

Appendix A

# Demographic Assessment

Table A.1 – Historic Population Change (1960-2000)

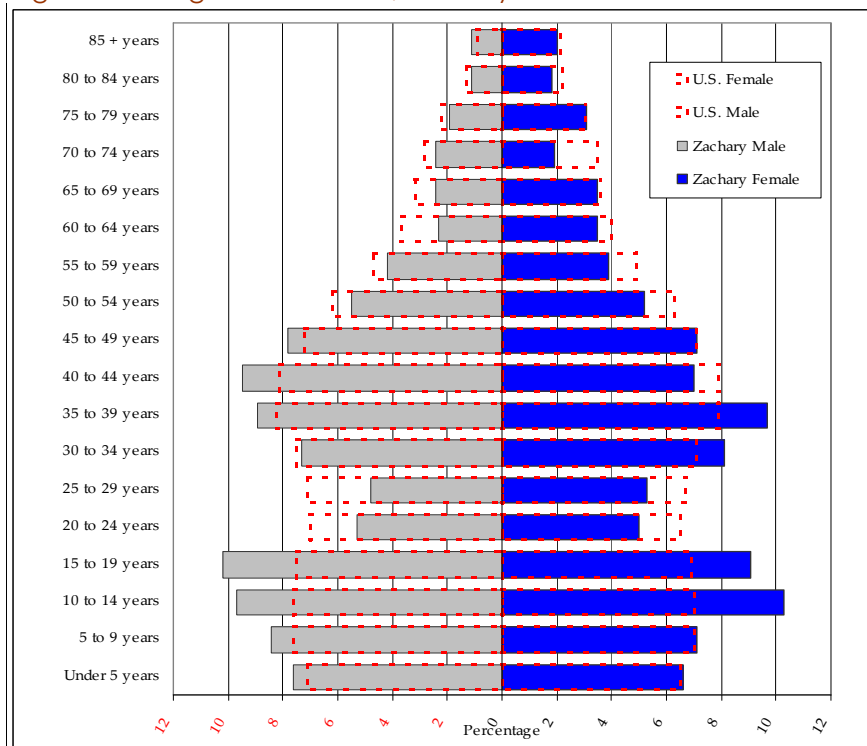
| YEAR | Zachary | % Change | Louisiana | % Change |
|------|---------|----------|-----------|----------|
| 1960 | 3,268   | -        | 3,260,600 | -        |
| 1970 | 4,964   | 34.2%    | 3,641,306 | 10.5%    |
| 1980 | 7,525   | 34.0%    | 4,205,900 | 13.4%    |
| 1990 | 9,471   | 20.5%    | 4,219,973 | 0.3%     |
| 2000 | 11,275  | 16.0%    | 4,468,976 | 5.6%     |

U.S. Census 1950-2000

### Historic Population

- Zachary's population increased by over 8,000 persons between 1960 and 2000.
- Zachary experienced a population increase of 1,804 persons from 1990 to 2000, a 16 percent increase.
- Zachary has experienced a much larger average increase in population (26.2 percent) than the State (7.5 percent) every decade since 1960.

Figure A.1 – Age and Gender, Zachary



U.S. Census 2000: Summary Profile

### Age and Gender

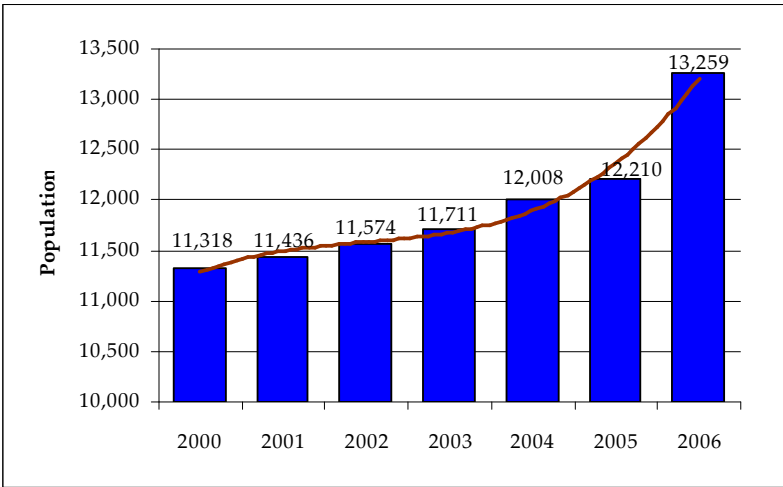
- Zachary has a higher percentage of younger residents, ages 5 to 19 years, specifically teenagers, than the national average. It also has a larger percentage of middle-aged adults.
- Populations in the 20-24 and 25-29 age cohorts are below the national average, meaning that a large percentage leave the City after high school.
- Persons 50 years and older represent a smaller percentage of the population than national averages.
- The most significant age cohorts in Zachary, compared to national averages, are persons aged 35 to 49 years, which largely represents young families and first-time home buyers.



