



Baton Rouge, Louisiana

U.S. Department of Housing and Urban Development | Office of Policy Development and Research | As of October 1, 2007



Housing Market Area



The Baton Rouge Housing Market Area (HMA) is located in southeast Louisiana, approximately 80 miles northwest of New Orleans. For purposes of this report, the HMA is divided into the Central Parishes submarket, which includes East Baton Rouge and West Baton Rouge Parishes, and the Suburban Parishes submarket, which includes Ascension and Livingston Parishes. Located in East Baton Rouge Parish, the city of Baton Rouge is the capital of Louisiana and home of Louisiana State University (LSU), with an enrollment of approximately 28,000 students.

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Summary

Economy

During the 12 months ending March 2007, covered employment in the Baton Rouge HMA increased by 6,400 jobs, or 2.0 percent, to an average of 323,200 jobs. After 2 years of elevated job growth resulting from businesses and people relocating to the HMA after Hurricane Katrina devastated other parts of the state in August 2005, current employment growth in the HMA has returned to rates that are more typical for the area. During the 3-year forecast period, covered employment in the HMA is expected to increase by 1.7 percent annually.

Sales Market

Currently, the sales housing market in the HMA is balanced, with an estimated vacancy rate of 1.7 percent. During the 12 months ending September 2007, sales of new and existing homes declined by 16 percent to

approximately 9,900 homes after 2 years of elevated levels of sales. In the past 12 months, the average price of a home increased by 9 percent to nearly \$196,200. During the 3-year forecast period, demand is expected for 9,900 new homes (see Table 1).

Rental Market

The rental housing market in the HMA is currently tight, with an overall vacancy rate estimated at 4.2 percent, due to an increase in the number of renter households that relocated from Hurricane Katrina-affected areas. During the 3-year forecast period, demand is expected for 2,850 rental units (see Table 1). Because 1,450 rental units are currently under construction in the HMA, additional rental units will not need to be completed until the second or third years of the forecast period.

Table 1. Housing Demand in the Baton Rouge HMA, 3-Year Forecast, October 1, 2007 to October 1, 2010

	Baton Rouge HMA		Central Parishes Submarket		Suburban Parishes Submarket	
	Sales Units	Rental Units	Sales Units	Rental Units	Sales Units	Rental Units
Total Demand	9,900	2,850	3,900	2,300	6,000	550
Under Construction	2,250	1,450	1,500	1,300	750	150

Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of October 1, 2007.

Source: Estimates by analyst

Economic Conditions

During the early part of the 2000s, covered employment growth in the Baton Rouge HMA stabilized from annual declines of 1 percent to modest increases of 1.0 to 1.4 percent a year. As a result of businesses relocating to the HMA after Hurricane Katrina occurred in 2005, employment for the 12-month period ending September 2006 increased by 12,900 jobs, or 4.2 percent, compared with the number of jobs recorded for the 12-month period ending September 2005. After many evacuees returned to the New Orleans area or relocated to other areas, employment growth in the

HMA began to slow. For the 12 months ending March 2007, the most recent data available for the HMA, covered employment increased by 6,400 jobs, or 2.0 percent, to an average of 323,200 jobs (see Table 2). For the 12-month period ending September 2007, the unemployment rate fell to an average of 3.7 percent, from 4.8 percent for the previous 12-month period. See Figure 1 for trends in labor force, resident employment, and unemployment in the HMA from 1990 to 2006.

As the population of the HMA dramatically increased immediately after Hurricane Katrina made land-fall, so, too, did demand for supportive services. As a result, substantial employment growth occurred in the service-providing sectors. In 2006, nearly 80 percent of the 9,900-job increase in covered employment occurred in the professional and business services, education and health services, and wholesale and retail trade sectors. During the second half of 2006 and into 2007, many temporary residents moved out of the HMA and employment growth in the sectors began to slow to a more typical pace for the area, comparable to that before Hurricane Katrina occurred. See Figure 2 for the percentage change in covered employment in the HMA by sector from 1990 to the current date.

With approximately 28,000 students, 5,600 faculty and staff, and a 2007–08 budget of more than \$436 million, LSU is a foundation of the local economy. Development in the area surrounding the university contributes to residential and commercial construction employment in the HMA. In the late 1990s, an LSU

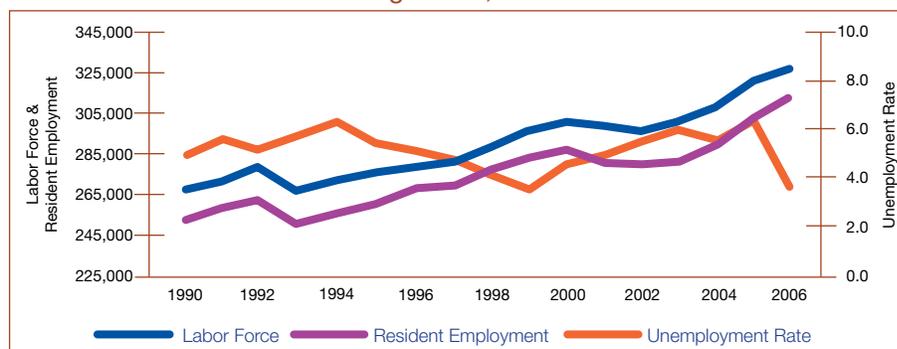
Table 2. 12-Month Average Employment in the Baton Rouge HMA, by Sector

