

Housing Needs Analysis

for

Louisiana Housing Corporation

April 8, 2014

DRAFT

LSU Public Administration Institute *Project for Community Engagement*

LSU

E. J. Ourso College of Business
Public Administration Institute



The following is a graphic presentation of the housing policy context in the state of Louisiana. It is a draft version of a housing needs analysis that will be delivered to the Louisiana Housing Corporation in June, 2014.

We have divided the state into Regional Labor Market Areas (RLMAs) as defined by the Louisiana Workforce Commission. By focusing on RLMAs we are able to present a greater degree of difference than if we were to focus upon the state as a whole. All maps in this report are published at the Census Tract level using data from the Census American Community Survey and from five-year Comprehensive Housing Affordability Strategy Data (CHAS).

All maps are represented consistently according to statewide statistical distributions. This means that the reader can compare RLMA maps because they share categorical distinctions. For example, the **brown color** used in the maps of “Median Age” refer to tracts where the median age is above fifty in all maps.

This document is a deliverable serving as part of a Cooperative Endeavor Agreement between the Louisiana Housing Corporation and Louisiana State University and its Public Administration Institute. As part of the long term planning of this Agreement, we have created and staffed the Project for Community Engagement. The data analysis involved in the production of this report will serve as a baseline for further development of community outreach activities that will enhance the policy design purposes of the LHC. We intend to use the data and mapping abilities to focus on the particular needs of LHC as they formulate and design policies to address the incredible demands and needs for affordable housing across Louisiana.

LSU Public Administration Institute

Project for Community Engagement

Roy Heidelberg

Assistant Professor & Principal Investigator

James Richardson

Alumni Professor & Co-Principal Investigator

David Stokes

Research Associate

Jasmeane Brock

Research Assistant

Cameron Golden

Research Assistant

Table of Contents (Interactive — page numbers link back to TOC)

Regional Labor Market 1 <i>New Orleans</i>	1
Regional Labor Market 2 <i>Baton Rouge</i>	21
Regional Labor Market 3 <i>Houma-Thibodeaux</i>	41
Regional Labor Market 4 <i>Lafayette</i>	61
Regional Labor Market 5 <i>Lake Charles</i>	81
Regional Labor Market 6 <i>Alexandria</i>	101
Regional Labor Market 7 <i>Shreveport-Bossier</i>	121
Regional Labor Market 8 <i>Monroe</i>	141

Louisiana Regional Labor Market Area 1

New Orleans

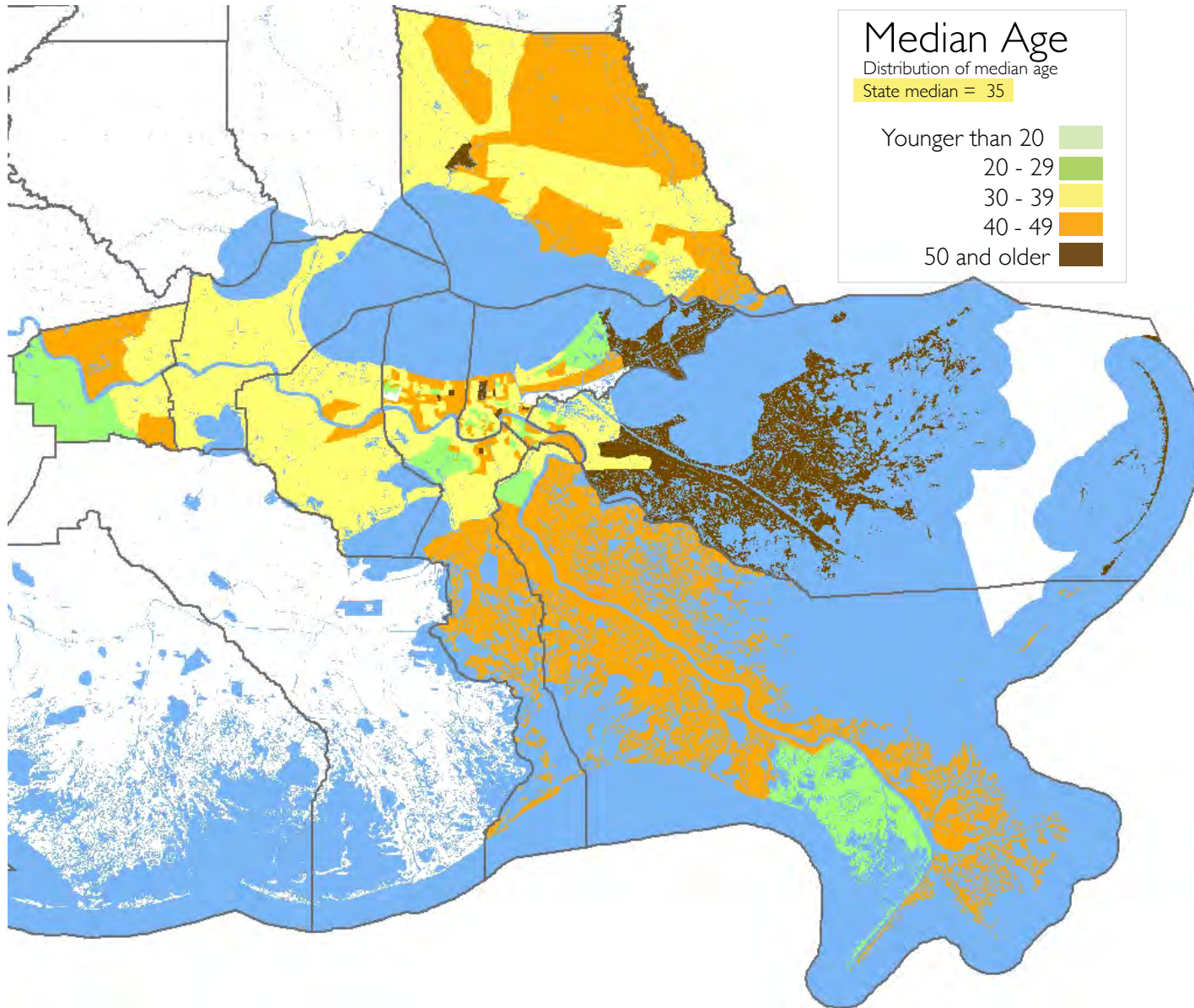
Jefferson | Plaquemines | St. Charles | St. Tammany | Orleans | St. Bernard | St. James | St. John the Baptist

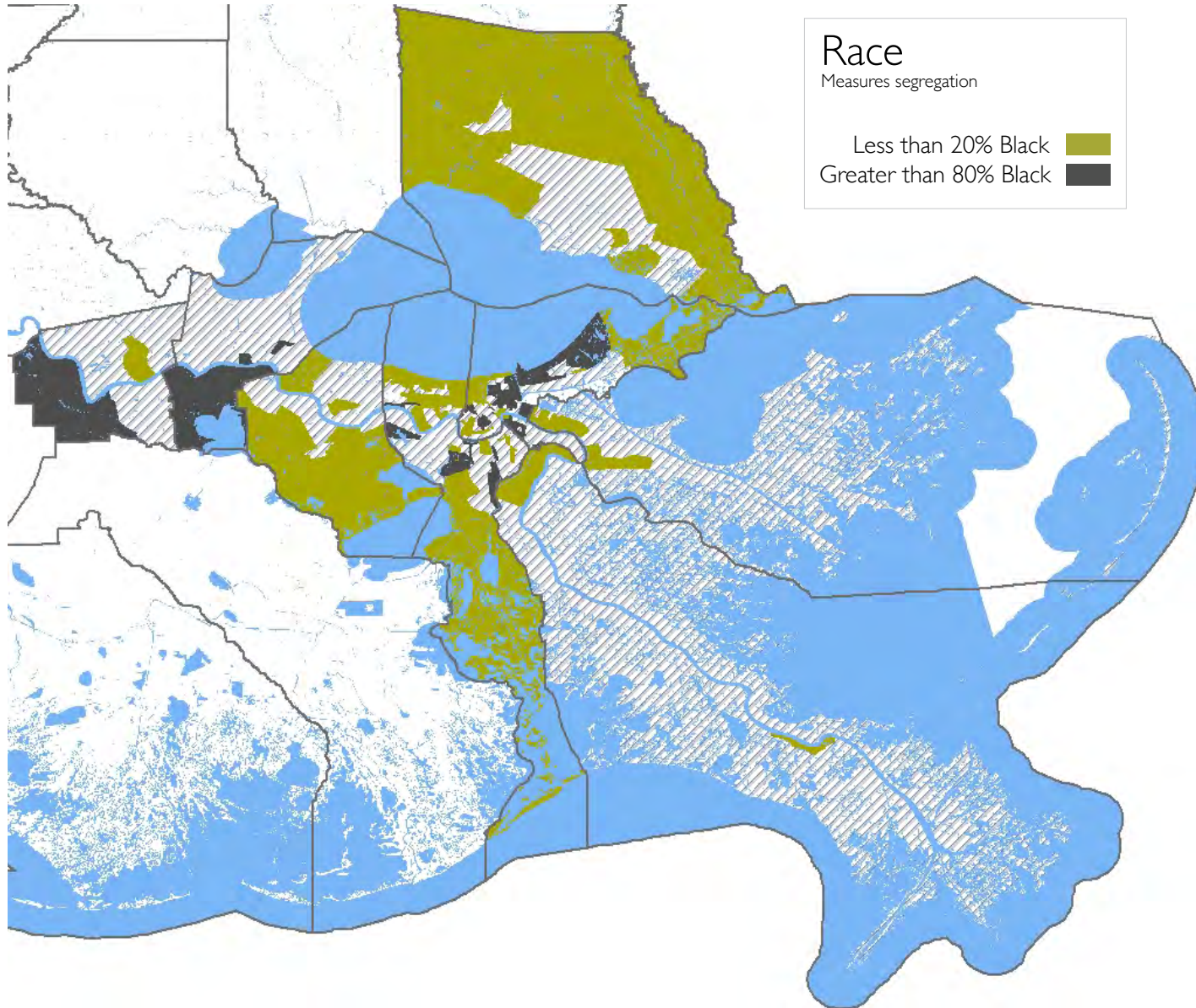


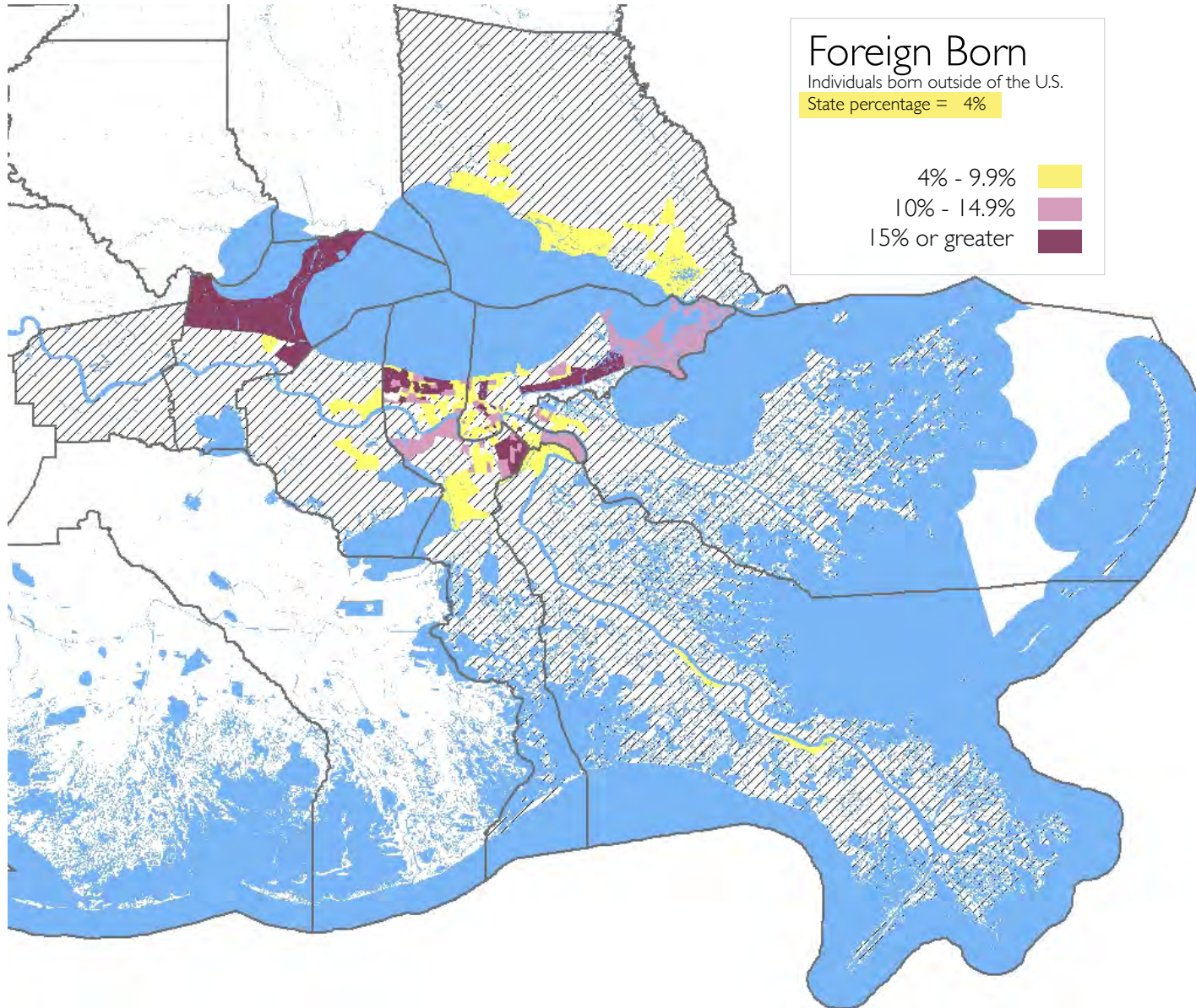
*Regional Labor Market Area 1
New Orleans*

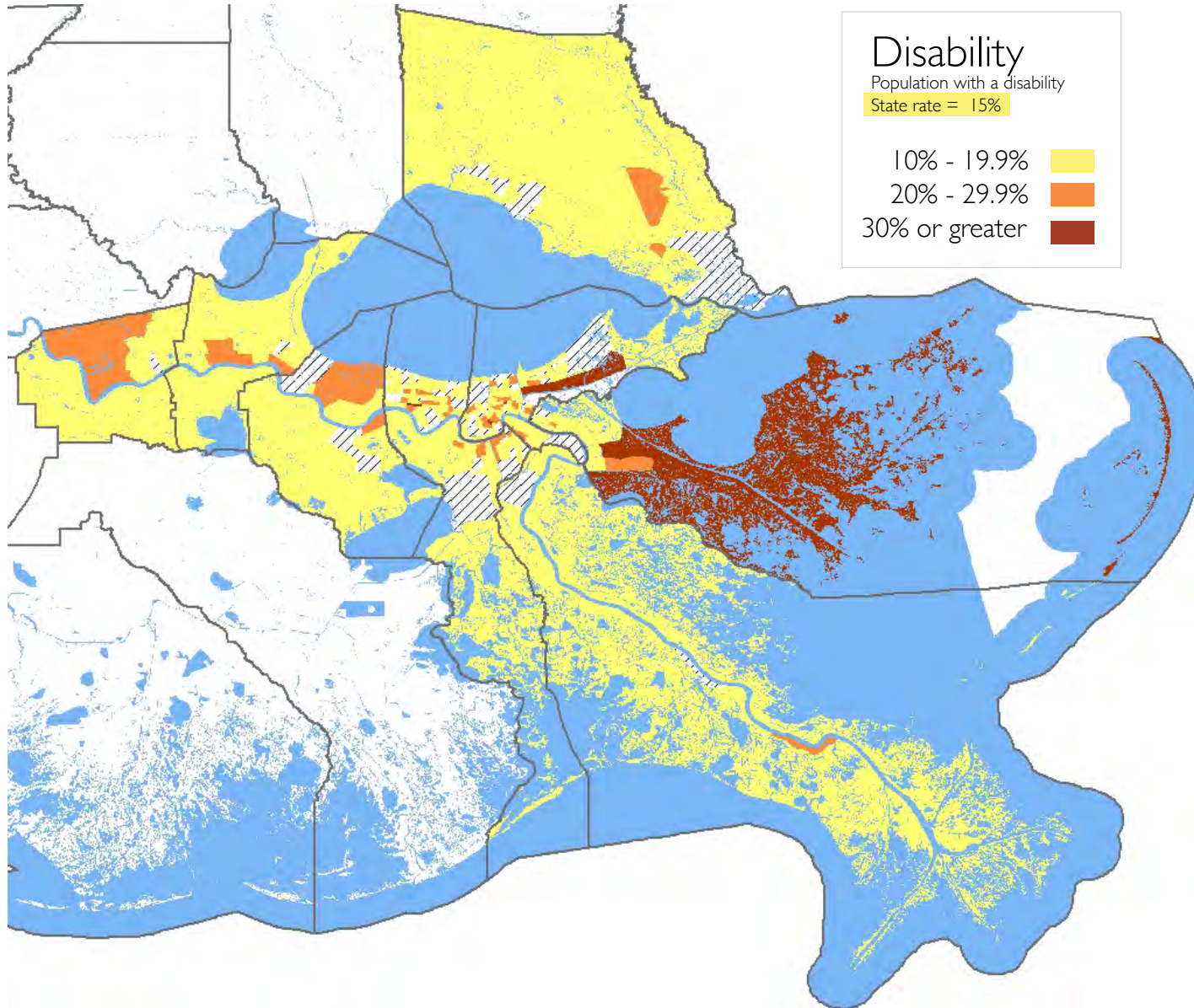
Socioeconomic Characteristics

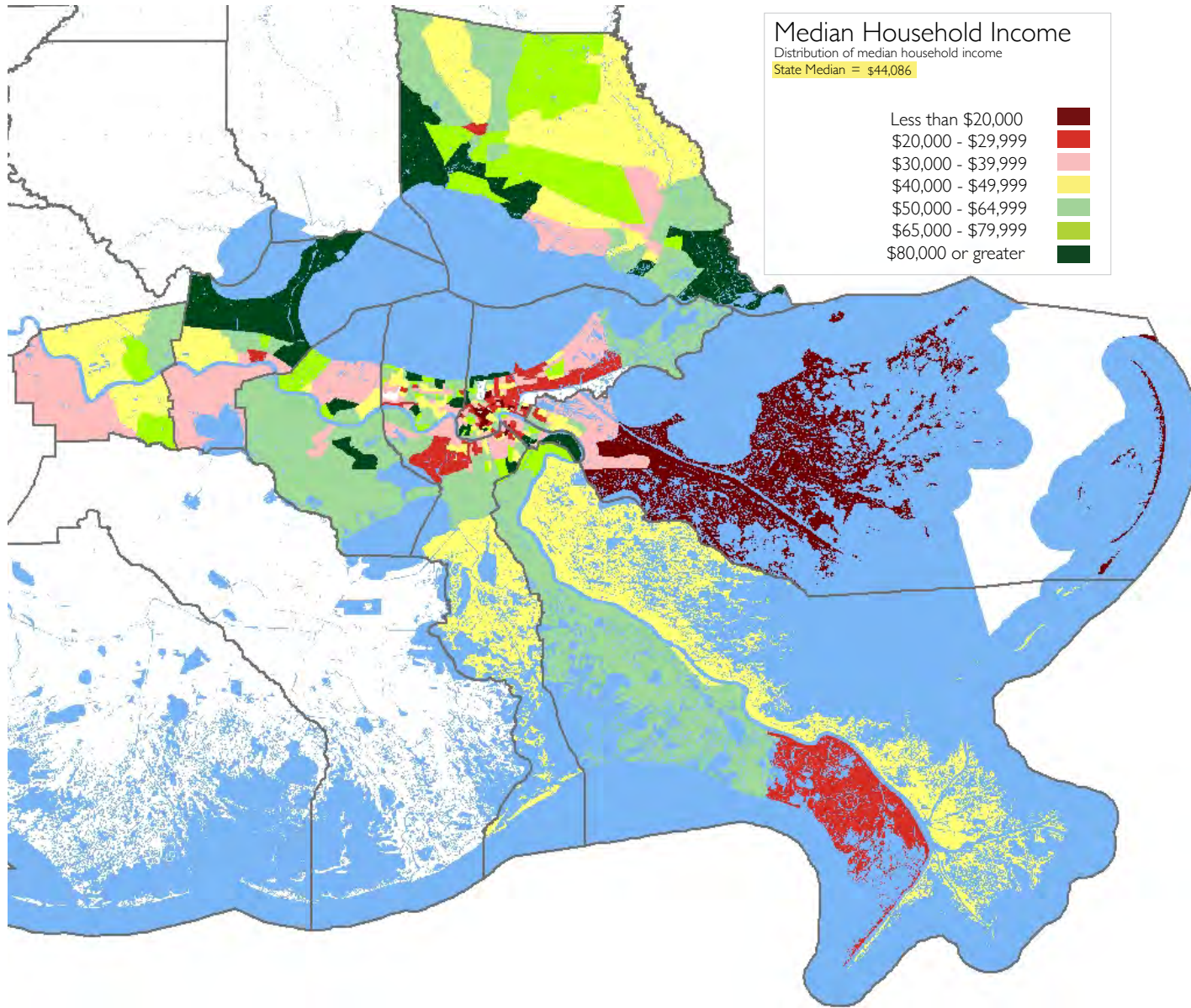


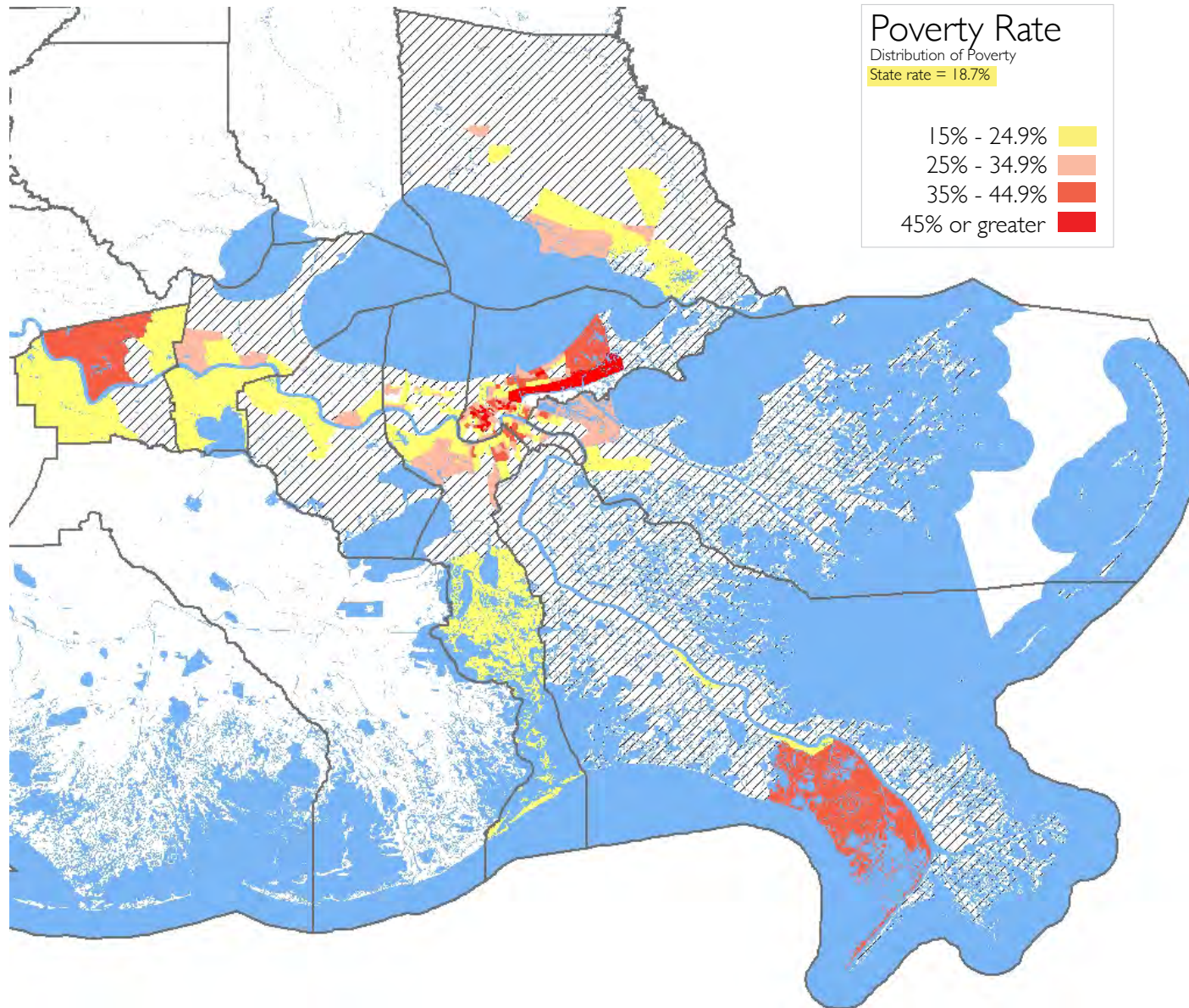


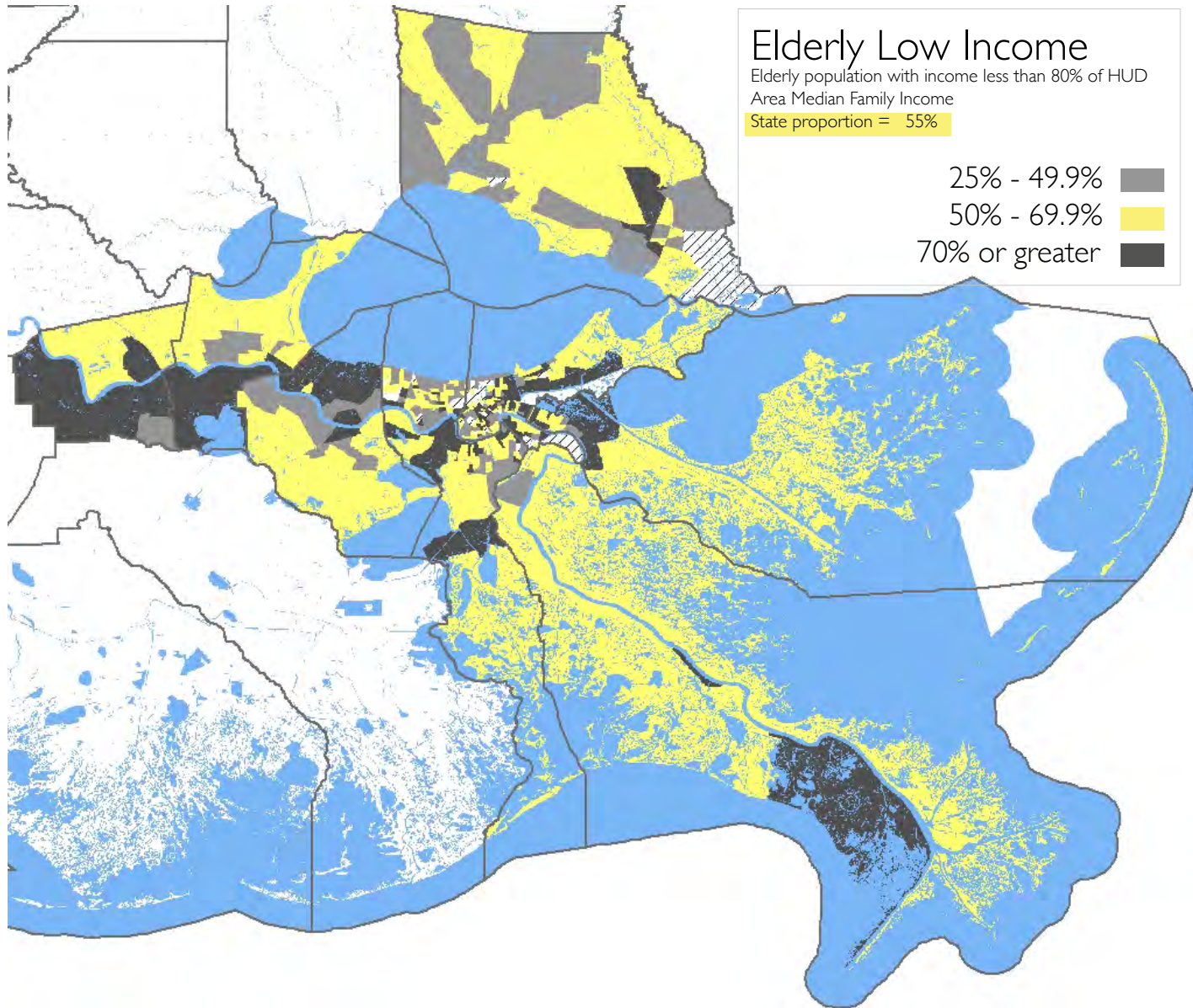


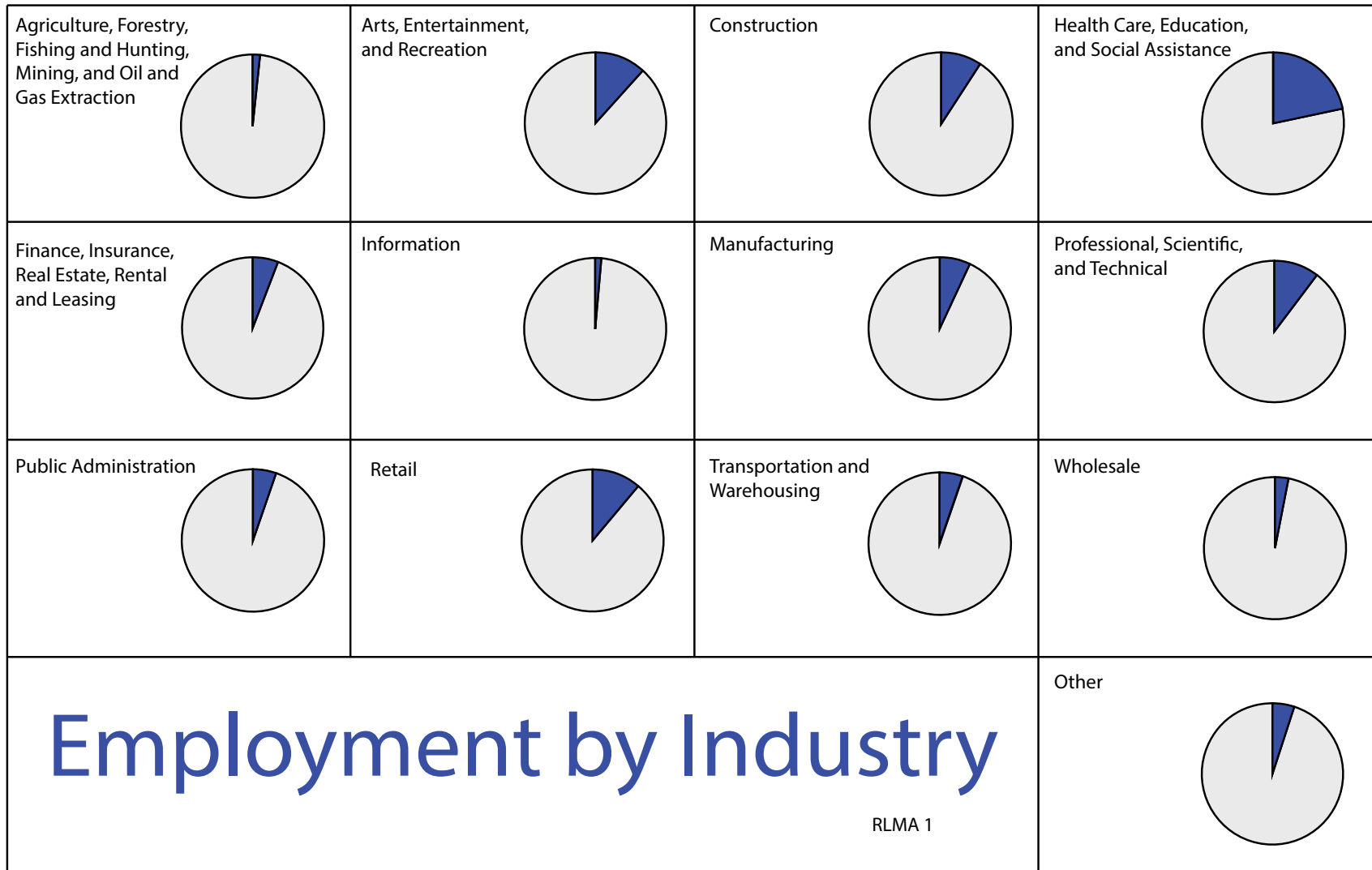


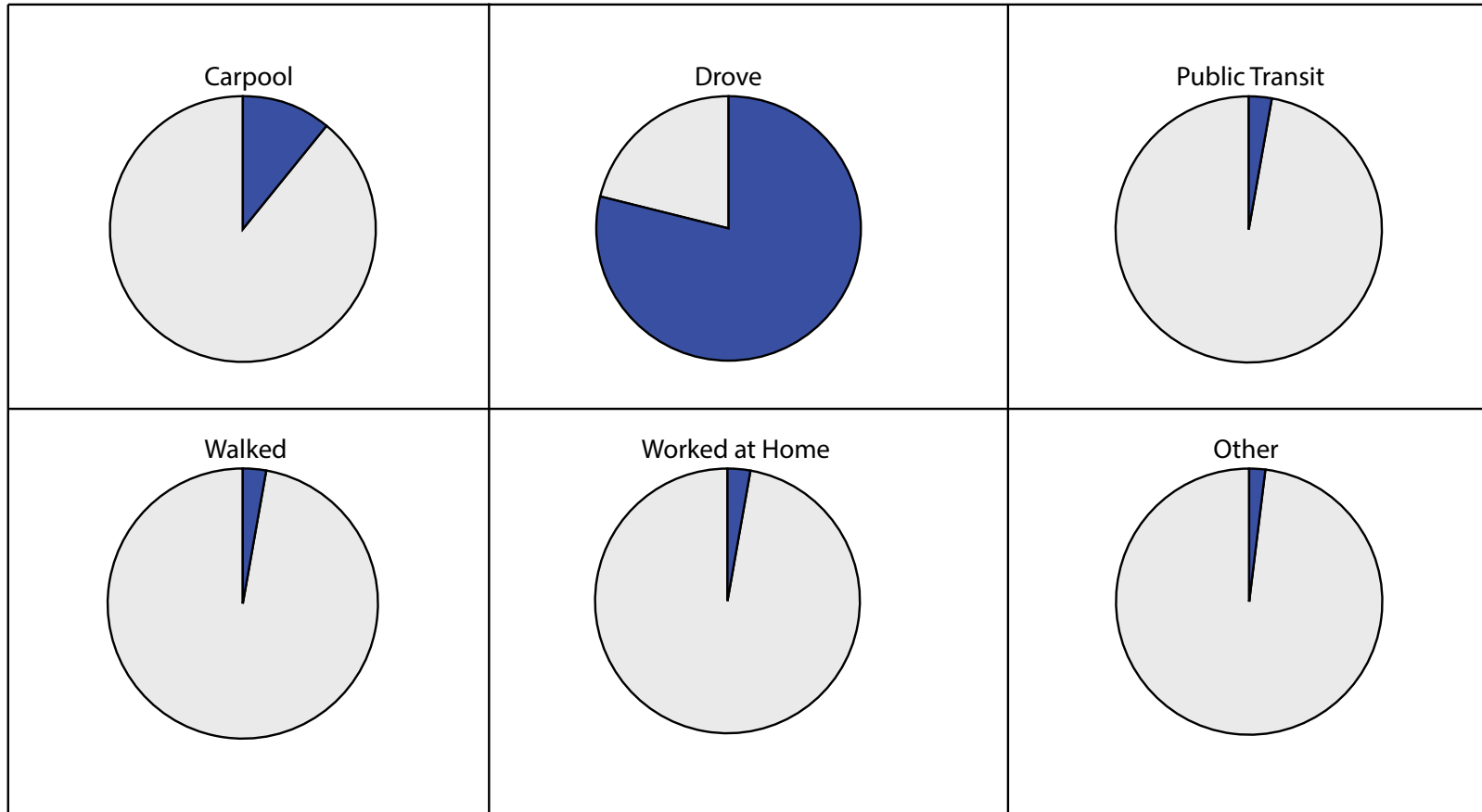












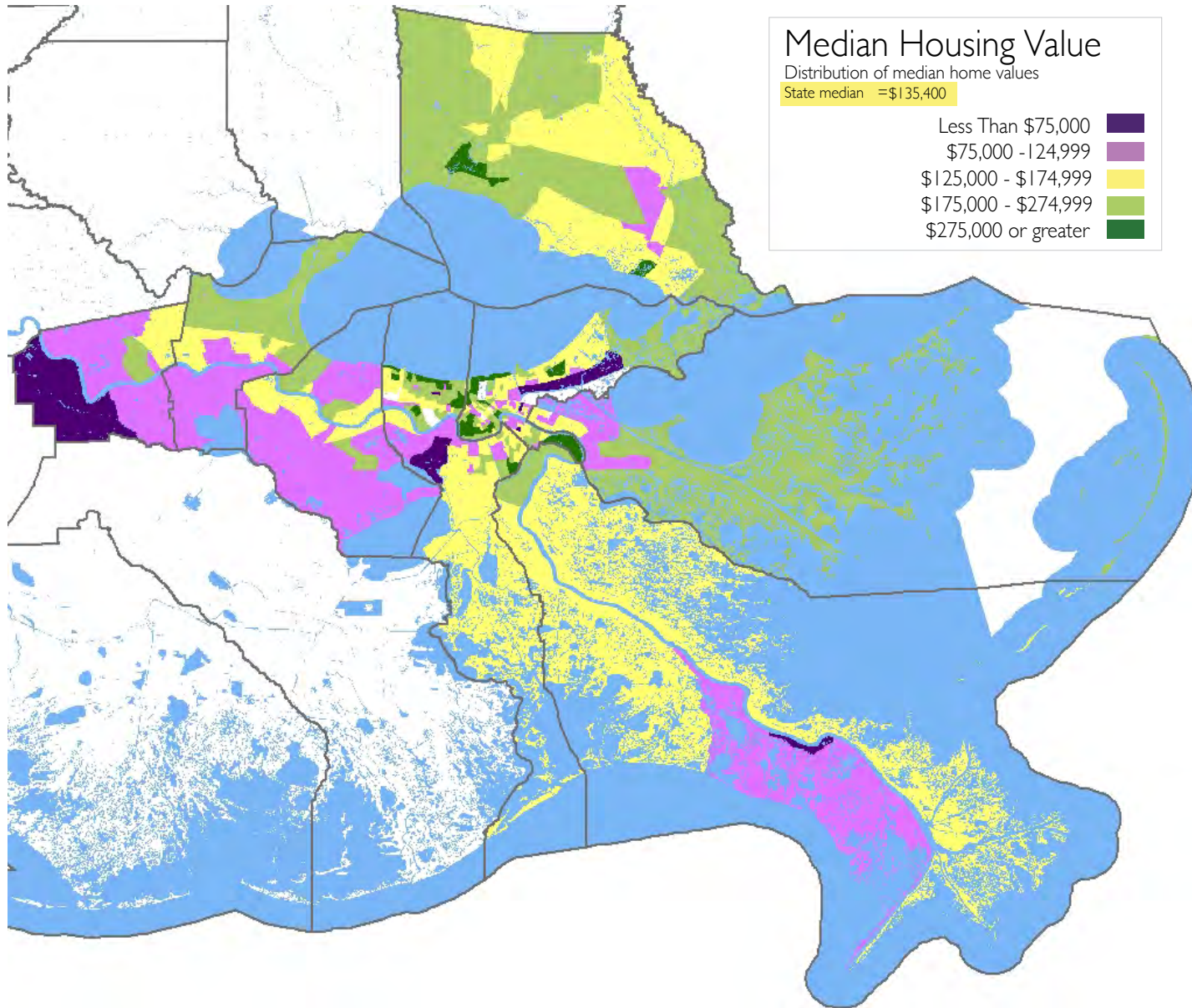
Means of Commuting

	Avg. Commute Time
RLMA 1	24 mins
Louisiana	24 mins

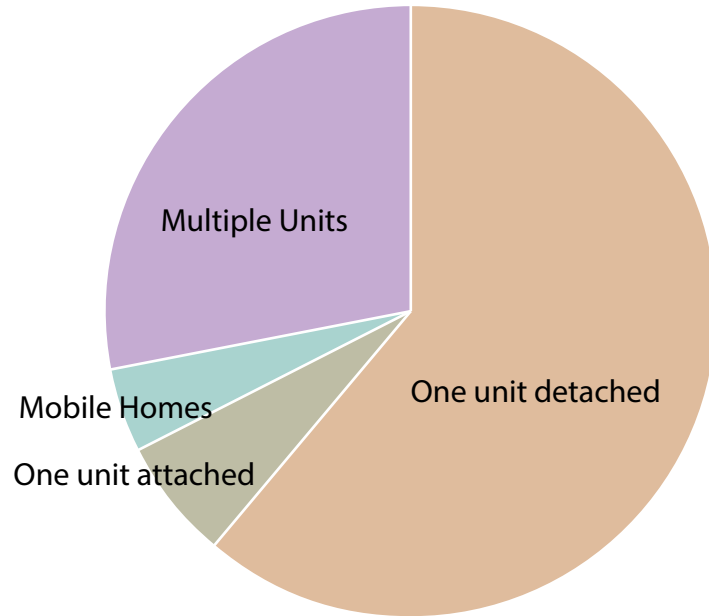
*Regional Labor Market Area 1
New Orleans*

Housing and Affordability



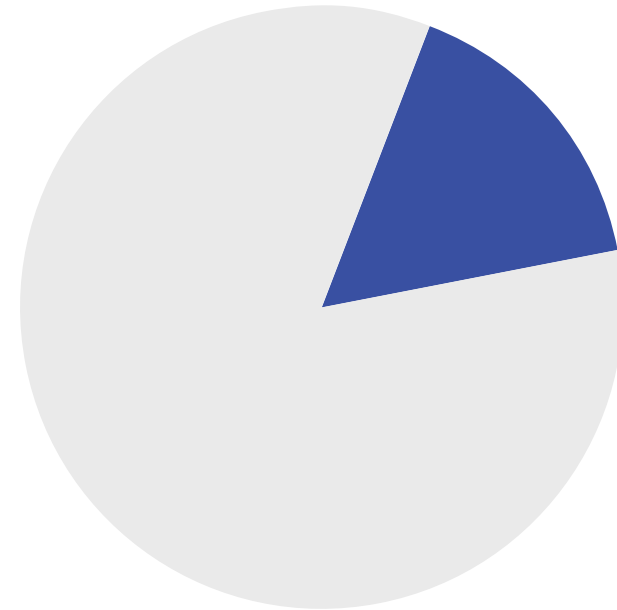


Type of Housing

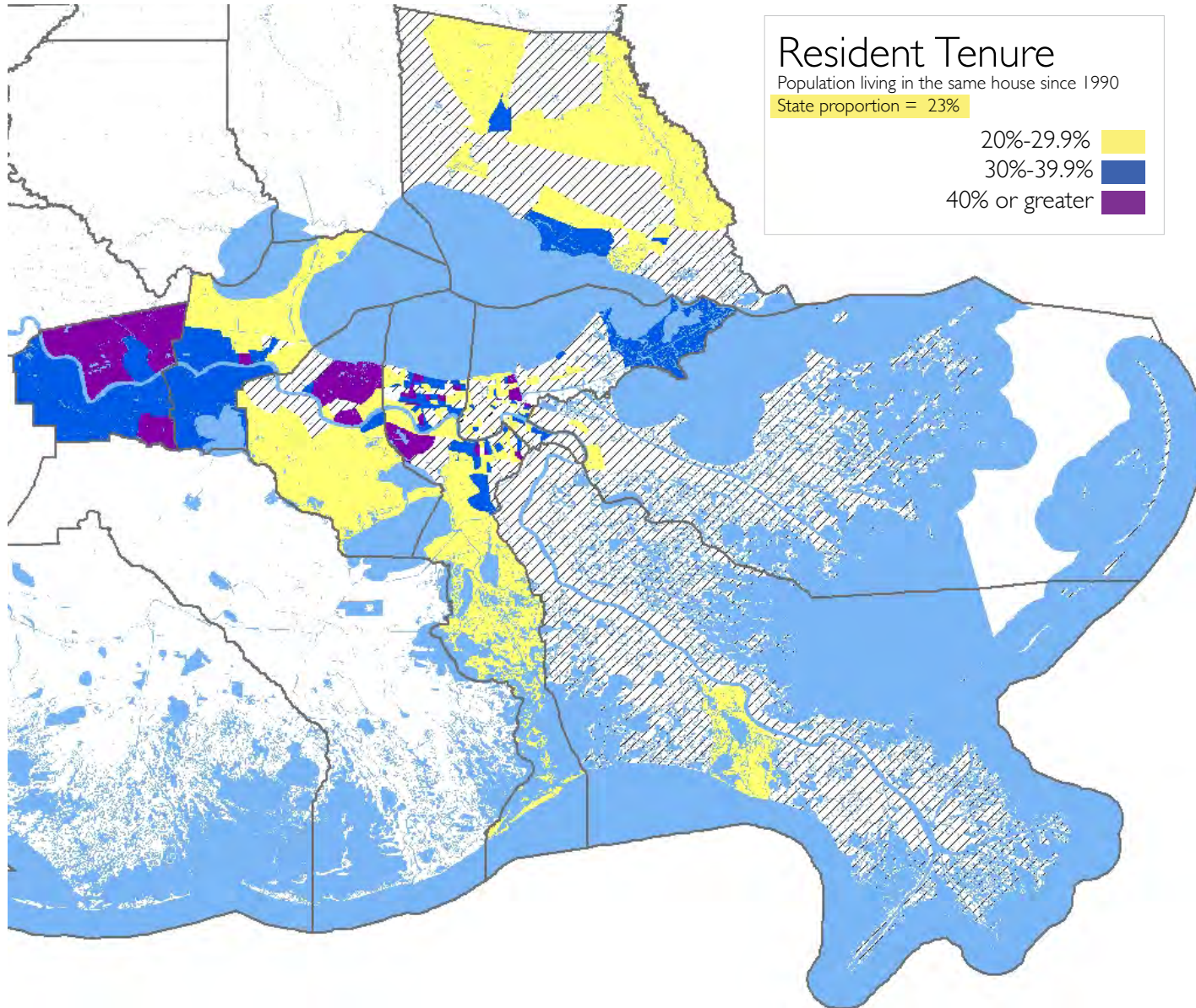


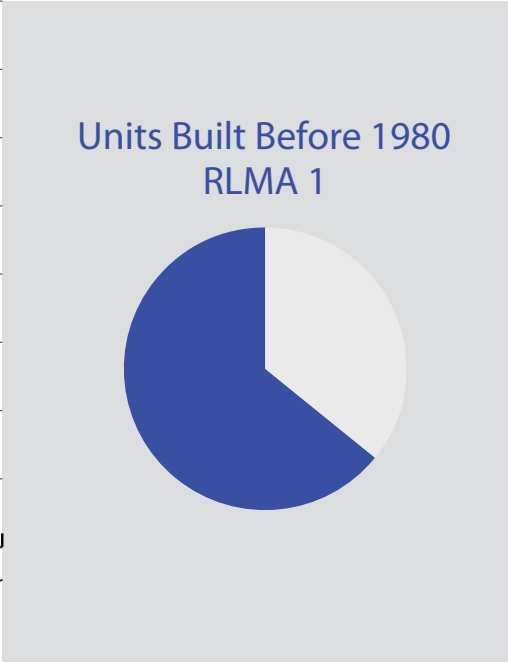
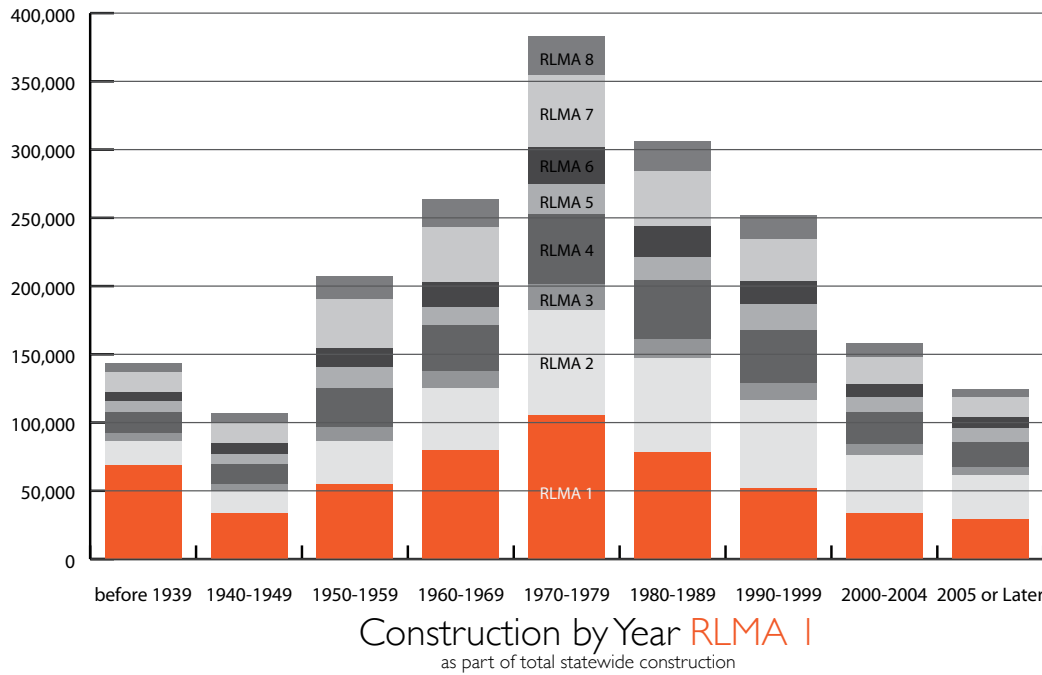
RLMA 1

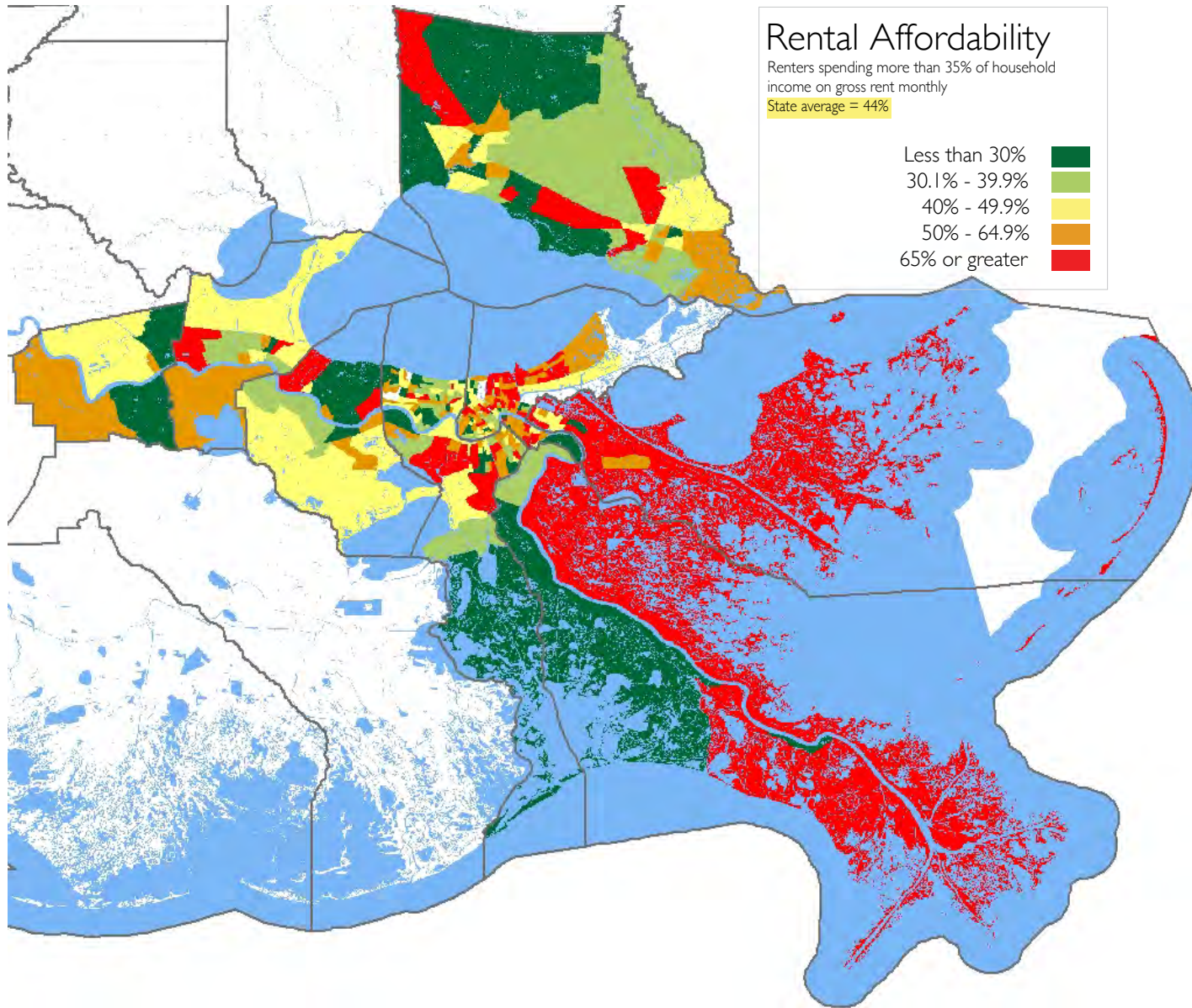
Vacant Housing

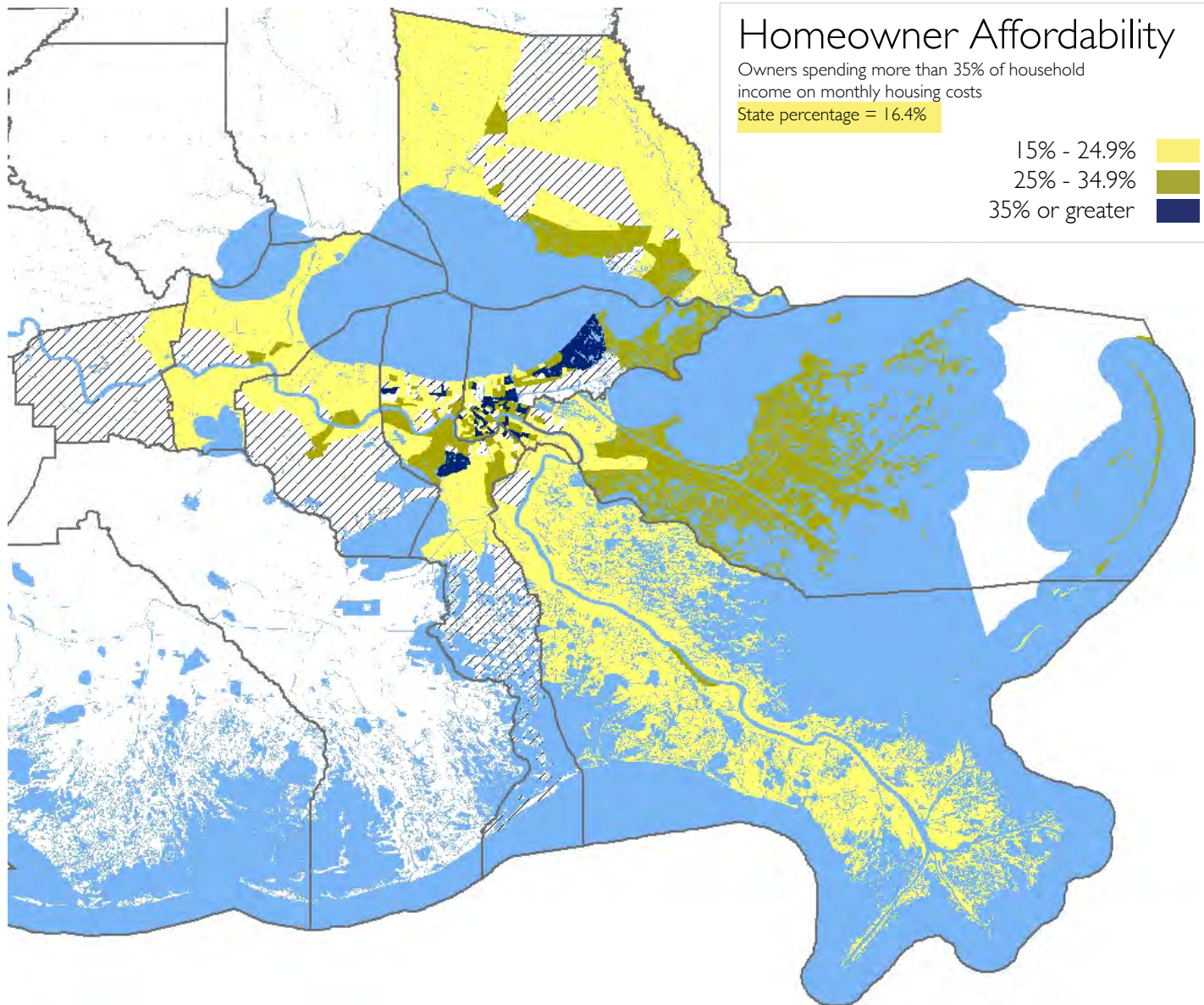


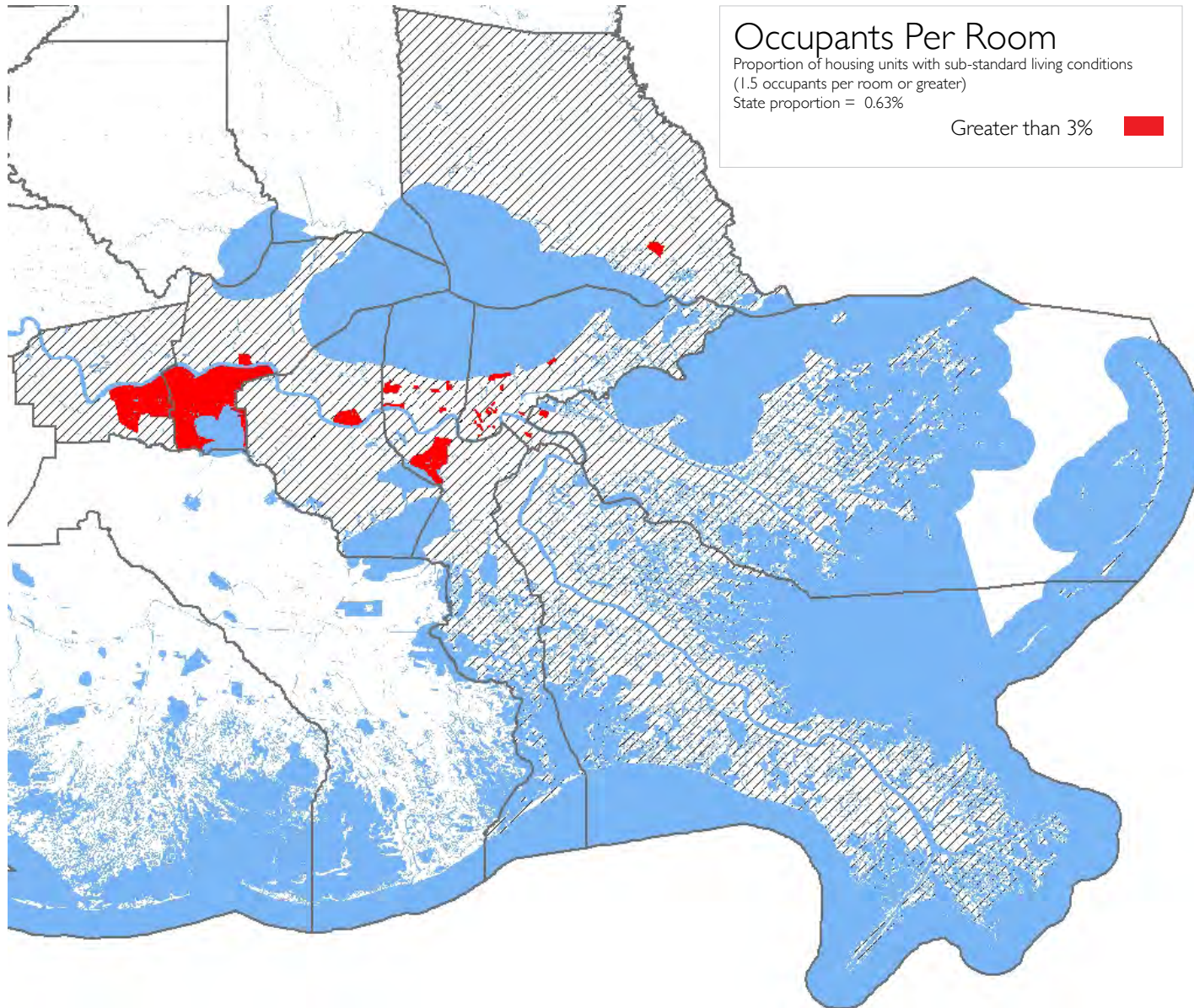
	Owner Vacancy Rate	Rental Vacancy Rate
RLMA 1	4.77%	9.37%
Louisiana	2.80%	7.45%

