Technical Memorandum

October 31, 2023

- Lisa Cornutt, Oregon Department of Transportation To: Karl MacNair, City of Medford
- From: Karen Swirsky, AICP, Marc Butorac, PE, PTOE, PMP, and Amy Griffiths
- CC: Marc Butorac, Kittelson & Associates, Inc.
- RF∙ 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

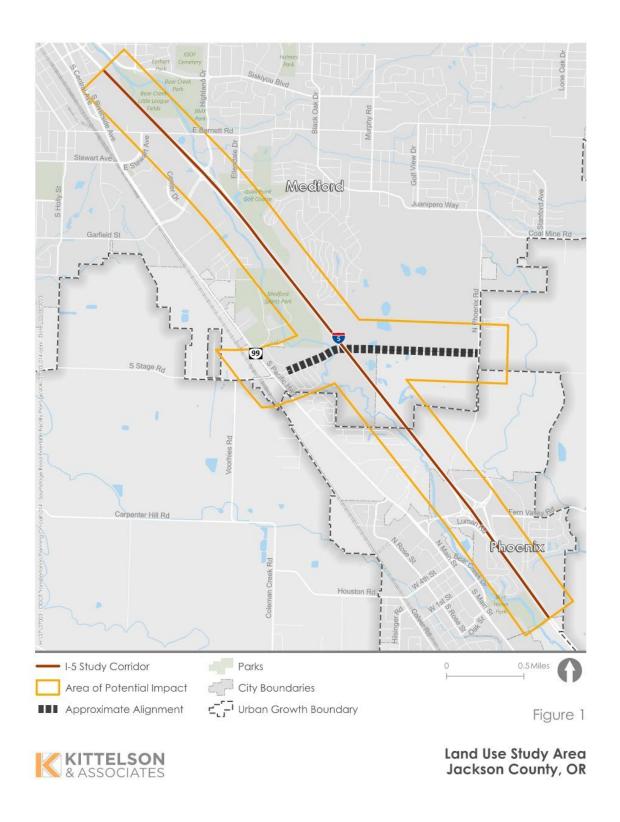
environmental review process in accordance with 23 USC 168 Integration of Planning and Environmental Review and 23 CFR 450 Planning Assistance and Standards.

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.

Following the

Project# 27003.014







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)

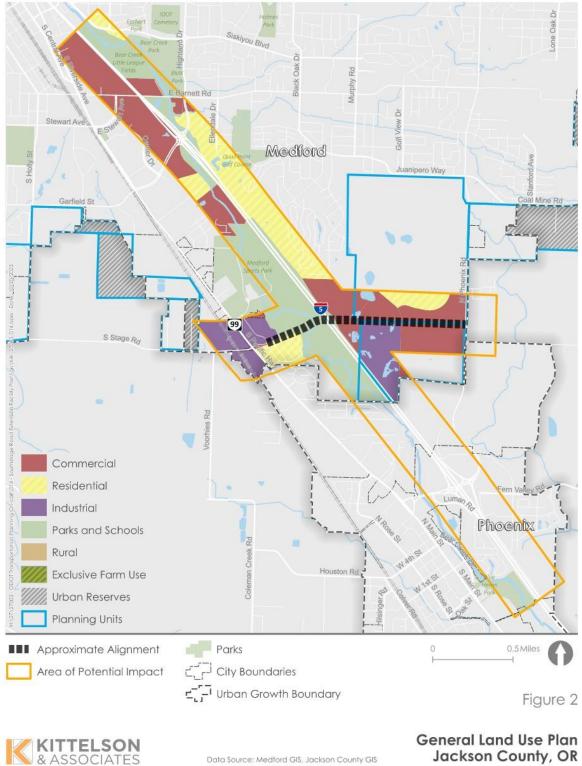
The Medford GLUP map graphically represents the present and future land use patterns within the City, as well as the future planned land uses within the UGB). The purpose of the GLUP is to project the probable land uses in the City at the end of the planning period, based on the needs analyses in the 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.



Data Source: Medford GIS, Jackson County GIS

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.



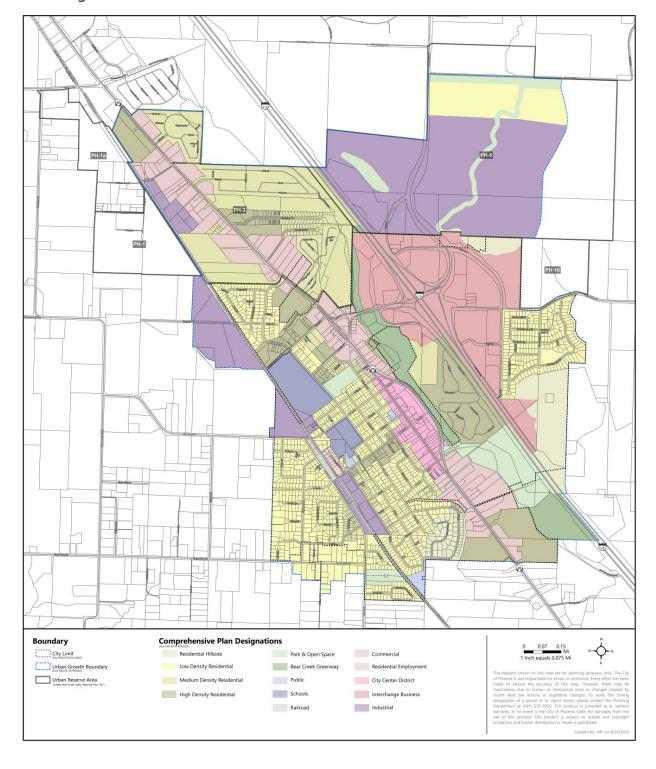


Figure 3. City of Phoenix, Oregon Community & Economic Development Comprehensive Plan Designations

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).

