Appendix III. TPA Vulnerability and Opportunity Summary Sheets

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Name of Proposed TPA: Davis-Nishi Property

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
105.01	0.62 (very high)	0.36 (very high)
106.02	0.36 (very high)	-0.36 (very low)
106.08	-0.08 (middle)	-0.14 (Low)
107.01	0.17 (high)	0.34 (very high)
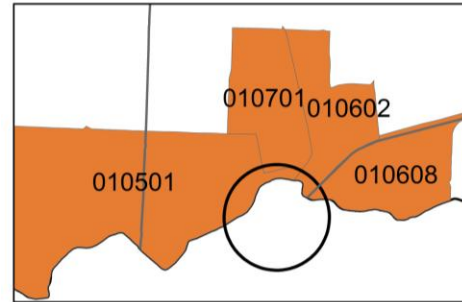
Equity Analysis (Draft):   The neighborhoods around the Nishi Property in Davis have a highly educated population with generally low proportions of youth and elderly populations, and low proportion of black population. Many vulnerability indicators are driven by the large student population (e.g. poverty, out of the labor market, housing expenditure), but there is also a surprisingly high proportion of linguistically isolated population, with a couple of census tracts also showing high proportions of closing businesses. Our opportunity measures show high levels of alternative means of commuting. The schools in the area are high performing and voter turnout seems bifurcated—low levels right near the University (presumable student population), and high levels in the more permanent residence areas.

Priorities for equity-oriented development in this area might include affordable housing, with particular attention to diversifying the population (elderly, families with children, African-Americans).

Vulnerability Indicators above or below average

Tract	Higher Than Average	Lower Than Average
105.01	- Unemployed or out of labor market (Much higher) - Poverty (Much higher) - Businesses closed - Housing expenditure - Linguistically isolated (Much higher)	- Businesses with lower sales (Much lower) - Vacant housing units
106.02	- Poverty - Renter overcrowding - Housing expenditure - Single-parent households - Linguistically isolated	Businesses with lower sales

106.08	• Poverty • Housing expenditure • Linguistically isolated	• Businesses with lower sales (Much lower) • Businesses closed • Single-parent households (Much lower)
107.01	• Poverty • Businesses closed • Housing expenditure • Single-parent households	• Renter overcrowding

Opportunity Indicators Above or Below Average

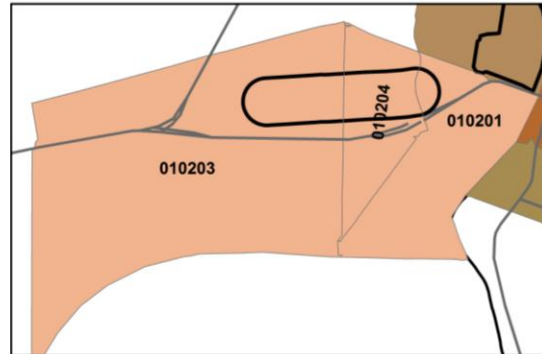| Tract	Higher Than Average	Lower Than Average
105.01	• Number of jobs • Small business sales • Percent not driving alone to work (Much higher)	• Middle-income households (Much Lower • Home ownership (Much lower)
106.02	• Percent not driving alone to work	• Middle-income households • Home ownership (Much lower)
106.08	• Percent not driving alone to work	• Middle –income households • Home ownership
107.01	• Number of jobs • Middle-income households • Percent not driving alone to work (Much higher)	• Job change • Home ownership (Much lower)

Demographics

Tract	Race	Age	Education	Immigrant
105.01	• Much higher than average Asian population. • Lower than average white, Hispanic & Black population	• Much lower than average youth and elderly populations	• Much higher than average college graduates. • Lower than average with less than HS	• Higher than average
106.02	• Higher than average Asian	• Much lower than average youth	• Higher than average	• Higher than

			college graduates	average
	population.	population		
106.08	• Much higher than average Asian population • Lower than average white & Black population	• Lower than average youth and elderly populations	• Much higher than average college graduates. • Lower than average with less than HS	
107.01	• Higher than average white population. • Lower than average black population	• Much lower than average youth population and lower than average elderly population	• Much higher than average college graduates. • Lower than average with less than HS	

Name of Proposed TPA: West Capitol Jefferson to Harbor

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
102.01	-0.07 (middle)	0.04 (middle)
102.03	1.11 (very high)	0.25 (very high)
102.04	-0.05 (middle)	-0.01 (middle)

Equity Analysis (Draft):   The neighborhoods along the West Capital Corridor are generally disproportionately younger, with lower education levels, and a higher proportion of Latino population than average for the region. Census tract 102.03 at the western end of the corridor has the 2nd highest vulnerability index values of any census tract in our proposed TPA areas, driven by high levels of linguistic isolation, poverty, crowding, and low labor force participation levels.   That tract has a high number of jobs, but an absolute decline in the number of jobs in high-paying industries. The other two census tracts have middle levels of vulnerability and middle levels of opportunity.

