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Analysis of the

**BATON ROUGE,
LOUISIANA
HOUSING
MARKET**

as of August 1, 1971

A Report by the
**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20411**

May 1972

Housing Market Analysis

Baton Rouge, Louisiana, as of August 1, 1971

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development 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 Economic and Market Analysis Division 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
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - BATON ROUGE, LOUISIANA
AS OF AUGUST 1, 1971

The Baton Rouge, Louisiana, Housing Market Area (HMA) is defined as East Baton Rouge Parish, Louisiana. The population of the HMA was estimated at 291,050 persons as of August 1, 1971, including about 167,400 persons in the city of Baton Rouge. Located on the east bank of the Mississippi River in southeastern Louisiana, about 60 miles up-river from New Orleans, Baton Rouge is an important petro-chemical center and inland, deep-water shipping port. It is also the capital of Louisiana, as well as the home of Louisiana State University and Southern University.

During the past few months, the level of nonagricultural wage and salary employment has increased somewhat, reversing a 1968 to 1970 downward trend. However, the recent employment increase has been at a rate substantially below that of the 1964 to 1968 period. Currently, the sales market is balanced, but will become soft if the January through July 1971 relatively high rate of residential construction continues during the forecast period. The rental market is already soft and is expected to remain so because of the large number of multifamily units currently under construction. The markets for subsidized sales and rental housing are both currently strong, but the present relatively high level of construction of subsidized multifamily units necessitates close observance of absorption rates in order to ascertain an appropriate construction rate for additional assisted rental units.

For the purposes of this report, it is assumed in both the text and the tables that both Louisiana State University and Southern University are in session, in order to present more realistically the trend of population and household growth in the HMA.

Anticipated Housing Demand

Based on current housing market conditions, anticipated demolitions, and anticipated population and household growth trends, there will be a demand for about 1,325 unsubsidized single-family housing units and no unsubsidized multifamily units in the Baton Rouge HMA between August 1971

and August 1972, and about 1,325 nonsubsidized single-family units and about 500 nonsubsidized multifamily units between August 1972 and August 1973. The level of multifamily construction suggested over the forecast period is substantially below that of the first seven months of 1971. The large number of current vacancies, the relatively large number of new units currently under construction, and the limited economic growth forecast for the HMA suggest that a sharp reduction in the level of multifamily activity is desirable. Distributions of demand for single-family houses by price class and for multifamily units by the number of bedrooms and gross monthly rents are shown in table I.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Baton Rouge HMA, the total occupancy potential is estimated to be 1,415 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1971 incomes, the occupancy of substandard housing,

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitable accessible locations, as well as distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

estimates of the elderly population, income limits in effect on August 1, 1971, and on available market experience.^{1/}

Section 235 and Section 236. These two programs are intended for the same group of low- to moderate-income families and provide partial payment of interest on home and project mortgages. Section 235 provides moderately-priced sales housing for families; Section 236 provides multi-family rental housing and cooperative units for families and, in addition, for elderly couples and individuals. In the Baton Rouge HMA, it is estimated that, for the period of August 1971 to August 1973, there is an occupancy potential (based on regular income limits, which are 135 percent of local low-rent public housing income limits) for an annual total of 650 subsidized family units utilizing either Section 235 or Section 236 or a combination of the two programs. Approximately 35 percent of these families are five or more persons households, and none of the 650 families are alternatively eligible for public housing. In addition, there is an annual potential for about 70 units of Section 236 housing for elderly couples and individuals; about 45 of these 70 elderly households are alternatively eligible for low-rent public housing.

Approximately 1,100 units of Section 235 housing have been insured to date, and there are about 200 houses under construction which are likely to be financed under Section 235. Local sources indicate that market acceptance of Section 235 housing has been good and that there has been a negligible number of foreclosures so far. Three hundred thirty nine units of Section 221(d)(3) RMIR and 60 units of Section 236 housing have been completed and are virtually fully occupied. Presently under construction are 659 units of Section 236 housing, including 28 units whose occupants will receive additional assistance through the rent supplement program and 165 units are for the elderly. An additional 54 units on various sites are currently being rehabilitated and will be insured under Section 236.