**Population Estimates**

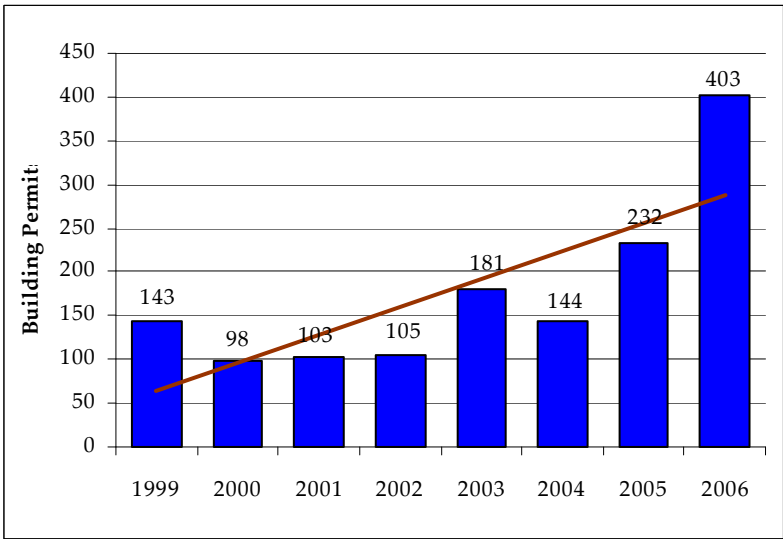
- From 2000 to 2006, the population of Zachary is estimated to have increased 17.1 percent.
- From 2000 to 2005, Zachary was estimated to increase, on average, 1.5 percent in population each year.
- From 2005 to 2006, Zachary increased 8.6 percent.

Figure A.2 – Population Estimates and Forecast, Zachary



U.S. Census: Population Estimates Program

Figure A.3 – Building Permits, Zachary

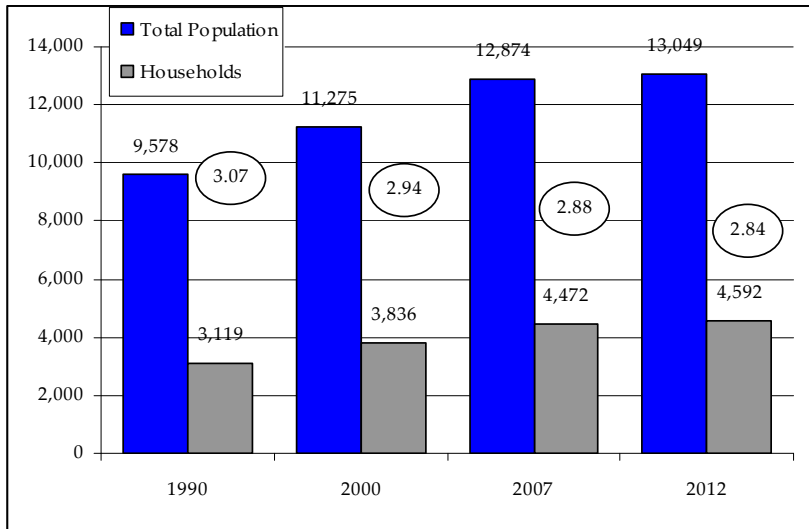


City of Zachary

**Building Permits**

- Zachary has experienced a general increase in home construction between 1999 and 2006 (22.7 percent annually).
- An unstable economic market creates fluctuations in building permits from year to year.

Figure A.4 – Population Estimates and Forecast, Zachary



**Population Estimates**

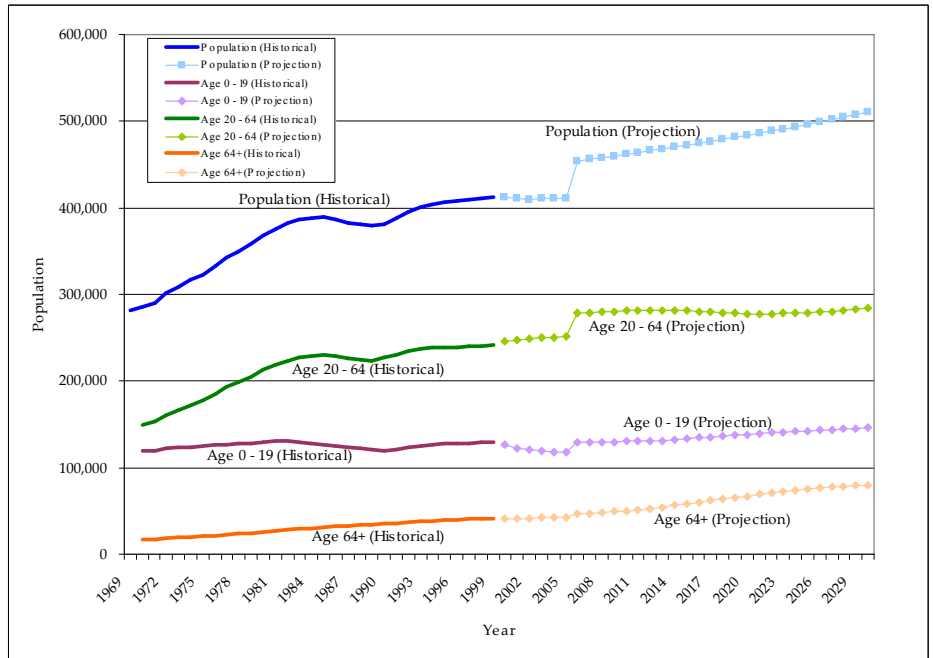
- From 2007 to 2012, the population of Zachary is projected to rise from 12,074 persons to 13,049 persons (8.1 percent).
- The number of households in Zachary is projected to rise to 4,592 by 2007 – a 47.2 percent increase since 1990. 2.68 percent of the increase occurs between 2007 and 2012.
- Zachary is experiencing a faster growing rate of households than total population, indicating a decrease in average household

