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Rental Housing Affordability in Louisiana 2023

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Abstract

This paper provides a regional snapshot of housing affordability and the availability of affordable rental housing units at several scales for Louisiana, using data from the 2023 American Community Survey (ACS). We include figures for Louisiana and eleven study areas. We segment the data by household income using the area median income (AMI) of each respective region. We provide estimates for renter households within five major income brackets: extremely low income (0 to 30 percent AMI), very low income (30.01 to 50 percent AMI), low income (50.01 to 80 percent AMI), moderate income (80.01 to 120 percent AMI), and upper income (more than 120 percent AMI).

We use two measures of housing affordability: 1) the share of cost-burdened households and 2) affordable and available rental housing supply. Metrics include the percentage of cost-burdened renter households (people who pay more than 30 percent of their income on housing) and extremely cost burdened renter households (people who pay more than 50 percent of their income on housing). Metrics also include the deficit or surplus in rental units that are both available and affordable to households at each of the above area median-income brackets. The findings reveal a severe shortage of affordable and available housing, especially for extremely low-income (ELI) and very low-income (VLI) renters, with more than half of rental households statewide considered cost burdened.

Executive Summary

This report provides a snapshot of rental housing affordability and the availability of affordable rental housing units in Louisiana statewide and regionally using the U.S. Census Bureau's 2023 American Community Survey (ACS) 1-Year public use microdata sample (PUMS).

- Each region is anchored by a Metropolitan Statistical Area (MSA) or Micropolitan Statistical Area (μSA): Alexandria Area, Baton Rouge Area, Hammond Area, Houma-Thibodaux Area, Lafayette Area, Lake Charles Area, Monroe Area, New Orleans-Metairie-Slidell Area, Opelousas Area, Ruston Area, Shreveport-Bossier City Area.
- This report is consistent with the U.S. Department of Housing and Urban Development (HUD) methodology for calculating area median income (AMI), household size-adjusted income, and bedroom size-adjusted rent.
- Cost burden is measured as the household's reported rent costs as a percentage of total reported household income to determine whether a household was 1) not cost burdened, 2) cost burdened (paying more than 30 percent of household income on rent), or 3) extremely cost burdened (paying more than 50 percent of household income on rent).
- For Louisiana as a whole, there are 281,123 cost burdened households or 48.4% of all rental households. Of these cost burdened households 55.2% are extremely cost burdened.
- Cost burdened households are found at all income levels but are concentrated in the extremely low income (ELI), very low income (VLI), and low-income categories (LI).
- New Orleans-Metairie-Slidell Area has the absolute largest number of cost burden renters. Only two Areas (Hammond and Lake Charles) have less than half their renters cost burdened. Most of the study areas see between 55 to 60% of their renters cost burdened.
- A large majority of extremely low- and very low-income renter households (those earning 50 percent or less of AMI) are cost burdened or extremely cost burdened in the state and every study region, ranging from 62.2% in the Opelousas Area to 81% in the New Orleans-Metairie-Slidell Area.
- We report not only the number of units affordable at various levels of income, but also on the number of units that are available for households at these income levels (not rented by a higher-income household).
- The state has a shortage of 59,293 affordable units at the ELI threshold and a shortage of 24,488 affordable units at the VLI level, with the biggest shortages in Baton Rouge, Monroe, New Orleans-Metairie-Slidell, Ruston, and Shreveport-Bossier City Areas.
- The New Orleans-Metairie-Slidell Area has less than half the affordable units needed at the ELI threshold. The Baton Rouge Area has only 52 units per 100, and the Shreveport-Bossier City Area has only 59 per 100. At the VLI threshold Baton Rouge, Hammond, New Orleans-Metairie-Slidell, and the Shreveport-Bossier City Area have less than the required number of affordable units.
- The state has a shortage of 107,232 affordable and available units at the ELI threshold, and shortage of 113,060 affordable and available units at the VLI level, with the majority of these units in the Baton Rouge, Monroe, New Orleans-Metairie-Slidell Area, Ruston and Shreveport-Bossier City Areas.
- Baton Rouge, New Orleans-Metairie-Slidell, and Shreveport-Bossier City Areas have the

smallest number of units affordable and available per 100 renter households at or below 30 percent AMI (extremely low income), though no area has more than 50 units per 100.

Acronyms

ACS	(U.S. Census Bureau's) American Community Survey
AMI	Area median income
ELI	Extremely low income
HUD	U.S. Department of Housing and Urban Development
LI	Low income
MSA	Metropolitan statistical area
PUMA	Public use microdata area
PUMS	Public use microdata sample
VLI	Very low income
µSA	Micropolitan statistical area

Data

The tables are constructed from the U.S. Census Bureau's 2023 American Community Survey (ACS) 1-Year public use microdata sample (PUMS)[1]. To protect privacy, the census releases the data with a geographic identifier known as a public use microdata area (PUMA)[2]. Each PUMA contains at least 100,000 people and is contained within a state; however, PUMAs do not necessarily match other census geographies. To ensure an area contains the required 100,000 residents, PUMAs combine multiple tracts, parishes, and even split parishes depending on the state and its population density. The fact that PUMA geography is different from the standard census tract, county, and metropolitan statistical areas (MSAs) routinely used by the census means that it is not always possible to provide cross tabulations at the level of common census boundaries.

Methodology

The goal of this paper is to measure levels of cost burden among renter households as well as rental housing affordability and availability by income category in Louisiana and its regions, where each region is anchored by a Metropolitan Statistical Area (MSA) or Micropolitan Statistical Area (µSA). This report is consistent with the U.S. Department of Housing and Urban Development (HUD) methodology for calculating area median income (AMI), household size-adjusted income, and bedroom size-adjusted rent and uses the same methodology described in Carpenter, White, and Hirt (2018)[3].

