



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300
 Decatur, GA 30030
 (404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: November 1, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: November 13, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.:	LP-18-1235272	Agenda #: N.2
Location/Address:	2346 Pine Mountain Street, Lithonia, Georgia	Commission District: 5 Super District: 7
Parcel IDs:	16 168 01 008	
Request:	For a Land Use Map Amendment from Suburban (SUB) to Light Industrial (LIND) to allow for future industrial uses.	
Property Owner(s):	MH Lithonia Holdings LLC & Nelsem Properties LLC	
Applicant/Agent:	Joseph Cooley	
Acreage:	1.22 acres	
Existing Land Use:	Vacant Land and Building	
Surrounding Properties:	Surrounding properties are either vacant or residentially zoned.	
Adjacent Zoning:	North: M (LIND) South: M(LIND/INS) East: M(LIND) West: M(SUB) Northeast: M(LIND) Northwest: M(SUB) Southeast: M(LIND) Southwest: R-75(SUB)	
Comprehensive Plan:	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent

Proposed Density: N/A	Existing Density: N/A
Proposed Units/Square Ft.: Future Industrial Uses	Existing Units/Square Feet: Vacant land and buildings
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application Z-18-1235197 to rezone the property from RE (Residential Estate) District to M (Light Industrial) District to allow for future industrial uses in accordance with Section 27-4.1 of the DeKalb County Zoning Ordinance.

STAFF RECOMMENDATION: (See Supplemental Land Use Report)

The surrounding properties are zoned M (Light Industrial). The subject parcel is currently vacant and does not have a structure on it. The subject parcel is adjacent to 2356 Pine Mountain Street (same owner as subject parcel) which has direct access to Turner Hill Road (truck route) and Interstate 20.

Therefore, the Department of Planning and Sustainability recommends "Approval".

Attachments:

1. Department and Division Comments
2. Application
3. Supplemental Land Use Report
4. Site Plan
5. Zoning Map
6. Land Use Plan Map
7. Aerial Photograph
8. Site Photographs



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DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

**APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA**



Application No.: LP-18-123527a Date Received: _____

Applicant's Name: Joseph Cooley, Esq. (agent for owner) E-Mail: cooleylandlaw@gmail.com

Applicant's Mailing Address: 355 Knoll Woods Drive, Roswell, GA 30075

Applicant's Daytime Phone #: (770) 778-4778 Fax: _____

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: MH Lithonia Holdings LLC & Nelaem Prop LLC E-Mail: mnhabif@habiforoperties.com

Owner's Mailing Address: 3717 Roswell Rd NE #100 Atlanta, GA 30342

Owner's Daytime Phone #: (404) 522-9358 Fax: _____

Address/Location of Subject Property: _____

District(s): 16th Land Lot(s): 167, 168 Block(s): 01 Parcel(s): 008

Acreage: 1.224 Commission District(s): District 5, Superdistrict 7

Current Land Use Designation: SUB Proposed Land Use Designation: LIND

Current Zoning Classification(s): RE (concurrent zoning request to M)

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II.
- III. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-87A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ___ No X
- IV.

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

R.L. Denis
NOTARY

Joseph Cooley
SIGNATURE OF APPLICANT

01-08-2021
EXPIRATION DATE / SEAL

Check One: Owner ___ Agent X 10-02-2018
DATE





DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: LP-18-1235272 Parcel I.D. #: 16-168-81-408

Address: 2346
Pine Mt N St
Lithonia, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

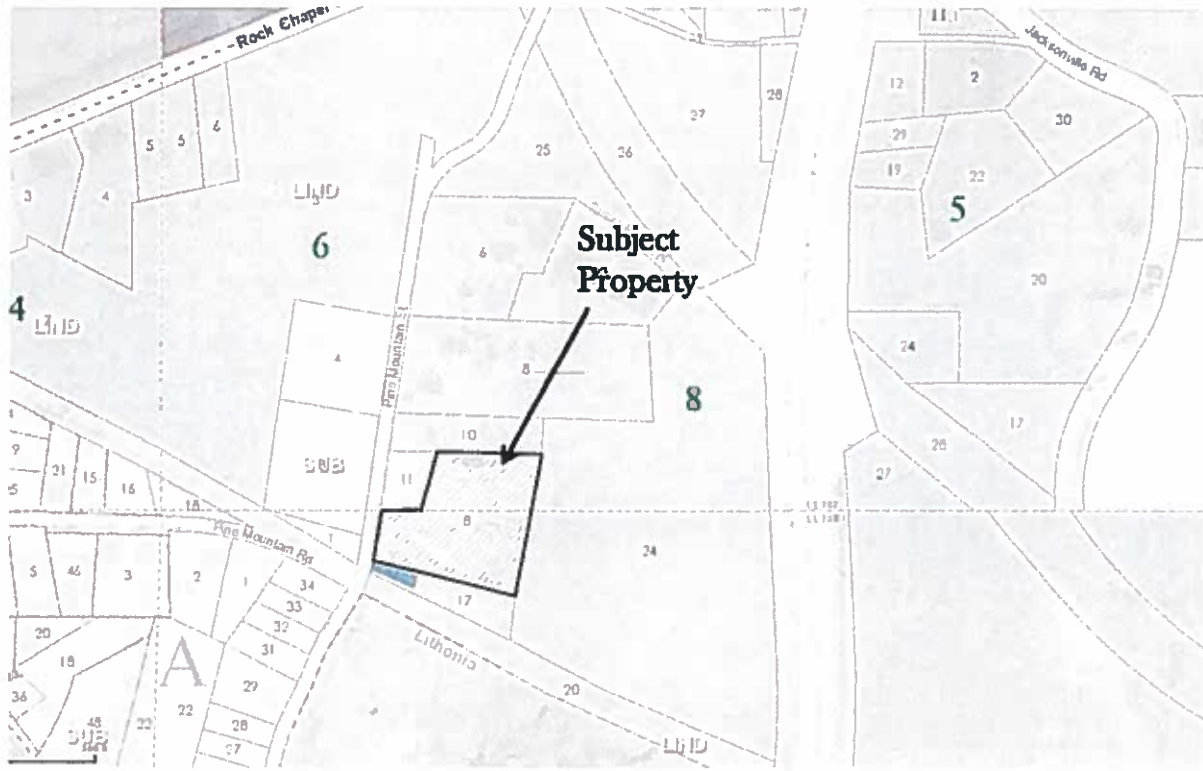
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

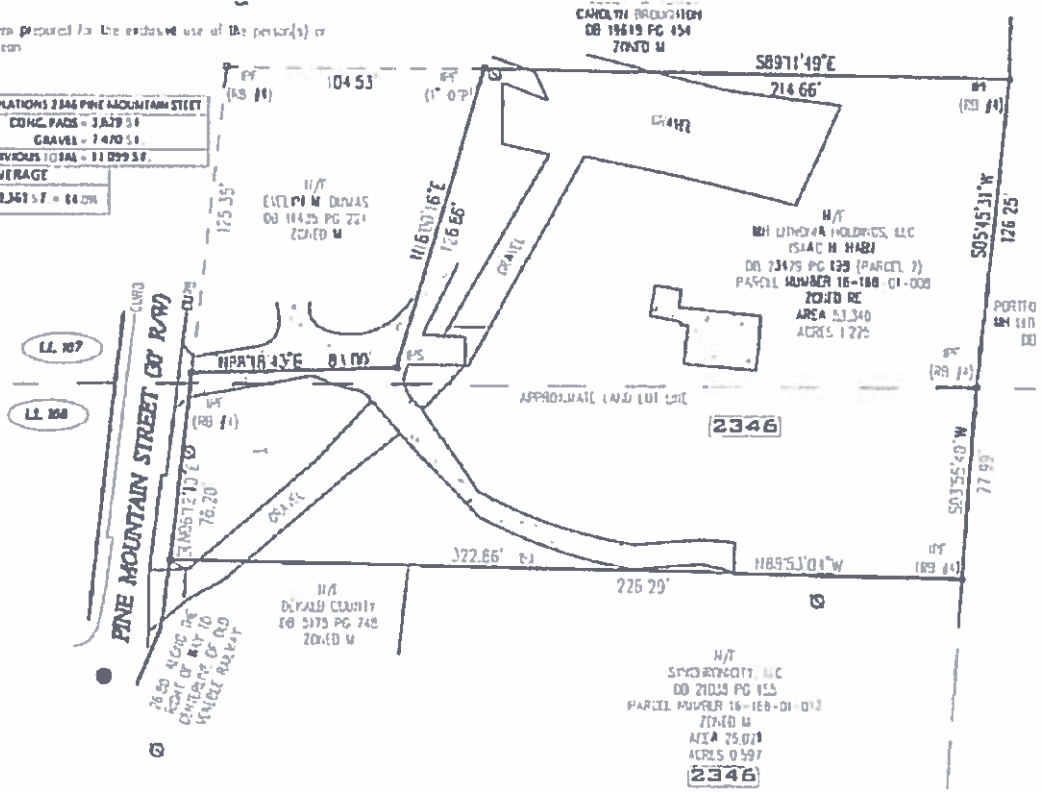
Field and plans reviewed. No problem
found that would disrupt traffic.