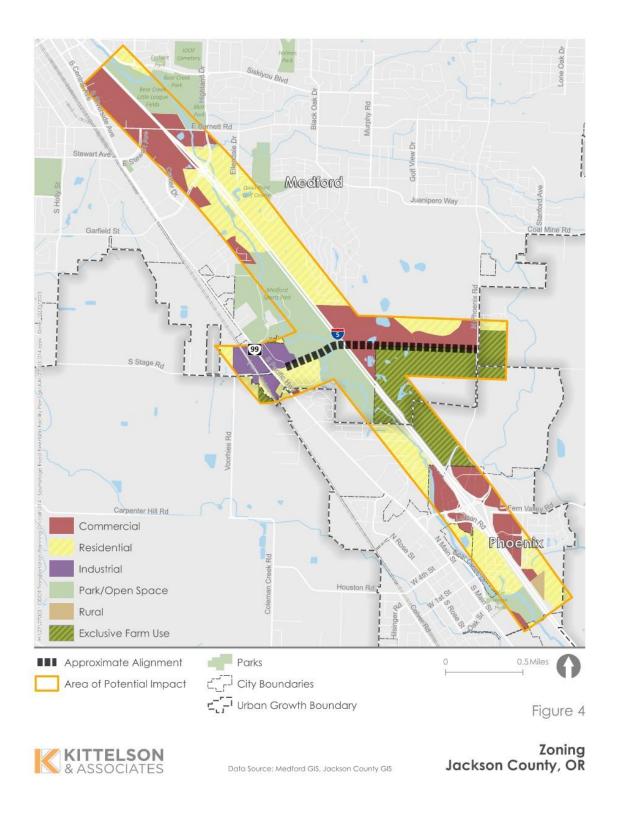
A portion of the existing South Stage Road west of Highway 99 skirts along the southern edge of the City's UGB. South of South Stage Road, the land is designated and zoned for Exclusive Farm Use (EFU¹). The Jackson County zoning map is at a scale that makes reproduction within this memo infeasible, but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

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.

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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.





Environmental Justice Data

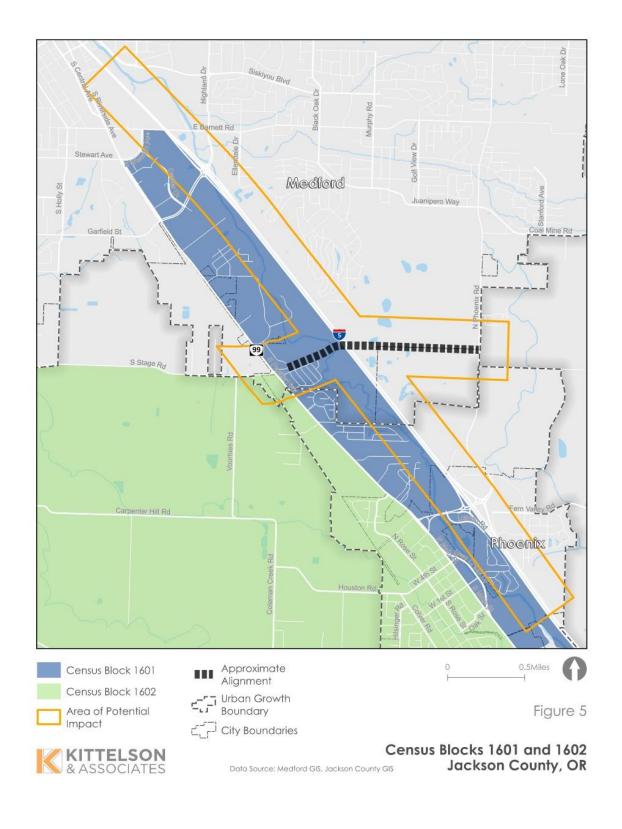
In order to define community outreach for the South Stage Road Extension Project, the Federal Climate & Economic Justice Screening Tool (CEJST) was used to determine if any census tracts in the project area include populations identified as being overburdened and underserved. The tool highlights disadvantaged 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 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