[1] The ACS yearly population and housing survey replaced the Decennial Census's detailed long-form questionnaire.
[2] Each state's Data Center last defined PUMAs in 2020 using census guidelines.
[3] https://www.frbatlanta.org/community-development/publications/discussion-papers/2018/02-rental-housing-affordability-in-the-southeast-2018-07-19.aspx

Constructing the Geographic Study Areas

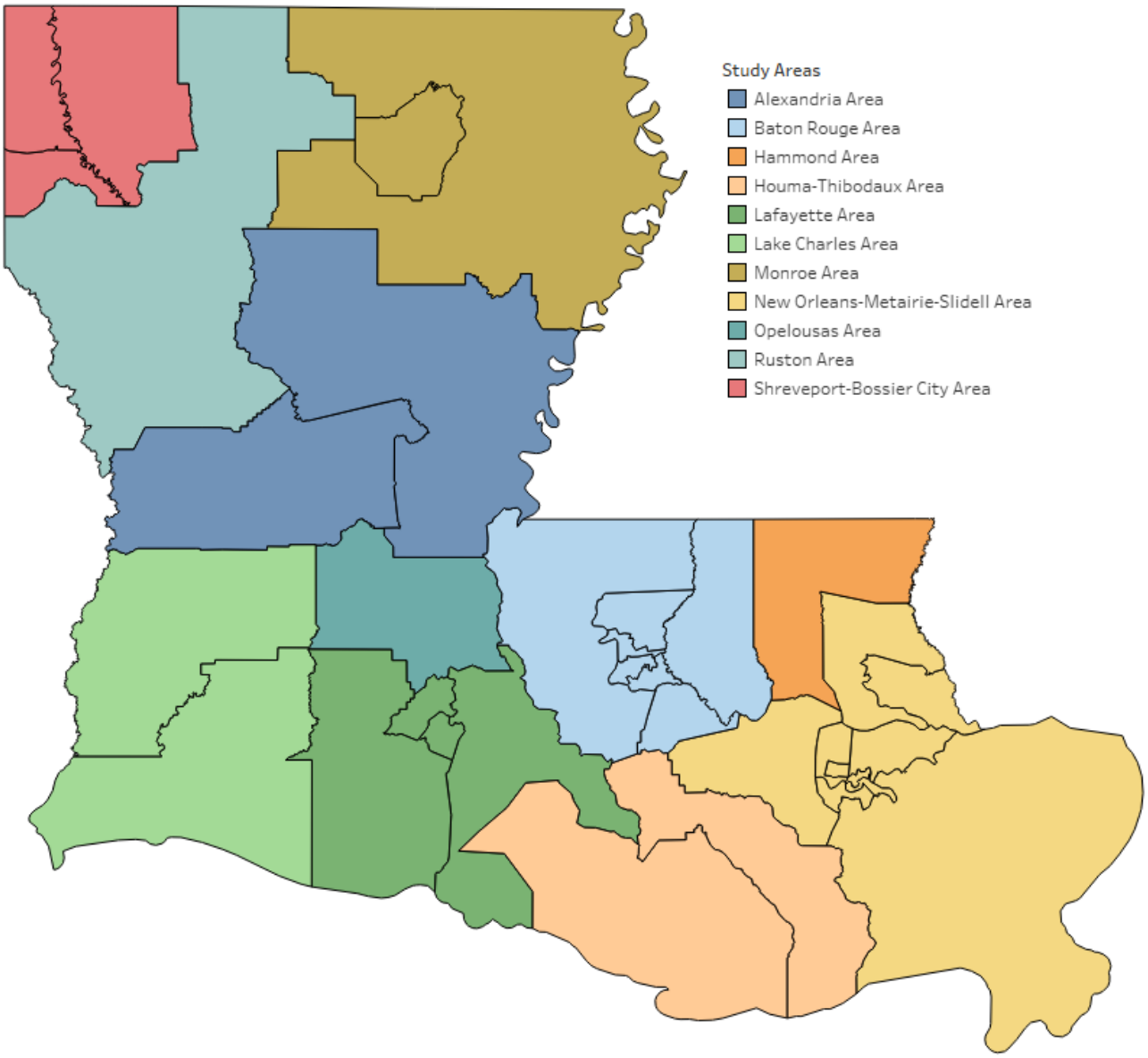
HUD methodology is based on determining MSA-level area median income. The first step in this analysis is to re-create MSAs by combining PUMAs. In some cases, PUMAs can be combined to perfectly replicate MSAs. As shown in Appendix A, the New Orleans-Metairie-Slidell MSA is such an example.

However, in other cases a PUMA may include non-MSA areas. In certain cases, the difference between the PUMA geography and the standard census geography requires either the addition or subtraction of certain parishes. For example, Assumption Parish is part of the Baton Rouge MSA. However, due to the difference between PUMA boundaries and MSA boundaries, Assumption Parish is included in the Houma-Thibodeaux Area identified in this report, not included in the Baton Rouge Area. A detailed listing of where each parish is included is provided in Appendix A.

Due to lower levels of population in rural areas, rural parishes are sometimes included in PUMAs that cross into MSA boundaries. Thus, when these PUMAs are added to the area to include the relevant parishes for the MSA, in some cases this results in a study area such that MSAs are combined with other geographies, such as micropolitan statistical areas (μSAs) or nonmetro parishes. The Alexandria Area is an example where the MSA is combined with a μSAs and five nonmetro parishes. Finally, in order to include all areas of the state, two study areas were created that are not constructed around an MSA, but are instead constructed around μSAs. These areas are Opelousas and Ruston. We assigned PUMAs as closely as possible to MSAs.

A total of 11 regions were created for analysis by combining PUMAs as shown in figure 1. For simplicity, these study areas will be referred to as MSAs. The 11 regions are: Alexandria Area, Baton Rouge Area, Hammond Area, Houma-Thibodaux Area, Lafayette Area, Lake Charles Area, Monroe Area, New Orleans-Metairie-Slidell Area, Opelousas Area, Ruston Area, Shreveport-Bossier City Area.

Figure 1. PUMAs and Combined PUMA Regions Used for Analysis



Calculating the Area Median Income (AMI)

The next step was to calculate the area median income (AMI) of each area using the ACS data. The AMI is used to assign households to an income category, ranging from extremely low income to upper income, and housing units to an affordability category. The AMI was calculated across the MSA for family households[4] only. Using only family households instead of all households mirrors HUD's approach to calculating the AMI.

Since the MSAs constructed from the PUMAs did not necessarily match census MSAs, we compared the MSA-level AMI to the parish-level AMI data reported by HUD for each constituent parish. Many of the

[4] As defined by the Census, two or more people residing together and related by birth, marriage, or adoption.

parish AMIs were reasonably similar to the MSA, and therefore the MSA AMI was used.