Signature: [Signature]



Items prepared for the exclusive use of the person(s) or person

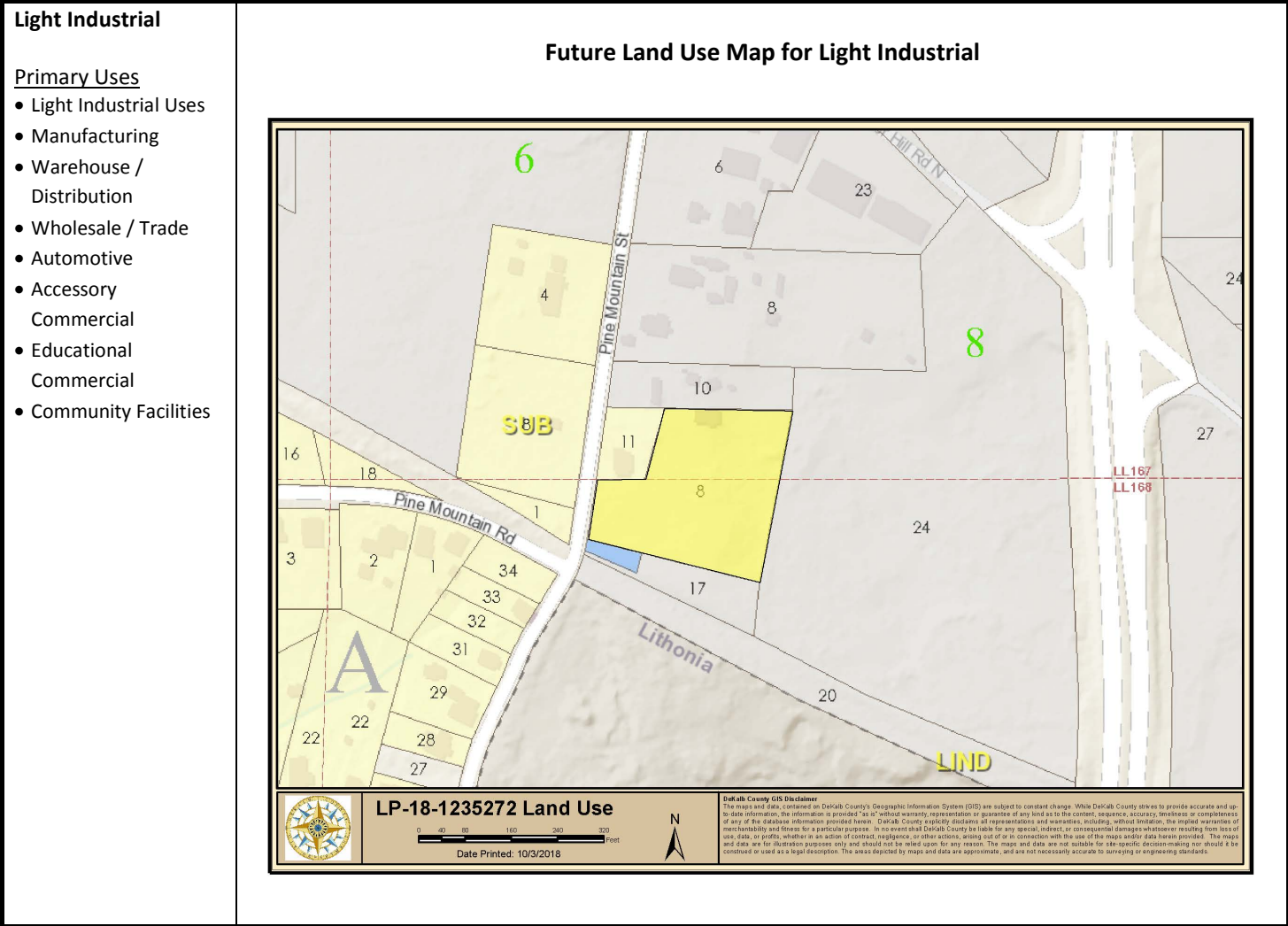
CALCULATIONS 2346 PINE MOUNTAIN STREET	
CONCRETE PAVES - 3,679.51	
GRAVEL - 7,470.51	
TRUCKS/LOADS - 11,099.58	
OVERLAGE	
79,361.57 = 14.0%	





Case No. LP-18-1235272 Project Name: N/A	Existing FLU: Suburban Proposed FLU: Light Industrial	Staff Recommendation Approval
-----------------------------------------------------------	------------------------------------------------------------------------	------------------------------------------------

Light Industrial Intent - The intent of the Light Industrial Character Area is identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.



Project Description	Address: 2346 Pine Mountain Street, Lithonia, Georgia		
	Owner / Project Name: MH Lithonia Holdings LLC & Nelsem Properties, LLC		
	Use	Square Feet (% of total dev)	Units (if applicable)
	Residential	N/A	N/A
	Commercial	N/A	N/A
	Office	N/A	N/A
	Retail	N/A	N/A
Entertainment	N/A	N/A	

DeKalb County Long Range Planning Division
Supplemental Land Use Report (for developments in Light Industrial)

	Other	N/A			N/A
	Total				
Light Industrial Character Area Policies		Support to Staff Recommendation			Justification
		YES	NO	N/A	
	Provide appropriate infrastructure support for industrial development in designated industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No specific project for which to consider adequate infrastructure standards.
	2. Buffer – Protect surrounding areas from the negative impacts of noise and light pollutants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	3. Residential Protection - Prohibit the encroachment of industrial uses into established residential areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	4. Environmental Compatibility - Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	5. Zoning Compatibility - Protect existing and zoned undeveloped industrial land from unnecessary intrusion by conflicting land uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Re-zoning - Minimize the rezoning of light industrial properties to residential uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Future Designations - Designate specific areas through the use of zoning and other land use tools for industrial development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	8. Retrofit - Develop or, where possible, retrofit property planned industrial parks with adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No specific project for which to consider adequate infrastructure standards.
	9. Location of Centers - Locate industrial centers in areas with good access to highways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The companion case is conditioning approval on truck access only on Turner Hill Road. (Truck route)
	10. Landscaping - Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	11. Regulations Compatibility - Create and implement zoning and development regulations for industrial uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	12. Truck Routes - Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	13. Access Management - Provide access controls and management standards in compliance with the DeKalb County Transportation Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning approval is conditioned on truck route access for trucks.
	14. Adaptable Reuse - Convert obsolete and empty industrial buildings into multifamily and/or live-work establishments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impact Analysis				
<i>(In support of Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.)</i>				
Questions	Compliant			Comments to support zoning proposal
	YES	NO	N/A	
A. Zoning proposal is in conformity with the policy and intent of the comprehensive plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is surrounded by Industrially zoned property. The rezoning is consistent.
B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. There are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is currently undeveloped with the adjacent properties industrially zoned. The applicant wishes to amend the zoning and land use in order to market the property for Industrial uses.
F. The zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
G. The zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heavy truck traffic would be conditioned to access the site from the truck route. (Turner Hill Rd.)
H. The zoning proposal adversely impacts the environment or surrounding natural resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Demographic Profile			
Quality of Life Elements	Project Area (census tract)	DeKalb County (2016)	Difference (+/-)
Median Household Income	\$41,763	\$51,349	-\$9,586
Owner Occupied Housing	51%	57%	-6%
Renter Occupied Housing	49%	43%	-6%
Median Home Value	\$117,781	\$163,600	-\$45,819
Median Rental Costs (2 BR)	\$694	\$	
Age Distribution (majority)	25-44	25-44	

