



GLOUCESTER TOWNSHIP
ARTS DISTRICT NPP

GLOUCESTER TOWNSHIP NPP DISTRICT IMPLEMENTATION PLAN

May 1, 2022



GLOUCESTER TOWNSHIP
JOIN THE EXCITEMENT

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Introduction

Gloucester Township has been awarded a 5-year designation, including an initial \$125,000 grant from the New Jersey Department of Community Affairs' Neighborhood Preservation Program (NPP). Pending annual State budget capacity, the Arts District in Downtown Blackwood section of Gloucester Township is anticipated to receive up to \$125,000 a year for a total of five years to assist with economic and community development. In addition to funding, the State's NPP Team of place-based revitalization experts will provide a robust array of technical assistance and training to guide and empower this local effort. The focus will be on revitalizing the Downtown Blackwood section of Gloucester Township.

The Neighborhood Preservation Program began with the passage of the "Maintenance of Viable Neighborhoods Act" in 1975. This legislation established a program of grants to encourage and promote the social and economic strengthening and development of neighborhoods. It was envisioned that this would be achieved through the cooperative, concentrated efforts of residents, local lending institutions, businesses, municipal governments, and the State of New Jersey. The Neighborhood Preservation Program takes a comprehensive approach to neighborhood development, which affords municipalities flexible and creative options. This comprehensive cooperative approach that includes all sectors of the community and promotes unified effort has proven to be a successful strategy.

The NPP District Team (composed of residents, small business owners, non-profits, Township Council President, municipal staff, and a Gloucester Township Scenic Historic and Scenic Preservation Committee representative), reviewed the data from the Community Engagement Survey, small business owners' and residents' focus groups, Esri data sets, as well as the market assessment of the Gloucester Township NPP District, and proposed an extensive list of tangible projects reflecting the feedback and analysis of the above-mentioned data sources.

With the help of the Gloucester Township NPP District Team, an NPP Coordinator developed an Implementation Plan and will ensure an effective execution of it.

Special Thank You

Special Thank You: New Jersey Governor Phil Murphy and DCA Commissioner, Lt. Governor Sheila Y. Oliver for providing Gloucester Township with the NPP grant.

Special Thank You: Mayor David R. Mayer and Township Council for the support of the Implementation Plan and approval of it.

Special Thank You: Residents and small business owners of Gloucester Township NPP District for attending and providing feedback via the community survey and during the focus group sessions.

“I am thrilled to announce that Gloucester Township will be receiving the NPP Grant to further enhance and revitalize the Arts District in Blackwood section of Gloucester Township. Though efforts at revitalization have been made in the neighborhood, the support of the NJDCA and the funding available through the Neighborhood Preservation Program will have an enormous positive impact on the community!” said Mayor David R. Mayer.

NPP District Team

Ed Fiscella, *Artistic Director and Founder, Mainstage Center for the Arts*

Sara Figueroa, *Gloucester Township Branch Manager, Camden County Library System*

Kellie D'Ascenzo, *Owner, Mystic Ginger Salon and Apothecary, Certified Herbalist, Licensed Cosmetologist*

Joe Bretschneider, *Executive Director, Mainstage Center for the Arts*

Nicholas Rehrig, *Owner-Krieg and Sieg LLC, Creator-Cherry Hill Tattoo Expo*

Dennis Paris, *Assistant Professor of Marketing, DEI Councilmember & Chair-DEI Marcom, Fox School of Business, Temple University, G.T.E.D.C. Board Director, Philly SHRM - VP Thought Leadership*

Joseph Angeloni, *Chief Financial Officer, Stanker & Galetto, Inc.*

Orlando Mercado, *Township Council President*

Stephanie Roberts, *Gloucester Township Historic and Scenic Preservation Committee*

Michael Van Stein, *Executive Director, Spectracare Foundation, PhD Public Affairs/MA History of Law Student, Rutgers University - Camden*

LilyAnn Stowman, *NPP District Resident*

Monique Stowman Burke, *NPP District Resident*

Nick Hionas, *Owner, Meadows Diner*

Regina Caristo, *Gloucester Township Communications Director, NPP Coordinator*

Jake Botticello, *Senior Associate, Triad Associates, Technical Assistance*

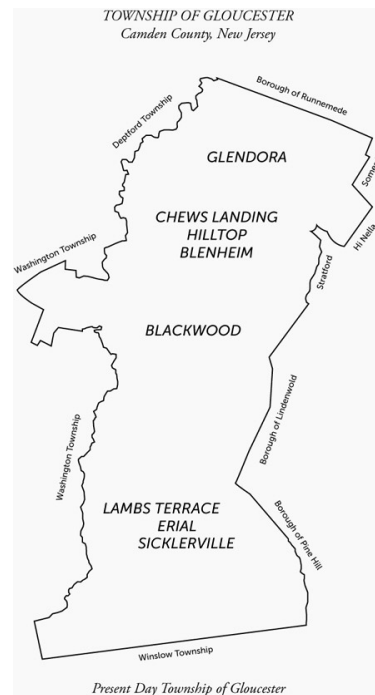
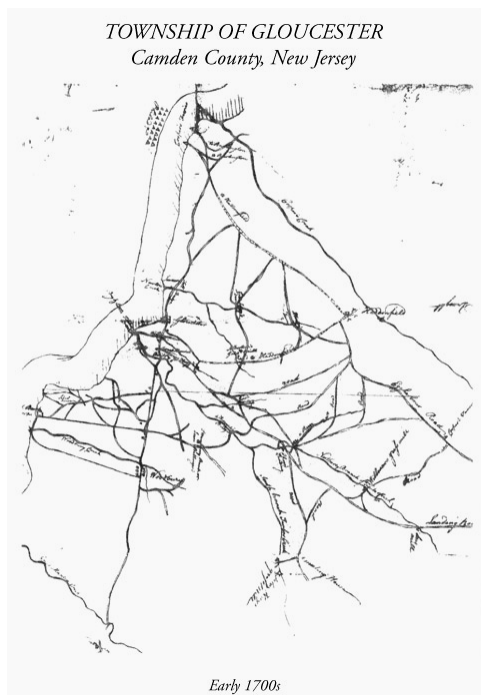
Historical Importance of Gloucester Township

The history of present-day Gloucester Township has its origins in the European exploration of the North American continent, immediately after its discovery by Christopher Columbus at the end of the fifteen century. Its initial history is connected to the colonial commercial ventures of English, Dutch, and Swedish entrepreneurs seeking their fortunes in fish, furs, timber, grain, and dairy products in the new world. The original settlers of Gloucester Township, members of the Lenape nation, were also key players in the new world's fur trade. The beaver and otter lived in the branches of Timber Creek and provided the Dutch with furs that clothed Europe.

The land and the people living along the Timber Creek Watershed, in present-day Gloucester Township, were an important part of the early colonial history of the United States of America. Gloucester Township's natural resources and its Native American, European, and African inhabitants were also a critical element in the political affairs and wars among these European powers, both here and across the Atlantic. (Fox, 2005)

Gloucester Township is one of the original townships that comprised Old Gloucester County. It became the county's first political subdivision in 1685. The boundaries of the county extended from the Delaware River to the Atlantic Ocean until 1683, when it was divided into two townships: Egg Harbor Township and Gloucester Township.

Gloucester Township, which took its name from the cathedral town of Gloucester on the banks of the Severn in England, was further subdivided into four smaller townships. On June 1, 1695, the township became one of the first New Jersey municipalities to incorporate; and in 1884, the township became part of the newly formed County of Camden.



Historic District of Blackwood Section of Gloucester Township

Downtown Blackwood section of Gloucester Township was added to the National Register of Historic Places on June 29, 1989. Through the streets lined with dwellings, churches, schools, and commercial buildings, the Blackwood Historic District convey the rich heritage of the oldest and largest village in Gloucester Township. Settled in the eighteen century, Blackwood, or Blackwoodown as it was called, thrived as a crossroads village along Black Horse Pike well into the nineteenth century, becoming an important local government and transportation center by 1830s. Subsequently, the advent of the railroad in 1891 ushered in a new era of development. First as summer homes and then as year-round residences, this village followed a pattern of residential growth that is representative of a broader trend, namely, the late nineteenth and early twentieth-century suburbanization of Camden County.



Gloucester Township has provided essential transportation routes between the Delaware River and the Atlantic Coast since its early period of settlement. Eventually improved as turnpikes, Camden and White Horse transversed the township's northwestern part; Camden and Blackwood,

which connected with the Williamstown turnpike at Blackwood, crossed through the southwestern part. This location along the major turnpikes was to make Blackwood an early stopover for travelers, while its proximity to the south branch of the Great Timber Creek and Blackwood Lake permitted Blackwood to develop into an industrial site by the first quarter of the eighteen century.

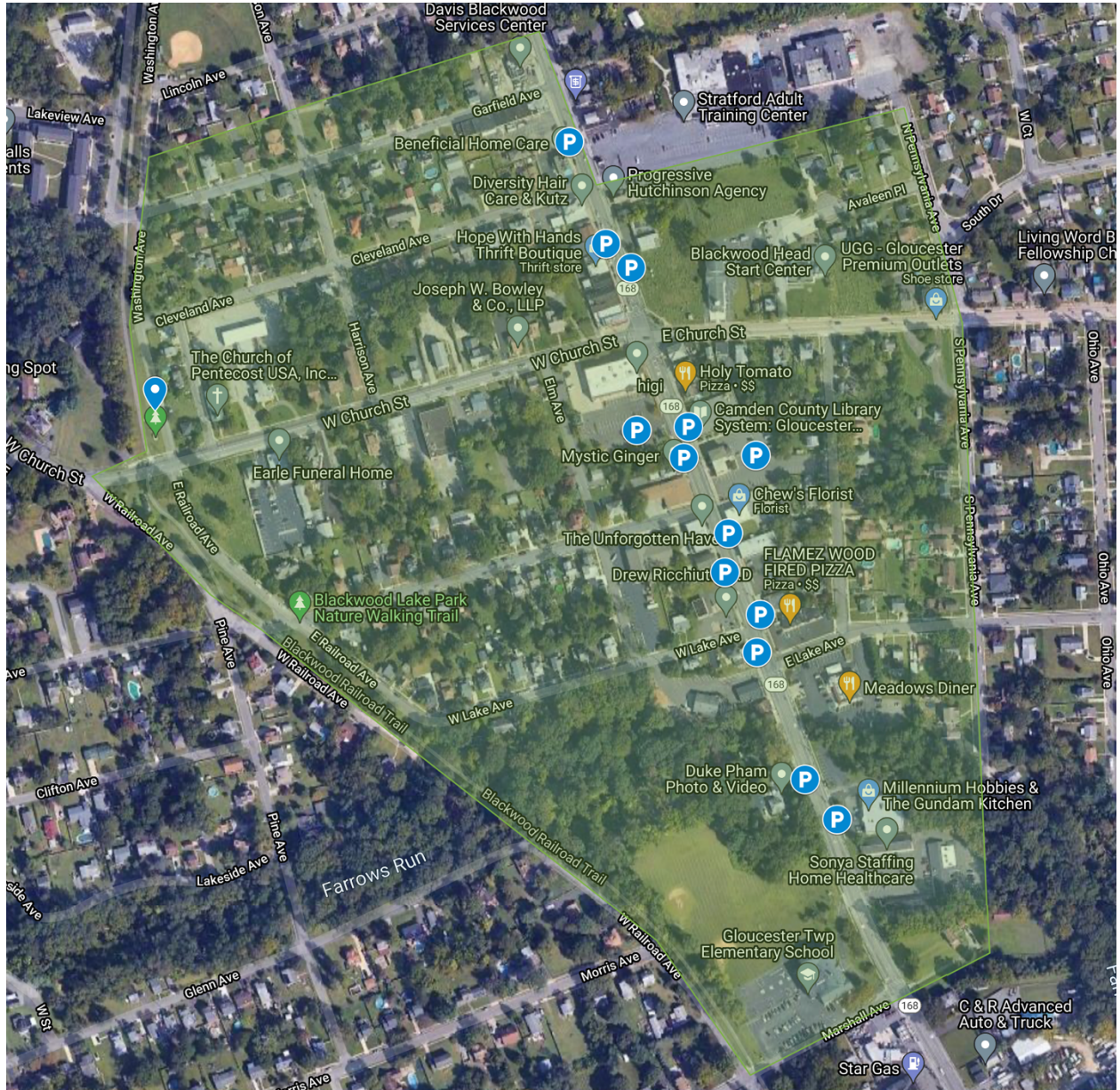


Timber Creek on Boat House Row.