South Stage Road Extension



Variable	410290016.01	41029 value	0016.011 difference	41029 value	0016.012 difference	41029 value	0016.013 difference
Total Population Total Population	4,624 4,677	659 778	-85.75% -83.37%	1,906 1,955	-58.78% -58.20%	,	-55.47% -58.43%
Total Households Average Household Size	2,215 2.12	417 1.65	-81.17% -22.17%			944 2.12	-57.38% 0.00%
Median Age Senior Population (Age 65+) (%)	50.6 31.88%	70.5 64.19%	+39.33% +101.35%		-8.30% -13.27%		-12.25% -20.17%
Senior Dependency Ratio Females 20-64 w/Own Child <6 Only in Labor Force (%)	61.5 8.15%	206.3 20.25%	+235.45% +148.47%	50.3 3.08%	-18.21% -62.21%		-25.53% +27.24%
3 Child Care (Index) 3 Silent & Greatest Generations Population (Born 1945/Earlier) (%)	39 11.29%		-43.59% +127.10%	40 9.39%			+20.51%
3 Baby Boomer Population (Born 1946 to 1964) (%) 3 Generation X Population (Born 1965 to 1980) (%)	29.56% 16.35%		+71.45% -37.80%		-9.30% +4.95%	25.35% 17.58%	-14.24% +7.52%
3 Millennial Population (Born 1981 to 1998) (%) 3 Generation Z Population (Born 1999 to 2016) (%)	19.64% 16.50%	6.98% 4.70%		21.62% 17.89%	+10.08%	21.86% 18.99%	+11.30%
3 Generation Alpha Population (Born 2017 or Later) (%) 3 Median Household Income	6.66% \$46,113	1.82%	-72.67%		+7.21%		+16.67%
1 Households Below the Poverty Level (%) 1 Pop by Ratio of Income to Poverty: 2.00+	12.96% 2,533		+110.96%	4.45%	-65.66% -60.84%	14.30%	+10.34%
1 Pop by Ratio of Income to Poverty: 2.00+ (%) 1 Pop by Ratio of Income to Poverty: 1.85-1.99	54.56% 424		-5.30%		-6.41%	59.26%	+8.61%
Pop by Ratio of Income to Poverty: 1.85-1.99 (%) Pop by Ratio of Income to Poverty: 1.50-1.84	9.13%	5.53%		15.95%	+74.70%	3.69%	-59.58%
L Pop by Ratio of Income to Poverty: 1.50-1.84 (%) L Pop by Ratio of Income to Poverty: 1.25-1.49	10.53%	5.91% 60	-43.87% -81.82%		+4.08%	11.97%	+13.68%
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%
Pop by Ratio of Income to Poverty: 1.00-1.24 Pop by Ratio of Income to Poverty: 1.00-1.24 (%)	294 6.33%	68 8.74%	-76.87% +38.07%	3.65%	-42.34%	8.06%	-47.28% +27.33%
1 Pop by Ratio of Income to Poverty: 0.50-0.99 1 Pop by Ratio of Income to Poverty: 0.50-0.99 (%)	411 8.85%		-88.56% -31.75%	4.94%	-44.18%	13.94%	-34.79% +57.51%
1 Pop by Ratio of Income to Poverty: <0.50 1 Pop by Ratio of Income to Poverty: <0.50 (%)	162 3.49%		-30.86% +312.61%	43 2.21%	-36.68%	0.36%	-95.68% -89.68%
3 Unemployment Rate 3 Population Age 25+: Less than 9th Grade (%)	10.5% 2.84%	15.0% 4.55%	+42.86% +60.21%	10.9% 4.20%	+47.89%	0.86%	-14.29% -69.72%
Population Age 25+: 9-12th Grade/No Diploma (%) Population Age 25+: High School Diploma (%)	3.29% 31.49%		+48.02% -39.16%		+25.34%	28.98%	-15.20% -7.97%
3 Population Age 25+: Some College/No Degree (%) 3 Population Age 25+: Bachelor's Degree (%)	23.73% 12.52%	37.82% 7.31%	+59.38% -41.61%	24.98% 2.31%	+5.27% -81.55%	16.78% 24.34%	-29.29% +94.41%
3 Population Age 25+: Graduate/Professional Degree (%) 3 Population Age 25+: GED/Alternative Credential (%)	4.45% 13.43%	0.00% 4.87%	-100.00% -63.74%	0.42%	-90.56% +53.69%	10.08% 10.08%	+126.52%
Median Home Value Median Contract Rent (HHs Paying Cash Rent)	\$45,618 \$1,057	\$54,924 \$955	+20.40%		-22.94% -19.58%	\$65,594 \$1,107	+43.79%
Housing Affordability Index Owner Occupied Housing Units (%)	350 66.01%	222	-36.57% +27.00%	350		294	-16.00% -6.24%
Renter Occupied Housing Units (%) Housing: Mobile Homes (%)	33.99% 42.48%	16.17%		37.85%	+11.36%	38.11% 21.29%	+12.12%
Group Quarters Population (%) Owner Households with No Vehicles (%)	0.00%	0.00%	+19.69%	0.00%		0.00%	-100.00%
Renter Households with No Vehicles (%) Average Commute to Work for Workers 16+	8.47%	0.00%	-100.00%		+417.59%	2.46%	-70.96%
L Workers 16+ Drove Alone to Work (%) L Workers 16+ Walked (%)	75.94% 5.95%	52.00%	-31.52% -47.73%			79.27%	+4.39%
Workers 16+ Bicycled (%)	0.31%	0.00%	-47.73% -100.00% +511.17%	0.59%	+90.32%	0.00%	-100.00%
Workers 16+ Took Public Transportation (%) Workers 16+ Took Other Means of Transportation (%)	3.49% 0.00%	0.00%		2.52% 0.00%	-27.79%	0.00%	-100.00%
L Workers 16+ Worked at Home (%) L HHs with No Internet Access (%)	4.87% 9.03%	17.27%	+383.78% +91.25%		-100.00% +32.23%	2.75%	+40.25%
. Pop 18-64 in HHs: have No Computer (%) . Pop 65+ in HHs: have No Computer (%)	0.66%	0.00% 5.53%	-100.00% +141.48%	2.92%	+140.91% +27.51%	0.00% 0.36%	-100.00% -84.28%
