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Analysis of the
**BATON ROUGE, LOUISIANA
HOUSING MARKET**

as of November 1, 1969

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411**

January 1970

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FHA Housing Market Analysis
Baton Rouge, Louisiana, as of November 1, 1969

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Field Market Analysis Service as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
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Department of Housing and Urban Development
Federal Housing Administration
Field Market Analysis Service
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - BATON ROUGE, LOUISIANA
AS OF NOVEMBER 1, 1969^{1/}

Baton Rouge is the capital of Louisiana, a major center for the manufacture of chemical and petroleum products, an important seaport, trade and service center, and the home of Louisiana State and Southern Universities. For the purposes of this analysis, the Baton Rouge, Louisiana, Housing Market Area (HMA) is defined to include the Baton Rouge Standard Metropolitan Statistical Area (East Baton Rouge Parish) plus the adjoining Ward 2 of Livingston Parish. As of November 1, 1969, the population of the HMA was approximately 316,500 persons, including 175,500 residing in the city of Baton Rouge, 129,800 in the remainder of East Baton Rouge Parish, and 11,200 in Ward 2 of Livingston Parish.

In the four-year interval between November 1, 1964 and November 1, 1968, employment in the Baton Rouge HMA expanded substantially, greatly boosting population and household growth and private residential construction. A serious surplus of sales housing existing in November 1964 was eliminated by 1967, new single-family building regained vigor, and a boom developed in the construction of new multifamily rental units beginning in 1968.

^{1/} Data in this analysis are supplementary to previous FHA analyses.

Widespread labor disputes in the construction industry recently have discouraged the location of new petro-chemical plants in the Baton Rouge area and have contributed to a downturn in overall employment. As a result, out-migration of population is developing and, since early 1969, an increasing housing surplus. As of November 1, 1969, there were again relatively high vacancy rates in both sales and rental units in the HMA, and the number of housing units under construction was considerably in excess of immediate prospective demand. It is anticipated that there will be a return to a favorable rate of economic growth and household formation during the next three years. This development will aid in the absorption of existing vacancies and units under construction, but the restoration and maintenance of a reasonable balance between supply and demand in the rental market would require a rate of multi-family construction significantly below that of the recent past and more closely geared to market conditions.

Anticipated Housing Demand

Expansion in the Baton Rouge economy during the next three years is expected to create a demand during the second and third years for an average of 3,100 nonsubsidized housing units annually. However, growth will not be appreciable during the coming year, both sales and rental vacancy rates are high and are concentrated in new construction, and there is a significantly large volume of housing under construction. The current construction rate and existing vacancy, combined, are more than adequate to accommodate prospective demand for at least a year in view of the minimal economic growth expected during that period. Subsequently, in the second and third year of the forecast period, the economy is expected to improve and new residential construction (beyond that now available or coming on the market) may again be marketed, albeit at a slower rate than recently provided. An estimated 2,200 single-family houses and 900 multifamily units may be absorbed annually following the absorption of the present and prospective excess supply (see table I for price and rent distribution).

The present demand estimates are not intended to be predictions of short-term construction volume, but rather suggestive levels of construction designed to provide stability in the housing market based on long-term trends predicted for the area. It is important to note that even short-term deviations in the level of construction from the level of demand may hamper the maintenance of balance in supply and demand forces in the housing market.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through four different programs administered by FHA--monthly rent-supplement payments, principally

in rental projects financed with market-interest-rate mortgages insured under Section 221(d)(3); partial payments for interest for home mortgages insured primarily under Section 235; partial payment for interest for project mortgages insured under Section 236; and below-market-interest rate financing for project mortgages insured under Section 221(d)(3).

Household eligibility for federal subsidy programs is determined primarily by evidence that household or family income is below established limits. Some families may be alternatively eligible for assistance under one or more of these programs or under other assistance programs using federal or state support. Since the potential for each program is estimated separately, there is no attempt to eliminate the overlaps among estimates. Accordingly, the occupancy potentials discussed for various programs are not additive. Furthermore, future approvals under each program should take into account any intervening approvals under other programs which serve the same requirements. The potentials^{1/} discussed in the following paragraphs reflect estimates adjusted for housing provided or under construction under alternative FHA or other programs.