Employment Sector	12 Months Ending March 2006	12 Months Ending March 2007	Percent Change
Total Covered Employment	316,800	323,200	2.0
Goods Producing	57,300	58,200	1.6
Natural Resources, Mining, & Construction	37,000	37,900	2.4
Manufacturing	20,300	20,200	-0.5
Service Providing	259,500	265,000	2.1
Trade, Transportation, & Utilities	59,200	60,200	1.7
Information	5,400	5,400	0.0
Financial Activities	17,000	17,300	1.8
Professional & Business Services	38,800	41,800	7.7
Education & Health Services	36,400	38,200	4.9
Leisure & Hospitality	30,400	30,700	1.0
Other Services	10,400	10,300	-1.0
Government	61,600	60,700	-1.5

Notes: Based on 12-month averages through March 2006 and March 2007. Numbers may not add to totals because of rounding.

Source: U.S. Bureau of Labor Statistics

Figure 1. Trends in Labor Force, Resident Employment, and Unemployment Rate in the Baton Rouge HMA, 1990 to 2007



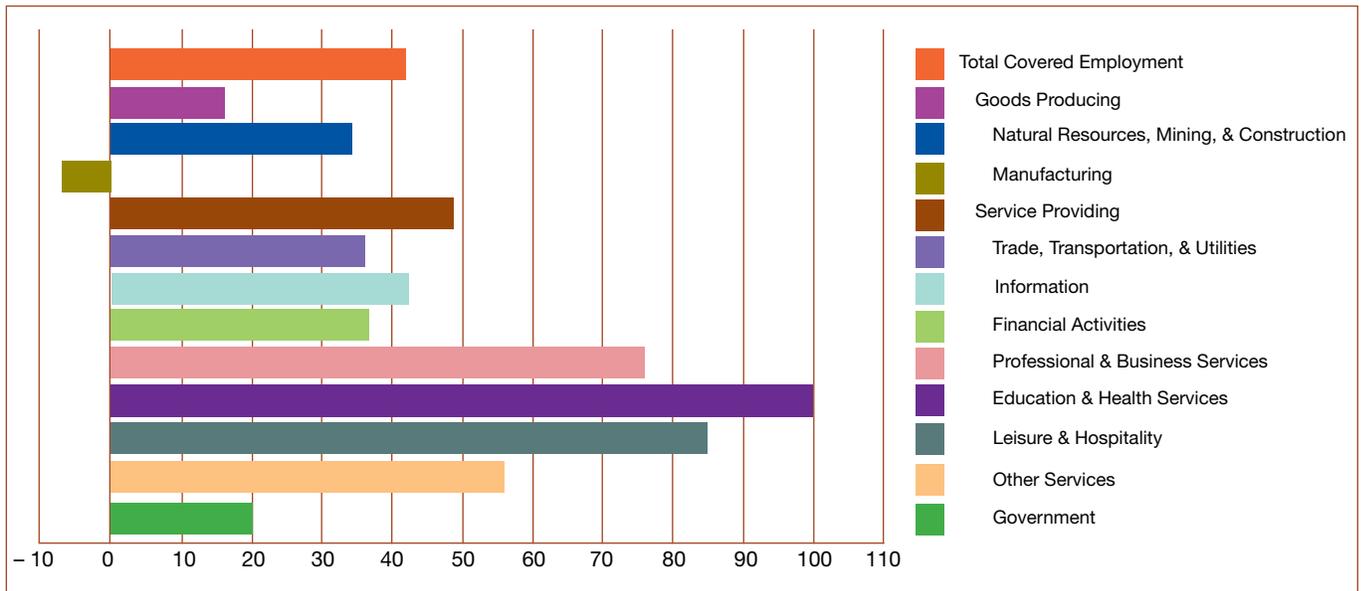
Source: U.S. Bureau of Labor Statistics

study indicated that LSU athletics accounted for more than \$100 million in annual sales revenue in the Baton Rouge area, primarily in the leisure and hospitality sector. Because Baton Rouge is the state capital and the home of LSU, the government sector is the leading employment sector in the HMA, accounting for 60,700 jobs, or nearly 19 percent of covered employment (see Figure 3). The HMA is also the home of Southern University and A&M

College at Baton Rouge, which has approximately 8,600 students, 1,050 faculty and staff, and a budget of nearly \$212 million. See Table 3 for other leading employers in the HMA.

With 65 petrochemical facilities located in the Baton Rouge metropolitan area, the petrochemical industry is another important employment base of the economy. Exxon Mobil Corporation employs more than 5,600 people in the area

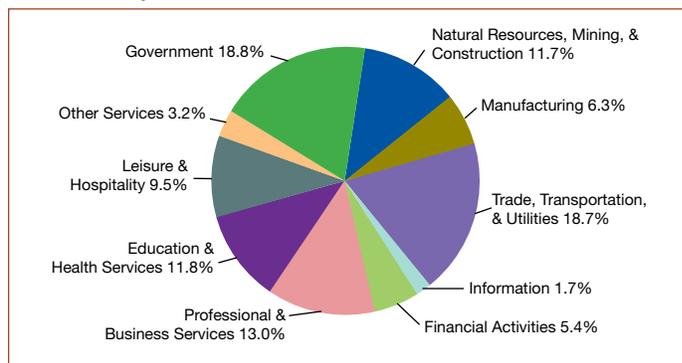
Figure 2. Sector Growth in the Baton Rouge HMA, Percentage Change, 1990 to Current



Note: Current is based on 12-month averages through March 2007.