1 Households with 1+ Persons with a Disability (%) 3 Have Home Insurance Coverage for Earthquake or Flood (%)	31.51% 4.34%	4.94%		4.19%	-3.46%	27.44% 4.20%	
3 Medical Insurance Covers You and Other HH/Family Members (%) 3 Total Crime Index	40.96% 143	50	+1.07% -65.03%	58	-59.44%	257	-0.17% +79.72%
3 Voted in Federal or State or Local Election Last 12 Mo (%) 3 Attended Public Meeting on Town or School Affairs Last 12 Mo (%)	55.66% 5.58%		+38.47% -3.05%			51.50% 5.64%	-7.47% +1.08%
3 Participated in Public Activity Last 12 Mo (%) 3 Member of Religious Club (%)	70.75% 2.30%	88.69% 3.66%	+25.36% +59.13%	67.28% 2.03%	-4.90% -11.74%		-4.92% -11.30%
23 Very Liberal Political Outlook (%) 23 Somewhat Liberal Political Outlook (%)	8.04% 12.02%	9.71% 15.13%	+20.77% +25.87%	7.75% 11.44%	-3.61% -4.83%	7.73% 11.39%	-3.86% -5.24%
3 Middle of the Road Political Outlook (%) 3 Somewhat Conservative Political Outlook (%)	43.51% 17.44%		-27.17% +29.64%		+5.29%	45.80% 16.43%	+5.26%
3 Very Conservative Political Outlook (%) 3 Used Spanish Language Website or App Last 30 Days (%)	18.99% 2.71%	20.86% 1.59%	+9.85% -41.33%	18.61% 2.99%	-2.00% +10.33%	18.65% 2.94%	-1.79% +8.49%
1 Pop 18-64 Speak Spanish & No English 1 Pop 18-64 Speak Spanish & No English (%)	0.00%	0 0.00%		0 0.00%		0.00%	
1 Pop 65+ Speak Spanish & No English (%) 1 Pop 18-64 Speak Spanish & English Not Well	0.25%	0.00%	-100.00%	0.00%	-100.00% 0.00%		+160.00%
1 Pop 18-64 Speak Spanish & English Not Well (%) 1 Pop 65+ Speak Spanish & No English	1.40% 11	0.00%	-100.00%	3.17%		0.00%	-100.00%
1 Pop 65+ Speak Spanish & English Not Well 1 Pop 65+ Speak Spanish & English Not Well (%)	0.00%	0.00%	100.0070	0.00%	100.0070	0.00%	
1 Pop 65+ Speak Spanish & English Not Well (%) 1 Pop 18-64 Speak Indo-European & No English 1 Pop 18-64 Speak Indo-European & No English (%)	0.00%	0.00%		0.00%		0.00%	
Pop 65+ Speak Indo-European & No English	0	0		0		0	
L Pop 65+ Speak Indo-European & No English (%) L Pop 18-64 Speak Indo-Eur & English Not Well	0.00%	0.00%		0.00%		0.00%	
Pop 18-64 Speak Indo-Eur & English Not Well (%) Pop 65+ Speak Indo-Eur & English Not Well	0.00%	0.00%		0.00%		0.00%	
L Pop 65+ Speak Indo-Eur & English Not Well (%) L Pop 18-64 Speak Asian-Pacific Isl & No English	0.00%	0.00% 0		0.00%		0.00%	
Pop 18-64 Speak Asian-Pacific Isl & No English (%) Pop 65+ Speak Asian-Pacific Isl & No English	0.00%			0.00%		0.00%	
Pop 65+ Speak Asian-Pacific Isl & No English (%) Pop 18-64 Speak Asian-PI & English Not Well	0.00%	0		0.00%		0.00%	
Pop 18-64 Speak Asian-PI & English Not Well (%) Pop 65+ Speak Asian-PI & English Not Well	0.00%	0.00% 0		0.00%		0.00%	
1 Pop 65+ Speak Asian-PI & English Not Well (%) 1 Pop 18-64 Speak Other Language & No English	0.00%	0.00%		0.00%		0.00%	
L Pop 18-64 Speak Other Language & No English (%) L Pop 65+ Speak Oth Language & No English	0.00%	0.00%		0.00%		0.00%	
L Pop 65+ Speak Oth Language & No English (%) L Pop 18-64 Speak Oth Language & English Not Well	0.00%	0.00%		0.00%		0.00%	
1 Pop 18-64 Speak Oth Language & English Not Well 1 Pop 18-64 Speak Oth Language & English Not Well (%) 1 Pop 65+ Speak Oth Language & English Not Well	0.00%	0.00%		0.00%		0.00%	
L Pop 65+ Speak Oth Language & English Not Well (%)	0.00%	0 0.00% 778	00 7000	0.00%	E4.2001	0.00%	CE 000
Race: White Alone Race: White Alone (%)		778 100.00%	-80.70% +16.02%	1,843 94.27%	+9.37%	72.53%	-15.85%
Race: Black or African American Alone Race: Black or African American Alone (%)	44 0.94%	0.00%	-100.00% -100.00%	0.00%	-100.00% -100.00%	2.26%	+140.43%
1 Race: American Indian and Alaska Native Alone 1 Race: American Indian and Alaska Native Alone (%)	18 0.38%	0 0.00%	-100.00% -100.00%	11 0.56%	+47.37%	0.36%	-61.11%
1 Race: Asian Alone 1 Race: Asian Alone (%)	25 0.53%	0 0.00%	-100.00% -100.00%	8 0.41%	-68.00% -22.64%	0.87%	-32.00% +64.15%
1 Race: Native Hawaiian and Other Pacific Islander Alone 1 Race: Native Hawaiian and Other Pacific Islander Alone (%)	0 0.00%	0 0.00%		0 0.00%		0 0.00%	
1 Race: Some Other Race Alone 1 Race: Some Other Race Alone (%)	10 0.21%	0 0.00%	-100.00% -100.00%	0 0.00%	-100.00% -100.00%		
1 Race: Two or More Races	549 11.74%	0.00%	-100.00% -100.00%	93		456	-16.94% +99.83%
21 Race: Two or More Races (%)			-91.63%				-79.00%
21 Hispanic or Latino	800 17.10%	67 8.61%				8.64%	-49 47%
	17.10% 3,348	8.61%		28.90% 1,278	+69.01% -61.83%	8.64% 1,359 76.52%	-49.47% -59.41% -11.39%

