

Technical Memorandum

October 31, 2023

Project# 27003.014

To: Lisa Cornutt, Oregon Department of Transportation
Karl MacNair, City of Medford

From: Karen Swirsky, AICP, Marc Butorac, PE, PTOE, PMP, and Amy Griffiths

CC: Marc Butorac, Kittelson & Associates, Inc.

RE: Tech Memo #4.4B: Land Use

INTRODUCTION

This memorandum summarizes the existing and planned land uses within the draft Area of Potential Impact for the South Stage Extension Plan. The draft Area of Potential Impact examined is shown in Figure 1. The South Stage Extension Plan will identify potential zoning or comprehensive plan changes that may be required by the concept; this memorandum provides a baseline for this analysis.

Existing and planned land uses were determined by a review of the Medford General Land Use Plan (GLUP), the Medford zoning map, The City of Phoenix Community & Economic Development Land Use Districts and Comprehensive Plan Designations maps, and the Jackson County zoning map.

This planning document may be adopted in a subsequent environmental review process in accordance with 23 USC 168 Integration of Planning and Environmental Review and 23 CFR 450 Planning Assistance and Standards.

Following the completion of the Future Conditions Analysis and acceptance of the Purpose & Need Statement by ODOT and FHWA, the project team will identify the need to further expand the DRAFT API.

EXISTING AND PLANNED LAND USES

The City of Medford uses a GLUP map and zoning maps to regulate existing and future land uses within the urban growth boundary (UGB).

Medford General Land Use Plan (GLUP)

The Medford GLUP map graphically represents the present and future land use patterns within the City, as well as the future planned land uses within the UGB). The purpose of the GLUP is to project the probable land uses in the City at the end of the planning period, based on the needs analyses in the other elements of the Medford Comprehensive Plan. Having the appropriate GLUP map designation is a prerequisite for a zone change. Article II of the Medford Land Development Code establishes specific criteria and procedures required for GLUP map and zoning map amendments. The GLUP land use designations for the draft Area of Potential Impact are shown in Figure 2.

It is the City's intent to convert parcels converted from the general land use designation shown on the GLUP map to the zoning shown on the zoning maps when a property owner can demonstrate that urban facilities are adequate or will be made adequate to serve the uses permitted by the proposed urban zoning. Zone changes are usually pursued when development is relatively imminent.

From the west end of the draft Area of Potential Impact to I-5, the GLUP designations potentially affected by the South Stage Road alignment include Heavy Industrial, General Industrial, Urban Residential, Commercial, Exclusive Farm Use, and Parks and Schools.

East of I-5, the GLUP designations potentially affected by the South Stage Road alignment include Urban Residential, Commercial, Service Commercial, General Industrial, and Urban High Density Residential. Additionally, east of I-5, the alignment traverses along the southern edge of a planned development known as Centennial. North of the alignment, Centennial includes GLUP designations of Commercial, Service Commercial, and Urban High Density Residential.

Along I-5 in the draft Area of Potential Impact, the GLUP designations include Urban Residential, Urban High Density Residential, Service Commercial, Commercial, General Industrial, and Parks and Schools.