Source: ESRI

Economic Development Analysis <i>(Based on the 2014 DeKalb County Economic Strategic Plan)</i>				
Policies	Compliance with the Strategic Plan			Additional comments that justify staff recommendation
	Yes	No	N/A	
Target Industry and Niches				
☒ Click here if no Target Industry applies				
Professional and Business Services (PBS) Niche Markets: Entrepreneur-Enabled Businesses, E-commerce, Engineering, Creative Design, Consulting, Accounting, & Marketing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Life Sciences Services, products, and activities that are broadly related to research, manufacturing and other activities focused upon or utilizing living organisms, with particular attention to activities relating to the maintenance or restoration of health. Niche Markets: Biotechnology, Bioinformatics, Proteomics, Health IT, Senior Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Tourism Tourism as an industry focuses on destinations, travelers, and the businesses that accommodate those travelers. Niche Markets: Cultural Tourism, Bed & Breakfast Inns, Youth Sporting Events, Dynamic Tour Packaging	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
LOGISTICS The process of planning, implementing, and controlling the efficient flow of goods and services through the supply chain from producer to consumer. Distribution includes all freight carriers (air, trucking, and intermodal) and warehousing. Niche Markets: Specialized Freight Trucking, Back Office Support Services, Truck Terminals, Warehouse Distribution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
CONSTRUCTION AND SUPPORT TRADES (CST) Construction is the creation or improvement of man-made structures. It can include residential, commercial, and industrial building construction, or civil construction, which encompasses infrastructure and utilities. Niche Markets: Construction Materials Manufacturing, Contracting, Homebuilding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Advanced Manufacturing - Advanced manufacturing is a category of manufacturing that utilizes innovative technologies to make better products and improve the methods to produce those products. Niche Markets: Fabricated Metals Manufacturing, Medical Equipment and Supplies, Laboratory Equipment and Supplies, Light Manufacturing and Assembly.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Improve Business Climate				
Business Climate Action Plan 1. Optimize Incentives 2. Support Entrepreneurs & Small Businesses 3. Support Existing Businesses & Foster Expansion 4. Finalize Implementation of Development Services Overhaul 5. Strengthen the Economic Development Organization 6. Improve Marketing, Branding, and Communication for the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

County & DADC				
Revitalize Commercial Corridors and Embrace New Employment Centers				
Employment Centers Action Plan. Subject property / project provides the following (check all that apply): <input type="checkbox"/> Incentivize redevelopment and build public/private partnerships <input type="checkbox"/> Secure appropriate zoning. Rezone required? ____ <input type="checkbox"/> Appropriate marketing and branding for employment centers and target industries <input type="checkbox"/> Creation of a new employment center in DeKalb County <input type="checkbox"/> Encourage clustering through target industry support programs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Click "N/A" if the property is not within an employment center.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Northern DeKalb Employment Center Location (check one): <input type="checkbox"/> The I-85 / I-285 interchange <input type="checkbox"/> Northlake Mall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
West Central DeKalb Employment Center Location (check one): <input type="checkbox"/> Intersection of Briarcliff Road North Druid Hills Road <input type="checkbox"/> Intersection of I-85 and Clairmont Road <input type="checkbox"/> Intersection of N Druid Hills Road and Lavista Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Southwest DeKalb Employment Center Location (check one): <input type="checkbox"/> I-20/ Candler Road <input type="checkbox"/> I-20 / I-285 Interchange <input type="checkbox"/> Memorial Drive <input type="checkbox"/> Moreland Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
East Central DeKalb Employment Center Location (check one): <input type="checkbox"/> Stone Mountain Industrial Park <input type="checkbox"/> Memorial Drive, I-285 Interchange	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Southeast DeKalb Employment Center Location (check one) <input type="checkbox"/> I-285/Indian Creek MARTA Station <input type="checkbox"/> I-285 / Covington Hwy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Quality of Place Enhancements				
New Employment Centers and the Comprehensive Plan <input type="checkbox"/> This project will initiate a land use amendment <input type="checkbox"/> The project will provide connectivity for employment centers <input type="checkbox"/> This project will create Gateways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No specific project. Amendment is for marketing of the property
Game Changing / Catalytic Projects <input type="checkbox"/> Consider a multi-purpose Convention Center facility <input type="checkbox"/> Consider a multi-purpose sportsplex facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Infrastructure and Aesthetics <input type="checkbox"/> Utilization of CIDs and TADs to fund infrastructure and beautification projects, especially along South Memorial Drive. <input type="checkbox"/> Highway interchange improvements are packaged to accommodate logistics industry in Moreland area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Transportation Planning Analysis				
<i>(Based on the DeKalb County 2014 Comprehensive Transportation Plan)</i>				
Policies	Compliant with the CTP			Additional comments that justify staff recommendation
	Yes	No	N/A	
Functional Classification for the project site: <input type="checkbox"/> Freeway <input checked="" type="checkbox"/> Major Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rear of the property has frontage on Turner Hill Road (Truck Route)
Freight <input checked="" type="checkbox"/> Located on a truck or sanitation route <input type="checkbox"/> Proximity of Landfill or Transfer Station <input checked="" type="checkbox"/> Located on a state route <input type="checkbox"/> Located in proximity of rail lines and / or crossings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Companion case is conditioning limiting truck access to Turner Hill Road
Access Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Complete Streets Policy County / Developer will consider installing bicycle and / or pedestrian facilities, and Transit facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Design: The following street design guidelines and best practices are listed on page 16 in the Appendix document of the CTP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Application: See page 16 in the Appendix document of the CTP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Exemptions: <input type="checkbox"/> Roadway corridor legally prohibits specific users (e.g. bicyclists and pedestrians on interstate) <input type="checkbox"/> Cost of providing bicycle or pedestrian facilities is excessively disproportionate to the need or probable use <input type="checkbox"/> Absence of current and future need is documented <input type="checkbox"/> Roadways not owned or operated by DeKalb County.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Performance Measures. Success of complete streets include: <input type="checkbox"/> Miles of new on-street bicycle routes <input type="checkbox"/> Miles of new or reconstructed sidewalks <input type="checkbox"/> Percentage completion of bicycle and pedestrian networks as envisioned by the latest DeKalb County Comprehensive Transportation Plan <input type="checkbox"/> Increase in pedestrian and bicycle volumes along key corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Human Services Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Bicycle and Pedestrian Level of Service Goals and Connectivity <input type="checkbox"/> LOS B (within an activity center) <input type="checkbox"/> LOS C (not within an activity center) <input type="checkbox"/> Existing PATH Trail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Priority Bicycle Network <input type="checkbox"/> First Tier Priority Network <input type="checkbox"/> Second Tier Priority Network <input type="checkbox"/> Existing PATH <input type="checkbox"/> Future PATH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
MARTA and TOD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Bus Routes <input type="checkbox"/> Project is on a bus route <input type="checkbox"/> Project is near a bus route <input type="checkbox"/> Project is not close to a bus route	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transit Stations <input type="checkbox"/> Project is on a transit station site <input type="checkbox"/> Project is near a transit station <input type="checkbox"/> Project is not close to a transit station	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments in Light Industrial)*

Priority Projects for DeKalb County <input type="checkbox"/> Tier 1 <input type="checkbox"/> Tier 2 <input type="checkbox"/> Tier 3 <input checked="" type="checkbox"/> None	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If boxes are checked, list the specific projects here: No proposals.



