

ECONOMIC DEVELOPMENT UPDATE

DEPARTMENT OVERVIEW

ECONOMIC SNAPSHOT

UPCOMING SPECIAL SESSION



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WHAT IS ECONOMIC DEVELOPMENT?

The *intentional* practice of improving a community's *economic well-being* and *quality of life*.

- Retain, create & attract high-quality jobs
- Foster the growth of a resilient tax base & an inclusive economy



Your one-stop shop!

Atraction/Recruitment

- Available property searches
- Guidance on potential incentive packages
- Liason to parish, state, & community stakeholders
- Access to market data

A

Creation/Start-Up

- Business planning assistance
- Permitting guidance
- Coordinate resource providers

C

Retention & Expansion

- Check-ups & visits
- Guidance on potential incentive packages
- Property searches
- Liason for workforce development efforts
- Promote local opportunities

R

E

Support & Product Development

S

SITE SELECTION CENTER

ST. CHARLES PARISH Site Selection Center

Visit St. Charles Parish Help Join for Free Sign In

Data & Community Profiles **Search Properties**

Details Transportation Demographics More

Sites **Buildings**

Results(54) Map Layers

Actions (0) Sort by Size (Largest to Smallest)

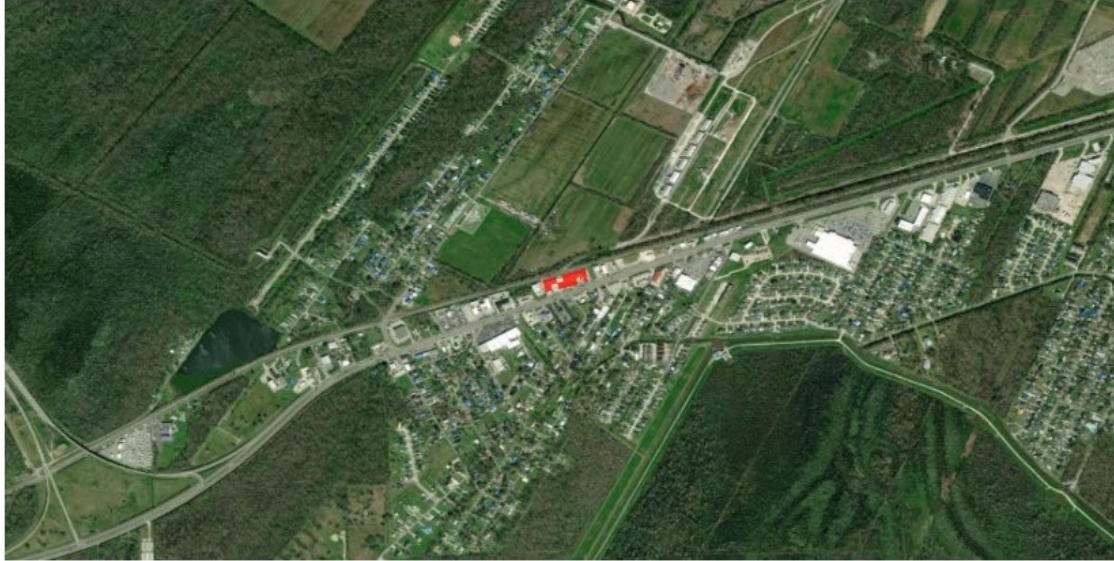
- St. Charles Intermodal Terminal**
Killona, St. Charles Parish, LA
1,165 Acre Land Site
[Share](#) [Demographics](#) [Zoom](#)
- Esperanza Business Park**
Luling, St. Charles Parish, LA
650 Acre Land Site
[Share](#) [Demographics](#) [Zoom](#)
- Pelican Occidental**
Hahnville, St. Charles Parish, LA
489 Acre Land Site
[Share](#) [Demographics](#) [Zoom](#)
- Available Land With Marine Access at IMTT-St. Rose**
St. Rose, St. Charles Parish, LA
479 Acre Land Site
[Share](#) [Demographics](#) [Zoom](#)
- Davis Levert Plantation**
Luling, St. Charles Parish, LA
100 Acre Land Site
[Share](#) [Demographics](#) [Zoom](#)
- Destrehan Business Campus**
Destrehan, St. Charles Parish, LA
100 Acre Land Site
[Share](#) [Demographics](#) [Zoom](#)