The buildings in the Blackwood Historic District have undergone various alterations throughout the years, the most common being the application of the modern siding. Despite this and other modifications, the forms, scale, and styles are of sufficient integrity to convey the ongoing evolution and historic character of Downtown Blackwood section of Gloucester Township. (National Register of Historic Places)



Gloucester Township NPP District Boundaries



83 businesses
606 local jobs
233 housing units
565 residents
41.7 median age
\$69,567 average income
36,760 vehicles pass daily

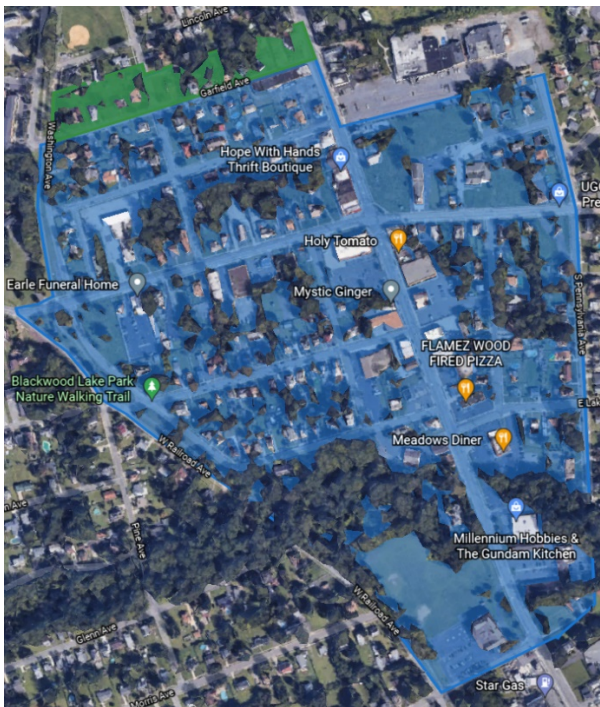
BOUNDARY MODIFICATION

After discussions with the Stakeholder Team, the Township, and members of the public, the district is requesting a modification to the northern border of the Arts District NPP Neighborhood.

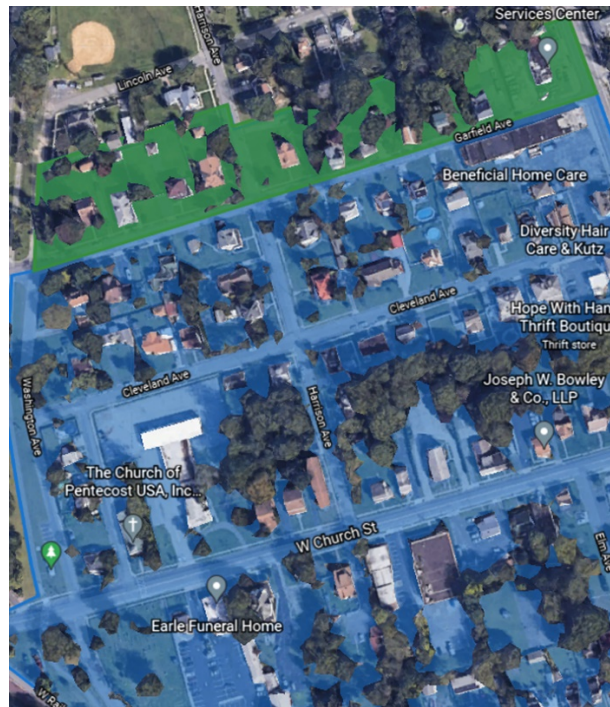
This expansion is simply to capture the houses on both side of Garfield Avenue, instead of just the southern side, as original proposed. There are several residents along that street that would like to contribute to the NPP district by way of volunteer hours, including one now-member of the Stakeholder Team. Additionally, the area has several historic homes that would be excellent subjects for Façade Renovation grants.

The expanded area is indicated in the below maps in green, while the blue area is the original district.

Arts District NPP Neighborhood



Zoomed Map of Modification



GLOUCESTER TOWNSHIP NPP DISTRICT ASSETS

Studio at Mainstage Center for the Arts



Mainstage Center for the Arts, began in 1989 when founder, Edward P. Fiscella, Jr., a teacher at the Glen Landing Middle School in Gloucester Township, answered the plea of his students to create a theater program that would encompass their long summer

vacation. With the help of co-founder, Joseph Bretschneider, also an educator, the Gloucester Township Board of Education and the Department of Recreation gave Ed Fiscella the go-ahead to create a Summer Stage program in Gloucester Township. Summer Stage became so successful that it spawned demands for year-round arts programming for youth and families. Mainstage Center for the Arts was incorporated in 1994 as the Gloucester Township Center for the Arts, a 501 (c) (3) private non-profit. In 1997, the organization started to have a large regional impact with the audiences and participants coming from all over the South Jersey area and the center changed name to “Mainstage Center for the Arts”. Mainstage formed mutually beneficial partnerships with the Gloucester Township School System, Camden County College, and others, in order to have access to performance venues.

Mainstage’s programs now reach an annual audience of over 25,000 and serve over 1,200 children directly through classes and workshops. An ever-larger base of young people is reached through in-school assemblies and educational outreach, averaging 750 children a program.

Library, Gloucester Township Branch



The Gloucester Township Library was established in 1957 in a room of the old Gloucester Township School which began as a PTA project operated by volunteers. As the township grew and changed, the library made a move to the courtroom of the old municipal building located on Church Street. Then in 1970, following a 10-year fund raising campaign by the Blackwood Rotary Club, a building was opened on Blackwood-Clementon Road.

During December 1976, the library became a part of the Camden County Library System. With the population still on the rise, the Blackwood Rotary gave permission for the building to be sold and the proceeds donated towards a new facility. An agreement with the Township of Gloucester and Camden County was reached where the Township provided the building and Camden County would provide services and material. The new branch opened in May 1989 on the Black Horse Pike.

Holy Tomato Pies Pizzeria

Holy Tomato Pie is Gloucester Township's 2016 Small Business of the Year Award winner. "A pizzeria with pizzazz," this local gem is a favorite affair! The owners have made Holy Tomato Pies into one of the South Jersey's most beloved pizzerias. They serve fresh delicious salads, desserts, and lure patrons from all over with its artisanal specialty pizzas.



Shana's Wild Fig



An upscale restaurant serving New American cuisine with a special gourmet touch. Patrons can reserve the restaurant for a private event with custom menus, cocktail areas for appetizes, live music, and more.

Mystic Ginger Hair Salon and Apothecary



A chic, retro-style organic hair studio and local artisan boutique featuring handcrafted herbal apothecary products, jewelry, and pottery.

Gloucester Township Bike Share Kiosk



The Bike Share Kiosk is located at the corner of W Church Street and Washington Avenue next to the Health and Fitness Trail. The kiosk features ten bicycles that are secured with Bluetooth locks. In order to ride a bike residents must first download and sign up for an app called Movatic on their smart phones. Once the registration is complete, riders are given a code to unlock a bicycle. The bikes are free to ride and are one of the most favorite amenities of the Township

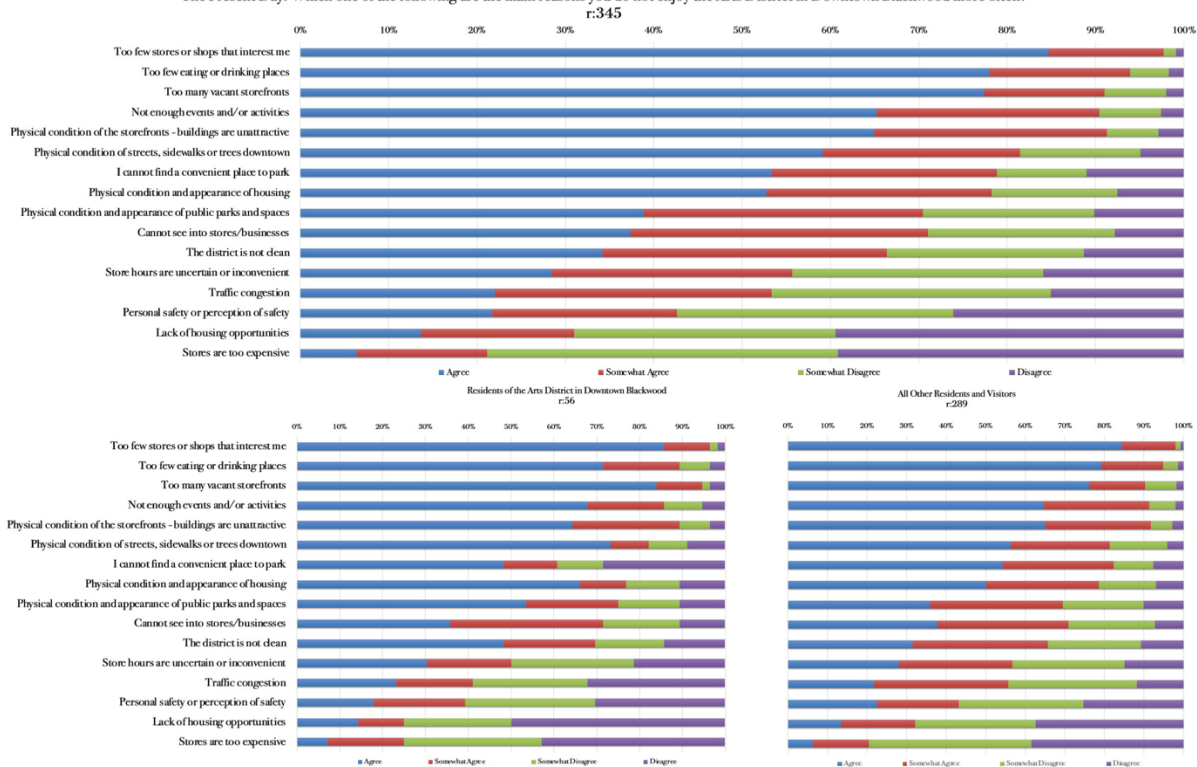
GLOUCESTER TOWNSHIP NPP DISTRICT CHALLENGES

As seen from the community survey analytics below, the major challenges of district are lack of stores, shops, and dining establishments, and unattractive vacant buildings. Another significant challenge is public parking.