Age by Sex by Race Profile

130890233.03 2
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

Summary	Census 2010	2018	2023	2018-2023 Change	2018-2023 Annual Rate
Population	6,503	7,795	8,513	718	1.78%
Households	2,333	2,759	2,999	240	1.68%
Median Age	32.2	32.6	32.3	-0.3	-0.18%
Median Male Age	29.3	29.7	30.5	0.8	0.53%
Median Female Age	34.1	35.4	34.1	-1.3	-0.75%

2018 Hispanic Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	644	100.0%	346	100.0%	298	100.0%
0 - 4	83	12.9%	44	12.7%	39	13.1%
5 - 9	77	12.0%	41	11.8%	36	12.1%
10 - 14	53	8.2%	29	8.4%	24	8.1%
15 - 19	41	6.4%	25	7.2%	16	5.4%
20 - 24	67	10.4%	33	9.5%	34	11.4%
25 - 29	104	16.1%	60	17.3%	44	14.8%
30 - 34	74	11.5%	46	13.3%	28	9.4%
35 - 39	39	6.1%	16	4.6%	23	7.7%
40 - 44	36	5.6%	21	6.1%	15	5.0%
45 - 49	28	4.3%	13	3.8%	15	5.0%
50 - 54	18	2.8%	10	2.9%	8	2.7%
55 - 59	16	2.5%	6	1.7%	10	3.4%
60 - 64	2	0.3%	0	0.0%	2	0.7%
65 - 69	1	0.2%	0	0.0%	1	0.3%
70 - 74	4	0.6%	1	0.3%	3	1.0%
75 - 79	1	0.2%	1	0.3%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	25.0		25.1		25.0	

2023 Hispanic Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	680	100.0%	372	100.0%	308	100.0%
0 - 4	90	13.2%	49	13.2%	41	13.3%
5 - 9	79	11.6%	43	11.6%	36	11.7%
10 - 14	56	8.2%	32	8.6%	24	7.8%
15 - 19	41	6.0%	26	7.0%	15	4.9%
20 - 24	61	9.0%	30	8.1%	31	10.1%
25 - 29	107	15.7%	60	16.1%	47	15.3%
30 - 34	99	14.6%	63	16.9%	36	11.7%
35 - 39	50	7.4%	22	5.9%	28	9.1%
40 - 44	35	5.1%	22	5.9%	13	4.2%
45 - 49	23	3.4%	10	2.7%	13	4.2%
50 - 54	16	2.4%	8	2.2%	8	2.6%
55 - 59	15	2.2%	5	1.3%	10	3.2%
60 - 64	2	0.3%	0	0.0%	2	0.6%
65 - 69	1	0.1%	0	0.0%	1	0.3%
70 - 74	4	0.6%	1	0.3%	3	1.0%
75 - 79	1	0.1%	1	0.3%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	25.6		25.5		25.7	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Age by Sex by Race Profile

130890233.03 2
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

2018 White Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	851	100.0%	432	100.0%	419	100.0%
0 - 4	46	5.4%	21	4.9%	25	6.0%
5 - 9	48	5.6%	29	6.7%	19	4.5%
10 - 14	34	4.0%	19	4.4%	15	3.6%
15 - 19	30	3.5%	15	3.5%	15	3.6%
20 - 24	43	5.1%	24	5.6%	19	4.5%
25 - 29	56	6.6%	35	8.1%	21	5.0%
30 - 34	52	6.1%	26	6.0%	26	6.2%
35 - 39	31	3.6%	13	3.0%	18	4.3%
40 - 44	39	4.6%	23	5.3%	16	3.8%
45 - 49	39	4.6%	24	5.6%	15	3.6%
50 - 54	61	7.2%	33	7.6%	28	6.7%
55 - 59	76	8.9%	45	10.4%	31	7.4%
60 - 64	56	6.6%	31	7.2%	25	6.0%
65 - 69	53	6.2%	22	5.1%	31	7.4%
70 - 74	67	7.9%	32	7.4%	35	8.4%
75 - 79	54	6.3%	27	6.2%	27	6.4%
80 - 84	28	3.3%	7	1.6%	21	5.0%
85+	38	4.5%	6	1.4%	32	7.6%
Median Age	50.6		47.3		53.7	

2023 White Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	865	100.0%	443	100.0%	422	100.0%
0 - 4	46	5.3%	21	4.7%	25	5.9%
5 - 9	51	5.9%	31	7.0%	20	4.7%
10 - 14	36	4.2%	21	4.7%	15	3.6%
15 - 19	29	3.4%	15	3.4%	14	3.3%
20 - 24	40	4.6%	22	5.0%	18	4.3%
25 - 29	56	6.5%	34	7.7%	22	5.2%
30 - 34	67	7.7%	35	7.9%	32	7.6%
35 - 39	36	4.2%	16	3.6%	20	4.7%
40 - 44	36	4.2%	23	5.2%	13	3.1%
45 - 49	33	3.8%	20	4.5%	13	3.1%
50 - 54	60	6.9%	29	6.5%	31	7.3%
55 - 59	72	8.3%	44	9.9%	28	6.6%
60 - 64	64	7.4%	38	8.6%	26	6.2%
65 - 69	54	6.2%	24	5.4%	30	7.1%
70 - 74	64	7.4%	29	6.5%	35	8.3%
75 - 79	60	6.9%	29	6.5%	31	7.3%
80 - 84	31	3.6%	7	1.6%	24	5.7%
85+	30	3.5%	5	1.1%	25	5.9%
Median Age	50.2		45.9		53.1	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Age by Sex by Race Profile

130890233.03 2
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

2018 Black Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	6,353	100.0%	2,940	100.0%	3,413	100.0%
0 - 4	466	7.3%	253	8.6%	213	6.2%
5 - 9	447	7.0%	244	8.3%	203	5.9%
10 - 14	481	7.6%	247	8.4%	234	6.9%
15 - 19	511	8.0%	258	8.8%	253	7.4%
20 - 24	532	8.4%	254	8.6%	278	8.1%
25 - 29	584	9.2%	289	9.8%	295	8.6%
30 - 34	454	7.1%	208	7.1%	246	7.2%
35 - 39	404	6.4%	176	6.0%	228	6.7%
40 - 44	439	6.9%	165	5.6%	274	8.0%
45 - 49	462	7.3%	201	6.8%	261	7.6%
50 - 54	401	6.3%	180	6.1%	221	6.5%
55 - 59	358	5.6%	158	5.4%	200	5.9%
60 - 64	279	4.4%	105	3.6%	174	5.1%
65 - 69	222	3.5%	84	2.9%	138	4.0%
70 - 74	142	2.2%	61	2.1%	81	2.4%
75 - 79	85	1.3%	27	0.9%	58	1.7%
80 - 84	49	0.8%	20	0.7%	29	0.8%
85+	37	0.6%	10	0.3%	27	0.8%
Median Age	31.7		28.7		34.7	

