

# DOWNTOWN RDA NEIGHBORHOODS

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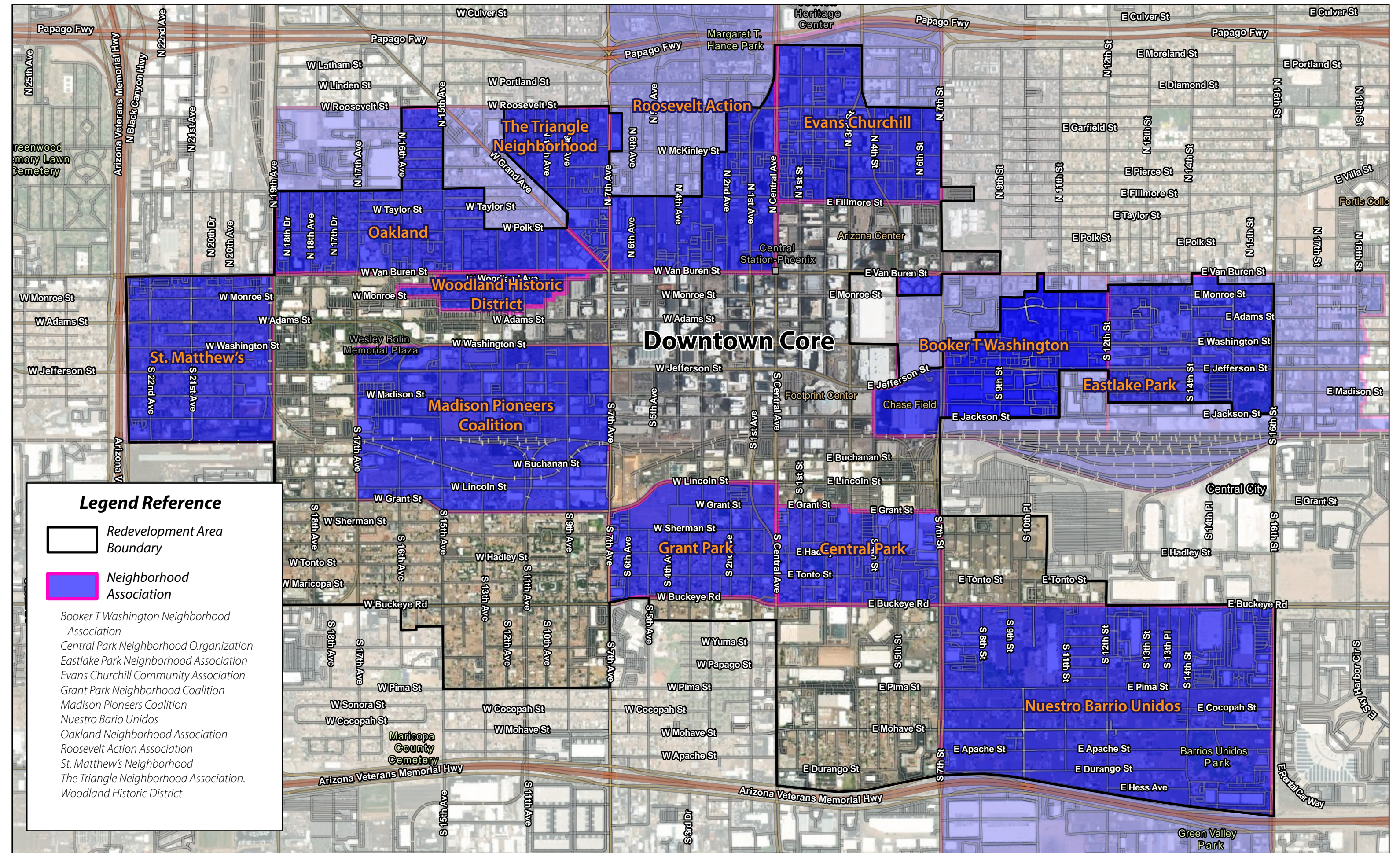
The Downtown RDA includes twelve distinct neighborhoods.

Some of the neighborhoods in the Downtown RDA are also adopted Redevelopment areas. These neighborhoods provide diverse characters, histories, and identities that enrich the experience of the Downtown Redevelopment Area.

*As the Downtown continues to evolve, maintaining and enriching these unique neighborhoods is fundamental.*

### Neighborhoods

1. Booker T. Washington
2. Central Park Neighborhood
3. Eastlake Neighborhood
4. Evans Churchill Neighborhood
5. Grant Park Neighborhood
6. Madison Pioneers Coalition Neighborhood
7. Nuestro Barrio Unidos Neighborhood
8. Oakland Neighborhood
9. Roosevelt Action Neighborhood
10. St. Matthews Neighborhood
11. Triangle Neighborhood
12. Woodland Neighborhood



Don't see your neighborhood? Please let a team member know.

**59%**  
OF RDA LAND IS IN ESTABLISHED NEIGHBORHOODS.

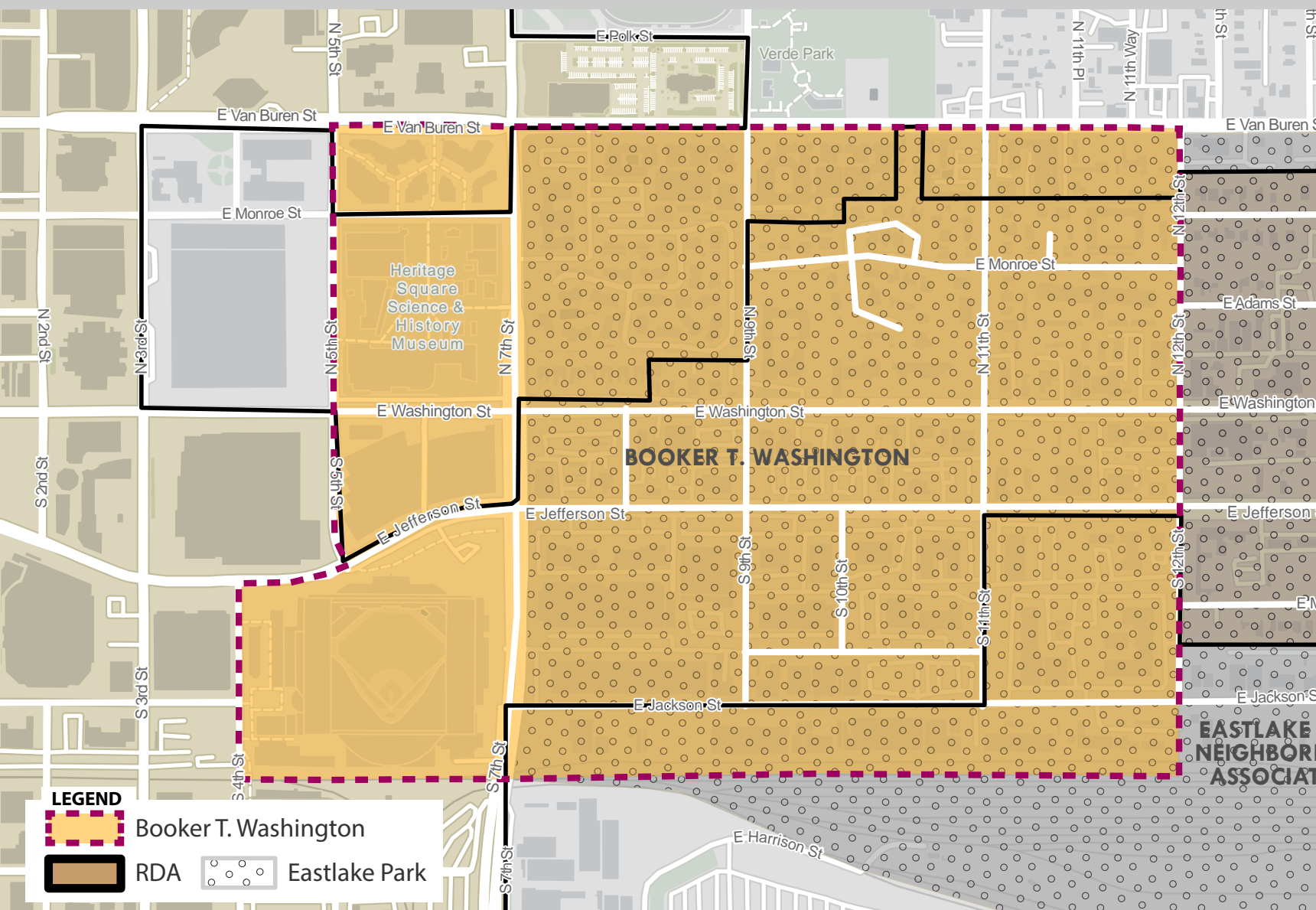
Neighborhood Comparison Summary

	RDA	Outside Neighborhood	Booker T. Washington*	Central Park	Eastlake*	Evans Churchill	Grant Park	Madison Pioneers Coalition	Nuestro Barrio Unidos	Oakland	Roosevelt	St. Matthews	Triangle	Woodland
<b>Building Conditions</b>														
% Slum & Blight	30%	27.8%	23.1%	25.5%	37.3%	9.5%	45.5%	24.3%	32.5%	30.7%	3.9%	47.1%	19.6%	29.2%
% Vacant Lots	13.8%	16.7%	-none-	10.1%	7.0%	7.1%	19.1%	12.9%	21.3%	5.5%	11.3%	7.0%	9.8%	5.0%
% Vacant Buildings	3.2%	3.3%	3.8%	3.8%	2.6%	4.3%	7.6%	5.4%	1.6%	2.7%	2.9%	2.4%	1.3%	2.5%
<b>Housing Demographics</b>														
Median Household Income	\$34,522	-n/a-	\$45,656	\$30,147	\$43,599	\$24,377	\$30,253	\$27,311	\$43,504	\$32,636	\$24,046	\$36,667	\$51,578	\$34,324
% Hispanic/Latino	42.8%	-n/a-	32%	72.7%	36.6%	15.7%	72.6%	31.5%	80.5%	59%	23%	65.9%	41.6%	29.5%
Median Age	34.3	-n/a-	36.4	27.4	36.8	44.3	27.6	39.4	25.8	29.1	34.5	30.9	32.6	40.9
Average Household Size	2.06	-n/a-	1.17	2.31	1.34	1.54	3.07	15.41	2.64	2.44	1.10	3.24	1.83	1.0
<b>Housing Occupancy</b>														
Average Home Value	\$255,674	-n/a-	\$257,065	\$200,397	\$216,667	\$496,032	\$214,720	\$191,667	\$109,239	\$232,188	\$236,905	\$147,404	\$388,448	\$216,346
% Owner-Occupied Units	12.5%	-n/a-	14.3%	25.5%	9.1%	3.8%	25.7%	5.7%	31.6%	11.6%	1.5%	41.5%	35.2%	19%
% Renter-Occupied Units	73.1%	-n/a-	72%	39.6%	81.6%	69.5%	39.8%	54.3%	55.7%	79.4%	68.5%	50.8%	51.5%	65%
% Vacant Housing Units	20.6%	-n/a-	13.7%	35.3%	9.3%	26.8%	34.8%	37%	12.7%	9%	30%	7.7%	13.3%	16.8%
<b>Total Daytime Population</b>	<b>94,491</b>	<b>-n/a-</b>	<b>4,172</b>	<b>1,103</b>	<b>3,715</b>	<b>2,695</b>	<b>728</b>	<b>5,383</b>	<b>2,375</b>	<b>1,954</b>	<b>2,926</b>	<b>1,268</b>	<b>637</b>	<b>376</b>
% Daytime Workers	87%	-n/a-	3,934	860	3,191	1,723	196	4,711	1,949	975	2,131	318	307	213
% Daytime Residents	13%	-n/a-	238	243	524	972	532	672	426	979	795	950	330	163