POWERED BY **esri**

Esri, HERE, Garmin, NGA, USGS, NPS

Village Shopping Center

1,875 Square Feet



Location

13322 Highway 90, Suite O
Boutte, LA, 70039
St. Charles Parish
29.90354, -90.38200



Listing Size

1,875 Square Feet Not Subdividable



Property Type

Showroom
Retail
Commercial
Medical Office

ST. CHARLES PARISH		Key Facts		
		Generated 9/27/2022		
Report Areas:	Drive-Time:	Drive-Time:	Drive-Time:	
	5 minutes	15 minutes	30 minutes	
2000 Data in 2020 Geography (U.S. Census)				
2000 Total Population (U.S. Census)	4824	41165	456017	
2000 Total Households (U.S. Census)	1605	14044	177336	
2000 Total Housing Units (U.S. Census)	1697	14914	188782	
2010 Population (U.S. Census)				
2010 Total Population (U.S. Census)	5212	44063	430260	
2010 Household Population (U.S. Census)	5194	43650	426504	
2010 Housing (U.S. Census)				
2010 Total Housing Units (U.S. Census)	1934	16896	189385	
2020 Population (U.S. Census)				
2020 Total Population (U.S. Census)	5389	43748	438645	
2020 Household Population (U.S. Census)	5363	43312	434984	
2020 Housing (U.S. Census)				
2020 Total Housing Units (U.S. Census)	2007	17260	194418	
2022 Key Demographic Indicators (Esri)				
2022 Total Population (Esri)	5342	43589	436324	
2022 Total Households (Esri)	1912	16123	178659	
2022 Average Household Size (Esri)	2.78	2.68	2.42	
2022 Total Housing Units (Esri)	2008	17336	194812	
2022 Owner Occupied Housing Units (Esri)	1491	12613	114912	
2022 Renter Occupied Housing Units (Esri)	421	3510	63747	
2022 Vacant Housing Units (Esri)	96	1213	16153	
2022 Income (Esri)				
2022 Median Household Income (Esri)	69700	72857	62620	
2022 Average Household Income (Esri)	90038	98631	90118	
2022 Per Capita Income (Esri)	33151	36507	36947	
2022 Home Value (Esri)				
2022 Median Home Value (Esri)	216266	231289	234771	
2022 Average Home Value (Esri)	239202	258406	282106	
2022 Labor Force (Esri)				
2022 Civilian Population Age 16+ in Labor Force (Esri)	2675	22423	222722	
2022 Employed Civilian Population Age 16+ (Esri)	2520	21177	210662	
2022 Unemployed Population Age 16+ (Esri)	155	1246	12060	
2022 Unemployment Rate (Esri)	5.8	5.6	5.4	
2027 Key Demographic Indicators (Esri)				
2027 Total Population (Esri)	5229	43163	428464	
2027 Total Households (Esri)	1890	16098	176660	
2027 Total Housing Units (Esri)	1987	17364	193872	
2027 Owner Occupied Housing Units (Esri)	1473	12646	114927	
2027 Renter Occupied Housing Units (Esri)	417	3452	61733	
2027 Vacant Housing Units (Esri)	97	1266	17212	
2027 Average Household Size (Esri)	2.75	2.65	2.4	
2027 Income (Esri)				
2027 Median Household Income (Esri)	79183	79310	72163	
2027 Average Household Income (Esri)	103559	110487	102254	
2027 Per Capita Income (Esri)	38454	41221	42211	
2027 Home Value (Esri)				
2027 Median Home Value (Esri)	246451	260929	260641	
2027 Average Home Value (Esri)	278360	299526	327005	

ALLIES



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT



PORT OF
SOUTH LOUISIANA



DIVERSE PROJECT MIX



KEY INDICATORS

TOP 10-SIZED ECONOMY

Rank	Parish	2023 GDP (Billions)	Pop. Rank (2024 Est.)
1	East Baton Rouge	\$41.23	1
2	Orleans	\$29.20	3
3	Jefferson	\$27.17	2
4	Calcasieu	\$18.99	7
5	Lafayette	\$18.72	5
6	Caddo	\$16.35	6
7	St. Tammany	\$15.67	4
8	<i>St. Charles</i>	<i>\$10.10</i>	<i>21</i>
9	Ascension	\$9.74	11
10	Ouachita	\$8.16	8

HIGH EARNINGS ENVIRONMENT

Rank	Parish	Avg. Earnings/Job (2023)
1	Cameron	\$121,654
2	<i>St. Charles</i>	<i>\$110,323</i>
3	Iberville	\$96,594
4	West Feliciana	\$91,430
5	Plaquemines	\$90,864

Rank	Parish	HH Income (2022)
1	Ascension	\$93,800
2	West Baton Rouge	\$80,510
3	<i>St. Charles</i>	<i>\$79,191</i>
4	Plaquemines	\$77,996
5	Livingston	\$77,978

ST. CHARLES SECTOR EMPLOYERS

Industry Sector	2024 Jobs	2023 Wages, Salaries, & Proprietor Earnings
Manufacturing	4,865	\$142,136
Construction	3,947	\$127,196
Government	3,512	\$59,925
Transportation and Warehousing	3,220	\$81,974
Wholesale Trade	2,001	\$95,992
Retail Trade	1,570	\$32,421
Health Care and Social Assistance	1,290	\$52,559
Admin. & Support & Waste Mgmt. & Rem. Services	1,113	\$59,821
Accommodation and Food Services	1,060	\$19,890
Professional, Scientific, and Technical Services	1,059	\$91,491
Other Services (except Public Administration)	926	\$48,464
Utilities	829	\$144,846
Real Estate and Rental and Leasing	428	\$80,551
Finance and Insurance	396	\$69,494
Management of Companies and Enterprises	286	\$43,961
Arts, Entertainment, and Recreation	272	\$21,964
Educational Services	164	\$31,797
Mining, Quarrying, and Oil and Gas Extraction	64	\$94,718
Information	51	\$54,618
Agriculture, Forestry, Fishing and Hunting	45	\$38,439

HIGH QUALITY JOBS (incl. benefits)

