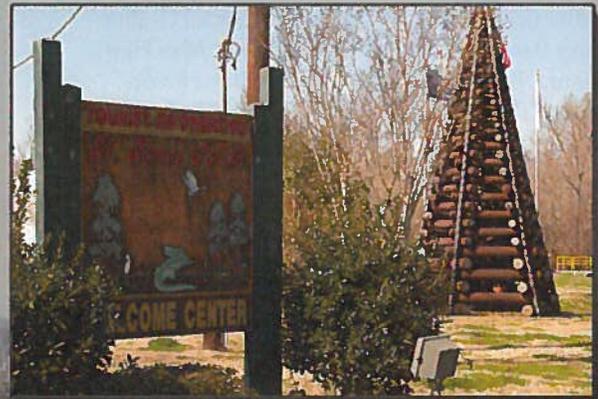




# St. James Parish Government Comprehensive Plan 2031

Exhibit A  
March 5th, 2014 Resolution  
St. James Parish Planning Commission



Written and Prepared by

**SCPDC**  
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# St. James Parish Comprehensive Plan

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## Table of Contents

Introduction.....	2	Preserving Community Assets Goals and Objectives.....	28
St. James Parish History.....	2	Human Services.....	29
Why Plan?.....	4	Human Services Goals and Objectives.....	29
What is the Comprehensive Plan?.....	4	Housing Element.....	29
How to use the plan?.....	4	Housing Goals and Objectives.....	30
What Is the Relationship of the Comprehensive Plan to Zoning?.....	5	Economic Development.....	30
How Was the Plan Developed?.....	6	Economic Development Goals and, Objectives and Strategies.....	31
Citizen Participation.....	6	Infrastructure.....	31
Analysis of Current Conditions.....	7	Infrastructure Goals and Objectives:.....	32
Business Development Strategy: Retail.....	8	Land Use.....	32
What Does the Comprehensive Plan Say about the Future of St. James Parish?.....	18	Land Use Goals and Objectives.....	32
St. James Parish and Regional Employment Forecasts.....	18	Implementation.....	34
Demographics.....	20	Implementation of the Comprehensive Plan.....	34
Comparative Growth Analysis for Selected Areas.....	20	Monitoring the Comprehensive Plan.....	34
1900 -2010 Historical Population Trends.....	20	Appendix B: Maps.....	36
Population Measurement.....	20	Appendix C: Wage and Salary Tables.....	48
2010 -2030 Population Projections.....	21		
Median Age.....	22		
Ethnic Makeup of St. James Parish.....	23		
Housing Trends.....	24		
Education and Economic Trends.....	25		
Economic Prospects.....	25		
Unemployment.....	25		
Income Data.....	26		
Plan Elements.....	28		
What Are the Goals of the Comprehensive Plan?.....	28		
Preserving Community Assets.....	28		

## Introduction

The St. James Parish Comprehensive Plan 2031 is a 20-year plan designed to articulate a vision of future growth within the Parish in a manner that will sustain the values of its citizens. The comprehensive plan makes basic strategic choices and provides a flexible framework for adapting to real conditions over time. The initial building blocks of the comprehensive plan are the “elements” as stated in Louisiana State law and as recommended in the “Louisiana Speaks” Strategic Implementation Plan: land use, transportation, housing, public infrastructure/facilities, human services, community assets and economic development. The concepts in the plan were developed during an eighteen (18) month public discussion involving many St. James Parish residents.

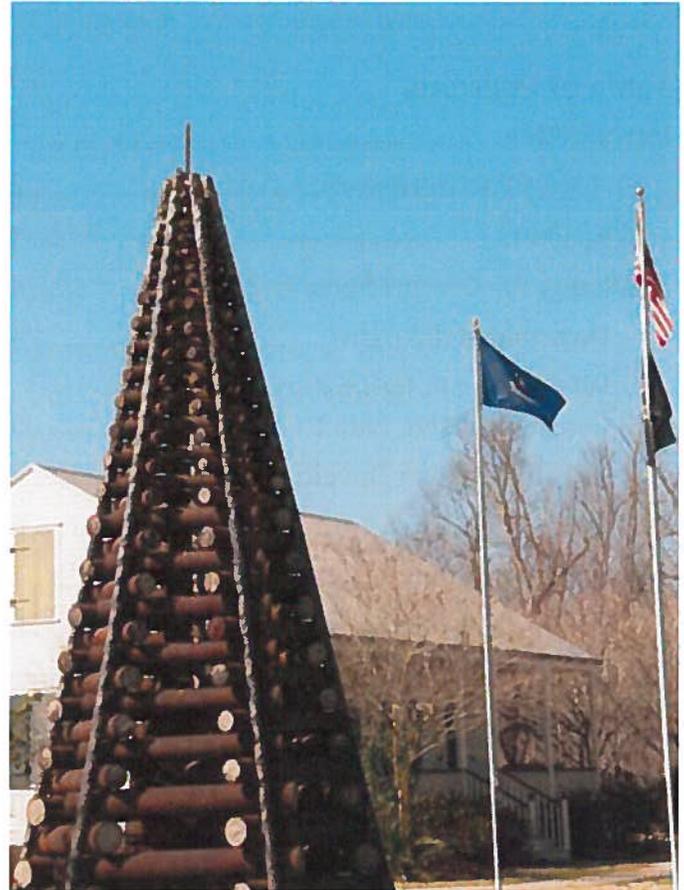
From the beginning of the planning process, discussion among residents focused on defining the future in terms of widespread community held values. Residents grappled with many issues impacting the parish such as: ensuring quality education for St. James’ children, developing environmentally safe neighborhoods, protecting existing residential communities from negative impacts from industrial neighbors, providing affordable housing for young families and senior citizens, ensuring the government’s implementation of the comprehensive plan, preserving treasured historical sites and fostering economic opportunities and diversity. From the many discussions that contributed to the development of the comprehensive plan, a simple set of four core values emerged. These core values are the fundamental principles that guide the comprehensive plan and the ultimate measure of its success or failure.

- Quality education, equity and access to resources.
- Environmental, economic and social sustainability.
- Community connectedness and distinctiveness.
- Responsive government.

In response to these values, the plan provides a contextual framework which will elucidate the prescribed recommendations and provide the impetus for future policy decisions.

## St. James Parish History

St. James Parish is located midway between New Orleans and Baton Rouge, and divided in two by the mighty Mississippi River. St. James is one of the original nineteen Louisiana parishes. It was created on March 31, 1807, by an act of the Orleans Territorial Legislature. The land that makes up the parish is chiefly alluvial with some wooded lowlands



and coastal marshes. The original seat of government of St. James was on the west bank of the river at what is now known as St. James Community, but in 1869 the seat of government was moved to the east bank, near the “Convent of the Sacred Heart.” The area now known as Convent and continues to be the parish seat. St. James Parish is bounded by Ascension Parish on the north, St. John the Baptist Parish on the east, Assumption Parish on the west and southwest, and Lafourche Parish on the south.

The Mississippi River played a vital role in the survival, culture and economy of St. James Parish. Before the founding of the parish, the river functioned as an important food-supply resource for early inhabitants. As stated in a local history, “Since the days of the Indians the river has provided the people who have inhabited its banks with fish and shrimp.”<sup>1</sup> The river also served as the backdrop for the heyday of the river boat travels and as a commercial trade route.

While the river has played this essential role in development of the parish, at times it has also posed a threat.

“The highest stage ever recorded on the Mississippi here

<sup>1</sup> *Bourgeois, Lillian C. Cabanocey: “The History, Customs and Folklore of St. James Parish.” 1957 Pelican Publishing Company, Inc. Gretna*

## St. James Parish Comprehensive Plan

at the College Point gauge was in 1927, when the river rose to thirty-two feet. As a general rule people here love, rather than fear the river, but there were many that year who slept with both ears off their pillows and with their clothes on a chair near-by.”

“Since the building of the Bonnet Carre’ spillway all danger of flood has vanished. The muddy Mississippi peacefully courses down its winding bed to mingle with the clear, blue waters of the Gulf. This is just as it did four hundred years ago when De Soto’s tattered band of explorers hopefully paddled through St. James in search of liberation from the forested lands of the valley. Only now, the river is always a friend, no longer a foe!”<sup>2</sup>

Hernando de Soto was one of the first Europeans to enter what is now the State of Louisiana, claiming the region for Spain as part of Florida in 1541. Later, LaSalle sailed down the Illinois and Mississippi Rivers, and claimed this territory for France, naming it “Louisiana” in honor of the French King Louis XIV. Prior to its creation as a civil parish, St. James Parish formed a part of the “Comte’ d’ Acadie” or County of Acadia, which was composed of the old ecclesiastical parishes of St. James and “The Ascension,” commonly referred to then as the First and Second Acadian Coasts.

The year 1756 marked the arrival of the first Acadian settlers of St. James Parish. The first French settlers followed in 1763. When the first white settlers came, the area had few resident Indians remaining. The Germans arrived in the parish shortly after the French and were the first to settle in the area known as Vacherie.

“Shortly after the founding of New Orleans, John Law’s German colonists settled on the lands above the city in St. Charles and St. John Parishes. From these German settlements there came three families – the Steins, the Zellers, and the Ockmanns. They rowed across Lake des Allemands to fish. Here they found a ridge, and as higher land was always desirable because of the Mississippi River floods, the fisher folk stayed to farm. Then the Acadians arrived, many of whom settled on the ridge among the Germans, and proceeded to absorb

them. The Acadians raised cattle such a ranch or stock farm was a “Vacherie” and so the settlement became La Vacherie.”<sup>2</sup>



With the Louisiana Purchase in 1812 , St. James Parish entered into the era of plantation life. This larger-scale agriculture brought an age of prosperity in the parish.

“The early 1800s was the era of

fabulous plantation life in St. James. Acreage was counted by thousands and slaves by hundreds. It was the day of luxurious living, of sumptuous entertainment, of delightful ease. Sugar was gold; the planters were sugar barons; St. James was the Gold Coast. In 1844 the parish had twenty-eight plantations on the right bank of the Mississippi River and thirty-nine on the left bank – and some were large enough to be called agricultural empires. Among the more famous were Uncle Sam, Valcour Aime, White Hall and Oak Alley.”<sup>1</sup>

Over the years, numerous settlers representing a variety of ethnic groups have come to claim St. James Parish as home. However, the French Creoles and Acadians remained the predominate population and their strong cultural influence continues today. The Acadians raised cattle and farmed. St. James remains part of Louisiana’s famous sugar bowl and, the sugar industry has played an important role in the parish history. Another staple, traditional crop grown in and unique to St. James Parish is Périque tobacco. Pierre Chenet, an Acadian exile nicknamed “Perique” by local Creoles , was the first to successfully produce and market this specialty tobacco, which still bears Chenet’s nickname.<sup>2</sup> Périque tobacco is traditionally blended with other tobacco to create pipe tobaccos and more recently has been used in cigars and cigarettes.



# St. James Parish Comprehensive Plan

## Why Plan?

St. James Parish officials are confronted every day by the complexities of managing population growth, land development and infrastructure improvement issues. Decisions made today can have reverberating impacts on the parish's future. As community needs change, technology advances and populations shift, the parish needs a tool to guide present day decisions while envisioning the future. The comprehensive plan is that much needed tool. The planning process establishes a long-range vision that balances the competing needs and desires of the community in a coordinated and orderly manner.

## What is the Comprehensive Plan?

The role of the comprehensive plan is to serve as the guide for the St. James Parish Council in establishing goals and strategies to protect parish residents' health, welfare, safety, and quality of life. The plan is comprehensive in that it addresses all factors that influence or may be influenced by the physical development of the parish. The plan communicates to the public the direction and priorities established by the council. This allows citizens, business interests, private developers and others to make individual decisions on housing and investments that are based upon the direction provided in the comprehensive plan. The plan thus provides predictability regarding how the parish is expected to grow and develop and revitalize already settled areas. The St.

### *Excerpt from LaRS 33:106:*

"a description of existing roads, streets, highways, and publicly controlled corridors, along with a general description or depiction of other public property within the jurisdiction that is subject to the authority of the commission" Additionally, a plan may include ".....recommendations for the development of the parish or municipality, as the case may be, including, among other things, the general location, character, and extent of railroads, highways, streets, viaducts, subways, bus, street car and other transportation routes, bridges, waterways, lakes, water fronts, boulevards, parkways, playgrounds, squares, parks, aviation fields, and other public ways, grounds, and open spaces; the general location of public buildings, schools, and other public property; the general character, extent and layout of public housing and of the replanning of blighted districts and slum areas; the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, communication, power, transportation, and other purposes; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities, or terminals."

James Parish Comprehensive Plan is a 20-year plan (2011-2031), designed to direct future growth and to sustain citizens' values. The plan centers around seven focus areas: public infrastructure facilities/transportation, housing, human services, community assets, land use, and economic development. The plan makes essential strategy choices and provides a flexible framework for adapting to real conditions over time. The initial building blocks of the comprehensive plan are provided by Louisiana Revised Statutes (LaRS) 33:106 which stipulates what a plan shall incorporate.

## How to use the plan?

The comprehensive plan is intended to provide guidance in the evaluation of future decisions on land use, infrastructure improvements, transportation, and other issues. Adoption of the plan is the first step toward realizing the parish's vision. Once adopted, this document becomes the official statement of St. James Parish regarding land use and development issues.

### *From LaRS 33:109(A)*

"Whenever a commission has adopted a master plan of a parish or municipality, as the case may be, or one or more major sections or districts thereof and has filed certified copies thereof as provided in R.S. 33:108, no street, square, park or other public way, ground, or open space, or public building or structure, or public utility, whether publicly or privately owned, shall be constructed or authorized in the parish or municipality, as the case may be or in such planned section or district until the location, character, and extent thereof has been submitted to and approved by the commission."

Additionally, parish programs which affect land use, cannot be inconsistent with the plan. This will help to ensure that the parish provides the services and makes investments necessary to further the implementation of the comprehensive plan. The vast array of parish services and programs are, in effect, the mechanism needed to support implementation of the comprehensive plan. Ordinances proposed and considered after the adoption of the plan should be consistent with the relevant goals and policies contained herein.

### *From LaRS 33:109(B):*

"Whenever a parish or municipal planning commission has adopted a master plan, the governing authority of such parish or municipality shall consider such adopted master plan before adopting, approving, or promulgating any local laws, ordinances, or regulations which are inconsistent with the adopted elements of the master plan."

Community planning is a fluid and dynamic process that helps the community achieve goals that are important to its citizens and to the community at large. Over time, these goals

# St. James Parish Comprehensive Plan

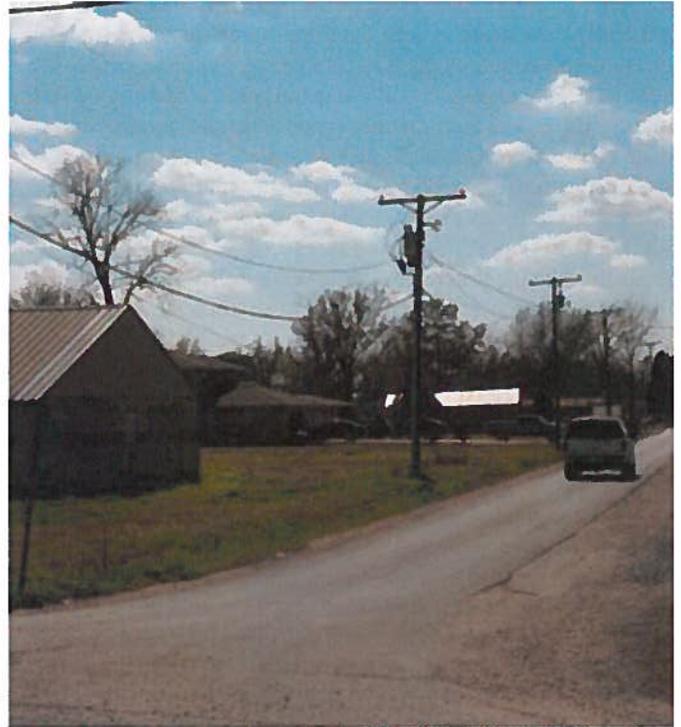
can be expected to change. No comprehensive plan can remain completely appropriate for twenty years. People's attitudes and desires evolve, as do economic conditions and technologies. The St. James Parish Comprehensive Plan should undergo a major review every five years to assure that it remains an up-to-date, workable, living framework for development. Effective reviews should include technical evaluations, a report on the plan's progress and citizen involvement to evaluate the plan's effectiveness. Formal hearings should be held before the Planning Commission and, if significant changes appear to be desirable, the recommendations for changes should be heard by the parish council, which may then formally modify the plan.

The comprehensive plan is not a forecast of future events, but rather a well thought out strategic plan. Throughout the planning process, residents articulated their goals relative to the future growth and development of their parish. They spoke of their desire to preserve the parish's rich French culture, traditions and rural character. Moreover, they expressed their concern and reluctance to invest valuable time in a plan that political officials may actually not implement. The comprehensive plan acknowledges that future challenges do exist. It also provides methods for overcoming the impediments. At the same time, the plan can in no way be considered self-executing. In the end, it will be the St. James Parish residents who must unite to accomplish the vision contained in their plan.

## What Is the Relationship of the Comprehensive Plan to Zoning?

It should be stressed that possible adoption of zoning regulations is not the only and inevitable outcome of a proposed land use plan. The parish and the planning commission may utilize other regulatory and non-regulatory tools to implement the plan, including floodplain management regulations, standards for manufactured home parks, building codes, nuisance abatement, subdivision regulations, capital improvement and social service delivery programs and public/private partnerships. Zoning codes are a regulatory tool often utilized to implement a comprehensive plan. The codes

enforce the development regulations that govern the manner in which land is used, developed, or redeveloped. In an effort to protect the health, safety, morals or general welfare of the



community, LaRS 33:4780.40(H) stipulates that local governing bodies have the power to enforce land use regulations.

The role of local zoning ordinances is to regulate land use by specifying which uses are appropriate within zoning districts designated for each part of the parish. Zoning regulations determine the manner in which land within the various zones can be developed. This is accomplished by specifying, among other requirements, the height and bulk of buildings, building orientation and design, allowable densities, landscaping, signage, and number of parking spaces required. To be effective, zoning classifications and development regulations must be consistent with the comprehensive plan.

### *From LaRS 33:4780.40:*

**"Regulation authorized for the purpose of promoting the health, safety, morals, or general welfare of the community, the governing authorities of parishes, other than the parishes of Rapides, Jefferson, Sabine, and Webster, or their duly created boards of adjustment are hereby authorized to regulate and restrict the height, number of stories, and size of structures; the percentage of lots that may be occupied; courts and other open spaces; the density of population; and the location and use of the buildings, structures, and land for trade, industry, residence, or other purposes. However, the zoning ordinances enacted by said governing authority and the acts of its zoning commission, board of adjustment, or zoning administrator shall be subject to judicial review on the grounds of abuse of discretion, unreasonable exercise of police powers, excessive use of the power herein granted, or the denial of the right of due process. However, the right of judicial review of a zoning ordinance shall not be limited by the provisions of this Section." Acts 1993, No. 201, §1, eff. Jan. 1, 1994; Acts 1995, No. 35, §1.**

# St. James Parish Comprehensive Plan

## How Was the Plan Developed?

The St. James Comprehensive Plan evolved over an eighteen month period. Each of the plan elements were generally developed in four overlapping phases. The first phase involved gathering data and background information about the plan elements and the geographic area covered in the plan. This information includes economic and demographic data, citizen interests, and other information. This phase also involved extensive public participation with parish residents taking part in focus group meetings to conduct a strengths, weaknesses, opportunities and threats (S.W.O.T.) analysis regarding the plan elements. This stage is also important in identifying concerns and determining perceived opportunities. Additionally, the focus group sessions gave facilitators the opportunity to ascertain community consensus regarding desired goals, objectives and strategies for responding to current situations and future needs. The planning team studied and analyzed the information gathered.

In the second phase of plan development, the planning team identified appropriate goals, objectives and strategies to implement the professional recommendations provided within the plan. These recommended strategies have become the basis for the proposed plan's policies contained in the plan.

The third phase began with distribution of the comprehensive plan to the steering committee during a public meeting. The steering committee reviews and comments and then approves the plan. Once approved, the plan will be forwarded to the planning commission for its review. The commission will hold a public hearing to accept public testimony regarding the plan. The commission will then review all comments received and modifications to the draft document may be prepared as appropriate. The commission then makes a recommendation on the plan to the parish council. The council will conduct a public hearing(s) on the plan. The council may request some revisions prior to adopting the plan.

The final phase, implementation and monitoring, consists of putting the plan's policies and recommendations into action and evaluating their effectiveness in practice. This may involve such activities as regulatory changes and capital improvements. It should be noted that plans are generally designed to be useful for a period of twenty years. This time period is not intended to be absolute; implementation of the plan may occur within a longer or shorter time frame, depending upon varying circumstances and conditions. However, because plans and programs are designed to be useful over a relatively extended period of time, it is important to recognize that the actions recommended in the plan cannot and will not all be accomplished at once. Additionally, it should also be understood that some of the recommendations may prove to be unattainable.

## Citizen Participation

To begin the process, the parish government selected a facilitator, South Central Planning and Development Commission (SCPDC), the regional planning and economic development district. Active citizen involvement in the comprehensive planning process is vital to the success of the plan. Thus the second step taken by the St. James Parish Council was to appoint an ad hoc steering committee to oversee development of a comprehensive plan for St. James Parish. The committee was made up of a broad range of nineteen (19) local citizens representing the many and varied interests within the parish. The committee was responsible for assisting the governing body with overall plan development, enhancing citizen involvement in the planning process, assisting in implementation of the citizen participation meetings and receiving periodic progress reports from SCPDC. The Steering Committee was charged with the delivery of a final draft Comprehensive Plan to the Planning Commission and Parish Council.

The St. James Parish Steering Committee first met in March 2010 and quickly began to organize citizen participation meetings. Two kick-off meetings were held on June 7th and June 24th to make the public aware of the impending St. James Parish Comprehensive Plan. A series of focus group meetings specifically addressing the plan elements were held on July 26th, August 9th, August 23rd and September 13th. With guidance from SCPDC staff, participants engaged in the aforementioned S.W.O.T analysis and participated in an exercise to identify future goals, objectives and strategies. At the end of these analyses, participants engaged in a prioritizing exercise. Each participant was given five adhesive dots and asked to place them on the issue(s) they considered to be of greatest importance. To avoid skewing the results, each participant could place no more than two dots on any single issue. Meetings using this format were held throughout the parish. In the course of this process, the following reoccurring themes were identified: economic diversity; business success and equity; education and skill development; arts, culture and innovation; social sustainability; human health and public policy; quality of life and civic engagement; neighborhoods and housing; transportation and access.

July 26 <sup>th</sup> and August 23 <sup>rd</sup> Meetings	August 9 <sup>th</sup> and September 13 <sup>th</sup> Meetings
<ul style="list-style-type: none"> <li>o Identify Issues</li> <li>o Assess Needs</li> <li>o Begin analyzing the Parish's Strengths, Weaknesses, Opportunities, Threats (S.W.O.T) and the Prioritization Process</li> </ul>	<ul style="list-style-type: none"> <li>o Analyze the Parish's ...</li> <li>o Strengths</li> <li>o Weaknesses</li> <li>o Opportunities</li> <li>o Threats</li> <li>o Create Goals and List Objectives</li> </ul>

## St. James Parish Comprehensive Plan

Additionally, SCPDC staff went throughout the parish speaking to residents about the planning process and distributing flyers. Letters were sent to local ministers to invite them to the upcoming planning meetings and requesting that they encourage their congregations to attend as well. Members of the SCPDC team attended public hearings and community and church meetings, during which representatives from neighborhood associations and civic groups were invited to discuss the St. James Parish planning process. All meeting dates were publicized in the locally available newspapers, as well as on the SCPDC and parish websites. Well over 400 residents participated in the various planning meetings.

On March 14, 2011, the SCPDC team submitted a draft of the plan to the steering committee for review and comments. During April 2011, the steering committee conducted two public meetings to solicit citizen input on the draft plan. The proposed comprehensive plan reflected and is informed by many of the citizen responses during discussions of the draft plan. SCPDC planning staff incorporated the comments received from residents into the revision of the plan. On June 20, 2011 the steering committee provided a recommendation for approval to the planning commission and the parish council.

### Analysis of Current Conditions

St. James Parish is a “river parish” located in southeastern Louisiana approximately midway between Baton Rouge (the State Capitol) and New Orleans. The Mississippi River flows through the center of St. James Parish and divides the parish into two segments known, locally as the east bank and the west bank. The only incorporated municipalities within St. James Parish are Lusher and Gramercy, both located on the east bank. Historically, the agricultural industry and the service related employment associated with it have been the primary employers within the parish. However, St. James Parish’s location also places it in the major petro-chemical and industrial corridor located along the river. As a result, there are also numerous oil refineries, petroleum facilities, and agricultural industries located and interested in locating in the parish.

In addition to the two municipalities, other small population centers in the parish include St. James, Vacherie, Convent, Hester, Paulina, and Uncle Sam. Previously part of the New Orleans MSA, St. James Parish is now one of Louisiana’s non-MSA parishes. The population, affected by the out-migration typical of small, rural communities, has hovered around 21,000 since the mid-1980s. Ethnically, St. James Parish is approximately 48% white and 50% African-American. The 2010 U.S. Census showed 10,615 or 48% of residents White and 11,180 or 50.6% African-American. In 2006, the ethnic makeup was 49.9% White and 49.9% African-American. In both years, the balance of the population was Native American (0.20%) and Asian (0.14%), with those



classified as “other races” making up the remaining 1%. Louisiana Technical University’s 2008 population estimate of 21,358 was issued just before Hurricanes Gustav and Ike. This represented a gain of approximately 300 over the pre-Katrina 2004 population estimate. While some evacuees who relocated to the parish after the 2005 storms had moved on, others had chosen to stay. Based on the 2010 US Census, St. James Parish has a total population of 22,102, which represents an increase of 886 new residents to the parish.

St. James Parish has 8,455 housing units<sup>3</sup>, 91.3% of them occupied and 8.7% vacant (2010 U.S. Census Bureau). The 6,013 owner-occupied units represent 79.4% of the occupied units, while the 1,556 renter-occupied units represent 20.6%. The parish has 730 vacant housing units. Median home value was \$107,100. Median household income was \$57,791 and median family income was \$69,628. Per capita income was \$21,818 (2005 – 2009 American Community Survey Estimates). After the 2005 hurricanes, St. James Parish, like much of the rest of south Louisiana, experienced an upturn in residential development sparked by dispersion of population out of New Orleans. The parish, which prior to the storms had experienced little or no growth, had 77 applications for new municipal addresses in 2007. The relatively affordable cost of land in the parish has played a significant part in driving the new growth. The New Orleans Association of Realtors’ 2007 data indicate that activity on the more populated east bank appeared to have stabilized, with the price of single family homes about 20% higher than the pre-storm level. The west bank had less activity in number of units, but saw a greater increase and had a lower base price per unit. It is anticipated that much future growth will occur on the west bank, which has both available land and recent access to the interstate highway system via improved access to a Mississippi River bridge crossing. As in other parts of South Louisiana, the end

<sup>3</sup>The U.S. Census defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

# St. James Parish Comprehensive Plan

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result of increased activity in the housing market is likely to be a higher cost of living for local residents. Some of the additional residents commute to work outside the parish, with St. James Parish serving as a bedroom community.

Economically, the parish depends heavily on agriculture and the processing and manufacturing of petro-chemicals. Like other, similarly structured rural economies, St. James Parish has lagged in adding jobs. Much local employment remains farm-based, seasonal, temporary, and low-wage. Both primary industries are subject to price pressures from increased global competition. The result is historically high unemployment rates and relatively low per capita income levels. These are exacerbated by repetitive severe weather events. Unemployment spiked to 16.9% post-Katrina and Rita and to 10.5% post-Gustav and Ike. The chemical industry has also been impacted by the rising cost of natural gas used in production and the drop in demand from key automotive and construction sector customers severely impacted by the economic downturn. St. James Parish's May 2009 unemployment rate was 8.8%, a full 2.5 points higher than the statewide rate and only about a third of a point below the national rate. The Bureau of Economic Analysis reported a 2006 PCI of \$25,094, which represented a 17% increase over 2003, but was still just 79% of statewide and 68% of national PCI. In the third quarter of 2008, weekly average wages in agriculture, forestry, fishing and hunting were \$581, a 73% drop from the 2006 and 2007 average. Third quarter 2008 average weekly manufacturing wages remained high, dropping about 1% from the 2007 average. However, data indicates that the percentage of the workforce employed in this sector may be shrinking as major chemical companies have closed plants, trimmed workforces or moved parts of their operations overseas. In 2006, 37% of employment was in the manufacturing industry (LA Works. 2007). By 2007, the percentage had dropped to 33% and by the third quarter of 2008, it had dropped again to 31%.

