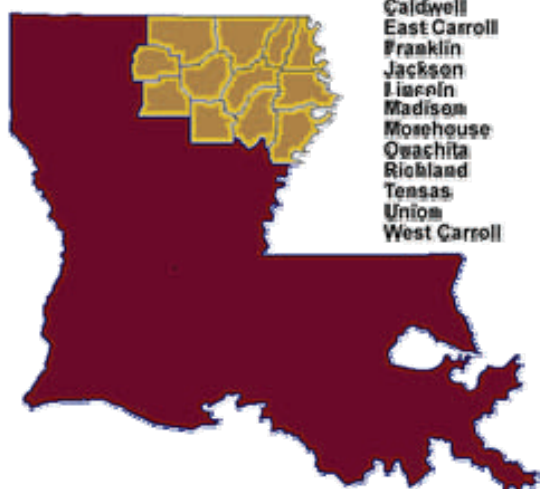


Business and Economic Climate of Monroe and Northeast Louisiana: 2009

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Caldwell
East Carroll
Franklin
Jackson
Lincoln
Madison
Morehouse
Ouachita
Richland
Tensas
Union
West Carroll

The Economy and Demography of Northeast Louisiana

Northeast Louisiana is a 12-parish area bordered to the north by Arkansas and to the east by Mississippi. The Monroe metropolitan statistical area (Ouachita and Union Parishes: MSA rank by 2008 population=230/363) is the population and business center for the greater area. The data contained herein is compiled from many sources and is as current as availability permits.

Center for Business and Economic Research

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Dear Reader:

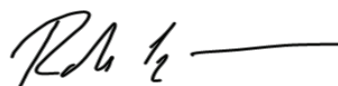
This 2009 edition is the 4th annual publication of our **Northeast Louisiana Economic Factbook**. We strive to make a desktop quality print edition available every other year (the 2008 edition is on-line only, along with earlier editions, at cba.ulm.edu/cber).

The 2009 edition differs from past copies insofar as we have removed the section on area attractions and places of interest leaving that data to area tourist bureaus that are better equipped to provide it. In place of this information, we have added two new tables of data: (1) A time series of deposits/reserves in FDIC institutions in Northeast Louisiana (page 24), and (2) A cost of living analysis/comparison of Ouachita Parish and other relevant metropolitan areas (page 21).

The cost of living analysis we perform for Monroe/Ouachita Parish is an outgrowth of a recommendation (and subsequent request) made by independent consultants some 3 years ago to the former Ouachita Economic Development Corporation. The CBER has undertaken the survey work every quarter since the 3rd quarter of 2007.

In addition to compiling and publishing this data book and doing the quarterly cost of living survey/analysis, the CBER also partners with Louisiana Tech's college of business to organize and produce the annual area **Business Outlook Summit**, as well as provide "customer-specific" economic research, reports, and analysis on an as needed basis.

We hope you find this resource useful. Please feel free to contact us if you are aware of any errors or oversights, or if you wish to find out more about the Center.



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***New feature in the 2009 edition**

Population and Demographic Data

Annual Population and Population Percent Change, 2004-2008

	2004	2005	2006	2007	2008	% Change 2004- 2008	% Change 2007- 2008
Louisiana	4,487,830	4,495,627	4,243,634	4,373,310	4,410,796	-1.72%	0.86%
Northeast LA	349,136	347,178	348,249	346,934	347,102	-0.58%	0.05%
Monroe MSA*	171,119	170,899	172,421	172,231	172,743	0.95%	0.30%
Monroe City**	53,460	52,484	53,952	53,952	54,370	1.70%	0.77%
Caldwell Parish	10,503	10,387	10,355	10,305	10,353	-1.43%	0.47%
East Carroll Parish	8,662	8,457	8,299	8,270	8,166	-5.73%	-1.26%
Franklin Parish	20,485	20,155	20,064	20,061	20,006	-2.34%	-0.27%
Jackson Parish	15,151	15,058	15,239	15,102	15,191	0.26%	0.59%
Lincoln Parish	42,744	42,668	42,574	42,558	42,561	-0.43%	0.01%
Madison Parish	12,261	12,093	11,936	11,814	11,790	-3.84%	-0.20%
Morehouse Parish	29,948	29,421	29,225	28,760	28,602	-4.49%	-0.55%
Ouachita Parish	148,461	148,181	149,618	149,493	150,051	1.07%	0.37%
Richland Parish	20,358	20,301	20,452	20,455	20,501	0.70%	0.22%
Tensas Parish	6,026	5,949	5,999	5,828	5,694	-5.51%	-2.30%
Union Parish	22,658	22,718	22,803	22,738	22,692	0.15%	-0.20%
West Carroll Parish	11,879	11,790	11,685	11,550	11,495	-3.23%	-0.48%

*Monroe MSA includes Ouachita & Union Parishes.

**Monroe City figures generated by State of La

Population figures are July estimates

Source: U.S. Census Bureau

2008 Population by Age Bracket by Parish

	age 0-19	age 20-34	age 35-49	age 50-64	age 65+	total	Median age*
Caldwell	2563	2323	2,073	1,913	1,481	10,353	37.0
East Carroll	2,419	1,891	1,460	1,277	1,119	8,166	32.4
Franklin	5,502	3,898	3,716	3,563	3,327	20,006	37.7
Jackson	3,924	3,039	2,809	2,833	2,586	15,191	38.8
Lincoln	12,611	12,459	6,438	5,895	5,158	42,561	26.7
Madison	3,734	2,578	2,079	2,026	1,373	11,790	32.3
Morehouse	7,735	5,496	5,434	5,320	4,617	28,602	38.1
Ouachita	44,667	33,120	28,575	25,003	18,686	150,051	33.5
Richland	5,744	4,339	3,898	3,569	2,951	20,501	35.8
Tensas	1,449	1,155	1,012	1,214	864	5,694	39.3
Union	6,067	4,355	4,303	4,165	3,802	22,692	38.6
West Carroll	2,845	2,391	2,148	2,078	2,033	11,495	39.0
NE Louisiana	99,260	77,044	63,945	58,856	47,997	347,102	34.3
% of NE Louisiana	28.60%	22.20%	18.42%	16.96%	13.83%	100.00%	34.30%

*2008 Median Age for Louisiana= 35.6; for United States= 36.8 (source: U.S. Census, Pop. Est. Program)

Population and Demographic Data (continued)

Percent of Total Population by Race and Gender, by Parish (2007)

	Female	Hispanic (not Black)	Black	Asian
Caldwell Parish	49.4%	1.7%	18.4%	0.1%
East Carroll Parish	48.6%	1.4%	68.7%	0.4%
Franklin Parish	52.3%	0.9%	31.6%	0.2%
Jackson Parish	52.4%	1.0%	27.7%	0.3%
Lincoln Parish	51.0%	1.8%	40.8%	1.4%
Madison Parish	50.5%	2.6%	61.5%	0.2%
Morehouse Parish	52.1%	1.0%	45.0%	0.2%
Ouachita Parish	52.4%	1.6%	35.4%	0.9%
Richland Parish	53.1%	1.5%	37.5%	0.2%
Tensas Parish	49.9%	2.2%	56.5%	0.2%
Union Parish	51.5%	3.3%	27.4%	0.3%
West Carroll Parish	49.3%	1.7%	19.2%	0.2%
NE Louisiana	51.8%	1.7%	36.9%	0.7%

The 4-year population trend in Northeast Louisiana has been negative, due in large part to the decline of rural populations in the non-metropolitan areas of the region and a decidedly negative pattern of outmigration from the region that has outpaced in-migration by a considerable margin.

Forecast economic growth in the region, however, bodes well for net positive population in-migration. Population in-migration is expected to be attracted to the following (not an exhaustive list):

- Gardner Denver Thomas: 200+ jobs.
- V-Vehicles: 1,400+ jobs.
- Delta Community College construction.
- New airport terminal construction.
- Added call center operations: Accent marketing, J.P. Morgan Chase Manhattan.
- The 2009 merger of telecoms CenturyTel and Embarq to form CenturyLink.

Educational Attainment by Parish, as Percent of Population over Age 25 (2000)

	Less than High School	High School (includes GED)	Some College-No Degree	Associate's Degree	Bachelor's Degree	Graduate or Professional Degree	Population 25+ yrs. (in yr. 2000)
Caldwell Parish	34.6	38.6	16.5	1.5	5.6	3.2	6,922
East Carroll Parish	42.2	31.2	12.4	1.9	7.2	5.1	5,542
Franklin Parish	38.6	36.5	13.9	1.2	6.2	3.6	13,423
Jackson Parish	26.4	39.7	18.5	2.5	8.1	4.8	10,062
Lincoln Parish	19.6	24.7	20.5	3.4	16.5	15.3	22,059
Madison Parish	36.6	33.7	16.5	2.2	7.7	3.3	7,670
Morehouse Parish	33.4	38.8	15.8	2.3	6.7	3	19,446
Ouachita Parish in 2000	21.4	30	23.1	2.8	14.8	7.9	88,430
Ouachita Parish in 2007*	18.7	33.3	20.6	4.8	16.8	6	92,370
Richland Parish	38.1	32.1	14.8	2.1	8.8	4.1	13,060
Tensas Parish	36.9	31.5	15.4	1.4	10.1	4.7	4,208
Union Parish	28.3	40.1	17.6	2.2	8.1	3.7	14,819
West Carroll Parish	40.4	34.8	13.7	1.6	6.3	3.2	7,994
NE Louisiana 2000	27.7%	32.6%	19.3%	2.5%	11.4%	6.6%	213,635
Louisiana 2000	25.2%	32.4%	20.2%	3.5%	12.2%	6.5%	2,775,468
Louisiana 2007*	20.6%	35.2%	19.5%	4.5%	13.4%	6.8%	2,734,518

Sources: US Census Bureau Profile of Selected Characteristics 2000; * US Census Bureau, American Community Survey 2007

