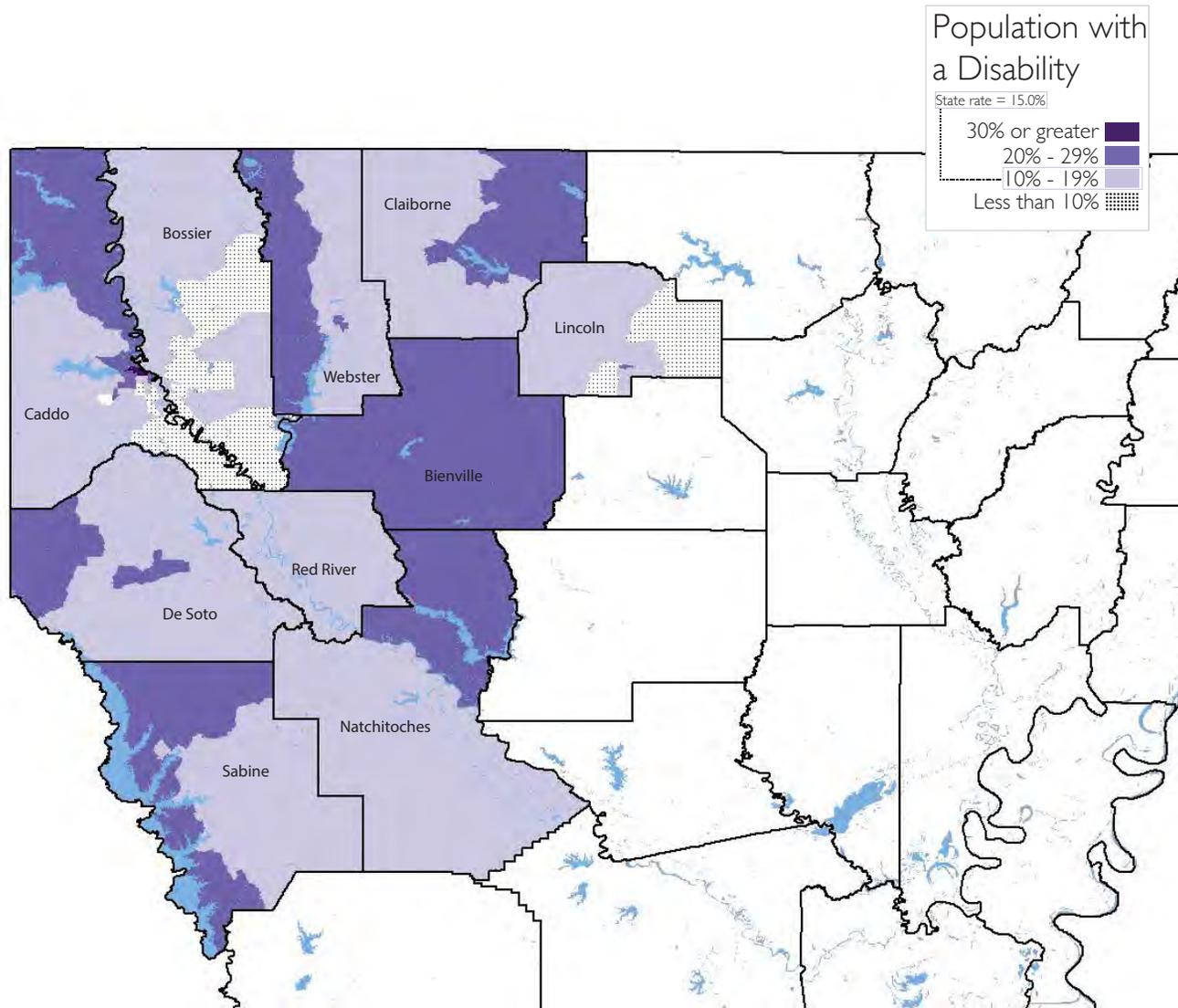
The map displays the percentage of foreign-born individuals within each Census tract as a percent of the entire tract population. Darker colors signify a greater presence of foreign-born individuals. The state average for the percentage of foreign-born individuals is 3.7%. We have focused the map on areas of relatively high foreign born populations and designated those at or below the state level in stipple.



	Foreign born
United States	12.8%
Bienville	0.2%
Bossier	3.8%
Caddo	2.0%
Claiborne	0.8%
De Soto	1.3%
Lincoln	4.8%
Natchitoches	1.1%
Red River	0.3%
Sabine	1.3%
Webster	0.8%

Data Source: American Community Survey– 2007-2011

Population with a Disability



Measurement Disability

The Census collects information on disability through the American Community Survey. An individual is considered disabled if the person has any one of the definitions of disability used by the ACS, which include difficulties with hearing, vision, walking or climbing stairs; difficulties resulting from physical, mental or emotional problems that result in reduced cognitive abilities or independent living; or difficulty in caring for oneself.

Reading the map

The map represents that percentage of the population within each Census tract having a disability. Darker colors represent a higher concentration of individuals living with a disability. The state rate for those living with a disability is 15%.

	Disability rate
United States	12.0%
Bienville	24.1%
Bossier	12.3%
Caddo	14.6%
Claiborne	18.0%
De Soto	17.7%
Lincoln	13.6%
Natchitoches	17.4%
Red River	16.5%
Sabine	20.5%
Webster	19.5%

Data Source: American Community Survey—2008-2012

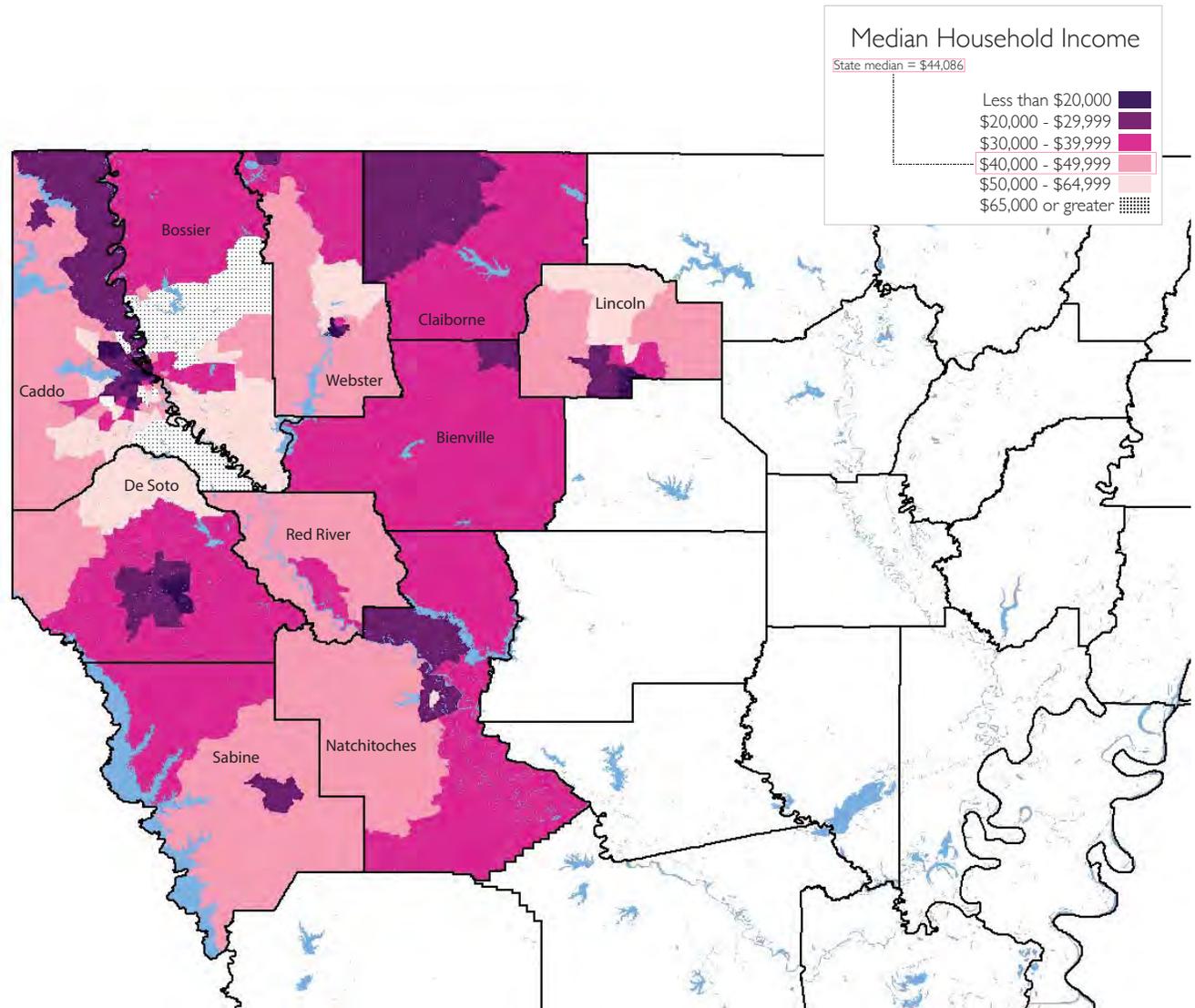
Median Household Income

Measurement Income

Median household income is a measurement of income distribution: one-half of all households earn more than this amount and one-half earn less. Household income reflects the role of the household as a fundamental economic unit within a community and provides some insight into the purchasing power for an area.

Reading the map

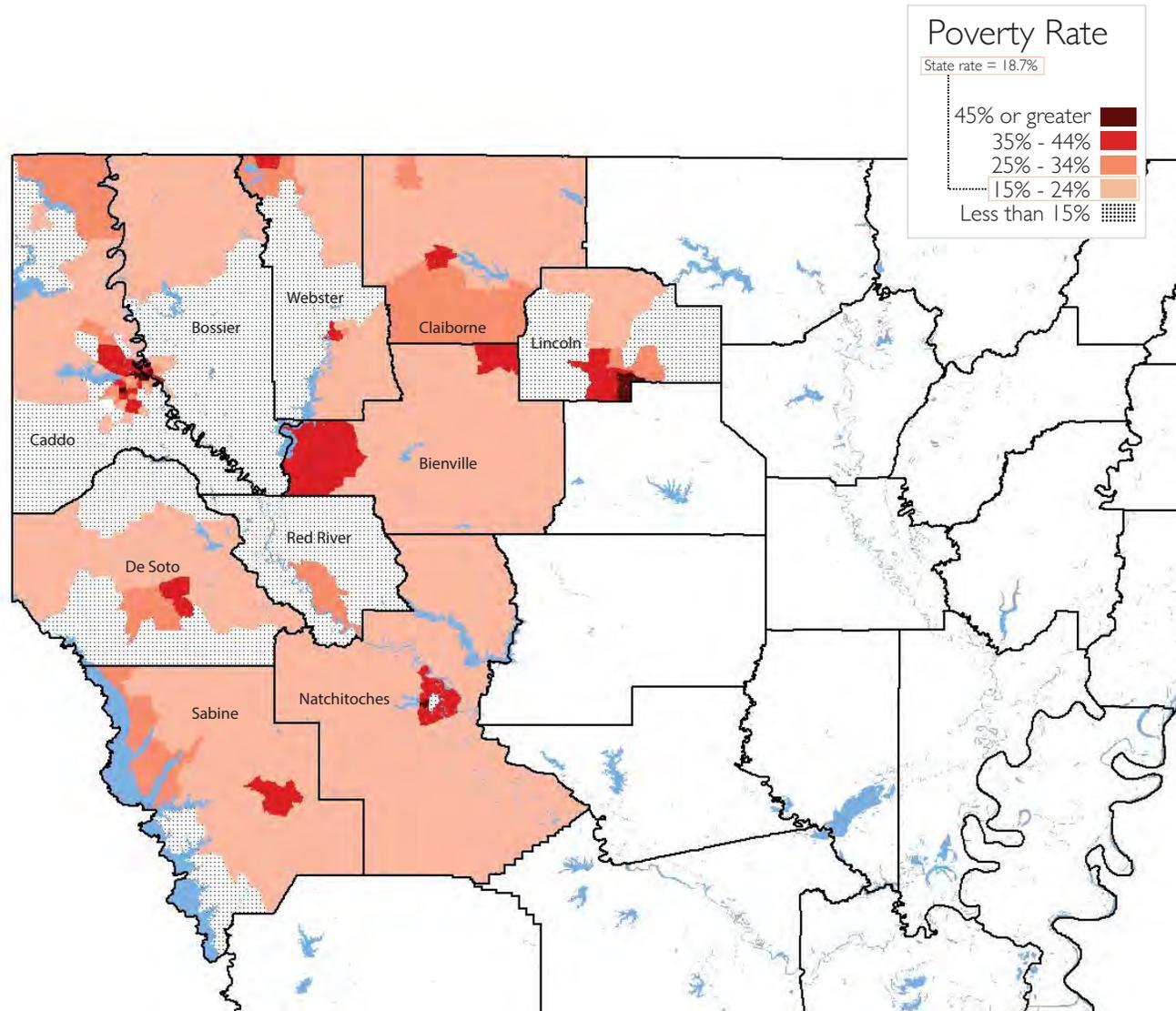
Data on median household income have been collected for Census tracts comprising the RLMA so that spatial comparisons can be made across the area. Tracts with a lower median household income are generally poorer. The median household income for the state is \$44,086, and its range is highlighted with a corresponding color in the legend. We have focused the map upon areas of low income, so tracts with a high median income for the state are designated by stipple.



	Median household income
United States	\$52,762
Bienville	\$30,594
Bossier	\$51,771
Caddo	\$39,086
Claiborne	\$32,972
De Soto	\$39,213
Lincoln	\$34,152
Natchitoches	\$31,830
Red River	\$37,159
Sabine	\$36,959
Webster	\$36,225

Data Source: American Community Survey– 2007-2011

Population Living in Poverty



Measurement Poverty

Poverty is defined using a set of income thresholds established by the Office of Management and Budget that vary by family size and composition. Families that fall below the income thresholds are deemed to be in poverty. The most recent income thresholds are with \$15,730 or less for a family of two, a family of three earning \$19,790 or less, a family of four earning \$23,850 or less, and so on in increments of \$4,060 up to a family of eight.

Reading the map

Poverty rate data have been collected for Census tracts comprising the RLMA, and the map displays the proportion of the population with incomes under the poverty threshold. Darker colors signify higher rates of poverty. The state poverty rate is 18.7%, and its range is highlighted with a corresponding color in the legend.

	Poverty rate
United States	14.9%
Bienville	28.0%
Bossier	13.4%
Caddo	19.3%
Claiborne	28.2%
De Soto	19.8%
Lincoln	28.5%
Natchitoches	27.4%
Red River	21.0%
Sabine	21.2%
Webster	21.6%

Data Source: American Community Survey—2008-2012

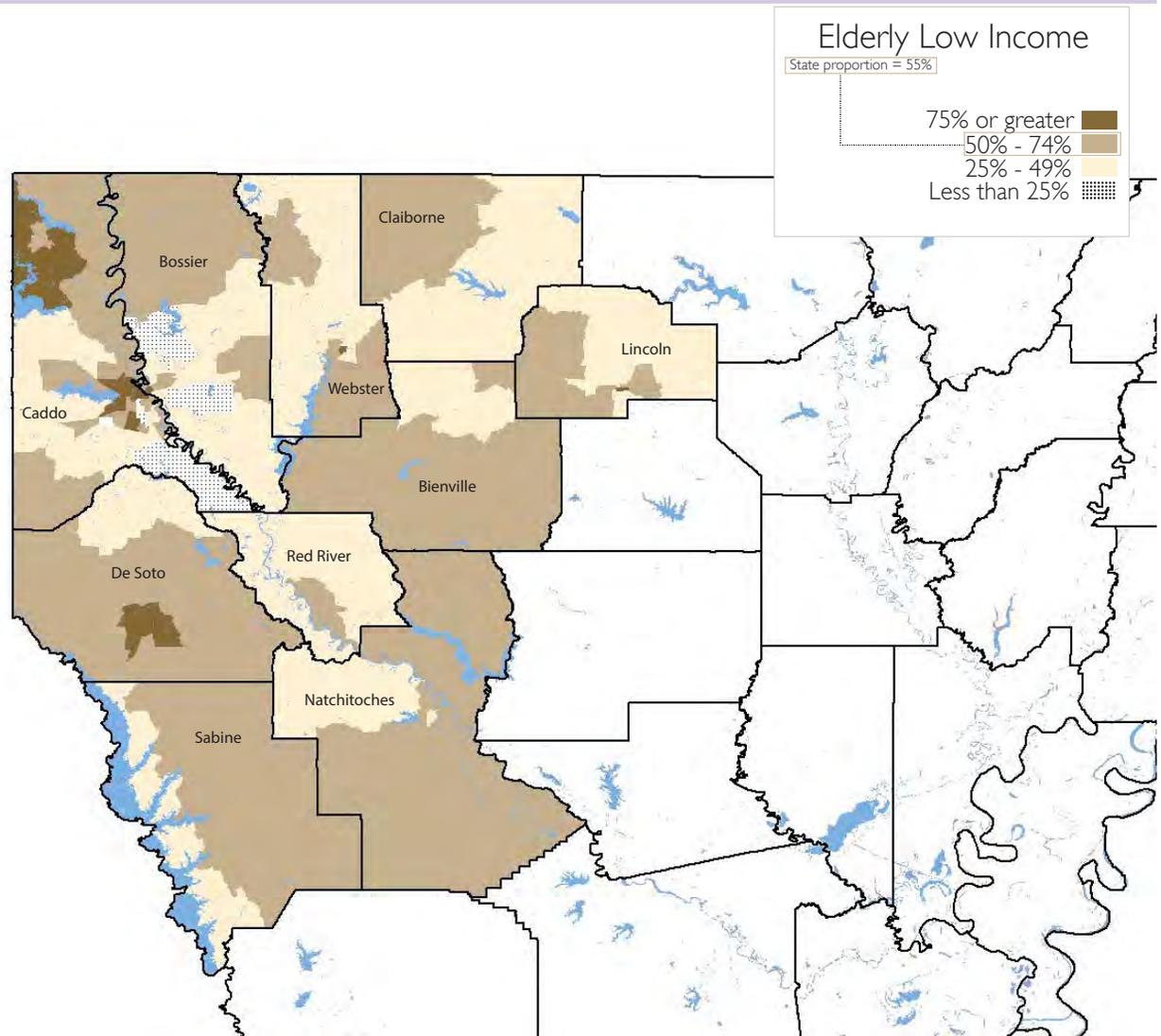
Elderly Population with Low Income

Measurement Elderly low-income

The U.S. Department of Housing and Urban Development produces “CHAS” data (Comprehensive Housing Affordability Strategy) that demonstrate the extent of housing problems and housing needs, particularly for low income households. These data provide information on the incomes of those 62 years and older.

Reading the map

The map shows the percentage of elderly households within the tract with incomes less than 80% of HUD Area Median Family Income (HAMFI). In Louisiana, 55% of households with a resident over the age of 62 years have household incomes less than 80% of HAMFI, and that range is highlighted with a corresponding color in the legend. Section 3(b)(2) of the United States Housing Act of 1937 provides for housing assistance for low income families, defined as families making 80% of the median family income in the area, and very low income families, defined as families making 50% of the median family income with these estimates adjusted for varying family sizes. The HUD median family income is based on Census and American Community Survey data.

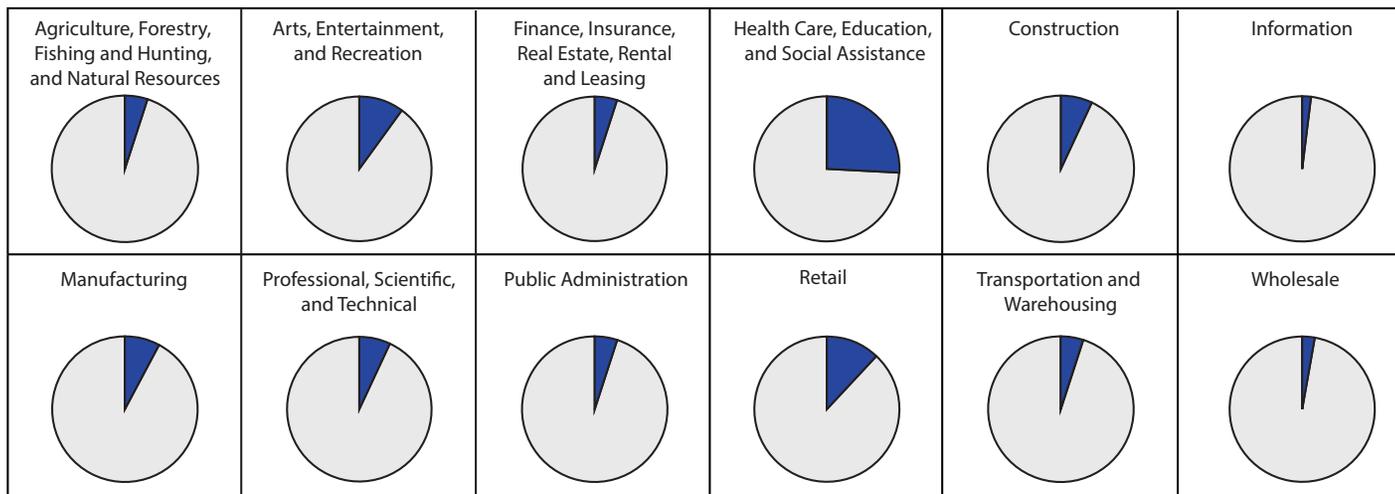


	Elderly low-income
United States	53.0%
Bienville	56.1%
Bossier	41.5%
Caddo	53.7%
Claiborne	50.1%
De Soto	55.8%
Lincoln	44.6%
Natchitoches	56.2%
Red River	52.4%
Sabine	52.8%
Webster	52.7%

Data Source: HUD CHAS data – 2006-2010

Employment by Industry

Employment by Industry RLMA 7



Employment by Industry

The map illustrates the percentage of employees in each industry as defined by the North American Industry Classification System (NAICS). The data refer to the person's job during the reference week.

Reading the chart

The chart represents the number of jobs in a specific industry within the RLMA relative to all jobs within the RLMA. The proportion of jobs attributable to the corresponding industry is colored in dark blue. We have displayed the employment at the RLMA level because the percentage by Census tract is not useful since the regional labor market is the economic zone as defined by the Louisiana Workforce Commission.

	Agriculture etc.	Arts etc.	Finance etc.	Health Care etc.	Construction	Information etc.	Manufacturing	Professional etc.	Public Adm.	Retail	Transportation etc.	Wholesale
Bienville	10.0%	5.3%	2.3%	24.3%	7.8%	1.5%	15.5%	4.4%	7.9%	9.0%	4.7%	2.2%
Bossier	4.3%	11.0%	6.2%	21.9%	7.8%	1.9%	6.5%	8.3%	7.1%	12.1%	5.1%	2.9%
Caddo	3.0%	12.5%	4.9%	27.1%	6.0%	2.0%	7.3%	7.2%	4.0%	12.0%	5.0%	3.2%
Claiborne	7.8%	3.8%	2.5%	25.4%	5.6%	1.3%	12.1%	4.6%	12.1%	9.2%	8.0%	2.1%
De Soto	7.6%	6.6%	5.0%	22.2%	8.4%	1.2%	13.1%	4.1%	5.7%	12.2%	5.3%	2.4%
Lincoln	2.9%	8.6%	4.8%	37.8%	5.0%	1.5%	7.3%	6.1%	4.2%	10.6%	4.9%	2.3%
Natchitoches	5.7%	7.6%	4.1%	26.6%	7.0%	1.0%	11.3%	6.5%	4.9%	13.3%	4.9%	1.8%
RedRiver	15.4%	6.8%	3.2%	29.2%	10.3%	0.7%	8.0%	4.6%	3.2%	8.5%	4.3%	3.3%
Sabine	17.6%	4.9%	4.2%	21.7%	7.0%	1.3%	9.7%	4.3%	4.8%	11.1%	5.2%	1.8%
Webster	6.8%	7.7%	4.4%	21.2%	9.2%	1.6%	12.6%	6.0%	6.2%	12.4%	4.4%	3.0%

Data Source: American Community Survey– 2007-2011

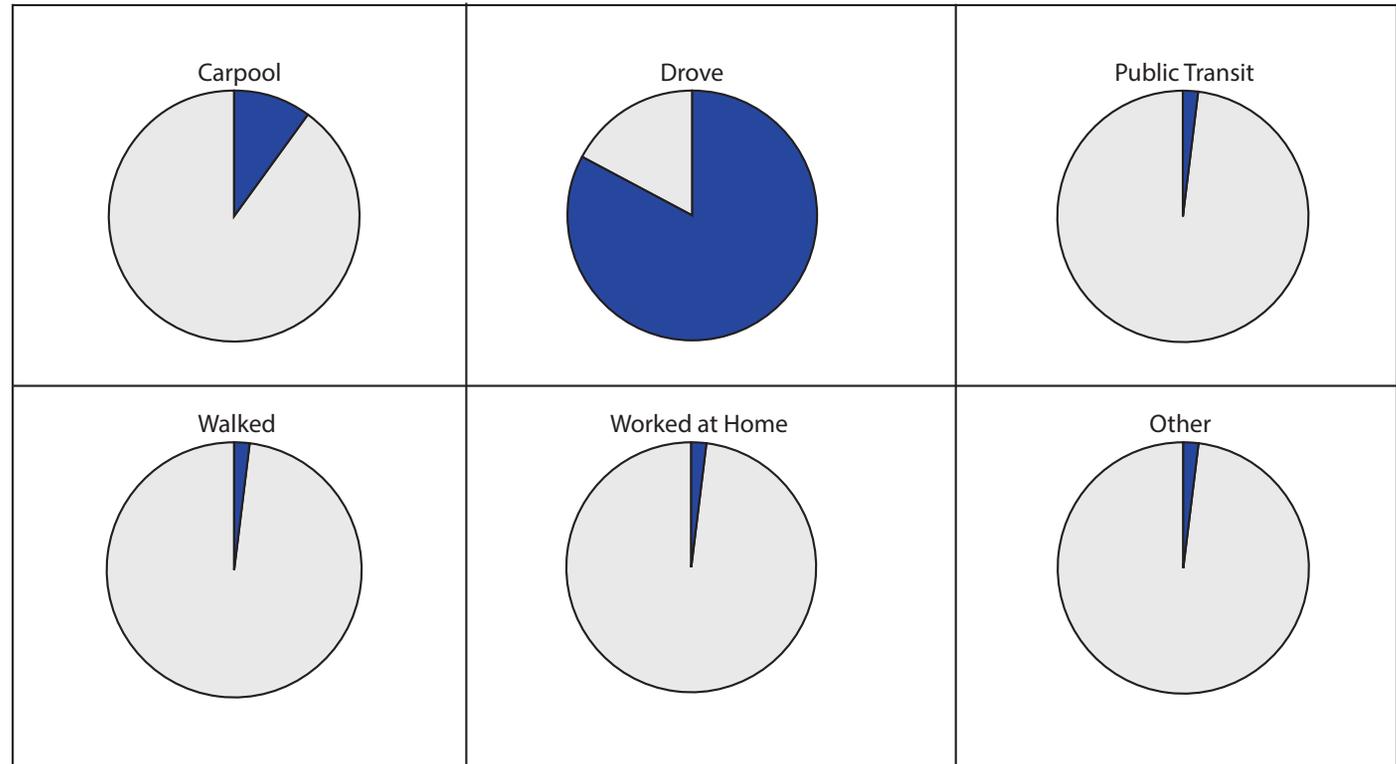
Means of Commuting

Means of Commuting

Commuting refers to an individual's journey to work and is characterized by the method of transportation, either driving alone, carpooling, using public transportation, or walking, and the duration of journey.