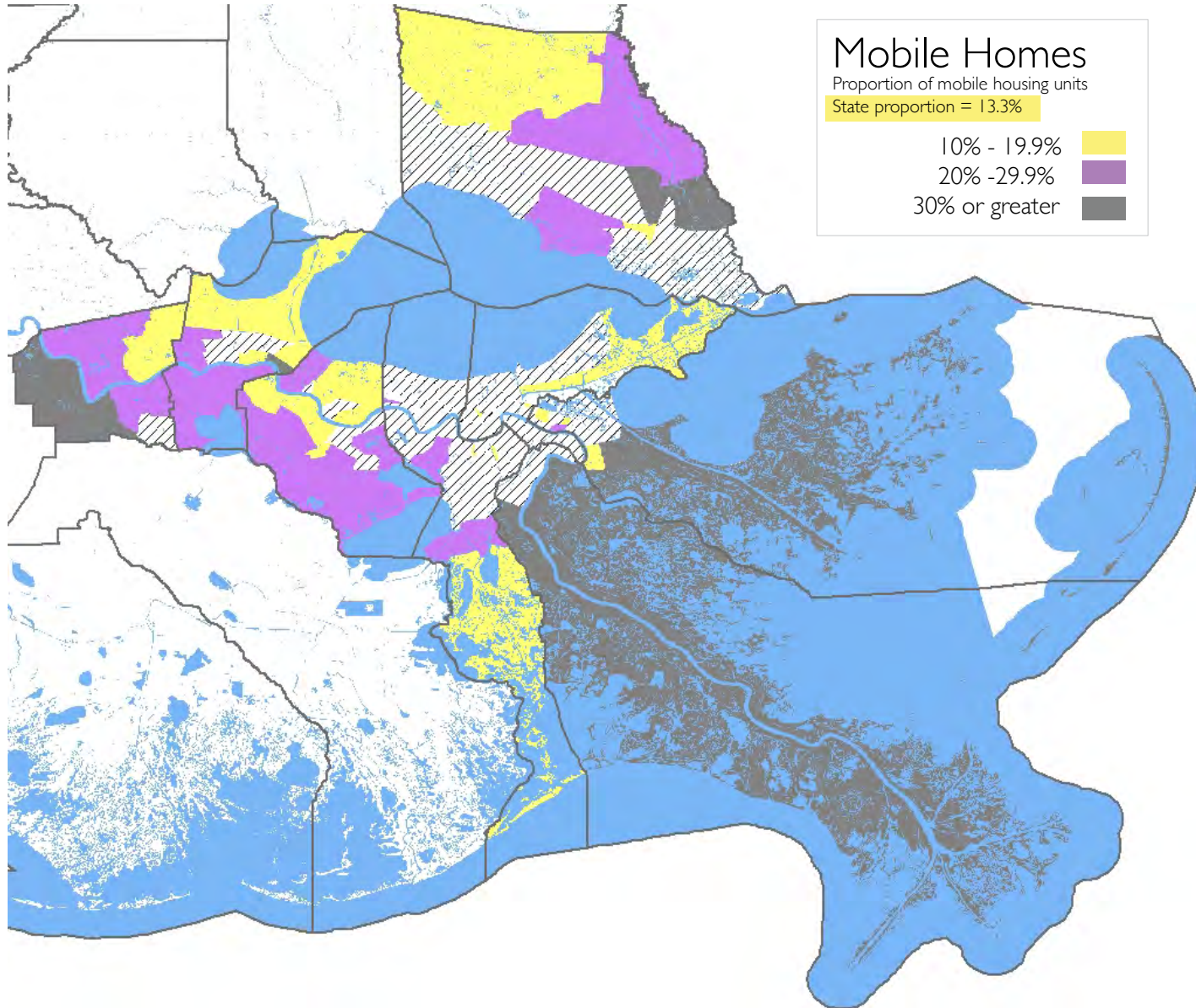








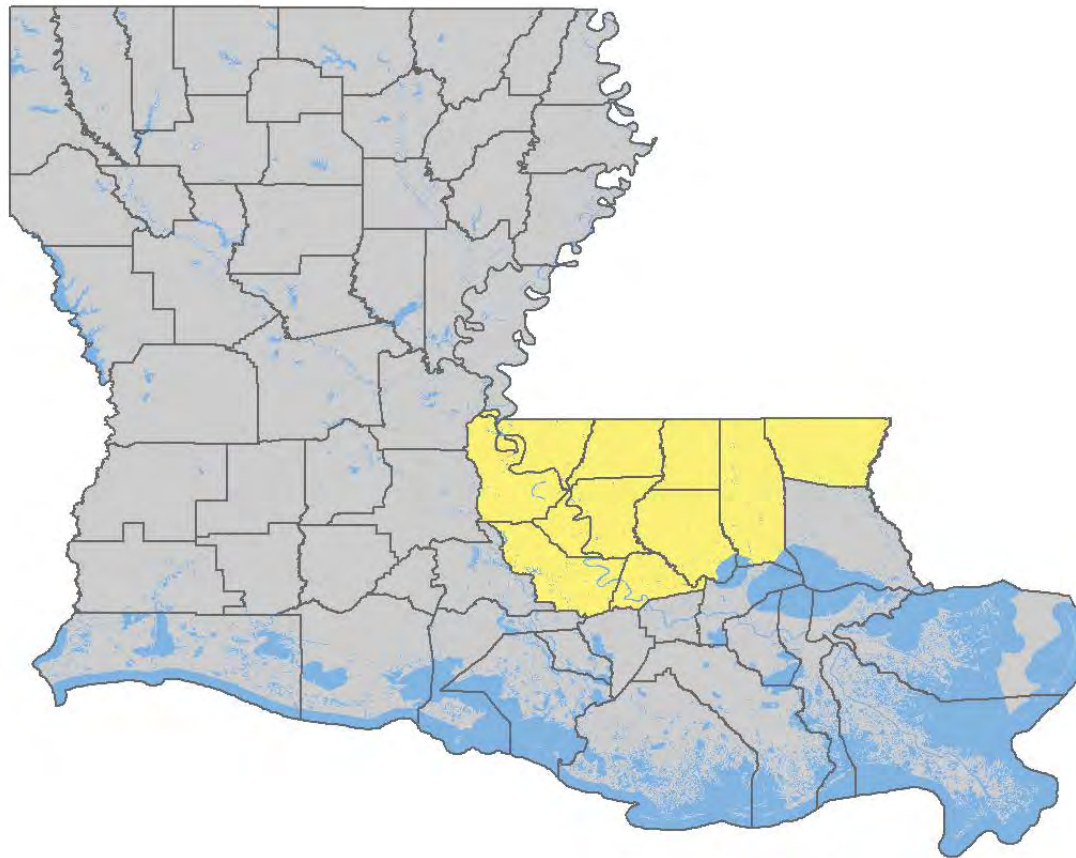




Louisiana Regional Labor Market Area 2

Baton Rouge

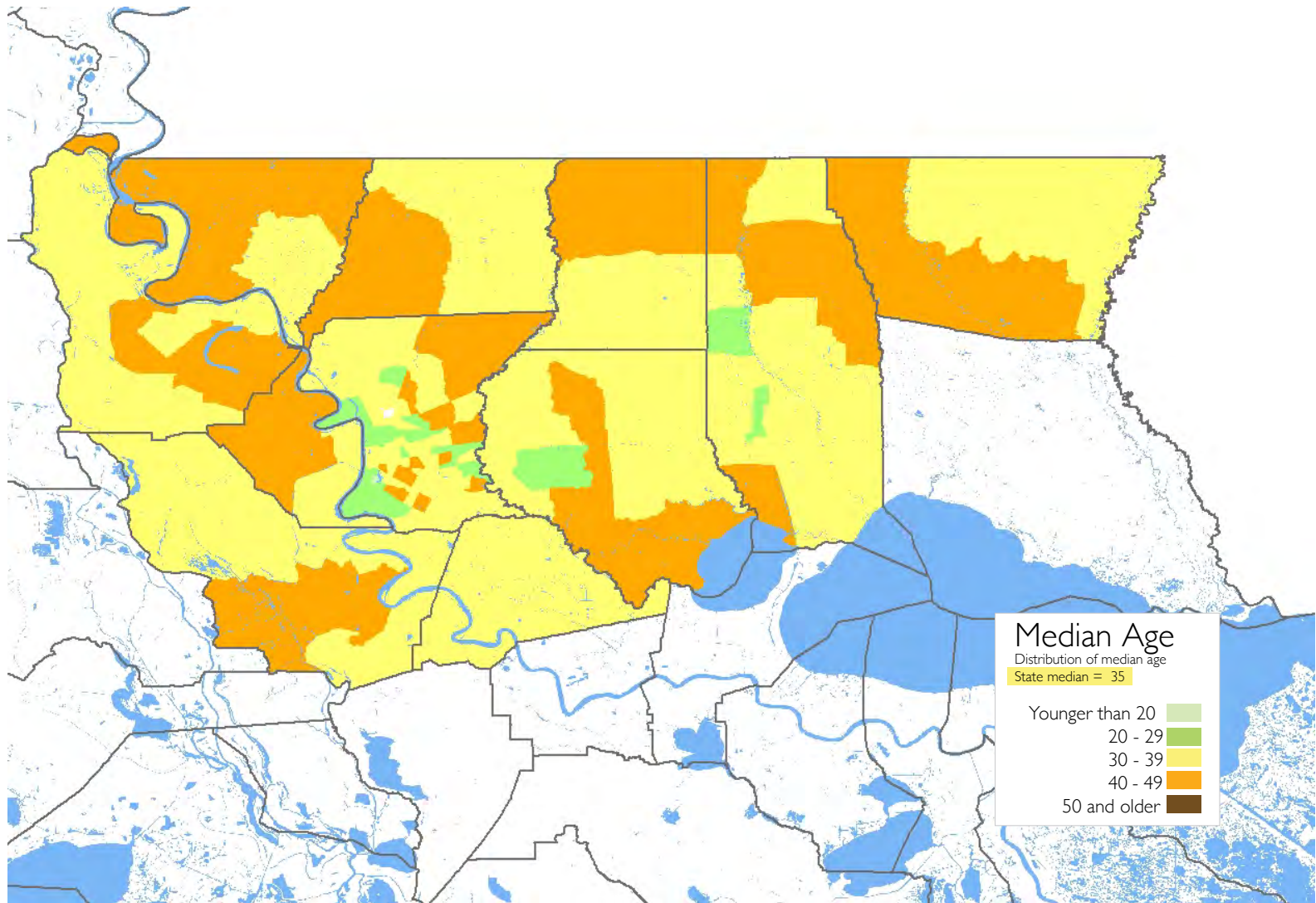
Ascension | Iberville | St. Helena | Livingston | Washington | West Feliciana | East Baton Rouge | East Feliciana | Pointe Coupee | West Baton Rouge | Tangipahoa

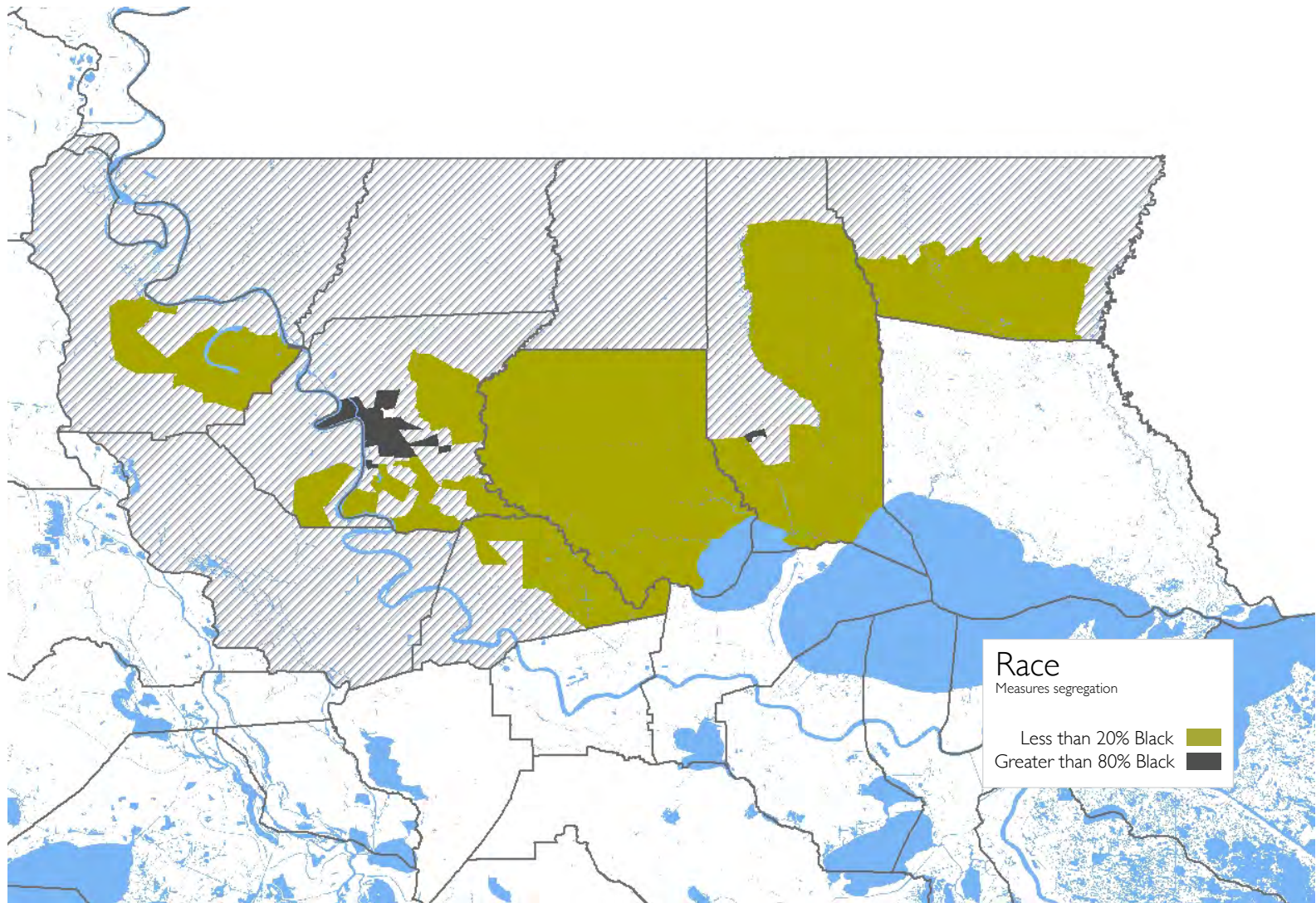


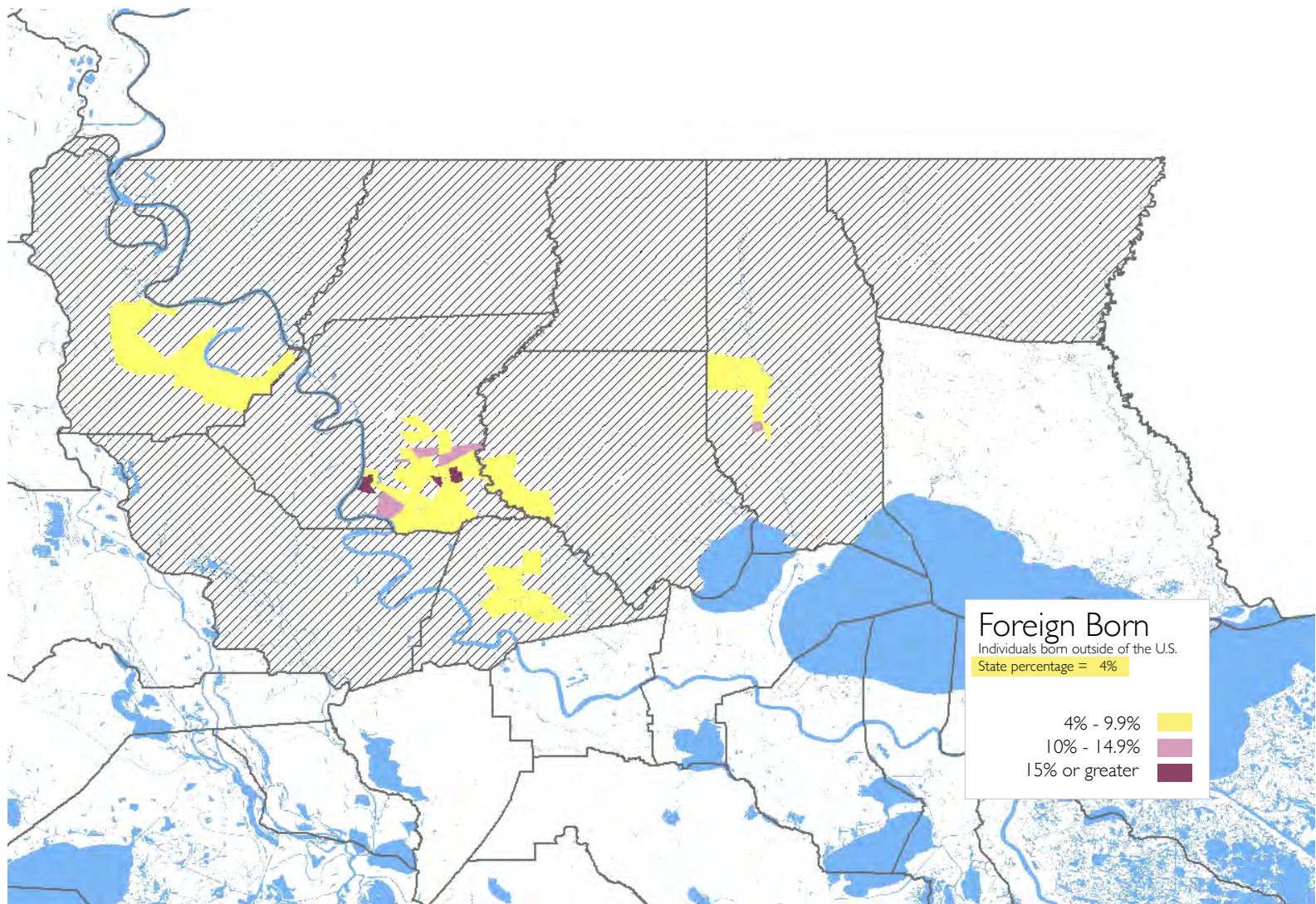
Regional Labor Market Area 2
Baton Rouge

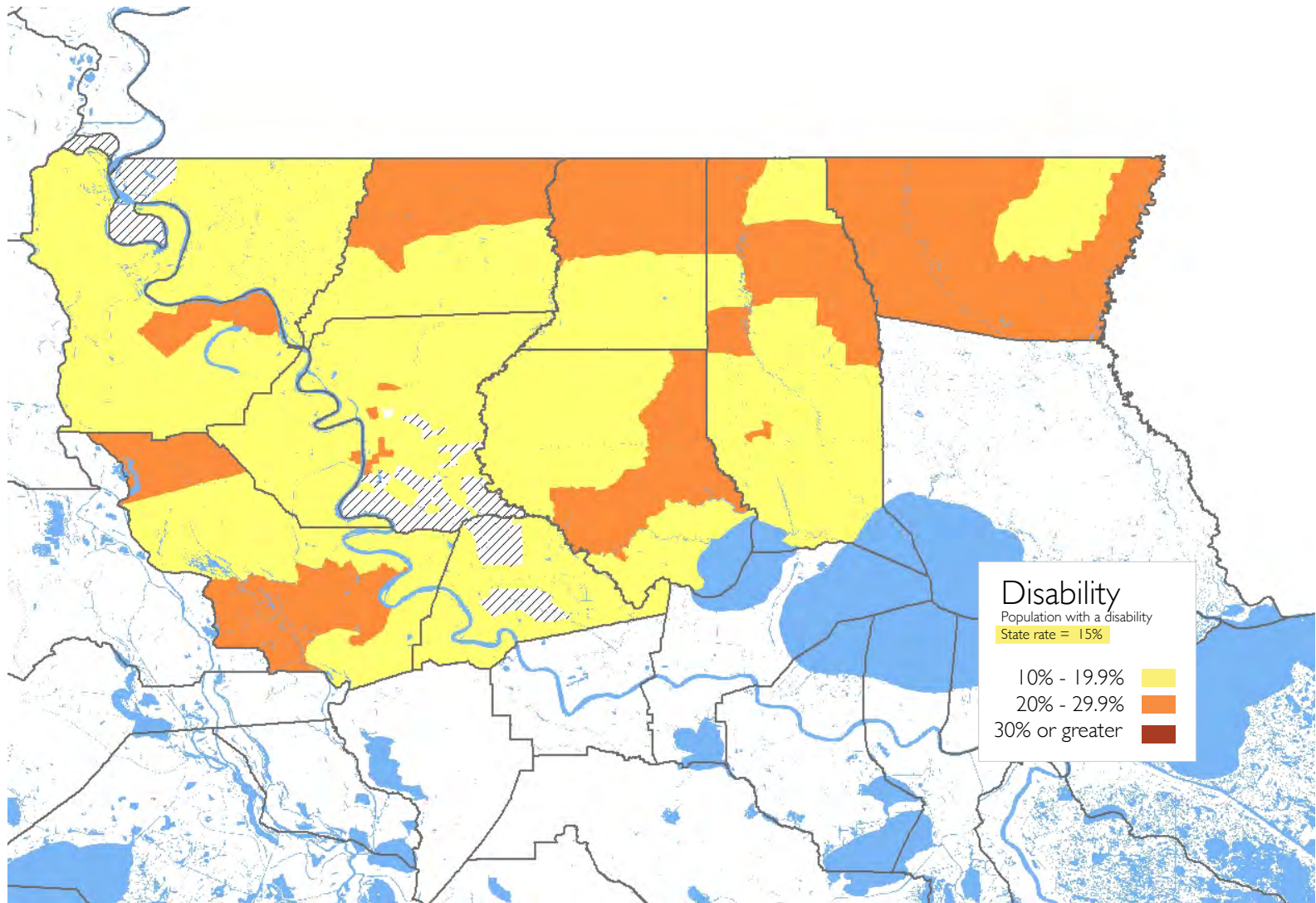
Socioeconomic Characteristics

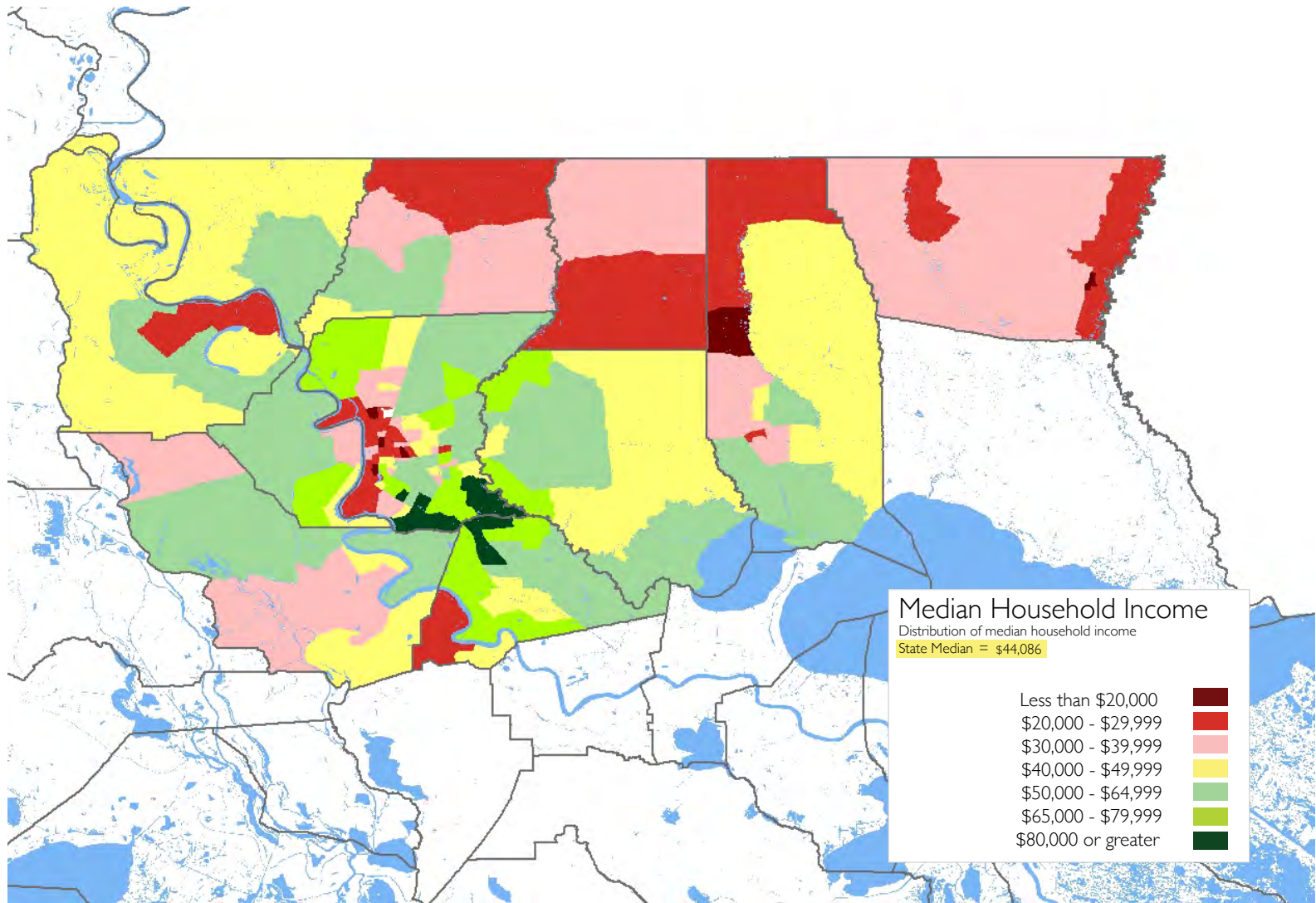


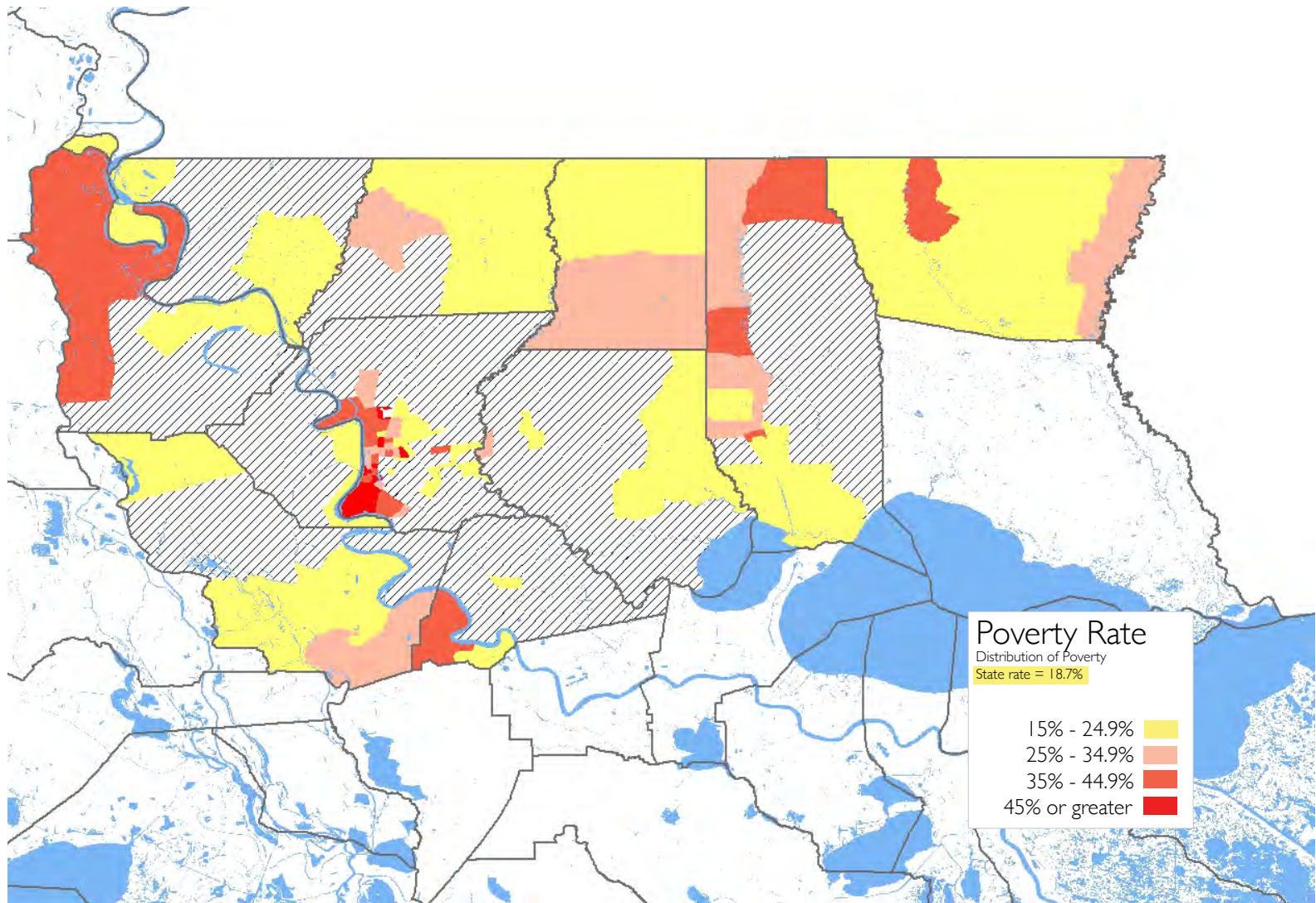


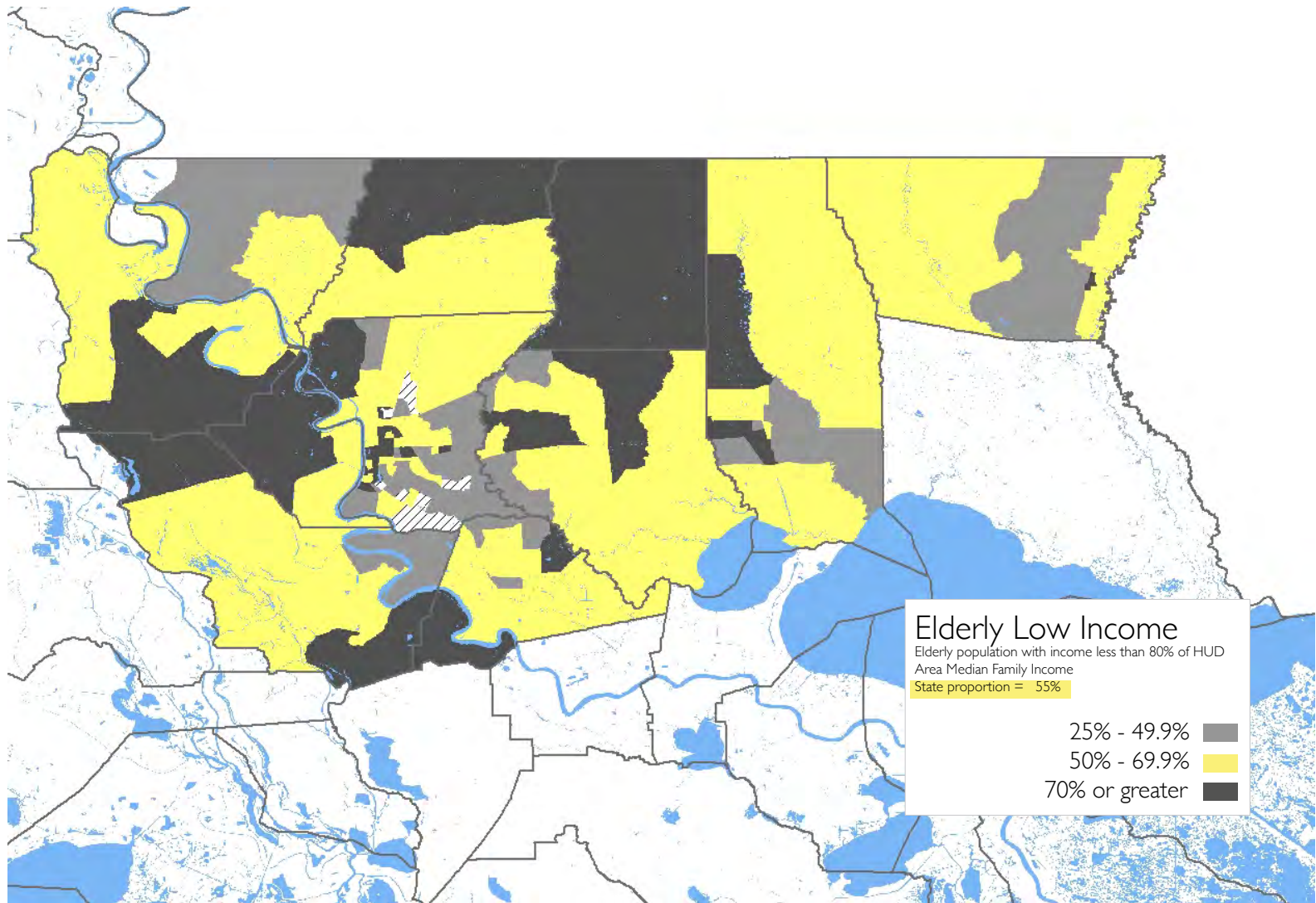


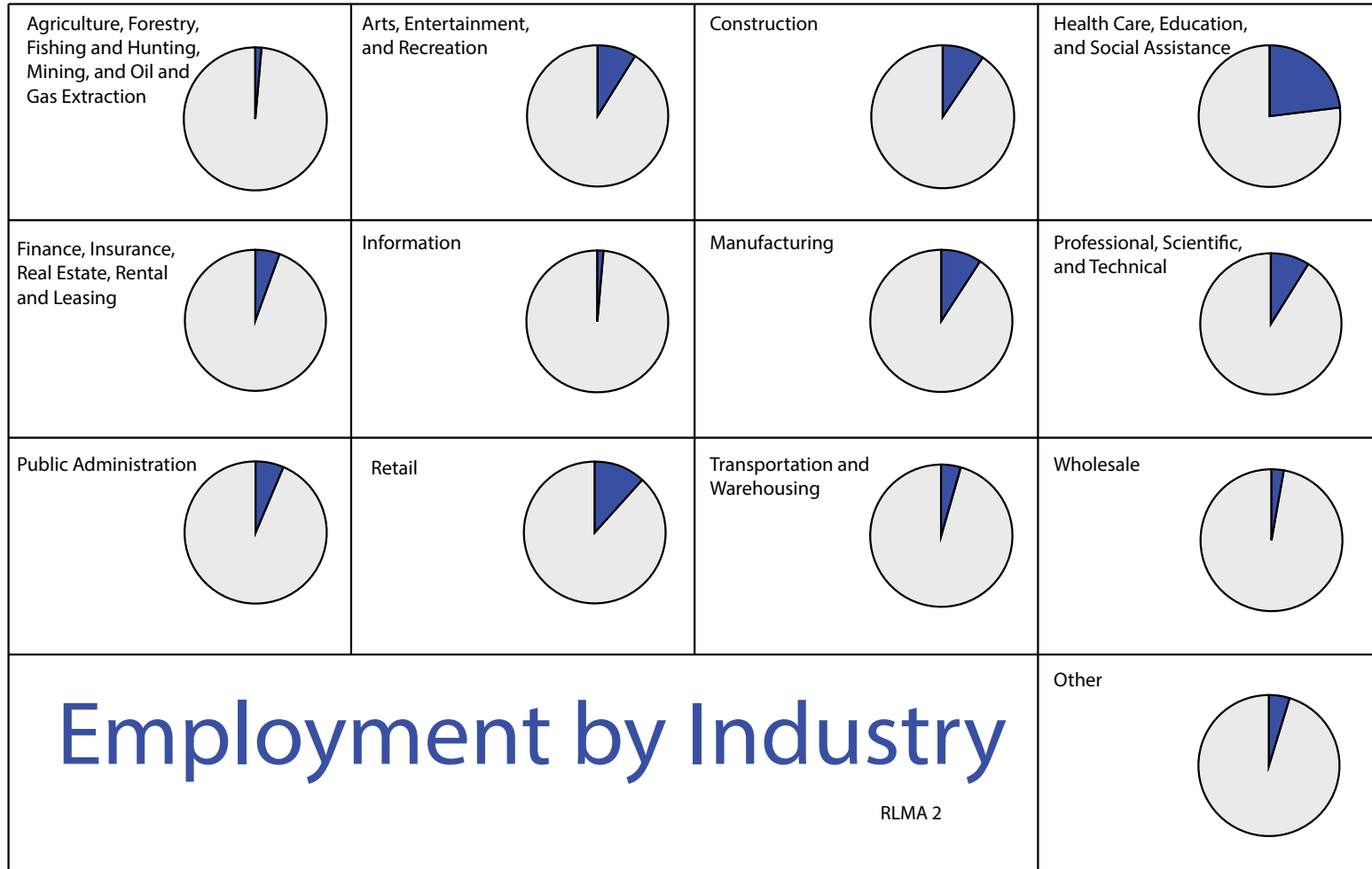


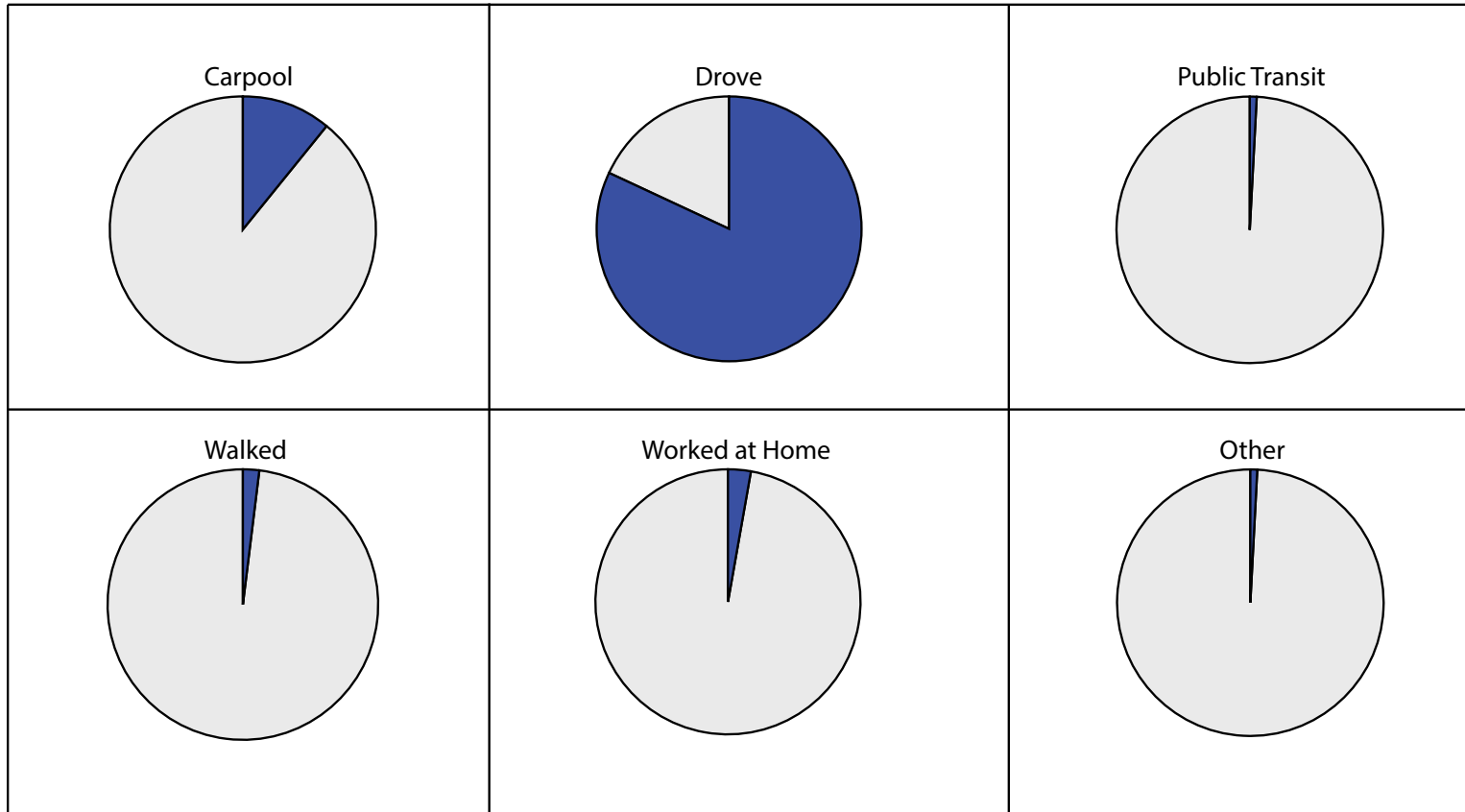












Means of Commuting

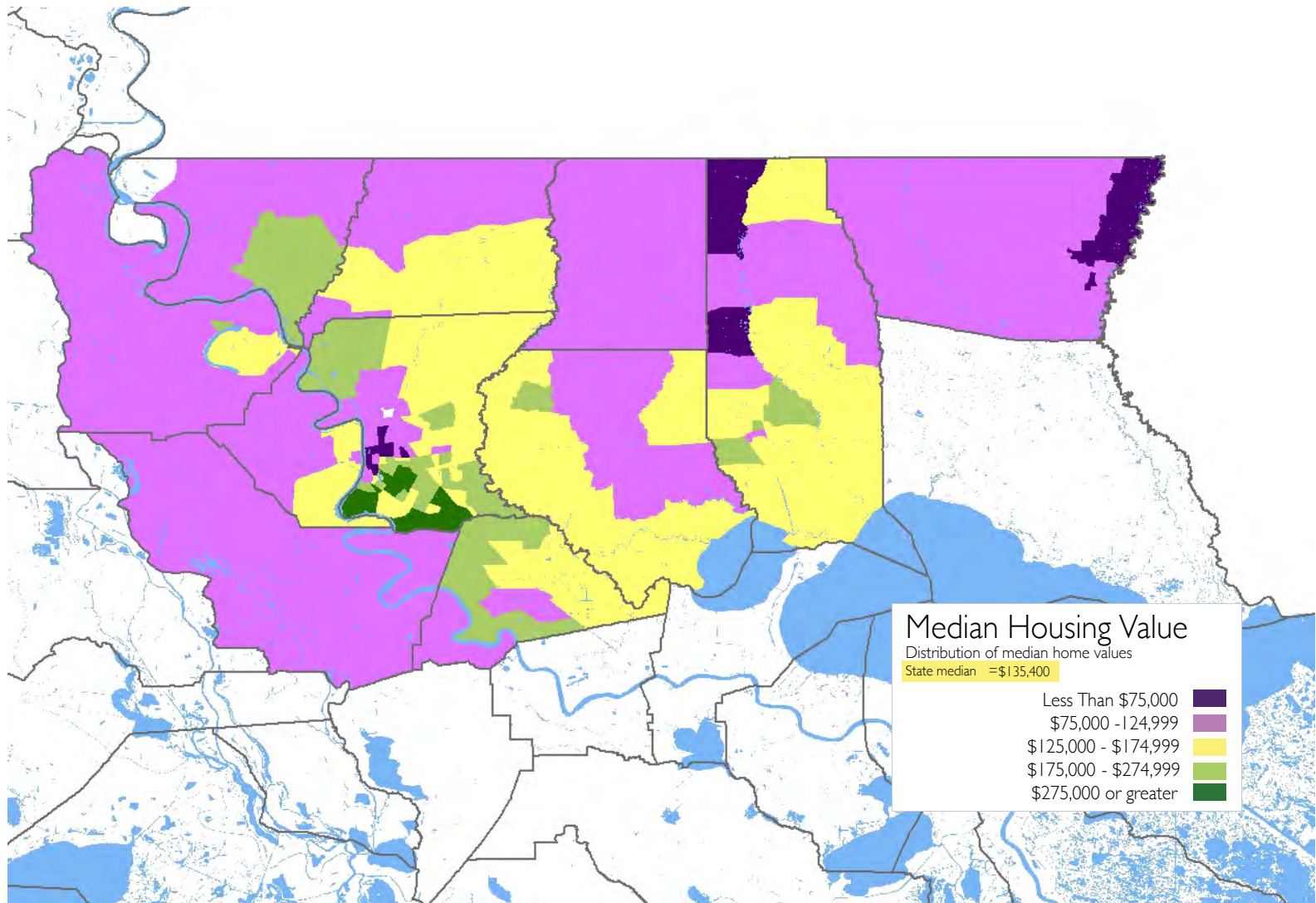
	Avg. Commute Time
RLMA 2	26 mins
Louisiana	24 mins



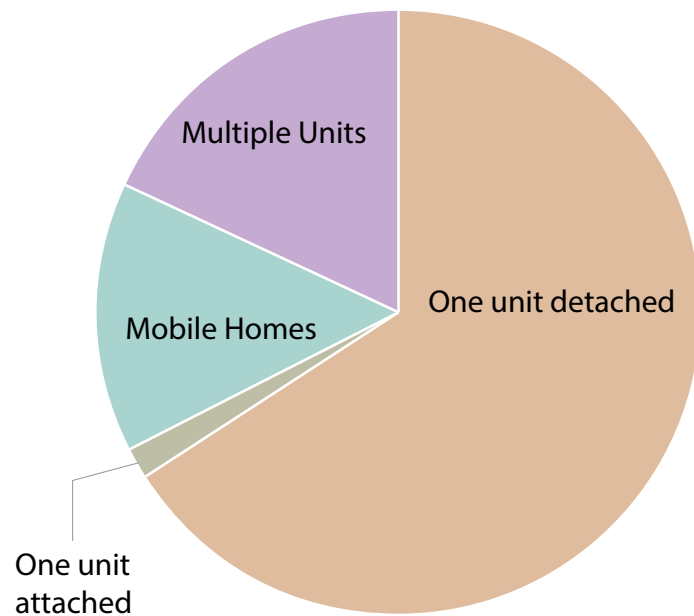
Regional Labor Market Area 2
Baton Rouge

The map displays the state of Louisiana with county boundaries. A central region, primarily within the Baton Rouge metropolitan area, is highlighted in yellow. This region includes several counties such as Iberville, East Baton Rouge, West Baton Rouge, and others. The rest of the state is shaded in light gray, with blue areas representing water bodies like the Gulf of Mexico and the Mississippi River delta.

Housing and Affordability

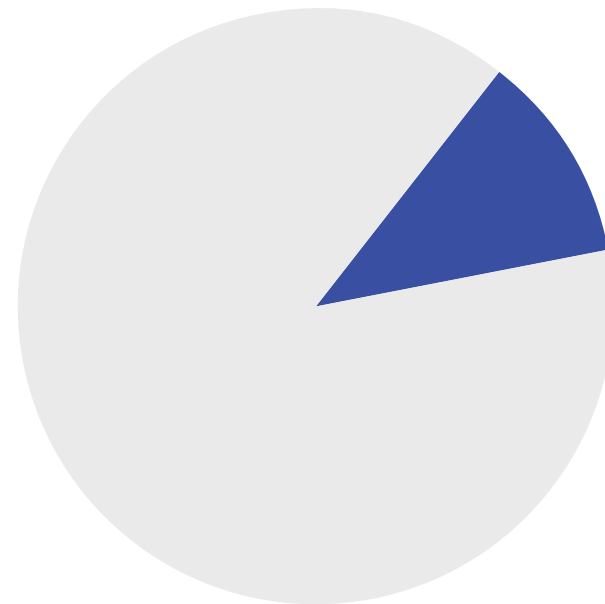


Type of Housing

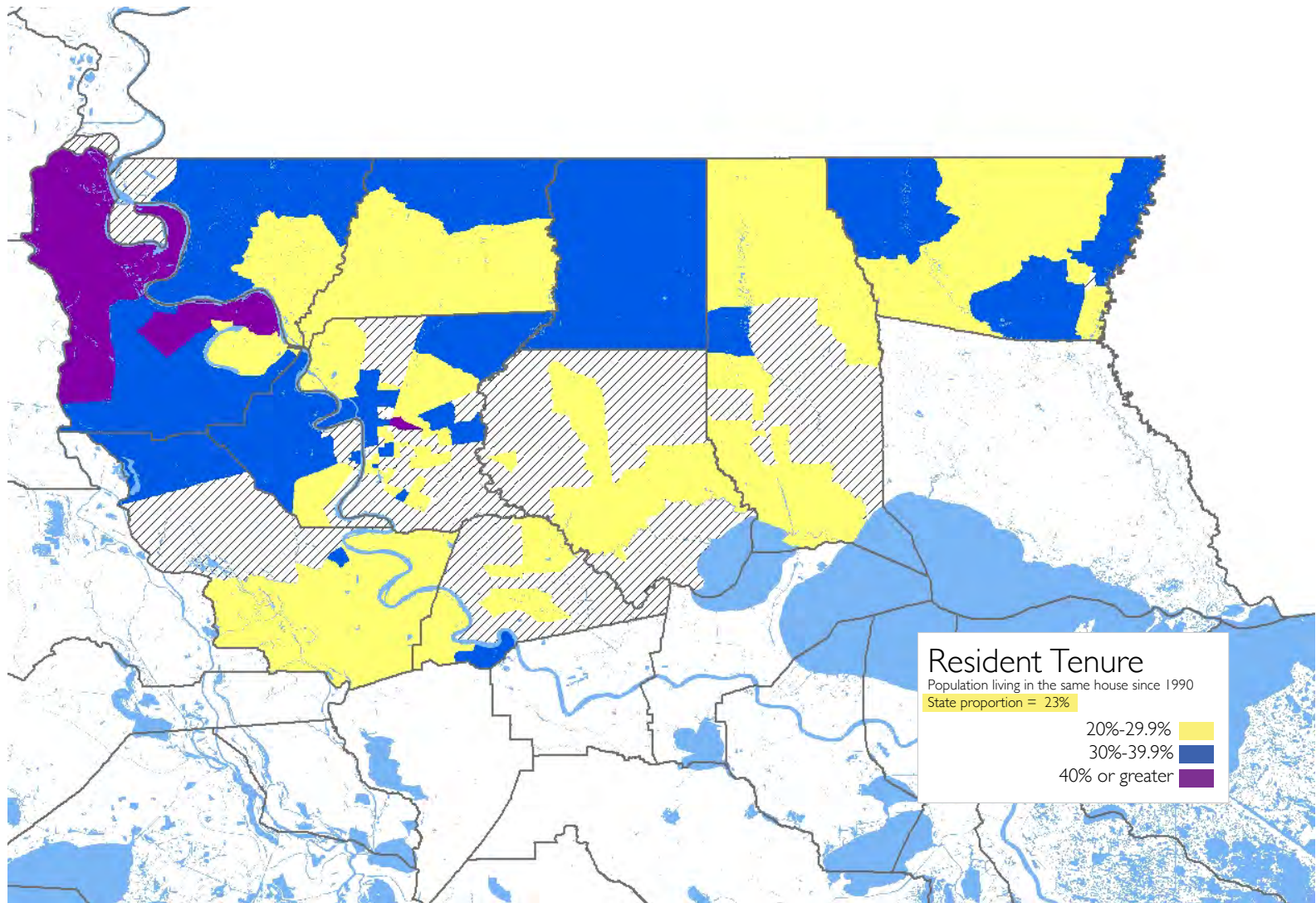


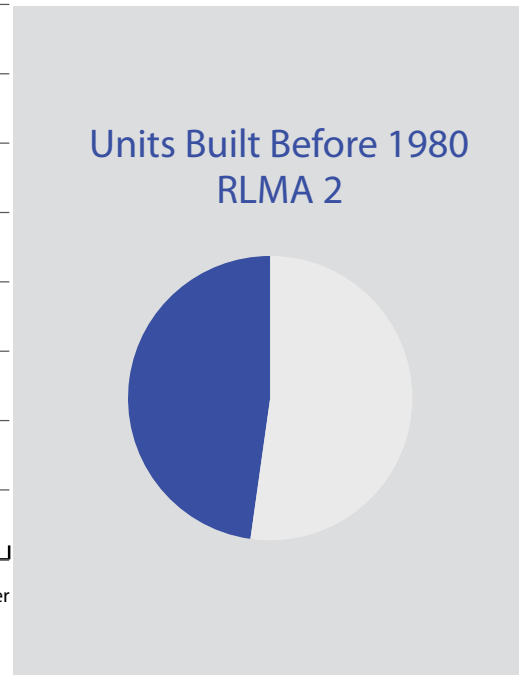
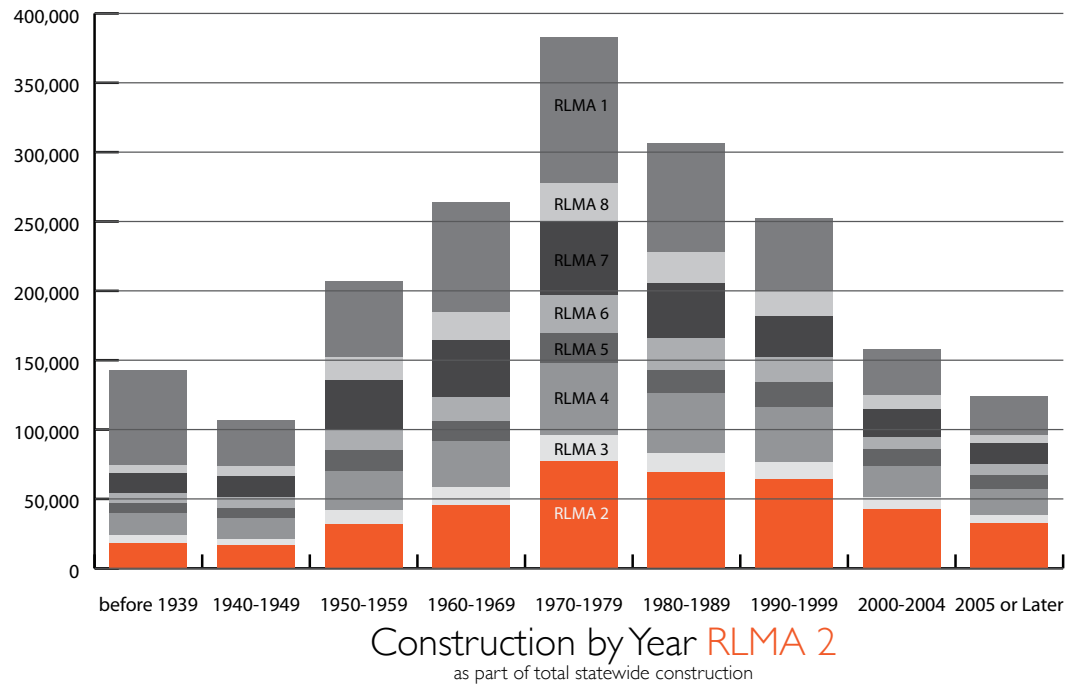
RLMA 2

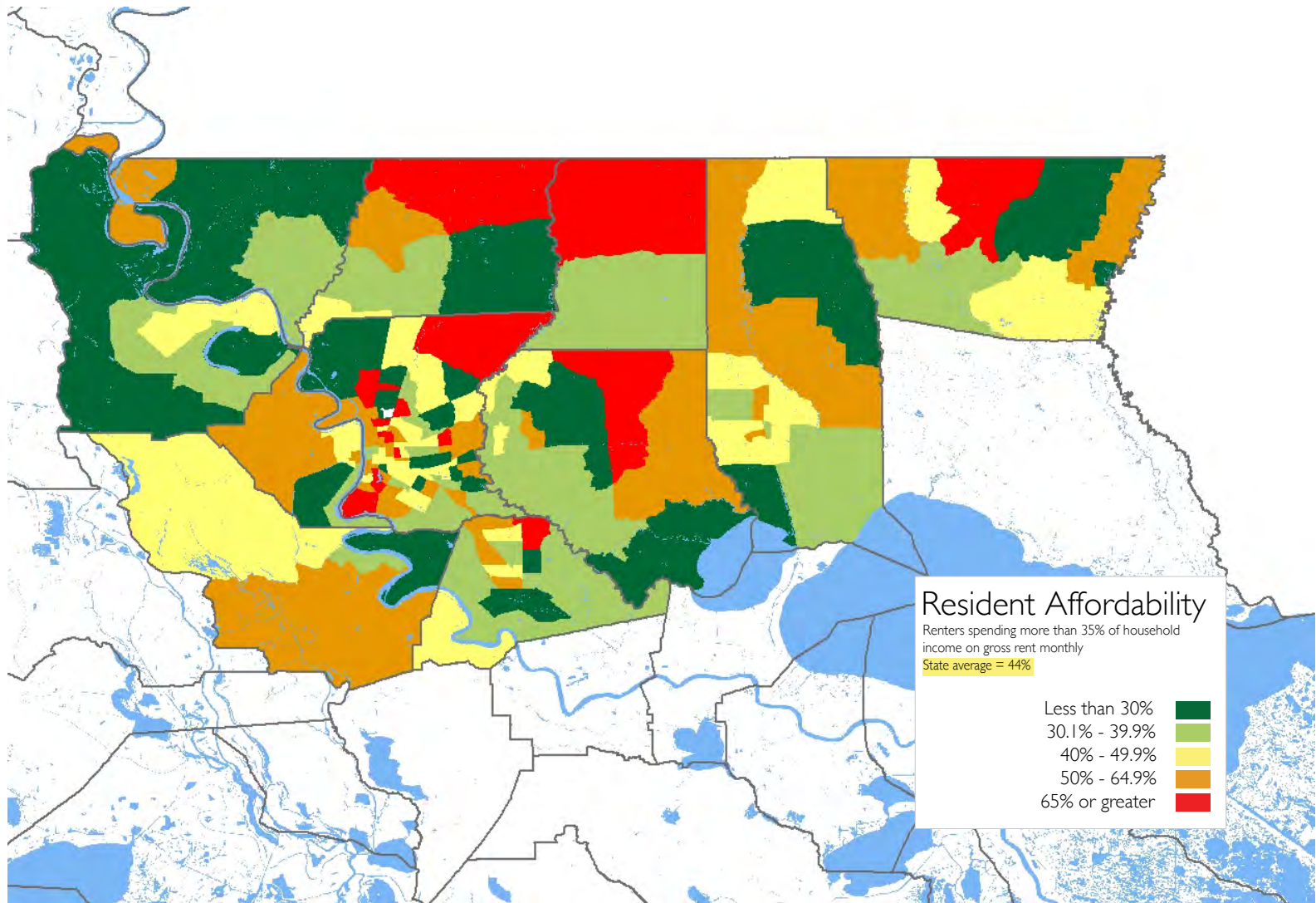
Vacant Housing

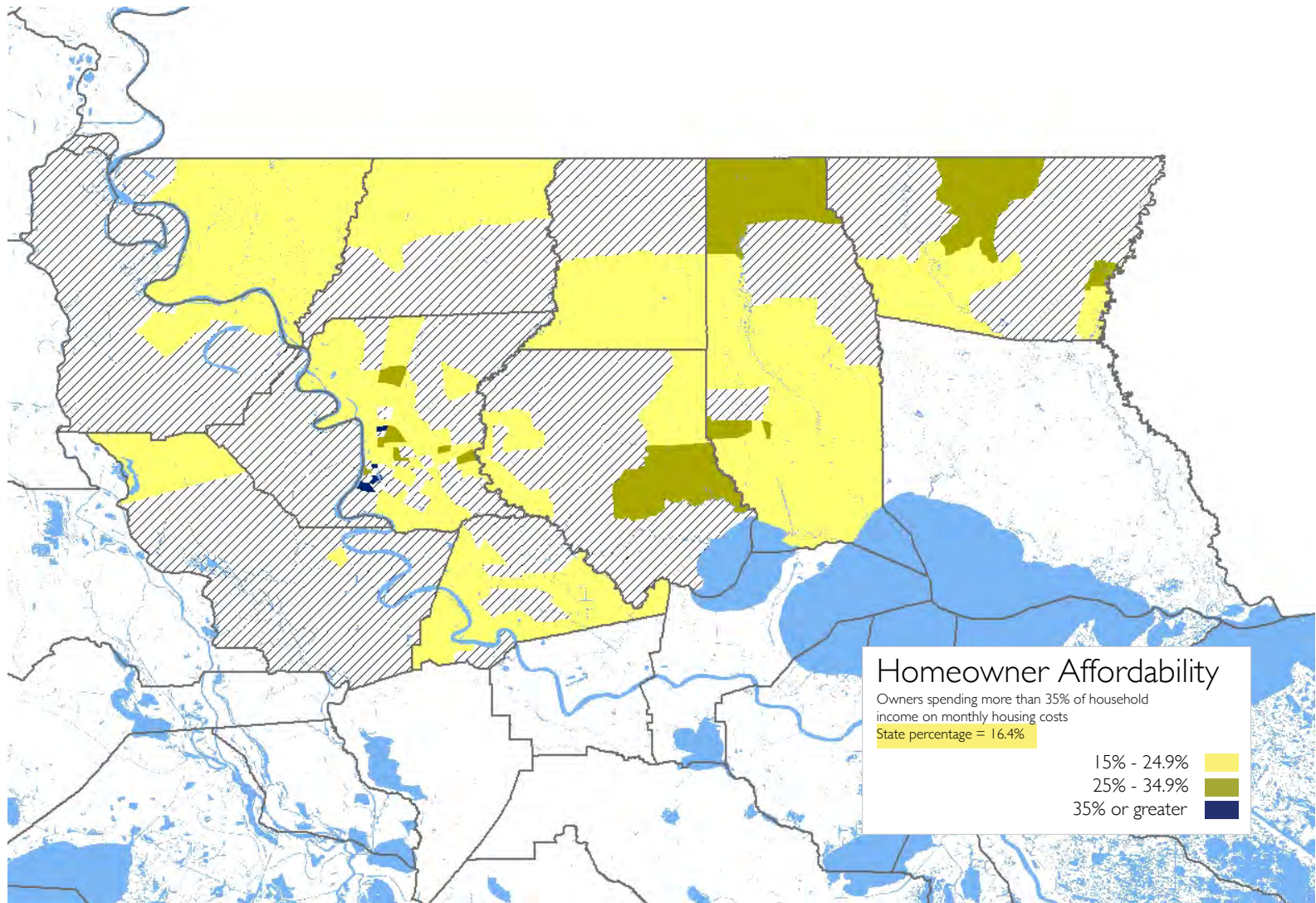


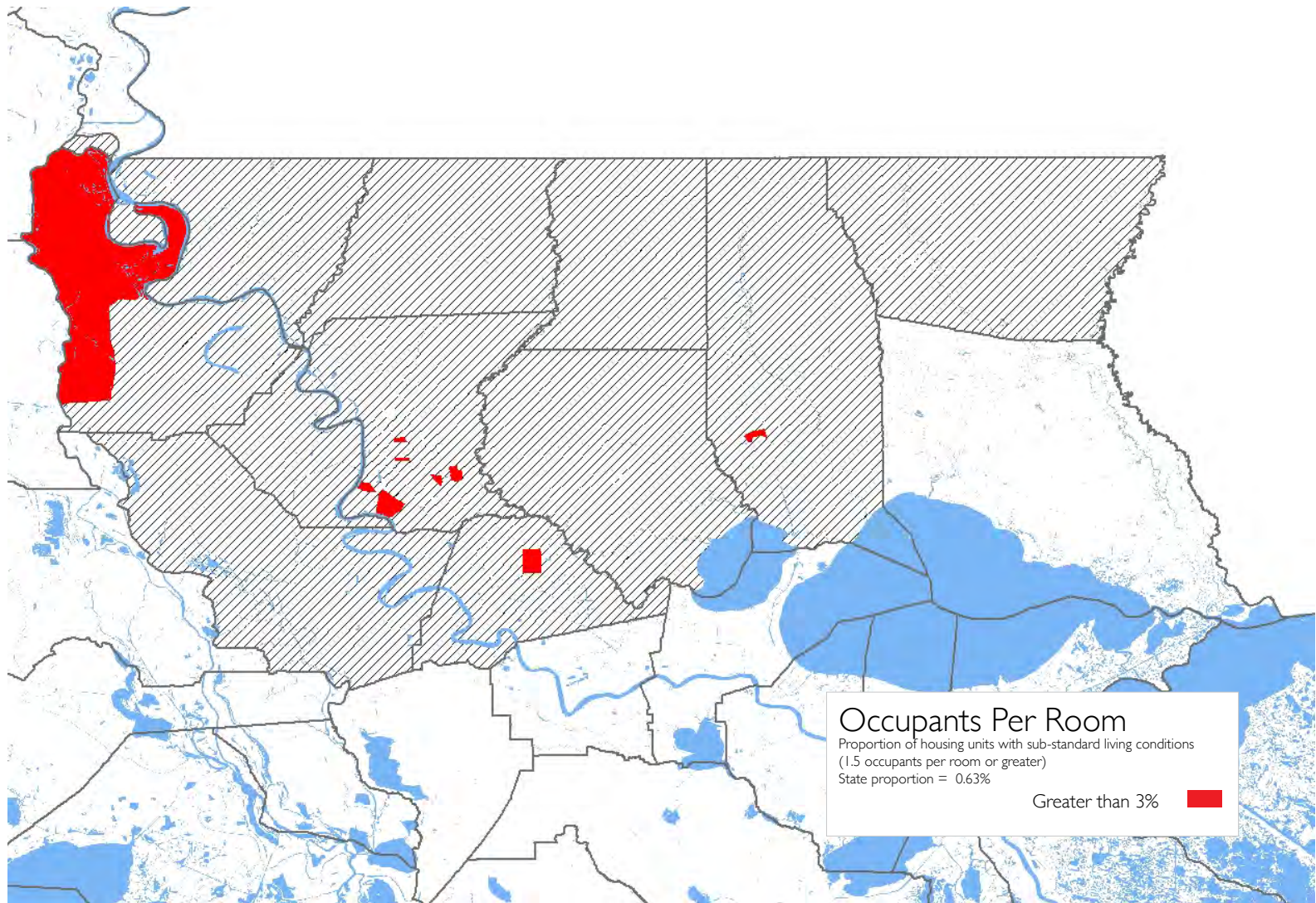
	Owner Vacancy Rate	Rental Vacancy Rate
RLMA 2	2.26%	6.85%
Louisiana	2.80%	7.45%