## **Business Development Strategy: Retail**

A common theme in much of the economic development Focus Group meetings was the goal of encouraging and supporting more small business development, particularly within the retail and service sectors. Many participants voiced concerns that spending and attendant tax revenues were leaving St. James Parish due to the limited shopping venues and that this indicated an apparent lost opportunity to better support the community fiscal needs and create new entry level jobs. The analysis which follows addresses these concerns and provides a framework for understanding how and to what extent these business development opportunities could be pursued in St. James Parish over the next five to ten years.

At the outset, it should be noted that successful retail business development is driven by tapping into existing or emerging critical masses or concentrations of population growth and spending potential. This is typically closely related

to the geographic structure and reach of trade or market areas, the transportation networks serving them and the natural or man-made barriers that tend to impede customer travel patterns.

As a parish with a relatively small population, densities of people and buying power in St. James are somewhat limited. Add to this the division of the community by the Mississippi River and the opportunities for significant resident-supported retail development become even more problematic and limited. This is particularly true on the west bank of the river where the unincorporated community of Vacherie represents the most prominent concentration of population, households and purchasing potential. This is not to imply that certain limited convenience oriented retail opportunities should not be considered or pursued on the west bank, but that the options for such development may be more challenging, at least in the short term.

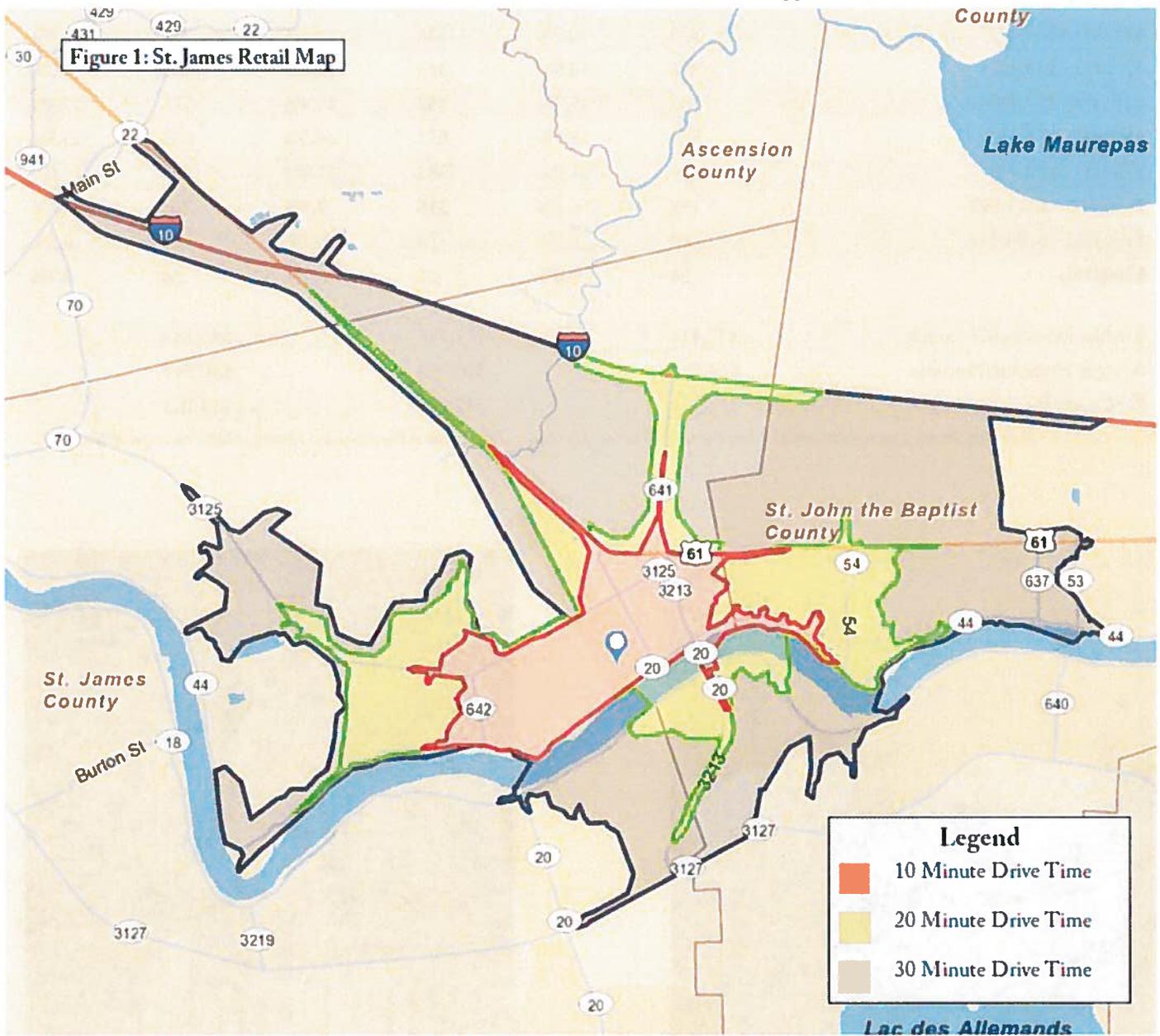
The existing critical mass of development within the Lutcher/Gramercy communities offers the most likely route to expanded retail and service offerings for St. James Parish in the immediate future. These communities are well served by a network of interstate, federal and state highways and have comparatively dense concentrations of population when contrasted with other portions of St. James Parish. Also concentrations of business activity already exist in this area, providing a level of attraction and convenience for shoppers on both sides of the river.

The material shown in Tables 1 through 4 draws upon a Geographic Information System (GIS) based analysis of demographic trends with a trade area served by the Lutcher/Gramercy communities. The trade area has been defined in terms of driving times of 10, 15 and 20 minutes from a specified central point in Lutcher and is shown on the accompanying Map 1. Although other terms could have been chosen to define the trade area (i.e. distance in miles), drive times are typically viewed as the most relevant with respect to modeling potential consumer behavior. The shape and reach of the trade area is obviously influenced by the transportation network, including the river bridges which provide access to west bank residents who might otherwise be impeded from accessing shopping opportunities on the east bank. Proximity to Interstate 10 also extends the trade area reach somewhat as do the other highways serving the community.

# St. James Parish Comprehensive Plan

Extending the reach of this east bank retail core to a 20-minute drive time expands the potential for its development in terms of greater population and purchasing power. The 20-minute trade area has an estimated 2010 population of 19,858 (up 3.3% from 19,224 in 2000) with a household count estimated at 6,962 (up 7.2% from 6,493) at the beginning of the decade. By 2015, total population is forecast to shrink by 1.3% to 19,609 while the number of households slips 0.3% to 6,939. Over the same period, median household income is forecast to reach \$40,603 (up from \$38,505 in 2010), while average household income rises to \$47,276 or by 1.4% over the 2010 estimate of \$46,615 (see Table 2).

The estimated retail gaps for the 20-minute drive trade area closely mirror those of the 10 minute drive time area but with generally larger retail sales potentials. As shown in Table 3 (page 12), the total retail sales gap for 2010 is estimated at about \$54.5 million, with motor vehicle sales potential (NAICS 441) accounting for the single largest estimate of unsatisfied retail potential at just under \$23.4 million. The second highest sales gap is estimated for Gasoline Stations (NAICS 447) where the leakage or expenditures occurring outside the trade area is \$11.4 million. Other categories accounting for relatively large consumer spending outflows include Building Materials at \$3.9 million, Food Services and Drinking Places (NAICS 722) at \$7.8 million, General Merchandise (NAICS 452) at just under \$3.0 million and Electronics and Appliance stores (NAICS 443) at \$1.9 million.



# St. James Parish Comprehensive Plan

**Table 1: Demographic and Income Profile 10 Minute Drive Time Lusher/Gramercy Trade Area**

Summary	2000		2010		2015	
Population	9,306		9,513		9,324	
Households	3,161		3,346		3,309	
Families	2,496		2,600		2,556	
Average Household Size	2.91		2.81		2.79	
Owner Occupied Housing Units	2,694		2,816		2,790	
Renter Occupied Housing Units	467		530		519	
Median Age	34.9		38.2		38.9	

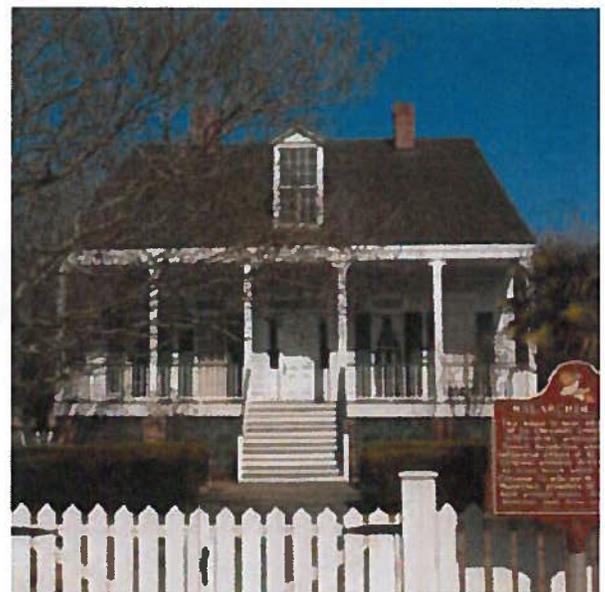
  

Households by Income	2000		2010		2015	
	Number	Percentage	Number	Percentage	Number	Percentage
< \$15,000	769	24.2%	728	21.8%	684	20.7%
\$15,000 - \$24,999	339	10.7%	326	9.7%	299	9.0%
\$25,000 - \$34,999	398	12.5%	413	12.3%	375	11.3%
\$35,000 - \$49,999	505	15.9%	482	14.4%	576	17.4%
\$50,000 - \$74,999	576	18.1%	651	19.5%	646	19.5%
\$75,000 - \$99,999	356	11.2%	382	11.4%	363	11.0%
\$100,000 - \$149,999	198	6.2%	316	9.4%	318	9.6%
\$150,000 - \$199,999	10	0.3%	24	0.7%	24	0.7%
\$200,000+	24	0.8%	25	0.7%	24	0.7%

Median Household Income	\$37,434	\$41,185	\$43,144
Average Household Income	\$44,822	\$50,089	\$50,544
Per Capita Income	\$15,394	\$17,825	\$18,163

*Data Note: Income is expressed in current dollars Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015.*



## St. James Parish Comprehensive Plan

**Table 2: Demographic and Income Profile 20 Minute Drive Time Lusher/Gramercy Trade Area**

Summary	2000		2010		2015	
Population	19,224		19,858		19,609	
Households	6,493		6,962		6,939	
Families	5,072		5,340		5,286	
Average Household Size	2.94		2.83		2.81	
Owner Occupied Housing Units	5,448		5,746		5,733	
Renter Occupied Housing Units	1,045		1,216		1,206	
Median Age	34.3		37.2		38.0	

Households by Income	2000		2010		2015	
	Number	Percentage	Number	Percentage	Number	Percentage
< \$15,000	1,687	25.9%	1,645	23.6%	1,568	22.6%
\$15,000 - \$24,999	806	12.4%	764	11.0%	707	10.2%
\$25,000 - \$34,999	777	11.9%	812	11.7%	750	10.8%
\$35,000 - \$49,999	1,013	15.6%	1,038	14.9%	1,140	16.4%
\$50,000 - \$74,999	1,159	17.8%	1,398	20.1%	1,493	21.5%
\$75,000 - \$99,999	643	9.9%	687	9.9%	661	9.5%
\$100,000 - \$149,999	357	5.5%	535	7.7%	538	7.8%
\$150,000 - \$199,999	34	0.5%	47	0.7%	48	0.7%
\$200,000+	27	0.4%	35	0.5%	34	0.5%

Median Household Income	\$34,751	\$38,505	\$40,603
Average Household Income	\$42,391	\$46,651	\$47,276
Per Capita Income	\$14,466	\$16,446	\$16,837

*Data Note: Income is expressed in current dollars Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015.*



## St. James Parish Comprehensive Plan

**Table 3: Estimated Retail Sales Gaps and Surpluses 10 Minute Drive Time Lusher/Gramercy Trade Area 2010**

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
<b>Industry Summary</b>					
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$68,530,575	\$43,072,621	\$25,457,954	22.8	67
Total Retail Trade (NAICS 44-45)	\$60,403,181	\$36,707,705	\$23,695,476	24.4	46
Total Food & Drink (NAICS 722)	\$8,127,394	\$6,364,916	\$1,762,478	12.2	21
<b>Industry Group</b>					
Motor Vehicle & Parts Dealers (NAICS 441)	\$14,232,578	\$560,916	\$13,671,662	92.4	5
Automobile Dealers (NAICS 4411)	\$12,401,611	\$221,837	\$12,179,774	96.5	1
Other Motor Vehicle Dealers (NAICS 4412)	\$1,271,345	\$54,174	\$1,217,171	91.8	1
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$559,622	\$284,905	\$274,717	32.5	3
Furniture & Home Furnishings Stores (NAICS 442)	\$2,055,398	\$253,556	\$1,801,842	78	2
Furniture Stores (NAICS 4421)	\$2,052,803	\$253,556	\$1,799,247	78	2
Home Furnishings Stores (NAICS 4422)	\$2,595	\$0	\$2,595	100	0
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$1,575,212	\$562,853	\$1,012,359	47.3	1
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$2,557,720	\$785,177	\$1,772,543	53	5
Building Material and Supplies Dealers (NAICS 4441)	\$2,361,926	\$712,115	\$1,649,811	53.7	4
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$195,794	\$73,062	\$122,732	45.6	1
Food & Beverage Stores (NAICS 445)	\$13,630,757	\$18,743,484	(\$5,112,727)	-15.8	12
Grocery Stores (NAICS 4451)	\$13,250,912	\$18,363,875	(\$5,112,963)	-16.2	10
Specialty Food Stores (NAICS 4452)	\$379,845	\$379,609	\$236	0	2
Beer, Wine, and Liquor Stores (NAICS 4453)	\$0	\$0	\$0	0	0
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$1,951,478	\$821,049	\$1,130,429	40.8	3
Gasoline Stations (NAICS 447/4471)	\$14,304,410	\$9,730,253	\$4,574,157	19	5
Clothing and Clothing Accessories Stores (NAICS 448)	\$880,142	\$151,621	\$728,521	70.6	3
Clothing Stores (NAICS 4481)	\$870,926	\$151,621	\$719,305	70.3	3
Shoe Stores (NAICS 4482)	\$5,400	\$0	\$5,400	100	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$3,816	\$0	\$3,816	100	0
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$295,380	\$79,269	\$216,111	57.7	1
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$510	\$0	\$510	100	0

## St. James Parish Comprehensive Plan

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
Book, Periodical, and Music Stores (NAICS 4512)	\$294,870	\$79,269	\$215,601	57.6	1
General Merchandise Stores (NAICS 452)	\$8,084,182	\$4,546,529	\$3,537,653	28	4
Department Stores Excluding Leased Depts. (NAICS 4521)	\$4,117,944	\$0	\$4,117,944	100	0
Other General Merchandise Stores (NAICS 4529)	\$3,966,238	\$4,546,529	(\$580,291)	-6.8	4
Miscellaneous Store Retailers (NAICS 453)	\$827,402	\$472,998	\$354,404	27.3	5
Florists (NAICS 4531)	\$216,977	\$35,075	\$181,902	72.2	2
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$2,256	\$0	\$2,256	100	0
Used Merchandise Stores (NAICS 4533)	\$435,152	\$255,063	\$180,089	26.1	2
Other Miscellaneous Store Retailers (NAICS 4539)	\$173,017	\$182,860	(\$9,843)	-2.8	1
Nonstore Retailers (NAICS 454)	\$8,522	\$0	\$8,522	100	0
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$0	\$0	\$0	0	0
Vending Machine Operators (NAICS 4542)	\$989	\$0	\$989	100	0
Direct Selling Establishments (NAICS 4543)	\$7,533	\$0	\$7,533	100	0
Food Services & Drinking Places (NAICS 722)	\$8,127,394	\$6,364,916	\$1,762,478	12.2	21
Full-Service Restaurants (NAICS 7221)	\$7,608	\$2,017,423	(\$2,009,815)	-99.2	9
Limited-Service Eating Places (NAICS 7222)	\$6,464,603	\$3,140,239	\$3,324,364	34.6	4
Special Food Services (NAICS 7223)	\$637,010	\$0	\$637,010	100	0
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$1,018,173	\$1,207,254	(\$189,081)	-8.5	8

**Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. Source: ESRI and Infogroup

# St. James Parish Comprehensive Plan

Figure 2: Leakage/Surplus Factor by Industry Subsector

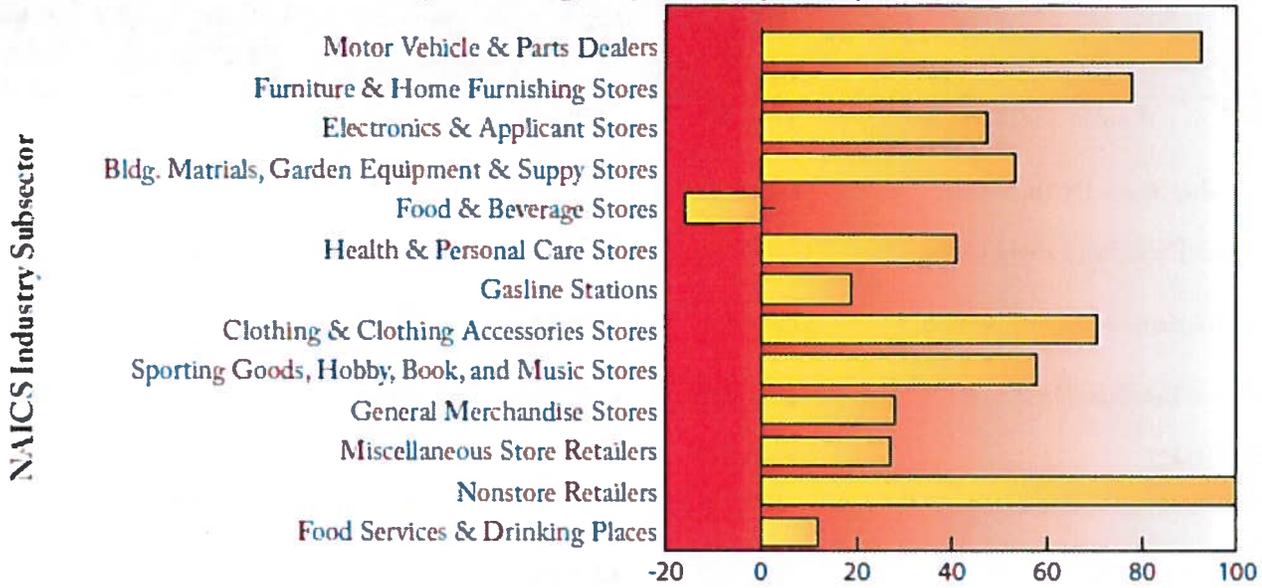
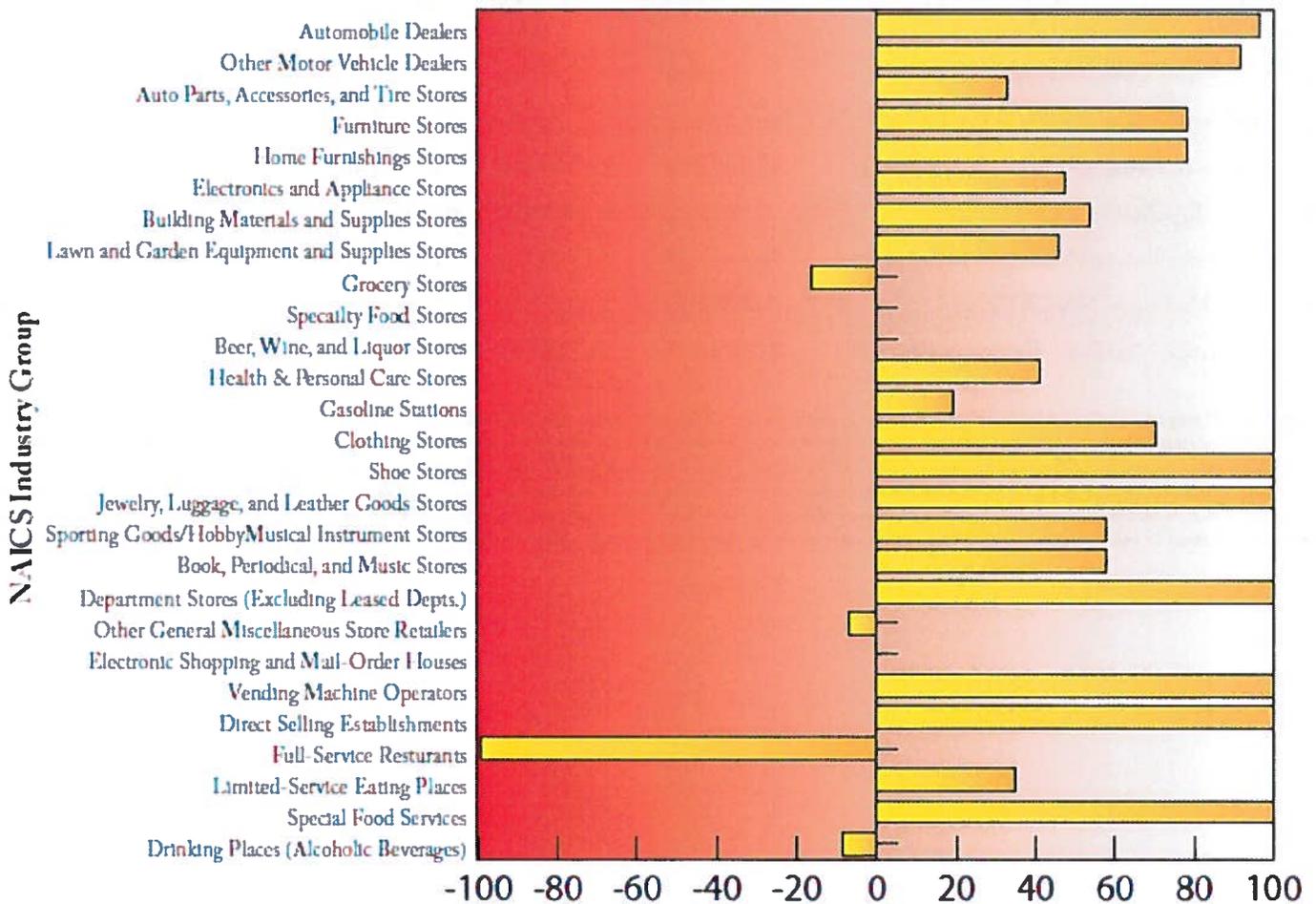


Figure 3: Leakage/Surplus Factor by Industry Group



## St. James Parish Comprehensive Plan

The estimated retail gaps for the 20-minute drive trade area closely mirror those of the 10 minute drive time area but with generally larger retail sales potentials. As shown in Table 4 below, the total retail sales gap for 2010 is estimated at about \$54.5 million, with motor vehicle sales potential (NAICS 441) accounting for the single largest estimate of unsatisfied retail potential at just under \$23.4 million. The second highest sales gap is estimated for Gasoline Stations

(NAICS 447) where the leakage or expenditures occurring outside the trade area is \$11.4 million. Other categories accounting for relatively large consumer spending outflows include Building Materials at \$3.9 million, Food Services and Drinking Places (NAICS 722) at \$7.8 million, General Merchandise (NAICS 452) at just under \$3.0 million and Electronics and Appliance stores (NAICS 443) at \$1.9 million

**Table 4: Estimated Retail Sales Gaps and Surpluses 20 Minute Drive Time Litcher/Gramercy Trade Area 2010**

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
<b>Industry Summary</b>					
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$134,612,236	\$80,072,160	\$54,540,076	25.4	103
Total Retail Trade (NAICS 44-45)	\$118,306,401	\$71,580,258	\$46,726,143	24.6	68
Total Food & Drink (NAICS 722)	\$16,305,835	\$8,491,902	\$7,813,933	31.5	35
<b>Industry Group</b>					
Motor Vehicle & Parts Dealers (NAICS 441)	\$28,080,052	\$4,706,869	\$23,373,183	71.3	10
Automobile Dealers (NAICS 4411)	\$24,261,726	\$2,115,112	\$22,146,614	84	2
Other Motor Vehicle Dealers (NAICS 4412)	\$2,651,494	\$1,807,998	\$843,496	18.9	3
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$1,166,832	\$783,759	\$383,073	19.6	5
Furniture & Home Furnishings Stores (NAICS 442)	\$3,297,773	\$333,132	\$2,964,641	81.7	3
Furniture Stores (NAICS 4421)	\$3,224,162	\$278,137	\$2,946,025	84.1	2
Home Furnishings Stores (NAICS 4422)	\$73,611	\$54,995	\$18,616	14.5	1
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$2,622,563	\$712,921	\$1,909,642	57.3	1
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$4,757,277	\$890,503	\$3,866,774	68.5	6
Building Material and Supplies Dealers (NAICS 4441)	\$4,458,275	\$807,791	\$3,650,484	69.3	5
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$299,002	\$82,712	\$216,290	56.7	1
Food & Beverage Stores (NAICS 445)	\$21,187,396	\$28,696,839	(\$7,509,443)	-15.1	19
Grocery Stores (NAICS 4451)	\$20,518,345	\$27,958,396	(\$7,440,051)	-15.3	15
Specialty Food Stores (NAICS 4452)	\$667,519	\$738,443	(\$70,924)	-5	4
Beer, Wine, and Liquor Stores (NAICS 4453)	\$1,532	\$0	\$1,532	100	0
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$5,501,514	\$882,384	\$4,619,130	72.4	3
Gasoline Stations (NAICS 447/4471)	\$25,977,418	\$14,552,910	\$11,424,508	28.2	8
Clothing and Clothing Accessories Stores (NAICS 448)	\$2,006,301	\$158,613	\$1,847,688	85.3	3
Clothing Stores (NAICS 4481)	\$1,779,389	\$158,613	\$1,620,776	83.6	3

## St. James Parish Comprehensive Plan

	Demand (Retail Potent- tial)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
Shoe Stores (NAICS 4482)	\$129,521	\$0	\$129,521	100	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$97,391	\$0	\$97,391	100	0
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$479,289	\$89,739	\$389,550	68.5	1
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$14,826	\$0	\$14,826	100	0
Book, Periodical, and Music Stores (NAICS 4512)	\$464,463	\$89,739	\$374,724	67.6	1
General Merchandise Stores (NAICS 452)	\$22,891,396	\$19,904,191	\$2,987,205	7.0	8
Department Stores Excluding Leased Depts. (NAICS 4521)	\$9,496,186	\$0	\$9,496,186	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$13,395,210	\$19,904,191	(\$6,508,981)	-19.5	8
Miscellaneous Store Retailers (NAICS 453)	\$1,309,937	\$652,157	\$657,780	33.5	6
Florists (NAICS 4531)	\$368,161	\$40,811	\$327,350	80.0	2
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$57,951	\$0	\$57,951	100.0	0
Used Merchandise Stores (NAICS 4533)	\$587,146	\$266,053	\$321,093	37.6	2
Other Miscellaneous Store Retailers (NAICS 4539)	\$296,679	\$345,293	(\$48,614)	-7.6	2
Nonstore Retailers (NAICS 454)	\$195,485	\$0	\$195,485	100	0
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$0	\$0	\$0	0	0
Vending Machine Operators (NAICS 4542)	\$23,679	\$0	\$23,679	100	0
Direct Selling Establishments (NAICS 4543)	\$171,806	\$0	\$171,806	100	0
Food Services & Drinking Places (NAICS 722)	\$16,305,835	\$8,491,902	\$7,813,933	31.5	35
Full-Service Restaurants (NAICS 7221)	\$255,080	\$2,861,360	(\$2,606,280)	-83.6	15
Limited-Service Eating Places (NAICS 7222)	\$13,243,555	\$3,750,629	\$9,492,926	55.9	7
Special Food Services (NAICS 7223)	\$870,245	\$0	\$870,245	100	0
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$1,936,955	\$1,879,913	\$57,042	1.5	13

*Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. Source: ESRI and Infogroup*