The annual occupancy potentials for subsidized housing in FHA programs discussed below are based upon 1969 incomes, on the occupancy of substandard housing, on estimates of the elderly population, on November 1, 1969 income limits, and on available market experience.^{2/} The occupancy potentials distributed by size of units required are shown in table II. In view of the present high vacancy rates in both sales and rental housing, the large volume of housing under construction, and the uncertainty of short-term growth prospects in the HMA; it is suggested that the marketing experience of low- and moderately-priced sales and rental units be closely monitored as a basis for continuing guidance in the area of subsidized housing production.

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- ^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy. The successful attainment of the calculated potential for subsidized housing may well depend upon construction in suitable accessible locations as well as upon the distribution of rents and sales prices over the complete range attainable for housing under the specified programs.
- ^{2/} Families with incomes inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized programs and absorption rates remain to be tested.

Continuation of the present imbalance in the housing market might be expected, at least in the short-run, to produce price and rent concessions accompanied by an acceleration in the process of filtering that would make available a large number of moderately- and low-priced housing units that would be competitive with units produced under the subsidized housing programs.

Section 221(d)(3) BMIR If federal funds are available, an average of about 225 additional units of Section 221(d)(3) BMIR housing a year probably could be absorbed during the next three years.^{1/} About 65 percent of all families eligible under this program also are eligible under Sections 235 and 236. A 100-unit BMIR project completed in June 1968 reports that occupancy generally has fluctuated between 85 and 95 percent (because of management difficulties) during the first 14 months of operation. Two 221(d)(3) BMIR projects totaling 164 units now under construction should be ready for occupancy early in 1970; the marketing of these units will effectively reduce the occupancy potential during the coming year to about 60 units. A feasibility letter has been issued and funds allotted for one additional BMIR project containing 92 units. The completion of this project would further reduce the estimated occupancy potential under the BMIR program, and it is suggested that the production of any additional units should be contingent upon the successful marketing of the projects now under development and a careful review of subsequent developments in the rental market.

Rent-Supplement Housing. Under the rent-supplement program there is an annual occupancy potential for approximately 305 units for families and 180 units for elderly couples and individuals. As of September 1, 1969, two rent supplement projects totaling 258 units had been completed in the HMA, including one project containing 174 units completed in September 1968, and one project of 84 units completed in February 1969. Both projects reported 100 percent occupancy. None of the units was designed specifically for the occupancy of elderly persons. Generally, most of the families and individuals eligible under rent-supplement also are eligible for public housing. A feasibility letter has been issued by FHA and funds allotted for an additional 100 units of rent-supplement housing.

As of September 1, 1969 the East Baton Rouge Parish Housing Authority had 470 units of low-rent public housing under management and 350 units (including 250 units designed for the elderly) under construction. None of the units under management was designed specifically for elderly persons, but approximately 175 were so occupied. As of September 1, 1969, the housing authority reported a waiting list of approximately 500 qualified applicants, of whom about one-third were elderly persons.

^{1/} At the present time, funds for allocations are available only from recaptures resulting from reduction, withdrawal, and cancellation of outstanding allocations.

Section 235, Sales Housing. As of November 1, 1969, commitments had been issued for approximately 250 new homes under the Section 235 program in the Baton Rouge HMA. Taking into consideration the number of eligible families who have sufficient income to support the required payments, it is estimated that (with exception income limits) there is an occupancy potential for about 225 homes a year during each of the next three years. Under regular income limits the potential would be only about 55 percent of that number (125 units). Successful marketing of the 250 units committed would suggest an upward adjustment in the potential; absorption should be observed carefully, however, and commitment policy adjusted accordingly. All of the families eligible for Section 235 housing also are eligible under the Section 236 program (but are not additive thereto) and about two-thirds are eligible for Section 221(d)(3) BMIR housing.

Section 236, Rental Housing. Under Section 236, the annual occupancy potential under exception income limits is estimated at 225 units for families and 65 units for elderly couples and individuals. Under regular income limits, the potential for families would be about 55 percent (125 units) of that under the exception limits; the potential for the elderly would be reduced by about 15 percent (to about 55 units). No families eligible under this program are eligible for public housing or rent-supplement accommodations, but about 55 percent of the elderly households are. As of November 1, 1969, there were no Section 236 units completed or under construction in the Baton Rouge HMA. A feasibility letter had been issued and funds allotted for a 60-unit project and applications for two projects totaling 261 units were being held in abeyance pending allocation of funds. None of the proposed units was intended specifically for elderly occupants.

