DeKalb County
GEORGIA
Michael Thurmond
Chief Executive Officer

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 ID:	16 168 01 008	
Request:	For a Land Use Map Amendment from Suburban (SUB) to Light Industrial (LIND) to allow future industrial uses.	
Property Owner:	MH Lithonia Holdings LLC & Nelsem Properties LLC	
Applicant/Agent:	Joseph Cooley	
Acreage:	1.22 acres	
Existing Land Use:	Vacant Land and Building	
Surrounding Properties:	To be investigated	
Adjacent Zoning:	**North:** M **South:** M **East:** M **West:** M	
Comprehensive Plan:	LIND (See LP-18-1235272) **Consistent** [X] **Inconsistent** [ ]	

Proposed Density: NA
Proposed Units/Square Ft.: Future Industrial Uses
Proposed Lot Coverage: NA

Existing Density: NA
Existing Units/Square Feet: Vacant land and buildings
Existing Lot Coverage: NA

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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

RECEIVED
OCT 05 2018
BY: .....

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

Application No.: LP-18-1235272 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 & Neiaem 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 36-67A, 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 ___X___ No

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.

Ruth L. Denis
NOTARY

Joseph Cooley
SIGNATURE OF APPLICANT

01-08-2021
EXPIRATION DATE / SEAL

Check One: Owner _____ Agent ___X___

10-02-2018
DATE

R. L. DENIS NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES 01-08-2021

(2)

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. #:** 16-169-01-008

Address: 2346 Pine Mtn 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.

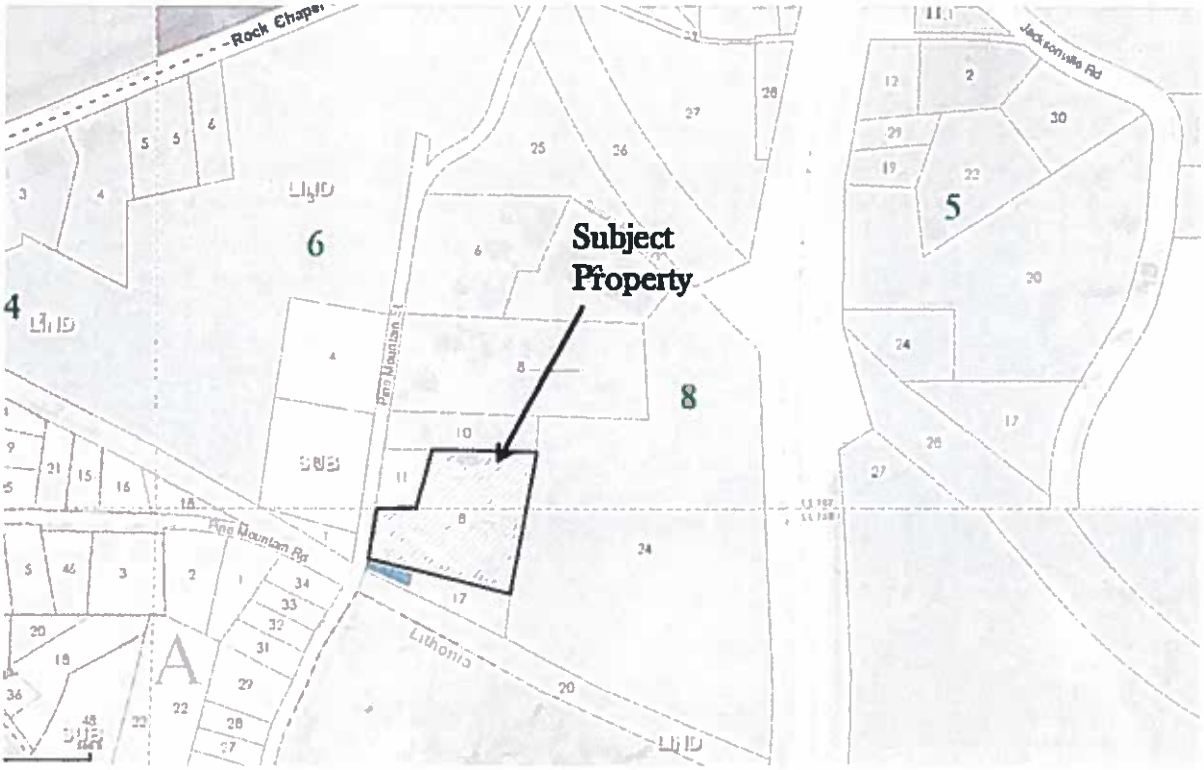
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of ____units per acres, and the given 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:

