

## Population

### Jefferson Parish Population

The data contained in the 2000 Census reports the total population of Jefferson Parish to be 455,466 persons. This is an increase of 7,160 persons or 1.6% from the 1990 Census (total population of 448,306 persons) and an increase of 874 persons or 0.2% from the 1980 Census (total population of 454,592 persons). The total population for the unincorporated areas of Jefferson Parish is 359,218.

The data contained in the 2000 Census reports the racial composition of Jefferson Parish to be 318,002 persons or 69.8% White; 104,121 persons or 22.9% Black/African American; 2,032 persons or 0.5% American Indian/Alaskan Native; 14,219 persons or 3.1% Asian/Pacific Islander; and 9,239 persons or 2.0% of Some Other Race. The population comprised of Hispanic/Latino ethnicity is reported to be 32,418 persons or 7.1% of the total population. Additionally, the 2000 Census introduces a new category for multiracial identity. The population reporting Two or More Races includes 7,853 persons or 1.7% of the total population.

The White population (318,002 persons or 69.8% of the 2000 Census total population) shows a decrease of 33,168 persons or 9.4% from the 1990 Census (White population of 351,170 persons or 78.3% of the total population in 1990) and a decrease of 62,643 persons or 16.5% from the 1980 Census (White population of 380,645 persons or 83.7% of the total population in 1980).

The Black/African American population (104,121 persons or 22.9% of the 2000 Census total population) shows an increase of 25,079 persons or 31.7% from the 1990 Census (Black/African American population of 79,042 persons or 17.6% of the total population in 1990) and an increase of (Black/African American population of 63,001 persons or 13.9% of the total population in 1980).

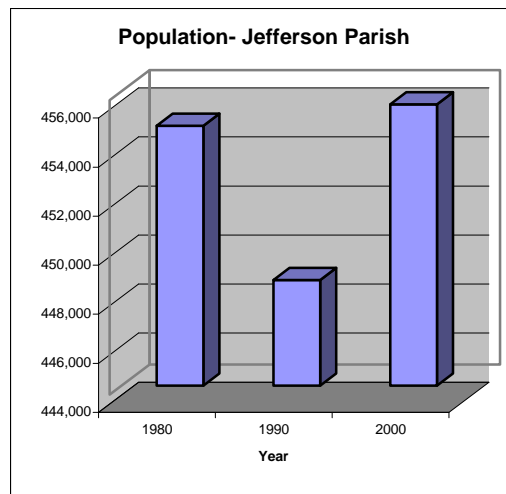
The American Indian/Alaskan Native population (2,032 persons or 0.5% of the 2000 Census total population) shows an increase of 279 persons or 15.9% from the 1990 Census (American Indian/ Alaskan Native population of 1,753 persons or 0.4% of the total population in 1990).

The Asian/Pacific Islander population (14,219 persons or 3.1% of the 2000 Census total population) shows an increase of 4,233 persons or 42.4% from the 1990 Census (Asian/Pacific Islander population of 9,986 persons or 2.2% of the total population in 1990).

The population that is categorized as Some Other Race (9,239 persons or 2.0% of the 2000 Census total population) shows an increase of 2,884 persons or 45.4% from the 1990 Census (Some Other Race population of 6,355 persons or 1.4% of the total population in 1990).

The 2000 Census reports that the population of Hispanic/Latino ethnicity is 32,418 persons or 7.1% of the total population. This is an increase of 5,807 persons or 21.8% from the 1990 Census (Hispanic/Latino population of 26,611 persons or 5.9% of the total population in 1990).

Figure 3.1: Jefferson Parish Population



The following table provides a demographic summary of Jefferson Parish over the past 20 years.

**Table 3.1: Jefferson Parish Demographics**

<b>Jefferson Parish</b>					
<i>Source: U.S. Census Bureau</i>					
Demographic	Population			Percent Change	
	1980	1990	2000	1980-2000	1990-2000
Characteristic					
<b>Total Population</b>	<b>454,592</b>	<b>448,306</b>	<b>455,466</b>	<b>0.2%</b>	<b>1.6%</b>
<b>RACE/ETHNICITY</b>					
White	380,645	351,170	318,002	-16.5%	-9.4%
Black	63,001	79,042	104,121	65.3%	31.7%
Amer. Ind./Alaskan		1,753	2,032	N/A	15.9%
Asian/Pacific Island		9,986	14,219	N/A	42.4%
Other		6,355	9,239	N/A	45.4%
2 or More Races		No Data	7,853	N/A	N/A
Hispanic/Latino		26,611	32,418	N/A	21.8%
<b>AGE</b>					
Under 19 Years		133,158	127,130	N/A	-4.5%
20 to 34 Years		113,078	94,344	N/A	-16.6%
35 to 64 Years		156,298	179,677	N/A	14.9%
65 Years and Over		45,772	54,315	N/A	18.7%
<b>SEX</b>					
Male		215,430	218,702	N/A	1.5%
Female		232,876	236,764	N/A	1.7%

The 2000 Census reports the age breakdown for Jefferson Parish at 127,130 persons or 27.9% of the total population are under nineteen years of age, 94,344 persons or 20.7% of the total population are nineteen to thirty-four years of age, 179,677 persons or 39.4% of the total population are thirty-five to sixty-four years of age and 54,315 persons or 11.9% of the total population are sixty-five years and older.