The Sales Market

Reflecting the downturn in employment and out-migration of construction workers and their families beginning early in the year, the market for sales housing in the Baton Rouge HMA weakened during 1969. During the first seven months of the year, only 1,006 single-family houses were authorized by building permits in the HMA, compared with 1,485 authorized during the first seven months of 1968. As of November 1, 1969, the homeowner vacancy rate was a relatively high 2.3 percent. In spite of the downturn during the past year, however, the sales market situation as of November 1969 reflects much improvement over that of November 1964, when the homeowner vacancy rate was 3.4 percent and FHA-acquired single-family properties totaled more than 800 units. Reflecting the growth in the Baton Rouge economy, single-family houses authorized by building permits averaged 2,050 a year during the 1965-1968 period, compared with an average of 1,625 units authorized annually during the 1960-1964 period. The FHA-acquired property inventory was virtually eliminated by early 1966, and as of November 1, 1969 there were only 23 FHA-acquired homes in the Baton Rouge HMA, including ten units with sales pending.

Based on the January 1969 unsold inventory survey conducted by the New Orleans Insuring Office, it is estimated that about 68 percent

of the new single-family houses completed in the Baton Rouge HMA during 1968 were built on a speculative basis. The FHA survey, which covered about 50 percent of all single-family units completed during the year, included 750 units built on a speculative basis; about 41 percent of these homes (308 units) remained unsold at the end of the year. Seven percent of the speculative starts (54 units) had been on the market and unsold for more than three months and about 22 percent (162 units) had been on the market and unsold for a period of one to three months. A January 1968 survey covering homes completed during 1967 indicated only 23 percent of the speculative units remained unsold (180 units), of which only one unit had been on the market for more than three months, and only 49 units (six percent of the speculative starts) had been on the market for one to three months.

As revealed by the January 1969 FHA survey, approximately 24 percent of the new single-family houses sold during 1968 were priced at less than \$20,000, about 11 percent were in the \$20,000 to \$22,499 price range, about 24 percent were in the \$22,500 to \$24,999 range, 24 percent in the \$25,000 to \$29,999 range, and 17 percent were in the \$30,000 and above price range. Units in the unsold inventory were concentrated in the \$22,500 to \$29,999 price range. Real estate operators in the Baton Rouge area report a good market during most of 1969 for homes selling below \$22,500, and a slow market for homes priced above this level. Real estate operators and financial institutions in the HMA report considerable curtailment of the sales market during 1969 because of the tight money market and higher interest rates, as well as the downturn in the area economy.

The Rental Market

As of November 1, 1969, approximately 59 percent of the Baton Rouge HMA rental inventory was single-family houses. The overall HMA rental vacancy rate was 11.4 percent. The rental vacancy rate in multifamily rental units was approximately 16.3 percent. The rental market reflected considerable over-building of new multifamily rental units during 1968 and 1969, particularly during 1969 when there was an out-migration of population, and vacancies were increasing significantly. A number of multifamily rental projects completed during late 1968 and early 1969 reported vacancy rates ranging between 25 and 35 percent as of September 1, 1969. During the first seven months of 1969, a total of 1,046 new multifamily housing units were authorized by building permits in the Baton Rouge HMA, only a few less than the 1,191 units authorized during the first seven months of 1968. A total of 2,177 multifamily rental units were authorized by building permits during 1968, compared with an annual average of 925 during 1966 and 1967. As a result of the increase in new multifamily construction during 1968 and 1969, there were approximately 1,975 privately-financed multifamily rental housing units under construction in the HMA as of November 1, 1969, an excessive number considering immediate prospective demand and current vacancy levels.

Reflecting the downturn in the rental market, data on market absorption collected by the New Orleans Insuring Office indicate that between May 1968 and August 1969 the vacancy rate in ten multifamily rental projects, totaling 875 units, increased from 1.6 percent to 13.0 percent. Three other projects reported declining vacancy rates. Comparable data were not available for all projects in the survey. As of September 1, 1969, the market absorption data indicated an overall vacancy rate of 15.1 percent in 32 projects totaling 4,008 units, most of which were completed since 1964. Approximately 53 percent of the recently completed apartments in the FHA survey were two-bedroom units, and about 42 percent were one-bedroom units; less than two percent were efficiencies, and less than four percent were three-bedroom units. The vacancy rate in two-bedroom units, at 18.2 percent, was somewhat higher than average; and the vacancy rate in efficiency units was below the average, at 5.8 percent.