Claritas 2007

**Historic and Forecasted Population**

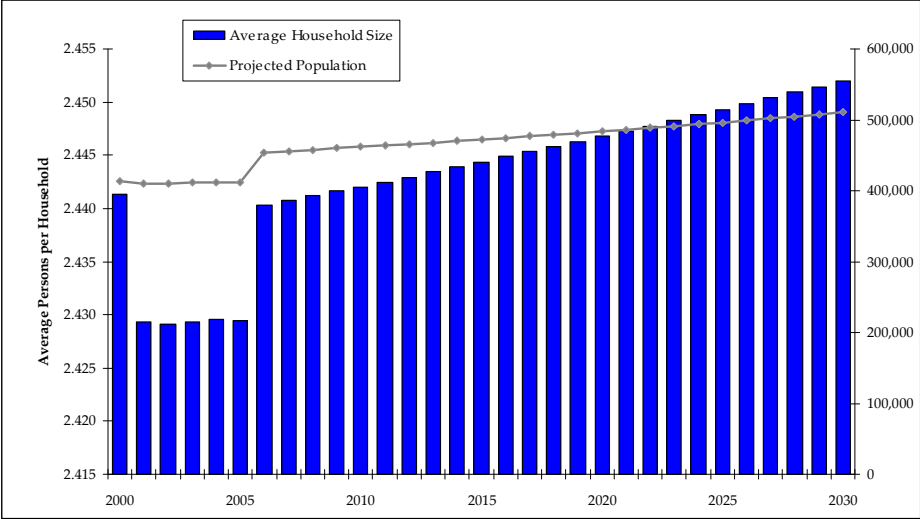
- The older age cohorts are projected to experience the greatest increase, which will result in an increase in the median age over time.
- The expected "graying" of the population will influence the demands for housing and health services, among others, while lessening school-related impacts.
- Due to a similar rate of growth for school-age children in the Parish, there is likely to be an increased demand in Zachary schools due to its high rating.
- The effects of Hurricane Katrina played a large role in the irregular increase in

Figure A.5 – Historic and Forecasted Population by Age, East Baton Rouge Parish



Woods and Poole Economic, Inc. (2006)

Figure A.6 – Projected Population and Household Size, East Baton Rouge Parish



Woods and Poole Economic, Inc. (2006)

**Projected Population and Households**

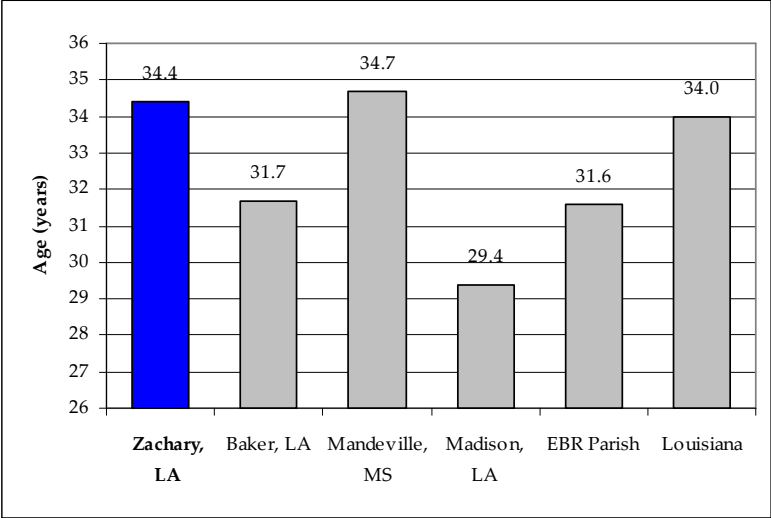
- In the Year 2000, East Baton Rouge Parish had a population of 412,770 persons and a total of 169,073 household units. Household size was 2.44 persons per household.
- A similar household size is assumed for the Year 2030 (2.45 persons), leading to projected increases in population and households of 97,988 persons and 39,227 units, respectively.
- The projected annual increase in population for East Baton Rouge Parish is 0.8 percent.

**Median Age**

- The median age in Zachary is 34.4 years, which is comparable to the State.
- Baker (31.7 years), Madison (29.4 years), and the East Baton Rouge Parish (31.6 years) exhibit a younger median age.