Priorities for equity-oriented development in this area might include affordable housing (to ease the over-crowding) and particular attention to job growth in high-paying industries.

Demographics

Tract	Race	Age	Education	Immigrants
102.01	• Higher than average white population • Lower than average black and Asian population	• Higher than average elderly population	• Lower than average college graduates	• Lower than average
102.03	• Much higher than average Hispanic population • Lower than average white, black and Asian population	• Higher than average youth population	• Much lower than average college graduates • Higher than average with less than HS	• Higher than average
102.04	• Higher than average Hispanic population • Lower than average black population	• Higher than average elderly population • Lower than average youth population	• Lower than average college graduates	

Vulnerability Indicators above or Lower than Average

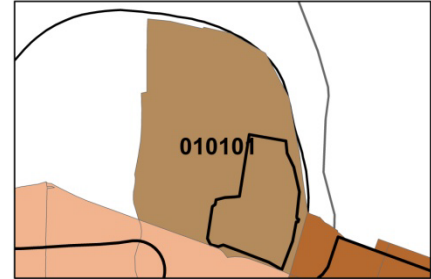| Tract	Higher than Average	Lower than Average
102.01	• Unemployment and out of labor market • Renter over-crowding • Single parent homes	• Linguistically isolated • Vacant housing • Businesses with low sales • Renters paying high percent of income
102.03	• Poverty (much higher) • Unemployment • Renters/owners paying high percent of income (much higher) • Linguistically isolated (much higher) • Closed businesses • Renter over-crowding • Owner over-crowding	• Businesses with low sales
102.04	• Closed businesses • Single parent households • Linguistically isolated	• Businesses with low sales • Renter over-crowding • Renter/owner paying high percent of income

Opportunity Indicators Above or Lower than Average

Tract	Higher than Average	Lower than Average
102.01	• Middle income	• None
102.03	• Number of jobs (much higher) • Small business sales (much higher) • Percent not driving alone to work	• Higher than Average wages (Much lower) • Home ownership
102.04	• Middle income	• None

Name of Proposed TPA: Washington Specific Plan

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
101.01	0.63 (Very high)	-0.21 (Low)

Equity Analysis (Draft): The Washington Specific Plan neighborhood is disproportionately Hispanic, with high than average youth and immigrant populations, and with lower than average education levels. The neighborhood has a much higher than average vulnerability score, driven by high levels of renter overcrowding, poverty, linguistically isolated populations and high proportions of single parent households. The opportunity index is slightly below average, driven by low home-ownership rates and low proportion of middle income households.

Priorities for equity-oriented development in this area might include affordable housing and expanding job opportunities accessible to residents, especially in decent paying industries.

Vulnerability Indicators higher than or lower than average

Tract	Higher Than Average	Lower Than Average
101.01	- Renter over-crowding (much higher) - Poverty - Renter/owner paying high percent of income - Single parent households - Linguistically isolated	Businesses with low sales

Opportunity Indicators Above or Below Average

Tract	Higher Than Average	Lower Than Average
101.01		- Proportion of middle income households - Home ownership rate

Demographics

Tract	Race	Age	Education	Immigrant
101.01	Much higher than average Hispanic population. Higher than average Asian and black population	Higher than average youth population	- Lower than average college graduates - Higher than average proportion with less than a HS degree	Higher than average immigrant population

Name of Proposed TPA: Downtown J, K, and L Streets

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
7	1.21 (Very High)	-0.04 (average)
8	.24 (High)	-0.55 (Very Low)
10	.91 (Very High)	1.45 (Very High)
11	0.53 (Very High)	0.24 (Very High)
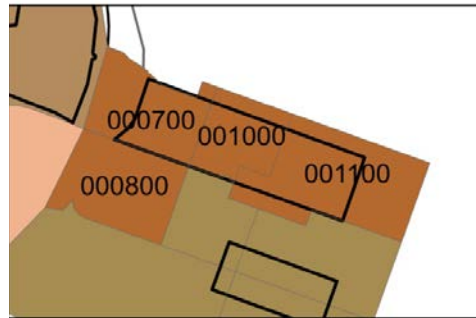
Equity Analysis (Draft): The downtown area has a stark contrast between residents of the area and jobs located in the area, with interesting contrasts in neighboring census tracts. Residents in two census tracts (7 and 10) are disproportionately people of color (particularly Black) with very low education levels and higher than average immigrant populations, while residents of the other two census tracts are disproportionately white, with high education levels.. There are very few households with kids in the neighborhood, but there is a higher than average elderly population in tracts 7 and 8.   All tracts have a higher than average vulnerability index, with three tracts having much higher than average levels, driven primarily by high levels of poverty and unemployed (or out of the labor market), and high levels of vacant housing units. Two of the census tracts (10 and 11) have very high opportunity indices, driven by large numbers of jobs in the area, sales growth in small businesses, and high percent of people not driving alone to work. Portions of the area (tracts 8 and 11) lost jobs in high paying industries between 2001 and 2008.