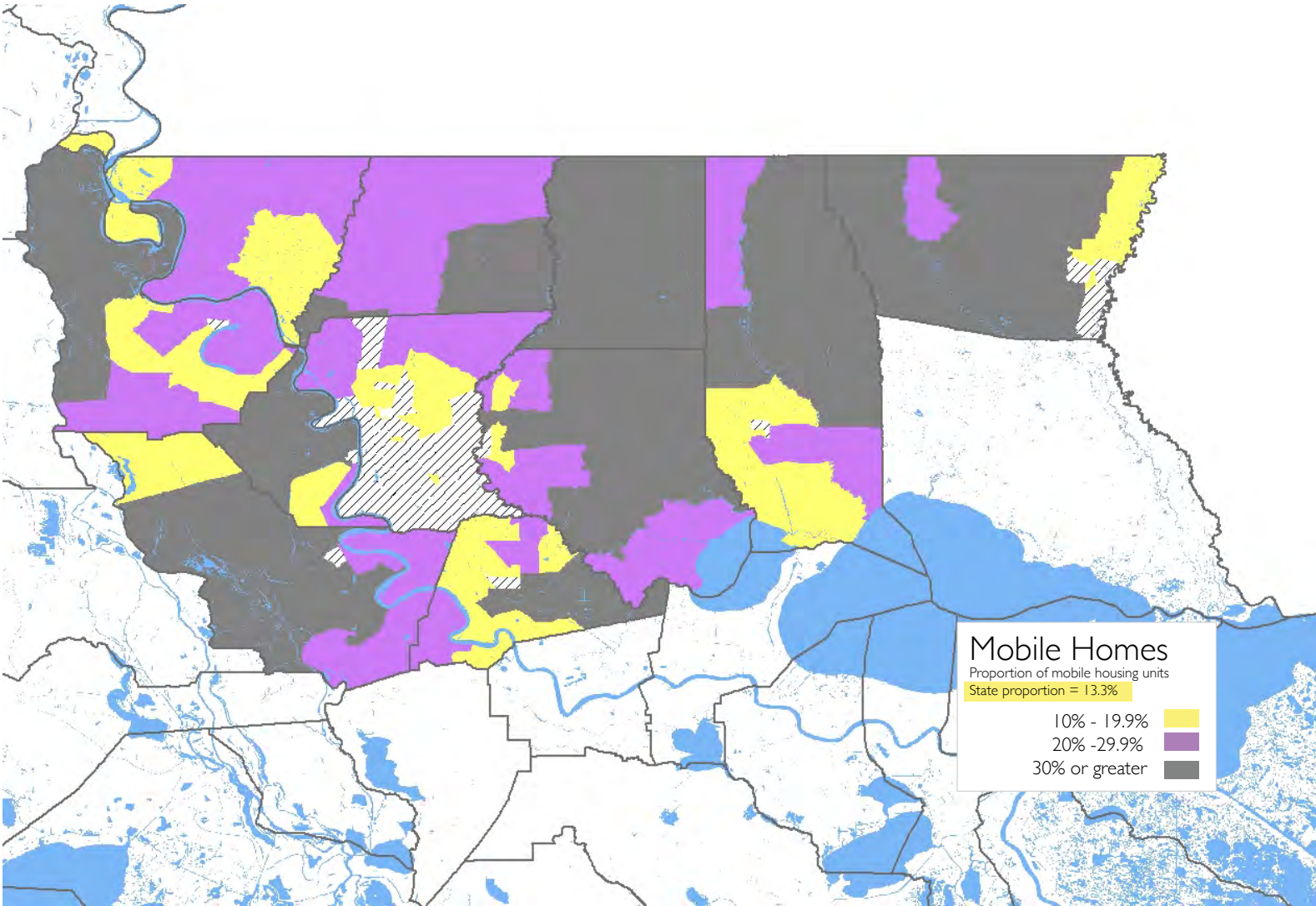








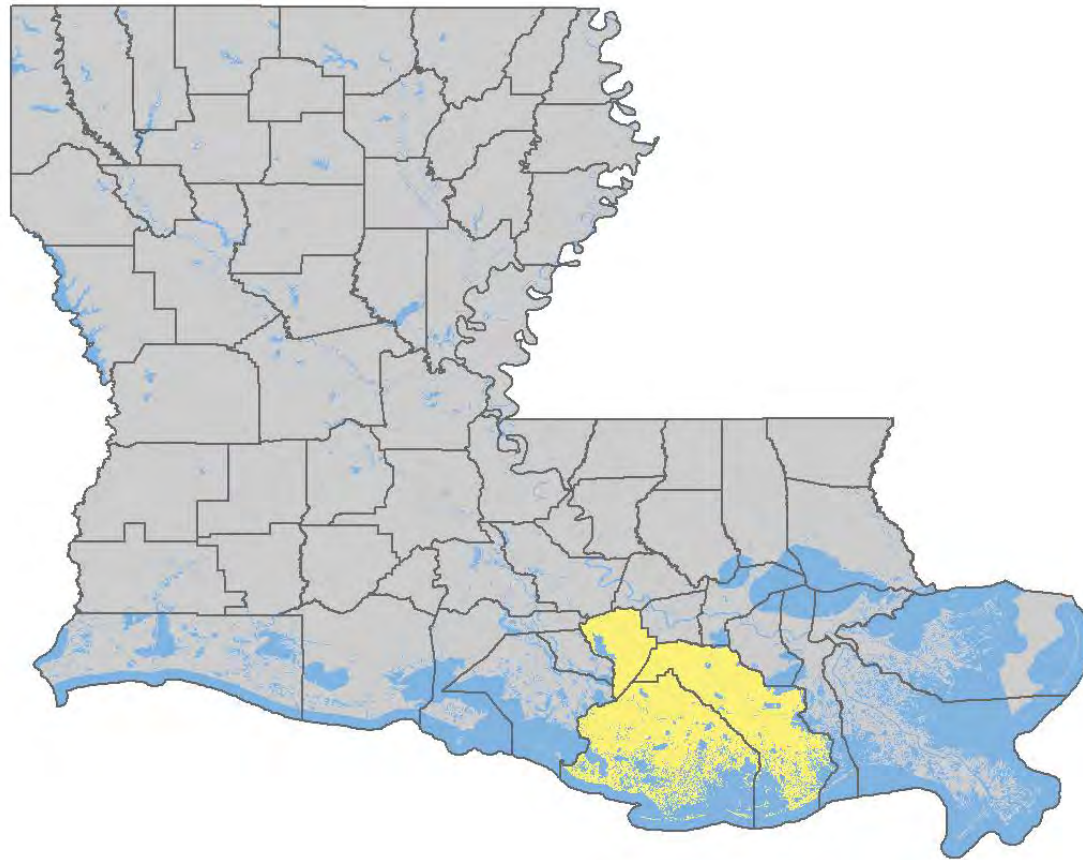




Louisiana Regional Labor Market Area 3

Houma-Thibodeaux

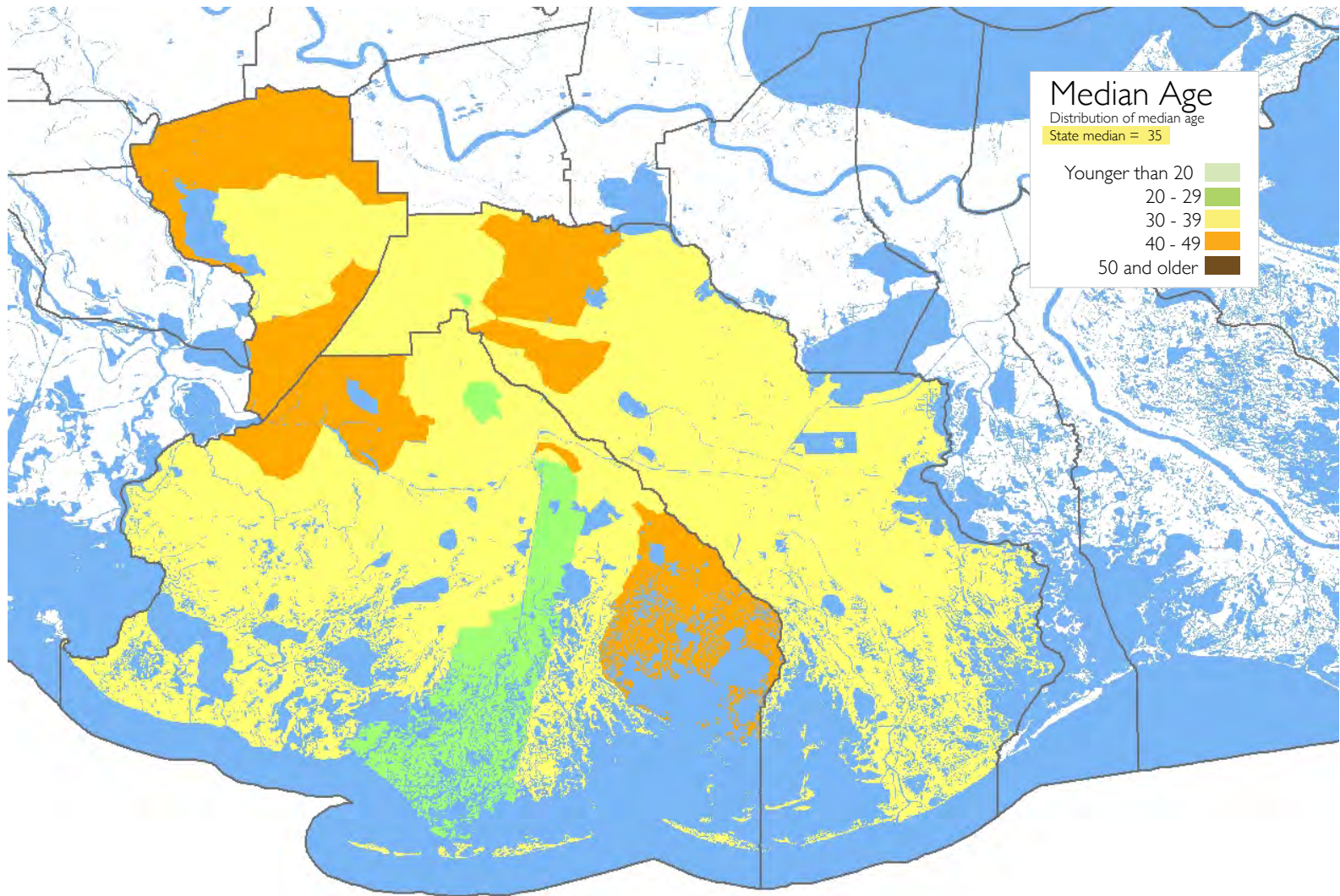
Assumption | Lafourche | Terrebonne

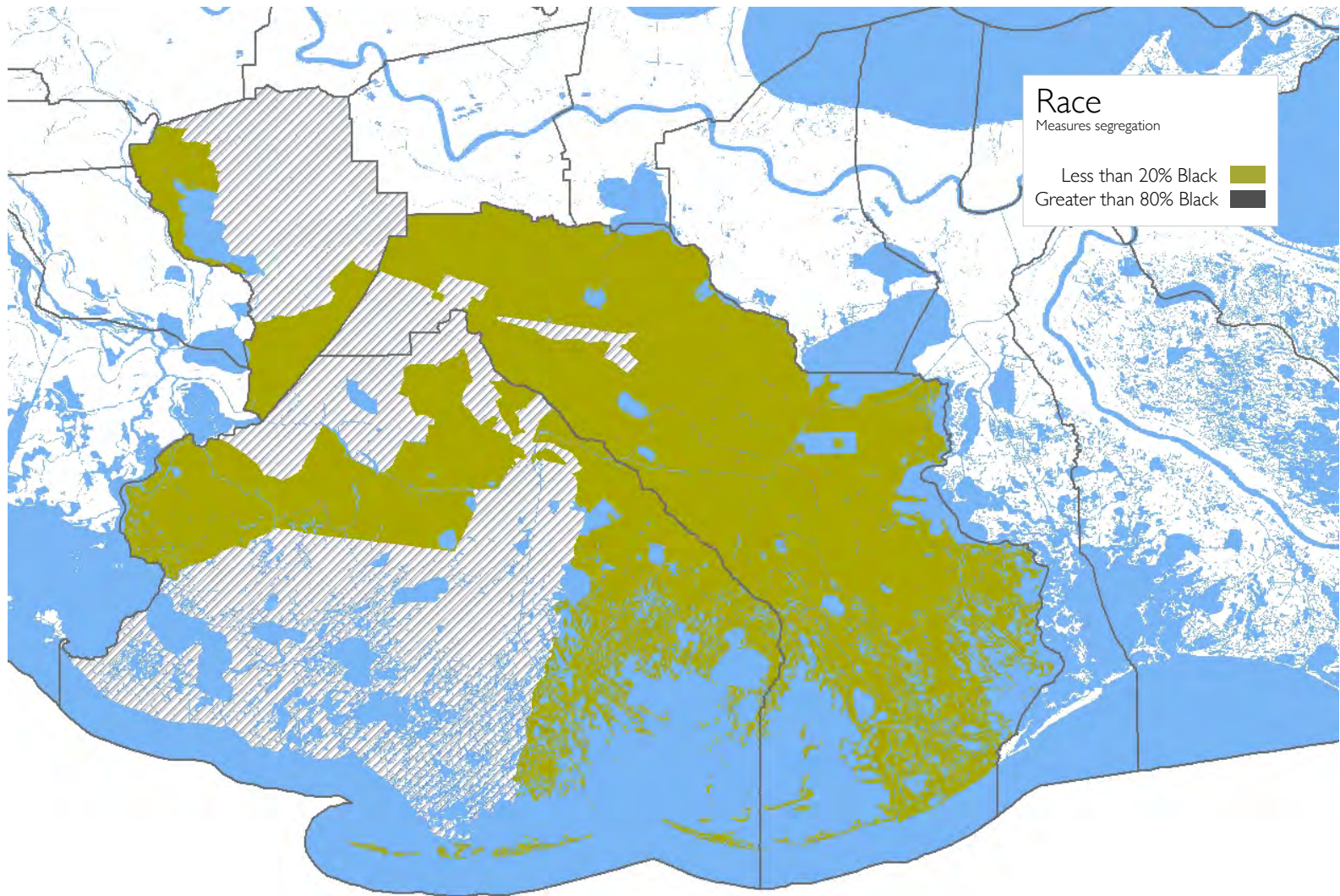


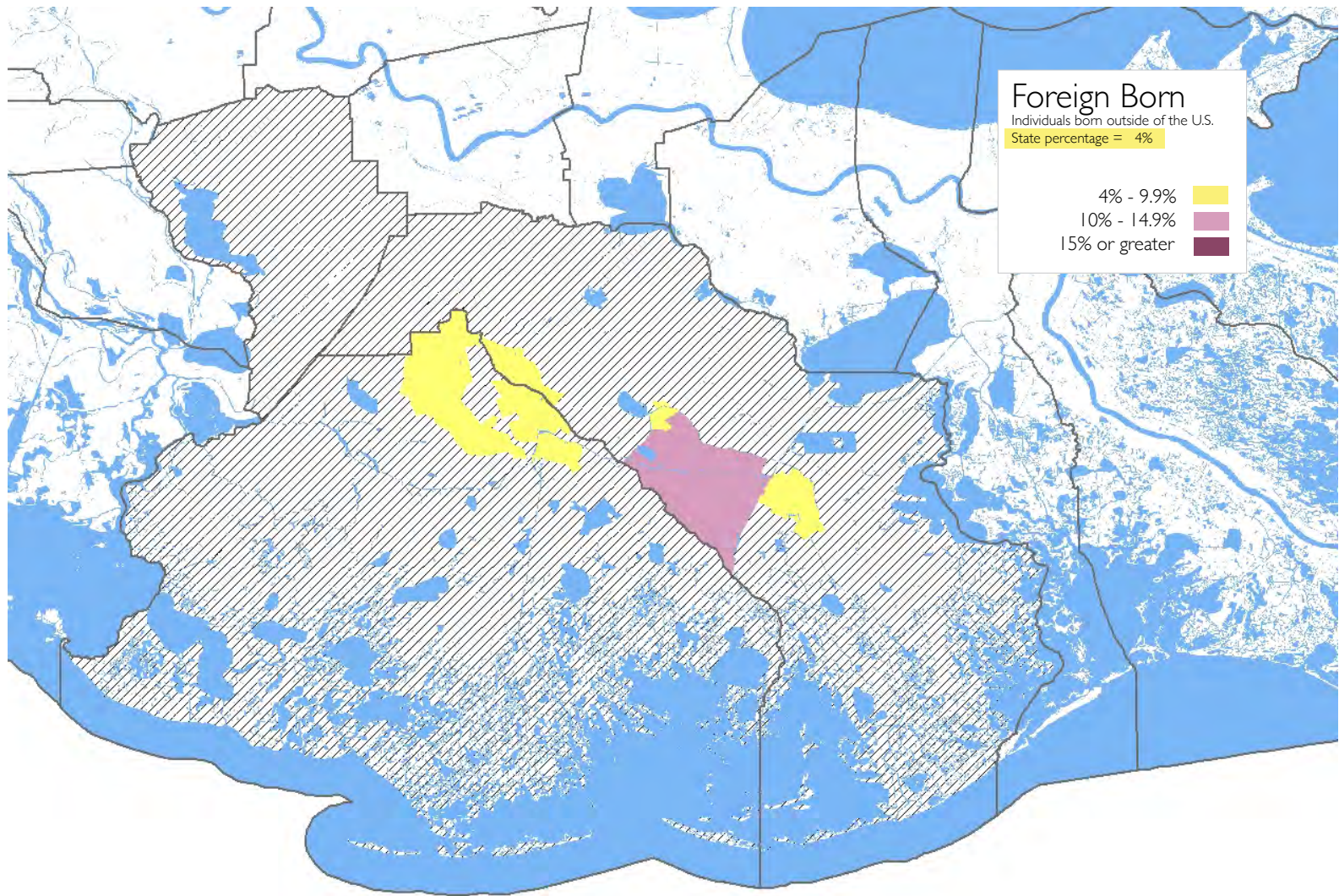
Regional Labor Market Area 3
Houma-Thibodeaux

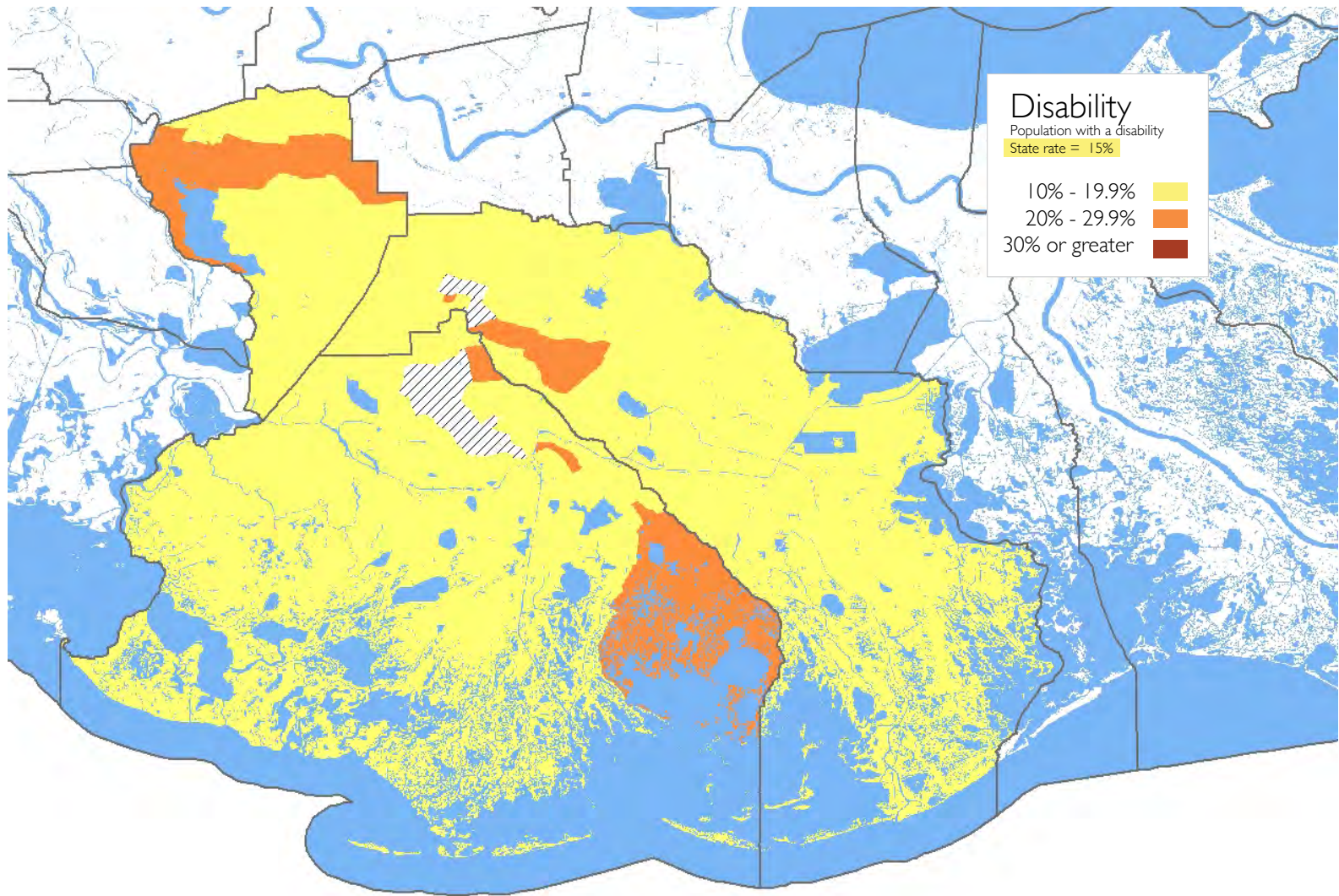
Socioeconomic Characteristics

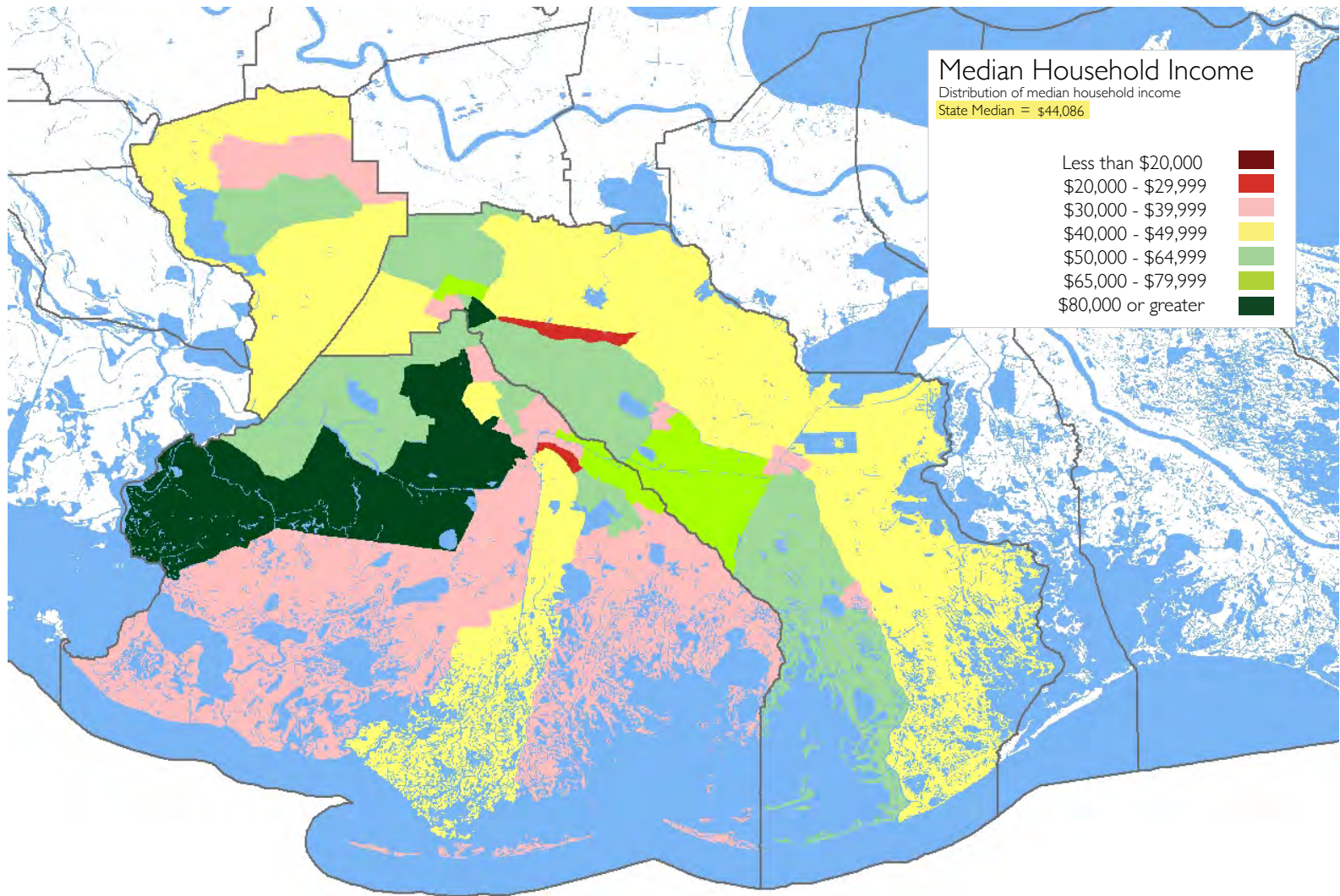


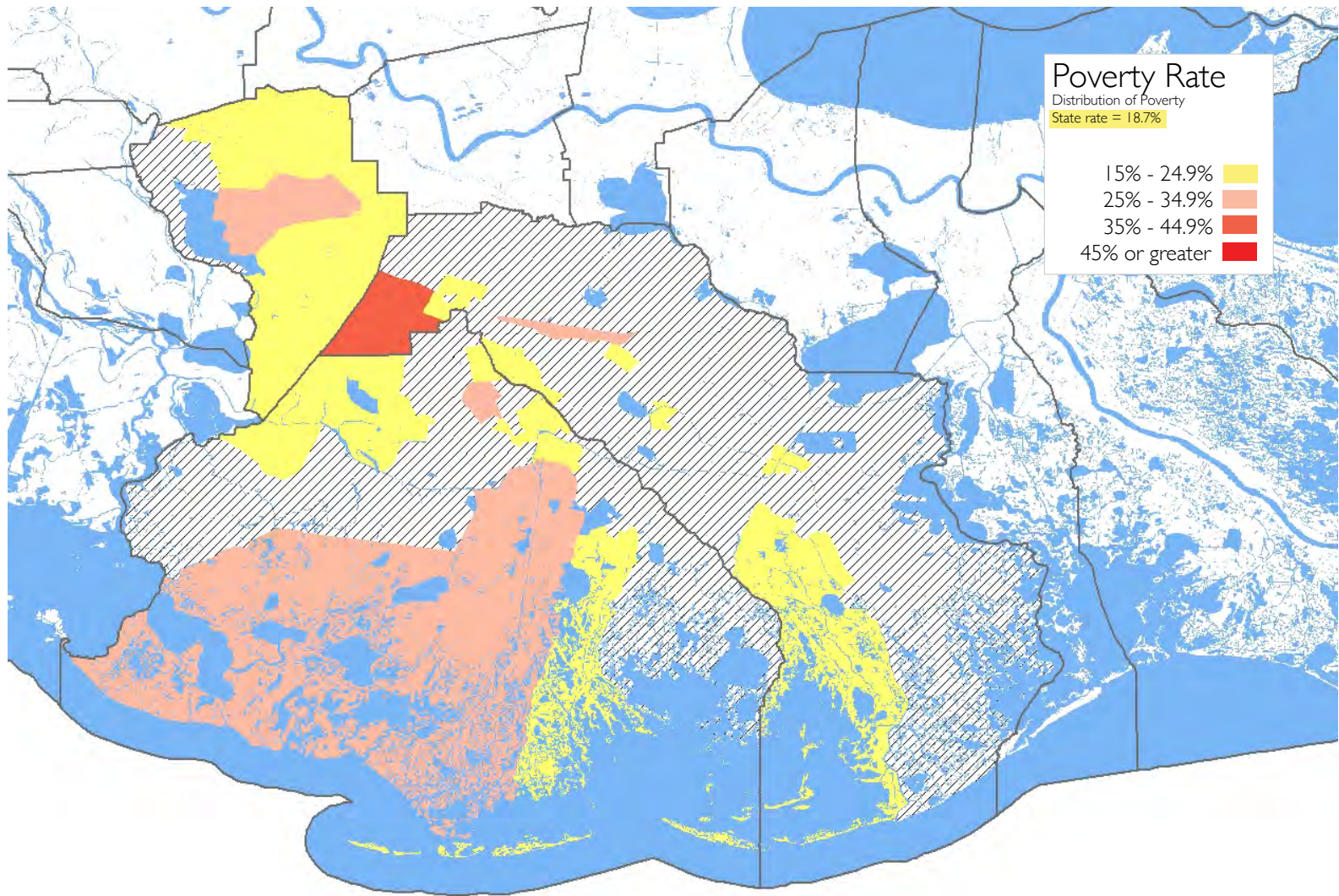


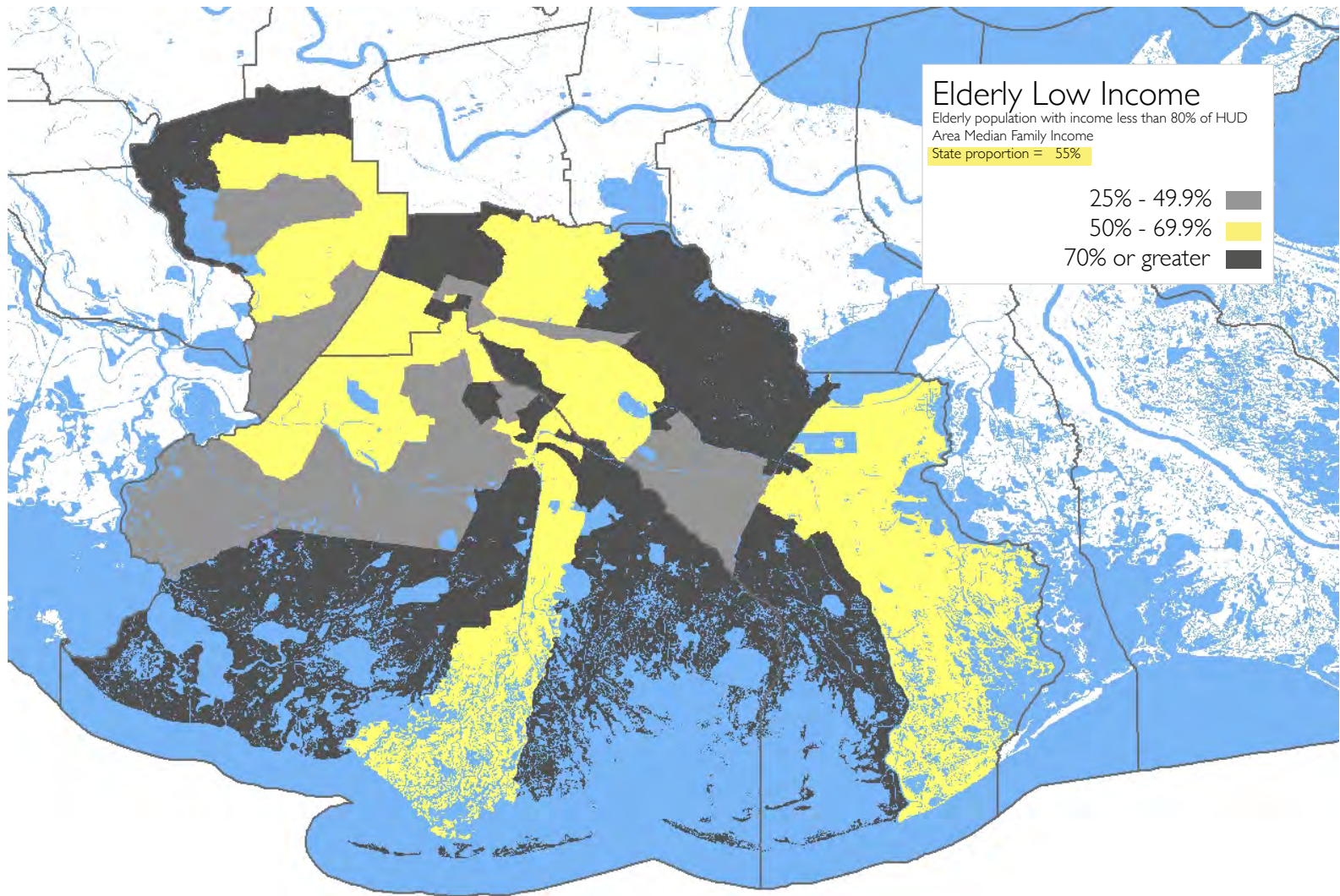


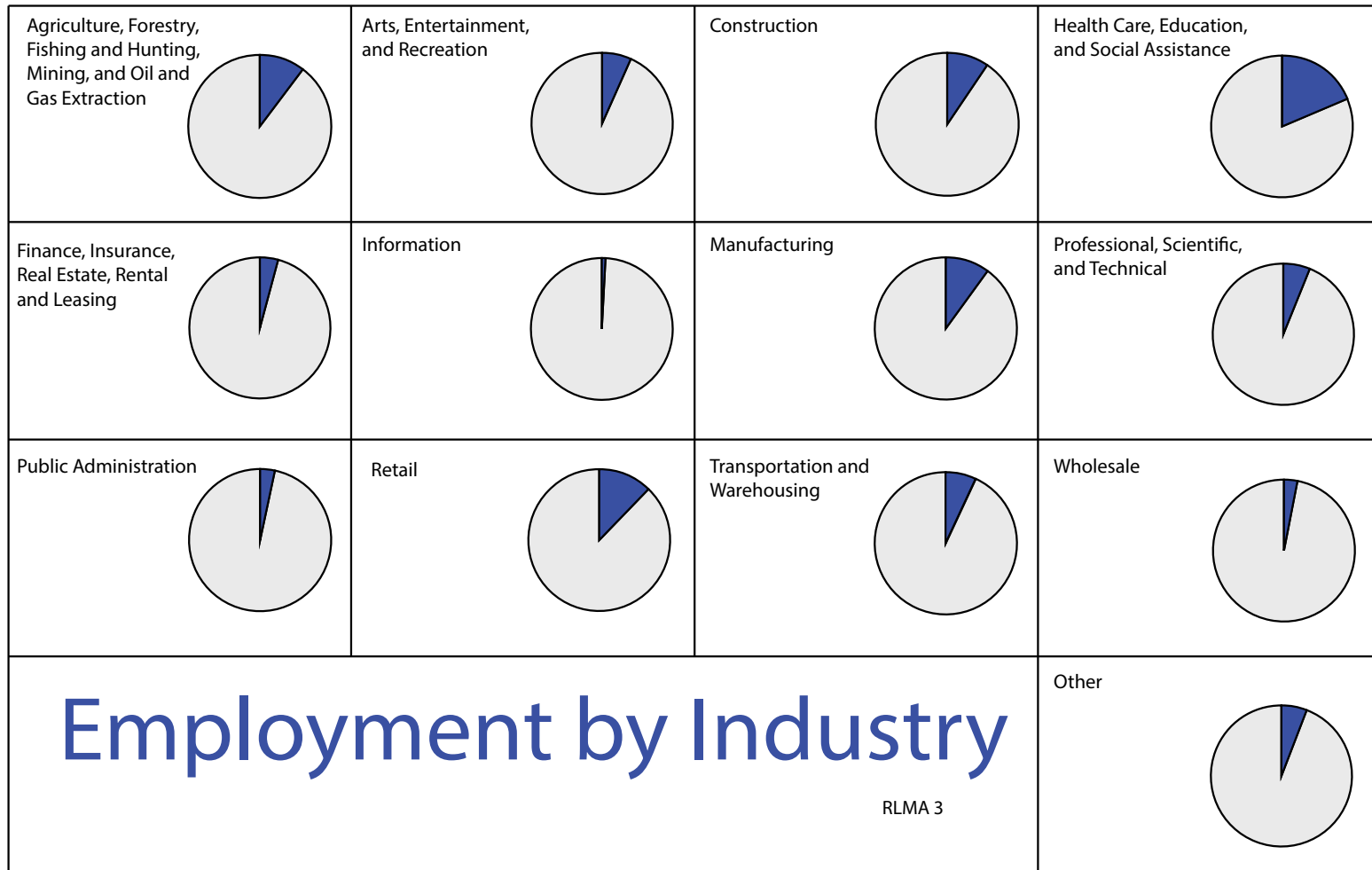


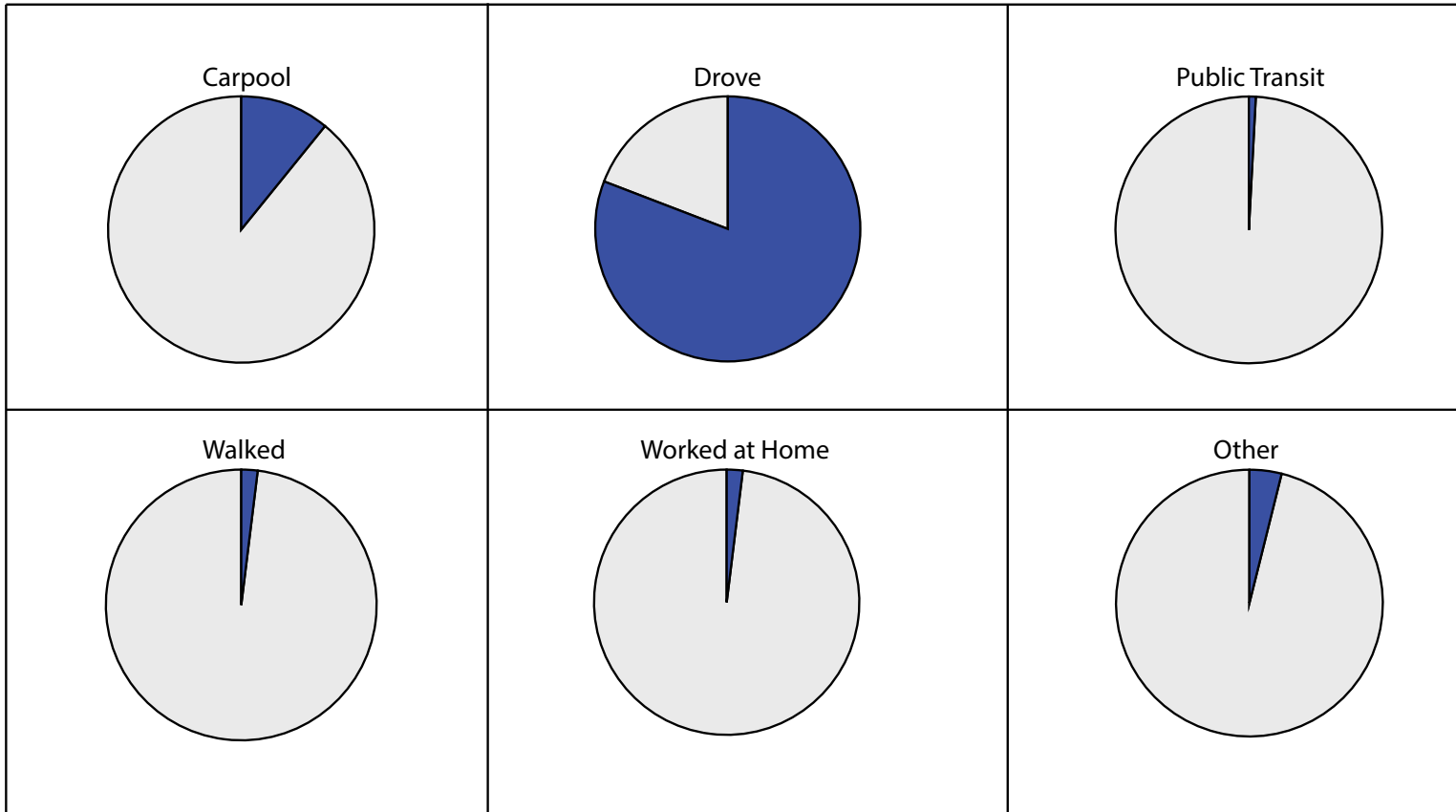












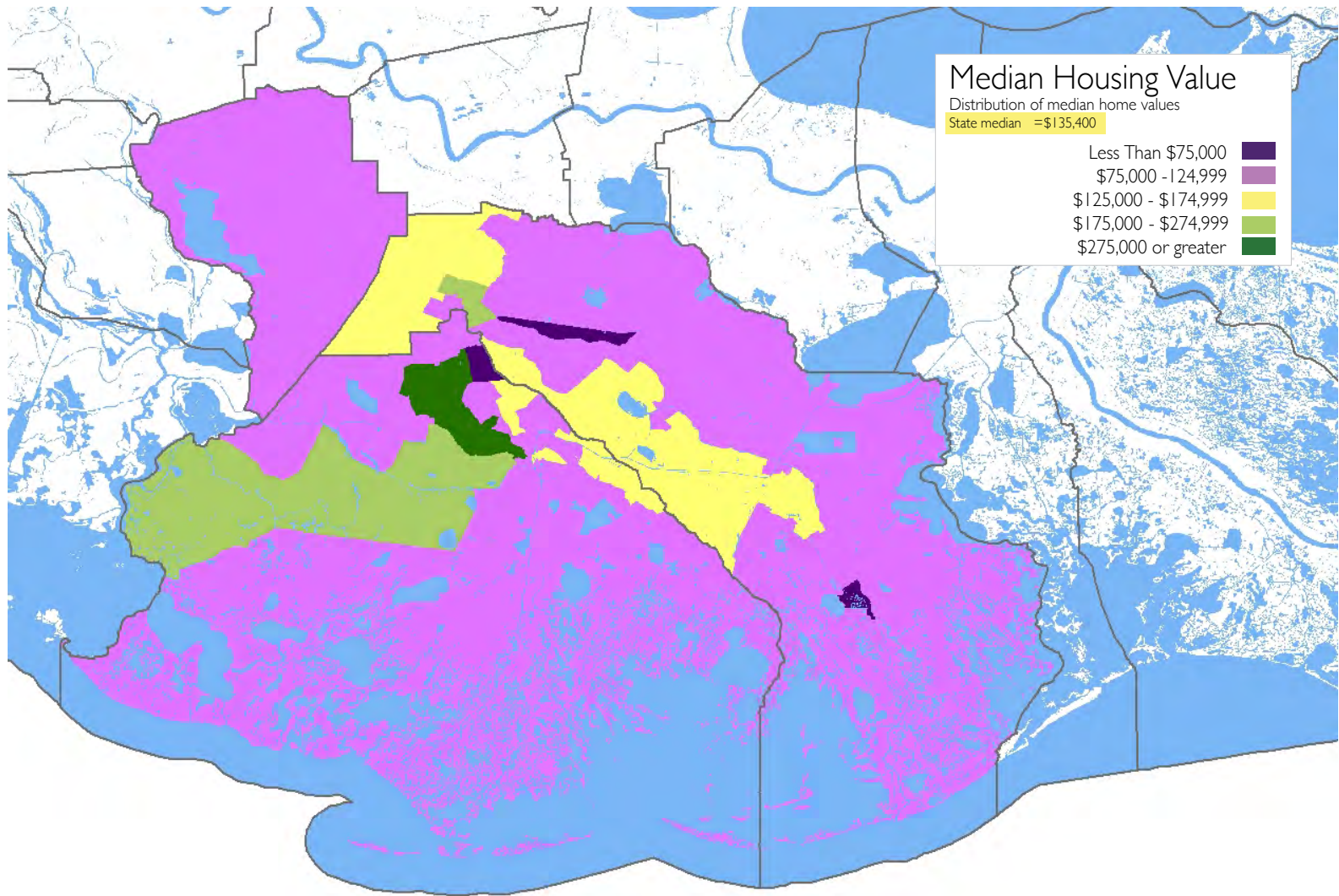
Means of Commuting

	Avg. Commute Time
RLMA 3	26 mins
Louisiana	24 mins

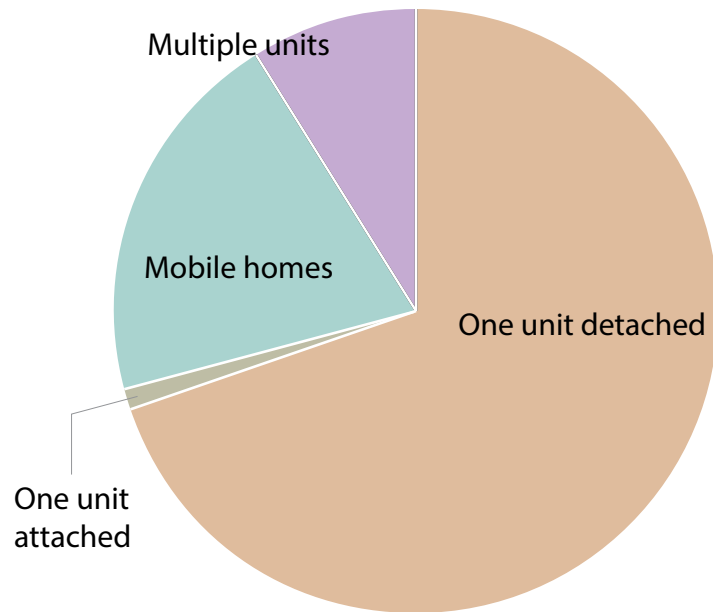
*Regional Labor Market Area 3
Houma-Thibodeaux*

Housing and Affordability



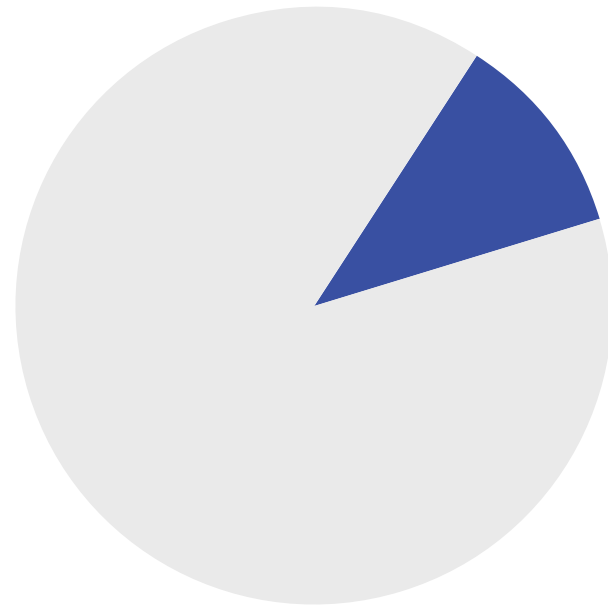


Type of Housing

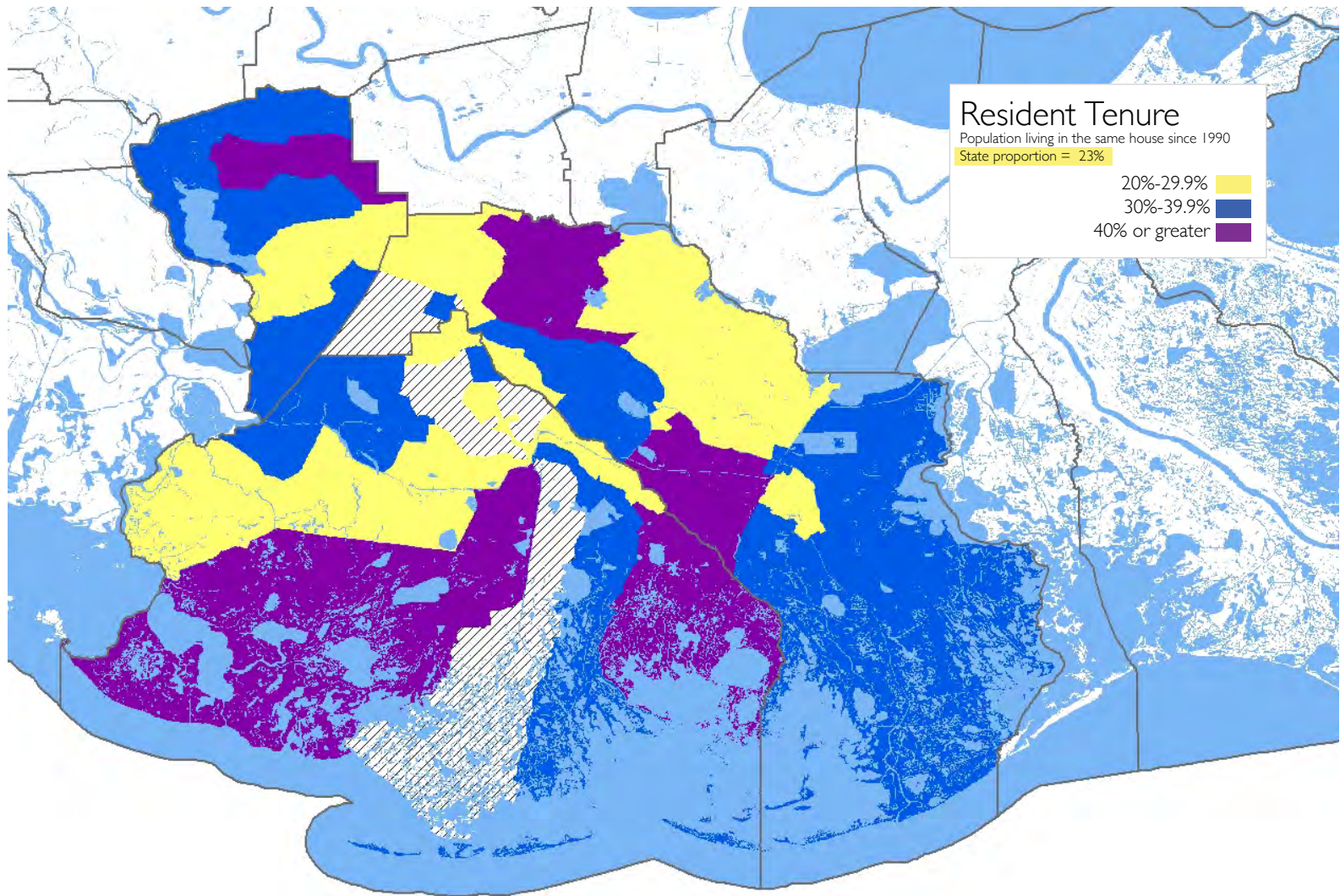


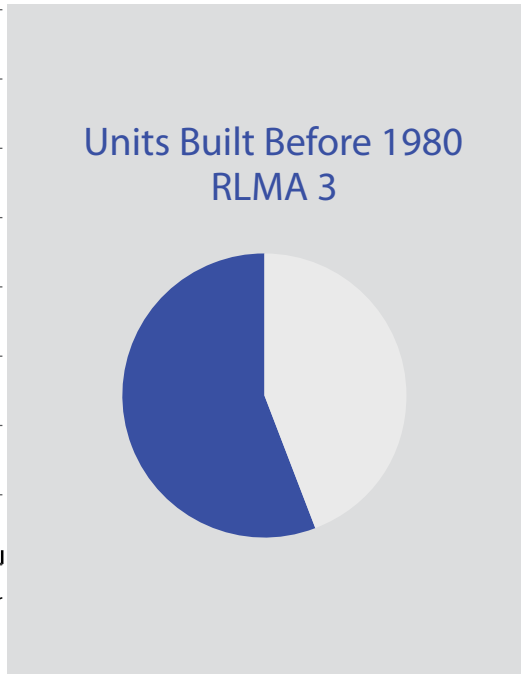
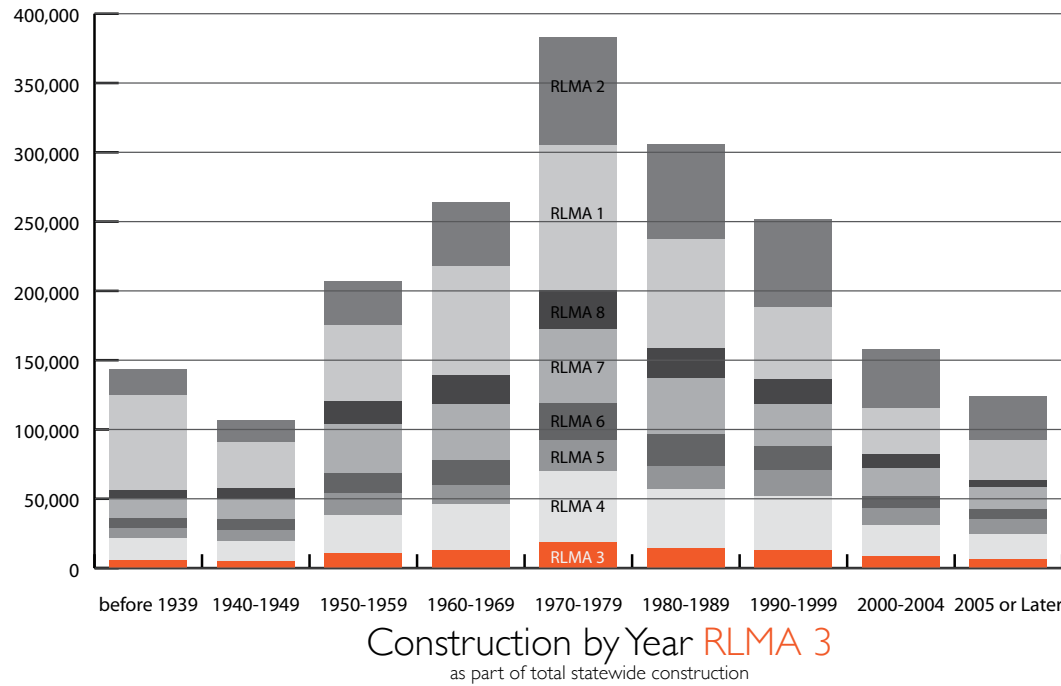
RLMA 3

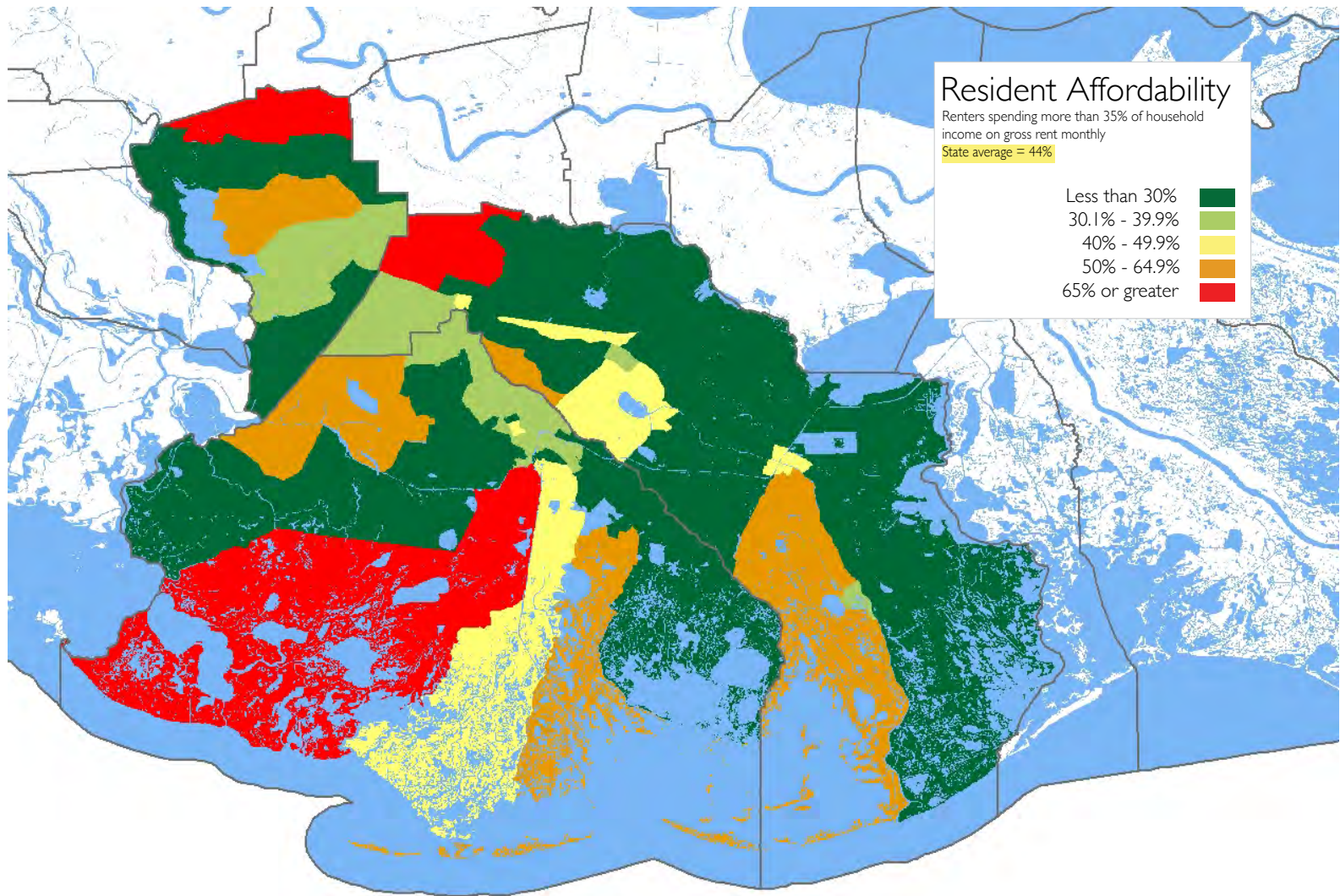
Vacant Housing

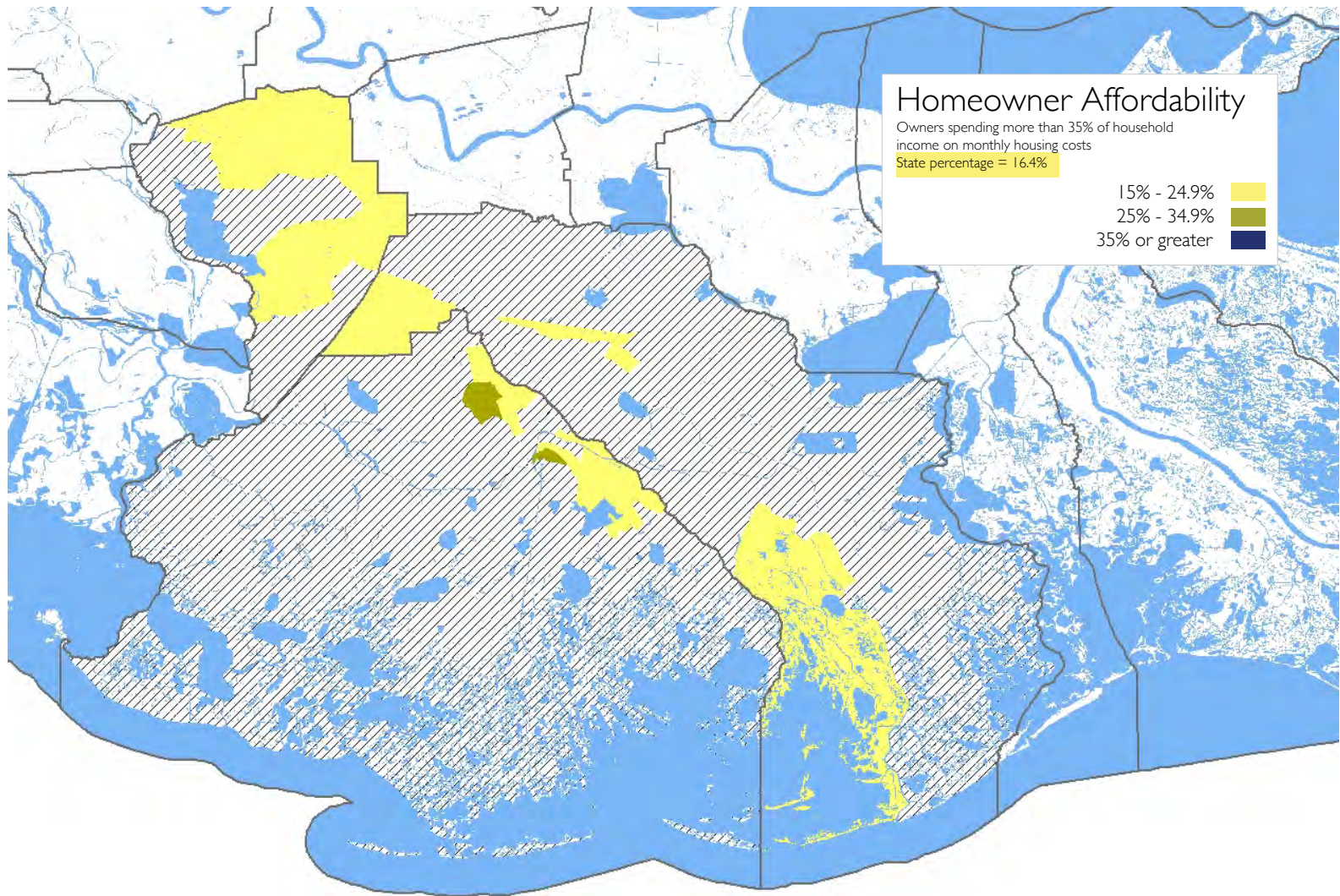


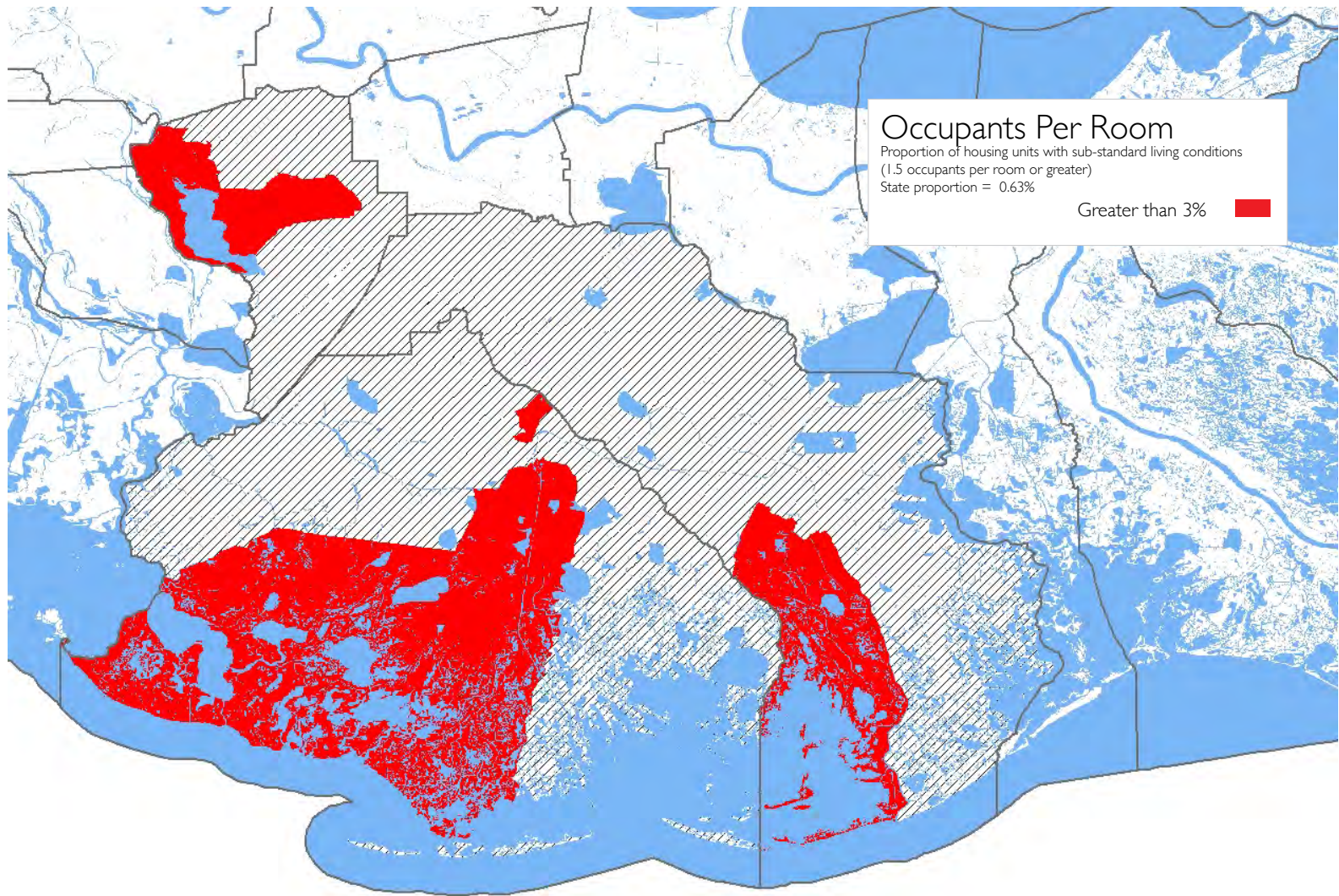
	Owner Vacancy Rate	Rental Vacancy Rate
RLMA 3	1.45%	4.08%
Louisiana	2.80%	7.45%