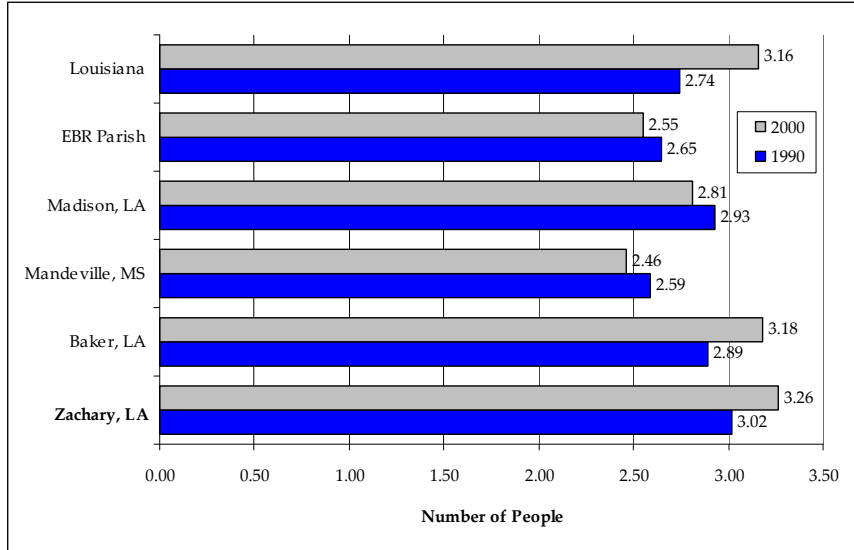


Figure A.7 – Median Age



U.S. Census 2000: Summary Profile

Figure A.8 – Household Size



U.S. Census 2000: Summary Profile

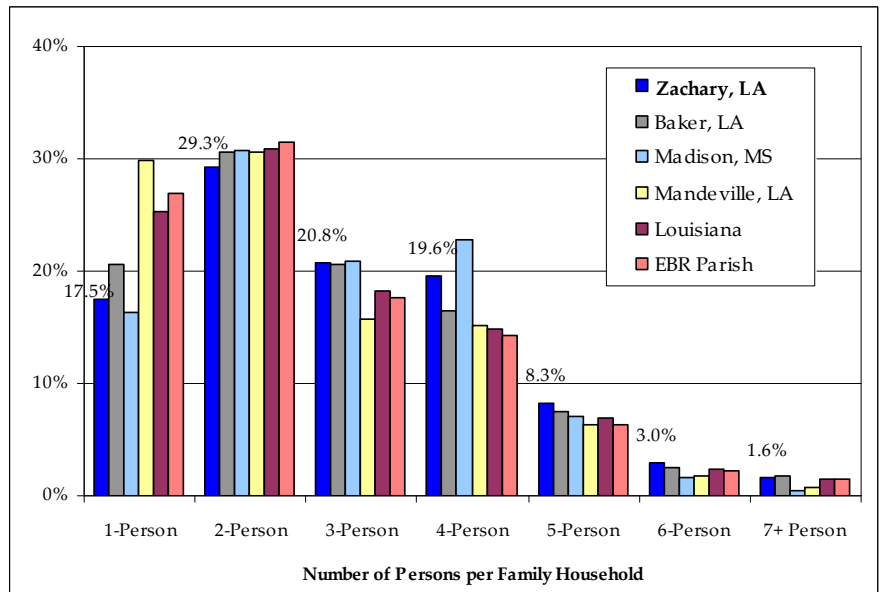
**Household Size**

- The average household size in Zachary is 3.26 persons, which is high compared to the State, Parish, and each of the peer cities. This may be due, in part, to a larger family size, as well as the relatively high proportion of children 19 and younger (See Figure A.1 – Age and Gender)

Figure A.9 – Family Households

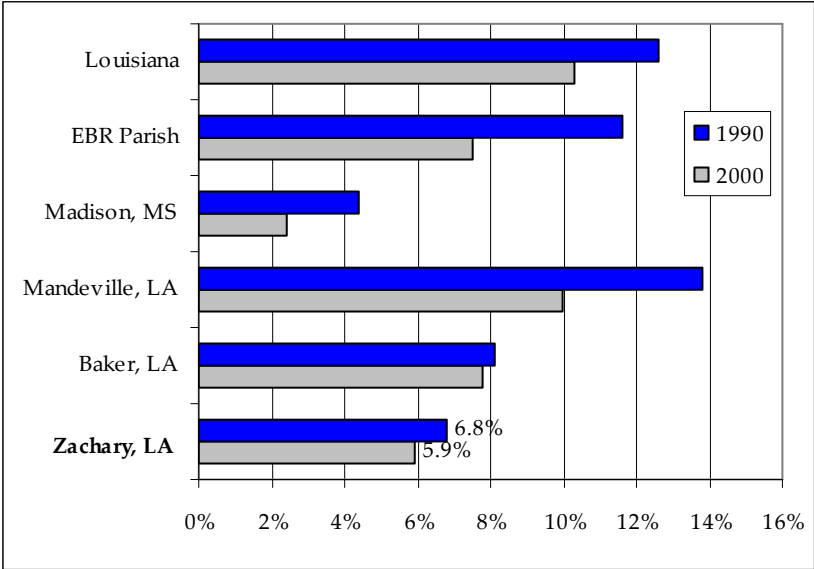
**Family Households**

- Comparatively, Zachary has a smaller percentage (67.6 percent) of persons living in one- to three-person units than the State (74.4 percent), Parish (76.0 percent), and the comparison cities. Consequently, Zachary has a higher percentage of persons living in four- to seven-person households (32.5 percent), which increases the average household size.
- This statistic relates to home and lot size to accommodate more persons and vehicles per person.



U.S. Census 2000: Summary Profile

Figure A.10 – Housing Unit Vacancy



U.S. Census 2000: Summary Profile

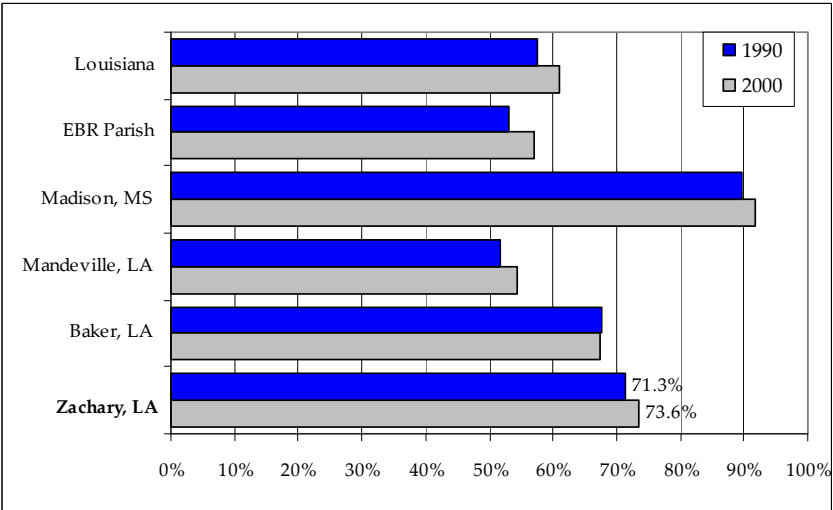
**Housing Unit Vacancy Analysis**

- In both 1990 and 2000, Zachary had relatively low vacancy rates compared to the State, Parish, and its peer cities.
- As expected, due to the increasing demand for new home construction, there is a low vacancy rate in Zachary. A healthy vacancy rate that allows for housing availability and market flexibility is 8 to 10 percent.
- The current trend of home construction will likely continue until the vacancy rate approaches 9 to 10 percent.