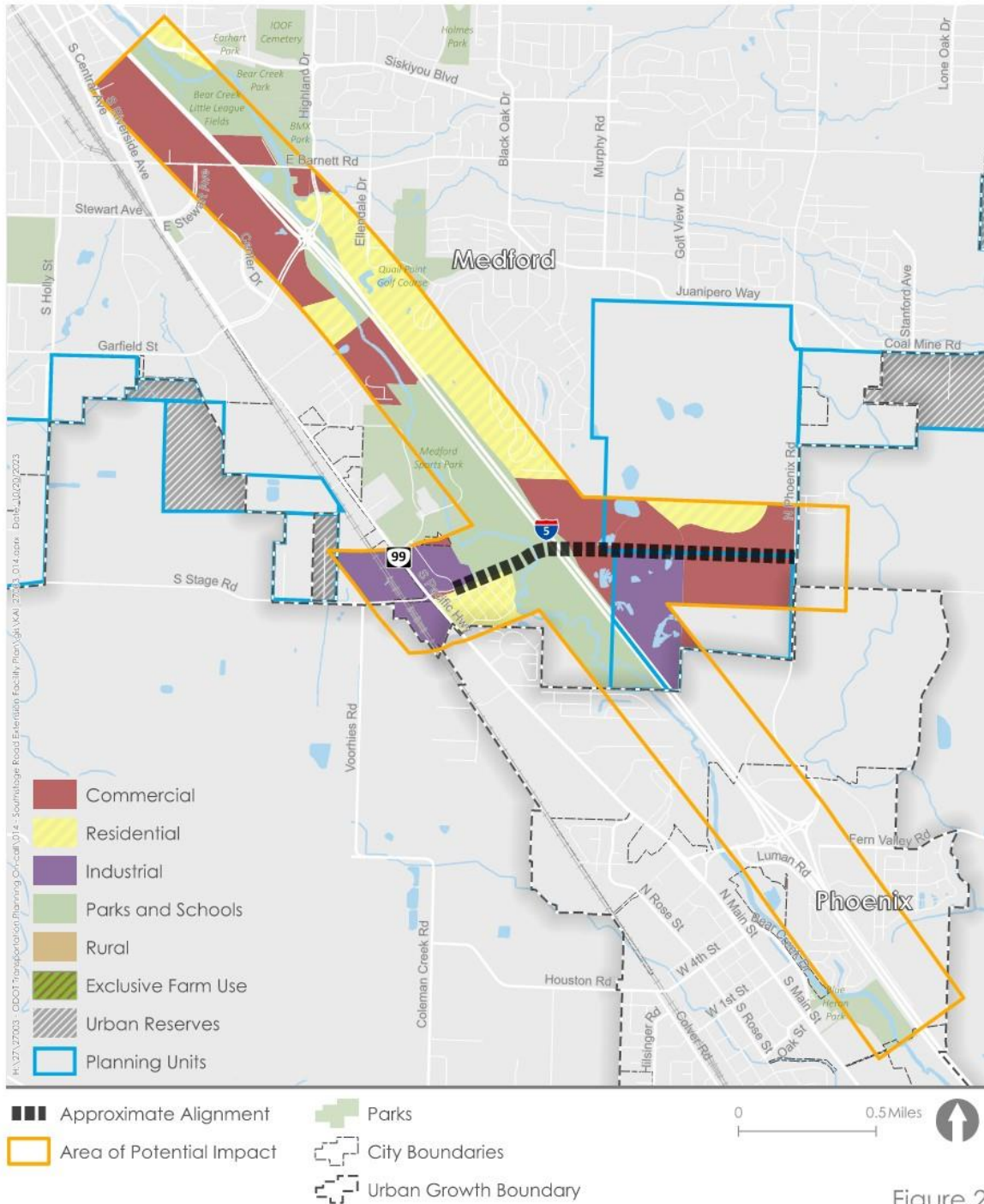


Figure 2



Data Source: Medford GIS, Jackson County GIS

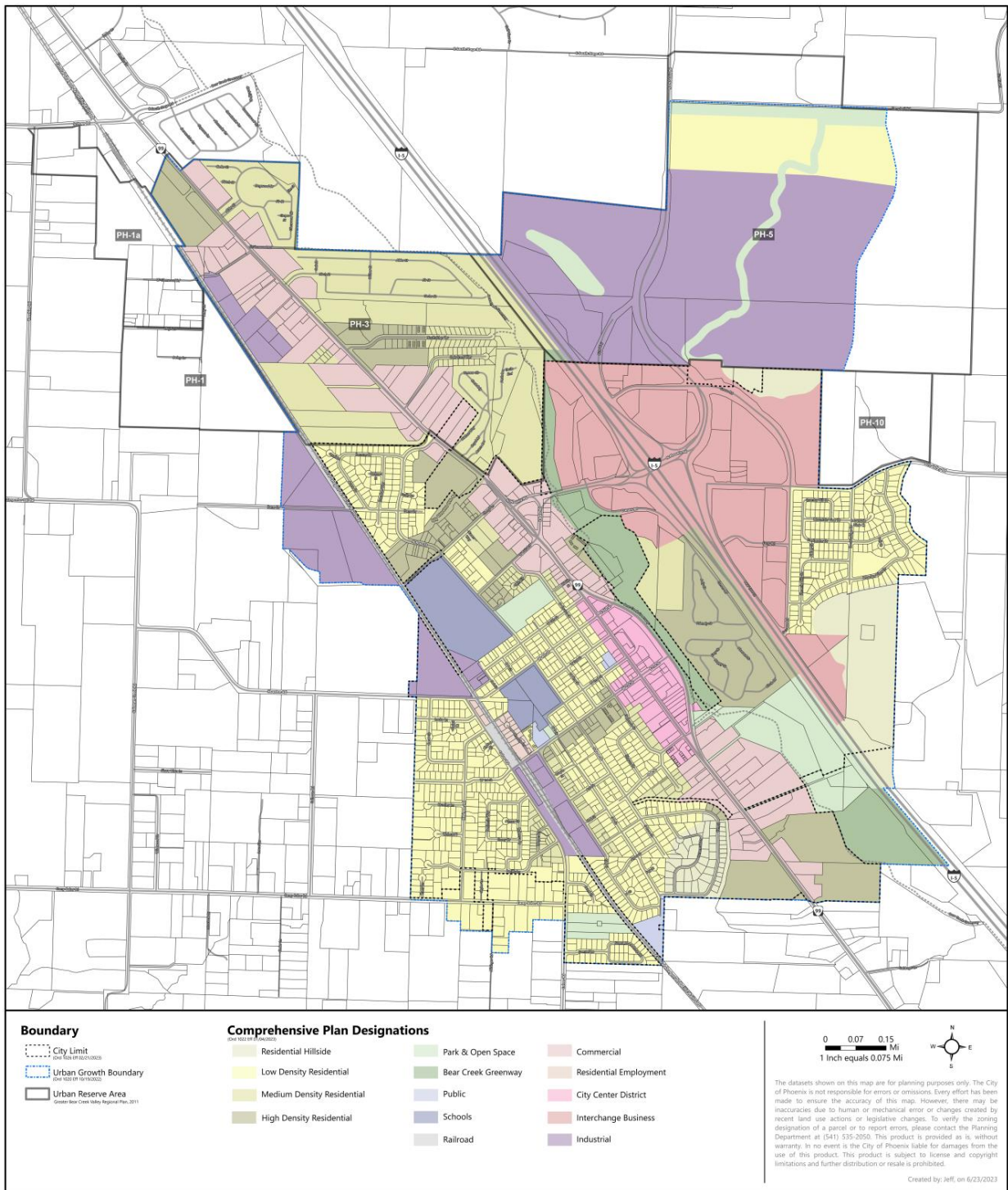
**General Land Use Plan
Jackson County, OR**