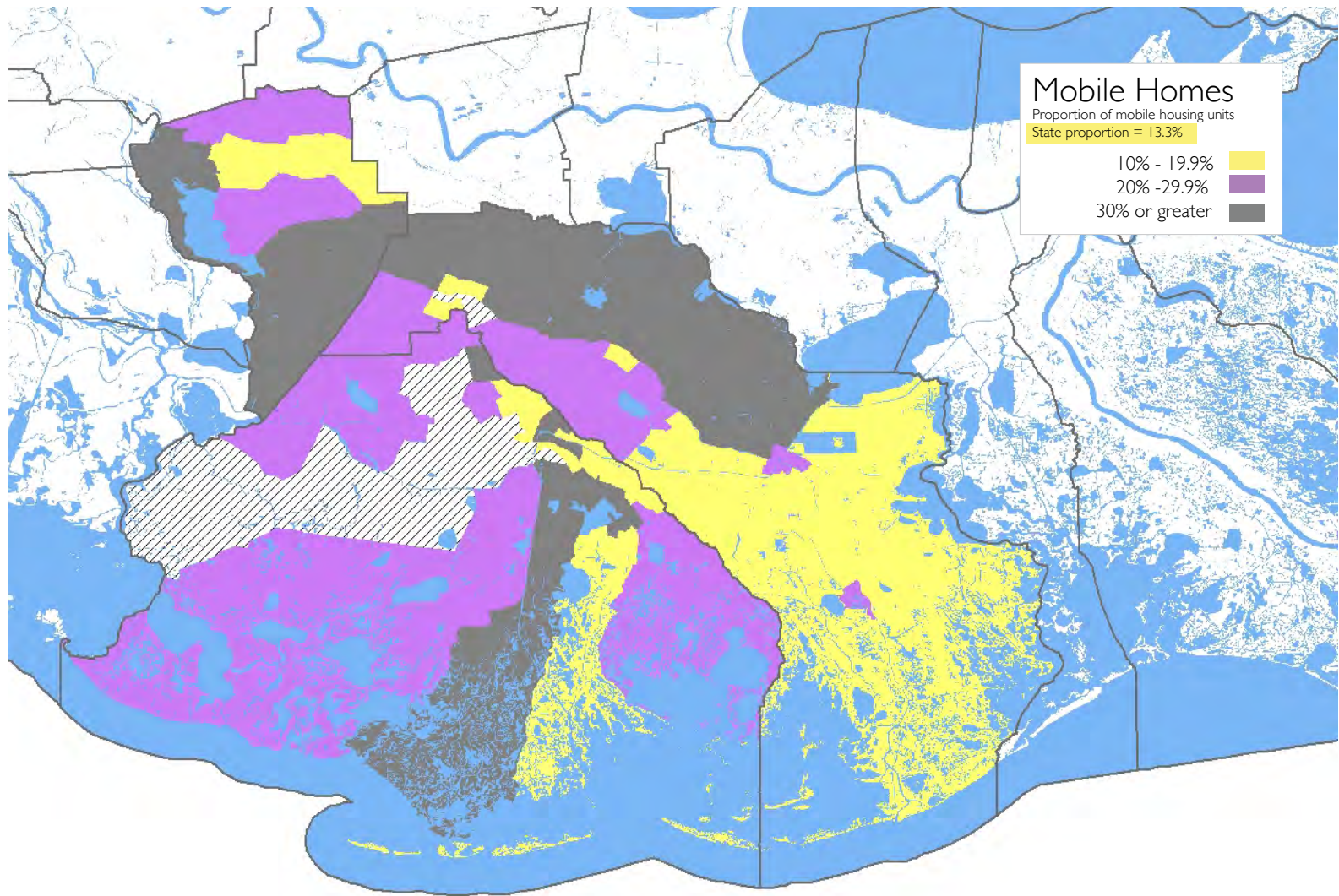








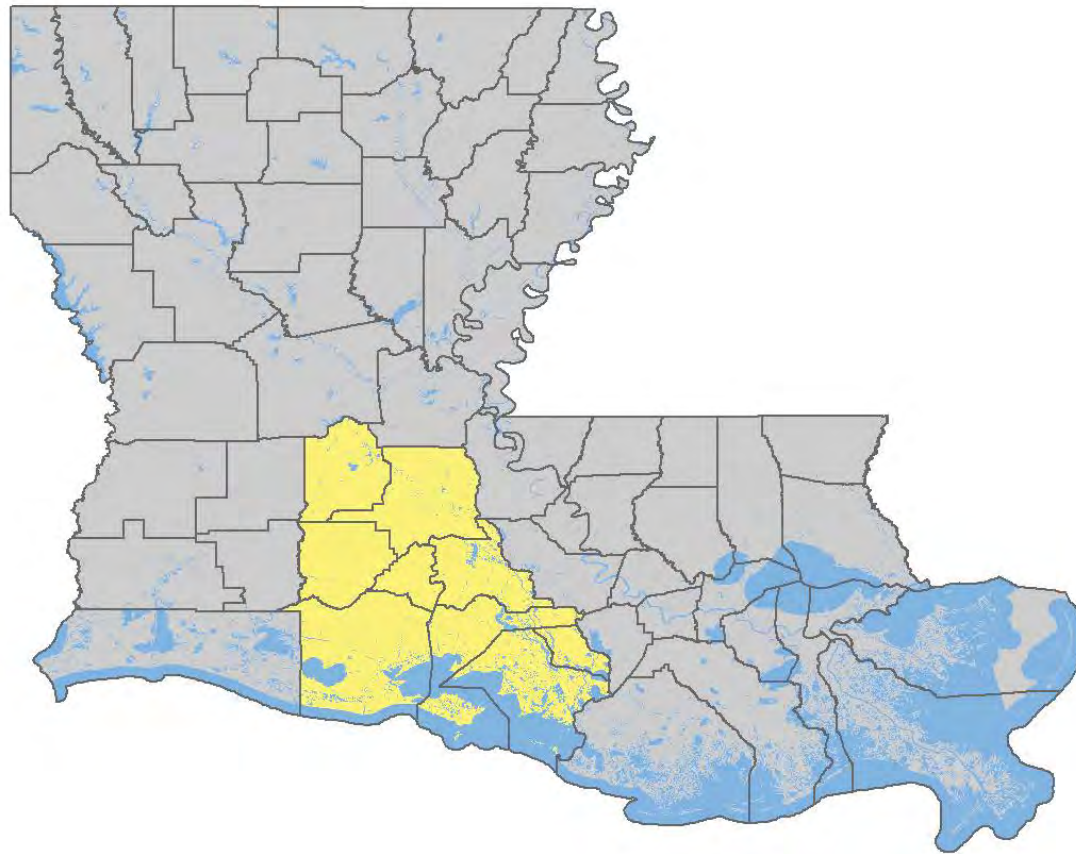




Louisiana Regional Labor Market Area 4

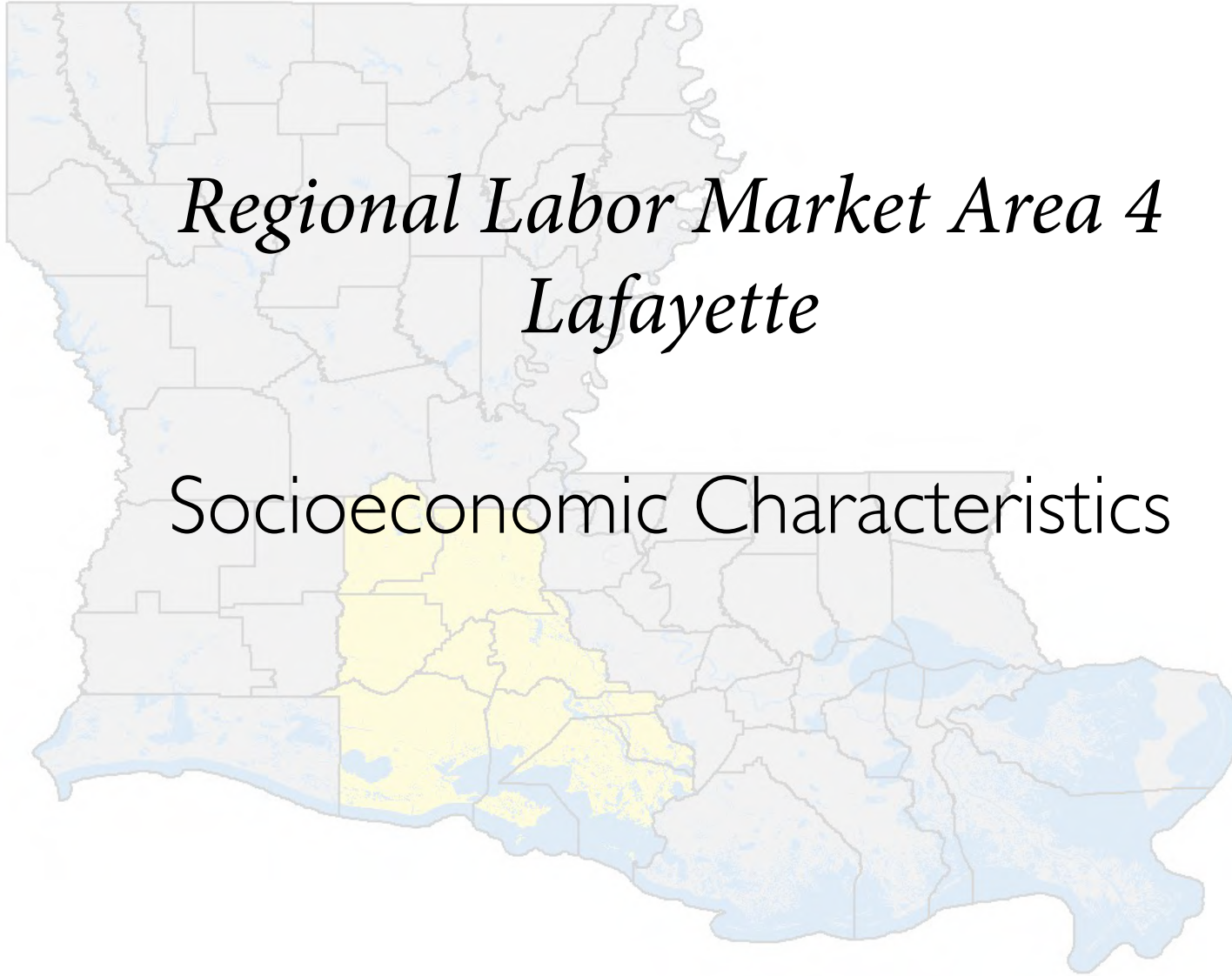
Lafayette

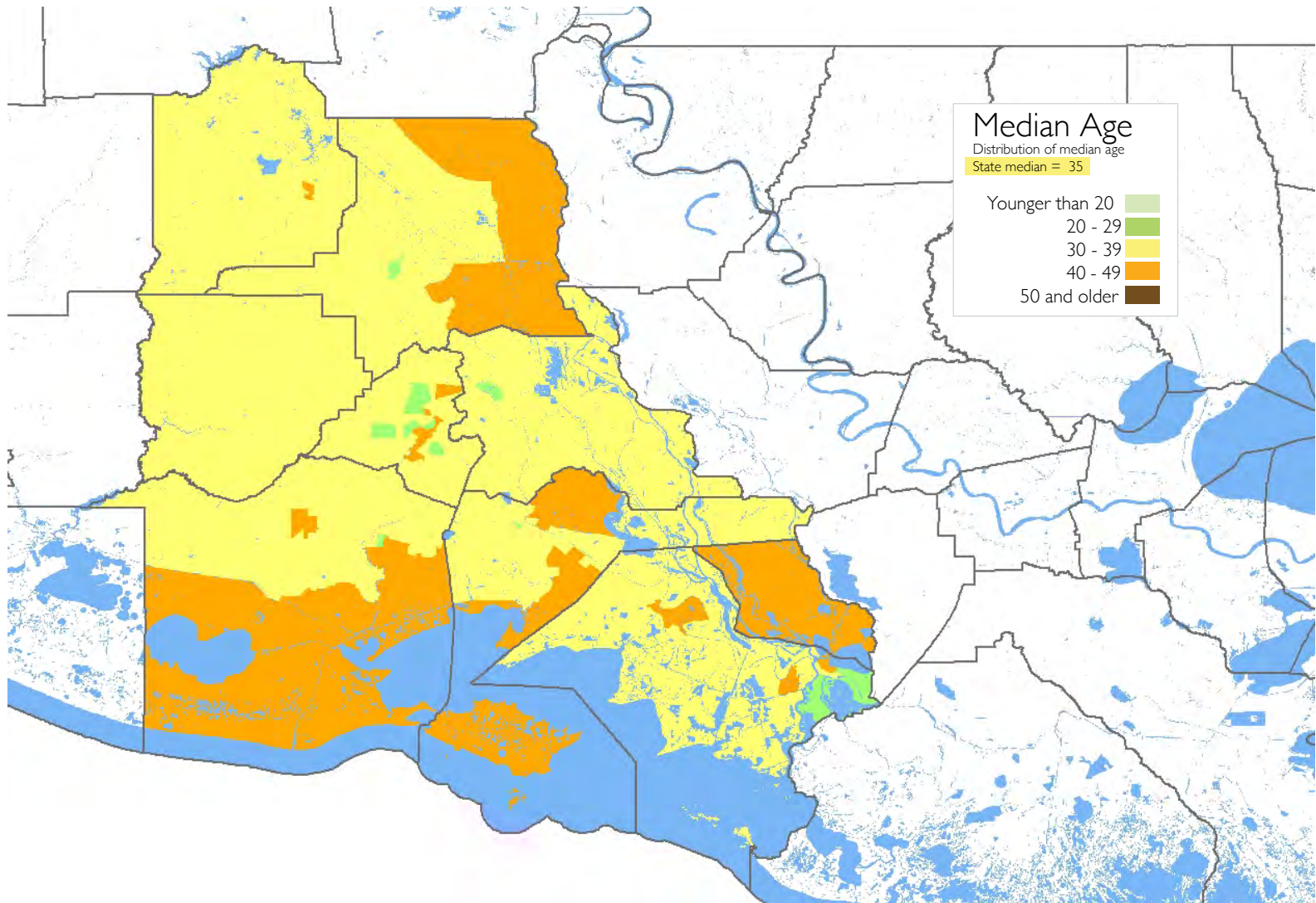
Acadia | Iberia | St. Landry | St. Mary | Evangeline | Lafayette | St. Martin | Vermilion

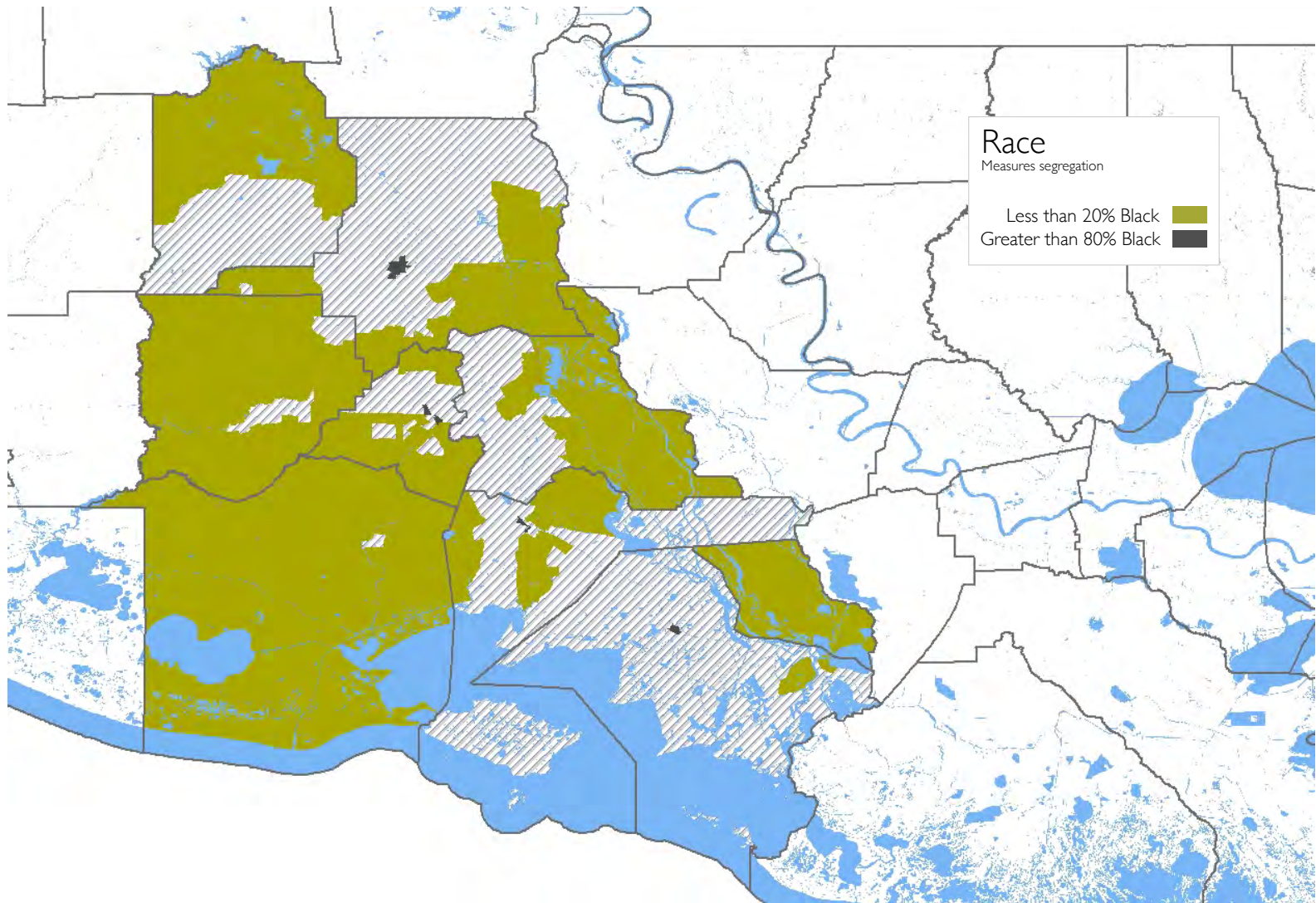


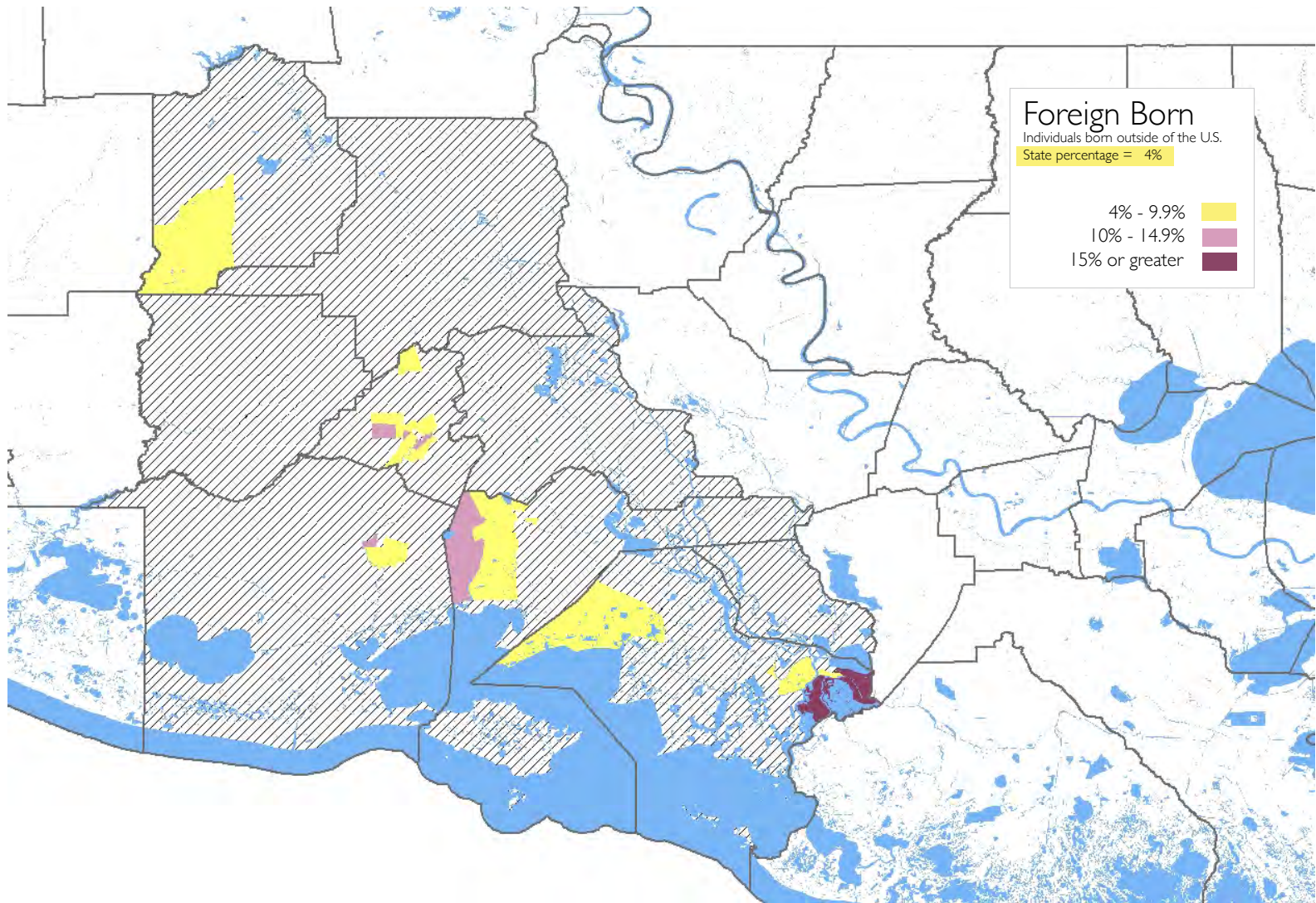
*Regional Labor Market Area 4
Lafayette*

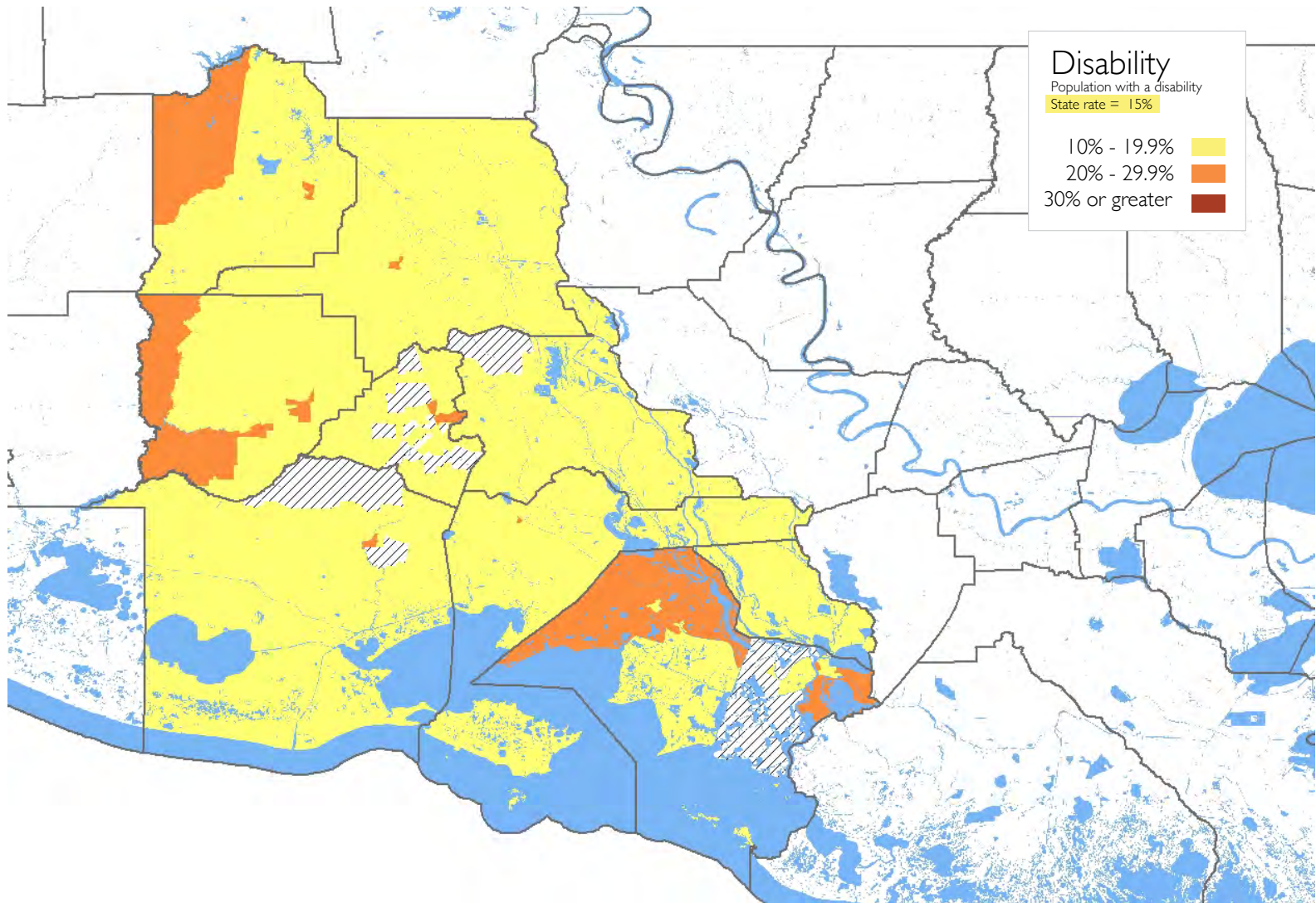
Socioeconomic Characteristics

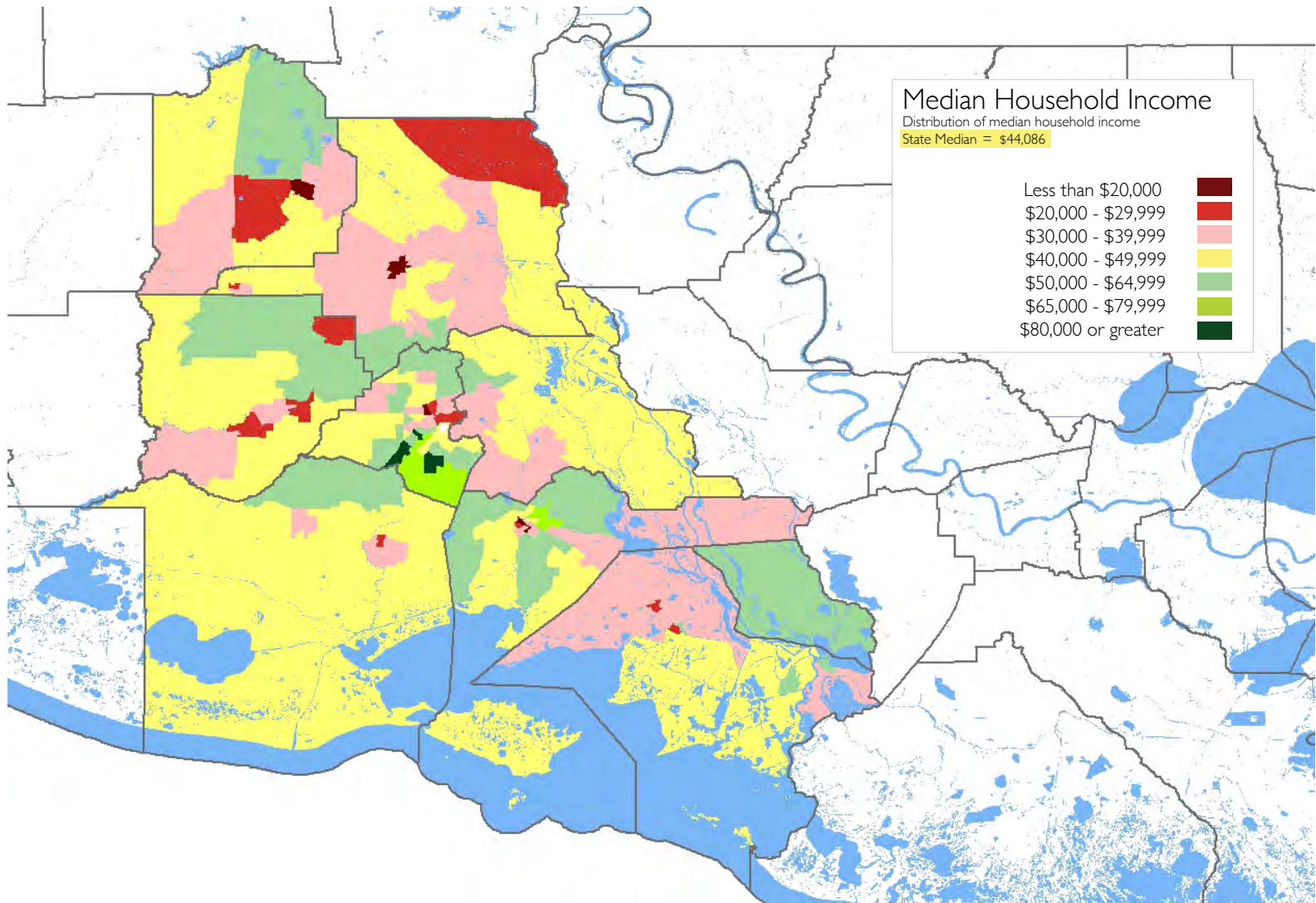


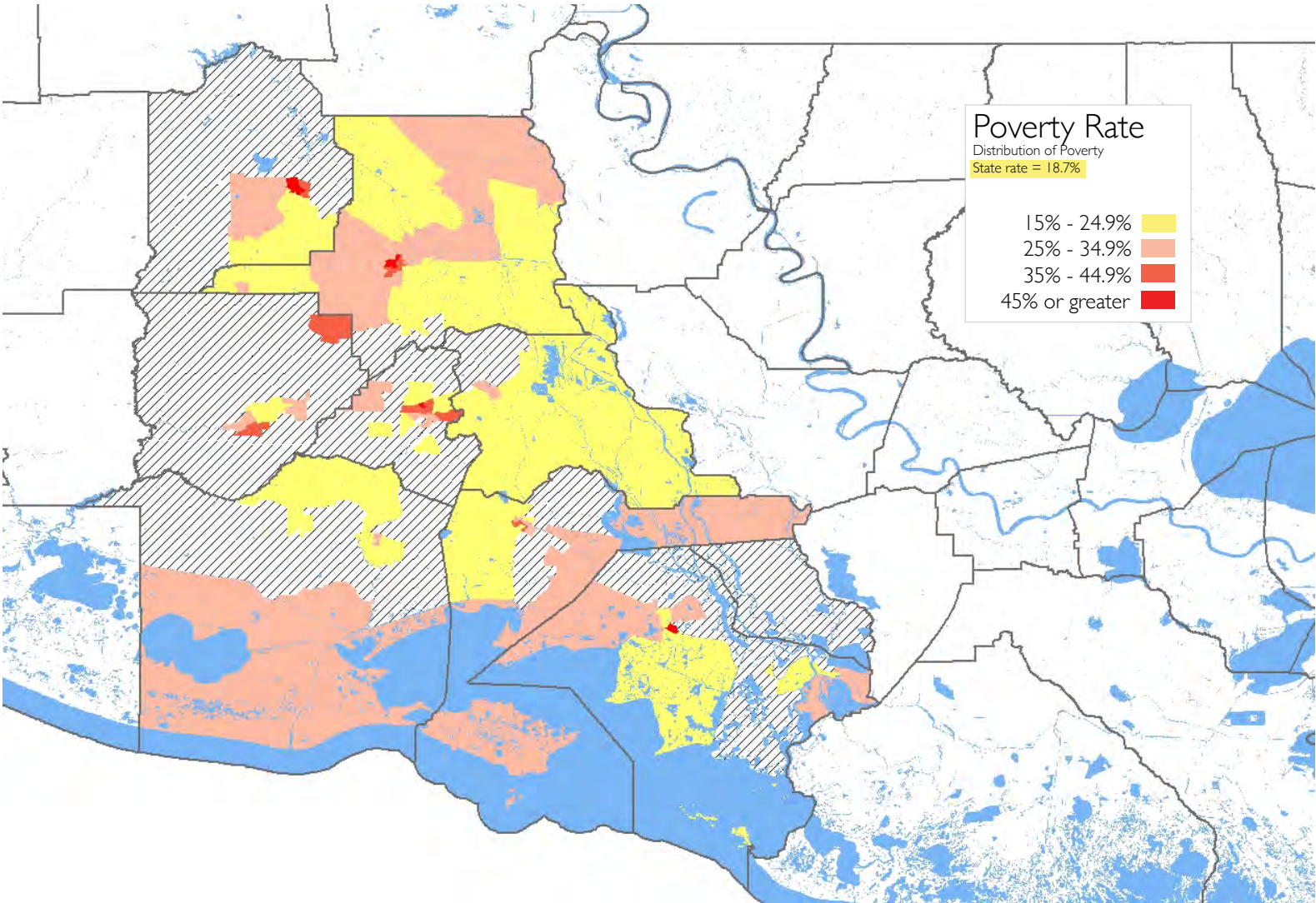


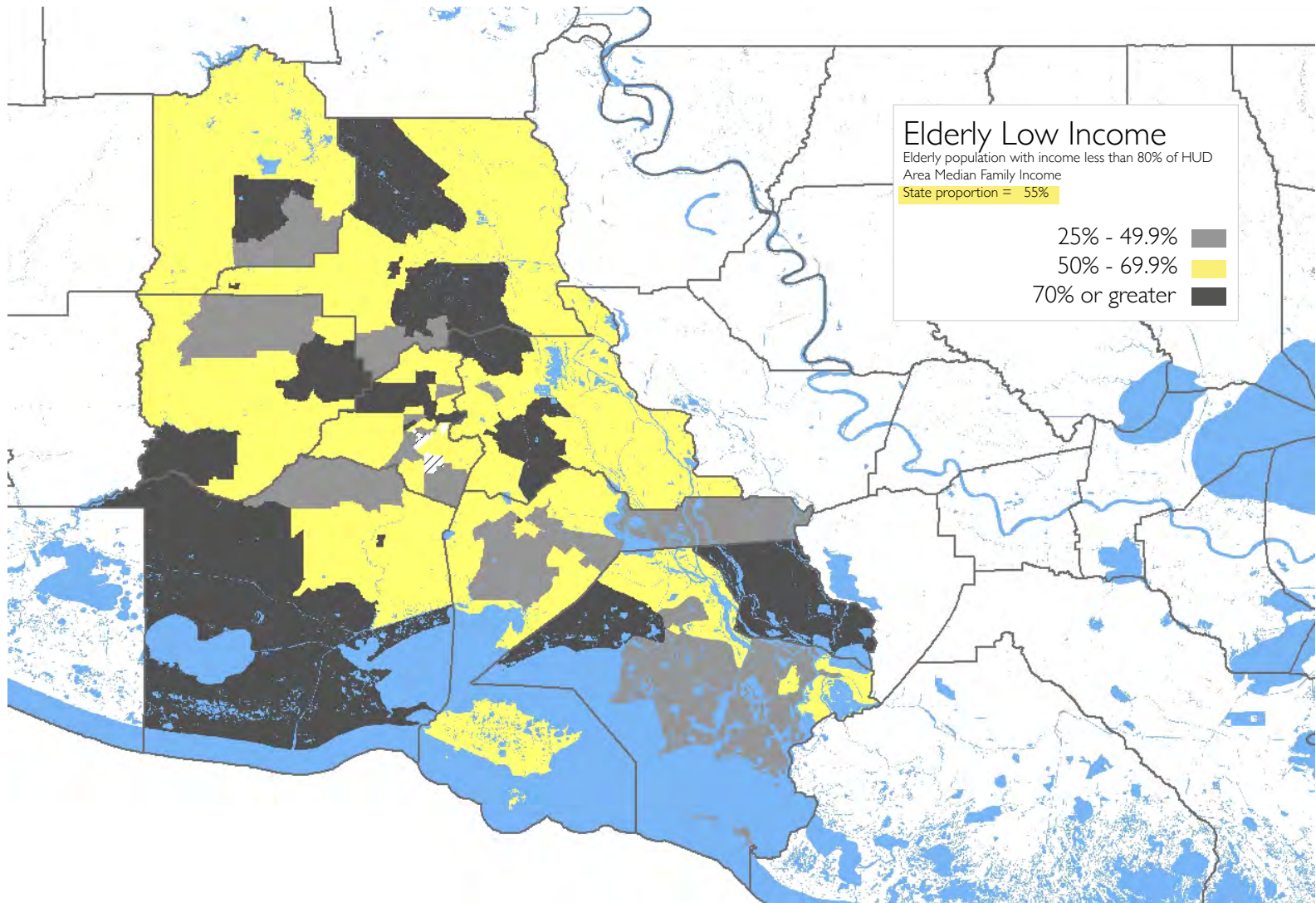


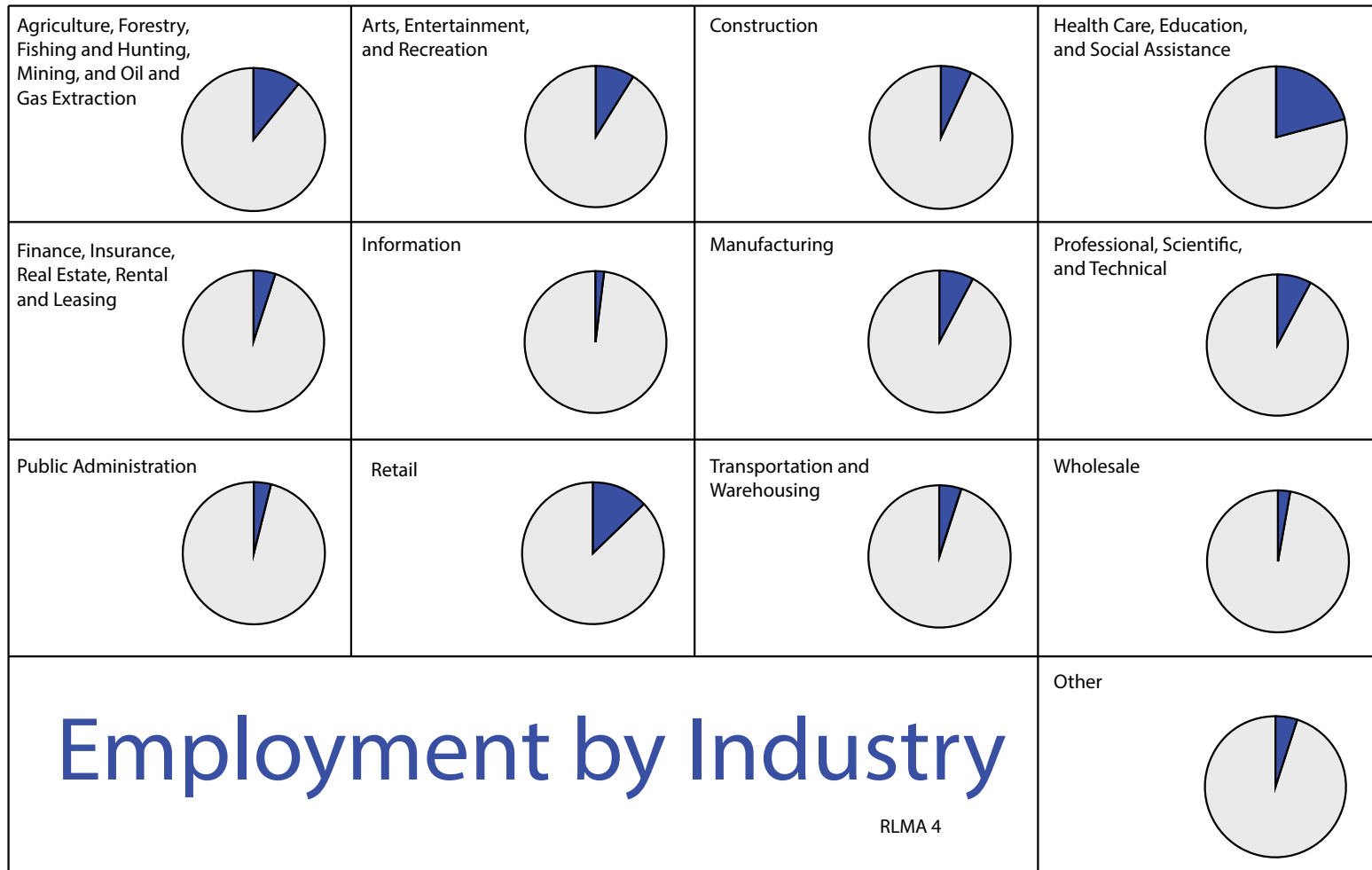


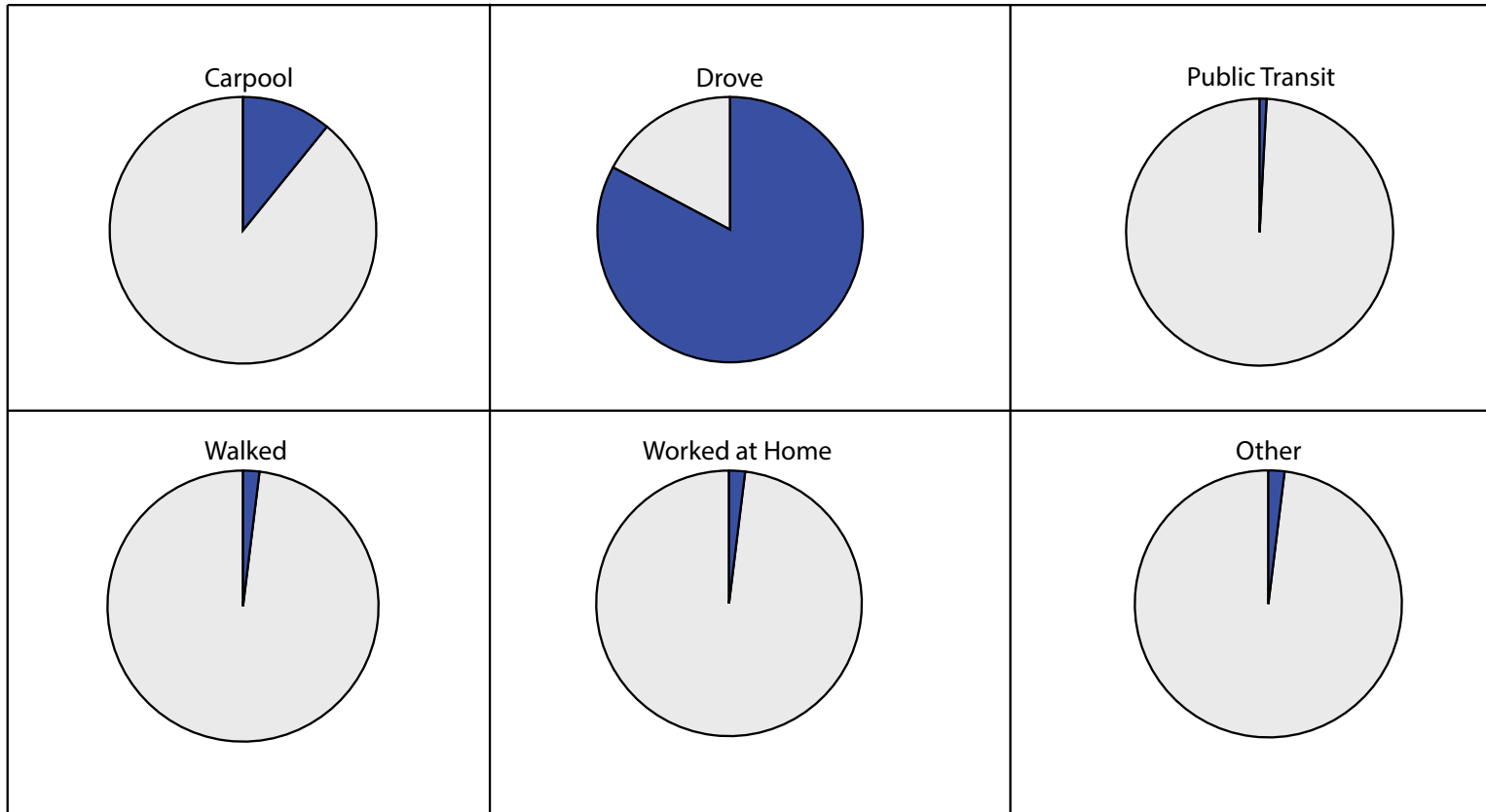










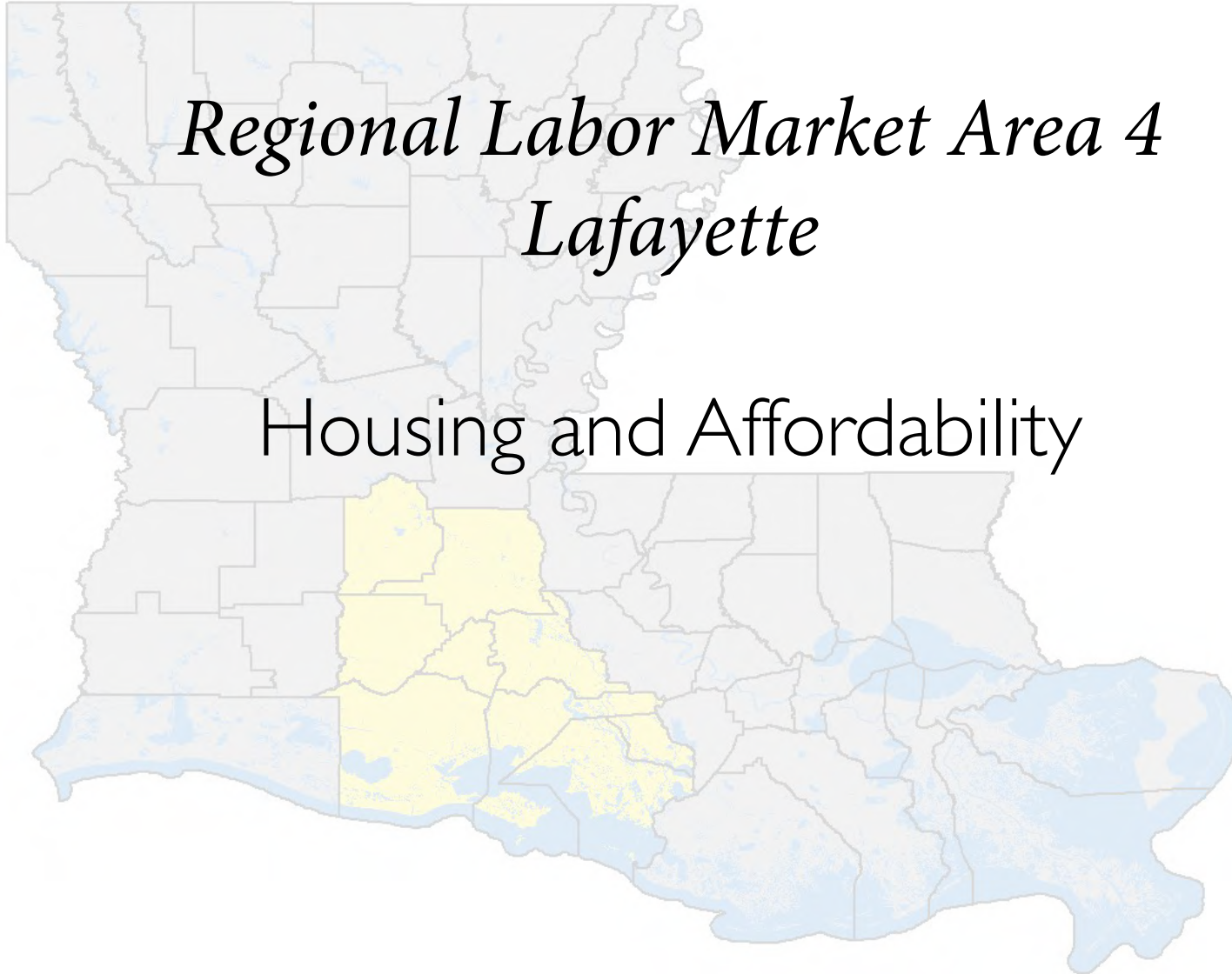


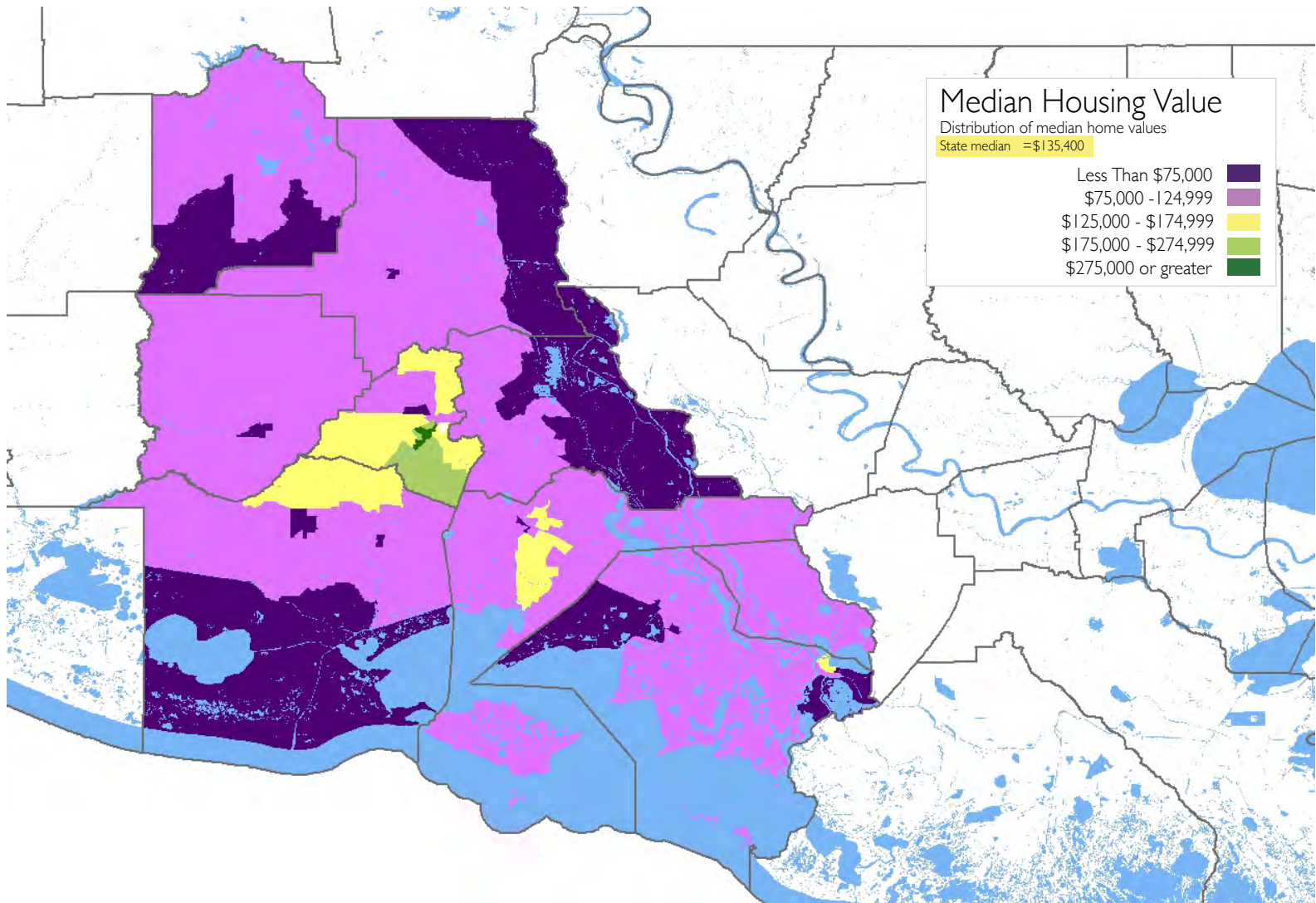
Means of Commuting

	Avg. Commute Time
RLMA 4	25 mins
Louisiana	24 mins

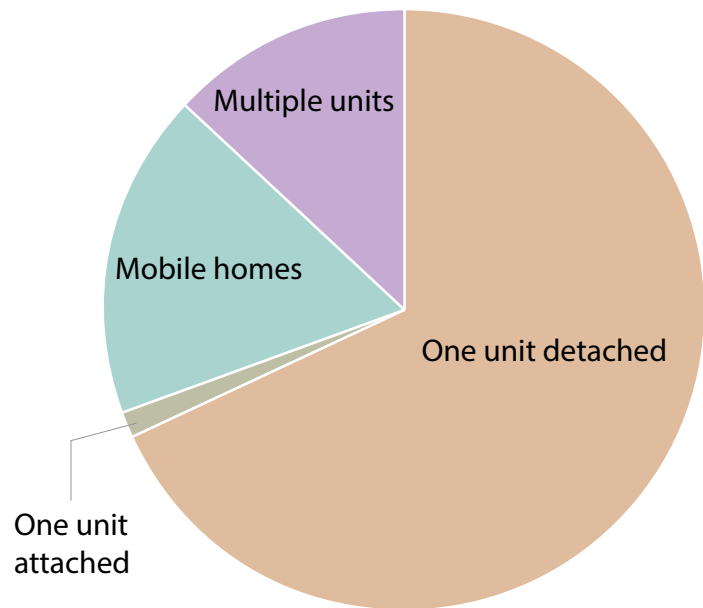
*Regional Labor Market Area 4
Lafayette*

Housing and Affordability



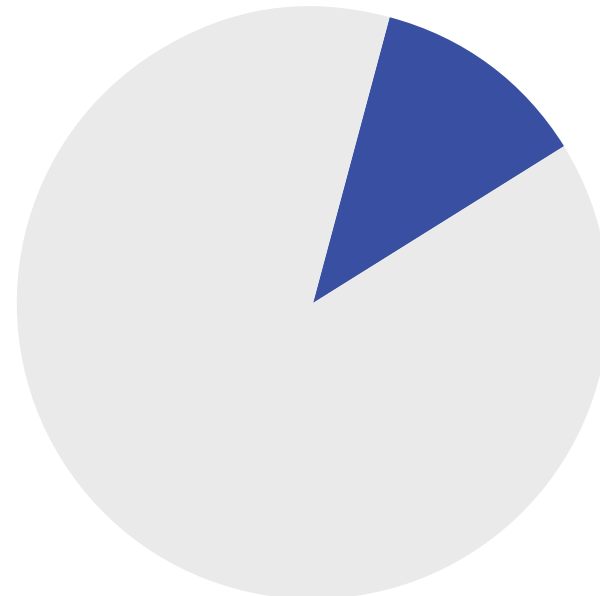


Type of Housing

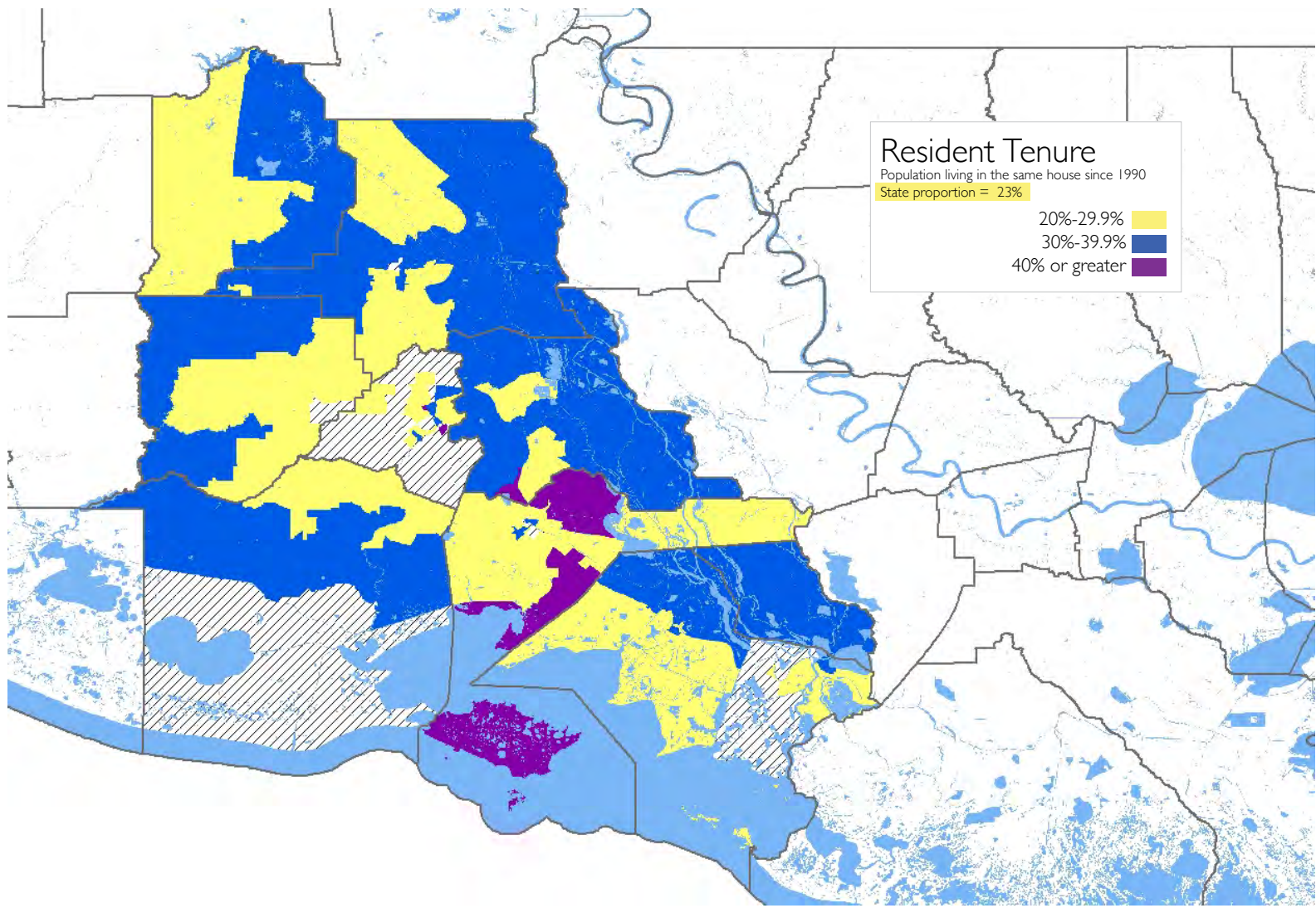


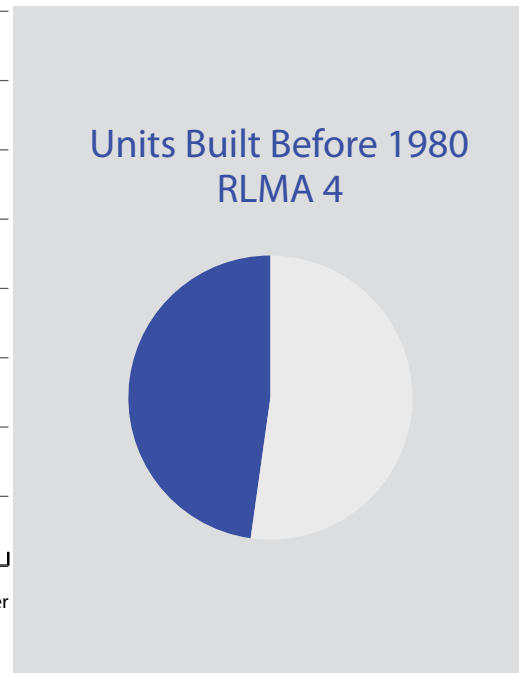
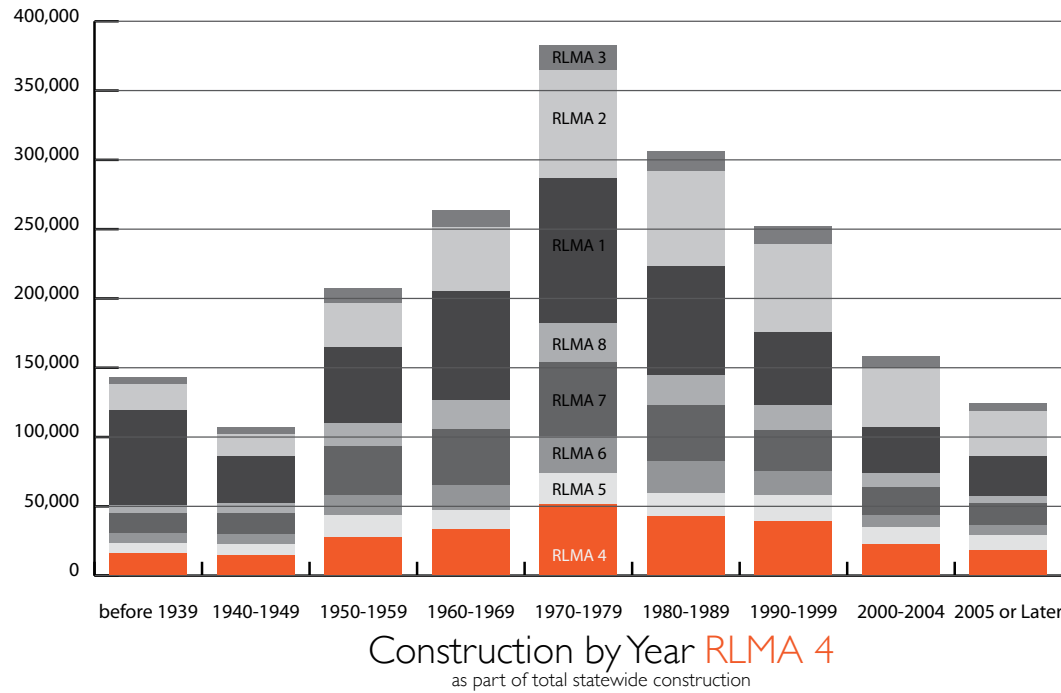
RLMA 4