Source: U.S. Bureau of Labor Statistics

Figure 3. Current Employment in the Baton Rouge HMA, by Sector



Note: Based on 12-month averages through June 2007.

Source: U.S. Bureau of Labor Statistics

at its five petrochemical plants, research center, and refinery; the latter is the second largest petroleum refinery in the nation. Other leading employers in the petrochemical industry in the HMA include BASF Corporation, with more than 1,700 employees, and Shell Chemical LP, with 530 employees. In mid-2007, a \$1 billion expansion at BASF Corporation's Geismar facility in Ascension Parish was completed. The expansion is expected to create hundreds of

jobs in manufacturing and related employment sectors.

According to a 2007 study published by LSU, several commercial and residential construction projects collectively valued at \$5 billion are planned or under way in the Baton Rouge metropolitan area and are

expected to increase construction employment in 2008. During the next 3 years, expansion of the petrochemical industry and new call centers for Direct General Corporation and Staples, Inc. are expected to increase employment by at least 2,000 jobs. During the 3-year forecast period, business expansions and greater demand for services to support the growing population are expected to increase covered employment in the HMA by an average of more than 5,300 jobs, or 1.7 percent, annually. Job creation in the professional and business services, education and health services, and construction sectors is expected to lead employment growth.

Table 3. Major Employers in the Baton Rouge HMA

Name of Employer	Employment Sector	Number of Employees
Turner Industries Group, L.L.C.	Professional & Business Services	8,525
Louisiana State University	Government	5,600
Exxon Mobil Corporation	Manufacturing	4,275
The Shaw Group Inc.	Professional & Business Services	4,250
Our Lady of the Lake Regional Medical Center	Education & Health Services	4,000
Baton Rouge General	Education & Health Services	3,000

Note: Data have been rounded.

Source: Baton Rouge Area Chamber®

Population and Households

From 1990 to 2000, 53 percent of the population growth in the Baton Rouge HMA occurred in the Suburban Parishes submarket, which began the decade with only 24 percent of the population in the HMA. During the 1990s, out-migration from the Central Parishes submarket averaged 40 people annually, and population growth resulted from net natural increase (resident births minus resident deaths). In the early part of the 1990s, in-migration to the Central Parishes submarket ranged from approximately 2,000 to 4,000 people, but, as the decade progressed, in-migration began to decline until it became negative in the mid-1990s. By the end of the decade, a net of approximately 1,500 people annually were moving from the Central Parishes submarket to the Suburban

Parishes submarket, attracted by the increasing availability of newer neighborhoods in the latter submarket. At the beginning of the 2000s, out-migration escalated; the Census Bureau estimates that between April 2000 and July 2006, a net of 17,000 people moved out of the Central Parishes submarket. Approximately 68 percent of the population currently resides in the Central Parishes submarket, down from 72 percent in 2000. See Figure 4 for overall trends in the components of population change in the HMA from 1990 to the forecast date.

After receiving as many as 250,000 evacuees after Hurricane Katrina made landfall in 2005, the HMA currently has 30,000 to 35,000 evacuees who have remained, increasing the populations

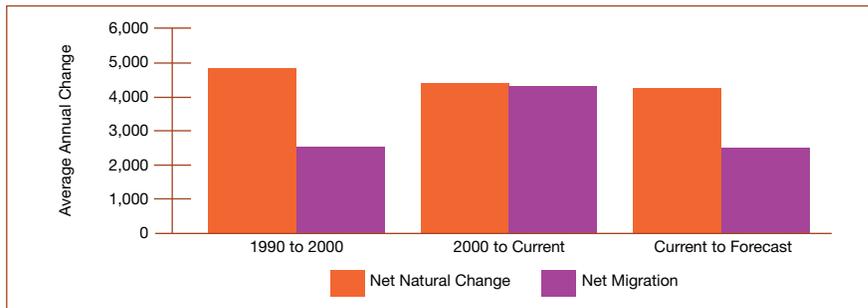
in both the Central and Suburban Parishes submarkets. The trend of out-migration was reversed in the Central Parishes submarket because it had the most available rental housing units in the HMA and attracted the largest share of the evacuees. The population of the Baton Rouge HMA is currently estimated at 668,600; this figure represents an average annual increase of approximately 8,750 since 2000. By the end of the 3-year forecast period, the population of the HMA is expected to reach 689,100. See Figure 5 for the annual average change in population and households in the HMA from 1990 to the forecast date. Because

most of the Hurricane Katrina evacuees remaining in the HMA have obtained jobs and housing, the out-migration of evacuees during the next 3 years is expected to be minimal. During the forecast period, job opportunities are expected to attract people from more rural areas of Louisiana, the primary source of population growth in the HMA. See Table DP-1 at the end of this report for additional trends in population and the number of households in the HMA.