In all, during 1970 and the first seven months of 1971, a total of about 1,050 units of Sections 235, 236 and 221(d)(3) rent supplement housing have been completed in the HMA; this is a construction rate of subsidized housing (excluding low-rent public housing) of about 650 units per year. It is not likely that this annual construction rate of 650 units of Sections 235 and 236 housing can be maintained for an indefinite future. It is judged that the estimated 850 units of Section 235 and 236 housing currently under construction will satisfy the occupancy potentials for these two programs for the next year so that future approvals should be limited to housing to be completed after August 1, 1972. In any event, absorption rates and occupancy levels of the Sections 235/236 units presently under construction should be closely observed and future commitments adjusted accordingly.

^{1/} Families with income inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

Public Housing and Rent Supplement. These two programs provide housing for households which are essentially in the same low-income group, although the occupancy potential for rent supplement is generally more restrictive because the principal source of occupants is families residing in substandard housing. For the Baton Rouge HMA, the annual occupancy potential for public housing is estimated at 545 units for families (none of which could alternatively be satisfied by Section 235 and/or Section 236 housing) and 195 units for the elderly (45 units of which could alternatively be satisfied under the Section 236 program). Under the more restrictive rent-supplement program, the potential for families is 365 units and the market potential among the elderly remains 195 units.

There are presently 1,220 units of low-rent public housing under management, including 350 units in two projects for the elderly and 870 units in 10 projects for families. Also under present management are 354 units of Section 221(d)(3) rent supplement in three projects and 12 more rent-supplement units in one Section 236 project. Currently under construction are 28 rent-supplement units in one Section 236 project; no low-rent public housing units are currently being built. The most recently completed public housing project (250 units for the elderly) was opened in March of this year; 20 percent of the units remain vacant at this time. It is judged that no additional elderly low-rent public housing units should be provided for the next year because a large part of the potential can be met by vacancies in the recently completed 250-unit project and the 165-unit Catholic Presbyterian Section 236 elderly project currently under construction. All family low-rent public housing recently completed has been absorbed in a short amount of time, and presently there is an extensive list of applicants. The local housing authority has applied to the New Orleans office for 1,600 new public housing units: 400 units for the elderly and 1,200 units for families.

Sales Market

Construction activity declined substantially during 1968 through 1970, caused not only by increased interest rates but also declining employment from 1968 through 1970 resulting in some net out-migration. The current rate of construction is relatively high but the sales market is in balance.

Most new sales housing is located in subdivisions just outside the Baton Rouge city limits to the east and southeast, and the proportion of new sales housing built outside the city limits has been increasing since 1960. Most new units are built speculatively, in the \$30,000 to \$40,000 price range.

Existing sales houses are in the \$15,000 to \$22,500 and \$30,000 to \$40,000 price ranges. Housing in the \$30,000 to \$40,000 price range is generally located south and east of the city; housing in the \$15,000 to \$22,500 price range is generally located within the city limits.

The January through July 1971 rate of construction has been high compared to the past two years, and the absence of foreseeable new employment opportunities indicates this 1971 rate cannot be maintained during the August 1971 to August 1973 forecast period.

Rental Market

The current rental market in the Baton Rouge HMA is soft. The present rental vacancy rate is an estimated 13.7 percent. In the vicinity of the Louisiana State University campus, apartments in average or better condition are virtually fully occupied, but the number of student households as a proportion of the total number of households in the HMA is not significant, only about 5.2 percent. In the Baton Rouge area, as a whole, apartment projects of average and better quality are about eight percent vacant. Local sources report that some new multifamily units are filling at the expense of slightly older multifamily units.

There are several reasons for the current soft market. One, the relatively high levels of construction of nonsubsidized multifamily units in 1968 (1,735 permitted units) and 1969 (1,323 permitted units), coupled with a declining level of nonagricultural wage and salary employment between 1968 (105,300 jobs) and 1970 (103,075 jobs) softened the rental market. Two, since 1967, a total of about 750 BMIR, rent supplement, and Section 236 units, and an additional 1,100 Section 235 units have been insured, thus releasing many marginal rental units onto the private market. Finally, since April 1968, 1,050 public housing units have been completed, again releasing many marginal rental units onto the private market.

The current high vacancy rate will increase at least during the August 1971 to August 1972 period, because of the current excessive number of nonsubsidized multifamily units under construction (a total of about 1,700 units) combined with forecasted limited economic growth in the HMA. During the August 1972 to August 1973 period, it appears that a maximum of 500 new nonsubsidized multifamily units can be marketed.