Migration and Natural Increase, 2002-2008

	Total Population Change	Natural Increase			Net Migration		
		Total	Births	Deaths	Total Migration	Net International Migration	Net Internal Migration
Louisiana	-116,622	185,540	529,099	343,559	-302,162	23,233	-325,395
Caldwell Parish	-131	110	1,094	984	-241	-4	-237
East Carroll Parish	-1,229	388	1,179	791	-1,617	16	-1,633
Franklin Parish	-1,181	348	2,531	2,183	-1,529	34	-1,563
Jackson Parish	-139	26	1,680	1,654	-165	-2	-163
Lincoln Parish	240	1,815	4,600	2,785	-1,575	343	-1,918
Madison Parish	-1,921	381	1,672	1,291	-2,302	5	-2,307
Morehouse Parish	-2,302	370	3,484	3,114	-2,672	13	-2,685
Ouachita Parish	3,534	7,609	19,081	11,472	-4,075	304	-4,379
Richland Parish	-405	430	2,500	2,070	-835	6	-841
Tensas Parish	-898	111	719	608	-1,009	39	-1,048
Union Parish	-16	580	2,668	2,088	-596	104	-700
West Carroll Parish	-768	11	1,202	1,191	-779	6	-785

Source: Population Division, U.S. Census Bureau

* Release Date: March 20, 2009

Number of Housing Units by Year, by Parish

	Housing units 2003	Housing units 2004	Housing units 2005	Housing units 2006	Housing units 2007
Caldwell Parish	5,104	5,113	5,140	5,189	5,222
East Carroll Parish	3,256	3,264	3,267	3,284	3,300
Franklin Parish	8,770	8,814	8,845	8,945	9,024
Jackson Parish	7,470	7,503	7,522	7,597	7,642
Lincoln Parish	17,409	17,586	17,958	18,234	18,410
Madison Parish	5,031	5,033	5,037	5,079	5,110
Morehouse Parish	12,971	13,051	13,076	13,176	13,221
Ouachita Parish	61,492	61,958	62,317	63,242	63,898
Richland Parish	8,476	8,536	8,604	8,754	8,889
Tensas Parish	3,388	3,415	3,446	3,477	3,493
Union Parish	11,210	11,337	11,597	11,967	12,204
West Carroll Parish	5,089	5,114	5,129	5,184	5,215
NE Louisiana	149,738	150,798	152,013	146,204	155,628

Population and Demographic Data (continued)

Total Personal Income (thousands of current dollars)							
	2003	2004	2005	2006	2007	% growth 2003-06	% growth 2006-07
Louisiana	\$115,694,842	\$121,780,899	\$111,167,116	\$135,026,187	\$153,503,932	16.71%	13.7%
NE Louisiana	7,964,097	8,206,299	8,507,700	9,088,922	9,722,738	14.12%	7.0%
Caldwell	203,275	215,657	223,510	239,978	247,304	18.06%	3.1%
East Carroll	164,267	162,310	163,955	183,192	195,295	11.52%	6.6%
Franklin	407,571	406,215	421,892	458,639	470,239	12.53%	2.5%
Jackson	365,221	370,972	386,061	383,400	390,162	4.98%	1.8%
Lincoln	904,639	983,219	1,011,047	1,110,503	1,226,291	22.76%	10.4%
Madison	238,043	223,691	234,742	241,487	248,703	1.45%	3.0%
Morehouse	635,820	630,541	650,345	665,916	688,440	4.73%	3.4%
Ouachita	3,794,746	3,903,988	4,047,130	4,341,195	4,760,142	14.40%	9.7%
Richland	406,099	423,432	439,242	469,585	497,418	15.63%	5.9%
Tensas	130,828	125,993	134,495	156,577	158,693	19.68%	1.4%
Union	491,989	546,072	561,846	579,229	597,211	17.73%	3.1%
West Carroll	221,599	214,209	233,435	259,221	242,840	16.98%	-6.3%

Source: Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce

Per Capita Personal Income (current dollars)							
	2003	2004	2005	2006	2007	% growth 2003-06	% growth 2006-07
Louisiana	\$25,819	\$27,088	\$24,664	\$31,821	\$35,100	23.25%	10.3%
NE Louisiana	22,854	23,549	24,414	26,001	25,114	13.77%	-3.4%
Caldwell	19,157	20,129	21,050	23,166	23,998	20.93%	3.6%
East Carroll	18,307	18,363	18,661	22,021	23,615	20.29%	7.2%
Franklin	19,574	19,678	20,691	22,828	23,440	16.62%	2.7%
Jackson	23,936	24,388	25,594	25,116	25,835	4.93%	2.9%
Lincoln	21,536	23,347	24,126	26,080	28,815	21.10%	10.5%
Madison	18,510	17,715	18,823	20,184	21,052	9.04%	4.3%
Morehouse	20,843	20,812	21,737	22,748	23,937	9.14%	5.2%
Ouachita	25,758	26,400	27,397	28,993	31,842	12.56%	9.8%
Richland	19,797	20,705	21,541	22,937	24,318	15.86%	6.0%
Tensas	20,926	20,497	21,987	25,932	27,229	23.92%	5.0%
Union	21,526	23,937	24,571	25,354	26,265	17.78%	3.6%
West Carroll	18,255	17,996	19,758	22,159	21,025	21.39%	-5.1%
United States	31,466	33,090	34,471	36,714	38,615	16.68%	5.2%

Source: Regional Economic Information System, Bureau of Economic Analysis, U.S. Department of Commerce

	Wage and Salary Disbursements as percent of Area Personal Income					Area Per Capita Personal Income as % of U.S. Per Capita Personal Income	
	2003	2004	2005	2006	2007	2006	2007
Louisiana	53.0%	52.5%	59.6%	52.4%	49.7%	86.7%	90.9%
NE Louisiana	45.6%	45.1%	45.1%	44.4%	43.0%	70.9%	65.0%
Caldwell	29.4%	28.6%	29.2%	28.4%	29.8%	63.1%	62.1%
East Carroll	33.3%	35.2%	35.3%	33.4%	32.5%	60.0%	61.2%
Franklin	29.7%	31.2%	30.9%	29.1%	30.1%	62.2%	60.7%
Jackson	32.0%	30.5%	30.1%	30.4%	32.4%	68.4%	66.9%
Lincoln	53.2%	50.9%	50.5%	48.7%	47.2%	71.0%	74.6%
Madison	39.5%	40.9%	38.8%	38.0%	38.5%	55.0%	54.5%
Morehouse	38.6%	37.3%	35.7%	34.0%	34.4%	62.0%	62.0%
Ouachita	54.9%	54.5%	54.7%	53.7%	51.1%	79.0%	82.5%
Richland	34.2%	34.3%	34.6%	34.2%	34.1%	62.5%	63.0%
Tensas	28.6%	32.7%	33.0%	31.4%	28.8%	70.6%	70.5%
Union	27.1%	25.3%	25.2%	25.3%	24.0%	69.1%	68.0%
West Carroll	27.6%	30.5%	36.2%	43.1%	30.0%	60.4%	54.4%
United States	55.8%	55.4%	55.4%	54.8%	54.6%	100.0%	100.0%

Calculated using data available from U.S. Bureau of Economic Analysis.

Northeast Louisiana is situated in the Delta region, one of the poorest areas of the United States. The region is largely agricultural. Metropolitan Monroe constitutes the retail and healthcare center of the region. The table at the top of this page shows the proportion of area personal income made up of wage and salary disbursements. The percentages exclude proprietors' income and focus only on that of employers. (Inclusion of proprietors' income raises the above percentages by an average 10%, approximately.)

Note the small percentages in many of the parishes when compared to the Nation. These parishes are largely agricultural with limited employment opportunities and relatively low educational achievement. The more metropolitan areas of Ouachita Parish and the city of Ruston in Lincoln Parish display percentages that emulate the Nation more closely.

As would be expected in a poor area, total personal income is also low. The last two columns of the table illustrate the considerable differences between 2005 and 2006 area income and that of the Nation. Weighted average personal income in Northeast Louisiana in 2006 is approximately 71% of the National average.

Population and Demographic Data (continued)

2005-2006 Median Household Income by Parish, NE Louisiana, State, and US				
	2005: Median Household Income	2006: Median Household Income	2005: % of Louisiana Median Income	2006: % of Louisiana Median Income
Caldwell Parish	\$31,957	\$31,269	87.4%	79.9%
East Carroll Parish	\$22,260	\$22,381	60.9%	57.2%
Franklin Parish	\$25,286	\$25,896	69.2%	66.2%
Jackson Parish	\$31,811	\$34,901	87.0%	89.2%
Lincoln Parish	\$30,132	\$31,094	82.4%	79.5%
Madison Parish	\$22,951	\$23,434	62.8%	59.9%
Morehouse Parish	\$27,224	\$28,562	74.5%	73.0%
Ouachita Parish	\$34,618	\$35,400	94.7%	90.5%
Richland Parish	\$28,740	\$27,896	78.6%	71.3%
Tensas Parish	\$23,441	\$22,934	64.1%	58.6%
Union Parish	\$32,123	\$33,709	87.9%	86.2%
West Carroll Parish	\$28,101	\$29,463	76.9%	75.3%
NE LA (w/Lincoln)	\$31,029	\$31,923	86.1%	81.6%
Louisiana	\$36,547	\$39,122	100.0%	100.0%
United States	\$46,242	\$48,451	126.5%	123.8%

Source: US Census Bureau, Small Area Income and Poverty Estimates.