Figure A.11 – Owner Occupied Units

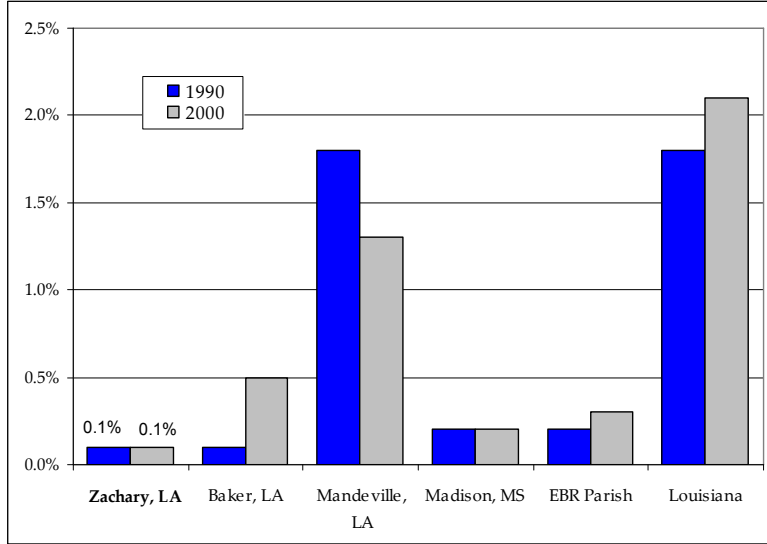
**Household Tenure**

- 73.6 percent of Zachary's housing units were owner-occupied in 2000, exceeding the State's average of 60.9 percent.
- Comparatively, Zachary has a healthy rate of owner occupancy, which contributes to a stable tax base and maintains neighborhood integrity.
- Zachary had a 3.1 percent increase in owner occupancy between 1990 and 2000, which is lower than the 5.4 percent state-wide increase.



U.S. Census 2000: Summary Profile

Figure A.12 – Seasonal Units



U.S. Census 1990-2000 Comparison

**Seasonal Units**

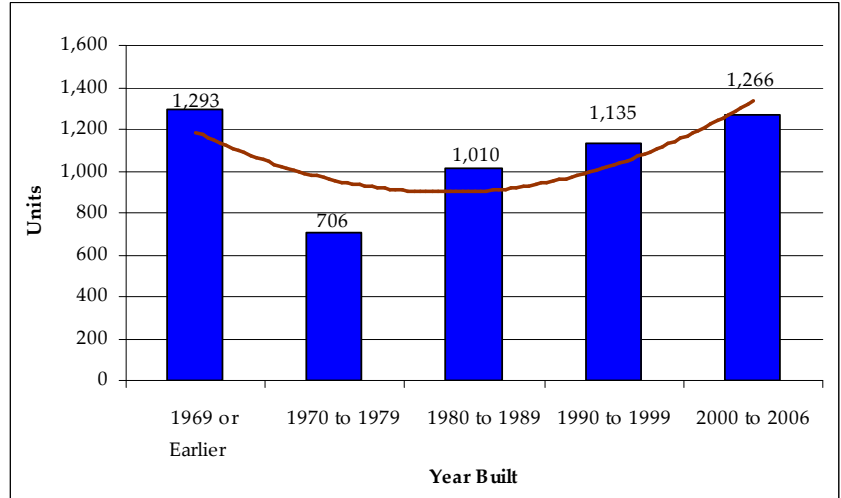
- Only 0.1 percent of Zachary's housing units (1990 and 2000) are seasonal – well below the State's average of 2.1 percent in 2000.
- While seasonal units contribute to the economy, a stable and balanced supply of workforce housing is important to maintain values and quality of life.

**Housing Age, Zachary**

- 55.6 percent of the housing in Zachary was built before 1990.
- There has been a steady increase in home construction, since 1970, due to the increase in population.

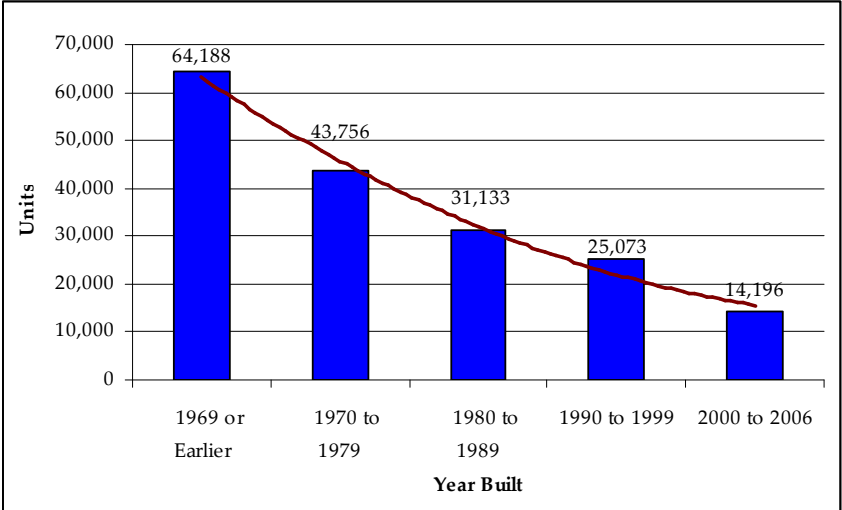


Figure A.13 – Year Structure Built, Zachary



U.S. Census 2000: Summary Profile

Figure A.14 – Year Structure Built, East Baton Rouge Parish



**Housing Age, East Baton Rouge Parish**

- Almost 78 percent of housing in the Parish was built before 1990.
- There has been a steady decline in home construction in the Parish. From 1990 to 1999, there was an average of 2,507 homes built per year. From 2000 to 2006, it has averaged