Manufacturing Sector

Rank	Parish	Avg. Earnings/Job (2023)
1	Cameron	\$236,213
2	<i>St. Charles</i>	\$188,673
3	St. Bernard	\$176,314
4	St. John	\$175,487
5	Ascension	\$161,498

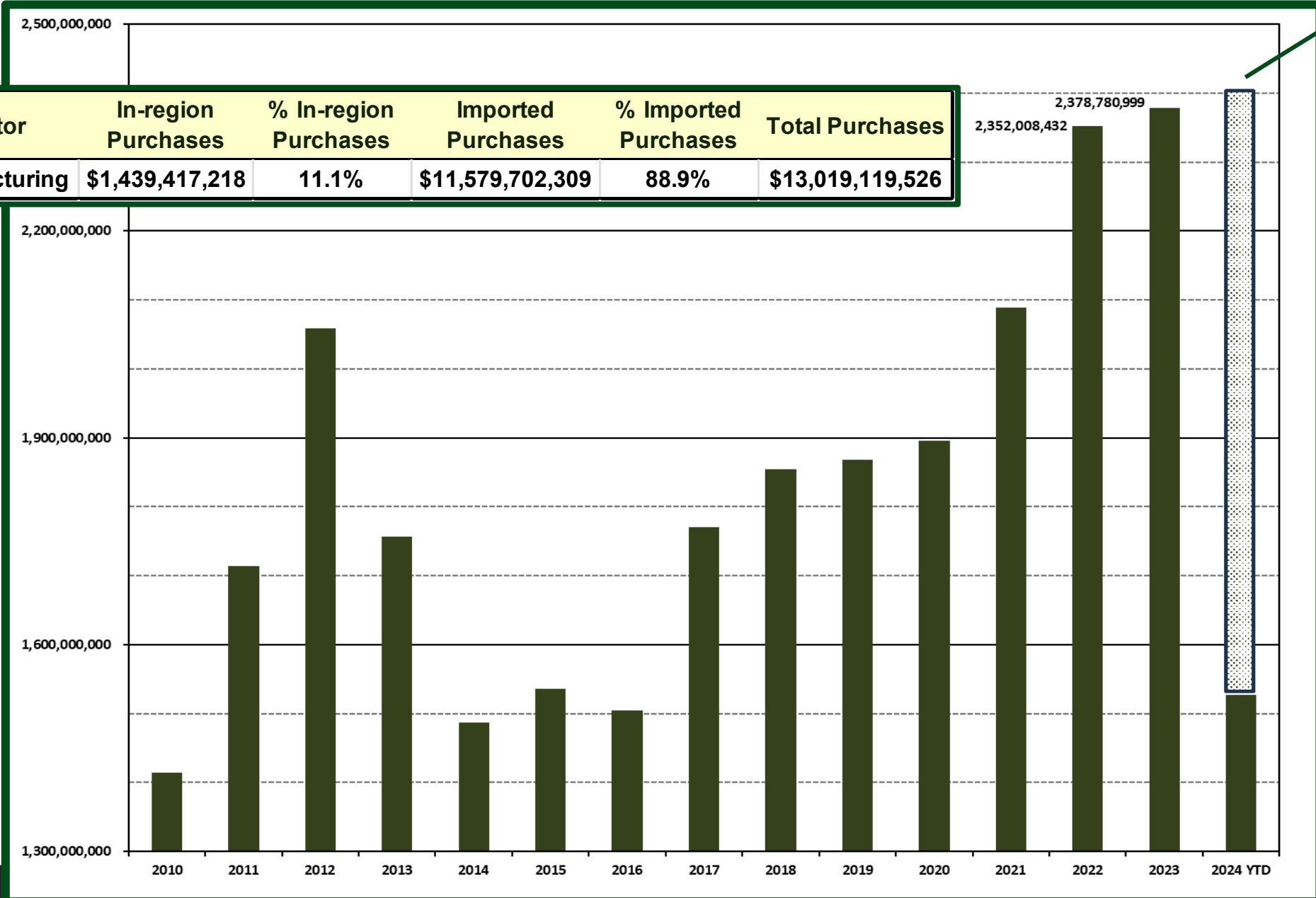
Construction Sector

Rank	Parish	Avg. Earnings/Job (2023)
1	Tensas	\$193,630
2	<i>St. Charles</i>	\$148,270
3	West Feliciana	\$140,305
4	Claiborne	\$108,315
5	East Baton Rouge	\$100,058