As revealed by FHA market absorption data covering multifamily rental units completed since 1964, a few one-bedroom units were marketed during the 1965-1969 period at gross monthly rents as low as \$105; but most of the new one-bedroom units were concentrated in a gross monthly rental range of \$120 to \$149. New two-bedroom units were distributed over a much wider rental range, with the majority falling within a range of \$140 to \$189 a month; a few were offered at gross-rents beginning at \$125 a month. Three-bedroom units covered by the survey were offered at gross monthly rents ranging from \$140 a month to \$235 for the most part, with a few deluxe units renting at \$320 a month. The gross monthly rents for the efficiency units largely fell within the range of \$100 to \$119 a month; a few units were in the \$140 to \$155 price range. It should be noted that the rental rates advertised in the HMA normally do not include utilities, except water, since utility costs are customarily paid by the tenant. The gross monthly rents identified above include all utilities.

Economic, Demographic, and Housing Factors. The preceding estimates of housing demand are premised on the trends in employment, income, population, and housing market factors discussed below.

Employment. During the year ending July 31, 1969, nonagricultural employment in the Baton Rouge HMA averaged 118,825 workers, including 102,700 wage and salary workers, and 16,125 self-employed persons, domestics and unpaid family workers. The average nonagricultural employment level for the year ending July 31, 1969 reflected an increase of 1,050 over the average level for the preceding one-year period. During 1968, non-agricultural employment increased by 6,625 workers, following average gains of 8,550 annually in 1967 and 1966, and a gain of 7,625 in 1965.

The small gain in employment for the year ending July 31, 1969, reflects a substantial downturn in the construction industry beginning in December 1968. The loss in the construction industry averaged 2,350 workers for the eight-month period from December 1968 to July 1969, and the number of persons employed in construction as of July 1969 was down 3,675 from the July 1968 level. The downturn in the construction industry

reflected a reduction in expansion and modernization projects in the petrochemical industry and the failure of the Baton Rouge area to attract new industry--conditions largely attributable to wide-spread labor disputes extending over a period of several years. Despite the downturn in the construction industry between December 1968 and July 1969, other wage and salary employment remained relatively stable. On a year-to-year basis, the overall net change in employment has been downward since March 1969.

Major employment gains in the Baton Rouge HMA during the 1965-1969 period included substantial increases in contract construction during the 1965-1967 period, sizeable gains in the government segment during 1967 and 1968, and notable increases in the chemicals and petroleum products industry during 1966 and 1967 (see table III). During the year ending July 31, 1969, government continued to be the largest single source of employment in the HMA with an average of 24,175 workers. Self-employment, domestic work, and unpaid family workers accounted for the second largest group of workers with an average of 16,125, followed closely by retail trade with 15,875, contract construction with 14,400, and services with 13,700. The chemicals and petroleum products industry dominated manufacturing employment with an average of 11,625 workers out of an average of 18,050 manufacturing workers in total. Extensive automation in petrochemical manufacturing has precluded large-scale growth in this segment of employment; however, the industry has contributed significantly to the strength of the Baton Rouge economy over the long run.

During the next three years, it is estimated that employment will expand by an average of about 4,000 workers a year, with growth concentrated in the second and third years of the forecast period. A comparison of current construction activity and plans with construction volume over the past several years indicates some additional decline in construction employment; and considering the widely-publicized labor-management problems, the prospects for attracting new industry in the near future are not strong. Over the longer run, however, considering availability of natural resources, favorable location and transportation facilities, and recent regional development trends, the prospects for continued growth of employment are good, especially in the petrochemical industry, trade, government, and services.

Completion of six expansion projects in the petrochemical industry, now underway or planned for 1970, will provide about 300 permanent new jobs in the HMA during each of the next two years. Completion of additional shopping facilities, bank branches, school additions, and a large motel now under construction, and plans for a major bank and office complex to start during early 1970 will boost employment in trade, services, and government. Opening of a new 90-bed medicenter planned for 1970 also will boost employment during the coming year.

Income. As of November 1, 1969, the estimated median annual income of all families in the Baton Rouge HMA was \$7,925 after deduction of federal income taxes. The median after-tax income of renter households of two or more persons was \$5,275 a year. As of November 1, 1964, the median after-tax income of all families was \$6,050 and the median for renter households was \$4,025. Detailed distributions of families and renter households by annual after-tax incomes are presented in table IV.