In addition to the challenges identified above, the district has also struggled with economic advancement. For years, the area has failed to maintain a variety of businesses or attract new developers. The onset of the COVID-19 pandemic only worsened this trend, causing acute hardship to several of the anchor businesses in the area. The pandemic also destroyed what little pedestrian traffic there was along the Pike, as government mandates forced people to stay at home.



The Present Day: Which one of the following are the main reasons you do not enjoy the Arts District in Downtown Blackwood more often?



Given the results of the community engagement survey and focus group meetings, the undeniable strength of the district is the passion and desire of the residents to see it thrive. As mentioned earlier, Blackwood section of Gloucester Township used to be one of the largest villages of the community with strong retail and service presence that attracted visitors from everywhere. It is the local pride and the support from the municipality, small business owners, residents, stakeholders and NPP partners,

[illegible]

GLOUCESTER TOWNSHIP NEIGHBORHOOD PRESERVATION PROGRAM MARKET ASSESSEMENT

The NPP Area in Gloucester Township is encompassed by two Census Tracts. North of Church St. is Tract 6083.03, and south of Church St. is Tract 6113.00. These tracts are located in the heart of the village of Blackwood, as shown on the figure to the left. The NPP Area is just slightly northwest of the center of the Township and is traversed by the highly commercialized Blackhorse Pike Corridor as seen in Figure 2 below. The NPP Area in Blackwood contains approximately 82

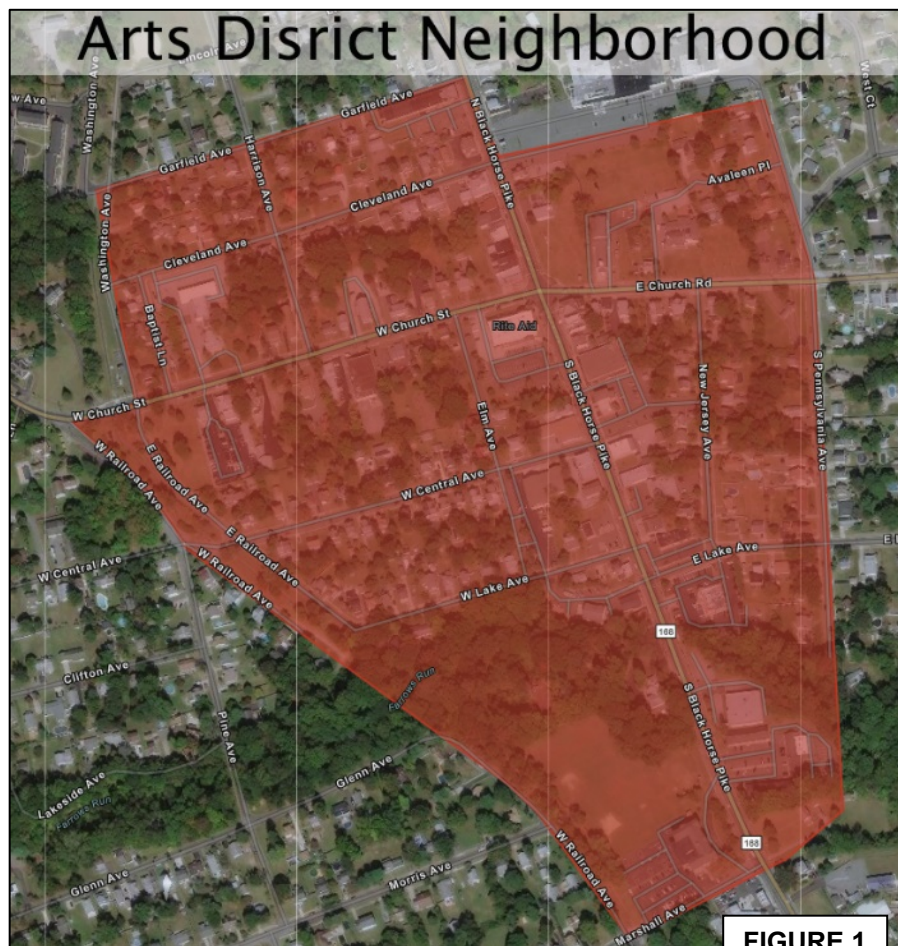


FIGURE 1

businesses, over half of which are either retail or service establishments. These businesses represent 6.2% of all businesses in the Township. The population of the NPP Area is 523 residents, or less than 1% of the Township's population of 64,371.

The purpose of this market profile is to determine whether there are gaps in the business composition of the NPP Area and if so, which business sectors might be strengthened to enhance the commercial viability of Blackwood. To accomplish this, a detailed breakdown of businesses in the NPP Area was compared with a similar breakdown of businesses in the Township. This comparison helps to define the extent to which there may be a specialization of business activity in the NPP Area that could be expanded.

The following table provides this comparison. Specifically, the table examines the numbers of businesses by sector and their relationships to the total number of businesses in that jurisdiction. The “Location Quotient” measures this comparison between NPP Area businesses relative to the Township.

As can be seen from this table, the sectors of greatest specialization in the NPP Area are agriculture, construction, and government. The sector least specialized is retail trade, which is surprising given that Blackwood is a village where retail trade should be dominant.

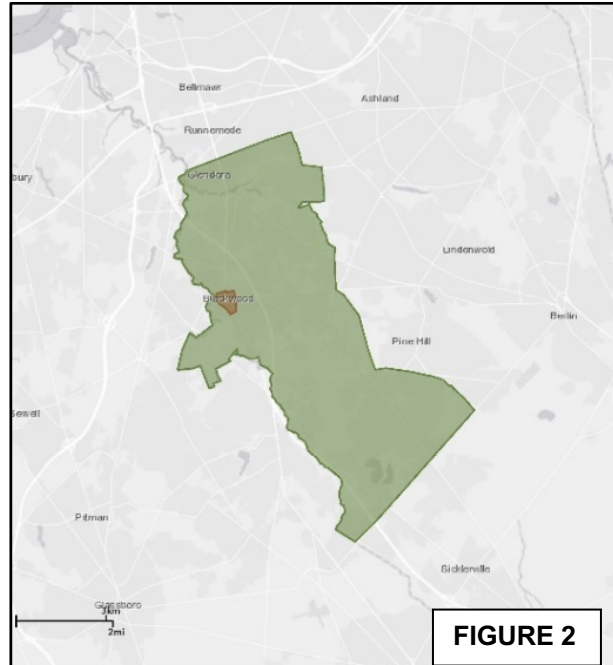


FIGURE 2

BUSINESS SECTOR	NPP AREA		GLOUCESTER TOWNSHIP		LOCATION QUOTIENT
	# Of Businesses	% Of Total Businesses	# Of Businesses	% Of Total Businesses	
Agriculture & Mining	3	3.6%	29	2.2%	1.7
Construction	10	12.2%	114	8.4%	1.5
Manufacturing	2	2.5%	33	2.4%	1.0
Transportation	2	2.5%	33	2.4%	1.0
Communication	1	1.2%	17	1.3%	0.9
Utilities	0	0.0%	3	0.2%	0.0
Wholesale Trade	3	3.6%	36	2.7%	1.3
Retail Trade	12	14.6%	369	27.7%	0.5
Finance, Insurance, Real Estate	9	11.0%	110	8.2%	1.3
Services	34	41.6%	511	38.0%	1.1
Government	3	3.6%	32	2.3%	1.6
Unclassified	3	3.6%	56	4.2%	0.9
TOTALS	82	100.0%	1,343	100.0%	1.0

Source: ESRI 2021

Given the relative weakness of retail trade in the NPP Area, the two tables on the following page examines consumer purchasing power in the retail market for both the NPP Area and the entire Township. This contrast shows the purchasing power of local residents and illustrates where consumer purchases are being lost to businesses outside of the respective jurisdictions.

As shown in the tables, there is leakage of consumer dollars from both the NPP Area and the Township to other jurisdictions, (where purchases exceed annual sales). These patterns are typical of a large suburban area, where purchases generally fall outside of the municipal jurisdiction as people travel to and from work and other destinations in and around the suburban region.

A more refined look at retail activity can be made by examining travel times as they relate to the NPP Area. The Map on page 4 illustrates those travel times. There are two travel times delineated – the tighter boundary is for 10-minute travel time and the larger boundary encompasses a 20-minute travel time. The 10-minute boundary suggests travel for convenience items and the 20-minute travel boundary suggests travel time for more substantial purchases.

YEAR-ROUND CONSUMER PURCHASING PATTERNS

Business Sector	NPP Area Consumer Dollars		Township-wide Consumer Dollars	
	Leakage	Surplus	Leakage	Surplus
Motor Vehicle & Parts Dealers	✓		✓	
Furniture & Home Furnishings	✓		✓	
Electronics & Appliances	✓		✓	
Building Materials, Garden & Supplies	✓		✓	
Food & Beverage Stores	✓			✓
Health & Personal Care Stores		✓	✓	
Gasoline Stations	✓		✓	
Clothing & Clothing Accessory Stores	✓		✓	
Sporting Goods, Hobbies & Book Stores	✓		✓	
General Merchandise Stores	✓			✓
Miscellaneous Retailers		✓		✓
Non-Store Retailers	✓		✓	
Food Services & Drinking Establishments		✓	✓	

Source: ESRI Business Analyst, 2021

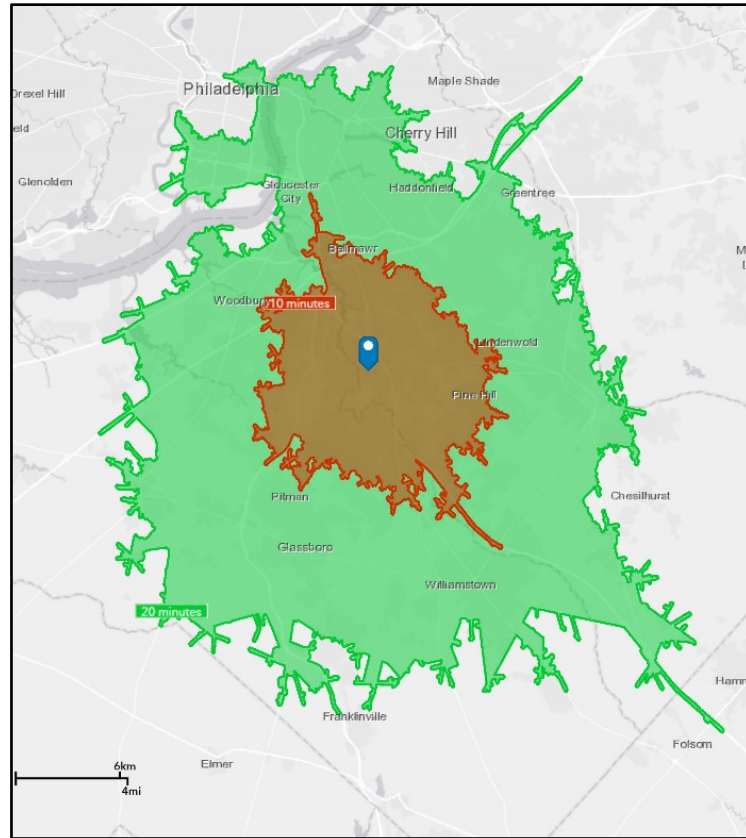
LEAKAGE OF CONSUMER PURCHASES BY SECTOR

BUSINESS SECTOR	CURRENT DEMAND	CURRENT SALES
Motor Vehicle & Parts Dealers	\$176,398,698	\$51,867,058
Furniture & Home Furnishings	\$34,791,179	\$4,930,469
Electronics & Appliances	\$33,711,053	\$4,258,336
Building Materials, Garden & Supplies	\$55,246,318	\$33,005,393
Food & Beverage Stores	\$152,749,032	\$197,732,219
Health & Personal Care Stores	\$62,257,591	\$57,592,668
Gasoline Stations	\$81,813,809	\$19,711,309
Clothing & Clothing Accessory Stores	\$64,106,871	\$57,231,084
Sporting Goods, Hobbies & Book Stores	\$26,575,527	\$9,558,021
General Merchandise Stores	\$127,824,450	\$138,185,096
Miscellaneous Retailers	\$32,907,002	\$88,959,559
Non-Store Retailers	\$14,942,907	\$2,528,690
Food Services & Drinking Establishments	92,339,224	\$79,387,108