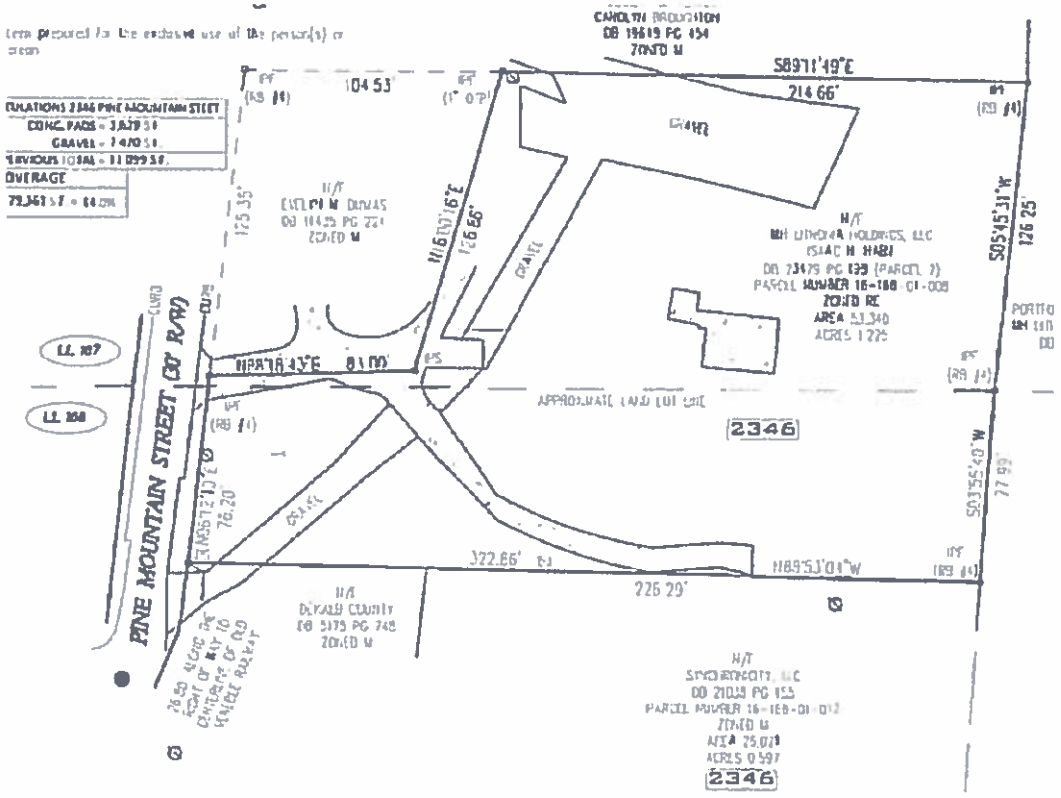
Field and plans reviewed. No problem found that would disrupt Traffic.