Priorities for equity-oriented development in this area might focus on housing.

Vulnerability Indicators above or below average

Tract	Higher Than Average	Lower Than Average
7	- Unemployed or out of the labor market (Much higher) - Poverty (Much higher) - Linguistically isolated (Much higher) - Vacant housing units	Renter over-crowding
8	- Unemployed or out of the labor market - Closed businesses (Much higher) - Vacant housing units	- Businesses with lower sales - Renter overcrowding - Linguistically isolated population

10	• Unemployed or out of the labor market (Much higher) • Poverty (Much higher) • Closed businesses • Households paying more than 50% of income on housing • Vacant housing units	
11	• Poverty • Vacant housing units	• Renter over-crowding

Opportunity Indicators Above or Below Average

Tract	Higher Than Average	Lower Than Average
7	• Total number of jobs (Much higher) • Percent not driving alone to work (Much Higher)	• Proportion of middle-income households (Much lower) • Home ownership rate (Much lower)
8	• Total number of jobs (Much higher) • Percent not driving alone to work • Sales growth in small businesses	• Change in number of jobs in industries with above average wages (Much lower) • Proportion of middle-income households
10	• Total number of jobs (Much higher) • Change in number of jobs in industries with above average wages • Percent not driving alone to work (Much Higher) • Sales growth in small businesses (Much Higher)	• Proportion of middle-income households (Much lower) • Home ownership rate (Much lower)
11	• Total number of jobs (Much higher) • Percent not driving alone to work • Sales growth in small businesses (Much Higher)	• Proportion of middle-income households (Much lower) • Change in number of jobs in industries with above average wages (Much lower) • Home ownership rate (Much lower)

Demographics

Tract	Race	Age	Education	Immigrant
7	• Much higher than average Black. Higher than average Asian and Hispanic • Lower than average white	• Much lower than average youth • Higher than average elderly	• Lower than average college graduates • Much higher than average with less than a HS degree	• Higher than average
8	• Higher than average white • Lower than average Black and Asian	• Much lower than average youth • Much higher than average elderly	• Higher than average college graduates	
10	• Much higher than average Black	• Much lower than average youth • Lower than average elderly		• Higher than average
11	• Higher than average white • Lower than average Hispanic and Asian	• Much lower than average youth • Lower than average elderly	• Higher than average college graduates • Lower than average with less than a HS degree	

Name of Proposed TPA: R Street Corridor

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
9	1.69 (Very High)	1.88 (Very High)
12	-0.18 (Low)	0.21 (Very High)
20	0.36 (Very High)	0.07 (High)
21	-0.007 (Middle)	0.35 (Very High)
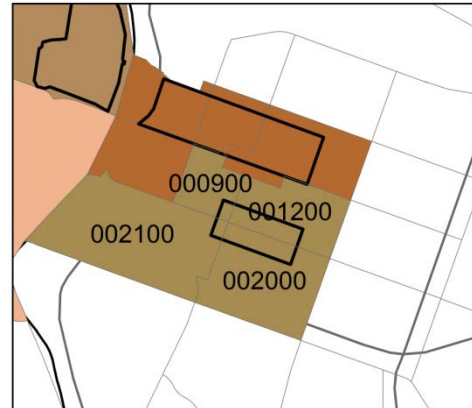
Equity analysis (Draft): This area has a strong contrast between tract 12, in the mid-town area, and the other three tracts. Tract 12 has a relatively highly educated population with low proportion of immigrants. It has a lower than average vulnerability score, driven largely by low unemployment, low renter crowding, and low single-parent households. Tracts 20 and 21, in contrast, have very high proportions of Asians and immigrant population, with low education levels. While employment is high, poverty levels are also high, with high levels of linguistic isolation as well. Tract 9 in the downtown area has high levels of renter-over-crowding amidst high vacancy rates. The opportunity index in all four tracts is above average, driven by high number of jobs (especially in tracts 9 and 12) and high portions of people using other means of getting to work beside driving alone. Overall home ownership rates in this area are low.

Priorities for equity oriented development in the area might focus on improving the job mix in the area, and expanding opportunities for affordable home ownership.