2005-2006 Persons below Poverty by Parish, NE Louisiana, State, and US				
	2005: % of population below poverty	2006: % of population below poverty	2005: % difference from Louisiana 2005 poverty rate	2006: % difference from Louisiana 2006 poverty rate
Caldwell Parish	21.8%	21.4%	1.6%	2.5%
East Carroll Parish	45.4%	40.9%	25.2%	22.0%
Franklin Parish	30.4%	30.6%	10.2%	11.8%
Jackson Parish	18.9%	18.4%	-1.3%	-0.4%
Lincoln Parish	27.0%	24.4%	6.8%	5.6%
Madison Parish	36.6%	33.8%	16.4%	14.9%
Morehouse Parish	28.2%	26.8%	8.0%	7.9%
Ouachita Parish	22.7%	20.6%	2.5%	1.8%
Richland Parish	26.5%	26.0%	6.3%	7.1%
Tensas Parish	36.6%	33.3%	16.4%	14.4%
Union Parish	20.0%	20.4%	-0.2%	1.5%
West Carroll Parish	24.7%	21.9%	4.5%	3.0%
NE LA (w/Lincoln)	25.4%	23.6%	5.2%	4.7%
Louisiana	20.2%	18.9%	0.0%	0.0%
United States	13.3%	12.9%	-6.9%	-5.9%

Source: US Census Bureau, Small Area Income and Poverty Estimates.

Labor Force Statistics

Labor Force					
	2004	2005	2006	2007	2008
City of Monroe*	22,733	22,603	21,920	21,600	21,754
Caldwell	4,276	4,337	4,374	4,507	4,669
E. Carroll	3,017	2,919	2,982	3,011	3,123
Franklin	7,749	7,827	7,761	7,691	7,824
Jackson	6,419	6,435	6,437	6,456	6,662
Lincoln	18,345	18,673	18,580	18,484	19,457
Madison	4,670	4,686	4,649	4,356	4,610
Morehouse	11,881	11,725	11,475	11,486	11,796
Ouachita	71,621	72,685	71,950	70,403	71,667
Richland	8,452	8,576	8,560	8,555	8,892
Tensas	2,268	2,300	2,301	2,185	2,204
Union	10,394	10,491	10,394	10,113	10,223
W. Carroll	4,555	4,725	5,202	4,343	4,442
NE Louisiana	153,647	155,379	154,665	151,590	155,569
Louisiana	2,039,182	2,077,123	1,990,120	1,997,879	2,086,787

*Monroe City data source www.bls.go (Revised) Source: Louisiana Department of Labor, www.laworks.net

Total Employment (Household Survey, including Proprietor Employment)					
	2004	2005	2006	2007	2008
City of Monroe*	21,077	21,101	20,973	20,527	20,494
Caldwell	3,935	4,044	4,207	4,311	4,445
E. Carroll	2,630	2,558	2,743	2,745	2,812
Franklin	7,086	7,164	7,315	7,227	7,255
Jackson	6,018	6,080	6,191	6,203	6,352
Lincoln	17,233	17,484	17,802	17,655	18,458
Madison	4,241	4,287	4,393	4,086	4,257
Morehouse	10,749	10,732	10,785	10,643	10,770
Ouachita	67,850	68,569	69,276	67,214	68,147
Richland	7,799	7,962	8,161	8,071	8,339
Tensas	2,087	2,002	2,137	2,034	2,029
Union	9,763	9,889	9,991	9,653	9,690
W. Carroll	3,999	4,245	4,898	3,969	3,997
NE Louisiana	143,390	145,016	147,899	143,811	146,551
Louisiana	1,926,594	1,938,280	1,910,348	1,921,347	1,970,615

*Monroe City data source www.bls.go (Revised) Source: Louisiana Department of Labor, www.laworks.net

Labor Force Statistics (continued)

Unemployment Rate					
	2004	2005	2006	2007	2008
City of Monroe*	7.3%	6.6%	4.3%	5.0%	5.8%
Caldwell	8.0%	6.8%	3.8%	4.3%	4.8%
E. Carroll	12.8%	12.4%	8.0%	8.8%	10.0%
Franklin	8.6%	8.5%	5.7%	6.0%	7.3%
Jackson	6.2%	5.5%	3.8%	3.9%	4.7%
Lincoln	6.1%	6.4%	4.2%	4.5%	5.1%
Madison	9.2%	8.5%	5.5%	6.2%	7.7%
Morehouse	9.5%	8.5%	6.0%	7.3%	8.7%
Ouachita	5.3%	5.7%	3.7%	4.5%	4.9%
Richland	7.7%	7.2%	4.7%	5.7%	6.2%
Tensas	8.0%	13.0%	7.1%	6.9%	7.9%
Union	6.1%	5.7%	3.9%	4.5%	5.2%
W. Carroll	12.2%	10.2%	5.8%	8.6%	10.0%
NE Louisiana	6.7%	6.7%	4.4%	5.1%	5.8%
Louisiana	5.5%	6.7%	4.0%	3.8%	5.6%

*Monroe City data source www.bls.gov (Revised)

Source: Louisiana Department of Labor, www.laworks.net

Unemployment					
	2004	2005	2006	2007	2008
City of Monroe*	1,656	1,502	947	1,073	1,260
Caldwell	341	293	167	196	224
East Carroll	387	361	239	266	311
Franklin	663	663	446	464	569
Jackson	401	355	246	253	310
Lincoln	1,112	1,189	778	829	999
Madison	429	399	256	270	353
Morehouse	1,132	993	690	843	1,026
Ouachita	3,771	4,116	2,674	3,189	3,520
Richland	653	614	399	484	553
Tensas	181	298	164	151	175
Union	631	602	403	460	533
West Carroll	556	480	304	374	445
NE Louisiana	10,257	10,363	6,766	7,779	9,018
Louisiana	112,588	138,843	79,772	76,532	116,172

*Monroe City data source www.bls.gov (Revised)

Source: Louisiana Department of Labor, www.laworks.net

Wage and Salary Employment (Number of Jobs in Parishes and State)

	2003	2004	2005	2006	2007
Louisiana	2,025,043	2,033,543	2,006,271	1,967,129	2,031,158
Caldwell	2,751	2,710	2,750	2,825	2,943
East Carroll	2,531	2,550	2,396	2,570	2,572
Franklin	6,273	6,250	6,215	6,234	6,190
Jackson	4,242	3,995	3,866	3,741	3,960
Lincoln	19,086	19,260	19,273	19,421	19,931
Madison	4,250	4,044	4,046	3,991	3,845
Morehouse	9,095	8,530	8,341	8,219	8,241
Ouachita	76,531	76,225	75,490	76,063	76,069
Richland	6,398	6,380	6,436	6,550	6,652
Tensas	1,783	1,811	1,814	1,867	1,755
Union	6,513	6,405	6,291	6,140	5,681
West Carroll	2,918	2,923	3,142	3,476	2,857
NE Louisiana	142,371	141,083	140,060	141,097	140,696

Source: U.S. Bureau of Economic Analysis

Wage and Salary Disbursements (thousands of current dollars)

	2003	2004	2005	2006	2007	% growth 2003-06	% growth 2006-07
Louisiana	\$61,325,403	\$63,875,117	\$66,298,256	\$70,740,436	\$76,342,241	15.4%	7.9%
NE Louisiana	3,628,712	3,704,231	3,839,323	4,036,366	4,178,950	11.2%	3.5%
Caldwell	59,786	61,598	65,289	68,183	73,759	14.0%	8.2%
East Carroll	54,623	57,109	57,902	61,199	63,556	12.0%	3.9%
Franklin	121,050	126,753	130,358	133,335	141,331	10.1%	6.0%
Jackson	116,876	113,163	116,388	116,533	126,380	-0.3%	8.4%
Lincoln	481,451	500,597	510,683	540,504	578,581	12.3%	7.0%
Madison	93,927	91,473	91,141	91,708	95,844	-2.4%	4.5%
Morehouse	245,163	234,932	232,353	226,651	236,483	-7.6%	4.3%
Ouachita	2,085,158	2,129,031	2,212,354	2,330,138	2,431,575	11.7%	4.4%
Richland	138,880	145,182	152,104	160,487	169,518	15.6%	5.6%
Tensas	37,474	41,174	44,446	49,162	45,741	31.2%	-7.0%
Union	133,237	137,897	141,756	146,629	143,434	10.1%	-2.2%
West Carroll	61,087	65,322	84,549	111,837	72,748	83.1%	-35.0%
United States	5,107,298,000	5,388,680,000	5,665,392,000	6,020,799,000	6,355,759,000	17.9%	-35.0%

Source: U.S. Bureau of Economic Analysis. 2006 not available at printing

Labor Market Data by Industry, by Region and Selected Parishes, 2007-2008

Northeast Louisiana (w/ Lincoln Parish)	2007				2008			
	Units	Employment	Estimated total wages	Weekly Wage \$	Units	Employment	Estimated total wages	Weekly Wage \$
All Industries	9,191	129,213	\$3,906,873,229	\$581	9,298	129,181	\$4,058,941,067	\$604
Agriculture, forestry, fishing and hunting	329	2,259	\$56,599,633	\$482	330	2,254	\$56,692,971	\$484
Mining	57	469	\$25,895,841	\$1,062	55	443	\$28,126,199	\$1,221
Utilities	111	1,022	\$41,876,878	\$788	110	1,021	\$45,163,912	\$851
Construction	787	6,900	\$244,787,573	\$682	784	6,832	\$249,941,391	\$704
Manufacturing	300	12,581	\$566,339,456	\$866	305	11,894	\$534,959,269	\$865
Wholesale trade	454	4,758	\$203,005,760	\$821	465	4,738	\$216,011,120	\$877
Retail trade	1,402	17,304	\$354,707,374	\$394	1,403	16,974	\$360,223,338	\$408
Transportation and warehousing	365	3,080	\$119,323,805	\$745	368	3,004	\$122,198,794	\$782
Information	143	2,252	\$78,595,797	\$671	149	2,179	\$78,775,805	\$695
Finance and insurance	676	5,446	\$208,842,366	\$737	693	5,379	\$210,641,636	\$753
Real estate and rental and leasing	403	1,775	\$47,335,798	\$513	417	1,825	\$50,960,262	\$537
Professional and technical services	754	3,739	\$152,338,530	\$784	755	3,999	\$174,156,216	\$837
Management of companies and enterprises	35	1,731	\$107,257,925	\$1,192	37	1,784	\$104,876,271	\$1,131
Administrative and waste services	351	4,681	\$102,961,578	\$423	364	5,019	\$116,246,748	\$445
Educational services	77	15,393	\$475,277,446	\$594	79	15,577	\$520,231,232	\$642
Health care and social assistance	1,055	24,502	\$707,582,705	\$555	1,091	24,998	\$753,438,632	\$580
Arts, entertainment, and recreation	108	1,234	\$16,848,311	\$263	115	1,220	\$17,739,047	\$280
Accommodation and food services	530	10,049	\$109,581,202	\$210	537	10,030	\$113,320,798	\$217
Other services, except public administration	767	3,271	\$73,369,801	\$431	758	3,209	\$76,218,922	\$457
Public administration	420	6,645	\$211,016,967	\$611	419	6,653	\$225,753,596	\$653

Note: Due to unclassified and non-publishable data, major divisions may be under-reported. Annual values for 2008 compiled from quarterly data.