Signature: David M Loss

N.2 LP-18-1235272 **Future Land Use Map**



N.2 LP-18-1235197 **Site Plan**



N.2 **LP-18-1235272** **Aerial**

DeKalb County
GEORGIA

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

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

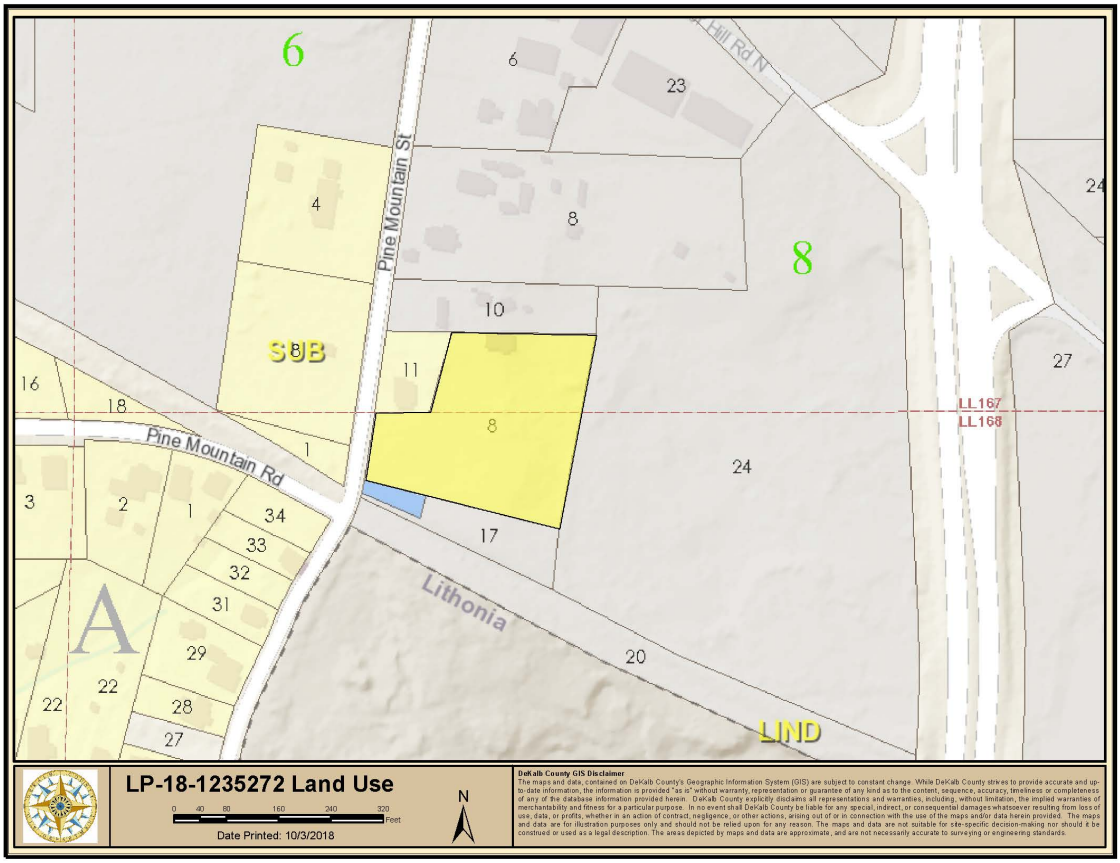
Light Industrial Intent - The intent of the Light Industrial Character Area is identity areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These 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.

Light Industrial

Primary Uses

- Light Industrial Uses
- Manufacturing
- Warehouse / Distribution
- Wholesale / Trade
- Automotive
- Accessory Commercial
- Educational Commercial
- Community Facilities

Future Land Use Map for Light Industrial



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

[redacted]	Other	N/A	N/A
	Total		

Light Industrial Character Area Policies	Support to Staff Recommendation			Justification
	YES	NO	N/A	
[redacted] Provide appropriate infrastructure support for industrial development in designated industrial areas.	☐	☐	☒	No specific project for which to consider adequate infrastructure standards.
2. **Buffer** – Protect surrounding areas from the negative impacts of noise and light pollutants.	☒	☐	☒	
3. **Residential Protection** - Prohibit the encroachment of industrial uses into established residential areas.	☐	☐	☒	
4. **Environmental Compatibility** - Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics.	☐	☐	☒	
5. **Zoning Compatibility** - Protect existing and zoned undeveloped industrial land from unnecessary intrusion by conflicting land uses.	☒	☐	☐	
6. **Re-zoning** - Minimize the rezoning of light industrial properties to residential uses.	☒	☐	☐	
7. **Future Designations** - Designate specific areas through the use of zoning and other land use tools for industrial development.	☒	☐	☐	
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.	☐	☐	☒	No specific project for which to consider adequate infrastructure standards.
9. **Location of Centers** - Locate industrial centers in areas with good access to highways.	☒	☐	☐	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.	☐	☐	☒	
11. **Regulations Compatibility** - Create and implement zoning and development regulations for industrial uses.	☒	☐	☐	
12. **Truck Routes** - Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas.	☒	☐	☐	
13. **Access Management** - Provide access controls and management standards in compliance with the DeKalb County Transportation Plan.	☒	☐	☐	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.	☐	☐	☒	

