

If implemented, the land use policies presented in the Conceptual Land Use plan will have an impact on future residential population levels in the Metairie CBD. Census 2000 data reports indicate that the total residential population (8,210) has a density of approximately 69 persons per acre, and an average household size of 1.94 persons.ⁱ



The Conceptual Land Use plan allows for residential development on 159 acres through a combination of single-family detached, and multi-family (single-family attached, apartments) units. However, because the majority of this area is contained within one of the identified mixed-use districts where a combination of commercial and residential development is possible, full residential development is unlikely. Rather, development would represent the mixing of uses within individual structures (commercial lower, residential upper or some variation thereof), as well as creation of new or improved stand-alone residential complexes.

The ability of this acreage to carry population will depend on many factors. Some of these, such as land availability, market price, unit availability, can be influenced or controlled by the factors within the project area. Others, such as mortality, fertility, regional mobility, are far harder to predict. Therefore, in order to present the population changes in the best possible light, three scenarios were developed to describe the potential carrying capacity of the area. These include:

- **Existing Conditions** – defined as maintenance of the residential population center on existing developed acreage (119 acres), with future growth pegged only to the overall Parish’s projected population growth through

2020ⁱⁱ, with an average of 69 persons per acre (minimum);

- **Growth Scenario 1** – defined the addition of up to ½ of the newly defined residential acreage described in the plan to the existing conditions (119 acres existing + 20 acres new) with an average of 69 persons per acre (minimum);
- **Growth Scenario 2** – defined as the addition of all of the newly defined residential acreage described in the plan to the existing conditions (119 acres existing + 40 acres new) with an average of 69 persons per acre (minimum).

Table 14 provides an overview of the potential population change over the 20-year planning period under the noted scenarios.

Table 14 - Year 2020 Population Estimate
Metairie CBD Project Area

	Potential Year 2020 Population		
	Existing Conditions	Growth Scenario 1	Growth Scenario 2
Metairie CBD Project Area	9,190 <i>persons</i>	10,130 <i>persons</i>	11,510 <i>persons</i>

All figures area rounded to the 10th person.

Source: Burk-Kleinpeter, Inc., and URS Corporation, 2001.



Using the existing figures for persons per housing unit as a base line, the figures for future population were translated into an estimate for housing unit demand.

Table 15 provides an overview of the potential housing unit demand for the area through 2020 under the three noted growth scenarios. As noted in the Existing Conditions section, the Metairie CBD has an existing housing unit stock of 4,630 units, which is comprised by the following:

- 4,240 units occupied (92%)
- 390 units vacant (8%)

Considering the forecast need depicted in Table 14, the net need for housing, given maintenance of 92% occupancy rate (with an 8% available/vacant stock) for all units, could be:

- 490 additional units in the Existing Conditions
- 1,010 additional units in the Growth Scenario 1
- 1,780 additional units in the Growth Scenario 2

The ultimate number of housing units constructed and available for occupancy through 2020 in the area will, in all probability, be higher than that needed for the population. Reasons for this surplus could include construction on speculation of additional need, construction to support short-term increases in population, and to support movements between complexes or areas. Adjustments in height restrictions and corresponding density caps within the area may also provide an incentive to construct more units, which could support a corresponding greater number of CBD residents.

Table 15 - Year 2020 Housing Unit Estimate

Metairie CBD Project Area

	Potential Year 2020 Housing Units		
	Existing Conditions	Growth Scenario 1	Growth Scenario 2
Metairie CBD Project Area	5,120 <i>units</i>	5,640 <i>units</i>	6,410 <i>units</i>

(1) – Reflects 92% occupancy rate, with 8% vacancy rate.

(2) – Values rounded to the closest 10th unit.

Source: Burk-Kleinpeter, Inc. and URS Corporation, 2001.

Given the conditions of the Growth Scenario 2 for example, it is possible that up to 5,600 additional persons in 2,900 or more households could migrate to the Metairie CBD as a result of changes in the density and height regulations to allow buildings with six or more stories into the designated mixed-use commercial/residential areas.ⁱⁱⁱ

The Metairie CBD appears likely to offer a greater housing opportunity for attached multi-family owner and renter-occupied housing than traditional single-family detached units due to both marketing and the market. Some of these units may also be found within the growing market for extended care apartments, skilled care nursing facilities and/or retirement villas. In all, the future housing market in the Metairie CBD may be more attractive to a growing number of retired, single-person and two-person households.

ⁱ Average density of residential acreage was calculated using estimates of 2000 population in the Metairie CBD of 8,210 and the estimated acreage of residential land from the 2001 land use inventory conducted as part of this project (i.e., 119 acres). Average household size was estimated by dividing estimated 2000 population by the total estimated number of inhabited households (i.e., 4,240 households).

ⁱⁱ Based on Year 2020 population figures for Jefferson Parish, as provided by the Louisiana Population Data Center, Louisiana State University, November 5, 1997.

ⁱⁱⁱ Population projections are based upon information contained in Note 1 above and upon the projected changes in land use as described in Table 10 of this report.