2023 Black Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	6,983	100.0%	3,295	100.0%	3,688	100.0%
0 - 4	529	7.6%	289	8.8%	240	6.5%
5 - 9	503	7.2%	278	8.4%	225	6.1%
10 - 14	501	7.2%	265	8.0%	236	6.4%
15 - 19	494	7.1%	261	7.9%	233	6.3%
20 - 24	507	7.3%	238	7.2%	269	7.3%
25 - 29	697	10.0%	334	10.1%	363	9.8%
30 - 34	735	10.5%	355	10.8%	380	10.3%
35 - 39	524	7.5%	259	7.9%	265	7.2%
40 - 44	438	6.3%	179	5.4%	259	7.0%
45 - 49	408	5.8%	170	5.2%	238	6.5%
50 - 54	371	5.3%	157	4.8%	214	5.8%
55 - 59	354	5.1%	152	4.6%	202	5.5%
60 - 64	317	4.5%	128	3.9%	189	5.1%
65 - 69	247	3.5%	97	2.9%	150	4.1%
70 - 74	156	2.2%	62	1.9%	94	2.5%
75 - 79	107	1.5%	34	1.0%	73	2.0%
80 - 84	62	0.9%	28	0.8%	34	0.9%
85+	33	0.5%	9	0.3%	24	0.7%
Median Age	31.8		29.7		33.7	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Age by Sex by Race Profile

130890233.03 2
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

2018 American Indian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	7	100.0%	5	100.0%	2	100.0%
0 - 4	0	0.0%	0	0.0%	0	0.0%
5 - 9	1	14.3%	1	20.0%	0	0.0%
10 - 14	0	0.0%	0	0.0%	0	0.0%
15 - 19	0	0.0%	0	0.0%	0	0.0%
20 - 24	1	14.3%	1	20.0%	0	0.0%
25 - 29	1	14.3%	0	0.0%	1	50.0%
30 - 34	0	0.0%	0	0.0%	0	0.0%
35 - 39	1	14.3%	1	20.0%	0	0.0%
40 - 44	0	0.0%	0	0.0%	0	0.0%
45 - 49	1	14.3%	1	20.0%	0	0.0%
50 - 54	2	28.6%	1	20.0%	1	50.0%
55 - 59	0	0.0%	0	0.0%	0	0.0%
60 - 64	0	0.0%	0	0.0%	0	0.0%
65 - 69	0	0.0%	0	0.0%	0	0.0%
70 - 74	0	0.0%	0	0.0%	0	0.0%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	37.5		37.5		40.0	

2023 American Indian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	7	100.0%	5	100.0%	2	100.0%
0 - 4	0	0.0%	0	0.0%	0	0.0%
5 - 9	0	0.0%	0	0.0%	0	0.0%
10 - 14	1	14.3%	1	20.0%	0	0.0%
15 - 19	0	0.0%	0	0.0%	0	0.0%
20 - 24	0	0.0%	0	0.0%	0	0.0%
25 - 29	1	14.3%	1	20.0%	0	0.0%
30 - 34	1	14.3%	0	0.0%	1	50.0%
35 - 39	0	0.0%	0	0.0%	0	0.0%
40 - 44	1	14.3%	1	20.0%	0	0.0%
45 - 49	0	0.0%	0	0.0%	0	0.0%
50 - 54	1	14.3%	1	20.0%	0	0.0%
55 - 59	2	28.6%	1	20.0%	1	50.0%
60 - 64	0	0.0%	0	0.0%	0	0.0%
65 - 69	0	0.0%	0	0.0%	0	0.0%
70 - 74	0	0.0%	0	0.0%	0	0.0%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	42.5		42.5		45.0	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Age by Sex by Race Profile

130890233.03 2
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

2018 Asian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	81	100.0%	31	100.0%	50	100.0%
0 - 4	5	6.2%	3	9.7%	2	4.0%
5 - 9	3	3.7%	1	3.2%	2	4.0%
10 - 14	1	1.2%	1	3.2%	0	0.0%
15 - 19	4	4.9%	2	6.5%	2	4.0%
20 - 24	10	12.3%	3	9.7%	7	14.0%
25 - 29	8	9.9%	3	9.7%	5	10.0%
30 - 34	7	8.6%	5	16.1%	2	4.0%
35 - 39	1	1.2%	0	0.0%	1	2.0%
40 - 44	5	6.2%	0	0.0%	5	10.0%
45 - 49	8	9.9%	2	6.5%	6	12.0%
50 - 54	14	17.3%	5	16.1%	9	18.0%
55 - 59	7	8.6%	6	19.4%	1	2.0%
60 - 64	1	1.2%	0	0.0%	1	2.0%
65 - 69	4	4.9%	0	0.0%	4	8.0%
70 - 74	3	3.7%	0	0.0%	3	6.0%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	41.5		32.5		44.0	

2023 Asian Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	107	100.0%	43	100.0%	64	100.0%
0 - 4	8	7.5%	5	11.6%	3	4.7%
5 - 9	4	3.7%	1	2.3%	3	4.7%
10 - 14	1	0.9%	1	2.3%	0	0.0%
15 - 19	5	4.7%	3	7.0%	2	3.1%
20 - 24	11	10.3%	3	7.0%	8	12.5%
25 - 29	12	11.2%	4	9.3%	8	12.5%
30 - 34	16	15.0%	12	27.9%	4	6.2%
35 - 39	1	0.9%	0	0.0%	1	1.6%
40 - 44	6	5.6%	0	0.0%	6	9.4%
45 - 49	8	7.5%	2	4.7%	6	9.4%
50 - 54	15	14.0%	5	11.6%	10	15.6%
55 - 59	8	7.5%	7	16.3%	1	1.6%
60 - 64	2	1.9%	0	0.0%	2	3.1%
65 - 69	6	5.6%	0	0.0%	6	9.4%
70 - 74	4	3.7%	0	0.0%	4	6.2%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	33.9		31.9		42.5	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Age by Sex by Race Profile

130890233.03 2
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

2018 Pacific Islander Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	0	100.0%	0	100.0%	0	100.0%
0 - 4	0	0.0%	0	0.0%	0	0.0%
5 - 9	0	0.0%	0	0.0%	0	0.0%
10 - 14	0	0.0%	0	0.0%	0	0.0%
15 - 19	0	0.0%	0	0.0%	0	0.0%
20 - 24	0	0.0%	0	0.0%	0	0.0%
25 - 29	0	0.0%	0	0.0%	0	0.0%
30 - 34	0	0.0%	0	0.0%	0	0.0%
35 - 39	0	0.0%	0	0.0%	0	0.0%
40 - 44	0	0.0%	0	0.0%	0	0.0%
45 - 49	0	0.0%	0	0.0%	0	0.0%
50 - 54	0	0.0%	0	0.0%	0	0.0%
55 - 59	0	0.0%	0	0.0%	0	0.0%
60 - 64	0	0.0%	0	0.0%	0	0.0%
65 - 69	0	0.0%	0	0.0%	0	0.0%
70 - 74	0	0.0%	0	0.0%	0	0.0%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	0.0		0.0		0.0	

2023 Pacific Islander Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	0	100.0%	0	100.0%	0	100.0%
0 - 4	0	0.0%	0	0.0%	0	0.0%
5 - 9	0	0.0%	0	0.0%	0	0.0%
10 - 14	0	0.0%	0	0.0%	0	0.0%
15 - 19	0	0.0%	0	0.0%	0	0.0%
20 - 24	0	0.0%	0	0.0%	0	0.0%
25 - 29	0	0.0%	0	0.0%	0	0.0%
30 - 34	0	0.0%	0	0.0%	0	0.0%
35 - 39	0	0.0%	0	0.0%	0	0.0%
40 - 44	0	0.0%	0	0.0%	0	0.0%
45 - 49	0	0.0%	0	0.0%	0	0.0%
50 - 54	0	0.0%	0	0.0%	0	0.0%
55 - 59	0	0.0%	0	0.0%	0	0.0%
60 - 64	0	0.0%	0	0.0%	0	0.0%
65 - 69	0	0.0%	0	0.0%	0	0.0%
70 - 74	0	0.0%	0	0.0%	0	0.0%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	0.0		0.0		0.0	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Age by Sex by Race Profile