Impact Analysis

(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.)

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:	☒	☐	☐	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:	☒	☐	☐	
C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned:	☐	☒	☐	
D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:	☐	☒	☐	
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:	☒	☐	☐	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:	☐	☒	☐	
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:	☐	☒	☐	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.	☐	☒	☐	

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 *(Based on the 2014 DeKalb County Economic Strategic Plan)*				
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	☐	☐	☒	
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	☐	☐	☒	
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	☐	☐	☒	
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.	☐	☐	☒	
CONSTRUCTION AND SUPPORT TRADES (CST) Construction is the creation of 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	☐	☐	☒	
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.	☐	☐	☒	
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	☐	☐	☒	

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

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

Priority Projects for DeKalb County ☐Tier 1 ☐Tier 2 ☐Tier 3 ☒None	☐	☐	☒	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.

October 19, 2018

©2018 Esri

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.

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Age by Sex by Race Profile

130890233.03 2
130890233.03 (13089023303)
Geography: Census Tract

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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.

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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.

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Age by Sex by Race Profile

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130890233.03 (13089023303)
Geography: Census Tract

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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.

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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.

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Age by Sex by Race Profile

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130890233.03 (13089023303)
Geography: Census Tract

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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.

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Age by Sex by Race Profile

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130890233.03 (13089023303)
Geography: Census Tract

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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.

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ACS Housing Summary

130890233.03
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Geography: Census Tract

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	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	

Source: U.S. Census Bureau, 2012-2016 American Community Survey

Reliability: high medium low

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

Source: U.S. Census Bureau, 2012-2016 American Community Survey

Reliability: high medium low

October 19, 2018

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

Source: U.S. Census Bureau, 2012-2016 American Community Survey

Reliability: high medium low

October 19, 2018

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ACS Housing Summary

130890233.03
130890233.03 (13089023303)
Geography: Census Tract

Prepared by Esri

	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: U.S. Census Bureau, 2012-2016 American Community Survey

Reliability: high medium low

October 19, 2018

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LP-18-1235272

13089023303
Area: 7.64 square miles

prepared by ESRI

KEY FACTS

7,795
Population

32.6
Median Age

2.8
Average Household Size

$41,763
Median Household Income

EDUCATION

13%
No High School Diploma

33%
High School Graduate

29%
Some College

25%
Bachelor's/Grad/Prof Degree

BUSINESS

362
Total Businesses

3,012
Total Employees

EMPLOYMENT

62%
White Collar

21%
Blue Collar

17%
Services

6.4%
Unemployment Rate

INCOME

$41,763
Median Household Income

$18,653
Per Capita Income

$28,442
Median Net Worth

Households By Income

The largest group: <$15,000 (18.7%)
The smallest group: $200,000+ (0.1%)

Indicator	Value	Difference
<$15,000	18.7%	+7.4%
$15,000 - $24,999	13.7%	+4.4%
$25,000 - $34,999	10.5%	+1.3%
$35,000 - $49,999	13.3%	-0.2%
$50,000 - $74,999	15.7%	-2.5%
$75,000 - $99,999	16.7%	+4.5%
$100,000 - $149,999	9.0%	-4.2%
$150,000 - $199,999	2.3%	-3.3%
$200,000+	0.1%	-7.3%

