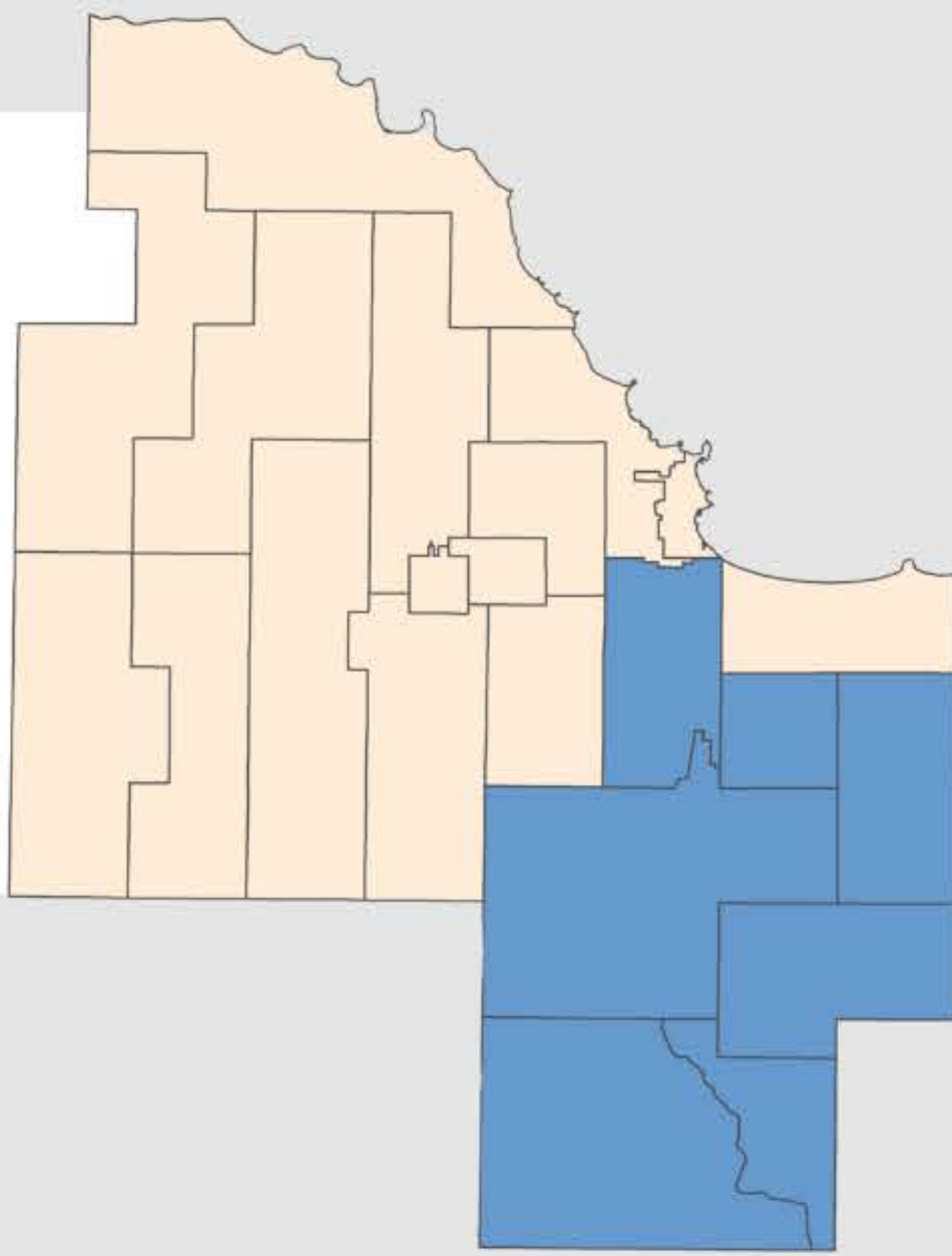


REGION DASHBOARD: BLUEBERRY FARMS

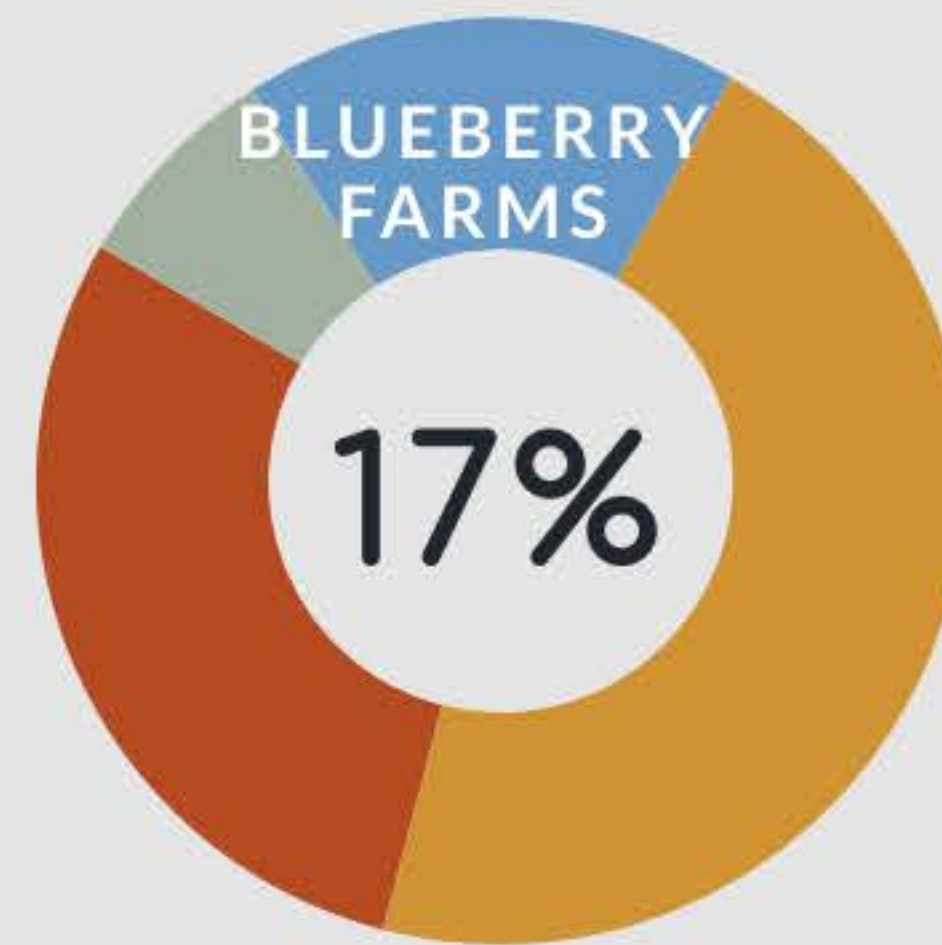
"An area abundant in resources and opportunity"

REGION MAKEUP