Ouachita Parish	2007				2008			
	Units	Employment	Estimated total wages	Weekly Wage \$	Units	Employment	Estimated total wages	Weekly Wage \$
All Industries	4,597	71,126	\$2,306,072,507	\$624	4,667	70,599	\$2,350,263,934	\$640
Agriculture, forestry, fishing and hunting	22	129	\$3,257,668	\$488	21	113	\$3,061,103	\$522
Mining	27	146	\$7,098,077	\$935	27	154	\$9,202,169	\$1,153
Utilities	24	521	\$22,935,702	\$846	24	527	\$25,465,300	\$929
Construction	416	3,826	\$144,496,370	\$726	422	3,623	\$133,137,545	\$707
Manufacturing	156	6,722	\$332,682,943	\$952	157	6,182	\$295,296,154	\$919
Wholesale trade	253	2,822	\$123,617,425	\$842	260	2,881	\$137,005,130	\$915
Retail trade	713	9,250	\$197,520,933	\$411	703	9,108	\$198,831,360	\$420
Transportation and warehousing	128	1,644	\$67,652,099	\$791	129	1,569	\$67,393,309	\$826
Information	83	1,678	\$62,636,695	\$718	86	1,623	\$62,170,355	\$737
Finance and insurance	379	3,629	\$142,192,276	\$754	392	3,613	\$142,009,009	\$756
Real estate and rental and leasing	221	1,105	\$31,432,945	\$547	228	1,151	\$34,704,873	\$580
Professional and technical services	469	2,675	\$112,712,667	\$810	473	2,923	\$131,444,970	\$865
Management of companies and enterprises	19	1,355	\$94,789,446	\$1,346	20	1,385	\$91,477,462	\$1,270
Administrative and waste services	210	3,474	\$75,704,050	\$419	217	3,726	\$81,896,706	\$423
Educational services	34	6,772	\$213,882,078	\$607	35	6,903	\$234,581,867	\$653
Health care and social assistance	575	13,112	\$423,645,849	\$621	594	13,005	\$440,812,902	\$652
Arts, entertainment, and recreation	51	828	\$11,053,722	\$257	55	801	\$11,680,759	\$281
Accommodation and food services	288	6,244	\$72,178,545	\$222	293	6,128	\$72,819,798	\$229
Other services, except public administration	406	2,062	\$48,488,907	\$452	400	2,035	\$49,713,619	\$470
Public administration	98	3,087	\$116,914,378	\$728	97	3,099	\$126,461,244	\$785

Labor Market Data by Industry, by Region and Selected Parishes, 2007-2008

Morehouse Parish	2007				2008			
	Units	Employment	Estimated total wages	Weekly Wage \$	Units	Employment	Estimated total wages	Weekly Wage \$
All Industries	604	7,400	\$213,918,073	\$556	595	7,441	\$229,889,075	\$594
Agriculture, forestry, fishing and hunting	53	363	\$8,250,615	\$438	53	389	\$8,657,547	\$428
Mining	1	*	*	*	2	*	*	*
Utilities	7	55	\$2,261,889	\$794	9	58	\$2,500,566	\$833
Construction	45	343	\$10,855,569	\$608	42	303	\$10,669,265	\$678
Manufacturing	19	823	\$46,950,434	\$1,098	22	848	\$51,949,567	\$1,178
Wholesale trade	22	220	\$10,290,316	\$901	22	228	\$11,332,516	\$957
Retail trade	100	1,137	\$25,071,669	\$424	98	1,077	\$24,218,405	\$433
Transportation and warehousing	26	161	\$5,890,219	\$702	22	147	\$6,003,823	\$787
Information	8	97	\$2,804,544	\$557	9	90	\$2,834,066	\$606
Finance and insurance	51	229	\$8,179,124	\$688	45	199	\$6,865,215	\$663
Real estate and rental and leasing	29	105	\$1,898,245	\$348	30	103	\$2,045,719	\$382
Professional and technical services	29	95	\$2,923,844	\$595	26	100	\$3,468,075	\$667
Management of companies and enterprises	1	*	*	*	1	*	*	*
Administrative and waste services	13	69	\$1,785,225	\$499	13	127	\$6,508,330	\$989
Educational services	4	*	*	*	4	*	*	*
Health care and social assistance	80	1,667	\$39,646,283	\$457	84	1,769	\$42,939,252	\$467
Arts, entertainment, and recreation	4	43	\$789,196	\$351	4	45	\$757,733	\$324
Accommodation and food services	30	445	\$4,649,386	\$201	28	454	\$4,860,935	\$206
Other services, except public administration	50	236	\$3,287,746	\$268	49	208	\$3,250,114	\$300
Public administration	34	416	\$11,654,713	\$539	33	397	\$11,975,381	\$581

Labor Force Statistics (continued)

Lincoln Parish	2007				2008			
	Units	Employment	Estimated total wages	Weekly Wage \$	Units	Employment	Estimated total wages	Weekly Wage \$
All Industries	1,146	18,196	\$545,982,290	\$577	1,167	18,604	\$590,240,126	\$610
Agriculture, forestry, fishing and hunting	33	233	\$6,500,244	\$537	33	237	\$6,415,015	\$521
Mining	10	121	\$7,627,927	\$1,217	10	144.25	\$10,142,728	\$1,352
Utilities	23	121	\$4,572,670	\$725	23	113	\$3,891,183	\$662
Construction	99	1,070	\$39,573,617	\$711	102	1,292	\$55,511,663	\$826
Manufacturing	38	1,475	\$63,916,072	\$833	39	1,504	\$69,033,501	\$883
Wholesale trade	53	786	\$34,204,247	\$837	52	691	\$28,483,821	\$793
Retail trade	179	2,407	\$49,588,133	\$396	184	2,394	\$51,733,640	\$416
Transportation and warehousing	33	301	\$12,459,076	\$797	34	338	\$14,853,699	\$846
Information	18	240	\$6,556,496	\$525	17	252	\$7,415,477	\$565
Finance and insurance	91	649	\$27,822,359	\$824	93	639	\$29,192,823	\$879
Real estate and rental and leasing	55	263	\$6,413,838	\$470	62	282	\$7,131,694	\$486
Professional and technical services	88	431	\$19,622,519	\$876	89	423	\$19,410,525	\$883
Management of companies and enterprises	7	68	\$5,930,297	\$1,677	8	80	\$6,773,355	\$1,623
Administrative and waste services	54	688	\$13,903,133	\$389	59	684	\$14,305,895	\$402
Educational services	13	3,619	\$124,379,154	\$661	13	3,625	\$132,805,648	\$704
Health care and social assistance	115	3,157	\$82,652,235	\$503	113	3,286	\$89,378,637	\$523
Arts, entertainment, and recreation	11	79	\$901,718	\$220	11	78	\$848,060	\$208
Accommodation and food services	76	1,677	\$15,497,474	\$178	79	1,713	\$16,976,804	\$191
Other services, except public administration	97	345	\$7,610,494	\$424	96	347	\$8,830,418	\$490
Public administration	41	445	\$15,491,529	\$670	41	456	\$16,230,070	\$685

Labor Market Data by Selected Parishes, 2007-2008

Parishes	2007				2008			
	Units	Employment	Estimated total wages	Weekly Wage \$	Units	Employment	Estimated total wages	Weekly Wage \$
Caldwell	250	2,663	\$66,858,367	\$483	258	2,661	\$72,649,721	\$525
East Carroll	209	2146	\$53,644,780	\$481	212	2111	\$55,665,645	\$507
Franklin	450	5,461	\$126,967,189	\$447	447	5,425	\$135,649,989	\$481
Jackson	310	3,612	\$118,105,999	\$629	312	3,631	\$119,979,268	\$635
Madison	296	3,286	\$83,453,857	\$488	302	3,452	\$92,594,558	\$516
Richland	517	6,097	\$156,099,245	\$492	520	6,197	\$165,976,920	\$515
Tensas	161	1,433	\$39,427,322	\$529	165	1,367	\$41,373,151	\$582
Union	406	5,191	\$131,610,690	\$488	422	5,141	\$136,512,054	\$511
West Carroll	236	2,602	\$64,732,910	\$478	234	2,554	\$68,146,626	\$513

Source: www.laworks.net, Louisiana Employment and Wages Annual Report, 2007, and quarterly data for 2008.