TAXABLE SALES

~72%
Industrial

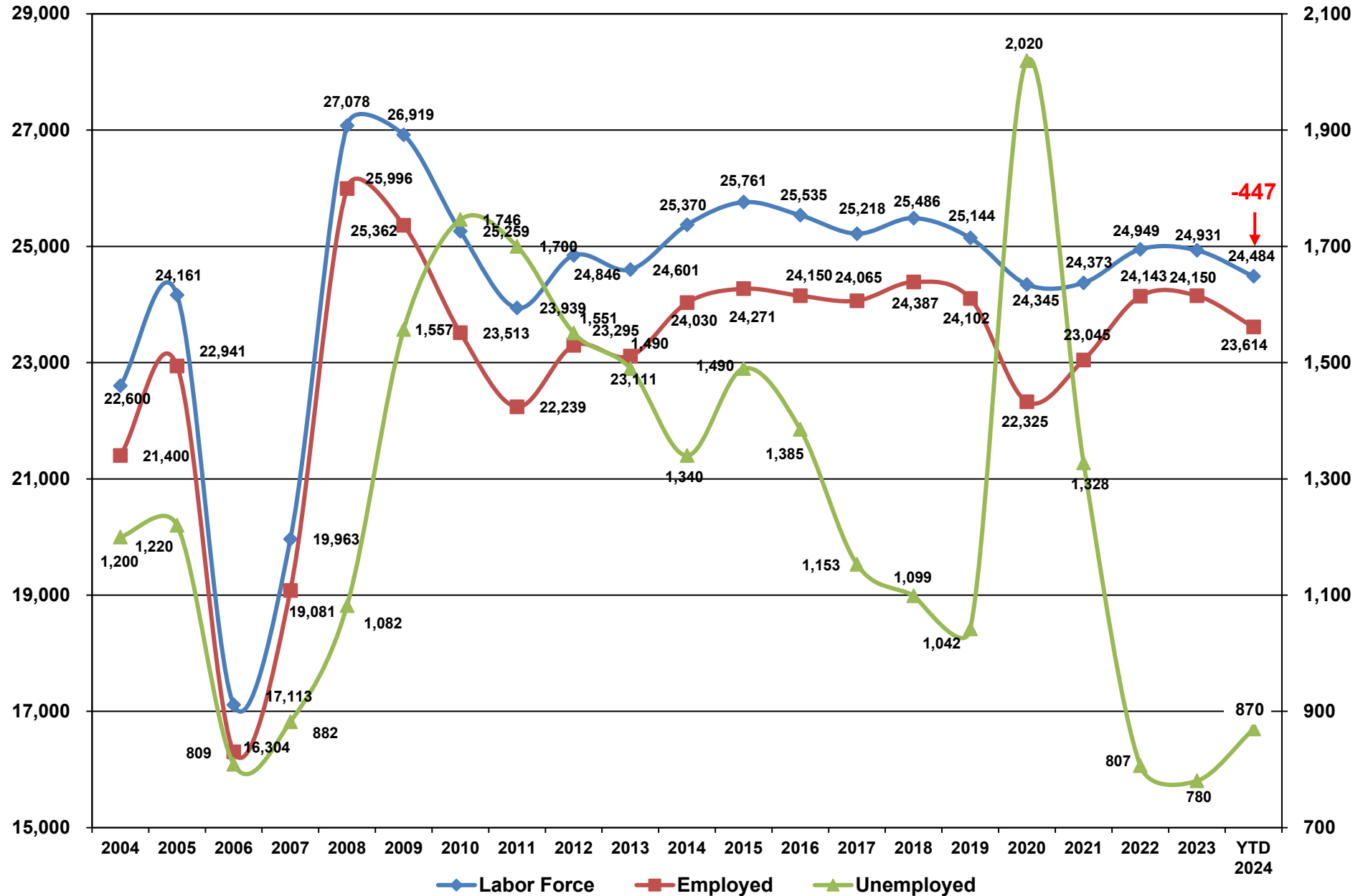
NAICS	Sector	In-region Purchases	% In-region Purchases	Imported Purchases	% Imported Purchases	Total Purchases
31	Manufacturing	\$1,439,417,218	11.1%	\$11,579,702,309	88.9%	\$13,019,119,526