# St. James Parish Comprehensive Plan

Figure 4: Leakage/Surplus Factor by Industry Subsector

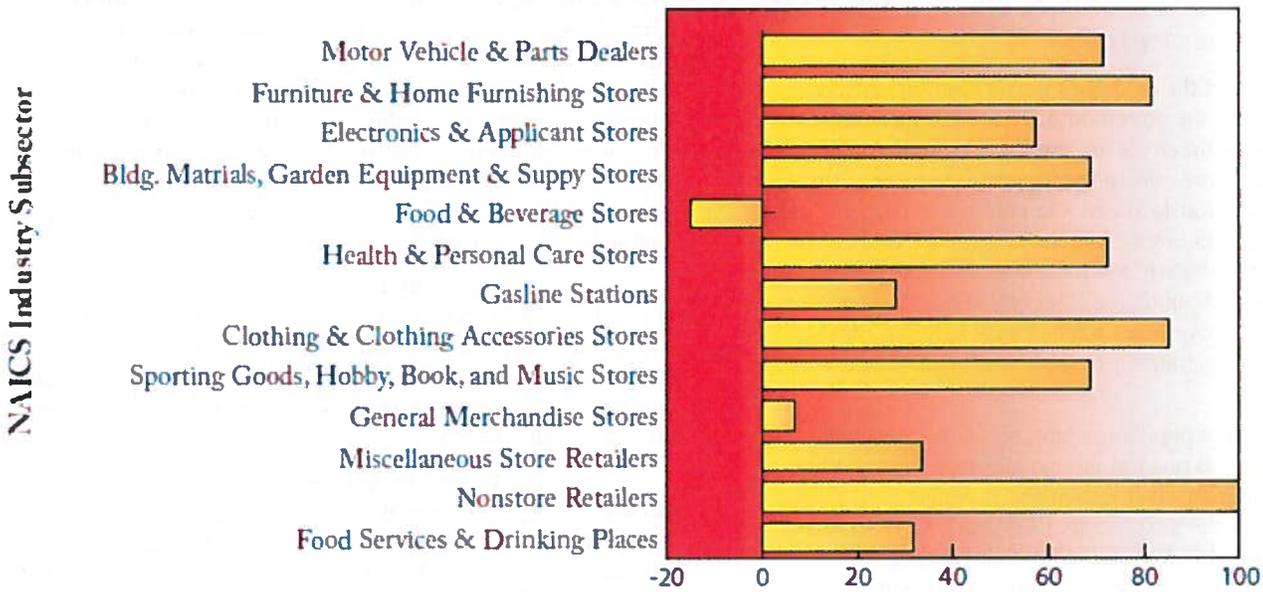
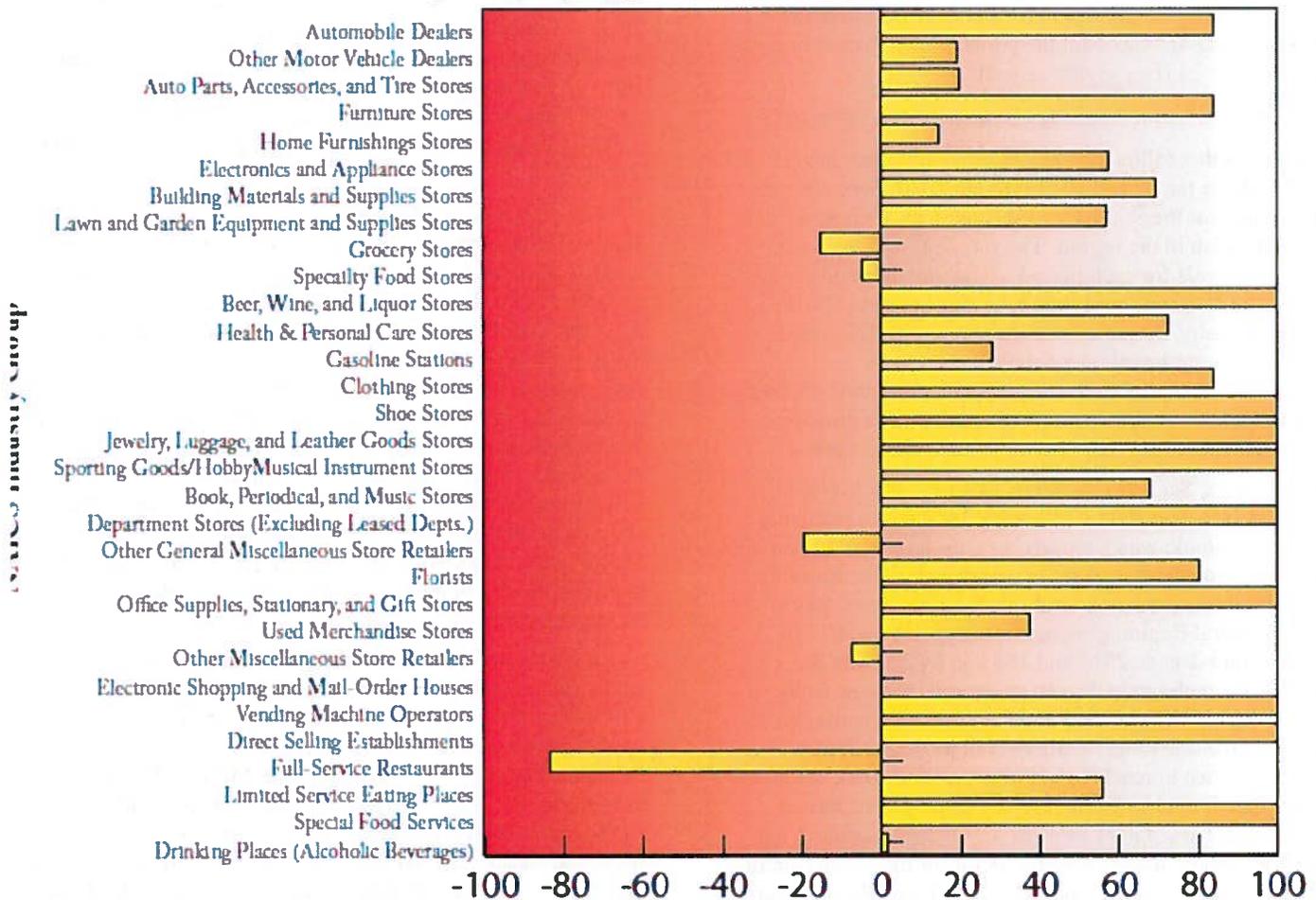


Figure 5: Leakage/Surplus Factor by Industry Group



Although these estimates provide some evidence of potential support for new retail outlets offering these categories of merchandise, a more rigorous analysis of trade area potentials

and the extent and mix of competition should be undertaken to better quantify individual business development strategies and their likelihood of success.

# St. James Parish Comprehensive Plan

## What Does the Comprehensive Plan Say about the Future of St. James Parish?

The true driver of the St. James Parish Comprehensive Plan for the future is the community. The recommendations outlined in strategy directives are intended to support and empower local governments to implement the vision of the community. As previously stated, the purpose of the comprehensive plan is to translate the values and goals of the citizens of St. James Parish into a framework for decisions on growth, land use, and public facilities and services. The comprehensive plan expresses a long-range vision of how citizens want their community to look and function in the future.

St. James Parish's population has shown modest gains since 1960. Its growth rate has not been as rapid as the other parishes comprising the river region and is expected to show a steady decline over the next twenty (20) years. Yet, St. James Parish is a prominent part of the industrial river region corridor. Additionally, it is located midway between New Orleans and Baton Rouge and is easily accessible by all travelers. Planning for growth in St. James will require efforts that not only take into account the parish's own vision, but the vision of the entire river region as well.

### St. James Parish and Regional Employment Forecasts

The tables that follow present employment forecasts for St. James Parish for the period 2010 through 2030. Forecasts are also presented for the South Central Region as a whole as well as for each parish in the region. The forecasts address total employment levels for each period of the time horizon covered as well as the distribution of jobs by major business (North American Industry Classification System or NAICS) sector. These forecasts are based on a detailed analysis of employment trends provided in Tables C-1 through C-11 (see Appendix C) and consider a range of employment growth possibilities within the context of three outlook scenarios.

The Baseline Scenario shown in Tables 5, and Tables C-1 through C-4 (see Appendix C) through 7 assumes a relatively steady state outlook, which closely reflects demonstrated actual employment growth rates over the past decade. This Baseline Scenario produces total wage and salary employment levels for the South Central Region growing from 140,150 in 2010 to 149,470 by mid-decade 2015 and 159,450 by 2020. In St. James Parish, employment levels are forecast to grow from 7,885 in 2010 to 8,250 in 2015 and then to 8,620 by the end of the decade. Over the longer term, overall job levels in the region are forecast to reach 181,250 by the year 2030, while in St. James Parish total wages and salary employment should grow to 9,390. These tables summarize Baseline Scenario job growth forecasts by major business sector for the South Central Region as a whole as well as its River and Bayou Parishes sub-regions and St. James Parish.

Table 6 and Tables C-5 through C-8 (see Appendix C)

summarize wage and salary employment forecasts for the Fast Growth Scenario covering the same time periods and geographic areas. The Fast Growth Scenario assumes that average annual job growth rates across the study area will accelerate by about 25% throughout the forecast horizon. Although not overly aggressive, this scenario presents an outlook that is not beyond the realm of reasonable expectations for the region as a whole as well as its sub-parts and individual constituent parishes.

Economic cycles within the longer-term horizon will no doubt produce short term periods where growth rates may be slower than anticipated and then push forward at paces faster than expected on the whole. The assumption, however, is that growth rates over the entire forecast period will tend to reflect the anticipated averages.

Between 2010 and 2015, the Fast Growth Scenario produces a total job gain of 11,630 pushing wage and salary employment to 151,780 by 2015 in the SCPDC region. By decade's end in 2020, total wage and salary employment in the region should grow to 164,380. For St. James Parish, total wage and salary employment is expected to reach 8,350 in 2015 and then grow to 8,875 by 2020. Over the longer term horizon, total employment in the region is expected to reach 192,800 by the end of 2030 while in St. James the number of jobs is forecast to reach 10,035 (see Table 6). Forecasts of job growth by business sector (NAICS category) are presented in Tables 3.

The Slow Growth Scenario is presented in Table 7 and Tables C-9 through C-12 (see Appendix C). Overall this scenario assumes average annual employment growth rates that are 15% to 20% lower than those driving the Baseline forecasts. Although the scenario does not call for any net job losses over the entirety of the forecast horizon, shorter-term cycles and localized conditions could very well produce such results from one year to the next for individual parishes, within certain business sectors or both. Anticipating such short-term movements within a 20-year forecast horizon is difficult at best. However, the Slow Growth Scenario is driven by the assumption that after the effects of potential job losses are netted against job gains over the long term, average growth rates will closely approximate those used to produce the employment forecasts shown in the accompanying tables.

In the Slow Growth Scenario, total region wide employment is forecast to grow from 140,150 in 2010 to 148,100 by 2015 or by 7,950 jobs. Over the same period, this scenario produces an anticipated job growth level of 8,145 in St. James Parish by 2015 growing to 8,440 jobs by the end of the decade. By 2020, the region's total wage and salary employment should reach 156,400. By the year 2030, total wage and salary employment in the region is expected to reach 174,600 in the Slow Growth Scenario and 9,080 in St. James Parish (see Table 7). Employment forecasts by business sector are shown in Tables C-9 through C-12 (see Appendix C) for the Slow Growth Scenario.

## St. James Parish Comprehensive Plan

**Table 5: Wage and Salary Employment Forecast by Parish South Central Planning and Development District 2010 to 2030 (Baseline Scenario)**

Employment Sector	Q1/2010	2015	Year			Change			
			2020	2025	2030	2010 - 2015	2015 - 2020	2020 - 2025	2025 - 2030
St. Charles	23,129	24,650	26,290	28,100	29,950	1,521	1,640	1,610	1,850
St. James	7,885	8,250	8,620	9,000	9,390	365	370	380	390
St. John	15,200	16,270	17,400	18,590	19,850	1,070	1,130	1,190	1,260
River Parishes Subtotal	46,214	49,170	52,310	55,690	59,190	2,956	3,140	3,380	3,500
Assumption	4,311	4,430	4,560	4,700	4,660	119	130	140	160
Lafource	36,255	39,500	43,130	47,050	51,260	3,245	3,630	3,920	4,210
Terrebonne	53,370	56,370	59,450	62,650	65,950	3,000	3,080	3,200	3,300
Bayou Parishes Subtotal	93,936	100,300	107,140	114,400	122,070	6,364	6,840	7,260	7,670
<b>Total W &amp; S Employment</b>	<b>140,150</b>	<b>149,470</b>	<b>159,450</b>	<b>170,090</b>	<b>181,250</b>	<b>9,320</b>	<b>9,980</b>	<b>10,640</b>	<b>11,170</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

**Table 6: Wage and Salary Employment Forecast by Parish South Central Planning and Development District 2010 to 2030 (Fast Growth Scenario)**

Employment Sector	Q1/2010	2015	Year			Change			
			2020	2025	2030	2010 - 2015	2015 - 2020	2020 - 2025	2025 - 2030
St. Charles	23,129	25,045	27,120	29,370	31,810	1,916	2,075	2,250	2,440
St. James	7,885	8,350	8,875	9,435	10,035	465	525	560	600
St. John	15,200	16,545	17,920	19,400	21,210	1,345	1,375	1,480	1,810
River Parishes Subtotal	46,214	49,940	53,915	58,205	63,055	3,726	3,975	4,290	4,850
Assumption	4,311	4,560	4,770	4,985	5,295	239	220	215	220
Lafource	36,255	40,070	44,380	49,310	54,560	3,815	4,310	4,930	5,250
Terrebonne	53,370	57,220	61,315	65,500	70,180	3,850	4,095	4,185	4,680
Bayou Parishes Subtotal	93,936	101,840	110,465	119,795	129,945	7,904	8,625	9,330	10,150
<b>Total W &amp; S Employment</b>	<b>140,150</b>	<b>151,780</b>	<b>164,380</b>	<b>175,000</b>	<b>192,800</b>	<b>11,630</b>	<b>12,600</b>	<b>13,620</b>	<b>14,800</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

**Table 7: Wage and Salary Employment Forecast by Parish South Central Planning and Development District 2010 to 2030 (Slow Growth Scenario)**

Employment Sector	Q1/2010	2015	Year			Change			
			2020	2025	2030	2010 - 2015	2015 - 2020	2020 - 2025	2025 - 2030
St. Charles	23,129	24,435	25,810	27,270	28,810	1,306	1,375	1,460	1,540
St. James	7,885	8,145	8,440	8,760	9,080	260	295	320	320
St. John	15,200	16,140	17,050	18,020	19,205	940	910	970	1,185
River Parishes Subtotal	46,214	48,720	51,300	54,050	57,095	2,506	2,580	2,750	3,045
Assumption	4,311	4,445	4,530	4,630	4,715	134	85	100	85
Lafource	36,255	39,100	42,230	45,790	49,240	2,845	3,130	3,560	3,450
Terrebonne	53,370	55,835	58,340	60,830	63,550	2,465	2,505	2,490	2,720
Bayou Parishes Subtotal	93,936	99,380	105,100	111,250	117,505	5,444	5,720	6,150	6,255
<b>Total W &amp; S Employment</b>	<b>140,150</b>	<b>148,100</b>	<b>156,400</b>	<b>165,300</b>	<b>174,600</b>	<b>7,950</b>	<b>8,300</b>	<b>8,900</b>	<b>9,300</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

# St. James Parish Comprehensive Plan

## Demographics

### Comparative Growth Analysis for Selected Areas

#### 1900 -2010 Historical Population Trends

In 1900, St. James Parish had a population of 20,197 persons. The 2010 Census reported a population of 22,102 persons, an increase of 1,905 persons over this 110-year period. Table 8 illustrates the population changes in St. James Parish over the past century. The historical census data reveals that the population peaked in St. James Parish during the year 1910 at 23,009 persons. The population began to decline during the 1920s, with an out migration of -8.39%. Moreover, a significant population decrease of -38.40% occurred during the 1930s, with a loss of 5,890 persons. From 1930 to 2010 the parish has never again reached that peak population level seen in 1910. The 2010 Census reveals that population within St. James Parish increased by 886 persons between the years 2000 and 2010. That is a 4.01% population increase.

#### Population Measurement

The information provided in Table 9 takes a comparative look at the total population change for the nation, the state, and the South Central Planning and Development Commission (SCPDC) Regional Planning District 3, of which St. James Parish is a part. The parishes that comprise the regional area are Assumption, Lafourche, St. Charles, St. James, St. John the Baptist and Terrebonne Parishes. For the purpose of this plan, this district may interchangeably be referred to as the SCPDC district or the "regional" area. In 2010, the nation showed an absolute numerical increase in population of 27,323,632, a percentage change of 8.8%. Louisiana's statewide population grew by 64,396 persons, a 1.4% change in population since the 2000 census.

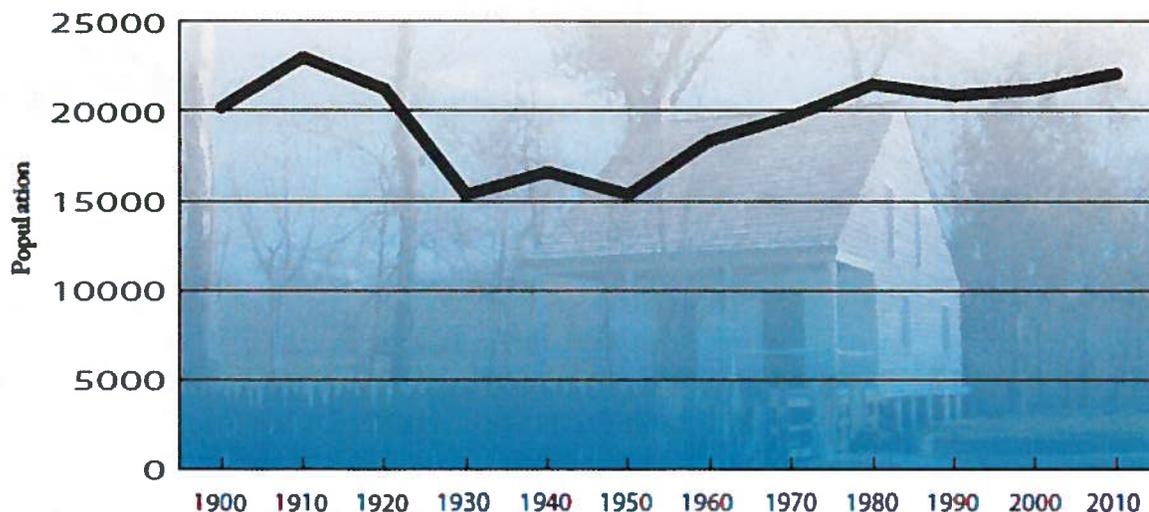
**Table 8: St. James Parish Historical Population Trends**

Year	Population	Absolute Numerical Change	% Change
1900	20,197		
1910	23,009	2,812	12.22%
1920	21,228	-1,781	-8.39%
1930	15,338	-5,890	-38.40%
1940	16,596	1,258	7.58%
1950	15,334	-1,262	-8.23%
1960	18,369	3,035	16.52%
1970	19,733	1,364	6.91%
1980	21,495	1,762	8.20%
1990	20,879	-616	-2.95%
2000	21,216	337	1.59%
2010	22,102	886	4.01%

*University of Virginia Library and US Census. U.S. Census Bureau American Fact Finder Population and Housing Status 2010*

The SCPDC regional area experienced an absolute numerical growth rate of 22,208 persons which represents a population increase of 6.3%. Additionally, the region represents 7.8% of the state's population. Based upon the 2010 U.S. Census data, the population of all the parishes comprising the regional area showed a growth increase. St. James has had nominal population growth as compared to the other parishes in the SCPDC district. The parish's absolute numerical growth in population was by 886 persons a change of 4.0%. The percentage change is the best measure of St. James Parish growth performance because it reflects the total growth ratio from 2000 to 2010. St. Charles Parish had the highest percentage change at 8.9%. Assumption Parish showed the least growth, with an increase of only 33 people, a change of 0.1%. Within the regional area, Terrebonne Parish had the greatest numerical increase in population with an additional 7,357 new residents

**Figure 6: St. James Parish Historical Population Trends**



# St. James Parish Comprehensive Plan

Table 9 SCPDC District 3 Measurement of Population Change

Comparative Areas	2000 Total Population	2010 Total Population	Absolute Numerical Change	% Change	2000 Share of Regional Population	2010 Share of Regional Population	% Change in Regional Share
Assumption Parish	23,388	23,421	33	0.1%	7.1%	6.6%	-0.4%
Lafourche Parish	89,974	96,318	6,344	6.6%	27.2%	27.3%	0.1%
St. Charles Parish	48,072	52,780	4,708	8.9%	14.6%	15.0%	0.4%
St. James Parish	21,216	22,102	886	4.0%	6.4%	6.3%	-0.2%
St. John the Baptist Parish	43,044	45,924	2,880	6.3%	13.0%	13.0%	0.0%
Terrebone Parish	104,503	111,860	7,357	6.6%	31.6%	31.7%	0.1%
Regional Total	330,197	352,405	22,208	6.3%	7.4%	7.8%	0.4%
Louisiana	4,468,976	4,533,372	64,396	1.4%	1.6%	1.5%	-0.1%
Nation	281,421,906	308,745,538	27,323,632	8.8%	100%	100%	0.0%

Source: U.S. Census Bureau P1 Total Population [1] 2000 Census Summary File 1 (STF 1) 2010 U.S. Census Bureau Resident Population Data 2010 U.S. Census Bureau American Fact Finder Population and Housing Occupancy Status

## 2010 -2030 Population Projections

The Louisiana Parish Population Projections Series, 2010-2030 is developed by the State of Louisiana and produced by Louisiana State University. The following methodology was

used to determine future population estimates and was obtained from the [www.louisiana.gov](http://www.louisiana.gov) website.

"These are projections of the population by age (five year categories through age 85), race (white, African American/black, and other), and sex for Louisiana Parishes between 2010-2030. The race category 'other' includes Asian or Pacific Islanders and North American Indian or Eskimo

For these projections, the 2005 estimated population for each parish is projected forward in five-year intervals through 2030. The effects of hurricanes Katrina and Rita are taken into account.

The projections are designed to present three population scenarios. Rates of birth and death are based on vital statistics data from 2000-2004 and are held constant between 2010 and 2030 across all three scenarios; however, each scenario depicts a different assumption regarding migration patterns by age, race, and sex. These scenarios include:

1. **Middle Series [2000-2005 Net Migration Scenario]:** In this scenario, the observed rate of migration between 2000-2005 is assumed to remain constant through 2030.
2. **Low Migration Series [Half (.5) 2000-2005 Net Migration Scenario]:** In this scenario, the rate of migration through 2030 is assumed to be one-half (.5) of the 2000-2005 migration rate.
3. **High Migration Series [One and One-Half (1.5) 2000-2005 Net Migration Scenario]:** In this scenario, the rate of migration through 2030 is assumed to be one and one-half (1.5) times that of the 2000-2005 migration rate".

Based on long term trends derived from comparisons of the 1990 and 2000 U.S. Census, state-level population projections produced by the U.S. Census Bureau, and recent revisions to the 2007 Population Estimates for the New Orleans area, we recommend the following population projections scenarios:

1. **Orleans, Jefferson, and St. Bernard Parishes:** Use the "High Series" for 2010- 2020 and the "Medium Series" for 2025-2030
2. **All Other Parishes:** Use the "Middle Series" for 2010-2030.

# St. James Parish Comprehensive Plan

## 3. Statewide: Use the "High Series" for 2010-2020 and the "Medium Series" for 2025 and 2030

With the exception of Orleans, Jefferson, and St. Bernard Parishes, the "Low" and "High" series provide the user with the necessary information to evaluate what population changes may occur given a marked increase or decrease in net migration. Users should carefully assess past and current population trends for a given parish before using the "High" or "Low" series as a likely population scenario for planning purposes. We recommend the "High Series" in certain time periods for Orleans, Jefferson, St. Bernard, and the State of Louisiana to account for a revision to the 2007 Population Estimates that occurred after the development of these projections.

Without the ability to predict major future occurrences that would impact migration trends, this report utilizes the middle series of the migration scenario. However, it should be noted that a natural disaster or shifts in economic activity could increase or decrease population migration.

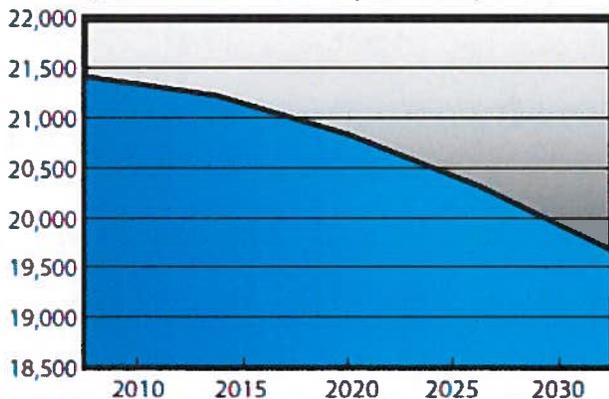
Population estimates for the years 2010 -2030 show a steady decrease in the number of people residing in St. James Parish. Data suggest that between the years 2010 and 2030, St. James Parish will have lost 1,740 residents. As illustrated in the historic population figures of the past 100 years (Table 10), these future projections reveal a continuous decrease in population. Moreover, it appears that any population growth that may have occurred within the parish post Hurricane Katrina has not been sustainable and will not reverse this trend. However, until the 2010 Census data is released, it will be difficult to analyze such impacts.

Table 10: St. James Parish Population Projections

Year	Population
2010	21,410
2115	21,220
2020	20,830
2025	20,310
2030	19,670

Source: Louisiana State University

Figure 7: St. James Parish Population Projections



## Median Age

The mid-thirties appear to be the median age for all comparative areas. The median age in the U.S is approximately 36.8. While the median age for the state of Louisiana is 35.6. The SCPDC district has a median age of 36.5, while the median age for St. James Parish is 36.8.

Table 11 reveals that the age group comprising the largest share of the regional population is individuals between the ages of 40-49, who make up 15.1% of the population. The next largest group is youth aged 10-19, who make up 14.9% of the population. The age structure for St. James Parish appears to mirror that for the population in the rest of the regional area. As can be seen in Figure 3, men between the ages of 10-19 years of age outnumber all other age categories within the parish (1,565). Ethnic Makeup of St. James Parish

Table 11: 2008 SCPDC District 3 Median Age of Population

Comparative Area	Median Age
Nation	36.8
Louisiana	35.6
Regional Total	36.5
Assumption Parish	37.3
Lafourche Parish	36.3
St. Charles Parish	36.7
St. James Parish	36.8
St. John the Baptist Parish	33.2
Terrebonne Parish	34.2

Source: U.S. Census Bureau 2008 American Fact Finder Median Age by Sex Population Estimate Program

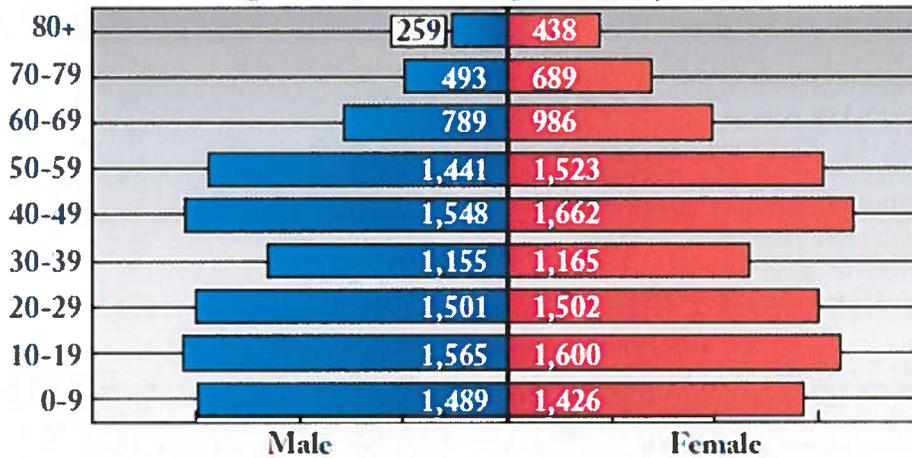
# St. James Parish Comprehensive Plan

Table 12: St. James Parish Population Age Structure

Age Group	SCPDC Regional District 3			St. James Parish		
	Male	Female	% of Population	Male	Female	% of Population
0-9	24,684	23,715	14.1%	1,489	1,426	13.7%
10-19	25,880	25,084	14.8%	1,565	1,600	14.9%
20-29	24,821	25,453	14.6%	1,501	1,502	14.1%
30-39	20,536	21,843	12.3%	1,155	1,165	10.9%
40-49	25,076	26,929	15.1%	1,548	1,662	15.1%
50-59	22,724	23,325	13.4%	1,441	1,523	14.0%
60-69	13,576	14,783	8.3%	789	986	8.4%
70-79	7,010	8,823	4.6%	493	689	5.6%
80+	3,430	5,988	2.7%	259	438	3.3%
<b>Total Population</b>		<b>343,680</b>	<b>100%</b>		<b>21,231</b>	<b>100%</b>

Source: Sex by Age 2008 Population Estimates Population Estimates Program

Figure 8: St. James Parish Age Structure Pyramid



## Ethnic Makeup of St. James Parish

According to the 2010 U.S. Census, 10,615 or 48% of residents in St. James Parish were white and 11,180 or 50.6% were African-American (Census 2010 Race Hispanic or

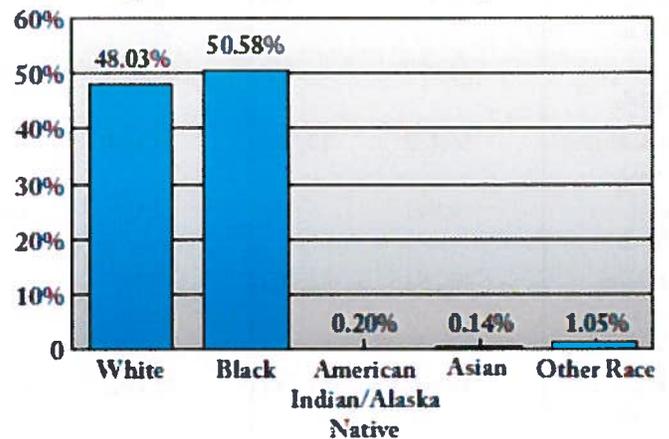
Latino Age, Housing Occupancy American FactFinder). Individuals who classify themselves as Native Americans, Asians and persons of more than one race comprise 5.8% of the parish population.