THE TRAVEL TIME ASSESSMENT

An examination of the 10- and 20-minute drive times from the NPP Area presents a very different picture. As seen on the map the ten-minute drive time from Blackwood extends north to Bellmawr; east to Lindenwold; west to Woodbury/Pitman; and south to various points on NJ Route 42. The 20-minute drive time radius is much larger.

10 AND 20-MINUTE DRIVE TIMES FROM BLACKWOOD NPP



Within these two drive time radii, there are a number of retail sectors that are not fully served – meaning where there is greater demand for consumer goods than supply. In some cases, these numbers are substantial and point to possible retail sectors that could generate business within the NPP Area. They include the sectors identified on the following table.

CONSUMER DEMAND GAPS BY TRAVEL TIME

RETAIL SECTOR	10 MINUTE TRAVEL TIME GAP	20 MINUTE TRAVEL TIME GAP
Motor Vehicle & Parts Dealers	No Consumer Gap	\$91,704,610
Automobile Dealers	No Consumer Gap	\$112,676,681
Non-automobile Motor Vehicle Dealers	\$10,511,863	No Consumer Gap
Home Furnishing Stores	\$9,829,312	\$72,422,428
Electronics and Appliance Stores	\$7,354,742	\$134,484,054
Grocery Stores	\$42,708,034	No Consumer Gap
Beer, Wine & Liquor Stores	\$12,841,335	No Consumer Gap
Health and Personal Care Stores	\$20,286,663	\$117,644,658
Gasoline Stations	\$58,530,601	\$160,766,739
Jewelry, Luggage and Leather Goods Stores	\$2,341,424	No Consumer Gap

Book, Periodical, and Music Stores	\$631,558	No Consumer Gap
Other General Merchandise	No Consumer Gap	\$27,419,363
Florists	\$2,310,096	\$8,763,401
Office Supplies, Stationary, & Gift Stores	\$1,824,046	\$14,130,233
Electronic Shopping & Mail Order Houses	\$18,794,190	\$76,821,361
Direct Selling Establishments	\$3,300,389	\$21,075,794
Restaurants and Other Eating Places	No Consumer Gap	\$8,382,519

Source: ESRI 2021. The Green Highlighted Areas are those sectors where consumer demand outpaces retail sales within both the 10- and 20-minute drive times.

SUMMARY

This analysis presents only a broad-brush examination of NPP Market potential. As is the situation with all new businesses and investments, considerably more investigation needs to be done on a case-by-case basis. The table above illustrates sectors where there is potential for new business activity. With the appropriate level of additional research, creativity, and entrepreneurship new investment and/or redevelopment of existing properties can be promoted. The fact that the Township would like to see the NPP be a focus for the arts provides further clarification on the types of businesses that might be fits in this area.

STRATEGY AND GOALS

The analysis of the data and the feedback from the NPP District Team yielded numerous tangible projects to be worked on and completed in the Year 1.

Year 1 Project Budget – Revised – April 12, 2022				
Project	NPP	Township	Other	Total
Designate spaces in Rite Aid parking lot as public parking	\$2,500	\$1,000		\$3,500
Designate spaces in Library parking lot as public parking	\$2,500	\$1,000		\$3,500
Blade signs to help identify businesses and organizations	\$5,000			\$5,000
Façade Grants for Businesses (6)	\$30,000			\$30,000
Streetscape Improvements	\$5,000	\$2,000		\$7,000
Harwan Park Improvements	\$5,000	\$1,000		\$6,000
Identify weaknesses in business mix and aid with recruitment	\$5,000			\$5,000
Website to highlight the area and host real estate offerings	\$500	\$500		\$1,000
Temporary Vinyl Artwork for Vacant Buildings	\$5,000			\$5,000
Façade Grants for Homeowners (3)	\$10,000	\$25,000		\$35,000
Performing Arts Advisory Team & related activities	\$500			\$500
Pop-up Shop Setups & Marketing	\$4,000			\$4,000
Bank Building Façade Renovations	\$25,000	\$175,000	\$450,000	\$650,000
NPP Program Coordination	\$25,000			\$25,000
Total	\$125,000	\$205,500	\$450,000	\$780,500

Note: although the Township received \$125,000, \$25,000 of the grant is for the administrative costs, matched by \$25,000 from the Township – also for administration.

PROJECT ALIGNMENT WITH NPP VALUES

The Stakeholder Team was careful to ensure that planned projects aligned with the four core values of the NPP program. The below chart shows project alignment with these NPP core tenets.

Implementation Plan Alignment with NPP Values				
Implementation Plan Project	NPP Program Value			
	Place	Economic	Social	Civic
Designate spots in Rite Aid parking lot as public parking	X	X		
Designate spots in Library parking lot as public parking	X	X		
Blade signs to help identify businesses and organizations	X	X		
Façade Grants for Businesses (6)	X	X		
Streetscape Improvements	X		X	X
Harwan Park Improvements	X		X	X
Identify weaknesses in business mix and aid with recruitment		X		X
Website to highlight the area and host real estate offerings	X	X	X	X
Temporary Vinyl Artwork for Vacant Buildings	X	X		
Façade Grants for Homeowners (3)	X		X	X
Performing Arts Advisory Team & related activities	X		X	X
Pop-up Shop Setups & Marketing		X	X	
Bank Building Façade Renovations	X	X	X	X

BUDGETS FOR YEAR 2-5

The Stakeholder Team has set broad goals for the district after the first year. They would like to continue several programs, as well as introduce a District Branding initiative.

Below are estimated, projected project budgets for Year 2 through Year 5. It is anticipated that these budgets will change dramatically prior to implementation.

Year 2 Project Budget				
Project	NPP	Township	Other	Total
Blade signs to help identify businesses and organizations	\$5,000			\$5,000
Façade Grants for Businesses (6)	\$30,000			\$30,000
Streetscape Improvements	\$5,000	\$2,000		\$7,000
Business recruitment	\$5,000			\$5,000
District branding	\$25,000			\$25,000
Façade Grants for Homeowners (3)	\$15,000	\$25,000		\$40,000
Other projects	\$21,000			\$21,000
Administration	\$19,000			\$19,000
Total	\$125,000	\$27,000	\$0	\$152,000

Year 3 Project Budget				
Project	NPP	Township	Other	Total
Blade signs to help identify businesses and organizations	\$5,000			\$5,000
Façade Grants for Businesses (6)	\$30,000			\$30,000
Streetscape Improvements	\$5,000	\$2,000		\$7,000
Business recruitment	\$5,000			\$5,000
Façade Grants for Homeowners (3)	\$15,000	\$25,000		\$40,000
Other projects	\$46,000			\$46,000
Administration	\$19,000			\$19,000
Total	\$125,000	\$27,000	\$0	\$152,000

Year 4 Project Budget				
Project	NPP	Township	Other	Total
Blade signs to help identify businesses and organizations	\$5,000			\$5,000
Façade Grants for Businesses (6)	\$30,000			\$30,000
Streetscape Improvements	\$5,000	\$2,000		\$7,000
Business recruitment	\$5,000			\$5,000
Façade Grants for Homeowners (3)	\$15,000	\$25,000		\$40,000
Other projects	\$46,000			\$46,000
Administration	\$19,000			\$19,000
Total	\$125,000	\$27,000	\$0	\$152,000

Year 5 Project Budget				
Project	NPP	Township	Other	Total
Blade signs to help identify businesses and organizations	\$5,000			\$5,000
Façade Grants for Businesses (6)	\$30,000			\$30,000
Streetscape Improvements	\$5,000	\$2,000		\$7,000
Business recruitment	\$5,000			\$5,000
Façade Grants for Homeowners (3)	\$15,000	\$25,000		\$40,000
Other projects	\$46,000			\$46,000
Administration	\$19,000			\$19,000
Total	\$125,000	\$27,000	\$0	\$152,000

PARKING

The parking is one of the challenges of the Gloucester Township Arts District. To address the parking problem, NPP District Team decided to allocate \$5,000 for public parking signage to be installed at the Right Aid parking lot (The Township owns several parking spots of the lot) and Mainstage/Library lot.

2022 Timeline:

March – design the public parking signs

April, May – produce and install the signage

BLADE SIGNS

Blade signs enhance the appearance of a business property, serve as business identification, and help maintain a unified “look and feel” of the area. All new blade signs will require to obtain a Certificate of Appropriateness and a Building Permit. A Certificate of Appropriateness is a document stating that the proposed work is appropriate for the historic district and meets the criteria in the local code.

2022 Timeline:

March, April – finalize guidelines for design and requirements and of the blade signs

May – award blade signs to the interested businesses

June- August – produce and install the signs

FAÇADE GRANTS FOR BUSINESSES

Six businesses will receive a \$5,000 (\$30,000 in total) grant for façade renovations. These grants will be distributed on the first-come, first-serve basis. The grant application will be posted online with marketing and advertisement being done prior to the date and time of the application release which will be available on the website. Façade renovations conducted under this project will seek to adhere to NPP Storefront & Facade Design Standards.

2022 Timeline:

March, April – finalize guidelines for façade grants according to NPP guidelines

May – market availability of the façade grants to the business owners

June – award the façade grants

July, August, September – façade improvements implementation

STREETSCAPE IMPROVEMENTS

A regular clean-up and beautification of the streets with plants throughout the district will make the area more inviting to both pedestrian and vehicular traffic and will signal the drivers to slow down or stop and get out of their cars.

2022 Timeline:

January-December – Public Works Clean Communities will provide street and pedestrian cleaning services in the NPP District area.

May – install flowerpots along the Black Horse Pike (might consider purchasing self-watering pots for easy maintenance)

IMPROVEMENTS TO HARWAN PARK

The NPP District Team allocated funds for improving the “curb appeal” of Harwan Park. The Library and Mainstage are set to hold events at the park. Events such as “Story Time” and other activities will be reflected on the calendar located on the GT NPP website.