U.S. Census 2000: Summary Profile

**Housing Affordability**

- Zachary's affordability index estimate is 1.34, meaning that the median-income household earns more than enough to buy the median-priced house.
- 1,241.73 per month is an affordable mortgage payment for the City's median household income of \$49,669.
- Louisiana's index estimate is 1.00, so the median family income is exactly equal to the income a conventional lender would require for the family to purchase the median-priced

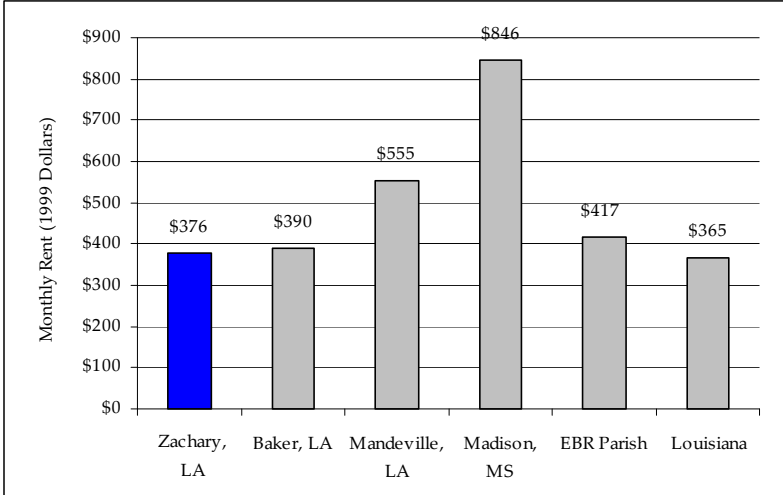
Table A.2 – Housing Affordability Index Estimates

|                                    | Zachary, LA | Baker, LA | Mandeville, LA | Madison, MS | EBR Parish | Louisiana |
|------------------------------------|-------------|-----------|----------------|-------------|------------|-----------|
| Median Monthly Mortgage            | \$930       | \$696     | \$1,224        | \$1,124     | \$876      | \$816     |
| Median Household Income            | \$49,669    | \$35,151  | \$52,500       | \$71,266    | \$47,480   | \$32,566  |
| 2000 Affordability Index Estimates | 1.34        | 1.26      | 1.07           | 1.59        | 1.36       | 1.00      |

U.S. Census 2000: Summary Profile



Figure A.15 – Median Gross Rent



**Median Monthly Rent**

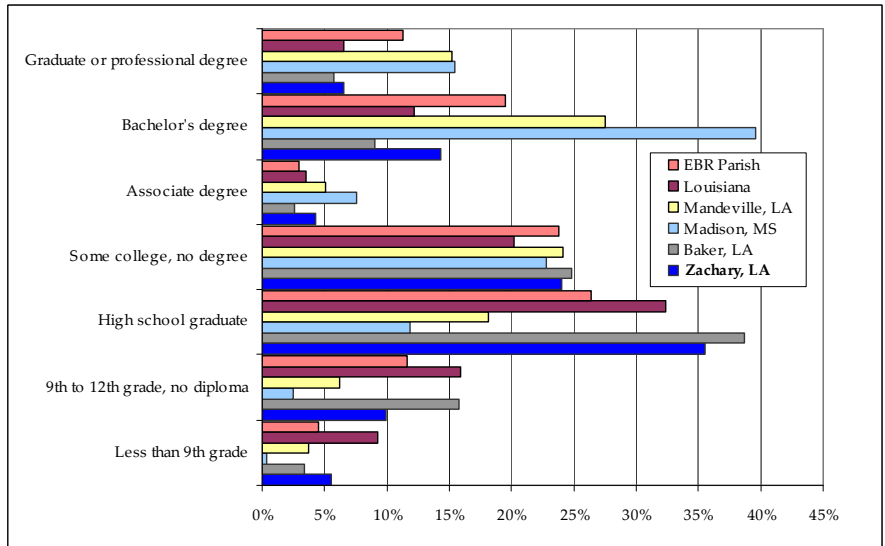
- Zachary's median gross rent is \$376 per month – similar to Baker (\$390) and the State average (\$365); lower than Mandeville (\$555) and Madison (\$846).
- A relatively low median gross rent aids in community affordability, which supports the housing needs of the workforce.
- The median gross rent amount signals the size and age of affordable units, which should be monitored to meet community

U.S. Census 2000: Summary Profile

Figure A.16 – Educational Attainment

**Educational Attainment**

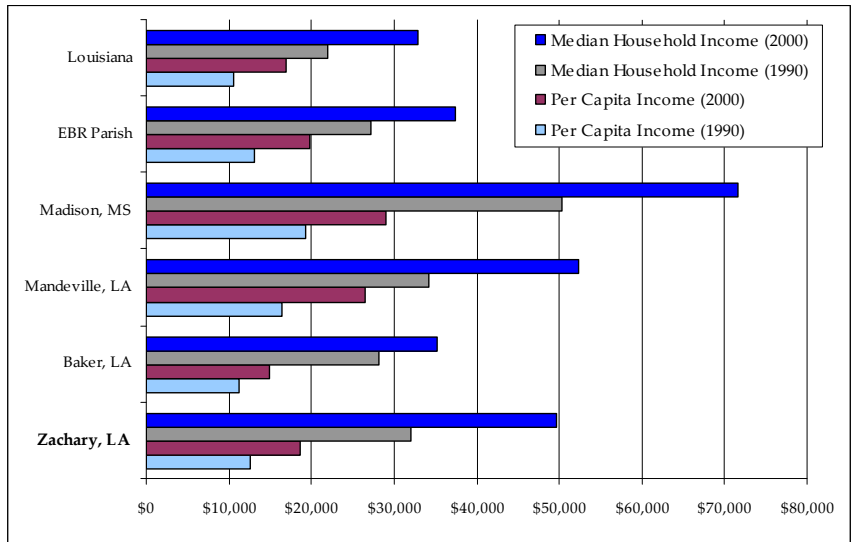
- Zachary has a higher percentage of its population with some college, no degree and less education than its comparison cities and, hence, a lower percentage with an associate degree or higher.
- In all levels of education, Zachary is better than the State average, including a similar percentage of population with less than a high school degree and a higher percentage with at least a high school diploma.
- Economic development objectives and initiatives should focus on increasing the educational attainment