City of Phoenix Comprehensive Plan Designations

The City of Phoenix Comprehensive Plan directs all activities related to land use and the future of natural and man-made systems and services in Phoenix. This data was not available for this study via GIS mapping, therefore the Comprehensive Plan Designations map from the plan is inserted into this document in Figure 3.

Within the draft Area of Potential Impact, the comprehensive plan designations are Interchange Business, Low Density Residential, Medium Density Residential, High Density Residential, Park and Open Space, and bear Creek Greenway.

Figure 3. City of Phoenix, Oregon Community & Economic Development Comprehensive Plan Designations



Zoning Map Designations

From the west end of the draft Area of Potential Impact to I-5, the Medford zoning designations potentially affected by the South Stage Road alignment include General Industrial (I-G), Single Family Residential – 1 Unit/Lot (SFR-00), Light Industrial (I-L), Single Family Residential – 10 Units/Acre (SFR-10), Regional Commercial (C-R), and Public Parks (P-1).

East of I-5, the alignment traverses along the southern edge of the Centennial planned development. North of the alignment, Centennial zoning designations includes Commercial (C-H), Service Commercial (C-S/P), and Multiple-Family Residential – 30 Units/Acre (MFR-30), and Single Family Residential – 4 Units/Acre (SFR-4).

Along I-5 in the draft Area of Potential Impact, the zoning designations include Community Commercial (C-C), Heavy Commercial (C-H), Regional Commercial (C-r), Service Commercial (C-S/P), Multiple-Family Residential – 20 Units/Acre (MFR-20), Multiple-Family Residential – 30 Units/Acre (MFR-30), Single Family Residential – 1 Units/Acre (SFR-00), Single Family Residential – 4 Units/Acre (SFR-4), Single Family Residential – 6 Units/Acre (SFR-6), Single Family Residential – 10 Units/Acre (SFR-10), and Public Parks (P-1). The Jackson County land use designation is Agricultural.

Within the City of Phoenix in the draft Area of Potential Impact the land is zoned as Commercial Highway (C-H), City Center (C-C), Low Density Residential (R-1), and High Density Residential (R-3).

A portion of the existing South Stage Road west of Highway 99 skirts along the southern edge of the City's UGB. South of South Stage Road, the land is designated and zoned for Exclusive Farm Use (EFU¹). The Jackson County zoning map is at a scale that makes reproduction within this memo infeasible, but it can be viewed here: [Jackson County Zoning Map \(South\)](#).

The zoning map for the draft Area of Potential Impact is shown in Figure 4.

The Medford Land Development Code Section 10.226(B) allows new transportation projects as long as they can demonstrate that they: (1) are consistent with the Transportation Goals and Policies of the Comprehensive Plan and the adopted TSP, (2) do not prevent development of the remainder of the property under the same ownership or development of adjoining land, and (3) are laid out to conform to the plats of land divisions already approved for adjoining property.

¹ Some EFU land is also designated as Prime Farmland by USGS (web soil survey). National Resources Conservation Service may need to be consulted if prime farmland is converted.