Reading the chart

Data on commuting have been collected for Census tracts comprising the RLMA, and the chart represents the proportion of transportation methods used by workers within the tract. The proportion of each transport method utilized by workers in the Census tract is colored in dark blue.



Means of Commuting

RLMA 7

	RLMA 7
Avg. commute time	22 mins
Median commute time	21.1 mins
Range: <i>Minimum</i>	11.5 mins
Range: <i>Maximum</i>	45.6 mins

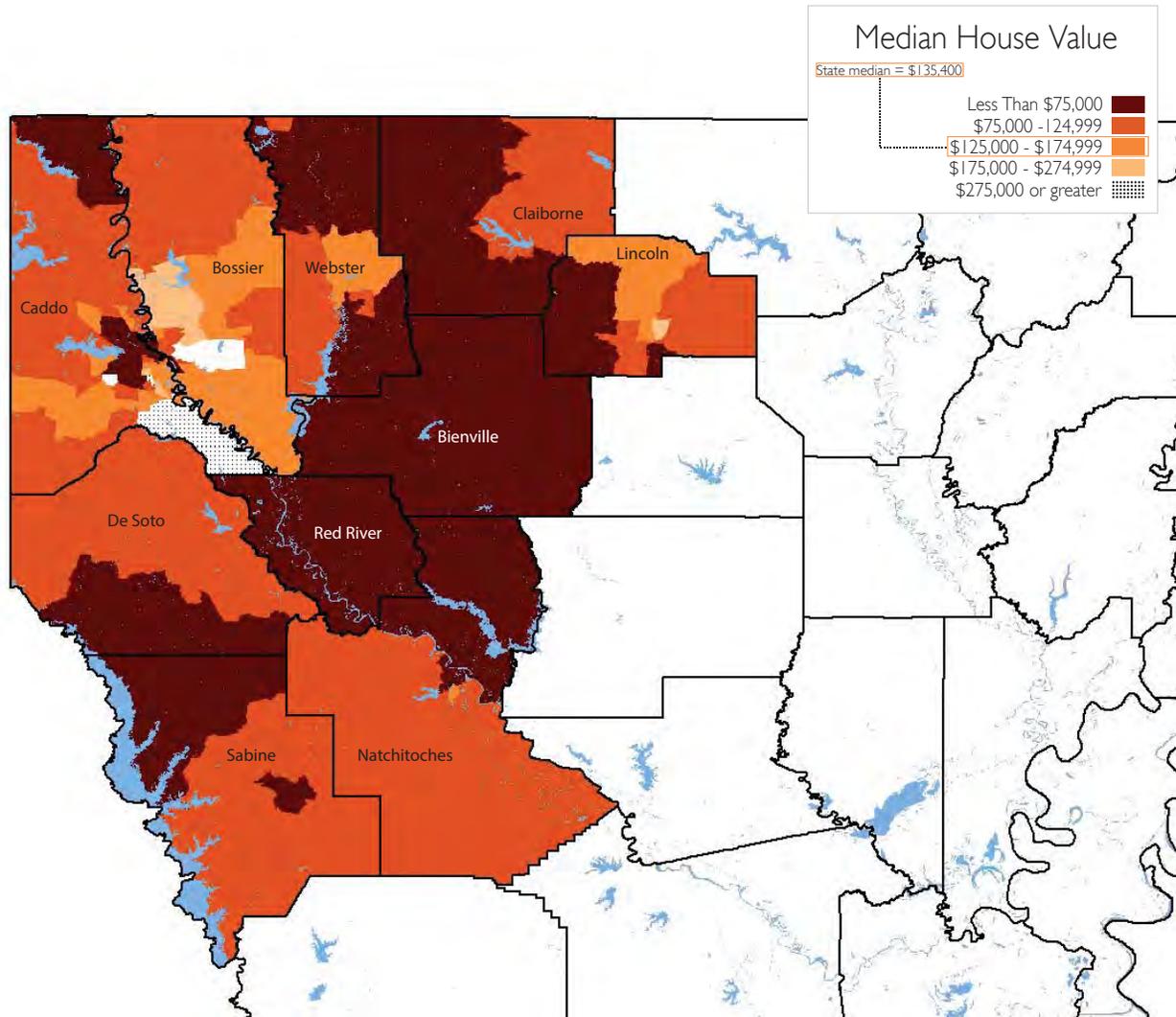
Data Source: American Community Survey– 2007-2011



Regional Labor Market Area 7
Shreveport-Bossier

Housing and Affordability

Median House Value



Measurement Median House Value

House value is determined by the owner's estimate of a sale price that one could expect if selling the property (structure and lot). Median house value indicates that one-half of all houses are worth more and one-half are worth less than the median.

Reading the map

Data on median housing values for single detached houses have been collected for Census tracts comprising the RLMA, and the map represents value ranges within the RLMA. The median home value for the state is \$135,400 (2011) and its range is highlighted with a corresponding color in the legend.

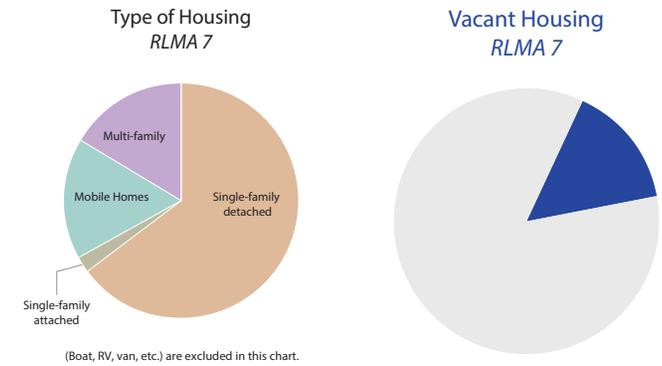
	Median house value
United States	\$186,200
Bienville	\$55,600
Bossier	\$138,600
Caddo	\$118,400
Claiborne	\$65,900
De Soto	\$83,100
Lincoln	\$109,700
Natchitoches	\$94,700
Red River	\$73,500
Sabine	\$78,700
Webster	\$79,900

Data Source: American Community Survey— 2007-2011

Vacancy Owner and Rental

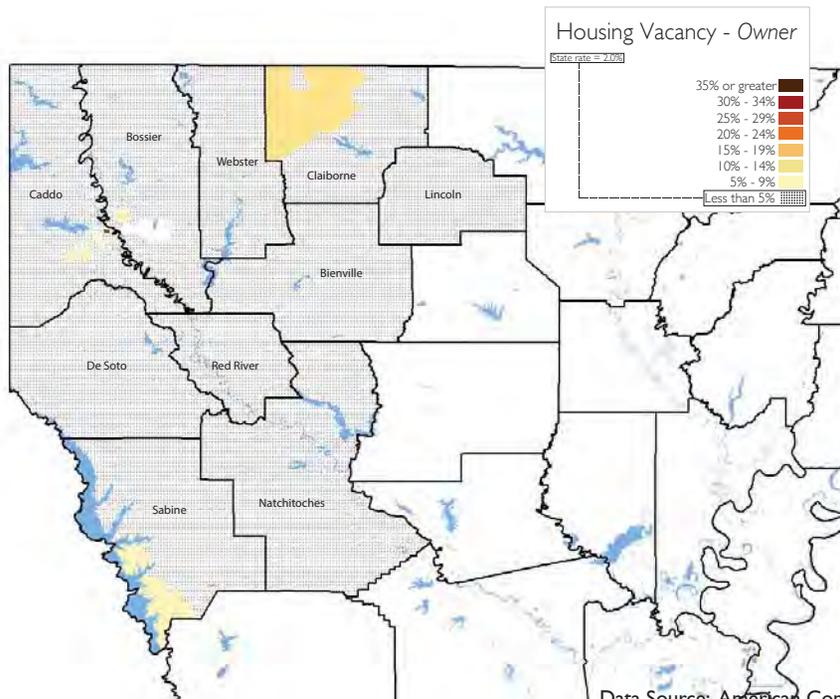
Housing is classified in four types: single-family detached, single-family attached, multi-family, and mobile homes. The chart to the right shows the distribution of these types.

A housing unit is vacant if no one is living in the structure at the time of the interview unless its occupants are only temporarily absent. A vacant unit may also be one that is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if the unit is exposed to the elements or if there is positive evidence that the house is to be demolished or is condemned. As of 1990, year-round vacant mobile homes were included as part of the year-round vacant count of housing units. The chart [Vacant Housing](#) shows the estimated vacancy rate for combined owner-occupied and rental housing units within the RLMA. The proportion of vacant units in the RLMA is highlighted in dark blue in the other pie chart.

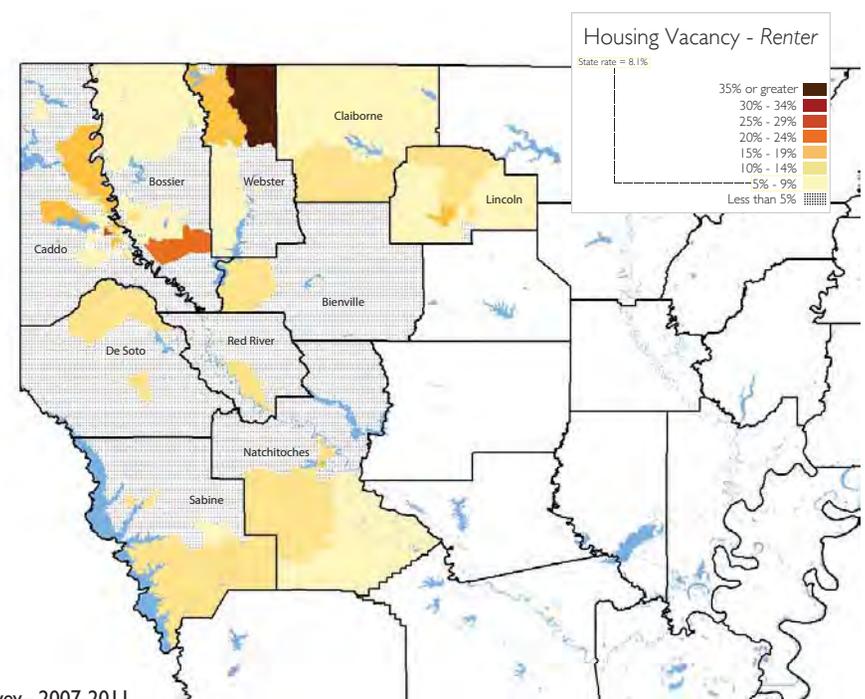


The maps below show the vacancy divided between owner vacant and rental vacant, where darker shades indicate higher relative levels of vacancy when compared against the state.

Owner Vacancy

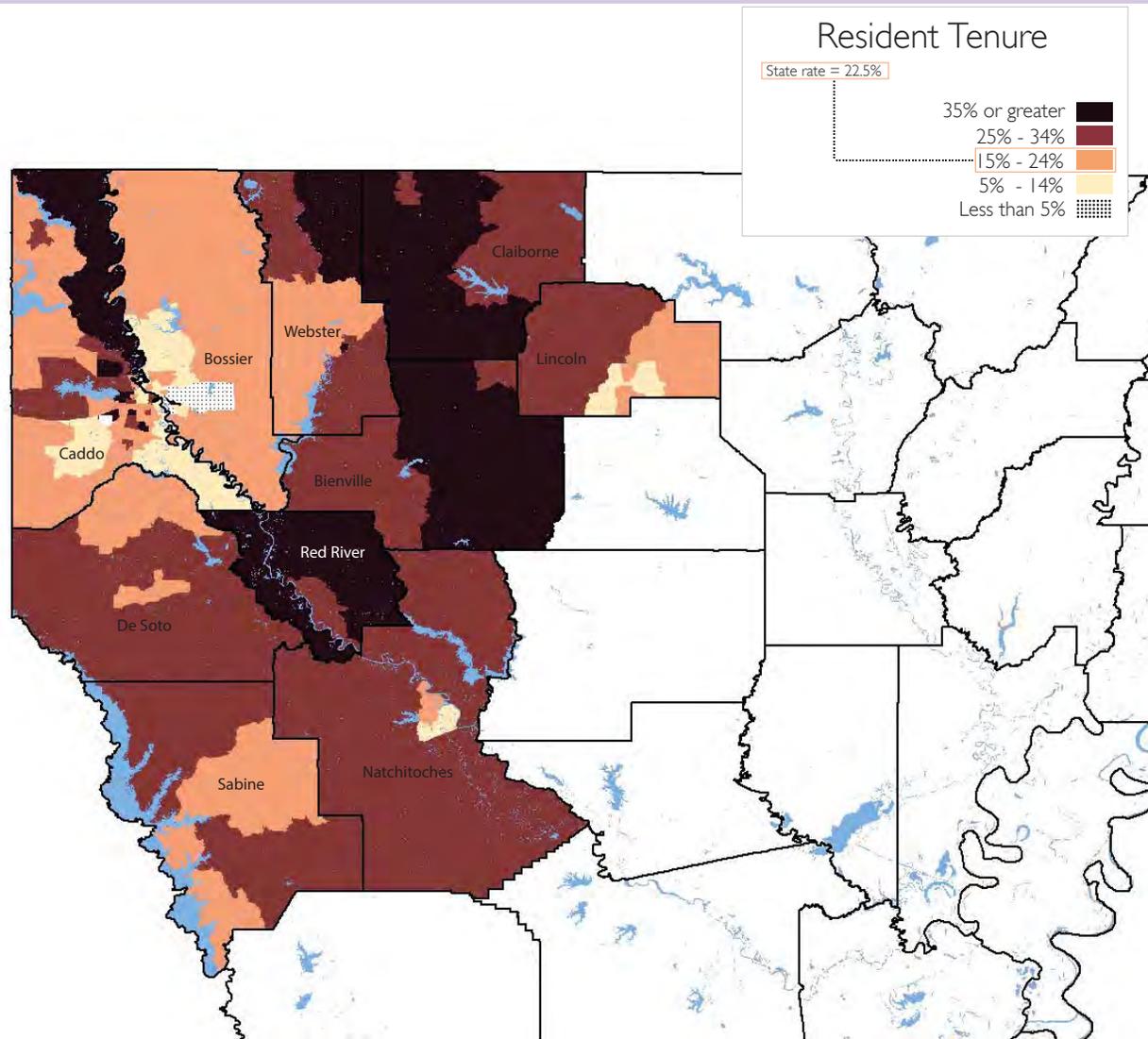


Rental Vacancy



Data Source: American Community Survey— 2007-2011

Resident Tenure before 1990



Measurement Long-term Tenure

Resident tenure is an important aspect in assessing the housing needs of a community. In this assessment, we have documented **those households residing at their current residence for at least twenty-five years**. There are two reasons for using this measurement. The first is that a high concentration of long-term householders is an early indication of aging-in-place. Secondly, and contrary to the aging-in-place concern, is that these long-term householders may also be considering a move as they age, so this is also an early indicator of “transition neighborhoods”.

The age of a community is important when considering housing options. Young families may require houses with more bedrooms, while older residents may want to remain in a community but in a smaller residence, or they may be seeking multi-unit residences.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 1990. Darker colors represent higher percentages of the population. The state proportion for owners and renters combined is 22.5%, and that range is highlighted with a corresponding color in the legend.

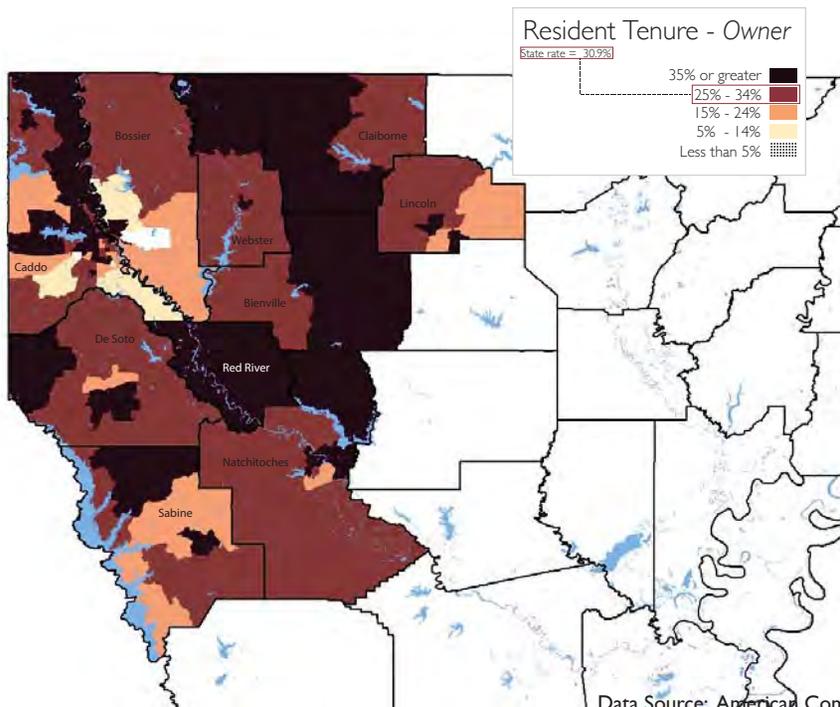
	1990 or earlier
United States	20.0%
Bienville	31.9%
Bossier	16.0%
Caddo	22.4%
Claiborne	36.6%
De Soto	27.0%
Lincoln	19.1%
Natchitoches	22.6%
Red River	32.4%
Sabine	26.3%
Webster	26.6%

Data Source: American Community Survey— 2007-2011

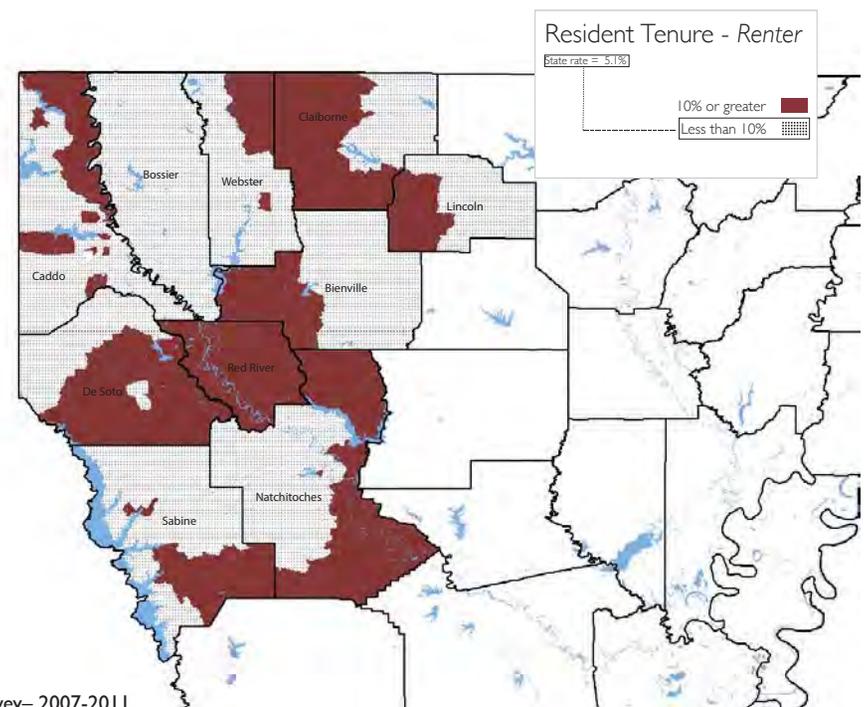
Resident Tenure before 1990: *Owner and Renter*

We have also divided this indicator between owners and renters. It is reasonable to expect that owners are more likely to be long-term residents, so we have used the same distribution in the owner map. Renters, however, are more likely to move, so we have simply highlighted those areas in the RLMA that have a relatively high concentration of long-term renters.

Owner Tenure (before 1990)

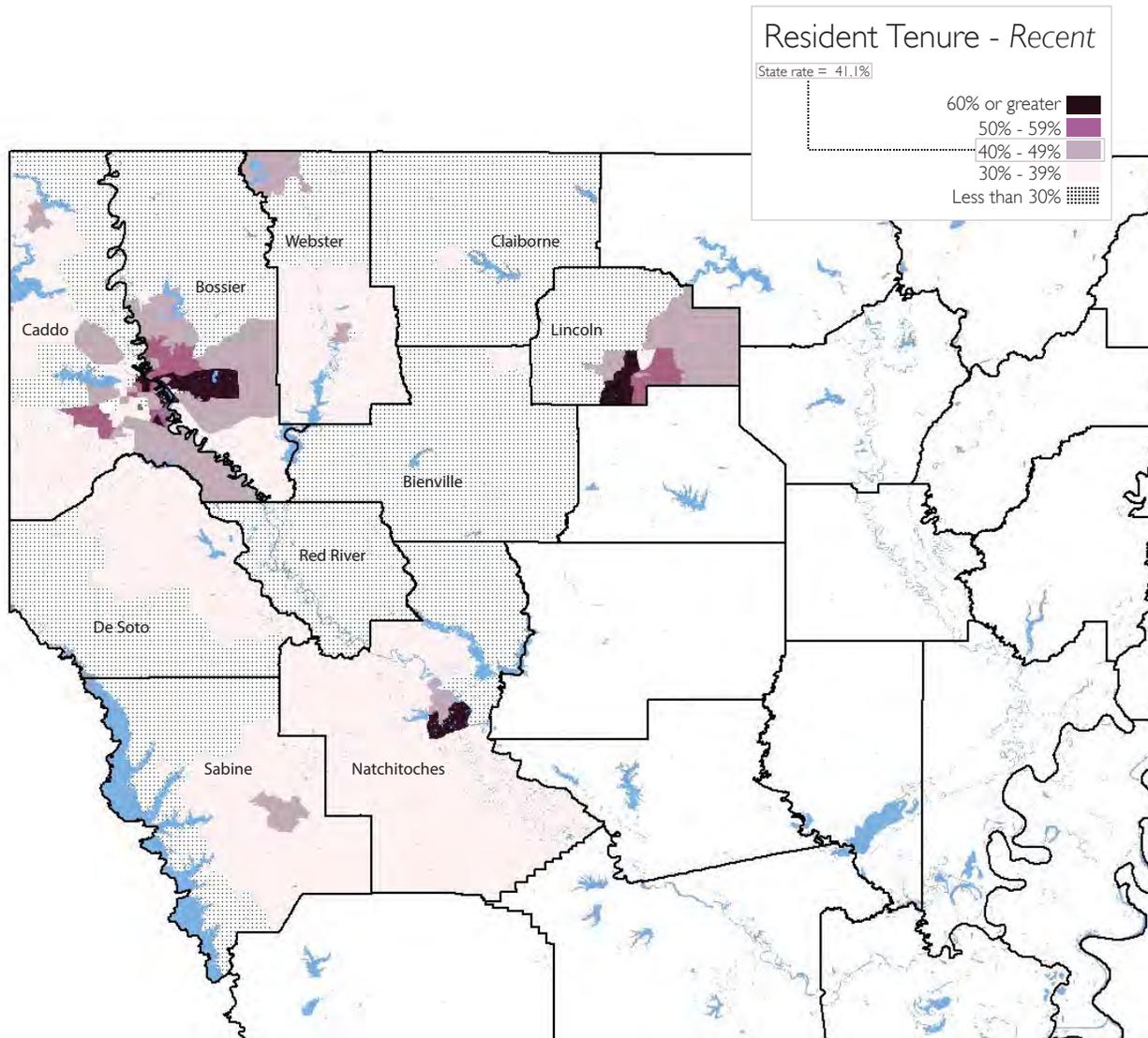


Rental Tenure (before 1990)



Data Source: American Community Survey— 2007-2011

Resident Tenure after 2005



Measurement Recent Tenure

In this assessment, we have documented **those households that reported residence after 2005**. High levels of recent tenure are an indicator of ongoing transitions or new development. This iteration of measuring tenure is an inverse of the long-term tenure measure (see above) meant to complement that display.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 2005 based upon interviews conducted between 2007 and 2011 through the American Community Survey. Darker colors represent higher concentrations of such recent tenure.