Source: 2022 ESRI Geography; 2020 Decennial Census; \* Booker T. Washington & Eastlake Neighborhoods include overlapping counts

# Neighborhood Snapshot

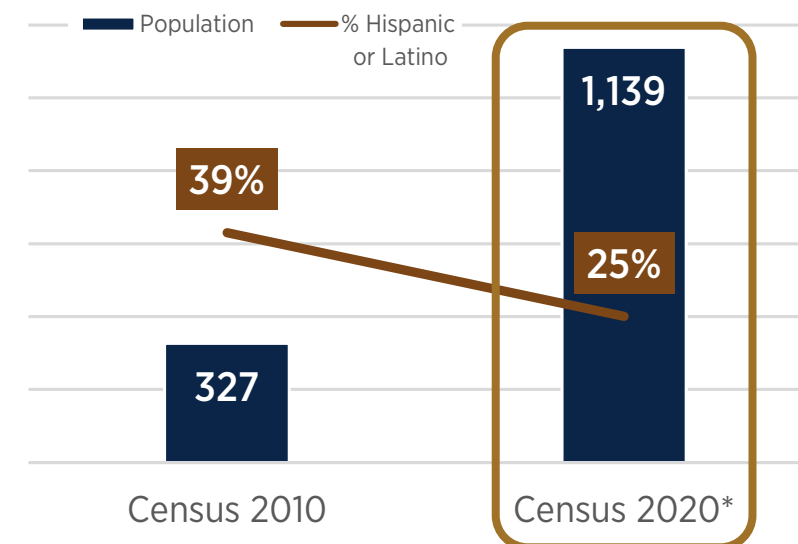
## Booker T. Washington



The Booker T. Washington Neighborhood includes the First Institutional Baptist Church, Chase Field and its parking structures. This neighborhood is served by Valley Metro Light Rail along Washington and Jefferson Streets, with east and westbound stops at 12th Street. The neighborhood includes a mix of single, low and mid-rise multi-family housing at a variety of price points with some vacant land along and close to light rail that could be easily redeveloped. The neighborhood also includes industrial and manufacturing development mostly south of Jefferson Street along the BNSF railroad tracks. The majority of the Booker T. Washington Neighborhood, with the exception of the area west of 7th Street, is also within the Eastlake Neighborhood.

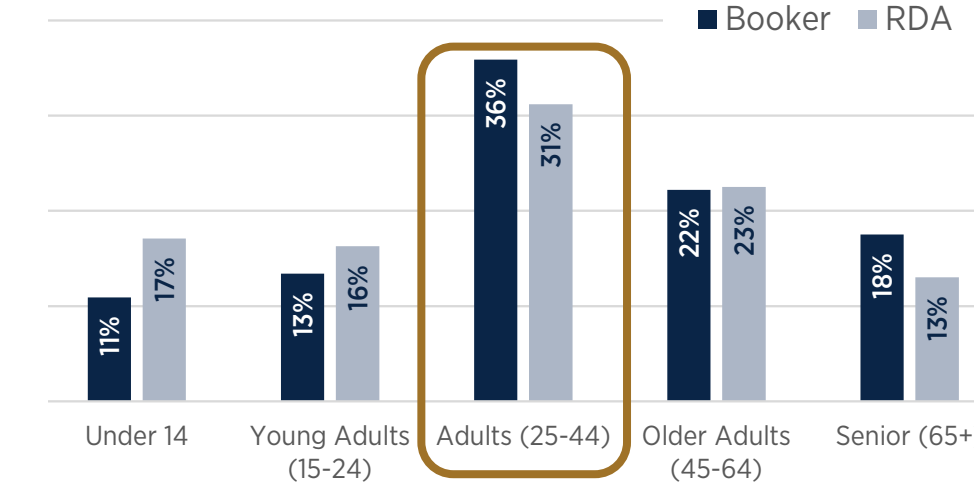
### The People

#### Population



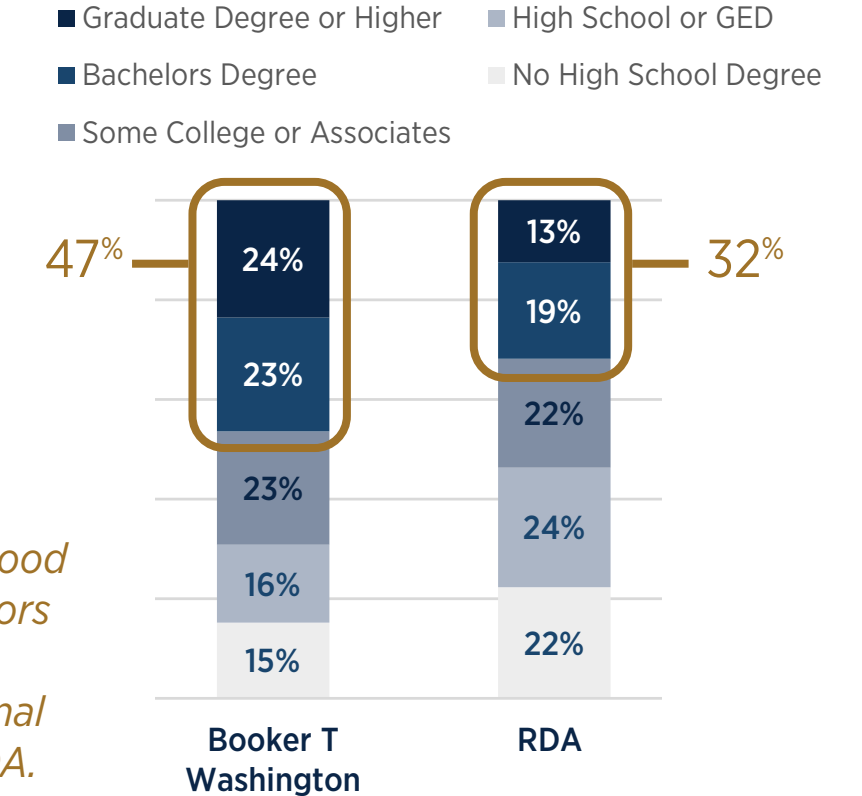
The population has increased with new housing construction since 2010; Neighborhood diversity of Hispanic & Latino has experienced a decrease.

#### Age Breakdown



There is a larger percentage of Adults (25-44) & Seniors (65+) in the neighborhood compared to the RDA.

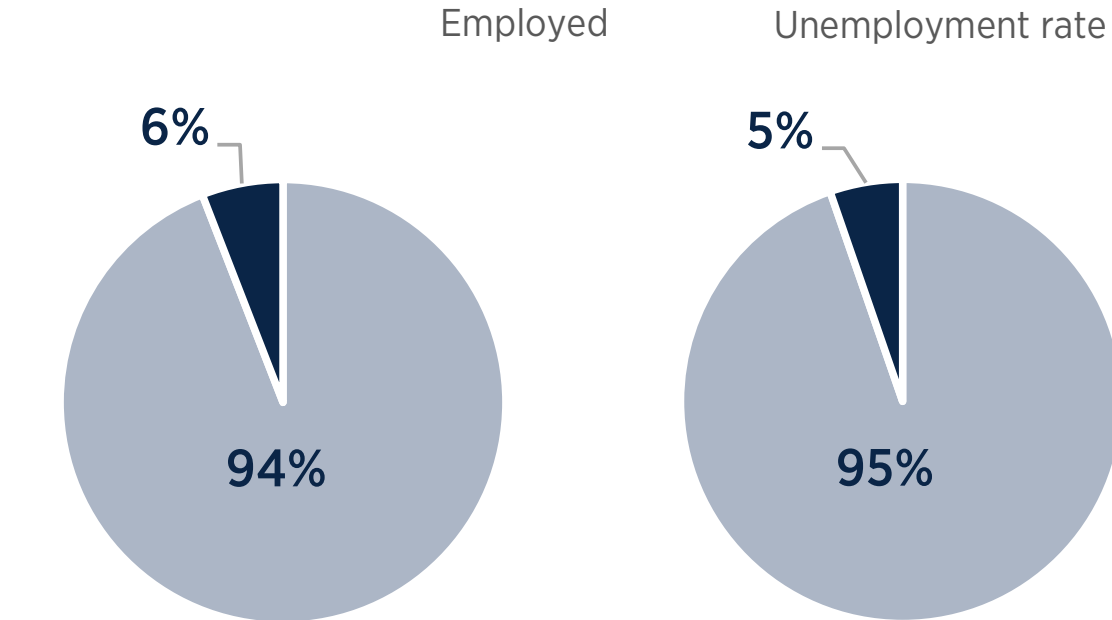
#### Educational Attainment



Over 46% of neighborhood residents hold a bachelors degree or higher, w/ overall higher educational attainment than the RDA.

### Employment Profile

#### Employment



#### Booker T. Washington

More than 94% of neighborhood residents are employed (similar to RDA).

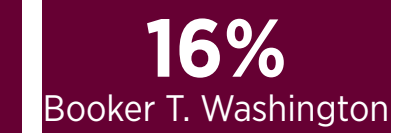
#### RDA

#### Average Household Income

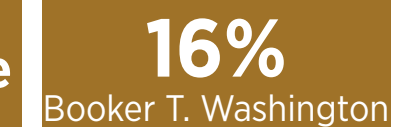


Household income is substantially higher than that of the Downtown RDA.

#### Services Sector



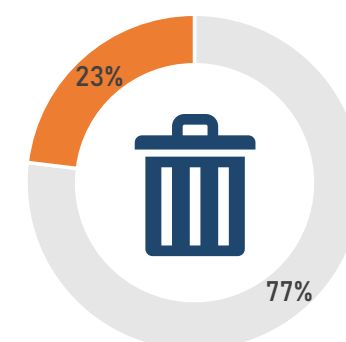
#### Non-office / On-site



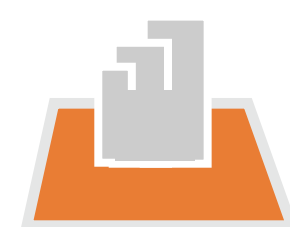
### Land Use & Building Conditions

#### Slum and Blight

23% (36) properties w/2 or more indicators of slum & blight



6 properties Vacant Buildings

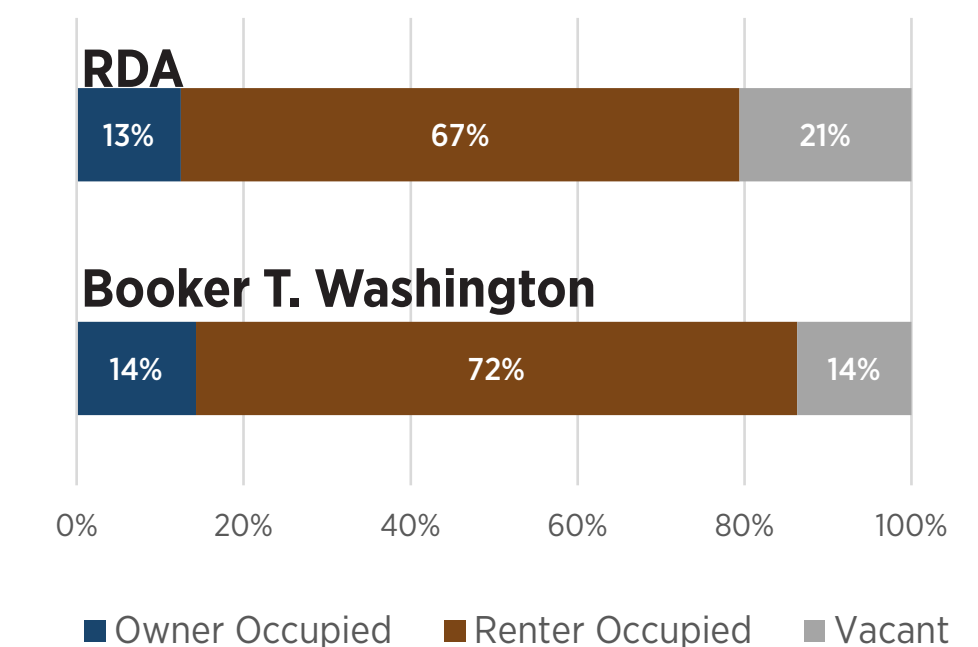


0 properties Vacant Lots

< 1% of housing units are vacant, a decrease from 12% in 2010.