In past iterations of this report, there have been cases where MSAs are made up of multiple PUMAs (for example, PUMAs that include non-MSA parishes or parishes belonging to another micropolitan or metropolitan area), an individual PUMA AMI in some cases was a better match for the parishes in that PUMA rather than using all of the PUMAS to calculate the MSA-level AMI, based on HUD's county-level AMI. When that was true, we would calculate the PUMA AMI and then combine those PUMAs to create our study area. However, using the 2023 ACS data and comparing it to HUD AMIs, we found that it did not improve the results, and therefore this report does not use any individual PUMA AMIs.

We used the MSA AMI to place renter households in the following income categories: extremely low income (0 to 30 percent AMI), very low income (30.1 to 50 percent AMI), low income (50.01 to 80 percent AMI), moderate income (80.01 to 120 percent AMI), and upper income (more than 120 percent AMI). Similar to HUD's income limit categories, the income category for renter households accounts for household size. Using reported household income and the reported number of people in the household from the ACS PUMS data, we placed renter households in the appropriate income category by dividing their reported income by the household size-appropriate AMI[5]. These categories are used to evaluate cost burden and the availability of affordable rental housing across income categories.

Measuring Cost Burden

HUD's affordability standard is that households should spend no more than 30 percent of their income on housing. We calculated each household's reported rent costs as a percentage of total reported household income to determine whether a household was cost burdened (paying more than 30 percent of household income on rent) or extremely cost burdened (paying more than 50 percent of household income on rent). Households spending 30 percent or less of their income on housing are not cost burdened. Households with zero or negative income were not considered cost burdened[6].

Determining Affordability

HUD evaluates affordability by starting with a formula prescribing the income needed to rent a unit based on the number of bedrooms and the MSA area median income. For each rental unit, we calculated the bedroom-weighted income needed using the ACS reported number of bedrooms and the formula created by HUD[7]. Then, using the American Community Survey housing unit data, we calculated whether a unit is affordable by comparing the rental costs to the bedroom-weighted income needed. If the sum of the ACS reported rent costs, electric costs, fuel costs, gas costs, and water costs did not exceed 30 percent of the bedroom-weighted income needed, the unit was determined to be affordable at 30

[5] HUD bases affordable rent for each household size on the AMI for a four-person family. The base AMI adjusts down for households with fewer than four people and adjusts up for households with more than four people. The adjustments are as follows: one person is 70 percent AMI; two people are 80 percent AMI; three people are 90 percent AMI; five people are 109 percent AMI; six people are 116 percent AMI; and seven people are 124 percent AMI.

[6] Note we did not remove college students in nonfamily households for this analysis, thus, the number of cost burdened households may include this population.

[7] For zero bedrooms, income needed is 70 percent AMI; for one bedroom, income needed is 75 percent AMI; for two bedrooms, income needed is 90 percent AMI; for three bedrooms, income needed is 104 percent AMI; for four bedrooms, income needed is 116 percent AMI; for five bedrooms, income needed is 128 percent AMI; for six bedrooms, income needed is 140 percent AMI; and for seven-plus bedrooms, income needed is 140-plus (12* number of additional bedrooms) percent AMI.

percent AMI. Additionally, we evaluated affordability at 50 percent AMI and 80 percent AMI.

The result is a database of renters and rental units by AMI category. Comparing the number of renters to the number of rental units in each of the above affordability categories tells us whether there is a surplus or shortage of affordable units for that income category. The shortage of units is often referred to as the housing gap. Our analysis goes a step farther in measuring affordability. If we had perfect sorting in the market, renters would only rent units corresponding to their income level, such that renters with 30 percent or less AMI would rent units affordable at 30 percent AMI, renters with 50 percent AMI would rent units affordable at 50 percent AMI, and so on. However, renters often rent down, so a renter with 80 percent AMI may rent a unit that is affordable at 50 percent or a renter with 50 percent AMI may rent a unit affordable at 30 percent AMI, and so forth. They may also crowd into units that are smaller than HUD deem sufficient for their family size. While this might make financial sense for the higher-income renter by saving money on rent, that lower-cost unit is then not available for a renter with lower income. Thus, we measured the rental units occupied by rental households with the appropriate income level for that unit. We then compared the rental units in the ACS by looking at both the affordability level of the unit and the ACS reported renter household income. Those units occupied by households with the appropriate income we consider available. Comparing the number of renters with the available units gives a truer count of the housing gap in each market. Although the income categories are helpful for planning purposes, sorting may also occur within these relatively broad segments. For example, many units affordable at 30 percent AMI and below (renters with extremely low incomes) may not be affordable to the significant share of households that make at or near zero dollars in income.

Results

Table 1 and Figure 2 focus on the cost burden experienced by Louisiana rental households. The number and share of households that are cost burdened (households that pay more than 30 percent of household income on rent) and extremely cost burdened (households that pay more than 50 percent of income on rent) varies across the state's regions and income levels. For Louisiana as a whole, there are 281,123 cost burdened households out of 580,657 rental households, or 48.4% of all rental households. Of these households approximately 55.2% are extremely cost burdened.

New Orleans-Metairie-Slidell Area has the absolute largest number of cost burden renters. Only the Houma-Thibodaux, Opelousas, and Ruston Areas have 40% or less of their renter households cost burdened. In the Baton Rouge, Lake Charles, Monroe, New Orleans-Metairie-Slidell, and Shreveport-Bossier City Areas almost or more than half of renter households are cost burdened. Cost burdened households, while found at all income levels, are concentrated in the extremely low, very low, and low-income categories. In almost every study area, over sixty percent of extremely low income renter households are cost burdened, and in many cases the proportion is closer to two-thirds or even three-fourths