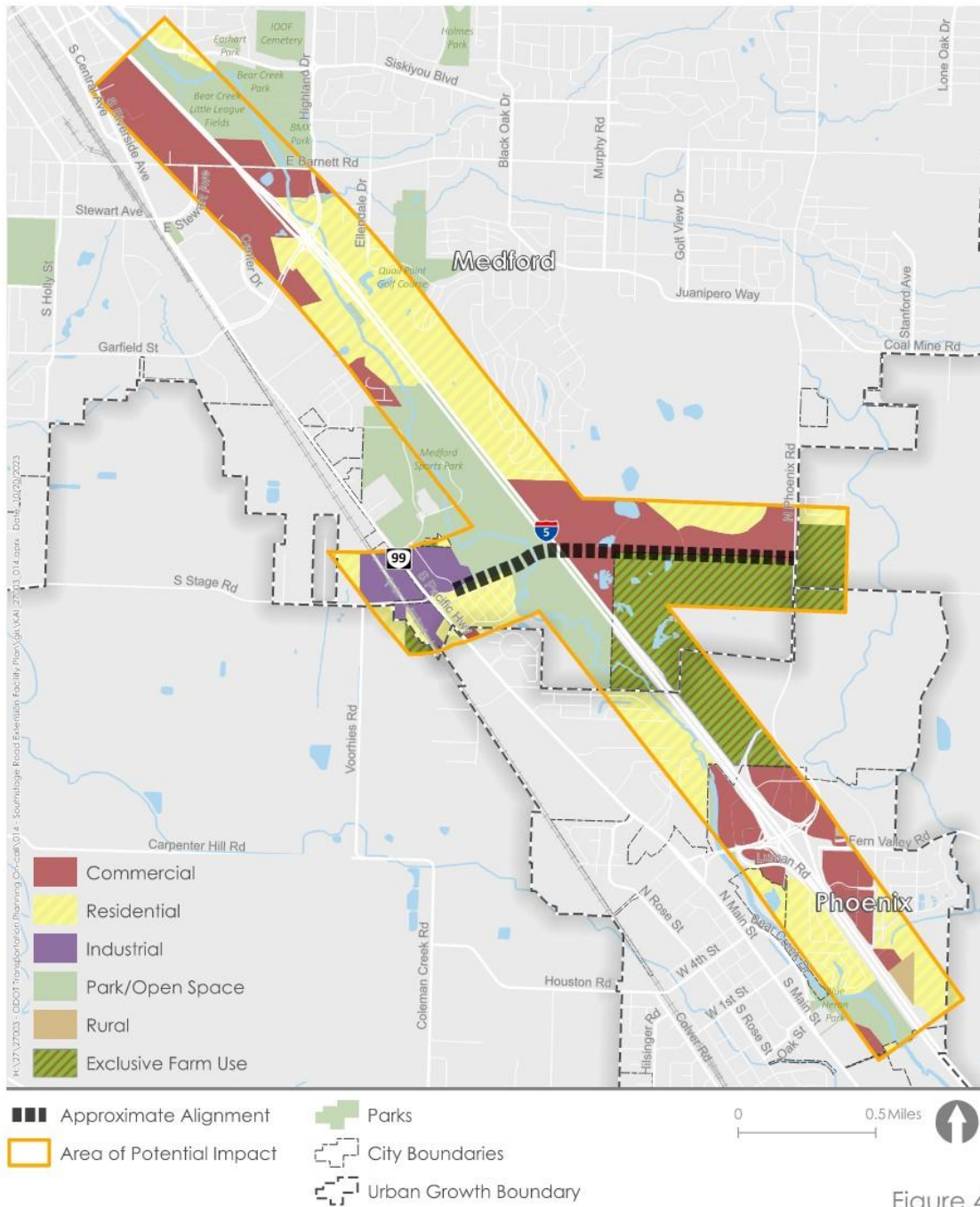


Figure 4



Data Source: Medford GIS, Jackson County GIS

**Zoning
Jackson County, OR**

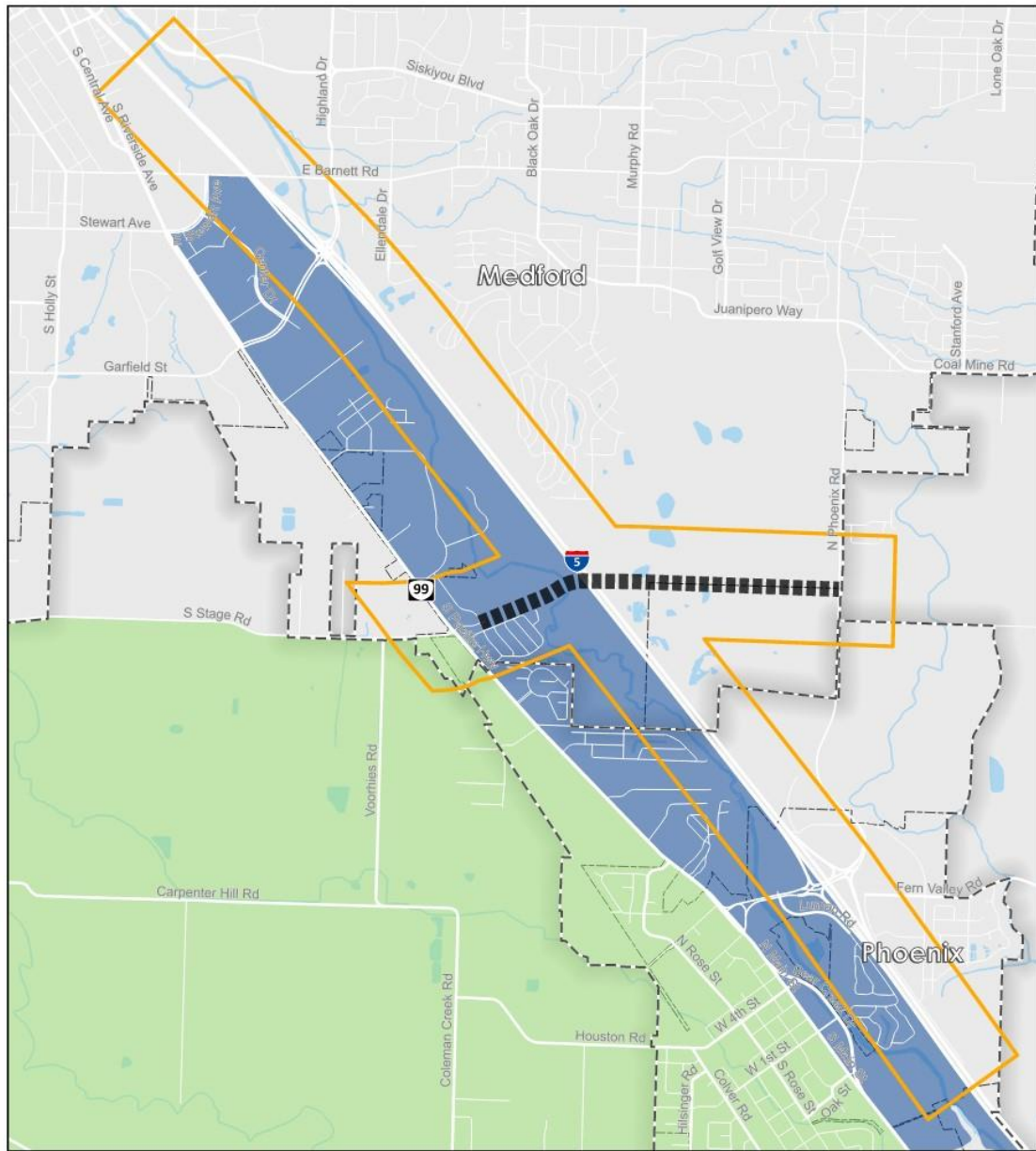
Environmental Justice Data

In order to define community outreach for the South Stage Road Extension Project, the Federal Climate & Economic Justice Screening Tool (CEJST) was used to determine if any census tracts in the project area include populations identified as being overburdened and underserved. The tool highlights disadvantaged census tracts across all 50 states, the District of Columbia, and the U.S. territories. Communities are considered disadvantaged if they are in census tracts that meet the thresholds for at least one of the tool's categories of burden, or if they are on land within the boundaries of federally recognized tribes. The categories of burden include climate change, energy, health, housing, legacy pollution, transportation, water and wastewater, and workforce development.

The tool uses datasets as indicators of burdens. The burdens are organized into categories. A community is highlighted as disadvantaged on the CEJST map if it is in a census tract that is (1) at or above the threshold for one or more environmental, climate, or other burdens, and (2) at or above the threshold for an associated socioeconomic burden.

The South Stage Road Extension project is located in or adjacent to two census tracts identified by the CEJST as being overburdened and/or underserved for various reasons. These two tracts are shown in Figure 5.

Additional breakdown of census tract data is provided in Appendix A.



- Census Block 1601
- Census Block 1602
- Area of Potential Impact
- Approximate Alignment
- Urban Growth Boundary
- City Boundaries

0 0.5 Miles

Figure 5

**Census Blocks 1601 and 1602
Jackson County, OR**



Data Source: Medford GIS, Jackson County GIS

Census Tract 1601 is identified as including populations that are experiencing:

- Low income,
- Risk of flooding (climate change),
- Exposure to fine particulates (PM 2.5) (energy),
- High levels of heart disease (health), and
- High unemployment and low levels of high school graduation rates (workforce).

The proposed alignment of South Stage Road traverses this census tract.

Census Tract 1602 is identified as including populations that are experiencing:

- Low income,
- Risk of wildfire (climate change), and
- Exposure to fine particulates (PM 2.5) (energy).

The proposed alignment of South Stage Road skirts the northern portion of this census tract.

NEXT STEPS

Potential zoning or comprehensive plan changes that may be required by concept alternatives will be identified in Task 5.1.3.3.