Although there are no vacant lots when compared to other neighborhoods, 4% of lot properties have vacant buildings.

#### Housing Tenant Occupancy

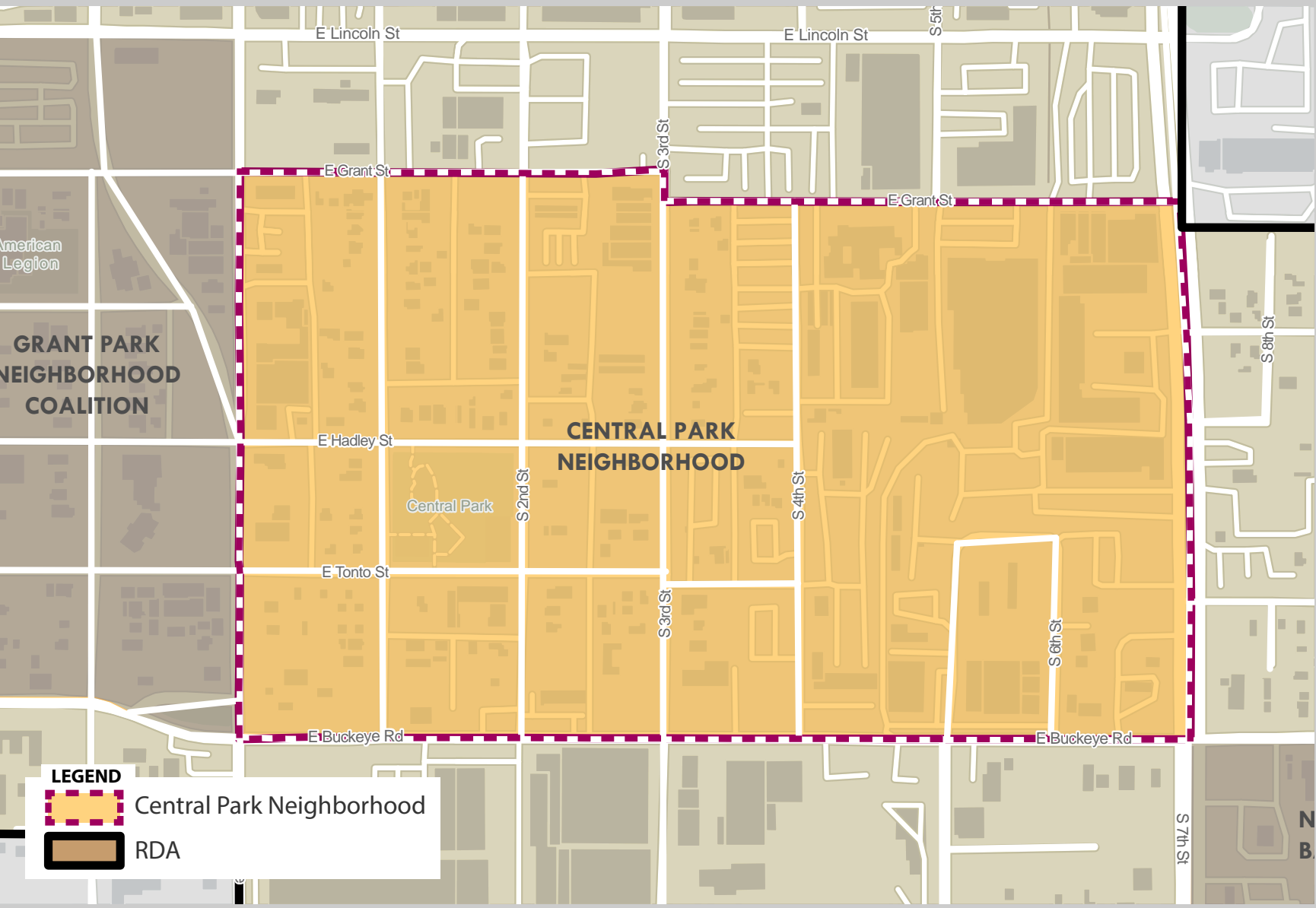


The avg. neighborhood home value is \$257,065, slightly higher than the RDA overall.

There is a larger share of renter- & owner-occupied units than the RDA.

# Neighborhood Snapshot

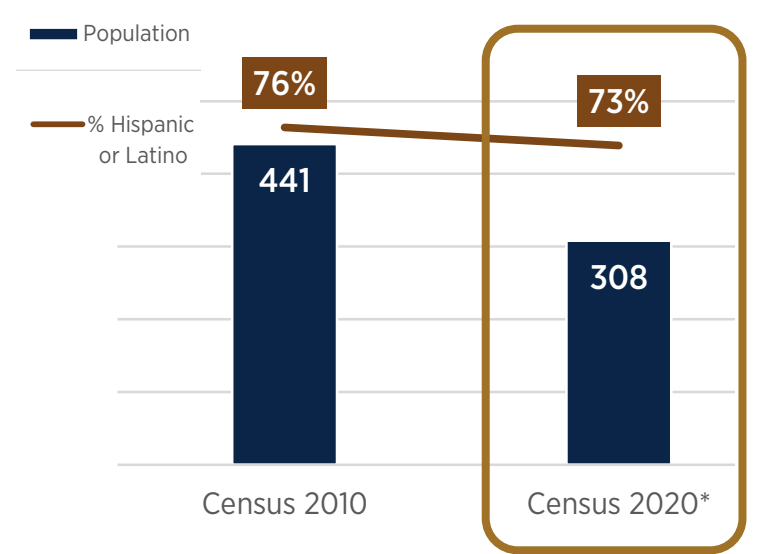
## Central Park Neighborhood



The Central Park Neighborhood is a predominantly single-family neighborhood located just south of Chase Field. This neighborhood embraces Central Park, which includes a community center and neighborhood recreation facilities. The neighborhood includes locally owned businesses supporting local youth including the Calderon Hitman Boxing Gym. The planned South Central Light Rail Extension will stop at the western edge of the neighborhood along Central Avenue at Lincoln Street and Buckeye Road.

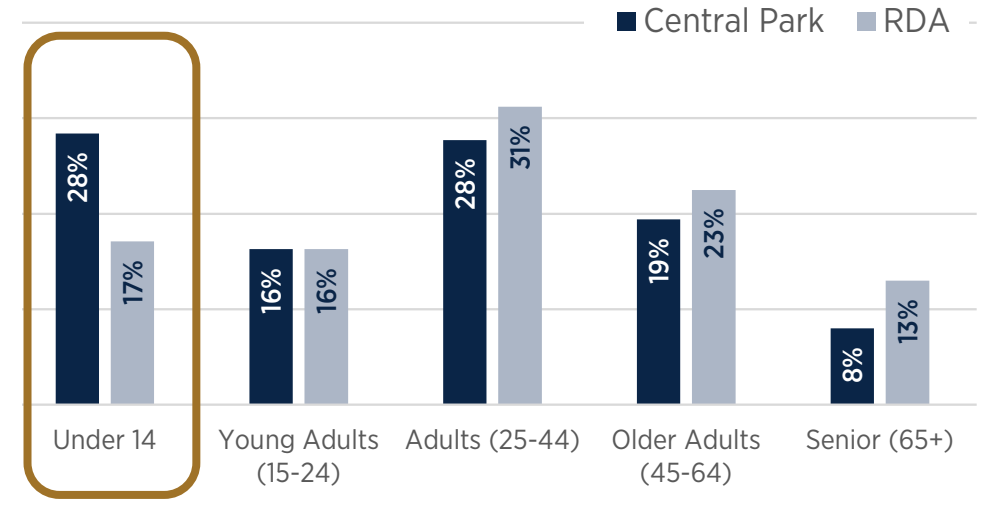
### The People

#### Population



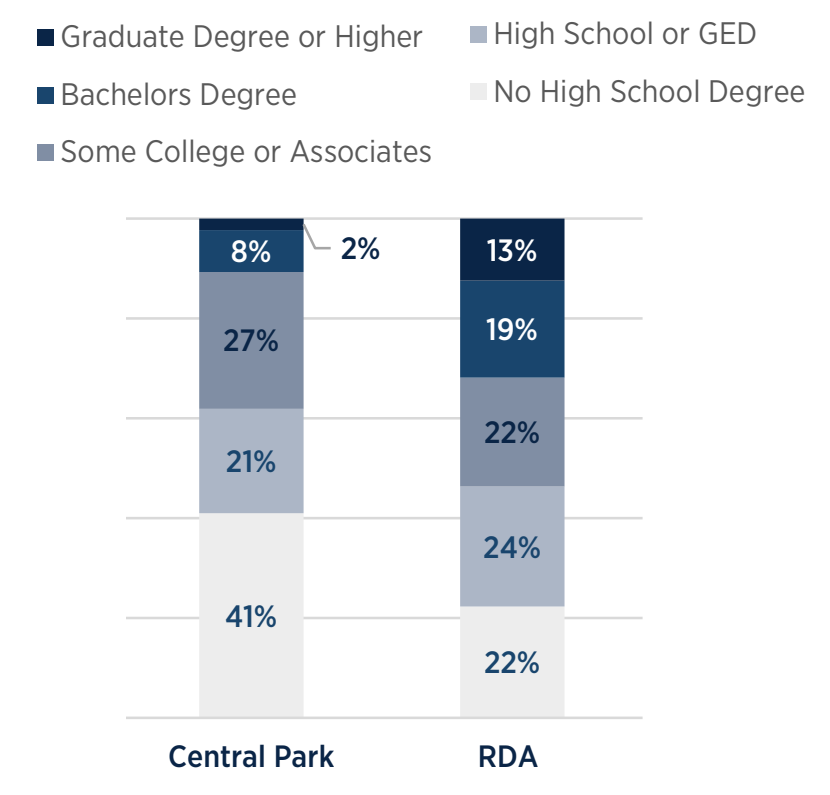
The population has declined 30% since 2010; Neighborhood diversity remains with 70% residents Hispanic & Latino, 8% residents Black or African American (slight decline from 11% in 2010).