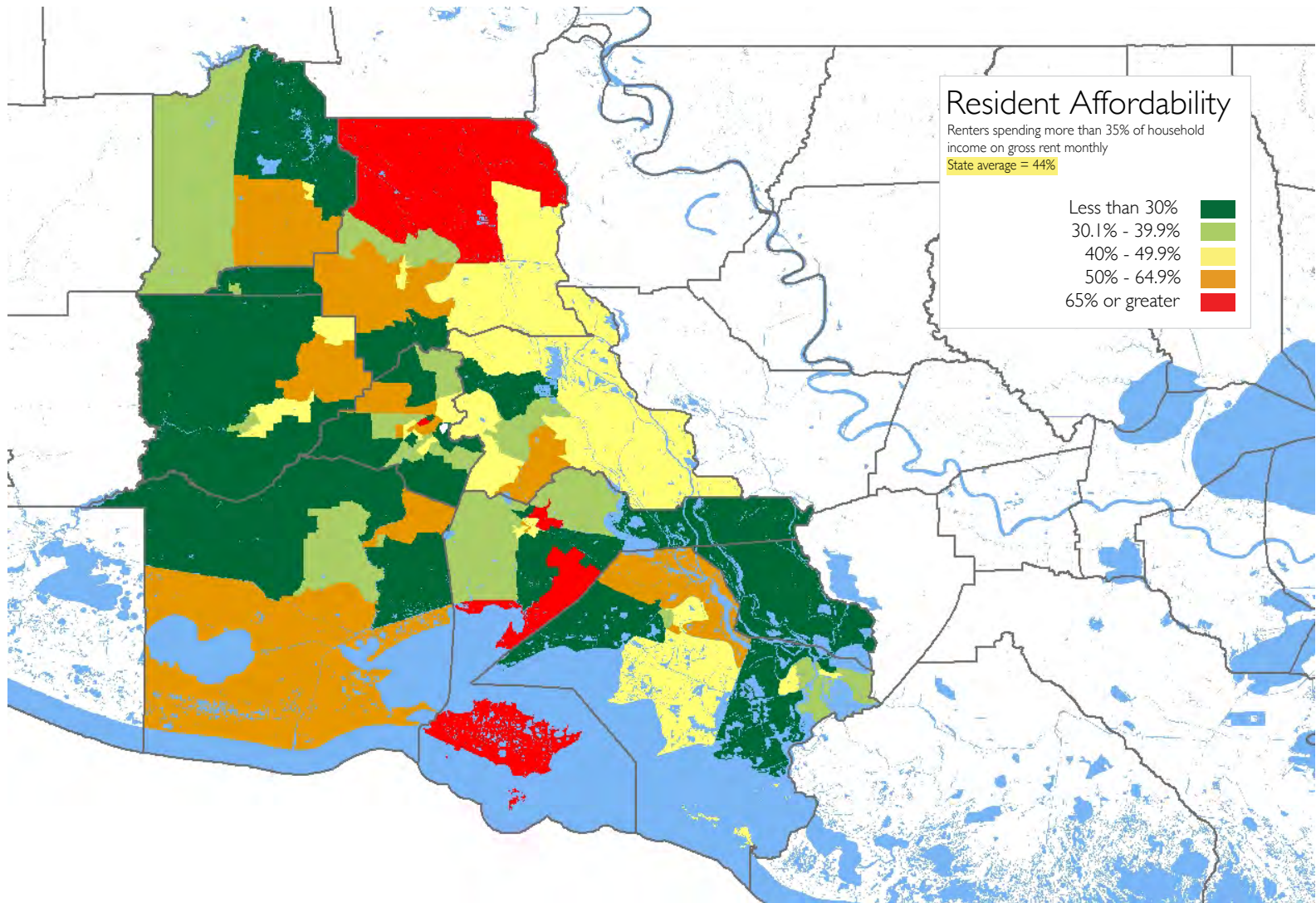
Vacant Housing

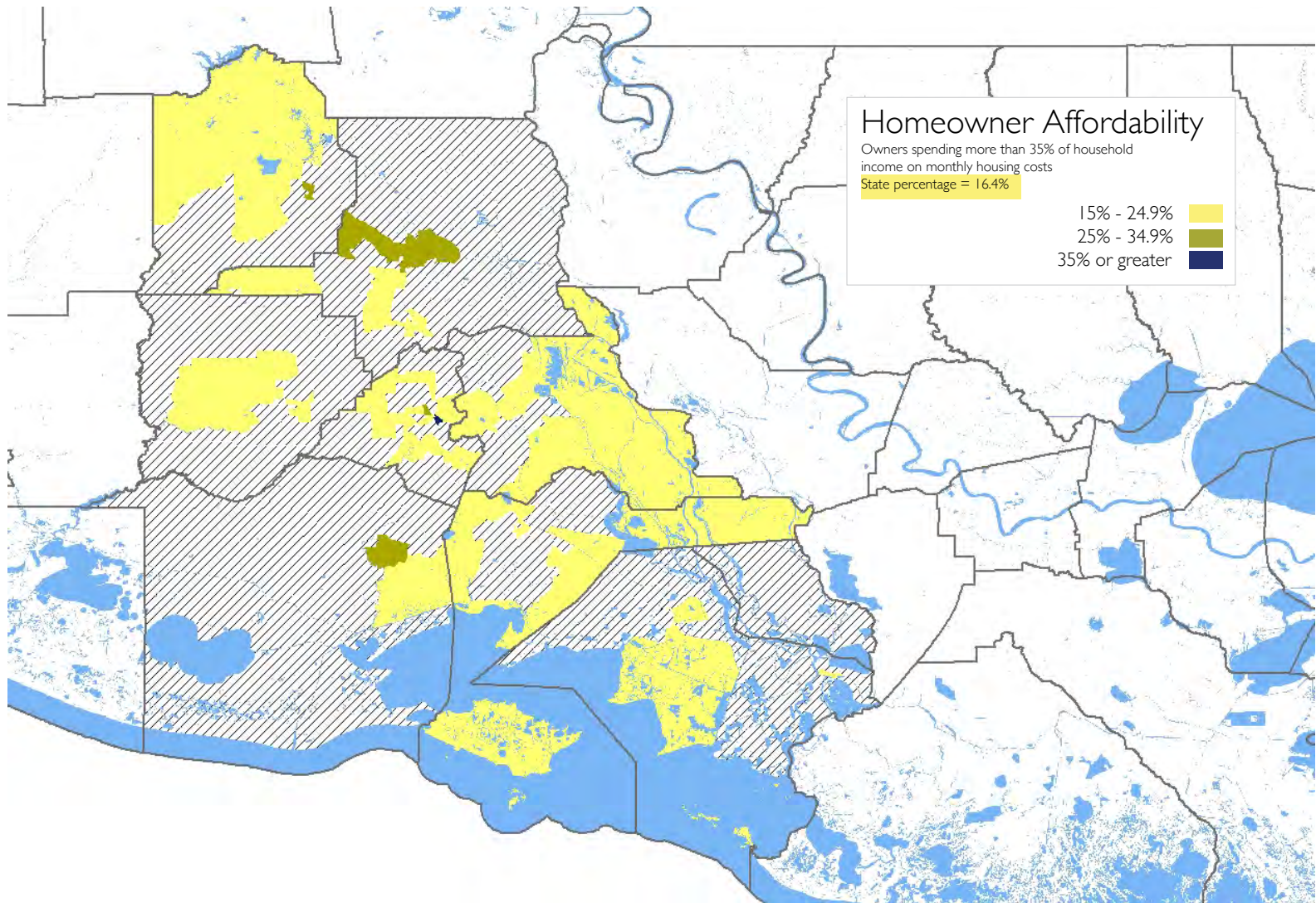


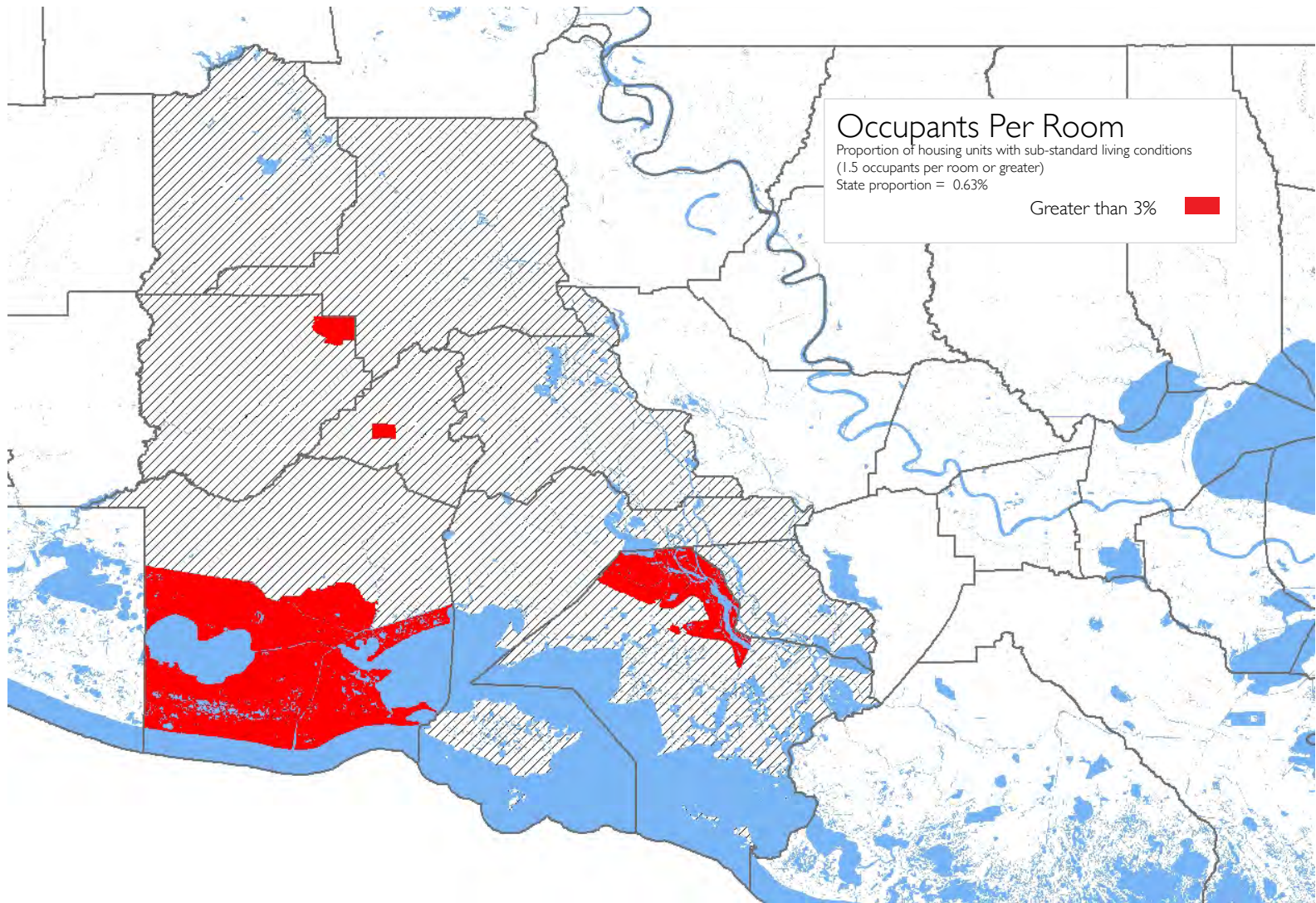
	Owner Vacancy Rate	Rental Vacancy Rate
RLMA 4	1.34%	5.78%
Louisiana	2.80%	7.45%

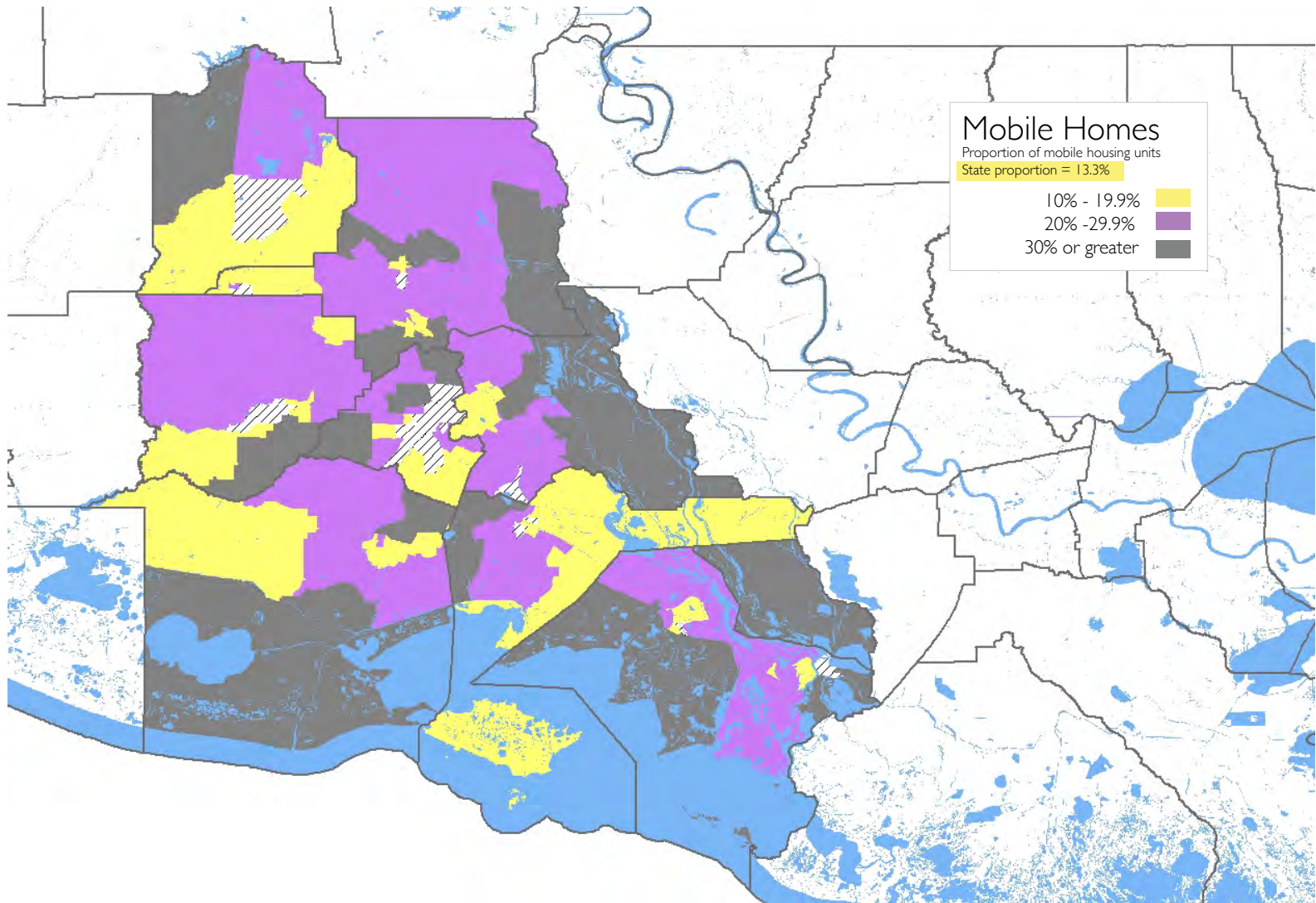












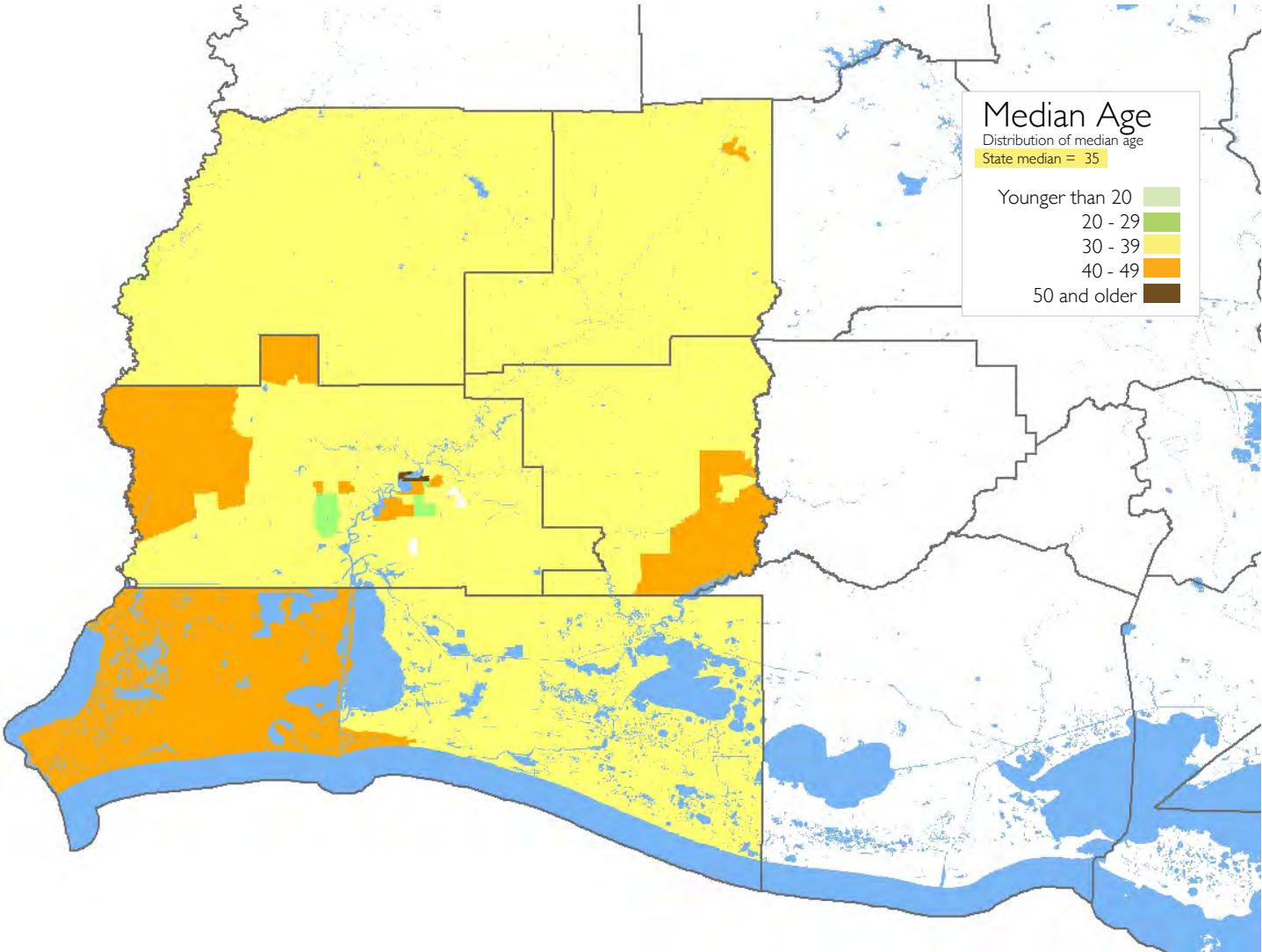
Louisiana Regional Labor Market Area 5

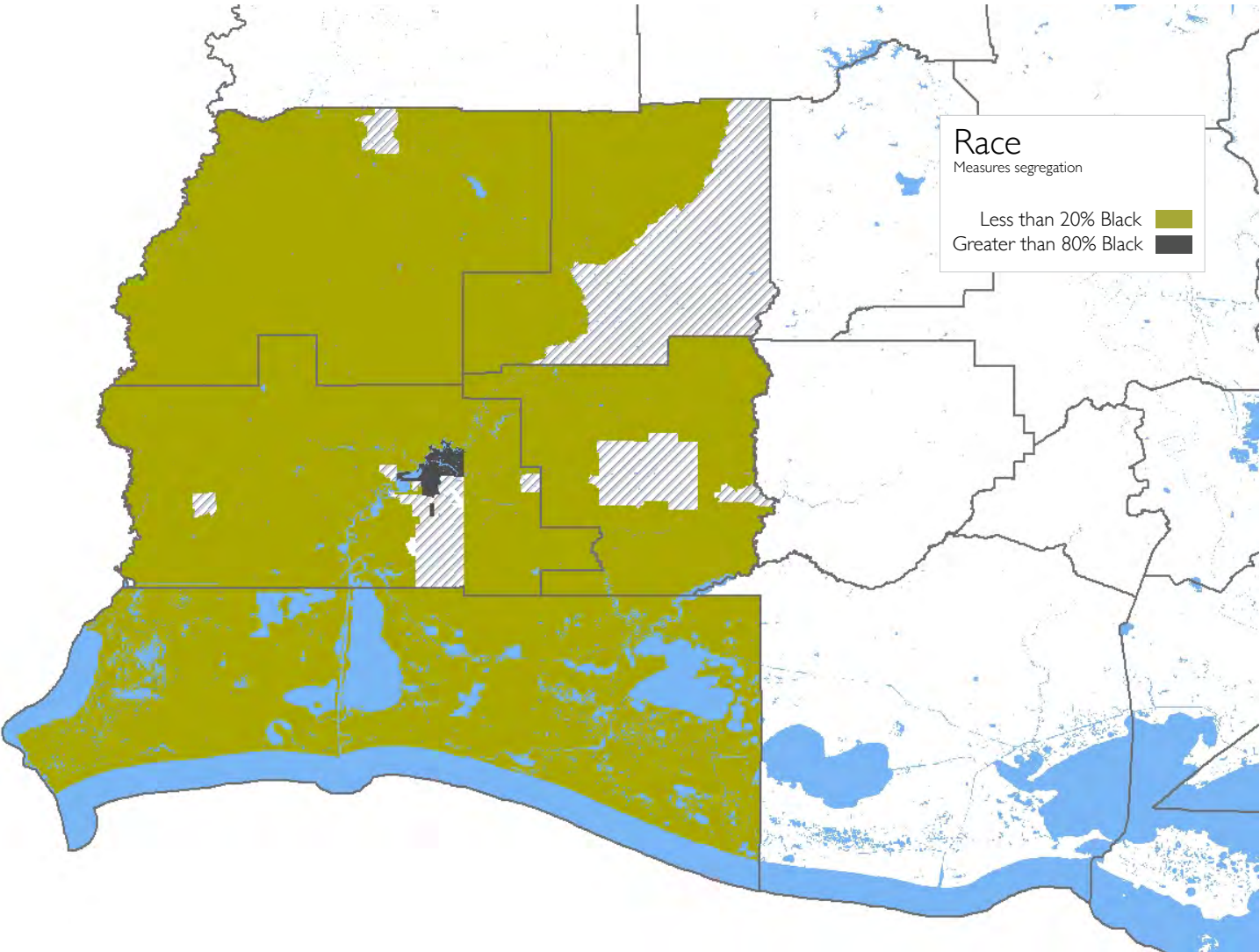
Lake Charles

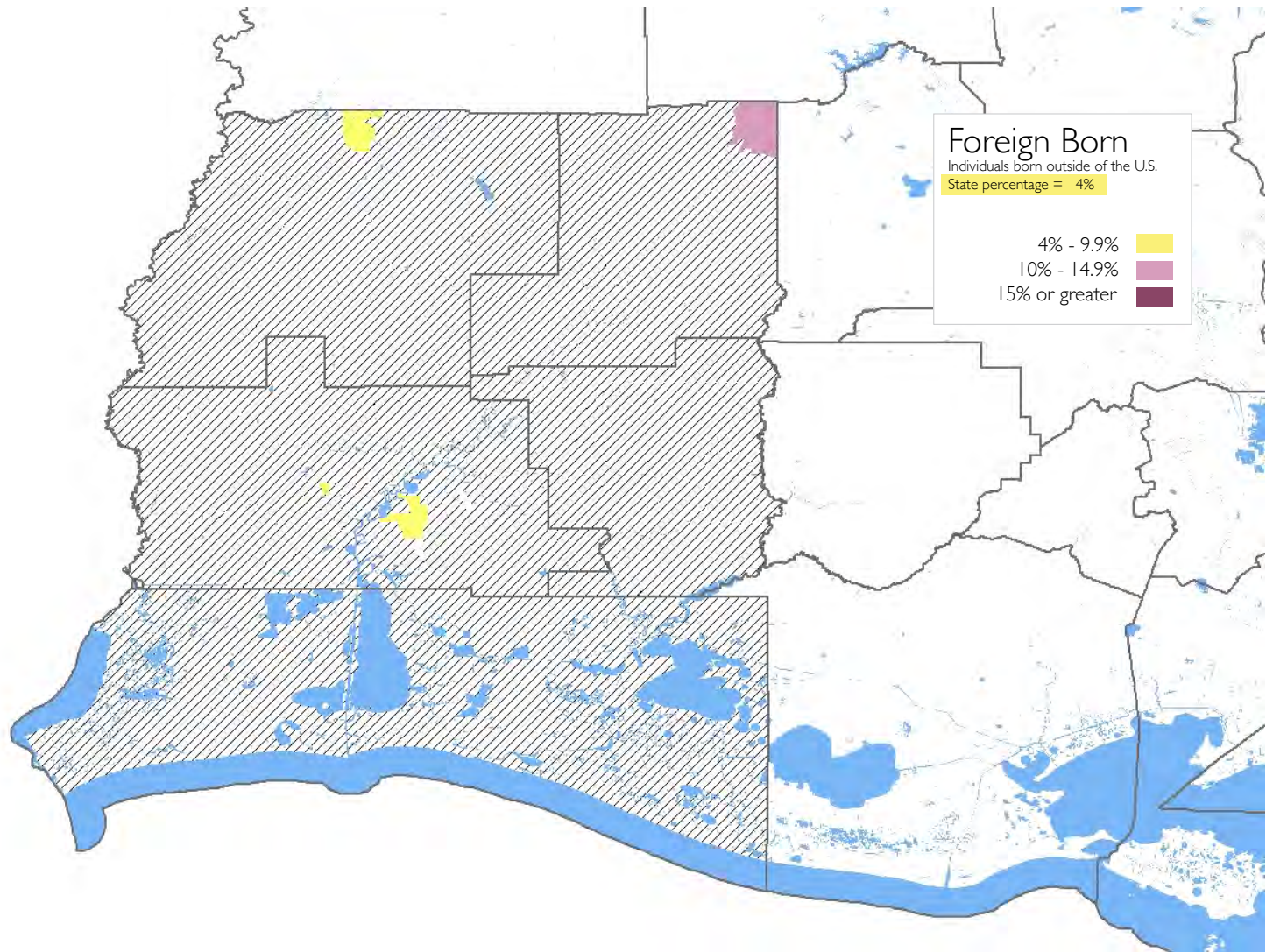
Allen | Calcasieu | Cameron | Beauregard | Jefferson Davis

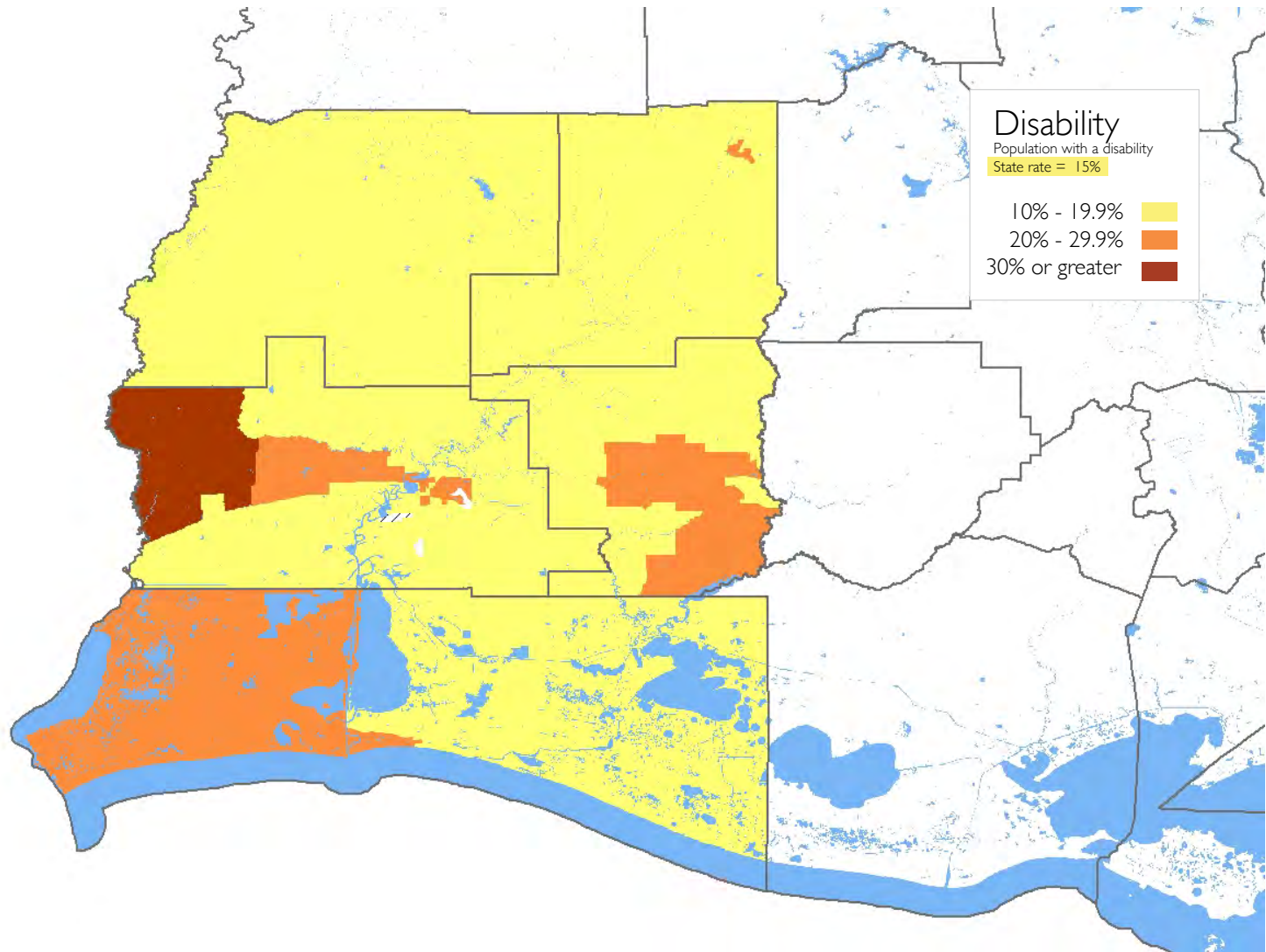


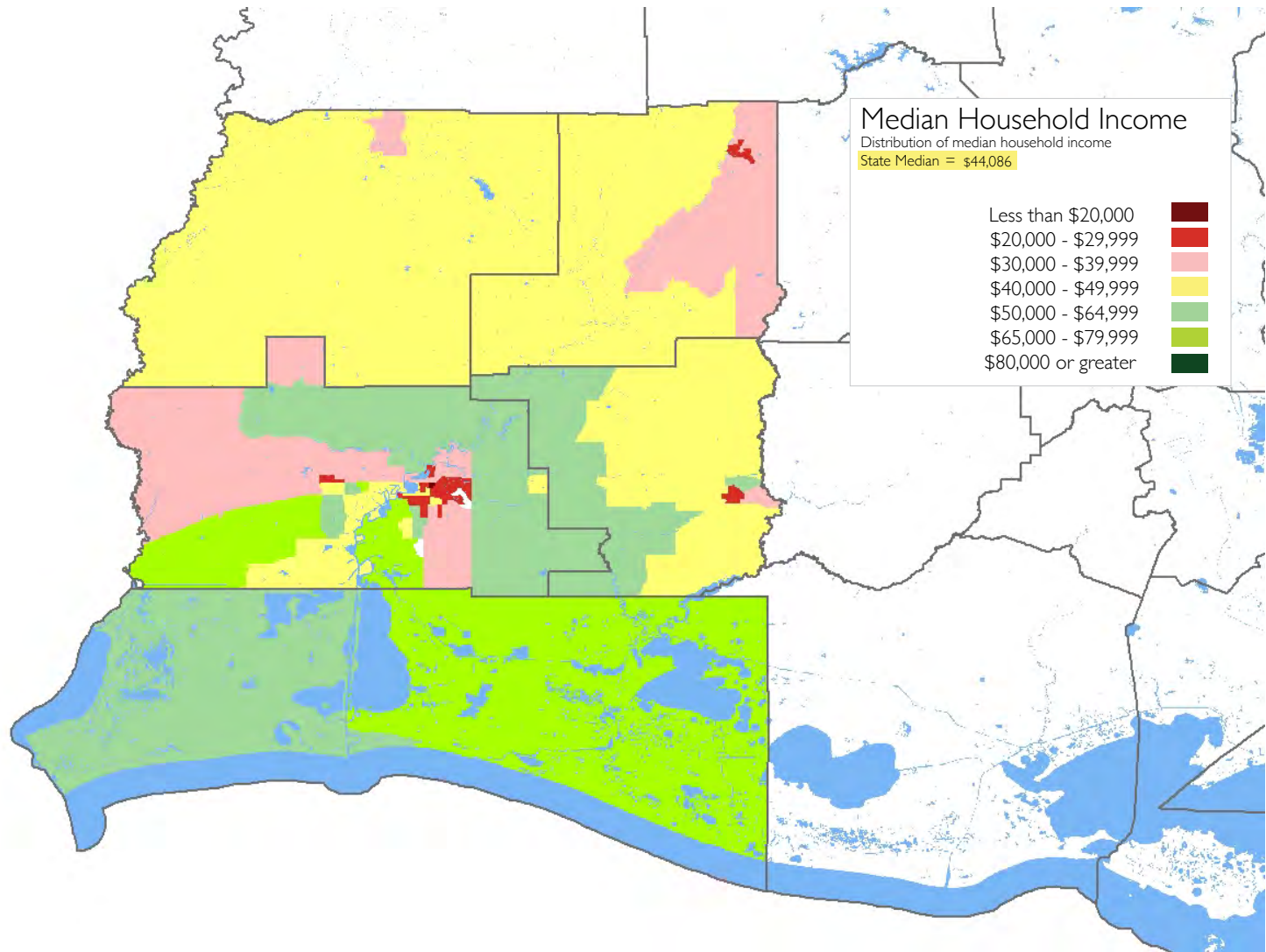


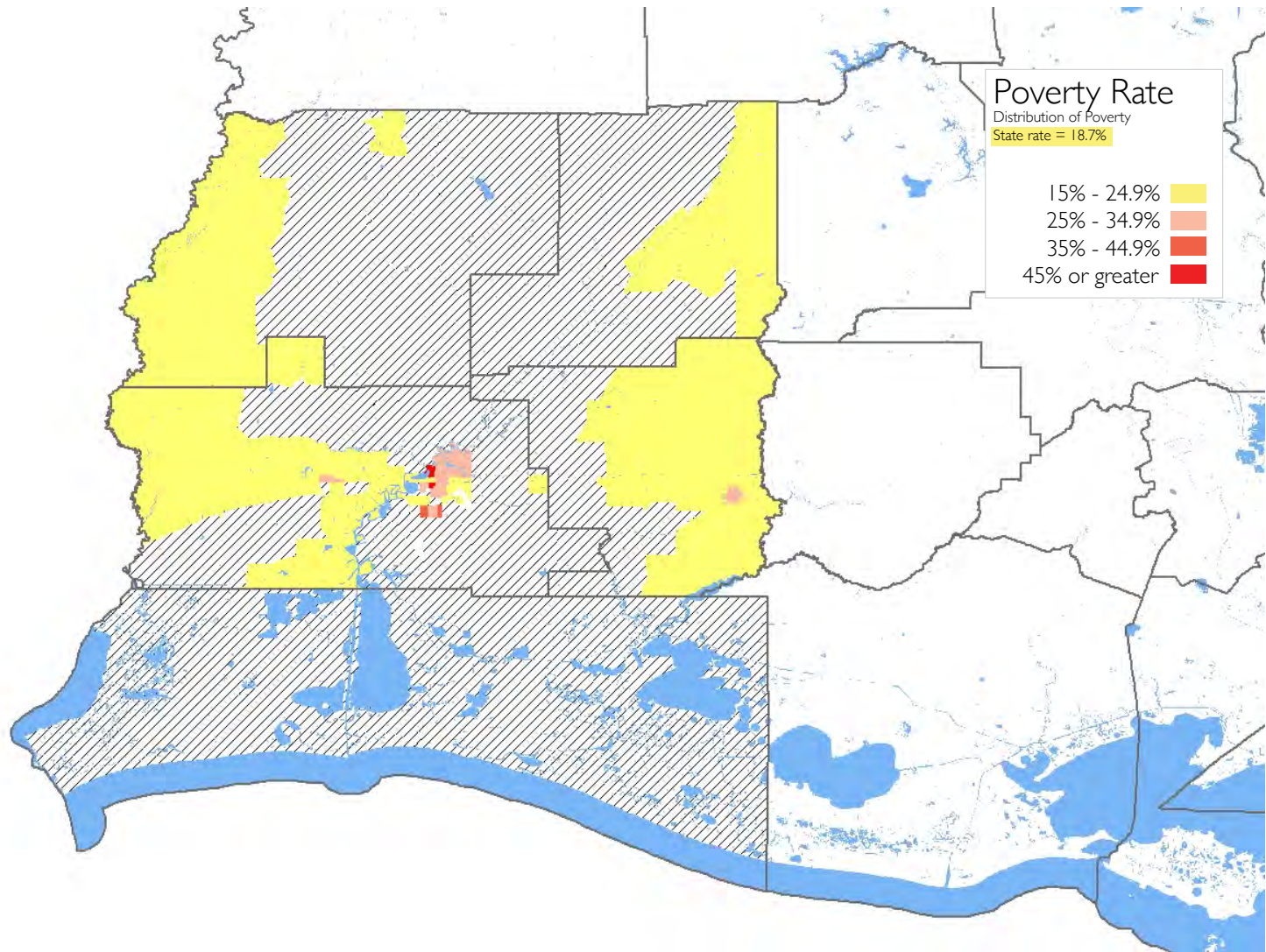


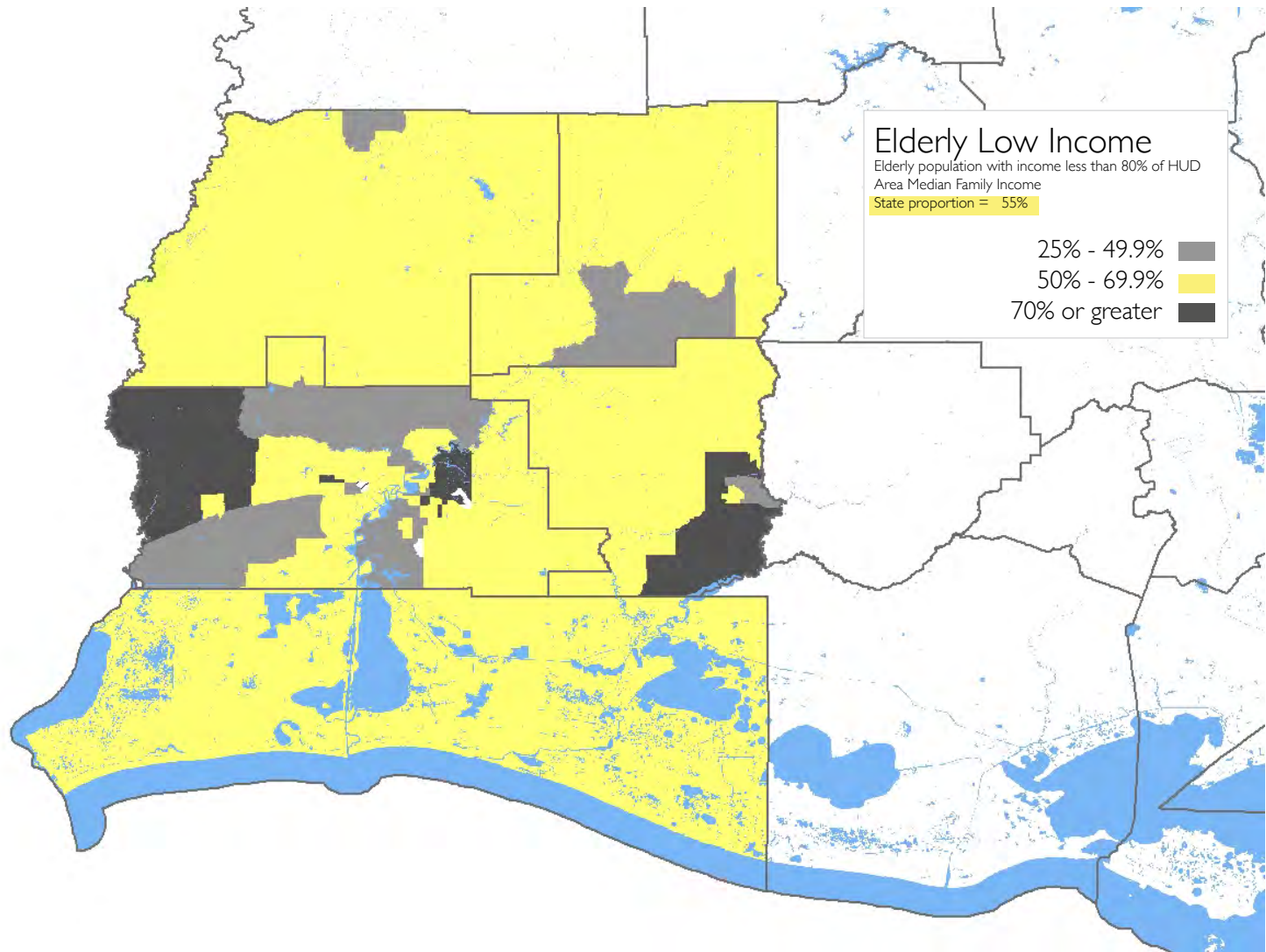


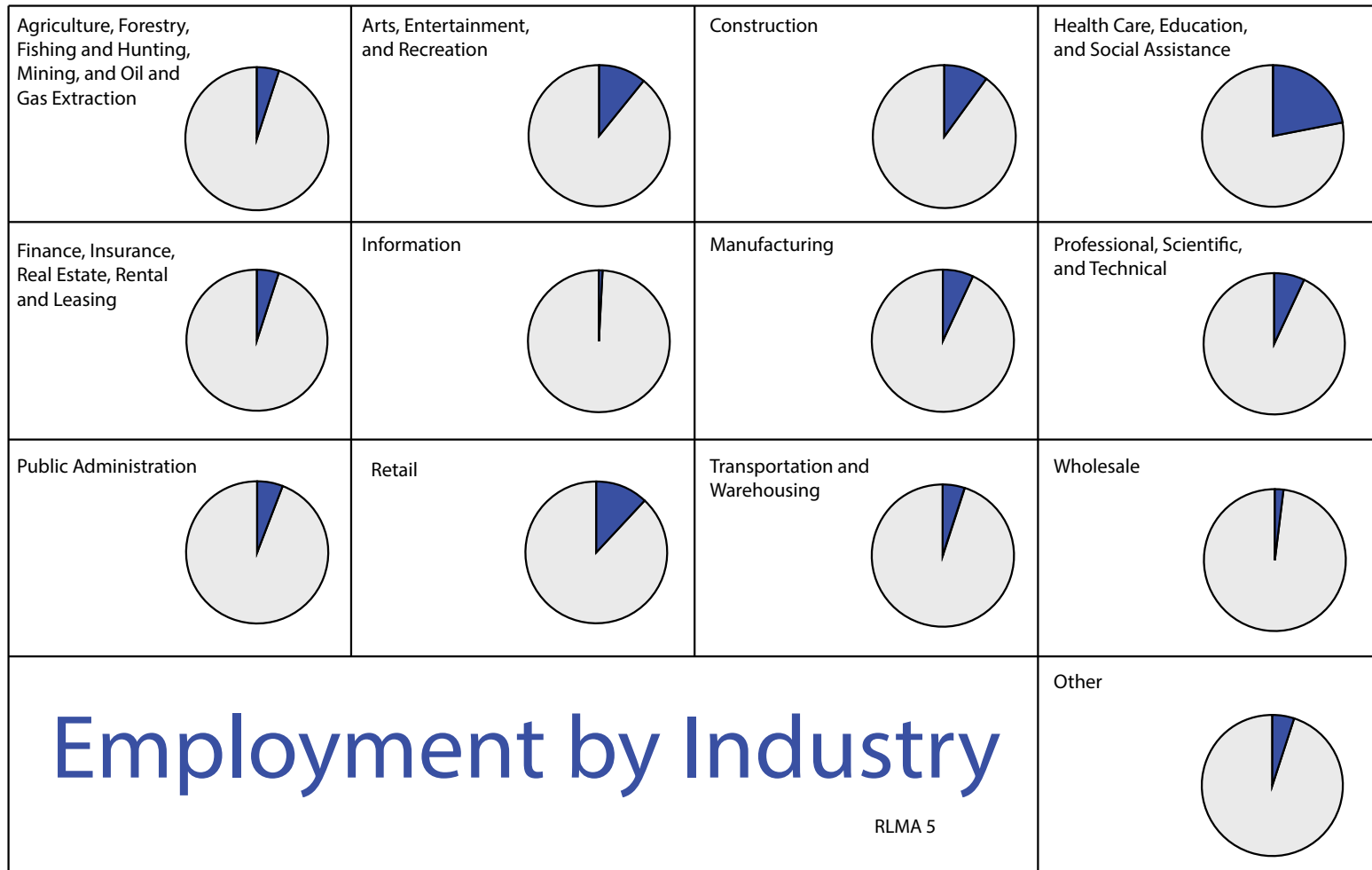


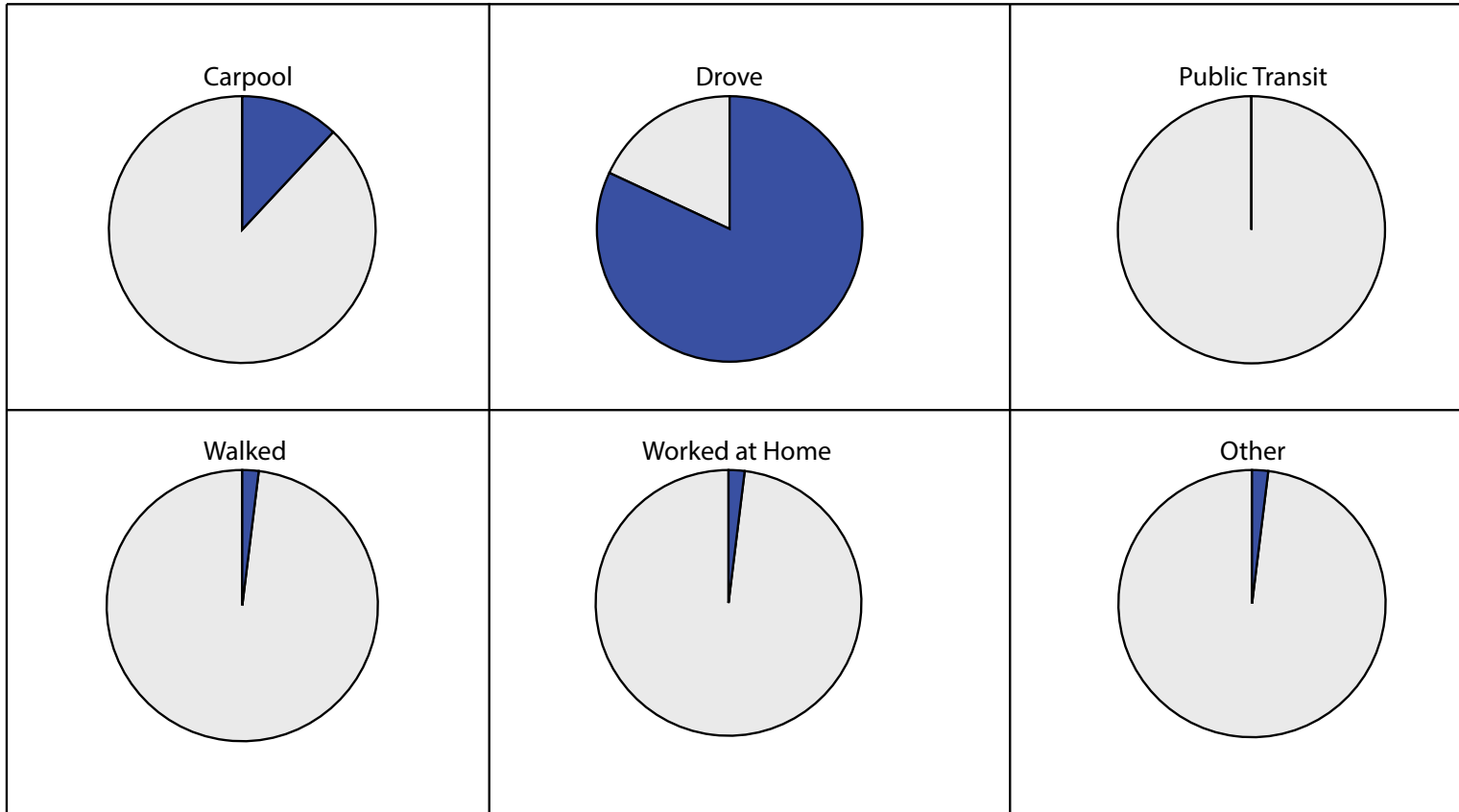













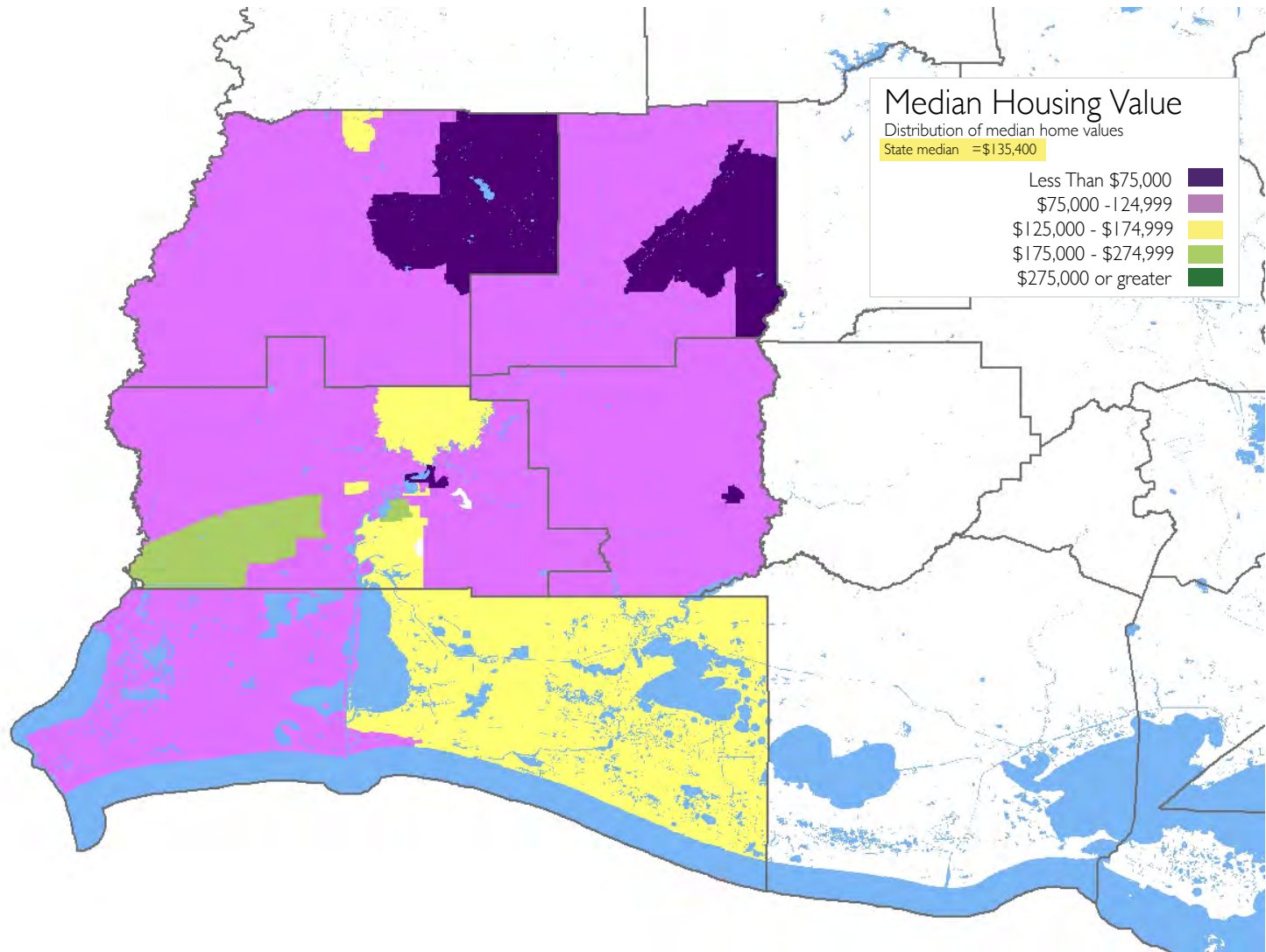
Means of Commuting

	Avg. Commute Time
RLMA 5	23 mins
Louisiana	24 mins

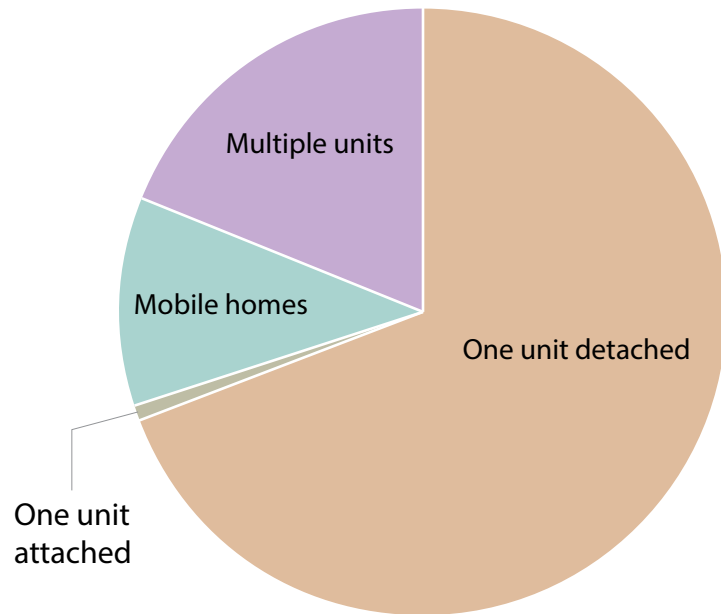
A map of Louisiana with county boundaries shown in thin grey lines. A specific region in the western part of the state is highlighted in yellow. This region includes parts of Calcasieu, Iberia, and Terrebonne parishes. The rest of the map is light grey with some light blue areas representing water bodies. The text 'Regional Labor Market Area 5' and 'Lake Charles' is centered over the map, and 'Housing and Affordability' is positioned over the highlighted yellow area.

