

LOUISIANA

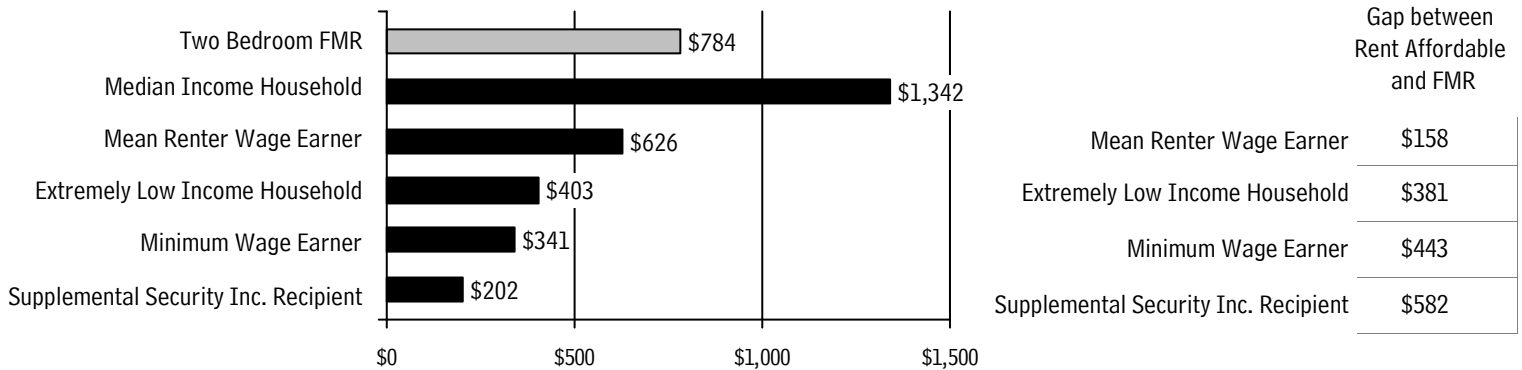
In Louisiana, the Fair Market Rent (FMR) for a two-bedroom apartment is \$784. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,612 monthly or \$31,349 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$15.07

In Louisiana, a minimum wage worker earns an hourly wage of \$6.55. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 92 hours per week, 52 weeks per year. Or a household must include 2.3 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Louisiana, the estimated mean (average) wage for a renter is \$12.05. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 50 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.3 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