Typical gross monthly rents for new multifamily housing are \$140 to \$160 for one-bedroom units and \$170 to \$190 for two-bedroom units; gross rents for apartments about 10 years old average 25 percent less.

Economic, Demographic and Housing Factors

The anticipated demand for housing in the Baton Rouge HMA during the August 1971 to August 1973 forecast period is based on the following findings and assumptions regarding employment, income, demographic factors and housing trends.

Nonagricultural wage and salary employment trends since 1964 have been affected significantly by employment levels in contract construction. For example, nonagricultural wage and salary employment increased from

75,875 jobs in 1964 to 105,300 jobs in 1968; of this total increase of 29,425 jobs, contract construction employment accounted for 9,775 jobs (one-third of the total increase) primarily because of construction of automated equipment in existing chemical and petroleum plants. Between 1968 and 1970, the level of nonagricultural wage and salary employment declined by about 2,225 jobs in part because of a contract construction labor dispute which eliminated 4,375 contract construction jobs between 1968 and 1969. Again, contract construction accounted for about two-thirds of the nonagricultural wage and salary employment increase of 2,475 jobs during the first six months of 1971 compared to the first six months of 1970. Table III contains employment figures from 1960 through the first six months of 1971.

Manufacturing employment, dominated by the chemical and petroleum products industries, declined each year between 1960 and 1964, increased each year between 1964 and 1969, then declined between 1969 and 1970. Employment during the first six months of 1971 averaged 18,000 jobs compared to 18,375 jobs during the first six months of 1970. Because plant expansion at most chemical and petroleum products firms between 1964 and 1968 consisted of newly installed automated equipment, only a relatively small increment in permanent manufacturing employment resulted. It is anticipated that during the August 1971 to August 1973 forecast period manufacturing employment will not change significantly from the present level.

Nonmanufacturing employment increased each year between 1960 (54,150 jobs) and 1968 (86,975 jobs), with the largest increases occurring between 1964 and 1968. Of this 1964-1968 employment increase, over one-third occurred in contract construction, with other employment increases occurring in the categories of government, wholesale and retail trade, and service--miscellaneous. The loss of 4,375 contract construction jobs caused by a labor dispute accounted for a decline in total nonmanufacturing employment between 1968 (86,975 jobs) and 1969 (85,125 jobs); almost all other nonmanufacturing categories increased in employment during the same 1968-1969 period. However, during the subsequent 1969-1970 period total nonmanufacturing employment decreased slightly because of employment losses in several categories and only slight job gains in a few other categories. Nonmanufacturing employment averaged 86,800 jobs during the first six months of 1971; this compares with an average of 83,950 jobs during the first six months of 1970. This total increase of 2,850 jobs can be traced primarily to an increase of 1,625 jobs in contract construction, with smaller increases occurring in most other nonmanufacturing categories.

During the August 1971 to August 1973 forecast period, nonagricultural wage and salary employment may be expected to increase by 3,000 jobs per year. This increase is substantially below the 1964-1968 yearly average gain of about 7,350 jobs, but is, of course, a significant improvement from the average yearly loss of about 1,100 jobs during the 1968-1970 period. The forecast employment increase will likely occur only in nonmanufacturing, in contract construction, government, and possibly service--miscellaneous.

The 1971 median income, after deduction of federal income tax, of all families in the Baton Rouge HMA is an estimated \$8,600, and the median after-tax income of two- or more-person renter households is an estimated \$5,725. In 1959, the median income, after deduction of federal income tax, of all families in the HMA was \$5,300, and the median after-tax income of renter households of two or more persons was \$3,550. Detailed distributions of all families and of renter households in the Baton Rouge HMA by income classes for 1959 and 1971 are presented in table V.

Demographic Factors. The population of the Baton Rouge HMA was an estimated 291,050 persons in August 1971; this represents an average increase of about 5,500 persons per year from April 1960 to April 1970, and an annual average gain of about 4,400 persons per year between April 1970 and August 1971 (see table VI). Of these 291,050 persons, about 167,400 reside in the city of Baton Rouge. During the 1960's, net in-migration to the HMA averaged about 1,400 persons per year, of which roughly 500 persons per year can be accounted for by nonresident students attending Louisiana State University. In-migration occurred most rapidly during the 1964-1968 period: from 1964 to 1966, university enrollment increased at its fastest rate during the 1960's, and from 1964 to 1968, nonagricultural wage and salary employment increased at the highest 1960's rate. However, the level of university enrollment declined between 1967 and 1969 as did the level of nonagricultural wage and salary employment between 1968 and 1970. The resulting out-migration since 1968 has been arrested in recent months by recent employment gains and a resumption of university enrollment growth in 1970.