Population and Households. As of November 1, 1969, the population of the Baton Rouge HMA was approximately 316,500 persons, including 175,500 residing in the city of Baton Rouge, 129,800 in the remainder of East Baton Rouge Parish, and 11,200 in Ward 2 of Livingston Parish. The November 1, 1969 population of the HMA reflects an increase of 52,000 persons, an average gain of 10,400 persons annually since November 1, 1964; however, it is judged that population growth during 1969, if any, was minimal because of the decline in the HMA economy and the out-migration of a large number of workers, especially construction workers. Based on anticipated expansion of employment opportunities, it is estimated that the population of the HMA will increase by an average of 12,850 persons annually over the next three years, reaching a level of 355,000 by November 1, 1972 (see table V).

The number of households in the Baton Rouge HMA as of November 1, 1969 totaled 84,250, including approximately 49,300 in the city of Baton Rouge, 31,950 in the remainder of East Baton Rouge Parish, and 3,000 in Ward 2 of Livingston Parish. The November 1, 1969 household estimate indicates an average annual gain of approximately 2,825 households over the revised November 1, 1964 estimate of 70,150 households for the Baton Rouge HMA; however, reflecting the trend in the economy, household growth during 1969 was minimal. The number of households in the HMA is expected to increase by an average of about 3,500 a year during the next three years, reaching a total of 94,750 by November 1, 1972.

The impact of employment gains on population and household growth during the November 1, 1964 to November 1, 1968 period was significantly reduced by an increase in the work force participation rate. The increase in the work force participation rate during this period reflected the fact that the principal employment gains were in contract construction and government. Many of the added construction workers apparently did not move their families into the HMA, and much of the increase in the government segment consisted of female workers. Employment growth during the 1969-1972 forecast period is expected to be accompanied by a slight decrease in the work force participation with correspondingly larger relative increases in population and households. Paralleling the anticipated employment growth pattern, population and household growth are expected to be concentrated in the second and third years of the three-year forecast period, with the largest gain occurring in the final year.

Housing Inventory and Residential Construction Trends. As of November 1, 1969, there were approximately 90,650 housing units in the Baton Rouge HMA, reflecting a net increase of about 15,150 units over the revised November 1, 1964 estimate of 75,500 (see table VI). This increase in the housing inventory resulted from the construction of approximately 15,800 new housing units, the addition of about 600 trailers (mostly construction workers), and the loss of about 1,250 units through demolitions and other causes. About 36 percent of the net addition to the HMA housing inventory was within the city of Baton Rouge. During the November 1, 1964 to November 1, 1969 period, about 29 percent of all single-family construction and 75 percent of all multifamily construction in the HMA was in the city of Baton Rouge. The year-to-year trend in private residential construction is shown in table VII. As of November 1, 1969, there were approximately 2,600 housing units under construction in the Baton Rouge HMA, including 625 single-family units and 1,975 multifamily housing units.

Vacancy. Based on a postal vacancy survey conducted on August 20, 1969, on market absorption data collected by the New Orleans Insuring Office, and on data from other local sources, it is estimated that as of November 1, 1969 there were 1,350 vacant housing units available for sale and 3,350 available for rent in the Baton Rouge HMA, reflecting a homeowner vacancy rate of 2.3 percent and a rental vacancy rate of 11.4 percent (see table VI). It is estimated that about 50 of the vacant sales units and 350 of the vacant rental units lacked one or more plumbing facilities; these units were excluded from the inventory of available vacancies in calculating the estimates of housing demand.

Table I

Estimated Annual Demand for New Nonassisted Housing
Baton Rouge, Louisiana, Housing Market Area
November 1, 1970 - November 1, 1972^{a/}

A. Single-family

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$15,000	100	4.5
\$15,000 - 17,499	125	5.7
17,500 - 19,999	175	8.0
20,000 - 22,499	300	13.6
22,500 - 24,999	325	14.8
25,000 - 29,999	450	20.5
30,000 - 34,999	400	18.1
35,000 and over	325	14.8
Total	2,200	100.0

B. Multifamily

<u>Gross monthly rent^{b/}</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$140	40	-	-	-
\$140 - 154	25	150	-	-
155 - 169	10	75	-	-
170 - 189	-	50	150	-
190 - 209	-	25	100	50
210 - 234	-	25	75	40
235 and over	-	-	50	35
Total	75	325	375	125

^{a/} Applicable only to the second and third years of the forecast period. As discussed in the text, the demand for nonassisted housing during the first year (November 1, 1969-November 1, 1970) can be supplied in full from existing vacancies and units under construction as of November 1, 1969.