Bars show deviation from DeKalb County

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

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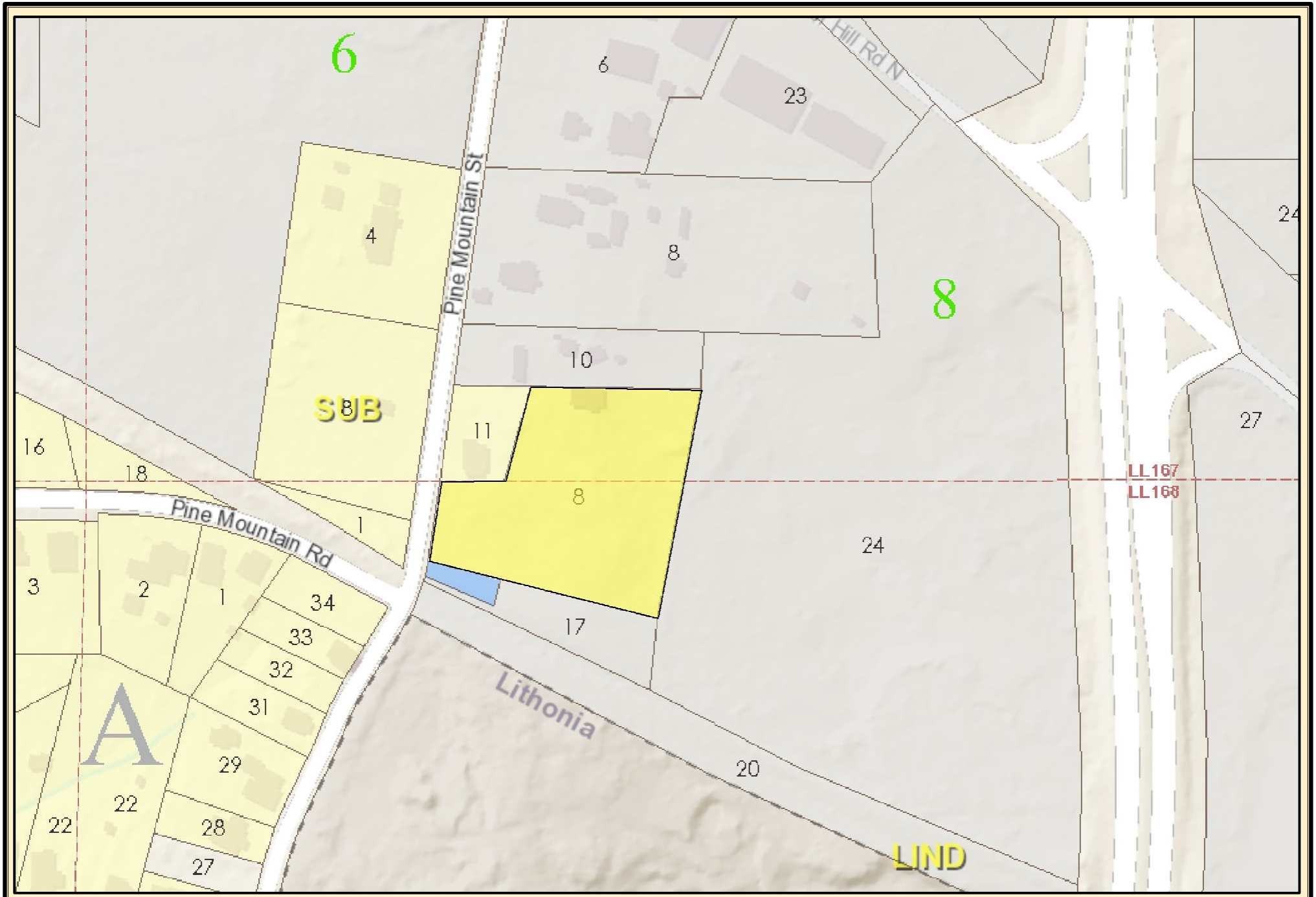