Regional Labor Market Area 5
Lake Charles

Housing and Affordability

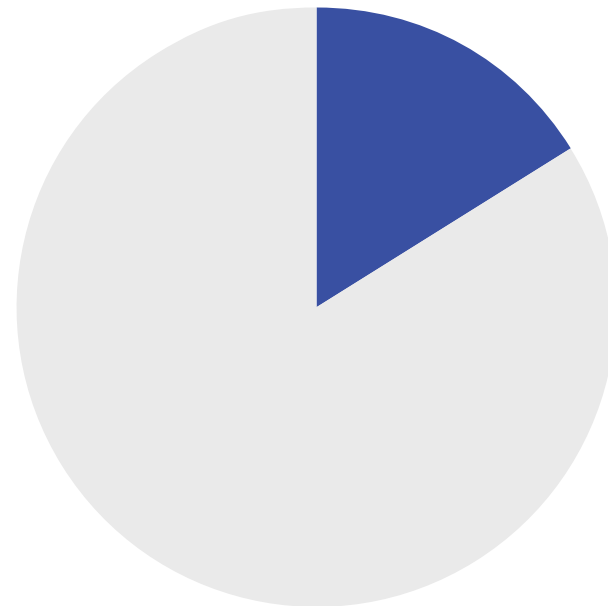


Type of Housing

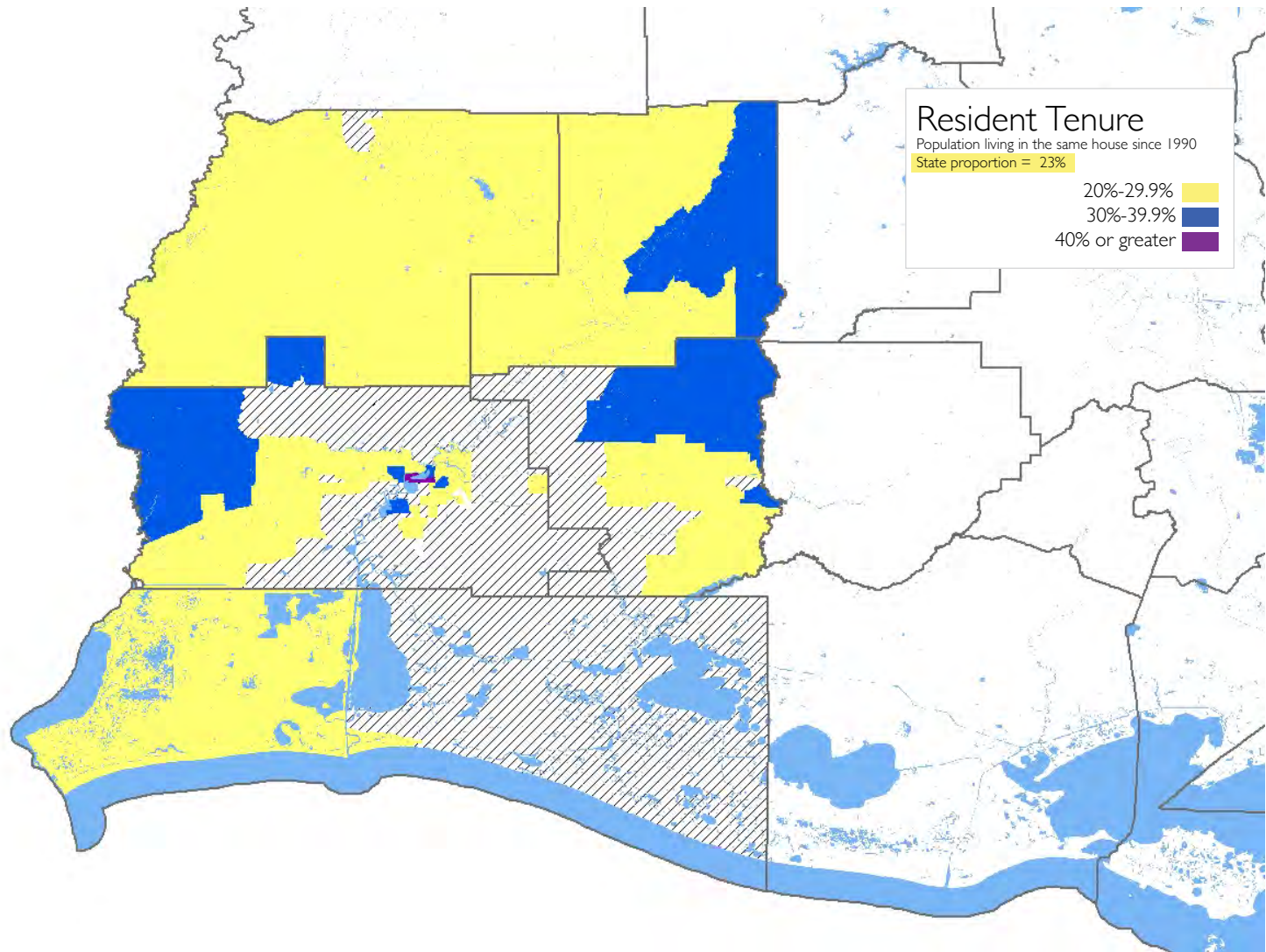


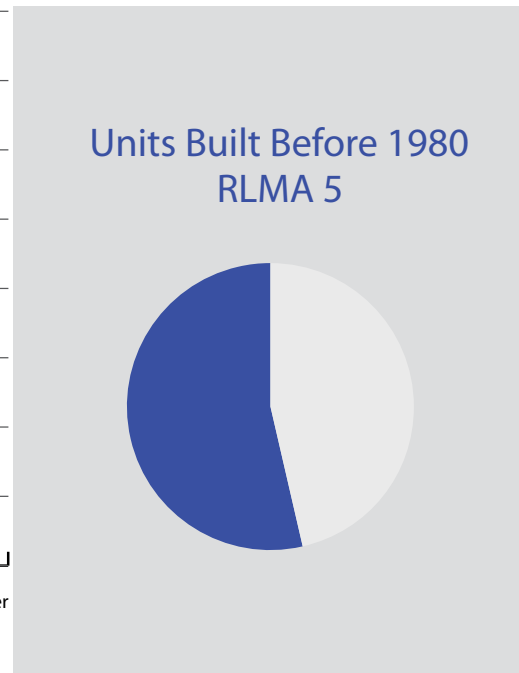
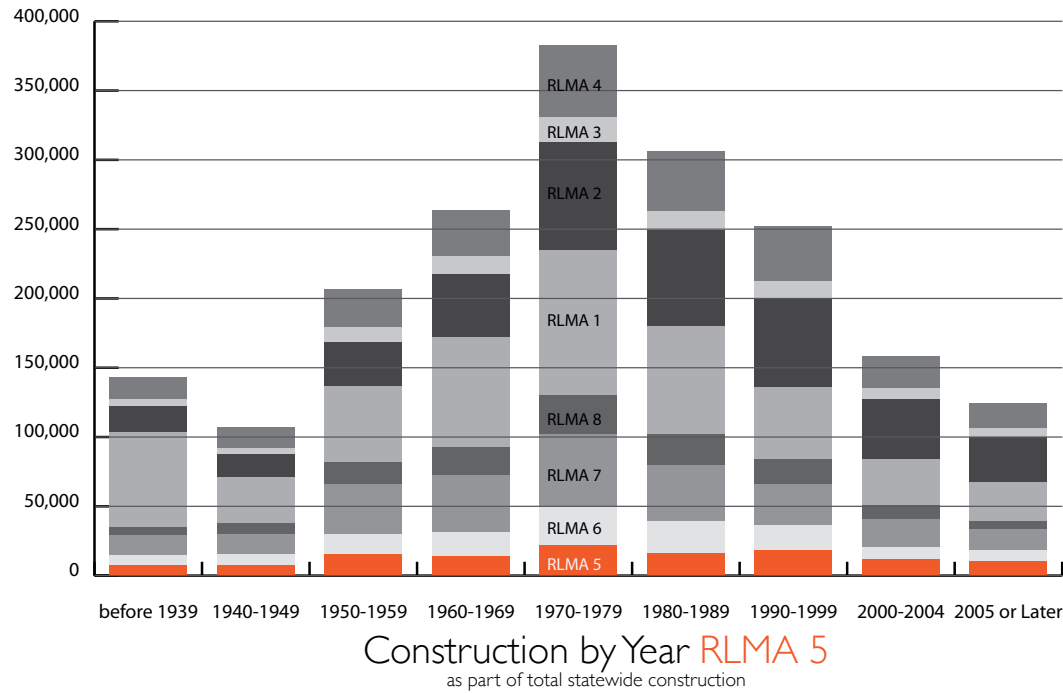
RLMA 5

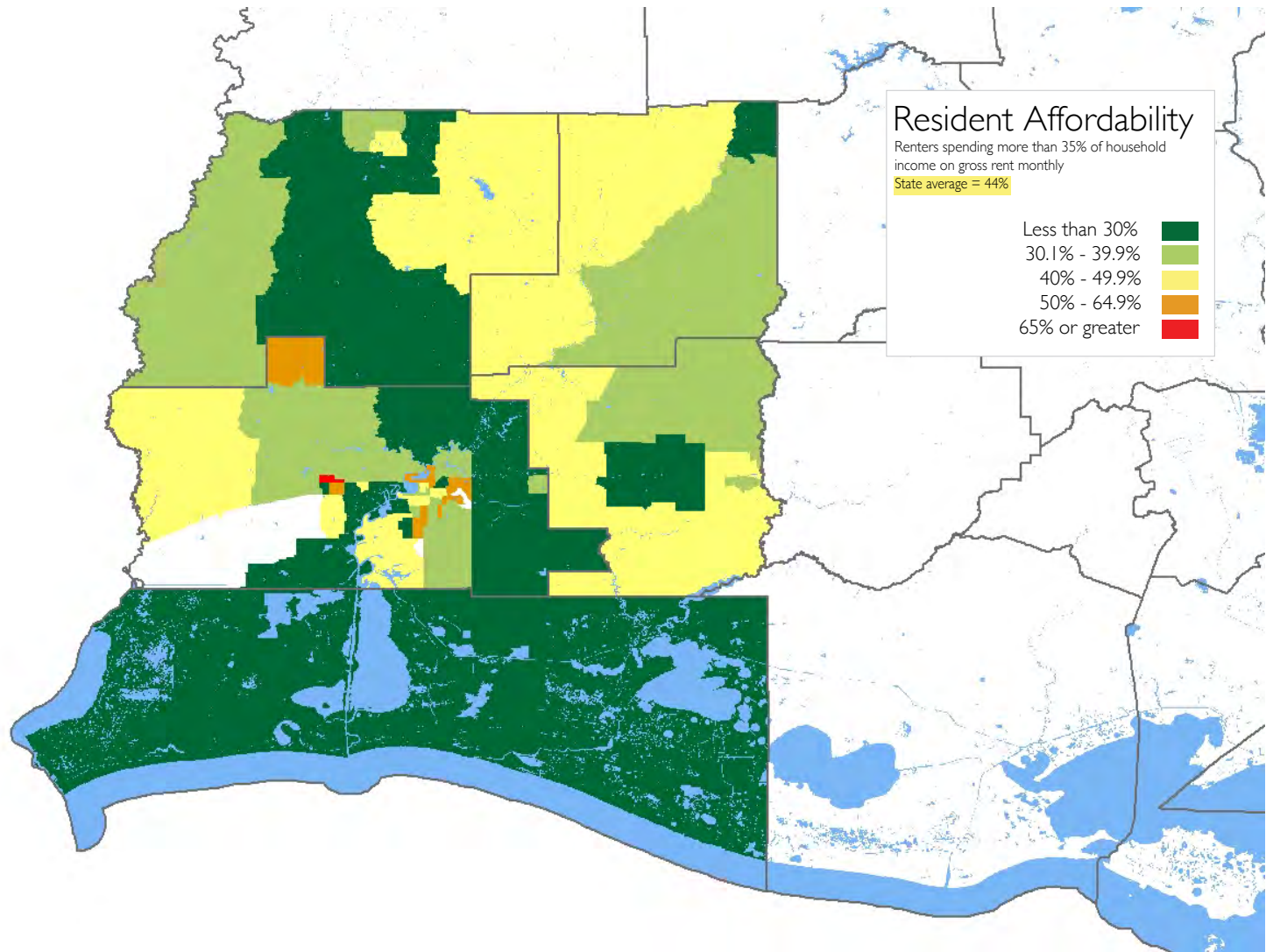
Vacant Housing

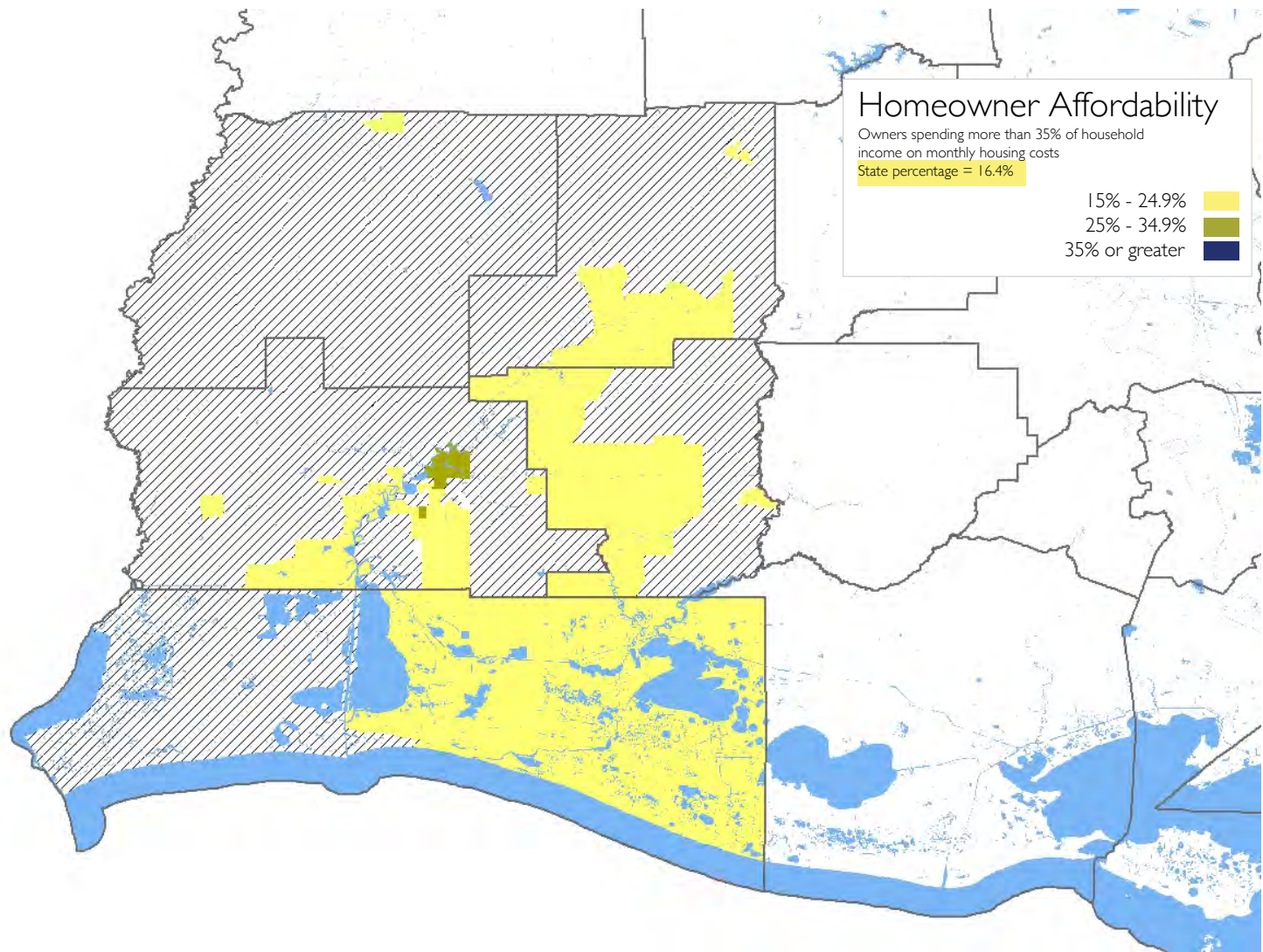


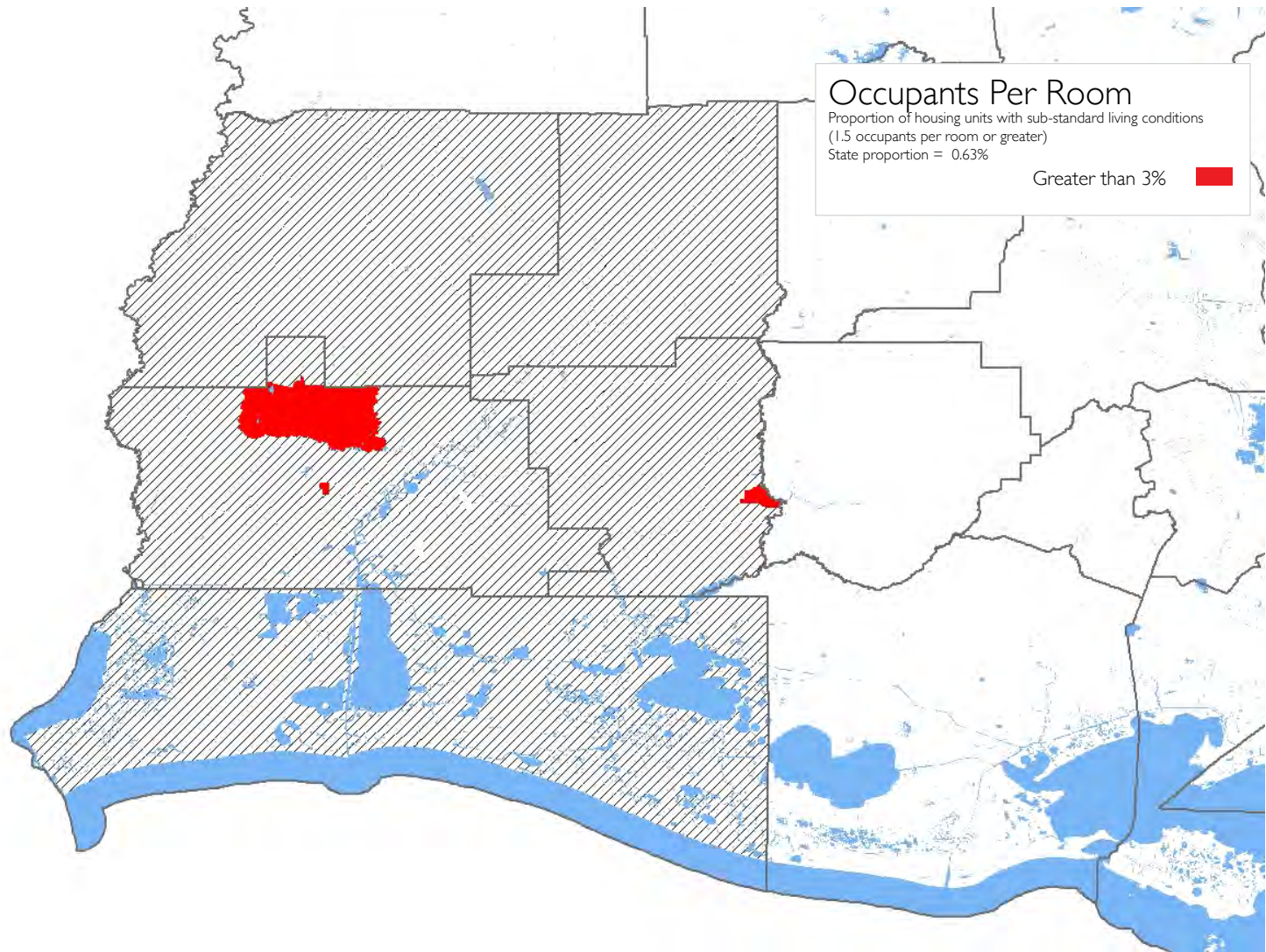
	Owner Vacancy Rate	Rental Vacancy Rate
RLMA 5	1.69%	6.78%
Louisiana	2.80%	7.45%

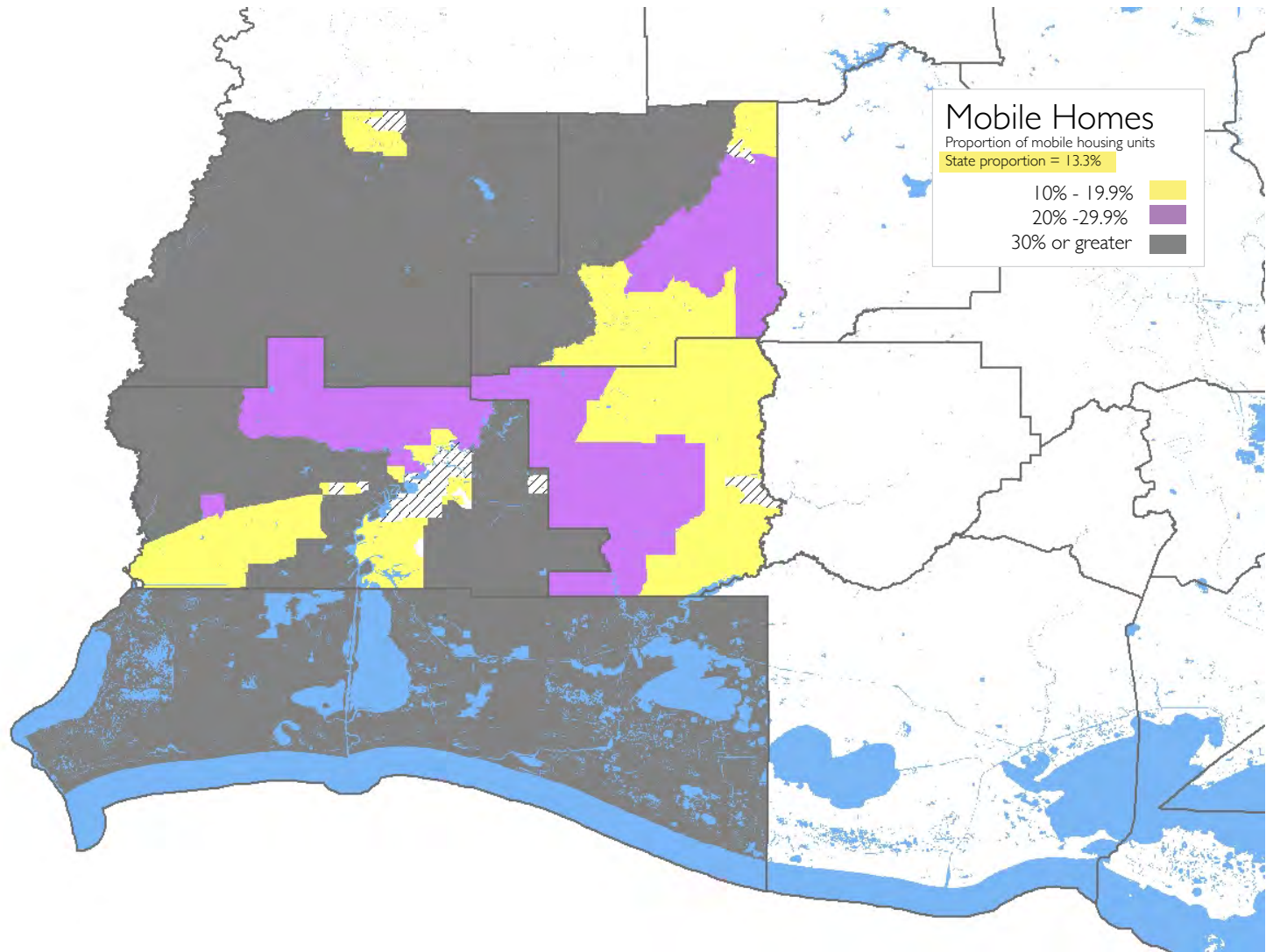








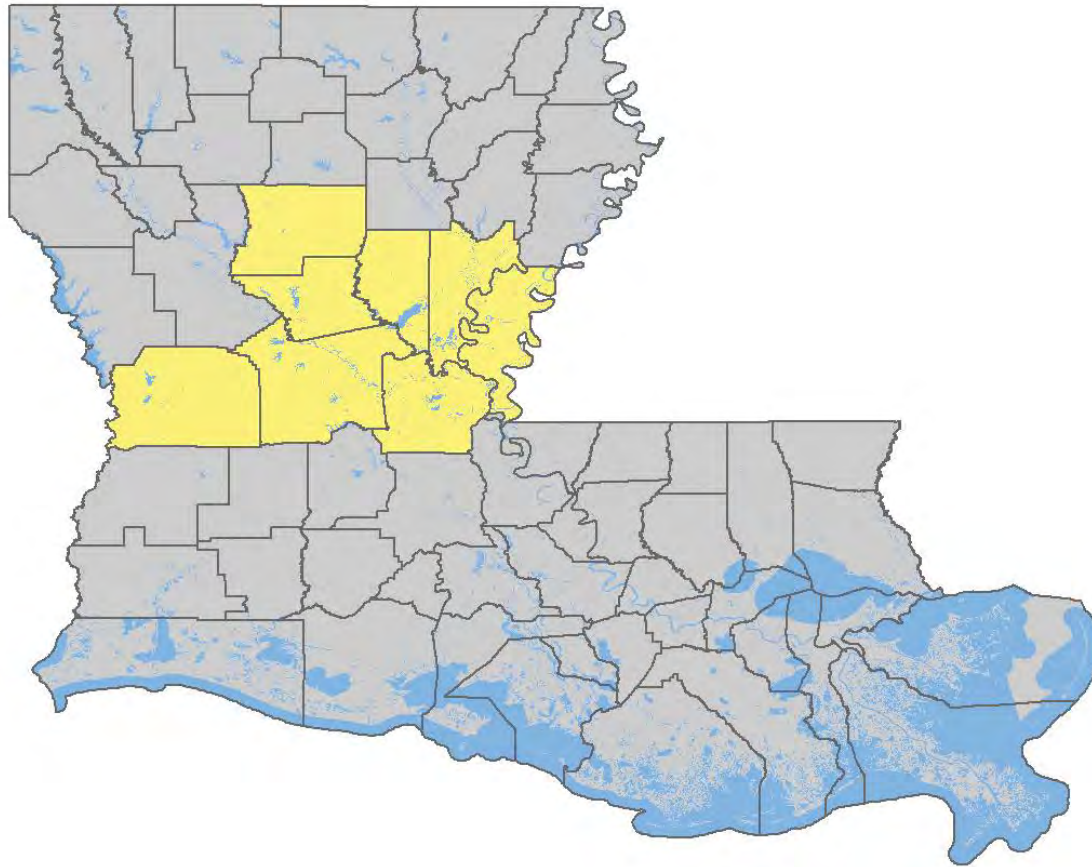




Louisiana Regional Labor Market Area 6

Alexandria

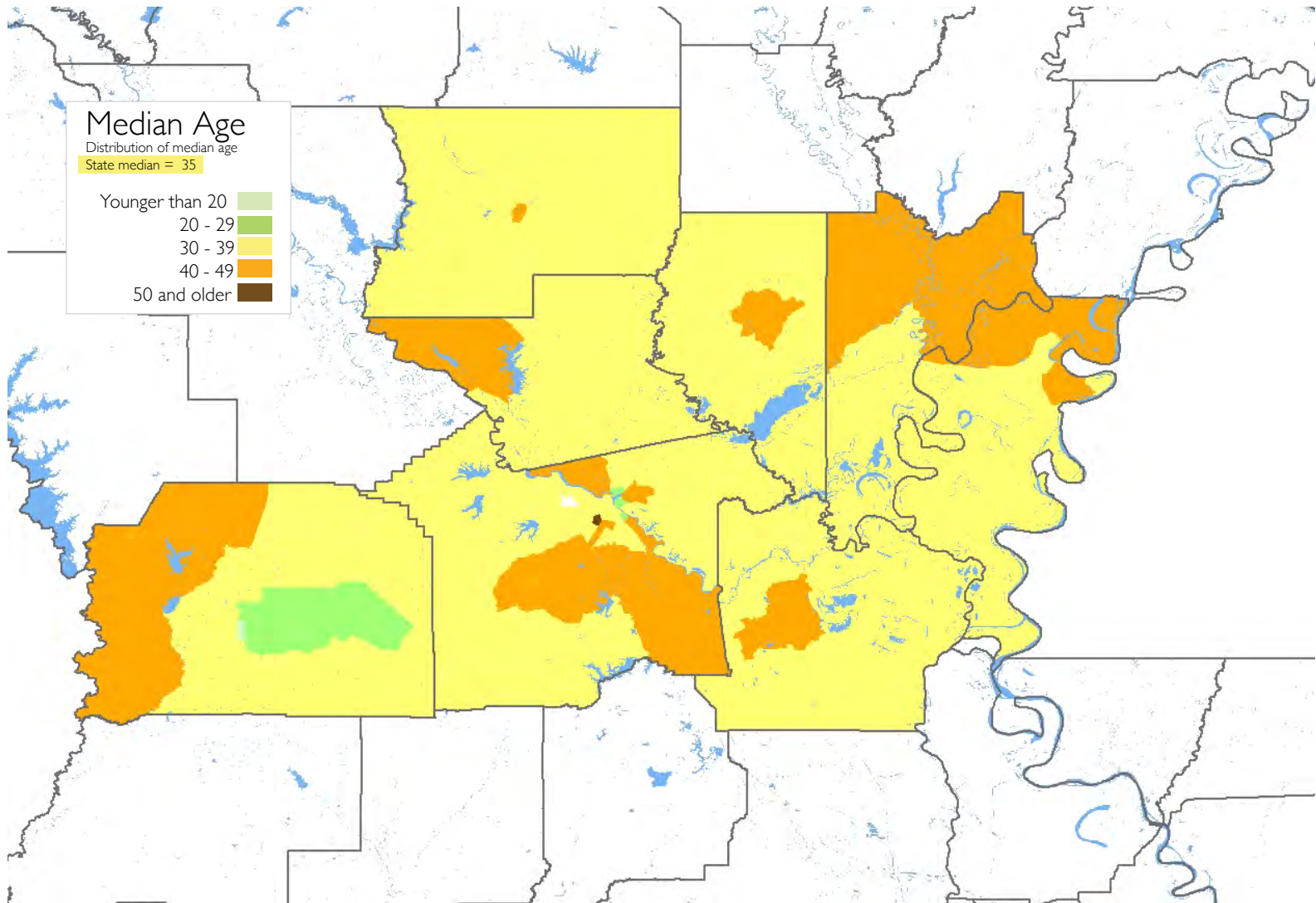
Avoyelles | Concordia | Lasalle | Vernon | Catahoula | Rapides | Grant | Winn

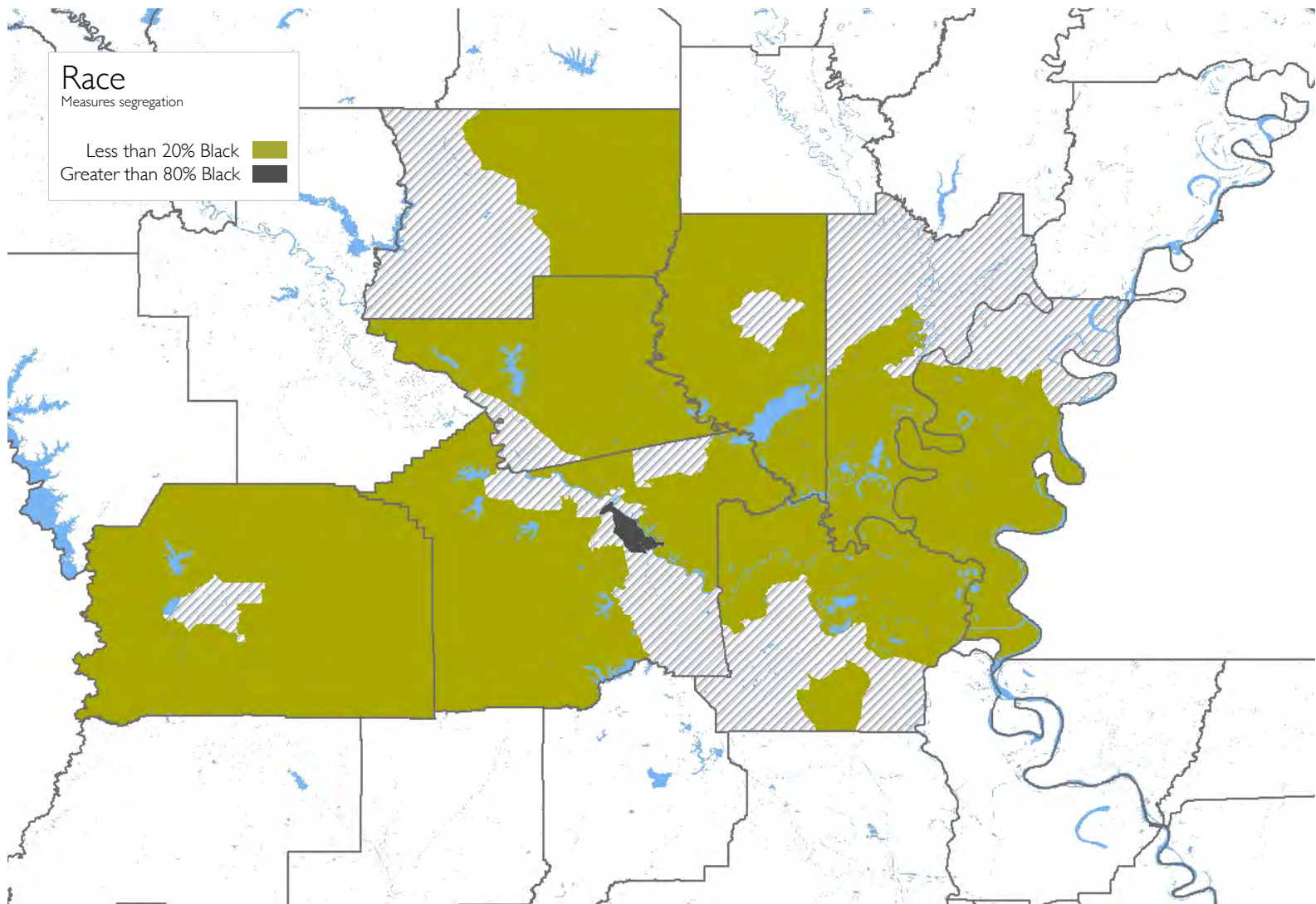


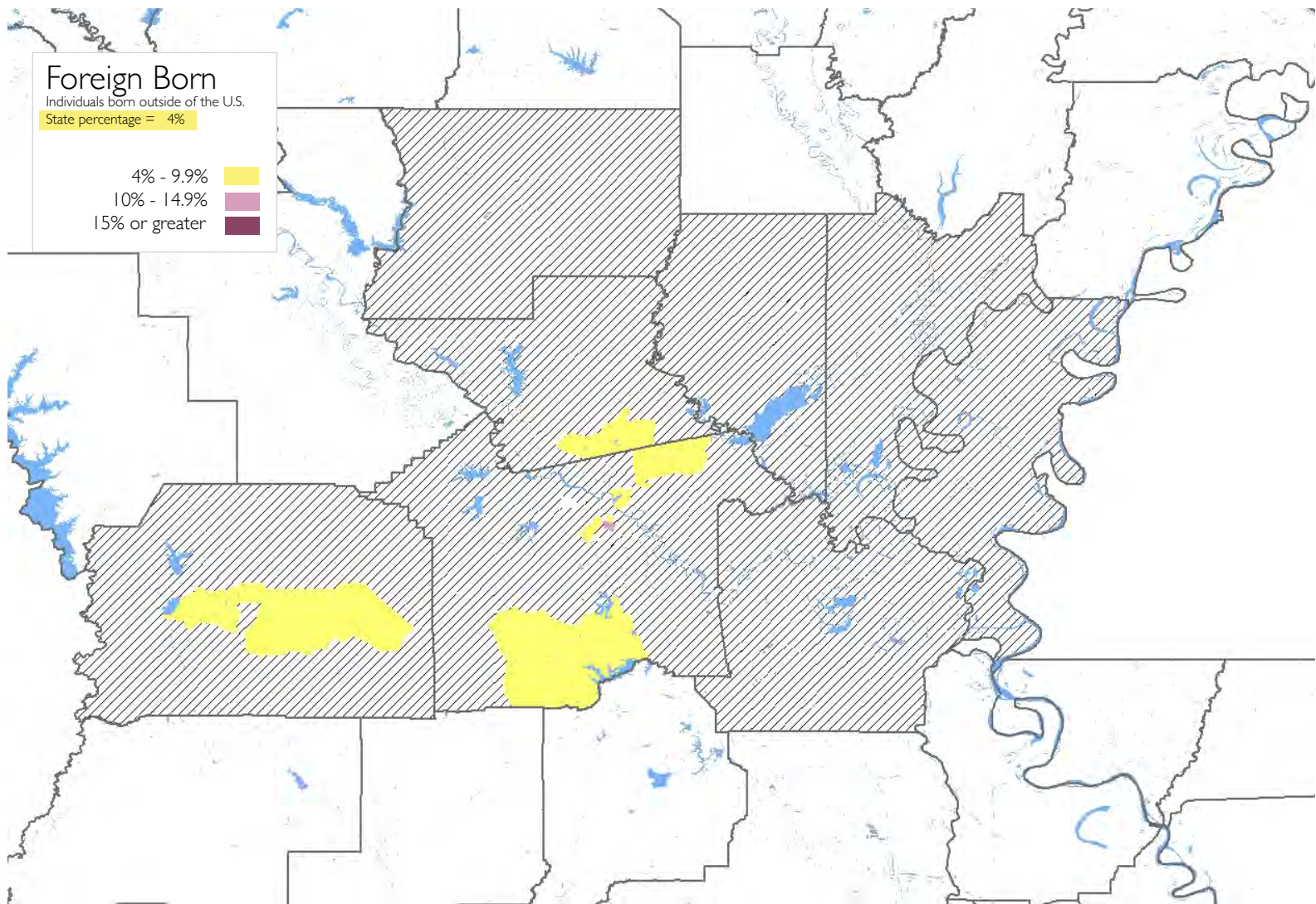


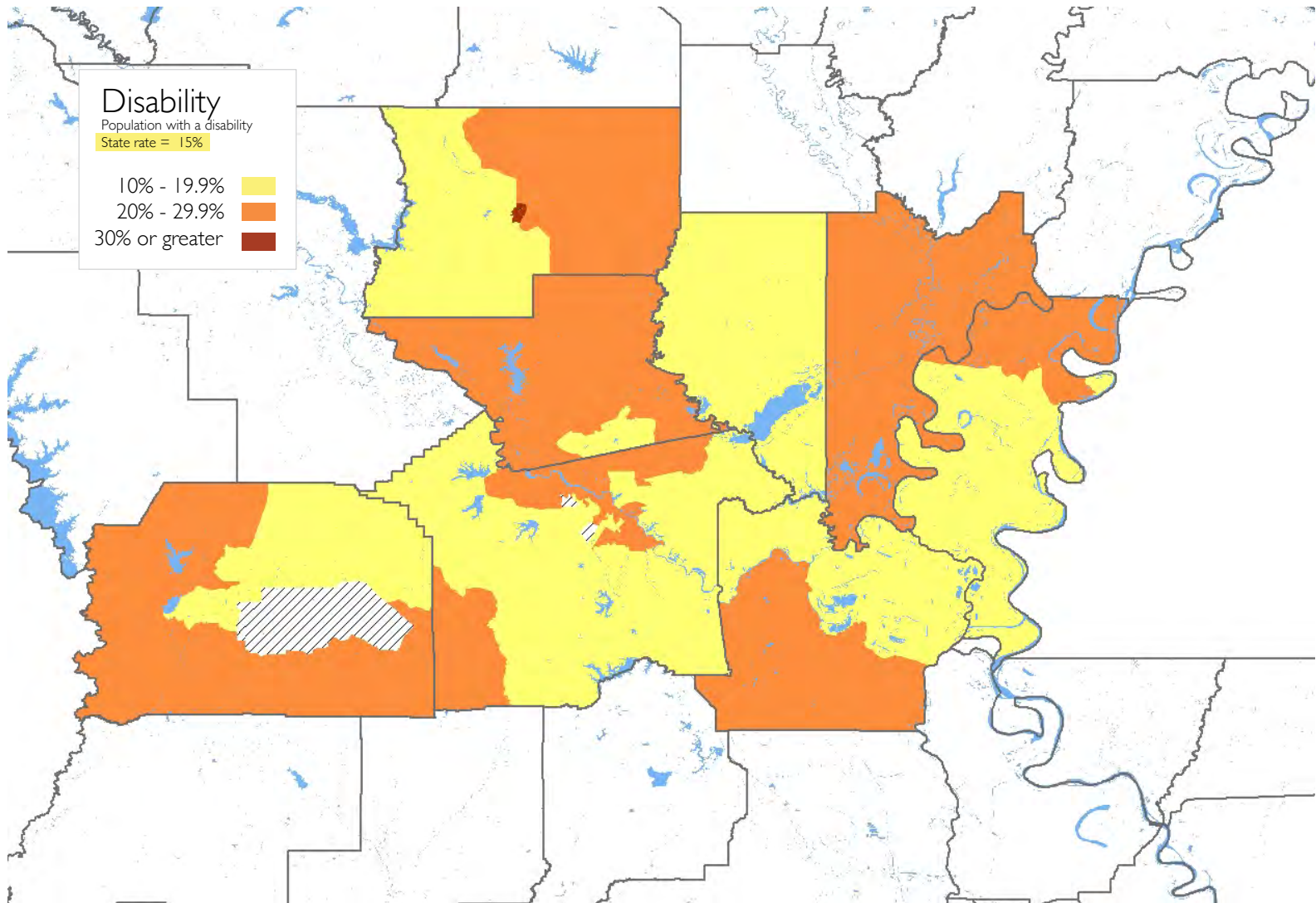
Regional Labor Market Area 6
Alexandria

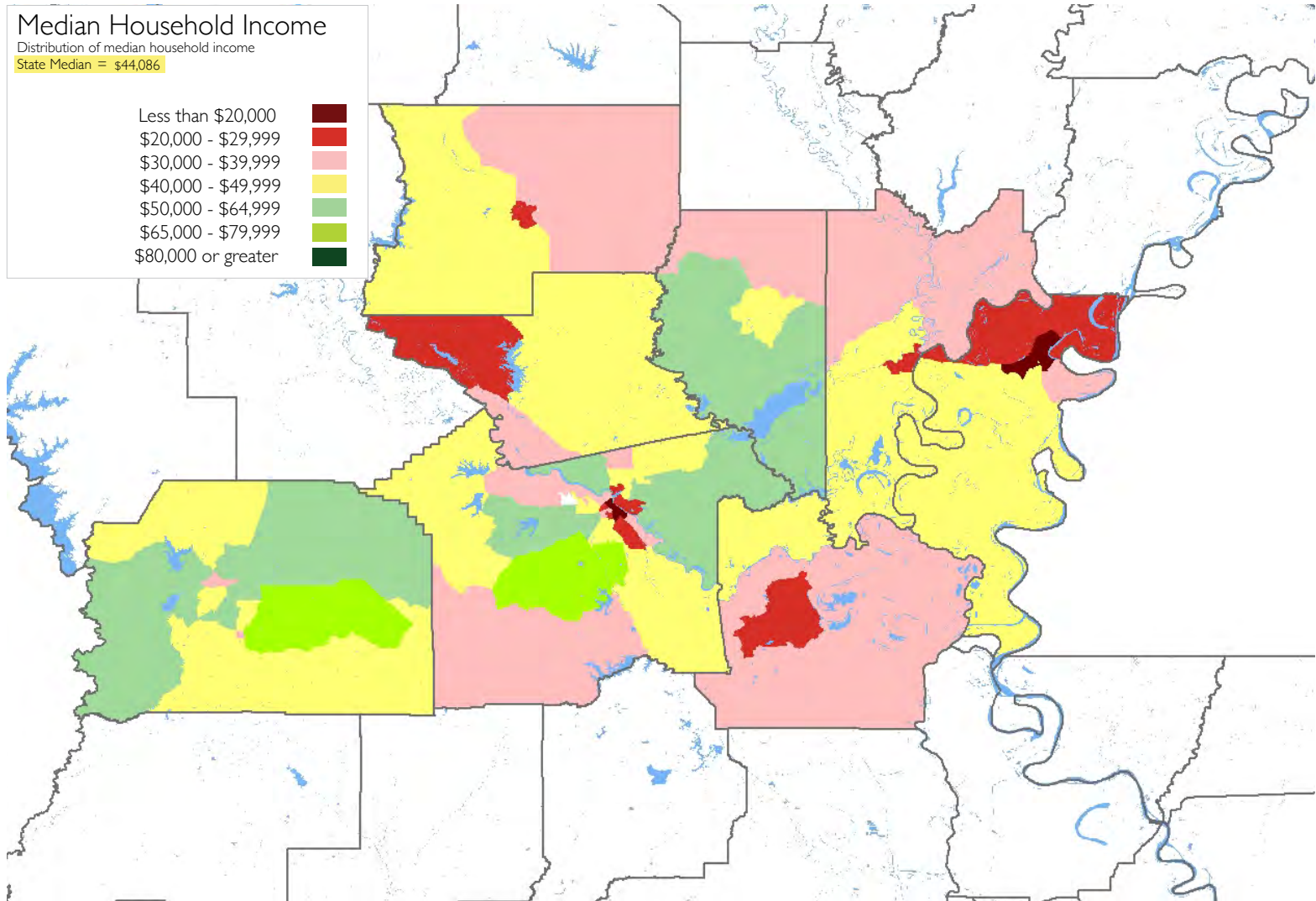
Socioeconomic Characteristics

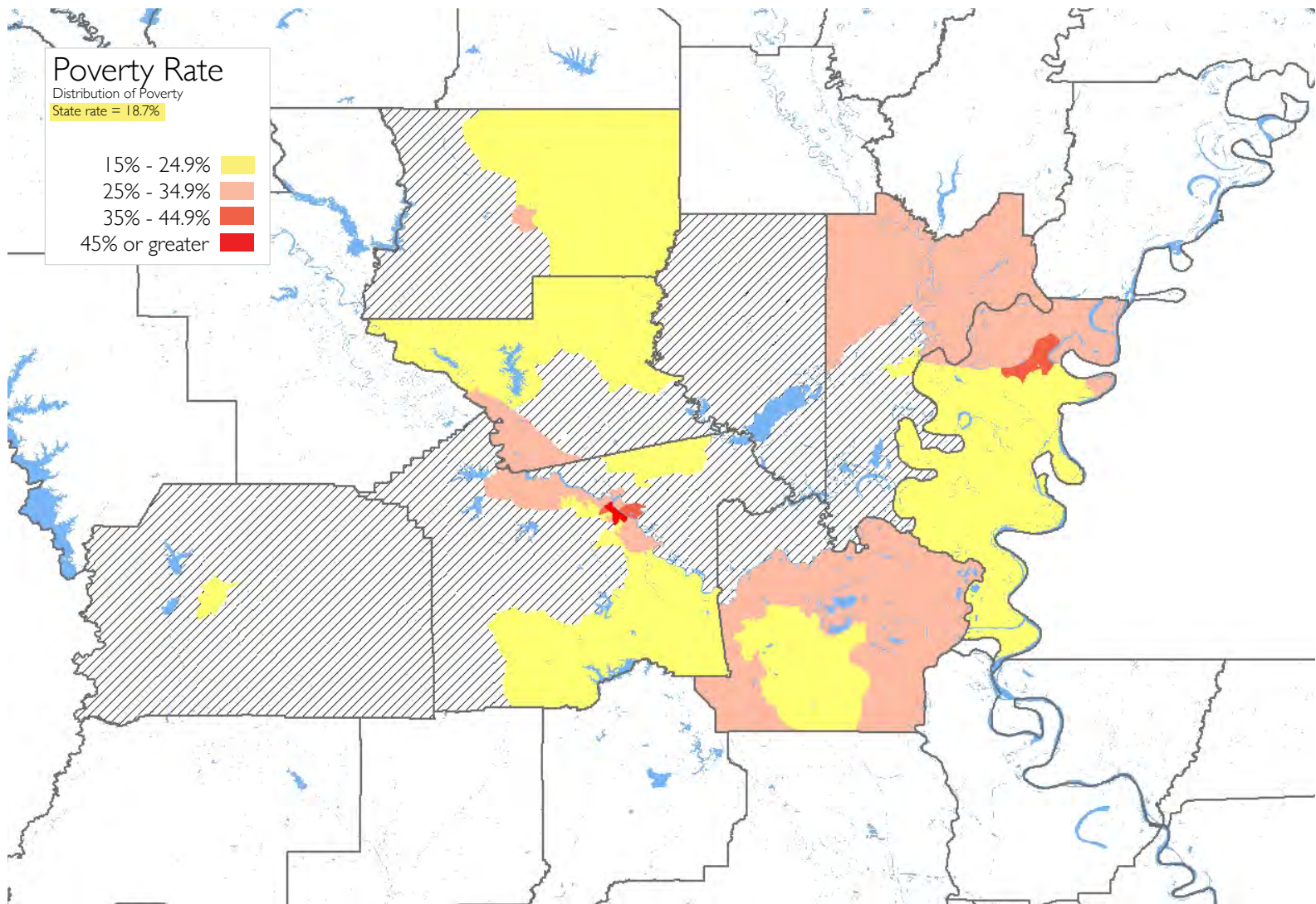


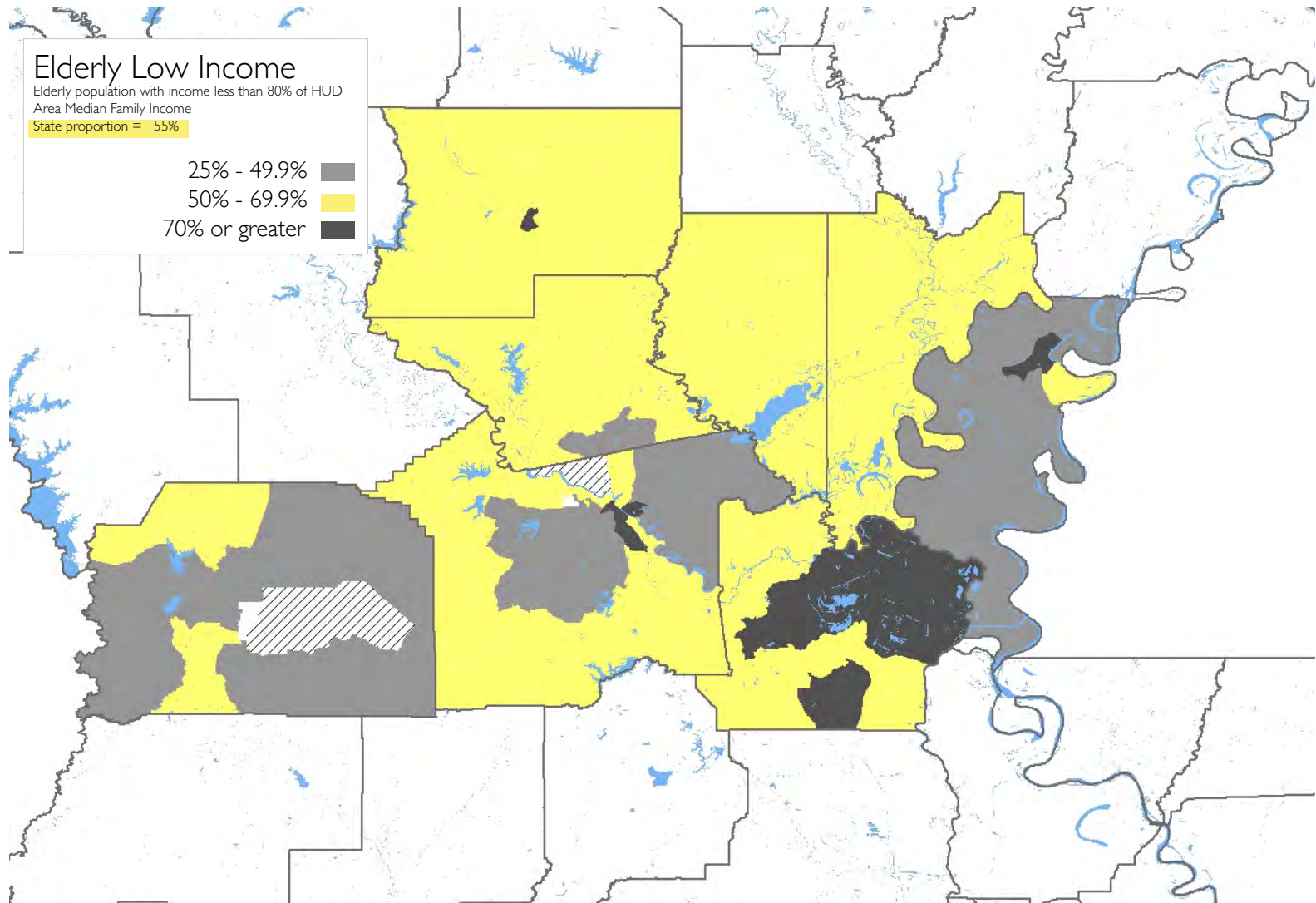


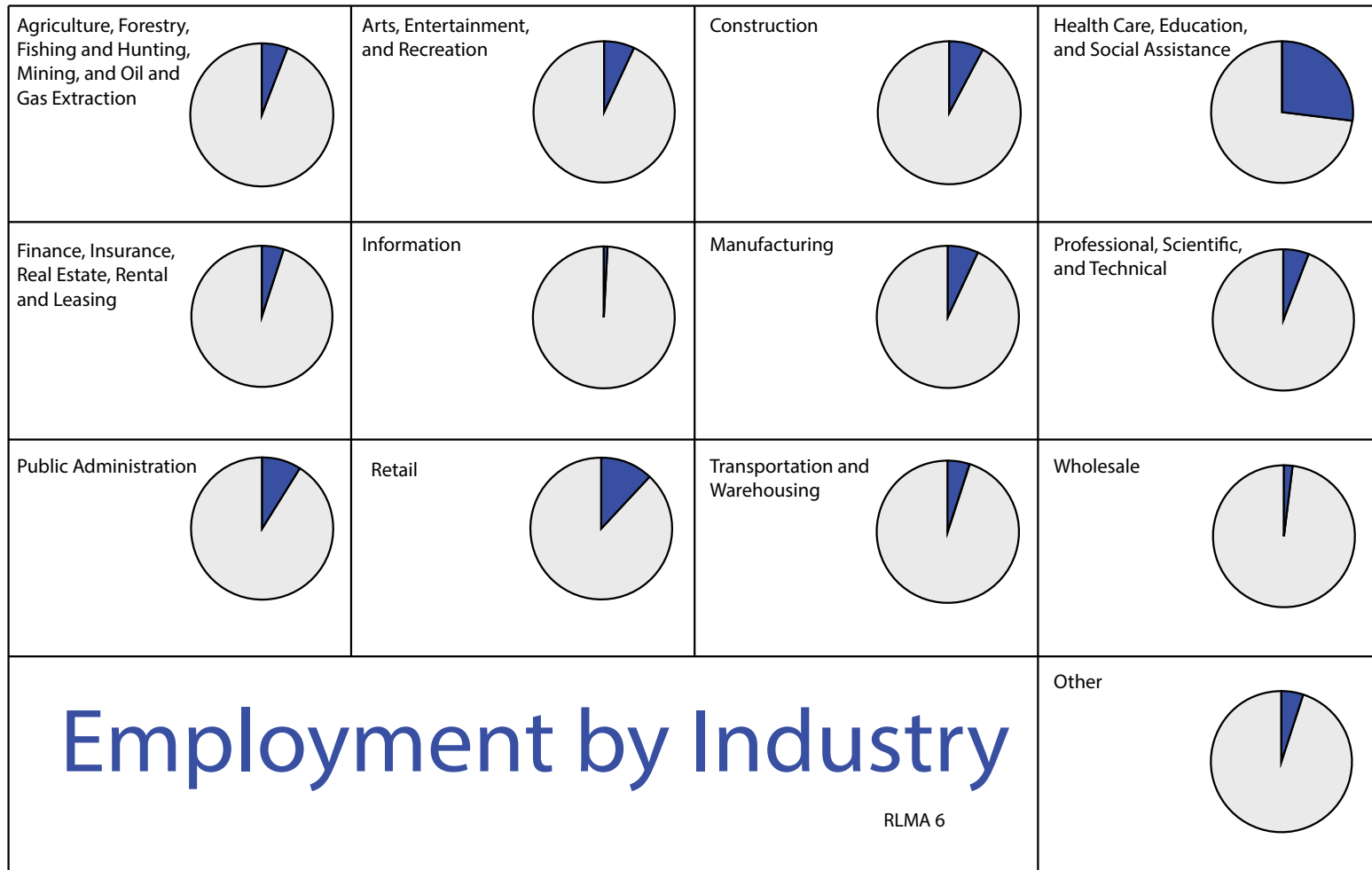


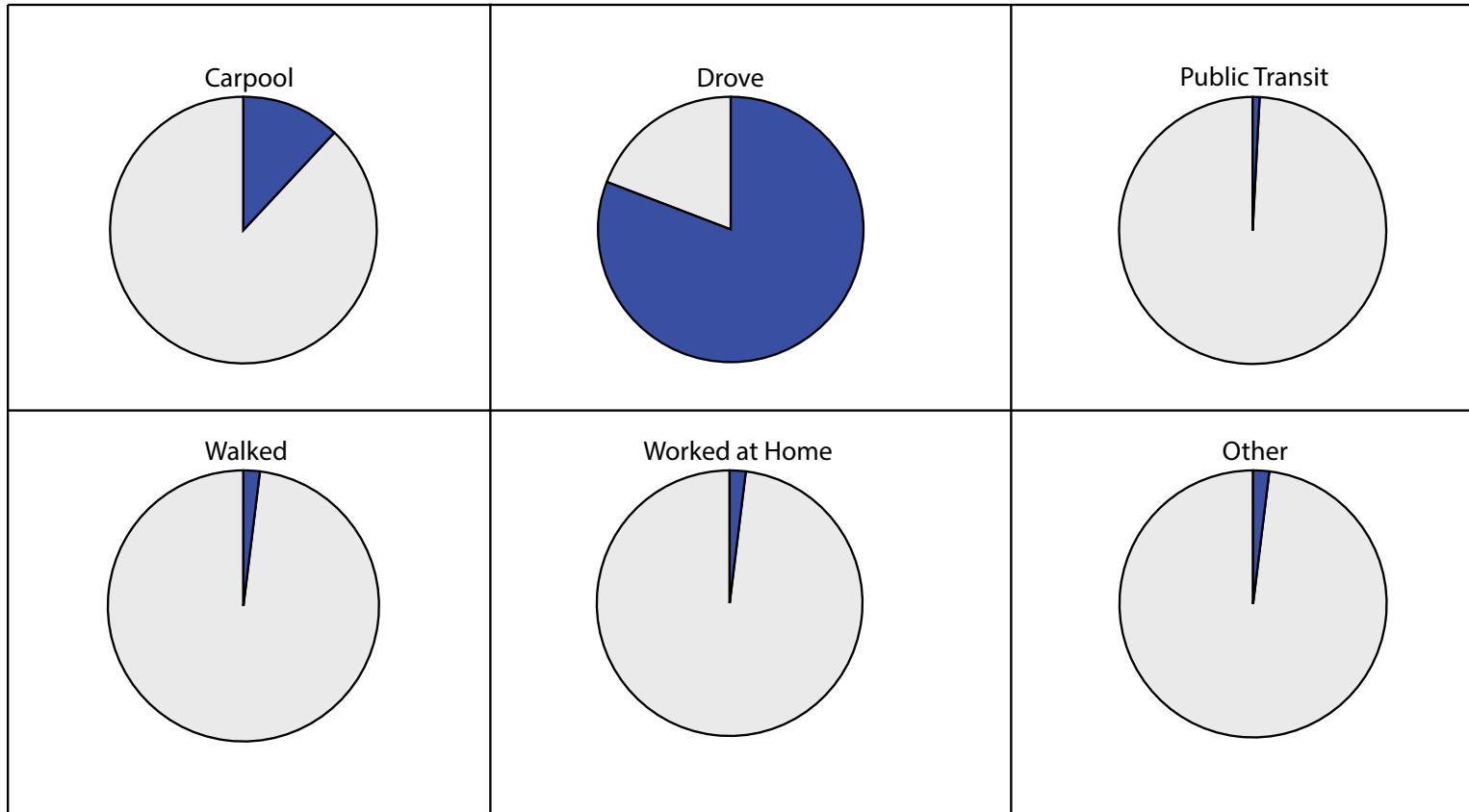












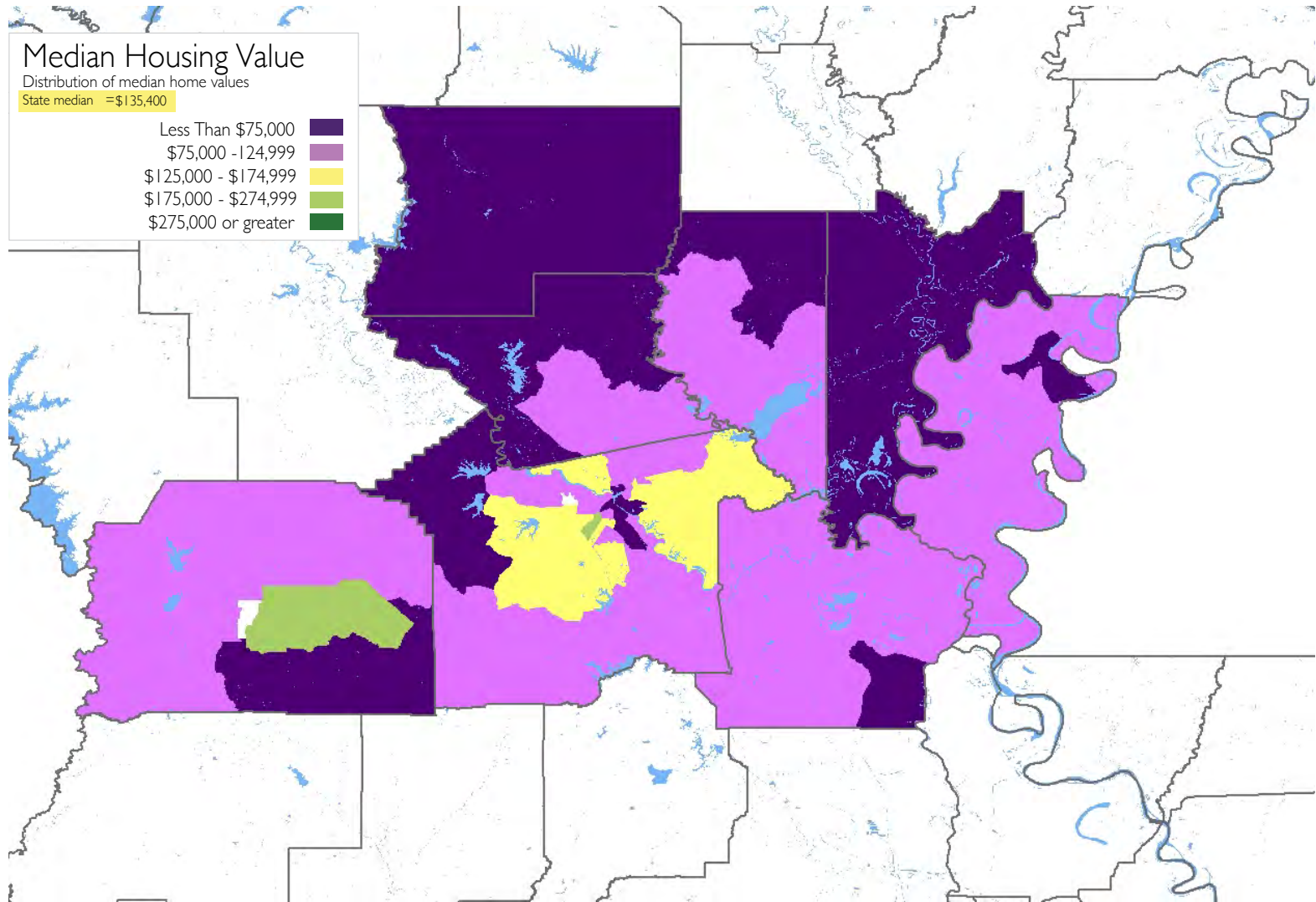
Means of Commuting

	Avg. Commute Time
RLMA 6	26 mins
Louisiana	24 mins

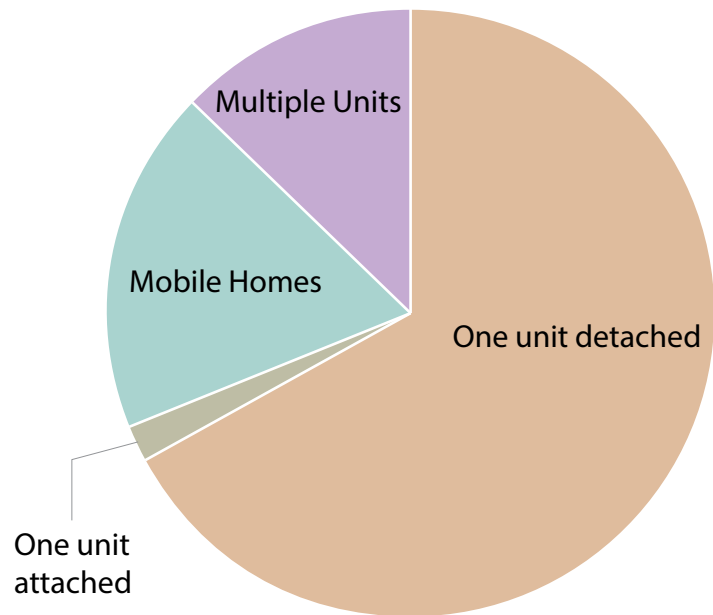


Regional Labor Market Area 6
Alexandria

Housing and Affordability

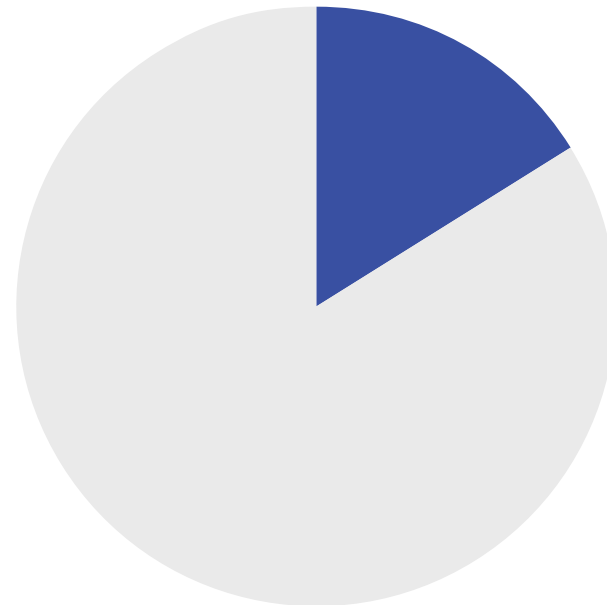


Type of Housing

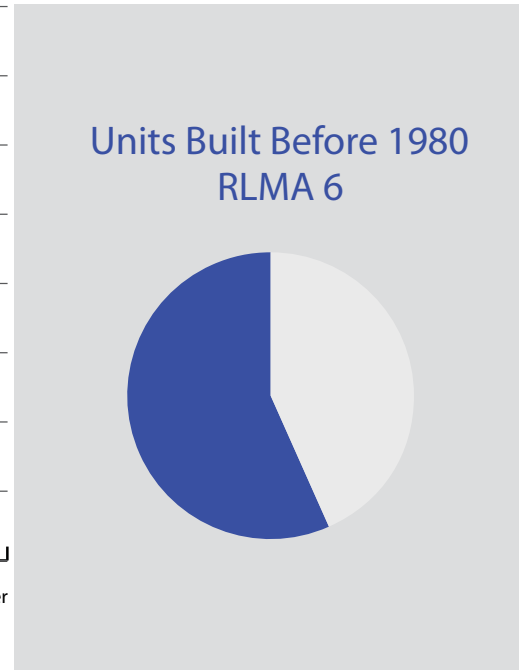
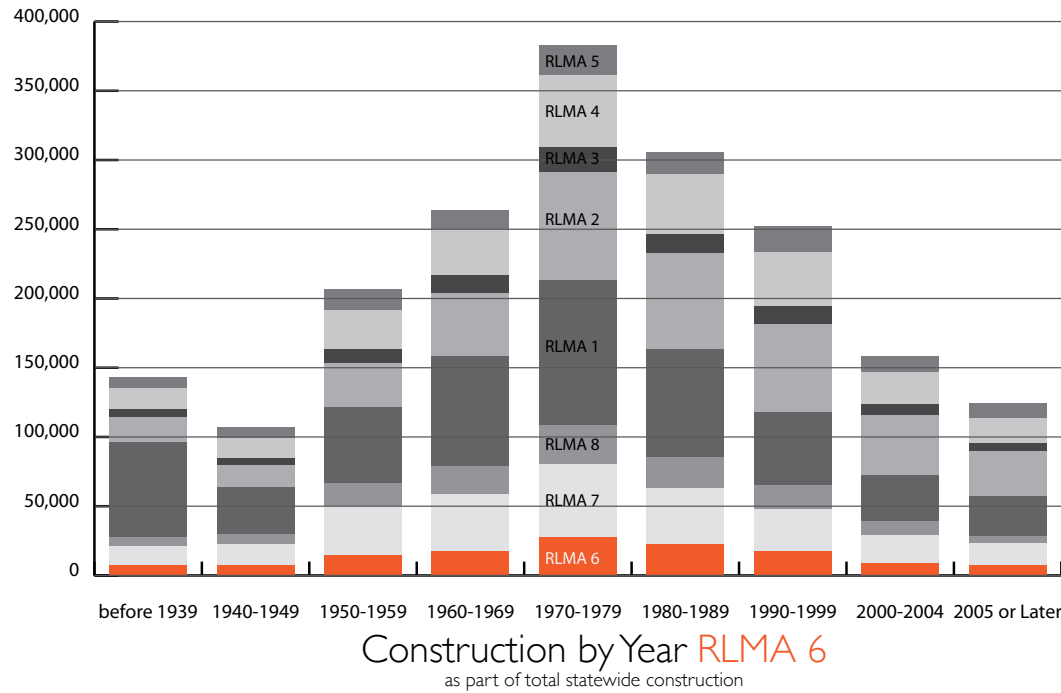