APPENDIX A: CENSUS TRACT DATA

Variable	410290016.01	410290016.011		410290016.012		410290016.013	
		value	difference	value	difference	value	difference
2023 Total Population	4,624	659	-85.75%	1,906	-58.78%	2,059	-55.47%
2021 Total Population	4,677	778	-83.37%	1,955	-58.20%	1,944	-58.43%
2021 Total Households	2,215	417	-81.17%	854	-61.44%	944	-57.38%
2020 Average Household Size	2.12	1.65	-22.17%	2.34	+10.38%	2.12	0.00%
2023 Median Age	50.6	70.5	+39.33%	46.4	-8.30%	44.4	-12.25%
2023 Senior Population (Age 65+) (%)	31.88%	64.19%	+101.35%	27.65%	-13.27%	25.45%	-20.17%
2023 Senior Dependency Ratio	61.5	206.3	+235.45%	50.3	-18.21%	45.8	-25.53%
2021 Females 20-64 w/Own Child <6 Only in Labor Force (%)	8.15%	20.25%	+148.47%	3.08%	-62.21%	10.37%	+27.24%
2023 Child Care (Index)	39	22	-43.59%	40	+2.56%	47	+20.51%
2023 Silent & Greatest Generations Population (Born 1945/Earlier) (%)	11.29%	25.64%	+127.10%	9.39%	-16.83%	8.45%	-25.16%
2023 Baby Boomer Population (Born 1946 to 1964) (%)	29.56%	50.68%	+71.45%	26.81%	-9.30%	25.35%	-14.24%
2023 Generation X Population (Born 1965 to 1980) (%)	16.35%	10.17%	-37.80%	17.16%	+4.95%	17.58%	+7.52%
2023 Millennial Population (Born 1981 to 1998) (%)	19.64%	6.98%	-64.46%	21.62%	+10.08%	21.86%	+11.30%
2023 Generation Z Population (Born 1999 to 2016) (%)	16.50%	4.70%	-71.52%	17.89%	+8.42%	18.99%	+15.09%
2023 Generation Alpha Population (Born 2017 or Later) (%)	6.66%	1.82%	-72.67%	7.14%	+7.21%	7.77%	+16.67%
2023 Median Household Income	\$46,113	\$32,760	-28.96%	\$49,175	+6.64%	\$51,713	+12.14%
2021 Households Below the Poverty Level (%)	12.96%	27.34%	+110.96%	4.45%	-65.66%	14.30%	+10.34%
2021 Pop by Ratio of Income to Poverty: 2.00+	2,533	402	-84.13%	992	-60.84%	1,139	-55.03%
2021 Pop by Ratio of Income to Poverty: 2.00+ (%)	54.56%	51.67%	-5.30%	51.06%	-6.41%	59.26%	+8.61%
2021 Pop by Ratio of Income to Poverty: 1.85-1.99	424	43	-89.86%	310	-26.89%	71	-83.25%
2021 Pop by Ratio of Income to Poverty: 1.85-1.99 (%)	9.13%	5.53%	-39.43%	15.95%	+74.70%	3.69%	-59.58%
2021 Pop by Ratio of Income to Poverty: 1.50-1.84	489	46	-90.59%	213	-56.44%	230	-52.97%
2021 Pop by Ratio of Income to Poverty: 1.50-1.84 (%)	10.53%	5.91%	-43.87%	10.96%	+4.08%	11.97%	+13.68%
2021 Pop by Ratio of Income to Poverty: 1.25-1.49	330	60	-81.82%	218	-33.94%	52	-84.24%
2021 Pop by Ratio of Income to Poverty: 1.25-1.49 (%)	7.11%	7.71%	+8.44%	11.22%	+57.81%	2.71%	-61.88%
2021 Pop by Ratio of Income to Poverty: 1.00-1.24	294	68	-76.87%	71	-75.85%	155	-47.28%
2021 Pop by Ratio of Income to Poverty: 1.00-1.24 (%)	6.33%	8.74%	+38.07%	3.65%	-42.34%	8.06%	+27.33%
2021 Pop by Ratio of Income to Poverty: 0.50-0.99	411	47	-88.56%	96	-76.64%	268	-34.79%
2021 Pop by Ratio of Income to Poverty: 0.50-0.99 (%)	8.85%	6.04%	-31.75%	4.94%	-44.18%	13.94%	+57.51%
2021 Pop by Ratio of Income to Poverty: <0.50	162	112	-30.86%	43	-73.46%	7	-95.68%
2021 Pop by Ratio of Income to Poverty: <0.50 (%)	3.49%	14.40%	+312.61%	2.21%	-36.68%	0.36%	-89.68%
2023 Unemployment Rate	10.5%	15.0%	+42.86%	10.9%	+3.81%	9.0%	-14.29%
2023 Population Age 25+: Less than 9th Grade (%)	2.84%	4.55%	+60.21%	4.20%	+47.89%	0.86%	-69.72%
2023 Population Age 25+: 9-12th Grade/No Diploma (%)	3.29%	4.87%	+48.02%	3.15%	-4.26%	2.79%	-15.20%
2023 Population Age 25+: High School Diploma (%)	31.49%	19.16%	-39.16%	39.47%	+25.34%	28.98%	-7.97%
2023 Population Age 25+: Some College/No Degree (%)	23.73%	37.82%	+59.38%	24.98%	+5.27%	16.78%	-29.29%
2023 Population Age 25+: Bachelor's Degree (%)	12.52%	7.31%	-41.61%	2.31%	-81.55%	24.34%	+94.41%
2023 Population Age 25+: Graduate/Professional Degree (%)	4.45%	0.00%	-100.00%	0.42%	-90.56%	10.08%	+126.52%
2023 Population Age 25+: GED/Alternative Credential (%)	13.43%	4.87%	-63.74%	20.64%	+53.69%	10.08%	-24.94%
2023 Median Home Value	\$45,618	\$54,924	+20.40%	\$35,152	-22.94%	\$65,594	+43.79%