Since 2000, the number of renter households in the HMA has increased to 79,400, an average annual increase of approximately 1,025 households, or 1.4 percent. Approximately 64 percent of renter household growth has occurred in the Central Parishes submarket, primarily in East Baton Rouge Parish, because of its proximity to jobs. During the same period, the number of owner households has increased by an average of 3,525 annually to a total of 178,100. Approximately 63 percent of the net increase in owner households in the HMA has occurred in the Suburban Parishes submarket. Owner households have been attracted to the submarket because of its lower population density and the availability of new sales housing.

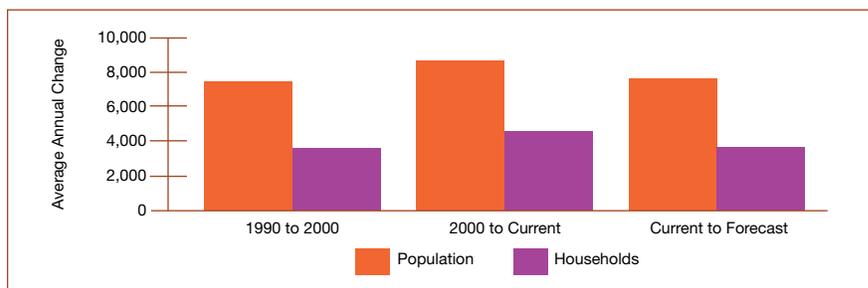
During the forecast period, most renters are expected to settle in the Central Parishes submarket, where most of the new rental housing is being built, and most owners are expected to settle in the Suburban Parishes submarket.

Figure 4. Components of Population Change in the Baton Rouge HMA, 1990 to Forecast



Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Figure 5. Population and Household Growth in the Baton Rouge HMA, 1990 to Forecast



Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Housing Market Trends

Sales Market—Central Parishes Submarket

The sales housing market in the Central Parishes submarket is balanced, with a vacancy rate of 1.7 percent. Since 2000, the number of owner households has increased by an average of approximately 1,950 annually to a current estimate of 112,100 (see Figure 6). Currently, the homeownership rate in the submarket is estimated at 62.7 percent. See Table DP-2 at the end of this report for additional population and housing trends in the submarket.

The relocation of thousands of evacuees from Hurricane Katrina-affected areas to the submarket has contributed to household growth and greater demand for sales housing in recent years. From 2000 to 2004, the number of building permits issued for single-family homes averaged approximately

1,500 annually. The number of homes permitted increased to approximately 2,300 units a year in 2005 and 2006 (see Figure 7). Although single-family home development in the submarket has been concentrated in the unincorporated areas of East Baton Rouge Parish, where developable land is more available and affordable, development has been increasing in the cities of Zachary and Baker in the parish due to lower volume traffic routes in those areas.

According to data from the Greater Baton Rouge Association of REALTORS®, from 2000 to 2004, an average of approximately 4,900 new and existing homes were sold annually in East Baton Rouge Parish. After Hurricane Katrina occurred, the number of homes sold increased to approximately 6,950 in 2005 and 6,500 in 2006. More than 28 percent of all homes sold in 2005 were sold in September and October, immediately after Hurricane Katrina made landfall. As the number of evacuees purchasing homes declined, home sales activity decreased. Despite a 15-percent decline in the number of sales to 5,900 for the 12 months ending September 2007, sales remain strong in the submarket.

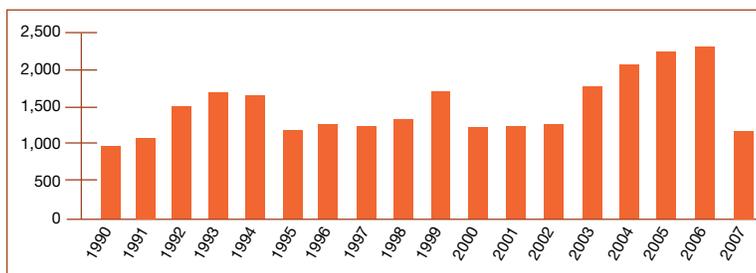
During the 3-year forecast period, demand is expected for 3,900 new homes in the Central Parishes submarket; more than 90 percent of those units will be needed in East Baton Rouge Parish. Currently, an estimated 1,500 sales units are under construction in the submarket. See Table 4 for a breakdown of estimated demand for new sales housing by price range in the Central Parishes submarket during the forecast period.