Vulnerability Indicators above or below average

Tract	Above Average	Below Average
9	• Closed businesses (very high) • Renter over-crowding (very high) • Renter/owner paying a high percentage of income (very high)	• Single parent homes (very low) • Unemployment • Linguistically isolated
12	• Closed businesses	• Unemployment • Renter over-crowding • Single parent households
20	• Poverty (very high) • Single parent households (very high) • Linguistically isolated (very high)	• Businesses with lower sales • Closed businesses
21	• Poverty • Linguistically isolated (very high) • Vacant housing	• Unemployment • Businesses with lower sales (very low) • Closed businesses • Renter crowding • Renters/owners paying high percent of

	income

Opportunity Indicators Above or Below Average

| Tract	Above Average	Below Average
9	• Number of Jobs (very high) • Middle income households • Small business sales • Home ownership rate • Workers transportation options (Very High)	
12	• Number of jobs (very high) • Transportation options (very high) • Change in total sales	• Home ownership (very low)
20	• Number of Jobs • Middle-income households • Transportation options (very high)	• Home ownership rate (very low)
21	• Above average wage jobs • Middle-income households (very high) • Transportation options (very high)	• Home ownership (very low)

Demographics

Tract	Race	Age	Education	Immigrant
9	• Much higher than average Asian. Higher than average Black • Lower than average Hispanic	• Lower than average youth population	• Higher than average college graduates • Higher than average with less than a HS degree	• Higher than average
12	• Higher than average black	• Much lower than average youth population	• Higher than average college graduates • Lower than average with less than a HS degree	•
20	• Much higher than average Asian. • Lower than average Hispanic, Black and white.	• Lower than average youth population	• Higher than average with less than a HS degree	• Much higher than average
21	• Much higher than average Asian. • Lower than average Hispanic, Black and white.	• Lower than average youth population	• Much higher than average with less than a HS degree	• Much higher than average

Name of Proposed TPA: Fruitridge and Stockton

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
30	0.29 (high)	-0.06 (average)
31.02	-0.04 (average)	0.14 (high)
32.02	0.36 (very high)	-0.12 (low)
44.01	0.93 (very high)	-0.12 (low)
46.01	1.07 (very high)	-0.03 (average)
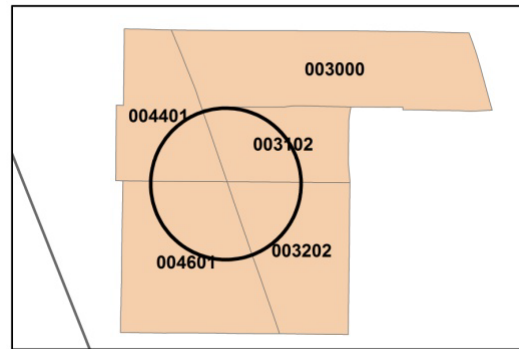
Equity Analysis (Draft): This area has a high proportion of immigrants and a strong Asian concentration, particularly in tracts 46.01 and 32.02. There is also a high Hispanic concentration, especially in tracts 31.02 and 44.01. Overall education levels are quite low, with a very high proportion of people with less than a high school degree in 4 out of 5 of the tracts in this area. The southern and eastern census tracts in this area (tracts 32.02, 44.01 and 46.01) have some of the highest vulnerability levels of any TPA areas under consideration, driven by high poverty levels, high proportions of unemployed (or out of the labor market), high proportions of linguistic isolation, and high proportions of businesses with declining sales. In terms of the opportunity index, tract 31.02 is the only tract with a higher than average score, driven primarily by high proportions of people not driving alone to work—the other tracts all have average or below average scores.

Priorities for equity-oriented development in the area might include focusing on employment opportunities.

Vulnerability Indicators above or below average

Tract	Higher Than Average	Lower Than Average
30	• Businesses with lower sales (Much higher) • Unemployment • Closed businesses • Single parent households	• Renter over-crowding
31.02	• Poverty • Unemployment • Single parent householders	• Closed businesses • Renter over-crowding • Single parent homes
32.02	• Unemployment • Poverty • Single parent homes • Linguistically isolated (Much higher)	• Closed businesses, • Renter over-crowding • Vacant housing units
44.01	• Poverty (Much higher) • Unemployment (Much higher) • Owner over-crowding (Much higher) • Renter over-crowding • Renters paying high percent of income • Linguistically isolated • Vacant housing units	• Businesses closed
46.01	• Unemployment	

• Poverty (Much higher) • Businesses with lower sales (Much higher) • Linguistically isolated (Much higher) • Owner over-crowding (Much higher)	