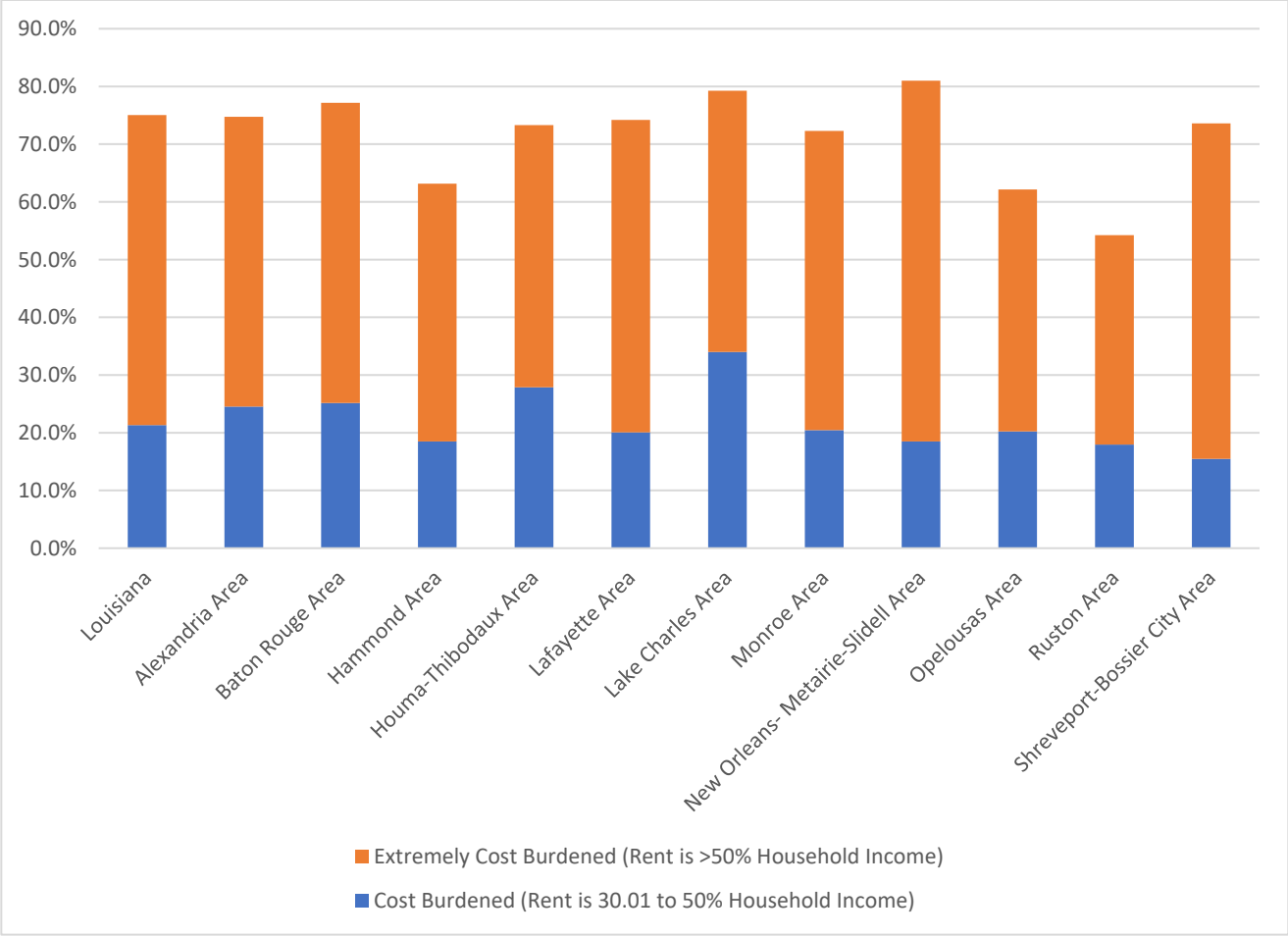
Figure 2 focuses more narrowly on the cost burden of extremely low-income and very low-income renters and shows the subset of cost burdened households who are extremely cost burdened. Extremely cost burdened households spend over 50% of household income on rent. A large majority of extremely low- and very low-income renter households (those earning 50 percent or less of AMI) are cost burdened or extremely cost burdened in the state and every study region, ranging from 54 percent in the Opelousas Area to 81 percent in the New Orleans- Metairie-Slidell Area.

Table 1. Number & Percent of Renter Households that are Cost Burdened (Rent >30% of Household Income by Income Category

	Extremely Low Income (30% of AMI or Less)	Very Low Income (30.01 to 50% of AMI)	Low Income (50.01 to 80% of AMI)	Moderate Income (80.01 to 120% of AMI)	Upper Income (More than 120% of AMI)	All Cost Burdened Renter Households
Louisiana	118,821 72.3%	86,683 79.3%	55,311 48.6%	15,816 16.9%	4,492 4.5%	281,123 48.4%
Alexandria Area	7,833 73.6%	6,153 76.2%	2,675 38.9%	909 10.9%	73 0.9%	17,643 41.9%
Baton Rouge Area	23,867 73.9%	17,156 82.9%	7,647 46.1%	2,314 14.7%	318 2.2%	51,302 51.5%
Hammond Area	3,620 51.4%	3,848 80.5%	2,683 59.4%	190 5.9%	0 0.0%	10,341 45.2%
Houma-Thibodaux Area	3,109 64.4%	3,054 85.3%	1,546 29.8%	1,195 23.1%	0 0.0%	8,904 35.4%
Lafayette Area	10,815 76.6%	8,599 71.4%	3,860 30.1%	2,058 19.0%	0 0.0%	25,332 41.5%
Lake Charles Area	6,456 76.1%	4,706 84.0%	3,610 51.8%	276 7.6%	454 10.1%	15,502 53.1%
Monroe Area	8,176 67.4%	5,367 81.3%	3,089 47.8%	1,284 18.0%	481 8.9%	18,397 48.8%
New Orleans-Metairie-Slidell Area	36,930 77.7%	26,665 86.1%	21,406 59.7%	5,546 21.7%	1,996 7.1%	92,543 55.1%
Opelousas Area	2,085 65.6%	1,850 58.6%	541 21.4%	0 0.0%	0 0.0%	4,476 36.7%
Ruston Area	5,380 61.9%	2,103 41.2%	1,785 40.7%	472 16.7%	49 1.4%	9,789 40.0%
Shreveport-Bossier City Area	10,550 68.8%	7,182 82.1%	6,469 55.8%	1,572 16.2%	1,121 8.6%	26,894 46.0%

Source: Author's tabulations of U.S. Census Bureau's 2023 American Community Survey public use microdata sample (PUMS) data

Figure 2. Percent of Extremely Low-Income and Very Low-Income Renter Households (<50% AMI) That Are Cost Burdened and Extremely Cost Burdened