Average Annual Wages per Job (2003-07 current dollars)

	2003	2004	2005	2006	2007	% growth 2003-06	% growth 2006-07
Louisiana	\$30,284	\$31,411	\$33,046	\$35,906	\$37,586	18.6%	4.7%
NE Louisiana	25,497	25,544	25,951	28,291	29,998	11.0%	6.0%
Caldwell	21,732	22,730	23,741	24,136	25,063	11.1%	3.8%
East Carroll	21,582	22,396	24,166	23,813	24,711	10.3%	3.8%
Franklin	19,297	20,280	20,975	21,338	22,832	10.6%	7.0%
Jackson	27,552	28,326	30,106	31,150	31,914	13.1%	2.5%
Lincoln	25,225	25,992	26,437	27,831	29,029	10.3%	4.3%
Madison	22,100	22,619	22,526	22,979	24,927	4.0%	8.5%
Morehouse	29,956	27,542	27,857	27,576	28,696	-7.9%	4.1%
Ouachita	27,246	27,931	29,307	30,634	31,965	12.4%	4.3%
Richland	21,707	22,756	23,633	24,502	25,484	12.9%	4.0%
Tensas	21,017	22,736	24,502	26,332	26,063	25.3%	-1.0%
Union	20,457	21,530	22,533	23,881	25,248	16.7%	5.7%
West Carroll	20,935	22,348	26,909	32,174	25,463	53.7%	-20.9%
United States	37,169	38,792	40,146	41,991	43,889	13.0%	4.5%

Source: Bureau of Economic Analysis, U.S. Department of Commerce.

Commercial/Industrial Utility Rates for Louisiana and the United States, 2008-2009

<i>Electricity cents/ kwh:</i>	Feb '08	Mar '08	Apr '08	May '08	Jun '08	Jul '08	Aug '08	Sep '08	Oct '08	Nov '08	Dec '08	Jan '09	Feb '09
U.S. Commercial	9.47	9.62	9.86	10.05	10.88	11.11	11.08	10.77	10.05	10.13	9.95	10.03	10.16
Louisiana Commer- cial	8.95	9.66	9.80	10.10	9.95	10.78	11.53	11.00	10.61	10.48	9.48	9.06	9.22
U.S. Industrial	6.38	6.54	6.64	6.8	7.4	7.78	7.63	7.35	7.23	7.04	6.88	6.9	6.98
Louisiana Industrial	6.38	7.22	7.61	7.90	7.77	8.94	9.70	9.09	8.94	8.16	7.43	6.67	6.42
<i>Natural Gas \$/mcf:</i>													
U.S. Commercial	\$11.81	\$12.44	\$13.24	\$14.39	\$15.45	\$14.04	\$13.02	\$11.83	\$11.45	\$11.32	\$11.04	\$10.68	\$10.10
Louisiana Commer- cial	\$12.95	\$13.83	\$15.22	\$16.67	\$16.97	\$13.94	\$12.46	\$12.29	\$12.63	\$13.07	\$12.32	\$11.37	\$11.53
U.S. Industrial	\$9.63	\$10.02	\$11.34	\$12.06	\$13.07	\$9.94	\$8.93	\$8.09	\$7.22	\$7.84	\$7.42	\$6.41	\$5.70
Louisiana Industrial	\$9.82	\$10.27	\$11.51	\$12.12	\$12.91	\$9.36	\$8.48	\$8.28	\$6.47	\$7.77	\$6.35	\$4.99	\$4.51

Source: U.S. Dept. of Energy, Energy Information Administration

Commercial/Industrial Utility Rates for Louisiana and the U.S., Annual Averages: 2004-2008

	2004	2005	2006	2007	2008
<i>Electricity cents/kwh:</i>					
U.S. Commercial	8.17	8.67	9.46	9.65	10.28
Louisiana Commercial	7.58	8.56	9.03	9.13	10.16
U.S. Industrial	5.25	5.73	6.16	6.39	7.01
Louisiana Industrial	5.82	6.71	6.87	6.77	7.97
<i>Natural Gas \$/mcf:</i>					
U.S. Commercial	\$9.43	\$11.34	\$12.00	\$11.32	\$11.99
Louisiana Commercial	\$9.56	\$11.41	\$11.84	\$11.21	\$13.49
U.S. Industrial	\$6.53	\$8.56	\$7.87	\$7.68	\$9.61
Louisiana Industrial	\$6.58	\$9.11	\$7.42	\$7.07	\$9.52

Source: U.S. Dept. of Energy, Energy Information Administration

Business Climate Data (continued)

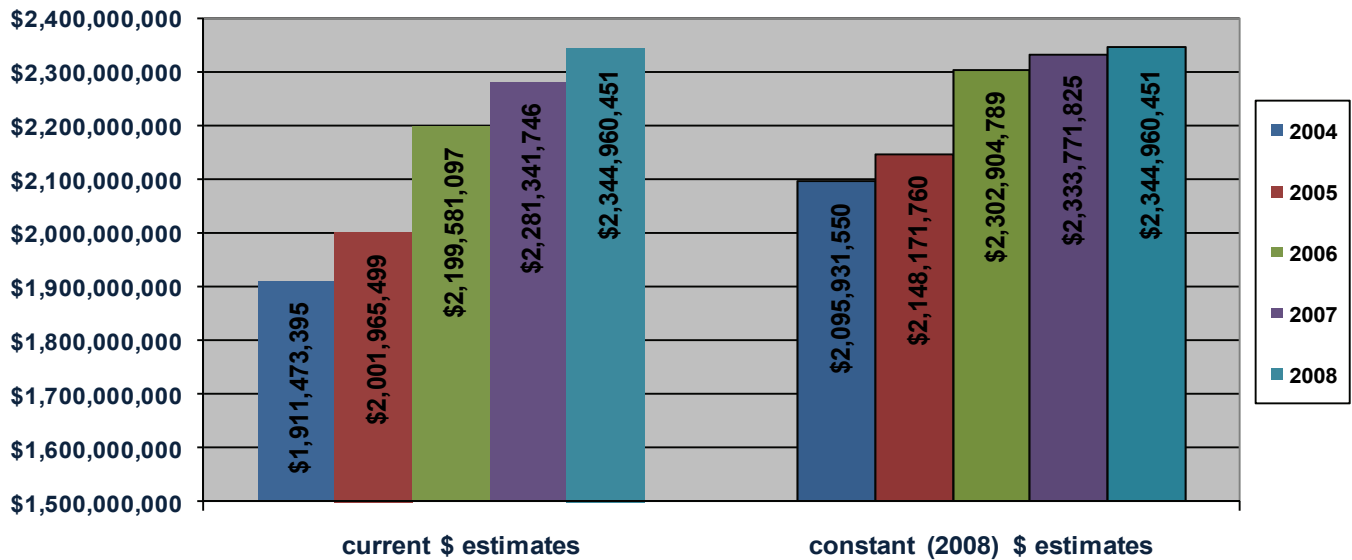
Construction Permits for Monroe MSA by Parish, 2007-2008									
	Number of Projects		Dwelling Units		Square Feet (000's)		Value (millions \$)		
	2007	2008	2007	2008	2007	2008	2007	2008	%Change
Total Non-Residential	37	50	n/a	n/a	309	560	\$37.50	\$63.20	68.5%
Ouachita	36	47	n/a	n/a	309	540	\$37.20	\$61.40	65.1%
Union	1	3	n/a	n/a	0	20	\$0.30	\$1.80	500.0%
Total Residential	719	390	769	388	1,553	819	\$116.80	\$69.30	-40.7%
Ouachita	489	264	539	262	1,067	553	\$82.20	\$49.30	-40.0%
Union	230	126	230	126	486	266	\$34.60	\$20.00	-42.2%
Total Non-Building	28	29	n/a	n/a	n/a	n/a	\$127.50	\$172.30	35.1%
Ouachita	22	22	n/a	n/a	n/a	n/a	\$117.80	\$70.80	-39.9%
Union	6	7	n/a	n/a	n/a	n/a	\$9.70	\$101.50	946.4%
Total all projects	784	469	769	388	1,862	1,379	\$281.80	\$304.80	8.2%

Source: Dodge MarkeTrack (McGraw Hill Construction Research and Analysis)

Hotel Motel Average Occupancy Rates, 2007-08								
	% Occupancy				Average Room Rate			# of rooms
	2007	2008	% change		2007	2008	% change	2007
Ouachita Parish	66.50%	62.53%	-5.96%		\$65.49	\$68.43	4.50%	2,114
*Louisiana North Area	62.14%	61.84%	-0.48%		\$63.18	\$68.21	7.96%	8,844
State of Louisiana	62.24%	64.77%	4.06%		\$89.99	\$94.24	4.72%	77,427

*LA North Area excludes Monroe and Shreveport MSAs.

Estimated Non-Auto Retail Sales for Ouachita Parish, 2004-2008



Estimated Constant Dollar (2008) per Capita Non-Automotive Retail Sales*

	2004	2005	2006	2007	2008
Ouachita Parish	\$14,139	\$14,491	\$15,374	\$15,610	\$15,628
Lincoln Parish	\$13,859	\$13,898	\$15,300	\$17,231	\$19,613
United States**	\$9,733	\$10,165	\$10,444	\$10,491	\$10,404

*Estimates of Parish retail sales are calculated from local sales tax collections.

**United States Sales from www.census.gov.

2008 Annual Average Price Index (U.S. average = 100)

Metro Area	Composite	Groceries	Housing	Utilities	Transp	Healthcare	Misc
Tupelo, MS	86.5	91.9	68.8	103.5	97.0	89.8	90.9
Tulsa, OK	88.2	93.0	68.2	91.5	99.6	102.7	97.4
Baton Rouge, LA	89.6	94.8	80.0	90.0	92.9	96.6	93.9
Monroe, LA	92.0	94.1	80.6	87.8	97.5	96.2	100.1
Dallas, TX	92.1	99.8	70.8	105.3	102.9	104.3	98.9
Shreveport, LA	93.6	91.2	89.0	91.2	93.8	91.9	99.5
Little Rock, AR	93.9	98.0	79.7	108.6	98.1	96.9	98.5
Jackson, MS	95.5	92.6	90.1	109.4	95.6	100.5	96.5
New Orleans, LA	98.0	105.1	97.4	83.7	101.1	100.6	98.9
Lafayette, LA	98.6	91.9	105.0	89.6	107.2	86.5	96.9

Source: From ACCRA Cost of Living Survey

Business Climate Data (continued)

Annual % Change in Non-Automotive Retail Sales				
Current \$ Values	'04-'05	'05-'06	'06-'07	'07-'08
Ouachita	4.73%	9.87%	3.72%	2.79%
U. S.	7.70%	6.30%	3.81%	2.39%
Constant (2008) \$ Values				
Ouachita	2.49%	7.20%	1.34%	0.48%
U.S.	5.40%	3.72%	1.43%	0.09%

Retail sales are estimated from local sales tax revenue.