#### Age Breakdown



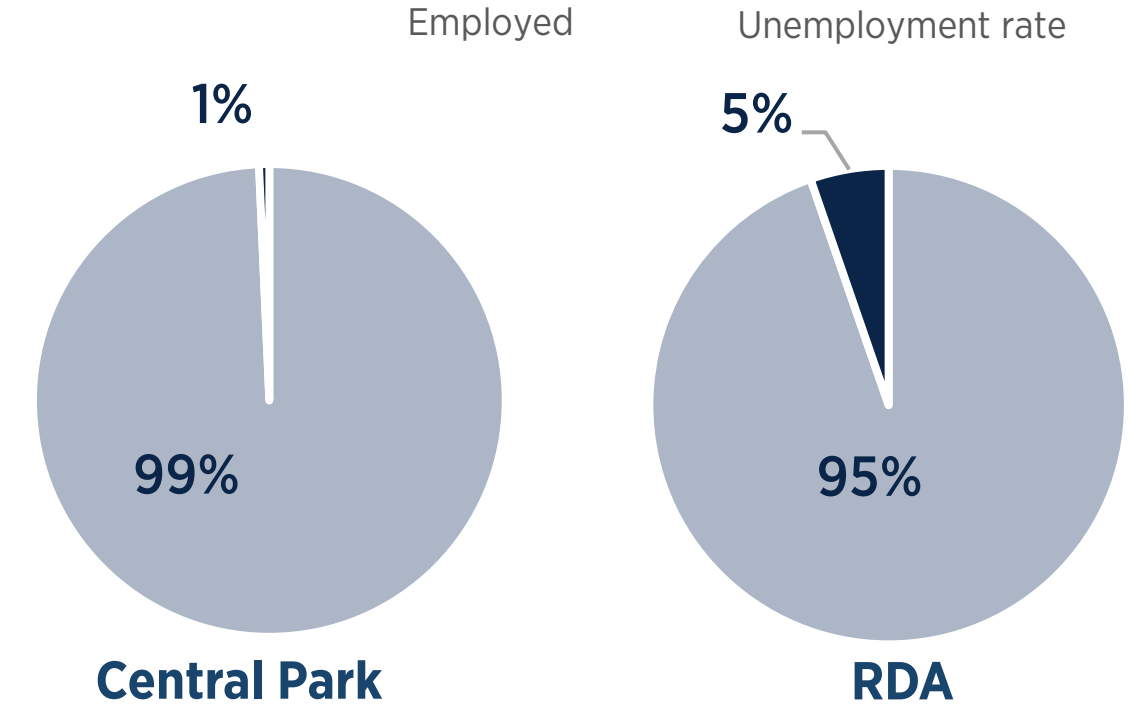
Central Park has a substantially higher percentage of residents younger than 20 years old, reflected in the resident's median age being more than five years younger than the RDA.

#### Educational Attainment



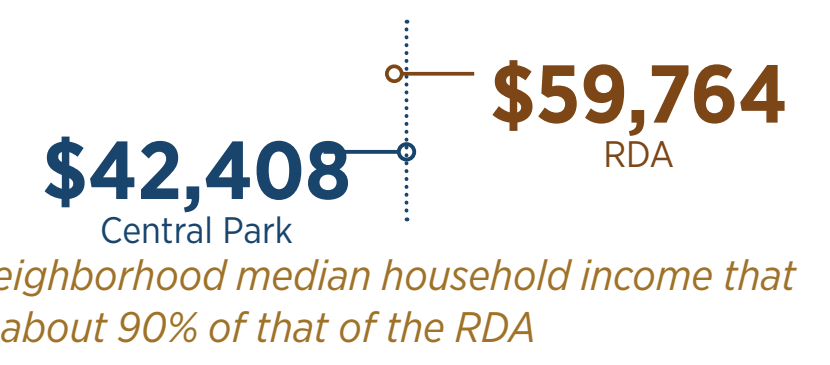
### Employment Profile

#### Employment



20% of neighborhood residents are employed in office or remote work as compared to about 54% of the RDA population.

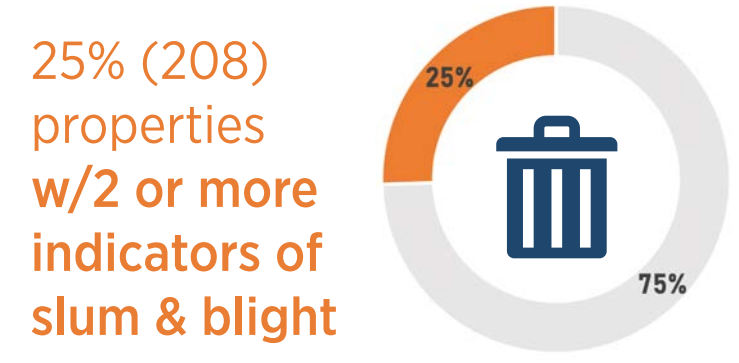
#### Average Household Income



Category	Central Park	RDA
Services Sector	35%	24%
Non-office / On-site	45%	22%

### Land Use & Building Conditions

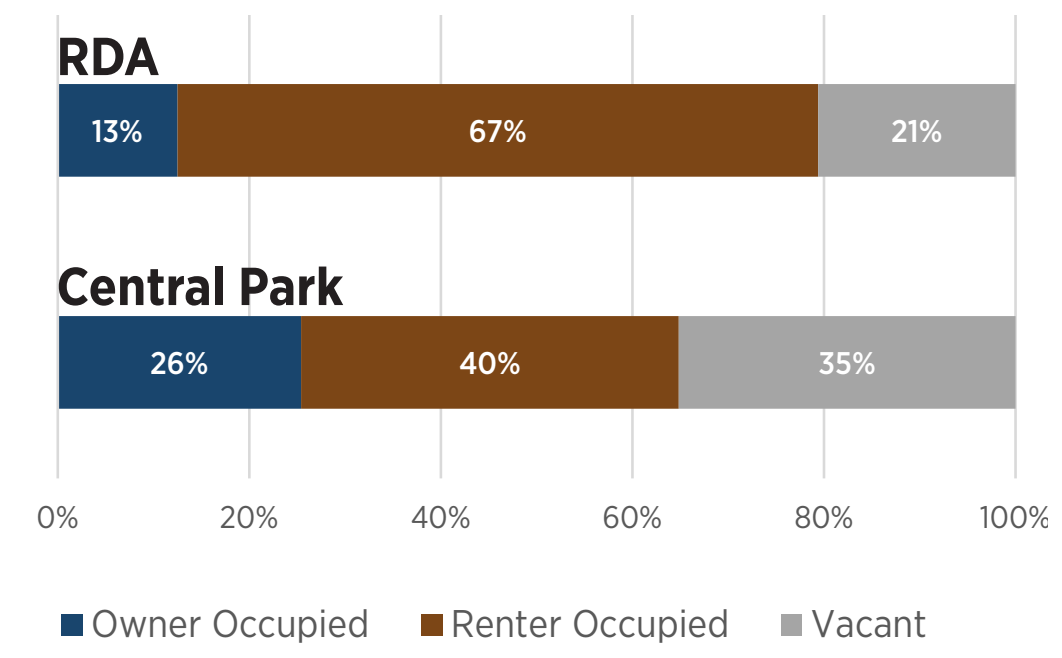
#### Slum and Blight



More than 2x residents own their own home than those in the RDA. This may reflect the largely single-family development pattern of the neighborhood.

Since 2010, vacant homes have declined 10% (from 28% to 18%) of the 160 homes, reflecting an overall decline in housing units (previously 197 homes in Central Park in 2010).

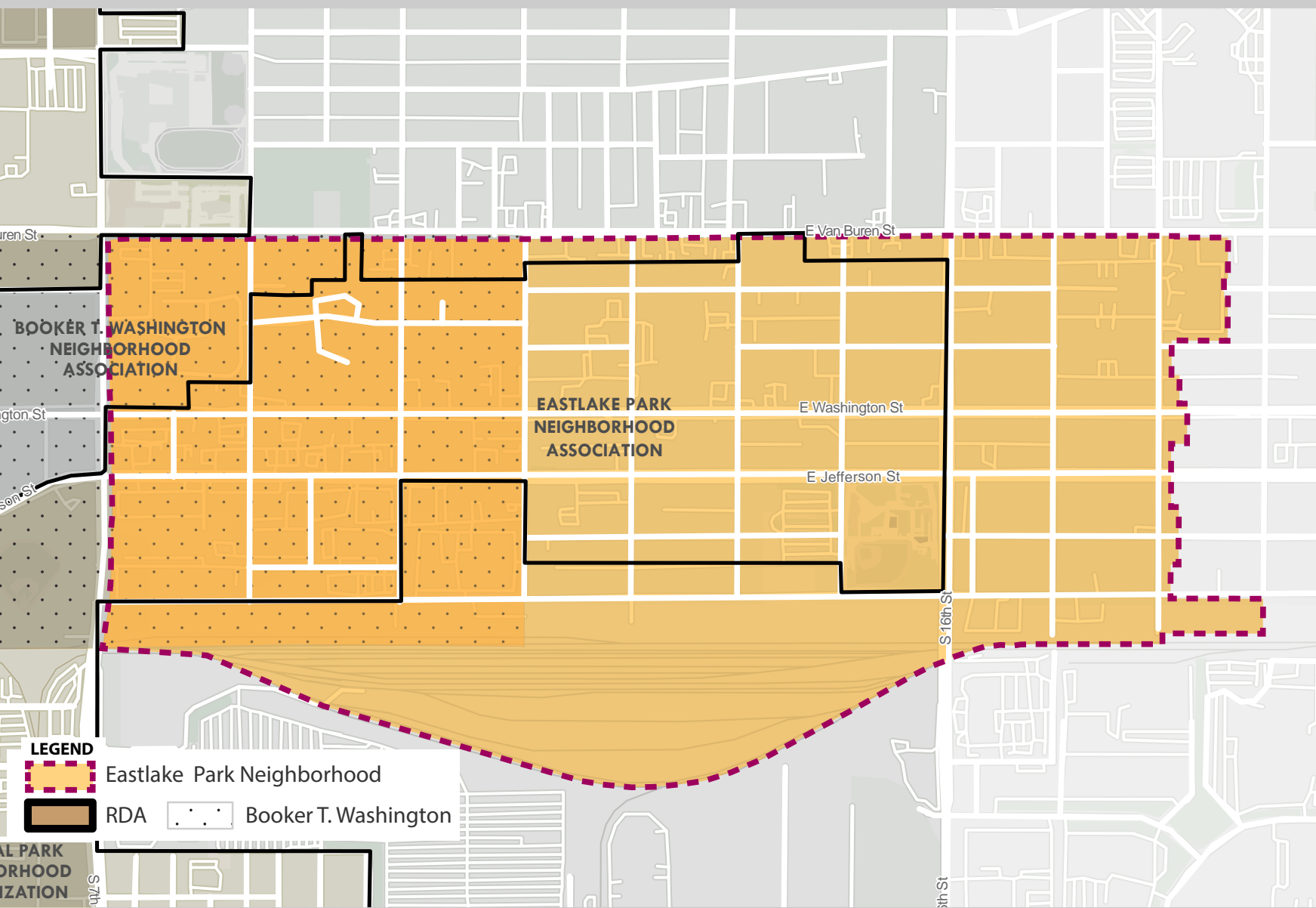
#### Housing Tenant Occupancy



In 2022, the average value of a Central Park home is about \$200,400; about 22% lower than the average downtown RDA home.