Variable	410290016.02	41029	0016.022	410290	0016.025	410290	0016.021	410290	0016.023	410290	0016.024
23 Total Population	6,274	value 1,329	difference -78.82%	value 1,945	difference -69.00%	value 1,510	difference -75.93%	value 540	difference -91.39%	value 950	difference -84.86%
Total Population Total Households	5,718 2,705	1,420 769	-75.17% -71.57%	1,667 787	-70.85% -70.91%	1,333 519		768 366		530 264	
) Average Household Size 3 Median Age	2.34 45.5	1.84 43.1	-21.37% -5.27%	2.31 36.5	-1.28% -19.78%	2.74 47.3		2.76 55.5		2.57 56.4	
3 Senior Population (Age 65+) (%) 3 Senior Dependency Ratio	23.61%		+9.61%	16.92% 27.6	-28.34%	25.30% 44.9	+7.16%	25.93%	+9.83%	30.11% 55.4	
1 Females 20-64 w/Own Child <6 Only in Labor Force (%)	5.00%	7.69%	+53.80%	0.00%	-100.00%	14.33%	+186.60%	0.00%	-100.00%	0.00%	-100.00%
23 Child Care (Index) 23 Silent & Greatest Generations Population (Born 1945/Earlier) (%)	62 6.22%	35 7.90%	-43.55% +27.01%	62 4.58%	0.00%	57 6.69%	+7.56%	5.37%	-13.67%	122 6.95%	+96.77%
23 Baby Boomer Population (Born 1946 to 1964) (%) 23 Generation X Population (Born 1965 to 1980) (%)	26.89% 19.86%	24.83% 17.31%	-7.66% -12.84%	19.02% 18.41%	-29.27% -7.30%	28.48% 20.66%	+5.91% +4.03%	37.22% 26.11%	+38.42% +31.47%	37.47% 21.58%	
23 Millennial Population (Born 1981 to 1998) (%) 23 Generation Z Population (Born 1999 to 2016) (%)	20.66% 19.51%	23.10% 18.59%	+11.81% -4.72%	26.07% 23.29%	+26.19% +19.37%	18.34% 19.93%	-11.23% +2.15%	13.33% 14.63%	-35.48% -25.01%	14.00% 15.16%	-32.24% -22.30%
3 Generation Alpha Population (Born 2017 or Later) (%) 3 Median Household Income	6.87% \$51,501	8.28% \$31,378	+20.52% -39.07%	8.64% \$51,816	+25.76% +0.61%	5.89% \$55,345	-14.26% +7.46%	3.33% \$69,127	-51.53% +34.22%	4.84% \$145,467	-29.55% +182.45%
1 Households Below the Poverty Level (%) 1 Pop by Ratio of Income to Poverty: 2.00+	9.87% 3,558	12.87% 531	+30.40%	15.25% 1,006	+54.51%	6.36% 902	-35.56% -74.65%	0.00%	-100.00% -82.52%	5.68% 497	-42.45% -86.03%
21 Pop by Ratio of Income to Poverty: 2.00+ (%) 21 Pop by Ratio of Income to Poverty: 1.85-1.99	62.43% 103		-40.11% -66.99%	61.04% 69	-2.23% -33.01%	67.67% 0	+8.39%	80.99%	+29.73%	93.77% 0	+50.20%
21 Pop by Ratio of Income to Poverty: 1.85-1.99 (%) 21 Pop by Ratio of Income to Poverty: 1.50-1.84	1.81% 416	2.39% 252	+32.04%	4.19%	+131.49%	0.00%	-100.00%	0.00%	-100.00%	0.00%	-100.00%
21 Pop by Ratio of Income to Poverty: 1.50-1.84 (%)	7.30%	17.75%	+143.15%	96 5.83%	-20.14%	2.70%	-63.01%	4.17%	-42.88%	0.00%	-100.00%
21 Pop by Ratio of Income to Poverty: 1.25-1.49 21 Pop by Ratio of Income to Poverty: 1.25-1.49 (%)	383 6.72%	2.25%	-91.64% -66.52%	95 5.76%		208 15.60%	+132.14%	48 6.25%	-6.99%	0.00%	-100.00% -100.00%
21 Pop by Ratio of Income to Poverty: 1.00-1.24 21 Pop by Ratio of Income to Poverty: 1.00-1.24 (%)	630 11.05%	403 28.38%	-36.03% +156.83%	163 9.89%	-74.13% -10.50%	46 3.45%		0 0.00%	-100.00% -100.00%	18 3.40%	