Table 13: SCPDC District 3 Race Distribution

Race	SCPDC	% of Race	St. James Parish	% of Race
White	237,327	67.3%	10,615	48.0%
Black	90,833	25.8%	11,180	50.6%
American Indian/Alaska Native	9,544	2.7%	45	0.20%
Asian	2,700	0.77%	31	0.14%
Other Race	12,001	3.4%	231	1.0%
<b>Total</b>	<b>352,405</b>	<b>100%</b>	<b>22,102</b>	<b>100%</b>

U.S. Census Bureau 2010 Race, Hispanic or Latino Age, and Housing Occupancy: 2010 Redistricting Data

Figure 9: St. James Parish Percentage of Race



# St. James Parish Comprehensive Plan

## Housing Trends

Again, it should be noted that the following information is based upon data from the 2000 and 2005 -2009 Census American Community Survey 5-year estimates. While it is the most reliable and comprehensive source of data currently available, it may not adequately portray the impacts of recent events that have significantly affected housing trends. These include the national housing crisis, the major hurricanes of 2005 and 2008 that devastated the Gulf Coast region and the recent Oil Spill. Therefore, the data utilized in this table should be considered an estimated snapshot of housing activity during the years 2000 and 2009. Real time housing activity may contrast slightly.

As can be observed in Table 14, the number of owner occupied housing units grew in all of the comparative parishes. This is in line with the national trends. U.S. Census data shows that housing tenure in the Nation grew by 6.76%. In Louisiana, housing tenure decreased by -0.72%. However, in the regional area, it grew 7.47% between 2000 and 2009. St. James experienced growth in housing tenure of 7,569 units or 8.25% and an increase in homeownership of 12.91%. Among the six parishes in the SCPDC district, the homeownership rate was 77.24%. St. Charles had the greatest growth in housing tenure of 107% and the highest rate of homeownership (85.8%). Assumption Parish had the fewest

homes built, but 80.86% of their residents are homeowners, the second highest rate in the district. St. Charles Parish had the greatest growth in housing tenure, with 10.71%. Out of the parishes in the SCPDC district, Terrebonne had the smallest percentage of home owners at 73.64%

The parish participates in the South Central Construction Code Council, a regional code enforcement program administered by SCPDC, the regional planning district. As a more current indicator of housing activity, the table below shows new residential building permits from early 2007 to late 2010, with information obtained from the parish, the two municipalities and the code council's permit tracking website, [www.mypermitnow.org](http://www.mypermitnow.org). While some permits may represent families moving within the parish, this level of activity is extremely significant in an area which previously experienced little or no growth.<sup>4</sup>

**Table 15: 2007 - 2010 New Residential Building Permits**

	'07	'08	'09	'10	4 Year Total
St. James Parish	43	39	34	32	148
Gramercy	12	3	5	4	24
Lutcher	0	0	1	3	4
Parish-wide Annual Total	55	42	40	39	176

**Table 14: 2000 and 2005-2009 Housing Tenure**

Comparative Area	2000 Housing Tenure		2005-2009 Housing Tenure		Absolute Change		% Change		% of Owner Occupied	
	Total Tenure	Owner Occupied	Total Tenure	Owner Occupied	Owner Occupied	Owner Occupied	of Tenure	of Tenure	2000	2005-2009
Nation	105,480,101	69,816,513	112,611,029	75,320,422	5,503,909	7.88%	7,130,928	6.76%	66.19%	66.89%
Louisiana	1,656,053	1,124,995	1,644,094	1,120,844	-4,151	-0.37%	-11,959	-0.72%	67.93%	68.17%
Regional Total	113,990	90,032	122,501	94,619	4,587	5.09%	8,511	7.47%	78.98%	77.24%
Assumption Parish	8,239	6,928	8,593	6,948	20	0.29%	354	4.30%	84.09%	80.86%
Lafourche Parish	32,057	24,988	33,670	25,835	847	3.39%	1,613	5.03%	77.95%	76.73%
St. Charles Parish	16,422	13,370	18,180	14,933	1,563	11.69%	1,758	10.71%	81.42%	82.14%
St. James Parish	6,992	5,984	7,569	6,013	29	0.48%	577	8.25%	85.58%	79.44%
St. John the Baptist Parish	14,283	11,569	15,787	12,391	822	7.11%	1,504	10.53%	81.00%	78.49%
Terrebonne Parish	35,997	27,193	38,702	28,499	1,306	4.80%	2,705	7.51%	75.54%	73.64%

Source: US Census Bureau H008 Tenure Data Set 1990 Census STF 3 US Census 2005-2009 American Community Survey 5-Year Estimates

<sup>4</sup> St. James Parish School Report by South Central Planning and Development Commission

# St. James Parish Comprehensive Plan

## Education and Economic Trends

Information utilized in this section was obtained from the St. James Parish School Report written by South Central Planning and Development Commission.

### Economic Prospects

St. James is affected by the same demographic factors that affect rural communities across the nation and around the world. Limited labor markets encourage out-migration. St. James has historically had the highest unemployment rate of all six parishes in the six-parish SCPDC district. Some parish residents lack the skills and education to qualify for skilled or even semi-skilled jobs. Many have access only to seasonal, temporary agricultural employment. Over the past decade, well-paid chemical industry employment in Louisiana has been shrinking, with a number of in-state plants closing as parent companies downsize or move production of highly price-sensitive basic chemicals out of the country.

Conditions in St. James are in line with those common to rural communities. Many such communities have what have been described as “dual labor markets.” The primary labor market, like the chemical and other manufacturing industry, requires education and skills, pays higher wages, and offers stable employment, safer working conditions and opportunities for advancement. The secondary labor market employs unskilled or semi-skilled workers, pays low wages, offers less safe working conditions and employment may be seasonal or short-term. In 1999, an estimated one in four wage and salary workers in rural areas had low-wage jobs. Many worked in the “informal” economy. Rural families are thus more likely to be employed and still poor. Very low rural wages have the greatest effect on those with high school or less education. In 1999, 27% of rural workers over age 25 received wages that if earned full-time, year-round, would not lift a family above the poverty line.



High poverty rates among young adults (often parents) in rural areas mean high poverty rates among children. Single mothers have respective poverty rates of 40% (White), 49% (Black) and 53% (Hispanic). Low wages and lack of daycare make it difficult to maintain employment. Transportation problems are also a factor. Many who do have their own cars drive old, unreliable gas guzzlers that add to their cost of working. Rural isolation requires driving considerable distances to get groceries and other necessities. Rural housing may often be cheap, but it is also frequently older and dilapidated. Housing costs may lock families into rural communities, since they can't afford to move for better employment in areas where housing costs are higher.

Strong public schools like those in St. James play an important role in building a local labor force that enhances the community's ability to attract and support new business enterprises. A strong local economy makes it possible for young people to stay in the community, rather than leave in search of opportunity. The same workforce issues are recognized as critical factors in maintaining the United States' national competitiveness. Investment in human capital by the local community enables young people who might otherwise be limited to the “secondary economy,” with little hope for advancement, to gain the skills they need to adequately provide for their own needs and those of their families. Strong public schools can simultaneously create other local benefits like somewhat higher home values and per capita incomes. Smaller schools like those in St. James Parish can also be helpful in reducing youth violence, substance abuse and criminal activity that can result in felony convictions that further limit employability.

### Unemployment

Factors in St. James' historically high unemployment rate include the parish's rural, somewhat isolated location and the related, limited availability of jobs. The annual, seasonal increase in employment related to sugar cane harvesting is typically low-paying manual labor, temporary and of limited duration.

Unemployment tends to have a more severe impact on some segments of the population than on others. In the current recession, as in the rest of the country, minority unemployment in St. James is significantly higher than the parish's general unemployment rate. In December 2008, the difference was a full four percentage points. In the current economic downturn, the Washington Post reported a shocking November 2009 national jobless rate for young black men aged 16 to 24 of 34.5%.

A key factor contributing to the high unemployment rate is the significant percentage of the parish population with limited education. While St. James has done better than Louisiana as a whole, it still lags behind the rest of the country in this critical factor.

Less-educated men could once find entry-level, manual-labor jobs in manufacturing, but those opportunities have dwindled as the manufacturing sector continues to shrink and technology and globalization change labor markets. Wages for unskilled workers have fallen as the nature of work shifts from routine, assembly-line production to cooperative work teams. Employers increasingly demand computer, literacy, and problem-solving math skills, as well as communication skills critical to working as part of a team. Those who do not complete school typically lack informal networks and supports and have less access to the informal networks which have become employers' primary means of generating job applicants and trainees.

## St. James Parish Comprehensive Plan

**Table 16: Comparative Unemployment Rates: St. James, South Central Planning District Parishes, State and National Rates.**

	January 2007	December 2007	January 2008	December 2008	January 2009	December 2009	January 2010	December 2010
St. James	6.5%	6.1%	6.6%	7.6%	9.1%	10.1%	11.7%	11.4%
Assumption	5.1%	4.0%	4.9%	6.1%	7.3%	9.4%	11.4%	10.8%
Lafourche	3.0%	2.5%	3.1%	3.4%	3.8%	5.2%	6.0%	4.9%
St. Charles	3.7%	3.1%	3.9%	5.0%	5.7%	6.7%	7.7%	6.3%
St. John the Baptist	5.1%	4.3%	5.4%	6.6%	7.6%	9.3%	10.7%	9.4%
Terrebonne	3.0%	2.5%	3.1%	3.6%	4.0%	5.5%	6.5%	5.3%
Louisiana	4.4%	3.7%	4.3%	5.2%	6.1%	7.2%	8.2%	7.2%
United States	5.0%	4.8%	5.4%	7.1%	8.5%	9.7%	10.6%	9.1%

*Source: LA Works—Civilian Labor Force—Not seasonally adjusted.*

**Table 17: St. James Minority Employment 2008**

Total Labor Force	Minority Labor Force	Minority as % of Total Labor Force	Minority Unemployment	Minority Unemployment Rate
9,019	3,969	44.01%	503	12.7%
Black Labor Force Data	3,912	43.38%	501	12.8%

*Source: Louisiana Labor Force Diversity Data 2009. Louisiana Workforce Commission. Distribution By Minority Population & Median Family Income—by Census Blocks*

As it strives to build a solid future, St. James Parish's greatest need is for an educated, trained workforce with the capacity to meet changing labor market demands. In addition to public school system efforts, St. James has taken an innovative approach to training out-of-school and young adults. The St. James Department of Human Resources (SJDHR) applied for and was granted Community Development Block Grant funding to create a mobile classroom, equipped with computers, to take training programs to residents of low-income communities. The SJDHR also operates a bus system to help workers who lack their own transportation get to their jobs. In 2008-2009, the SJDHR operated the pilot YouthBuild program, to assist under-educated youth early in their work lives, before discouragement and alienation takes hold. To date, the small, pilot program has helped over 30 young men enter employment or post-secondary education, obtain their GEDs and improve their literacy. The SJDHR is currently studying potential for creating satellite training centers in areas of the parish identified as "pockets of poverty."

**Table 18: Educational Attainment of Adults 25 and older: St. James Parish, Louisiana, United States (American FactFinder; 2007-2008 District Composite; Calculations)**

	Less than High School	High School But Less Than Bachelor's	Bachelor's and Higher
St. James	17.9%	68.1%	14.1%
Louisiana	20.1%	59.5%	20.4%
United States	15.5%	57.0%	27.5%

### Income Data

Median household income in St. James is high relative to the state and nearly at the national level. However, 20.7% children and over 13.2% of adults in St. James live in poverty. The parish's poverty rates are lower than for the rest of Louisiana, and slightly higher than the national poverty rates (2005-2009 US Census American Community Survey).

**Table 19: Income and Poverty—St. James Parish 2005-2009**

Income Level	St. James Parish	Louisiana	United States
Median Household Income (2009 inflation adjusted)	\$49,883	\$42,167	\$51,425
Persons Below Poverty	13.2%	18.4%	13.5%
Children Below Poverty	20.7%	24.5%	18.2%
Families Below Poverty	10.4%	14.4%	9.9%

# St. James Parish Comprehensive Plan



## Plan Elements

### What Are the Goals of the Comprehensive Plan?

The goals contained within the comprehensive plan are written in expansive terms so as to establish the direction for future actions. The goals express the interests, aspirations and values of the community. The goals are not mandates but rather are expressions of the ideals the community is striving to achieve over time.

Strategies within the Comprehensive Plan describe the actions needed to achieve the goals. The strategies serve as guidelines and help to steer decisions and the development of programs, regulations, activities, and budgets. The strategies cover a multitude of interests and actions. They provide consistency for legislative decision making and administrative actions.

**It should be noted that the strategies need to be read within the context of the Comprehensive Plan as a whole and in relation to other parish and regional strategies. Individual strategies may appear to be in conflict when applied to a specific action, activity or location. Strategies do not exist in isolation and must be understood in the context of all other relevant strategies and the goals they support.**

### Preserving Community Assets

The “Preserving Community Assets” element of the Comprehensive Plan relates closely to quality of life and “sense of place.” Both are key factors in helping define a community and what it means to its residents. Achieving consensus on which assets should be preserved is important to defining community character, which is itself an important step in comprehensive planning. For St. James Parish, this

process only begins with the label “rural.” It continues with complex association of visual and functional assets that create the unique sense of place valued by parish residents. Assets identified as worth preserving include: (1) historic buildings, history and architecture; (2) natural features like the Mississippi River and levees; (3) roads, corridors and connectivity; (4) landmarks, special places and landscaping; (5) public areas like sidewalks, benches, meeting places; and (6) parks and recreational areas.

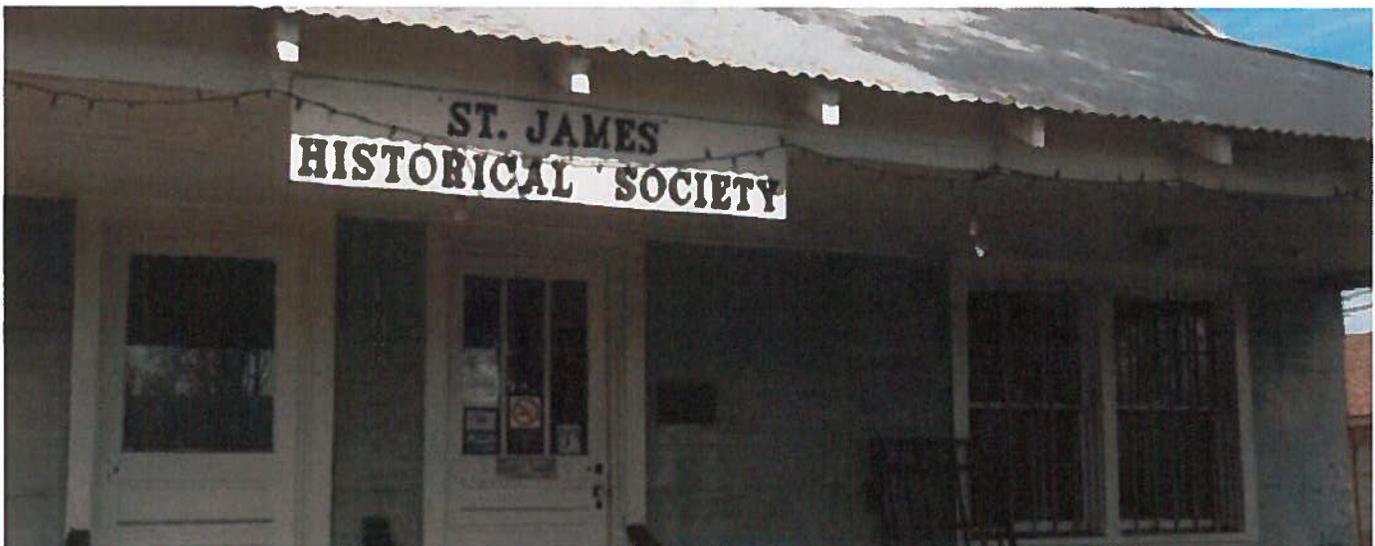


Identifying assets helps start community visioning, in which residents articulate desired goals for the parish’s future and strategies for advancing those goals. Identifying assets also highlights negative factors and undesirable outcomes, such as blight and other “visual liabilities” residents would like to see reduced or eliminated.

### Preserving Community Assets Goals and Objectives

A second set of Focus Groups was conducted to obtain community input in developing goals and objectives based on the SWOT analysis. The summary below highlights major themes from the second set of Focus Group meetings. These discussions also identified a number of proposed strategies for advancing the identified goals and objectives.

- Goal 1: Create strong community ties by the preservation of local history, historic architecture, and plantation homes to create a sense of place.**
- Goal 2: Capitalize on the historic culture and the geographic location of the parish to strengthen the local tourism industry.**
- Goal 3: Preserve and protect the environment from hazardous materials.**



# St. James Parish Comprehensive Plan

**Goal 4: Continue and expand the existing parish program to demolish derelict properties to reduce blight.**

**Goal 5: Enhance the parish's day-trip capacity, with additional attractions to draw tourists from New Orleans and Baton Rouge.**

**Goal 6: Become a more resilient and sustainable community.**

**Goal 7: Develop a vigorous tax base.**

## Human Services

The Human Services element of the comprehensive plan is closely linked to quality of life within the St. James Parish community. Human services contribute to enhancing and preserving quality of life by integrating environmental, economic and social equity principles into public decision making within the parish. Human services are generally most needed by the community's most vulnerable members, but other members of the community may have need of specific services at specific times. Effective delivery of human services further contributes to quality of life because it requires the formation of partnerships within the community, which help build confidence in local government by creating opportunities for citizen participation and coordination among public and private organizations. Effective delivery of human services requires establishing methods for being responsive and accountable to the citizenry, the programs' "customers."



In reviewing the comments referencing the school system made during the public meetings, members of the steering committee and the St. James Parish School Board administration noted that many of the problems stated by meeting participants have been addressed. With that in mind, it would probably be beneficial if the school system intensified their public relations efforts to increase public awareness regarding the various programs offered.

## Human Services Goals and Objectives

A second set of Focus Group meetings was conducted to obtain community input in developing goals and objectives based on the SWOT Analysis. The summary below highlights major themes from this second set of meetings. These discussions also identified a number of proposed strategies for advancing the identified goals and objectives.

**Goal 1: Improve awareness and accessibility of human service opportunities.**



**Goal 2: Improve the public perception of the educational system and the perceived division in accessing educational and medical services between the two sides of the river.**

**Goal 3: Improve accessibility and affordability of medical services throughout the parish.**

**Goal 4: Develop strategies to stop and reverse the population and tax base decline.**

## Housing Element

Housing is critical to meeting basic human needs for shelter, security and a sense of connection within communities. Furthermore, the availability of a suitable range of housing contributes to a community's ability to function in efficient, equitable, prosperous and sustainable ways. Adequate and appropriate housing is thus fundamental to vital, livable and successful communities. This section provides

guidance on formulating housing goals and objectives suited to addressing the issues raised in the St James Parish Focus Group meeting held in August, 2010. The



purpose of the Housing Element is to ensure that each problem is addressed by a goal and a set of objectives. Following each objective is an associated strategy for its achievement.

# St. James Parish Comprehensive Plan

## Housing Goals and Objectives

**Goal 1: Support a housing needs assessment to determine quality of available housing stock and recommend strategies for development.**

**Goal 2: Encourage the development of a mix of adequate and affordable housing types including mixed income and facilities for seniors on both sides of the Mississippi River.**

**Goal 3: Develop culturally sensitive designs and housing developments suitable for St. James Parish environment.**

**Goal 4: Preserve and enhance the vitality and desirability of St. James's residential neighborhoods.**

## Economic Development

The St. James Parish economic development strategy intersects with the community's overall comprehensive plan in significant ways and at strategically important points. The strategy does not exist in a vacuum and affects and is effected by decisions and policies embedded within the comprehensive plan. This is the way the SCPDC team has approached this element of the comprehensive plan with a view to ensuring that as it unfolds and is implemented, the economic development ramifications of initiatives engendered by the plan take into account how they may help or hinder the community's ability to grow and diversify its economic base and attract new capital investment from a wide range of sources and for a variety of strategic purposes.

At a minimum, the community's economic development strategy is a means of improving the quality of life in St. James Parish through the fundamental process of wealth



creation that flows through every segment of its socioeconomic structure. This is most fundamentally driven by the creation and retention of jobs, the diversification of the economic base (i.e. the "engines" that drive job growth) and the attraction of new capital investment which builds, improves, expands and sustains critical physical, human, intellectual, institutional and financial infrastructure. The

critical role and contribution of the economic development strategy to the overall comprehensive plan is no different in St. James Parish than in any other community. The goals are closely linked and both essential to the community's long term sustainability, viability and economic resilience.

Infrastructure is the foundation for the community's economic development success going forward. The St. James Parish comprehensive planning process recognized this essential truth throughout the many community meetings conducted to gather input on a wide range of subjects such as land use, transportation, housing, community services and assets. Each of these areas is critically linked to the economic development strategy in that successful implementation of strategic initiatives is facilitated by and/or generates resources to support continuous improvement in all areas.

For example, sound land use planning offers a more predictable set of guidelines for those seeking to invest and develop assets (i.e. housing, commercial real estate, manufacturing, etc.) that ultimately improve the job and capital creation platform for the community. The development of such assets also can go a long way in improving the community's built environment and thus in making St. James Parish a better place to live and work.

Likewise, successful economic development depends upon and directly influences the community's human capital resources. This is most evident in the role of public education at all levels and is thus a critical element of the community's institutional and intellectual infrastructure. Without properly and effectively functioning educational assets (whether actual or perceived), the community will be regarded as one incapable of producing a competent, motivated and technically prepared workforce for businesses considering new location opportunities as well as those evaluating their options with respect to staying and/or expanding. In a global marketplace, St. James Parish is not necessarily competing with neighboring parishes for economic development attention, but more importantly is competing with "global neighbors" in China, India and rapidly emerging countries throughout Asia and Africa.

The St. James economy is one where both small businesses and large industrial plants have traditionally thrived side by side. Small businesses often provide employment and are owned by people of all races, genders and education levels. These businesses ride the highs and lows of the local economy and must keep up with modernization of our society. With the effects of the 2009 recession, such enterprises increasingly need the help of small business development services and training to thrive and/or survive. Large industry has historically provided some opportunity for lower skilled contract labor, but changes in technology are shifting required skill sets and these plants are increasingly looking for a higher level of technical ability and education.

# St. James Parish Comprehensive Plan

Unemployment is recognized as a major issue in St James Parish. Unemployment figures for the parish far outpace those of neighboring parishes, particularly in the Black community. At a March 2011 level of 13.4%, St. James Parish has one of the highest unemployment rates in Louisiana. GED and technical school training should be made as easily available as possible to lift the education and skill level of unemployed parish residents. As agricultural and low skill job opportunities diminish, growing concern persists that a sector of the population will become and remain unemployable. This is an unfortunate and economically costly outcome which inevitably leads to the need for more costly public support. In an environment of increasingly strained state and federal budgets, much of this burden could very well fall on St. James Parish.

## Economic Development Goals and, Objectives and Strategies

During the Focus Group meetings, it was noted that people who work in St. James Parish are increasingly prone to live elsewhere. Participants felt that the reasons are probably more than personal and may indicate other communities offer amenities such as shopping, recreation, and educational opportunities that are preferable to that offered in St. James.

A local economic base can only be sustained and grown through the expansion of new job opportunities for residents. Focus Group participants noted the need to create jobs that will bring much needed income in the short term and build wealth over the long term. Local economies that rely heavily on a limited variety or range of businesses are increasingly vulnerable to unexpected changes in technology, consumer preferences or regulation which places the economic “engines” at risk. Long term economic growth and sustainability are best assured in local economies through continuous efforts to diversify the business and industrial mix. Leveraging local assets and recruiting new enterprises which bring diversity to the business mix is absolutely essential to the success and sustainability of a community’s economic development strategy. Public infrastructure, community services and private sector investments are the framework upon which local economies are built and sustained and St. James Parish has some strategic transportation assets that can be improved and expanded to support new entrepreneurial initiatives, job growth and investment opportunities. The Port of South Louisiana is a significant economic development asset in the state and region. It controls or influences a large inventory of strategic acreage along the River Corridor that represents a formidable opportunity to attract industry and new capital investment and create new jobs.

Successful economic development strategies require deliberate and coordinated implementation. The Parish’s Economic Development Board (EDB), established by ordinance in 1988, is the most appropriate existing authority to

oversee and take responsibility for guiding the implantation of the economic development strategy. This body, working in conjunction with the River Region Tourist Commission, and the River Region Chamber of Commerce as well as civic, business and professional organizations, can marshal the necessary human resources to work on timely implementation of specific tasks outlined in the strategy presented here and others that will inevitably arise going forward. Participants recommended that the St. James EDB engage more regularly with representatives of the Port to maintain open lines of communication, coordinate economic development initiatives and cooperate on local, state and national legislative and fiscal issues and policies that are of mutual interest and concern. To ensure proper roles for the EDB are effectively carried out, it is recommended that the St. James Parish Council review the ordinance creating the Board to ensure that its mission is clearly defined. This may require formal amendments to Ordinance 88-8 which legally established the Board.

The following objectives and strategies begin to address these issues.

**Goal 1: Improve the Quality of Life in St, James Parish**

**Goal 2: Increase Job Opportunities.**

**Goal 3: Improve Parish Infrastructure**

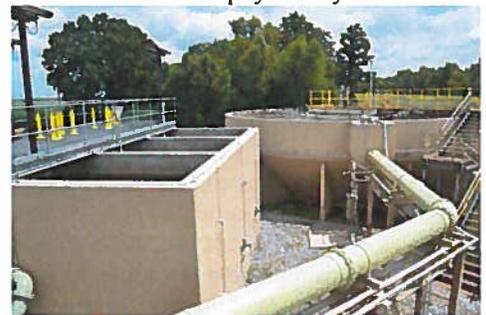
**Goal 4: Encourage and Pursue Greater Economic Diversification in St. James Parish.**

**Goal 5: Strengthen the role of the Parish’s Economic Development Board.**

**Goal 6: More closely coordinate the Parish’s economic development strategy with master planning efforts of the Port of South Louisiana.**

## Infrastructure

Infrastructure is the basic physical and organizational structures needed for the operation of societies or enterprises. The St. James Parish Comprehensive Plan Steering Committee identified Infrastructure as one of its focus areas. This also included the sub-category of Transportation. The Infrastructure category focuses on “hard” infrastructure. “Hard” Infrastructure is considered to be the physical systems necessary to the operations of societies roads, sewers, water distribution, drainage systems, communication systems, and solid waste systems. “Soft”



Infrastructure is considered to be the institutions which are required to maintain the economic, health and cultural/social standards of a community, such as the financial system, the

# St. James Parish Comprehensive Plan

education system, the health care system, the system of government and law enforcement, as well as emergency services.

This element of the comprehensive plan addresses the



previously noted “hard” infrastructure St. James Parish Government provides. The goal in this section is to give local officials and the general citizenry a guide for improvements to sustain the community as a whole. A major issue the parish faces in providing and maintaining its infrastructure system is the need to support residential and commercial activities on both side of the Mississippi River, which divides the parish in two. This often results in redundant systems, with duplication of facilities that would not otherwise be necessary considering the small size of the parish population.