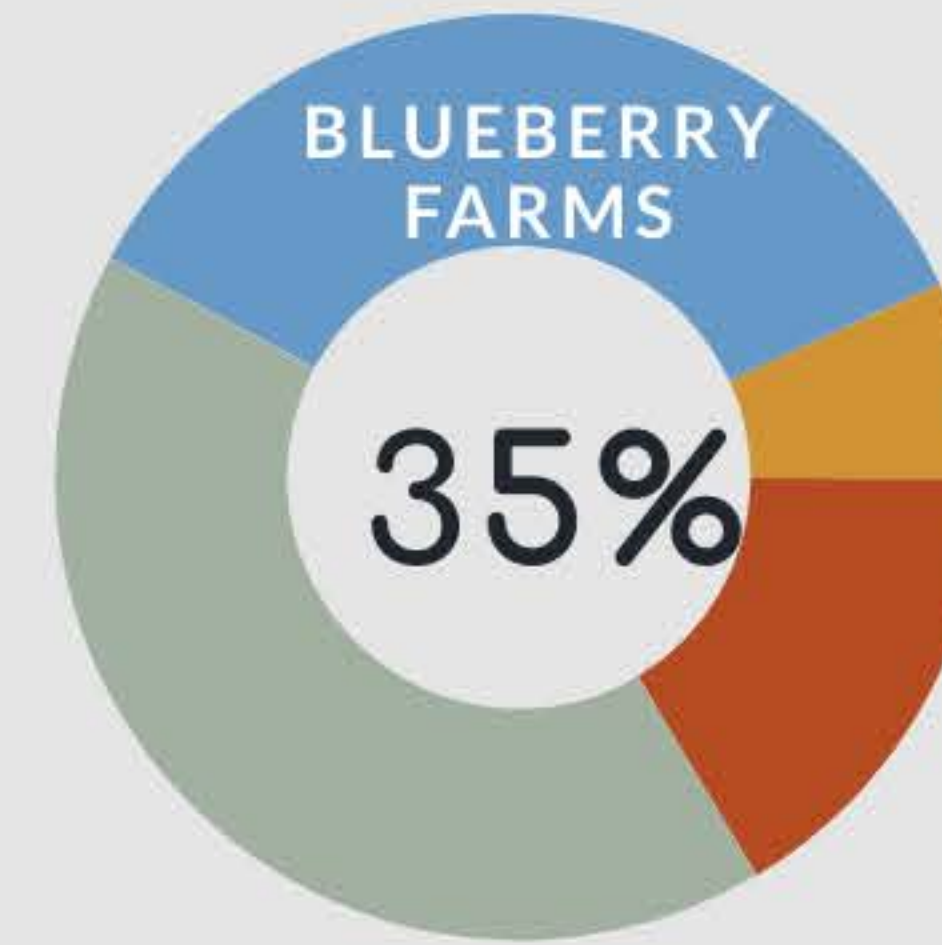
- Ewing Township
- Forsyth Township
- Sands Township
- Skandia Township
- Turin Township
- Wells Township
- West Branch Township