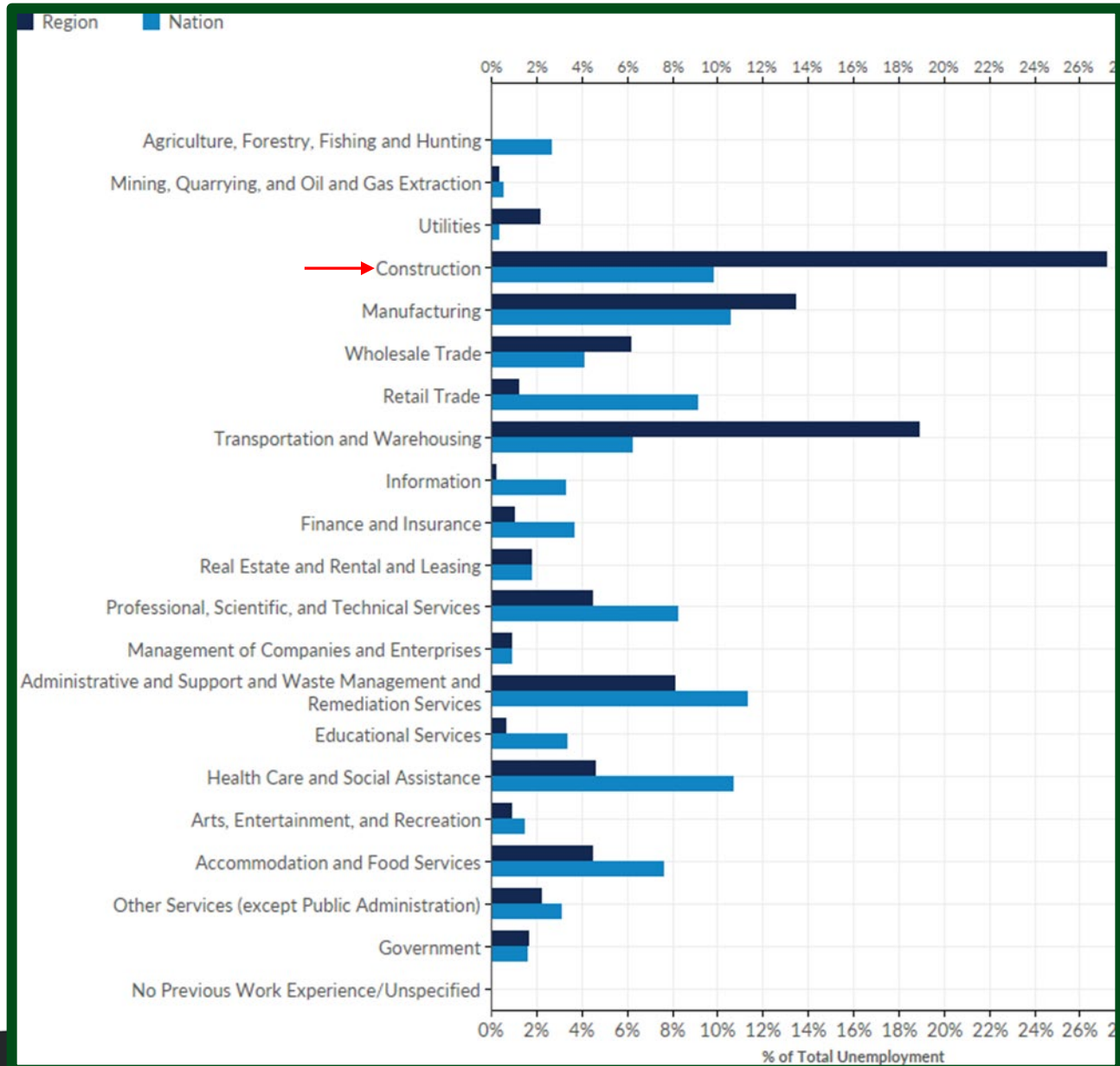
LABOR MARKET – UNEMPLOYMENT RATE



SHRINKING LABOR FORCE

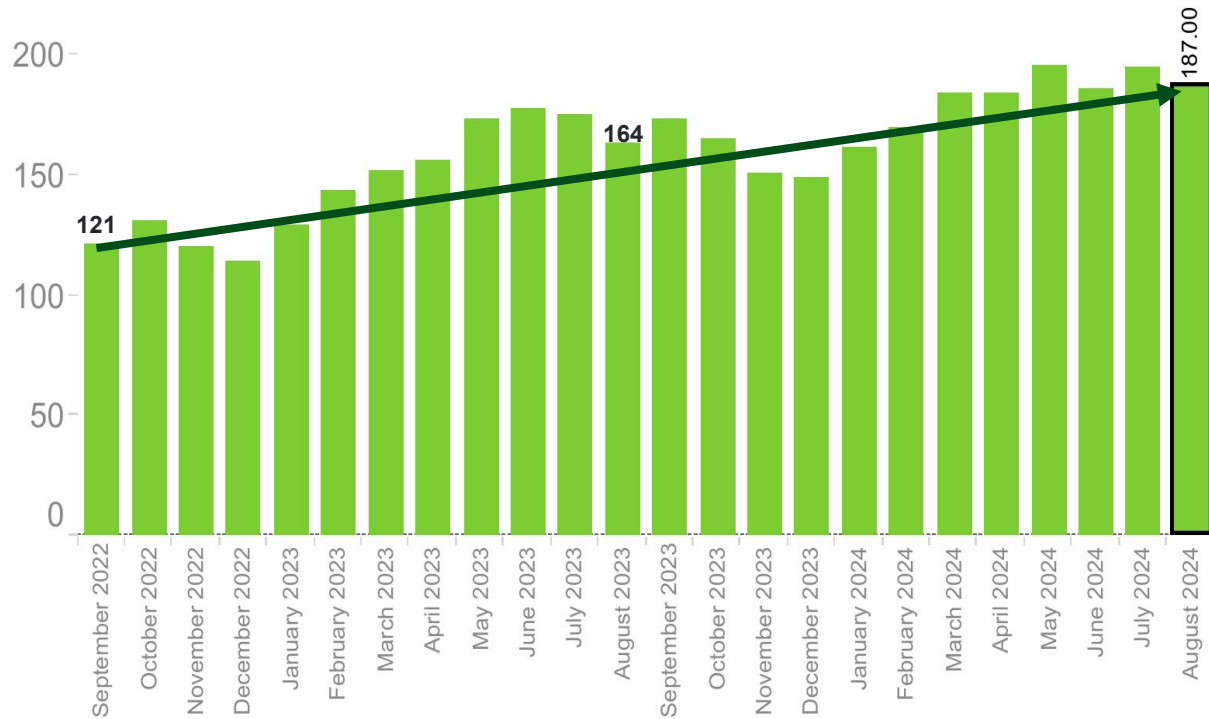


WHO'S UNEMPLOYED?