## Infrastructure Goals and Objectives:

- Goal 1: Capitalize on St. James’ natural resources by enhancing existing infrastructure and building new facilities where needed.**
- Goal 2: Provide for improved mobility and connectivity especially for transit dependent households.**
- Goal 3: Improve existing and create more recreational opportunities within the parish.**
- Goal 4: Prevent point and non-point pollution especially with regards to wastewater treatment.**
- Goal 5: To improve the overall communication infrastructure throughout the parish.**

## Land Use

The topic of land use in St. James Parish generated lively discussion among participants in the various Focus Group sessions. Land use was considered by the Steering Committee at its July 12, 2010, meeting where it expressed opinions about the issues concerning land use, and then was led through a SWOT analysis regarding this topic. Regarding some of the issues surrounding land use, the Steering Committee expressed concerns that residents in the parish were afraid of zoning and confused about its impacts, although there was consensus that it was important to reduce or eliminate the land use conflicts that exist or will certainly develop as more

industries (chemical plants particularly) move next door to residential areas. The Steering Committee believed that a land use plan would be better than zoning primarily because of the confusion and fear surrounding the word, “zoning.”

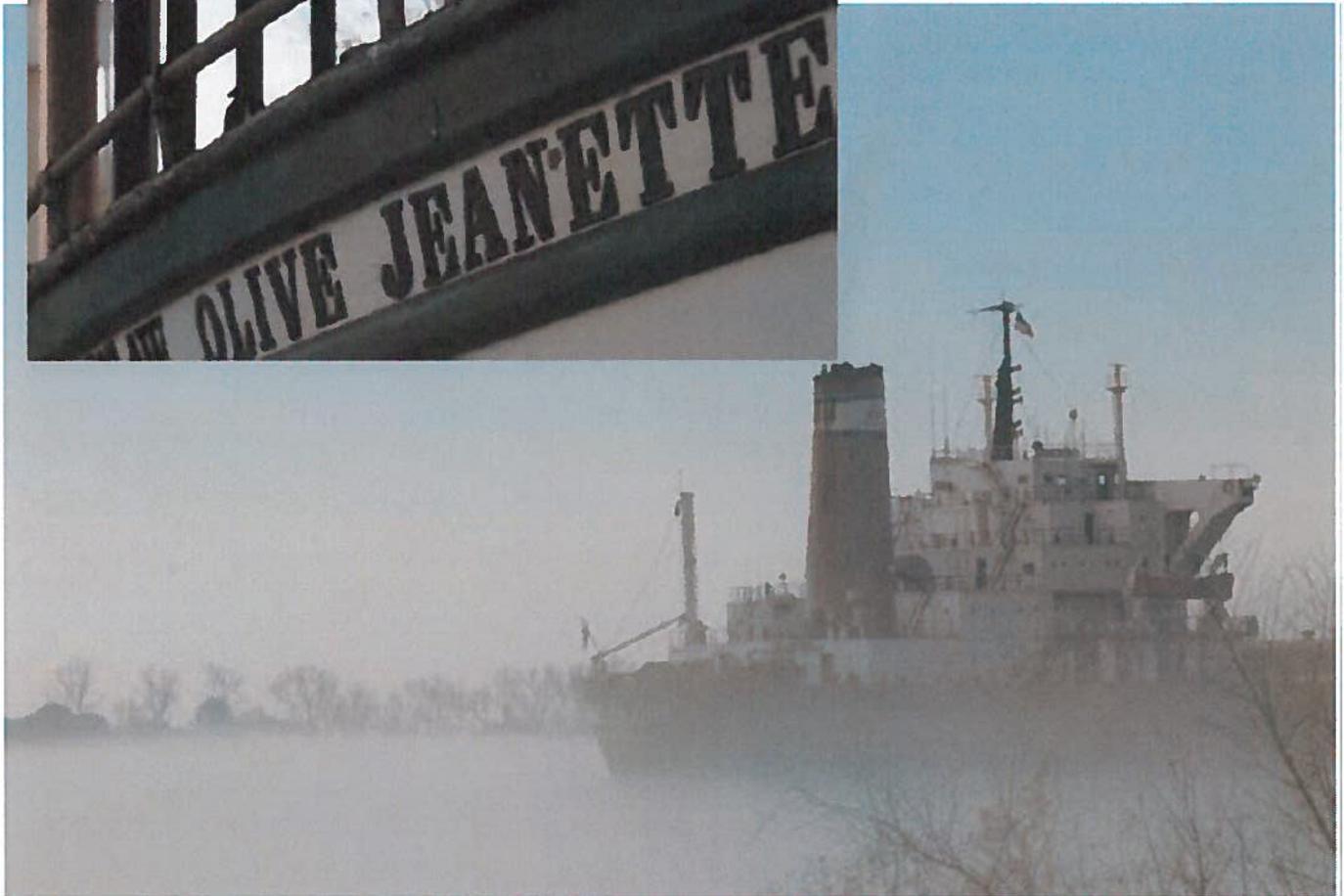
In reviewing land use in terms of the SWOT analysis, the Steering Committee viewed all the diverse industrial operations in the parish as a land use strength, but saw the lack of a land use plan as a weakness, probably contributing to the lack of economic diversity in the parish, the general lack of residential development, and the lack of diversity of choice in the existing housing market in the parish. For this reason, young adults were leaving the parish to find other places to live, to find more diverse housing choices. With the general lack of residential lots on the market, buyers were restricted to buying acreage that they did not want or need. Regarding opportunities, the Steering Committee agreed that there was a need for both additional small business development as well as affordable (and generally sustainable) residential development in St. James Parish. This opportunity, however, was offset by the threat seen in the size of available lots. Much of the land for sale was in tracts that were not appealing to developers, i.e., in tracts 96 feet wide by 80 arpents deep, which did not lend themselves to efficient subdivision development. More often than not, these tracts became “family” subdivisions. Another threat was seen in industry’s willingness to pay top price for adjacent land, forcing the real estate developer to offer un-economic prices in order to acquire a tract of land suitable for residential development. This situation sometimes put the land owner at the mercy of industry because his land, in close proximity to, or adjacent to the industrial site, became unattractive to the residential developer



## Land Use Goals and Objectives

- Goal 1: Reduce the potential for land use conflicts between residential and industrial land uses**
- Goal 2: Preserve historic properties and traditional land uses (residential and agricultural) on both sides of the river downriver from the Convent area.**
- Goal 3: Promote more residential development and some higher densities in specific areas of the Parish, along both sides of the river in a downriver direction.**
- Goal 4: Encourage commercial and mixed-use development in the La. Highway 20 corridor between the Mississippi River and South Vacherie.**
- Goal 5: Encourage mixed use development at appropriate major highway intersections in the Parish.**

St. James Parish Comprehensive Plan



## Implementation

### Implementation of the Comprehensive Plan

The St. James Parish Comprehensive Plan is the result of an exhaustive community involvement process; it embodies the values, goals, objectives and strategies created to achieve the vision. Throughout the planning process residents repeatedly articulated their skepticism about the accountability of their leaders relative to the enforcement of this plan. A comprehensive plan is only as good as its implementation. Successful implementation of the plan will require new ways of thinking and working together to attain the goals. This section provides recommendations for the day-to-day methods in which land use planning policies are interpreted and utilized. Execution of the plan includes development review, short and long term planning, land use regulations and citizen participation activities that are used to carry out the comprehensive plan policies and strategies.

### Monitoring the Comprehensive Plan

It is vital to the success of the plan that the parish be able to measure achievements and challenges in comprehensive plan implementation. The planning commission should be responsible for preparing an overall implementation calendar for the comprehensive plan, scheduling individual items with planned start and planned completion dates. The implementation calendar should include assignment of parish staff or other agency responsibilities for ensuring that the various necessary actions across the parish government are undertaken. The best way to measure progress would be to evaluate implementation status in an annual report prepared by the planning commission and presented to the parish council and to consider revisions to the plan once every five years.

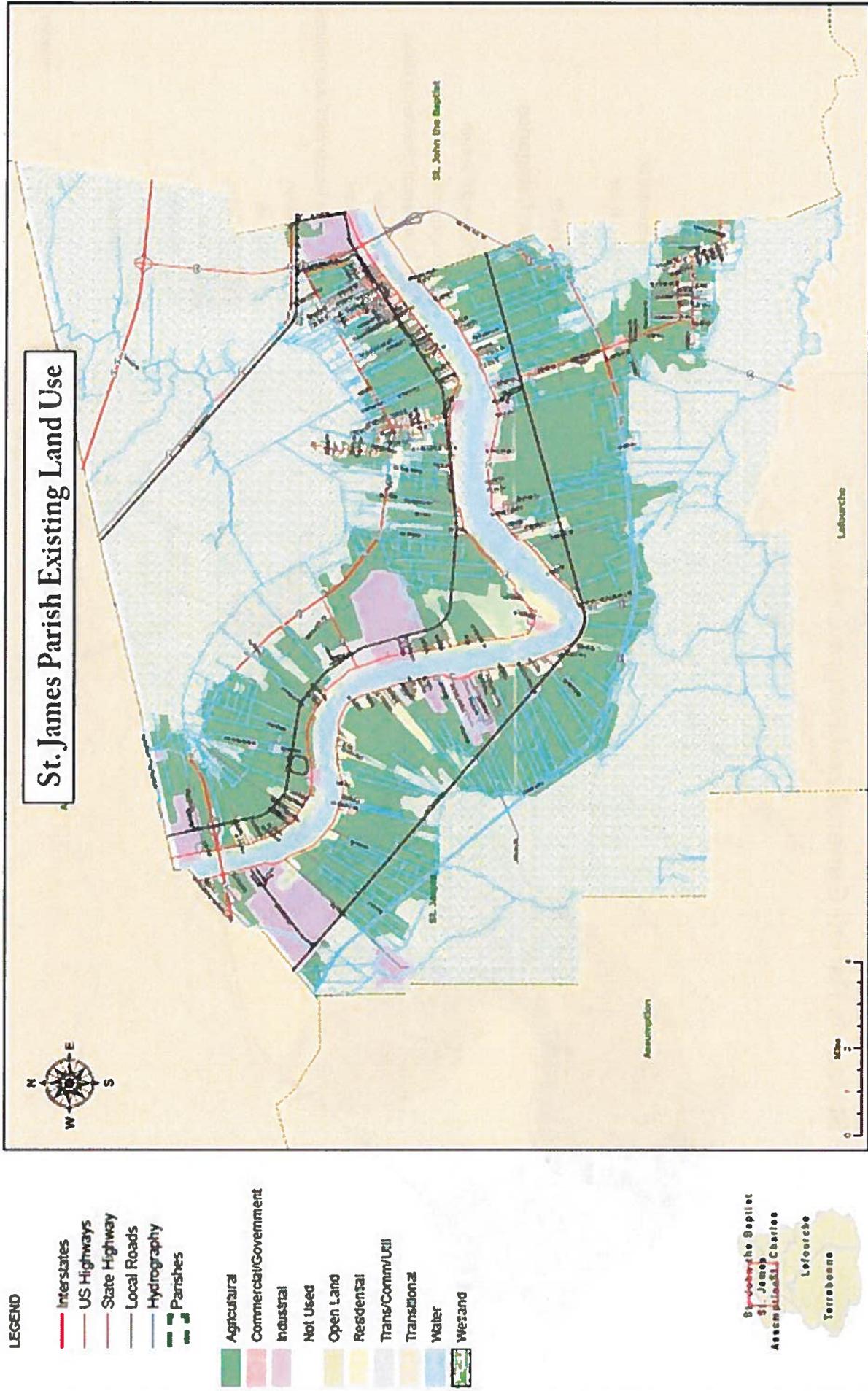
This is the key to keeping the planning process open, transparent, and responsive. Annual and five year reports can also be a vehicle for review and refinement of implementation priorities, notation of completed actions, and the addition of new actions or policies. The planning commission should make the comprehensive plan progress report a highly publicized effort to demonstrate the important role the comprehensive plan plays in decisions that affect the change, growth and development of the parish. This will also keep the comprehensive plan process a topic of public discourse.



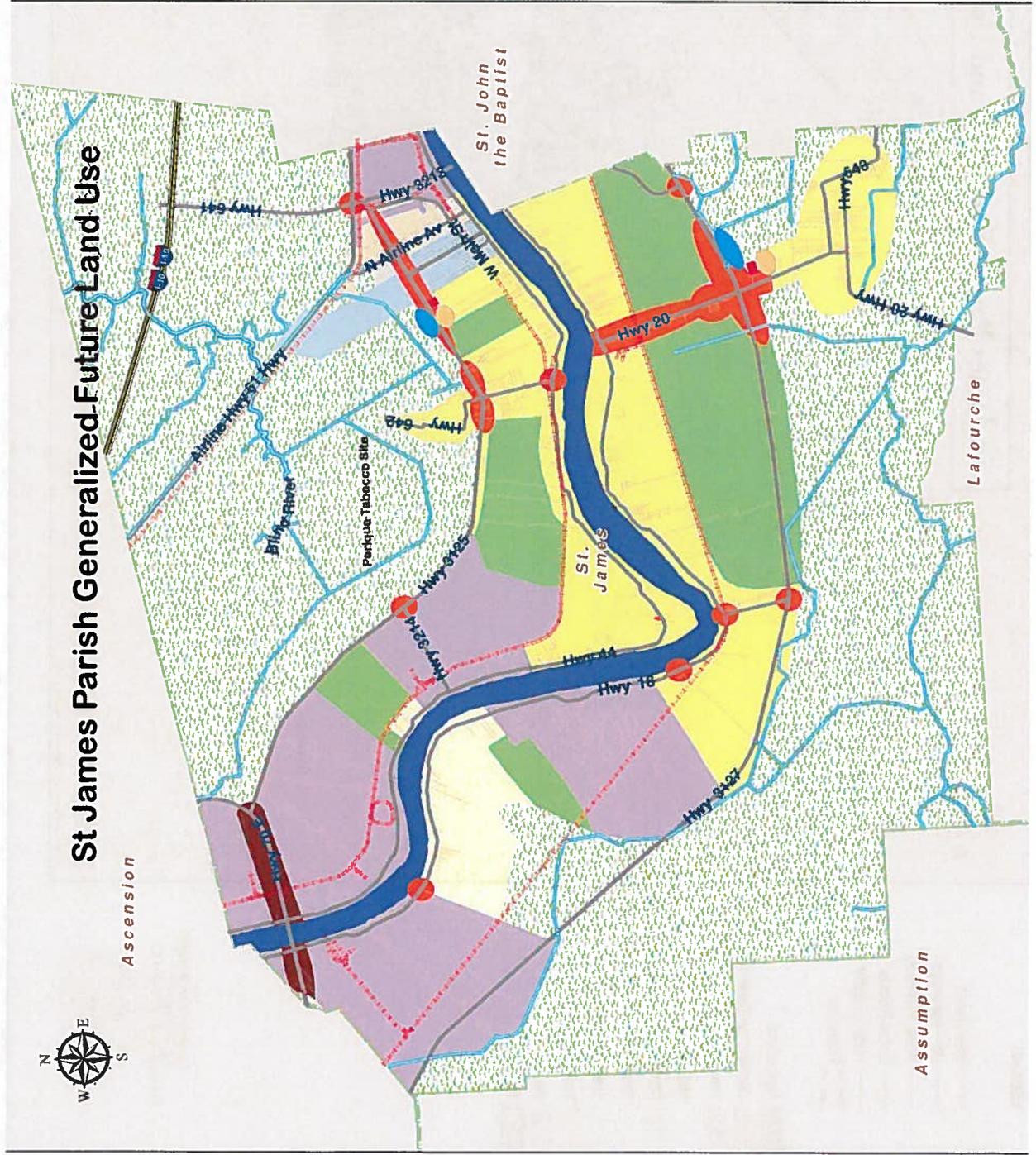
## **Appendix B: Maps**

1. Existing Land Use
2. Future Land Use
3. Future Land Use Buffers
4. Town of Gramercy and Town of Lutchet Zoning
5. Population Growth by Census Block
6. 2000 Population Density
7. 2010 Population Density
8. Base Map
9. Council Districts
10. FEMA Flood Zones
11. Fire Districts

# St. James Parish Comprehensive Plan



# St. James Parish Comprehensive Plan



## Legend

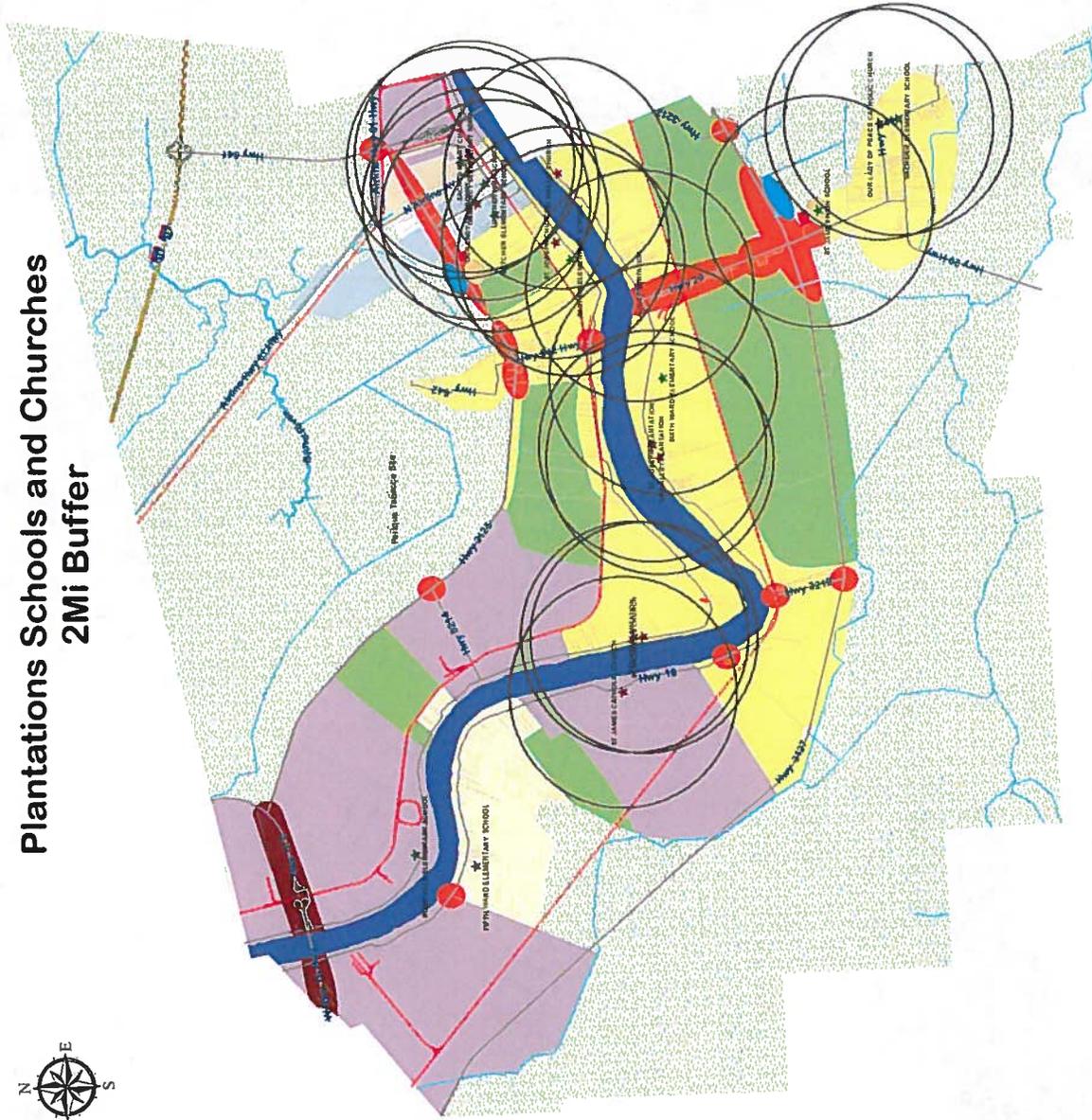
- Residential St
- Blind River
- I-10
- Major St

## Land Use Categories

Name	Color
Residential Growth	Yellow
Commercial	Brown
Commercial / Residential Mixed	Red
Industrial	Purple
Agriculture	Green
Existing Residential/Future Industrial	Light Yellow
Recreation	Blue
Schools	Orange
Fire Dept	Red
Water	Dark Blue
Wetlands	Green with dots
Lutchier	Light Blue
Gramercy	Tan

11/20/2013

Plantations Schools and Churches  
2Mi Buffer



**Legend**

- ★ Parish Schools
- ★ Catholic Churches
- ★ Plantations
- Residential St
- Blind River
- Exch
- I-10
- Major St

**Land Use Categories**

**Name**

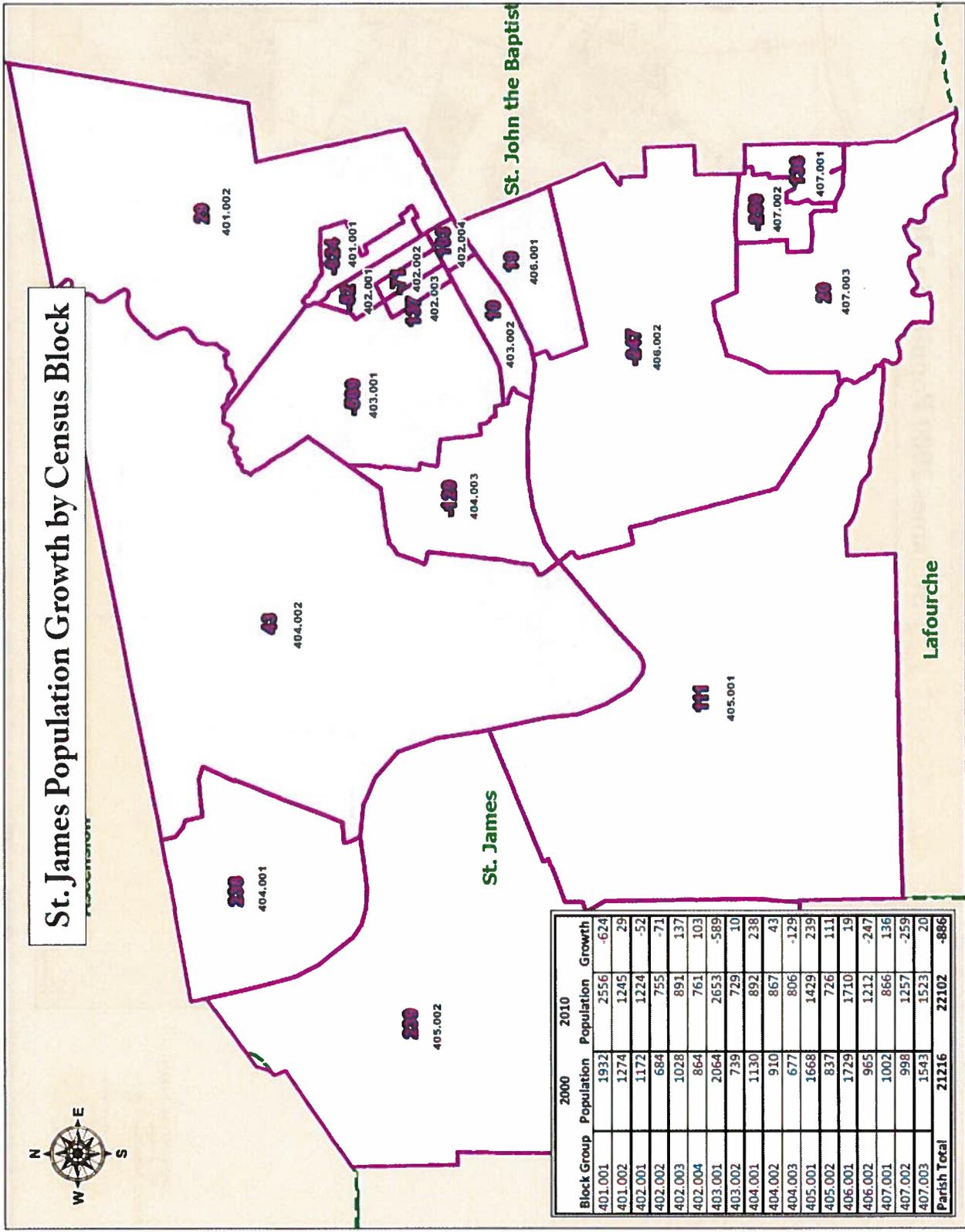
- Residential Growth
- Commercial
- Commercial / Residential Mixed
- Industrial
- Agriculture
- Existing Residential/Future Industrial
- Recreation
- Schools
- Fire Dept
- Water
- Wetlands
- Lutcher
- Gramercy

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# St. James Parish Comprehensive Plan

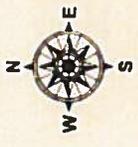
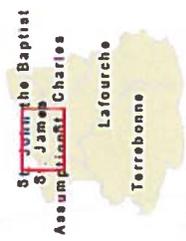
## St. James Population Growth by Census Block



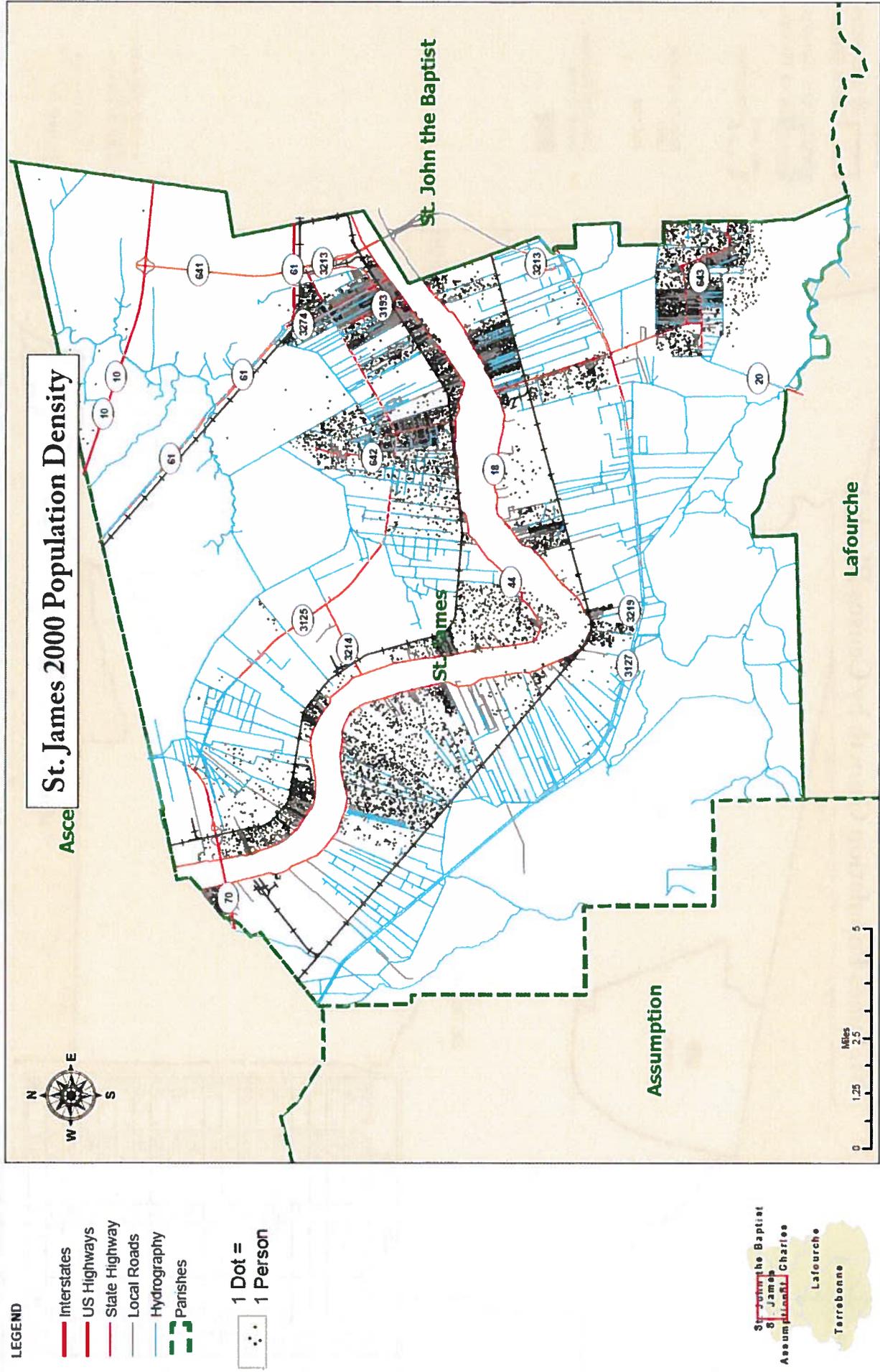
- Legend**
- 2010 Census Block Groups (Red outline)
  - 2000 Census Block Groups (Blue outline)
  - Parishes (Green outline)

