# 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

---

<table>
<thead>
<tr>
<th>Parish</th>
<th>Population</th>
<th>Households</th>
<th>Median Value</th>
<th>Median Rent</th>
<th>Tenure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TENSAS</strong></td>
<td>4,771</td>
<td>1,930</td>
<td>$21,906</td>
<td>$441</td>
<td>62.0%</td>
</tr>
<tr>
<td><strong>UNION</strong></td>
<td>11,274</td>
<td>4,182</td>
<td>$37,304</td>
<td>$523</td>
<td>74.2%</td>
</tr>
<tr>
<td><strong>WEST CARROLL</strong></td>
<td>11,274</td>
<td>4,182</td>
<td>$38,916</td>
<td>$466</td>
<td>81.6%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parish</th>
<th>Median HH Income</th>
<th>Poverty Status</th>
<th>Cost Burden</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TENSAS</strong></td>
<td>$21,906</td>
<td>38.0%</td>
<td>Owner: 16.0%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Renter: 27.8%</td>
</tr>
<tr>
<td><strong>UNION</strong></td>
<td>$37,304</td>
<td>22.0%</td>
<td>Owner: 10.3%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Renter: 23.4%</td>
</tr>
<tr>
<td><strong>WEST CARROLL</strong></td>
<td>$38,916</td>
<td>22.0%</td>
<td>Owner: 10.3%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Renter: 23.4%</td>
</tr>
</tbody>
</table>

The Regional Housing Planning Area Fact Sheets were made possible due to the support of the Greater New Orleans Foundation’s Disaster Relief Fund, which is largely supported by the W. K. Kellogg Foundation, and other donors including Razoo Foundation, Lauren Bon and Metabolic Studio via the Annenberg Foundation, Dentaquest, and various individuals.
<table>
<thead>
<tr>
<th>COUNTY</th>
<th>POPULATION</th>
<th>HOUSEHOLDS</th>
<th>RACE &amp; ETHNICITY</th>
<th>OCCUPANCY STATUS</th>
<th>TENURE</th>
<th>COST BURDEN</th>
<th>MEDIAN HH INCOME</th>
<th>POVERTY STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caldwell</td>
<td>10,000</td>
<td>3,680</td>
<td>BLACK 17.0%</td>
<td>Owner: 3,680 units</td>
<td>Occupied: 3,680 units</td>
<td>$31,933</td>
<td>20.79k</td>
<td>26.2%</td>
</tr>
<tr>
<td>East Carroll</td>
<td>7,318</td>
<td>2,417</td>
<td>WHITE 81.9%</td>
<td>Vacant: 1,415 units</td>
<td>Vacant: 603 units</td>
<td>$20,795</td>
<td>34,722</td>
<td>48.2%</td>
</tr>
<tr>
<td>Franklin</td>
<td>20,388</td>
<td>7,622</td>
<td>ASIAN 0.1%</td>
<td>TOTAL: 3,020 units</td>
<td>Owner: 7,622 units</td>
<td>$34,394</td>
<td>36,922</td>
<td>28.8%</td>
</tr>
<tr>
<td>Jackson</td>
<td>15,952</td>
<td>6,032</td>
<td>OTHER 1.0%</td>
<td>Vacant: 1,775 units</td>
<td>Vacant: 1,563 units</td>
<td>$36,242</td>
<td>31,672</td>
<td>25.4%</td>
</tr>
<tr>
<td>Madison</td>
<td>11,616</td>
<td>4,073</td>
<td>BLACK 63.5%</td>
<td>Occupied: 4,073 units</td>
<td>Occupied: 2,486 units</td>
<td>$29,424</td>
<td>40,081</td>
<td>36.4%</td>
</tr>
<tr>
<td>Morehouse</td>
<td>26,290</td>
<td>10,077</td>
<td>WHITE 35.7%</td>
<td>Vacant: 915 units</td>
<td>Vacant: 2,486 units</td>
<td>$31,672</td>
<td>40,081</td>
<td>27.6%</td>
</tr>
<tr>
<td>Ouachita</td>
<td>156,433</td>
<td>56,799</td>
<td>ASIAN 0.0%</td>
<td>TOTAL: 12,563 units</td>
<td>TOTAL: 67,092 units</td>
<td>$40,081</td>
<td>40,081</td>
<td>24.5%</td>
</tr>
<tr>
<td>Richland</td>
<td>20,619</td>
<td>7,500</td>
<td>OTHER 1.0%</td>
<td>Occupied: 7,500 units</td>
<td>Occupied: 1,417 units</td>
<td>$34,745</td>
<td>34,745</td>
<td>28.2%</td>
</tr>
</tbody>
</table>