Figure 6. Number of Households by Tenure in the Central Parishes Submarket, 1990 to Current



Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Figure 7. Single-Family Building Permits Issued in the Central Parishes Submarket, 1990 to 2007



Notes: Includes only single-family units. Includes data through September 2007.
Source: U.S. Census Bureau, Building Permits Survey

Housing Market Trends

Sales Market—Central Parishes Submarket *Continued*

Table 4. Estimated Demand for New Market-Rate Sales Housing in the Central Parishes Submarket, October 1, 2007 to October 1, 2010

Price Range (\$)		Units of Demand	Percent of Total
From	To		
120,000	149,999	200	5.1
150,000	174,999	380	9.7
175,000	199,999	390	10.0
200,000	224,999	780	20.0
225,000	249,999	780	20.0
250,000	299,999	590	15.1
300,000	399,999	390	10.0
400,000	499,999	190	4.9
500,000	and higher	200	5.1

Source: Estimates by analyst

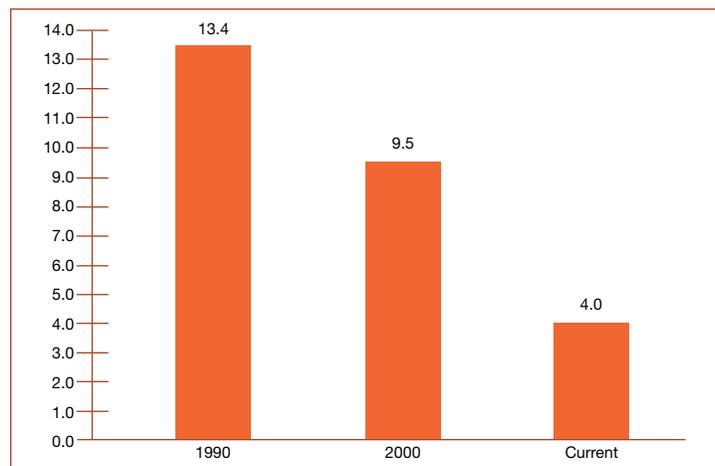
Rental Market—Central Parishes Submarket

The rental housing market in the Central Parishes submarket is currently tight, with an estimated vacancy rate of 4 percent (see Figure 8). The estimated vacancy rate is for all rental units, including apartments, single-family homes, mobile homes, condominium units, and other rental units. According to a survey by Cook, Moore & Associates, in the fall of 2007, the apartment vacancy rate was 1.8 percent, virtually unchanged from 1.7 percent in the fall of 2006. The vacancy rate increased slightly from that of the fall of 2005, when the rate was less than 0.5 percent immediately after Hurricane Katrina evacuees

arrived in the submarket. The rate has increased recently because evacuees have relocated from the submarket to other cities and new apartments have been completed. Before Hurricane Katrina occurred, the rental market was soft, with an estimated vacancy rate of 10 percent, primarily as a result of an oversupply of condominium rental units. Because an estimated 1,300 apartments are currently under construction, rent concessions are expected to increase and the rental market is expected to become more balanced.

From 2000 to 2005, building permits were issued for an average of approximately 580 multifamily units annually. Approximately 20 percent of those units were condominiums. Between 1998 and 2005, a total of approximately 500 conventional and 1,300 student-oriented condominium units entered the market. Since 2005, an additional 1,900 condominium units have been developed or are currently under construction. Because of low mortgage interest rates and the sudden increase in demand for rental units in 2005, the number of multifamily units permitted increased to nearly 2,500 in 2006 and the percentage of condominium units increased to 40 percent.

Figure 8. Rental Vacancy Rates in the Central Parishes Submarket, 1990 to Current



Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Housing Market Trends

Rental Market—Central Parishes Submarket *Continued*

During the 12-month period ending September 2007, permits were issued for more than 2,500 multifamily units. See Figure 9 for trends in the number of multifamily units permitted in the Central Parishes submarket from 1990 to the current date.

According to Cook, Moore & Associates, in the fall of 2007, rents averaged approximately \$610 for a one-bedroom apartment, \$750 for a two-bedroom apartment, \$920 for a three-bedroom apartment, and \$1,425 for a four-bedroom apartment. Average rents increased by 5 percent for one- and two-bedroom units, 3 percent for three-bedroom units, and 2 percent for four-bedroom units compared with rents recorded a year earlier.

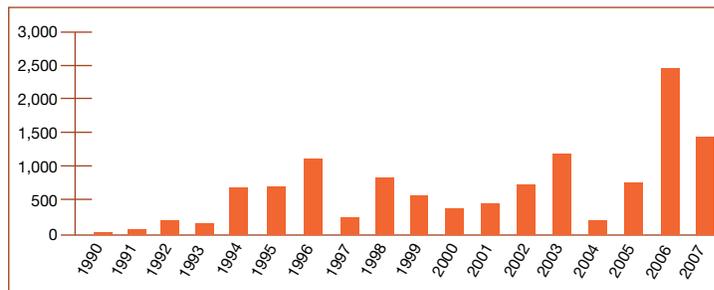
LSU currently houses approximately 6,000 students in residence halls and university-managed properties. The remaining 22,000 students primarily live in the area surrounding the university and account for an estimated 14 percent of renter households

in the submarket. The school has 17 university-managed residence halls that house more than 3,300 students. Living quarters for approximately 700 students are currently undergoing modernizing renovations. Beginning the spring semester of 2008, the renovated dorms are expected to become available in stages. The university also manages 4 apartment complexes with approximately 1,200 units for single students and 570 units for families and graduate students.

The vacancy rate in the area surrounding LSU has historically remained near the average for the submarket. Cook, Moore & Associates reported that the apartment vacancy rate in the LSU area was approximately 2 percent in the fall of 2007. Average rents in the area surrounding LSU are 10 to 23 percent higher than those for the city of Baton Rouge as a whole. In the fall of 2007, rents averaged approximately \$670 for a one-bedroom unit, \$870 for a two-bedroom unit, \$1,125 for a three-bedroom unit, and \$1,650 for a four-bedroom unit.