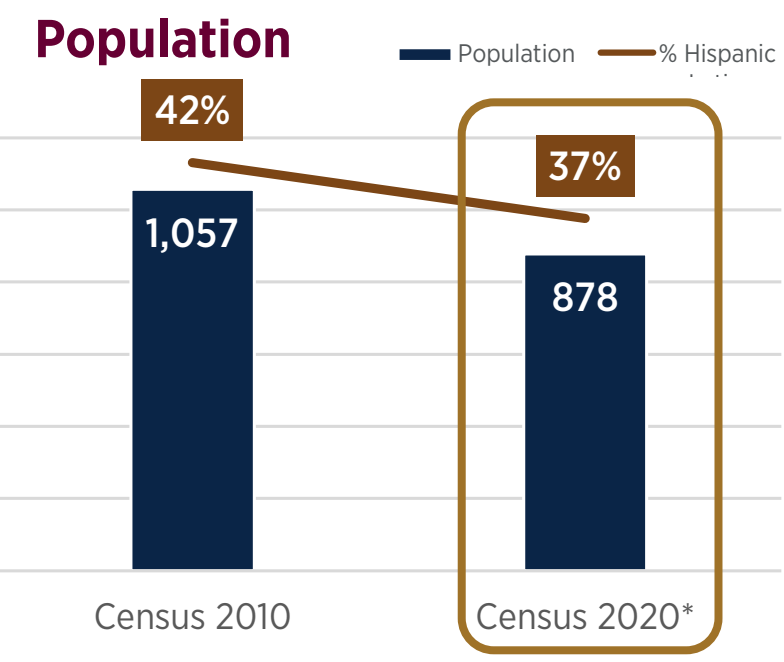
# Neighborhood Snapshot

## Eastlake Park Neighborhood

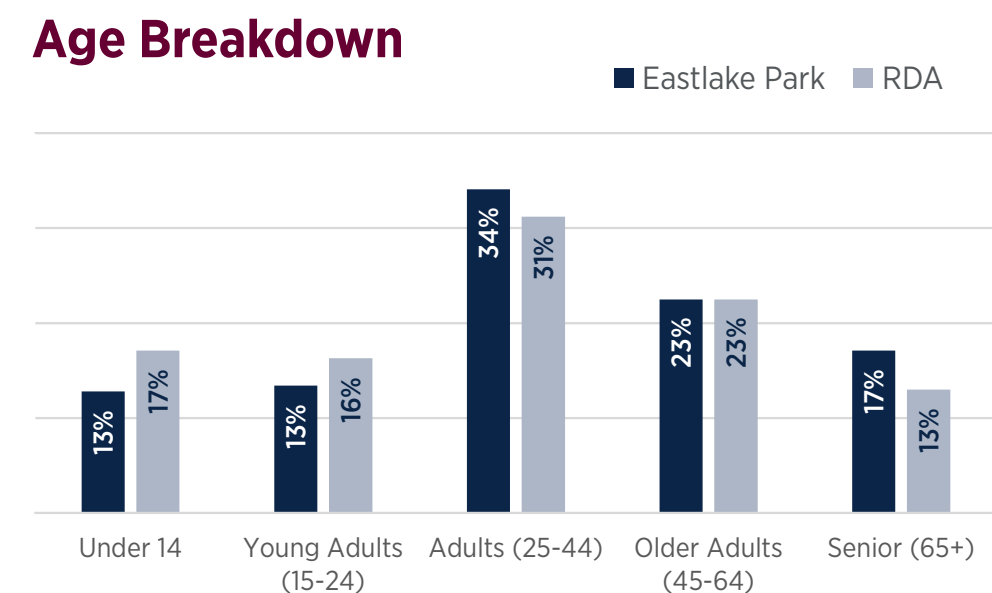


The Eastlake Park Neighborhood is partially outside the RDA and includes the Booker T. Washington RDA (with the exception of the Booker T. Washington RDA area west of 7th street), the Booker T. Washington Elementary School, Pilgrim's Rest Baptist Church, and Eastlake Park which serves this and the Booker T. Washington Neighborhoods and includes a swimming pool and community center. This neighborhood is served by Valley Metro Light Rail along Washington and Jefferson Streets, with east and westbound stops at 12th Street. The neighborhood includes a mix of single, low, and mid-rise multi-family housing at a variety of price points with some vacant land along and close to light rail that could be easily redeveloped. The neighborhood also includes industrial and manufacturing development mostly south of Jefferson Street along the BNSF railroad tracks.

### The People

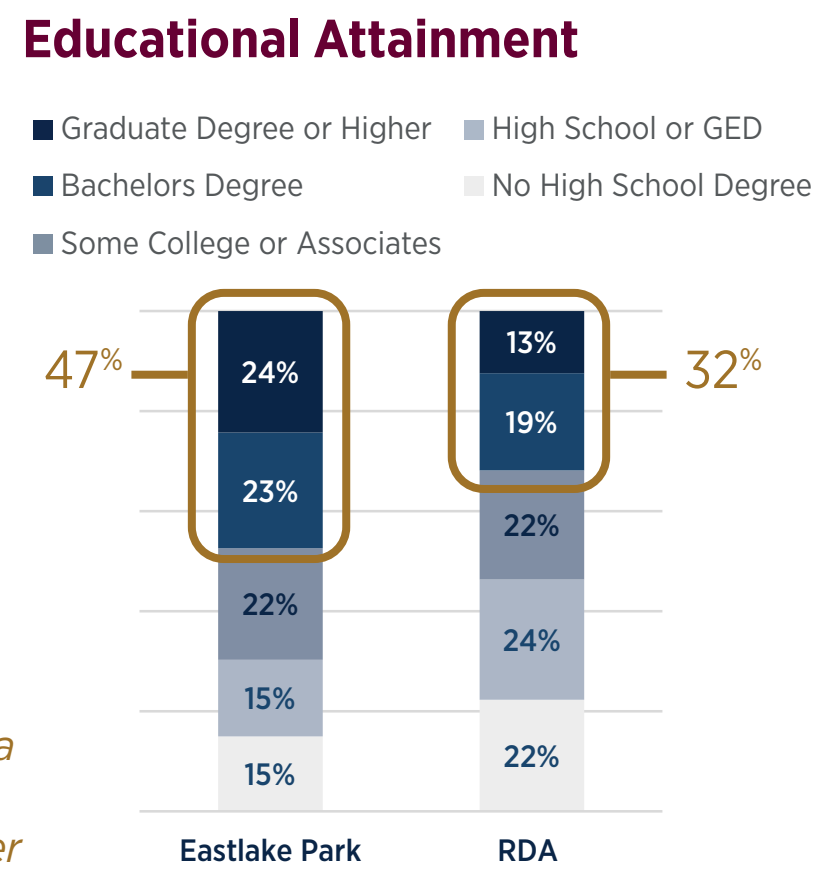


The population has increased 38% since 2010; a rate 10% higher than the RDA as a whole. The neighborhood has remained diverse with Black/African American, Asian, & two or more races populations increasing.

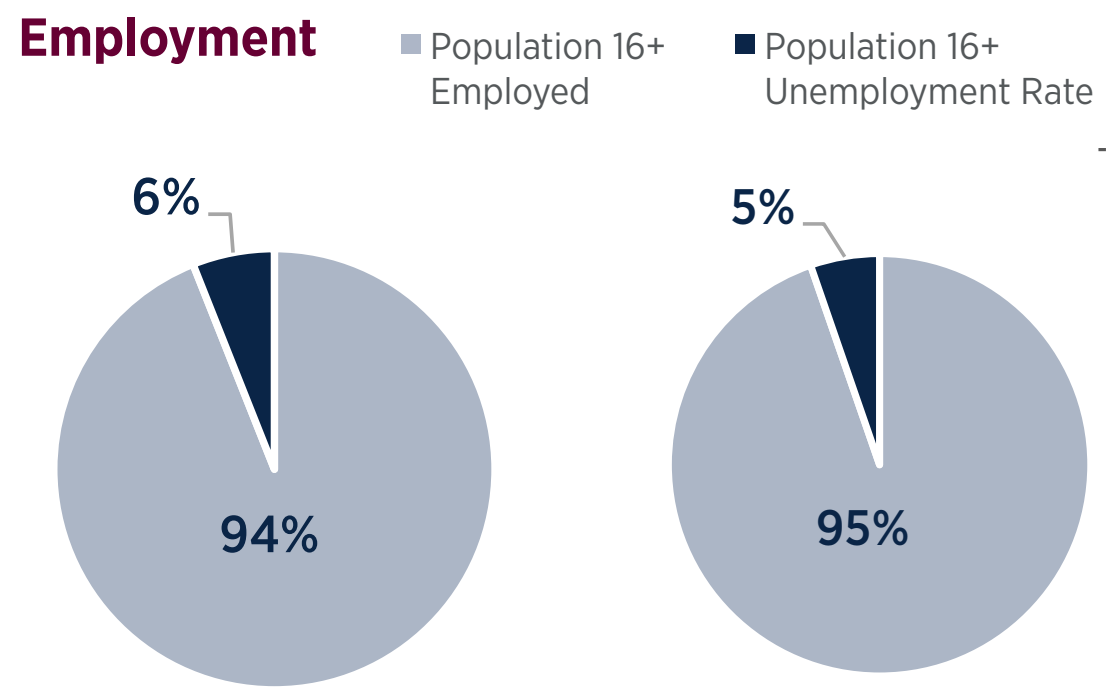


Eastlake Park has a larger percentage of people over 65 than the RDA & an overall older population of residents, reflected in a slightly higher median age of 36.8 years and 34.3 years respectively.

Almost half of neighborhood residents have a college degree or higher, higher than the RDA.

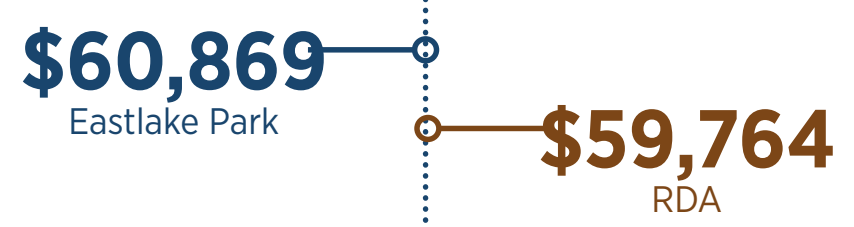


### Employment Profile

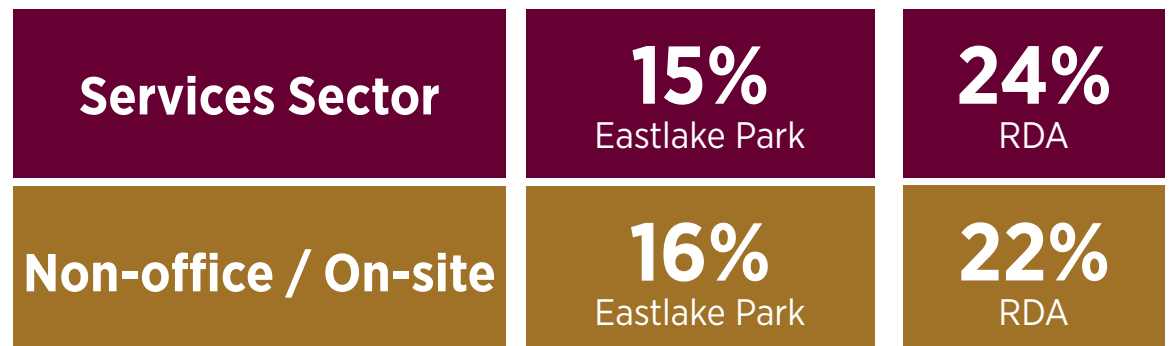


Overall, the percentage of people employed in Eastlake are about the same as in the RDA. 70% of residents are employed in office/remote work as compared to ~54% of the RDA.