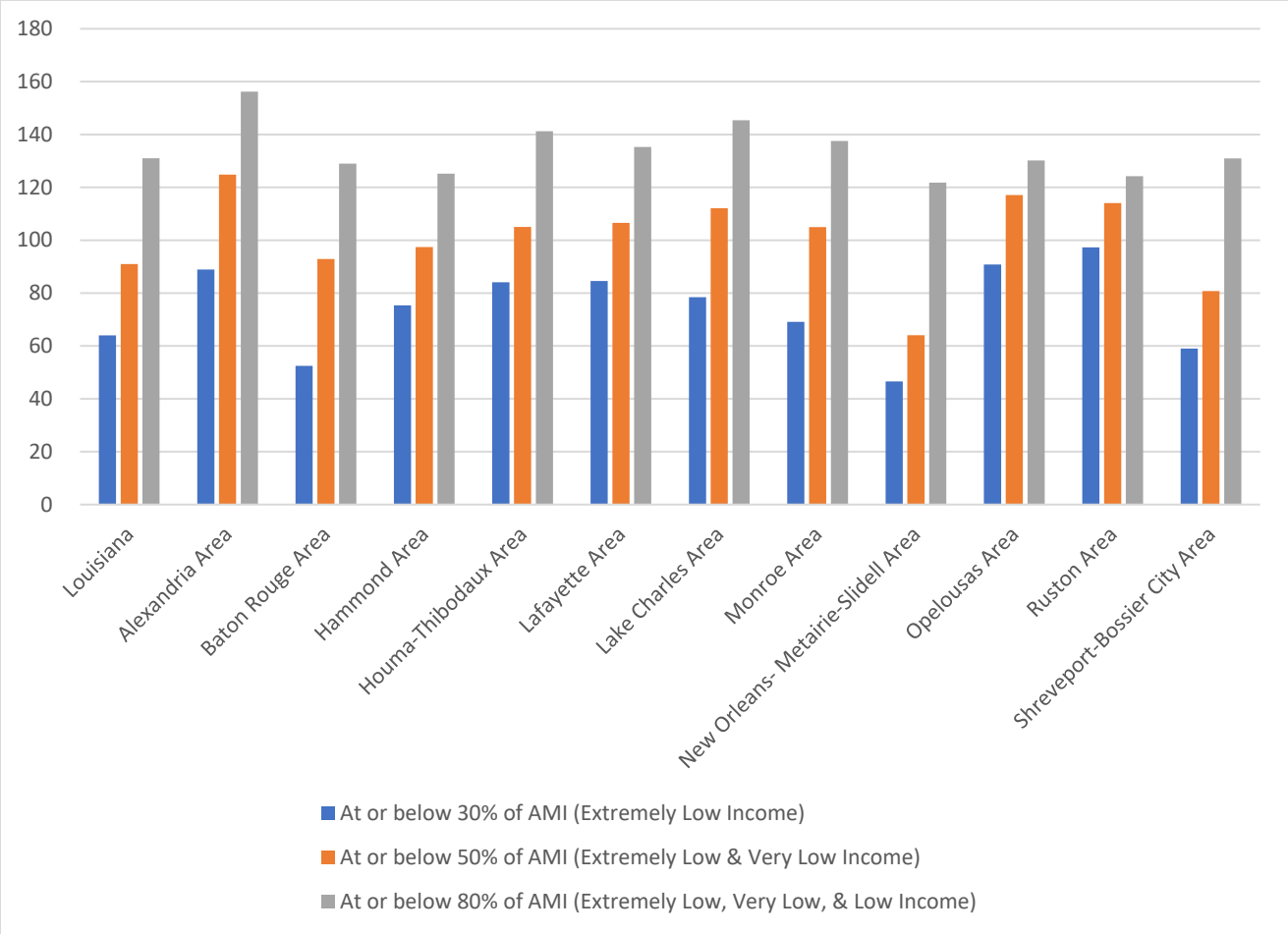
Source: Author's tabulations of U.S. Census Bureau's 2023 American Community Survey public use microdata sample (PUMS) data

A large reason that rental households find themselves cost burdened is due to a lack of affordable or affordable and available rental units. As noted previously, the data methodology used allowed us to report not only the number of units affordable at various levels of income, but also the number of units that are available for households at these income levels or not rented by a higher-income household. In our results, we present the absolute numbers of affordable and affordable and available units and these statistics normalized by population. In the next section, figure 3 presents the number of affordable units per 100 tenants and figure 4 presents the number of available units per 100 tenants. Figure 5 and figure 6 demonstrate the total gap in affordable units by geography.

A perfectly balanced housing market would have at least 100 affordable units per 100 tenants and ideally around 100 affordable and available units per 100 tenants at each income level. However, given current economic conditions, significant gaps are common, particularly at lower levels of income. As shown in figure 3, the state has only 64 percent of the required numbers for ELI rental households. The Baton Rouge and New Orleans-Metairie-Slidell Areas have less than half of the affordable units needed for ELI rental households. The Monroe and Shreveport-Bossier-City Areas have only two-thirds the required ELI units. The state and all regions show a surplus of affordable units at the 80% or less AMI cutoff.