Block Group Name Label  
**404.002**

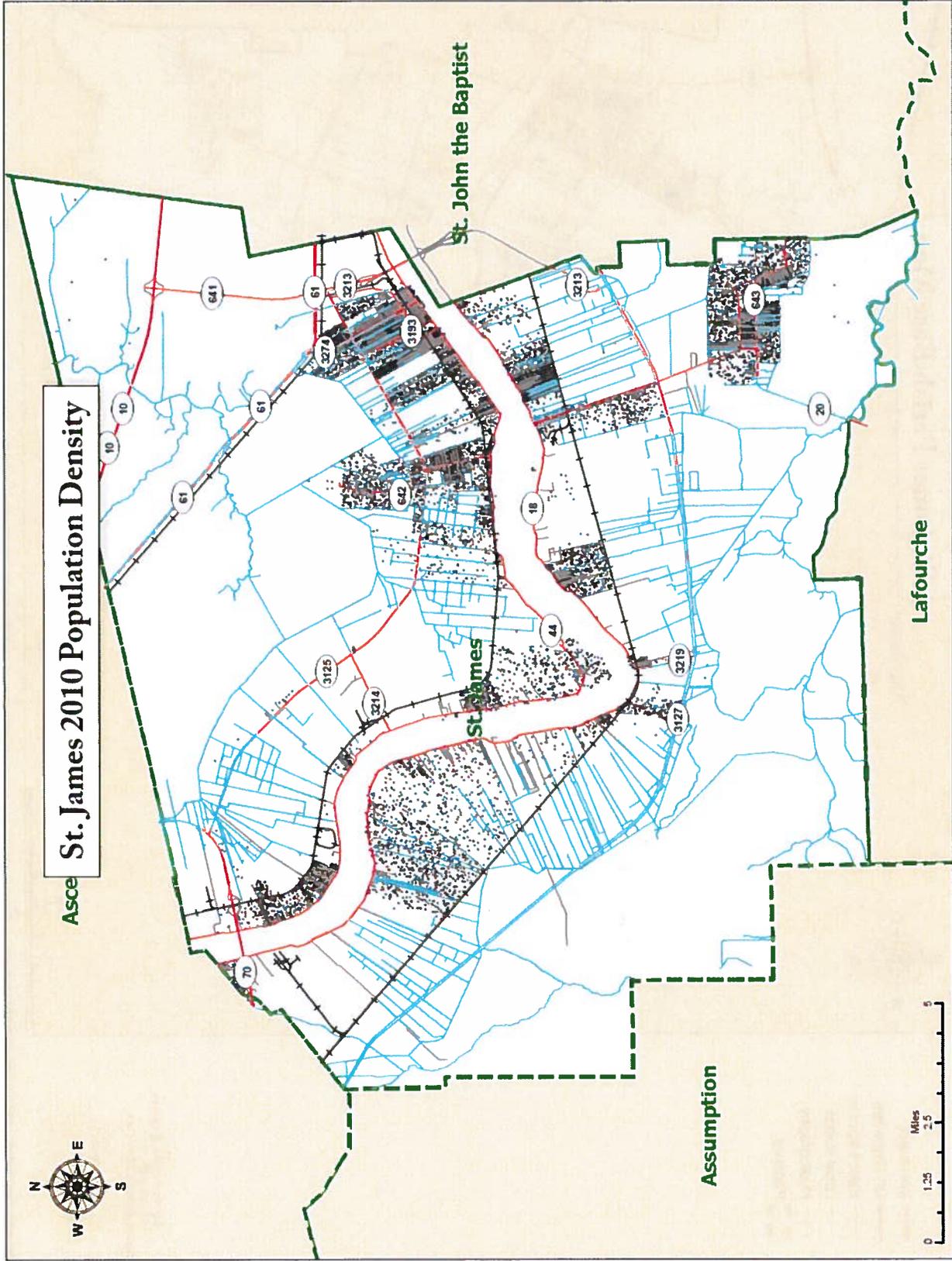
2000-2010 Population Growth or Loss  
**867**



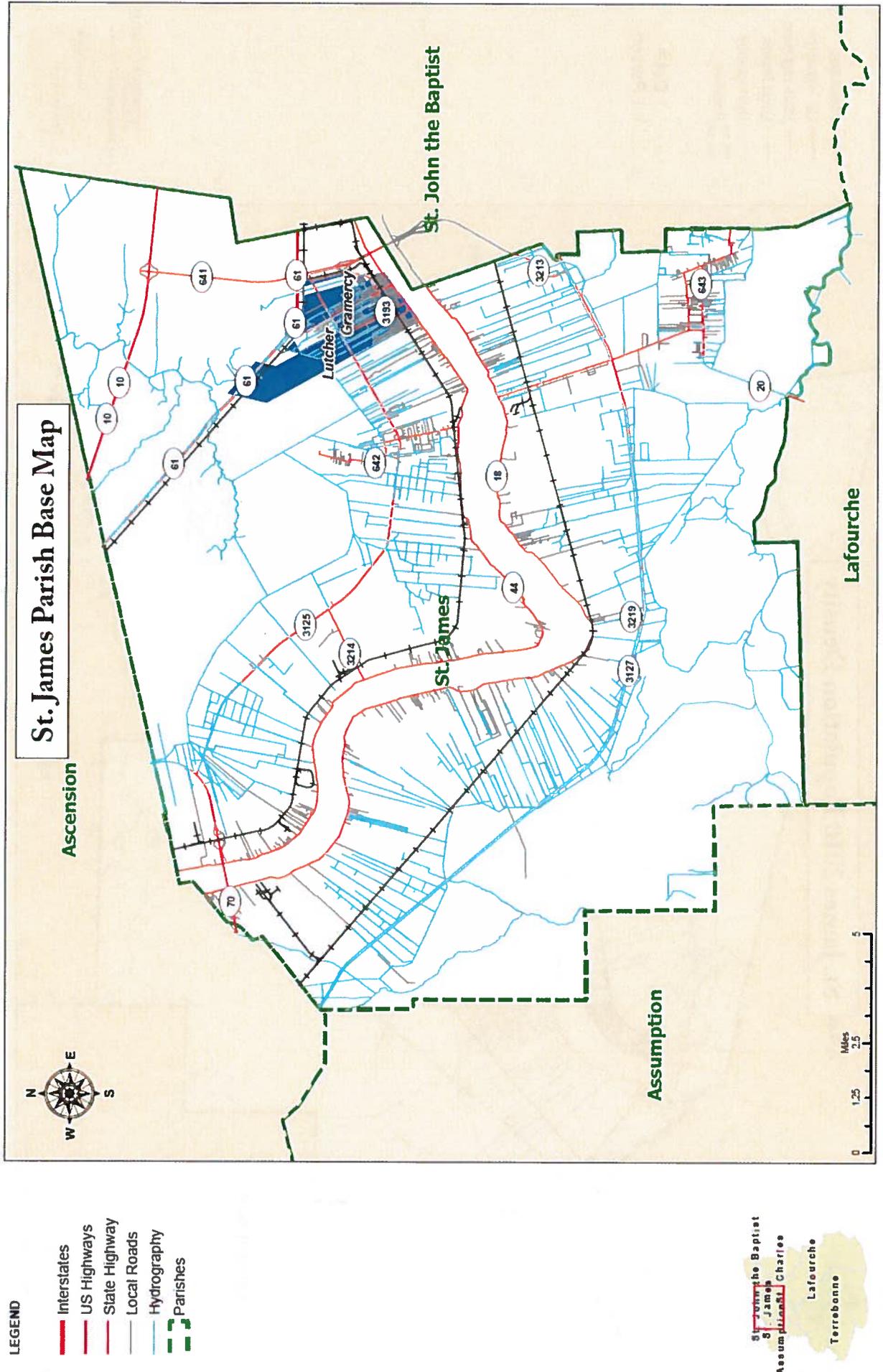
# St. James Parish Comprehensive Plan



# St. James Parish Comprehensive Plan

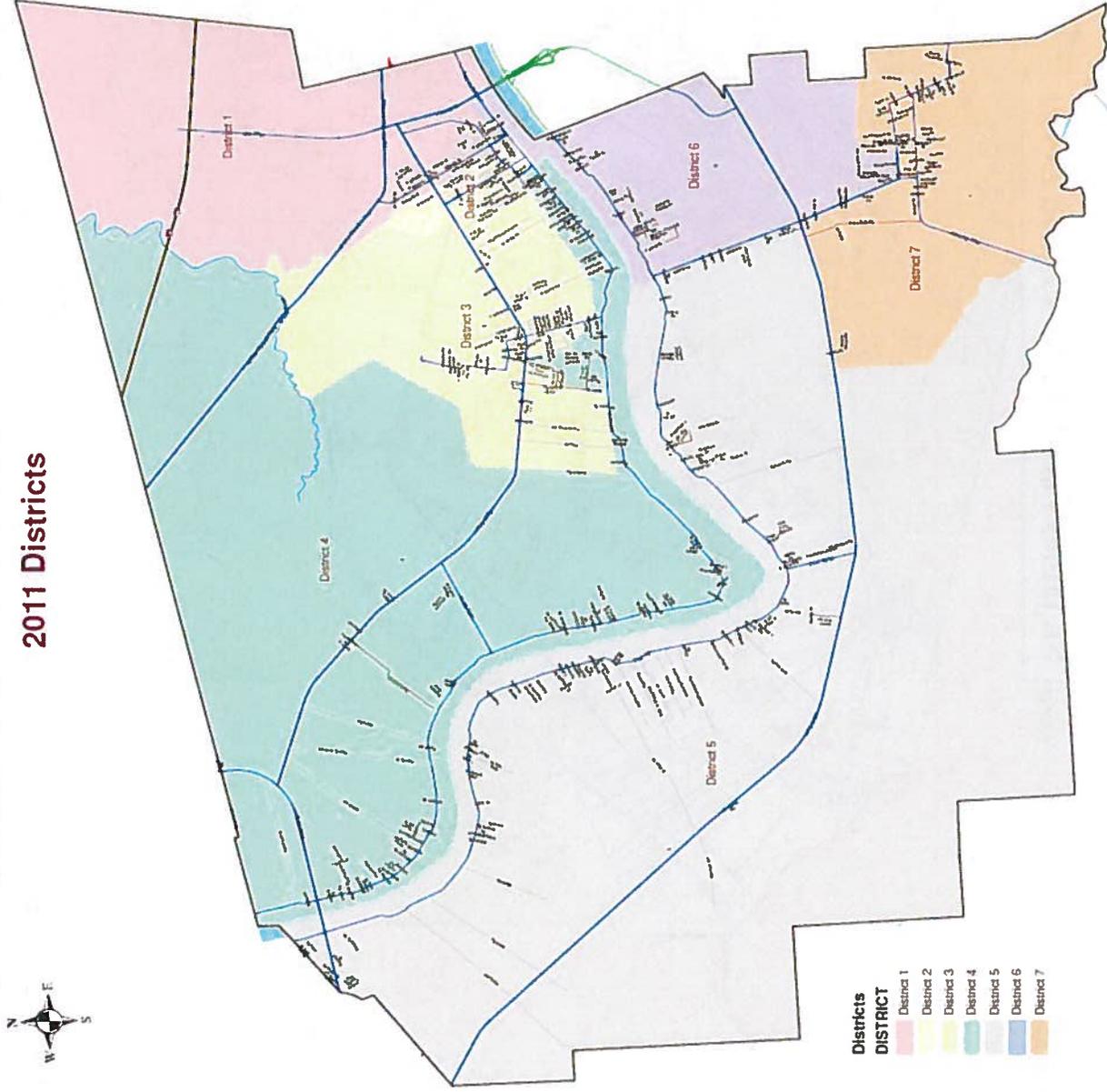


# St. James Parish Comprehensive Plan

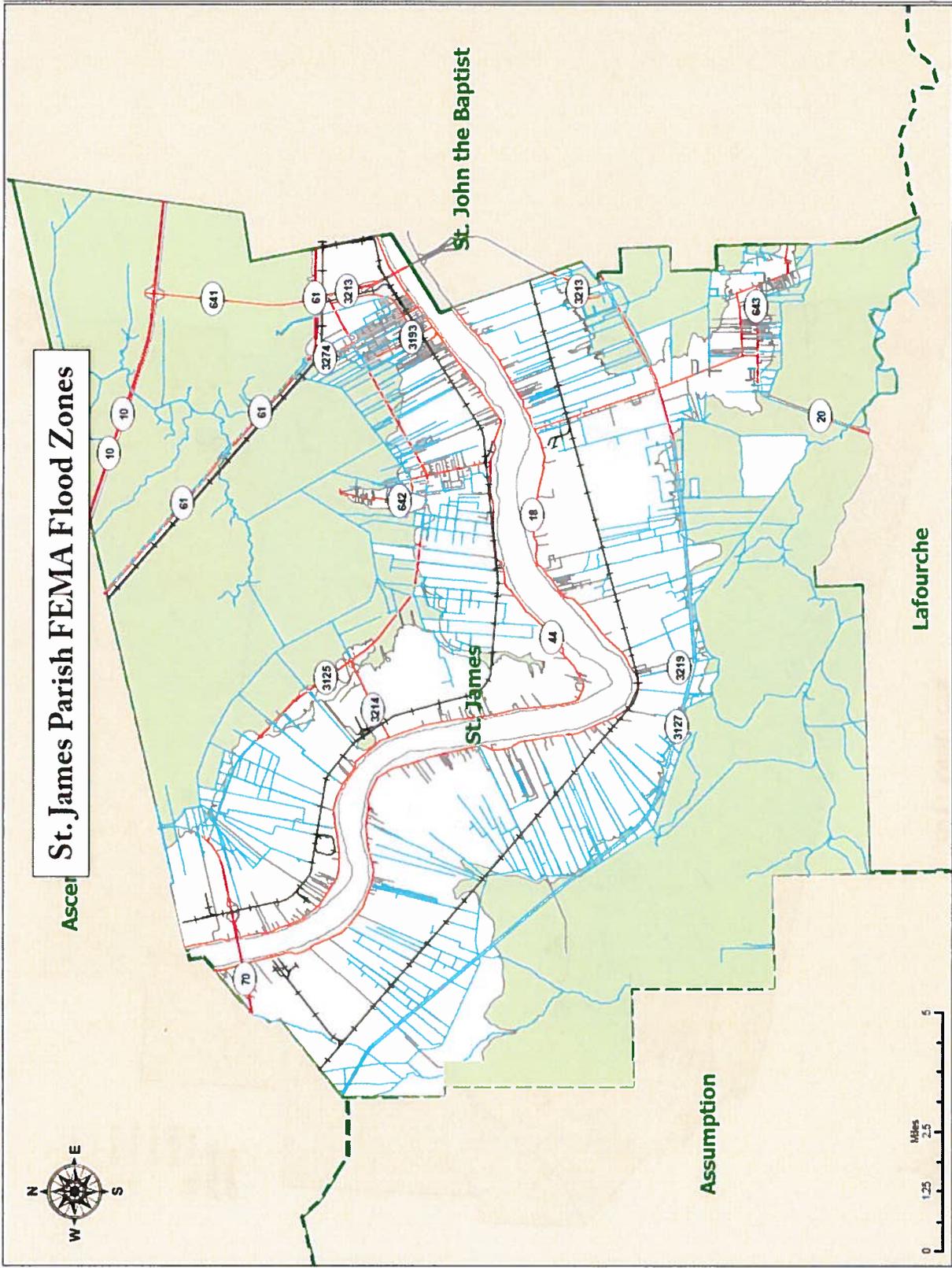


# St. James Parish Comprehensive Plan

## 2011 Districts



# St. James Parish Comprehensive Plan



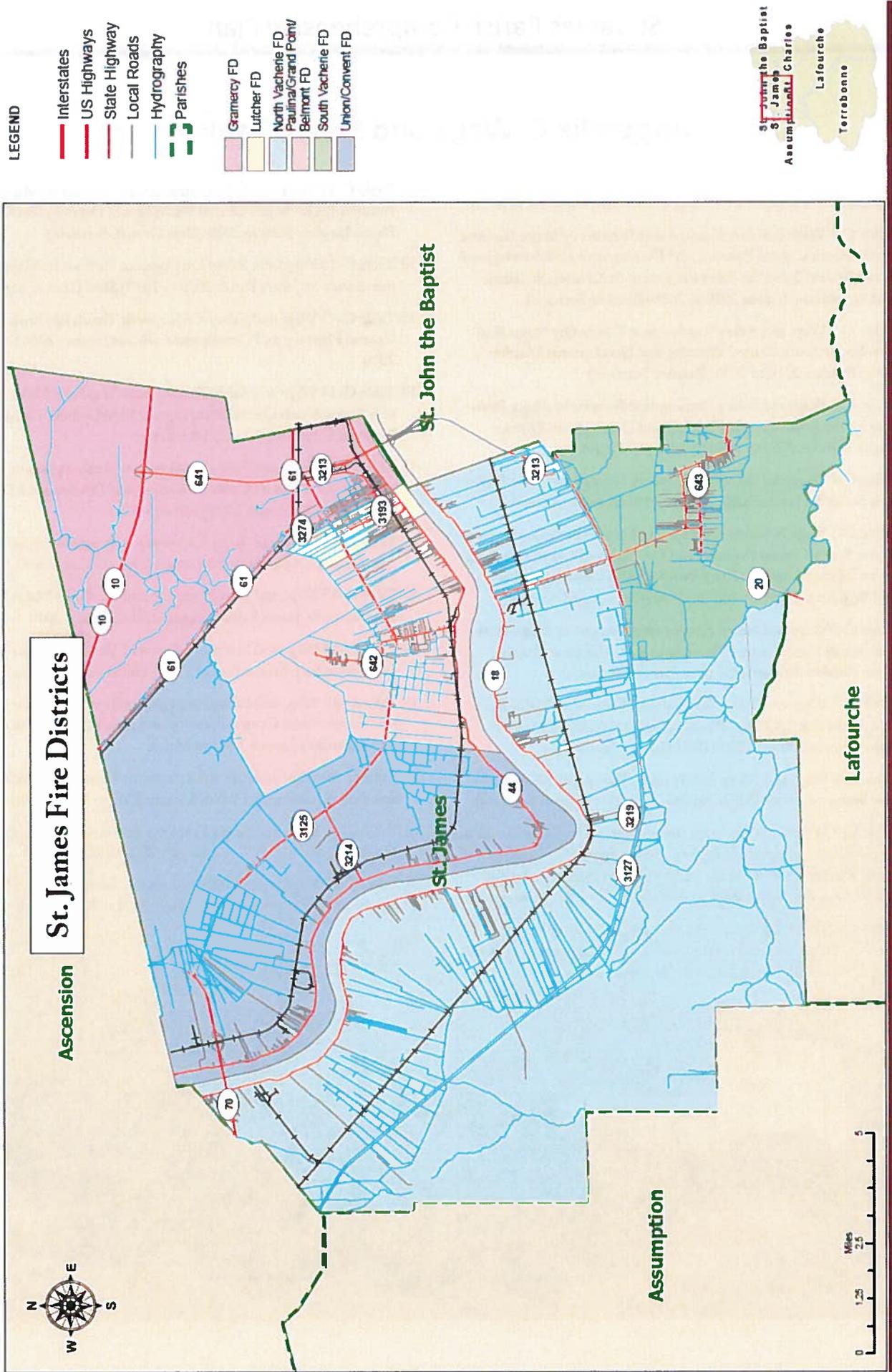
**LEGEND**

- Interstates
- US Highways
- State Highway
- Local Roads
- Hydrography
- Parishes

- Zone A
- Zone C



# St. James Parish Comprehensive Plan



## Appendix C: Wage and Salary Tables

### Contents

1. Table C-1 Wage & Salary Employment Forecast by Major Business Sector South Central Planning and Development District: Regional Labor Market 3 and the River Parishes of St. Charles, St. James, and St. John the Baptist 2010 to 2030 (Baseline Scenario)
2. Table C-2 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District: River Parishes 2010 to 2030 (Baseline Scenario)
3. Table C-3 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District: Bayou Parishes 2010 to 2030 (Baseline Scenario)
4. Table C-4 Wage and Salary Employment Forecast by Major Business Sector St. James Parish 2010 to 2030 (Baseline Scenario)
5. Table C-5 Wage & Salary Employment Forecast by Major Business Sector South Central Planning and Development District: Regional Labor Market 3 and the River Parishes of St. Charles, St. James, and St. John the Baptist 2010 to 2030 (Fast Growth Scenario)
6. Table C-6 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District: River Parishes 2010 to 2030 (Fast Growth Scenario)
7. Table C-7 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District: Bayou Parishes 2010 to 2030 (Fast Growth Scenario)
8. Table C-8 Wage and Salary Employment Forecast by Major Business Sector St. James Parish 2010 to 2030 (Fast Growth Scenario)
9. Table C-9 Wage & Salary Employment Forecast by Major Business Sector South Central Planning and Development District: Regional Labor Market 3 and the River Parishes of St. Charles, St. James, and St. John the Baptist 2010 to 2030 (Slow Growth Scenario)
10. Table C-10 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District: River Parishes 2010 to 2030 (Slow Growth Scenario)
11. Table C-11 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District: Bayou Parishes 2010 to 2030 (Slow Growth Scenario)
12. Table C-12 Wage and Salary Employment Forecast by Major Business Sector St. James Parish 2010 to 2030 (Slow Growth Scenario)
13. Table C-13 Wage and Salary Employment Trends by Parish South Central Planning and Development District January 2001 to March 2010
14. Table C-14 Wage and Salary Employment Trends by Major Business Sector South Central Planning and Development District: Regional Labor Market 3 and the River
15. Table C-15 Wage and Salary Employment Trends by Major Business Sector South Central Planning and Development District--River Parishes January 2001 to March 2010
16. Table C-16 Wage and Salary Employment Trends by Major Business Sector St. Charles Parish January 2001 to March 2010
17. Table C-17 Wage and Salary Employment Trends by Major Business Sector St. James Parish January 2001 to March 2010
18. Table C-18 Wage and Salary Employment Trends by Major Business Sector St. John the Baptist Parish January 2001 to March 2010
19. Table C-19 Wage and Salary Employment Trends by Major Business Sector South Central Planning and Development District: Bayou Parishes January 2001 to March
20. Table C-20 Wage and Salary Employment Trends by Major Business Sector Assumption Parish January 2001 to March 2010
21. Table C-21 Wage and Salary Employment Trends by Major Business Sector Lafourche Parish January 2001 to March 2010
22. Table C-22 Wage and Salary Employment Trends by Major Business Sector Terrebonne Parish January 2001 to March 2010



## St. James Parish Comprehensive Plan

**Table C-1 Wage & Salary Employment Forecast by Major Business Sector South Central Planning and Development District: Regional Labor Market 3 and the River Parishes of St. Charles, St. James, and St. John the Baptist 2010 to 2030 (Baseline Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 -2015	2015 -2020	2020 -2025	2025 -2030
Agriculture, Forestry, Fishing, and Hunting	777	897	957	1,021	1,088	120	60	64	67
Mining	6,523	7,623	8,132	8,675	9,244	1,100	509	543	570
Utilities	1,500	1,644	1,754	1,871	1,994	144	110	117	123
Construction	9,958	11,061	11,799	12,587	13,413	1,103	739	787	827
Manufacturing	19,442	21,823	23,280	24,833	26,464	2,381	1,457	1,553	1,631
Wholesale Trade	5,034	5,680	6,059	6,463	6,888	646	379	404	424
Retail Trade	15,266	17,040	18,177	19,390	20,664	1,774	1,138	1,213	1,273
Transportation and Warehousing	13,521	14,947	15,945	17,009	18,126	1,426	998	1,064	1,117
Information	1,087	1,345	1,435	1,531	1,631	258	90	96	101
Finance and Insurance	2,957	3,288	3,508	3,742	3,988	331	220	234	246
Real Estate and Rental and Leasing	3,289	3,587	3,827	4,082	4,350	298	240	255	268
Professional, Scientific, and Tech Services	3,763	3,886	4,146	4,422	4,713	123	259	277	290
Mgmt. of Companies and Enterprises	1,719	1,943	2,073	2,211	2,356	224	130	138	145
Adm. And Support and Waste Mgmt	7,793	8,520	9,089	9,695	10,332	727	569	606	637
Educational Services	7,870	8,819	9,408	10,035	10,694	949	589	628	659
Health Care and Social Assistance	15,546	16,292	17,380	18,540	19,757	746	1,088	1,160	1,218
Arts, Entertainment, and Recreation	1,229	1,345	1,435	1,531	1,631	116	90	96	101
Accommodation and Food Services	9,015	10,014	10,683	11,396	12,144	999	669	713	748
Other Services	3,485	4,185	4,465	4,763	5,075	700	279	298	313
Public Administration	5,356	5,530	5,900	6,293	6,707	174	369	394	413
<b>Total W &amp; S Employment</b>	<b>140,150</b>	<b>149,470</b>	<b>159,450</b>	<b>170,090</b>	<b>181,260</b>	<b>9,320</b>	<b>9,980</b>	<b>10,640</b>	<b>11,170</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-2 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District:  
River Parishes 2010 to 2030 (Baseline Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 - 2015	2015 - 2020	2020 - 2025	2025 - 2030
Agriculture, Forestry, Fishing, and Hunting	203	246	262	278	296	43	16	17	18
Mining	459	541	575	613	651	82	35	37	39
Utilities	1,066	1,180	1,255	1,337	1,421	114	75	81	84
Construction	4,288	4,720	5,022	5,346	5,682	432	301	324	336
Manufacturing	9,690	10,719	11,404	12,140	12,903	1,029	685	737	763
Wholesale Trade	2,394	2,655	2,825	3,007	3,196	261	170	183	189
Retail Trade	4,004	4,425	4,708	5,012	5,327	421	283	304	315
Transportation and Warehousing	3,371	3,737	3,976	4,232	4,498	366	239	257	266
Information	296	295	314	334	355	-1	19	20	21
Finance and Insurance	914	1,033	1,099	1,169	1,243	119	66	71	74
Real Estate and Rental and Leasing	438	443	471	501	533	5	28	30	31
Professional, Scientific, and Tech Services	1,276	1,377	1,465	1,559	1,657	101	88	95	98
Mgmt. of Companies and Enterprises	213	246	262	278	296	33	16	17	18
Adm. And Support and Waste Mgmt	3,645	4,032	4,289	4,567	4,854	387	257	277	287
Educational Services	*	3,491	3,714	3,954	4,202	NA	223	240	249
Health Care and Social Assistance	3,660	4,081	4,342	4,622	4,913	421	261	281	291
Arts, Entertainment, and Recreation	411	443	471	501	533	32	28	30	31
Accommodation and Food Services	2,401	2,655	2,825	3,007	3,196	254	170	183	189
Other Services	597	688	732	780	829	91	44	47	49
Public Administration	1,966	2,163	2,302	2,450	2,604	197	138	149	154
<b>Total W &amp; S Employment</b>	<b>46,214</b>	<b>49,170</b>	<b>52,310</b>	<b>55,690</b>	<b>59,190</b>	<b>2,956</b>	<b>3,140</b>	<b>3,380</b>	<b>3,500</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-3 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District:  
Bayou Parishes 2010 to 2030 (Baseline Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 -2015	2015 - 2020	2020 -2025	2025 - 2030
Agriculture, Forestry, Fishing, and Hunting	574	651	695	742	792	77	44	47	50
Mining	5,183	7,082	7,557	8,062	8,593	1,899	474	505	531
Utilities	1,338	464	499	534	573	-874	34	36	39
Construction	3,609	6,340	6,778	7,240	7,731	2,731	437	463	491
Manufacturing	9,320	11,104	11,876	12,693	13,561	1,784	773	817	868
Wholesale Trade	4,570	3,025	3,234	3,456	3,692	-1,545	210	222	235
Retail Trade	7,906	12,614	13,469	14,378	15,337	4,708	855	909	958
Transportation and Ware- housing	7,316	11,210	11,969	12,777	13,628	3,894	759	807	851
Information	462	1,050	1,121	1,197	1,276	588	71	75	80
Finance and Insurance	1,589	2,256	2,409	2,572	2,745	667	154	163	172
Real Estate and Rental and Leasing	2,522	3,145	3,356	3,581	3,818	623	211	225	237
Professional, Scientific, and Tech Services	2,867	2,509	2,681	2,863	3,055	-358	172	182	192
Mgmt. of Companies and Enterprises	1,015	1,697	1,811	1,933	2,060	682	114	121	128
Adm. And Support and Waste Mgmt	4,016	4,488	4,799	5,129	5,478	472	311	329	350
Educational Services	*	5,328	5,694	6,081	6,492	NA	366	388	411
Health Care and Social Assistance	11,002	12,211	13,038	13,918	14,845	1,209	827	879	927
Arts, Entertainment, and Recreation	4,868	903	964	1,030	1,099	-3,965	62	65	69
Accommodation and Food Services	4,917	7,359	7,858	8,389	8,948	2,442	499	530	559
Other Services	4,346	3,497	3,732	3,983	4,247	-849	235	251	264
Public Administration	2,700	3,367	3,598	3,843	4,102	667	231	245	259
<b>Total W &amp; S Employ- ment</b>	<b>93,936</b>	<b>100,300</b>	<b>107,140</b>	<b>114,400</b>	<b>122,070</b>	<b>6,364</b>	<b>6,840</b>	<b>7,260</b>	<b>7,670</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-4 Wage and Salary Employment Forecast by Major Business Sector St. James Parish 2010 to 2030 (Baseline Scenario)**