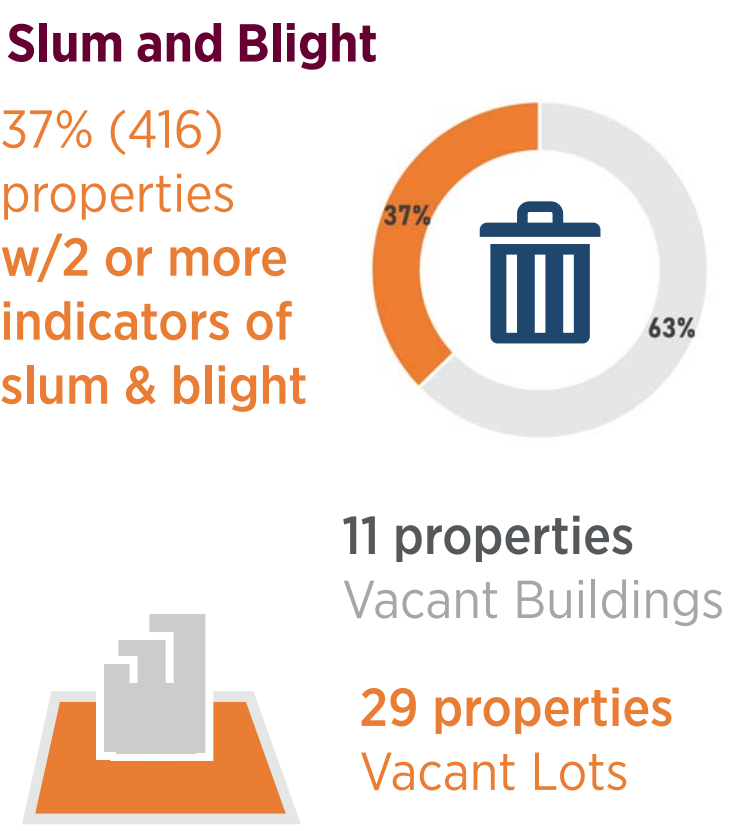
#### Average Household Income



Median Household Income is substantially higher in Eastlake (\$43,600 as compared to \$34,522) than in the RDA.

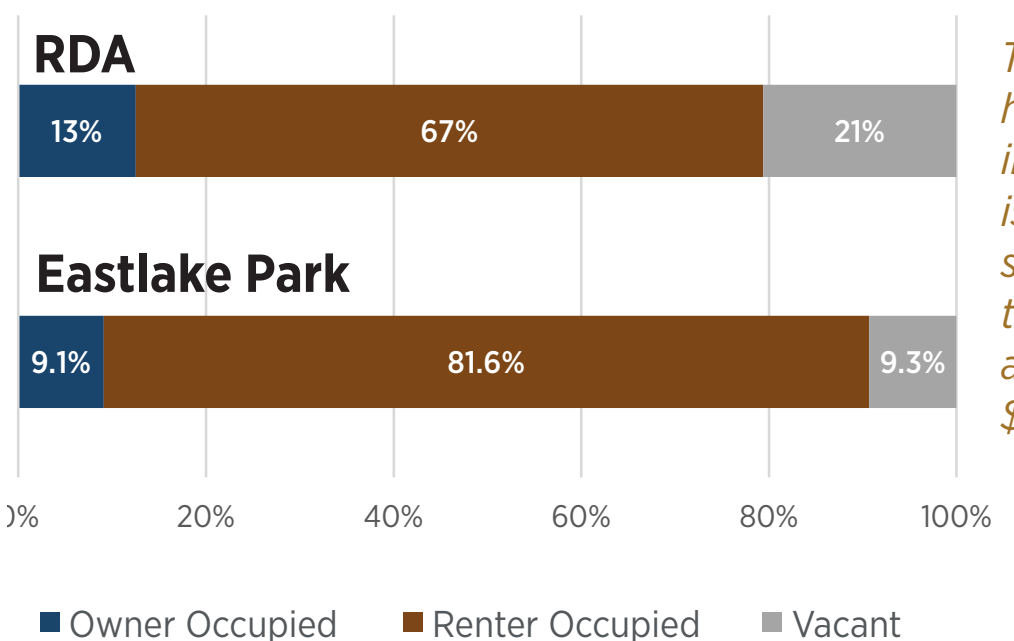


### Land Use & Building Conditions



Since 2010, housing units in Eastlake has more than doubled (450 to 1030). Over the same time, % vacant units has declined by half 15% to seven (7%), indicating new construction & revitalization of this area.

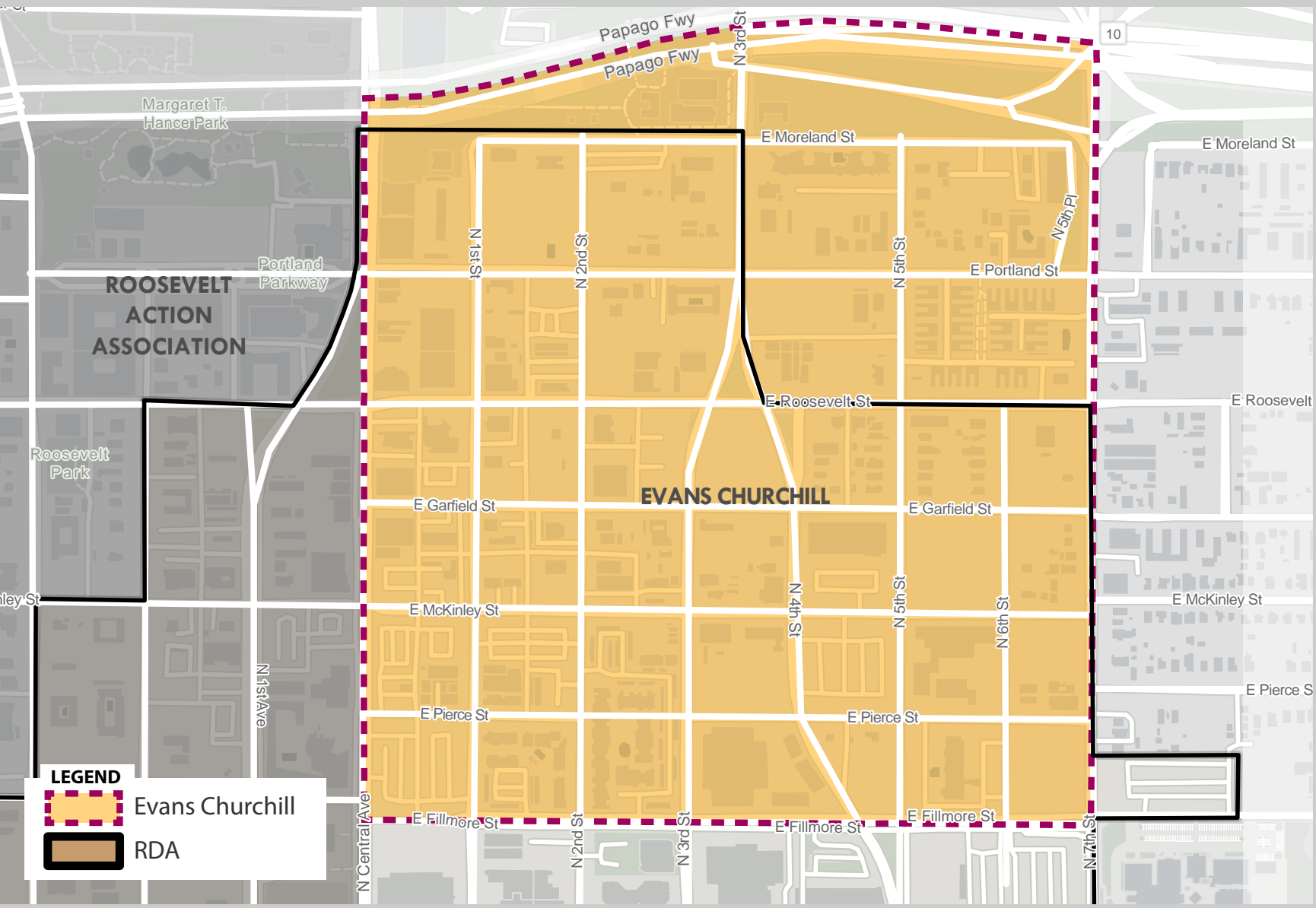
#### Housing Tenant Occupancy



The average home value in Eastlake is \$216,667, slightly lower than the RDA average of \$255,674.

# Neighborhood Snapshot

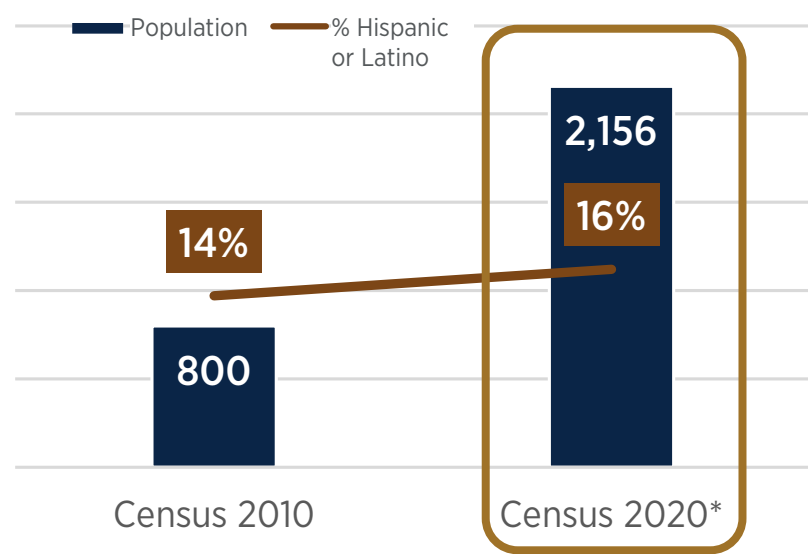
## Evans Churchill Neighborhood



The Evans Churchill Neighborhood forms the north east corner of the RDA, and is partially outside of it. This neighborhood includes Roosevelt Row, a nationally recognized arts district that hosts the First Friday art walk and Third Friday gallery night. Development within this neighborhood includes high rise residential with street level retail and dining uses, and parking garages. An Arizona Public Service substation is located at the southwest corner of 7th and Roosevelt Streets.

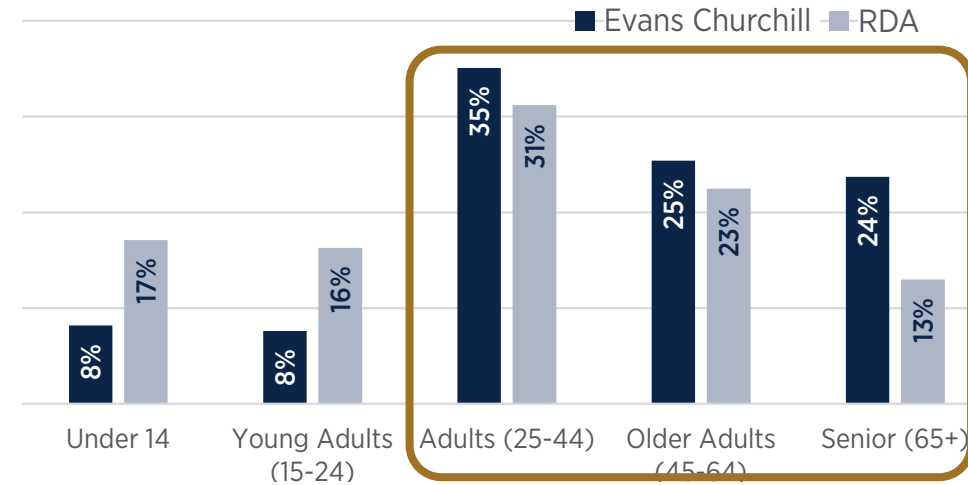
### The People

#### Population



By 2027, ESRI projects the neighborhood population to increase ~34% from about 2,155 to 2,884--a rate 4x higher than the RDA. In 2020, Evans Churchill accounted for 7% of the downtown RDA population.