2021 Median Contract Rent (HHs Paying Cash Rent)	\$1,057	\$955	-9.65%	\$850	-19.58%	\$1,107	+4.73%
2023 Housing Affordability Index	350	222	-36.57%	350	0.00%	294	-16.00%
2023 Owner Occupied Housing Units (%)	66.01%	83.83%	+27.00%	62.15%	-5.85%	61.89%	-6.24%
2023 Renter Occupied Housing Units (%)	33.99%	16.17%	-52.43%	37.85%	+11.36%	38.11%	+12.12%
2021 Housing: Mobile Homes (%)	42.48%	56.83%	+33.78%	58.29%	+37.22%	21.29%	-49.88%
2023 Group Quarters Population (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2021 Owner Households with No Vehicles (%)	2.59%	3.10%	+19.69%	2.97%	+14.67%	0.00%	-100.00%
2021 Renter Households with No Vehicles (%)	8.47%	0.00%	-100.00%	43.84%	+417.59%	2.46%	-70.96%
2021 Average Commute to Work for Workers 16+	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2021 Workers 16+ Drove Alone to Work (%)	75.94%	52.00%	-31.52%	78.17%	+2.94%	79.27%	+4.39%
2021 Workers 16+ Walked (%)	5.95%	3.11%	-47.73%	5.88%	-1.18%	6.83%	+14.79%
2021 Workers 16+ Bicycled (%)	0.31%	0.00%	-100.00%	0.59%	+90.32%	0.00%	-100.00%
2021 Workers 16+ Took Public Transportation (%)	3.49%	21.33%	+511.17%	2.52%	-27.79%	0.00%	-100.00%
2021 Workers 16+ Took Other Means of Transportation (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
2021 Workers 16+ Worked at Home (%)	4.87%	23.56%	+383.78%	0.00%	-100.00%	6.83%	+40.25%
2021 HHs with No Internet Access (%)	9.03%	17.27%	+91.25%	11.94%	+32.23%	2.75%	-69.55%
2021 Pop 18-64 in HHs: have No Computer (%)	0.66%	0.00%	-100.00%	1.59%	+140.91%	0.00%	-100.00%
2021 Pop 65+ in HHs: have No Computer (%)	2.29%	5.53%	+141.48%	2.92%	+27.51%	0.36%	-84.28%
2021 Households with 1+ Persons with a Disability (%)	31.51%	57.31%	+81.88%	23.42%	-25.67%	27.44%	+12.92%
2023 Have Home Insurance Coverage for Earthquake or Flood (%)	4.34%	4.94%	+13.82%	4.19%	-3.46%	4.20%	-3.23%
2023 Medical Insurance Covers You and Other HH/Family Members (%)	40.96%	41.40%	+1.07%	40.85%	-0.27%	40.89%	-0.17%
2023 Total Crime Index	143	50	-65.03%	58	-59.44%	257	+79.72%
2023 Voted in Federal or State or Local Election Last 12 Mo (%)	55.66%	77.07%	+38.47%	51.52%	-7.44%	51.50%	-7.47%
2023 Attended Public Meeting on Town or School Affairs Last 12 Mo (%)	5.58%	5.41%	-3.05%	5.59%	+0.18%	5.64%	+1.08%
2023 Participated in Public Activity Last 12 Mo (%)	70.75%	88.69%	+25.36%	67.28%	-4.90%	67.27%	-4.92%
2023 Member of Religious Club (%)	2.30%	3.66%	+59.13%	2.03%	-11.74%	2.04%	-11.30%
2023 Very Liberal Political Outlook (%)	8.04%	9.71%	+20.77%	7.75%	-3.61%	7.73%	-3.86%
2023 Somewhat Liberal Political Outlook (%)	12.02%	15.13%	+25.87%	11.44%	-4.83%	11.39%	-5.24%
2023 Middle of the Road Political Outlook (%)	43.51%	31.69%	-27.17%	45.81%	+5.29%	45.80%	+5.26%
2023 Somewhat Conservative Political Outlook (%)	17.44%	22.61%	+29.64%	16.45%	-5.68%	16.43%	-5.79%
2023 Very Conservative Political Outlook (%)	18.99%	20.86%	+9.85%	18.61%	-2.00%	18.65%	-1.79%
2023 Used Spanish Language Website or App Last 30 Days (%)	2.71%	1.59%	-41.33%	2.99%	+10.33%	2.94%	+8.49%
2021 Pop 18-64 Speak Spanish & No English	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 18-64 Speak Spanish & No English (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.65%	+160.00%
2021 Pop 65+ Speak Spanish & No English (%)	0.25%	0.00%	-100.00%	0.00%	-100.00%	0	-100.00%
2021 Pop 18-64 Speak Spanish & English Not Well	61	0	-100.00%	61	0.00%	0	-100.00%
2021 Pop 18-64 Speak Spanish & English Not Well (%)	1.40%	0.00%	-100.00%	3.17%	+126.43%	0.00%	-100.00%
2021 Pop 65+ Speak Spanish & No English	11	0	-100.00%	0	-100.00%	11	0.00%