The 1990 Census reported the age breakdown for Jefferson Parish at 133,158 persons or 29.7% of the total population were under nineteen years of age, 113,078 persons or 25.2% of the total population were from nineteen to thirty-four years of age, 156,298 persons or 34.9% and 45,772 persons or 10.2% of the total population were sixty-five years and older.

This shows a decrease from 1990 to 2000 for the population under nineteen years of age at 6,028 persons or 4.5%, a decrease for the population nineteen to thirty-four years of age at 18,734 or 16.6%, an increase for the population thirty-five to sixty-four years of age at 23,379 persons or 14.9%, and an increase in the population sixty-five years and older at 8,543 persons or 18.7%.

The 2000 Census reports the sex breakdown for Jefferson Parish as 218,702 persons or 48.0% of the total population is male and 236,764 persons or 52.0% of the total population is female.

The 1990 Census reported the sex breakdown for Jefferson Parish as 215,430 persons or 48.1% of the total population was male and 232,876 persons or 51.9% of the total population was female. This shows an increase in the population from 1990 to 2000 for the

male population of 3,272 persons or 1.5% and an increase for the female population of 3,888 persons or 1.7%.

**East Bank Population**

The 2000 Census data reported the total population of the Jefferson Parish East Bank (Elmwood, Harahan, Jefferson, Kenner, Metairie, and River Ridge) to be 257,239 persons. This is a decrease of 3,470 persons or 1.3% from the 1990 Census, which reported a total population of 260,709 persons, and a decrease of 17,383 persons or 6.3% from the 1980 Census, which reported a total population of 274,622 persons. The total East Bank population in the unincorporated areas of Jefferson Parish is 192,457.

The 2000 Census reported the racial composition of the Jefferson Parish East Bank at 208,675 persons or 81.1% White; 30,823 persons or 12.0% Black/African American; 797 persons or 0.3% American Indian/Alaskan Native; 6,654 persons or 2.6% Asian/Pacific Islander; and 5,826 persons or 2.3% of Some Other Race. Additionally, the 2000 Census reports the population that is comprised of Two or More Races as 4,464 persons or 1.7% of the total population.

The White population (208,675 persons or 81.1% of the 2000 Census total population) shows a decrease of 18,789 persons or 8.3% from the 1990 Census, which reported a White population of 227,464 persons or 87.2% of the total population in 1990, and a decrease of 39,449 persons or 15.9% from the 1980 Census, which reported a White population of 248,124 persons or 90.4% of the total population in 1980.

The Black/African American population (30,823 persons or 12.0% of the 2000 Census total population) shows an increase of 6,539 persons or 26.9% from the 1990 Census, which reported a Black/African American population of 24,284 persons or 9.3% of the total population in 1990, and an increase of

9,761 persons or 46.3% from the 1980 Census, which reported a Black/African American population of 21,062 persons or 7.7% of the total population in 1980.

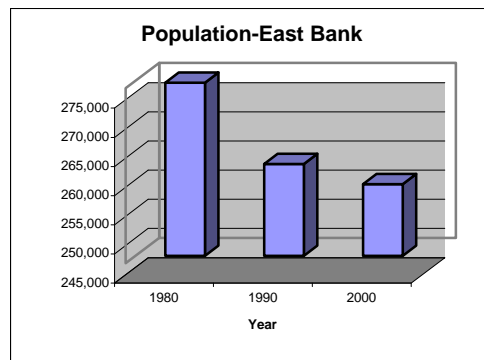
The American Indian/Alaskan Native population (797 persons or 0.3% of the 2000 Census total population) shows an increase of 242 persons or 43.6% from the 1990 Census, which reported an American Indian/Alaskan Native population of 555 persons or 0.2% of the total population in 1990.

The Asian/Pacific Islander population (6,654 persons or 2.6% of the 2000 Census total population) shows an increase of 2,513 persons or 60.7% from the 1990 Census, which reported an Asian/Pacific Islander population of 4,141 persons or 1.6% of the total population in 1990.

The population that falls into Some Other Race (5,826 persons or 2.3% of the 2000 Census total population) shows an increase of 1,561 persons or 36.6% from the 1990 Census, which reported a population for Some Other Race of 4,265 persons or 1.6% of the total population in 1990.