The state average percentage for residents of recent tenure is 41.1%.

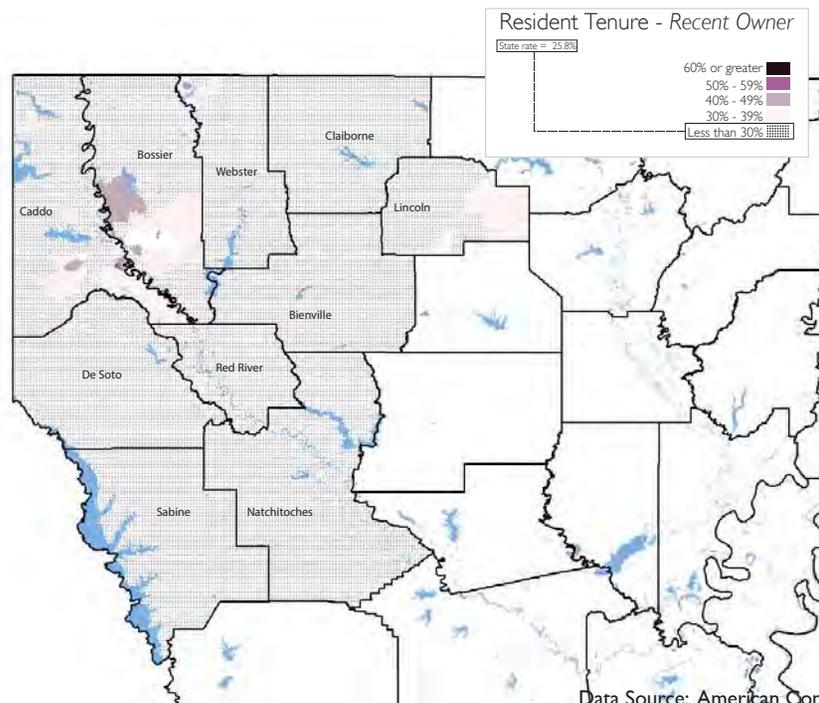
	2005 or later
United States	40.1%
Bienville	28.3%
Bossier	47.8%
Caddo	41.8%
Claiborne	27.3%
De Soto	30.0%
Lincoln	48.4%
Natchitoches	42.6%
Red River	26.8%
Sabine	31.6%
Webster	35.2%

Data Source: American Community Survey— 2007-2011

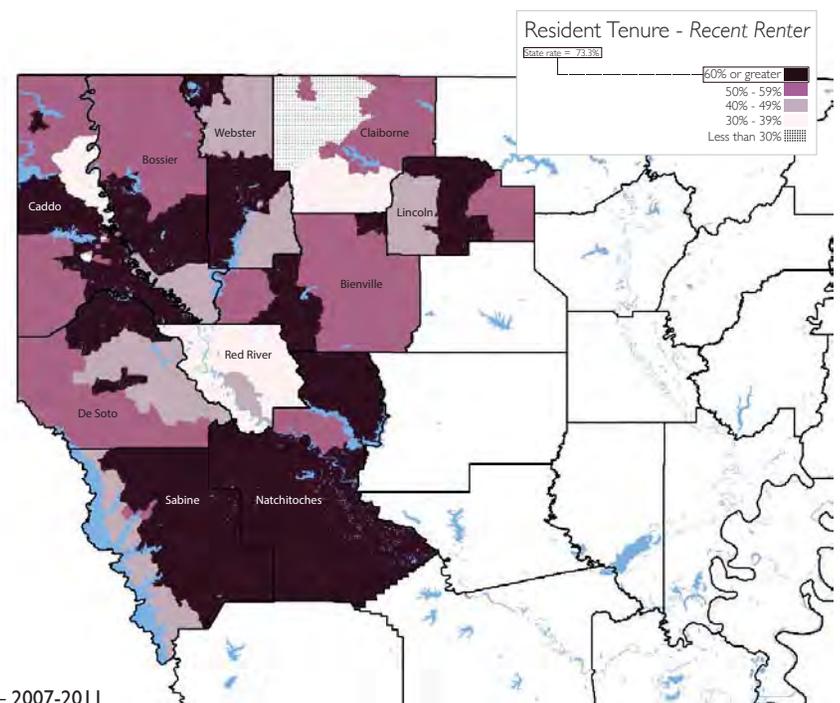
Resident Tenure after 2005: *Owner and Renter*

As with the long-term tenure map, we have also divided this indicator between owners and renters. In this case we used the same distribution as we did in the map displaying the overall population. The rental map reflects the reality that renters tend to move often, so many of the renters in a tract will likely report having moved into the residence after 2005. Owners, however, are likely to remain in a house for more than five years.

Owner Tenure (after 2005)



Rental Tenure (after 2005)

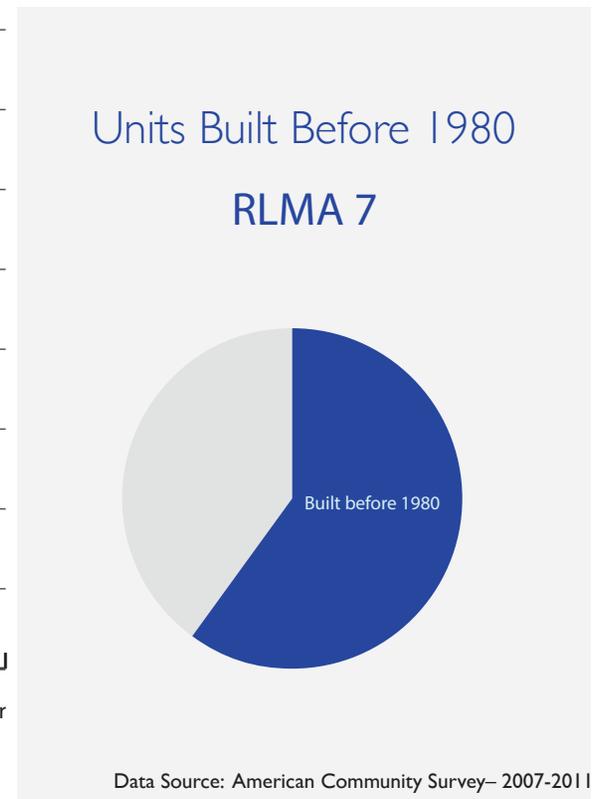
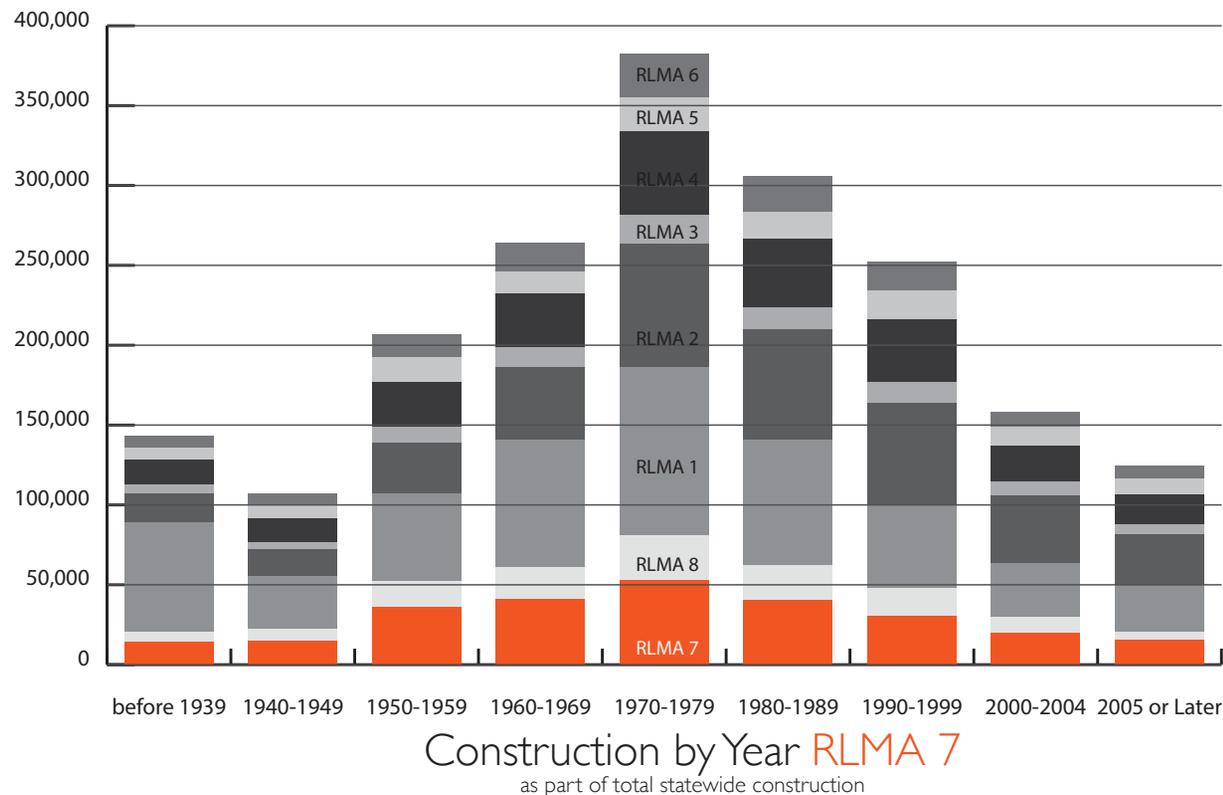


Data Source: American Community Survey—2007-2011

Construction by Year and Units built before 1980

Age of housing stock is a policy concern for many reasons including health (asbestos removal, lead paint) and environmental sustainability (energy-efficiency programs). The chart below shows that the majority of the housing in the state was built after 1970, but for each RLMA this distribution differs. The orange section of each bar compares the RLMA to the remainder of the state. The chart is not normalized for population, so an RLMA with a higher population (such as New Orleans) will be more prominently represented in the graphic. The chart shows only the number of houses still in use or potential use by the year they were constructed.

The pie chart below shows the **share of houses built before 1980**. In 1977 the Consumer Product Safety Commission of the United States banned the use of lead in paints used in residences, public buildings, on toys and on furniture. In effect, this meant that all houses built after 1977 should not contain lead-based paint, but lead-paint mitigation and removal is still a major concern for houses built prior to the enforcement of this regulation. The data available through the Census does not use 1978 as a categorical indicator, so we have opted to use the nearest category: 1980.



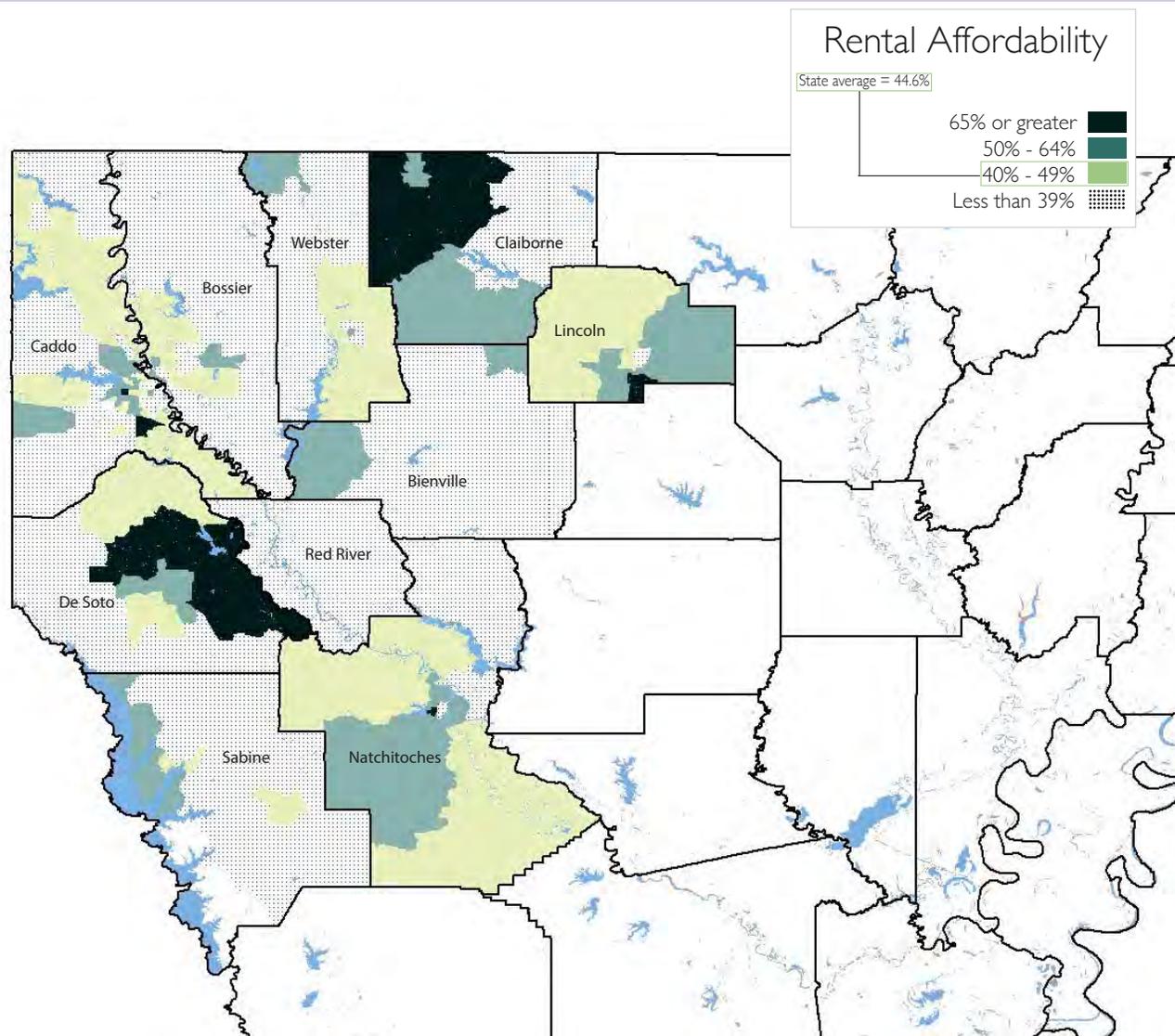
Rental Affordability

Measurement Rental Affordability

Rental affordability is measured by Gross Rent as a Percentage of Income (GRAPI), a computed ratio of monthly gross rent to monthly household income. Gross rent is contract rent plus the estimated average monthly cost of all utilities. Thirty-five percent of income or more spent on gross rent is a commonly used threshold for evaluating unaffordability or rent distress.

Reading the map

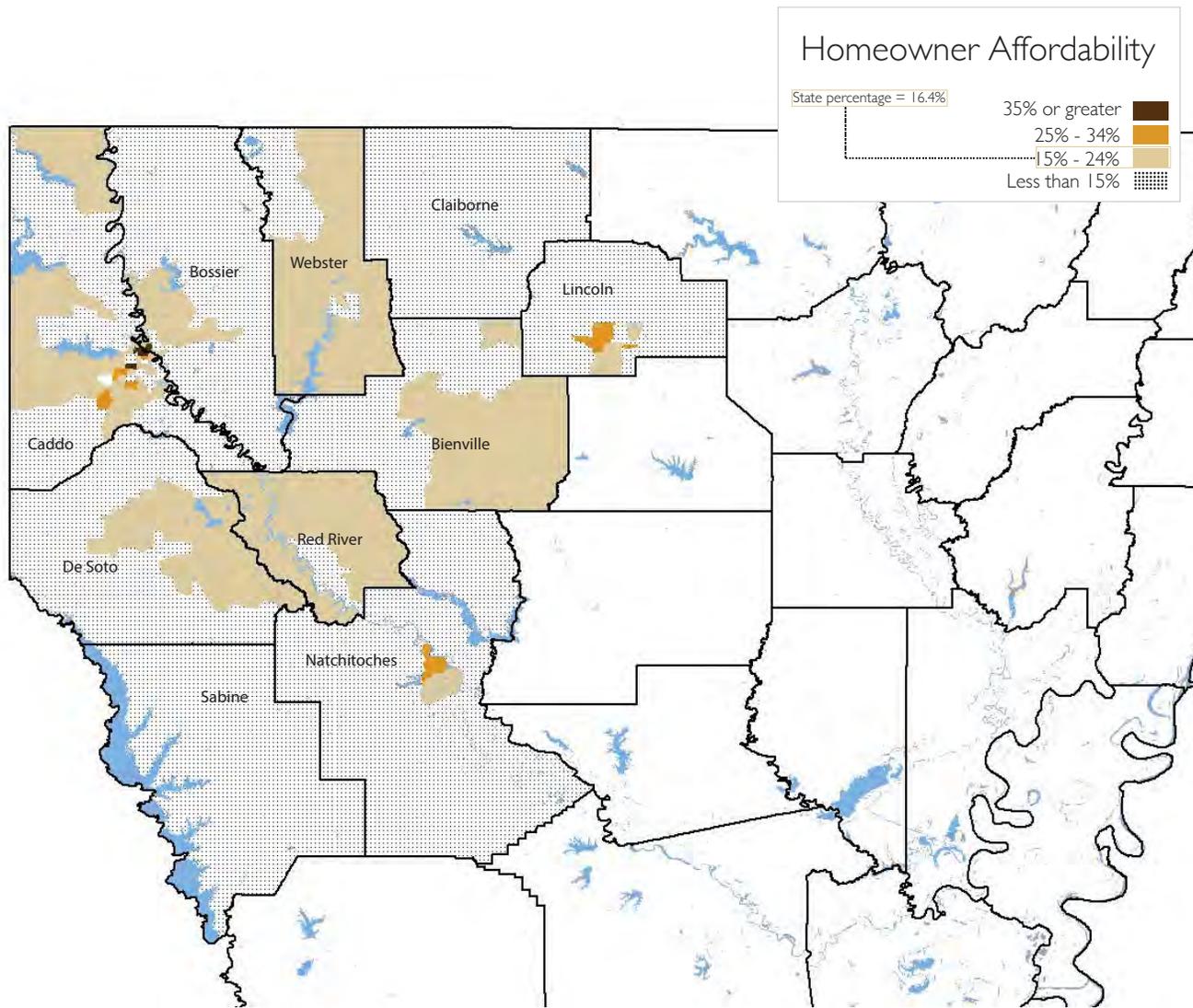
The map shows the percentage of renters within the tract spending 35% or more of household income on gross rent. Darker colors signify a greater proportion of the population. Throughout the state 44.6% of rental households are rent distressed.



	GRAPI (35% or greater)
United States	43.0%
Bienville	49.8%
Bossier	39.2%
Caddo	43.1%
Claiborne	52.4%
De Soto	49.6%
Lincoln	52.9%
Natchitoches	54.8%
Red River	35.8%
Sabine	41.7%
Webster	43.0%

Data Source: American Community Survey– 2008-2012

Homeowner Affordability



Measurement Owner Affordability

The affordability of home ownership is measured using Selected Monthly Owner Costs As a Percentage of Income (SMOCAPI), a computed ratio of monthly housing costs to monthly household income. Housing costs are defined as payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Thirty five percent or more of income spent on monthly housing cost is a commonly used threshold for determining unaffordability.

Reading the map

The map highlights the percentage of homeowners within the tract spending more than 35% of household income on monthly housing costs. Darker colors represent a greater proportion of the population. In Louisiana 16.4% of families in owner-occupied homes face affordability challenges.

	SMOCAPI (35% or greater)
United States	22.8%
Bienville	13.6%
Bossier	14.0%
Caddo	16.6%
Claiborne	13.4%
De Soto	13.4%
Lincoln	13.3%
Natchitoches	16.3%
Red River	13.6%
Sabine	11.9%
Webster	14.8%

Data Source: American Community Survey— 2008-2012

Occupants per room

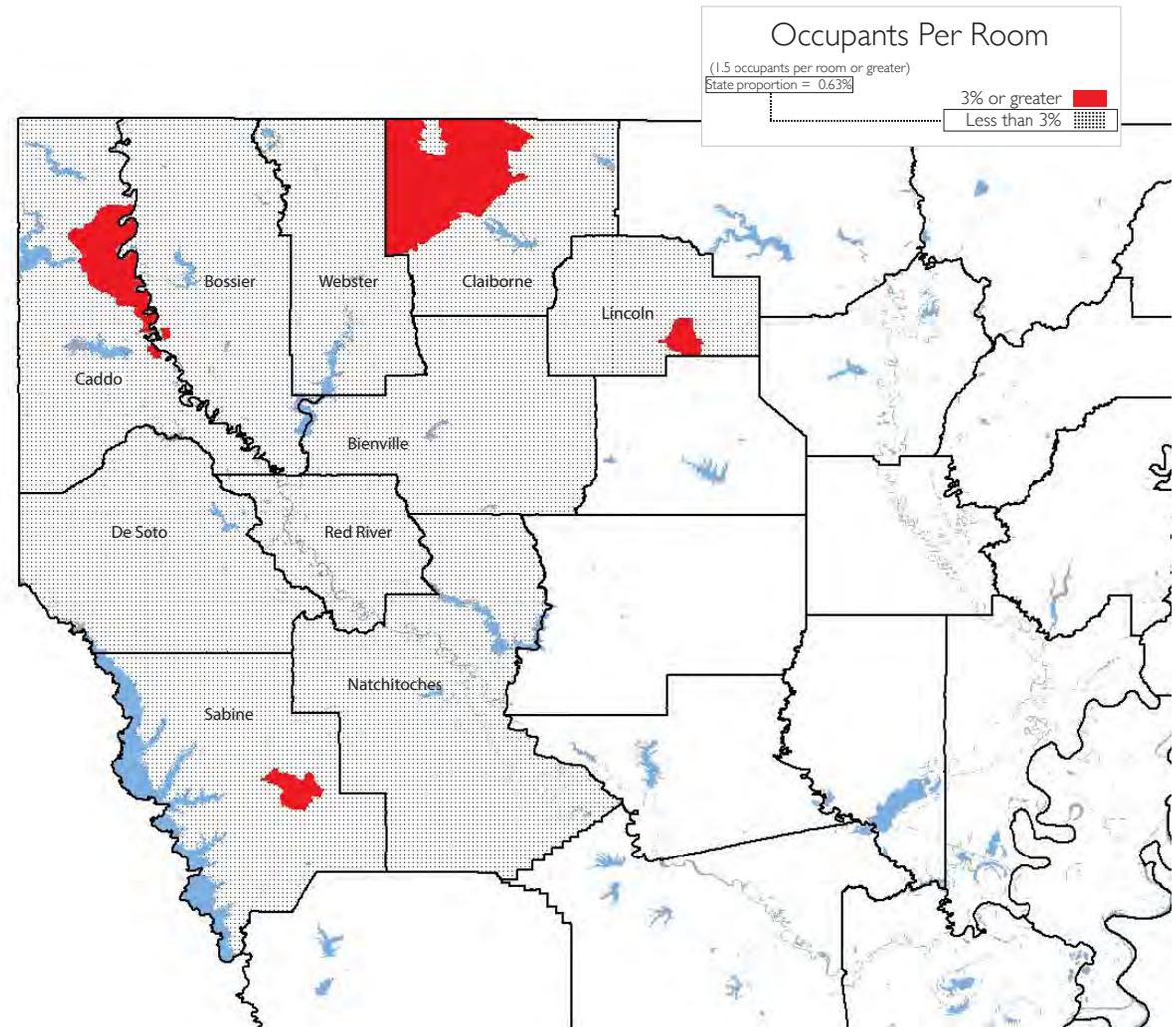
Measurement Overcrowding

Average number of occupants per room in a dwelling is a typical benchmark used to assess sub-standard living conditions. The term “room” in this context refers to the number of all rooms in the unit, not bedrooms alone. HUD commissioned a study in 2007 to evaluate overcrowding in homes and the standard for measuring overcrowding, as determined by Econometrica, Inc. (the company providing the study) was 1.0 to 1.5 persons per room. The estimate of overcrowding nation-wide in 2005 was 2.4% of the population and this estimate had declined from 1985 when it was 2.82% of the population. We will expect this estimate to be relatively small. As we examine Census tracts and if we notice the occupants per room percentage rise above this national average, then it suggests a major issue in overcrowding which has impacts on childhood health, educational performance, mental illness, and other such ailments that are related to overcrowding.