2021 Pop 65+ Speak Spanish & English Not Well	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 65+ Speak Spanish & English Not Well (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 18-64 Speak Indo-European & No English	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 18-64 Speak Indo-European & No English (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 65+ Speak Indo-European & No English	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 65+ Speak Indo-European & No English (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 18-64 Speak Indo-Eur & English Not Well	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 18-64 Speak Indo-Eur & English Not Well (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 65+ Speak Indo-Eur & English Not Well	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 65+ Speak Indo-Eur & English Not Well (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 18-64 Speak Asian-Pacific Isl & No English	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 18-64 Speak Asian-Pacific Isl & No English (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 65+ Speak Asian-Pacific Isl & No English	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 65+ Speak Asian-Pacific Isl & No English (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 18-64 Speak Asian-Pi & English Not Well	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 18-64 Speak Asian-Pi & English Not Well (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 65+ Speak Asian-Pi & English Not Well	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 65+ Speak Asian-Pi & English Not Well (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 18-64 Speak Other Language & No English	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 18-64 Speak Other Language & No English (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 65+ Speak Oth Language & No English	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 65+ Speak Oth Language & No English (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 18-64 Speak Oth Language & English Not Well	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 18-64 Speak Oth Language & English Not Well (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Pop 65+ Speak Oth Language & English Not Well	0	0	0.00%	0	0.00%	0	0.00%
2021 Pop 65+ Speak Oth Language & English Not Well (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Race: White Alone	4,031	778	-80.70%	1,843	-54.28%	1,410	-65.02%
2021 Race: White Alone (%)	86.19%	100.00%	+16.02%	94.27%	+9.37%	72.53%	-15.85%
2021 Race: Black or African American Alone	44	0	-100.00%	0	-100.00%	44	0.00%
2021 Race: Black or African American Alone (%)	0.94%	0.00%	-100.00%	0.00%	-100.00%	2.26%	+140.43%
2021 Race: American Indian and Alaska Native Alone	18	0	-100.00%	11	-38.89%	7	-61.11%
2021 Race: American Indian and Alaska Native Alone (%)	0.38%	0.00%	-100.00%	0.56%	+47.37%	0.36%	-5.26%
2021 Race: Asian Alone	25	0	-100.00%	8	-68.00%	17	-32.00%
2021 Race: Asian Alone (%)	0.53%	0.00%	-100.00%	0.41%	-22.64%	0.87%	+64.15%
2021 Race: Native Hawaiian and Other Pacific Islander Alone	0	0	0.00%	0	0.00%	0	0.00%
2021 Race: Native Hawaiian and Other Pacific Islander Alone (%)	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%	0.00%
2021 Race: Some Other Race Alone	10	0	-100.00%	0	-100.00%	10	0.00%
2021 Race: Some Other Race Alone (%)	0.21%	0.00%	-100.00%	0.00%	-100.00%	0.51%	+142.86%
2021 Race: Two or More Races	549	0	-100.00%	93	-83.06%	456	-16.94%
2021 Race: Two or More Races (%)	11.74%	0.00%	-100.00%	4.76%	-59.45%	23.46%	+99.83%
2021 Hispanic or Latino	800	67	-91.63%	565	-29.38%	168	-79.00%
2021 Hispanic or Latino (%)	17.10%	8.61%	-49.65%	28.90%	+69.01%	8.64%	-49.47%
2021 Not Hispanic or Latino: White Alone	3,348	711	-78.76%	1,278	-61.83%	1,359	-59.41%
2021 Not Hispanic or Latino: White Alone (%)	86.36%	100.00%	+15.79%	91.94%	+6.46%	76.52%	-11.39%
2021 Not Hispanic or Latino	3,877	711	-81.66%	1,390	-64.15%	1,776	-54.19%
2021 Not Hispanic or Latino (%)	82.90%	91.39%	+10.24%	71.10%	-14.23%	91.36%	+10.21%