U.S. Census 2000: Summary Profile



Figure A.17 - Income



U.S. Census 2000: Summary Profile

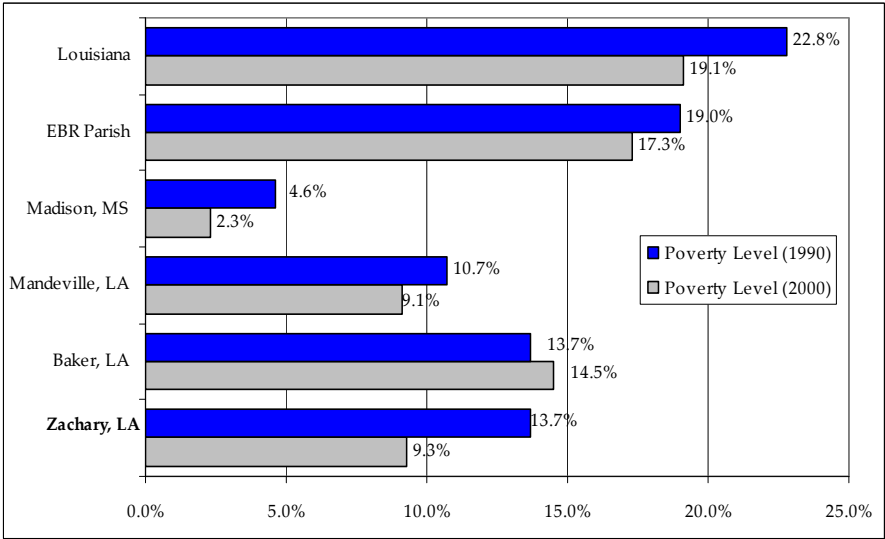
**Income Comparison**

- Zachary's per capita and median household incomes exceed Baker, are favorable to that of the State, but fall below that of Madison and Mandeville.
- The percent change of Zachary's median household income from 1990 to 2000 is 55.3%, which exceeds the State, Parish, and all comparison cities.
- Zachary's change in per capita income is 48.3%, which only

Figure A.18 - Poverty

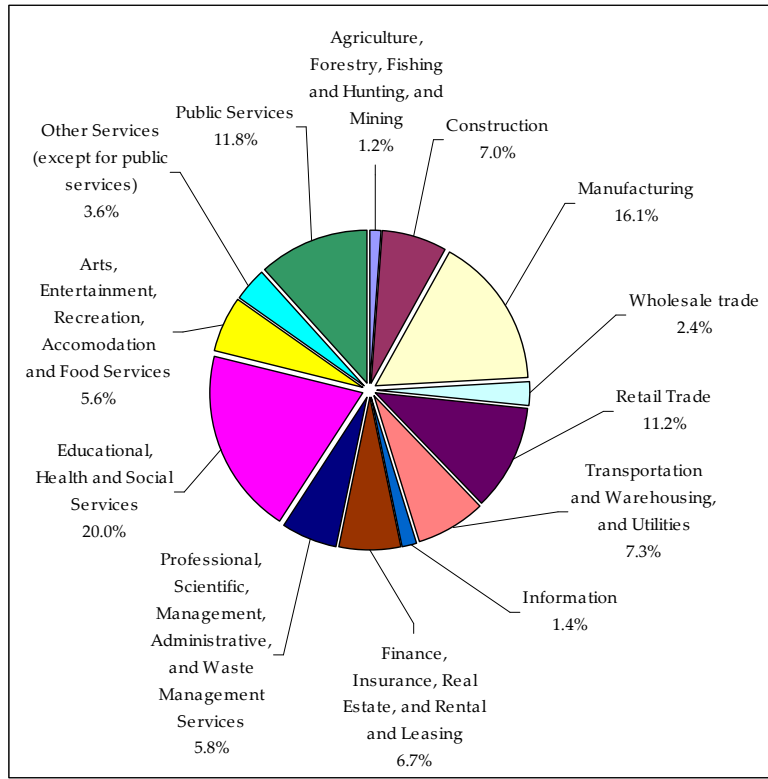
**Poverty**

- With a 9.3% poverty level, Zachary is well below Louisiana's average of 19.1%.
- As the community grows and new homes are constructed, the poverty rate is likely to decrease.
- Between 1990 and 2000, the poverty rate has decreased 32.1 percent. The only comparison to experience a greater decrease is Madison (50%).