Total New Car, Van, and Truck Registrations * (includes car fleet)				
	2006	2007	2008	change '07-'08
NE LA	15,163	15,003	13,050	-1,953
Ouachita	6,725	6,904	5,812	-1,092
Lincoln	1,978	1,827	1,652	-175
Morehouse	1,036	966	865	-101
Union	978	988	860	-128
Louisiana	294,253	255,738	219,413	-36,325

Estimated Constant (2008) \$ Value of New and Used Vehicle Registrations * : Ouachita Parish Only		
Estimated Constant \$ Auto Sales: 2006	\$248,460,294	Annual % Change
Estimated Constant \$ Auto Sales: 2007	\$260,527,129	4.86%
Estimated Constant \$ Auto Sales: 2008	\$231,018,087	-11.33%

* New Car/truck registrations obtained from Cross-Sell Reports: Statewide Dealer Summaries.

Sales Tax %		Property Tax Range of Total Millage Charged to Non-exempt Assessed Value
Louisiana Portion (statewide): 4.00		
Local sales tax rates		
Caldwell Parish	5.00	147.48 - 160.11
East Carroll Parish		85.14 - 104.64
Lake Providence	7.00	
Balance of Parish	5.00	
Franklin Parish		85.72 - 100.72
Gilbert, Wisner, Baskin	5.00	
Winnsboro	6.00	
Balance of Parish	4.00	
Jackson Parish	4.00	97.93-115.02
Lincoln Parish		80.70-128.23
Ruston	4.50	
Grambling	4.75	
Dubach	4.00	
Choudrant	4.00	
Balance of Parish	3.00	
Madison Parish		102.51-106.37
Tallulah, Richmond	5.50	
Delta	4.50	
Balance of Parish	3.50	
Morehouse Parish		64.75 - 92.87
Bastrop Including District 1	6.00	
Bastrop Excluding District 1	5.50	
Mer Rouge, Bonita, Collinston	5.00	
Rural	3.00	
Ouachita Parish		71.14 - 129.84
Monroe**	5.99	
Richwood, Sterlington, W. Mon-	5.50	
East Ouachita	4.60	
West Ouachita	5.60	
Richland Parish		78.42 - 98.47
Delhi, Rayville	5.50	
Mangham	5.00	
Balance of Parish	4.00	
Tensas Parish		93.30 - 99.04
Newellton, Waterproof	6.00	
St. Joseph	6.25	
Balance of Parish	5.25	
Union		57.14 - 67.14
Bernice	6.00	
Farmerville	5.50	
Marion, Junction City	5.00	
Balance of Parish	4.00	
West Carroll		62.32 - 80.57
Oak Grove	6.00	
Balance of Parish	5.00	

Millage rates vary between and within Parishes. Some Parishes have numerous rates that are voting-ward specific. The rates given in the adjacent listing are the range of millage rates within each Parish and can be used to estimate the (range of) expected property tax liability.

Millage rates shown were obtained via telephone interviews with Parish Assessors' offices.

To find rates for specific Parish wards, please contact the author, Robert Eisenstadt, at eisenstadt@ulm.edu.

To calculate the taxes on your primary home, you must take the assessed value, which is a percentage of "fair market value," and multiply it by the appropriate tax or millage rate to arrive at the amount due.

If, as an example, you had \$1000 of taxable assessed value and the tax rate was 120 mills, you would pay $\$1000 \times .120 = \120 in taxes.

If your home was valued at \$100,000, and you were eligible and had signed for homestead exemption, you would calculate your taxes as follows:

$$\begin{aligned}
 &\$100,000 \text{ (Fair Market Value)} \\
 &\quad \times 10\% \text{ (Level of Assessment)} \\
 &\quad \underline{\$10,000 \text{ (Assessed Value)}} \\
 &\quad \underline{-\$7,500 \text{ (Maximum Homestead Exemption)}} \\
 &\quad \underline{\$2,500 \text{ (Taxable Value)}} \\
 &\quad \quad \times 0.120 \text{ (Tax Rate)} \\
 &\quad \underline{\$300 \text{ (Total Parish Taxes Due)}}
 \end{aligned}$$

Note: Homestead exemption does not apply to millages assessed specifically for Monroe City.

To calculate the taxes on your business: Property taxes (millage rates) are levied on 15% of the assessed value of the business. For example, if the millage rate is 120 you would pay \$120 per \$1000 increment of 15% of the market value. An example is provided below for a representative business valued at \$100,000 and a millage rate of 120.

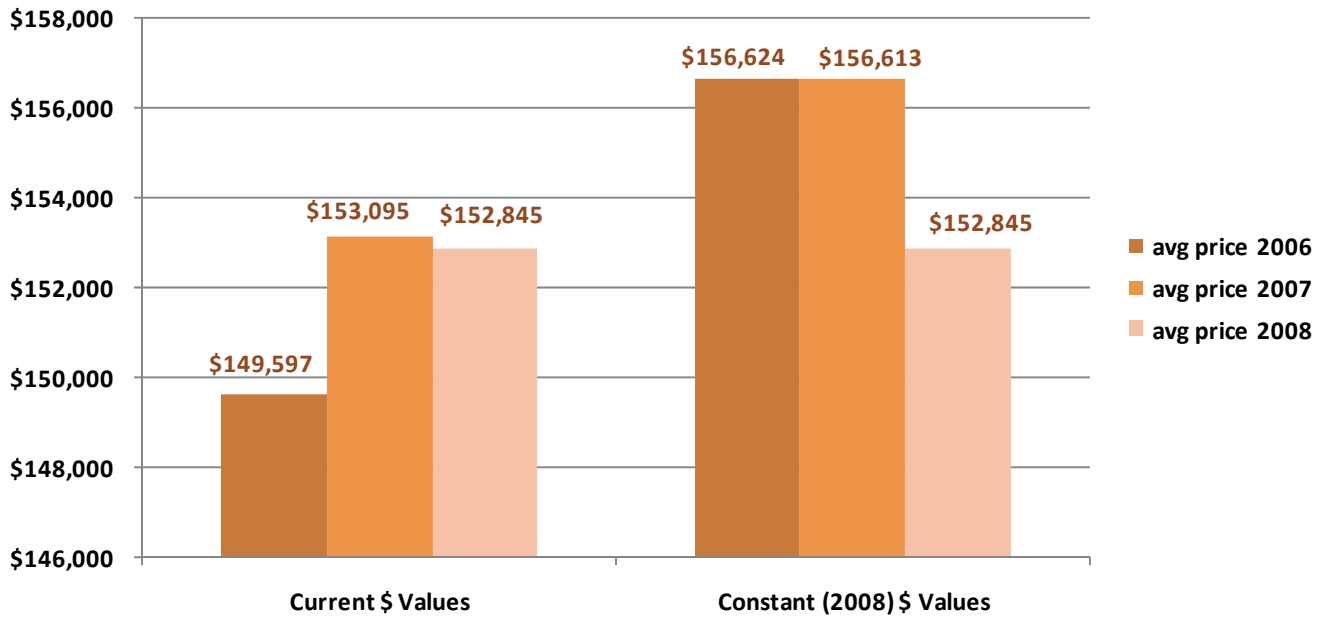
$$\begin{aligned}
 &\$100,000 \text{ (Fair Market Value)} \\
 &\quad \times 15\% \text{ (Level of Assessment)} \\
 &\quad \underline{\$15,000 \text{ (Assessed Value)}} \\
 &\quad \quad \times 0.120 \text{ (Tax Rate)}
 \end{aligned}$$