During the 3-year forecast period, demand is expected for 2,300 new rental units in the Central Parishes submarket. See Table 5 for a breakdown of estimated demand for new rental housing in the submarket by rent range and number of bedrooms during the forecast period. Because an estimated 1,300 rental units are currently under construction, additional units will not be needed until the second and third years of the forecast period.

Figure 9. Multifamily Building Permits Issued in the Central Parishes Submarket, 1990 to 2007



Notes: Includes all multifamily units in structures with two or more units. Includes data through September 2007.

Source: U.S. Census Bureau, Building Permits Survey

Housing Market Trends

Rental Market—Central Parishes Submarket *Continued*

Table 5. Estimated Demand for New Market-Rate Rental Housing in the Central Parishes Submarket, October 1, 2007 to October 1, 2010

1 Bedroom		2 Bedrooms		3 or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
700	800	850	1,270	1,000	230
750	710	900	1,050	1,050	210
800	650	950	960	1,100	190
850	590	1,000	860	1,150	160
900	520	1,050	750	1,200	130
950	440	1,100	630	1,250	120
1,000	460	1,150	530	1,300	100
1,100	290	1,250	430	1,400	75
1,200	230	1,350	280	1,500	55
1,300	190	1,450	190	1,600	40
1,400	150	1,550	130	1,700	30
and higher		and higher		and higher	

Notes: Distribution above is noncumulative. Demand shown at any rent represents demand at that level and higher.

Source: Estimates by analyst

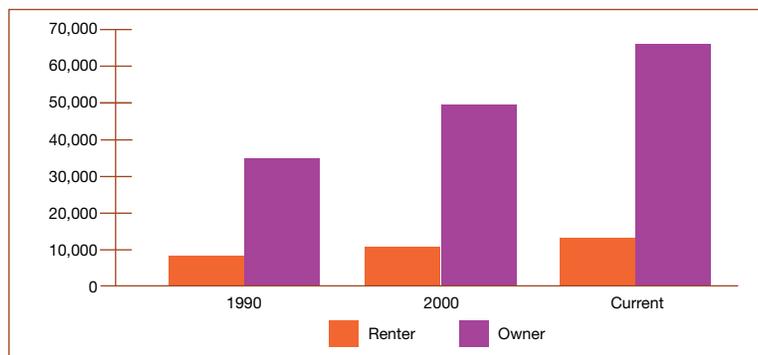
Sales Market—Suburban Parishes Submarket

Since 2000, strong owner-household growth has led to increased demand for sales units, resulting in a balanced sales housing market in the Suburban Parishes submarket. The overall vacancy rate is estimated at 1.7 percent. Since 2000, the number of owner households has increased by an average of approximately 2,225, or 4.5 percent, annually, a much higher rate than the 1.3-percent average annual increase that occurred in the Central Parishes submarket during the same timeframe.

Currently, an estimated 66,000 owner households reside in the Suburban Parishes submarket (see Figure 10). See Table DP-3 at the end of this report for additional population and housing trends in the submarket.

Since 2000, nearly 60 percent of single-family activity, as measured by the number of building permits issued, has been concentrated in the Suburban Parishes submarket, which currently has 30 percent of the households in the HMA. From 2000 to 2004, an average of approximately 2,100 homes were permitted annually in the submarket. In 2005 and 2006, the number of homes permitted increased to 2,950 and 3,700 homes, respectively. Although the number of permits issued during the 12-month period ending September 2007 declined by 7 percent, the number of permits remains elevated, at approximately 2,675 units. See Figure 11 for trends in single-family permits issued in the submarket from 1990 to the current date.

Figure 10. Number of Households by Tenure in the Suburban Parishes Submarket, 1990 to Current



Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Housing Market Trends

Sales Market—Suburban Parishes Submarket *Continued*

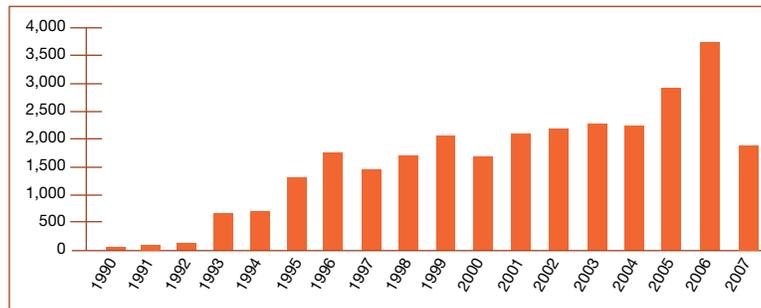
According to data from the Greater Baton Rouge Association of REALTORS®, from 2000 to 2004, an average of approximately 2,325 new and existing homes were sold annually in the Suburban Parishes submarket. The average number of home sales was divided nearly equally between Ascension and Livingston Parishes. After Hurricane Katrina occurred, home sales activity in 2005 and 2006 increased to approximately 3,750 and 3,800 homes, respectively. During those 2 years, home sales in Ascension Parish increased to approximately 55 percent of the submarket total. As the number of evacuees purchasing homes declined, homes sales activity decreased. During the 12 months ending

September 2007, 3,325 homes were sold in the submarket, an 18-percent decline from the number sold during the previous 12-month period. The percentage of homes sold in Ascension Parish declined to 52 percent of the submarket total.