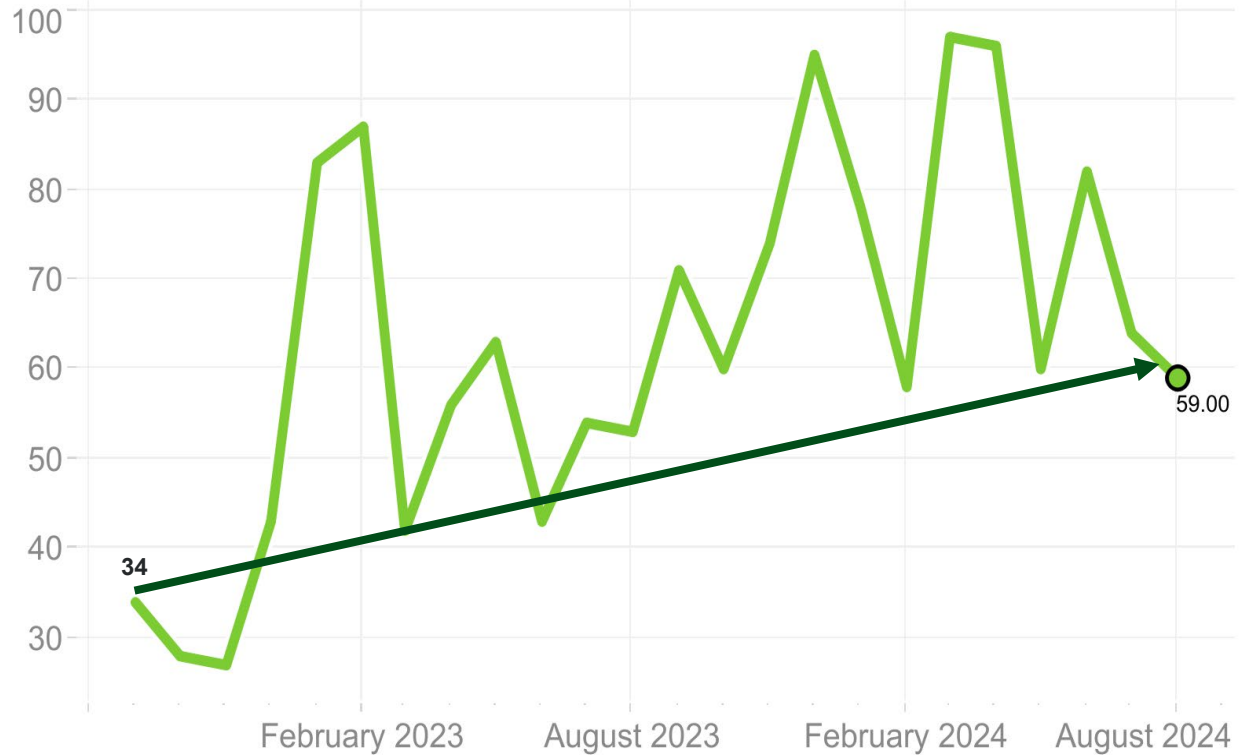
CHALLENGING HOUSING MARKET

Active Listings



REDFIN

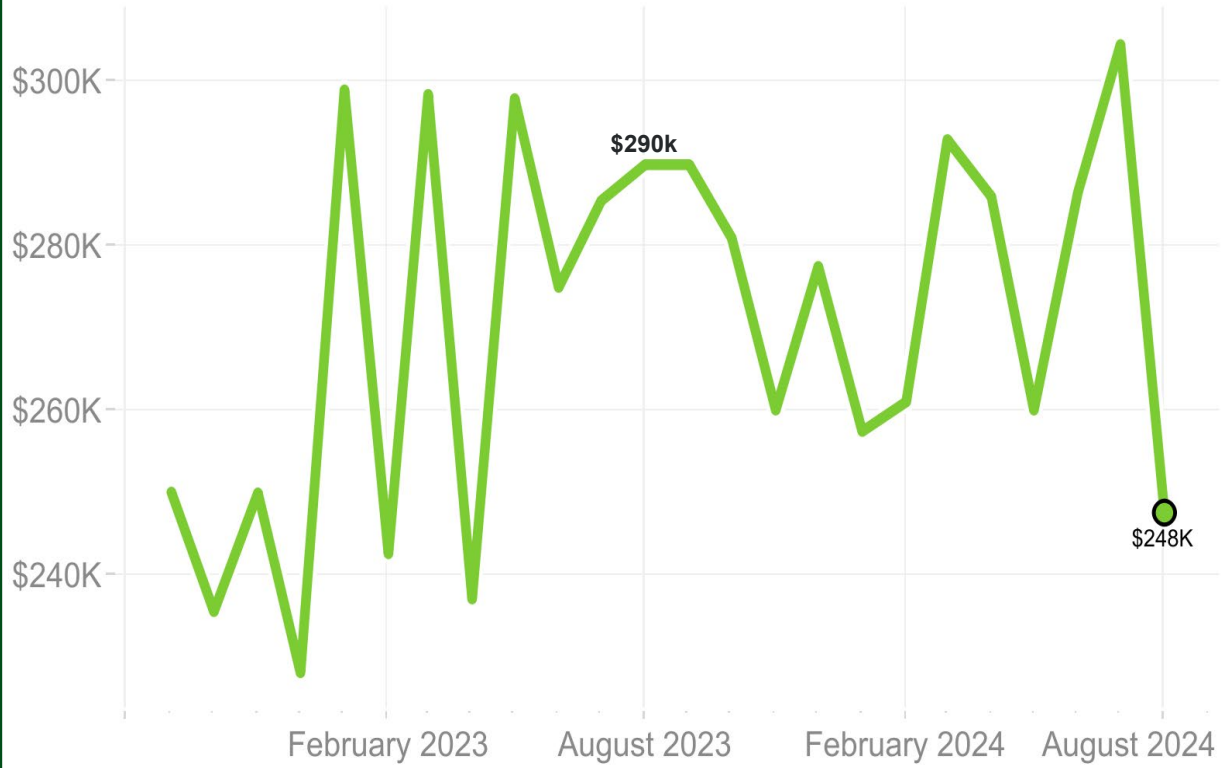
Median Days on Market



REDFIN

BUYER'S MARKET

Median Sale Price



REDFIN

Median Sale Price Per Square Foot



REDFIN

Active Listings

Period
From August 2022

1..
1..
50
0

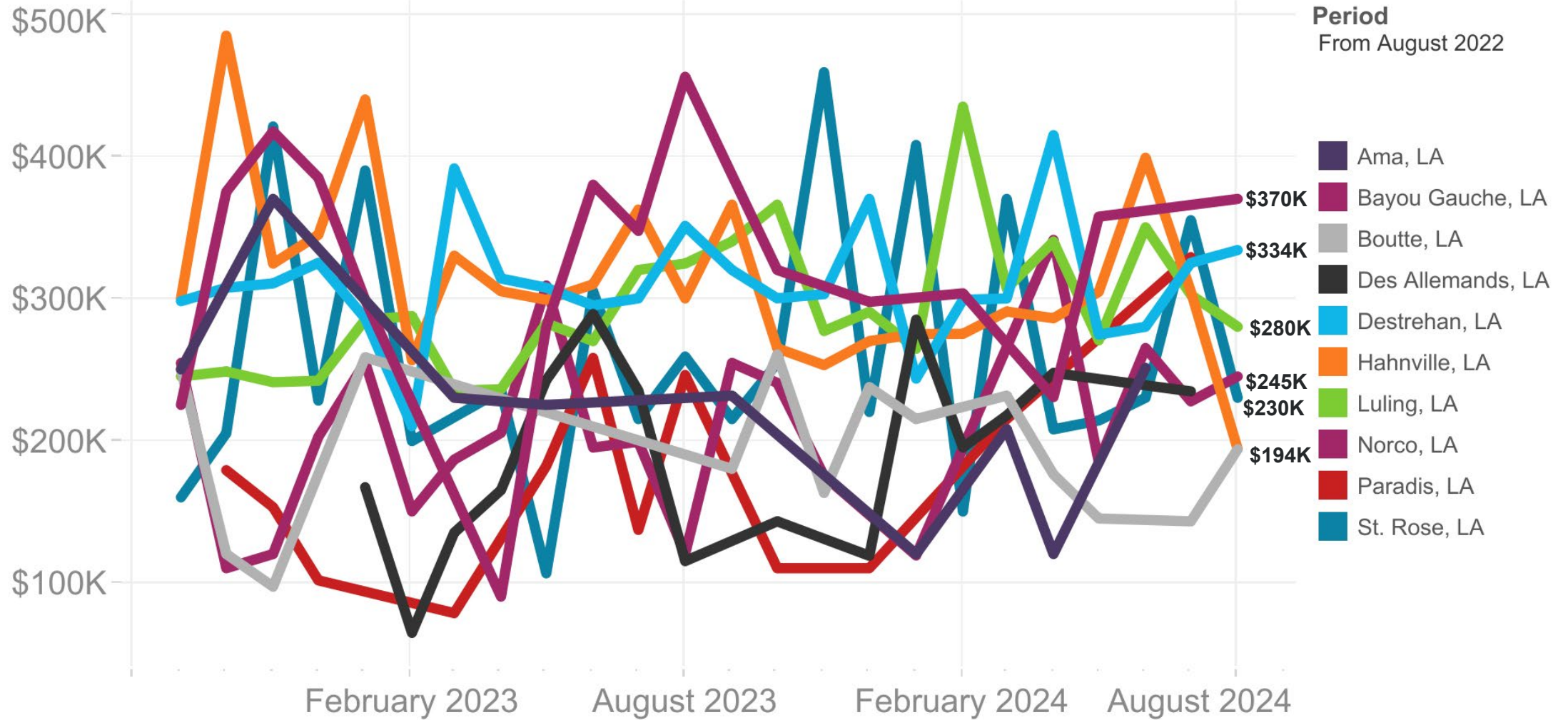
September 2022
October 2022
November 2022
December 2022
January 2023
February 2023
March 2023
April 2023
May 2023
June 2023
July 2023
August 2023
September 2023
October 2023
November 2023
December 2023
January 2024
February 2024
March 2024
April 2024
May 2024
June 2024
July 2024
August 2024

- Ama, LA
- Bayou Gauche, LA
- Boutte, LA
- Des Allemands, LA
- Destrehan, LA
- Hahnville, LA
- Luling, LA
- Norco, LA
- Paradis, LA
- St. Rose, LA