The 2000 Census reports that the population of Hispanic/Latino ethnicity is 21,691 persons or 8.4% of the total population. This is an increase of 3,860 persons or 21.6% from the 1990 Census, which reported the population of Hispanic/Latino ethnicity of 17,831 persons or 6.8% of the total population in 1990.

**Figure 3.2: East Bank Population**



The following table provides a demographic summary of the East Bank of Jefferson Parish over the past 20 years.

**Table 3.2: East Bank Demographics**

<b>East Bank</b>					
<i>Source: U.S. Census Bureau</i>					
Demographic	Population			Percent Change	
Characteristic	1980	1990	2000	1980-2000	1990-2000
<b>Total Population</b>	274,622	260,709	257,239	-6.3%	-1.3%
<b>RACE/ETHNICITY</b>					
White	248,124	227,464	208,675	-15.9%	-8.3%
Black	21,062	24,284	30,823	46.3%	26.9%
Amer. Ind./Alaskan		555	797	N/A	43.6%
Asian/Pacific Island		4,141	6,654	N/A	60.7%
Other		4,265	5,826	N/A	36.6%
2 or More Races		No Data	4,464	N/A	N/A
Hispanic/Latino		17,831	21,691	N/A	21.6%
<b>AGE</b>					
Under 18 Years		61,710	57,294	N/A	-7.2%
18 to 64 Years		166,983	162,928	N/A	-2.4%
65 Years and Over		32,016	37,017		
<b>SEX</b>					
Male		124,275	123,135	N/A	-0.9%
Female		136,434	134,104	N/A	-1.7%

The 2000 Census reported the age breakdown for the East Bank of Jefferson Parish at 57,294 persons or 22.3% of the total population are under eighteen years of age, 162,928 persons or 63.3% of the total population are from eighteen to sixty-four years of age, and 37,017 persons or 14.4% of the total population are sixty-five years and older.

The 1990 Census reported the age breakdown for Jefferson Parish at 61,710 persons or 23.7% of the total population were under eighteen years of age, 166,983 persons or 64.0% of the total population were from eighteen to sixty-four years of age, and 32,016 persons or 12.3% of the total population were sixty-five years and older.

This shows a population decrease from 1990 to 2000 for the population under eighteen years of age at 4,416 persons or 7.2%, a decrease for the population eighteen to sixty-

four years of age at 4,055 persons or 2.4%, and an increase in the population sixty-five years and older at 5,001 persons or 15.6%.

The 2000 Census reported the sex breakdown for the East Bank of Jefferson Parish at 123,135 persons or 47.9% of the total population is male and 134,104 persons or 52.1% of the total population is female.

The 1990 Census reported the sex breakdown for the East Bank at 124,275 persons or 47.7% of the total population was male and 136,434 persons or 52.3% of the total population was female.

This shows a decrease in the Male population from 1990 to 2000 of 1,140 persons or 0.9% and a decrease for the female population of 2,330 persons or 1.7%.

**West Bank Population**

The data contained in the 2000 Census reports the total population for the West Bank Region of Jefferson Parish to be 198,227 persons. This is an increase of 10,630 persons or 5.7% from the 1990 Census (total population of 187,597 persons) and an increase of 18,257 persons or 10.1% from the 1980 Census (total population of 179,970 persons). The total West Bank population in the unincorporated areas of Jefferson Parish is 166,761.

The data contained in the 2000 Census reports the racial composition of the Jefferson Parish West Bank Region to be 109,327 persons or 55.2% White; 73,298 persons or 37.0% Black/African American; 1,235 persons or 0.6% American Indian/Alaskan Native; 7,565 persons or 3.8% Asian/Pacific Islander; and 3,413 persons or 1.7% of Some Other Race. The population comprised of Hispanic/Latino ethnicity is reported to be 10,727 persons or 5.4% of the total population. Additionally, the 2000 Census introduces a new category for multiracial identity. The population reporting Two or More Races includes 3,389 persons or 1.7% of the total population.

The White population (109,327 persons or 55.2% of the 2000 Census total population) shows a decrease of 14,379 persons or 11.6% from the 1990 Census (White population of 123,706 persons or 65.9% of the total population in 1990) and a decrease of 23,194 persons or 17.5% from the 1980 Census (White population of 132,521 persons or 73.6% of the total population in 1980).

The Black/African American population (73,298 persons or 37.0% of the 2000 Census total population) shows an increase of 18,540 persons or 33.9% from the 1990 Census (Black/African American population of 54,758 persons or 29.2% of the total population in 1990) and an increase of 31,359 persons or 74.8% from the 1980 Census (Black/African American population of 41,939

persons or 21.2% of the total population in 1980).