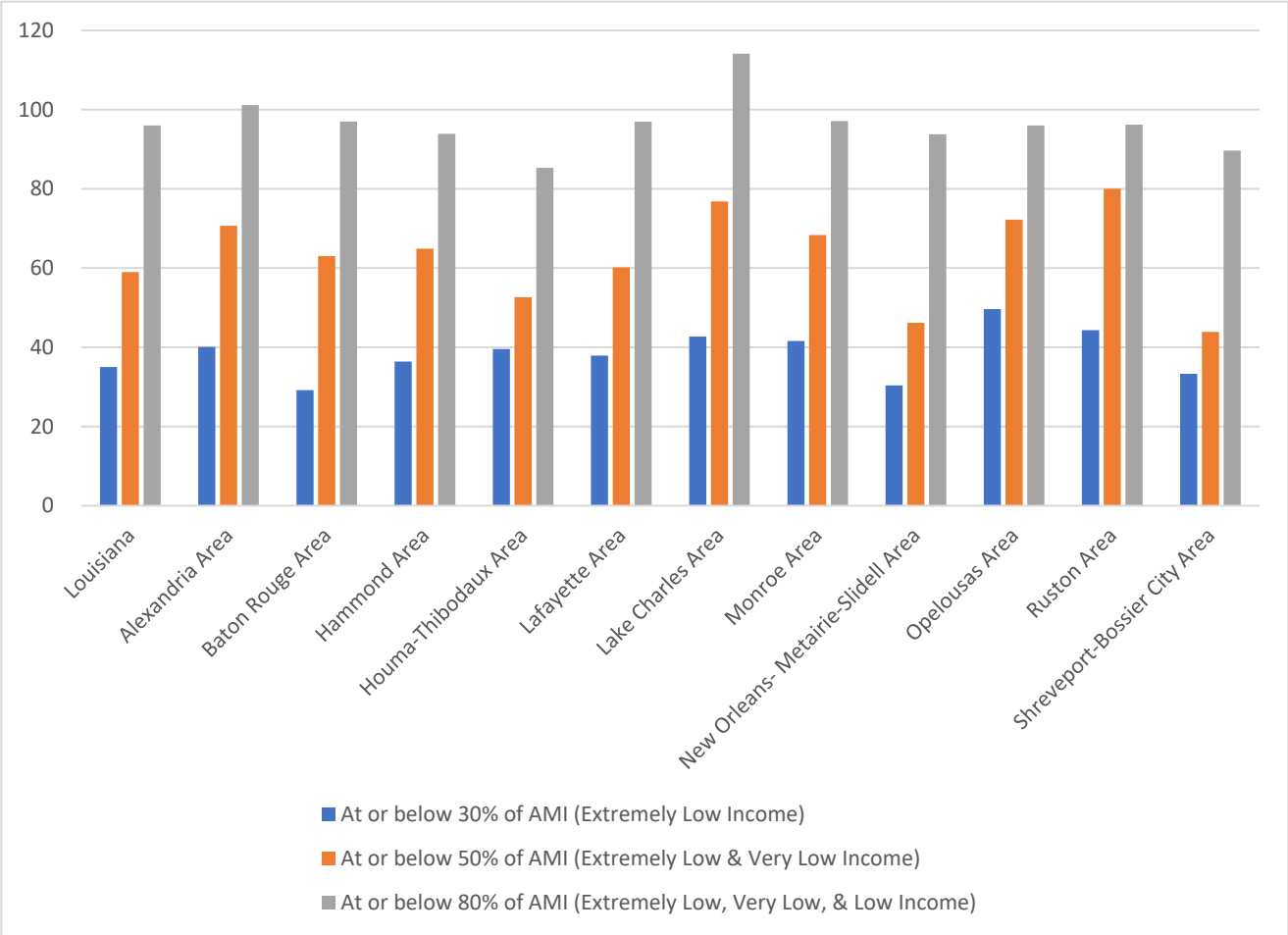
However, this only tells part of the story. When we examine whether units are affordable and available, we see that no region in the state has enough affordable and available units at extremely low and very low-income. As shown in figure 4, although the Baton Rouge, New Orleans-Metairie-Slidell, and Shreveport-Bossier City Areas have the smallest number of units affordable and available per 100 renter households at or below 30 percent AMI (extremely low-income). None of the study areas have more than 50% of the required units, with the overall range across all study areas being 29 (Baton Rouge) to 50 (Opelousas Area) affordable and available units per 100 tenants. Six of the study areas have two thirds or less of the required affordable and available units to house renters at 50% or less AMI (low-income) with the New Orleans-Metairie-Slidell Area only having 46% of the required affordable and available units.

Figure 3. Affordable Units per 100 Tenants by Income



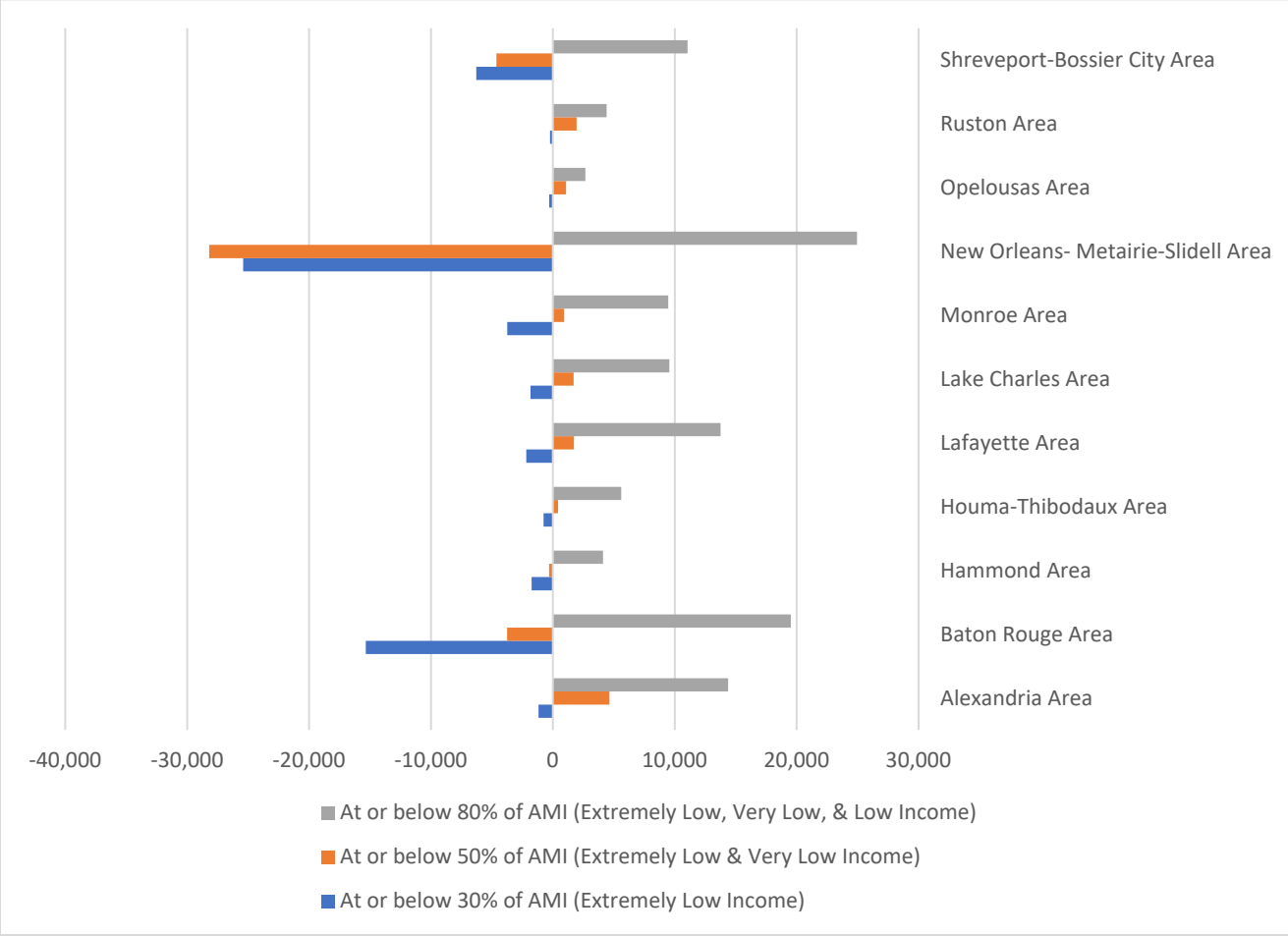
Source: Author's tabulations of U.S. Census Bureau's 2023 American Community Survey public use microdata sample (PUMS) data