1 Pop by Ratio of Income to Poverty: 0.50-0.99 1 Pop by Ratio of Income to Poverty: 0.50-0.99 (%)	394 6.91%	75 5.28%	-80.96% -23.59%	156 9.47%	-60.41% +37.05%	115 8.63%		48 6.25%		0 0.00%	-100.00%
21 Pop by Ratio of Income to Poverty: <0.50 21 Pop by Ratio of Income to Poverty: <0.50 (%)	215 3.77%	93 6.55%	-56.74% +73.74%	63 3.82%	-70.70% +1.33%	26 1.95%	-87.91% -48.28%	18 2.34%	-91.63% -37.93%	15 2.83%	
23 Unemployment Rate 23 Population Age 25+: Less than 9th Grade (%)	2.9% 1.69%	4.9% 0.00%	+68.97%	4.0%	+37.93%	3.5% 0.36%		0.0%	-100.00% -100.00%	0.0%	-100.00%
3 Population Age 25+: 9-12th Grade/No Diploma (%)	3.55%	7.00%	+97.18%	6.50%	+83.10%	0.89%	-74.93%	0.00%	-100.00%	0.00%	-100.00%
23 Population Age 25+: High School Diploma (%) 23 Population Age 25+: Some College/No Degree (%)	20.11% 32.67%	7.61% 53.40%	-62.16% +63.45%	16.01% 28.47%	-20.39% -12.86%	15.36% 31.87%	-23.62% -2.45%	76.30%	+279.41%	17.50% 27.50%	-12.98%
23 Population Age 25+: Bachelor's Degree (%) 23 Population Age 25+: Graduate/Professional Degree (%)	20.03% 8.70%	7.82% 0.00%	-60.96% -100.00%	18.66% 9.89%	-6.84% +13.68%	30.00% 9.73%		0.00%	-100.00% -4.02%	35.00% 16.45%	+74.74%
23 Population Age 25+: GED/Alternative Credential (%) 23 Median Home Value	3.62% \$430,493			6.72% \$387,500		1.34% \$477,612			-100.00% +39.74%	. ,	-92.82% +41.86%
21 Median Contract Rent (HHs Paying Cash Rent) 23 Housing Affordability Index	\$819 49	\$791 185	-3.42% +277.55%	\$808 55	-1.34% +12.24%	\$1,321 47		\$0 47		\$0 97	
23 Owner Occupied Housing Units (%) 23 Renter Occupied Housing Units (%)	64.78% 35.22%		-15.70% +28.88%	45.69% 54.31%	-29.47% +54.20%	78.77% 21.23%	+21.60%	82.76% 17.24%	+27.76%	96.48% 3.52%	+48.93%
21 Housing: Mobile Homes (%) 23 Group Quarters Population (%)	13.13% 0.05%		+112.95%	7.88%	-39.98%	3.66%	-72.12%	16.09% 0.00%	+22.54%	0.00%	-100.00%
21 Owner Households with No Vehicles (%) 21 Renter Households with No Vehicles (%)	4.02%	6.04% 4.25%	+50.25%	14.55% 9.85%	+261.94%	0.00%		0.00%	-100.00%	0.00%	-100.00%
21 Average Commute to Work for Workers 16+ 21 Workers 16+ Drove Alone to Work (%)	0.0 71.35%	0.0	+1.88%	0.0	+18.85%	0.00%		0.0		0.0	
21 Workers 16+ Walked (%)	3.27%	7.60%	+132.42%	4.07%	+24.46%	2.87%	-12.23%	0.00%	-100.00%	0.00%	-100.00%
21 Workers 16+ Bicycled (%) 21 Workers 16+ Took Public Transportation (%)	1.39% 2.74%	0.00%	-100.00% -100.00%	4.18% 5.89%	+200.72% +114.96%	0.00%	-100.00% +35.40%	0.00%	-100.00% -100.00%	0.00%	-100.00% -100.00%
1 Workers 16+ Took Other Means of Transportation (%) 1 Workers 16+ Worked at Home (%)	0.00% 14.36%	0.00%	-100.00%	0.00% 1.07%	-92.55%	0.00% 21.59%	+50.35%	0.00% 46.22%	+221.87%	0.00% 5.86%	
1 HHs with No Internet Access (%) 1 Pop 18-64 in HHs: have No Computer (%)	10.87% 2.28%	6.24% 4.08%	-42.59% +78.95%	23.63% 0.00%	+117.39% -100.00%	3.47% 0.00%	-68.08% -100.00%	11.48% 9.38%	+5.61% +311.40%	0.00% 0.00%	-100.00% -100.00%
1 Pop 65+ in HHs: have No Computer (%) 1 Households with 1+ Persons with a Disability (%)	4.37% 32.50%	3.73% 32.64%	-14.65% +0.43%	9.63% 35.58%	+120.37% +9.48%	1.36% 54.53%		2.34% 9.29%	-46.45% -71.42%	0.00% 11.74%	