^{b/} Gross rent is shelter rent plus the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing^{a/}
Baton Rouge, Louisiana, Housing Market Area
November 1, 1969 to October 31, 1972

A. Subsidized Sales Housing, Section 235

<u>Eligible family size</u>	<u>Number of units</u>
Four persons or less	130
Five persons or more	<u>95</u>
Total	225

B. Privately-Financed Subsidized Rental Housing

<u>Unit size</u>	<u>Rent-Supplement^{b/}</u>		<u>Section 236^{c/}</u>	
	<u>Families</u>	<u>Elderly</u>	<u>Families</u>	<u>Elderly</u>
Efficiency	-	120	-	35
One bedroom	35	60	35	30
Two bedrooms	105	-	95	-
Three bedrooms	90	-	65	-
Four or more bedrooms	<u>75</u>	<u>-</u>	<u>30</u>	<u>-</u>
Total	305	180	225	65

^{a/} All of the families eligible for Section 235 housing also are eligible under the Section 236 program, and vice versa, and about two-thirds are eligible for Section 221(d)(3) BMIR housing. The Section 235 estimates are based upon the exception income limits established by legislative authority; under regular income limits the potential would be about 55 percent of this number.

^{b/} Most of the families and individuals included under rent supplements also are eligible for public housing.

^{c/} None of the families eligible under Section 236 are eligible for public housing or rent supplement, but about 55 percent of the elderly households qualify for these programs. The estimate of occupancy potential for Section 236 housing is based on exception income limits. Under regular income limits, the potential for families would be about 55 percent of that under the exception limits, and the potential for the elderly would be about 85 percent of that under the exception limits.

Table III

Work Force and Employment Trends
East Baton Rouge Parish, Louisiana, 1963 - 1969

Work Force Components	1963 ^{a/}	1964	1965	1966	1967	1968 ^{b/}	12 months ending July 31	
							1968 ^{b/}	1969 ^{b/}
Total civilian work force	90,950	93,550	102,300	110,600	120,500	127,250	124,625	126,900
Unemployment	5,250	3,350	4,175	4,075	5,525	5,700	5,400	6,825
Percent of work force	5.8	3.6	4.1	3.7	4.6	4.5	4.3	5.4
Employment	85,550	90,050	97,675	106,175	114,675	121,250	118,925	119,925
Nonagricultural	84,325	88,800	96,425	104,975	113,500	120,125	117,775	118,825
Wage and salary	72,750	75,875	82,850	90,650	98,000	103,225	101,400	102,700
Manufacturing	15,850	15,525	16,075	17,150	17,950	17,950	18,000	18,050
Food and kindred products	1,725	1,725	1,850	2,050	2,100	2,000	2,050	2,000
Lumber and wood products	300	250	275	275	275	275	275	275
Printing and publishing	850	875	900	950	1,025	1,050	1,050	1,100
Chemicals and petroleum prods.	10,575	10,225	10,275	10,925	11,450	11,600	11,575	11,625
Stone, clay, & glass products	750	750	850	950	1,100	1,100	1,125	1,150
Fabricated metal products	775	875	1,025	1,150	1,125	1,125	1,075	1,075
All other manufacturing	875	825	900	850	875	825	875	825
Nonmanufacturing	56,900	60,350	66,775	73,500	80,025	85,250	83,400	84,650
Crude petroleum prods. & mining	250	250	375	400	525	675	650	700
Contract construction	6,725	7,375	10,175	12,400	14,900	15,850	15,475	14,400
Trans., comm., & public utilities	4,350	4,550	4,675	4,875	4,950	5,100	5,025	5,200
Wholesale trade	3,275	3,250	3,625	4,100	4,625	5,175	4,875	5,375
Retail trade	12,175	13,100	13,650	14,850	15,350	15,650	15,550	15,875
Finance insurance & real estate	3,775	3,900	4,475	4,925	5,000	5,150	5,125	5,125
Services	9,525	10,075	11,375	12,125	12,525	13,475	13,175	13,700
Government	16,825	17,850	18,425	19,825	22,150	24,175	23,525	24,175
All other nonagricultural	11,575	12,925	13,575	14,325	15,500	16,900	16,375	16,125
Agricultural	1,225	1,250	1,250	1,200	1,175	1,125	1,150	1,100
Involved in work stoppages	150	150	450	350	300	300	300	150

^{a/} Revised. Adjusted to first quarter 1964 benchmark.

^{b/} Preliminary. 1968 figures adjusted to 1968 benchmark, but subject to revision on basis of first quarter 1969 benchmark data when available.

Note: Components may not add to total because of rounding.

Source: Louisiana Division of Employment Security.