Figure 4. Affordable and Available Units per 100 Tenants by Income



Source: Author's tabulations of U.S. Census Bureau's 2023 American Community Survey public use microdata sample (PUMS) data

Figure 5. Surplus or Deficit of Affordable Units by Income

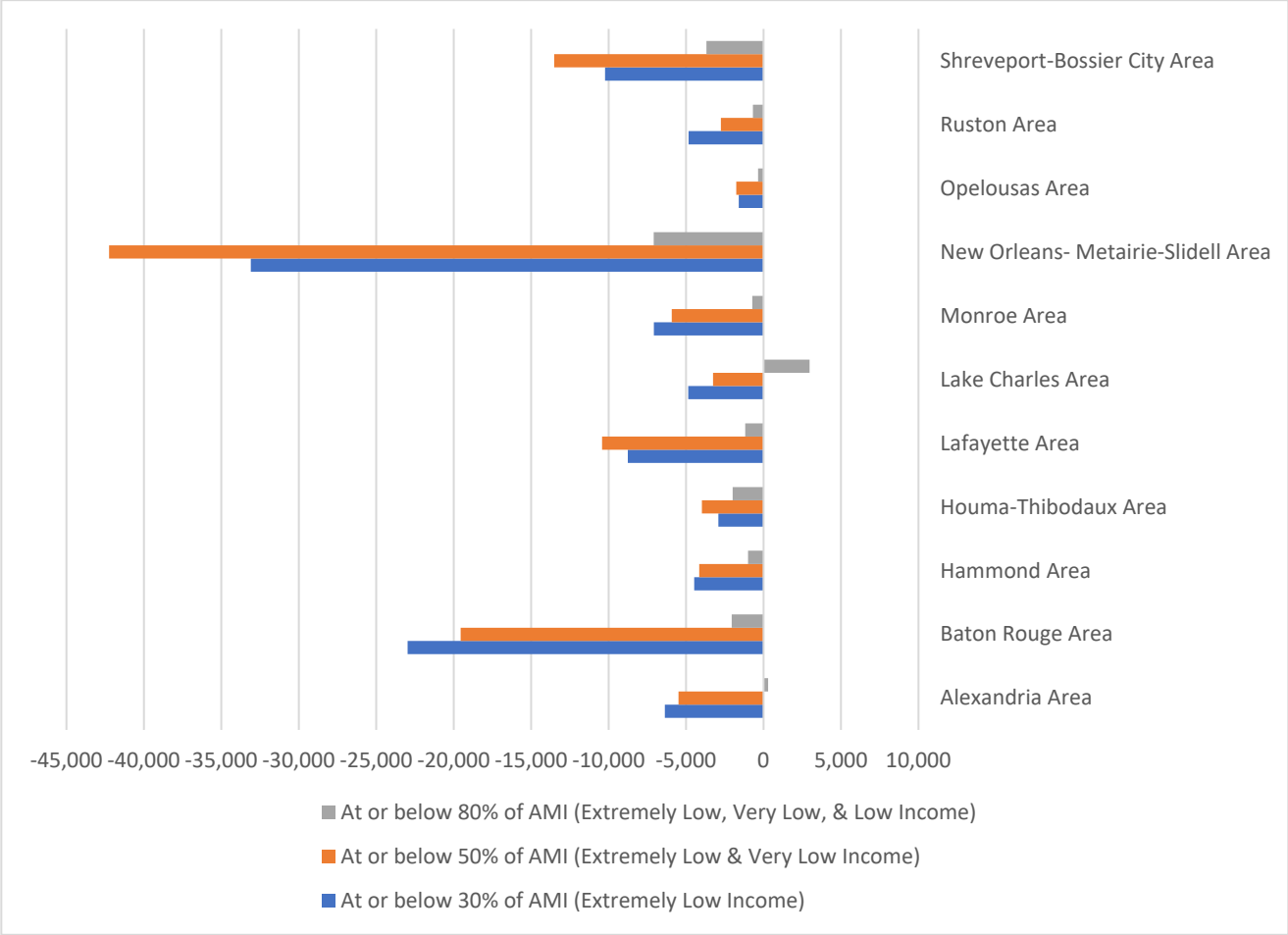


Source: Author's tabulations of U.S. Census Bureau's 2023 American Community Survey public use microdata sample (PUMS) data

In absolute numbers, the surplus or deficit of affordable and available units varied quite a bit by area given differences in relative affordability and population size. The state has a shortage of 59,293 affordable units at the ELI threshold and a shortage of 24,488 affordable units at the VLI level. As shown in figure 5, most of these units are found in the Baton Rouge, New Orleans-Metairie-Slidell Area, and Shreveport-Bossier City Areas.

Figure 5 demonstrated that many areas of the state have a surplus of affordable units across various income levels. However, it does not provide information about the renters in those units. Figure 6 analyzes whether the units affordable at each income level are occupied by renters of that income category. The state has a shortage of 107,232 affordable and available units at the ELI threshold, a shortage of 113,060 affordable and available units at the VLI level, and a shortage of 15,511 affordable and available units at the LI threshold. As shown in figure 6, the largest shortages of these units are found in the Baton Rouge, Lafayette, New Orleans-Metairie-Slidell Area, and Shreveport-Bossier City Areas.

Figure 6. Surplus or Deficit of Affordable and Available Units by Income



Source: Author's tabulations of U.S. Census Bureau's 2023 American Community Survey public use microdata sample (PUMS) data

Conclusion

The above data demonstrates the abundance of renter households in Louisiana that are cost burdened as well as the extraordinary need for additional affordable rental units, particularly at rents affordable to extremely low and very low-income households. This is generally due to rents increasing at a greater pace than income (particularly among low-cost rentals), a higher demand for rental housing, and the loss of low-cost subsidized and naturally occurring affordable rental housing units.

Appendix A: Combined Regions & Parishes and Area Median Income Used for Calculations

The tables below include combined PUMA regions constructed for this analysis. Names include the Metropolitan Statistical Area (MSA), micropolitan statistical area (μSA), and parishes used to create the study areas. The tables also show the parishes or parishes included in each region and the AMI used for calculations. Each study area is constructed by combining the relevant Metropolitan Statistical Area with the relevant Micropolitan Area(s).