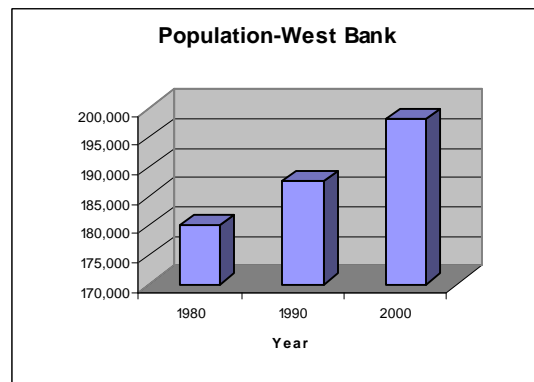
The American Indian/Alaskan Native population (1,235 persons or 0.6% of the 2000 Census total population) shows an increase of 37 persons or 3.1% from the 1990 Census (American Indian/ Alaskan Native population of 1,198 persons or 0.6% of the total population in 1990).

The Asian/Pacific Islander population (7,565 persons or 3.8% of the 2000 Census total population) shows an increase of 1,720 persons or 29.4% from the 1990 Census (Asian/Pacific Islander population of 5,845 persons or 2.9% of the total population in 1990).

The population that is categorized as Some Other Race (3,413 persons or 1.7% of the 2000 Census total population) shows an increase of 1,323 persons or 63.3% from the 1990 Census (Some Other Race population of 2,090 persons or 1.1% of the total population in 1990).

The 2000 Census reports that the population of Hispanic/Latino ethnicity is 10,727 persons or 5.4% of the total population. This is an increase of 1,947 persons or 22.2% from the 1990 Census (Hispanic/Latino population of 8,780 persons or 4.7% of the total population in 1990).

**Figure 3.3: West Bank Population**



The following table provides a demographic summary of the West Bank of Jefferson Parish over the past 20 years.

**Table 3.3: West Bank Demographics**

<b>West Bank</b>					
			<i>Source: U.S. Census Bureau</i>		
Demographic	Population			Percent Change	
Characteristic	1980	1990	2000	1980-2000	1990-2000
<b>Total Population</b>	<b>179,970</b>	<b>187,597</b>	<b>198,227</b>	<b>10.1%</b>	<b>5.7%</b>
<b>RACE/ETHNICITY</b>					
White	132,521	123,706	109,327	-17.5%	-11.6%
Black	41,939	54,758	73,298	74.8%	33.9%
Amer. Ind./Alaskan		1,198	1,235	N/A	3.1%
Asian/Pacific Island		5,845	7,565	N/A	29.4%
Other		2,090	3,413	N/A	63.3%
2 or More Races		No Data	3,389	N/A	N/A
Hispanic/Latino		8,780	10,727	N/A	22.2%
<b>AGE</b>					
Under 18 Years		58,729	57,961	N/A	-1.3%
18 to 64 Years		115,112	122,968	N/A	6.8%
65 Years and Over		13,756	17,298	N/A	25.7%
<b>SEX</b>					
Male		91,155	95,567	N/A	4.8%
Female		96,442	102,660	N/A	6.4%

The 2000 Census reports the age breakdown for the West Bank Region of Jefferson Parish at 57,961 persons or 29.2% of the total population are under eighteen years of age, 122,968 persons or 62.0% of the total population are eighteen to sixty-four years of age, and 17,298 persons or 8.7% of the total population are sixty-five years and older.

The 1990 Census reported the age breakdown for the West Bank Region of Jefferson Parish at 58,729 persons or 31.3% of the total population were under eighteen years of age, 115,112 persons or 61.4% of the total population were eighteen to sixty-four years of age, and 13,756 persons or 7.3% of the total population were sixty-five years and older.

This shows a population decrease from 1990 to 2000 for the population under eighteen years of age of 768 persons or 1.3%, an increase for the population eighteen to sixty-four years of age of 7,856 persons or 6.8%,

and an increase in the population sixty-five years and older at 3,542 persons or 25.7%.

The 2000 Census reported the sex breakdown for the West Bank Region of Jefferson Parish as 95,567 persons or 48.2% of the total population is male and 102,660 persons or 51.8% of the total population is female.

The 1990 Census reported the sex breakdown for the West Bank Region as 91,155 persons or 48.6% of the total population was male and 96,442 persons or 51.4% of the total population was female. This shows an increase in the male population from 1990 to 2000 of 4,412 persons or 4.8% and an increase for the female population of 6,218 persons or 6.4%.

### Population Projections<sup>i</sup>

Overall, the population of Jefferson Parish has increased by over 350,000 persons since the 1950 Census. This translates into a 2% annual growth rate in population for the Parish over the last 50 years. The period between 1950 and 1960 saw the most rapid growth when the Parish’s population grew by over 100%. The growth trend has slowed since 1980 when the Parish experienced several changes as a result of national trends. The following table summarizes population growth in Jefferson Parish since 1950.