Opportunity Indicators Above or Below Average

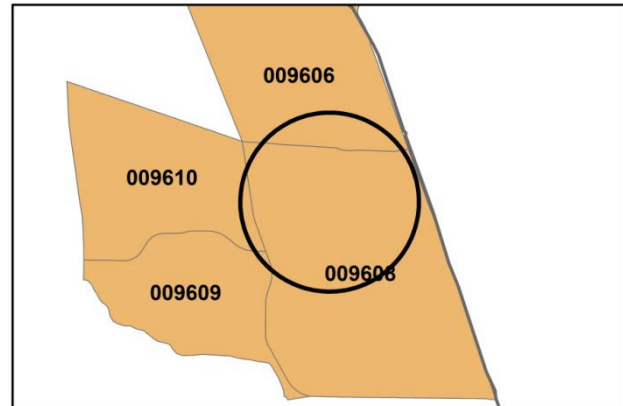| Tract	Higher Than Average	Lower Than Average
30	• Middle income households	• Small business sales
31.02	• Percent not driving alone to work	
32.02		
44.01	• Percent not driving alone to work	• Home ownership rate • Proportion of middle income households
46.01	• Percent not driving alone to work	• Home ownership rate

Demographics

Tract	Race	Age	Education	Immigrant
30		• Lower than average youth population		
31.02	• Much higher than average Hispanic • Lower than average white, Black		• Lower than average college graduates • Much higher than average with less than HS Degree	• Higher than average
32.02	• Much higher than average Asian. Higher than average Hispanic • Much lower than average white	• Higher than average youth population	• Lower than average college graduates • Much higher than average with less than HS Degree	• Much higher than average
44.01	• Much higher than average Hispanic. Higher than average Asian and black • Much lower than average white		• Lower than average college graduates • Much higher than average with less than HS Degree	• Much higher than average
46.01	• Much higher than average Asian. Higher than average Hispanic • Lower than average white and Black.	• Much higher than average youth population • Lower than average elderly population	• Lower than average college graduates • Much higher than average with less than HS Degree	• Higher than average

Name of Proposed TPA: Cosumnes LRT Station Area

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
96.06	-0.41 (very low)	0.22 (very high)
96.08	-0.06 (middle)	0.09 (high)
96.09	0.32 (high)	0.12 (high)
96.10	0.24 (high)	0.08 (high)

Equity Analysis (Draft): Neighborhoods near this proposed TPA site have a much lower than average proportion of white population, with high concentrations of most other racial groups. There is a large immigrant population, with generally low education levels, though not dramatically low. Tract 96.06 has the highest vulnerability index level in these neighborhoods, driven by especially high levels of linguistic isolation, and high levels of poverty, single-parent households, and high proportions spending more than 50% of their income on housing. The census tract where the LRT station is proposed (96.08) is the least vulnerable in the area, with an average vulnerability score and only one index component (proportion of businesses closed between 2001 and 2008) below average. The Opportunity Index for all four census tracts is above average, driven primarily by high proportions of households in middle-income brackets. Residents of tract 96.06 also have a high proportion of people not driving alone on their commute to work.

Overall this TPA was seen as a very promising site from an equity perspective. There are substantial concentrations of vulnerable populations in the area who could benefit from investments in housing and mixed-use development in the area. In addition, the neighborhoods have substantial assets that are likely to contribute to the success of development efforts in this area, including a high-proportion of middle-income households and households already using alternative

Priorities for equity-oriented development in this area might focus on business development, since a very high proportion of businesses in tracts 96.09 and 96.10 had lower sales in 2008 than 2001.

Demographics

Tract	Race	Age	Education	Immigrant
96.06	• Much higher than average Black population • Higher than average Hispanic and Asian population • Much lower than average		• Lower than average college graduates. • Higher than average with less than HS	• Higher than average

	white population			
96.08	• Much higher than average Black and Asian population • Much lower than average white population	• Higher than average youth population • Lower than average elderly population	• Lower than average college graduates.	• Much higher than average
96.09	• Much higher than average Asian population • Higher than average Black population • Much lower than average white population	• Higher than average youth population • Lower than average elderly population		• Much higher than average
96.10	• Much higher than average Black population • Higher than average Hispanic and Asian population • Much lower than average white population	• Higher than average youth population • Lower than average elderly population	• Higher than average with less than HS	• Much higher than average

Vulnerability Indicators above or below average

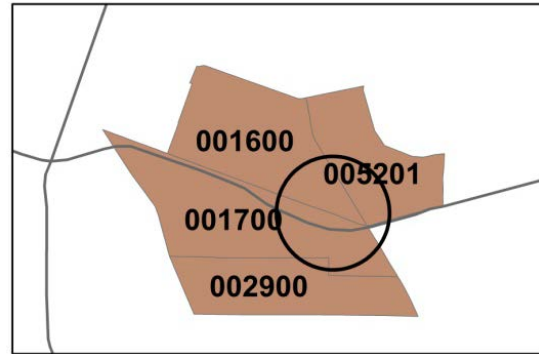| Tract	Higher Than Average	Lower than Average
96.06	• Poverty • Renter/owner paying high percent of income • Single parent households • Linguistically isolated (Much Higher)	
96.08	• Closed businesses	• Renter over-crowding
96.09	• Businesses with low sales (Much Higher) • Owner over-crowding (Much Higher) • Linguistically isolated	• Unemployed or out of the labor market • Renter/owner paying high percent of income
96.10	• Businesses with low sales (Much Higher) • Renter over-crowding (Much Higher) • Linguistically isolated	• Closed businesses