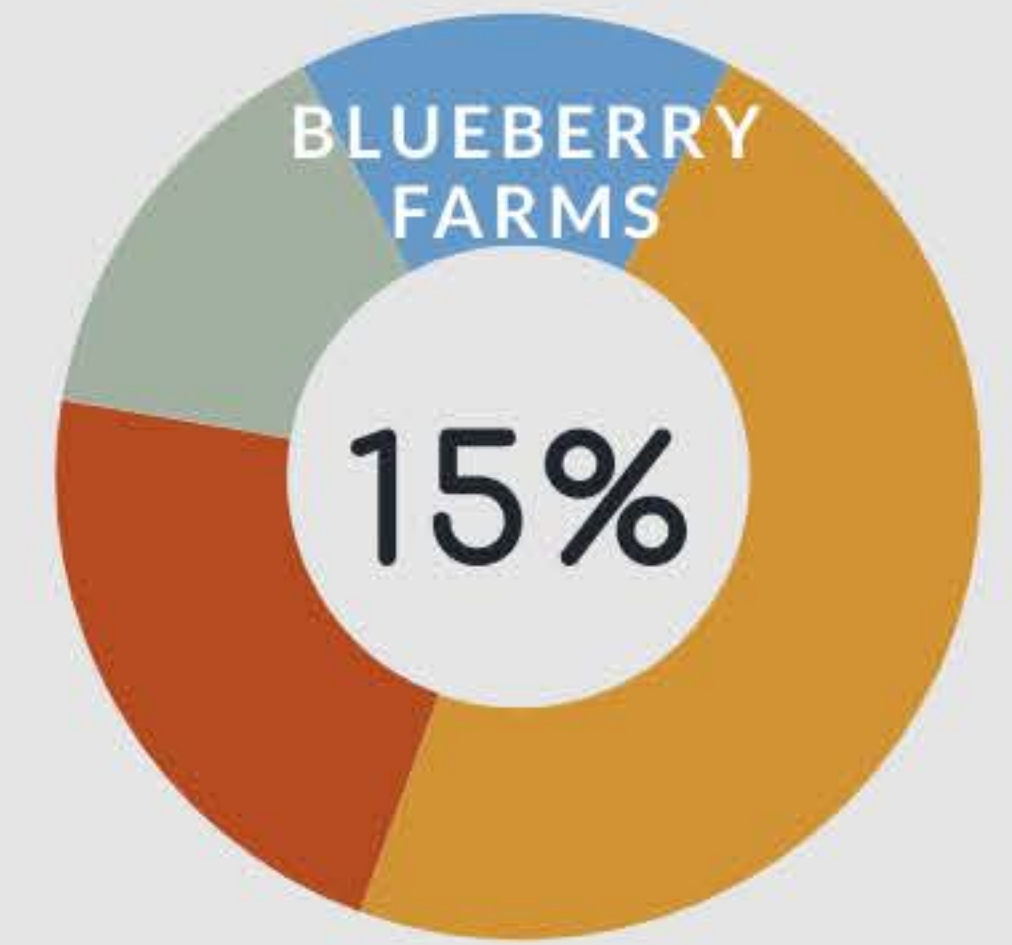
COUNTY POPULATION



COUNTY AREA



COUNTY SEV*



*State Equalized Value

PEOPLE

POPULATION (2017)