In August 1971 there were about 84,050 households in the Baton Rouge HMA, of which about 4,375 were student households and about 79,675 non-student households (see table VI). The number of households increased by an average of about 2,000 annually between April 1960 and April 1970, of which about 1,850 were nonstudent households. A decline in the average number of persons per household since 1960 has caused the total number of households to increase at a faster rate than the rate of increase of the total population. The April 1970 to August 1971 average annual level of household growth (1,950 households per year) has been below the April 1960 to April 1970 average annual level of growth primarily because of limited nonagricultural wage and salary employment opportunities. However, during the forecast period average annual household increments will number about 2,200 because of slightly increased employment opportunities and moderate university enrollment increases.

Housing Factors. The housing inventory in the Baton Rouge HMA totaled about 91,800 units on August 1, 1971, including about 56,100 owner-occupied units, about 27,950 renter-occupied units, and about 7,750 vacant units. Between April 1960 and April 1970, there was a net increase of about 22,800 housing units. The net increase of about 2,950 housing units between April 1970 and August 1971 resulted from the construction of about 3,550 units, the demolition of about 700 units, and a net mobile home increase of about 100 units. There were about 3,175 housing units

under construction in August 1971, of which about 800 units were single-family homes and about 2,375 units were in multifamily structures. Of the 800 single-family units under construction, an estimated 200 units will be insured under the Section 235 program. Of the 2,375 multifamily units under construction, 659 units are in Section 236 projects.

The volume of nonsubsidized residential building activity averaged about 2,450 units from 1960 through 1970, comprised of an average of 1,650 multifamily units and 800 single-family units. The trend of total units built each year fluctuated but tended to increase between 1960 and 1968, reaching a peak in 1968, then decreased from 1968 through 1970. The 1968-1970 decrease was caused, at least in part, by decreased employment opportunities in the HMA during the same 1968-1970 period. It is noteworthy that since 1960 the rate of construction of multifamily units has increased much faster than the rate of single-family construction, especially during the years 1964 through 1968. During the first seven months of 1971, single-family permits totaled almost the same number as during all 12 months of 1970; and the number of multifamily units started during the first seven months of 1971 has already exceeded the number of multifamily units started in any full calendar year since 1960.

There were about 5,550 vacant housing units available in the Baton Rouge HMA on August 1, 1971. About 1,100 units were available for sale, a homeowner vacancy rate of about 1.9 percent. About 4,450 units were available for rent, a rental vacancy rate of about 13.7 percent. A substantial number of the rental units are structurally marginal, placed on the market as a result of subsidized sales and rental construction activity. However, many other vacant units are in small, older, but sound multifamily structures and in a significant number of large multifamily structures less than 10 years old.

Table I

Estimated Annual Demand for Nonsubsidized Housing
Baton Rouge, Louisiana, Housing Market Area

A. <u>Single-family Houses</u> (August 1971 to August 1973)		<u>Number of houses</u>	<u>Percent of total</u>
<u>Sales price</u>			
Under	\$20,000	75	6
\$20,000 -	22,499	200	15
22,500 -	27,499	275	21
27,500 -	34,999	425	32
35,000 and over		<u>350</u>	<u>26</u>
Total		1,325	100

B. <u>Multifamily Units</u> (August 1972 to August 1973)				
<u>Gross monthly rent^a/</u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three of more bedrooms</u>
Under	\$120	15	-	-
\$120 -	129	5	-	-
130 -	139	5	-	-
140 -	149	-	65	-
150 -	159	-	45	-
160 -	169	-	25	-
170 -	179	-	20	60
180 -	189	-	15	45
190 -	199	-	10	30
200 -	224	-	10	55
225 -	249	-	-	30
250 and over		-	-	15
Total		25	190	235
				<u>50</u>

A. Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Baton Rouge, Louisiana, Housing Market Area
August 1971 to August 1973