130890233.03 2
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

2018 Some Other Race Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	347	100.0%	183	100.0%	164	100.0%
0 - 4	39	11.2%	19	10.4%	20	12.2%
5 - 9	38	11.0%	17	9.3%	21	12.8%
10 - 14	27	7.8%	13	7.1%	14	8.5%
15 - 19	18	5.2%	9	4.9%	9	5.5%
20 - 24	27	7.8%	18	9.8%	9	5.5%
25 - 29	64	18.4%	32	17.5%	32	19.5%
30 - 34	48	13.8%	35	19.1%	13	7.9%
35 - 39	24	6.9%	11	6.0%	13	7.9%
40 - 44	20	5.8%	10	5.5%	10	6.1%
45 - 49	18	5.2%	7	3.8%	11	6.7%
50 - 54	15	4.3%	8	4.4%	7	4.3%
55 - 59	8	2.3%	4	2.2%	4	2.4%
60 - 64	0	0.0%	0	0.0%	0	0.0%
65 - 69	0	0.0%	0	0.0%	0	0.0%
70 - 74	1	0.3%	0	0.0%	1	0.6%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	26.9		27.4		26.4	

2023 Some Other Race Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	366	100.0%	197	100.0%	169	100.0%
0 - 4	41	11.2%	20	10.2%	21	12.4%
5 - 9	37	10.1%	17	8.6%	20	11.8%
10 - 14	29	7.9%	14	7.1%	15	8.9%
15 - 19	19	5.2%	10	5.1%	9	5.3%
20 - 24	24	6.6%	16	8.1%	8	4.7%
25 - 29	62	16.9%	30	15.2%	32	18.9%
30 - 34	67	18.3%	49	24.9%	18	10.7%
35 - 39	31	8.5%	15	7.6%	16	9.5%
40 - 44	19	5.2%	10	5.1%	9	5.3%
45 - 49	15	4.1%	6	3.0%	9	5.3%
50 - 54	13	3.6%	6	3.0%	7	4.1%
55 - 59	8	2.2%	4	2.0%	4	2.4%
60 - 64	0	0.0%	0	0.0%	0	0.0%
65 - 69	0	0.0%	0	0.0%	0	0.0%
70 - 74	1	0.3%	0	0.0%	1	0.6%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	0	0.0%	0	0.0%	0	0.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	27.7		28.6		26.8	

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Age by Sex by Race Profile

130890233.03 2
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

2018 Multiple Races Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	156	100.0%	57	100.0%	99	100.0%
0 - 4	17	10.9%	9	15.8%	8	8.1%
5 - 9	12	7.7%	6	10.5%	6	6.1%
10 - 14	9	5.8%	5	8.8%	4	4.0%
15 - 19	6	3.8%	3	5.3%	3	3.0%
20 - 24	16	10.3%	6	10.5%	10	10.1%
25 - 29	20	12.8%	5	8.8%	15	15.2%
30 - 34	6	3.8%	2	3.5%	4	4.0%
35 - 39	7	4.5%	0	0.0%	7	7.1%
40 - 44	8	5.1%	5	8.8%	3	3.0%
45 - 49	17	10.9%	5	8.8%	12	12.1%
50 - 54	11	7.1%	3	5.3%	8	8.1%
55 - 59	12	7.7%	2	3.5%	10	10.1%
60 - 64	3	1.9%	0	0.0%	3	3.0%
65 - 69	6	3.8%	6	10.5%	0	0.0%
70 - 74	5	3.2%	0	0.0%	5	5.1%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	1	0.6%	0	0.0%	1	1.0%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	29.5		24.6		34.4	

2023 Multiple Races Population by Age

	Total		Males		Females	
	Number	Percent	Number	Percent	Number	Percent
Total	185	100.0%	67	100.0%	118	100.0%
0 - 4	22	11.9%	12	17.9%	10	8.5%
5 - 9	15	8.1%	8	11.9%	7	5.9%
10 - 14	10	5.4%	6	9.0%	4	3.4%
15 - 19	7	3.8%	3	4.5%	4	3.4%
20 - 24	16	8.6%	6	9.0%	10	8.5%
25 - 29	28	15.1%	7	10.4%	21	17.8%
30 - 34	11	5.9%	4	6.0%	7	5.9%
35 - 39	9	4.9%	0	0.0%	9	7.6%
40 - 44	9	4.9%	6	9.0%	3	2.5%
45 - 49	15	8.1%	4	6.0%	11	9.3%
50 - 54	10	5.4%	2	3.0%	8	6.8%
55 - 59	13	7.0%	2	3.0%	11	9.3%
60 - 64	4	2.2%	0	0.0%	4	3.4%
65 - 69	8	4.3%	7	10.4%	1	0.8%
70 - 74	6	3.2%	0	0.0%	6	5.1%
75 - 79	0	0.0%	0	0.0%	0	0.0%
80 - 84	2	1.1%	0	0.0%	2	1.7%
85+	0	0.0%	0	0.0%	0	0.0%
Median Age	29.0		23.8		32.1	

Data Note: Multiple Races population includes unique counts of the population who reported at least two races.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



ACS Housing Summary

130890233.03
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	6,479		565	High
Total Households	2,324		126	High
Total Housing Units	2,764		109	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	1,419	100.0%	165	High
Housing units with a mortgage/contract to purchase/similar debt	995	70.1%	157	High
Second mortgage only	107	7.5%	78	Low
Home equity loan only	51	3.6%	43	Low
Both second mortgage and home equity loan	3	0.2%	5	Low
No second mortgage and no home equity loan	834	58.8%	151	High
Housing units without a mortgage	424	29.9%	109	Medium
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$126,393		\$30,205	Medium
Housing units without a mortgage	\$109,168		\$81,566	Low
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	1,419	100.0%	165	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	33	2.3%	47	Low
10.0 to 14.9 percent	80	5.6%	46	Medium
15.0 to 19.9 percent	129	9.1%	80	Medium
20.0 to 24.9 percent	194	13.7%	107	Medium
25.0 to 29.9 percent	178	12.5%	87	Medium
30.0 to 34.9 percent	94	6.6%	64	Low
35.0 to 39.9 percent	36	2.5%	32	Low
40.0 to 49.9 percent	4	0.3%	9	Low
50.0 percent or more	236	16.6%	103	Medium
Not computed	11	0.8%	17	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	95	6.7%	53	Medium
10.0 to 14.9 percent	95	6.7%	68	Low
15.0 to 19.9 percent	82	5.8%	51	Medium
20.0 to 24.9 percent	6	0.4%	7	Low
25.0 to 29.9 percent	54	3.8%	58	Low
30.0 to 34.9 percent	11	0.8%	14	Low
35.0 to 39.9 percent	4	0.3%	12	Low
40.0 to 49.9 percent	15	1.1%	22	Low
50.0 percent or more	62	4.4%	47	Low
Not computed	0	0.0%	18	



ACS Housing Summary

130890233.03
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	905	100.0%	155	High
With cash rent	877	96.9%	157	High
Less than \$100	47	5.2%	29	Medium
\$100 to \$149	22	2.4%	24	Low
\$150 to \$199	9	1.0%	14	Low
\$200 to \$249	9	1.0%	8	Low
\$250 to \$299	3	0.3%	6	Low
\$300 to \$349	28	3.1%	31	Low
\$350 to \$399	24	2.7%	26	Low
\$400 to \$449	35	3.9%	26	Low
\$450 to \$499	45	5.0%	31	Low
\$500 to \$549	55	6.1%	32	Medium
\$550 to \$599	39	4.3%	26	Low
\$600 to \$649	46	5.1%	29	Medium
\$650 to \$699	86	9.5%	50	Medium
\$700 to \$749	30	3.3%	27	Low
\$750 to \$799	102	11.3%	75	Low
\$800 to \$899	8	0.9%	8	Low
\$900 to \$999	115	12.7%	84	Low
\$1,000 to \$1,249	112	12.4%	73	Medium
\$1,250 to \$1,499	0	0.0%	18	Low
\$1,500 to \$1,999	56	6.2%	66	Low
\$2,000 to \$2,499	0	0.0%	18	Low
\$2,500 to \$2,999	0	0.0%	18	Low
\$3,000 to \$3,499	6	0.7%	7	Low
\$3,500 or more	0	0.0%	18	Low
No cash rent	28	3.1%	25	Low
Median Contract Rent	\$694		\$79	High
Average Contract Rent	\$726		\$209	Medium
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	905	100.0%	155	High
Pay extra for one or more utilities	899	99.3%	155	High
No extra payment for any utilities	6	0.7%	7	Low





