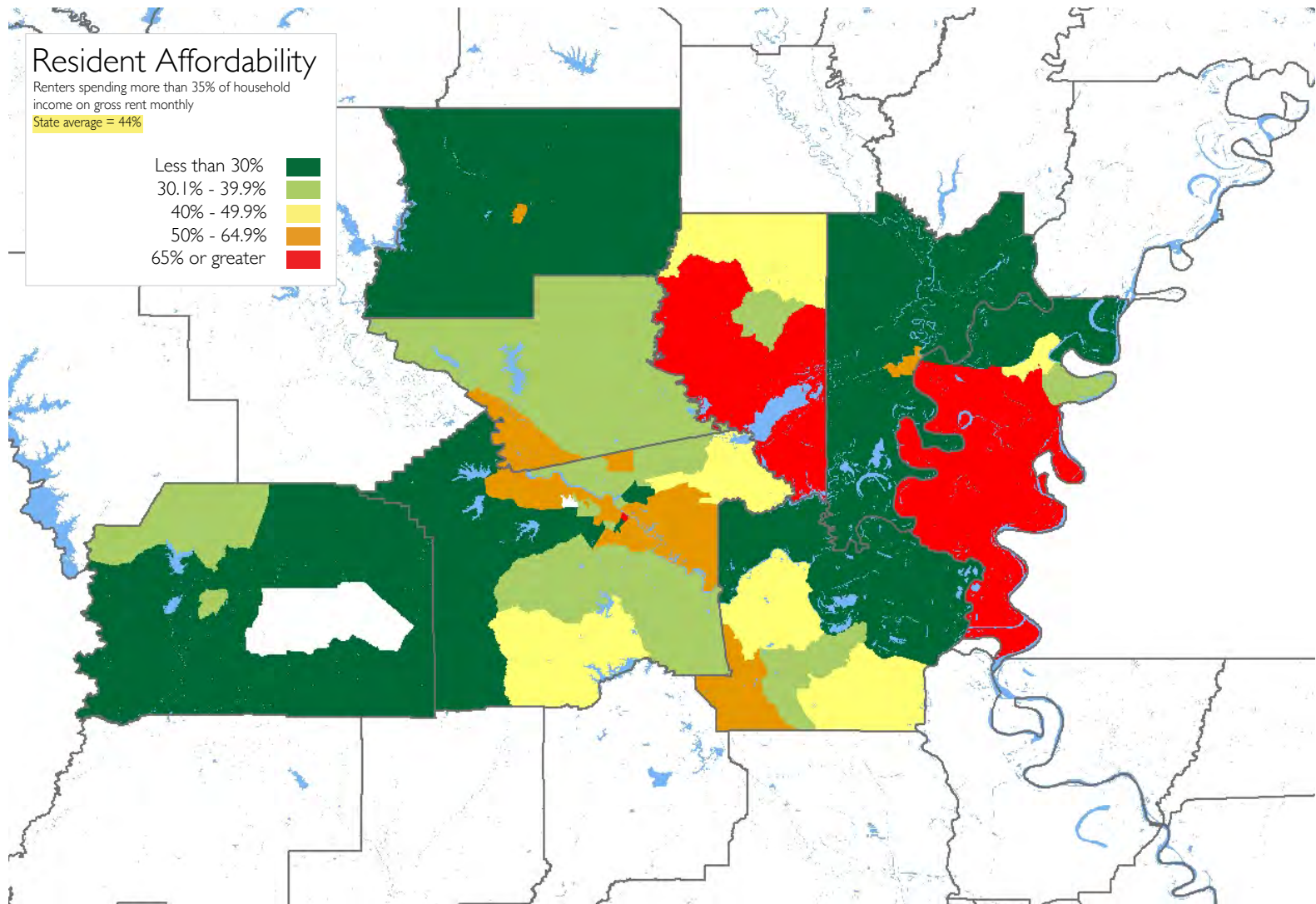
RLMA 6

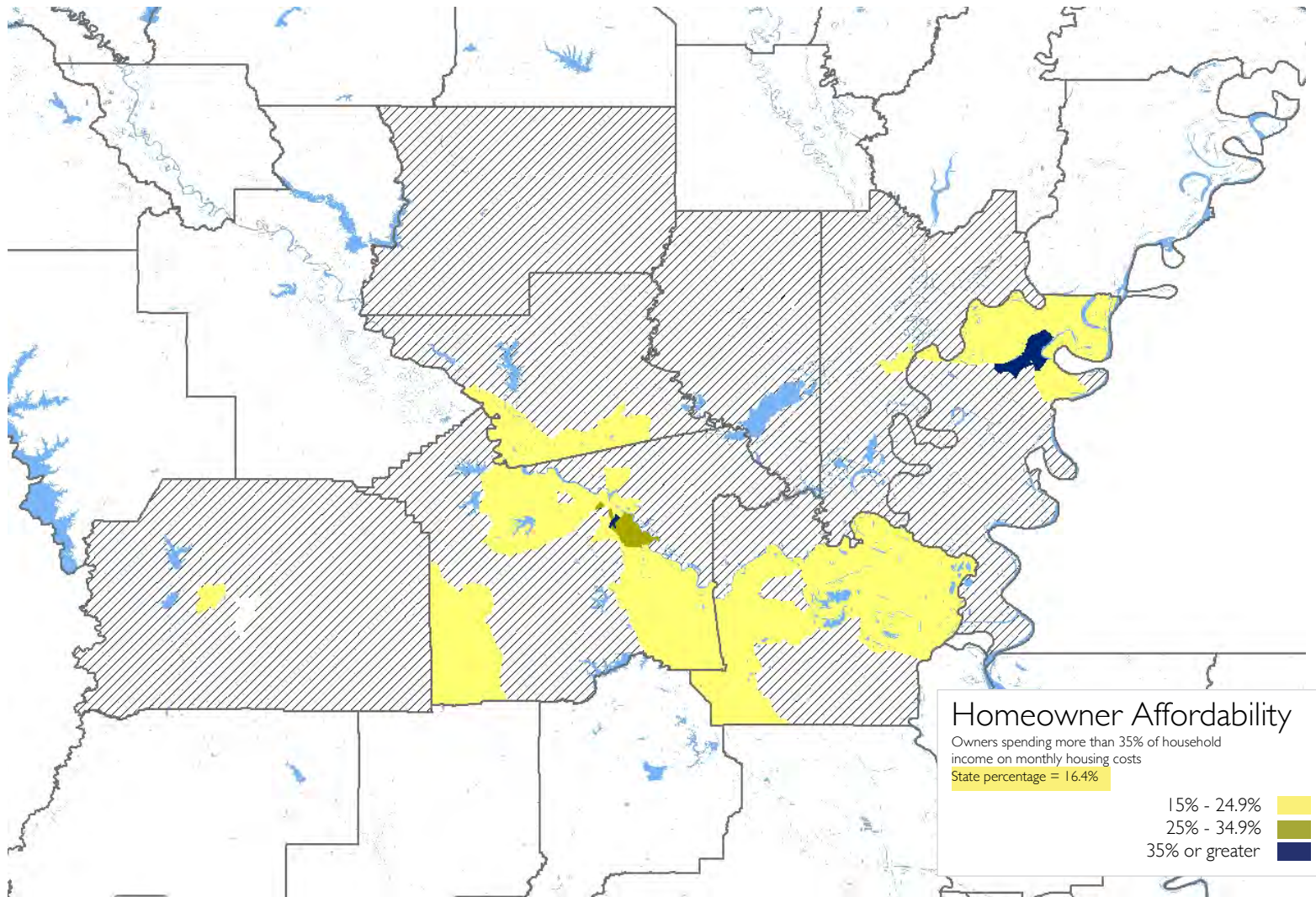
Vacant Housing

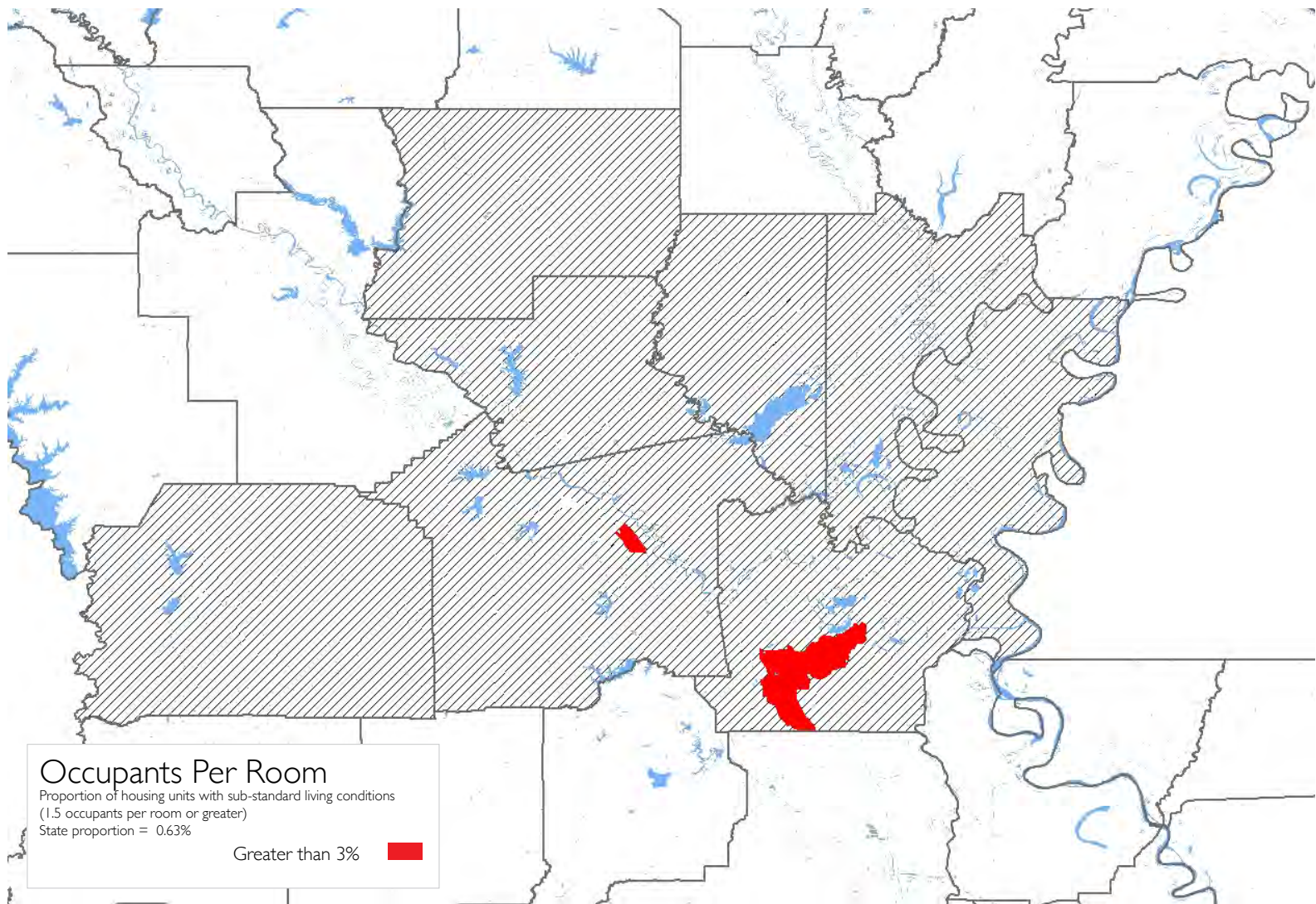


	Owner Vacancy Rate	Rental Vacancy Rate
RLMA 6	1.11%	6.69%
Louisiana	2.80%	7.45%





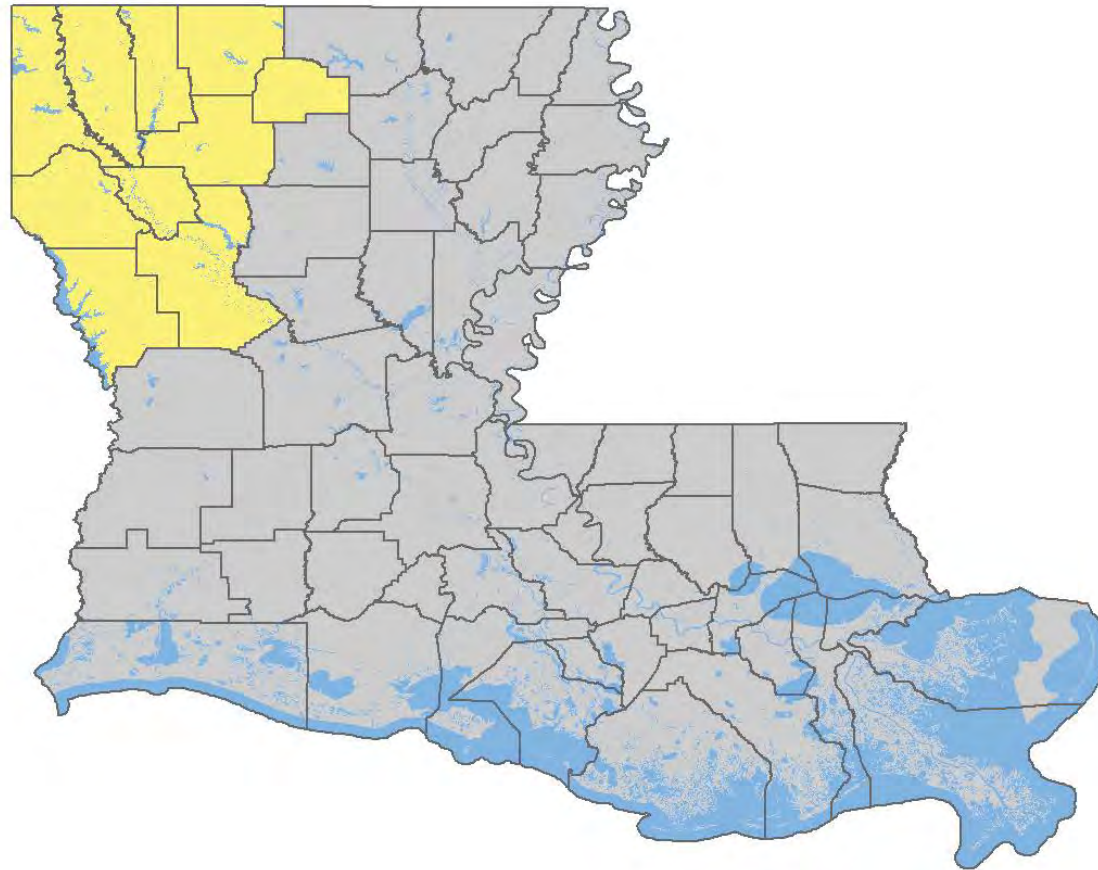




Louisiana Regional Labor Market Area 7

Shreveport-Bossier

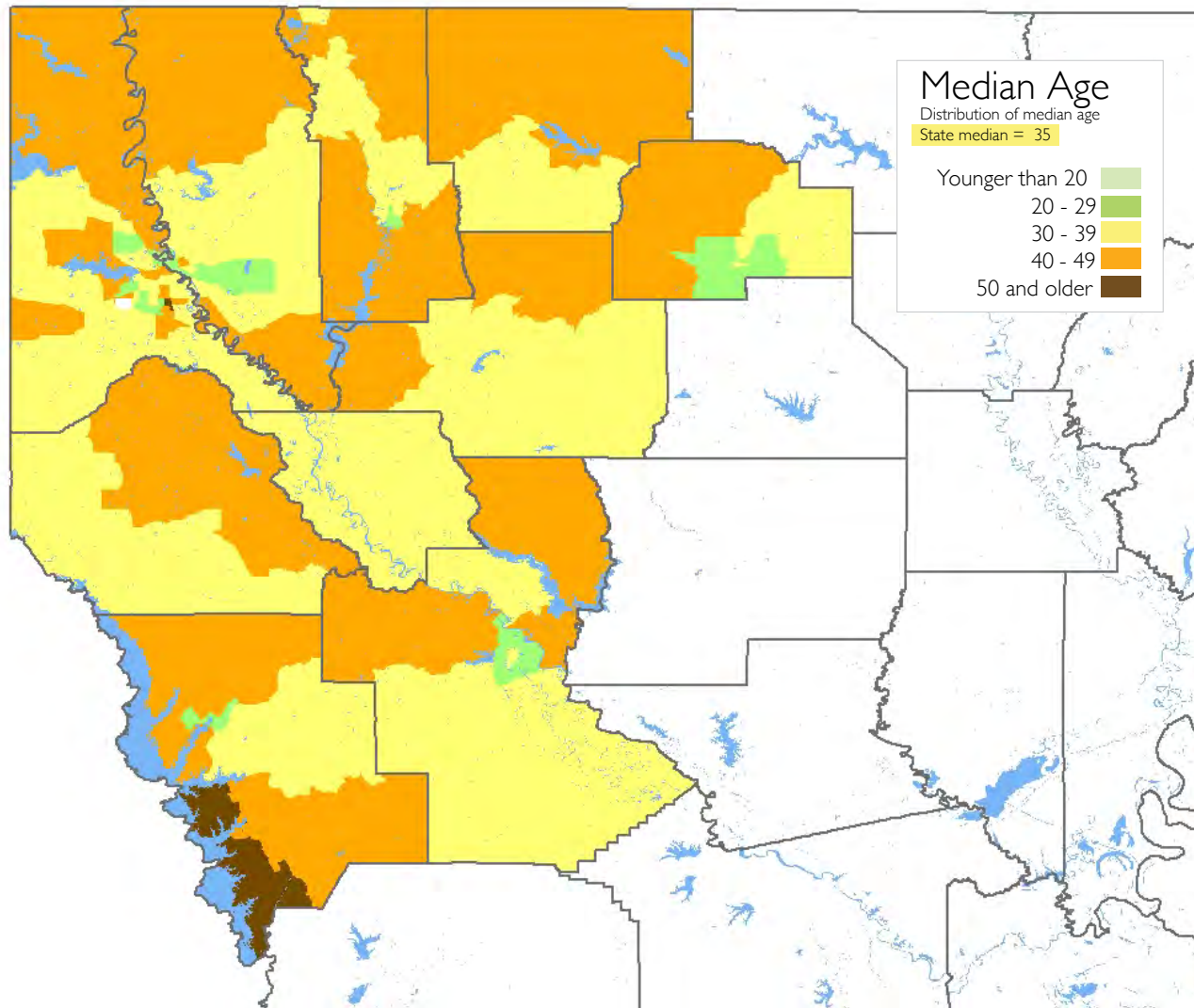
Bienville | Caddo | Bossier | Sabine | Webster | De Soto | Claiborne | Lincoln | Natchitoches | Red River

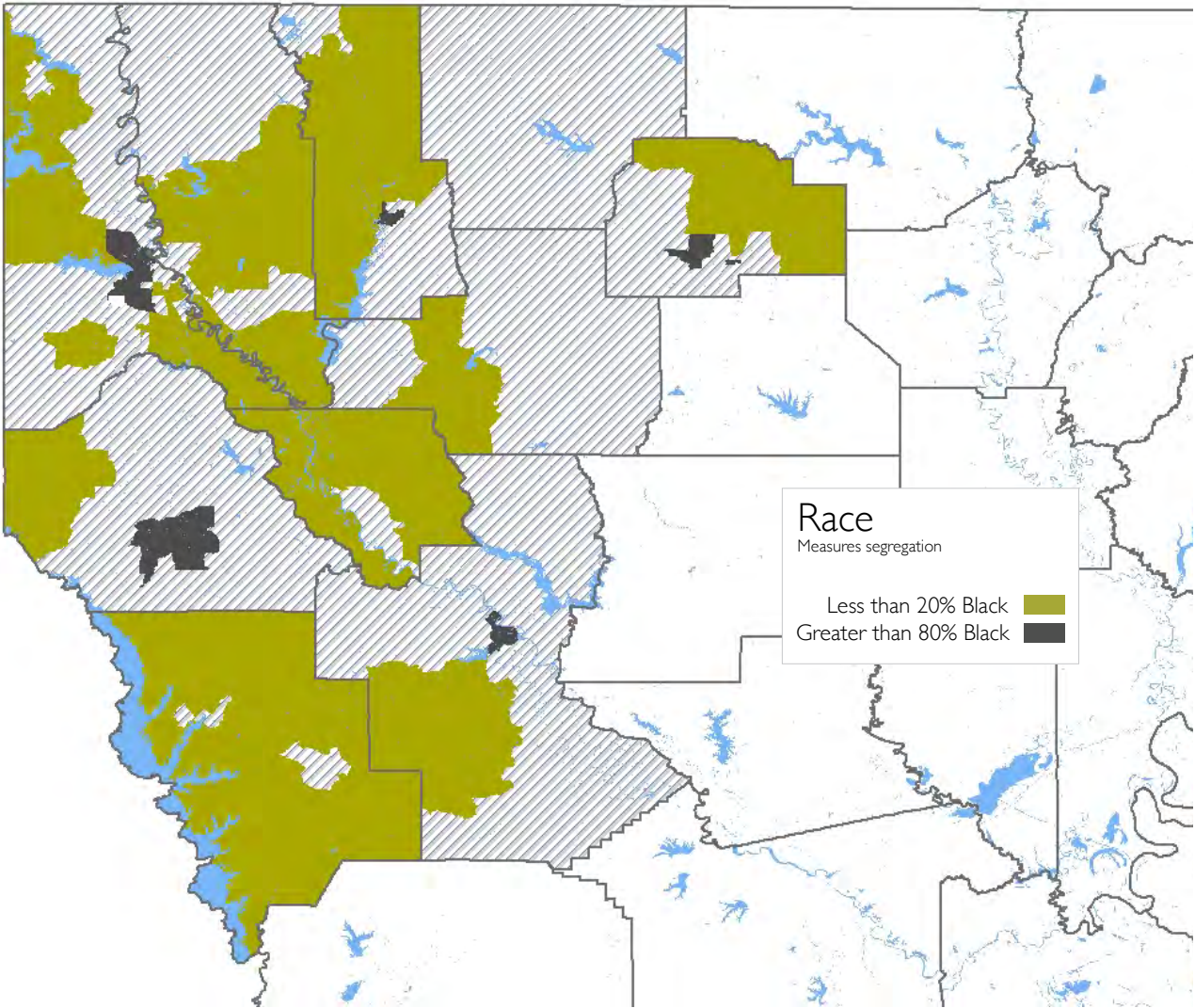


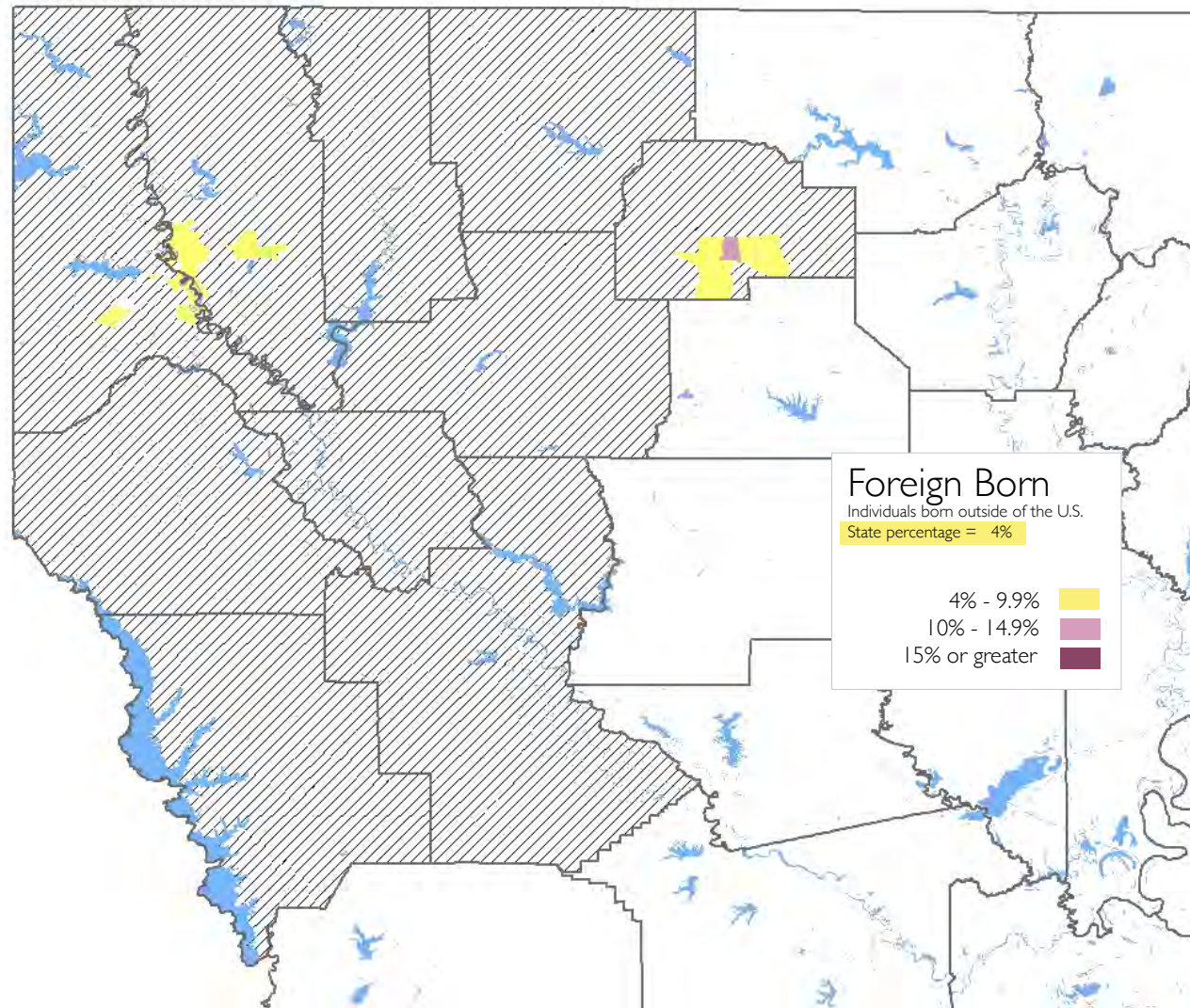


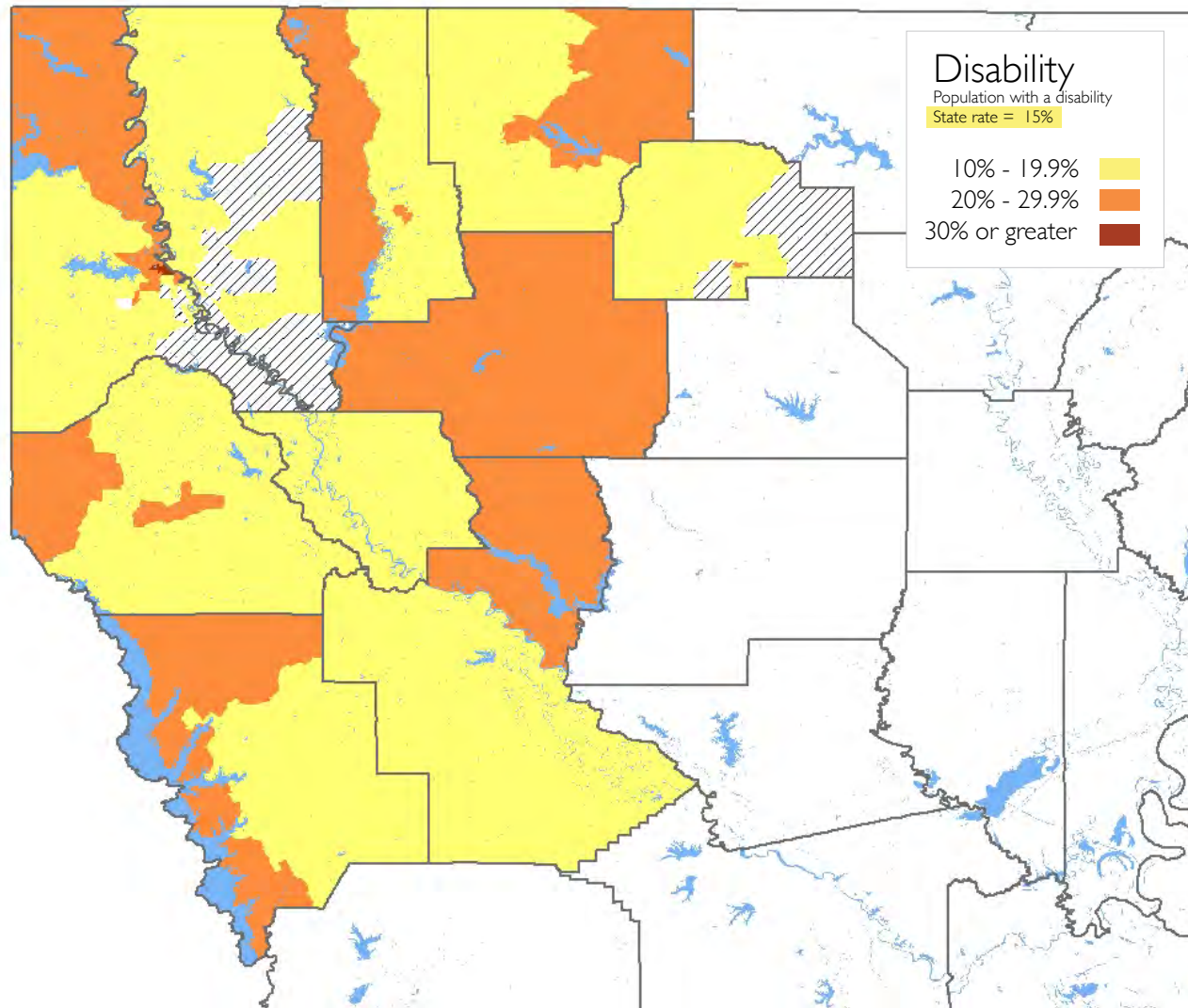
Regional Labor Market Area 7
Shreveport-Bossier

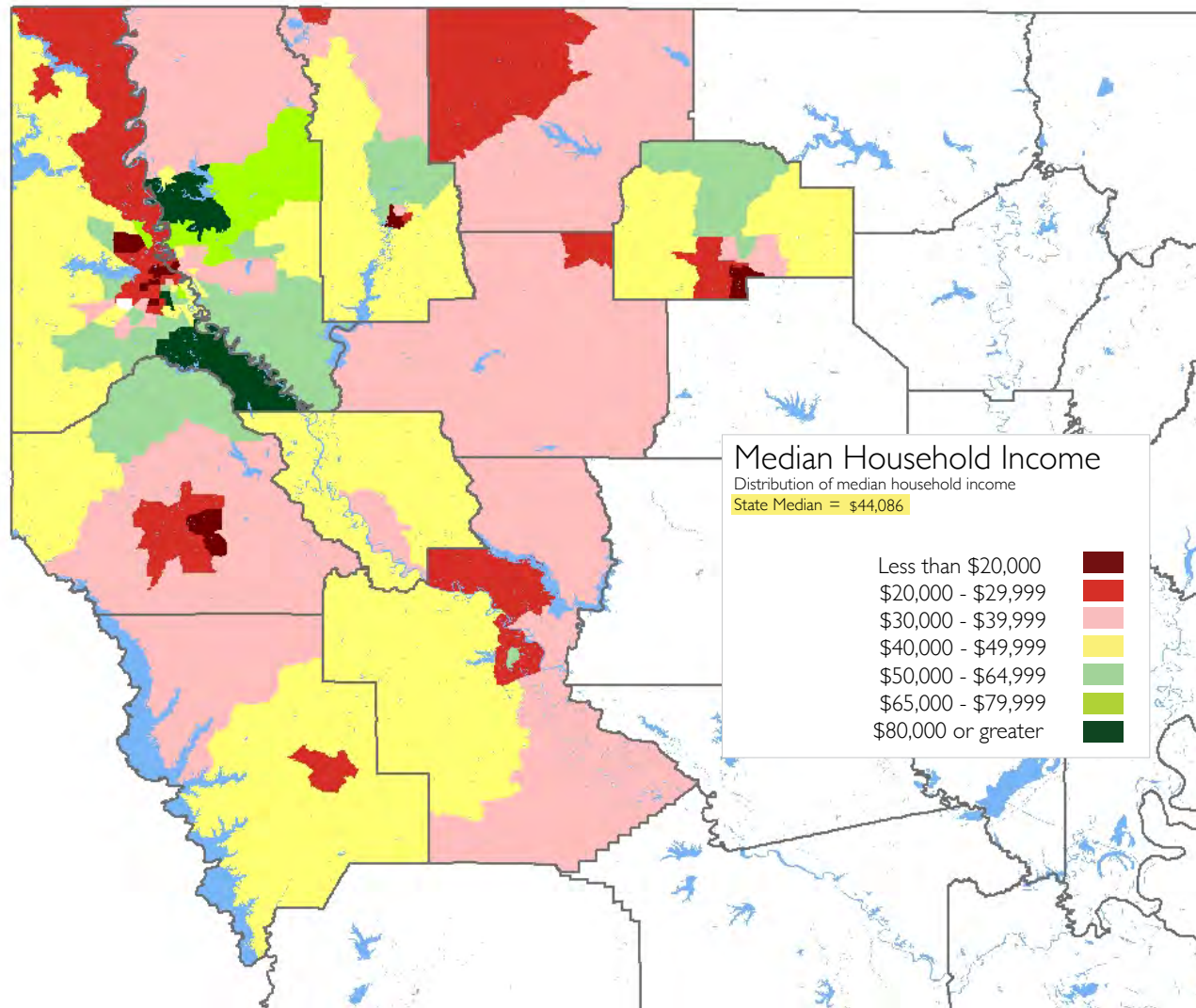
Socioeconomic Characteristics

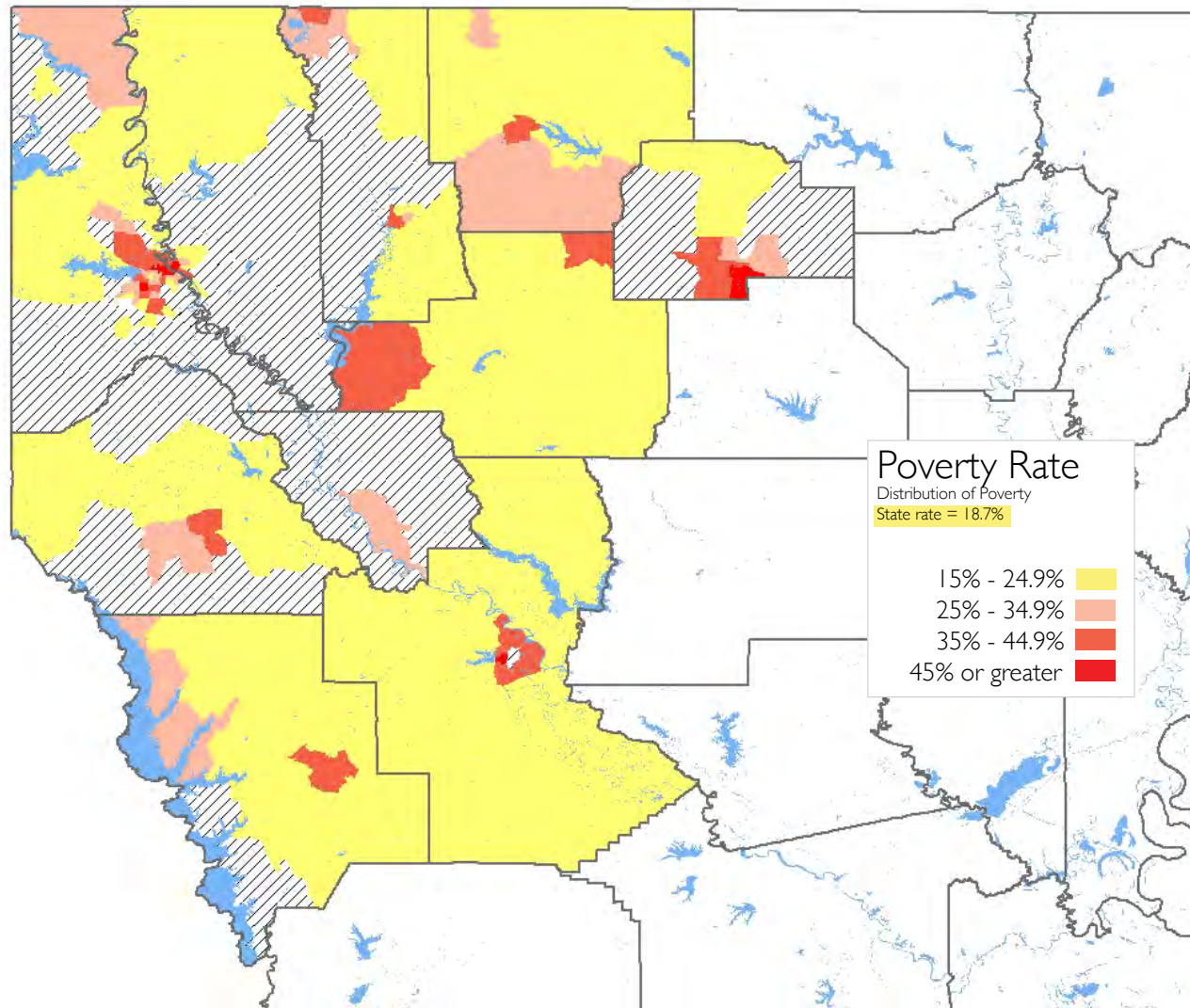


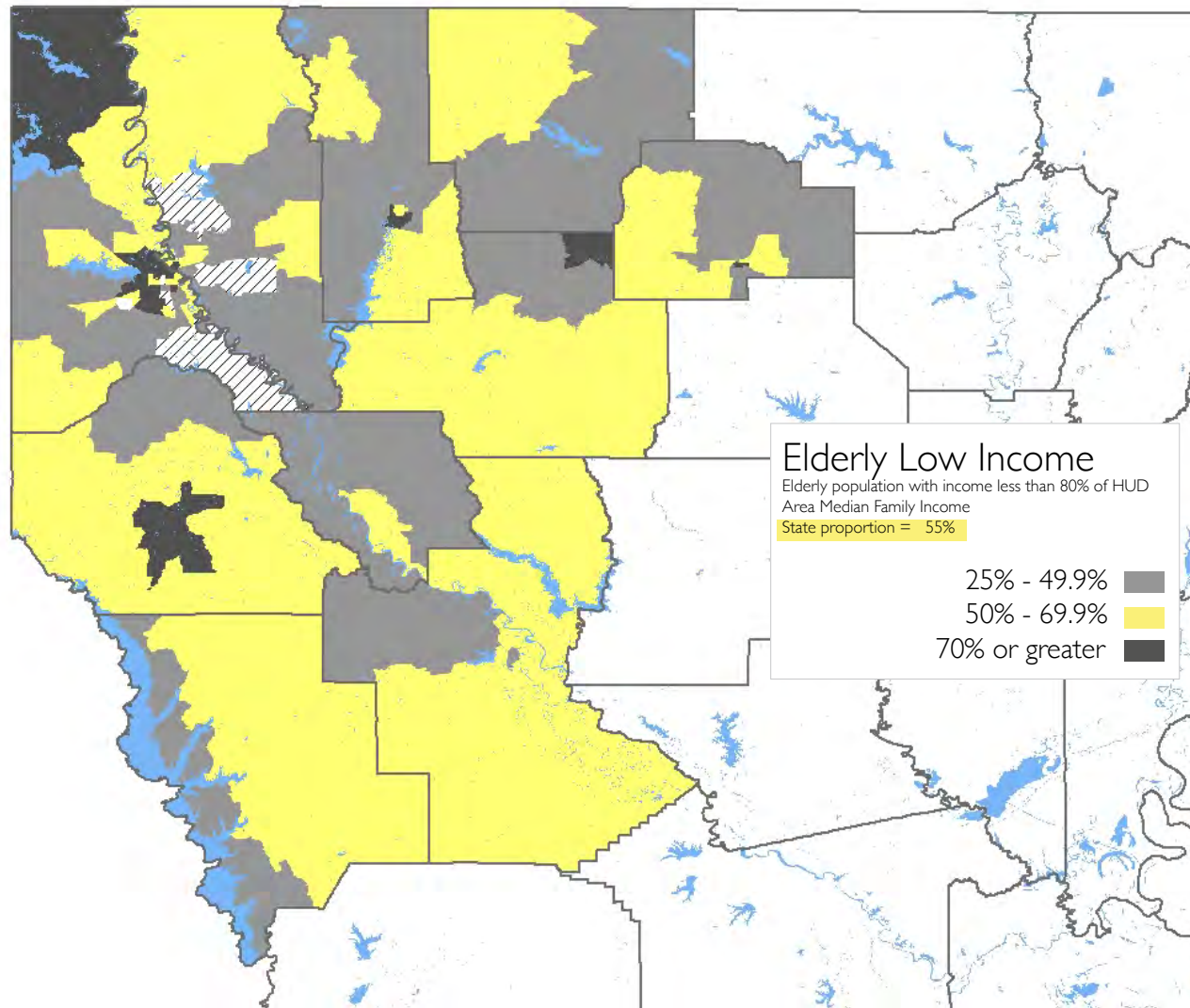


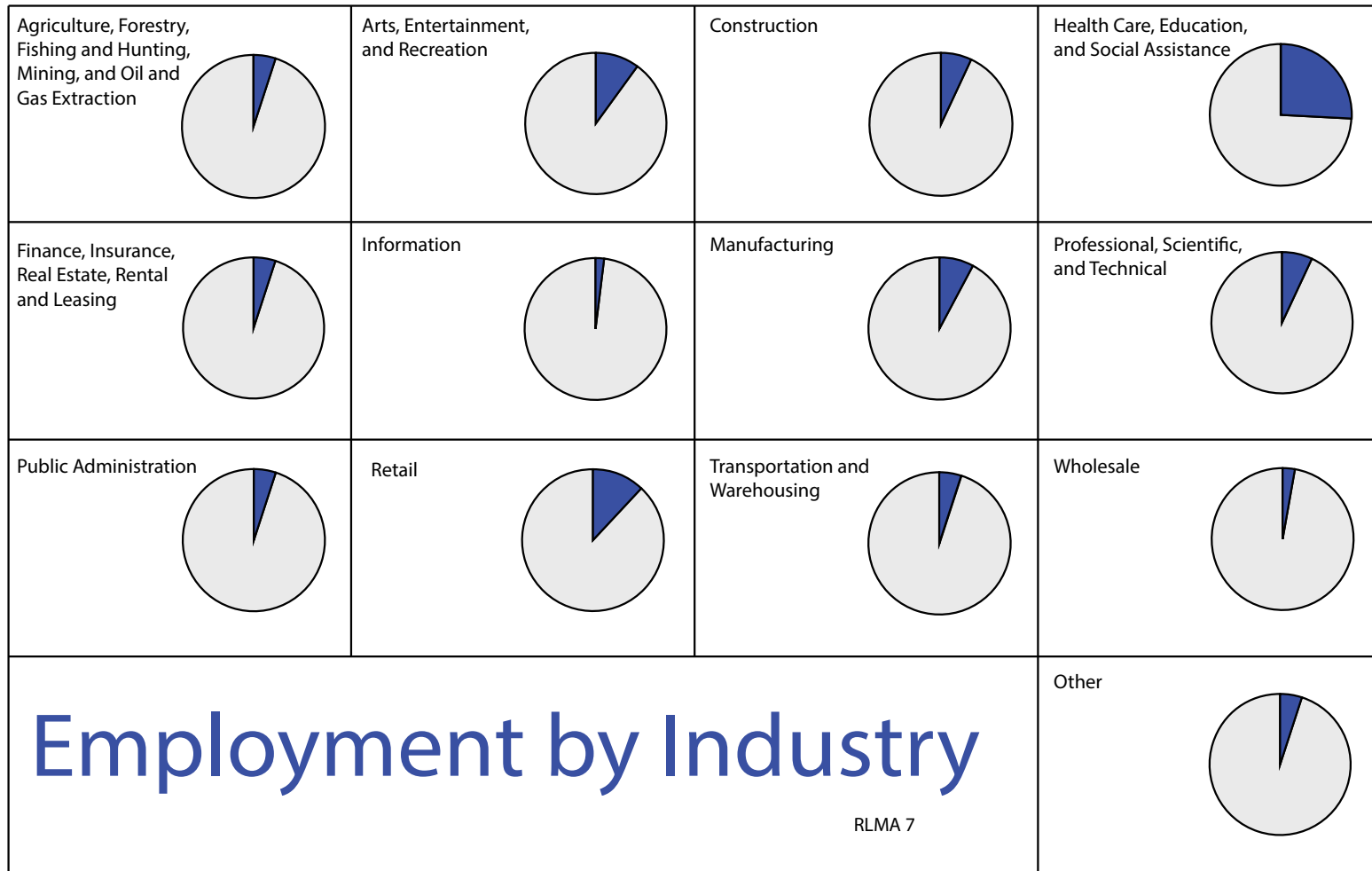


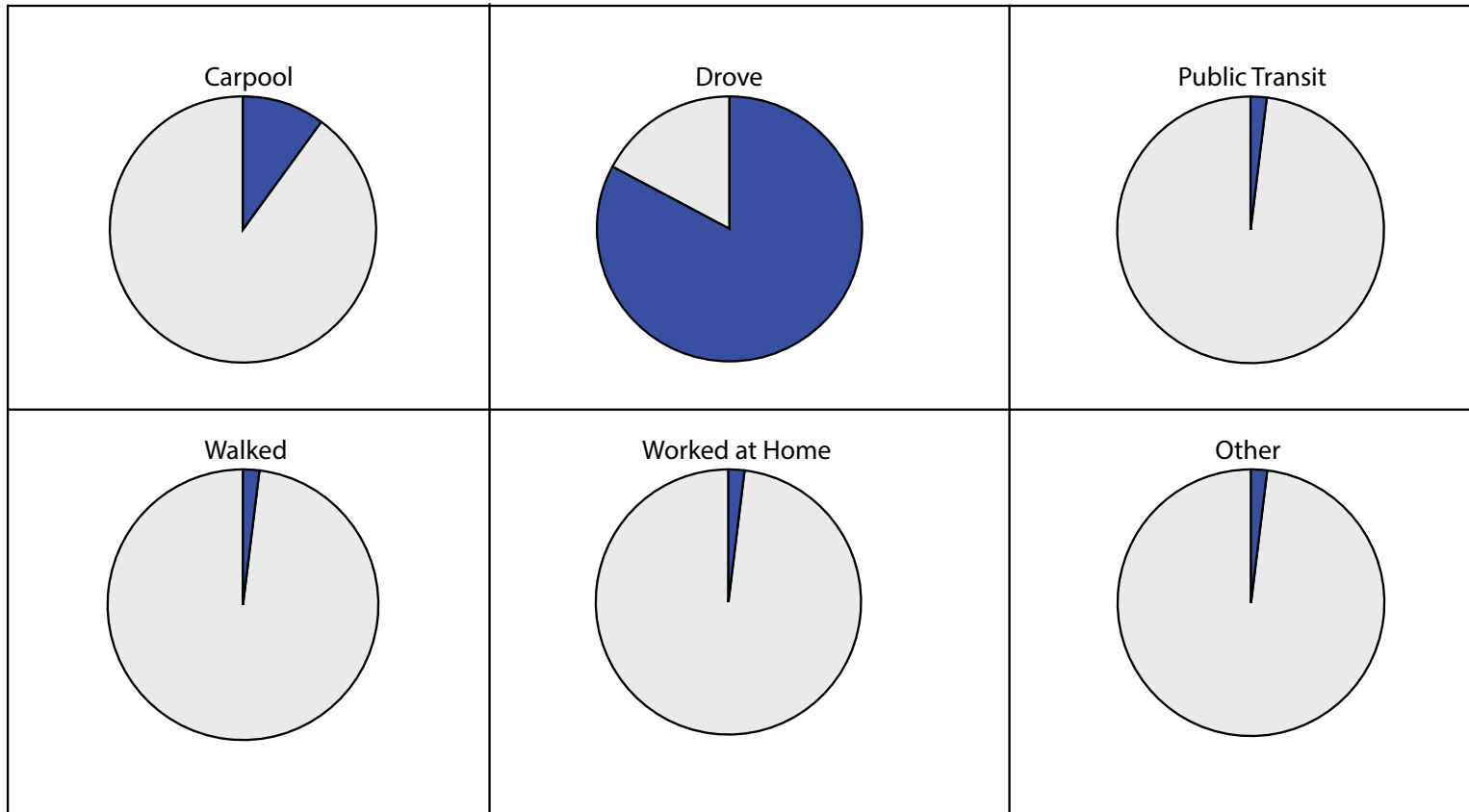






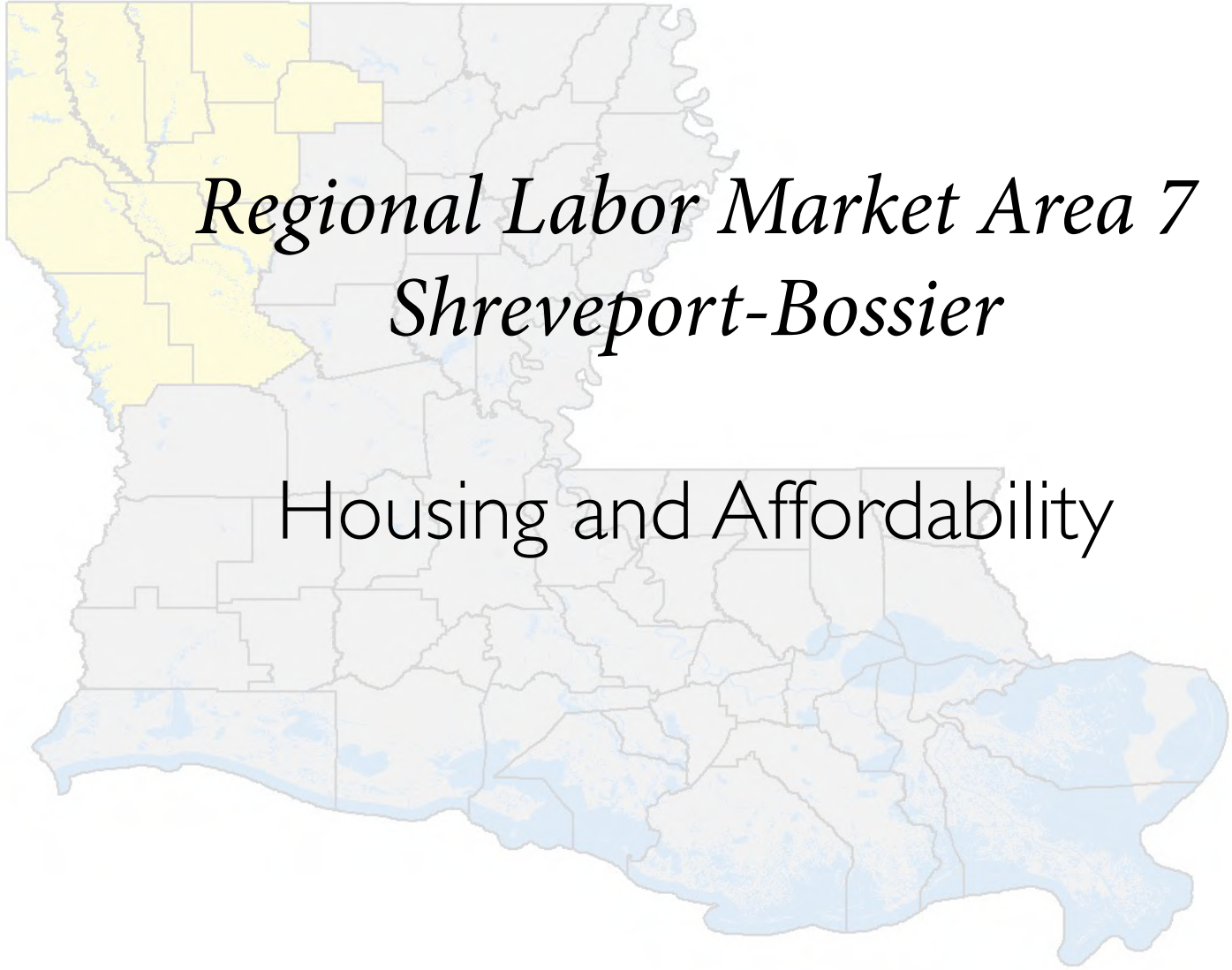






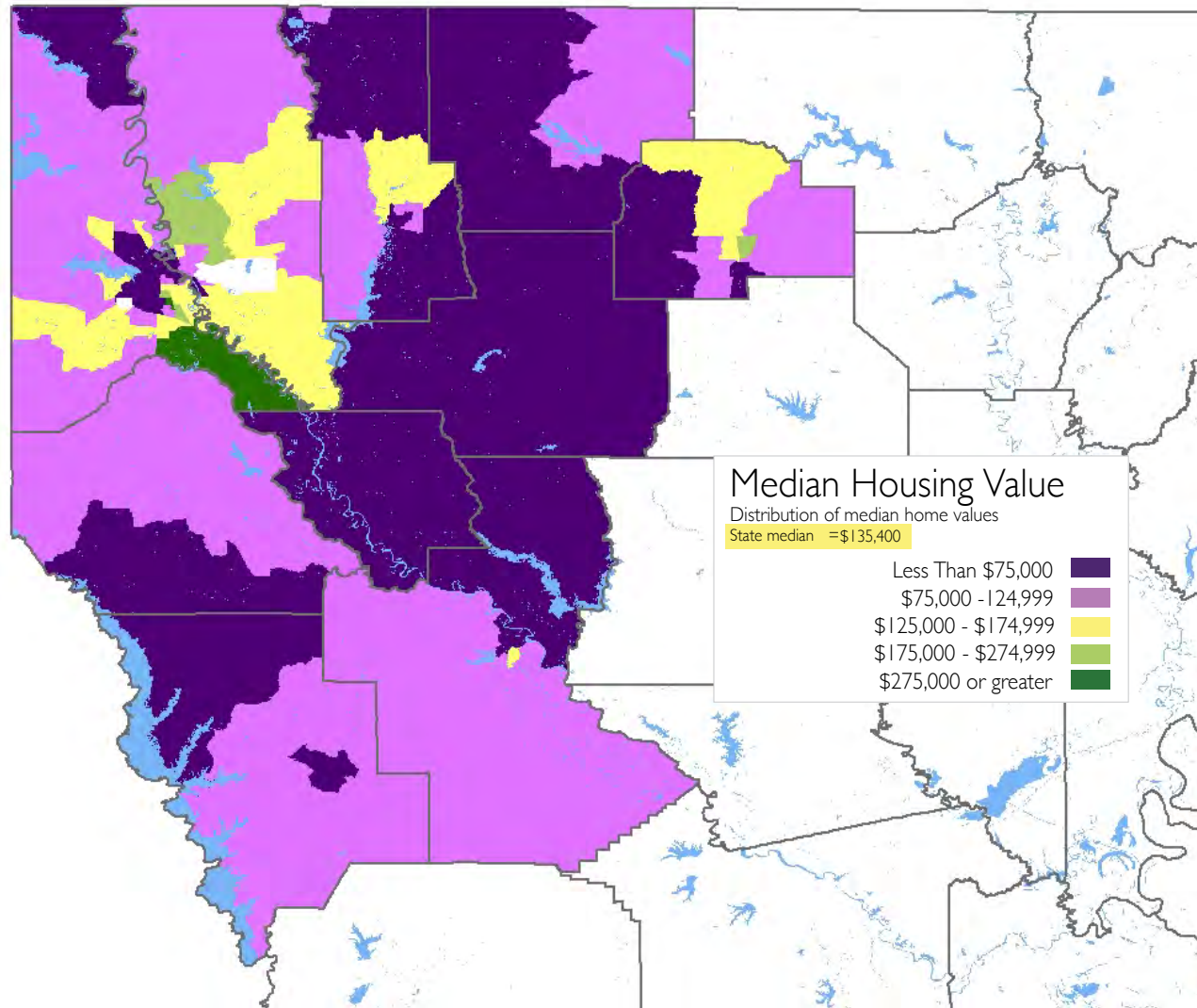
Means of Commuting

	Avg. Commute Time
RLMA 7	22 mins
Louisiana	24 mins

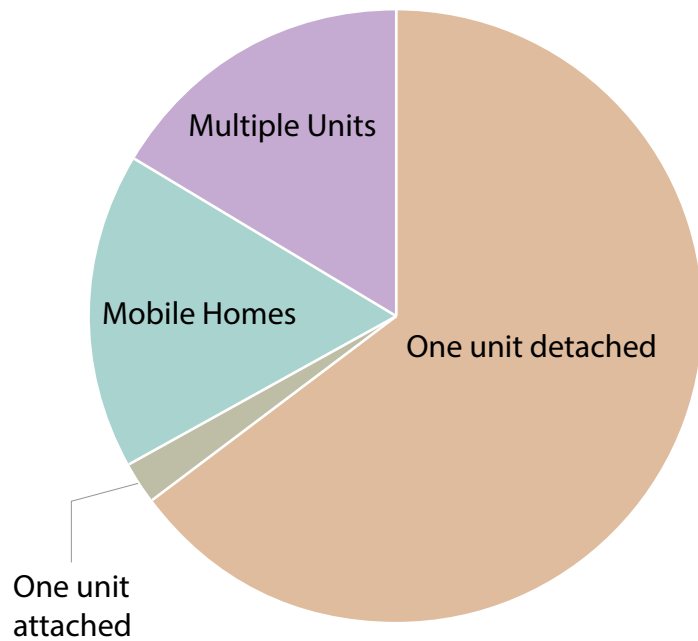


Regional Labor Market Area 7
Shreveport-Bossier

Housing and Affordability

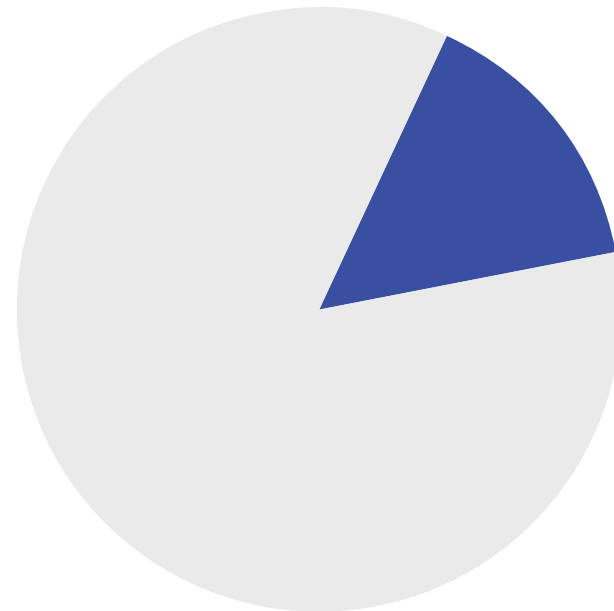


Type of Housing

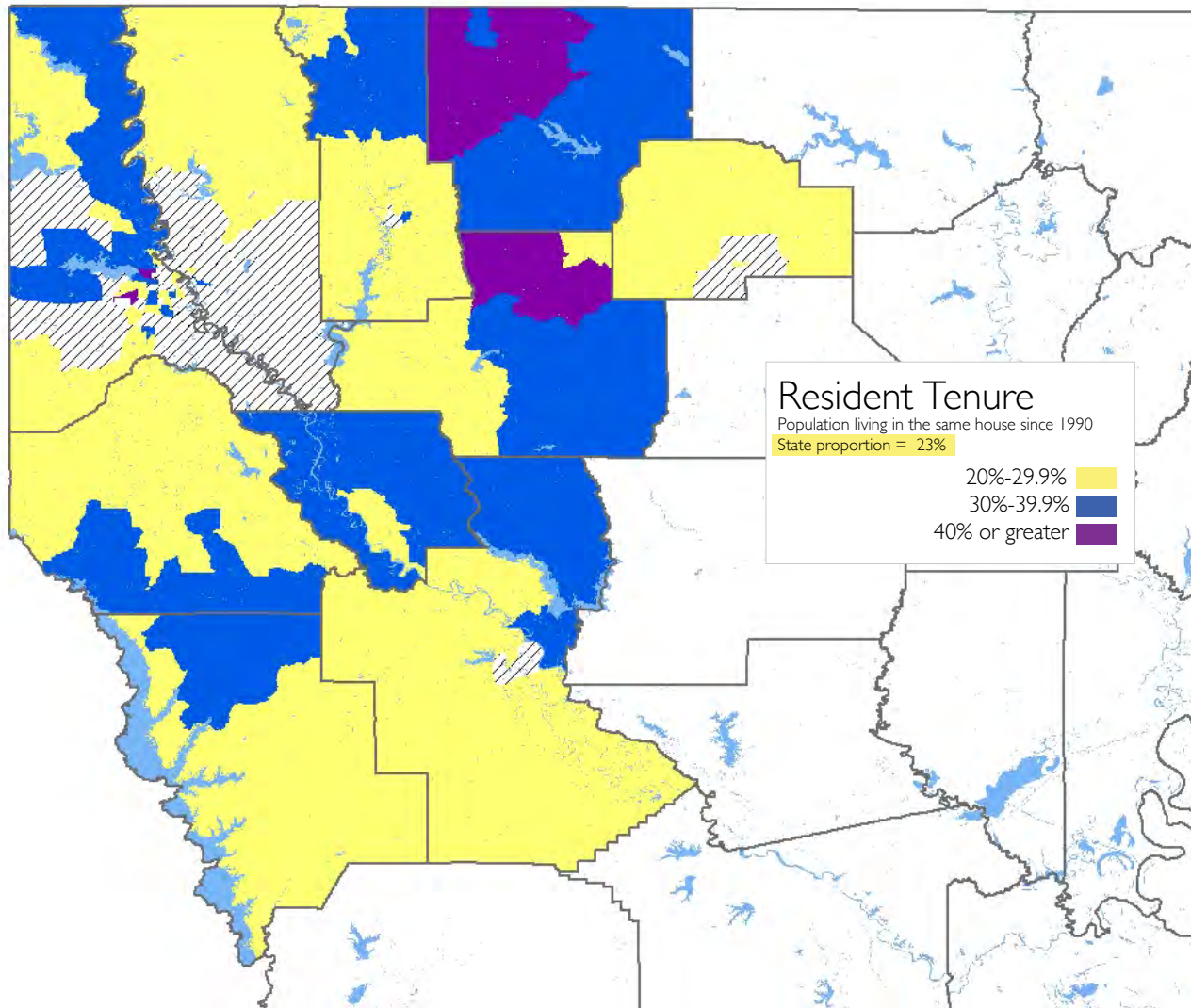


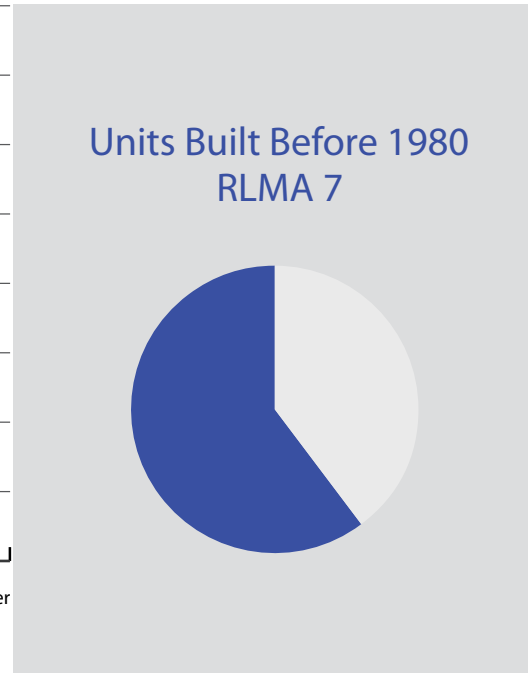
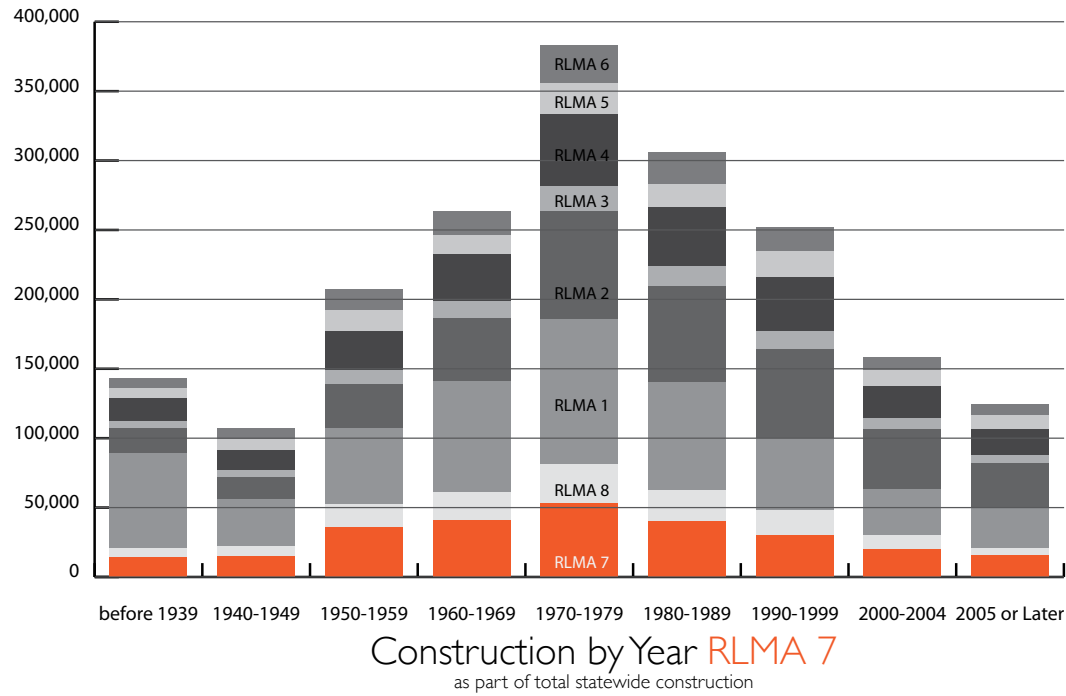
RLMA 7