A. <u>Families</u>	<u>Section 236^{a/}</u> <u>exclusively</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public housing</u> <u>exclusively</u>	<u>Total for</u> <u>both programs</u>
1 bedroom	85	-	80	165
2 bedrooms	275	-	200	475
3 bedrooms	190	-	155	345
4+ bedrooms	<u>100</u>	<u>-</u>	<u>110</u>	<u>210</u>
Total	650	-	545 ^{b/}	1,195
B. <u>Elderly</u>				
Efficiency	10	35	110	155
1 bedroom	<u>15</u>	<u>10</u>	<u>40</u>	<u>65</u>
Total	25 ^{c/}	45 ^{d/}	150 ^{d/}	220

a/ Estimates are based on regular income limits. Estimate for August 1972-August 1973 year only; adequate housing for the first year is already being built.

b/ Approximately 66 percent of these families also are eligible under the rent supplement program.

c/ Elderly couples and individuals are not eligible for Section 235 housing.

d/ All of the elderly couples and individuals also are eligible for rent supplement payments. Estimate for August 1972-August 1973 year only; adequate housing for the first year is already being built.

Table III

Labor Force, Unemployment and Employment Trends
Baton Rouge, Louisiana, Housing Market Area
1960 - June 1971

	Annual averages ^{a/}											First 6 months averages	
	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1970	1971
Area civilian labor force ^{b/}	91,300	92,300	90,300	90,800	93,550	102,300	110,175	120,200	129,025	127,000	126,750	126,000	130,075
Unemployment	6,675	8,400	6,125	5,250	3,350	4,175	4,075	5,525	5,700	7,075	8,425	8,675	9,450
Percent of labor force	7.3	9.1	6.8	5.8	3.6	4.1	3.7	4.6	4.4	5.6	6.7	6.9	7.3
Employment ^{b/}	84,625	83,900	84,150	85,550	90,050	98,125	106,100	114,675	123,350	119,925	118,325	117,300	120,625
Nonagricultural wage & salary	71,550	71,000	71,425	72,750	75,875	82,850	90,150	98,000	105,300	103,850	103,075	102,325	104,800
Manufacturing	17,400	16,700	16,300	15,850	15,525	16,075	17,075	17,950	18,400	18,725	18,275	18,375	18,000
Food & kindred products	1,750	1,700	1,750	1,725	1,725	1,850	2,050	2,100	2,100	2,100	1,975	2,025	1,775
Lumber & wood products	325	325	325	300	250	275	275	275	275	275	250	250	275
Printing & publishing	800	825	850	850	875	900	950	1,025	1,075	1,300	1,050	1,050	1,075
Chem. & petrol. products	12,150	11,575	11,075	10,575	10,225	10,275	10,925	11,450	11,825	12,225	12,075	12,125	11,950
Fabricated metal products	900	800	725	775	875	1,025	1,050	1,125	1,050	975	800	800	1,000
Stone, clay & glass products	850	775	750	750	750	850	950	1,100	1,150	1,000	950	950	800
All other mfg. products	625	700	825	875	825	900	850	875	900	1,200	1,175	1,175	1,125
Nonmanufacturing	54,150	54,300	55,125	56,900	60,350	66,775	73,500	79,850	86,975	85,125	84,800	83,950	86,800
Mining	350	300	300	250	250	375	400	525	625	500	475	450	475
Contract construction	7,200	6,450	6,750	6,725	7,375	10,175	12,400	14,900	17,150	12,775	11,500	10,900	12,525
Trans., comm. & public util.	4,500	4,350	4,400	4,350	4,550	4,675	4,875	4,950	5,200	5,275	5,250	5,175	5,200
Wholesale & retail trade	15,325	14,850	14,950	15,450	16,350	17,275	18,950	20,000	21,075	21,950	21,300	21,175	21,325
Wholesale	3,025	3,000	3,150	3,275	3,250	3,625	4,100	4,625	5,100	5,350	5,300	5,225	e/
Retail	12,300	11,850	11,800	12,175	13,100	13,650	14,850	15,350	15,975	16,600	16,000	15,950	e/
Fin., ins. & real estate	3,575	3,550	3,700	3,775	3,900	4,475	4,925	5,000	5,200	5,475	5,575	5,625	5,725
Service & miscellaneous	8,475	8,825	9,150	9,525	10,075	11,375	12,125	12,325	13,625	14,175	14,275	14,325	14,275
Government ^{c/}	14,725	15,975	15,875	16,825	17,850	18,425	19,825	22,150	24,100	24,975	26,425	26,300	27,275
All other nonagricultural ^{d/}	11,650	11,550	11,475	11,575	12,925	13,575	14,325	15,500	16,900	14,975	14,150	13,875	14,725
Agricultural	1,400	1,350	1,275	1,225	1,250	1,250	1,200	1,175	1,125	1,100	1,100	1,100	1,100
Labor disputants	e/	e/	e/	150	150	450	350	300	INA	275	625	850	75

^{a/} Rounded; components may not add to total.