- **Cost Burden**: Owner: 17.1% | Renter: 43.2% | Overall: 21.6%
- **Residential Building Permits**: 19
- **Median HH Income**: $31,933
- **Poverty Status**: 26.2%
- **Race & Ethnicity**: BLACK 17.0%, WHITE 81.9%, ASIAN 0.1%, OTHER 1.0%
- **Occupancy Status**: Occupied: 3,680 units, Vacant: 1,415 units, Total: 5,095 units
- **Tenure**: Owner: 73.7%, Renter: 26.3%
- **Median Rent**: $577
- **Median Value**: $31,933
- **Median HH Income**: $34,722
- **Poverty Status**: 26.2%
- **Cost Burden**: Owner: 15.8% | Renter: 44.9% | Overall: 31.7%
- **Residential Building Permits**: 19
- **Median HH Income**: $36,242
- **Poverty Status**: 25.4%
- **Race & Ethnicity**: BLACK 33.4%, WHITE 65.5%, ASIAN 0.0%, OTHER 1.1%
- **Occupancy Status**: Occupied: 7,622 units, Vacant: 1,563 units, Total: 9,185 units
- **Tenure**: Owner: 70.6%, Renter: 29.4%
- **Median Rent**: $538
- **Median Value**: $34,722
- **Median HH Income**: $36,394
- **Poverty Status**: 28.8%
- **Cost Burden**: Owner: 14.3% | Renter: 45.3% | Overall: 24.2%
- **Residential Building Permits**: 19
- **Median HH Income**: $36,922
- **Poverty Status**: 25.4%
- **Race & Ethnicity**: BLACK 30.1%, WHITE 68.1%, ASIAN 0.5%, OTHER 1.3%
- **Occupancy Status**: Occupied: 6,032 units, Vacant: 1,775 units, Total: 7,807 units
- **Tenure**: Owner: 68.0%, Renter: 32.0%
- **Median Rent**: $533
- **Median Value**: $36,394
- **Median HH Income**: $36,922
- **Poverty Status**: 25.4%
- **Cost Burden**: Owner: 16.6% | Renter: 41.7% | Overall: 24.0%
- **Residential Building Permits**: 19
- **Median HH Income**: $36,922
- **Poverty Status**: 25.4%
- **Race & Ethnicity**: BLACK 2.0%, WHITE 98.0%, ASIAN 0.0%, OTHER 0.9%
- **Occupancy Status**: Occupied: 2,417 units, Vacant: 603 units, Total: 3,020 units
- **Tenure**: Owner: 45.1%, Renter: 54.9%
- **Median Rent**: $577
- **Median Value**: $20,795
- **Median HH Income**: $20,795
- **Poverty Status**: 48.2%
- **Cost Burden**: Owner: 15.8% | Renter: 44.9% | Overall: 31.7%
- **Residential Building Permits**: 19
- **Median HH Income**: $20,795
- **Poverty Status**: 48.2%
- **Race & Ethnicity**: BLACK 30.1%, WHITE 68.1%, ASIAN 0.5%, OTHER 1.3%
- **Occupancy Status**: Occupied: 6,032 units, Vacant: 1,775 units, Total: 7,807 units
- **Tenure**: Owner: 70.6%, Renter: 29.4%
- **Median Rent**: $533
- **Median Value**: $20,795
- **Median HH Income**: $20,795
- **Poverty Status**: 48.2%
- **Cost Burden**: Owner: 15.8% | Renter: 44.9% | Overall: 31.7%
- **Residential Building Permits**: 19
- **Median HH Income**: $20,795
- **Poverty Status**: 48.2%
- **Race & Ethnicity**: BLACK 33.4%, WHITE 65.5%, ASIAN 0.0%, OTHER 1.1%
- **Occupancy Status**: Occupied: 2,417 units, Vacant: 603 units, Total: 3,020 units
- **Tenure**: Owner: 45.1%, Renter: 54.9%
- **Median Rent**: $577
- **Median Value**: $20,795
- **Median HH Income**: $20,795
- **Poverty Status**: 48.2%
- **Cost Burden**: Owner: 15.8% | Renter: 44.9% | Overall: 31.7%
- **Residential Building Permits**: 19
- **Median HH Income**: $20,795
- **Poverty Status**: 48.2%