Reading the map

The map displays the proportion of housing units within the tract having greater than 1.5 occupants per room. Darker colors signify higher proportions. The state percentage for owners and renters combined (all housing units) is 0.63%, and its range is highlighted with a corresponding color.

	Occupants per room - 1.5 or greater
United States	0.90%
Bienville	0.00%
Bossier	0.67%
Caddo	0.42%
Claiborne	0.89%
De Soto	0.86%
Lincoln	1.02%
Natchitoches	0.60%
Red River	0.35%
Sabine	1.02%
Webster	0.48%

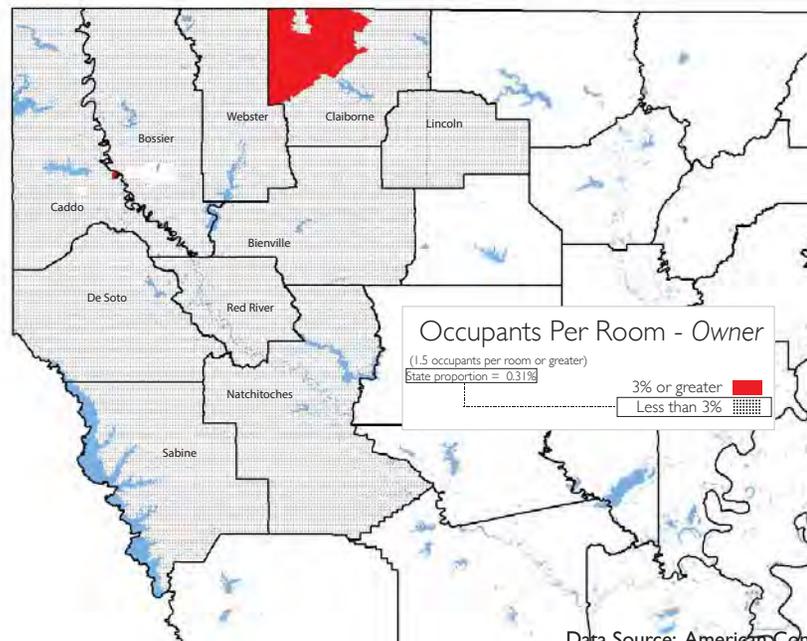


Data Source: American Community Survey– 2007-2011

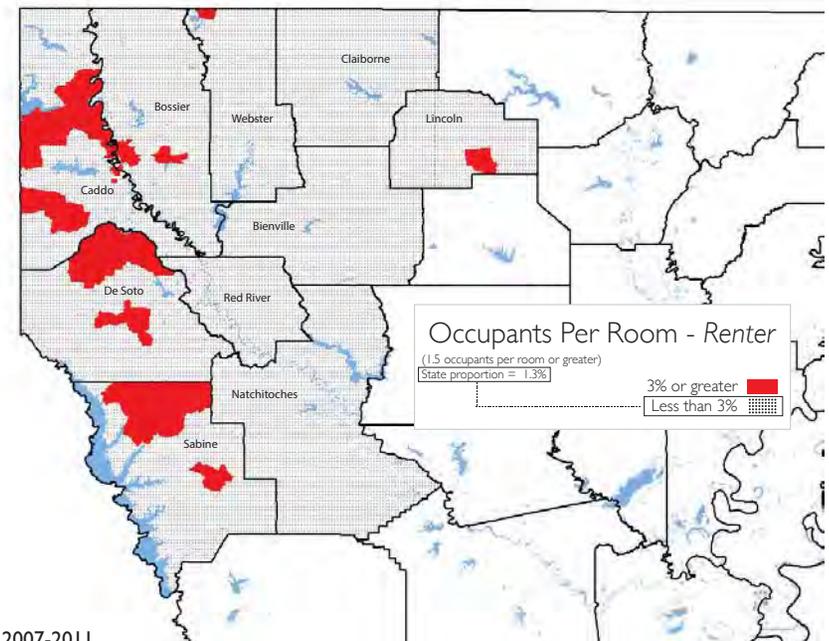
Occupants per room *Owner and Rental*

We have divided the overcrowding measure between owner and renter. It is reasonable to expect higher levels of overcrowding among the rental population, and the maps verify this at least spatially. More tracts have higher levels of overcrowding when only renters are considered. It is also important to note how the spatial distribution changes from the map depicting overcrowding for the entire population to the maps where owners and renters are isolated. This verifies that considerations of overcrowding require attention at the local level.

Owner Occupancy

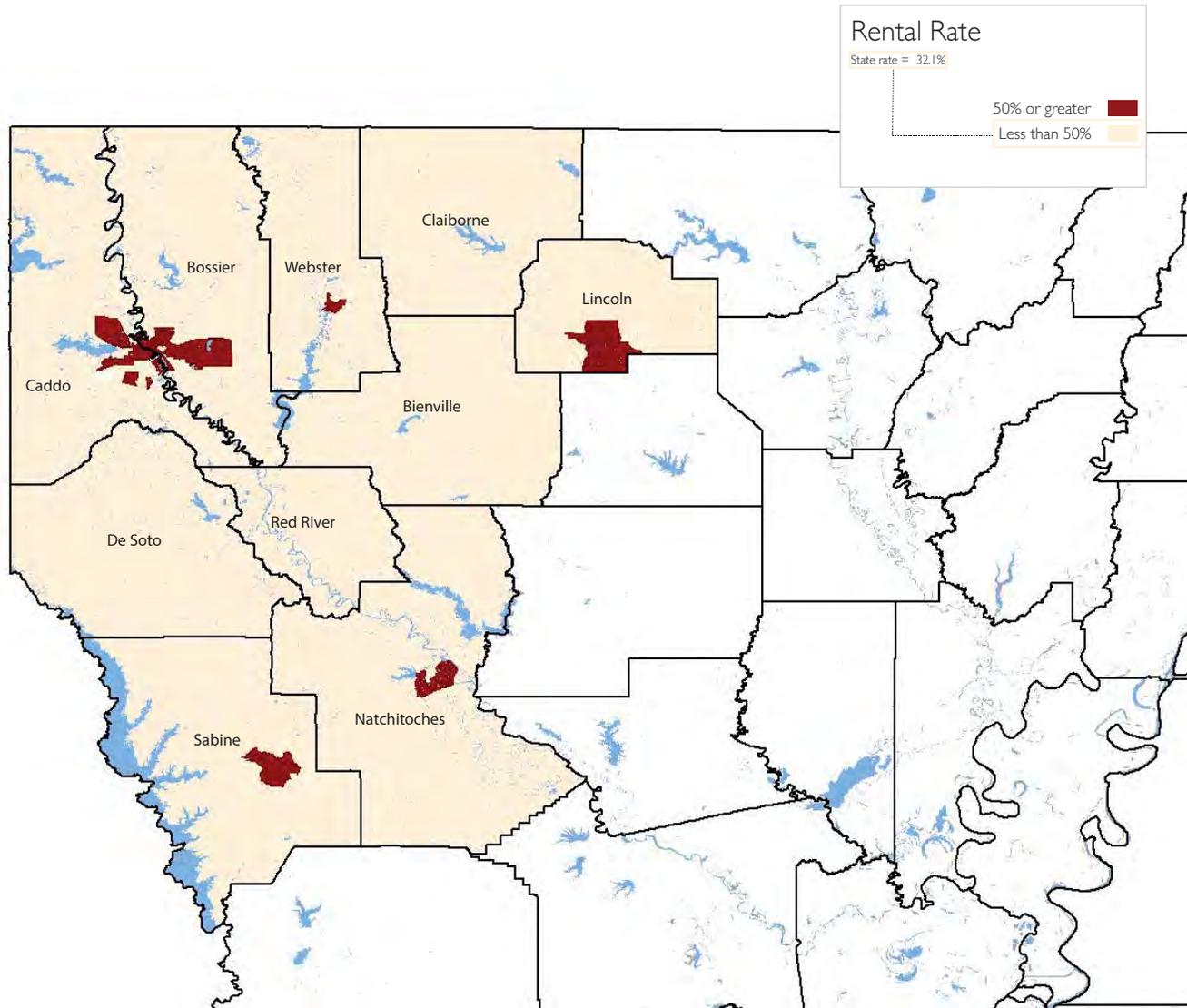


Rental Occupancy



Data Source: American Community Survey— 2007-2011

Rental Concentration



Measurement Rental Concentration

In this map we search for areas with higher concentrations of rentals. The state rental rate is 32.1%. We have used 50% as the benchmark for designating high rental concentration. This determination is based upon the distribution of the tract rates and not the population. It is expected that most of those areas will be in metropolitan areas.

Reading the map

The map highlights those tracts in the RLMA where rentals constitute 50% or more of the residences. The table below shows the parish rental rates, which should be compared to the state rate of 32.1%

	Rental rate
United States	33.9%
Bienville	23.5%
Bossier	32.6%
Caddo	36.9%
Claiborne	25.9%
De Soto	23.1%
Lincoln	44.4%
Natchitoches	38.9%
Red River	21.8%
Sabine	22.1%
Webster	31.7%

Data Source: American Community Survey— 2007-2011

Mobile Homes

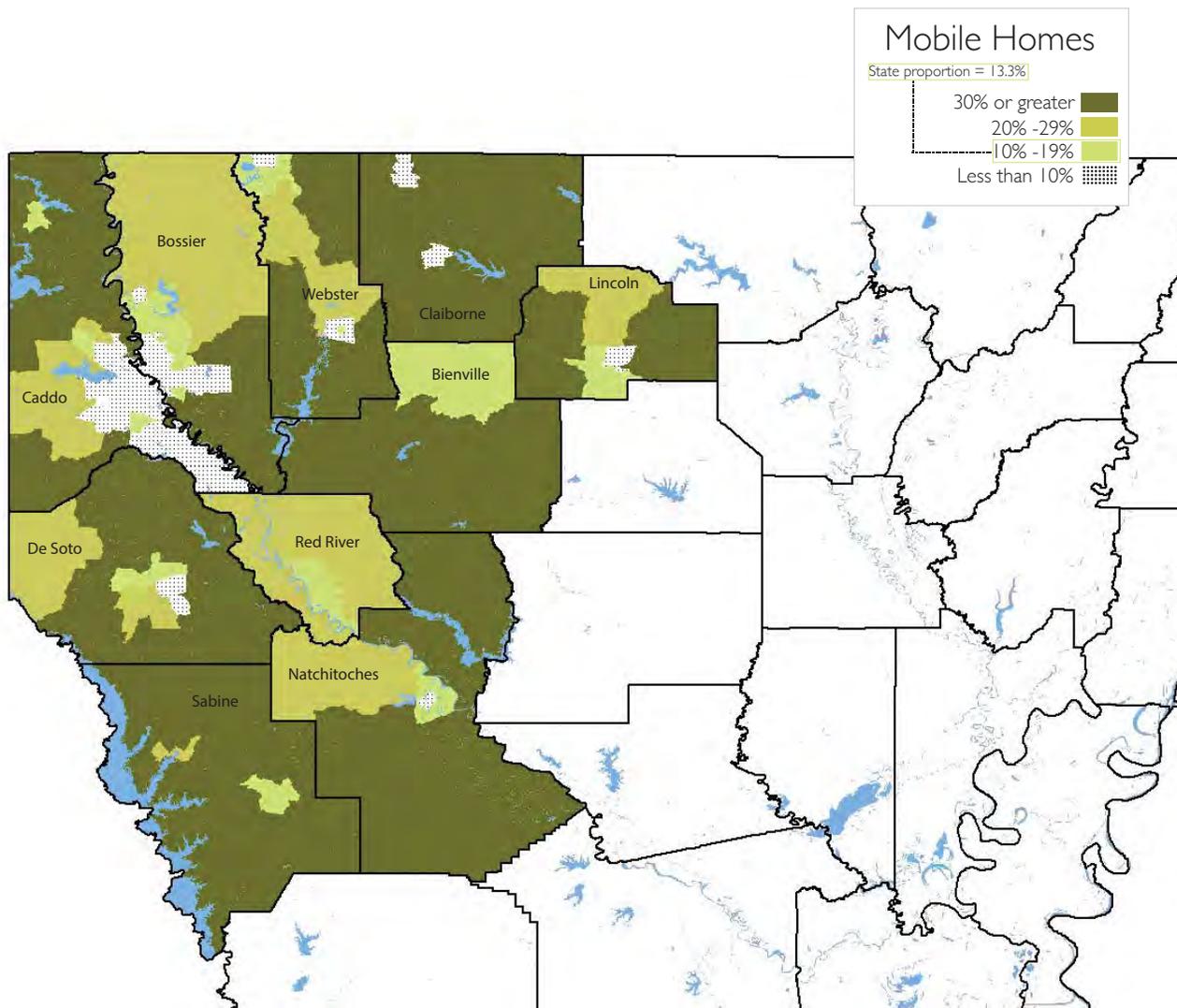
Measurement Mobile Homes

Mobile homes represent one of the five overall types of housing listed by the Census. The data do not distinguish between those mobile homes that have been immobilized or de-immobilized in accordance with state laws. Therefore, all mobile home structures, including those that are mobile and those that might be classified as manufactured homes, are included in the definition of mobile homes.

The proportion of units in the state that are mobile homes (13.3%) is twice that of the national rate. Initially one might attribute this to the series of hurricanes inflicting property damage on the state, but the 2000 Census data shows that the proportion of units that are mobile homes has not changed much over the past decade, rising modestly from 13.1%.

Reading the map

The map displays mobile home units as a proportion of all units within a Census tract. Darker colors indicate a higher proportion of mobile homes. The percentage of units that are mobile homes in the state is 13.3%.



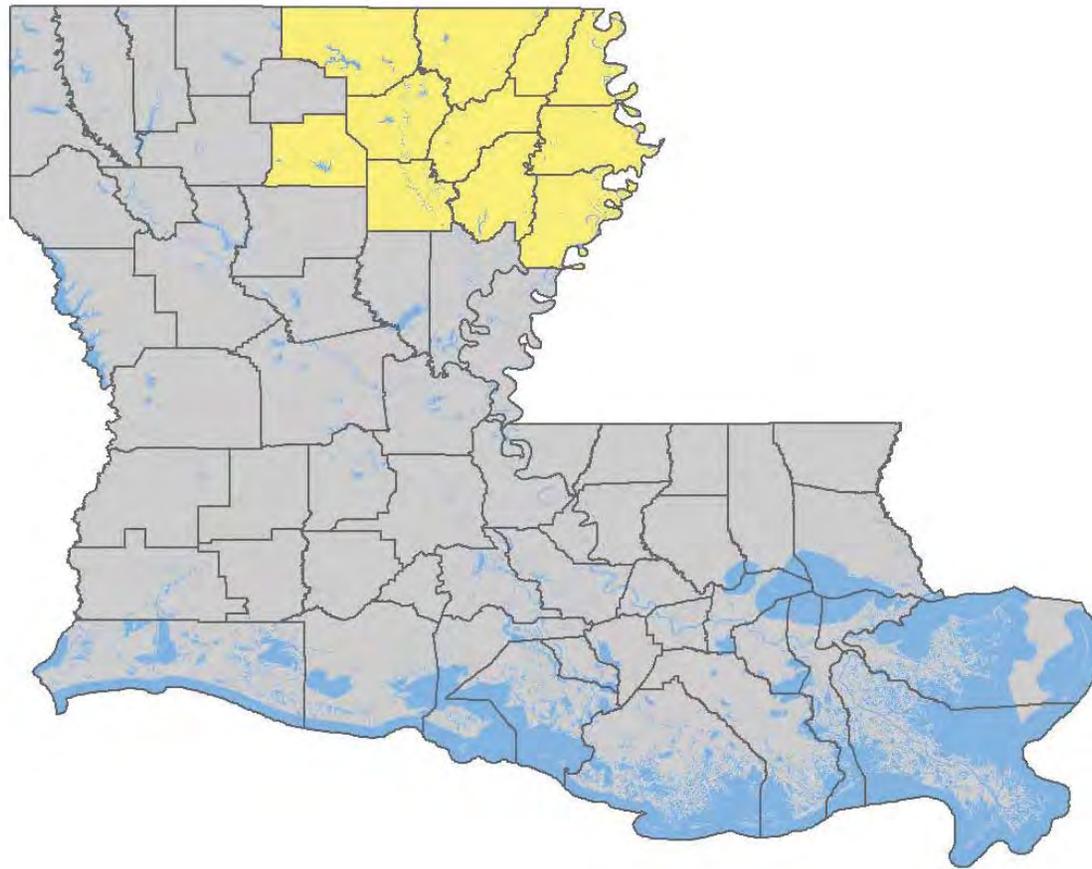
	Mobile homes
United States	6.6%
Bienville	25.6%
Bossier	15.5%
Caddo	9.3%
Claiborne	24.3%
De Soto	30.0%
Lincoln	17.6%
Natchitoches	21.9%
Red River	19.9%
Sabine	39.7%
Webster	20.5%

Data Source: American Community Survey– 2007-2011

Louisiana Regional Labor Market Area 8

Monroe

Caldwell | Franklin | Madison | Ouachita | Tensas | Union | East Carroll | Jackson | Morehouse | Richland | West Carroll





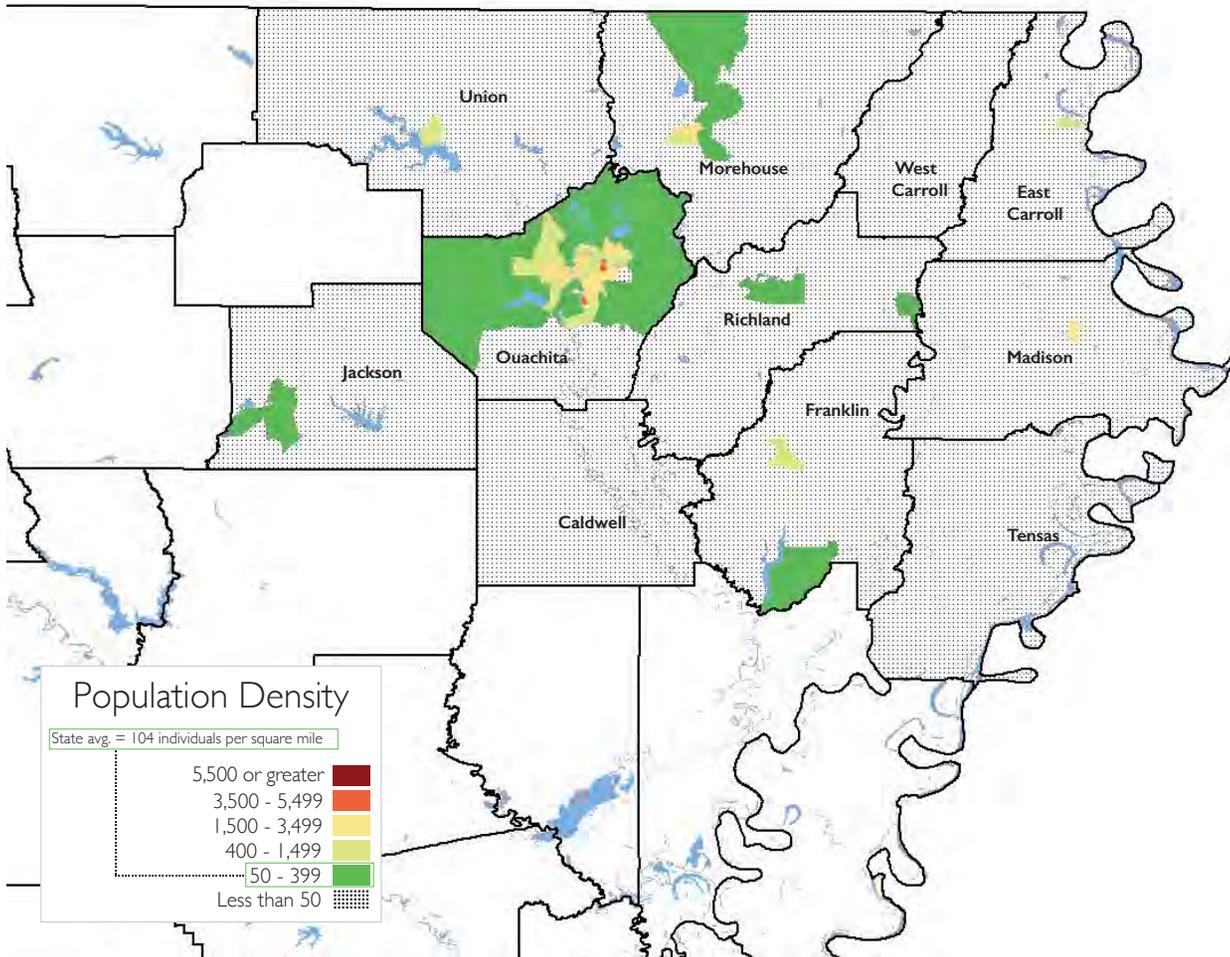
Population Density

Measurement Density

Population density partly captures urbanization of an area. The measurement is persons per square mile, and it is captured at the tract level.

Reading the map

We have focused on the areas of relatively high density. The average density for the state is 104 persons per square mile, but the most dense parts of the state have more than 6,000 persons per square mile. The map is high color contrast from green to red with red being high density and green being low density. Areas of very low density are designated with stipple.



	Persons per square mile
United States	87
Caldwell	19
East Carroll	18
Franklin	33
Jackson	29
Madison	19
Morehouse	35
Ouachita	252
Richland	37
Tensas	9
Union	26
West Carroll	32

Data Source: Census 2010 Summary File 1

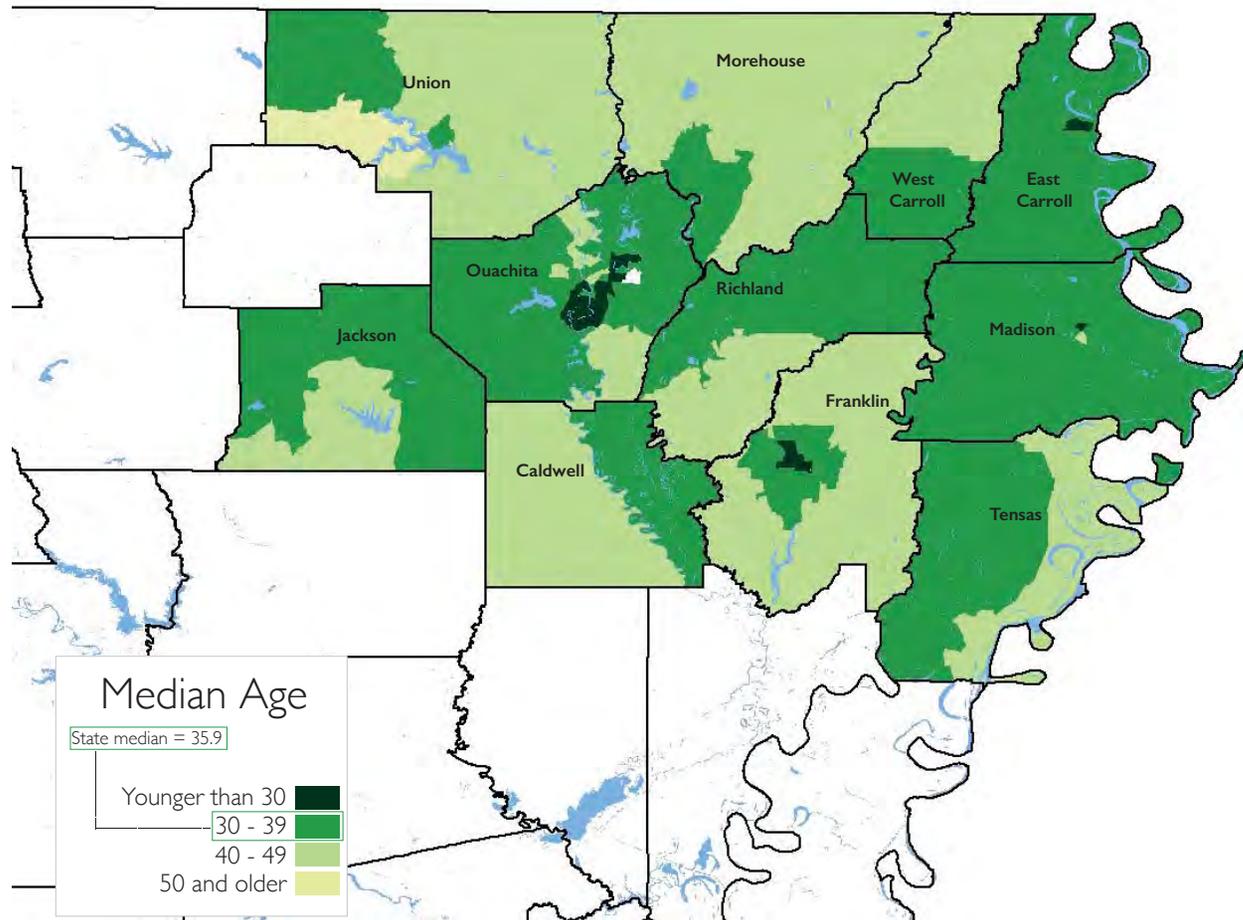
Median Age of Population

Measurement Median Age

Half of the population will be older than this age and half will be younger. The median age can be compared across RLMAs and Census tracts. The lower the median age the younger the population, while the higher the median age the older the population.