10
43
9
68
13
17

PARISH MARKETS

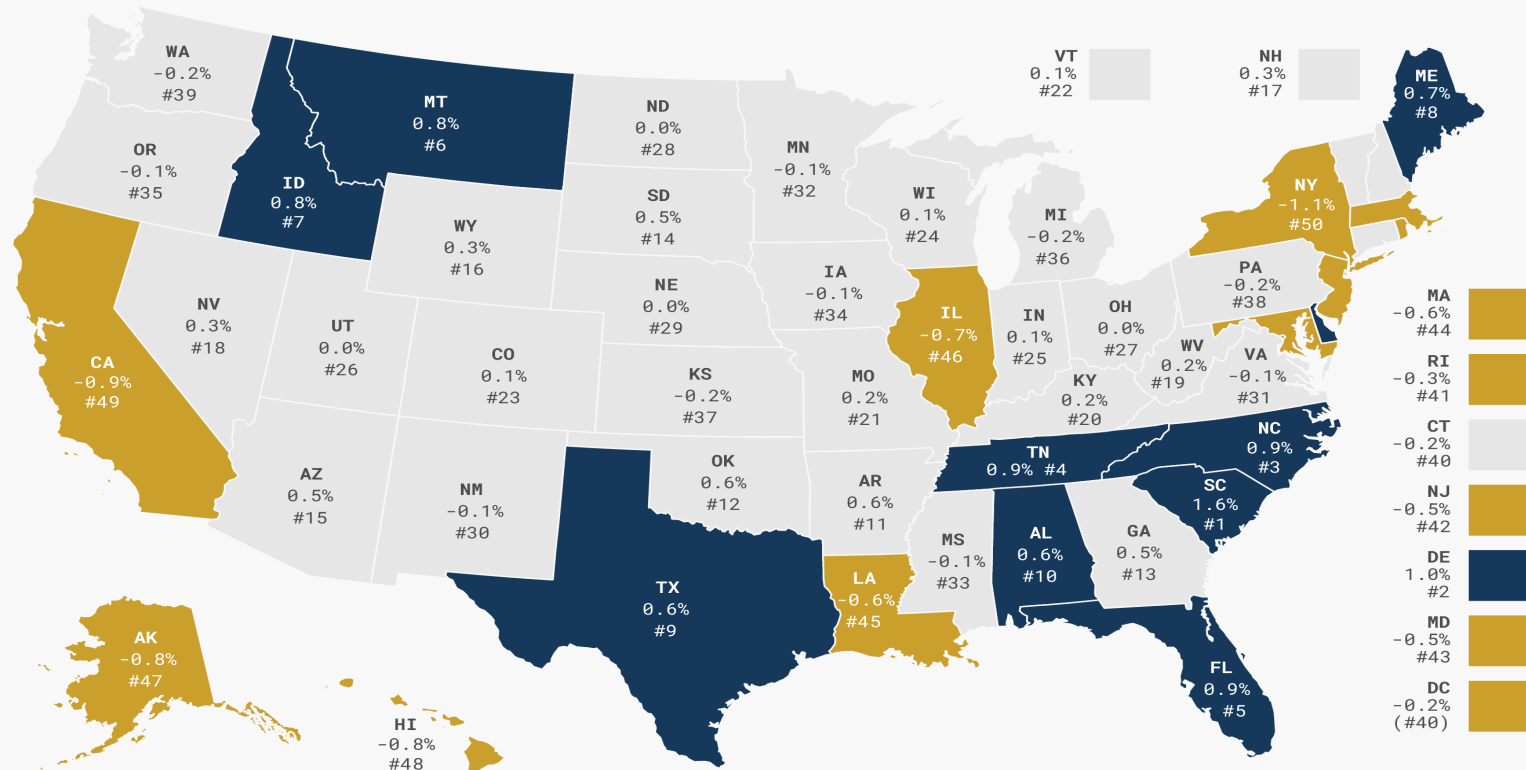
Median Sale Price



NOVEMBER SPECIAL SESSION

State Population Changes in 2023

State Net Population Changes from Interstate Migration, from Most Inbound to Most Outbound, FY 2023



Note: On this map, population changes are rounded to the tenths place, but ranks are based on unrounded Census figures. D.C.'s rank does not affect states' ranks, but the figure in parentheses indicates where it would have ranked if included.
Source: U.S. Census Bureau.

Top 10 States for Inbound Migration
Top 10 States for Outbound Migration

NOVEMBER SPECIAL SESSION

- **Why November? Facing \$730M+ Shortfall; Enact some changes on Jan. 1**
- **Simplify/Flatten Income Tax**
 - Corporate Income Tax-Single 3.5% Rate (7.5% current top rate)
 - Eliminate Franchise Tax
 - Personal Income Tax
 - Single 3% Rate (from 3 brackets)
 - \$4,500, \$12,500, \$25K Standard Deductions
 - Double retirement income exemption to \$12K
 - First \$25K income tax free for married couples
- **Eliminate some incentives**
- **Broaden sales tax base by including additional activities**
- **Renew .45% “Temporary” SUT**
 - SUT changes need 2/3 approval
- **Broaden sales tax base by including additional activities**
- **\$100M Revenue Loss**
- **Inventory Tax**
 - Constitutional change to allow locals to voluntarily exempt from property tax (opt out)
 - One-time state incentive for parishes opting out (?)



~17%

QUESTIONS?