2022 Timeline:

March-May – work with Gloucester Township Public Works Department on improving cleanliness, accessibility and landscape of the park.

RECRUITMENT EFFORTS TO ATTAIN DESIRED BUSINESS MIX

These funds will go to professionals for studies to identify the desired businesses, design marketing materials to appeal to the prospective business owners, and for marketing campaign and outreach.

2022 Timeline:

March- May –work on obtaining professional studies and research

June – December – ongoing outreach to potential business owners

WEBSITE DEVELOPMENT

The NPP District website has been developed and is now live. The goal of the website is to highlight the main attractions of the district, provide business resources, update residents on the NPP progress, and showcase available real estate.

2022 Timeline:

January – the website is live, updated and maintained by the NPP Coordinator

INSTALL TEMPORARY VINYL ARTWORK ON VACANT BUILDINGS

Temporary vinyl artwork is an excellent way to dress up vacant buildings and add color to the neighborhood. It can promote the district and enhance the area's curb appeal.

2022 Timeline:

March, April – design and produce the artwork

April, May – install the artwork on vacant buildings

FAÇADE GRANTS FOR HOMEOWNERS

Three homes will receive a \$5,000 (\$15,000 in total) grant for façade renovations. These grants will be distributed on the first-come, first-serve basis. The grant application will be posted online with marketing and advertisement being done prior to the date and time of the application release which will be available on the website.

2022 Timeline:

March, April – finalize guidelines for façade grants according to NPP guidelines

May – market availability of the façade grants to the homeowners

June – award the façade grants

July, August, September – façade improvements implementation

PERFORMING ARTS ADVISORY TEAM AND RELATED ACTIVITIES

To attract visitors to the area, the NPP Team would like to see regularly scheduled events happening in the district throughout the warmer months of the year. Farmers markets, arts markets, story times in the park, Mainstage events, pop-up vendor activities and such will be reflected in the district’s calendar located on the NPP website. An advisory team will be formed and in charge of the events schedule.

2022 Timeline:

March, April – form the advisory

May – October – schedule events

POP-UP SHOPS SET UP AND MARKETING

Pop-up retail, also known as pop-up store or flash retailing, is a trend of opening short-term sales spaces that are temporary and usually last only a few days. They create a unique and engaging shopping experience and provide visitors with an exciting and innovative attraction. The NPP grant funds are allocated for equipment such as tables and shading, and the event is thought to be held on the corner of Church Street and Black Horse Pike.

2022 Timeline:

March, April – buy the necessary equipment for the pop-up shops; promotion and marketing

May- October – host pop-up shops

BANK BUILDING FAÇADE RENOVATIONS

Gloucester Township is in the process of applying for funding to acquire the historic bank building at the corner of Church Street and the Black Horse Pike. As a result, a portion of the Year 1 budget is dedicated to restoring the facade of this once grandiose, beautiful building.

Built over a century ago (est. 1911), this 6685 square-foot historic building will serve as a much-needed Community and Arts Center, a “shared space” where Gloucester Township residents and entities such as, but not limited to, the Library and Mainstage Center for Performance Arts, will hold their events and other happenings. Local artists’ exhibitions, community classes, non-profit organizations’ meetings and events can take place at the Gloucester Township Community

and Arts Center which will become the pinnacle and a community hub of the Gloucester Township Arts District in Downtown Blackwood.

The proposed Gloucester Township Community and Arts Center will:

- Provide the indoor space for community events
- Provide the space for a Black Box Theater that will draw people to the Arts District in Downtown Blackwood
- Provide a space for life-skills classes to be held for low- to moderate-income residents
- Provide a space for meetings and events of local volunteer groups and organizations
- Provide a much-desired space for Mainstage and library events
- Provide a free community access to the internet and local information
- Eliminate one of the abandoned buildings deemed an eye sore of the Gloucester Township Arts Districts
- And finally – heighten historic preservation!

According to New Jersey Historic Preservation Ordinance Revision (Ordinance No. 2183) “Historic buildings and sites have intrinsic value. They tell the story of our past and contribute to the culture and aesthetic of a community. Built from higher quality natural materials, these buildings have withstood the test of time and are more environmentally and structurally sound when maintained. Economically, historic preservation gives people a “sense of place,” attracting residents and visitors alike. In downtowns across the country, people cite “distinctiveness,” “charm” and “character” as reasons for visiting and spending money in these communities.”

These objectives align with the core values of the Neighborhood Preservation Program, which is designed to increase place, economic, civic, and social value.

Community centers are important hubs across the country that give people an opportunity to socialize, recreate, volunteer, learn, get social support, and access various services. They boost local economies and revitalize communities. People are drawn to convenient and affordable access to services; consequently, such centers boost neighborhood property values.

Benefits of community centers:

- Unite a community. Community centers provide a place for the community to connect and socialize
- Offer educational opportunities for children and adults
- Share valuable information on happenings around town
- Positively impact the lives of residents of all age groups by providing physical, educational, creative, and other activities
- Encourage creativity and arts culture by providing free arts and crafts classes
- Provide unique and much-needed facilities. People are able to organize social and family events by renting community center spaces. Local volunteer groups and organizations are also able to use the center to host their meetings and events.

Currently Gloucester Township does not have a community center and establishing one will undoubtedly yield the above-mentioned benefits to the community as a whole.

Acquiring the former First National Bank and turning it into the Gloucester Township Community and Arts Center will bring a visible and tangible change and address the real needs and aspirations of the Gloucester Township's Arts District stakeholders, including residents, business owners, and other members of the Gloucester Township community.

The former First National Bank building features an impressive stone and brick classical architecture representative of the early 20th century. Stone buildings can last for centuries if maintained properly, meaning that future generations will be able to enjoy this amazing structure that brings such a sense of community to Gloucester Township!

As seen from the old-time photos, the First National Bank is listed as "Some of the Prominent Buildings" in Gloucester Township. Attached are



other photos that depict the historic importance of this institution in the beginning of the 20th century.



Blackwood Victory Arch



Erected in 1919 to honor those who served in WWI. Located on the NORTH SIDE OF the Black Horse Pike and Church St. Note Horse + Buggy parked in front of Bank, thought to be from Batchlors Meat Market. Photo looking south on Black Horse Pike

DATA SETS



Executive Summary

Polygon
Area: 0.15 square miles

Prepared by Esri

Population

2000 Population	574
2010 Population	524
2021 Population	523
2026 Population	522
2000-2010 Annual Rate	-0.91%
2010-2021 Annual Rate	-0.02%
2021-2026 Annual Rate	-0.04%
2021 Male Population	49.5%
2021 Female Population	50.5%
2021 Median Age	41.7

In the identified area, the current year population is 523. In 2010, the Census count in the area was 524. The rate of change since 2010 was -0.02% annually. The five-year projection for the population in the area is 522 representing a change of -0.04% annually from 2021 to 2026. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 41.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	83.6%
2021 Black Alone	9.4%
2021 American Indian/Alaska Native Alone	0.0%
2021 Asian Alone	2.7%
2021 Pacific Islander Alone	0.0%
2021 Other Race	1.7%
2021 Two or More Races	2.7%
2021 Hispanic Origin (Any Race)	8.0%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.7 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	59
2000 Households	216
2010 Households	197
2021 Total Households	198
2026 Total Households	197
2000-2010 Annual Rate	-0.92%
2010-2021 Annual Rate	0.05%
2021-2026 Annual Rate	-0.10%
2021 Average Household Size	2.64

The household count in this area has changed from 197 in 2010 to 198 in the current year, a change of 0.05% annually. The five-year projection of households is 197, a change of -0.10% annually from the current year total. Average household size is currently 2.64, compared to 2.66 in the year 2010. The number of families in the current year is 137 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

February 09, 2022



Executive Summary

Polygon
Area: 0.15 square miles

Prepared by Esri

Mortgage Income

2021 Percent of Income for Mortgage	13.7%
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Median Household Income

2021 Median Household Income	\$55,154
2026 Median Household Income	\$61,545
2021-2026 Annual Rate	2.22%

Average Household Income

2021 Average Household Income	\$69,567
2026 Average Household Income	\$77,950
2021-2026 Annual Rate	2.30%

Per Capita Income

2021 Per Capita Income	\$26,816
2026 Per Capita Income	\$29,955
2021-2026 Annual Rate	2.24%

Households by Income

Current median household income is \$55,154 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$61,545 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$69,567 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$77,950 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$26,816 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,955 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index	109
2000 Total Housing Units	226
2000 Owner Occupied Housing Units	128
2000 Renter Occupied Housing Units	88
2000 Vacant Housing Units	10
2010 Total Housing Units	212
2010 Owner Occupied Housing Units	148
2010 Renter Occupied Housing Units	49
2010 Vacant Housing Units	15
2021 Total Housing Units	212
2021 Owner Occupied Housing Units	154
2021 Renter Occupied Housing Units	44
2021 Vacant Housing Units	14
2026 Total Housing Units	213
2026 Owner Occupied Housing Units	155
2026 Renter Occupied Housing Units	42
2026 Vacant Housing Units	16

Currently, 72.6% of the 212 housing units in the area are owner occupied; 20.8%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 212 housing units in the area - 69.8% owner occupied, 23.1% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 0.00%. Median home value in the area is \$179,795, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.79% annually to \$196,429.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

February 09, 2022



Traffic Count Profile

Polygon
Area: 0.15 square miles

Prepared by Esri

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13	East Church Street	S Black Horse Pike (0.02 miles W)	2017	12,857
0.14	W Church St	Harrison Ave (0.03 miles E)	2011	10,560
0.17	S Black Horse Pike	E Lake Ave (0.07 miles NW)	2017	13,343

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2021 Kalibrate Technologies (Q4 2021).