Reading the map

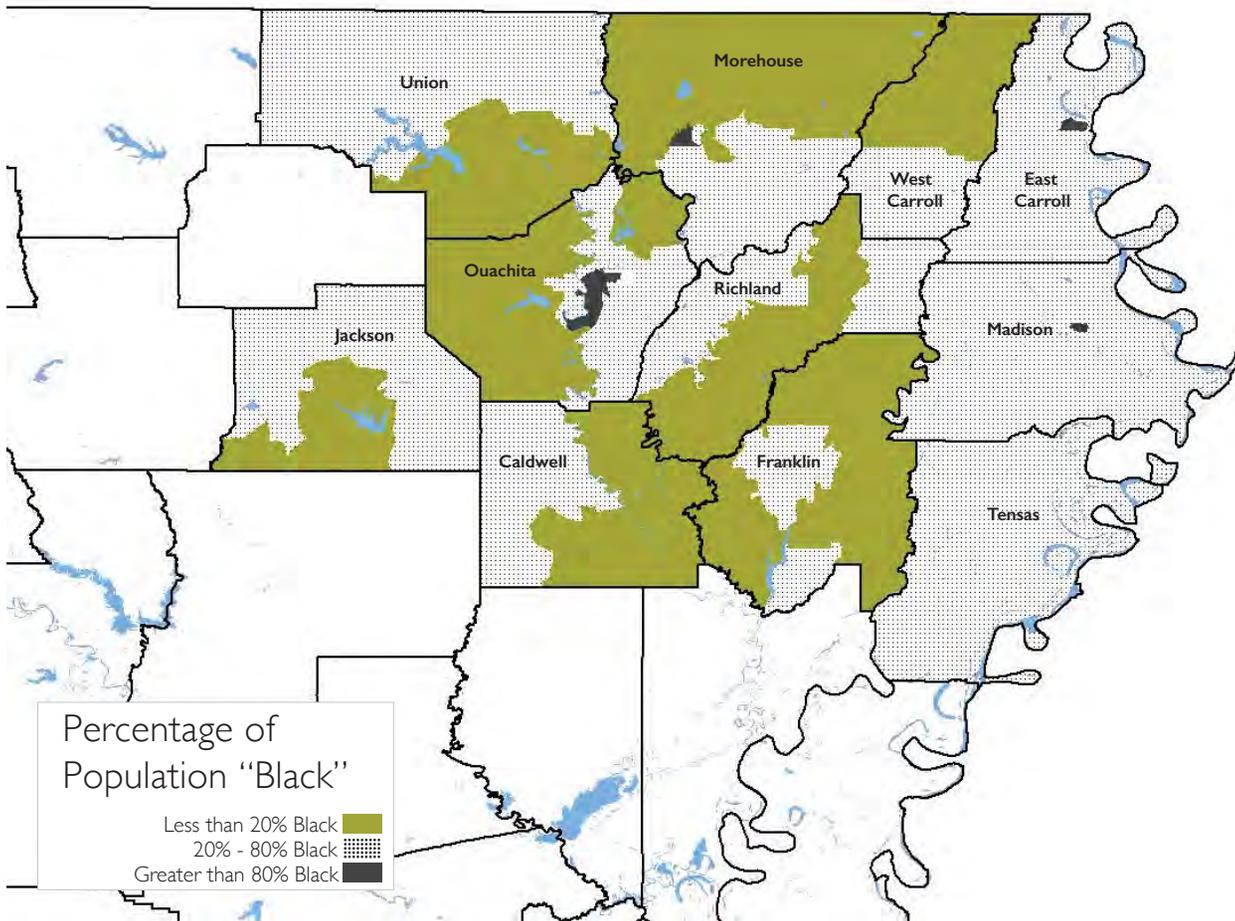
The median age is represented for each Census tract with the darkest colors representing younger median age and lighter colors representing older median age. The state's median age is 35.9, indicated in the legend.



	Median age
United States	37.0
Caldwell	39.5
East Carroll	32.2
Franklin	38.6
Jackson	39.3
Madison	34.7
Morehouse	37.9
Ouachita	34.1
Richland	38.1
Tensas	41.5
Union	40.6
West Carroll	40.2

Data Source: American Community Survey– 2008-2012

Percentage of Population “Black”



Percentage of Population “Black”

Less than 20% Black
 20% - 80% Black
 Greater than 80% Black

Measurement Racial Segregation

To measure racial segregation, we focused upon the percent of the population that is reported “Black” by the Census. Communities with a Black population greater than 80% or less than 20% of the total population are considered de facto segregated.

Reading the map

Data on race have been organized to display high concentrations of black and non-black Census tracts: olive representing predominantly non-black populations, dark gray representing predominantly black populations. Those tracts that meet neither of these classifications are represented in stipple.

	Percent Black
United States	13.5%
Caldwell	18.4%
East Carroll	70.0%
Franklin	32.6%
Jackson	30.3%
Madison	61.7%
Morehouse	47.9%
Ouachita	37.1%
Richland	36.4%
Tensas	56.5%
Union	27.5%
West Carroll	16.4%

Data Source: American Community Survey– 2008-2012

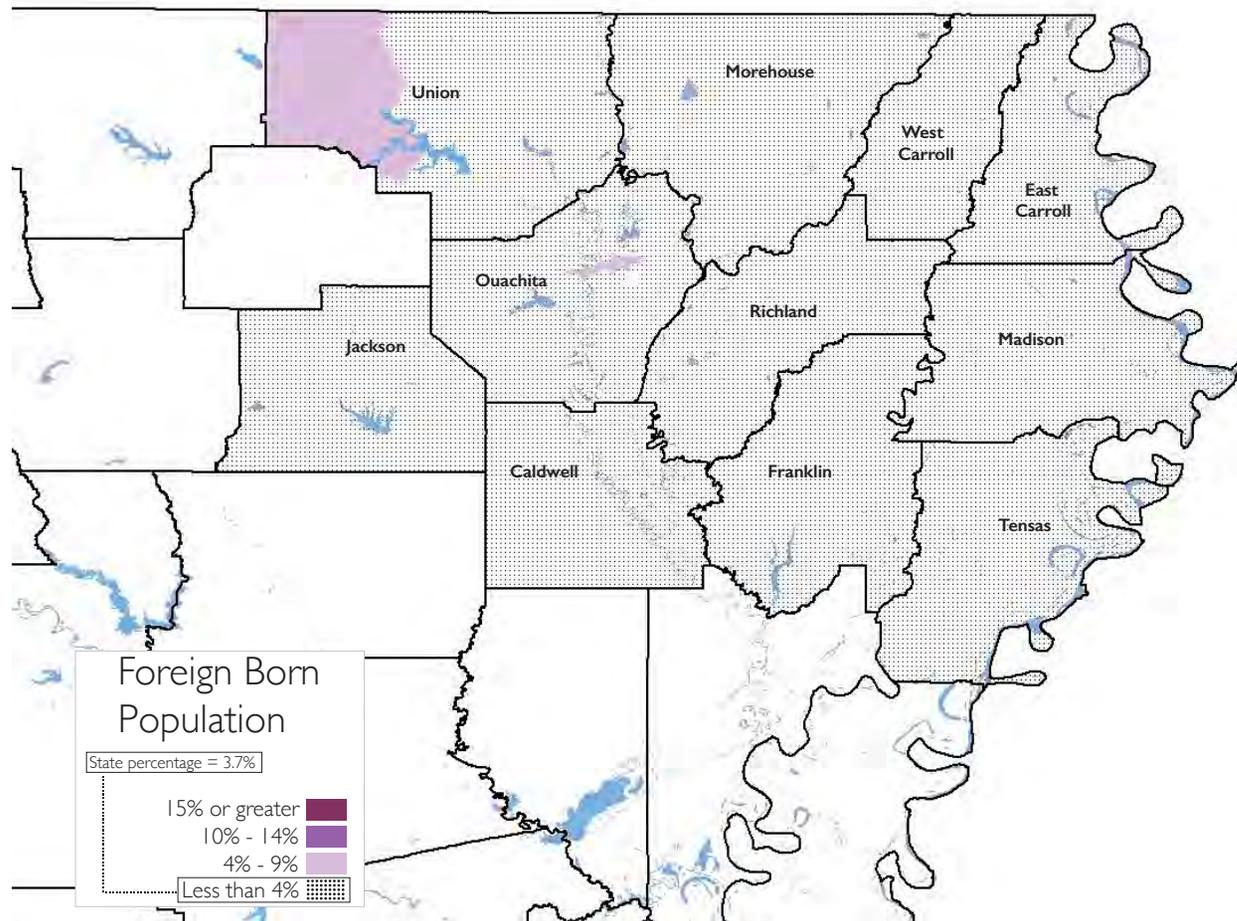
Foreign Born Population

Measurement Foreign-born

The foreign-born population consists of individuals who were not U.S. citizens at birth.

Reading the map

The map displays the percentage of foreign-born individuals within each Census tract as a percent of the entire tract population. Darker colors signify a greater presence of foreign-born individuals. The state average for the percentage of foreign-born individuals is 3.7%. We have focused the map on areas of relatively high foreign born populations and designated those at or below the state level in stipple.



	Foreign born
United States	12.8%
Caldwell	0.5%
East Carroll	0.4%
Franklin	0.1%
Jackson	1.2%
Madison	0.5%
Morehouse	0.3%
Ouachita	1.6%
Richland	0.4%
Tensas	0.5%
Union	1.9%
West Carroll	1.3%

Data Source: American Community Survey– 2007-2011

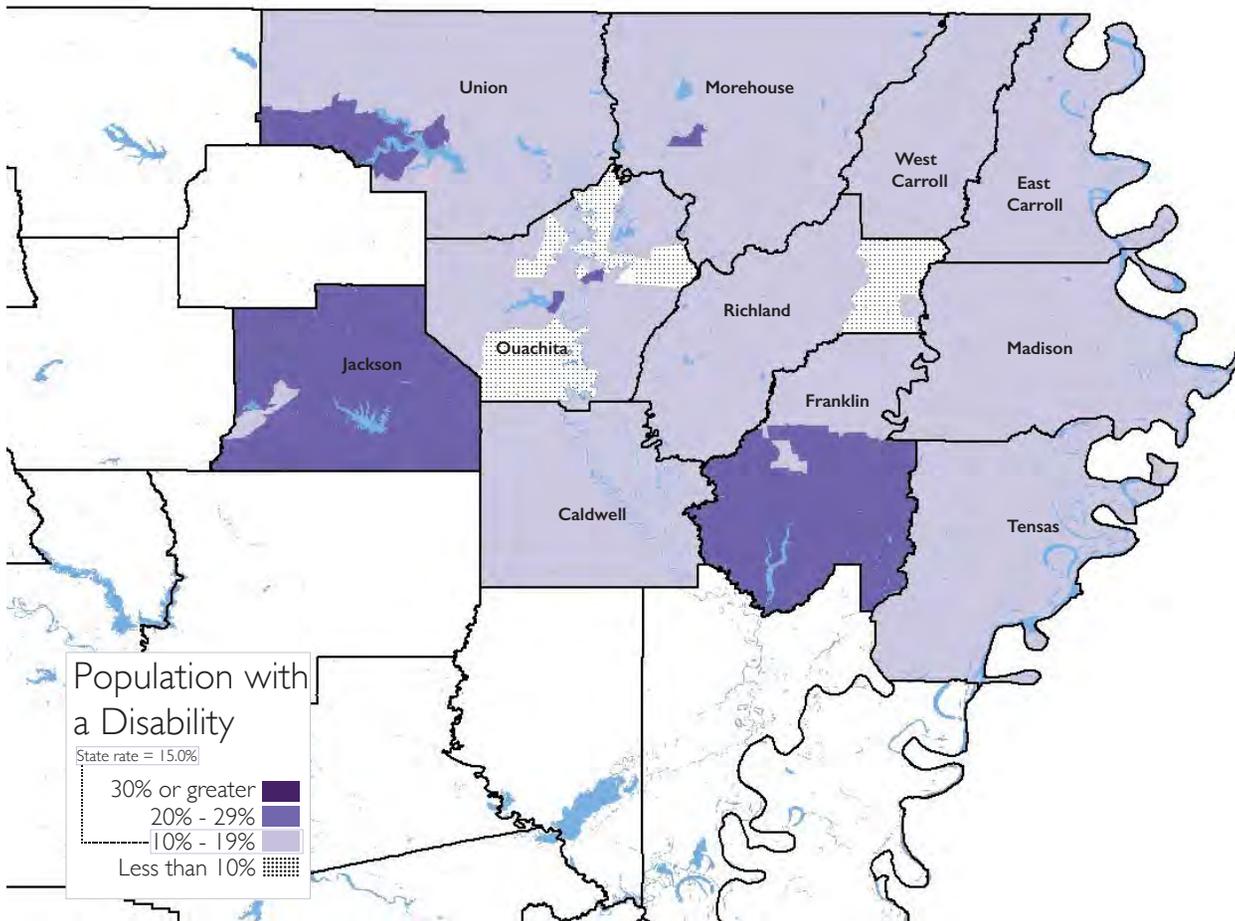
Population with a Disability

Measurement Disability

The Census collects information on disability through the American Community Survey. An individual is considered disabled if the person has any one of the definitions of disability used by the ACS, which include difficulties with hearing, vision, walking or climbing stairs; difficulties resulting from physical, mental or emotional problems that result in reduced cognitive abilities or independent living; or difficulty in caring for oneself.

Reading the map

The map represents that percentage of the population within each Census tract having a disability. Darker colors represent a higher concentration of individuals living with a disability. The state rate for those living with a disability is 15%.



	Disability rate
United States	12.0%
Caldwell	17.1%
East Carroll	15.8%
Franklin	21.5%
Jackson	22.0%
Madison	14.5%
Morehouse	17.8%
Ouachita	12.1%
Richland	13.7%
Tensas	14.9%
Union	18.4%
West Carroll	15.9%

Data Source: American Community Survey—2008-2012

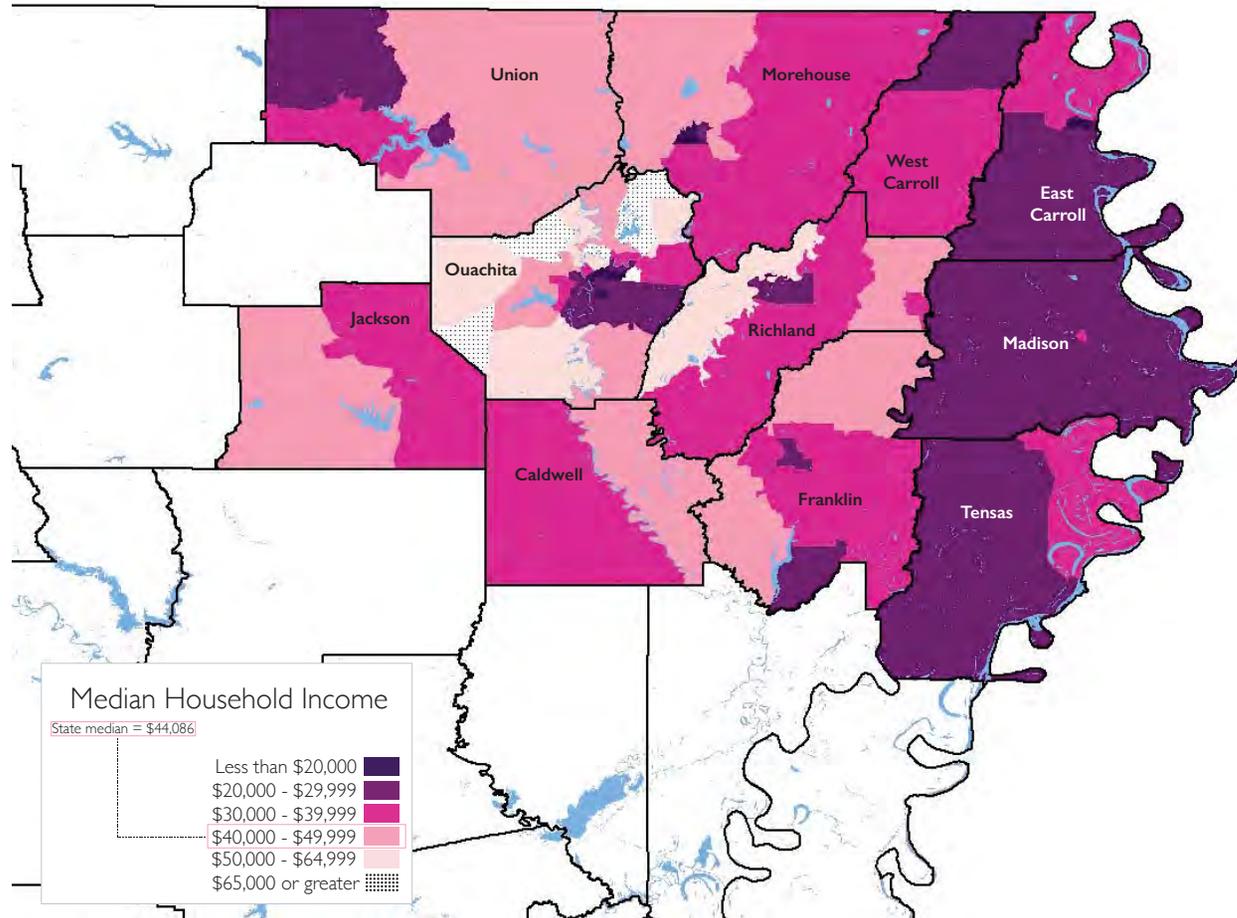
Median Household Income

Measurement Income

Median household income is a measurement of income distribution: one-half of all households earn more than this amount and one-half earn less. Household income reflects the role of the household as a fundamental economic unit within a community and provides some insight into the purchasing power for an area.

Reading the map

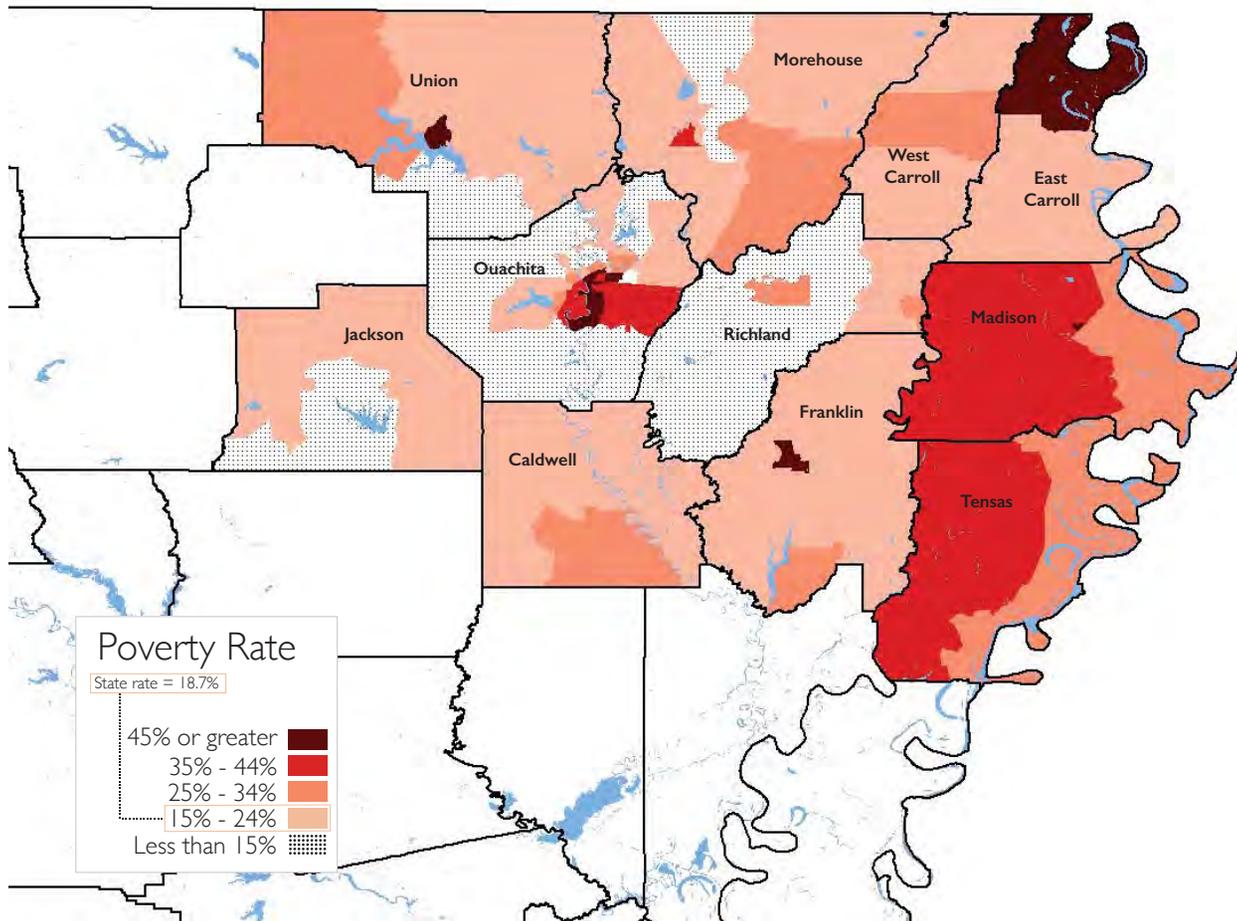
Data on median household income have been collected for Census tracts comprising the RLMA so that spatial comparisons can be made across the area. Tracts with a lower median household income are generally poorer. The median household income for the state is \$44,086, and its range is highlighted with a corresponding color in the legend. We have focused the map upon areas of low income, so tracts with a high median income for the state are designated by stipple.



	Median household income
United States	\$52,762
Caldwell	\$38,606
East Carroll	\$25,267
Franklin	\$34,105
Jackson	\$39,809
Madison	\$26,178
Morehouse	\$31,269
Ouachita	\$39,724
Richland	\$38,469
Tensas	\$28,090
Union	\$37,426
West Carroll	\$30,446

Data Source: American Community Survey— 2007-2011

Population Living in Poverty



Measurement Poverty

Poverty is defined using a set of income thresholds established by the Office of Management and Budget that vary by family size and composition. Families that fall below the income thresholds are deemed to be in poverty. The most recent income thresholds are with \$15,730 or less for a family of two, a family of three earning \$19,790 or less, a family of four earning \$23,850 or less, and so on in increments of \$4,060 up to a family of eight.

Reading the map

Poverty rate data have been collected for Census tracts comprising the RLMA, and the map displays the proportion of the population with incomes under the poverty threshold. Darker colors signify higher rates of poverty. The state poverty rate is 18.7%, and its range is highlighted with a corresponding color in the legend.

	Poverty rate
United States	14.9%
Caldwell	22.2%
East Carroll	44.9%
Franklin	28.3%
Jackson	20.2%
Madison	37.2%
Morehouse	25.8%
Ouachita	23.2%
Richland	20.2%
Tensas	30.9%
Union	25.2%
West Carroll	22.6%

Data Source: American Community Survey—2008-2012

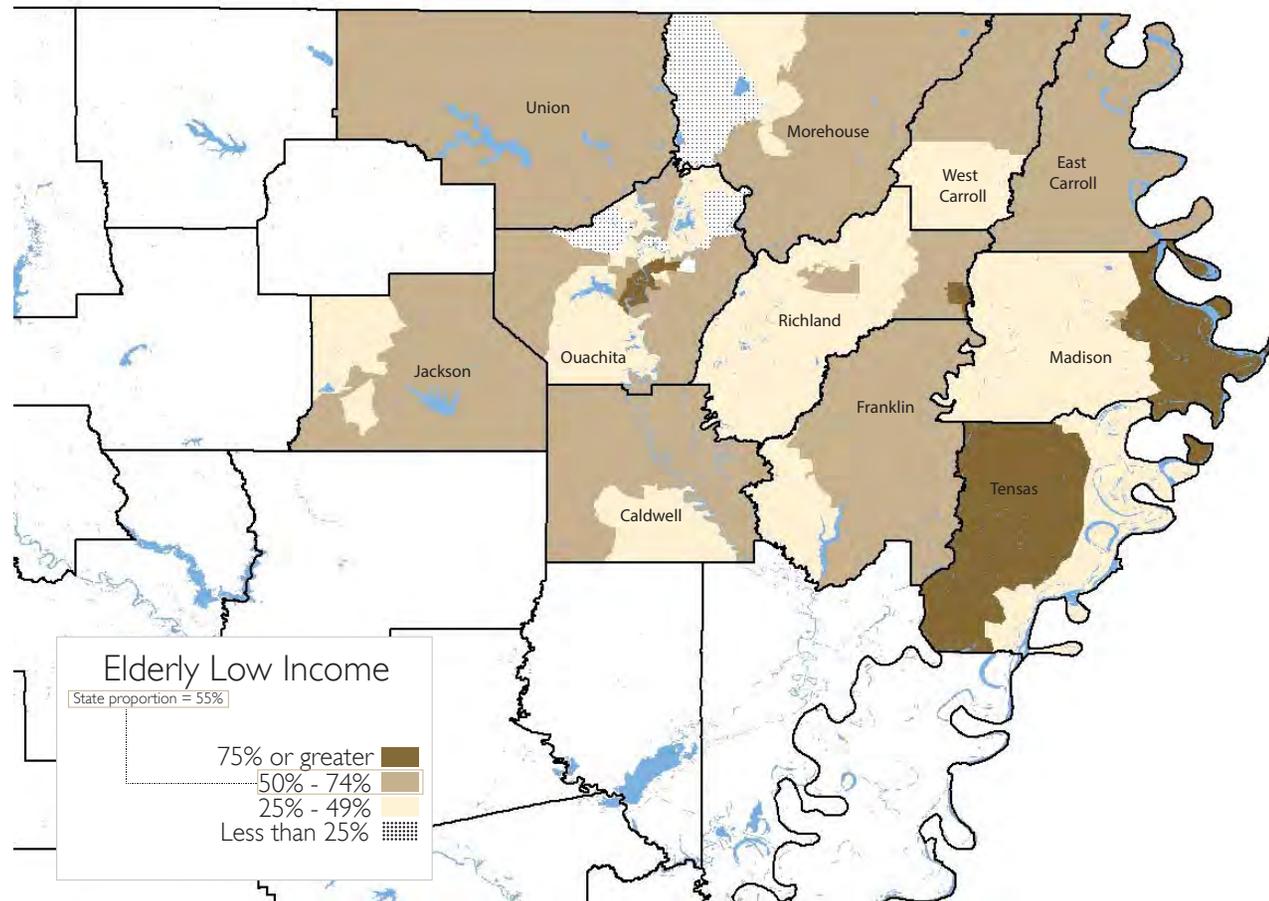
Elderly Population with Low Income

Measurement Elderly low-income

The U.S. Department of Housing and Urban Development produces “CHAS” data (Comprehensive Housing Affordability Strategy) that demonstrate the extent of housing problems and housing needs, particularly for low income households. These data provide information on the incomes of those 62 years and older.