11,836

HOUSEHOLDS
4,738

POPULATION GROWTH

▲ 4.6%
2010-2017

▲ 13.4%
2000-2010

AGE PROFILE



18 & UNDER
21.5%

65 & OLDER
16.5%

AVERAGE MEDIAN AGE

43.3

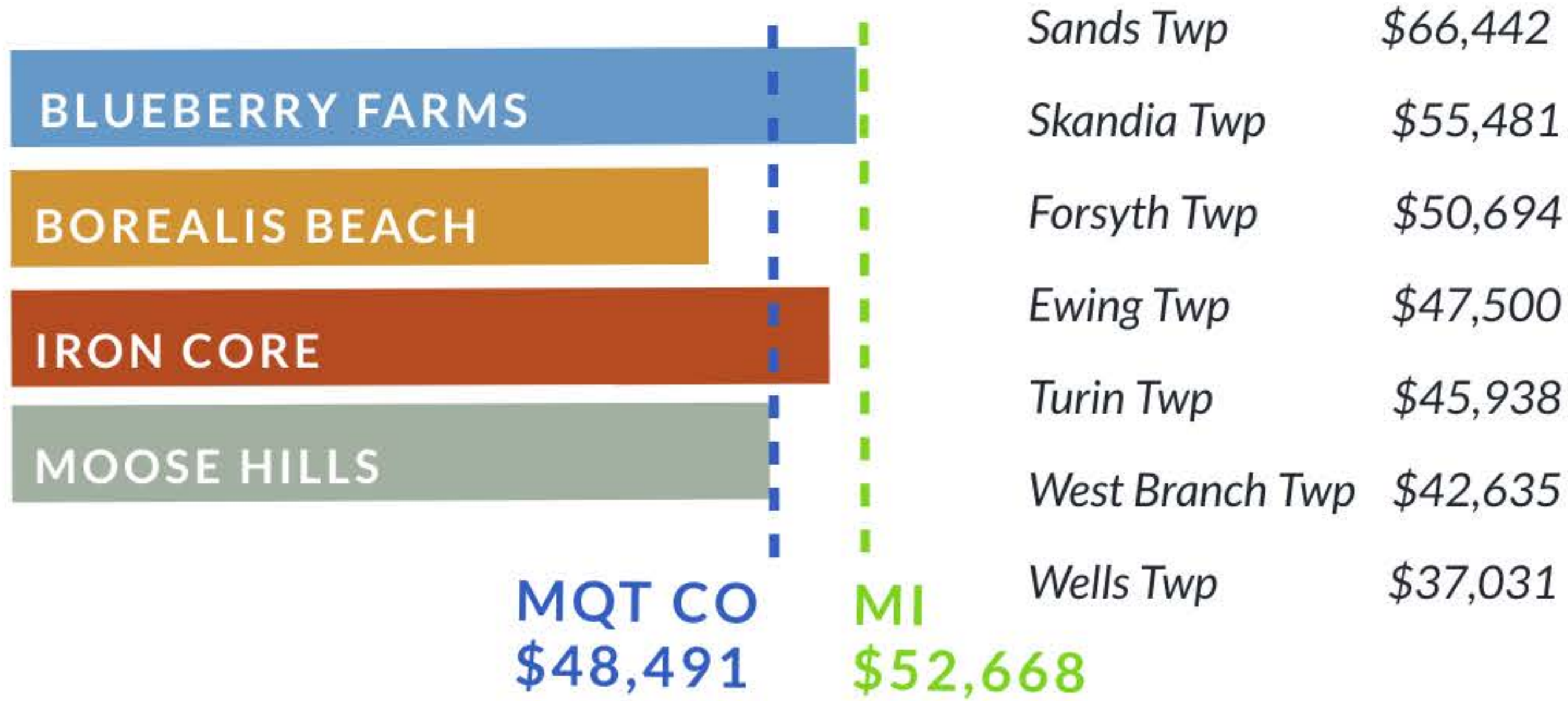
39.1

39.6

Source: U.S. Census Bureau, 2010 Demographic Profile, Profile of General Population and Housing Characteristics