ACS Housing Summary

130890233.03
 130890233.03 (13089023303)
 Geography: Census Tract

Prepared by Esri

	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	2,764	100.0%	109	High
1, detached	1,791	64.8%	157	High
1, attached	301	10.9%	133	Medium
2	91	3.3%	40	Medium
3 or 4	124	4.5%	57	Medium
5 to 9	116	4.2%	44	Medium
10 to 19	115	4.2%	54	Medium
20 to 49	23	0.8%	23	Low
50 or more	7	0.3%	8	Low
Mobile home	196	7.1%	57	Medium
Boat, RV, van, etc.	0	0.0%	18	Low
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	2,764	100.0%	109	High
Built 2014 or later	0	0.0%	18	Low
Built 2010 to 2013	0	0.0%	18	Low
Built 2000 to 2009	957	34.6%	165	High
Built 1990 to 1999	386	14.0%	132	Medium
Built 1980 to 1989	261	9.4%	86	Medium
Built 1970 to 1979	273	9.9%	93	Medium
Built 1960 to 1969	257	9.3%	84	Medium
Built 1950 to 1959	253	9.2%	76	Medium
Built 1940 to 1949	137	5.0%	80	Medium
Built 1939 or earlier	240	8.7%	94	Medium
Median Year Structure Built	1989		5	High
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	2,324	100.0%	126	High
Owner occupied				
Moved in 2015 or later	43	1.9%	34	Low
Moved in 2010 to 2014	217	9.3%	104	Medium
Moved in 2000 to 2009	726	31.2%	152	Medium
Moved in 1990 to 1999	276	11.9%	104	Medium
Moved in 1980 to 1989	26	1.1%	24	Low
Moved in 1979 or earlier	131	5.6%	64	Medium
Renter occupied				
Moved in 2015 or later	108	4.6%	55	Medium
Moved in 2010 to 2014	543	23.4%	145	Medium
Moved in 2000 to 2009	197	8.5%	64	Medium
Moved in 1990 to 1999	18	0.8%	14	Low
Moved in 1980 to 1989	33	1.4%	25	Low
Moved in 1979 or earlier	6	0.3%	7	Low
Median Year Householder Moved Into Unit	2007		2	High




	2012-2016 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	2,324	100.0%	126	
Utility gas	1,629	70.1%	136	
Bottled, tank, or LP gas	23	1.0%	24	
Electricity	648	27.9%	131	
Fuel oil, kerosene, etc.	0	0.0%	18	
Coal or coke	0	0.0%	18	
Wood	22	0.9%	35	
Solar energy	0	0.0%	18	
Other fuel	0	0.0%	18	
No fuel used	2	0.1%	5	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	2,324	100.0%	126	
Owner occupied				
No vehicle available	83	3.6%	56	
1 vehicle available	555	23.9%	140	
2 vehicles available	518	22.3%	159	
3 vehicles available	174	7.5%	74	
4 vehicles available	57	2.5%	59	
5 or more vehicles available	32	1.4%	47	
Renter occupied				
No vehicle available	144	6.2%	53	
1 vehicle available	536	23.1%	146	
2 vehicles available	147	6.3%	71	
3 vehicles available	78	3.4%	53	
4 vehicles available	0	0.0%	18	
5 or more vehicles available	0	0.0%	18	
Average Number of Vehicles Available	1.5		0.2	

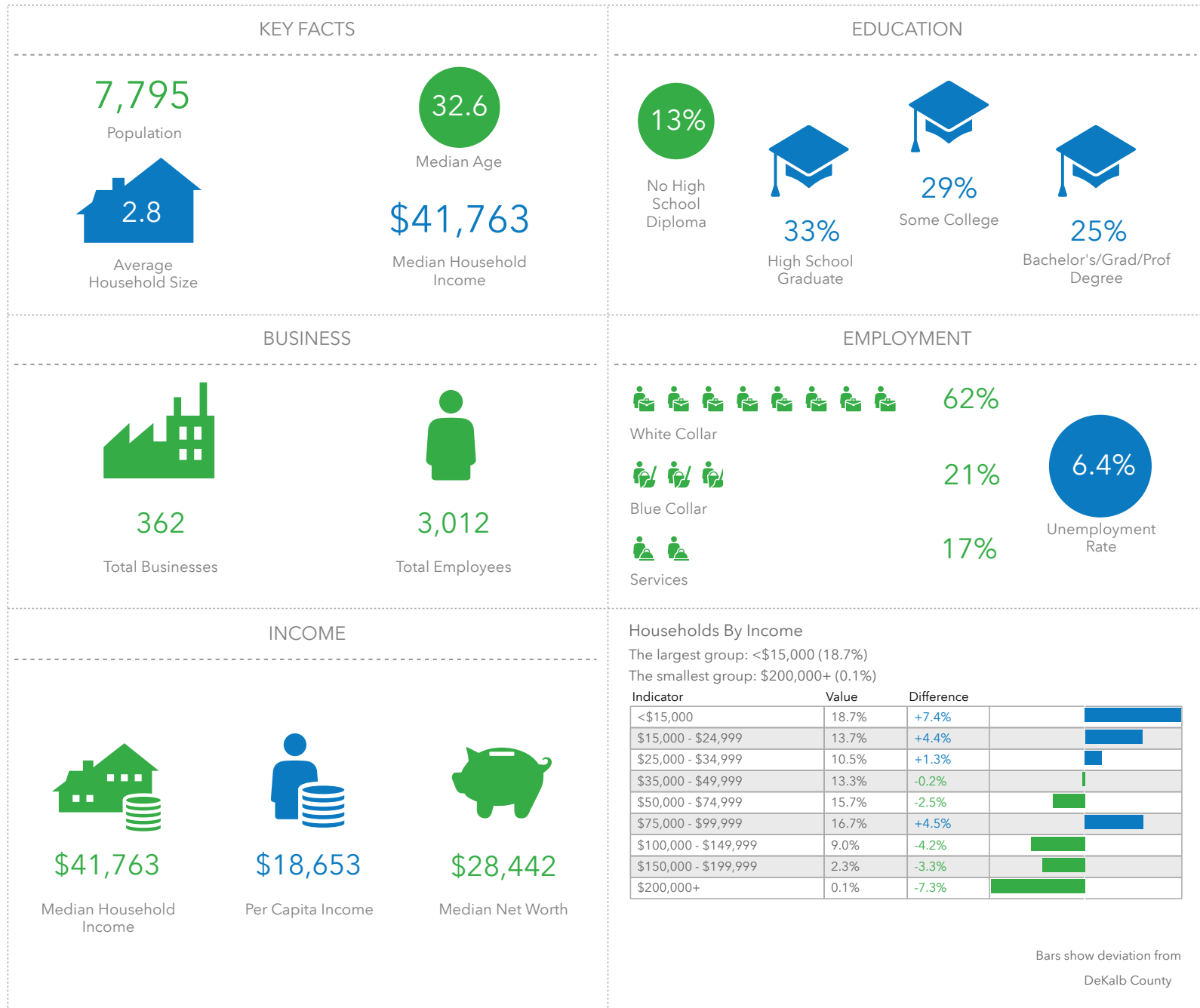
Data Note: N/A means not available.