Reading the map

The map shows the percentage of elderly households within the tract with incomes less than 80% of HUD Area Median Family Income (HAMFI). In Louisiana, 55% of households with a resident over the age of 62 years have household incomes less than 80% of HAMFI, and that range is highlighted with a corresponding color in the legend. Section 3(b)(2) of the United States Housing Act of 1937 provides for housing assistance for low income families, defined as families making 80% of the median family income in the area, and very low income families, defined as families making 50% of the median family income with these estimates adjusted for varying family sizes. The HUD median family income is based on Census and American Community Survey data.



	Elderly low-income
United States	53.0%
Caldwell	59.4%
East Carroll	57.9%
Franklin	57.9%
Jackson	52.0%
Madison	60.1%
Morehouse	52.7%
Ouachita	50.5%
Richland	55.1%
Tensas	55.7%
Union	62.3%
West Carroll	57.9%

Data Source: HUD CHAS data – 2006-2010

Employment by Industry

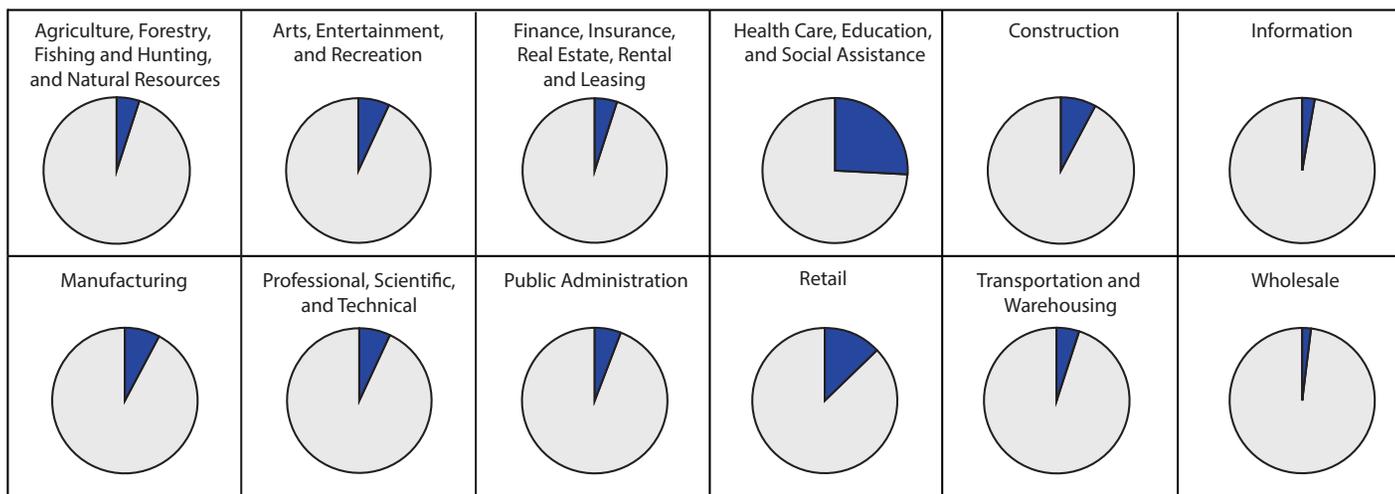
Employment by Industry RLMA 8

Employment by Industry

The map illustrates the percentage of employees in each industry as defined by the North American Industry Classification System (NAICS). The data refer to the person's job during the reference week.

Reading the chart

The chart represents the number of jobs in a specific industry within the RLMA relative to all jobs within the RLMA. The proportion of jobs attributable to the corresponding industry is colored in dark blue. We have displayed the employment at the RLMA level because the percentage by census tract is not useful since the regional labor market is the economic zone as defined by the Louisiana Workforce Commission.



	Agriculture etc.	Arts etc.	Finance etc.	Health Care etc.	Construction	Information etc.	Manufacturing	Professional etc.	Public Adm.	Retail	Transportation etc.	Wholesale
Caldwell	12.1%	6.5%	4.1%	23.9%	9.5%	1.3%	9.4%	5.1%	9.0%	9.4%	4.8%	0.9%
East Carroll	8.4%	5.5%	2.5%	36.6%	6.6%	0.0%	6.7%	1.7%	10.5%	9.8%	5.5%	3.3%
Franklin	11.5%	3.8%	4.1%	24.9%	8.2%	0.5%	6.5%	5.9%	7.1%	15.9%	5.0%	0.8%
Jackson	7.4%	5.5%	3.1%	23.6%	6.6%	1.6%	16.3%	4.9%	6.8%	10.7%	7.3%	2.1%
Madison	10.1%	7.0%	2.0%	24.9%	9.5%	1.6%	5.8%	5.7%	10.6%	12.1%	6.5%	0.8%
Morehouse	3.6%	5.6%	5.1%	25.9%	6.1%	2.5%	13.1%	4.8%	5.8%	15.6%	4.7%	2.5%
Ouachita	1.8%	8.6%	6.8%	26.5%	7.2%	3.3%	7.2%	8.1%	4.9%	12.5%	4.4%	2.7%
Richland	7.7%	5.7%	5.5%	27.5%	9.4%	1.7%	7.0%	5.9%	6.3%	12.3%	4.5%	2.4%
Tensas	21.8%	8.3%	6.3%	25.5%	3.2%	0.5%	3.1%	2.7%	4.2%	10.8%	5.5%	2.2%
Union	7.6%	2.3%	3.7%	23.5%	7.8%	3.5%	12.5%	5.0%	4.2%	13.9%	6.7%	4.0%
West Carroll	8.1%	5.0%	3.8%	27.4%	11.2%	1.4%	4.0%	3.7%	4.7%	15.3%	9.4%	0.7%

Data Source: American Community Survey– 2007-2011

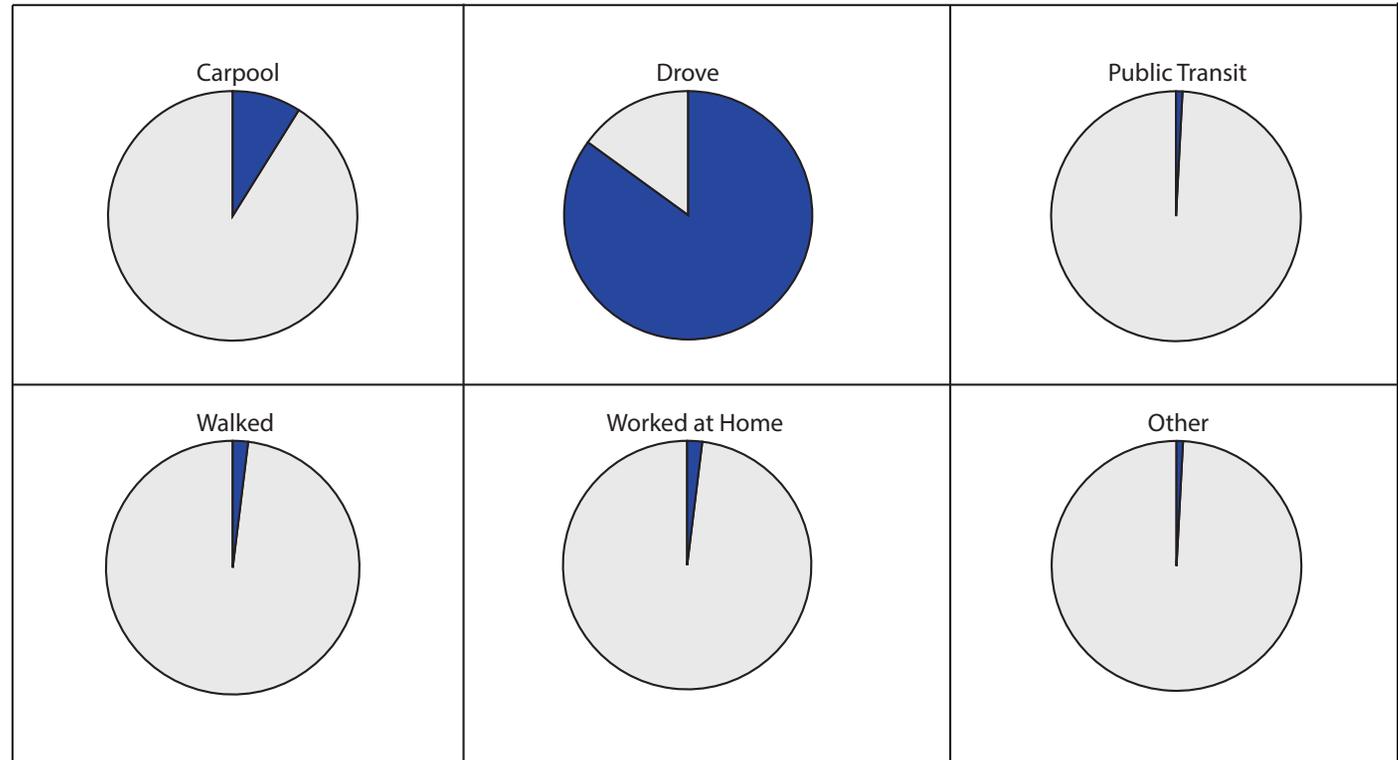
Means of Commuting

Means of Commuting

Commuting refers to an individual's journey to work and is characterized by the method of transportation, either driving alone, carpooling, using public transportation, or walking, and the duration of journey.

Reading the chart

Data on commuting have been collected for Census tracts comprising the RLMA, and the chart represents the proportion of transportation methods used by workers within the tract. The proportion of each transport method utilized by workers in the Census tract is colored in dark blue.



Means of Commuting

RLMA 8

	RLMA 8
Avg. commute time	23 mins
Median commute time	21 mins
Range: <i>Minimum</i>	9.9 mins
Range: <i>Maximum</i>	53.7 mins

Data Source: American Community Survey– 2007-2011



Regional Labor Market Area 8
Monroe

Housing and Affordability

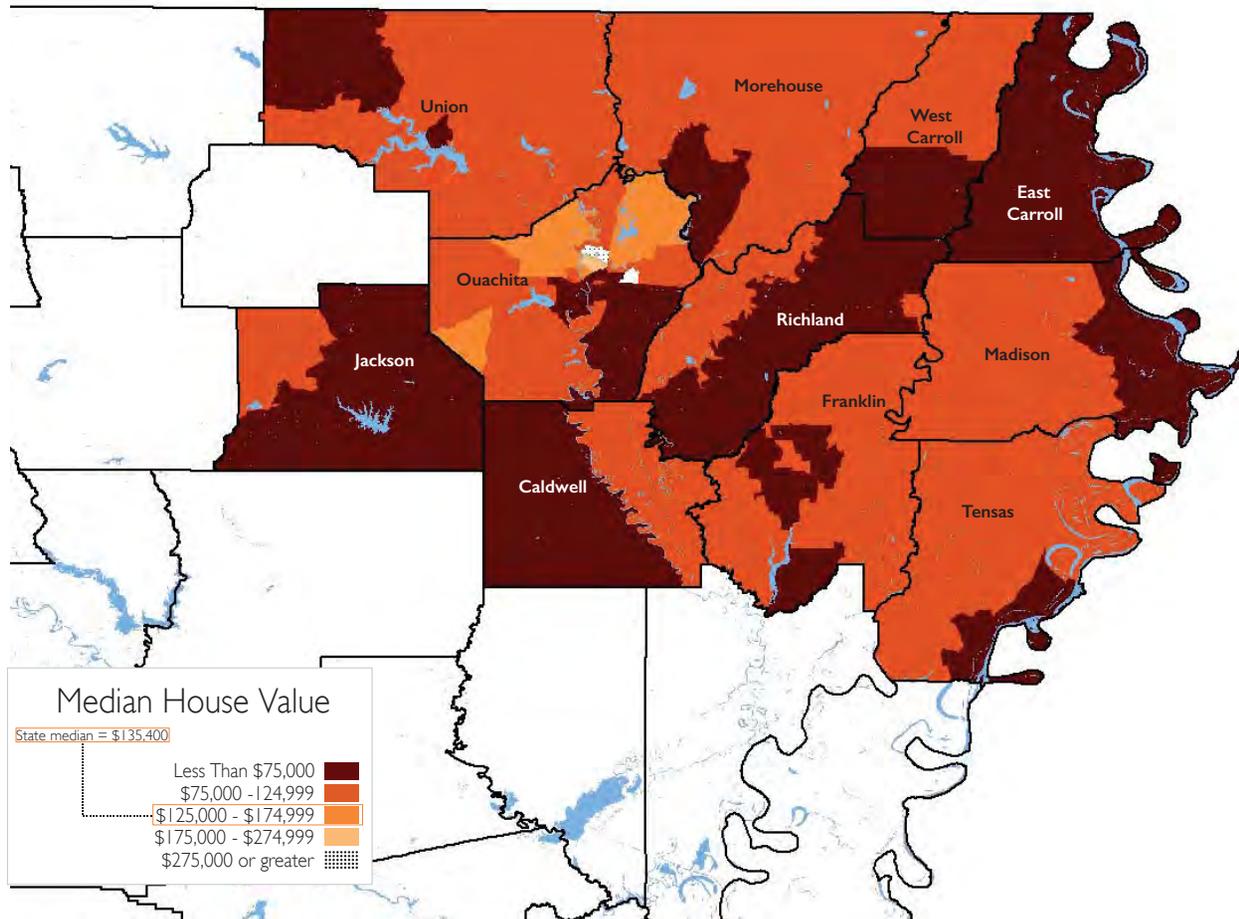
Median House Value

Measurement Median House Value

House value is determined by the owner's estimate of a sale price that one could expect if selling the property (structure and lot). Median house value indicates that one-half of all houses are worth more and one-half are worth less than the median.

Reading the map

Data on median housing values for single detached houses have been collected for Census tracts comprising the RLMA, and the map represents value ranges within the RLMA. The median home value for the state is \$135,400 (2011) and its range is highlighted with a corresponding color in the legend.



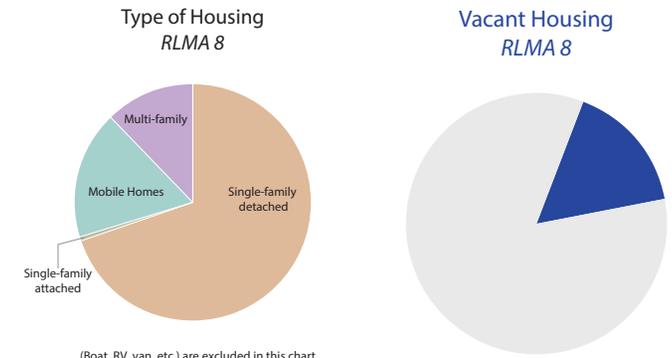
	Median house value
United States	\$186,200
Caldwell	\$71,900
East Carroll	\$45,800
Franklin	\$76,200
Jackson	\$72,800
Madison	\$70,200
Morehouse	\$75,900
Ouachita	\$116,900
Richland	\$69,700
Tensas	\$66,600
Union	\$79,000
West Carroll	\$76,200

Data Source: American Community Survey— 2007-2011

Vacancy Owner and Rental

Housing is classified in four types: single-family detached, single-family attached, multi-family, and mobile homes. The chart to the right shows the distribution of these types.

A housing unit is vacant if no one is living in the structure at the time of the interview unless its occupants are only temporarily absent. A vacant unit may also be one that is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if the unit is exposed to the elements or if there is positive evidence that the house is to be demolished or is condemned. As of 1990, year-round vacant mobile homes were included as part of the year-round vacant count of housing units. The chart [Vacant Housing](#) shows the estimated vacancy rate for combined owner-occupied and rental housing units within the RLMA. The proportion of vacant units in the RLMA is highlighted in dark blue in the other pie chart.

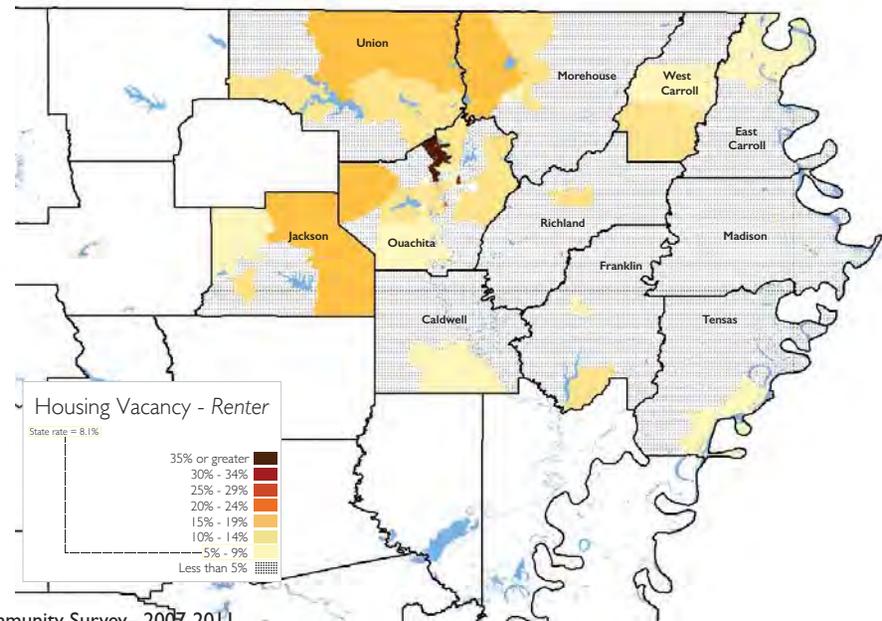
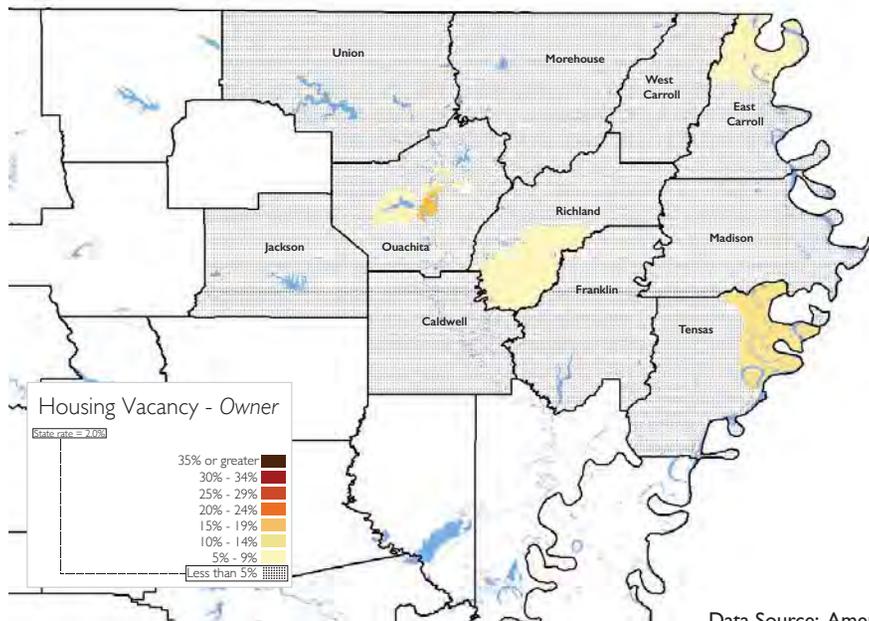


(Boat, RV, van, etc.) are excluded in this chart.

The maps below show the vacancy divided between owner vacant and rental vacant, where darker shades indicate higher relative levels of vacancy when compared against the state.

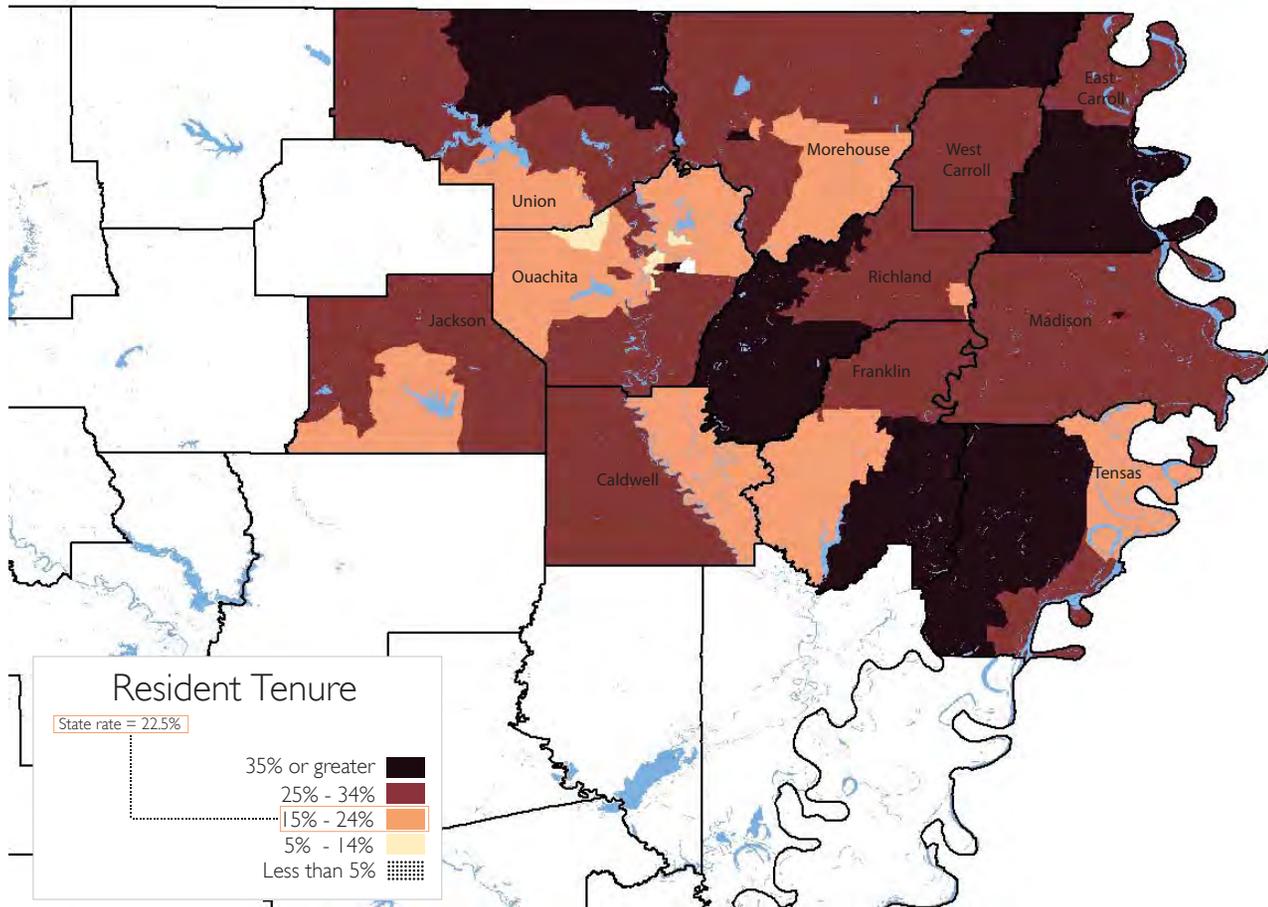
Owner Vacancy

Rental Vacancy



Data Source: American Community Survey— 2007-2011

Resident Tenure before 1990



Data Source: American Community Survey— 2007-2011

Measurement Long-term Tenure

Resident tenure is an important aspect in assessing the housing needs of a community. In this assessment, we have documented **those households residing at their current residence for at least twenty-five years**. There are two reasons for using this measurement. The first is that a high concentration of long-term householders is an early indication of aging-in-place. Secondly, and contrary to the aging-in-place concern, is that these long-term householders may also be considering a move as they age, so this is also an early indicator of “transition neighborhoods”.