**Table 3.4: Jefferson Parish Population 1950-2000**

Year	Population
1950	103,873
1960	208,769
1970	337,568
1980	454,592
1990	448,306
2000	455,466

Source: U.S. Census Bureau

The total population of unincorporated Jefferson Parish is projected to increase by 29,977 during the 2000-2020 period, according to population projections prepared by Herbert/Smolkin Associates, Inc. of Louisiana in the *Market Study For Land Use In Jefferson Parish*. During this twenty-year period, population on the East Bank is projected to increase by 2,950 and population on the West Bank is projected to increase by 27,027. The following table summarizes population projections for Jefferson Parish during the 2000-2020 period.

**Table 3.5: Projected Population Growth, Unincorporated Jefferson Parish\***

	2000	2005	2010	2015	2020
East Bank	192,457	192,090	192,896	194,184	195,407
West Bank	166,761	175,113	181,177	187,832	193,788
Jefferson Total	359,218	367,203	374,073	382,016	389,195

\*Population Projections prepared by Herbert/Smolkin Associates, Inc. of LA.

The total population of Jefferson Parish is expected to increase by 54,564 persons from 2000 to 2020, rising gradually from the 2000 total of 455,466 to a 2020 total of 510,030. Nearly half, 49.5% of this increase, or 27,027, is expected to occur in unincorporated Jefferson Parish on the West bank, and 24,586 in the municipalities of both banks. An increase of 2,950, or 5.4% is expected to occur on the East Bank, which is almost fully developed.

## Housing

The types of housing found in Jefferson Parish include: single-family, mostly in the form of detached houses in subdivisions; two-, three-, and four-family, that is, doubles or duplexes, triplexes, and quadraplexes; and multifamily, commonly called apartment complexes, which contain five or more units. Increasingly, housing specially designed for the elderly is also a distinctive type of housing found in communities like Jefferson Parish.

In 2000 Jefferson Parish had 455,466 persons living in 187,907 housing units and comprising 176,234 households.<sup>ii</sup> On average each household contained 2.56 persons and earned a median income of \$37,312. Almost 64 percent of persons owned the houses in which they lived.

Between 1990 and 2000, the percentage of owner-occupied, renter-occupied, and vacant units marginally changes, with a one percent increase in the number of renter-occupied units and concurrent 4 percent decrease in vacant units.

Although the population of Jefferson Parish did not increase tremendously between 1990 and 2000, statistics reveal that the value of housing has increased significantly. According to the *Consolidated Plan 2000-2004 for the Jefferson HOME Consortium*, the median value of owner-occupied units increased 85.6 percent, rising from \$71,500 to \$132,725. Furthermore, the median rent increased 43.2 percent, rising from \$419 to \$602 in the same decade.

The 2000 Census indicates that Jefferson Parish has 187,907 total housing units. This is a 2,835 housing unit increase or a 1.5% gain since the 1990 Census (185,072 total housing units) and a 21,783 housing unit increase or a 13.1% gain over the 1980 Census (166,124 total housing units).

The 2000 Census indicates that Jefferson Parish has 176,234 occupied housing units or 93.8% of total housing. This is a 9,836 occupied unit increase or a 5.9% gain since the 1990 Census (166,398 occupied housing units or 89.9% of total housing in 1990). Owner occupied housing consists of 112,549 occupied units or 63.9% of total occupied housing. This is an increase of 7,938 units or 7.6% in owner occupied housing since the 1990 Census (104,611 owner occupied housing units or 62.9% of the total occupied housing in 1990). Renter occupied housing consists of 63,685 occupied units or 36.1% of total occupied housing. This is an increase of 1,898 units or 3.1% in renter occupied housing since the 1990 Census (61,787 renter occupied housing units or 37.1% of the total occupied housing in 1990).

Vacant housing consists of 11,673 unoccupied units or 6.2% of total housing, which includes 1,936 units that are classified as seasonal/recreational/occasional use. This is a decrease of 7,001 units or -37.5% in vacant housing since the 1990 Census (18,674 vacant housing units or 10.1% of the total housing in 1990).

The Homeowner Vacancy Rate is 1.2% as of the 2000 Census. This is a rate decrease of 1.0% or a 45.5 percent change since the 1990 Census (2.2% Homeowner Vacancy Rate in 1990). The Rental Vacancy Rate is 7.2% as of the 2000 Census. This is a rate decrease of 5.4% or a 42.9 percent change since the 1990 Census (12.6% Rental Vacancy Rate in 1990).

The following table provides a housing summary of Jefferson Parish over the past 20 years.