^{b/} Excludes labor disputants.

^{c/} Includes all regular government functions and government operated facilities.

^{d/} Includes nonagricultural self-employed, unpaid family workers and domestics in private homes.

^{e/} Not available.

Source: Louisiana State Employment Service, Baton Rouge.

Table IV

Trend of Student Enrollment at
Louisiana State University and Southern University
Baton Rouge, Louisiana, Housing Market Area
1960 - 1970

<u>Year</u> ^{a/}	<u>Student enrollment</u> ^{b/}			<u>Change from previous year</u>
	<u>L.S.U.</u>	<u>S.U.</u>	<u>Total</u>	
1960	10,528	4,791	15,319	-
1961	11,071	4,821	15,892	573
1962	12,333	4,745	17,078	1,186
1963	13,158	5,224	18,382	1,304
1964	15,131	6,039	21,170	2,788
1965	16,454	6,402	22,856	1,686
1966	17,629	7,094	24,723	1,867
1967	18,348	7,364	25,712	989
1968	18,253	7,614	25,867	155
1969	17,814	7,232	25,046	-821
1970	18,887	7,455	26,342	1,296

a/ Fall of each year,

b/ Includes all students attending Baton Rouge Campuses only.

Sources: Louisiana State University and Southern University.

Table V

Estimated Percentage Distribution of all Families
and Renter Households by Annual After-tax Income
Baton Rouge, Louisiana, Housing Market Area, 1959 and 1971

<u>Income class</u>		<u>1959</u>		<u>1971</u>	
		<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under	\$2,000	12	23	)	13
				)10	
\$2,000 -	2,999	11	17	)	8
3,000 -	3,999	12	18	7	11
4,000 -	4,999	12	13	7	11
5,000 -	5,999	11	10	7	10
6,000 -	6,999	12	6	8	9
7,000 -	7,999	8	4	6	8
8,000 -	8,999	5	3	7	6
9,000 -	9,999	4	2	7	5
10,000 -	12,499	8	)	16	8
)		
12,500 -	14,999	)	)4	8	5
		)5)		
15,000 and over		)	)	17	6
Total		100	100	100	100
Median		\$5,300	\$3,550	\$8,600	\$5,725

^{a/} Renter households of two or more persons.

Source: Estimated by Housing Market Analyst.

Table VI

Population and Household Trends
Baton Rouge, Louisiana, Housing Market Area
April 1960 to August 1973

	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>August</u> <u>1971</u>	<u>August</u> <u>1973</u>	<u>Average annual change^{a/}</u>		
<u>Population</u>					<u>1960-</u> <u>1970</u>	<u>1970-</u> <u>1971</u>	<u>1971-</u> <u>1973</u>
HMA total	<u>230,058</u>	<u>285,167</u>	<u>291,050</u>	<u>301,150</u>	<u>5,500</u>	<u>4,400</u>	<u>5,050</u>
Baton Rouge	<u>152,419</u>	<u>165,963</u>	<u>167,400</u>	<u>169,900</u>	<u>1,350</u>	<u>1,075</u>	<u>1,250</u>
Remainder of HMA	<u>77,639</u>	<u>119,204</u>	<u>123,650</u>	<u>131,250</u>	<u>4,150</u>	<u>3,325</u>	<u>3,800</u>
HMA total	<u>230,058</u>	<u>285,167</u>	<u>291,050</u>	<u>301,150</u>	<u>5,500</u>	<u>4,400</u>	<u>5,050</u>
Nonstudent	<u>214,458</u>	<u>259,467</u>	<u>263,750</u>	<u>271,450</u>	<u>4,500</u>	<u>3,200</u>	<u>3,850</u>
Student ^{b/}	<u>15,600</u>	<u>25,700</u>	<u>27,300</u>	<u>29,700</u>	<u>1,000</u>	<u>1,200</u>	<u>1,200</u>
<u>Households</u>							
HMA total	<u>61,316</u>	<u>81,460</u>	<u>84,050</u>	<u>88,450</u>	<u>2,000</u>	<u>1,950</u>	<u>2,200</u>
Baton Rouge	<u>42,927</u>	<u>51,025</u>	<u>52,300</u>	<u>54,250</u>	<u>800</u>	<u>950</u>	<u>975</u>
Remainder of HMA	<u>18,389</u>	<u>30,435</u>	<u>31,750</u>	<u>34,200</u>	<u>1,200</u>	<u>1,000</u>	<u>1,225</u>
HMA total	<u>61,316</u>	<u>81,460</u>	<u>84,050</u>	<u>88,450</u>	<u>2,000</u>	<u>1,950</u>	<u>2,200</u>
Nonstudent	<u>58,816</u>	<u>77,335</u>	<u>79,675</u>	<u>83,675</u>	<u>1,850</u>	<u>1,750</u>	<u>2,000</u>
Student ^{b/}	<u>2,500</u>	<u>4,125</u>	<u>4,375</u>	<u>4,775</u>	<u>150</u>	<u>200</u>	<u>200</u>