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Page 1 of 1



ACS Housing Summary

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	565		155	■
Total Households	214		46	■
Total Housing Units	233		40	■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	133	100.0%	38	■
Housing units with a mortgage/contract to purchase/similar debt	81	60.9%	35	■
Second mortgage only	1	0.8%	7	■
Home equity loan only	6	4.5%	16	■
Both second mortgage and home equity loan	0	0.0%	0	■
No second mortgage and no home equity loan	74	55.6%	33	■
Housing units without a mortgage	52	39.1%	27	■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$170,279		\$112,364	■
Housing units without a mortgage	\$178,044		\$147,526	■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	133	100.0%	38	■
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	0	0.0%	0	■
10.0 to 14.9 percent	11	8.3%	16	■
15.0 to 19.9 percent	16	12.0%	28	■
20.0 to 24.9 percent	12	9.0%	14	■
25.0 to 29.9 percent	12	9.0%	28	■
30.0 to 34.9 percent	12	9.0%	28	■
35.0 to 39.9 percent	3	2.3%	14	■
40.0 to 49.9 percent	9	6.8%	18	■
50.0 percent or more	5	3.8%	14	■
Not computed	2	1.5%	6	■
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	4	3.0%	17	■
10.0 to 14.9 percent	11	8.3%	14	■
15.0 to 19.9 percent	10	7.5%	17	■
20.0 to 24.9 percent	8	6.0%	16	■
25.0 to 29.9 percent	3	2.3%	7	■
30.0 to 34.9 percent	0	0.0%	0	■
35.0 to 39.9 percent	4	3.0%	24	■
40.0 to 49.9 percent	6	4.5%	16	■
50.0 percent or more	5	3.8%	26	■
Not computed	2	1.5%	11	■

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ high ■ medium ■ low

February 09, 2022



ACS Housing Summary

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	81	100.0%	66	Low
With cash rent	79	97.5%	67	Low
Less than \$100	0	0.0%	0	
\$100 to \$149	4	4.9%	49	Low
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	0	
\$250 to \$299	0	0.0%	0	
\$300 to \$349	0	0.0%	0	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	0	0.0%	0	
\$450 to \$499	0	0.0%	0	
\$500 to \$549	2	2.5%	23	Low
\$550 to \$599	2	2.5%	27	Low
\$600 to \$649	0	0.0%	0	
\$650 to \$699	0	0.0%	0	
\$700 to \$749	6	7.4%	43	Low
\$750 to \$799	11	13.6%	48	Low
\$800 to \$899	12	14.8%	72	Low
\$900 to \$999	14	17.3%	63	Low
\$1,000 to \$1,249	12	14.8%	43	Low
\$1,250 to \$1,499	3	3.7%	24	Low
\$1,500 to \$1,999	12	14.8%	22	Low
\$2,000 to \$2,499	3	3.7%	35	Low
\$2,500 to \$2,999	0	0.0%	0	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	0	0.0%	0	
No cash rent	1	1.2%	9	Low
Median Contract Rent	\$925		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	81	100.0%	66	Low
Pay extra for one or more utilities	75	92.6%	69	Low
No extra payment for any utilities	6	7.4%	23	Low

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High medium Low

February 09, 2022



ACS Housing Summary

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	81	100.0%	66	■
With cash rent:	79	97.5%	67	■
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	0	0.0%	0	
\$200 to \$249	0	0.0%	0	
\$250 to \$299	4	4.9%	49	■
\$300 to \$349	0	0.0%	0	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	0	0.0%	0	
\$450 to \$499	0	0.0%	0	
\$500 to \$549	0	0.0%	0	
\$550 to \$599	2	2.5%	23	■
\$600 to \$649	2	2.5%	27	■
\$650 to \$699	0	0.0%	0	
\$700 to \$749	0	0.0%	0	
\$750 to \$799	3	3.7%	15	■
\$800 to \$899	12	14.8%	74	■
\$900 to \$999	6	7.4%	44	■
\$1,000 to \$1,249	20	24.7%	46	■
\$1,250 to \$1,499	14	17.3%	31	■
\$1,500 to \$1,999	10	12.3%	29	■
\$2,000 to \$2,499	3	3.7%	14	■
\$2,500 to \$2,999	3	3.7%	35	■
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	0	0.0%	0	
No cash rent	1	1.2%	9	■
Median Gross Rent	\$1,131		N/A	■
Average Gross Rent	N/A		N/A	■

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ high ■ medium ■ low

February 09, 2022



ACS Housing Summary

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	233	100.0%	40	High
1, detached	159	68.2%	43	Medium
1, attached	6	2.6%	53	Low
2	33	14.2%	42	Low
3 or 4	11	4.7%	75	Low
5 to 9	7	3.0%	56	Low
10 to 19	5	2.1%	41	Low
20 to 49	8	3.4%	55	Low
50 or more	1	0.4%	14	Low
Mobile home	2	0.9%	9	Low
Boat, RV, van, etc.	0	0.0%	0	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	233	100.0%	40	High
Built 2014 or later	0	0.0%	0	
Built 2010 to 2013	2	0.9%	9	Low
Built 2000 to 2009	3	1.3%	35	Low
Built 1990 to 1999	9	3.9%	23	Low
Built 1980 to 1989	12	5.2%	23	Low
Built 1970 to 1979	35	15.0%	40	Low
Built 1960 to 1969	24	10.3%	36	Low
Built 1950 to 1959	73	31.3%	55	Low
Built 1940 to 1949	14	6.0%	35	Low
Built 1939 or earlier	59	25.3%	39	Low
Median Year Structure Built	1956		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	214	100.0%	46	Medium
Owner occupied				
Moved in 2017 or later	7	3.3%	13	Low
Moved in 2015 to 2016	13	6.1%	17	Low
Moved in 2010 to 2014	21	9.8%	20	Low
Moved in 2000 to 2009	27	12.6%	21	Low
Moved in 1990 to 1999	20	9.3%	25	Low
Moved in 1989 or earlier	45	21.0%	26	Medium
Renter occupied				
Moved in 2017 or later	6	2.8%	10	Low
Moved in 2015 to 2016	21	9.8%	42	Low
Moved in 2010 to 2014	39	18.2%	78	Low
Moved in 2000 to 2009	15	7.0%	35	Low
Moved in 1990 to 1999	0	0.0%	0	
Moved in 1989 or earlier	0	0.0%	0	
Median Year Householder Moved Into Unit	2010		N/A	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

February 09, 2022



ACS Housing Summary

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	214	100.0%	46	High
Utility gas	178	83.2%	47	Medium
Bottled, tank, or LP gas	4	1.9%	12	Low
Electricity	18	8.4%	48	Low
Fuel oil, kerosene, etc.	11	5.1%	41	Low
Coal or coke	0	0.0%	0	
Wood	1	0.5%	5	Low
Solar energy	0	0.0%	0	
Other fuel	0	0.0%	0	
No fuel used	2	0.9%	27	Low
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	214	100.0%	46	Medium
Owner occupied				
No vehicle available	6	2.8%	11	Low
1 vehicle available	36	16.8%	26	Low
2 vehicles available	66	30.8%	36	Medium
3 vehicles available	22	10.3%	26	Low
4 vehicles available	3	1.4%	21	Low
5 or more vehicles available	0	0.0%	0	
Renter occupied				
No vehicle available	12	5.6%	48	Low
1 vehicle available	39	18.2%	49	Low
2 vehicles available	20	9.3%	35	Low
3 vehicles available	9	4.2%	64	Low
4 vehicles available	0	0.0%	0	
5 or more vehicles available	0	0.0%	0	
Average Number of Vehicles Available	1.6		0.6	Medium
VACANT HOUSING UNITS				
Total vacant housing units	18	100.0%	78	Low
For rent	0	0.0%	0	
Rented, not occupied	0	0.0%	0	
For sale only	3	16.7%	32	Low
Sold, not occupied	0	0.0%	0	
Seasonal/occasional	0	0.0%	0	
For migrant workers	0	0.0%	0	
Other	14	77.8%	74	Low

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

February 09, 2022



ACS Housing Summary

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	133	100%	38	High
Less than \$10,000	0	0.0%	0	Low
\$10,000 to \$14,999	1	0.8%	7	Low
\$15,000 to \$19,999	1	0.8%	12	Low
\$20,000 to \$24,999	1	0.8%	7	Low
\$25,000 to \$29,999	0	0.0%	0	Low
\$30,000 to \$34,999	0	0.0%	0	Low
\$35,000 to \$39,999	0	0.0%	0	Low
\$40,000 to \$49,999	2	1.5%	11	Low
\$50,000 to \$59,999	1	0.8%	12	Low
\$60,000 to \$69,999	0	0.0%	0	Low
\$70,000 to \$79,999	2	1.5%	15	Low
\$80,000 to \$89,999	0	0.0%	0	Low
\$90,000 to \$99,999	1	0.8%	9	Low
\$100,000 to \$124,999	7	5.3%	20	Low
\$125,000 to \$149,999	20	15.0%	21	Low
\$150,000 to \$174,999	37	27.8%	28	Low
\$175,000 to \$199,999	27	20.3%	32	Low
\$200,000 to \$249,999	24	18.0%	23	Low
\$250,000 to \$299,999	5	3.8%	16	Low
\$300,000 to \$399,999	1	0.8%	7	Low
\$400,000 to \$499,999	2	1.5%	11	Low
\$500,000 to \$749,999	0	0.0%	0	Low
\$750,000 to \$999,999	1	0.8%	12	Low
\$1,000,000 to \$1,499,999	0	0.0%	0	Low
\$1,500,000 to \$1,999,999	0	0.0%	0	Low
\$2,000,000 or more	0	0.0%	0	Low
Median Home Value	\$170,608		N/A	Low
Average Home Value	\$173,315		\$78,384	High

Data Note: N/A means not available.

2015-2019 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. 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, 2015-2019 American Community Survey

Reliability: High medium Low

February 09, 2022



ACS Key Population & Household Facts

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	565		155	■
Total Households	214		46	■
Housing Units	233		40	■
POPULATION 15+ BY MARITAL STATUS				
Total	444	100%	117	■
Never married	161	36.3%	95	■
Married	204	45.9%	59	■
Widowed	32	7.2%	26	■
Divorced	47	10.6%	43	■
POPULATION 25+ BY EDUCATIONAL ATTAINMENT				
Total	385	100%	97	■
No schooling	5	1.3%	12	■
Nursery School	0	0.0%	0	
Kindergarden	0	0.0%	0	
1st to 4th Grade	0	0.0%	0	
5th to 8th Grade	3	0.8%	21	■
Some High School	19	4.9%	34	■
High School Diploma	122	31.7%	86	■
GED	14	3.6%	22	■
Some College	85	22.1%	58	■
Associates degree	52	13.5%	50	■
Bachelors degree	62	16.1%	44	■
Masters degree	14	3.6%	19	■
Professional school degree	4	1.0%	23	■
Doctorate degree	5	1.3%	19	■

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ high ■ medium ■ low

February 09, 2022



ACS Key Population & Household Facts

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION 16+ BY OCCUPATION				
Total	288	100%	85	■
Management	19	6.6%	52	■
Business and financial operations	11	3.8%	21	■
Computer and mathematical	6	2.1%	24	■
Architecture and engineering	1	0.3%	11	■
Life, physical, and social science	3	1.0%	12	■
Community and social services	2	0.7%	10	■
Legal	1	0.3%	14	■
Education, training, and library	20	6.9%	23	■
Arts, design, entertainment, sports, and media	23	8.0%	50	■
Healthcare practitioner, technologists, and technicians	12	4.2%	19	■
Healthcare support	8	2.8%	30	■
Protective service	8	2.8%	13	■
Food preparation and serving related	17	5.9%	28	■
Building and grounds cleaning and maintenance	7	2.4%	17	■
Personal care and service	15	5.2%	22	■
Sales and related	33	11.5%	39	■
Office and administrative support	25	8.7%	57	■
Farming, fishing, and forestry	0	0.0%	0	■
Construction and extraction	20	6.9%	31	■
Installation, maintenance, and repair	14	4.9%	21	■
Production	17	5.9%	32	■
Transportation and material moving	25	8.7%	55	■
CIVILIAN EMPLOYED POPULATION 16+ BY INDUSTRY				
Total	288	100%	85	■
Agriculture, forestry, fishing and hunting	0	0.0%	0	■
Mining, quarrying, and oil and gas extraction	0	0.0%	0	■
Construction	28	9.7%	44	■
Manufacturing	33	11.5%	36	■
Wholesale trade	4	1.4%	11	■
Retail trade	33	11.5%	39	■
Transportation and warehousing	19	6.6%	20	■
Utilities	0	0.0%	0	■
Information	4	1.4%	18	■
Finance and insurance	9	3.1%	16	■
Real estate and rental and leasing	12	4.2%	24	■
Professional, scientific, and technical services	13	4.5%	53	■
Management of companies and enterprises	2	0.7%	17	■
Administrative and support and waste management services	18	6.2%	80	■
Educational services	26	9.0%	23	■
Health care and social assistance	32	11.1%	39	■
Arts, entertainment, and recreation	10	3.5%	21	■
Accommodation and food services	20	6.9%	44	■
Other services, except public administration	7	2.4%	21	■
Public administration	20	6.9%	30	■