The age of a community is important when considering housing options. Young families may require houses with more bedrooms, while older residents may want to remain in a community but in a smaller residence, or they may be seeking multi-unit residences.

Reading the map

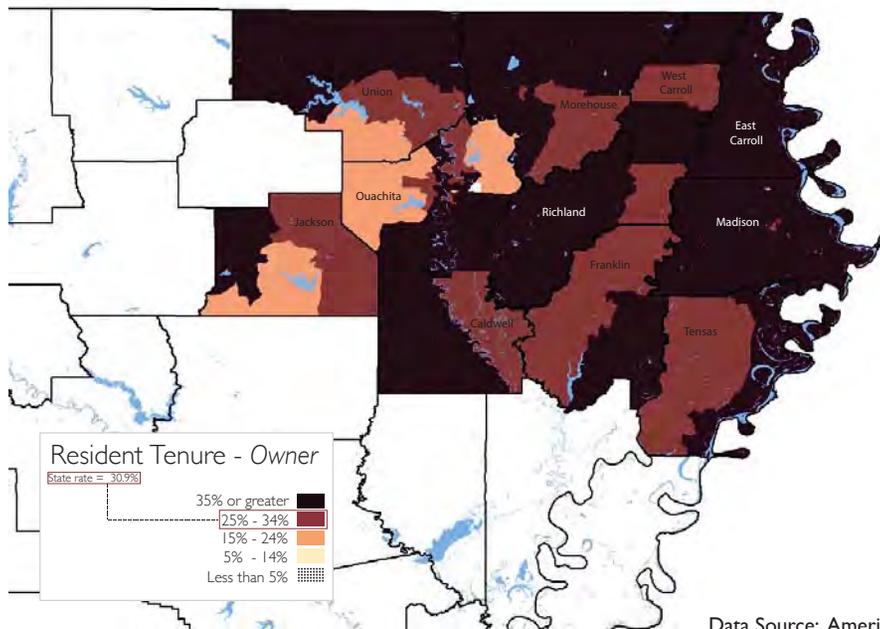
The map displays the proportion of the population within the tract living in the same house since 1990. Darker colors represent higher percentages of the population. The state proportion for owners and renters combined is 22.5%, and that range is highlighted with a corresponding color in the legend.

	1990 or earlier
United States	20.0%
Caldwell	30.0%
East Carroll	33.5%
Franklin	26.8%
Jackson	27.1%
Madison	31.0%
Morehouse	28.3%
Ouachita	20.3%
Richland	32.3%
Tensas	29.7%
Union	28.3%
West Carroll	31.5%

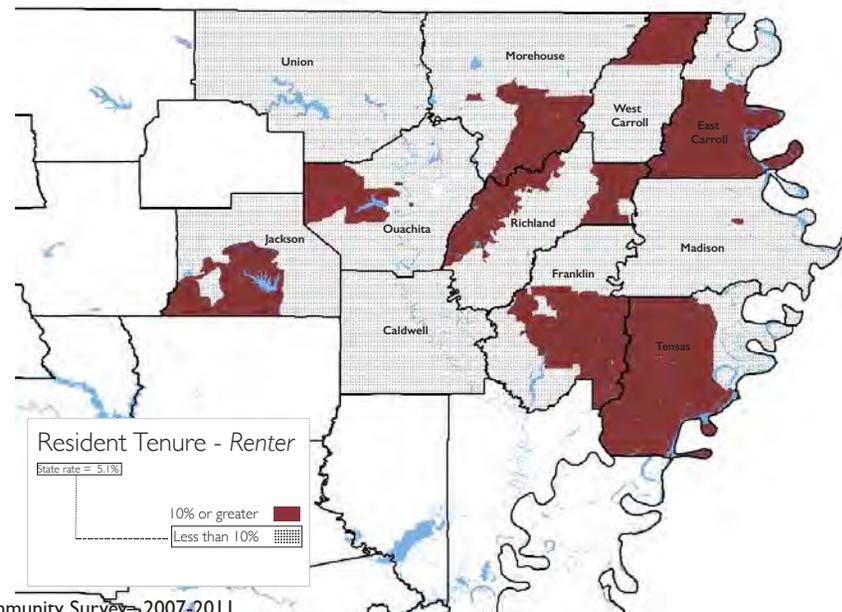
Resident Tenure before 1990: *Owner and Renter*

We have also divided this indicator between owners and renters. It is reasonable to expect that owners are more likely to be long-term residents, so we have used the same distribution in the owner map. Renters, however, are more likely to move, so we have simply highlighted those areas in the RLMA that have a relatively high concentration of long-term renters.

Owner Tenure (before 1990)



Rental Tenure (before 1990)



Data Source: American Community Survey - 2007-2011

Resident Tenure after 2005

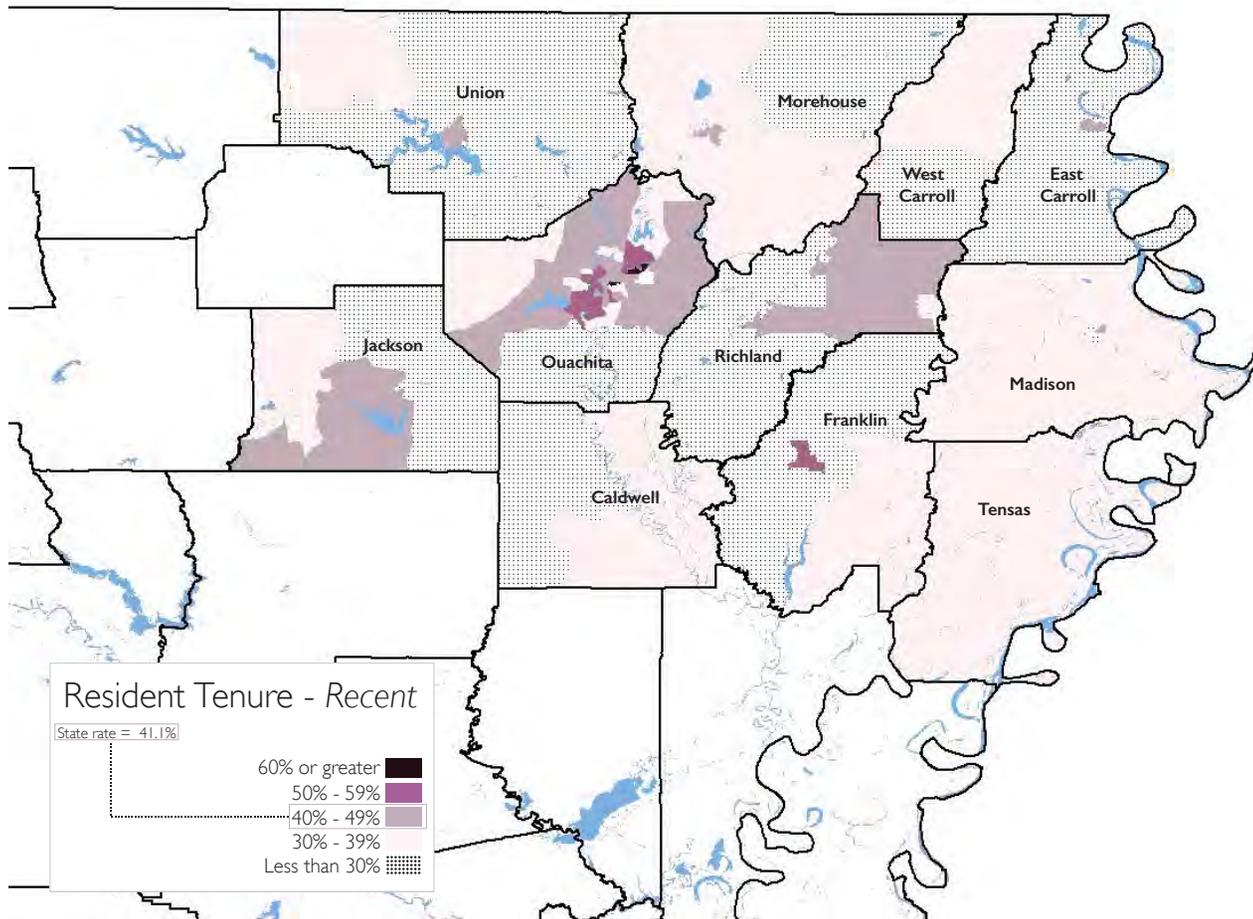
Measurement Recent Tenure

In this assessment, we have documented **those households that reported residence after 2005**. High levels of recent tenure are an indicator of ongoing transitions or new development. This iteration of measuring tenure is an inverse of the long-term tenure measure (see above) meant to complement that display.

Reading the map

The map displays the proportion of the population within the tract living in the same house since 2005 based upon interviews conducted between 2007 and 2011 through the American Community Survey. Darker colors represent higher concentrations of such recent tenure.

The state average percentage for residents of recent tenure is 41.1%.



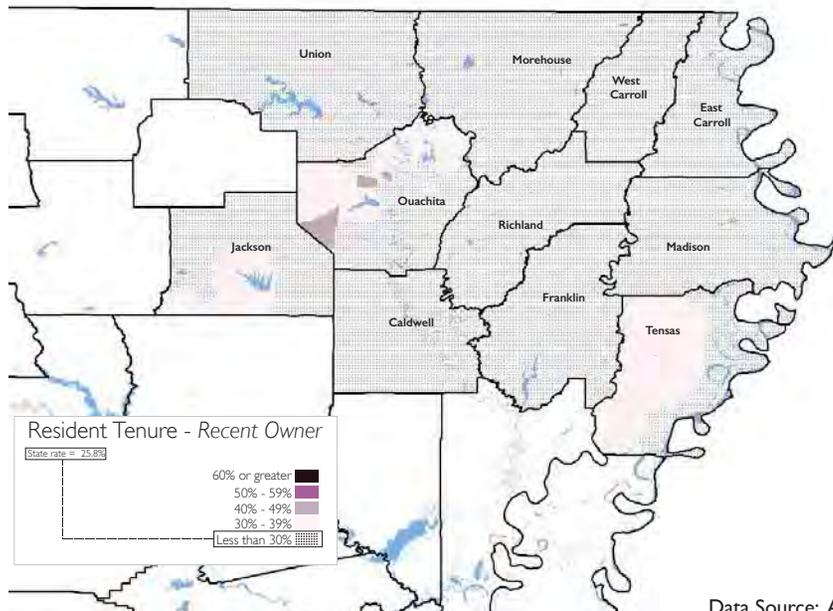
	2005 or later
United States	40.1%
Caldwell	30.8%
East Carroll	28.7%
Franklin	33.1%
Jackson	35.5%
Madison	35.7%
Morehouse	36.3%
Ouachita	44.1%
Richland	32.9%
Tensas	34.4%
Union	29.7%
West Carroll	30.4%

Data Source: American Community Survey— 2007-2011

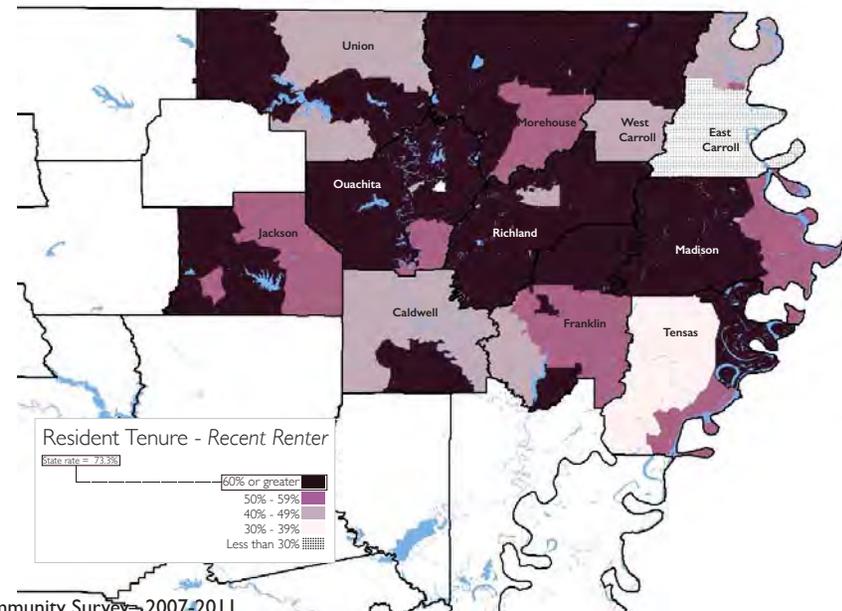
Resident Tenure after 2005: *Owner and Renter*

As with the long-term tenure map, we have also divided this indicator between owners and renters. In this case we used the same distribution as we did in the map displaying the overall population. The rental map reflects the reality that renters tend to move often, so many of the renters in a tract will likely report having moved into the residence after 2005. Owners, however, are likely to remain in a house for more than five years.

Owner Tenure (after 2005)



Rental Tenure (after 2005)

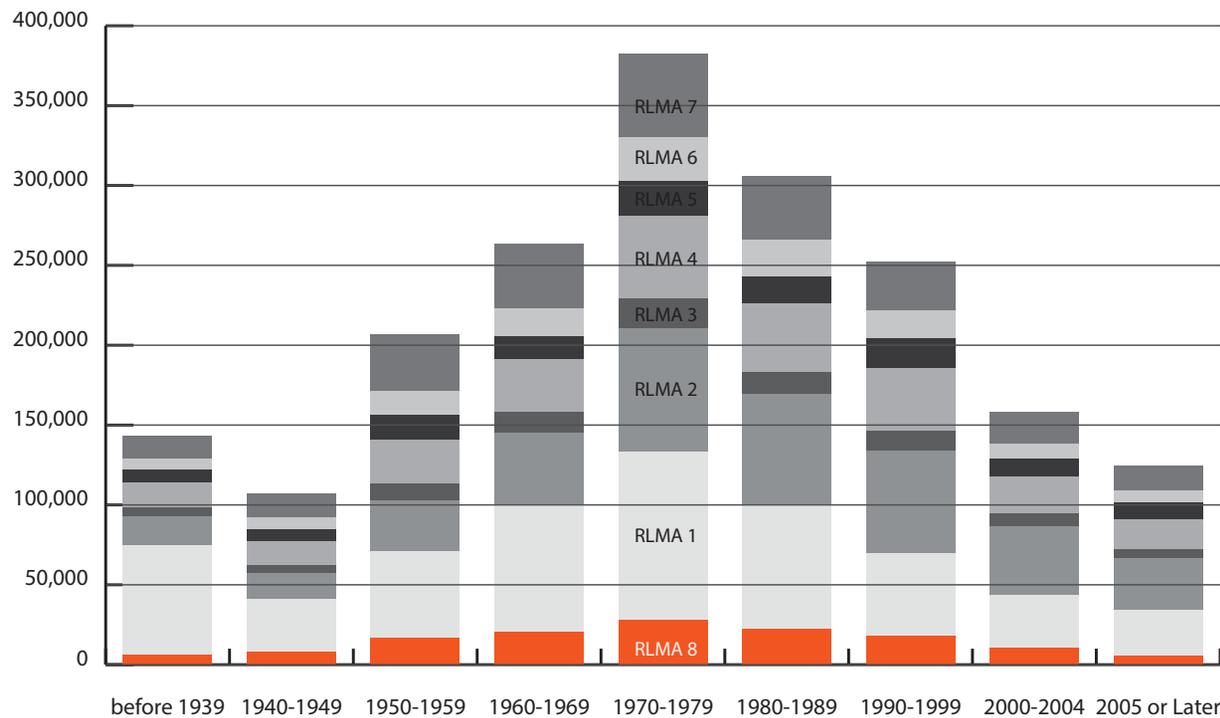


Data Source: American Community Survey - 2007-2011

Construction by Year and Units built before 1980

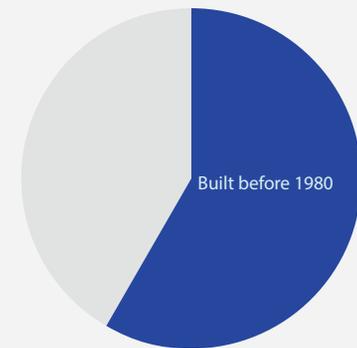
Age of housing stock is a policy concern for many reasons including health (asbestos removal, lead paint) and environmental sustainability (energy-efficiency programs). The chart below shows that the majority of the housing in the state was built after 1970, but for each RLMA this distribution differs. The orange section of each bar compares the RLMA to the remainder of the state. The chart is not normalized for population, so an RLMA with a higher population (such as New Orleans) will be more prominently represented in the graphic. The chart shows only the number of houses still in use or potential use by the year they were constructed.

The pie chart below shows the **share of houses built before 1980**. In 1977 the Consumer Product Safety Commission of the United States banned the use of lead in paints used in residences, public buildings, on toys and on furniture. In effect, this meant that all houses built after 1977 should not contain lead-based paint, but lead-paint mitigation and removal is still a major concern for houses built prior to the enforcement of this regulation. The data available through the Census does not use 1978 as a categorical indicator, so we have opted to use the nearest category: 1980.



Construction by Year **RLMA 8**
as part of total statewide construction

Units Built Before 1980 RLMA 8



Data Source: American Community Survey– 2007-2011

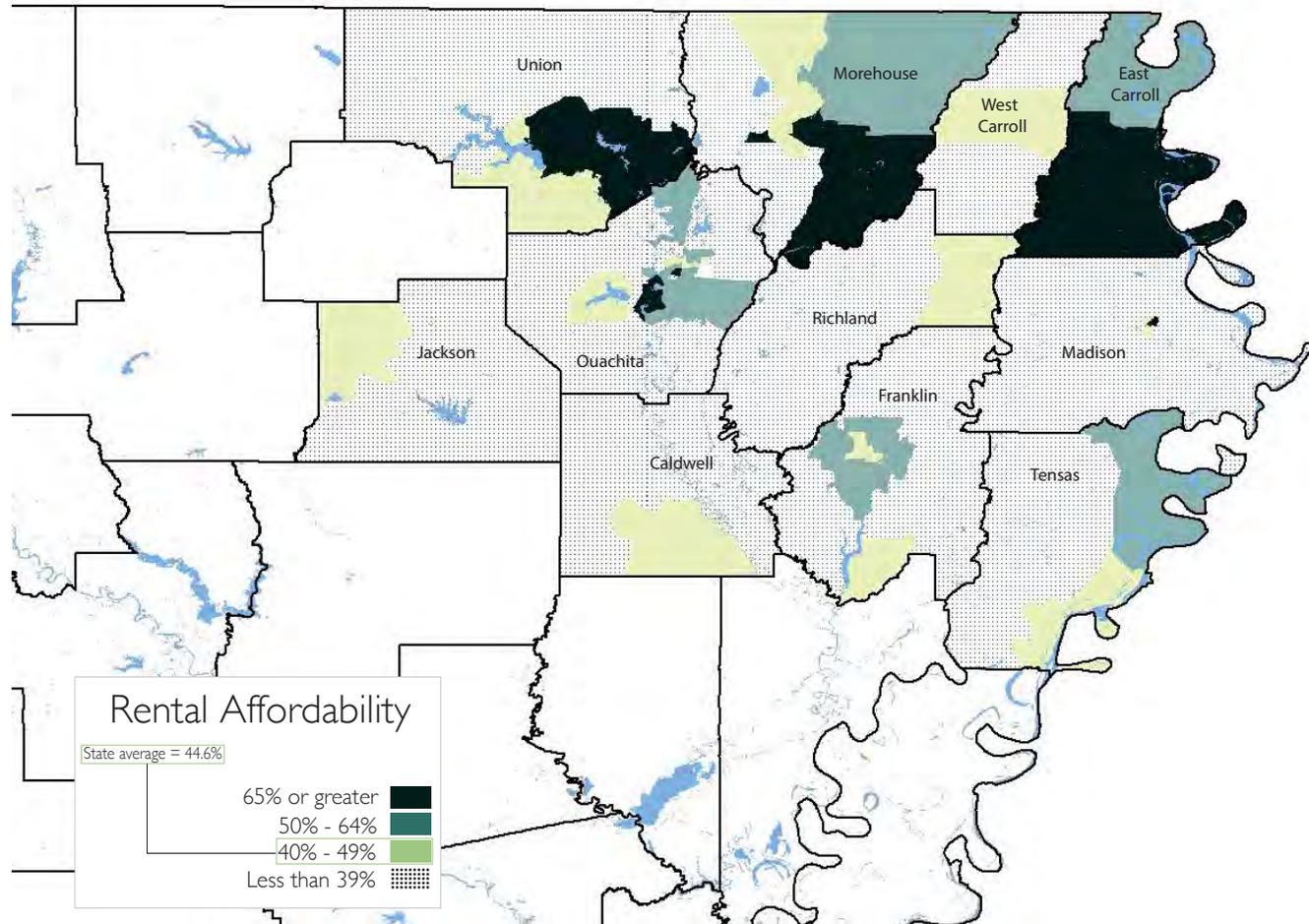
Rental Affordability

Measurement Rental Affordability

Rental affordability is measured by Gross Rent as a Percentage of Income (GRAPI), a computed ratio of monthly gross rent to monthly household income. Gross rent is contract rent plus the estimated average monthly cost of all utilities. Thirty-five percent of income or more spent on gross rent is a commonly used threshold for evaluating unaffordability or rent distress.

Reading the map

The map shows the percentage of renters within the tract spending 35% or more of household income on gross rent. Darker colors signify a greater proportion of the population. Throughout the state 44.6% of rental households are rent distressed.



	GRAPI (35% or greater)
United States	43.0%
Caldwell	30.6%
East Carroll	65.7%
Franklin	44.4%
Jackson	35.8%
Madison	45.0%
Morehouse	43.2%
Ouachita	43.2%
Richland	28.0%
Tensas	45.1%
Union	42.8%
West Carroll	39.6%

Data Source: American Community Survey– 2008-2012

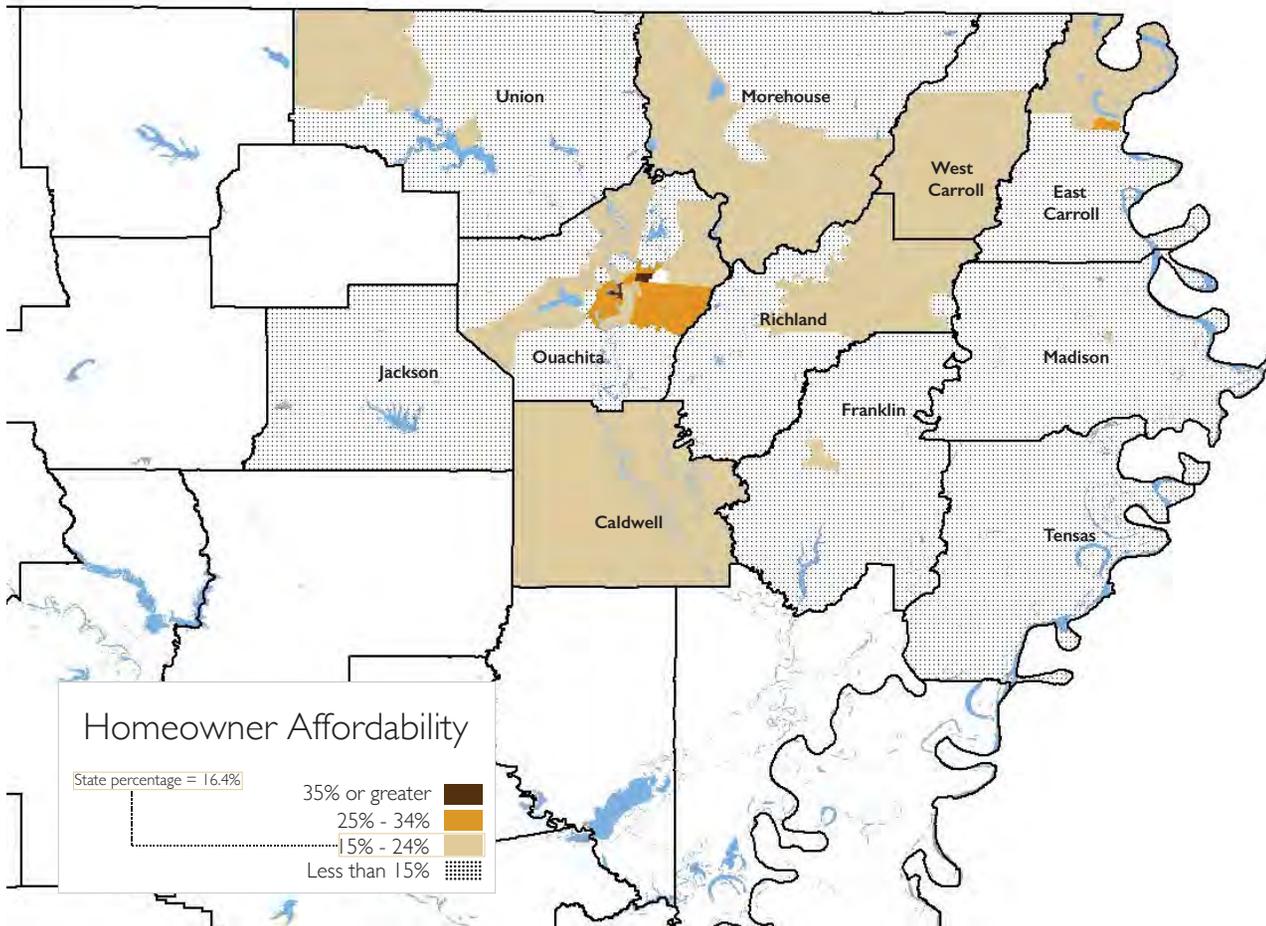
Homeowner Affordability

Measurement Owner Affordability

The affordability of home ownership is measured using Selected Monthly Owner Costs As a Percentage of Income (SMOCAP), a computed ratio of monthly housing costs to monthly household income. Housing costs are defined as payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Thirty five percent or more of income spent on monthly housing cost is a commonly used threshold for determining unaffordability.