INCOME & EMPLOYMENT

AVG. MEDIAN HOUSEHOLD INCOME \$52,623



POVERTY RATE

18.3%

16.4%

15.6%

EMPLOYMENT RATE

52.3%

52.8%

56.7%

OCCUPATION

Health Care (all)



10.1%

Office & Admin. Support



12.6%

Management



8.5%

Top occupation fields for civilian employed population age 16+ years

WORKFORCE

5,054

WORKERS

42.7%

PERCENT OF POPULATION

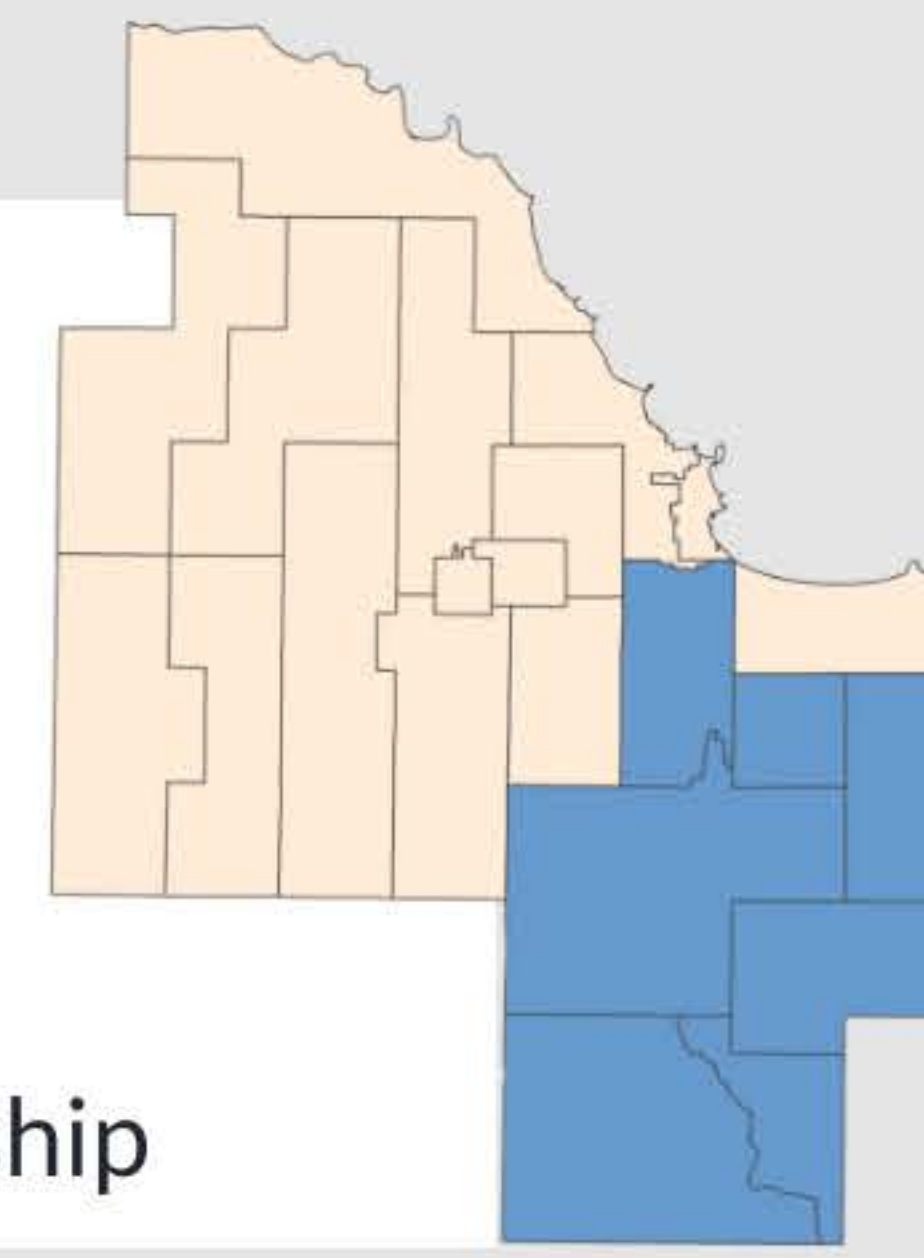
Source: U.S. Census Bureau, 2013-2017 American Community Survey, Selected Economic Characteristics