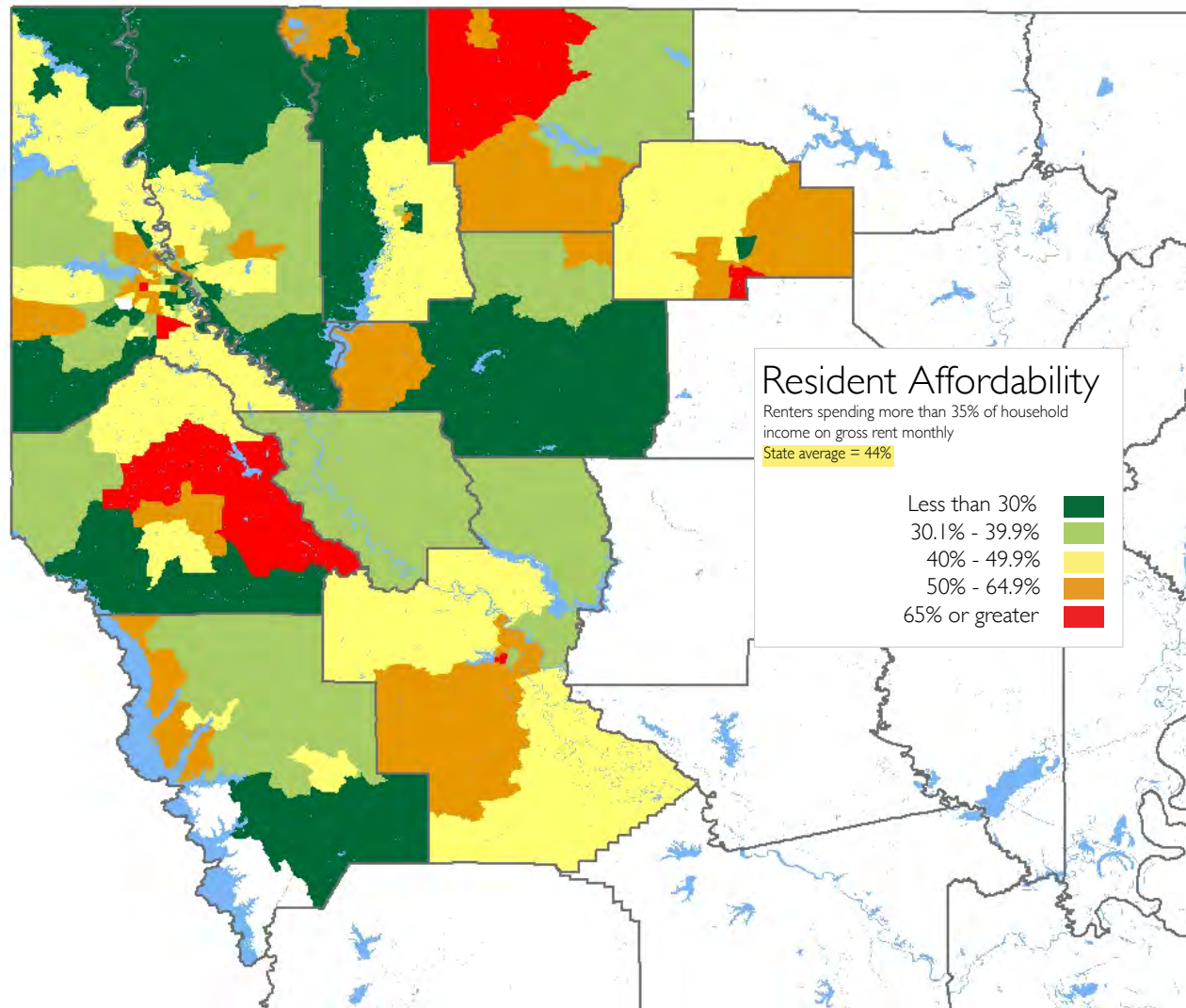
Vacant Housing

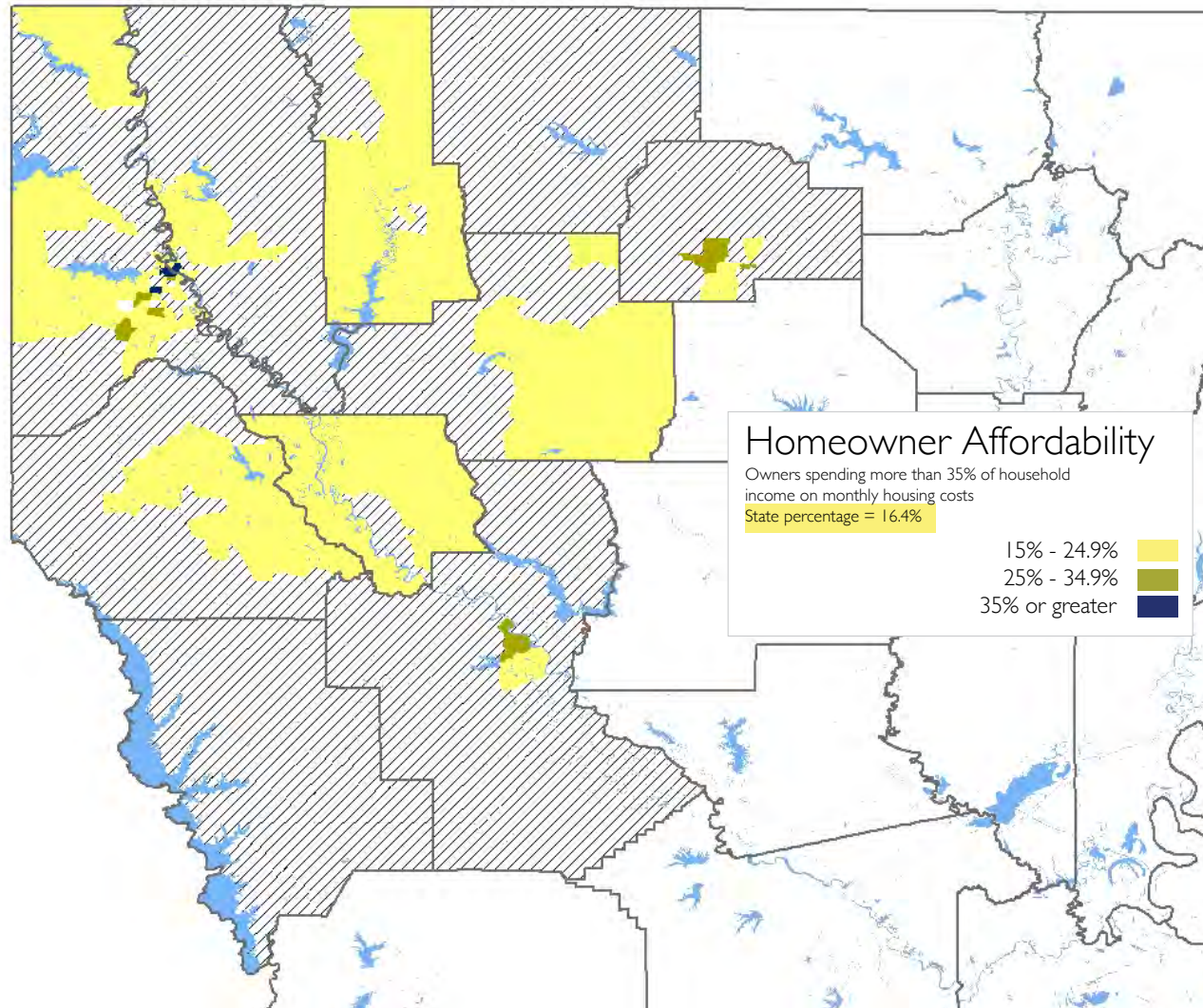


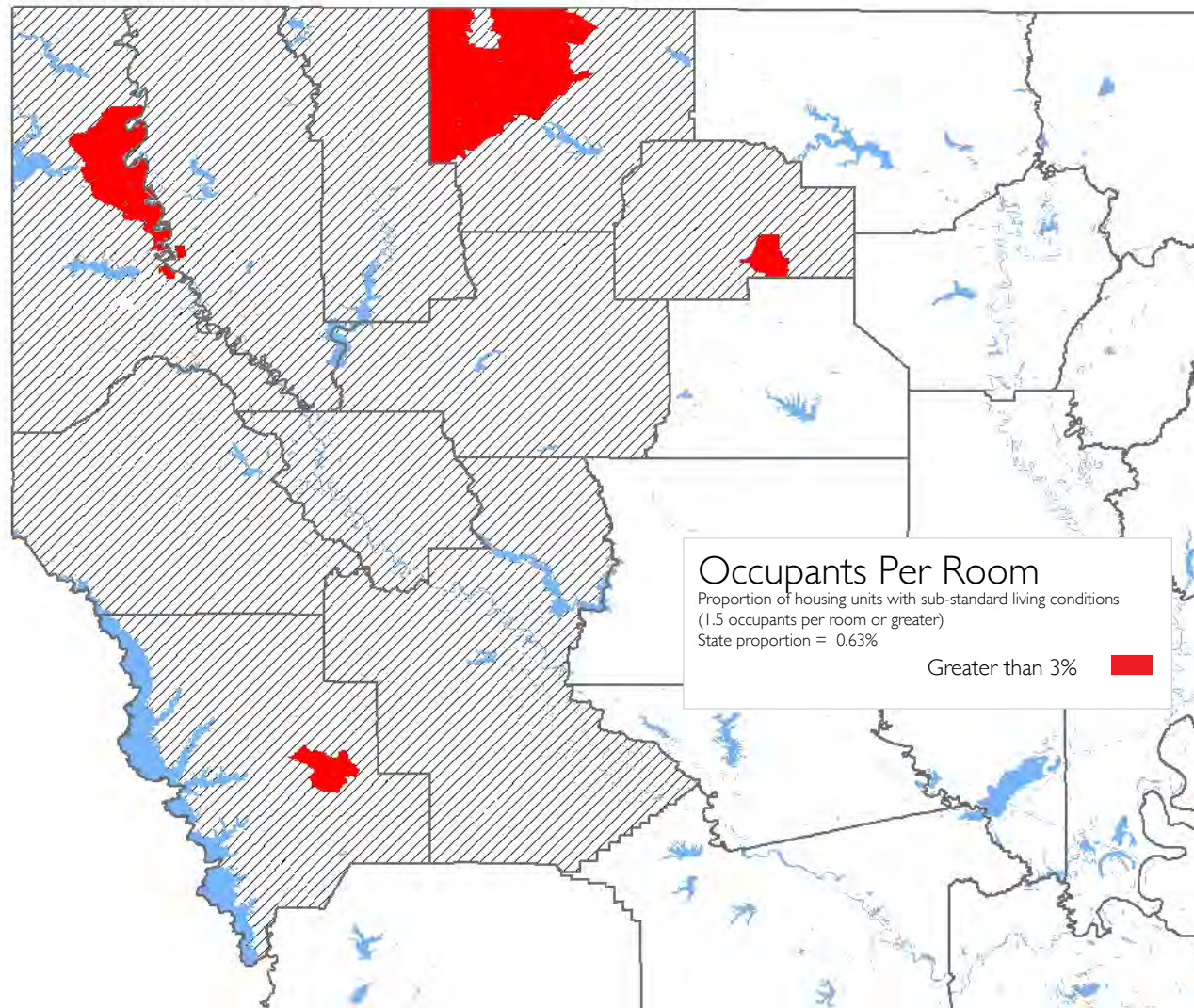
	Owner Vacancy Rate	Rental Vacancy Rate
RLMA 7	1.76%	6.87%
Louisiana	2.80%	7.45%

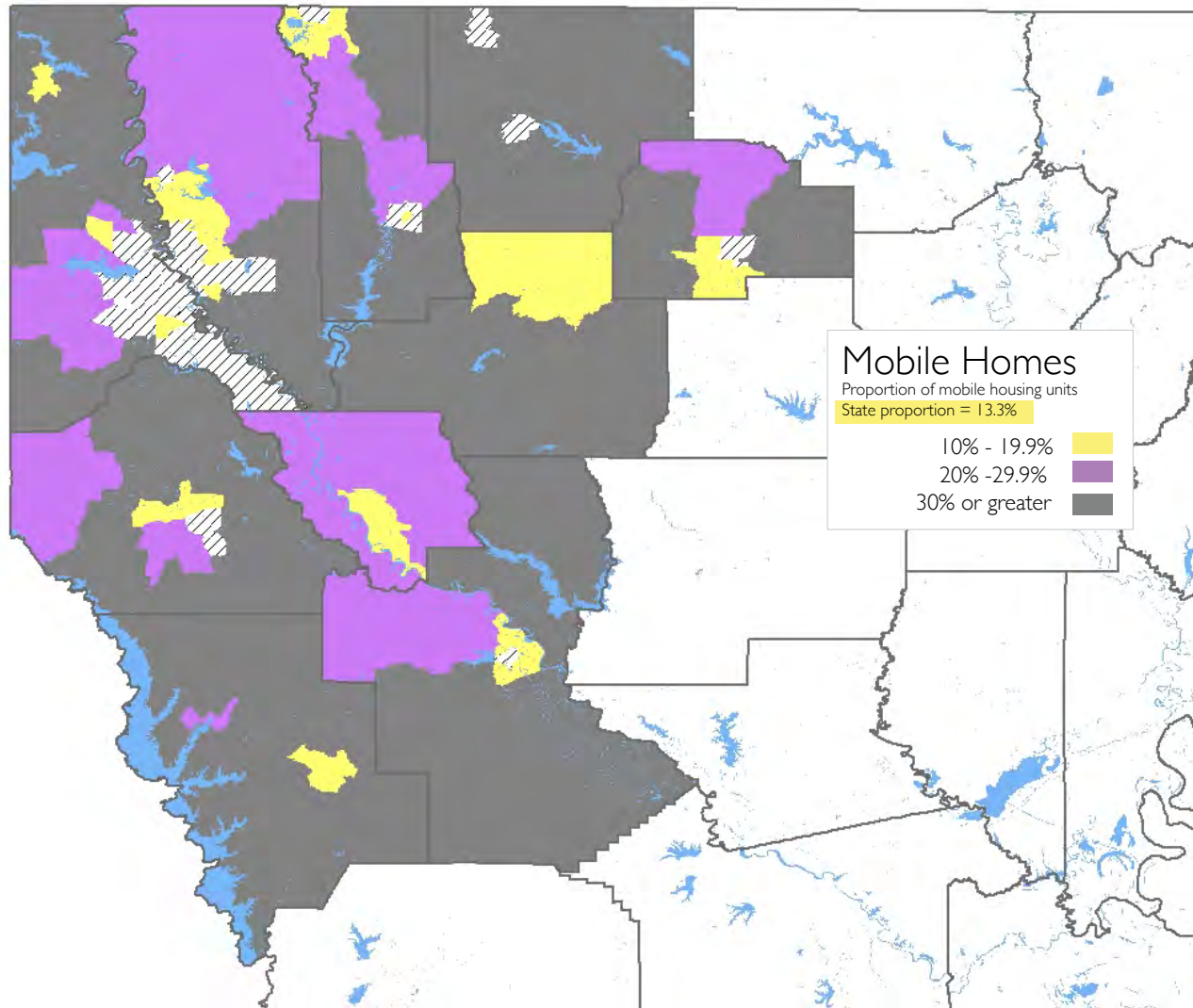








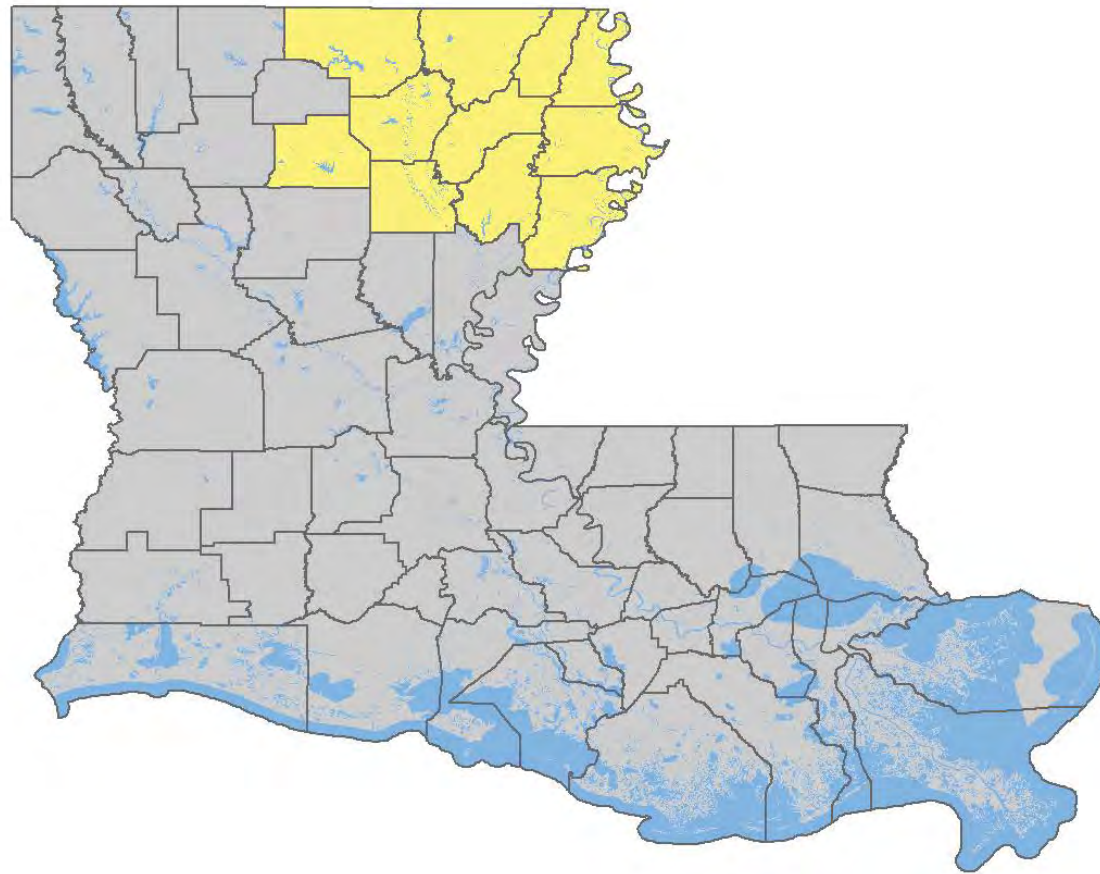




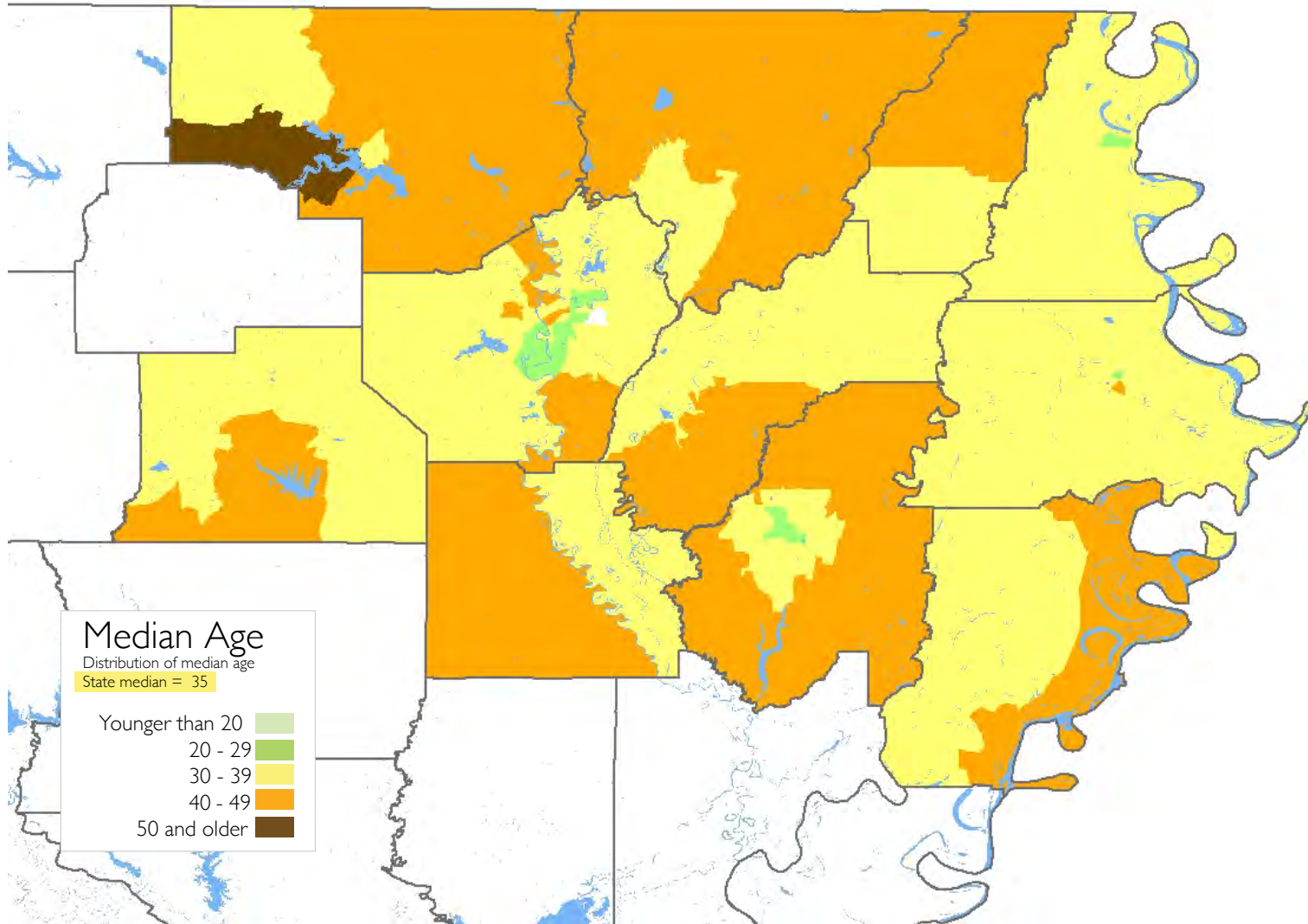
Louisiana Regional Labor Market Area 8

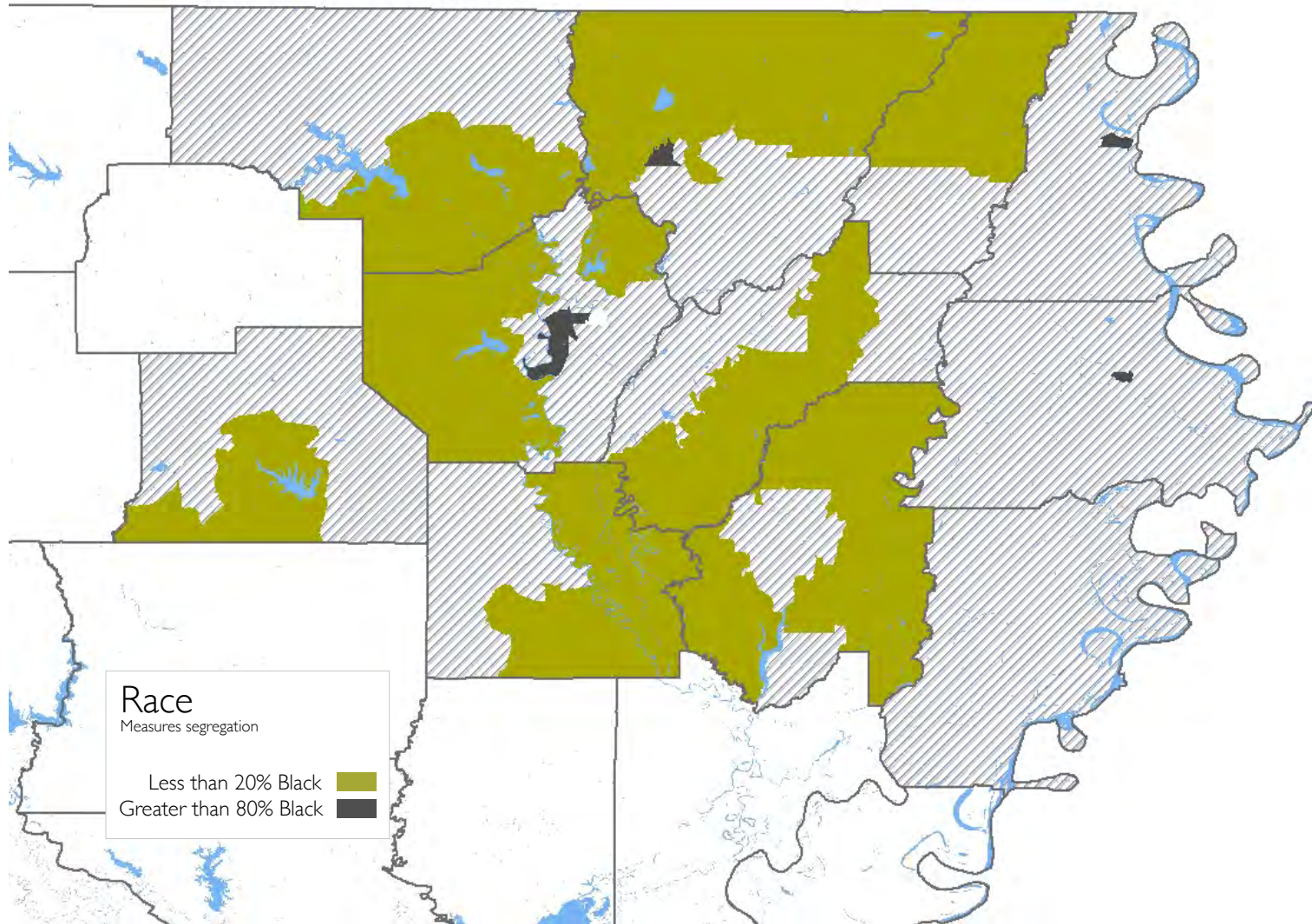
Monroe

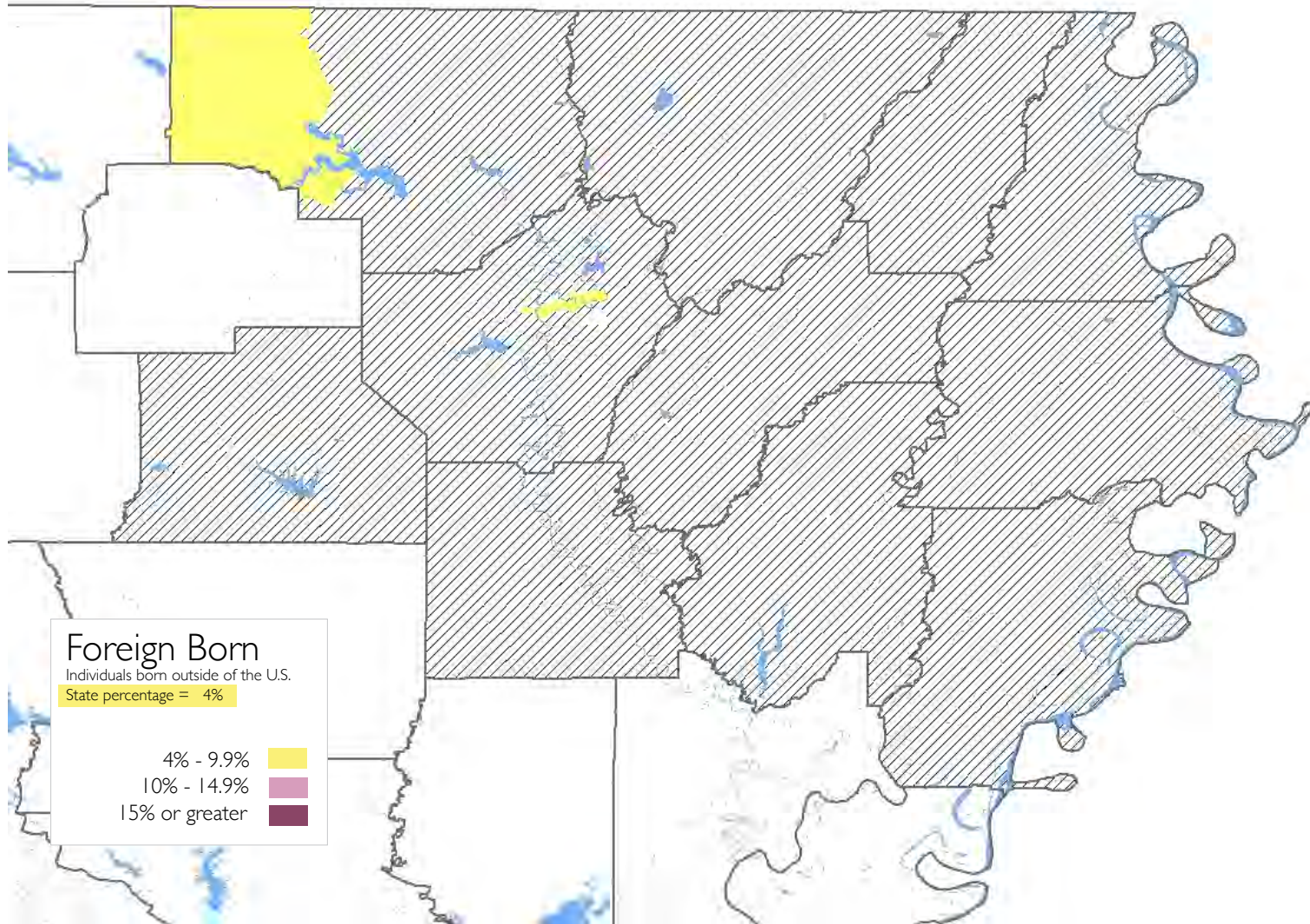
Caldwell | Franklin | Madison | Ouachita | Tensas | Union | East Carroll | Jackson | Morehouse | Richland | West Carroll

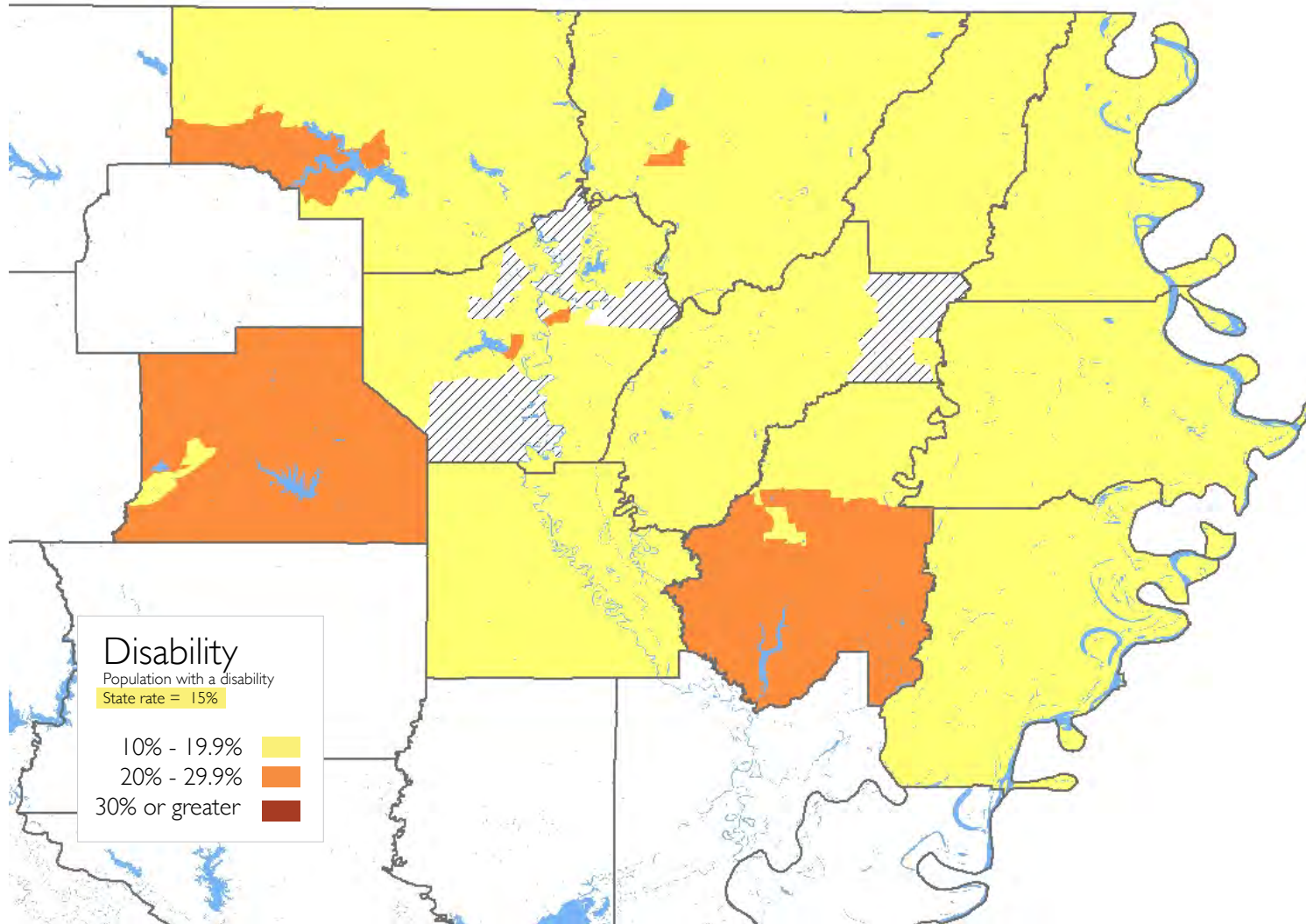


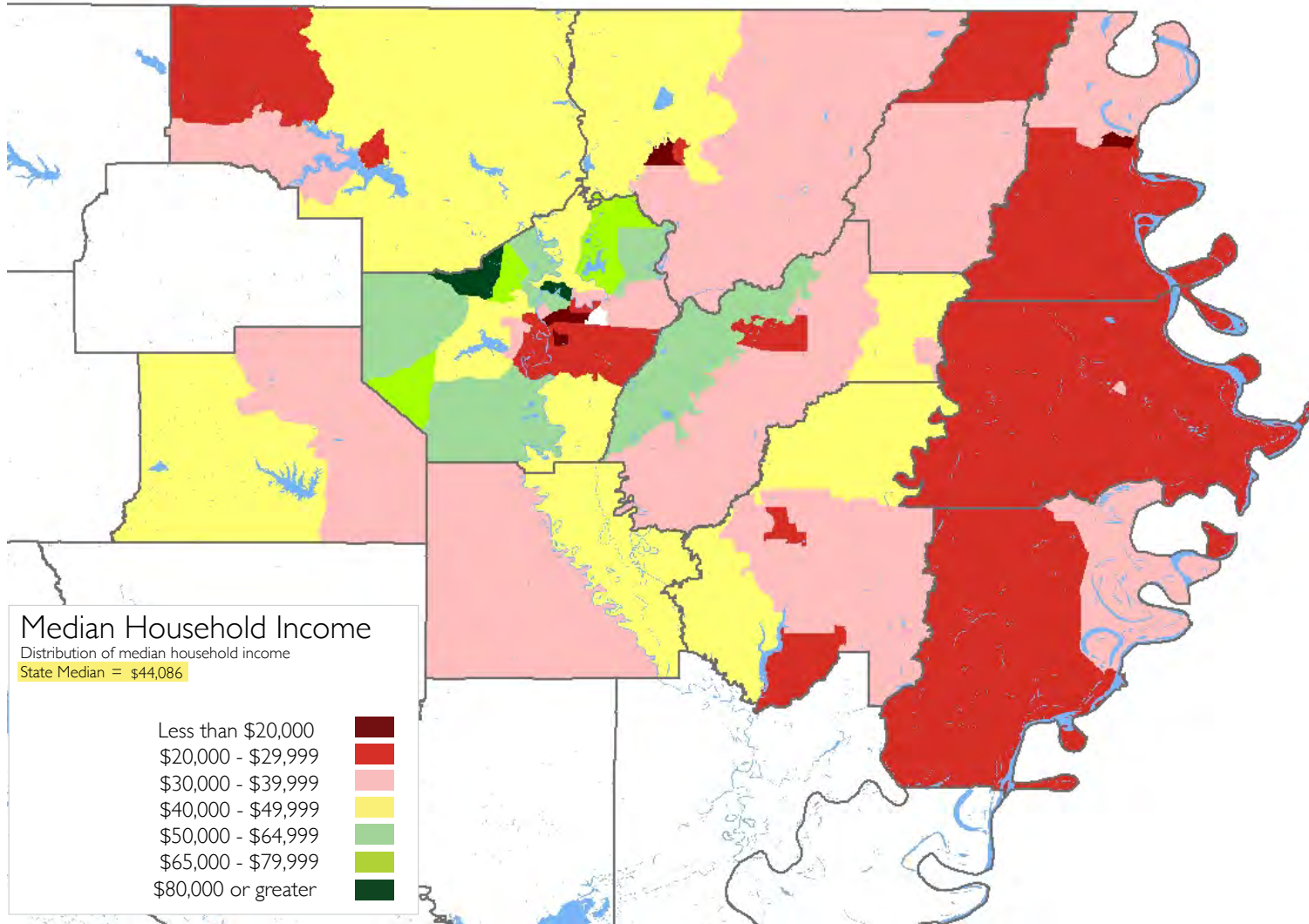


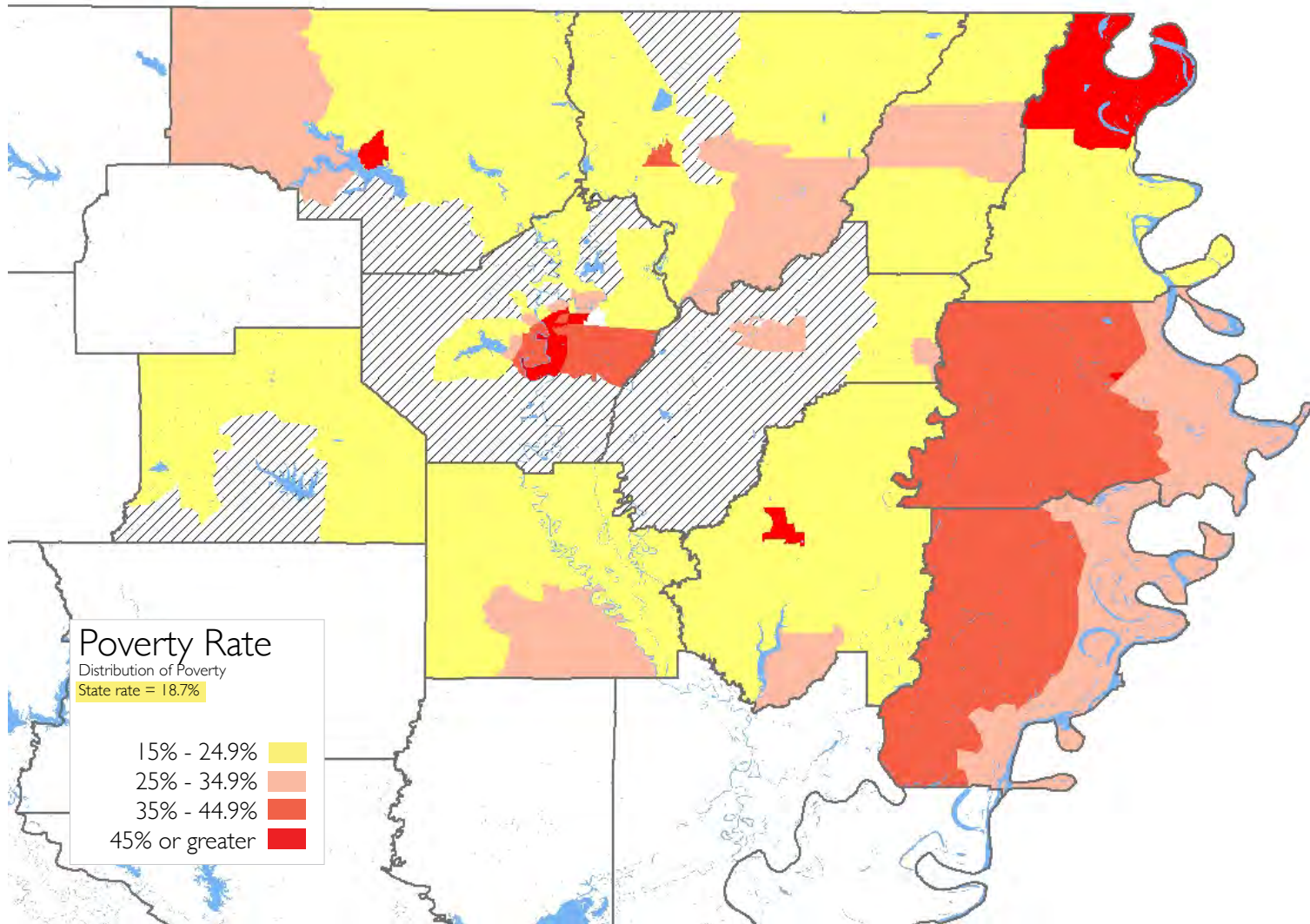


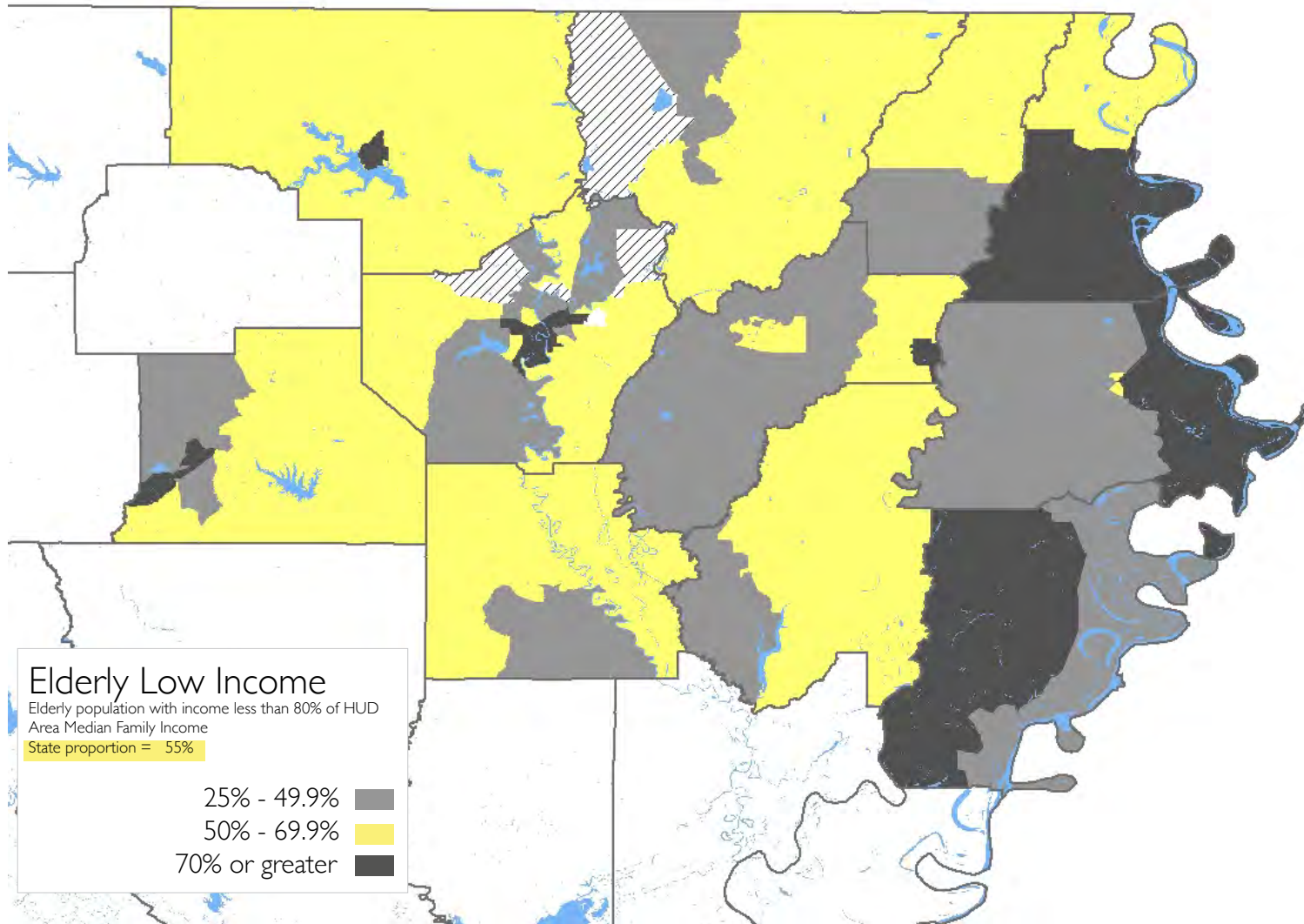


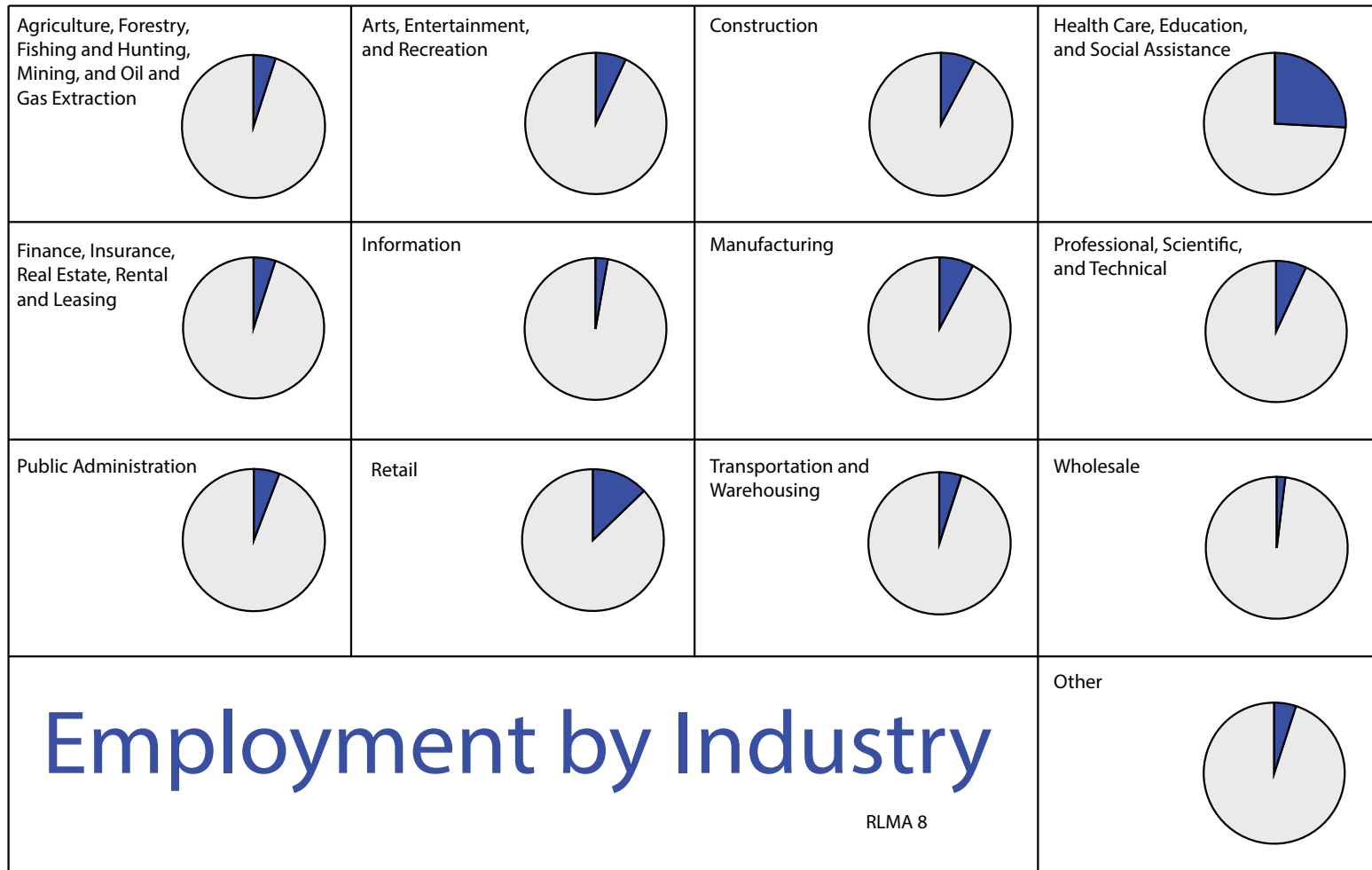


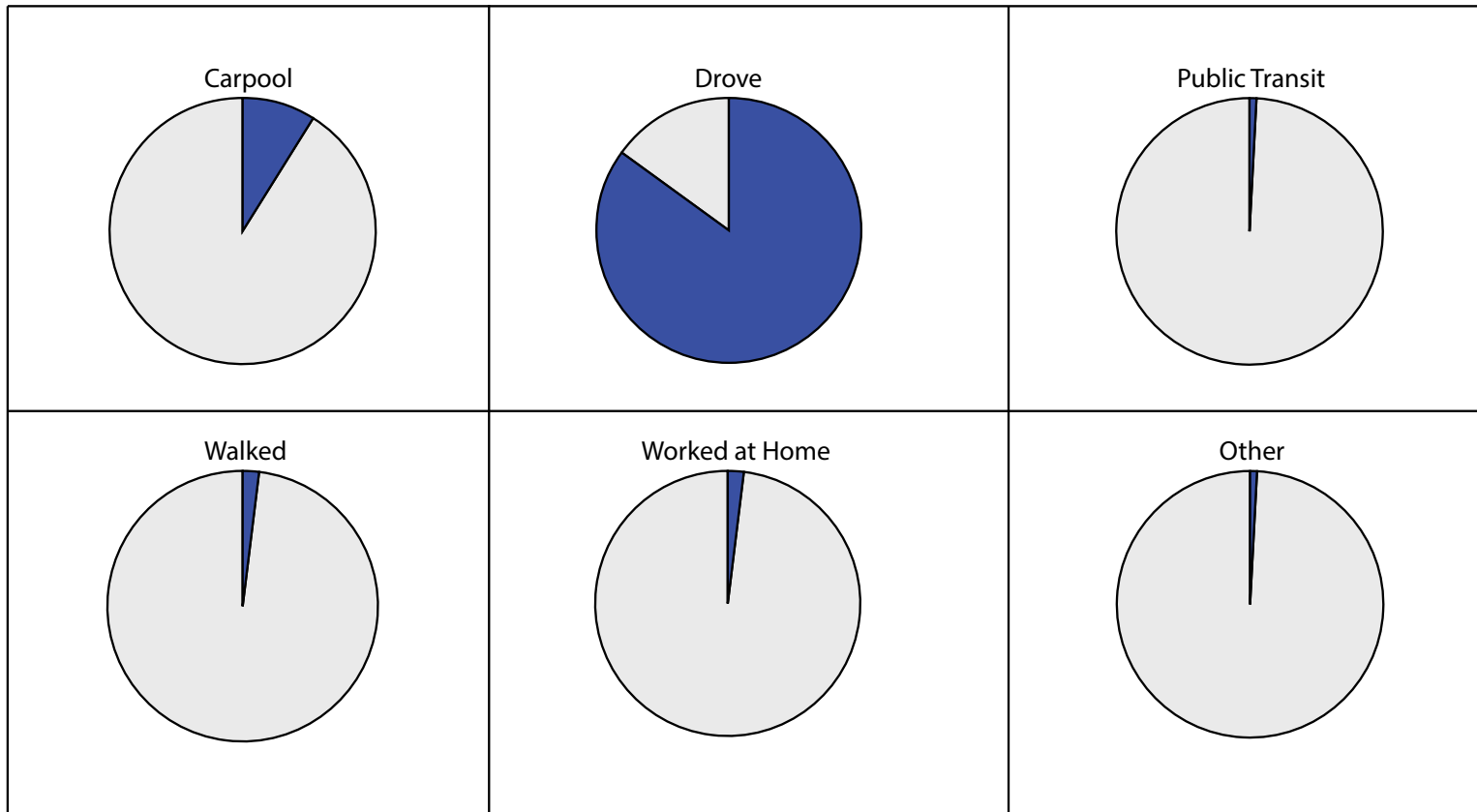












Means of Commuting

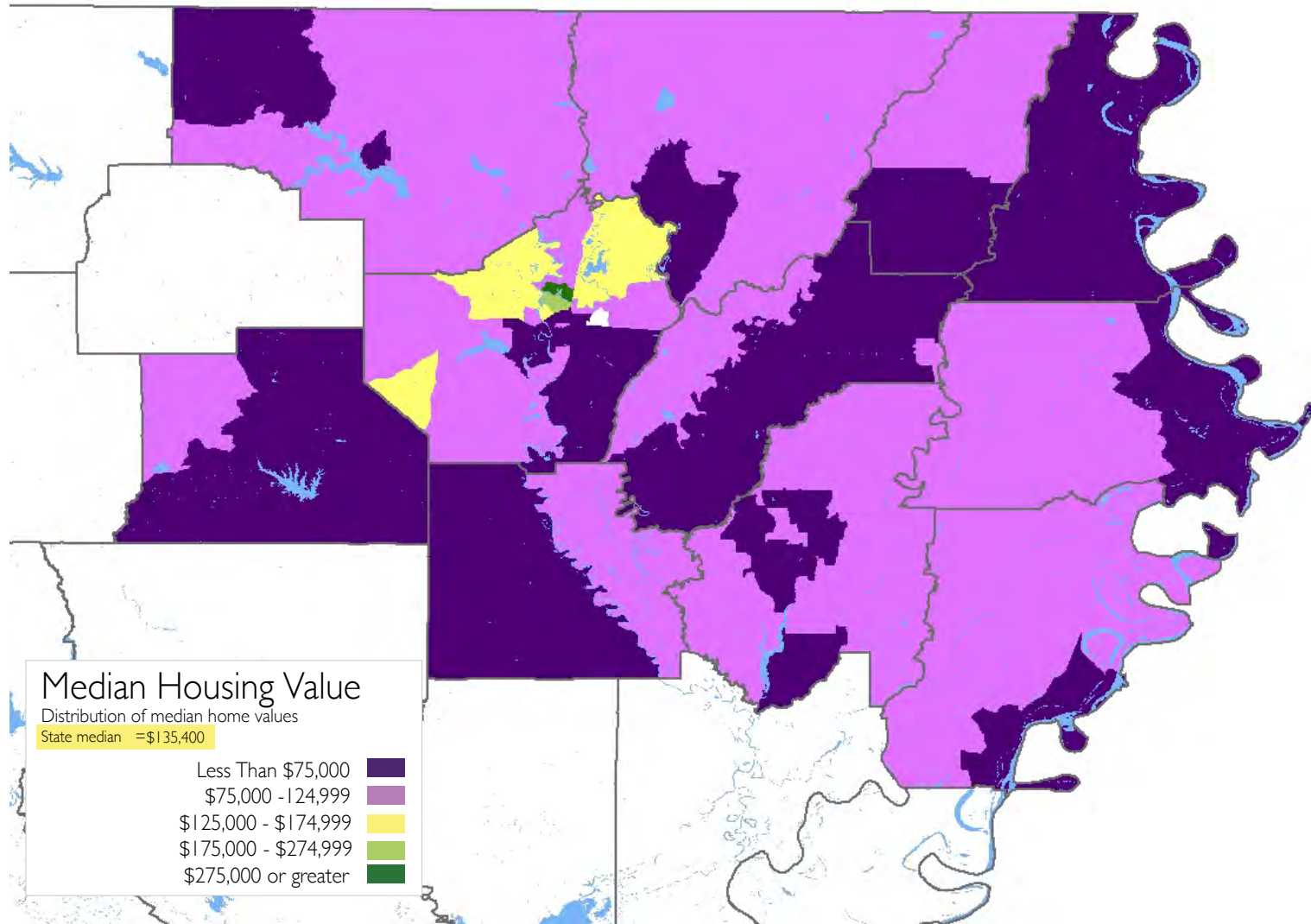
	Avg. Commute Time
RLMA 8	23 mins
Louisiana	24 mins



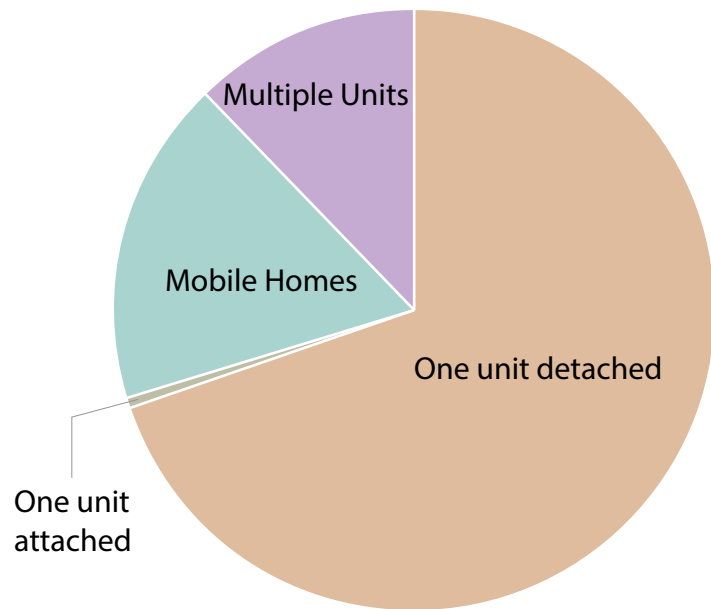
Regional Labor Market Area 8

Monroe

Housing and Affordability

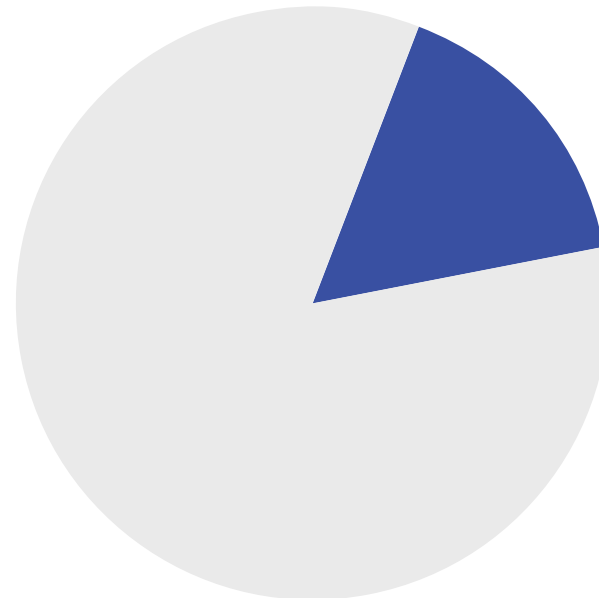


Type of Housing



RLMA 8

Vacant Housing



	Owner Vacancy Rate	Rental Vacancy Rate
RLMA 8	1.86%	6.56%
Louisiana	2.80%	7.45%