13 Have Home Insurance Coverage for Earthquake or Flood (%)13 Medical Insurance Covers You and Other HH/Family Members (%)	4.39% 49.43%		-2.96% -17.32%	2.89% 47.67%	-34.17% -3.56%	4.55% 53.08%		4.66% 52.97%	+6.15% +7.16%	7.11% 56.36%	
3 Total Crime Index 3 Voted in Federal or State or Local Election Last 12 Mo (%)	76 64.02%	83 51.56%	+9.21% -19.46%	108 55.03%	+42.11%	49 72.56%		74 72.67%	-2.63% +13.51%	37 79.30%	
3 Attended Public Meeting on Town or School Affairs Last 12 Mo (%) 3 Participated in Public Activity Last 12 Mo (%)	6.65% 79.62%	5.58% 67.27%	-16.09% -15.51%	6.05% 74.75%	-9.02% -6.12%	6.82% 86.04%	+2.56%	6.78% 86.02%	+1.95% +8.04%	8.85% 91.52%	
3 Member of Religious Club (%) 3 Very Liberal Political Outlook (%)	2.95% 10.25%	2.08% 7.76%	-29.49% -24.29%	3.29% 13.28%	+11.53% +29.56%	3.00% 8.60%	+1.69%	2.97% 8.69%	+0.68%	3.49% 11.22%	
3 Somewhat Liberal Political Outlook (%) 3 Middle of the Road Political Outlook (%)	16.27%	11.45% 45.79%	-29.63% +20.18%	17.95% 38.59%	+10.33%	14.53% 36.44%	-10.69%	14.62% 36.44%	-10.14% -4.36%	23.19% 30.55%	+42.53%
3 Somewhat Conservative Political Outlook (%) 3 Very Conservative Political Outlook (%)		16.46% 18.64%	-14.54% +15.56%	17.03% 13.15%	-11.58%	22.32% 18.02%	+15.89%	22.46%	+16.61%	20.57% 14.59%	+6.80%
3 Used Spanish Language Website or App Last 30 Days (%) 1 Pop 18-64 Speak Spanish & No English	3.60%	2.93%	-18.61%	6.18%	+71.67%	2.27%	-36.94%	2.33%	-35.28%	2.24%	
1 Pop 18-64 Speak Spanish & No English (%)	0.11%	0.00%	-100.00%	0.00%	-100.00%	0.48%		0.00%		0.00%	-100.00%
1 Pop 65+ Speak Spanish & No English (%) 1 Pop 18-64 Speak Spanish & English Not Well	0.00%	0.00%	-100.00%	0.00%	-100.00%	0.00%		0.00%	-100.00%	0.00%	
L Pop 18-64 Speak Spanish & English Not Well (%) L Pop 65+ Speak Spanish & No English	0.71% 0	0.00%	-100.00%	0.00%	-100.00%	1.92% 0	+170.42%	0.00%	-100.00%	2.84% 0	+300.00%
1 Pop 65+ Speak Spanish & English Not Well 1 Pop 65+ Speak Spanish & English Not Well (%)	0 0.00%	0 0.00%		0 0.00%		0 0.00%		0 0.00%		0 0.00%	
1 Pop 18-64 Speak Indo-European & No English 1 Pop 18-64 Speak Indo-European & No English (%)	0 0.00%	0 0.00%		0 0.00%		0 0.00%		0 0.00%		0 0.00%	
1 Pop 65+ Speak Indo-European & No English 1 Pop 65+ Speak Indo-European & No English (%)	0.00%	0 0.00%		0 0.00%		0 0.00%		0 0.00%		0 0.00%	
1 Pop 18-64 Speak Indo-Eur & English Not Well 1 Pop 18-64 Speak Indo-Eur & English Not Well (%)	0.00%	0 0.00%		0.00%		0.00%		0.00%		0.00%	
21 Pop 65+ Speak Indo-Eur & English Not Well 21 Pop 65+ Speak Indo-Eur & English Not Well (%)	0.00%	0.00%		0.00%		0.00%		0.00%		0.00%	
1 Pop 18-64 Speak Asian-Pacific Isl & No English 1 Pop 18-64 Speak Asian-Pacific Isl & No English 1 Pop 18-64 Speak Asian-Pacific Isl & No English (%)	0.00%	0.00%		0.00%		0.00%		0.00%		0.00%	
1 Pop 65+ Speak Asian-Pacific Isl & No English	0	0		0		0		0		0	
1 Pop 65+ Speak Asian-Pacific Isl & No English (%) 1 Pop 18-64 Speak Asian-PI & English Not Well 1 Pop 18 64 Speak Asian PI & English Not Well (%)	0.00%	0	-100.00%	0.00%	-100.00%	0.00%	0.00%		-100.00%	0.00%	-100.00%