2012-2016 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2012-2016 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

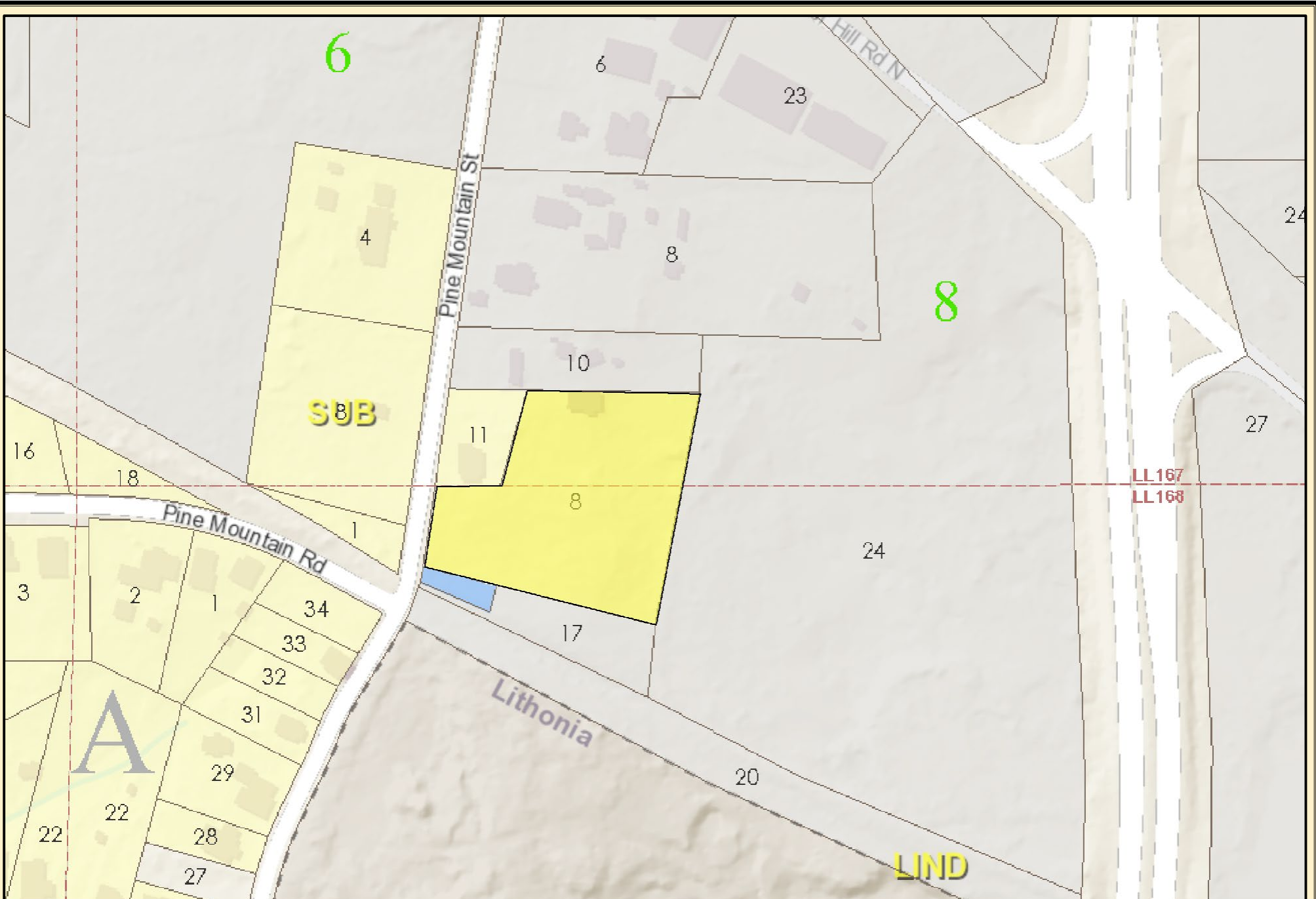
Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

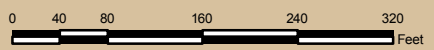
-  High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
-  Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
-  Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.



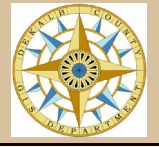
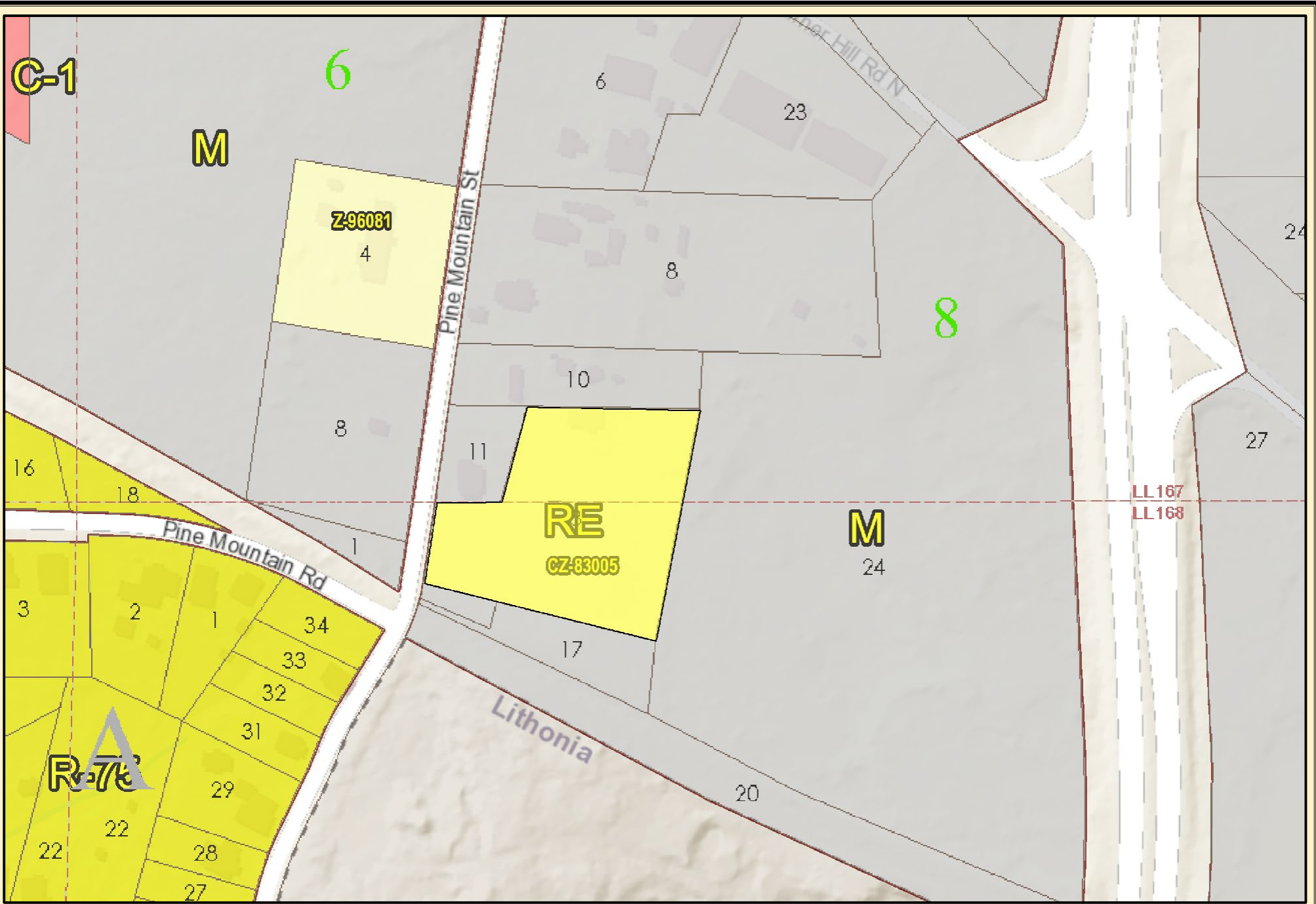
LP-18-1235272 Land Use



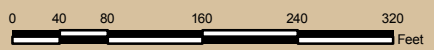
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LP-18-1235272 Zoning



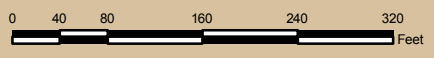
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LP-18-1235272 Aerial



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