MONTHLY RENT AFFORDABLE TO SELECTED INCOME LEVELS COMPARED WITH TWO-BEDROOM FMR



LOUISIANA	FY09 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable ³ at AMI	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2009) ⁵	Rent affordable at mean wage	
LOUISIANA	\$15.07	63%	\$784	\$31,349	2.3	\$53,681	\$1,342	\$16,104	\$403	531,058	32%	\$12.05	\$626	1.3
COMBINED NONMETRO AREAS	\$10.40	43%	\$541	\$21,642	1.6	\$43,576	\$1,089	\$13,073	\$327	110,022	27%	\$9.49	\$493	1.1
<u>METROPOLITAN AREAS</u>														
ALEXANDRIA MSA	\$11.15	39%	\$580	\$23,200	1.7	\$48,100	\$1,203	\$14,430	\$361	16,362	30%	\$9.87	\$513	1.1
BATON ROUGE HMFA	\$15.15	58%	\$788	\$31,520	2.3	\$59,800	\$1,495	\$17,940	\$449	76,286	31%	\$11.56	\$601	1.3
HOUMA-BAYOU CANE-THIBODAUX MSA	\$12.00	39%	\$624	\$24,960	1.8	\$53,500	\$1,338	\$16,050	\$401	15,873	23%	\$14.44	\$751	0.8
IBERVILLE PARISH HMFA	\$10.27	44%	\$534	\$21,360	1.6	\$46,300	\$1,158	\$13,890	\$347	2,425	23%	\$15.77	\$820	0.7
LAFAYETTE MSA	\$12.71	39%	\$661	\$26,440	1.9	\$57,500	\$1,438	\$17,250	\$431	27,711	31%	\$12.64	\$657	1.0
LAKE CHARLES MSA	\$12.83	40%	\$667	\$26,680	2.0	\$54,400	\$1,360	\$16,320	\$408	20,059	28%	\$11.39	\$592	1.1
MONROE MSA	\$11.96	39%	\$622	\$24,880	1.8	\$50,100	\$1,253	\$15,030	\$376	21,468	34%	\$9.36	\$487	1.3
NEW ORLEANS-METAIRIE-KENNER MSA	\$19.81	89%	\$1,030	\$41,200	3.0	\$59,800	\$1,495	\$17,940	\$449	191,975	39%	\$14.38	\$748	1.4
SHREVEPORT-BOSSIER CITY MSA	\$13.02	39%	\$677	\$27,080	2.0	\$52,300	\$1,308	\$15,690	\$392	48,877	34%	\$10.97	\$570	1.2
<u>COUNTIES</u>														
ACADIA PARISH	\$9.73	47%	\$506	\$20,240	1.5	\$41,900	\$1,048	\$12,570	\$314	5,883	28%	\$9.01	\$469	1.1
ALLEN PARISH	\$9.73	49%	\$506	\$20,240	1.5	\$44,900	\$1,123	\$13,470	\$337	1,942	24%	\$8.99	\$467	1.1
ASCENSION PARISH	\$15.15	58%	\$788	\$31,520	2.3	\$59,800	\$1,495	\$17,940	\$449	4,739	18%	\$10.80	\$562	1.4
ASSUMPTION PARISH	\$11.00	39%	\$572	\$22,880	1.7	\$47,700	\$1,193	\$14,310	\$358	1,311	16%	\$10.91	\$567	1.0
AVOUELLES PARISH	\$9.73	51%	\$506	\$20,240	1.5	\$38,800	\$970	\$11,640	\$291	3,768	26%	\$6.24	\$325	1.6
BEAUREGARD PARISH	\$10.02	40%	\$521	\$20,840	1.5	\$50,000	\$1,250	\$15,000	\$375	2,440	20%	\$12.42	\$646	0.8
BIENVILLE PARISH	\$10.79	40%	\$561	\$22,440	1.6	\$40,000	\$1,000	\$12,000	\$300	1,354	22%	\$8.33	\$433	1.3
BOSSIER PARISH	\$13.02	39%	\$677	\$27,080	2.0	\$52,300	\$1,308	\$15,690	\$392	11,186	31%	\$9.57	\$498	1.4
CADDO PARISH	\$13.02	39%	\$677	\$27,080	2.0	\$52,300	\$1,308	\$15,690	\$392	35,428	36%	\$11.49	\$598	1.1
CALCASIEU PARISH	\$12.83	40%	\$667	\$26,680	2.0	\$54,400	\$1,360	\$16,320	\$408	19,528	28%	\$11.22	\$583	1.1
CALDWELL PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$44,500	\$1,113	\$13,350	\$334	819	21%	\$5.87	\$305	1.7
CAMERON PARISH	\$12.83	40%	\$667	\$26,680	2.0	\$54,400	\$1,360	\$16,320	\$408	531	15%	\$16.99	\$884	0.8
CATAHOULA PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$36,000	\$900	\$10,800	\$270	692	17%	\$6.40	\$333	1.5
CLAIBORNE PARISH	\$10.79	40%	\$561	\$22,440	1.6	\$42,600	\$1,065	\$12,780	\$320	1,519	24%	\$9.41	\$489	1.1
CONCORDIA PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$37,800	\$945	\$11,340	\$284	1,798	24%	\$7.74	\$403	1.3
DE SOTO PARISH	\$13.02	39%	\$677	\$27,080	2.0	\$52,300	\$1,308	\$15,690	\$392	2,263	23%	\$9.71	\$505	1.3
EAST BATON ROUGE PARISH	\$15.15	58%	\$788	\$31,520	2.3	\$59,800	\$1,495	\$17,940	\$449	60,060	38%	\$11.79	\$613	1.3
EAST CARROLL PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$32,500	\$813	\$9,750	\$244	1,126	38%	\$7.42	\$386	1.3
EAST FELICIANA PARISH	\$15.15	58%	\$788	\$31,520	2.3	\$59,800	\$1,495	\$17,940	\$449	1,182	18%	\$7.22	\$376	2.1
EVANGELINE PARISH	\$9.73	59%	\$506	\$20,240	1.5	\$36,000	\$900	\$10,800	\$270	3,899	31%	\$6.24	\$325	1.6
FRANKLIN PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$36,300	\$908	\$10,890	\$272	1,842	24%	\$5.82	\$303	1.7
GRANT PARISH	\$11.15	39%	\$580	\$23,200	1.7	\$48,100	\$1,203	\$14,430	\$361	1,297	18%	\$7.36	\$383	1.5
IBERIA PARISH	\$11.17	39%	\$581	\$23,240	1.7	\$48,000	\$1,200	\$14,400	\$360	6,753	27%	\$11.24	\$584	1.0
IBERVILLE PARISH	\$10.27	44%	\$534	\$21,360	1.6	\$46,300	\$1,158	\$13,890	\$347	2,425	23%	\$15.77	\$820	0.7
JACKSON PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$48,000	\$1,200	\$14,400	\$360	1,380	23%	\$8.87	\$461	1.1