Opportunity Indicators Above or Below Average

Tract	Above Average	Below Average
96.06	• Middle income • Transportation options	• Home ownership rate
96.08	• Middle-income	
96.09	• Middle income	• Number of jobs

96.10	• Middle income (Much Higher)	• Number of jobs

Name of Proposed TPA: 65th Street

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
16	-.28 (low)	0.05 (high)
17	-.10 (middle)	-0.82 (very low)
29	-.25 (low)	0.22 (very high)
52.01	-.28 (low)	-0.91 (very low)

Equity Analysis (Draft): The neighborhoods in this area are generally characterized by lower than average proportions of immigrants, high education levels, and generally lower proportions of people of color. Overall this area has a middle level (tract 17) or low level of vulnerability, with the majority of indicators falling in the middle range for the region (though tract 17 has a very low level of single parent households). The opportunity index shows a sharp contrast between tracts 17 and 52.01, which have Opportunity Index values much lower than average for the region, and tracts 16 (higher) and 29 (much higher) which are higher than average. The low opportunity scores for tract 17 and 52.01 are driven entirely by large scale loss of jobs in industries with above average wages. Tract 17 actually has a very high absolute number of jobs, and high sales growth in small businesses. The above average opportunity scores in the other tracts was driven by high proportions of people not driving alone to work (and in tract 29 by high proportions of households in middle-income brackets.

Priorities for equity-driven development in the area might include focusing on job creation in industries with above average wages.

Demographics

Tract	Race	Age	Education	Immigrant
16	• Higher than average white population • Lower than average Hispanic and Black population	• Higher than average elderly population • Lower than average youth population	• Much higher than average college graduates. • Lower than average with less than HS	• Lower than average
17	• Higher than average white population • Lower than average Black population	• Higher than average elderly population • Much lower than average youth population	• Higher than average college graduates	

29	• Lower than average Asian population	• Lower than average youth population	• Higher than average college graduates	• Lower than average
52.01	• Much higher than average Black population • Higher than average Asian population • Lower than average white population	• Much lower than average population youth and elderly populations	• Much higher than average college graduates • Lower than average with less than HS	• Higher than average

Vulnerability Indicators above or below average

| Tract	Higher Than Average	Lower Than Average
16		• Poverty • Housing expenditure • Linguistically isolated
17	• Unemployed or out of the labor market • Linguistically isolated	• Renter over-crowding • Single-parent households (Much lower) • Vacant housing units
29	• Single parent households	• Closed businesses • Renter over-crowding • Linguistically isolated
52.01	• Poverty • Linguistically isolated	• Businesses with lower sales • Renter over-crowding

Opportunity Indicators Above or Below Average

Tract	Higher Than Average	Lower Than Average
16	• Percent not driving alone to work	
17	• Total jobs (Much higher) • Small business sales (Much higher) • Percent not driving alone to work	• Middle-income households
29	• Middle income households	
52.01	• Percent not driving alone to work	• Above average wage jobs (Much lower) • Home ownership (Much lower)

Name of Proposed TPA: Watt Manlove LRT Station

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
52.02	-0.28 (Low)	-0.09 (Low)
52.03	0.17 (High)	0.84 (Very High)
91.05	0.22 (High)	0.07 (High)
91.08	-0.02 (Middle)	-0.15 (Low)
91.09	-0.13 (Middle)	0.08 (High)
91.10	0.75 (Very High)	-0.05 (Middle)
91.11	-0.08 (Middle)	-0.04 (Middle)
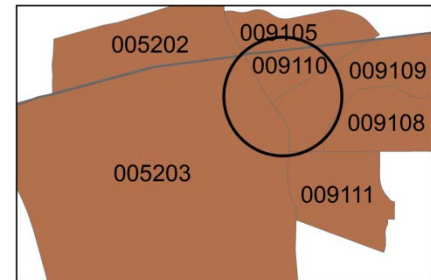
Equity Analysis (Draft): The neighborhoods in the seven census tracts that are near the proposed Watt/Manlove LRT Station TPA site are quite mixed in their demographic and social characteristics. Tract 52.02 has the lowest vulnerability indictor, with low levels of poverty, linguistic isolation, renter over-crowding and businesses closing. That tract is 71% non-Hispanic white, the highest of the seven tracts. At the other extreme is tract 91.10, which has a much higher than average Black population and much high than average youth population. This tract has a very high vulnerability index score, driven particularly by high levels of poverty and single-parent households. Tract 52.03 is a major job center for the region, with more than 12,000 jobs in 2008, and showed large-scale growth in sales in small businesses as well, which drove its very high opportunity index score.

