



TENSAS

UNION

WEST CARROLL

POPULATION 4,666 HOUSEHOLDS 1,825



POPULATION 22,475 HOUSEHOLDS 7,724



POPULATION 11,180 HOUSEHOLDS 4,041



RACE & ETHNICITY

BLACK 55.4%
WHITE 44.9%
ASIAN 0.1%
OTHER 0.6%

3.0% Hispanic or Latino
97.1% Not Hispanic or Latino

MEDIAN VALUE \$68,600
MEDIAN RENT \$472

RACE & ETHNICITY

BLACK 24.9%
WHITE 71.8%
ASIAN 0.1%
OTHER 3.7%

4.7% Hispanic or Latino
95.3% Not Hispanic or Latino

MEDIAN VALUE \$99,000
MEDIAN RENT \$512

RACE & ETHNICITY

BLACK 16.1%
WHITE 80.4%
ASIAN 0.0%
OTHER 3.5%

3.5% Hispanic or Latino
96.5% Not Hispanic or Latino

MEDIAN VALUE \$87,100
MEDIAN RENT \$524

TENURE

OWNER OCCUPIED 66.0% RENTER OCC. 34.0%

TENURE

OWNER OCCUPIED 82.4% RENTER OCC. 17.6%

TENURE

OWNER OCCUPIED 74.8% RENTER OCC. 25.8%

OCCUPANCY STATUS

Occupied: 1,825 units
Vacant: 1,581 units
TOTAL: 3,406 units

OCCUPANCY STATUS

Occupied: 7,724 units
Vacant: 3,953 units
TOTAL: 11,677 units

OCCUPANCY STATUS

Occupied: 4,041 units
Vacant: 1100 units
TOTAL: 5,141 units

MEDIAN HH INCOME \$23,870

POVERTY STATUS 40.0%

COST BURDEN
Owner: 16.0%
Renter: 29.4%
Overall: 20.6%

RESIDENTIAL BUILDING PERMITS 12

MEDIAN HH INCOME \$43,083

POVERTY STATUS 18.5%

COST BURDEN
Owner: 9.8%
Renter: 31.44%
Overall: 13.67%

RESIDENTIAL BUILDING PERMITS 140

MEDIAN HH INCOME \$36,528

POVERTY STATUS 22.7%

COST BURDEN
Owner: 12.0%
Renter: 22.5%
Overall: 14.7%

RESIDENTIAL BUILDING PERMITS 9

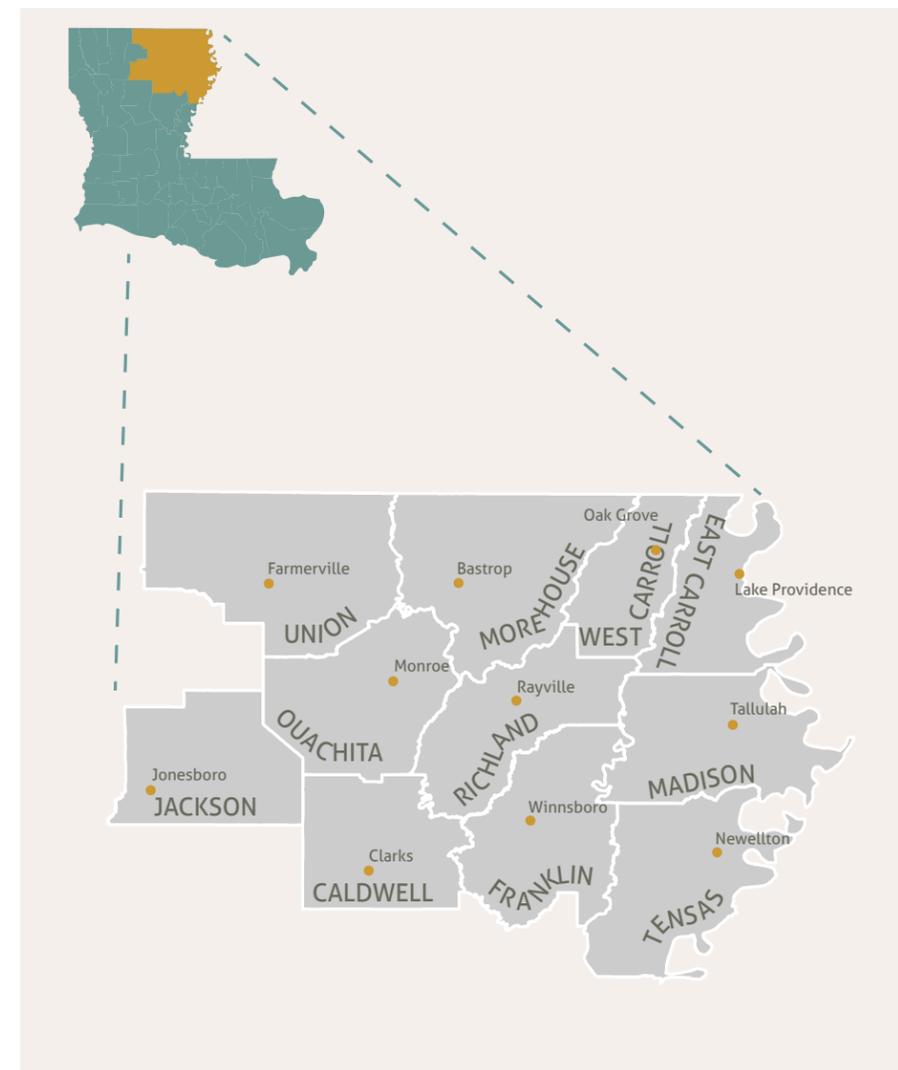
FACT SHEET

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 9996
HOUSEHOLDS 3,667

RACE & ETHNICITY

BLACK 17.0%
WHITE 81.9%
ASIAN 0.1%
OTHER 1.0%

2.4% Hispanic or Latino
97.6% Not Hispanic or Latino

MEDIAN VALUE \$74,100
MEDIAN RENT \$590

TENURE

OWNER OCCUPIED 74.2%
RENTER OCC. 25.7%