REGION DASHBOARD: BLUEBERRY FARMS

"An area abundant in resources and opportunity"

REGION MAKEUP

- Ewing Township
- Forsyth Township
- Sands Township
- Skandia Township
- Turin Township
- Wells Township
- West Branch Township



HOUSING

HOUSING UNITS

7,398

VACANT HOUSING UNITS

2,594

OCCUPATION

- Occupied (64.91%)
- Vacant (35.09%)

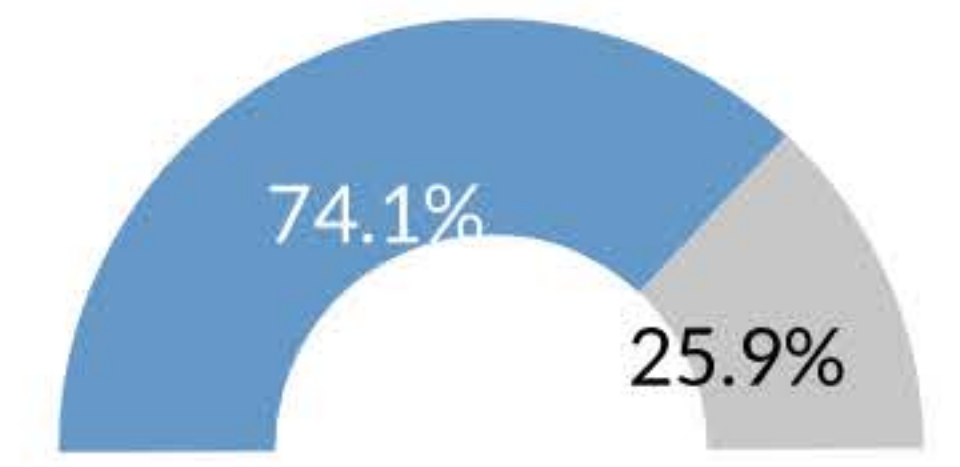


VACANCY BY TYPE



- Seasonal, recreat., or occnl. use (62.91%)
- Other vacant (24.66%)
- For rent (8.86%)
- For sale only (1.68%)
- Sold, not occupied (1.88%)

HOMEOWNER V. RENTAL UNITS



- Homeowners (74.1%)
- Rentals (25.9%)

HOMEOWNER VACANCY RATE

Homeowner units currently for sale and unoccupied

2.8%

1.6%

1.8%

RENTAL VACANCY RATE

Rental units currently for rent and unoccupied

17.4%

6.9%

5.5%

Homeowner vacancy rate below 1.5% and/or rental vacancy rate below 7% generally indicate a housing shortage, while homeowner vacancy rate over 2% or rental vacancy rate over 10% indicates a weak housing market and can lead to blight.
 Source: <https://www.governing.com/topics/urban/gov-metro-housing-vacancy-rates-2017.html>

MEDIAN MONTHLY HOUSING EXPENSES

Sum of payments including utilities, fuel, insurance, mortgage, rent

HOMEOWNERS*		RENTERS
\$1,047	Ewing Twp	N/A
\$1,082	Forsyth Twp	\$637
\$1,230	Sands Twp	\$739
\$1,149	Skandia Twp	\$586
\$797	Turin Twp	N/A
\$1,266	Wells Twp	N/A
\$1,214	West Branch Twp	\$612