Employment Sector	Year					Change			
	Q1/2010	2015	2020	2025	2030	2010 -2015	2015 - 2020	2020 -2025	2025 - 2030
Agriculture, Forestry, Fishing, and Hunting	166	165	172	180	188		7	8	8
Mining	5	33	34	36	38	28	1	2	2
Utilities	76	66	69	72	75	-10	3	3	3
Construction	207	256	267	279	291	49	11	12	12
Manufacturing	2,632	2,813	2,939	3,069	3,202	181	126	130	133
Wholesale Trade	258	256	267	279	291	-2	11	12	12
Retail Trade	658	685	715	747	779	27	31	32	32
Transportation and Warehousing	767	759	793	828	864	-8	34	35	36
Information	27	33	34	36	38	6	1	2	2
Finance and Insurance	139	140	147	153	160	1	6	6	7
Real Estate and Rental and Leasing	146	149	155	162	169	3	7	7	7
Professional, Scientific, and Tech Services	63	74	78	81	85	11	3	3	4
Mgmt. of Companies and Enterprises	123	91	95	99	103	-32	4	4	4
Adm. And Support and Waste Mgmt	273	281	293	306	319	8	13	13	13
Educational Services	695	693	724	756	789	NA	31	32	33
Health Care and Social Assistance	683	726	759	792	826	43	33	33	34
Arts, Entertainment, and Recreation	92	107	112	117	122	15	5	5	5
Accommodation and Food Services	399	429	448	468	488	30	19	20	20
Other Services	77	83	86	90	94	6	4	4	4
Public Administration	399	413	431	450	470	14	19	19	20
<b>Total W &amp; S Employment</b>	<b>7,885</b>	<b>8,250</b>	<b>8,620</b>	<b>9,000</b>	<b>9,390</b>	<b>365</b>	<b>370</b>	<b>380</b>	<b>390</b>

e - Estimate

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-5 Wage & Salary Employment Forecast by Major Business Sector South Central Planning and Development District: Regional Labor Market 3 and the River Parishes of St. Charles, St. James, and St. John the Baptist 2010 to 2030 (Fast Growth Scenario)**

Employment Sector	Year					Change			
	Q1/2010	2015	2020	2025	2030	2010 - 2015	2015 - 2020	2020 - 2025	2025 - 2030
Agriculture, Forestry, Fishing, and Hunting	777	911	986	1,068	1,157	134	76	82	89
Mining	6,523	7,741	8,383	9,078	9,833	1,218	643	695	755
Utilities	1,500	1,670	1,808	1,958	2,121	170	139	150	163
Construction	9,958	11,232	12,164	13,172	14,267	1,274	932	1,008	1,095
Manufacturing	19,442	22,160	23,999	25,988	28,149	2,718	1,840	1,989	2,161
Wholesale Trade	5,034	5,768	6,246	6,764	7,326	734	479	518	562
Retail Trade	15,266	17,303	18,739	20,292	21,979	2,037	1,436	1,553	1,687
Transportation and Warehousing	13,521	15,178	16,438	17,800	19,280	1,657	1,260	1,362	1,480
Information	1,087	1,366	1,479	1,602	1,735	279	113	123	133
Finance and Insurance	2,957	3,339	3,616	3,916	4,242	382	277	300	326
Real Estate and Rental and Leasing	3,289	3,643	3,945	4,272	4,627	354	302	327	355
Professional, Scientific, and Tech Services	3,763	3,946	4,274	4,628	5,013	183	328	354	385
Mgmt. of Companies and Enterprises	1,719	1,973	2,137	2,314	2,506	254	164	177	192
Adm. And Support and Waste Mgmt	7,793	8,651	9,370	10,146	10,990	858	718	776	844
Educational Services	7,870	8,955	9,698	10,502	11,375	1,085	743	804	873
Health Care and Social Assistance	15,546	16,544	17,917	19,402	21,015	998	1,373	1,485	1,613
Arts, Entertainment, and Recreation	1,229	1,366	1,479	1,602	1,735	137	113	123	133
Accommodation and Food Services	9,015	10,169	11,013	11,926	12,918	1,154	844	913	992
Other Services	3,485	4,250	4,603	4,984	5,398	765	353	381	414
Public Administration	5,356	5,616	6,082	6,586	7,134	260	466	504	548
<b>Total W &amp; S Employment</b>	<b>140,150</b>	<b>151,780</b>	<b>164,380</b>	<b>178,000</b>	<b>192,800</b>	<b>11,630</b>	<b>12,600</b>	<b>13,620</b>	<b>14,800</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-6 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District:  
River Parishes 2010 to 2030 (Fast Growth Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 -2015	2015 -2020	2020 -2025	2025 -2030
Agriculture, Forestry, Fishing, and Hunting	203	250	270	291	315	47	20	21	24
Mining	459	549	593	640	694	90	44	47	53
Utilities	1,066	1,199	1,294	1,397	1,513	133	95	103	116
Construction	4,288	4,794	5,176	5,588	6,053	506	382	412	466
Manufacturing	9,690	10,887	11,753	12,689	13,746	1,197	867	935	1,057
Wholesale Trade	2,394	2,697	2,911	3,143	3,405	303	215	232	262
Retail Trade	4,004	4,495	4,852	5,238	5,675	491	358	386	437
Transportation and Warehousing	3,371	3,795	4,098	4,424	4,792	424	302	326	369
Information	296	300	323	349	378	4	24	26	29
Finance and Insurance	914	1,049	1,132	1,222	1,324	135	83	90	102
Real Estate and Rental and Leasing	438	449	485	524	567	11	36	39	44
Professional, Scientific, and Tech Services	1,276	1,398	1,510	1,630	1,766	122	111	120	136
Mgmt. of Companies and Enterprises	213	250	270	291	315	37	20	21	24
Adm. And Support and Waste Mgmt	3,645	4,095	4,421	4,773	5,171	450	326	352	398
Educational Services	*	3,546	3,828	4,133	4,477	NA	282	305	344
Health Care and Social Assistance	3,660	4,145	4,475	4,831	5,234	485	330	356	403
Arts, Entertainment, and Recreation	411	449	485	524	567	38	36	39	44
Accommodation and Food Services	2,401	2,697	2,911	3,143	3,405	296	215	232	262
Other Services	597	699	755	815	883	102	56	60	68
Public Administration	1,966	2,197	2,372	2,561	2,774	231	175	189	213
<b>Total W &amp; S Employment</b>	<b>46,214</b>	<b>49,940</b>	<b>53,915</b>	<b>58,205</b>	<b>63,055</b>	<b>3,726</b>	<b>3,975</b>	<b>4,290</b>	<b>4,850</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-7 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District:  
Bayou Parishes 2010 to 2030 (Fast Growth Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 -2015	2015 -2020	2020 -2025	2025 -2030
Agriculture, Forestry, Fishing, and Hunting	574	661	717	777	842	87	56	60	65
Mining	5,183	7,191	7,790	8,438	9,139	2,008	599	647	701
Utilities	1,338	471	514	561	607	-867	43	47	46
Construction	3,609	6,437	6,988	7,584	8,214	2,828	551	596	630
Manufacturing	9,320	11,273	12,246	13,299	14,403	1,953	973	1,053	1,104
Wholesale Trade	4,570	3,071	3,335	3,621	3,921	-1,499	264	286	301
Retail Trade	7,906	12,808	13,887	15,054	16,304	4,902	1,079	1,167	1,251
Transportation and Warehousing	7,316	11,383	12,340	13,376	14,488	4,067	958	1,036	1,111
Information	462	1,066	1,156	1,253	1,357	604	90	97	104
Finance and Insurance	1,589	2,290	2,484	2,694	2,917	701	194	210	224
Real Estate and Rental and Leasing	2,522	3,193	3,460	3,748	4,060	671	267	288	312
Professional, Scientific, and Tech Services	2,867	2,548	2,764	2,998	3,247	-319	216	234	249
Mgmt. of Companies and Enterprises	1,015	1,723	1,867	2,023	2,191	708	144	156	168
Adm. And Support and Waste Mgmt	4,016	4,556	4,949	5,373	5,819	540	392	425	446
Educational Services	*	5,409	5,870	6,369	6,898	NA	461	499	529
Health Care and Social Assistance	11,002	12,399	13,442	14,571	15,782	1,397	1,043	1,129	1,211
Arts, Entertainment, and Recreation	4,868	917	994	1,078	1,168	-3,951	78	84	90
Accommodation and Food Services	4,917	7,473	8,102	8,783	9,513	2,556	630	681	730
Other Services	4,346	3,551	3,848	4,169	4,516	-795	297	321	347
Public Administration	2,700	3,419	3,710	4,025	4,359	719	291	315	334
<b>Total W &amp; S Employment</b>	<b>93,936</b>	<b>101,840</b>	<b>110,465</b>	<b>119,795</b>	<b>129,745</b>	<b>7,904</b>	<b>8,625</b>	<b>9,330</b>	<b>9,950</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-8 Wage and Salary Employment Forecast by Major Business Sector St. James Parish 2010 to 2030 (Fast Growth Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 -2015	2015 -2020	2020 -2025	2025 -2030
Agriculture, Forestry, Fishing, and Hunting	166	167	178	189	201	1	11	11	12
Mining	5	33	36	38	40	28	2	2	2
Utilities	76	67	71	75	80	-9	4	4	5
Construction	207	259	275	292	311	52	16	17	19
Manufacturing	2,632	2,847	3,026	3,217	3,422	215	179	191	205
Wholesale Trade	258	259	275	292	311	1	16	17	19
Retail Trade	658	693	737	783	833	35	44	46	50
Transportation and Warehousing	767	768	817	868	923	1	48	52	55
Information	27	33	36	38	40	6	2	2	2
Finance and Insurance	139	142	151	160	171	3	9	10	10
Real Estate and Rental and Leasing	146	150	160	170	181	4	9	10	11
Professional, Scientific, and Tech Services	63	75	80	85	90	12	5	5	5
Mgmt. of Companies and Enterprises	123	92	98	104	110	-31	6	6	7
Adm. And Support and Waste Mgmt	273	284	302	321	341	11	18	19	20
Educational Services	695	701	746	793	843	NA	44	47	50
Health Care and Social Assistance	683	735	781	830	883	52	46	49	53
Arts, Entertainment, and Recreation	92	109	115	123	130	17	7	7	8
Accommodation and Food Services	399	434	462	491	522	35	27	29	31
Other Services	77	84	89	94	100	7	5	6	6
Public Administration	399	418	444	472	502	19	26	28	30
<b>Total W &amp; S Employment</b>	<b>7,885</b>	<b>8,350</b>	<b>8,875</b>	<b>9,435</b>	<b>10,035</b>	<b>465</b>	<b>525</b>	<b>560</b>	<b>600</b>

e - Estimate

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-9 Wage & Salary Employment Forecast by Major Business Sector South Central Planning and Development District: Regional Labor Market 3 and the River Parishes of St. Charles, St. James, and St. John the Baptist 2010 to 2030 (Slow Growth Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 -2015	2015 -2020	2020 -2025	2025 -2030
Agriculture, Forestry, Fishing, and Hunting	777	889	938	992	1,048	112	50	53	56
Mining	6,523	7,553	7,976	8,430	8,905	1,030	423	454	474
Utilities	1,500	1,629	1,720	1,818	1,921	129	91	98	102
Construction	9,958	10,959	11,574	12,232	12,920	1,001	614	659	688
Manufacturing	19,442	21,623	22,834	24,134	25,492	2,181	1,212	1,299	1,358
Wholesale Trade	5,034	5,628	5,943	6,281	6,635	594	315	338	353
Retail Trade	15,266	16,883	17,830	18,844	19,904	1,617	946	1,015	1,060
Transportation and Warehousing	13,521	14,810	15,640	16,530	17,460	1,289	830	890	930
Information	1,087	1,333	1,408	1,488	1,571	246	75	80	84
Finance and Insurance	2,957	3,258	3,441	3,637	3,841	301	183	196	205
Real Estate and Rental and Leasing	3,289	3,554	3,754	3,967	4,190	265	199	214	223
Professional, Scientific, and Tech Services	3,763	3,851	4,066	4,298	4,540	88	216	231	242
Mgmt. of Companies and Enterprises	1,719	1,925	2,033	2,149	2,270	206	108	116	121
Adm. And Support and Waste Mgmt	7,793	8,442	8,915	9,422	9,952	649	473	507	530
Educational Services	7,870	8,738	9,228	9,753	10,301	868	490	525	549
Health Care and Social Assistance	15,546	16,143	17,048	18,018	19,031	597	905	970	1,014
Arts, Entertainment, and Recreation	1,229	1,333	1,408	1,488	1,571	104	75	80	84
Accommodation and Food Services	9,015	9,923	10,479	11,075	11,698	908	556	596	623
Other Services	3,485	4,147	4,379	4,628	4,889	662	232	249	260
Public Administration	5,356	5,480	5,787	6,116	6,460	124	307	329	344
<b>Total W &amp; S Employment</b>	<b>140,150</b>	<b>148,100</b>	<b>156,400</b>	<b>165,300</b>	<b>174,600</b>	<b>7,950</b>	<b>8,300</b>	<b>8,900</b>	<b>9,300</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-10 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District:  
River Parishes 2010 to 2030 (Slow Growth Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 -2015	2015 -2020	2020 -2025	2025 -2030
Agriculture, Forestry, Fishing, and Hunting	203	244	257	270	285	41	13	14	15
Mining	459	536	564	595	628	77	28	30	33
Utilities	1,066	1,169	1,231	1,297	1,370	103	62	66	73
Construction	4,288	4,677	4,925	5,189	5,481	389	248	264	292
Manufacturing	9,690	10,621	11,183	11,783	12,447	931	562	600	664
Wholesale Trade	2,394	2,631	2,770	2,919	3,083	237	139	149	164
Retail Trade	4,004	4,385	4,617	4,865	5,139	381	232	248	274
Transportation and Warehousing	3,371	3,703	3,899	4,108	4,339	332	196	209	231
Information	296	292	308	324	343	-4	15	17	18
Finance and Insurance	914	1,023	1,077	1,135	1,199	109	54	58	64
Real Estate and Rental and Leasing	438	438	462	486	514	0	23	25	27
Professional, Scientific, and Tech Services	1,276	1,364	1,436	1,513	1,599	88	72	77	85
Mgmt. of Companies and Enterprises	213	244	257	270	285	31	13	14	15
Adm. And Support and Waste Mgmt	3,645	3,995	4,207	4,432	4,682	350	212	226	250
Educational Services	*	3,459	3,642	3,838	4,054	NA	183	195	216
Health Care and Social Assistance	3,660	4,044	4,258	4,486	4,739	384	214	228	253
Arts, Entertainment, and Recreation	411	438	462	486	514	27	23	25	27
Accommodation and Food Services	2,401	2,631	2,770	2,919	3,083	230	139	149	164
Other Services	597	682	718	757	799	85	36	39	43
Public Administration	1,966	2,144	2,257	2,378	2,512	178	114	121	134
<b>Total W &amp; S Employment</b>	<b>46,214</b>	<b>48,720</b>	<b>51,300</b>	<b>54,050</b>	<b>57,095</b>	<b>2,506</b>	<b>2,580</b>	<b>2,750</b>	<b>3,045</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-11 Wage and Salary Employment Forecast by Major Business Sector South Central Planning and Development District:  
Bayou Parishes 2010 to 2030 (Slow Growth Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 -2015	2015 -2020	2020 -2025	2025 -2030
Agriculture, Forestry, Fishing, and Hunting	574	645	682	722	762	71	37	40	41
Mining	5,183	7,017	7,412	7,836	8,277	1,834	395	424	441
Utilities	1,338	460	489	521	550	-878	29	32	29
Construction	3,609	6,282	6,649	7,043	7,439	2,673	367	395	396
Manufacturing	9,320	11,002	11,651	12,351	13,045	1,682	649	700	694
Wholesale Trade	4,570	2,997	3,173	3,363	3,552	-1,573	176	190	189
Retail Trade	7,906	12,499	13,213	13,980	14,766	4,593	714	767	786
Transportation and Warehousing	7,316	11,107	11,741	12,422	13,121	3,791	634	681	699
Information	462	1,041	1,100	1,163	1,229	579	59	64	65
Finance and Insurance	1,589	2,235	2,364	2,502	2,642	646	128	138	141
Real Estate and Rental and Leasing	2,522	3,116	3,292	3,481	3,677	594	176	189	196
Professional, Scientific, and Tech Services	2,867	2,486	2,630	2,784	2,941	-381	144	154	157
Mgmt. of Companies and Enterprises	1,015	1,682	1,777	1,879	1,984	667	95	102	106
Adm. And Support and Waste Mgmt	4,016	4,447	4,708	4,990	5,270	431	262	282	280
Educational Services	*	5,279	5,585	5,915	6,248	NA	307	330	333
Health Care and Social Assistance	11,002	12,099	12,790	13,532	14,293	1,097	691	742	761
Arts, Entertainment, and Recreation	4,868	894	946	1,001	1,058	-3,974	51	55	56
Accommodation and Food Services	4,917	7,292	7,709	8,156	8,615	2,375	417	448	459
Other Services	4,346	3,465	3,661	3,872	4,089	-881	196	211	218
Public Administration	2,700	3,336	3,530	3,738	3,948	636	194	208	210
<b>Total W &amp; S Employment</b>	<b>93,936</b>	<b>99,380</b>	<b>105,100</b>	<b>111,250</b>	<b>117,505</b>	<b>5,444</b>	<b>5,720</b>	<b>6,150</b>	<b>6,255</b>

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

## St. James Parish Comprehensive Plan

**Table C-12 Wage and Salary Employment Forecast by Major Business Sector St. James Parish 2010 to 2030 (Slow Growth Scenario)**

Employment Sector	Q1/2010	Year				Change			
		2015	2020	2025	2030	2010 -2015	2015 -2020	2020 -2025	2025 -2030
Agriculture, Forestry, Fishing, and Hunting	166	163	169	175	182	-3	6	6	6
Mining	5	33	34	35	36	28	1	1	1
Utilities	76	65	68	70	73	-11	2	3	3
Construction	207	252	262	272	281	45	9	10	10
Manufacturing	2,632	2,777	2,878	2,987	3,096	145	101	109	109
Wholesale Trade	258	252	262	272	281	-6	9	10	10
Retail Trade	658	676	701	727	754	18	24	27	27
Transportation and Warehousing	767	749	776	806	835	-18	27	29	29
Information	27	33	34	35	36	6	1	1	1
Finance and Insurance	139	138	143	149	154	-1	5	5	5
Real Estate and Rental and Leasing	146	147	152	158	163	1	5	6	6
Professional, Scientific, and Tech Services	63	73	76	79	82	10	3	3	3
Mgmt. of Companies and Enterprises	123	90	93	96	100	-33	3	4	4
Adm. And Support and Waste Mgmt	273	277	287	298	309	4	10	11	11
Educational Services	695	684	709	736	763	NA	25	27	27
Health Care and Social Assistance	683	717	743	771	799	34	26	28	28
Arts, Entertainment, and Recreation	92	106	110	114	118	14	4	4	4
Accommodation and Food Services	399	424	439	456	472	25	15	17	17
Other Services	77	81	84	88	91	4	3	3	3
Public Administration	399	407	422	438	454	8	15	16	16
<b>Total W &amp; S Employment</b>	<b>7,885</b>	<b>8,145</b>	<b>8,440</b>	<b>8,760</b>	<b>9,080</b>	<b>260</b>	<b>295</b>	<b>320</b>	<b>320</b>

e - Estimate

*Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program and Analyst*

# St. James Parish Comprehensive Plan

Table C-13 Wage and Salary Employment Trends by Parish South Central Planning and Development District January 2001 to March 2010

Employment Sector	Year												Change						
	Q1 2001	Q1 2005	Q1 2005	August 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q4 2009	Q1 2010	Q1/2005	8/2005	Q1/2006	Q1/2006	Q1/2006	Q1/2006	Q1/2009	Q1/2009	Q1/2010
	2001	2005	2005	2005	2006	2007	2008	2009	2009	2010	8/2005	8/2005	Q1/2006	Q1/2006	Q1/2006	Q1/2009	Q1/2009	Q1/2010	
St. Charles	20,098	22,683	22,593	22,459	23,696	23,275	24,363	24,070	23,129	23,129	2,585	-90	-134	670	795	-293	-293	-1,234	
St. James	7,220	7,214	7,560	6,877	7,045	7,267	7,967	8,025	7,885	7,885	-6	346	-683	1,008	758	58	58	-82	
St. John	12,792	12,825	13,012	13,900	14,784	14,784	15,139	15,353	15,200	15,200	33	187	888	1,300	569	214	214	61	
River Parishes Subtotal	40,110	42,722	43,165	43,236	45,525	45,326	47,469	47,448	46,214	46,214	2,612	443	71	2,978	2,122	-21	-21	-1,255	
Assumption	5,314	4,594	4,429	4,271	4,894	4,920	4,853	4,750	4,311	4,311	-720	-165	-158	40	-170	-103	-103	-542	
Lafourche	30,381	32,466	33,815	33,279	35,702	37,399	37,877	37,059	36,255	36,255	2,085	1,349	-536	2,976	-340	-818	-818	-1,622	
Terrebonne	47,075	49,295	51,757	51,850	57,260	57,285	56,632	53,741	53,370	53,370	2,220	2,462	93	1,520	-3,544	-2,891	-2,891	-3,262	
Bayou Parishes Subtotal	82,770	86,355	90,001	89,400	97,856	99,604	99,362	95,550	93,936	93,936	3,585	3,646	-601	4,536	-4,054	-3,812	-3,812	-5,426	
Total W & S Employment #	122,880	129,077	133,166	132,636	143,381	144,930	146,831	142,998	140,150	140,150	6,197	4,089	-530	7,514	-1,932	-3,833	-3,833	-6,681	

\*Non-dividend data. # Total employment figures may not equal the sum of the employment sectors due to undivided data. Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program

# St. James Parish Comprehensive Plan

Table C-14 Wage and Salary Employment Trends by Major Business Sector South Central Planning and Development District: Regional Labor Market 3 and the River Parishes of St. Charles, St. James, St. James, and St. John the Baptist January 2001 to March 2010

Employment Sector	Year												Change					
	Q1 2001	Q1 2005	August 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q1 2010	Q1/2005	8/2005	Q1/2006	Q1/2008	Q1/2009	Q1/2010	Q1/2006	Q1/2008	Q1/2009	Q1/2010
	879	873	1,283	797	871	819	807	908	777	-6	410	-486	-20	89	101	-30		
Agriculture, Forestry, Fishing and Hunting	6,757	5,635	6,300	6,335	7,495	7,637	7,004	6,407	6,523	-1,122	665	35	188	-1,230	-597	-481		
Mining	1,458	1,408	1,400	1,374	1,417	1,349	1,408	1,514	1,500	-50	-8	-26	126	165	106	92		
Utilities	8,724	9,100	9,927	10,394	11,121	10,763	11,175	10,717	9,958	376	827	467	-436	-46	-458	-1,217		
Construction	19,846	18,697	18,792	18,509	21,111	20,307	20,509	19,828	19,442	-1,149	95	-283	933	-479	-681	-1,067		
Manufacturing	4,611	4,985	5,433	5,055	5,288	5,478	5,367	5,162	5,034	374	448	-378	-21	-316	-205	-333		
Wholesale Trade	15,194	14,505	14,446	15,131	15,563	15,493	15,550	15,796	15,266	-689	-59	685	135	303	246	-284		
Retail Trade	8,801	10,559	11,092	11,492	13,295	14,355	15,055	14,151	13,521	1,758	533	400	2,029	-204	-904	-1,534		
Transportation and Warehousing	1,314	1,270	1,249	1,194	1,158	1,141	1,069	1,073	1,087	-44	-21	-55	-107	-68	4	18		
Information	2,554	2,679	2,694	2,808	2,937	2,828	2,830	2,980	2,957	125	15	114	149	152	150	127		
Finance and Insurance	3,876	3,900	3,778	3,998	4,546	4,027	3,665	3,191	3,289	24	-122	220	-709	-836	-474	-376		
Real Estate and Rental and Leasing	2,705	2,898	2,713	3,064	3,500	3,589	3,899	3,704	3,763	193	-185	351	699	115	-195	-136		
Professional, Scientific, and Tech Services	1,701	1,744	1,827	1,654	1,733	1,607	1,561	1,749	1,719	43	83	-173	65	142	188	158		
Mgmt. of Companies and Enterprises	4,645	7,895	8,238	8,367	9,185	9,478	9,654	8,173	7,793	3,250	343	129	-574	-1,305	-1,481	-1,861		
Adm. And Support and Waste Mgmt	8,431	8,638	8,457	7,508	7,590	7,827	7,904	7,797	7,870	207	-181	-949	362	-30	-107	-34		
Educational Services	11,684	13,237	13,648	13,448	14,221	14,617	15,077	15,720	15,546	1,553	411	-200	2,098	1,103	643	469		
Health Care and Social Assistance	1,008	1,205	1,620	1,091	1,144	1,267	1,271	1,267	1,229	197	415	-529	138	0	-4	-42		
Arts, Entertainment, and Recreation	7,477	8,334	8,563	8,924	9,122	9,285	9,238	8,949	9,015	857	229	361	91	-336	-289	-223		
Accommodation and Food Services	2,681	2,621	2,660	2,680	3,379	3,874	3,834	3,641	3,485	-60	39	20	805	-233	-193	-349		
Other Services	4,271	4,737	4,822	4,637	4,809	4,805	4,991	5,200	5,356	466	85	-185	719	395	209	365		
Public Administration	122,880	129,076	132,851	132,636	143,382	144,930	146,831	142,999	140,180	6,196	3,775	-215	7,514	-1,931	-3,832	-6,681		
Total W & S Employment #																		

\*Non-disclosed data. # Total employment figures may not equal the sum of the employment sectors due to undisclosed data. Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program

# St. James Parish Comprehensive Plan

**Table C-15 Wage and Salary Employment Trends by Major Business Sector South Central Planning and Development District--River Parishes January 2001 to March 2010**

Employment Sector	Year										Change							
	Q1 2001	Q1 2005	August 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q4 2009	Q1 2010	Q1/2005	Q1/2006	8/2005	Q1/2006	Q1/2006	Q1/2008	Q1/2009	Q1/2009	Q1/2010
Agriculture, Forestry, Fishing, and Hunting	241	222	342	205	214	204	193	244	203	-19	120	-137	-2	40	51	10		
Mining	327	251	278	460	492	512	437	441	459	-76	27	182	-71	4	22			
Utilities	1,046	972	953	940	972	922	977	1,077	1,066	-74	-19	-13	126	155	100	89		
Construction	4,068	4,547	4,639	4,554	4,796	4,490	5,068	5,054	4,288	479	92	-85	-266	564	-14	-780		
Manufacturing	10,173	9,509	9,511	9,202	9,622	9,763	9,983	9,784	9,690	-664	2	-309	488	21	-199	-293		
Wholesale Trade	2,105	2,660	2,899	2,553	2,620	2,694	2,647	2,504	2,394	555	239	-346	-159	-190	-143	-253		
Retail Trade	4,240	3,747	3,713	3,947	4,074	4,097	4,092	4,139	4,004	-493	-34	234	57	42	47	-88		
Transportation and Warehousing	2,342	2,665	2,713	2,919	3,203	3,519	3,779	3,422	3,371	323	48	206	452	-97	-357	-408		
Information	343	362	349	329	318	325	303	292	296	19	-13	-20	-33	-33	-11	-7		
Finance and Insurance	672	699	653	711	755	725	725	898	914	27	-46	58	203	173	173	189		
Real Estate and Rental and Leasing	309	670	522	599	674	630	574	535	438	361	-148	77	-161	-95	-39	-136		
Professional, Scientific, and Tech Services	893	926	848	1,011	1,208	1,106	1,229	1,293	1,276	33	-78	163	265	187	64	47		
Mgmt. of Companies and Enterprises	455	238	255	254	299	308	137	196	213	-217	17	-41	-112	59	76			
Adm. And Support and Waste Mgmt	1,753	3,130	3,102	3,374	3,942	3,088	3,594	3,604	3,645	1,377	-28	272	271	516	10	51		
Educational Services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Health Care and Social Assistance	2,464	3,119	3,206	3,106	3,277	3,375	3,471	3,708	3,660	655	87	-100	554	333	237	189		
Arts, Entertainment, and Recreation	428	465	669	391	399	430	413	400	411	37	204	-278	20	-30	-13	-2		
Accommodation and Food Services	2,036	2,189	2,321	2,349	2,376	2,427	2,358	2,354	2,401	153	132	28	52	-73	-4	43		
Other Services	536	592	609	571	650	665	708	635	597	56	17	-38	26	-30	-73	-111		
Public Administration	1,416	1,655	1,731	1,638	1,821	1,764	1,853	1,909	1,966	239	76	-93	328	145	56	113		
Total W & S Employment #	40,110	42,722	43,165	43,236	45,525	45,326	47,469	47,448	46,214	2,612	443	71	2,978	2,122	-21	-1,255		