Table IV

Estimated Percentage Distributions
of All Families and Renter Households by Annual Income
After Deduction of Federal Income Tax
Baton Rouge, Louisiana, HMA, 1964-1969

<u>Annual Income</u>	<u>All families</u>		<u>Renter households^{a/}</u>	
	<u>1964</u>	<u>1969</u>	<u>1964</u>	<u>1969</u>
Under \$2,000	9	6	17	13
\$2,000 - 2,999	9	5	15	10
3,000 - 3,999	11	8	18	12
4,000 - 4,999	10	8	13	12
5,000 - 5,999	10	8	11	10
6,000 - 6,999	10	7	8	9
7,000 - 7,999	10	9	5	8
8,000 - 8,999	7	7	4	7
9,000 - 9,999	6	7	3	4
10,000 - 12,499	10	14	3	8
12,500 - 14,999	4	7	1	3
15,000 - 19,999	2	11	1	3
20,000 and over	2	3	1	1
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median	\$6,050	\$7,925	\$4,025	\$5,275

^{a/} Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table III

Work Force and Employment Trends
East Baton Rouge Parish, Louisiana, 1963 - 1969

<u>Work Force Components</u>	<u>1963</u> ^{a/}	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u> ^{b/}	<u>12 months</u> <u>ending July 31</u>	
							<u>1968</u> ^{b/}	<u>1969</u> ^{b/}
Total civilian work force	90,950	93,550	102,300	110,600	120,500	127,250	124,625	126,900
Unemployment	5,250	3,350	4,175	4,075	5,525	5,700	5,400	6,825
Percent of work force	5.8	3.6	4.1	3.7	4.6	4.5	4.3	5.4
Employment	85,550	90,050	97,675	106,175	114,675	121,250	118,925	119,925
Nonagricultural	84,325	88,800	96,425	104,975	113,500	120,125	117,775	118,825
Wage and salary	72,750	75,875	82,850	90,650	98,000	103,225	101,400	102,700
Manufacturing	15,850	15,525	16,075	17,150	17,950	17,950	18,000	18,050
Food and kindred products	1,725	1,725	1,850	2,050	2,100	2,000	2,050	2,000
Lumber and wood products	300	250	275	275	275	275	275	275
Printing and publishing	850	875	900	950	1,025	1,050	1,050	1,100
Chemicals and petroleum prods.	10,575	10,225	10,275	10,925	11,450	11,600	11,575	11,625
Stone, clay, & glass products	750	750	850	950	1,100	1,100	1,125	1,150
Fabricated metal products	775	875	1,025	1,150	1,125	1,125	1,075	1,075
All other manufacturing	875	825	900	850	875	825	875	825
Nonmanufacturing	56,900	60,350	66,775	73,500	80,025	85,250	83,400	84,650
Crude petroleum prods. & mining	250	250	375	400	525	675	650	700
Contract construction	6,725	7,375	10,175	12,400	14,900	15,850	15,475	14,400
Trans., comm., & public utilities	4,350	4,550	4,675	4,875	4,950	5,100	5,025	5,200
Wholesale trade	3,275	3,250	3,625	4,100	4,625	5,175	4,875	5,375
Retail trade	12,175	13,100	13,650	14,850	15,350	15,650	15,550	15,875
Finance insurance & real estate	3,775	3,900	4,475	4,925	5,000	5,150	5,125	5,125
Services	9,525	10,075	11,375	12,125	12,525	13,475	13,175	13,700
Government	16,825	17,850	18,425	19,825	22,150	24,175	23,525	24,175
All other nonagricultural	11,575	12,925	13,575	14,325	15,500	16,900	16,375	16,125
Agricultural	1,225	1,250	1,250	1,200	1,175	1,125	1,150	1,100
Involved in work stoppages	150	150	450	350	300	300	300	150

^{a/} Revised. Adjusted to first quarter 1964 benchmark.

^{b/} Preliminary. 1968 figures adjusted to 1968 benchmark, but subject to revision on basis of first quarter 1969 benchmark data when available.

Note: Components may not add to total because of rounding.

Source: Louisiana Division of Employment Security.