1: FMR = Fiscal Year 2009 Fair Market Rent (HUD, 2008; final as of October 1). 2: AMI = Fiscal Year 2009 Area Median Income (HUD, 2009).

3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments. 5: Based on 2007 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000 and projected to April 1, 2009.

LOUISIANA

	FY09 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable ³ at AMI	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2009) ⁵	Rent affordable at mean wage	
JEFFERSON DAVIS PARISH	\$9.73	40%	\$506	\$20,240	1.5	\$43,800	\$1,095	\$13,140	\$329	2,884	25%	\$8.53	\$444	1.1
JEFFERSON PARISH	\$19.81	89%	\$1,030	\$41,200	3.0	\$59,800	\$1,495	\$17,940	\$449	63,700	36%	\$14.11	\$733	1.4
LA SALLE PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$47,900	\$1,198	\$14,370	\$359	875	17%	\$9.19	\$478	1.1
LAFAYETTE PARISH	\$12.71	39%	\$661	\$26,440	1.9	\$57,500	\$1,438	\$17,250	\$431	24,569	34%	\$13.00	\$676	1.0
LAFOURCHE PARISH	\$12.00	39%	\$624	\$24,960	1.8	\$53,500	\$1,338	\$16,050	\$401	7,069	22%	\$13.85	\$720	0.9
LINCOLN PARISH	\$11.54	40%	\$600	\$24,000	1.8	\$51,200	\$1,280	\$15,360	\$384	6,104	40%	\$6.68	\$347	1.7
LIVINGSTON PARISH	\$15.15	58%	\$788	\$31,520	2.3	\$59,800	\$1,495	\$17,940	\$449	5,293	16%	\$10.87	\$565	1.4
MADISON PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$31,200	\$780	\$9,360	\$234	1,703	38%	\$7.36	\$383	1.3
MOREHOUSE PARISH	\$10.35	39%	\$538	\$21,520	1.6	\$41,500	\$1,038	\$12,450	\$311	3,232	28%	\$7.42	\$386	1.4
NATCHITOCHE PARISH	\$11.25	40%	\$585	\$23,400	1.7	\$43,000	\$1,075	\$12,900	\$323	5,063	35%	\$6.64	\$345	1.7
ORLEANS PARISH	\$19.81	89%	\$1,030	\$41,200	3.0	\$59,800	\$1,495	\$17,940	\$449	100,716	54%	\$15.71	\$817	1.3
OUACHITA PARISH	\$11.96	39%	\$622	\$24,880	1.8	\$50,100	\$1,253	\$15,030	\$376	19,804	36%	\$9.44	\$491	1.3
PLAQUEMINES PARISH	\$19.81	89%	\$1,030	\$41,200	3.0	\$59,800	\$1,495	\$17,940	\$449	1,907	21%	\$22.84	\$1,188	0.9
POINTE COUPEE PARISH	\$15.15	58%	\$788	\$31,520	2.3	\$59,800	\$1,495	\$17,940	\$449	1,874	22%	\$9.52	\$495	1.6
RAPIDES PARISH	\$11.15	39%	\$580	\$23,200	1.7	\$48,100	\$1,203	\$14,430	\$361	15,065	32%	\$9.96	\$518	1.1
RED RIVER PARISH	\$10.79	40%	\$561	\$22,440	1.6	\$36,900	\$923	\$11,070	\$277	814	24%	\$9.04	\$470	1.2
RICHLAND PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$38,400	\$960	\$11,520	\$288	2,076	28%	\$6.52	\$339	1.5