Study Area	Metropolitan Statistical Area(S)	Micropolitan Area(s)	Parishes	2023 AMI Used
Alexandria	Alexandria, LA MSA	Natchez, MS-LA μSA (LA part)	Avoyelles Parish, Catahoula Parish, Concordia Parish, Grant Parish, LaSalle Parish, Rapides Parish, Vernon Parish, Winn Parish	$68,104
Baton Rouge	Baton Rouge, LA MSA (minus Assumption Parish)		Ascension Parish, East Baton Rouge Parish, East Feliciana Parish, Iberville Parish, Livingston Parish, Pointe Coupee Parish, St. Helena Parish West Baton Rouge Parish, West Feliciana Parish	$86,659
Hammond	Hammond, LA MSA	Bogalusa, LA μSA	Tangipahoa Parish, Washington Parish	$72,427
Houma-Thibodaux	Houma–Bayou Cane–Thibodaux, LA MSA	Morgan City, LA μSA	Assumption Parish, Lafourche Parish, St. Mary Parish, Terrebonne Parish	$69,327
Lafayette	Lafayette, LA MSA	New Iberia, LA μSA	Acadia Parish, Iberia Parish, Lafayette Parish, St. Martin Parish, Vermilion Parish	$73,609
Lake Charles	Lake Charles, LA	DeRidder, LA μSA	Allen Parish,	$79,319

	MSA	Jennings, LA μSA	Beauregard Parish, Calcasieu Parish, Cameron Parish, Jefferson Davis Parish	
Monroe	Monroe, LA MSA		Caldwell Parish, East Carroll Parish, Franklin Parish, Jackson Parish, Madison Parish, Morehouse Parish, Ouachita Parish, Richland Parish, Tensas Parish, Union Parish, West Carroll Parish	$66,269
New Orleans-Metairie-Slidell Area	New Orleans-Metairie, LA MSA, Slidell-Mandeville-Covington LA MSA		Jefferson Parish, Orleans Parish, Plaquemines Parish, St. Bernard Parish, St. Charles Parish, St. James Parish, St. John the Baptist Parish, St. Tammany Parish	$83,906
Opelousas		Opelousas, LA μSA	Evangeline Parish, St. Landry Parish	$60,152
Ruston		Ruston, LA μSA, Natchitoches, LA μSA	Bienville Parish, Claiborne Parish, De Soto Parish, Lincoln Parish, Natchitoches Parish, Red River Parish, Sabine Parish	$63,516
Shreveport-Bossier City	Shreveport-Bossier City, LA MSA (minus Desoto Parish)	Minden, LA μSA	Caddo Parish, Bossier Parish, Webster Parish	$71,774

Appendix B: Full Data for All Study Areas

Affordable Units per 100 Tenants by AMI by Louisiana Study Area

	At or Below 30% AMI *(Extremely Low Income)*	At or Below 50% AMI *(Extremely Low Income and Very Low Income)*	At or Below 80% AMI *(Very Low Income, Extremely Low Income, and Very Low Income)*
Louisiana	64	91	131
Alexandria Area	89	125	156
Baton Rouge Area	52	93	128
Hammond Area	75	97	125
Houma-Thibodaux Area	84	105	141
Lafayette Area	85	107	135
Lake Charles Area	78	112	145
Monroe Area	69	105	138
New Orleans-Metairie-Slidell Area	47	64	122
Opelousas Area	91	117	130
Ruston Area	97	114	124
Shreveport-Bossier City Area	59	81	131

Surplus or Deficit of Affordable Units by AMI by Louisiana Study Area

	At or Below 30% AMI *(Extremely Low Income)*	At or Below 50% AMI *(Extremely Low Income and Very Low Income)*	At or Below 80% AMI *(Very Low Income, Extremely Low Income, and Very Low Income)*
Louisiana	-59,293	-24,488	120,112
Alexandria Area	-1,177	4,643	14,379
Baton Rouge Area	-15,343	-3,749	19,528
Hammond Area	-1,735	-308	4,119
Houma-Thibodaux Area	-766	424	5,605
Lafayette Area	-2,175	1,725	13,754
Lake Charles Area	-1,826	1,706	9,552
Monroe Area	-3,745	926	9,460
New Orleans-Metairie-Slidell Area	-25,401	-28,190	24,948
Opelousas Area	-291	1,082	2,671
Ruston Area	-235	1,943	4,407
Shreveport-Bossier City Area	-6,284	-4,626	11,045

Affordable and Available Units per 100 Tenants by AMI by Louisiana Study Area

	At or Below 30% AMI *(Extremely Low Income)*	At or Below 50% AMI *(Extremely Low Income and Very Low Income)*	At or Below 80% AMI *(Very Low Income, Extremely Low Income, and Very Low Income)*
Louisiana	35	59	96
Alexandria Area	40	71	101
Baton Rouge Area	29	63	96
Hammond Area	36	65	94
Houma-Thibodaux Area	40	53	85
Lafayette Area	38	60	97
Lake Charles Area	43	77	114
Monroe Area	42	68	97
New Orleans-Metairie-Slidell Area	30	46	94
Opelousas Area	50	72	96
Ruston Area	44	80	96
Shreveport-Bossier City Area	33	44	90

Surplus or Deficit of Affordable and Available Units by AMI by Louisiana Study Area

Area	At or Below 30% AMI *(Extremely Low Income)*	At or Below 50% AMI *(Extremely Low Income and Very Low Income)*	At or Below 80% AMI *(Very Low Income, Extremely Low Income, and Very Low Income)*
Louisiana	-107,232	-113,060	-15,511
Alexandria Area	-6,371	-5,485	294
Baton Rouge Area	-22,982	-19,554	-2,054
Hammond Area	-4,480	-4,153	-997
Houma-Thibodaux Area	-2,916	-3,981	-1,998
Lafayette Area	-8,766	-10,419	-1,187
Lake Charles Area	-4,859	-3,262	2,972
Monroe Area	-7,083	-5,927	-727
New Orleans-Metairie-Slidell Area	-33,101	-42,247	-7,088
Opelousas Area	-1,599	-1,758	-352
Ruston Area	-4,842	-2,757	-688
Shreveport-Bossier City Area	-10,233	-13,517	-3,686