OCCUPANCY STATUS

Occupied: 3,667 units
Vacant: 1,455 units
TOTAL: 5,122 units

MEDIAN HH INCOME \$32,174

POVERTY STATUS 27.1%

COST BURDEN

Owner: 19.0%
Renter: 29.1%
Overall: 21.6%

RESIDENTIAL BUILDING PERMITS 21

EAST CARROLL

POPULATION 7,255
HOUSEHOLDS 2,153

RACE & ETHNICITY

BLACK 69.9%
WHITE 29.1%
ASIAN 0.0%
OTHER 1.0%

0.37% Hispanic or Latino
99.63% Not Hispanic or Latino

MEDIAN VALUE \$75,600
MEDIAN RENT \$467

TENURE

OWNER OCCUPIED 49.0%
RENTER OCC. 51.0%

OCCUPANCY STATUS

Occupied: 2,153 units
Vacant: 750 units
TOTAL: 2,903 units

MEDIAN HH INCOME \$21,161

POVERTY STATUS 27.1%

COST BURDEN

Owner: 19.0%
Renter: 43.88%
Overall: 31.6%

RESIDENTIAL BUILDING PERMITS 0

FRANKLIN

POPULATION 20,322
HOUSEHOLDS 7,629

RACE & ETHNICITY

BLACK 33.0%
WHITE 65.6%
ASIAN 0.1%
OTHER .5%

0.52% Hispanic or Latino
99.48% Not Hispanic or Latino

MEDIAN VALUE \$86,000
MEDIAN RENT \$566

TENURE

OWNER OCCUPIED 71.0%
RENTER OCC. 29.0%

OCCUPANCY STATUS

Occupied: 7,629 units
Vacant: 1,562 units
TOTAL: 9,191 units

MEDIAN HH INCOME \$46,178

POVERTY STATUS 28.3%

COST BURDEN

Owner: 14.0%
Renter: 46.1%
Overall: 23.4%

RESIDENTIAL BUILDING PERMITS 19

JACKSON

POPULATION 15,926
HOUSEHOLDS 5,976

RACE & ETHNICITY

BLACK 30.0%
WHITE 68.4%
ASIAN 0.5%
OTHER 1.0%

1.57% Hispanic or Latino
98.43% Not Hispanic or Latino

MEDIAN VALUE \$87,200
MEDIAN RENT \$524

TENURE

OWNER OCCUPIED 70.6%
RENTER OCC. 29.4%

OCCUPANCY STATUS

Occupied: 5,976 units
Vacant: 1,877 units
TOTAL: 7,853 units

MEDIAN HH INCOME \$38,523

POVERTY STATUS 18.0%

COST BURDEN

Owner: 14.1%
Renter: 44.4%
Overall: 22.87%

RESIDENTIAL BUILDING PERMITS 34

MADISON

POPULATION 11,616
HOUSEHOLDS 4,073

RACE & ETHNICITY

BLACK 63.6%
WHITE 35.5%
ASIAN 0.0%
OTHER 0.8%

2.0% Hispanic or Latino