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ high ■ medium ■ low

February 09, 2022



ACS Key Population & Household Facts

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
HISPANIC OR LATINO ORIGIN BY RACE				
Total	565	100%	155	High
Not Hispanic or Latino	515	91.2%	163	High
White alone	425	75.2%	139	High
Black or African American alone	74	13.1%	196	Low
American Indian and Alaska Native alone	0	0.0%	0	
Asian alone	6	1.1%	56	Low
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	
Some other race alone	0	0.0%	0	
Two or more races	9	1.6%	70	Low
Hispanic or Latino	50	8.8%	97	Low
White alone	35	6.2%	117	Low
Black or African American alone	1	0.2%	9	Low
American Indian and Alaska Native alone	2	0.4%	16	Low
Asian alone	0	0.0%	0	
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	
Some other race alone	7	1.2%	77	Low
Two or more races	6	1.1%	66	Low
RACE				
Total	565	100%	155	High
White alone	460	81.4%	137	High
Black or African American alone	75	13.3%	196	Low
American Indian and Alaska Native alone	2	0.4%	16	Low
Asian alone	6	1.1%	56	Low
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	
Some other race alone	7	1.2%	77	Low
Two or more races	15	2.7%	113	Low
TOTAL POPULATION BY AGE				
Total Population	565	100%	155	High
Under 5 years	37	6.5%	62	Low
5 to 9 years	45	8.0%	39	Low
10 to 14 years	38	6.7%	38	Low
15 to 19 years	25	4.4%	63	Low
20 to 24 years	33	5.8%	75	Low
25 to 29 years	54	9.6%	43	Low
30 to 34 years	52	9.2%	60	Low
35 to 39 years	34	6.0%	45	Low
40 to 44 years	26	4.6%	37	Low
45 to 49 years	35	6.2%	32	Low
50 to 54 years	33	5.8%	32	Low
55 to 59 years	49	8.7%	44	Low
60 to 64 years	22	3.9%	30	Low
65 to 69 years	38	6.7%	30	Low
70 to 74 years	15	2.7%	19	Low
75 to 79 years	11	1.9%	18	Low
80 to 85 years	8	1.4%	13	Low
85 years and over	10	1.8%	19	Low

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High medium Low

February 09, 2022



ACS Key Population & Household Facts

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019		MOE(±)	Reliability
	ACS Estimate	Percent		
POPULATION BY SEX BY AGE				
Total	565	100%	155	■■
Male Population	273	48.3%	95	■■
Under 5 years	14	2.5%	38	■
5 to 9 years	24	4.2%	29	■
10 to 14 years	23	4.1%	26	■
15 to 19 years	13	2.3%	62	■■■
20 to 24 years	14	2.5%	24	■
25 to 29 years	25	4.4%	43	■
30 to 34 years	33	5.8%	43	■
35 to 39 years	12	2.1%	16	■
40 to 44 years	9	1.6%	20	■
45 to 49 years	18	3.2%	26	■
50 to 54 years	16	2.8%	22	■
55 to 59 years	27	4.8%	28	■
60 to 64 years	12	2.1%	19	■
65 to 69 years	18	3.2%	21	■
70 to 74 years	8	1.4%	16	■
75 to 79 years	4	0.7%	21	■
80 to 85 years	1	0.2%	8	■
85 years and over	1	0.2%	13	■
Female Population	292	51.7%	96	■■
Under 5 years	23	4.1%	49	■
5 to 9 years	21	3.7%	27	■
10 to 14 years	16	2.8%	27	■
15 to 19 years	13	2.3%	27	■
20 to 24 years	19	3.4%	80	■
25 to 29 years	30	5.3%	43	■
30 to 34 years	18	3.2%	41	■
35 to 39 years	21	3.7%	44	■
40 to 44 years	16	2.8%	49	■
45 to 49 years	17	3.0%	19	■
50 to 54 years	17	3.0%	21	■
55 to 59 years	22	3.9%	34	■
60 to 64 years	10	1.8%	22	■
65 to 69 years	20	3.5%	21	■
70 to 74 years	6	1.1%	10	■
75 to 79 years	7	1.2%	16	■
80 to 85 years	7	1.2%	10	■
85 years and over	9	1.6%	21	■

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ ■ high ■ medium ■ low

February 09, 2022



ACS Key Population & Household Facts

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
TOTAL HOUSEHOLDS BY INCOME				
Total	214	100%	46	■
Less than \$10,000	30	14.0%	45	■
\$10,000 to \$14,999	6	2.8%	29	■
\$15,000 to \$19,999	1	0.5%	12	■
\$20,000 to \$24,999	16	7.5%	32	■
\$25,000 to \$29,999	14	6.5%	30	■
\$30,000 to \$34,999	8	3.7%	26	■
\$35,000 to \$39,999	9	4.2%	14	■
\$40,000 to \$44,999	15	7.0%	43	■
\$45,000 to \$49,999	2	0.9%	14	■
\$50,000 to \$59,999	11	5.1%	25	■
\$60,000 to \$74,999	19	8.9%	30	■
\$75,000 to \$99,999	32	15.0%	20	■
\$100,000 to \$124,999	26	12.1%	25	■
\$125,000 to \$149,999	13	6.1%	31	■
\$150,000 to \$199,999	7	3.3%	18	■
\$200,000 or more	5	2.3%	17	■
Median Household Income	\$54,194		N/A	■
Average Household Income	\$63,609		\$25,428	■
HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	10	100%	42	■
Less than \$10,000	6	60.0%	27	■
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	0	0.0%	0	
\$20,000 to \$24,999	0	0.0%	0	
\$25,000 to \$29,999	0	0.0%	0	
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$44,999	0	0.0%	0	
\$45,000 to \$49,999	0	0.0%	0	
\$50,000 to \$59,999	1	10.0%	11	■
\$60,000 to \$74,999	0	0.0%	0	
\$75,000 to \$99,999	0	0.0%	0	
\$100,000 to \$124,999	3	30.0%	29	■
\$125,000 to \$149,999	0	0.0%	0	
\$150,000 to \$199,999	0	0.0%	0	
\$200,000 or more	0	0.0%	0	
Median Household Income for HHR <25	\$8,333		N/A	■
Average Household Income for HHR <25	N/A		N/A	■

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ high ■ medium ■ low

February 09, 2022



ACS Key Population & Household Facts

Polygon
Area: 0.15 square miles

Prepared by Esri

2015-2019				
	ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	77	100%	56	■
Less than \$10,000	19	24.7%	51	■
\$10,000 to \$14,999	6	7.8%	29	■
\$15,000 to \$19,999	0	0.0%	0	
\$20,000 to \$24,999	2	2.6%	27	■
\$25,000 to \$29,999	7	9.1%	30	■
\$30,000 to \$34,999	3	3.9%	12	■
\$35,000 to \$39,999	4	5.2%	14	■
\$40,000 to \$44,999	8	10.4%	52	■
\$45,000 to \$49,999	0	0.0%	0	
\$50,000 to \$59,999	0	0.0%	0	
\$60,000 to \$74,999	1	1.3%	12	■
\$75,000 to \$99,999	9	11.7%	12	■
\$100,000 to \$124,999	10	13.0%	23	■
\$125,000 to \$149,999	4	5.2%	37	■
\$150,000 to \$199,999	1	1.3%	9	■
\$200,000 or more	3	3.9%	12	■
Median Household Income for HHr 25-44	\$36,737		N/A	■
Average Household Income for HHr 25-44	\$53,825		\$66,668	■
HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	74	100%	36	■
Less than \$10,000	3	4.1%	7	■
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	0	0.0%	0	
\$20,000 to \$24,999	6	8.1%	18	■
\$25,000 to \$29,999	1	1.4%	12	■
\$30,000 to \$34,999	2	2.7%	22	■
\$35,000 to \$39,999	5	6.8%	13	■
\$40,000 to \$44,999	3	4.1%	28	■
\$45,000 to \$49,999	0	0.0%	0	
\$50,000 to \$59,999	3	4.1%	12	■
\$60,000 to \$74,999	10	13.5%	20	■
\$75,000 to \$99,999	16	21.6%	16	■
\$100,000 to \$124,999	10	13.5%	15	■
\$125,000 to \$149,999	8	10.8%	19	■
\$150,000 to \$199,999	6	8.1%	18	■
\$200,000 or more	2	2.7%	9	■
Median Household Income for HHr 45-64	\$80,276		N/A	■
Average Household Income for HHr 45-64	\$86,365		\$68,508	■

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: ■ high ■ medium ■ low

February 09, 2022



ACS Key Population & Household Facts

Polygon
Area: 0.15 square miles

Prepared by Esri

	2015-2019		MOE(±)	Reliability
	ACS Estimate	Percent		
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ BY INCOME				
Total	53	100%	26	<div><div></div></div>
Less than \$10,000	3	5.7%	13	<div><div></div></div>
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	1	1.9%	12	<div><div></div></div>
\$20,000 to \$24,999	8	15.1%	16	<div><div></div></div>
\$25,000 to \$29,999	6	11.3%	10	<div><div></div></div>
\$30,000 to \$34,999	3	5.7%	11	<div><div></div></div>
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$44,999	4	7.5%	12	<div><div></div></div>
\$45,000 to \$49,999	2	3.8%	14	<div><div></div></div>
\$50,000 to \$59,999	7	13.2%	20	<div><div></div></div>
\$60,000 to \$74,999	8	15.1%	25	<div><div></div></div>
\$75,000 to \$99,999	7	13.2%	12	<div><div></div></div>
\$100,000 to \$124,999	2	3.8%	15	<div><div></div></div>
\$125,000 to \$149,999	1	1.9%	7	<div><div></div></div>
\$150,000 to \$199,999	0	0.0%	0	
\$200,000 or more	0	0.0%	0	
Median Household Income for HHR 65+	\$47,386		N/A	<div><div></div></div>
Average Household Income for HHR 65+	\$50,263		\$37,824	<div><div></div></div>

Data Note: N/A means not available.