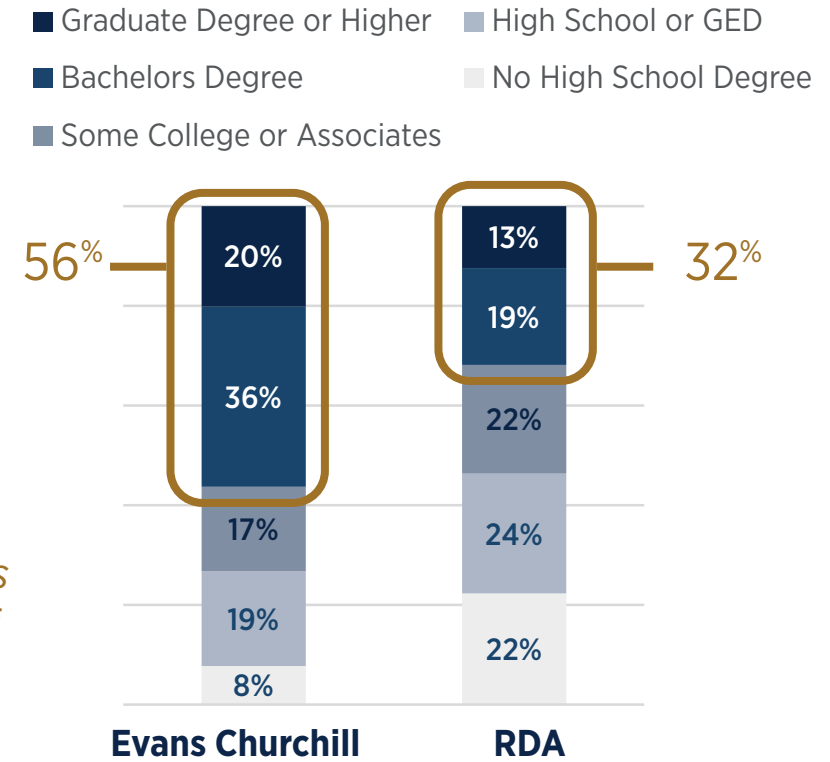
#### Age Breakdown



The median age of residents is somewhat older than the RDA (~31 yrs as compared to 29 yrs).

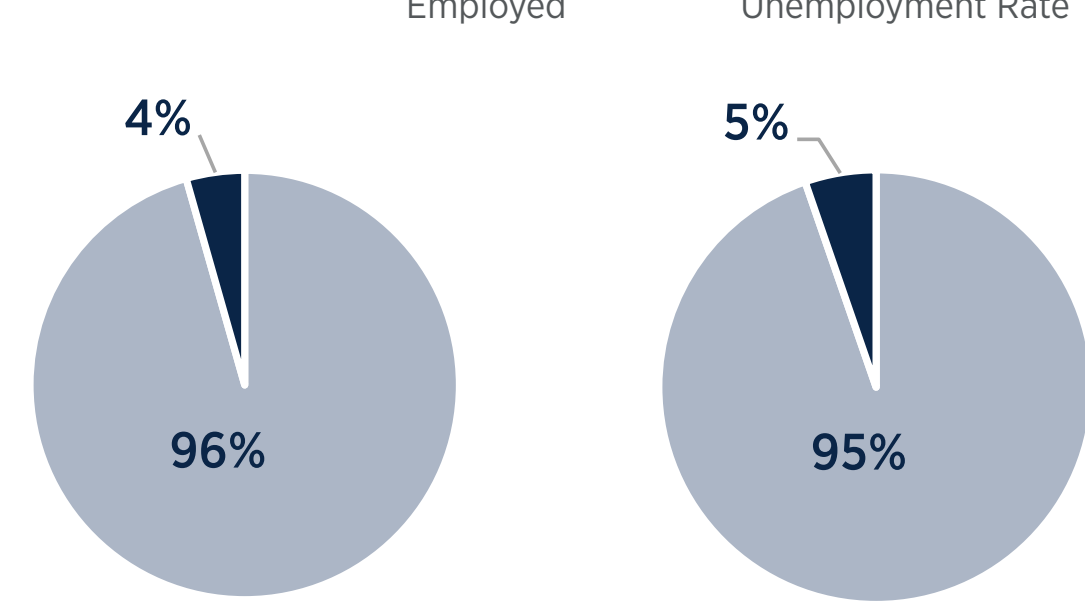
Neighborhood residents have a higher degree of educational attainment than the RDA.

#### Educational Attainment



### Employment Profile

#### Employment



96% of residents are employed, slightly higher than the RDA. 72% of neighborhood residents are employed in office or remote work as compared to ~54% of the RDA population.

#### Average Household Income



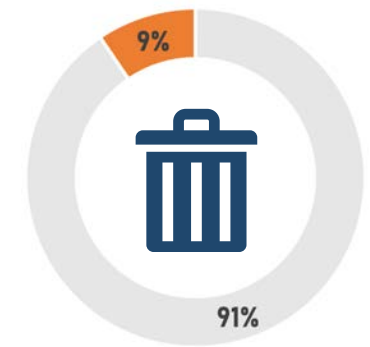
Median income is substantially lower than the RDA (\$24,377), but is projected to increase almost 50% over the 2022-2027 time period.

<b>Services Sector</b>	19% Evans Churchill	24% RDA
<b>Non-office / On-site</b>	8% Evans Churchill	22% RDA

### Land Use & Building Conditions

#### Slum and Blight

9% (253) properties w/2 or more indicators of slum & blight



Since 2010, the number of housing units has increased 154% from 753 to 1910.

The % of owner-occupied housing units has declined from 8% to 4% of all units.

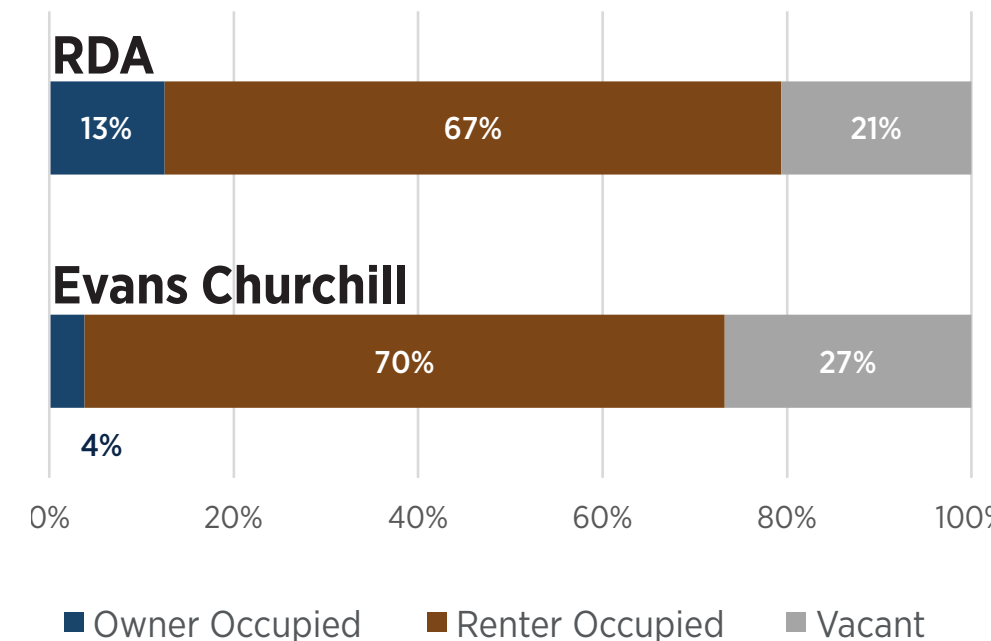
11 properties Vacant Buildings



18 properties Vacant Lots

The number of vacant units has remained fairly constant at around 27%.