98.0% Not Hispanic or Latino

MEDIAN VALUE \$65,500
MEDIAN RENT \$608

TENURE

OWNER OCCUPIED 56.2%
RENTER OCC. 43.9%

OCCUPANCY STATUS

Occupied: 3,943 units
Vacant: 1,097 units
TOTAL: 5,040 units

MEDIAN HH INCOME \$27,810

POVERTY STATUS 37.8%

COST BURDEN

Owner: 18.23%
Renter: 45.28%
Overall: 30.0%

RESIDENTIAL BUILDING PERMITS 75

MOREHOUSE

POPULATION 26,992
HOUSEHOLDS 9,758

RACE & ETHNICITY

BLACK 49.2%
WHITE 49.5%
ASIAN 0.5%
OTHER 0.8%

.39% Hispanic or Latino
99.6% Not Hispanic or Latino

MEDIAN VALUE \$90,900
MEDIAN RENT \$596

TENURE

OWNER OCCUPIED 67.0%
RENTER OCC. 33.0%

OCCUPANCY STATUS

Occupied: 9,758 units
Vacant: 2,833 units
TOTAL: 12,591 units

MEDIAN HH INCOME \$44,031

POVERTY STATUS 28.5%

COST BURDEN

Owner: 16.6%
Renter: 49.2%
Overall: 27.4%

RESIDENTIAL BUILDING PERMITS 39

OUACHITA

POPULATION 154,475
HOUSEHOLDS 55,599

RACE & ETHNICITY

BLACK 37.4%
WHITE 58.6%
ASIAN 1.1%
OTHER 2.9%

2.1% Hispanic or Latino
97.9% Not Hispanic or Latino

MEDIAN VALUE \$163,500
MEDIAN RENT \$766

TENURE

OWNER OCCUPIED 58.3%
RENTER OCC. 41.6%

OCCUPANCY STATUS

Occupied: 55,599 units
Vacant: 13,436 units
TOTAL: 69,035 units

MEDIAN HH INCOME \$40,081

POVERTY STATUS 21.6%

COST BURDEN

Owner: 18.53%
Renter: 47.9%
Overall: 30.1%

RESIDENTIAL BUILDING PERMITS 421

RICHLAND

POPULATION 20,474
HOUSEHOLDS 7,391

RACE & ETHNICITY

BLACK 35.6%
WHITE 61.8%
ASIAN 0.7%
OTHER 1.9%

2.1% Hispanic or Latino
97.9% Not Hispanic or Latino

MEDIAN VALUE \$87,200
MEDIAN RENT \$637

TENURE

OWNER OCCUPIED 65.0%
RENTER OCC. 35.0%

OCCUPANCY STATUS

Occupied: 7,391 units
Vacant: 1,559 units
TOTAL: 8,950 units

MEDIAN HH INCOME \$44,499

POVERTY STATUS 28.9%

COST BURDEN

Owner: 13.9%
Renter: 37.6%
Overall: 22.3%

RESIDENTIAL BUILDING PERMITS 25