**Table 3.6: Jefferson Parish Housing Summary**

Housing Characteristic	Jefferson Parish			Percent Change 1990-2000
	1980	1990	2000	
<b>Total Housing</b>	<b>166,124</b>	<b>185,907</b>	<b>187,907</b>	<b>1.5%</b>
<b>Occupied Housing</b>		<b>166,398</b>	<b>176,234</b>	<b>5.9%</b>
<b>Owner Occupied</b>		<b>104,611</b>	<b>112,549</b>	<b>7.6%</b>
<b>Renter Occupied</b>		<b>61,787</b>	<b>63,685</b>	<b>3.1%</b>
<b>Vacant</b>		<b>18,674</b>	<b>11,673</b>	<b>-37.5%</b>
<b>Home Owner Vacancy</b>		<b>2.2%</b>	<b>1.2%</b>	<b>-45.5%</b>
<b>Rental Vacancy</b>		<b>12.6%</b>	<b>7.2%</b>	<b>-42.9%</b>

Source: U.S. Census Bureau

### East Bank Housing

The 2000 Census indicates that the East Bank of Jefferson Parish has 113,801 total housing units. This is 1,606 housing units higher or a 1.4% gain since the 1990 Census, which had a total of 112,195 housing units. Total housing units available in the 2000 Census are 9,380 units higher or a 9.0% gain over the 1980 Census, which had a total of 104,421 housing units.

The 2000 Census indicates that the East Bank Region of Jefferson Parish has 107,419 occupied housing units or 94.4% of the total housing units. This is a 4,109 occupied unit increase or a 4.0% gain since the 1990 Census (103,310 occupied housing units or 92.1% of total housing in 1990).

Owner occupied housing consists of 65,942 occupied units or 61.4% of total occupied housing. This is an increase of 2,832 units or 4.5% in owner occupied housing since the 1990 Census (63,110 owner occupied housing units or 61.1% of the total occupied housing in 1990).

Renter occupied housing consists of 41,477 occupied units or 38.6% of total occupied housing. This is an increase of 1,277 units or

3.2% in renter occupied housing since the 1990 Census (40,200 renter occupied housing units or 38.9% of the total occupied housing in 1990).

Vacant housing consists of 6,382 unoccupied units or 5.6% of total housing, which includes 547 units that are classified as seasonal/recreational/ occasional use. This is a decrease of 2,503 units or 28.2% in vacant housing since the 1990 Census (8,885 vacant housing units or 7.9% of the total housing in 1990).

The following table provides a housing summary of the East Bank of Jefferson Parish over the past 20 years.

**Table 3.7: East Bank Housing Summary**

<i>Housing Characteristic</i>	<b>East Bank</b>			Source: U.S. Census Bureau
	<i>1980</i>	1990	2000	Percent Change 1990-2000
<b>Total Housing</b>	<b>104,421</b>	<b>112,195</b>	<b>113,801</b>	<b>1.4%</b>
<b>Occupied Housing</b>		<b>103,310</b>	<b>107,419</b>	<b>4.0%</b>
<b>Owner Occupied</b>		<b>63,110</b>	<b>65,942</b>	<b>4.5%</b>
<b>Renter Occupied</b>		<b>40,200</b>	<b>41,477</b>	<b>3.2%</b>
<b>Vacant</b>		<b>8,885</b>	<b>6,382</b>	<b>-28.2%</b>
<b>Home Owner Vacancy</b>		<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Rental Vacancy</b>		<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

### West Bank Housing

The 2000 Census indicates that the West Bank Region of Jefferson Parish has 74,106 total housing units. This is a 1,229 housing unit increase or a 1.7% gain since the 1990 Census (72,877 total housing units) and a 12,403 housing unit increase or a 20.1% gain since the 1980 Census (61,703 total housing units).

The 2000 Census indicates that the West Bank Region of Jefferson Parish has 68,815 occupied housing units or 92.9% of the total housing units. This is a 5,727 occupied unit increase or a 9.1% gain since the 1990 Census (63,088 occupied housing units or 86.6% of total housing in 1990).

Owner occupied housing consists of 46,607 occupied units or 67.7% of total occupied housing. This is an increase of 5,106 units or 12.3% in owner occupied housing since the 1990 Census (41,501 owner occupied housing units or 65.8% of the total occupied housing in 1990).

Renter occupied housing consists of 22,208 occupied units or 32.3% of total occupied housing. This is an increase of 621 units or

2.9% in renter occupied housing since the 1990 Census (21,587 renter occupied housing units or 34.2% of the total occupied housing in 1990).

Vacant housing consists of 5,291 unoccupied units or 7.1% of total housing, which includes 1,389 units that are classified as seasonal/recreational/occasional use. This is a decrease of 4,498 units or 45.9% in vacant housing since the 1990 Census (9,789 vacant housing units or 13.4% of the total housing in 1990).

The following table provides a housing summary of the West Bank of Jefferson Parish over the past 20 years.