** City of Monroe has a reduced rate of 4.99% for prescription drugs and foods.

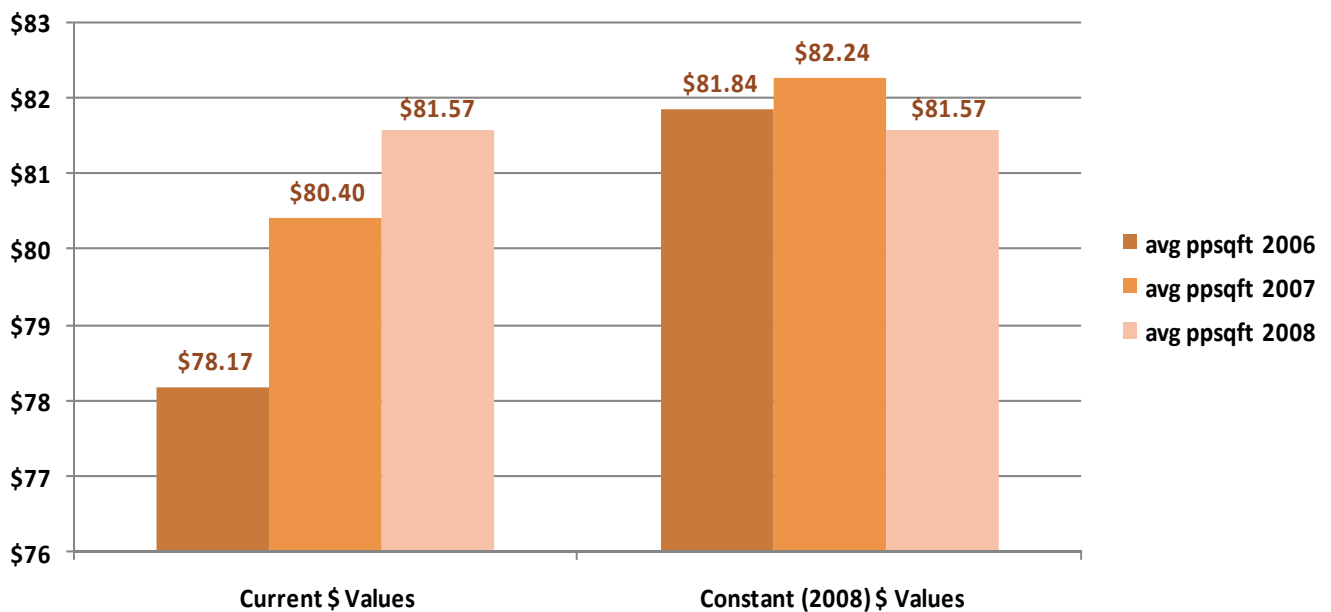
Total FDIC Deposit Values (thousand \$) by NELA Parishes, 2005-2008 (as of June)									
	2005		2006		2007		2008		
	Total Deposit	% of NELA	Total Deposit	% of NELA	Total Deposit	% of NELA	Total Deposit	% of NELA	% Change in Deposits (2005-2008)
Caldwell	\$141,629	3.5%	\$152,502	3.6%	\$164,221	3.6%	\$173,564	3.6%	22.5%
E. Carroll	\$74,037	1.8%	\$78,489	1.8%	\$79,023	1.7%	\$79,853	1.7%	7.9%
Franklin	\$233,247	5.7%	\$258,209	6.0%	\$258,547	5.7%	\$236,094	4.9%	1.2%
Jackson	\$174,863	4.3%	\$185,133	4.3%	\$196,087	4.3%	\$203,478	4.3%	16.4%
Lincoln	\$591,988	14.5%	\$600,588	14.0%	\$656,349	14.4%	\$738,411	15.5%	24.7%
Madison	\$101,155	2.5%	\$113,302	2.6%	\$113,712	2.5%	\$131,079	2.7%	29.6%
Morehouse	\$224,289	5.5%	\$237,678	5.5%	\$236,177	5.2%	\$266,505	5.6%	18.8%
Ouachita	\$1,838,281	45.2%	\$1,963,938	45.8%	\$2,111,329	46.4%	\$2,179,791	45.6%	18.6%
Richland	\$266,480	6.5%	\$251,900	5.9%	\$261,795	5.8%	\$275,669	5.8%	3.4%
Tensas	\$96,160	2.4%	\$98,104	2.3%	\$102,683	2.3%	\$112,213	2.3%	16.7%
Union	\$221,276	5.4%	\$232,721	5.4%	\$243,808	5.4%	\$253,480	5.3%	14.6%
W. Carroll	\$107,860	2.6%	\$110,854	2.6%	\$121,858	2.7%	\$128,803	2.7%	19.4%
NE Louisiana	\$4,071,265	100.0%	\$4,283,418	100.0%	\$4,545,589	100.0%	\$4,778,940	100.0%	17.4%
Louisiana	\$57,069,067		\$71,902,742		\$72,979,532		\$74,694,781		30.9%

Source: Federal Deposit Insurance Corporation, www.fdic.gov

Existing Home Sales (Sold Price > \$50,000) 2006-2008

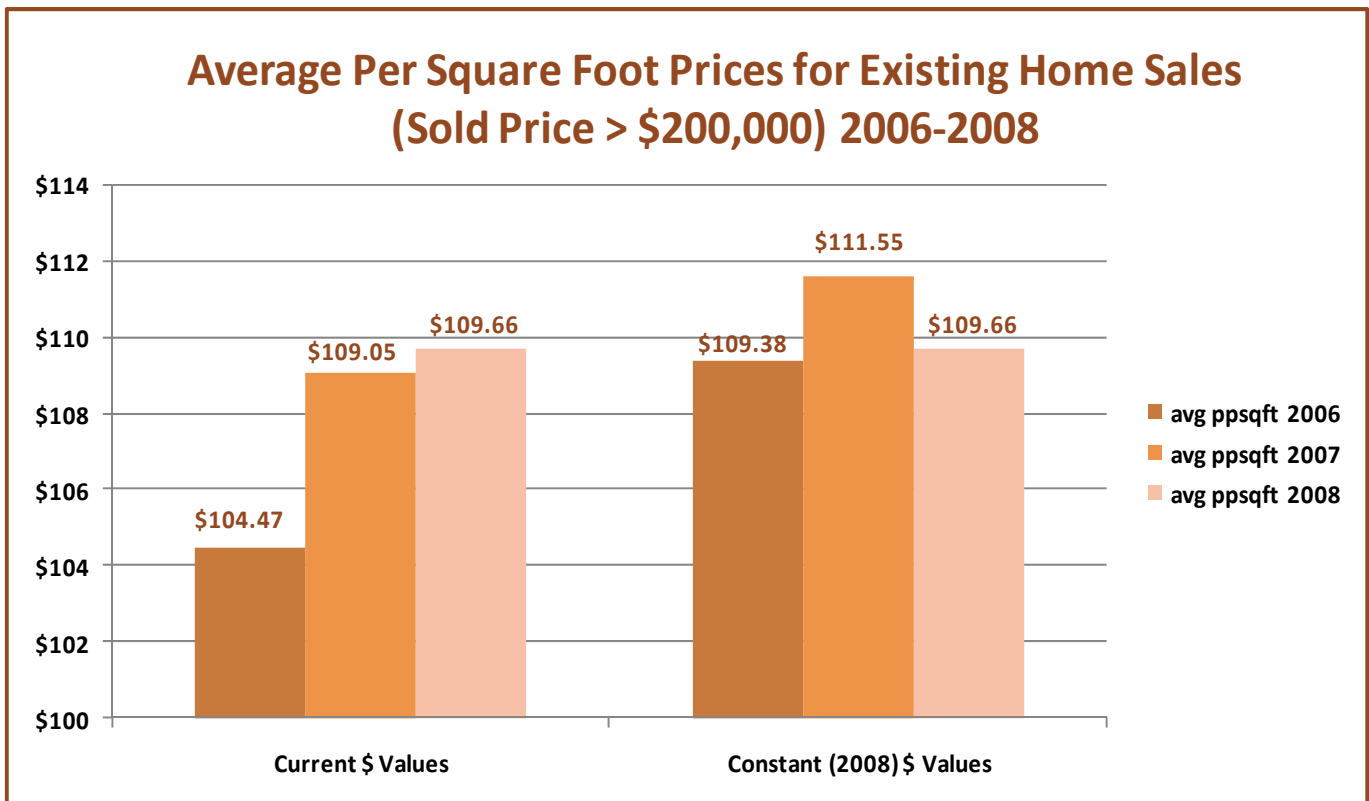
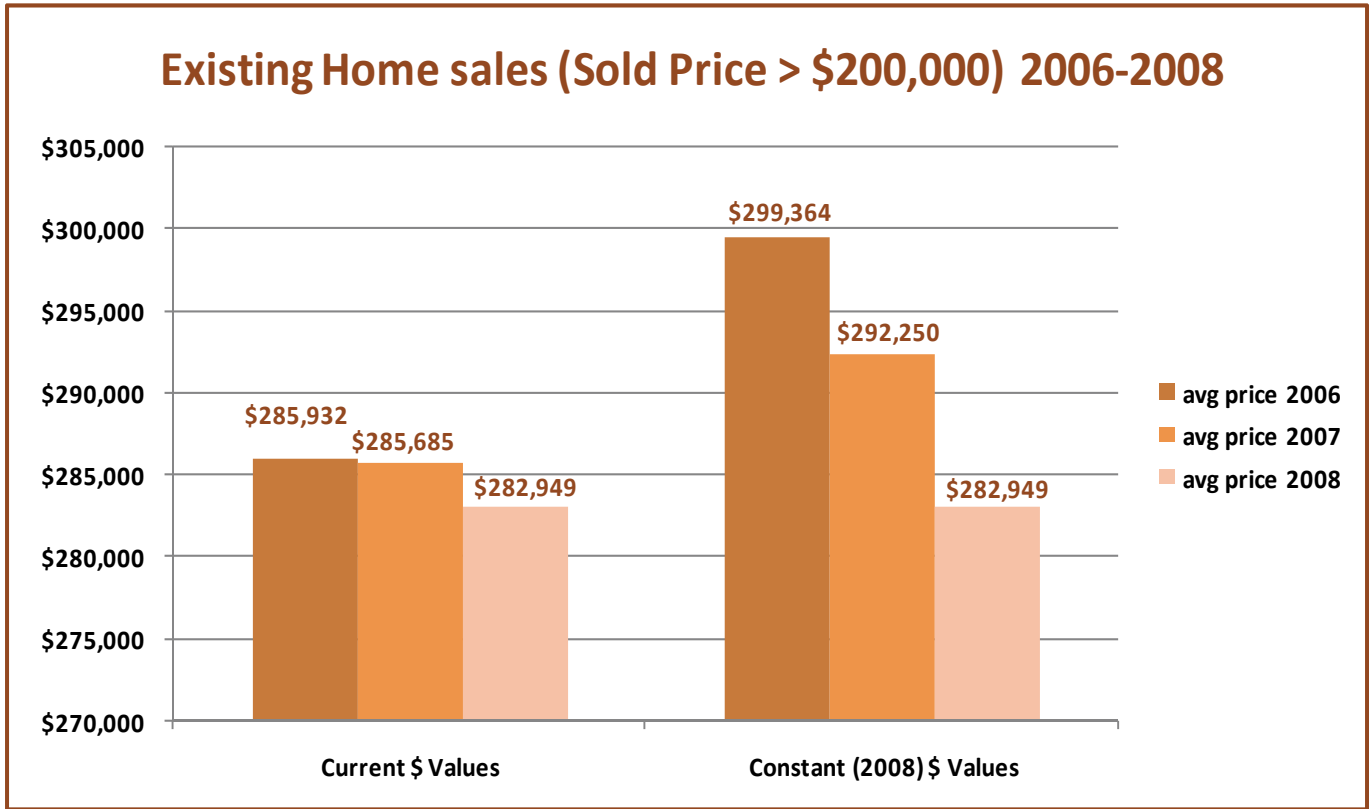