COST-BURDENED HOUSEHOLDS RATIO

Cost-burdened households per occupied housing units

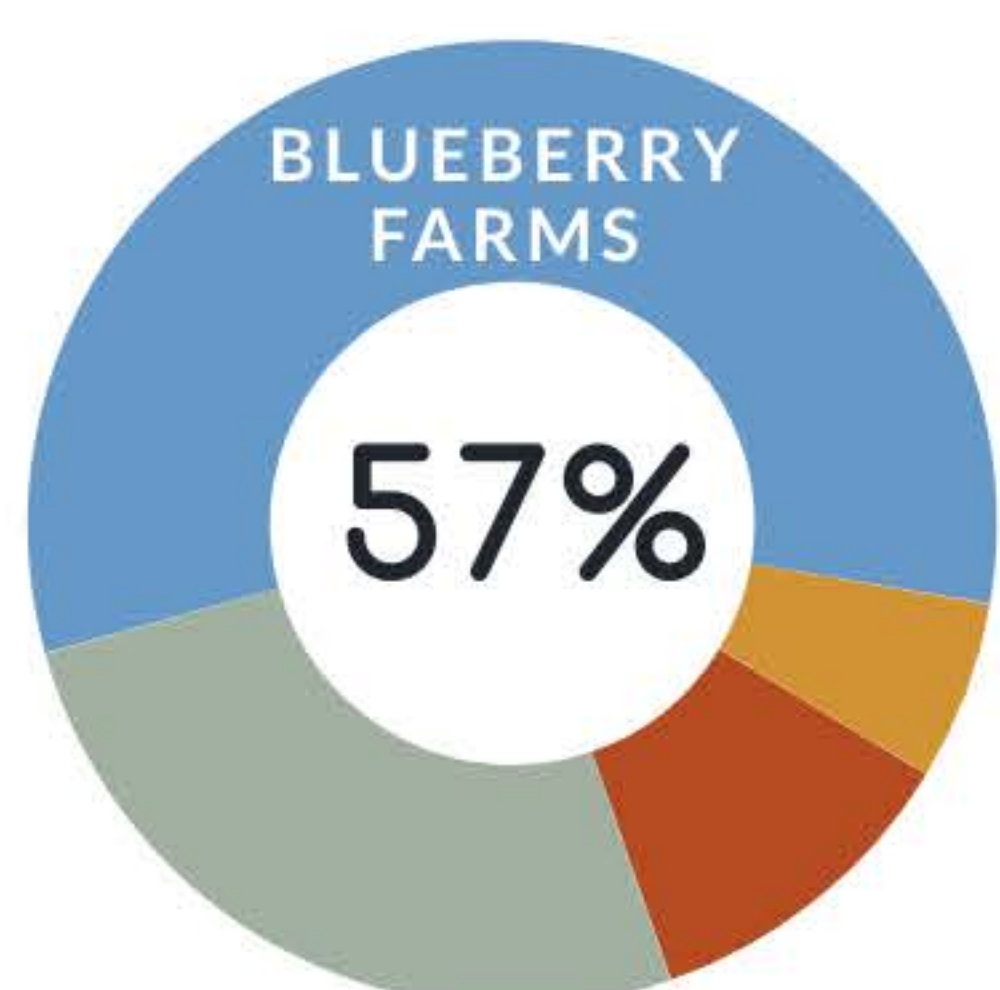
1 in 7

households where housing expenses are more than 30% of household income

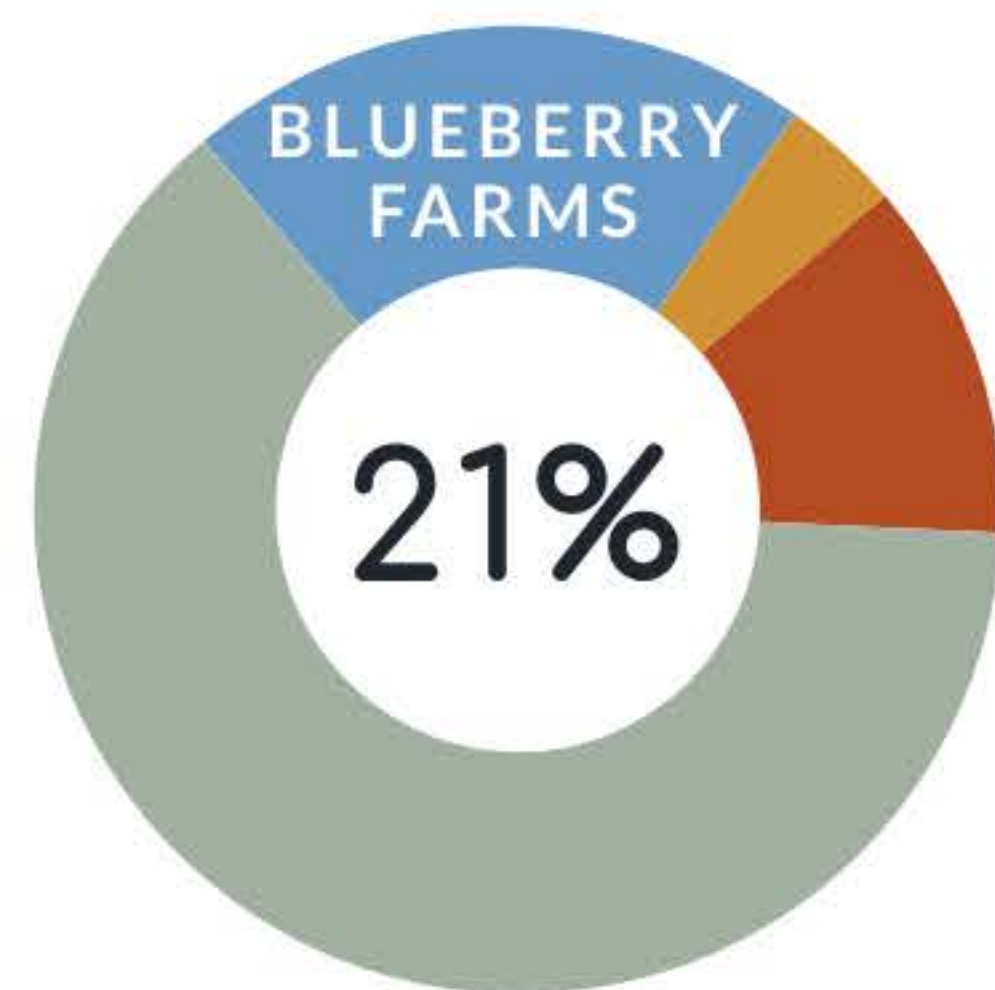


LAND

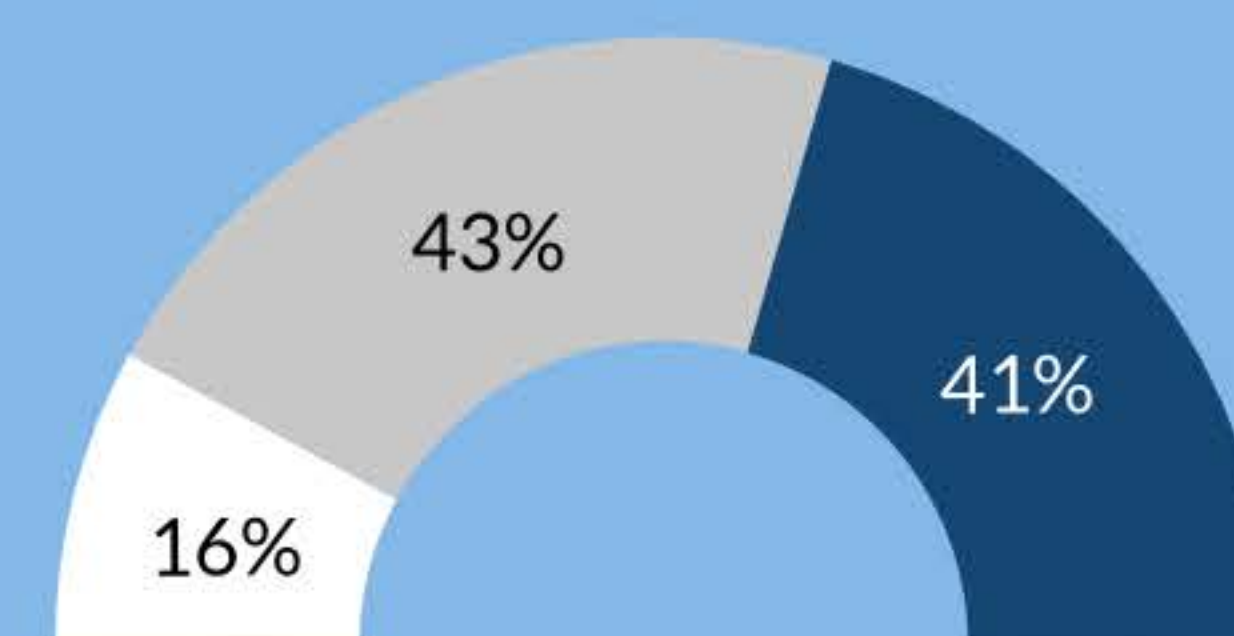
PUBLIC LAND IN COUNTY



COMMERCIAL FOREST LAND IN COUNTY



BLUEBERRY FARMS REGION LAND PROFILE



16%

Commercial Forest Land- private land managed for timber production, receiving a reduction in taxes and open to the public (foot access) for fishing and hunting

43%

Publicly Owned Land- land owned by a public body

41%

Privately Owned Land- private land not enrolled in the Commercial Forest Program