**Table 3.8: West Bank Housing Summary**

Housing Characteristic	West Bank			
	1980	1990	2000	Percent Change 1990-2000
Total Housing	61,703	72,877	74,106	1.7%
Occupied Housing		63,088	68,815	9.1%
Owner Occupied		41,501	46,607	12.3%
Renter Occupied		21,587	22,208	2.9%
Vacant		9,789	5,291	-45.9%
Home Owner Vacancy		N/A	N/A	N/A
Rental Vacancy		N/A	N/A	N/A

Source: U.S. Census Bureau

### Housing Projections<sup>iii</sup>

Housing projections for unincorporated Jefferson Parish are divided into three categories that include single-family detached houses, two-four family units, and multi-family apartments. The housing projections were prepared by Herbert/Smolkin Associates, Inc. of Louisiana in the *Market Study For Land Use In Jefferson Parish*. The following table summarizes the housing projections for residential units in unincorporated Jefferson Parish during the period of 2000-2020, which indicates a projected increase of 15,058 single-family residences, 868 two-four family units, and 2,429 multi-family units.

in unincorporated Jefferson Parish and the projected increase in residential dwelling units in unincorporated Jefferson Parish.

**Table 3.9: Existing Residential Land Use Unincorporated Jefferson Parish**

Residential Land Use	Units		
	East Bank	West Bank	Parish Total
Single Family	49,857	44,179	94,036
Single-Family Townhouse	368	372	740
Two-Family	5,468	2,192	7,660
Three-Family	384	150	534
Four-Family	4,012	2,268	6,280
Multi-Family	19,766	8,738	28,504

Source: University of New Orleans College of Urban and Public Affairs Land Use Survey

**Table 3.10 Projected Residential Increase 2000-2020 Unincorporated Jefferson\***

	Single Family Increase 2000-2020	Two-Four Family Increase 2000-2020	Multi-Family Increase 2000-2020
East Bank	7,996	562	1,914
West Bank	7,062	306	515
Jefferson Total	15,058	868	2,429

\*Housing Projections prepared by Herbert/Smolkin Associates, Inc. of LA.

The housing projections indicate a much larger increase in projected housing units on the East Bank despite a small increase in population. The explanation given for this disassociation between population and housing units is that housing projections are based on market preference trends. In addition, overall population per household dropped due to a smaller number of persons per housing unit. The study also notes that if the physical ways and means of accommodating residential development on the East Bank are not adopted, then the growth pressure is likely to be felt in other areas of Jefferson Parish or the region. The following tables indicate the existing residential land use

## Employment

Employment growth in Jefferson Parish has far exceeded growth in population in recent decades. In 1970, Jefferson Parish accounted for 30 percent of the region's population, while accounting for just 21 percent of employment. Employment centers have since spread to the suburbs, and Jefferson Parish now accounts for an equal share of employment and population at 35 percent.

Jefferson Parish continues to create new jobs. Since 1990, Jefferson Parish has averaged a 2.3 percent job growth rate. The Jefferson Parish economy is becoming service-oriented at a faster rate than the United States. The Parish has experienced a shift from manufacturing toward service industries similar to economic restructuring at the national level. Jefferson Parish's distribution of manufacturing- and service-sector jobs was nearly identical to the United States distribution in 1970, but has been shifting toward the service sector at a slightly faster rate. Service-sector jobs now account for 68 percent of the Parish's employment base, versus 61 percent for the U.S. economy.

Most new jobs being created in Jefferson Parish are in the Services and Construction industries, and these industries are accelerating their share of the Parish economy. While the Parish has a relatively strong retail sector (21 percent of employment versus about 17 percent for New Orleans and the U.S), retail jobs are not being created at a rate comparable to the sector's size. Since 1992, just 12.5 percent of new jobs were created in retail, almost half its "fair" share. Construction jobs are growing at a rate twice that of its share of the job base. Government and manufacturing are also in decline.

Employment and wages have been growing at a steady rate over the past two decades. Jefferson employment growth has averaged 2.3 percent in the 1990s and real wage growth has averaged 2.2 percent. The average wage

for the Parish has grown from \$19,000 in 1980 to \$26,000 by 2000. The Jefferson average wage is closing the gap with the New Orleans MSA average, and the average per capita income in Jefferson Parish is converging downward slowly to the MSA average.

Much of these increased wages can be attributed to a tightening labor market – the Parish unemployment rate has fallen from 10 percent in 1983 to 4.4 percent last year. Jefferson Parish's unemployment rate is below the New Orleans MSA rate (4.9 percent) and Louisiana rate (5.7 percent). While overall unemployment is low in Jefferson Parish, minority unemployment levels in the Parish registered 8 percent in 1998. Minorities comprise 18.8 percent of the total Jefferson Parish labor force.

Commercial construction in Jefferson Parish has been strong in recent years, totaling \$130 million in 1998. Since 1990, over \$800 million of commercial space has been permitted, about 70 percent of which was permitted in the East Bank.