From 2000 to 2004, the average home sales price in Ascension Parish increased by 5 percent annually. After Hurricane Katrina occurred in 2005, demand for sales units increased, resulting in rapid increases in home prices in the parish. In 2005 and 2006, the average home price increased by 10 and 17 percent, respectively. During the 12 months ending September 2007, the average home price increased by 8 percent to an average of approximately \$223,100. Similar trends can be observed in Livingston Parish, where home prices increased by an average of 4 percent annually from 2000 to 2004. In 2005 and 2006, the average price of a home increased by 12 and 15 percent, respectively. During the 12 months ending September 2007, the average home price increased by 9 percent to \$165,900.

During the 3-year forecast period, demand is expected for 6,000 new sales units in the submarket. An estimated 750 homes are currently under construction. Demand is expected to be divided nearly evenly between Ascension and Livingston Parishes. Because condominium construction has primarily been limited to East Baton Rouge Parish, nearly all demand for sales housing in the Suburban Parishes submarket will be met by single-family homes. See Table 6 for a breakdown of estimated demand for new sales housing in the Suburban Parishes submarket by price range during the forecast period.

Figure 11. Single-Family Building Permits Issued in the Suburban Parishes Submarket, 1990 to 2007



Notes: Includes only single-family units. Includes data through September 2007.

Source: U.S. Census Bureau, Building Permits Survey

Table 6. Estimated Demand for New Market-Rate Sales Housing in the Suburban Parishes Submarket, October 1, 2007 to October 1, 2010

Price Range (\$)		Units of Demand	Percent of Total
From	To		
115,000	124,999	290	4.8
125,000	149,999	310	5.2
150,000	174,999	600	10.0
175,000	199,999	900	15.0
200,000	249,999	1,200	20.0
250,000	299,999	1,200	20.0
300,000	399,999	900	15.0
400,000	499,999	290	4.8
500,000	and higher	310	5.2

Source: Estimates by analyst

Rental Market—Suburban Parishes Submarket

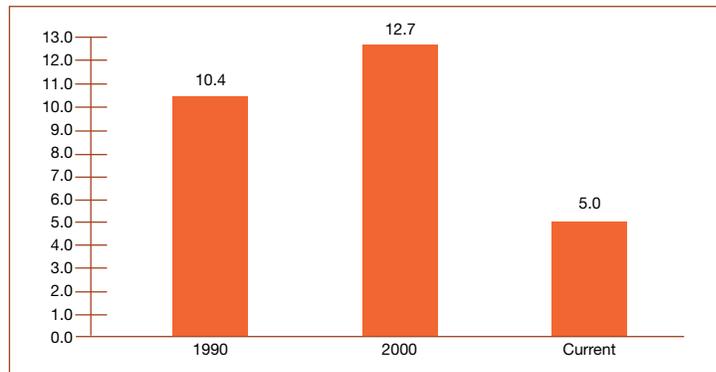
The rental housing market in the Suburban Parishes submarket is tight, with an estimated rental vacancy rate of 5 percent (see Figure 12). The estimated vacancy rate is for all rental units, including single-family homes, mobile homes, and other rental units. According to a survey by the Baton Rouge Apartment Association, Inc., in

August 2007, the apartment vacancy rate for the submarket averaged 1.6 percent.

Only 16 percent of renter households in the HMA reside in the Suburban Parishes submarket. After Hurricane Katrina occurred, most of the renter households that moved to the HMA settled in East Baton Rouge Parish because of the availability of apartments. Nearly 75 percent of the rental supply in the Suburban Parishes submarket is composed of single-family homes and mobile homes. During the past two decades, multifamily development in the submarket, as measured by the number of multifamily units permitted, has been limited. From 2000 to the current date, building permits were issued for a total of 640 multifamily units in the submarket. See Figure 13 for trends in the number of multifamily units permitted in the submarket during this period. Most of the estimated 2,750 new renter households that have formed in the submarket since 2000 have moved into single-family homes.

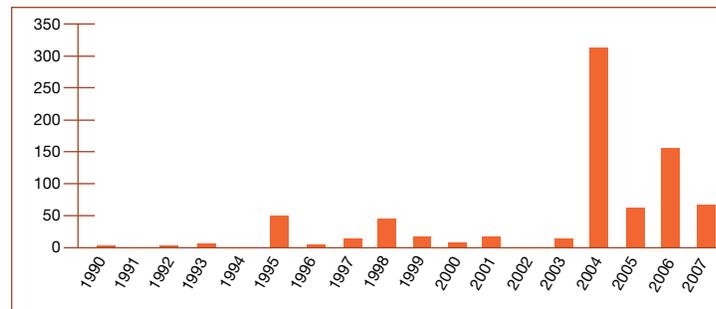
During the 3-year forecast period, demand is expected for 550 new rental units in the Suburban Parishes submarket. A portion of that demand will be met by the 150 units currently under construction. See Table 7 for a breakdown of estimated demand for new rental housing in the submarket by rent range and number of bedrooms during the forecast period.