21 Pop 18-64 Speak Asian-PI & English Not Well (%) 21 Pop 65+ Speak Asian-PI & English Not Well	0.21%	0.00%	-100.00%	0.00%	-100.00%	0.88%	+319.05%	0.00%	-100.00%	0.00%	-100.00%
21 Pop 65+ Speak Asian-PI & English Not Well (%) 21 Pop 18-64 Speak Other Language & No English	0.00%	0.00% 0		0.00% 0		0.00%		0.00%		0.00%	
21 Pop 18-64 Speak Other Language & No English (%) 21 Pop 65+ Speak Oth Language & No English	0.00%	0.00% 0		0.00%		0.00%		0.00%		0.00%	
1 Pop 65+ Speak Oth Language & No English (%) 1 Pop 18-64 Speak Oth Language & English Not Well	0.00%	0.00% 0		0.00%		0.00%		0.00%		0.00%	
21 Pop 18-64 Speak Oth Language & English Not Well (%) 21 Pop 65+ Speak Oth Language & English Not Well	0.00%	0.00%		0.00%		0.00%		0.00%		0.00%	
1 Pop 65+ Speak Oth Language & English Not Well (%) 1 Race: White Alone	0.00%	0.00%	-74.77%	0.00%	-72.84%	0.00%	-78.58%	0.00%	-84.70%	0.00%	-89.10%
1 Race: White Alone (%) 1 Race: Black or African American Alone	4,884 85.06% 28	86.41%	-74.77% +1.59% -57.14%	79.24%	-72.84% -6.84% -100.00%	78.17%	-8.10%	96.88%	-84.70% +13.90% -100.00%	100.00%	+17.56% -100.00%
1 Race: Black or African American Alone (%)	0.49%	0.85%	-57.14% +73.47%	0.00%	-100.00%	16		0.00%	-100.00%	0.00%	-100.00%
1 Race: American Indian and Alaska Native Alone 1 Race: American Indian and Alaska Native Alone (%)	0.00%	0 0.00%		0.00%	00.01	0.00%		0.00%	400.000	0.00%	400.55
21 Race: Asian Alone 21 Race: Asian Alone (%)	99 1.73%	33 2.32%	-66.67% +34.10%	19 1.14%	-80.81% -34.10%	47 3.53%	010070	0.00%	-100.00% -100.00%	0.00%	-100.00% -100.00%
21 Race: Native Hawaiian and Other Pacific Islander Alone 21 Race: Native Hawaiian and Other Pacific Islander Alone (%)	0 0.00%	0 0.00%		0 0.00%		0.00%		0 0.00%		0 0.00%	
21 Race: Some Other Race Alone 21 Race: Some Other Race Alone (%)	376 6.58%	75 5.28%	-80.05% -19.76%	249 14.94%	-33.78% +127.05%	52 3.90%		0 0.00%	-100.00% -100.00%	0 0.00%	-100.00% -100.00%
21 Race: Two or More Races	351	73 5.14%	-79.20% -16.29%	78 4.68%	-77.78% -23.78%	176 13.20%		24 3.13%		0 0.00%	-100.00%
	6.14%								-100.00%	25	
21 Race: Two or More Races (%) 21 Hispanic or Latino	6.14% 748 13.08%	212 14.93%	-71.66% +14.14%	329 19.74%	-56.02% +50.92%	182 13.65%		0.00%	-100.00%	4.72%	
21 Race: Two or More Races (%) 21 Hispanic or Latino 21 Hispanic or Latino (%) 21 Not Hispanic or Latino: White Alone	748	14.93% 1,143					+4.36% -79.16%		-100.00%		-63.91%
21 Race: Two or More Races (%) 21 Hispanic or Latino 21 Hispanic or Latino (%) 21 Not Hispanic or Latino: White Alone 21 Not Hispanic or Latino: White Alone (%) 21 Not Hispanic or Latino 21 Not Hispanic or Latino 21 Not Hispanic or Latino	748 13.08% 4,602 92.60% 4,970	14.93% 1,143	+14.14% -75.16%	19.74% 1,251	+50.92% -72.82% +0.97% -73.08%	13.65% 959 83.32% 1,151	+4.36% -79.16% -10.02% -76.84%	0.00% 744 96.88%	-100.00% -83.83% +4.62% -84.55%	4.72% 505 100.00% 505	-63.91% -89.03% +7.99% -89.84%

+5.61% to +336.36%