U.S. Census 2000: Summary Profile

Figure A.19 – Industry Types, Zachary



U.S. Census 2000: Summary Profile

**Industry Sector Types**

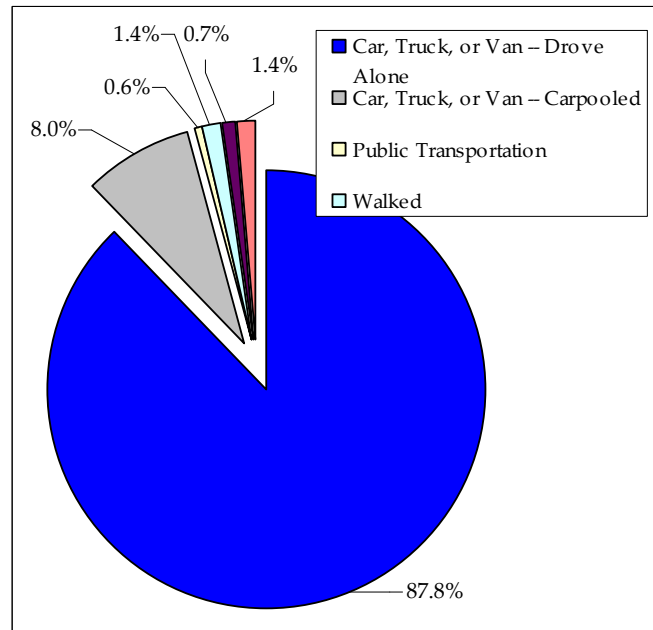
- Most of Zachary's workforce draws its paycheck from the Education, Health and Social Services (20%) and Manufacturing industries (16.1%).
- Public Services and Retail Trade add an additional 23% combined.
- To increase the work base and offer more employment opportunities, the economic development strategy must focus on rezoning and attracting higher wage employers, including Manufacturing; Information; Finance, Insurance, Real Estate, and Rental and Leasing; and Professional, Scientific, Management, Administrative, and Waste Management



Figure A.20 – Transportation to Work, Zachary

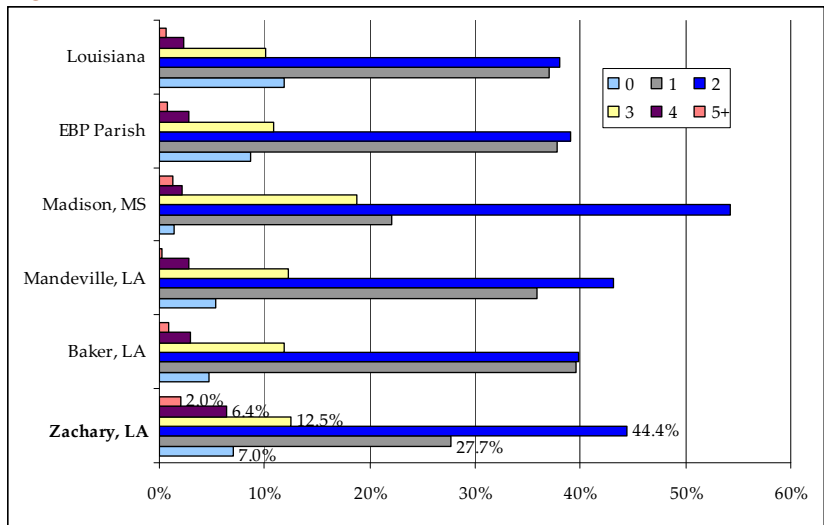
**Transportation Mode Share**

- Most Zachary residents (95.7) commute to work in a car, truck, or van, with 87.8 percent driving alone – well above the national average of 75.7 percent.
- Only 0.6 percent of residents commute to work via public transportation, indicating a lack of public transportation available to consumers (2.4 percent of Louisiana residents use public transportation).
- Only 1.4 percent walk to work, meaning there are great opportunities to increase employment within the community and encourage mixed-use environments.
- It is expected that the percentage of those who work at home will increase, thereby receiving amendable land use revisions and zoning allowances.



U.S. Census 2000: Summary Profile

Figure A.21 – Vehicles per Household



**Vehicles per Household**

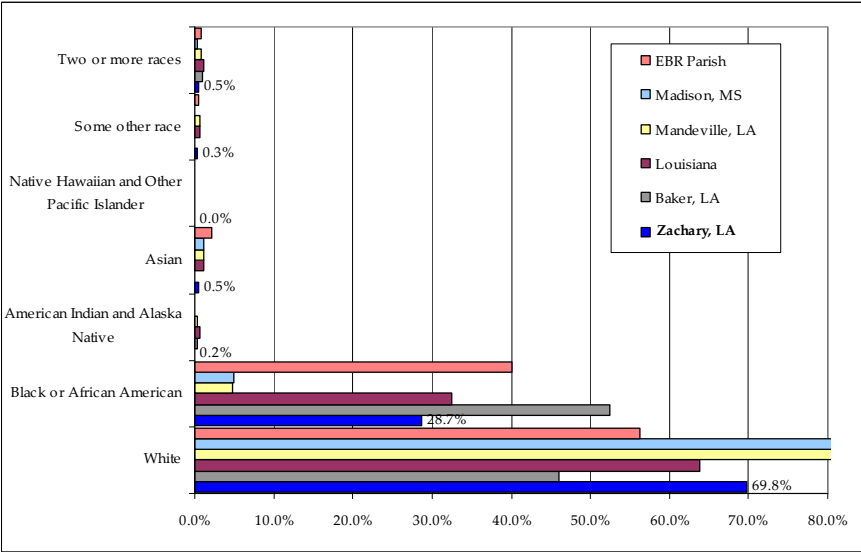
- For the 0- to 3-car range, the average number of vehicles per household is comparable to the State, Parish, and peer cities. Zachary contains a larger percentage of 4-car (6.4 percent) and 5-car households (2.0 percent).
- Zachary averages 1.9 cars per household; Madison has the only higher average (2.0 cars).
- The predominant household trend is access to one or two vehicles.

U.S. Census 2000: Summary Profile

Figure A.22 – Race Comparison

**Race Comparison**

- In Zachary, 69.8 percent of the population is classified as “White” – higher than the State average (63.9 percent).
- The second largest race is “Black or African American” – contributing nearly 29 percent of the population in Zachary (and 32.5 percent in Louisiana).
- Each of the other census-designated races together amount to 1.5 percent of the population in Zachary.



U.S. Census 2000: Detailed Race Profile