Priorities for equity-oriented development in the area might include focusing on the challenges in tract 91.10, with particular attention to job opportunities for the high concentration of families in poverty in that neighborhood.

Vulnerability Indicators above or below average

Tract	Higher Than Average	Lower Than Average
52.02	• Housing expenditure	• Poverty • Businesses closed • Renter overcrowding • Linguistically isolated
52.03	• Poverty • Owner overcrowding (Much higher) • Single-parent households	• Businesses with lower sales • Renter overcrowding
91.05	• Poverty	• Linguistically isolated

Tract	Higher Than Average	Lower Than Average
	• Single-parent households (Much Higher)	
91.08	• Poverty • Linguistically isolated (Much higher)	• Businesses with lower sales (Much lower) • Renter overcrowding • Vacant housing units
91.09	• Businesses with lower sales (Much higher) • Businesses closed	• Unemployed or out of market • Renter overcrowding • Housing expenditure • Single-parent household • Vacant housing units
91.10	• Poverty (Much higher) • Businesses with lower sales • Businesses closed • Single parent households (Much higher • Linguistically isolated • Vacant housing units	
91.11	• Single-parent households	• Businesses closed • Renter overcrowding

Opportunity Indicators Above or Below Average

| Tract	Higher Than Average	Lower Than Average
52.02		• Number of jobs
52.03	• Number of jobs (Much Higher) • Job change in above average paying industries • Small business sales growth (Much higher)	
91.05	• Middle-income households	• Number of jobs
91.08	• Middle-income households	• Percent not driving alone to work
91.09	• Middle-income households • Home ownership	• Number of jobs
91.10	• Middle-income households • Percent not driving alone to work	• Small business sales • Home ownership
91.11	• Middle-income households	

Demographics

Tract	Race	Age	Education	Immigrant
52.02		• Higher than average elderly population • Lower than average youth population	• Higher than average college graduates. • Lower than average with less than HS	
52.03	• Higher than average Black population	• Lower than average youth population		
91.05	• Higher than average Black population • Lower than average Asian population	• Lower than average elderly population		• Lower than average
91.08	• Lower than average Black population		• Lower than average college graduates	• Higher than average
91.09			• Lower than average with less than HS	
91.10	• Much higher than average Black population • Lower than average Asian population • Much lower than average white population	• Much higher than average youth population • Lower than average elderly population		• Lower than average
91.11	• Higher than average Black population • Lower than average white population	• Higher than average youth		• Higher than average

Name of Proposed TPA: Rancho Cordova – Mather/Mills LRT Station

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
89.09	-0.29 (Low)	-0.17 (Low)
89.10	0.25 (High)	0.04 (Middle)
89.11	0.19 (High)	-0.07 (Middle)
90.06	0.13 (High)	0.08 (High)
90.07	0.13 (High)	-0.01 (Middle)
90.08	0.75 (Very High)	0.02 (Middle)
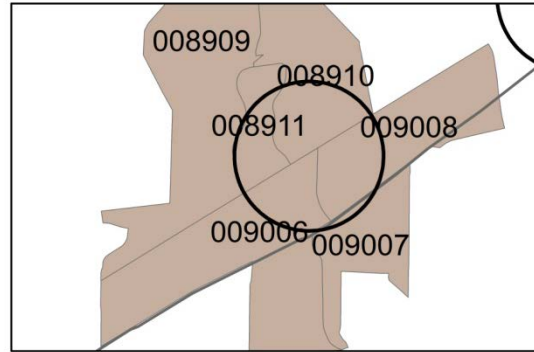
Equity Analysis (Draft): Demographically, this area has a relatively mixed population. Tract 90.07 has a very high proportion Black population, but the other tracts have racial proportions not far from the regional average, with some higher proportion of Hispanic population. In general the neighborhoods have a higher proportion of youth population, particularly tract 90.07. Education levels are generally lower than the regional average, and there is a higher proportions of immigrants. The most vulnerable tract in this area is tract 90.08, which has high levels of linguistically isolated households, and high proportions with more than 1.5 occupations per room, especially in owner-occupied units. The vulnerability indices for the other tracts are generally higher than average for the region, but not dramatically so—with these levels driven more by linguistic isolation and poverty levels, rather than absolute unemployment (or out of the labor market). Opportunity index values for this area are not far from average for most tracts.

Priorities for equity-oriented development in this area might focus on tract 90.08, and particularly efforts to job opportunities provide opportunities for the linguistically isolated populations there.