### Employment Projections<sup>iv</sup>

The projections prepared by Herbert/Smolkin Associates, Inc. of Louisiana in the *Market Study For Land Use In Jefferson Parish* indicate general land requirements for the Commercial, Mixed-Use and Industrial land use categories in unincorporated Jefferson Parish. The study provides projections in four major employment categories that are used as indicators for land use. These categories include Finance, Insurance and Real Estate Employment; Manufacturing Employment; Services Employment; and Trade Employment. The following table indicates these employment categories with the related projections from the Market Study.

**Table 3.11: Employment Projections Unincorporated Jefferson Parish, 2000-2020**

	Finance, Insurance, and Real Estate	Manufacturing	Services	Trade
East Bank 2000	11,774	6,009	11,917	25,215
East Bank 2005	12,832	5,948	12,988	26,237
East Bank 2010	13,689	5,900	13,855	27,099
East Bank 2015	14,344	5,826	14,517	27,596
East Bank 2020	14,727	5,735	14,905	27,742
East Bank 2000-2020 Change	+2,953	-274	+2,988	+2527
West Bank 2000	4,603	7,797	7,137	16,265
West Bank 2005	5,017	7,718	7,778	16,925
West Bank 2010	5,351	7,654	8,297	17,481
West Bank 2015	5,607	7,559	8,694	17,801
West Bank 2020	5,757	7,440	8,926	17,896
West Bank 2000-2020 Change	+1,154	-357	+1,790	+1630

\*Employment Projections prepared by Herbert/Smolkin Associates, Inc. of LA.

Currently, there are approximately 51,012 commercial-related jobs in these indicator categories distributed over 3,793.96 acres. The resulting employee per acre ratio is 13.45 employees per acre. This ratio will be used as an indicator for commercial land use need. The Market Study indicates an increase of 10,132 jobs in these indicator categories. Currently, there are approximately 42,842 industrial-related jobs in these indicator categories distributed over 4750.55 acres. The resulting employee per acre ratio is 9.02 employees per acre. This ratio will be used as an indicator for industrial land use need. The Market Study indicates an increase of 2,280 industrial-related jobs in these indicator categories. Based on the current proportion of land use, approximately 1,000 new acres of commercial and industrial land could be developed by 2020.

The future land use plan provides commercial, mixed-use and industrial land uses for the

maintenance and expansion of the major regional clusters identified in *The Jefferson EDGE* (The Jefferson Parish Economic Development Strategic Plan). In order to provide for the future development of a research and technology business park, as recommended in *The Jefferson EDGE*, the land use categories contain a category of Corporate/Research Park to be allocated for the future development of a regional technology park. Parish-wide technology awareness and development is an important component of planning for economic growth in Jefferson Parish. In addition, proposed transportation improvements to the West Bank, including the widening of the Huey P. Long Bridge will open development opportunities for commercial and industrial related uses. Additionally, the Enterprise Zones and Economic Development Districts as provided by JEDCO have been identified and considered in the mixed-use, commercial, and industrial land use categories.

The following table provides an economic and employment summary of Jefferson Parish.

**Table 3.12: Jefferson Parish Economic Summary**

		<i>Jefferson Parish</i>							Source: Woods and Poole Economics, Inc.
		<i>1970</i>	1980	<i>1990</i>	2000	2005	2010	2015	2020
<b>Income (Per Capita)</b>		13,931	19,106	21,194	26,207	28,141	30,146	32,375	34,919
<b>Total Employment (Thousands)</b>		105.55	195.93	226.55	278.31	296.36	315.13	337.15	363.15
<b>Percent of Jobs in Manufacturing</b>		18.44%	10.43%	7.7%	6.74%	N/A	6.01%	N/A	4.89%
<b>Percent of Jobs in Services</b>		16.22%	21.63%	29.85%	33.42%	N/A	37.40%	N/A	43.81%
<b>Percent of Jobs in Farming</b>		0.12%	0.08%	0.05%	0.03%	N/A	0.02%	N/A	0.02%
<b>Percent of Jobs in Government</b>		13.40%	11.66%	10.79%	9.95%	N/A	9.66%	N/A	8.95%

---

<sup>i</sup> Population projections prepared by Herbert/Smolkin Associates, Inc. in the *Market Study for Land Use in Jefferson Parish, 2002*.

<sup>ii</sup> According to the US Census Bureau, a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as a separate living quarter. A household consists of the people that occupy a housing unit.

<sup>iii</sup> Housing projections prepared by Herbert/Smolkin Associates, Inc. in the *Market Study for Land Use in Jefferson Parish, 2002*.

<sup>iv</sup> Employment projections prepared by Herbert/Smolkin Associates, Inc. in the *Market Study for Land Use in Jefferson Parish, 2002*.