Reading the map

The map highlights the percentage of homeowners within the tract spending more than 35% of household income on monthly housing costs. Darker colors represent a greater proportion of the population. In Louisiana 16.4% of families in owner-occupied homes face affordability challenges.



	SMOCAP (35% or greater)
United States	22.8%
Caldwell	16.6%
East Carroll	19.2%
Franklin	11.5%
Jackson	9.0%
Madison	12.5%
Morehouse	14.6%
Ouachita	15.8%
Richland	13.9%
Tensas	11.5%
Union	11.7%
West Carroll	13.1%

Data Source: American Community Survey– 2008-2012

Occupants per room

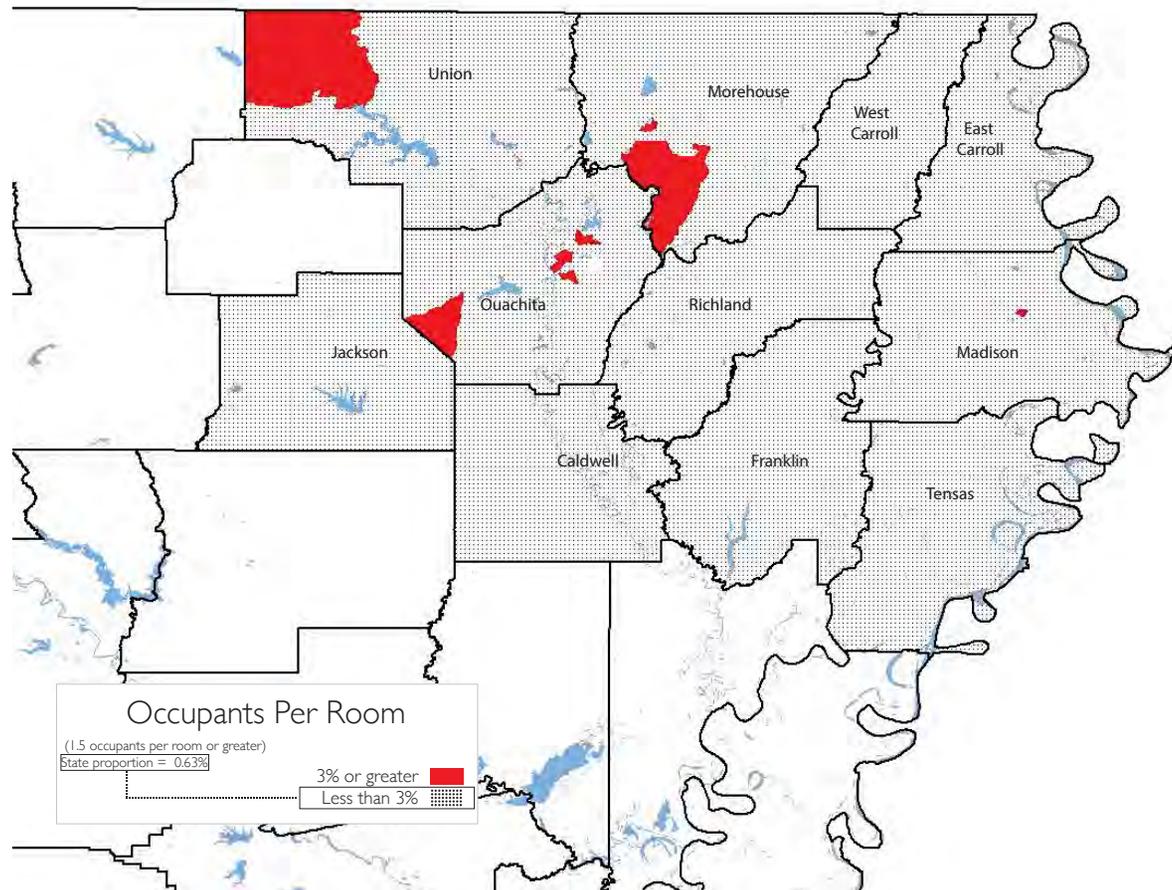
Measurement Overcrowding

Average number of occupants per room in a dwelling is a typical benchmark used to assess sub-standard living conditions. The term “room” in this context refers to the number of all rooms in the unit, not bedrooms alone. HUD commissioned a study in 2007 to evaluate overcrowding in homes and the standard for measuring overcrowding, as determined by Econometrica, Inc. (the company providing the study) was 1.0 to 1.5 persons per room. The estimate of overcrowding nation-wide in 2005 was 2.4% of the population and this estimate had declined from 1985 when it was 2.82% of the population. We will expect this estimate to be relatively small. As we examine Census tracts and if we notice the occupants per room percentage rise above this national average, then it suggests a major issue in overcrowding which has impacts on childhood health, educational performance, mental illness, and other such ailments that are related to overcrowding.

Reading the map

The map displays the proportion of housing units within the tract having greater than 1.5 occupants per room. Darker colors signify higher proportions. The state percentage for owners and renters combined (all housing units) is 0.63%, and its range is highlighted with a corresponding color.

	Occupants per room - 1.5 or greater
United States	0.90%
Caldwell	0.00%
East Carroll	1.19%
Franklin	0.38%
Jackson	0.68%
Madison	0.71%
Morehouse	1.38%
Ouachita	0.95%
Richland	0.11%
Tensas	0.63%
Union	1.71%
West Carroll	0.91%

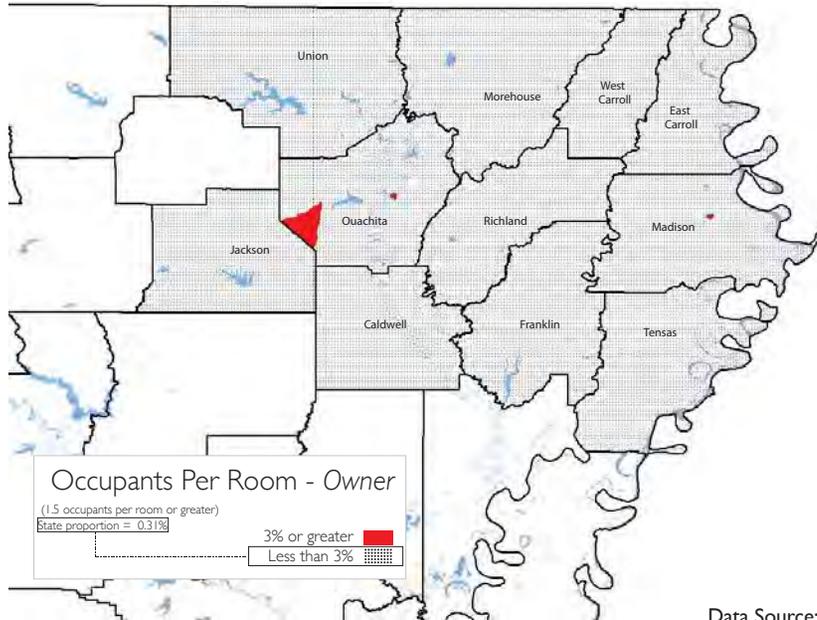


Data Source: American Community Survey– 2007-2011

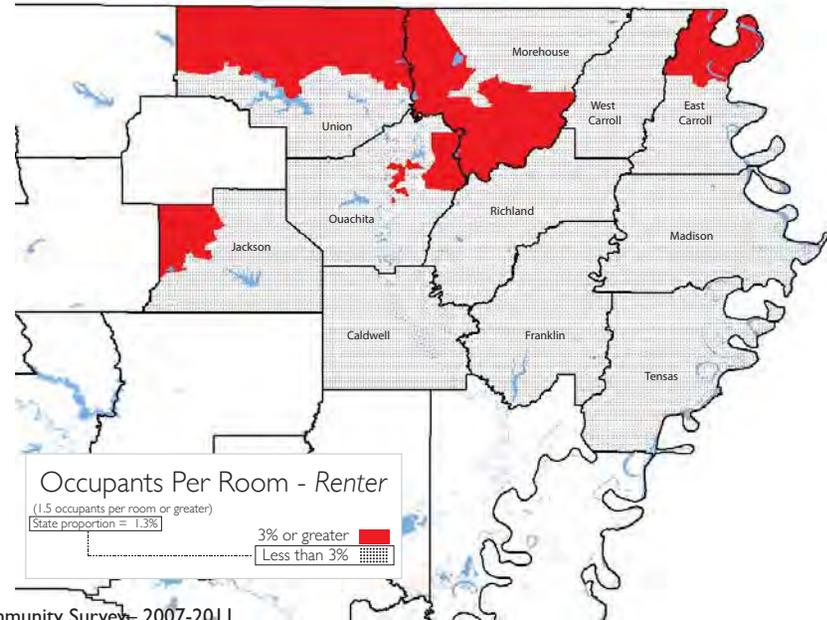
Occupants per room *Owner and Rental*

We have divided the overcrowding measure between owner and renter. It is reasonable to expect higher levels of overcrowding among the rental population, and the maps verify this at least spatially. More tracts have higher levels of overcrowding when only renters are considered. It is also important to note how the spatial distribution changes from the map depicting overcrowding for the entire population to the maps where owners and renters are isolated. This verifies that considerations of overcrowding require attention at the local level.

Owner Occupancy



Rental Occupancy



Data Source: American Community Survey - 2007-2011

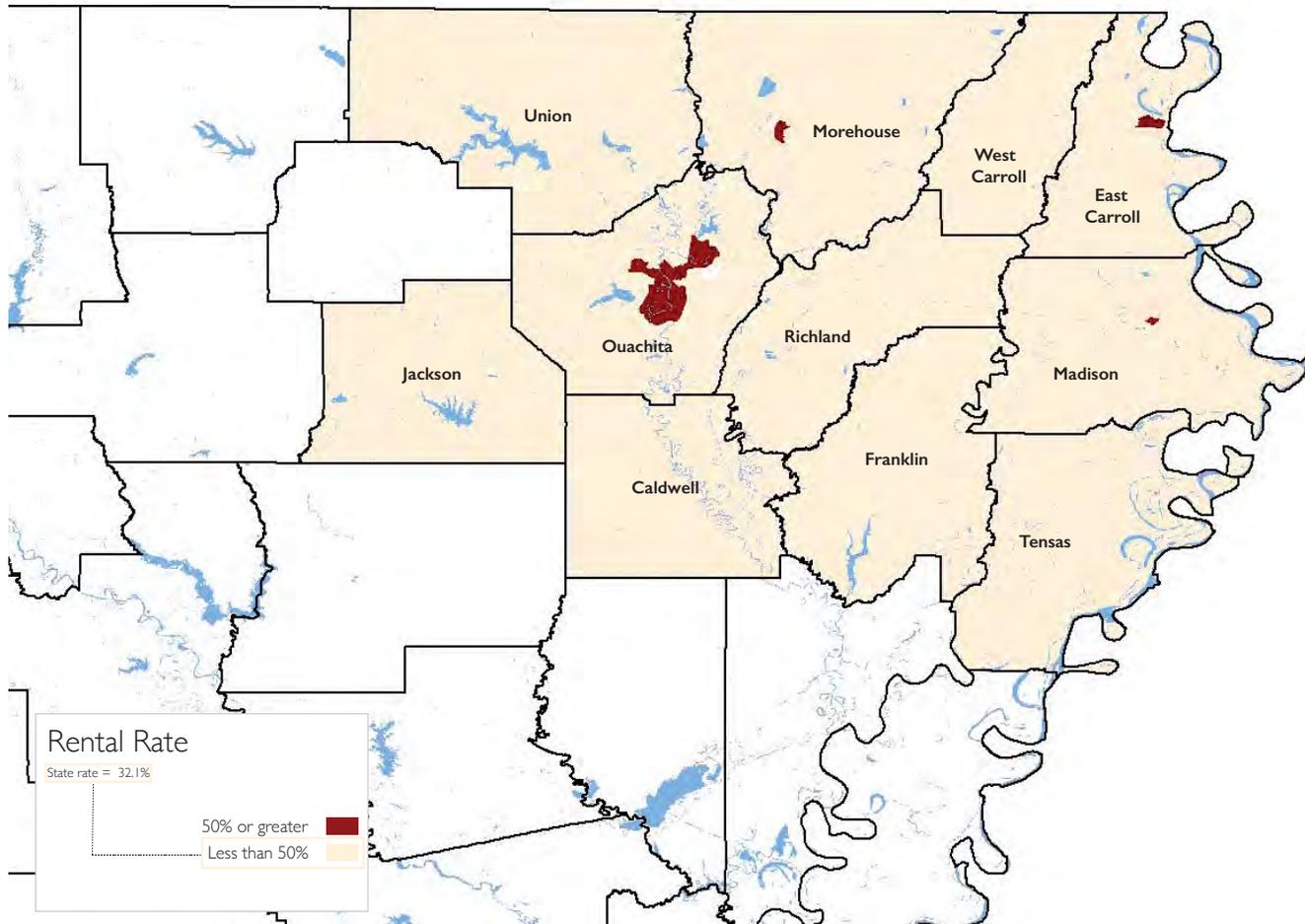
Rental Concentration

Measurement Rental Concentration

In this map we search for areas with higher concentrations of rentals. The state rental rate is 32.1%. We have used 50% as the benchmark for designating high rental concentration. This determination is based upon the distribution of the tract rates and not the population. It is expected that most of those areas will be in metropolitan areas.

Reading the map

The map highlights those tracts in the RLMA where rentals constitute 50% or more of the residences. The table below shows the parish rental rates, which should be compared to the state rate of 32.1%



	Rental rate
United States	33.9%
Caldwell	27.3%
East Carroll	42.5%
Franklin	26.8%
Jackson	30.5%
Madison	39.0%
Morehouse	30.9%
Ouachita	38.4%
Richland	29.6%
Tensas	37.2%
Union	20.4%
West Carroll	27.6%

Data Source: American Community Survey– 2007-2011

Mobile Homes

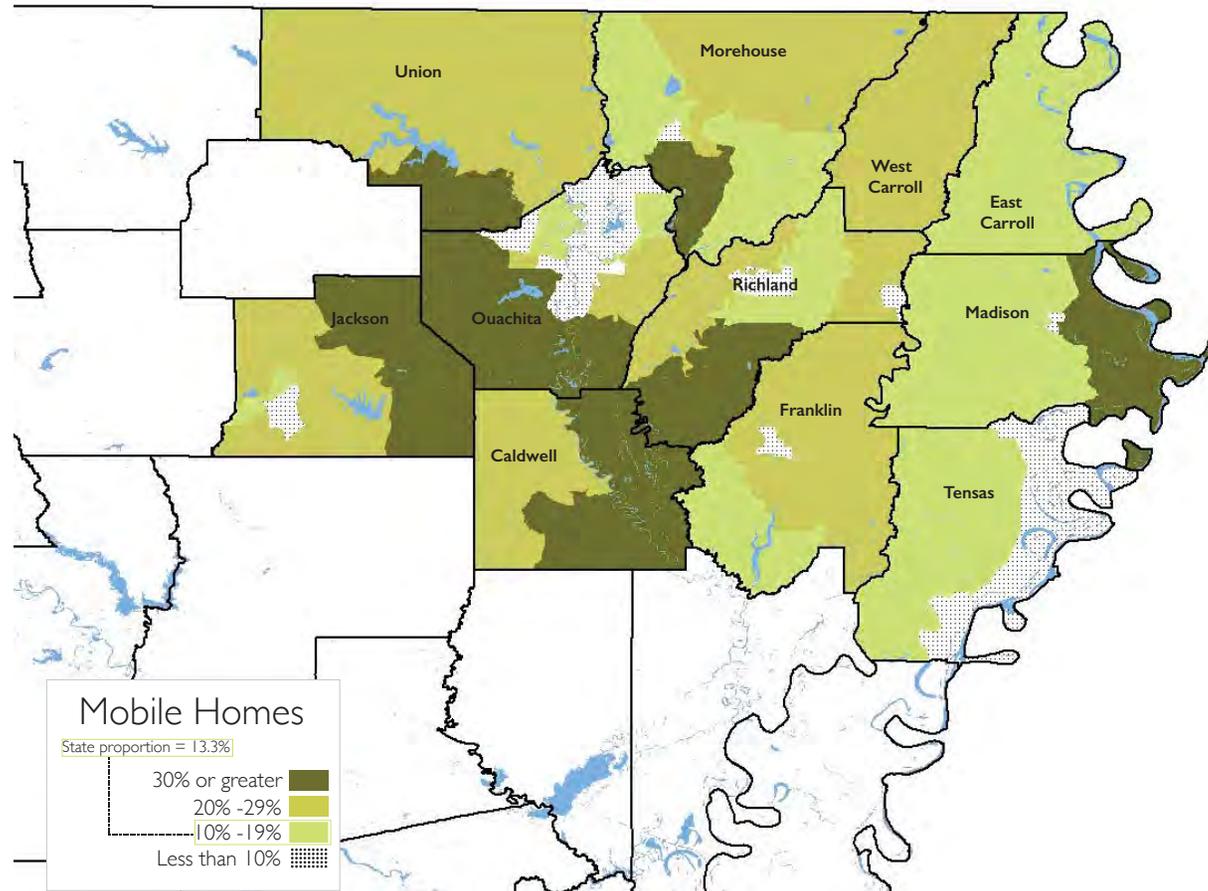
Measurement Mobile Homes

Mobile homes represent one of the five overall types of housing listed by the Census. The data do not distinguish between those mobile homes that have been immobilized or de-immobilized in accordance with state laws. Therefore, all mobile home structures, including those that are mobile and those that might be classified as manufactured homes, are included in the definition of mobile homes.

The proportion of units in the state that are mobile homes (13.3%) is twice that of the national rate. Initially one might attribute this to the series of hurricanes inflicting property damage on the state, but the 2000 Census data shows that the proportion of units that are mobile homes has not changed much over the past decade, rising modestly from 13.1%.

Reading the map

The map displays mobile home units as a proportion of all units within a Census tract. Darker colors indicate a higher proportion of mobile homes. The percentage of units that are mobile homes in the state is 13.3%.



	Mobile homes
United States	6.6%
Caldwell	30.5%
East Carroll	18.3%
Franklin	18.7%
Jackson	22.5%
Madison	14.4%
Morehouse	16.9%
Ouachita	13.7%
Richland	17.7%
Tensas	10.0%
Union	27.1%
West Carroll	24.0%

Data Source: American Community Survey– 2007-2011

Policy Implications

Conducting a housing needs assessment is primarily about describing the social and economic conditions that reflect on the housing needs within Louisiana. Going from a description based on data collected by governmental agencies to policy recommendations can be a perilous path if not done with extreme care. There are a number of social and economic characteristics that demand more consideration about how they impact housing policy in Louisiana, but during this assessment we have identified two characteristics that we believe warrant the immediate attention of policy designers: the extensive use of mobile homes in the state and the significant increase in the number of rental households that pay more than 30% of their household income in gross rent.

The first characteristic is the disproportionate use of mobile homes in the state compared to the United States. As a percentage of household units, mobile homes constitute twice the share in Louisiana (13.3%) as they do in the United States (6.1%). In neighboring states, mobile homes more closely parallel Louisiana: Alabama (14.1%), Arkansas (12.9%), Mississippi (15.3%), and Texas (7.6%). In fact, a high relative prevalence of mobile homes is characteristic of southern states in general (South Carolina, 17.3%; North Carolina, 13.9%; Kentucky, 12.5%; and Tennessee, 9.9%). For Louisiana, one might explain this statistic as an anomaly by suggesting that it captures households recovering from hurricanes and thus using mobile homes temporarily. This would be an errant explanation, in our view. Mobile homes, as a percent of household units in Louisiana, have been largely unchanged since 2000; mobile homes as a share of total units has risen modestly from 13.1% to 13.3%. More information about the use of mobile homes is required. We know that covenants and neighborhood restrictions limit the location opportunities for mobile home residences, and we know that mobile homes are generally a more affordable residential option. But how can we explain the disproportionate use of such units throughout the state? Who lives in mobile homes and do they consider these units to be temporary? Where are mobile homes located? Does the presence of a relatively large number of mobile homes in Louisiana create special problems for the LHC or other housing authorities in the state?

The second characteristic of the state that attracted our attention is rental affordability measured by GRAPI. This issue is not unique to Louisiana but is, in our view, the most important housing affordability issue in the state. Rental households are considered cost-stressed when gross rent is more than 35% of the household income (sometimes the ratio used is 30%, but we have used 35% in our assessment). Nationally, 44% of all rental households are cost-stressed, and in Louisiana that share is slightly higher.

When trying to explain this we built a simple correlation matrix comparing GRAPI with poverty (0.41), percent of population “black” (0.41), and median household income (-0.32). None of these factors suggests a strong relationship with GRAPI. As expected, poverty and median household income have a strong negative correlation (-0.71), and poverty and percent of population “black” have a strong positive correlation (0.69), but these factors are only weakly related to GRAPI.

We also considered socio-structural and economic components to the rise of GRAPI. The economic component relates to the speculative investments in communities where there is a promise of industrial development. A recent survey conducted by Apartment Guide suggests that the most expensive community in the nation for entry-level rents is not New York or Washington D.C. but Williston, ND. Many counties in western North Dakota have seen rents triple as the state has become the second highest producer of oil and gas in the United States. These increases in living costs have required policy responses from the state managed through the North Dakota Housing Finance Agency.

In Louisiana we may witness a similar, although perhaps not equally extreme, situation in the southwestern part of the state. But we also have a possible early indicator in the northwestern part of the state. Of the ten parishes with the highest GRAPI, five are in RLMA 7, where the Haynesville Shale extraction led to high speculative industrial investment.

But the problem of high GRAPI is not limited to areas of high speculative industrial development. The parish with the highest GRAPI is East Carroll Parish (66%), which is also the poorest parish in the state with the lowest median income and the highest rate of poverty. Meanwhile, the parish with the lowest GRAPI is Cameron Parish (4.9%), located in the southwestern portion of the state.

Final Remarks

A housing needs assessment (HNA) should be an ongoing effort by housing authorities to determine the current conditions of housing in an area. From such a report, one should be able to say something about the current and future housing needs of a community. State-level HNAs are restrictive in this sense because the aggregation of state data precludes a community-centric understanding. To accommodate this restriction, we have divided the state into labor market areas according to the Louisiana Workforce Commission designations. But even at such a level, the data provide us only with a general picture of the labor market and not a reliable picture of the communities within the labor market. We further refined this analytical level into Census tracts in order to better approximate local communities, but this is an imperfect representation. Nevertheless, from this picture, policymakers should be better able to formulate questions and better able to define the problems, even if the problem is a demand for more information.

When conducting an assessment based on aggregate data at the state level, an analyst encounters a number of practical and conceptual problems. Primary among these problems is that any policy instituted at the state level threatens to disregard unique local conditions. It is for this reason that we have constructed this Assessment without making direct policy recommendations. The value of the housing needs assessment, as we have constructed it, is that it depicts local conditions that prompt further investigation but still has a statewide focus.

As part of the Cooperative Endeavor Agreement under which this HNA is produced, we at the Public Administration Institute of Louisiana State University have recommended the implementation of a community engagement effort. Through this effort, the state will develop a network of actors working together and with the Louisiana Housing Corporation to address local housing concerns. This approach, in our view, is the best and most defensible policy recommendation to be made based upon an HNA constructed at the state level using aggregate data: to institute policies that develop local capacity to in address housing needs and the closely-related social policies that produce housing problems. Local areas are undoubtedly restricted in what they can do to address the broad, structural social problems that partially produce housing issues, but the network of local actors is essential to understanding the conditions through which these issues can be mitigated in the short-run. With a developed local capacity, policies can be implemented to improve housing conditions in the long-term.

The Louisiana Housing Corporation can and must play a central role in this development. Communities have different requirements, some of which are more costly and more complex to implement. The LHC can provide the support to assist those communities in greatest need. The maps in this HNA show that housing policy, coupled with other public social policies, is needed to ensure a bright future for the residents of this state. Such policies must be properly targeted, and the best way to focus these policies is through local networks of local housing authorities, non-profit organizations, developers, and, most importantly, residents.

2014 Housing Needs Assessment
Louisiana Housing Corporation

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