SABINE PARISH	\$10.79	40%	\$561	\$22,440	1.6	\$45,200	\$1,130	\$13,560	\$339	1,753	19%	\$6.27	\$326	1.7
ST. BERNARD PARISH	\$19.81	89%	\$1,030	\$41,200	3.0	\$59,800	\$1,495	\$17,940	\$449	6,365	25%	\$15.92	\$828	1.2
ST. CHARLES PARISH	\$19.81	89%	\$1,030	\$41,200	3.0	\$59,800	\$1,495	\$17,940	\$449	3,052	19%	\$15.38	\$800	1.3
ST. HELENA PARISH	\$15.15	58%	\$788	\$31,520	2.3	\$59,800	\$1,495	\$17,940	\$449	582	15%	\$11.04	\$574	1.4
ST. JAMES PARISH	\$13.35	40%	\$694	\$27,760	2.0	\$56,000	\$1,400	\$16,800	\$420	1,008	14%	\$12.51	\$650	1.1
ST. JOHN THE BAPTIST PARISH	\$19.81	89%	\$1,030	\$41,200	3.0	\$59,800	\$1,495	\$17,940	\$449	2,714	19%	\$11.86	\$617	1.7
ST. LANDRY PARISH	\$9.73	48%	\$506	\$20,240	1.5	\$38,200	\$955	\$11,460	\$287	9,459	29%	\$8.07	\$419	1.2
ST. MARTIN PARISH	\$12.71	39%	\$661	\$26,440	1.9	\$57,500	\$1,438	\$17,250	\$431	3,142	18%	\$7.42	\$386	1.7
ST. MARY PARISH	\$10.83	39%	\$563	\$22,520	1.7	\$43,900	\$1,098	\$13,170	\$329	5,042	26%	\$17.03	\$886	0.6
ST. TAMMANY PARISH	\$19.81	89%	\$1,030	\$41,200	3.0	\$59,800	\$1,495	\$17,940	\$449	13,521	20%	\$10.54	\$548	1.9
TANGIPAHOA PARISH	\$12.35	40%	\$642	\$25,680	1.9	\$47,800	\$1,195	\$14,340	\$359	9,753	27%	\$7.86	\$409	1.6
TENSAS PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$34,000	\$850	\$10,200	\$255	740	31%	\$8.98	\$467	1.1
TERREBONNE PARISH	\$12.00	39%	\$624	\$24,960	1.8	\$53,500	\$1,338	\$16,050	\$401	8,804	24%	\$14.78	\$769	0.8
UNION PARISH	\$11.96	39%	\$622	\$24,880	1.8	\$50,100	\$1,253	\$15,030	\$376	1,664	19%	\$8.24	\$428	1.5
VERMILION PARISH	\$9.73	41%	\$506	\$20,240	1.5	\$48,100	\$1,203	\$14,430	\$361	4,565	23%	\$10.42	\$542	0.9
VERNON PARISH	\$9.73	39%	\$506	\$20,240	1.5	\$45,400	\$1,135	\$13,620	\$341	7,900	43%	\$11.94	\$621	0.8
WASHINGTON PARISH	\$9.73	53%	\$506	\$20,240	1.5	\$39,000	\$975	\$11,700	\$293	3,875	24%	\$9.19	\$478	1.1
WEBSTER PARISH	\$9.94	40%	\$517	\$20,680	1.5	\$46,000	\$1,150	\$13,800	\$345	4,210	26%	\$9.47	\$493	1.0
WEST BATON ROUGE PARISH	\$15.15	58%	\$788	\$31,520	2.3	\$59,800	\$1,495	\$17,940	\$449	1,627	21%	\$10.79	\$561	1.4
WEST CARROLL PARISH	\$9.73	46%	\$506	\$20,240	1.5	\$42,100	\$1,053	\$12,630	\$316	937	21%	\$8.05	\$419	1.2
WEST FELICIANA PARISH	\$15.15	58%	\$788	\$31,520	2.3	\$59,800	\$1,495	\$17,940	\$449	929	25%	\$15.25	\$793	1.0
WINN PARISH	\$9.73	50%	\$506	\$20,240	1.5	\$41,700	\$1,043	\$12,510	\$313	1,503	25%	\$8.26	\$429	1.2

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