Average Per Square Foot Prices for Existing Home Sales (Sold Price > \$50,000) 2006-2008



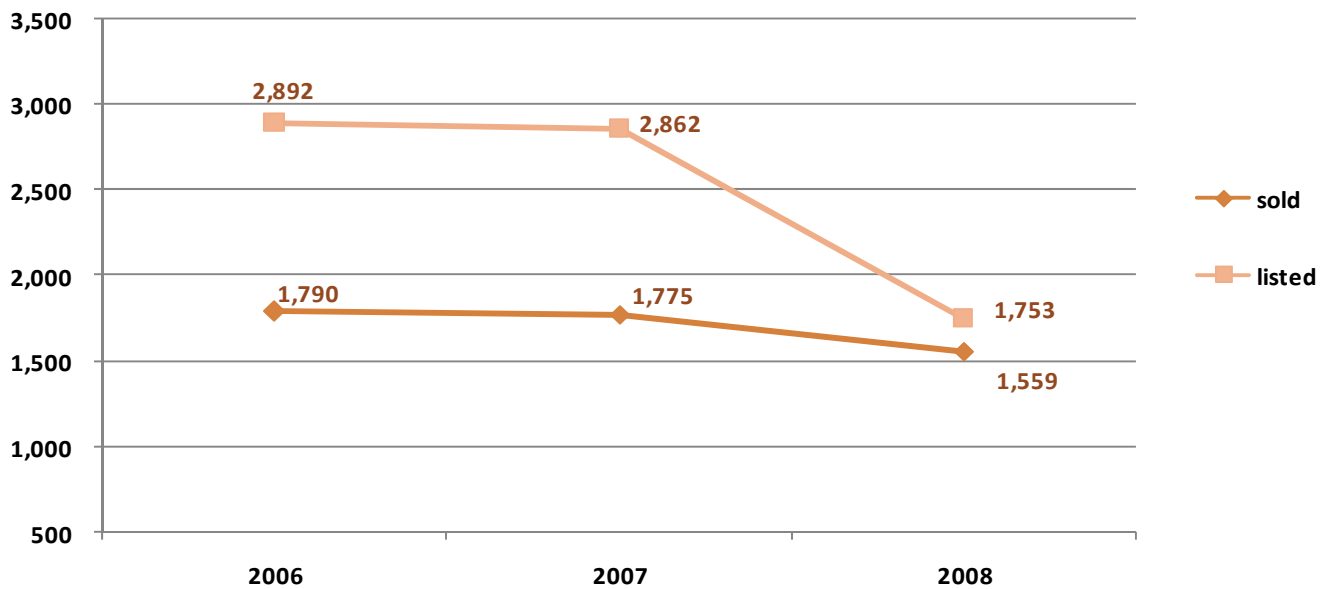
Source: Northeast Louisiana Board of Realtors Multi-Listing Service Data, (12) NE Louisiana Parishes

Quality of Life (Continued)



Source: Northeast Louisiana Board of Realtors Multi-Listing Service Data, (12) NE Louisiana Parishes

Homes Listed vs. Homes Sold in NE LA, 2006-2008



Source: Northeast Louisiana Board of Realtors

Residential Utility Rates for Louisiana and the United States, March 2008- March 2009

Electricity Rates	Mar '08	Apr '08	May '08	Jun '08	Jul '08	Aug '08	Sep '08	Oct '08	Nov '08	Dec '08	Jan '09	Feb '09	Mar '09
United States residential average cents/kwh	10.57	11.02	11.48	11.84	12.14	12.15	11.99	11.91	11.52	11	11.03	11.23	11.38
Louisiana residential average cents/kwh	9.56	9.88	10.4	10.43	11.34	11.85	11.31	11.01	10.47	9.42	8.91	9.04	8.91
Natural Gas Prices	Mar '08	Apr '08	May '08	Jun '08	Jul '08	Aug '08	Sep '08	Oct '08	Nov '08	Dec '08	Jan '09	Feb '09	Mar '09
United States residential average price/mcf	\$12.95	\$14.29	\$16.03	\$18.39	\$20.24	\$19.60	\$17.91	\$15.19	\$13.62	\$12.64	\$12.41	\$12.20	\$11.86
Louisiana residential average price/mcf	\$14.32	\$17.02	\$18.44	\$22.19	\$24.65	\$19.99	\$18.53	\$16.95	\$15.68	\$14.06	\$12.96	\$12.53	\$13.41

source: U.S. Energy Information Agency, www.eia.doe.gov.

Quality of Life (Continued)

School Performance Scores* by School District			
School District	2006-07 District Performance Scores	2007-08 (District) Performance Scores	2007-08 Rank in State (out of 68 districts)
Caldwell Parish	92.8	92.2	20
City of Monroe	76.8	80.3	50
East Carroll Parish	67.2	72	61
Franklin Parish	63.8	71.5	63
Jackson Parish	89	89.4	28
Lincoln Parish	90.1	91.9	22
Madison Parish	55	61.1	67
Morehouse Parish	77.1	82.3	44
Ouachita Parish	101.1	101.1	8
Richland Parish	76	79	52
Tensas Parish	67.6	69.6	64
Union Parish	69.1	72.9	58
West Carroll Parish	94.7	91.1	26
State of Louisiana	85.3	86.4	--

*District and Group Performance Score (DPS, GPS) Labels and Ranges	
140.0 or more	<i>Five Stars</i>
120.0 - 139.9	<i>Four Stars</i>
100.0 - 119.9	<i>Three Stars</i>
80.0 - 99.9	<i>Two Stars</i>
60.0 - 79.9	<i>One Star</i>
Below 60.0	<i>(Academically) Unacceptable</i>

School Enrollment by School District			
School District	Total K-12 Enrollment 2006-07	Total K-12 Enrollment 2007-08	2007-08 Free/reduced lunch: % of enrollment
Caldwell Parish	1,779	1,753	70.4
City of Monroe	8,949	8,890	79.7
East Carroll Parish	1,433	1,422	91.2
Franklin Parish	3,426	3,412	76.1
Jackson Parish	2,284	2,266	56
Lincoln Parish	6,612	5,838	59.2
Madison Parish	2,183	2,145	88.1
Morehouse Parish	4,916	4,816	77.8
Ouachita Parish	19,214	19,050	49.9
Richland Parish	3,397	3,373	74.4
Tensas Parish	768	757	90.4
Union Parish	2,960	2,933	70.5
West Carroll Parish	2,308	2,282	72
State of Louisiana	658,498	681,038	63.2

Source: Louisiana Department of Education

Business Climate: Addendum

Major Area (private/non-retail) Businesses		
Company	Product/Service	Approximate Northeast LA Employment
St Francis Medical Center	Medical Services	2,500
J.P. Morgan Chase	Mortgage/Financial Services/ Retail Banking	1,800
CenturyLink	Telecommunications	1,360
Foster Farms	Poultry Processing	1,100
Graphic Packaging	Paper/Container Products	1,100
Glenwood Regional Medical Center	Medical Services	900
Entergy	Electrical Utility	470
Accent Marketing	Call Center Operations	470
Bancroft Bag	Bags, Paper Containers	400
Berry Plastics Corporation	Plastics	360
Angus Chemical Company	Specialty Chemicals	180
V-Vehicles (Under development/forthcoming)	Automobile Assembly	1,400
Gardner Denver-Thomas (forthcoming)	Pumps (manufacturing)	300

The employers listed in the table above, excluding the yet to be realized newcomers to the area, represent approximately 12% of wage and salary employment in the Monroe metropolitan statistical area. Gardner Denver-Thomas is a conformed business expansion in the Monroe market, adding more than 200 jobs to our region. V-Vehicles is still in the planning stages of development but has confirmed that when that first new car is complete, it will roll off of an assembly line housed in the former Guide Plant facility on the east side of Ouachita Parish.

V-Vehicles choice of Northeast Louisiana and the consolidation of Gardner Denver-Thomas to Monroe is especially noteworthy after 4 years of plant closure after closure after near-closure (Pilgrim's Pride purchase by Foster Farms in the Spring 2009). The loss of State Farm, Guide, and International Paper in Bastrop resulted in the loss of approximately 2,400 white-collar and manufacturing jobs. The indirect effects of the job losses have been considerable, especially as we've seen Northeast Louisiana's economy lag well behind the rest of the State's pre and post Katrina performance.

The long-term estimated impact of Gardner Denver and V-vehicles, as well as less publicized expansions of call center operations like Accent Marketing and JP Morgan Chase, portends a period of strong economic growth for our region. While the first automobile is not expected to roll until 2011 at the earliest, the intermediate period will see considerable short-term injections into our spending stream as major construction projects get underway. At least 18 months to 2 years of construction activity will be required to complete the \$30 million Delta Community College campus, the nearly \$40 million replacement of the airport terminal building, as well as the considerable local expenditures required to complete the \$280 million expansion of the former Guide plant to accommodate V-Vehicles assembly lines. Our region can expect to see an acceleration in economic activity in the near and intermediate terms, and potential for real population growth through in-migration as forecast workforce needs arise.



University of Louisiana at Monroe faculty provide invaluable services to our greater community each day. This Northeast Louisiana Economic Factbook, created by ULM's College of Business Administration Center for Business and Economic Research, is but one example. The fourth edition factbook details vital economic indicators relevant to our 12-parish region.

Today's challenging economic climate compels us to examine our state's greatest strengths, one of which is ULM. Our institution generates \$350 million in annual economic activity and supplies more than 4,500 full-time equivalent jobs, according to a recent study. ULM faculty, staff, and students volunteered approximately 255,000 hours last year alone. These economic figures are powerful, and yet there exists another element, one that is not easily measured: the intellectual capital created by our university. Molding minds into better teachers, therapists, and pharmacists enhances our human capital—the primary driver of this economy.

In short, ULM contributes to our state's economic health, proving that investing in higher education is essential to meeting the challenges and preparing for the best possible future.



ULM
President James E. Cofer, Sr.



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