FACT SHEET
REGIONAL HOUSING PLANNING AREA
RHPA 8 - MONROE

INTRODUCTION
This Fact Sheet displays important data on the state of housing within the ten parishes in Regional Housing Planning Area 8. It includes information on affordability, previous investments in the area, and the population and households in each parish. HousingLOUISIANA and the EDA University Center for Economic Development at Southern are hosting the Louisiana Statewide Housing Listening Tour in this region.

LIST OF PARISHES IN RHPA 8:
- Caldwell Parish
- East Carroll Parish
- Franklin Parish
- Jackson Parish
- Madison Parish
- Morehouse Parish
- Ouachita Parish
- Richland Parish
- Tensas Parish
- Union Parish
- West Carroll Parish

SOURCES
- American Community Survey 5-year Estimates, 2013-2017
- U.S. Census Building Permits, 2017

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### CALDWELL

- **Population**: 9,996
- **Households**: 3,667

#### Race & Ethnicity
- **Black**: 17.0%
- **White**: 81.9%
- **Asian**: 0.1%
- **Other**: 1.0%

#### Median Income
- **Occupied**: $46,000
- **Vacant**: $18,000

#### Tenure
- **Owner Occupied**: 74.2%
- **Renter Occupied**: 25.7%

#### Occupancy Status
- **Occupied**: 3,667 units
- **Vacant**: 1,455 units
- **Total**: 5,122 units

#### Poverty Status
- **Poverty Rate**: 27.1%

#### Cost Burden
- **Owner**: 19.0%
- **Renter**: 43.88%
- **Overall**: 31.6%

#### Residential Building Permits
- **21**

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### EAST CARROLL

- **Population**: 7,255
- **Households**: 2,153

#### Race & Ethnicity
- **Black**: 69.9%
- **White**: 29.1%
- **Asian**: 0.0%
- **Other**: 1.0%

#### Median Income
- **Occupied**: $56,000
- **Vacant**: $36,000

#### Tenure
- **Owner Occupied**: 49.0%
- **Renter Occupied**: 51.0%

#### Occupancy Status
- **Occupied**: 2,153 units
- **Vacant**: 750 units
- **Total**: 2,903 units

#### Poverty Status
- **Poverty Rate**: 27.1%

#### Cost Burden
- **Owner**: 19.0%
- **Renter**: 43.88%
- **Overall**: 31.6%

#### Residential Building Permits
- **0**

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### FRANKLIN

- **Population**: 20,322
- **Households**: 7,629

#### Race & Ethnicity
- **Black**: 33.0%
- **White**: 65.6%
- **Asian**: 0.1%
- **Other**: 5.0%

#### Median Income
- **Occupied**: $56,000
- **Vacant**: $7,200

#### Tenure
- **Owner Occupied**: 71.0%
- **Renter Occupied**: 29.0%

#### Occupancy Status
- **Occupied**: 7,629 units
- **Vacant**: 1,562 units
- **Total**: 9,191 units

#### Poverty Status
- **Poverty Rate**: 28.3%

#### Cost Burden
- **Owner**: 14.0%
- **Renter**: 46.1%
- **Overall**: 23.4%

#### Residential Building Permits
- **19**

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### JACKSON

- **Population**: 15,926
- **Households**: 5,976

#### Race & Ethnicity
- **Black**: 30.0%
- **White**: 68.4%
- **Asian**: 0.5%
- **Other**: 1.0%

#### Median Income
- **Occupied**: $56,000
- **Vacant**: $7,200

#### Tenure
- **Owner Occupied**: 70.6%
- **Renter Occupied**: 29.4%

#### Occupancy Status
- **Occupied**: 5,976 units
- **Vacant**: 1,877 units
- **Total**: 7,853 units

#### Poverty Status
- **Poverty Rate**: 18.0%

#### Cost Burden
- **Owner**: 14.1%
- **Renter**: 44.4%
- **Overall**: 22.87%

#### Residential Building Permits
- **34**

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### MADISON

- **Population**: 11,616
- **Households**: 4,073

#### Race & Ethnicity
- **Black**: 63.6%
- **White**: 35.5%
- **Asian**: 0.0%
- **Other**: 0.8%

#### Median Income
- **Occupied**: $60,000
- **Vacant**: $9,000

#### Tenure
- **Owner Occupied**: 56.2%
- **Renter Occupied**: 43.9%

#### Occupancy Status
- **Occupied**: 4,073 units
- **Vacant**: 1,097 units
- **Total**: 5,040 units

#### Poverty Status
- **Poverty Rate**: 28.5%

#### Cost Burden
- **Owner**: 18.23%
- **Renter**: 49.2%
- **Overall**: 30.0%

#### Residential Building Permits
- **75**

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### MOREHOUSE

- **Population**: 26,992
- **Households**: 9,758

#### Race & Ethnicity
- **Black**: 49.2%
- **White**: 49.5%
- **Asian**: 0.5%
- **Other**: 0.8%

#### Median Income
- **Occupied**: $50,000
- **Vacant**: $3,000

#### Tenure
- **Owner Occupied**: 67.0%
- **Renter Occupied**: 33.0%

#### Occupancy Status
- **Occupied**: 9,758 units
- **Vacant**: 2,833 units
- **Total**: 12,591 units

#### Poverty Status
- **Poverty Rate**: 21.6%

#### Cost Burden
- **Owner**: 18.53%
- **Renter**: 47.9%
- **Overall**: 30.1%

#### Residential Building Permits
- **39**

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### OUACHITA

- **Population**: 154,475
- **Households**: 55,599

#### Race & Ethnicity
- **Black**: 37.4%
- **White**: 58.6%
- **Asian**: 1.1%
- **Other**: 1.9%

#### Median Income
- **Occupied**: $52,000
- **Vacant**: $6,000

#### Tenure
- **Owner Occupied**: 58.3%
- **Renter Occupied**: 41.6%

#### Occupancy Status
- **Occupied**: 55,599 units
- **Vacant**: 13,436 units
- **Total**: 69,035 units

#### Poverty Status
- **Poverty Rate**: 33.0%

#### Cost Burden
- **Owner**: 13.9%
- **Renter**: 37.6%
- **Overall**: 22.3%

#### Residential Building Permits
- **421**

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### RICHLAND

- **Population**: 20,474
- **Households**: 7,391

#### Race & Ethnicity
- **Black**: 35.6%
- **White**: 61.8%
- **Asian**: 0.7%
- **Other**: 1.9%

#### Median Income
- **Occupied**: $58,000
- **Vacant**: $6,000

#### Tenure
- **Owner Occupied**: 65.0%
- **Renter Occupied**: 35.0%

#### Occupancy Status
- **Occupied**: 7,391 units
- **Vacant**: 1,559 units
- **Total**: 8,950 units

#### Poverty Status
- **Poverty Rate**: 28.9%

#### Cost Burden
- **Owner**: 13.9%
- **Renter**: 37.6%
- **Overall**: 22.3%

#### Residential Building Permits
- **25**