Vulnerability Indicators above or below average

Tract	Higher Than Average	Lower than Average
89.09		• Unemployed or out of market • Poverty • Renter overcrowding • Linguistically isolated
89.10	• Businesses closed • Renter overcrowding • Single-parent households	

89.11	• Unemployed or out of labor market • Poverty (Much higher) • Linguistically isolated (Much higher)	• Renter overcrowding • Housing expenditure
90.06	• Poverty • Single parent households (Much higher) • Linguistically isolated (Much higher)	• Businesses with lower sales • Businesses closed • Renter overcrowding
90.07	• Poverty • Housing expenditure • Single-parent households (Much higher)	• Unemployed or out of market • Businesses with lower sales • Vacant housing units
90.08	• Poverty • Businesses closed • Renter overcrowding • Owner overcrowding (Much higher) • Housing expenditure • Linguistically isolated (Much higher)	• Businesses with lower sales

Opportunity Indicators Above or Below Average

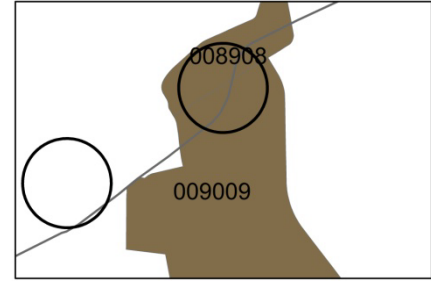| Tract	Higher than Average	Lower than Average
89.09	• Home ownership	• Number of jobs • Percent not driving alone to work
89.10	• Middle-income households • Transportation options	
89.11	• Percent not driving alone to work (Much higher)	• Number of jobs • Home ownership
90.06	• Number of jobs • Middle-income households	• Percent not driving alone to work
90.07	• Middle-income households • Percent not driving alone to work	• Home ownership
90.08	• Middle-income households	

Demographics

Tract	Race	Age	Education	Immigrant
89.09				
89.10		• Higher than average youth population	• Lower than average college graduates	
89.11	• Higher than average Hispanic population • Lower than average white population	• Lower than average elderly population	• Higher than average with less than HS • Lower than average college graduates	• Higher than average
90.06	• Higher than average Black population		• Lower than average college graduates.	• Higher than average
90.07	• Much higher than average Black population • Higher than population Hispanic population • Lower than average white and Asian population	• Much higher than average youth population • Lower than average elderly population	• Higher than average with less than HS • Lower than average college graduates	
90.08	• Higher than average Hispanic population • Lower than average white and Asian population		• Lower than average college graduates	• Much higher than average

Name of Proposed TPA: Rancho Cordova – Cordova Town Center LRT Station

Index Scores (Quintile)

Tract	Vulnerability	Opportunity
89.08	0.28 (High)	-0.39 (Very High)
90.09	-0.34 (Low)	0.43 (Very low)

Equity Analysis (Draft):   This proposed TPA has a strong contrast in the two neighboring census tracts. Tract 90.09 has a very high proportion Asian population, with above average education levels and much higher than average proportion of immigrants. Tract 89.08 has a substantial elderly population, with a mix of white, Black and Hispanic, and low proportions of college graduates. Tract 89.08 has a high vulnerability score, driven by high proportions unemployed or out of the labor market (likely related to the high elderly concentration) and very high levels of businesses with lower sales in 2008 than 2001. The tract also has a very low opportunity index score, driven primarily by job loss in industries with above average wages, and lower sales in small businesses. Tract 90.09, in contrast, has a low vulnerability score and a very high opportunity score. The high opportunity score is primarily related to the high number of jobs in the tract, and the large-scale growth of sales in small businesses.

Priorities for equity oriented development in the area might focus on bridging gaps between the contrasting neighborhoods on each side of the LRT Station (and Highway 50).

Vulnerability Indicators above or below average

Tract	Higher Than Average	Lower Than Average
89.08	- Unemployed or out of labor market - Businesses with lower sales (Much higher) - Businesses closed	- Renter overcrowding - Linguistically isolated
90.09	Businesses closed	- Unemployed or out of market - Businesses with lower sales - Housing expenditure - Single-parent households

Opportunity Indicators Above or Lower Than Average

Tract	Higher Than Average	Lower Than Average
89.08	• Middle-income households	• Job change in above average paying industries (Much lower) • Small business sales
90.09	• Number of jobs (Much higher) • Middle-income households • Small business sales growth (Much higher)	• Job change in above average paying industries (Much lower) • Home ownership • Percent not driving alone to work

Demographics

Tract	Race	Age	Education	Immigrant
89.08	• Lower than average Asian population	• Higher than average elderly population • Lower than average youth population	• Lower than average college graduates.	
90.09	• Much Higher than average Asian population • Lower than average white population	• Lower than average elderly population	• Higher than average college graduates • Lower than average with less than HS	• Much higher than average