\*Non-disclosed data. # Total employment figures may not equal the sum of the employment sectors due to undisclosed data. Source: Labor Market Statistics Quarterly Census of Employment and Wages Program

# St. James Parish Comprehensive Plan

Table C-16 Wage and Salary Employment Trends by Major Business Sector St. Charles Parish January 2001 to March 2010

Employment Sector	Year												Change			
	Q1 2001	Q1 2005	August 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q4 2009	Q1 2010	Q1/2005	8/2005	Q1/2006	Q1/2006	Q1/2008	Q1/2009	Q1/2010
	8	13	15	*	*	*	*	*	*	5	2	*	*	*	*	*
Agriculture, Forestry, Fishing, and Hunting	82	*	*	76	93	85	71	85	*	*	*	*	*	-22	-23	-9
Mining	891	812	793	788	801	751	798	896	889	-79	-19	-5	101	145	98	91
Utilities	2,104	3,165	3,221	3,264	3,472	3,111	3,411	3,428	2,717	1,061	56	43	-547	317	17	-694
Construction	5,402	4,603	4,567	4,408	4,488	4,766	4,693	4,453	4,376	-799	-36	-159	-32	-313	-240	-317
Manufacturing	1,459	2,135	2,363	1,917	1,871	1,796	1,714	1,673	1,577	676	228	-446	-340	-123	-41	-137
Wholesale Trade	1,970	1,439	1,456	1,478	1,699	1,709	1,663	1,733	1,664	-531	17	22	186	24	70	1
Retail Trade	1,128	1,302	1,317	1,526	1,623	1,833	2,013	1,778	1,728	174	15	209	202	-55	-235	-285
Transportation and Warehousing	180	165	167	136	124	124	122	130	133	-15	2	-31	-3	6	8	11
Information	287	289	290	299	299	261	249	247	242	2	1	9	-57	-14	-2	-7
Finance and Insurance	131	348	328	281	294	256	237	233	151	217	-20	-47	-130	-23	-4	-86
Real Estate and Rental and Leasing	479	599	562	668	801	711	818	916	873	120	-37	106	205	205	98	55
Professional, Scientific, and Tech Services	301	78	87	83	89	94	*	*	*	-223	9	-4	*	*	*	*
Mgmt. of Companies and Enterprises	1,003	2,040	1,922	2,117	2,721	1,930	2,334	2,188	2,323	1,037	-118	195	206	258	-146	-11
Adm. And Support and Waste Mgmt	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Educational Services	937	1,361	1,428	1,348	1,409	1,437	1,477	1,605	1,592	424	67	-80	244	168	128	115
Health Care and Social Assistance	157	153	262	155	143	154	134	132	127	-4	109	-107	-28	-22	-2	-7
Arts, Entertainment, and Recreation	810	961	965	892	990	1,037	823	835	871	151	4	-73	-21	-202	12	48
Accommodation and Food Services	223	284	300	257	247	266	285	237	251	61	16	-43	-6	-29	-48	-34
Other Services	624	724	715	705	720	753	773	789	805	100	-9	-10	100	36	16	32
Public Administration	20,098	22,683	22,593	22,459	23,696	23,275	24,363	24,070	23,129	2,585	-90	-134	670	795	-293	-1,234
Total W & S Employment #																

\*Non-official data. † These employment figures may not equal the sum of the employment sectors due to undisclosed data. Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program

# St. James Parish Comprehensive Plan

Table C-17 Wage and Salary Employment Trends by Major Business Sector St. James Parish January 2001 to March 2010

Employment Sector	Year												Change				
	Q1 2001	Q1 2005	Aug 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q4 2009	Q1 2010	Q1/2005	8/2005	Q1/2006	Q1/2006	Q1/2006	Q1/2009	Q1/2009	Q1/2010
	186	167	264	155	175	165	166	204	166	-19	97	-109	11	39	38	0	
Agriculture, Forestry, Fishing, and Hunting	42	*	*	*	*	3	21	3	5	*	*	*	*	*	0	-18	-16
Mining	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Utilities	384	242	316	161	125	180	455	433	207	-142	74	-155	-46	253	-22	-248	
Construction	2,525	2,749	2,775	2,581	2,429	2,292	2,452	2,465	2,632	224	26	-194	51	173	13	180	
Manufacturing	172	64	53	56	73	222	251	259	258	-108	-11	3	202	37	8	7	
Wholesale Trade	719	642	625	614	646	659	649	656	658	-77	-17	-11	44	-3	7	9	
Retail Trade	470	385	406	427	540	646	802	768	767	-85	21	21	340	122	-34	-35	
Transportation and Warehousing	23	25	24	24	23	30	26	27	27	2	0	3	-3	1	1	1	
Information	113	147	132	138	146	154	161	138	139	34	-15	6	1	-16	-23	-22	
Finance and Insurance	*	146	*	134	157	151	167	151	146	*	*	*	12	0	-16	-21	
Real Estate and Rental and Leasing	155	73	62	57	66	54	70	62	63	-82	-11	-5	6	8	-8	-7	
Professional, Scientific, and Tech Services	70	84	87	87	76	80	*	*	*	14	3	0	*	*	*	*	
Mgmt. of Companies and Enterprises	186	287	323	284	362	299	269	305	273	101	36	-39	-11	6	36	4	
Adm. And Support and Waste Mgmt	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Educational Services	500	549	581	517	528	598	633	667	683	49	32	-64	166	69	34	50	
Health Care and Social Assistance	118	135	154	55	68	88	90	89	92	17	19	-99	37	1	2	2	
Arts, Entertainment, and Recreation	190	271	297	310	359	363	390	401	399	81	26	13	89	38	11	9	
Accommodation and Food Services	60	49	62	51	68	64	73	75	77	-11	13	-11	26	11	2	4	
Other Services	335	439	503	426	488	398	376	392	399	104	64	-77	-27	-6	16	23	
Public Administration	7,220	7,214	7,560	6,877	7,045	7,267	7,967	8,025	7,885	-6	346	-683	1,008	758	58	-82	
Total W & S Employment #																	

\*Non-disclosed data. † Total employment figures may not equal the sum of the employment sectors due to undisclosed data. Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program

# St. James Parish Comprehensive Plan

Table C-18 Wage and Salary Employment Trends by Major Business Sector St. John the Baptist Parish January 2001 to March 2010

Employment Sector	Year												Change						
	Q1 2001	Q1 2005	August 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q4 2009	Q1 2010	Q1/2005	8/2005	Q1/2005	8/2005	Q1/2006	Q1/2010	Q1/2009	Q4/2009	Q1/2009	Q1/2010
	47	42	63	50	39	39	27	40	37	-5	21	-13	-13	1	13	1	13	10	
Agriculture, Forestry, Fishing, and Hunting	204	251	278	460	416	416	322	367	369	47	27	182	-91	-49	45	47			
Mining	155	160	160	152	171	171	179	181	177	5	0	-8	25	10	2	-2			
Utilities	1,580	1,140	1,102	1,129	1,199	1,199	1,202	1,193	1,364	-440	-38	27	235	-6	-9	162			
Construction	2,245	2,157	2,169	2,213	2,705	2,705	2,838	2,866	2,682	-88	12	44	469	161	28	-156			
Manufacturing	474	461	483	580	676	676	682	572	559	-13	22	97	-21	-104	-110	-123			
Wholesale Trade	1,551	1,666	1,632	1,855	1,729	1,729	1,780	1,750	1,682	115	-34	223	-173	21	-30	-98			
Retail Trade	744	978	990	966	1,040	1,040	964	876	876	234	12	-24	-90	-164	-88	-88			
Transportation and Warehousing	140	172	158	169	171	171	155	135	136	32	-14	11	-33	-36	-20	-19			
Information	272	263	231	274	310	310	315	513	533	-9	-32	43	259	203	198	218			
Finance and Insurance	178	176	194	184	223	223	170	151	141	-2	18	-10	-43	-72	-19	-29			
Real Estate and Rental and Leasing	259	254	224	286	341	341	341	315	340	-5	-30	62	54	-26	-26				
Professional, Scientific, and Tech Services	83	76	81	84	134	134	137	196	213	-7	5	3	129	62	59	76			
Mgmt. of Companies and Enterprises	565	803	857	973	859	859	991	1,111	1,049	238	54	116	76	252	120	58			
Adm. and Support and Waste Mgmt	1,026	1,209	1,197	1,241	1,340	1,340	1,361	1,436	1,385	183	-12	44	144	96	75	24			
Educational Services	153	177	253	181	188	188	189	179	192	24	76	-72	11	-9	-10	3			
Health Care and Social Assistance	1,035	957	1,059	1,147	1,027	1,027	1,145	1,118	1,131	-78	102	88	-16	91	-27	-14			
Arts, Entertainment, and Recreation	253	259	247	263	335	335	350	323	269	6	-12	16	6	-12	-27	-81			
Accommodation and Food Services	457	492	513	507	613	613	704	728	762	35	21	-6	255	115	24	58			
Other Services	12,792	12,825	13,012	13,900	14,784	14,784	15,139	15,353	15,200	33	187	888	1,300	569	214	61			
Public Administration																			
Total W & S Employment #																			

\*Non-disclosed data & Total employment figures may not equal the sum of the employment sectors due to undisclosed data. Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program

# St. James Parish Comprehensive Plan

**Table C-19 Wage and Salary Employment Trends by Major Business Sector South Central Planning and Development District: Bayou Parishes January 2001 to March 2010**

Employment Sector	Year												Change				
	Q1 2001	Q1 2005	August 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q4 2009	Q1 2010	Q1/2005	1/2005	1/2006	Q1/2006	Q1/2006	Q1/2009	Q1/2009	Q1/2010
	2001	2005	2005	2006	2007	2008	2009	2009	2010	2005	2005	2006	2006	2006	2009	2009	2010
Agriculture, Forestry, Fishing, and Hunting	638	651	996	592	658	615	614	663	36,636	13	345	-404	36,044	48	49	36,022	
Mining	6,430	5,384	5,966	5,875	7,003	7,125	6,567	5,965	5,183	-1,046	582	-91	-692	-1,160	-602	-1,384	
Utilities	412	382	393	381	394	377	431	437	1,338	-30	11	-12	957	60	6	907	
Construction	4,655	4,554	5,293	5,839	6,325	6,272	6,107	5,662	3,609	-101	739	546	-2,230	-610	-445	-2,498	
Manufacturing	4,432	9,188	9,345	9,307	11,490	10,545	10,526	10,043	9,320	4,756	157	-38	13	-502	-483	-1,206	
Wholesale Trade	2,505	2,326	2,551	2,502	2,667	2,784	2,721	2,658	4,570	-179	225	-49	2,068	-126	-63	1,849	
Retail Trade	10,954	10,757	10,801	11,184	11,488	11,396	11,459	11,657	7,906	-197	44	383	-3,278	261	198	-3,553	
Transportation and Warehousing	6,459	7,895	8,402	8,573	10,092	10,836	11,276	10,729	7,316	1,436	507	171	-1,257	-107	-547	-3,960	
Information	971	908	907	866	840	815	765	749	462	-63		-41	-404	-66	-16	-303	
Finance and Insurance	1,882	1,980	2,051	2,097	2,182	2,104	2,105	2,081	1,589	98	71	46	-508	-23	-24	-516	
Real Estate and Rental and Leasing	3,567	3,230	3,286	3,399	3,872	3,398	3,091	2,655	2,522	-337	56	113	-877	-743	-436	-569	
Professional, Scientific, and Tech Services	1,812	1,972	1,883	2,053	2,293	2,482	2,670	2,411	2,867	160	-89	170	814	-71	-259	197	
Mgmt. of Companies and Enterprises	1,246	1,506	1,568	390	366	1,299	1,424	1,553	1,015	260	62	-1,178	625	254	129	-409	
Adm. And Support and Waste Mgmt	2,892	4,764	5,107	4,994	5,243	6,390	6,059	4,569	4,016	1,872	343	-113	-978	-1,821	-1,490	-2,043	
Educational Services	7,508	7,799	7,594	3,422	3,515	3,506	3,601	3,585	*	291	-205	-4,172	*	79	-16	*	
Health Care and Social Assistance	9,220	10,118	10,491	10,343	10,944	11,242	11,606	12,012	11,002	898	373	-148	659	770	406	-604	
Arts, Entertainment, and Recreation	580	740	966	699	746	837	859	867	4,868	160	226	-267	4,169	30	8	4,009	
Accommodation and Food Services	5,441	6,146	6,330	6,575	6,746	6,857	6,880	6,595	4,917	705	184	245	-1,658	-262	-285	-1,963	
Other Services	2,145	2,028	2,057	2,109	2,729	3,209	3,125	3,006	4,346	-117	29	52	2,237	-203	-119	1,221	
Public Administration	2,855	3,082	3,117	2,999	2,987	3,041	3,137	3,290	2,700	227	35	-118	-299	249	153	-437	
Total W & S Employment #	82,770	86,355	90,001	89,400	97,856	99,604	99,362	95,550	93,936	3,585	3,646	-601	4,536	-4,054	-3,812	-5,426	

\*Non-divided data. Total employment figures may not equal the sum of the employment sectors due to undivided data. Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program

# St. James Parish Comprehensive Plan

Table C-20 Wage and Salary Employment Trends by Major Business Sector Assumption Parish January 2001 to March 2010

Employment Sector	Year													Change					
	Q1 2001	Q1 2005	August 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q4 2009	Q1 2010	Q1/2006	8/2005	Q1/2005	8/2005	Q1/2006	Q1/2006	Q1/2009	Q1/2009	Q1/2010	
	2001	2005	2005	2006	2007	2008	2009	2009	2010	2006	2005	2005	2005	2006	2006	2009	2009	2010	
Agriculture, Forestry, Fishing, and Hunting	222	236	429	221	257	219	217	244	232	14	193	-208	11	25	27	15			
Mining	31	32	32	32	29	33	32	30	30	1	0	0	-2	-3	-2	-2			
Utilities	61	*	*	*	*	*	53	53	53	*	*	*	*	*	*	0	0	0	
Construction	119	158	214	284	283	231	210	203	144	39	56	70	-140	-28	-7	-66			
Manufacturing	*	1,254	824	947	1,294	1,279	1,150	1,035	967	*	-430	123	20	-244	-115	-183			
Wholesale Trade	80	62	52	33	33	50	48	45	55	-18	-10	-19	22	-5	-3	7			
Retail Trade	604	511	518	506	534	491	470	498	466	-93	7	-12	-40	7	28	-4			
Transportation and Warehousing	95	297	332	303	348	349	367	389	142	202	35	-29	-161	40	22	-225			
Information	39	45	42	32	32	29	28	*	*	6	-3	-10	*	*	*	*			
Finance and Insurance	140	138	112	117	107	112	108	106	104	-2	-26	5	-13	-6	-2	-4			
Real Estate and Rental and Leasing	26	29	36	16	19	16	12	12	12	3	7	-20	-4	-4	0	0			
Professional, Scientific, and Tech Services	55	55	57	57	60	61	64	56	57	-0	2	0	0	-5	-8	-7			
Mgmt. of Companies and Enterprises	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
Adm. And Support and Waste Mgmt	23	24	25	46	52	53	41	34	36	1	1	21	-10	-19	-7	-5			
Educational Services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Health Care and Social Assistance	421	488	521	475	614	685	794	809	786	67	33	-46	311	124	15	-8			
Arts, Entertainment, and Recreation	24	44	47	35	28	37	29	34	33	20	3	-12	-2	-3	5	4			
Accommodation and Food Services	63	98	111	101	115	93	68	84	76	35	13	-10	-25	-9	16	8			
Other Services	38	34	40	42	54	60	49	51	52	-4	6	2	10	-9	2	3			
Public Administration	209	196	196	188	187	180	202	190	207	-13	0	-8	19	10	-12	5			
Total W & S Employment #	5,314	4,594	4,429	4,271	4,894	4,920	4,853	4,750	4,311	-720	-165	-158	40	-170	-103	-542			

\*Non-fiscal data & Total employment figures may not equal the sum of the employment sectors due to unclassified data. Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program

# St. James Parish Comprehensive Plan

Table C-21 Wage and Salary Employment Trends by Major Business Sector Lafourche Parish January 2001 to March 2010

Employment Sector	Year												Change							
	Q1 2001	Q1 2005	Aug 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q4 2009	Q1 2010	Q1/2005	8/2005	Q1/2005	9/2005	Q1/2006	Q1/2006	Q1/2008	Q1/2008	Q1/2009	Q1/2010	
	2001	2005	2005	2006	2007	2008	2009	2009	2010	2005	2005	2005	2005	2006	2006	2008	2008	2009	2010	
Agriculture, Forestry, Fishing, and Hunting	237	211	339	200	220	204	189	231	193	-26	128	-139	36,055	27	42	36,066				
Mining	773	654	693	661	906	1,115	861	910	1,074	-119	39	-32	-468	-205	49	-668				
Utilities	163	158	174	165	173	167	169	171	171	-5	16	-9	909	4	2	905				
Construction	1,383	1,550	1,689	1,916	2,139	2,376	2,482	2,258	2,232	167	139	227	-1,745	-118	-224	-2,311				
Manufacturing	*	2,602	2,788	2,648	2,996	2,715	2,609	2,814	2,664	*	186	-140	-416	99	205	-377				
Wholesale Trade	651	442	471	533	615	685	704	728	734	-209	29	62	2,131	43	24	1,960				
Retail Trade	3,899	3,646	3,694	3,695	4,010	3,978	4,080	4,166	4,090	-253	48	1	-2,961	188	86	-3,346				
Transportation and Warehousing	3,959	4,764	5,171	5,376	6,597	7,144	7,482	7,250	6,924	805	407	205	-1,286	106	-232	-3,392				
Information	466	323	309	317	311	326	277	295	299	-143	-14	8	*	-31	18	*				
Finance and Insurance	667	708	775	808	804	804	786	762	753	41	67	33	-509	-42	-24	-487				
Real Estate and Rental and Leasing	1,610	1,498	1,489	1,635	1,689	1,366	1,206	1,025	1,082	-112	-9	146	-882	-341	-181	-453				
Professional, Scientific, and Tech Services	581	669	669	670	689	773	782	672	702	88	0	1	412	-101	-110	300				
Mgmt. of Companies and Enterprises	837	1,080	1,142	*	*	975	1,101	1,240	1,193	243	62	*	*	265	139	-399				
Adm. And Support and Waste Mgmt	1,648	2,609	2,757	2,158	1,689	2,575	2,447	1,596	1,325	961	148	-599	-965	-979	-851	-1,254				
Educational Services	3,214	3,593	3,389	3,422	3,515	3,506	3,601	3,585	3,616	379	-204	33	*	79	-16	*				
Health Care and Social Assistance	3,517	3,871	3,937	3,982	3,980	4,170	4,317	4,546	4,501	354	66	45	-366	376	229	-701				
Arts, Entertainment, and Recreation	237	345	498	348	358	406	465	462	452	108	153	-150	4,153	56	-3	4,036				
Accommodation and Food Services	1,811	1,853	1,916	1,911	2,060	2,056	2,232	2,195	2,150	42	63	-5	-1,459	139	-37	-1,780				
Other Services	528	581	609	567	590	696	762	747	692	53	28	-42	1,583	51	-15	1,388				
Public Administration	1,101	1,285	1,293	1,227	1,255	1,296	1,316	1,360	1,382	184	8	-66	-535	64	44	-624				
Total W & S Employment #	30,381	32,466	33,815	33,279	35,702	37,399	37,877	37,059	36,255	2,085	1,349	-536	-31,897	-340	-818	-36,495				

\*Non-disclosed data # Total employment figures may not equal the sum of the employment sectors due to undisclosed data. Source: Labor Market Statistics, Quarterly Census of Employment and Wages Program

# St. James Parish Comprehensive Plan

Table C-22 Wage and Salary Employment Trends by Major Business Sector Terrebonne Parish January 2001 to March 2010

Employment Sector	Year												Change					
	Q1 2001	Q1 2005	August 2005	Q1 2006	Q1 2007	Q1 2008	Q1 2009	Q1 2010	Q4 2009	Q1 2010	8/2005	Q1/2005	8/2005	Q1/2006	Q1/2010	Q4/2009	Q1/2009	Q1/2010
	179	204	228	171	181	192	208	188	149	149	24	25	24	-57	-22	-4	-20	-59
Agriculture, Forestry, Fishing, and Hunting	5,626	4,698	5,241	5,182	6,068	5,977	5,674	4,960	4,960	543	-928	543	543	-59	-222	-952	-649	-714
Mining	188	224	219	216	221	210	209	213	211	36	-5	36	-5	-3	-5	3	4	2
Utilities	3,154	2,846	3,390	3,639	3,903	3,665	3,415	3,201	3,294	-308	544	249	249	-345	-464	-214	-121	-121
Construction	4,432	5,332	5,733	5,712	7,200	6,551	6,767	6,194	6,121	900	401	401	401	-21	409	-357	-573	-646
Manufacturing	1,774	1,822	2,028	1,936	2,019	2,049	1,969	1,885	1,851	48	206	206	206	-92	-85	-164	-84	-118
Wholesale Trade	6,450	6,600	6,589	6,983	6,944	6,927	6,909	6,993	6,706	150	-11	394	-11	394	-277	66	84	-203
Retail Trade	2,405	2,834	2,899	2,894	3,147	3,343	3,427	3,090	3,084	429	65	65	65	-5	190	-253	-337	-343
Transportation and Warehousing	466	540	556	517	497	460	460	454	462	74	16	16	16	-39	-55	-6	-6	2
Information	1,076	1,134	1,164	1,172	1,271	1,188	1,211	1,213	1,186	58	30	30	30	8	14	25	2	-25
Finance and Insurance	1,930	1,703	1,761	1,748	2,164	2,016	1,873	1,618	1,757	-227	58	58	58	-13	9	-398	-255	-116
Real Estate and Rental and Leasing	1,176	1,248	1,157	1,326	1,544	1,648	1,824	1,683	1,728	72	-91	169	-91	169	402	35	-141	-96
Professional, Scientific, and Tech Services	409	426	426	390	366	324	323	313	313	17	0	0	0	-36	-77	-11	-10	-10
Mgmt. of Companies and Enterprises	1,221	2,131	2,325	2,790	3,502	3,762	3,571	2,939	2,787	910	194	194	194	465	-3	-823	-632	-784
Adm. And Support and Waste Mgmt	4,294	4,206	4,205	*	*	*	*	*	*	-88	*	*	*	*	*	*	*	*
Educational Services	5,283	5,759	6,033	5,886	6,350	6,387	6,495	6,657	6,600	476	274	274	274	-147	714	270	162	105
Health Care and Social Assistance	319	351	421	316	360	394	365	371	334	32	70	70	70	-105	18	-23	6	-31
Arts, Entertainment, and Recreation	3,568	4,195	4,303	4,563	4,571	4,708	4,580	4,316	4,389	627	108	108	108	260	-174	-392	-264	-191
Accommodation and Food Services	1,579	1,413	1,408	1,500	2,085	2,453	2,314	2,208	2,144	-166	-5	92	-5	92	644	-245	-106	-170
Other Services	1,545	1,601	1,628	1,584	1,545	1,565	1,619	1,740	1,801	56	27	27	27	-44	217	175	121	182
Public Administration	47,075	49,295	51,757	51,850	57,260	57,285	56,632	53,741	53,370	2,220	2,462	93	1,520	-3,544	-2,891	-3,262	-2,891	-3,262
Total W & S Employment #																		

\*Non-disclosed data. # Total employment figures may not equal the sum of the employment sectors due to undisclosed data. Source: Labor Market Statistics, Quarterly Census of Employment and Wages, Program







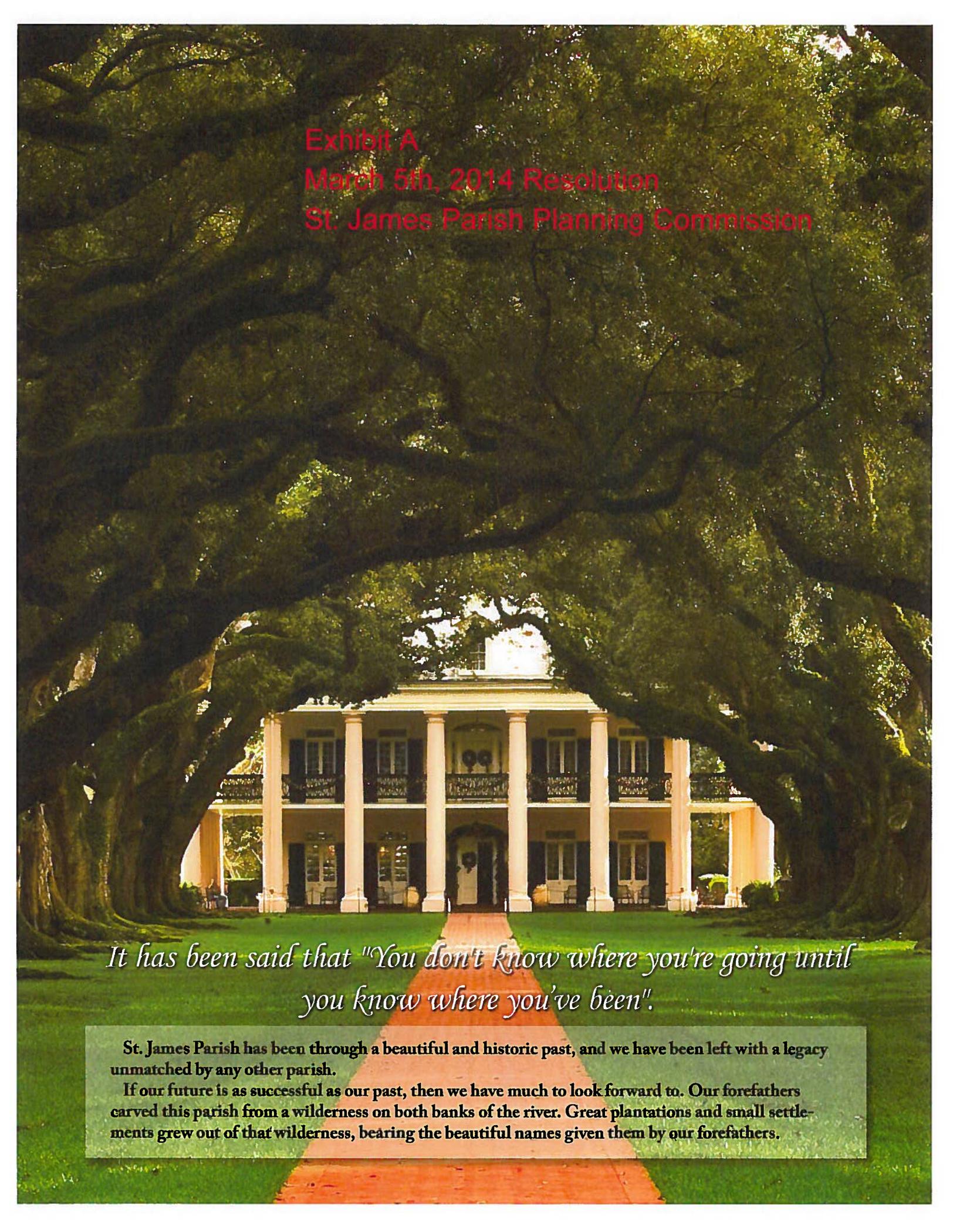


Exhibit A  
March 5th, 2014 Resolution  
St. James Parish Planning Commission

*It has been said that "You don't know where you're going until you know where you've been".*

St. James Parish has been through a beautiful and historic past, and we have been left with a legacy unmatched by any other parish.

If our future is as successful as our past, then we have much to look forward to. Our forefathers carved this parish from a wilderness on both banks of the river. Great plantations and small settlements grew out of that wilderness, bearing the beautiful names given them by our forefathers.