LP-18-1235272 Land Use

0 40 80 160 240 320 Feet

Date Printed: 10/3/2018

N

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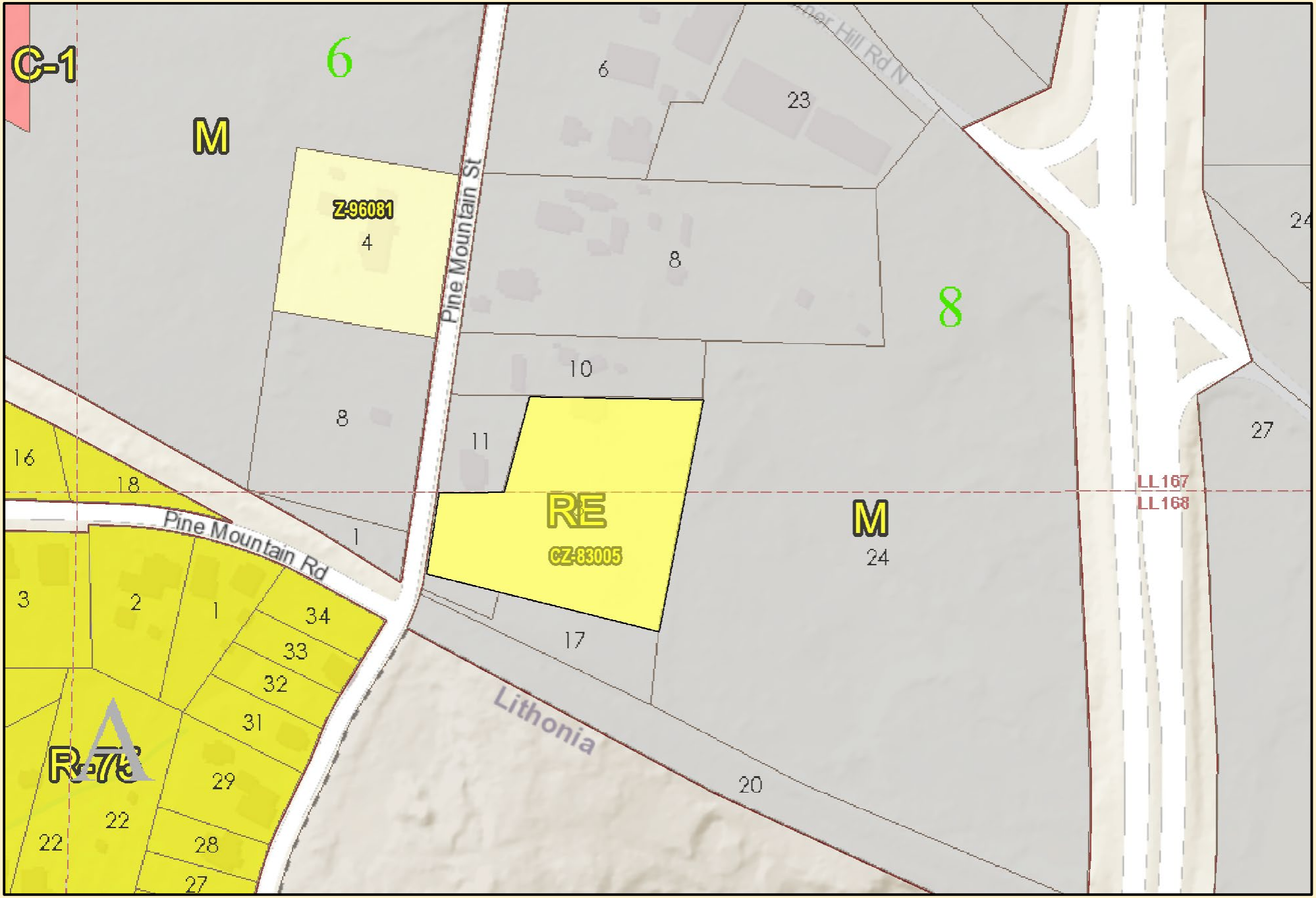

LP-18-1235272 Zoning

0 40 80 160 240 320 Feet

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LP-18-1235272 Aerial

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