2015-2019 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. 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, 2015-2019 American Community Survey

Reliability: ■ high ■ medium ■ low

February 09, 2022



Demographic and Income Profile

Polygon
Area: 0.15 square miles

Prepared by Esri

Summary	Census 2010		2021	2026		
Population	524		523	522		
Households	197		198	197		
Families	138		137	137		
Average Household Size	2.66		2.64	2.65		
Owner Occupied Housing Units	148		154	155		
Renter Occupied Housing Units	49		44	42		
Median Age	39.7		41.7	43.0		
Trends: 2021-2026 Annual Rate	Area	State	National			
Population	-0.04%	0.28%	0.71%			
Households	-0.10%	0.31%	0.71%			
Families	0.00%	0.27%	0.64%			
Owner HHs	0.13%	0.50%	0.91%			
Median Household Income	2.22%	1.88%	2.41%			
Households by Income			2021	2026		
			Number	Percent	Number	Percent
	<\$15,000		27	13.6%	24	12.2%
	\$15,000 - \$24,999		15	7.6%	13	6.6%
	\$25,000 - \$34,999		23	11.6%	21	10.7%
	\$35,000 - \$49,999		25	12.6%	24	12.2%
	\$50,000 - \$74,999		31	15.7%	30	15.2%
	\$75,000 - \$99,999		23	11.6%	24	12.2%
	\$100,000 - \$149,999		40	20.2%	45	22.8%
	\$150,000 - \$199,999		9	4.5%	11	5.6%
\$200,000+		4	2.0%	5	2.5%	
Median Household Income		\$55,154		\$61,545		
Average Household Income		\$69,567		\$77,950		
Per Capita Income		\$26,816		\$29,955		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	29 5.5%	26 5.0%	25 4.8%		
	5 - 9	33 6.3%	28 5.3%	27 5.2%		
	10 - 14	33 6.3%	29 5.5%	29 5.5%		
	15 - 19	35 6.7%	31 5.9%	27 5.2%		
	20 - 24	29 5.5%	29 5.5%	27 5.2%		
	25 - 34	74 14.1%	67 12.8%	67 12.8%		
	35 - 44	72 13.7%	76 14.5%	76 14.5%		
	45 - 54	86 16.3%	67 12.8%	67 12.8%		
	55 - 64	65 12.4%	77 14.7%	73 13.9%		
	65 - 74	36 6.8%	55 10.5%	63 12.0%		
	75 - 84	23 4.4%	27 5.2%	32 6.1%		
	85+	11 2.1%	12 2.3%	11 2.1%		
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	459 87.8%	437 83.6%	425 81.4%		
	Black Alone	39 7.5%	49 9.4%	53 10.2%		
	American Indian Alone	0 0.0%	0 0.0%	0 0.0%		
	Asian Alone	11 2.1%	14 2.7%	16 3.1%		
	Pacific Islander Alone	0 0.0%	0 0.0%	0 0.0%		
	Some Other Race Alone	5 1.0%	9 1.7%	12 2.3%		
	Two or More Races	9 1.7%	14 2.7%	16 3.1%		
	Hispanic Origin (Any Race)	26 5.0%	42 8.0%	51 9.8%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 09, 2022

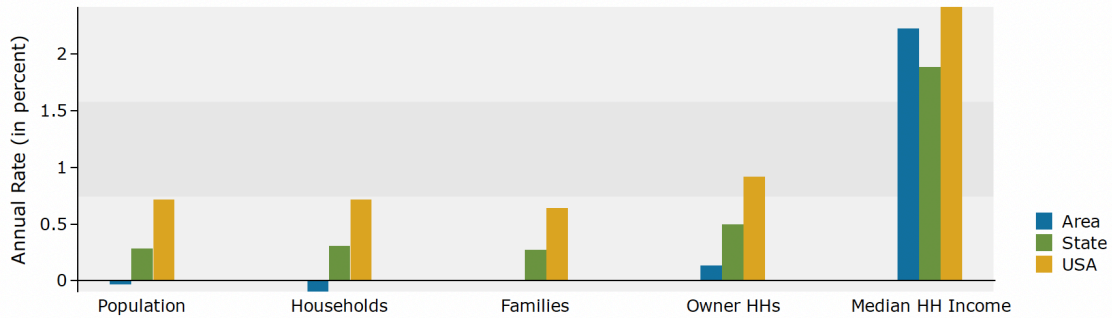


Demographic and Income Profile

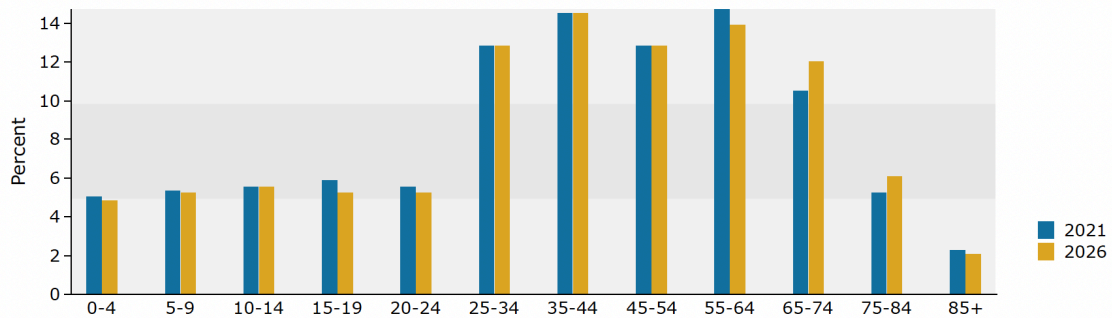
Polygon
Area: 0.15 square miles

Prepared by Esri

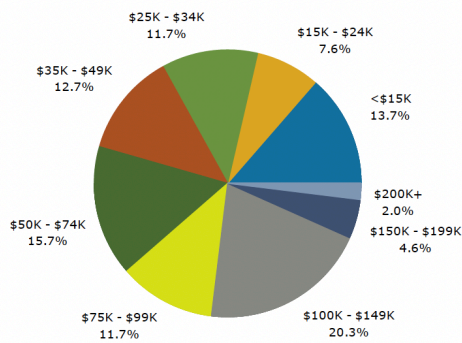
Trends 2021-2026



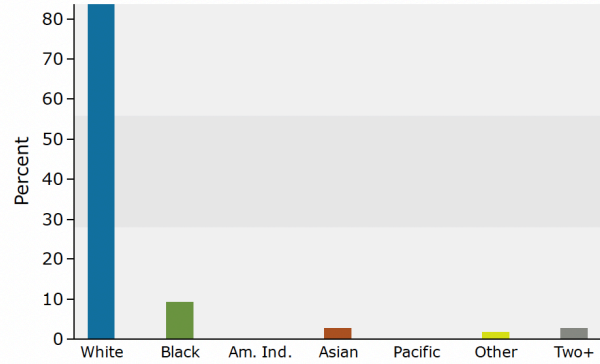
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 8.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 09, 2022



Household Income Profile

Polygon
Area: 0.15 square miles

Prepared by Esri

Summary	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Population	523	522	-1	-0.04%
Households	198	197	-1	-0.10%
Median Age	41.7	43.0	1.3	0.62%
Average Household Size	2.64	2.65	0.01	0.08%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	198	100%	197	100%
<\$15,000	27	13.6%	24	12.2%
\$15,000-\$24,999	15	7.6%	13	6.6%
\$25,000-\$34,999	23	11.6%	21	10.7%
\$35,000-\$49,999	25	12.6%	24	12.2%
\$50,000-\$74,999	31	15.7%	30	15.2%
\$75,000-\$99,999	23	11.6%	24	12.2%
\$100,000-\$149,999	40	20.2%	45	22.8%
\$150,000-\$199,999	9	4.5%	11	5.6%
\$200,000+	4	2.0%	5	2.5%
Median Household Income	\$55,154		\$61,545	
Average Household Income	\$69,567		\$77,950	
Per Capita Income	\$26,816		\$29,955	

Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.

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Household Income Profile

Polygon
Area: 0.15 square miles

Prepared by Esri

2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	3	25	38	35	42	33	23
<\$15,000	1	4	5	4	7	4	3
\$15,000-\$24,999	1	2	2	1	3	3	3
\$25,000-\$34,999	1	2	3	2	6	3	6
\$35,000-\$49,999	0	3	4	4	4	5	6
\$50,000-\$74,999	0	4	5	5	6	7	3
\$75,000-\$99,999	0	3	3	7	5	5	1
\$100,000-\$149,999	0	6	13	9	8	3	1
\$150,000-\$199,999	0	1	2	3	3	1	0
\$200,000+	0	0	1	1	1	1	0
Median HH Income	\$18,542	\$57,317	\$75,000	\$80,467	\$54,734	\$52,371	\$33,818
Average HH Income	\$29,151	\$66,602	\$82,666	\$83,877	\$66,544	\$66,017	\$42,232
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	33.3%	16.0%	13.2%	11.4%	16.7%	12.1%	13.0%
\$15,000-\$24,999	33.3%	8.0%	5.3%	2.9%	7.1%	9.1%	13.0%
\$25,000-\$34,999	33.3%	8.0%	7.9%	5.7%	14.3%	9.1%	26.1%
\$35,000-\$49,999	0.0%	12.0%	10.5%	11.4%	9.5%	15.2%	26.1%
\$50,000-\$74,999	0.0%	16.0%	13.2%	14.3%	14.3%	21.2%	13.0%
\$75,000-\$99,999	0.0%	12.0%	7.9%	20.0%	11.9%	15.2%	4.3%
\$100,000-\$149,999	0.0%	24.0%	34.2%	25.7%	19.0%	9.1%	4.3%
\$150,000-\$199,999	0.0%	4.0%	5.3%	8.6%	7.1%	3.0%	0.0%
\$200,000+	0.0%	0.0%	2.6%	2.9%	2.4%	3.0%	0.0%

Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.

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Household Income Profile

Polygon
Area: 0.15 square miles

Prepared by Esri

2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	2	25	37	34	38	37	25
<\$15,000	1	4	3	3	6	4	3
\$15,000-\$24,999	0	2	1	1	2	3	3
\$25,000-\$34,999	0	2	3	1	5	3	6
\$35,000-\$49,999	0	3	3	3	3	5	6
\$50,000-\$74,999	0	4	4	5	5	8	3
\$75,000-\$99,999	0	3	3	7	4	6	1
\$100,000-\$149,999	0	7	15	9	8	5	1
\$150,000-\$199,999	0	1	2	3	3	1	1
\$200,000+	0	0	2	1	1	1	0
Median HH Income	\$7,500	\$60,286	\$101,417	\$85,281	\$60,402	\$56,960	\$35,000
Average HH Income	\$38,110	\$70,698	\$96,140	\$93,492	\$77,263	\$71,910	\$47,193
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	50.0%	16.0%	8.1%	8.8%	15.8%	10.8%	12.0%
\$15,000-\$24,999	0.0%	8.0%	2.7%	2.9%	5.3%	8.1%	12.0%
\$25,000-\$34,999	0.0%	8.0%	8.1%	2.9%	13.2%	8.1%	24.0%
\$35,000-\$49,999	0.0%	12.0%	8.1%	8.8%	7.9%	13.5%	24.0%
\$50,000-\$74,999	0.0%	16.0%	10.8%	14.7%	13.2%	21.6%	12.0%
\$75,000-\$99,999	0.0%	12.0%	8.1%	20.6%	10.5%	16.2%	4.0%
\$100,000-\$149,999	0.0%	28.0%	40.5%	26.5%	21.1%	13.5%	4.0%
\$150,000-\$199,999	0.0%	4.0%	5.4%	8.8%	7.9%	2.7%	4.0%
\$200,000+	0.0%	0.0%	5.4%	2.9%	2.6%	2.7%	0.0%

Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.

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