Figure 12. Rental Vacancy Rates in the Suburban Parishes Submarket, 1990 to Current



Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Figure 13. Multifamily Building Permits Issued in the Suburban Parishes Submarket, 1990 to 2007



Notes: Includes all multifamily units in structures with two or more units. Includes data through June 2007.

Source: U.S. Census Bureau, Building Permits Survey

Table 7. Estimated Demand for New Market-Rate Rental Housing in the Suburban Parishes Submarket, October 1, 2007 to October 1, 2010

1 Bedroom		2 Bedrooms		3 or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
700	190	850	300	1,000	60
750	170	900	250	1,050	50
800	160	950	230	1,100	45
850	140	1,000	210	1,150	40
900	120	1,050	180	1,200	35
950	100	1,100	150	1,250	30
1,000	90	1,150	130	1,300	25
1,100	70	1,250	100	1,400	20
1,200	60	1,350	65	1,500	15
1,300	45	1,450	45	1,600	10
and higher		and higher		and higher	

Notes: Distribution above is noncumulative. Demand shown at any rent represents demand at that level and higher.

Source: Estimates by analyst

Data Profiles

Table DP-1. Baton Rouge HMA Data Profile, 1990 to Current

	1990	2000	Current	Average Annual Change (%)	
				1990 to 2000	2000 to Current
Total Resident Employment	253,372	286,427	313,420	1.2	1.3
Unemployment Rate (%)	5.0	4.6	3.7		
Covered Employment	227,700	303,100	323,200	2.9	1.0
Total Population	528,264	602,894	668,600	1.3	1.4
Total Households	188,377	223,349	257,500	1.7	1.9
Owner Households	122,917	151,644	178,100	2.1	2.2
Percent Owner (%)	65.3	67.9	69.2		
Renter Households	65,460	71,705	79,400	0.9	1.4
Percent Renter (%)	34.7	32.1	30.8		
Total Housing Units	212,078	242,827	279,625	1.4	1.9
Owner Vacancy Rate (%)	2.9	1.5	1.7		
Rental Vacancy Rate (%)	13.0	9.9	4.2		
Median Family Income	NA	NA	NA	NA	NA

NA = data are not available.

Notes: Median family incomes are for 1989, 1999, and 2007. Employment data represent annual averages for 1990, 2000, and the 12-month period through September 2007.

Sources: Estimates by analyst; U.S. Census Bureau; U.S. Department of Housing and Urban Development

Table DP-2. Central Parishes Submarket Data Profile, 1990 to Current

	1990	2000	Current	Average Annual Change (%)	
				1990 to 2000	2000 to Current
Total Population	399,524	434,453	457,100	0.8	0.7
Total Households	145,226	164,028	178,700	1.2	1.1
Owner Households	88,185	102,369	112,100	1.5	1.2
Percent Owner (%)	60.7	62.4	62.7		
Rental Households	57,041	61,659	66,600	0.8	1.0
Percent Renter (%)	39.3	37.6	37.3		
Total Housing Units	164,065	177,443	192,400	0.8	1.1
Owner Vacancy Rate (%)	3.3	1.4	1.7		
Rental Vacancy Rate (%)	13.4	9.5	4.0		
Median Family Income	NA	NA	NA	NA	NA

NA = data are not available.

Note: Median family incomes are for 1989, 1999, and 2007.

Sources: Estimates by analyst; U.S. Census Bureau; U.S. Department of Housing and Urban Development

Table DP-3. Suburban Parishes Submarket Data Profile, 1990 to Current

	1990	2000	Current	Average Annual Change (%)	
				1990 to 2000	2000 to Current
Total Population	128,740	168,441	211,500	2.7	3.1
Total Households	43,151	59,321	78,800	3.2	3.9
Owner Households	34,732	49,275	66,000	3.6	4.0
Percent Owner (%)	80.5	83.1	83.8		
Rental Households	8,419	10,046	12,800	1.8	3.3
Percent Renter (%)	19.5	16.9	16.2		
Total Housing Units	48,013	65,384	87,225	3.1	3.9
Owner Vacancy Rate (%)	1.8	1.7	1.7		
Rental Vacancy Rate (%)	10.4	12.7	5.0		
Median Family Income	NA	NA	NA	NA	NA

NA = data are not available.

Note: Median family incomes are for 1989, 1999, and 2007.

Sources: Estimates by analyst; U.S. Census Bureau; U.S. Department of Housing and Urban Development

Data Definitions and Sources

1990: 4/1/1990—U.S. Decennial Census

2000: 4/1/2000—U.S. Decennial Census

Current date: 10/1/2007—Analyst's estimates

Forecast period: 10/1/2007–10/1/2010—
Analyst's estimates

Demand: The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

For additional data pertaining to the housing market for this HMA, go to www.huduser.org/publications/pdf/CMARtables_BatonRougeLA.pdf.

Contact Information

Tammy Fayed, Field Economist
Atlanta HUD Regional Office
404–331–6623, ext. 2475
tammy.fayed@hud.gov

This analysis has been prepared for the assistance and guidance of the U.S. Department of Housing and Urban Development (HUD) in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD's Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD wishes to express its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

For additional reports on other market areas, please go to
www.huduser.org/publications/econdev/mkt_analysis.html.