^{a/} Rounded.

^{b/} Includes the estimated number of full-time degree-credit students and their dependents.

Sources: 1960 and 1970 Censuses of Population and Housing; Louisiana State University; Southern University; and estimates by Housing Market Analyst.

Table VII

New Nonsubsidized Dwelling Units Authorized
By Building Permits
Baton Rouge, Louisiana, Housing Market Area
1960 to August 1971

<u>Year</u>	<u>Single- family</u>	<u>Multi- family</u>	<u>Total</u>
1960	1,632	169	1,801
1961	1,497	204	1,701
1962	1,599	323	1,922
1963	1,559	320	1,879
1964	1,657	1,026	2,683
1965	1,959	1,425	3,384
1966	1,710	936	2,646
1967	2,063	692 ^{d/}	2,755
1968	2,149	1,735 ^{e/}	3,884
1969	1,265 ^{a/}	1,323 ^{f/}	2,588
1970	1,174 ^{b/}	512 ^{g/}	1,686
1971 (Jan.-July)	1,011 ^{c/}	1,972 ^{h/}	2,983

^{a/} Excludes 125 units of Section 235 housing.

^{b/} Excludes 450 units of Section 235 housing.

^{c/} Excludes 725 units of Section 235 housing.

^{d/} Excludes 200 units of low-rent public housing.

^{e/} Excludes 100 units of low-rent public housing, 286 units of Section 221(d)(3) rent-supplement housing and 100 units of Section 221(d)(3) BMIR housing.

^{f/} Excludes 650 units of low-rent public housing and 239 units of Section 221(d)(3) BMIR housing.

^{g/} Excludes 100 units of low-rent public housing, 68 units of Section 221(d)(3) rent-supplement housing and 410 units of Section 236 housing.

^{h/} Excludes 309 units of Section 236 housing.

Sources: Cities of Baker and Zachary; Department of Public Works, Inspection Division, city of Baton Rouge--parish of East Baton Rouge government.

Table VIII

Components of the Housing Inventory
Baton Rouge, Louisiana, Housing Market Area
April 1960 to August 1971

<u>Component</u>	<u>April 1 1960</u>	<u>April 1 1970</u>	<u>August 1 1971</u>
Total housing inventory	<u>66,059</u>	<u>88,843</u>	<u>91,800</u>
Total occupied units	<u>61,316</u>	<u>81,460</u>	<u>84,050</u>
Owner-occupied	40,878	53,999	56,100
Percent of total occupied	66.7%	66.3%	66.7%
Renter-occupied	20,438	27,461	27,950
Percent of total occupied	33.3%	33.7%	33.3%
Total vacant units	<u>4,743</u>	<u>7,383</u>	<u>7,750</u>
Available vacant	<u>3,234</u>	<u>5,441</u>	<u>5,550</u>
For sale	1,267	1,077	1,100
Homeowner vacancy rate	3.0%	2.0%	1.9%
For rent	1,967	4,364	4,450
Rental vacancy rate	8.8%	13.7%	13.7%
Other vacant ^{a/}	1,509	1,942	2,200

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

Sources: 1960 and 1970 Censuses of Housing; 1971 estimated by Housing Market Analyst.

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U.S. Federal Housing Administration
Washington, D.C. 20470

728.1 :308 F22 Baton Rouge La. 1971

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