Table IV

Estimated Percentage Distributions
of All Families and Renter Households by Annual Income
After Deduction of Federal Income Tax
Baton Rouge, Louisiana, HMA, 1964-1969

<u>Annual Income</u>	<u>All families</u>		<u>Renter households^{a/}</u>	
	<u>1964</u>	<u>1969</u>	<u>1964</u>	<u>1969</u>
Under \$2,000	9	6	17	13
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9,000 - 9,999	6	7	3	4
10,000 - 12,499	10	14	3	8
12,500 - 14,999	4	7	1	3
15,000 - 19,999	2	11	1	3
20,000 and over	2	3	1	1
Total	100	100	100	100
Median	\$6,050	\$7,925	\$4,025	\$5,275

^{a/} Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Baton Rouge, Louisiana, Housing Market Area
April 1, 1960 - November 1, 1972

<u>Date</u>	<u>HMA total</u>	<u>City of Baton Rouge</u>	<u>Remainder of East Baton Rouge Parish</u>	<u>Ward 2 Livingston Parish</u>
(Population)				
April 1, 1960	238,686	152,419	77,639	8,628
Nov. 1, 1964	264,500 ^{a/}	160,200	95,300	9,000
Nov. 1, 1969	316,500	175,500	129,800	11,200
Nov. 1, 1972	355,000	191,000	151,500	12,500
(Households)				
April 1, 1960	63,578	42,927	18,389	2,262
Nov. 1, 1964	70,150 ^{a/}	44,600	23,150	2,400
Nov. 1, 1969	84,250	49,300	31,950	3,000
Nov. 1, 1972	94,750	52,800	38,600	3,350

^{a/} Revised.

Sources: 1960 Censuses of Population and Housing and estimates
by Housing Market Analysts.

Table VI

Housing Inventory, Tenure, and Vacancy Trends
Baton Rouge, Louisiana, HMA
April 1, 1960 - November 1, 1969

	<u>April 1, 1960</u>	<u>Nov. 1, 1964</u>	<u>Nov. 1, 1969</u>
Total housing inventory	<u>68,561</u>	<u>75,500^{a/}</u>	<u>90,650</u>
Total occupied units	<u>63,578</u>	<u>70,150^{a/}</u>	<u>84,250</u>
Owner-occupied	42,606	48,550 ^{a/}	58,150
Percent	67.0%	69.2%	69.0%
Renter-occupied	20,972	21,600	26,100
Percent	33.0%	30.8%	31.0%
Total vacant units	<u>4,983</u>	<u>5,350</u>	<u>6,400</u>
Available vacant	<u>3,379</u>	<u>3,700</u>	<u>4,700</u>
For sale	<u>1,358</u>	<u>1,700</u>	<u>1,350</u>
Homeowner vacancy rate	3.1%	3.4%	2.3%
For rent	<u>2,021</u>	<u>2,000</u>	<u>3,350</u>
Rental vacancy rate	8.8%	8.5%	11.4%
Other vacant	1,604	1,650	1,700

a/ Revised.

b/ Includes dilapidated units, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners and other reasons.

Sources: 1960 Census of Housing and estimates by Housing Market Analyst.

Table VII

Private Housing Units Authorized by Building Permits
Baton Rouge, Louisiana, HMA, 1960-1969^{a/}

Year	City of Baton Rouge			East Baton Rouge Parish			Remainder of HMA ^{b/}			HMA Total		
	One-family	Multi-family	Total	One-family	Multi-family	Total	One-family	Multi-family	Total	One-family	Multi-family	Total
1960	350	161	511	1,075	8	1,083	249	-	249	1,674	169	1,843
1961	310	143	453	1,021	-	1,021	205	-	205	1,536	143	1,679
1962	377	313	690	1,140	10	1,150	141	-	141	1,658	323	1,981
1963	363	320	683	1,136	-	1,136	79	-	79	1,578	320	1,898
1964	488	912	1,400	1,113	114	1,227	73	-	73	1,674	1,026	2,700
1965	744	1,270	2,014	1,134	145	1,279	102	4	106	1,980	1,419	3,399
1966	581	861	1,442	1,008	71	1,079	164	22	186	1,753	954	2,707
1967	680	555	1,235	1,383	305	1,688	202	36	238	2,265	896	3,161
1968	474	1,572	2,046	1,482	547	2,029	264	58	322	2,220	2,177	4,397
<u>First seven months</u>												
1968	313	847	1,160	958	332	1,290	214	12	226	1,485	1,191	2,676
1969	198	621	819	658	403	1,061	150	22	172	1,006	1,046	2,052

^{a/} Excludes 121 units of low-rent public housing in the city of Baton Rouge in 1961, 136 units in 1963, 138 units in 1965, and 200 units in 1966.

^{b/} Includes Baker, Zachary, and Denham Springs.

Sources: U.S. Bureau of the Census, Construction Reports, C-40;
and local building permit offices.