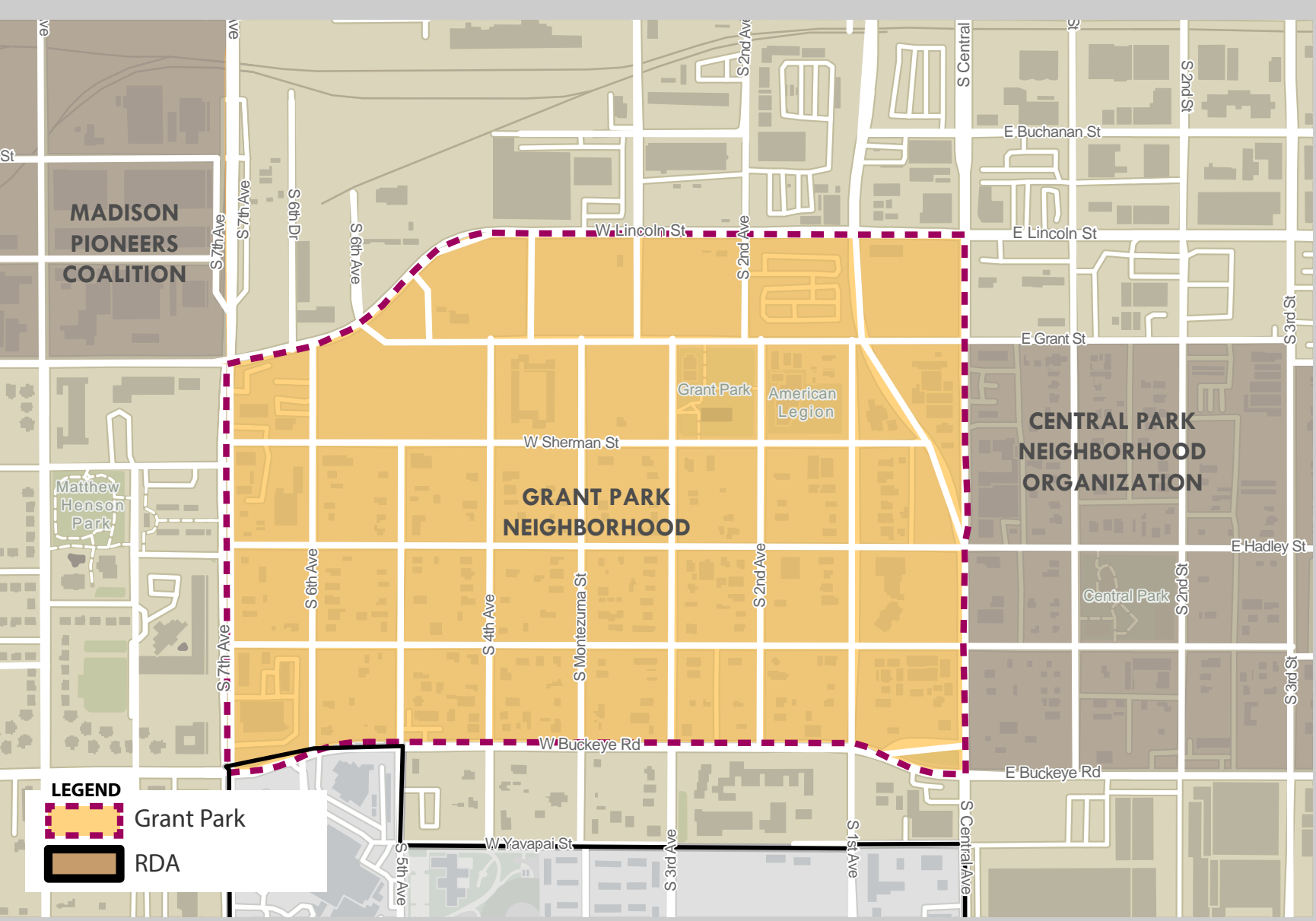
#### Housing Tenant Occupancy



2022 Household size is substantially smaller than in the RDA- 1.54 in Evans Churchill and 2.06 in the RDA.

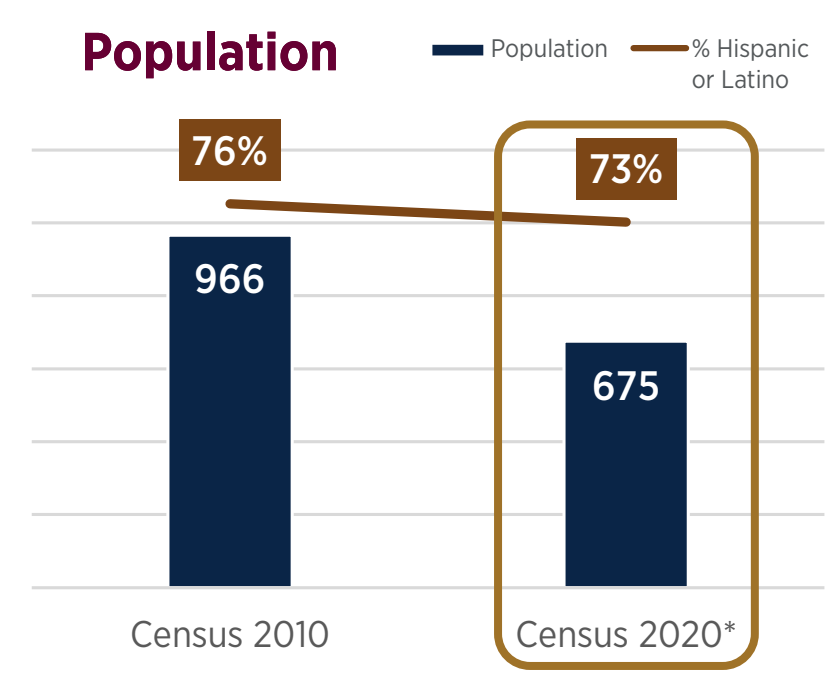
# Neighborhood Snapshot

## Grant Park Neighborhood

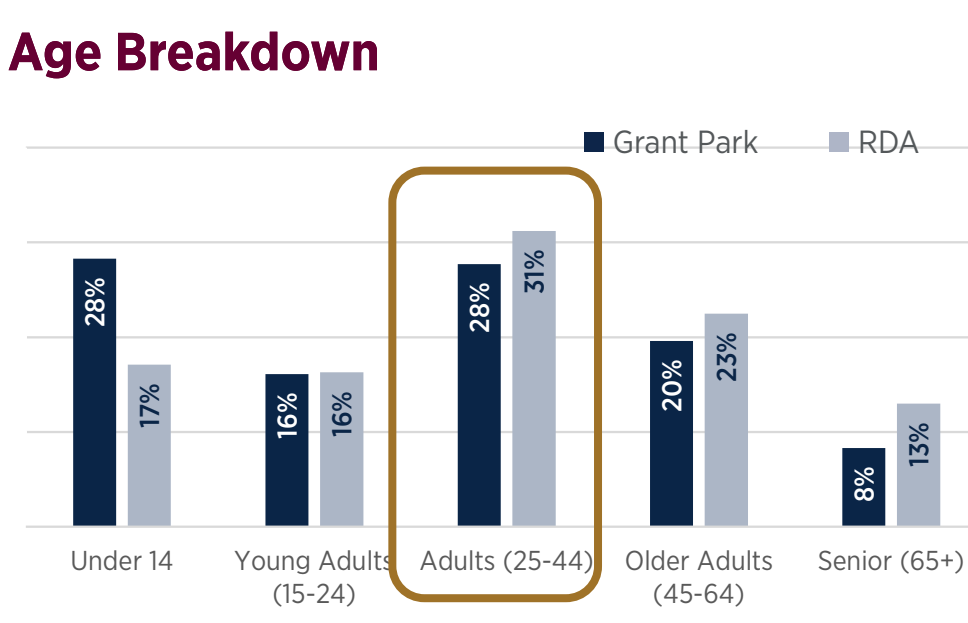


The Grant Park Neighborhood includes an American Legion Post, the William Patterson Elks Lodge, and St. Anthony's Parish. This mostly Hispanic, single family neighborhood is on the west side of the under-construction South Central Light Rail with stops at Central Avenue and Lincoln Street and Central Avenue and Buckeye Road.

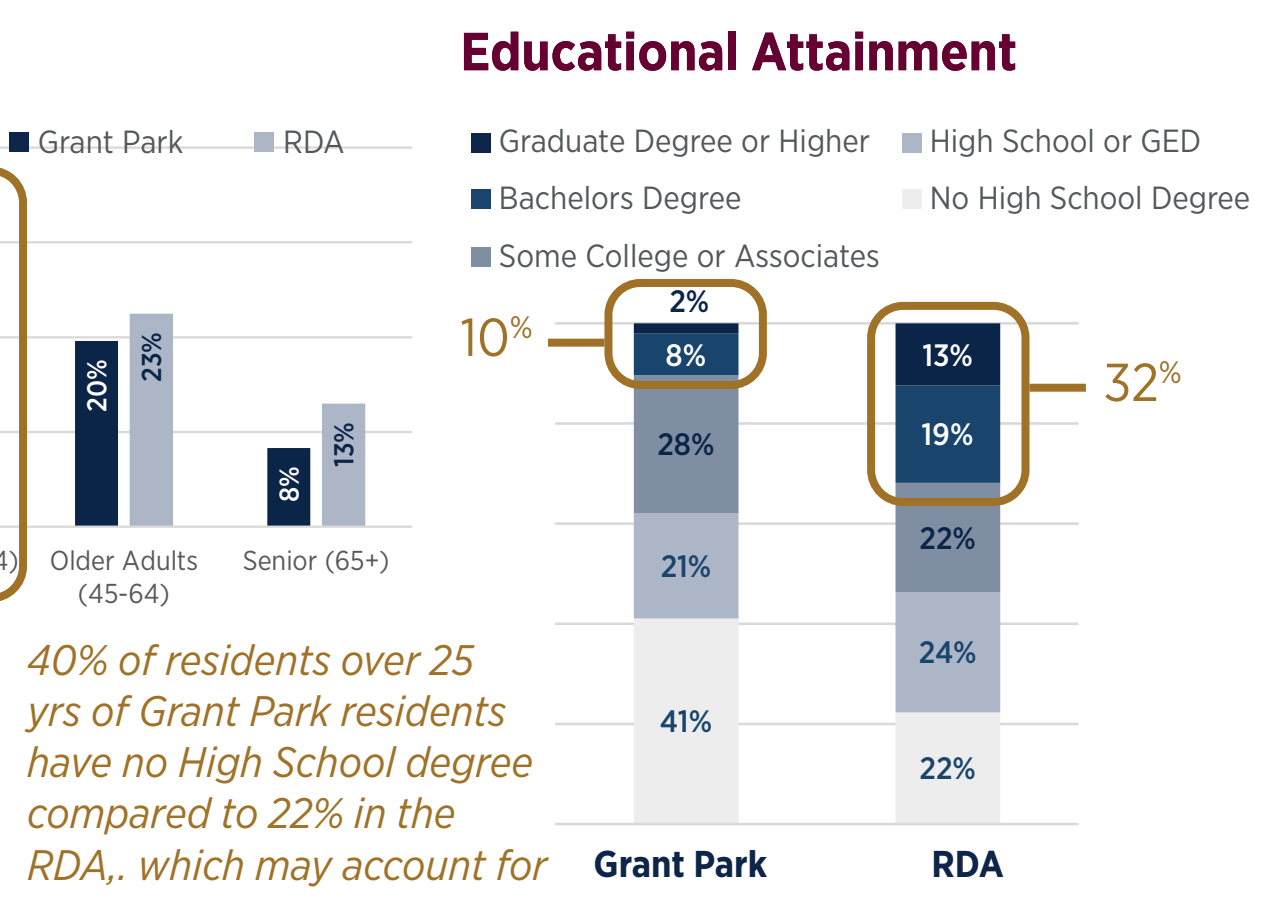
### The People



The Grant Park neighborhood includes ~675 people (2020 Census). 2/3 of the neighborhood is Hispanic or Latino as compared to 44% in the RDA. Since 2010, the neighborhood population has declined 33% from 966 residents.

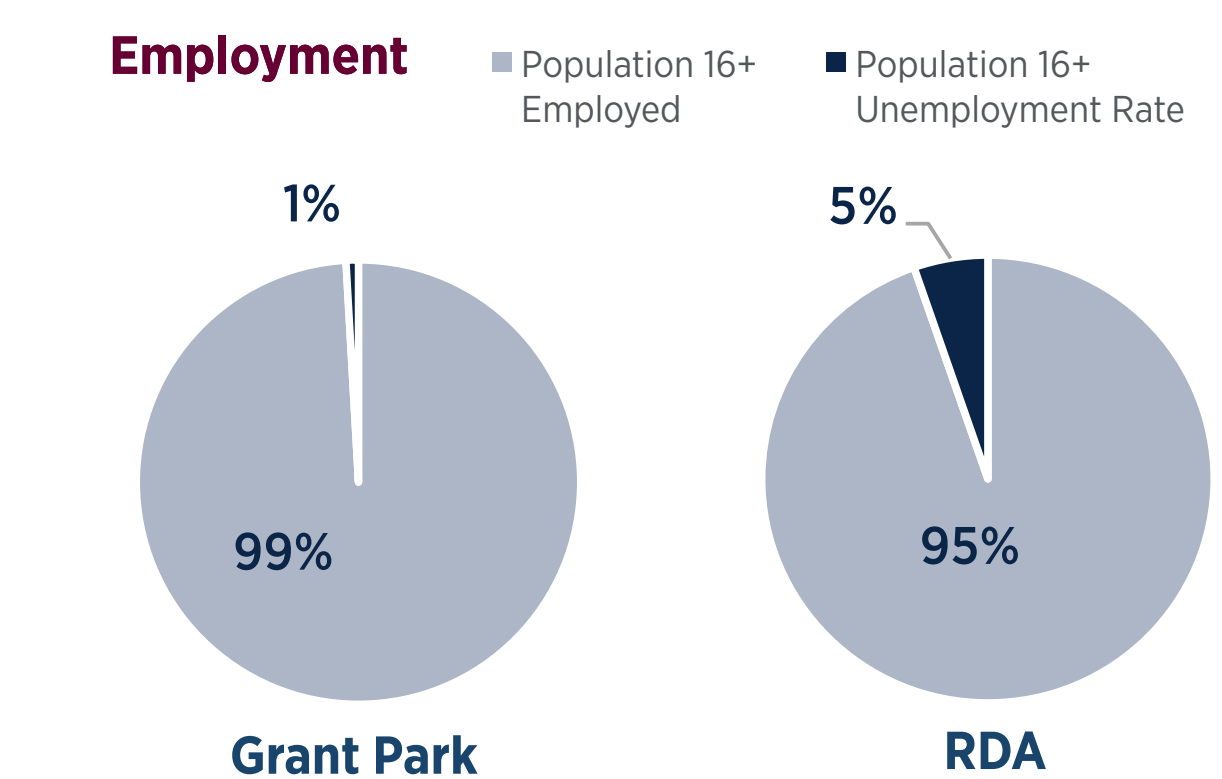


Grant Park's median age is substantially younger than the RDA (28 years as compared to 34 years). A large percentage of Grant park is age 19 and younger than the RDA.

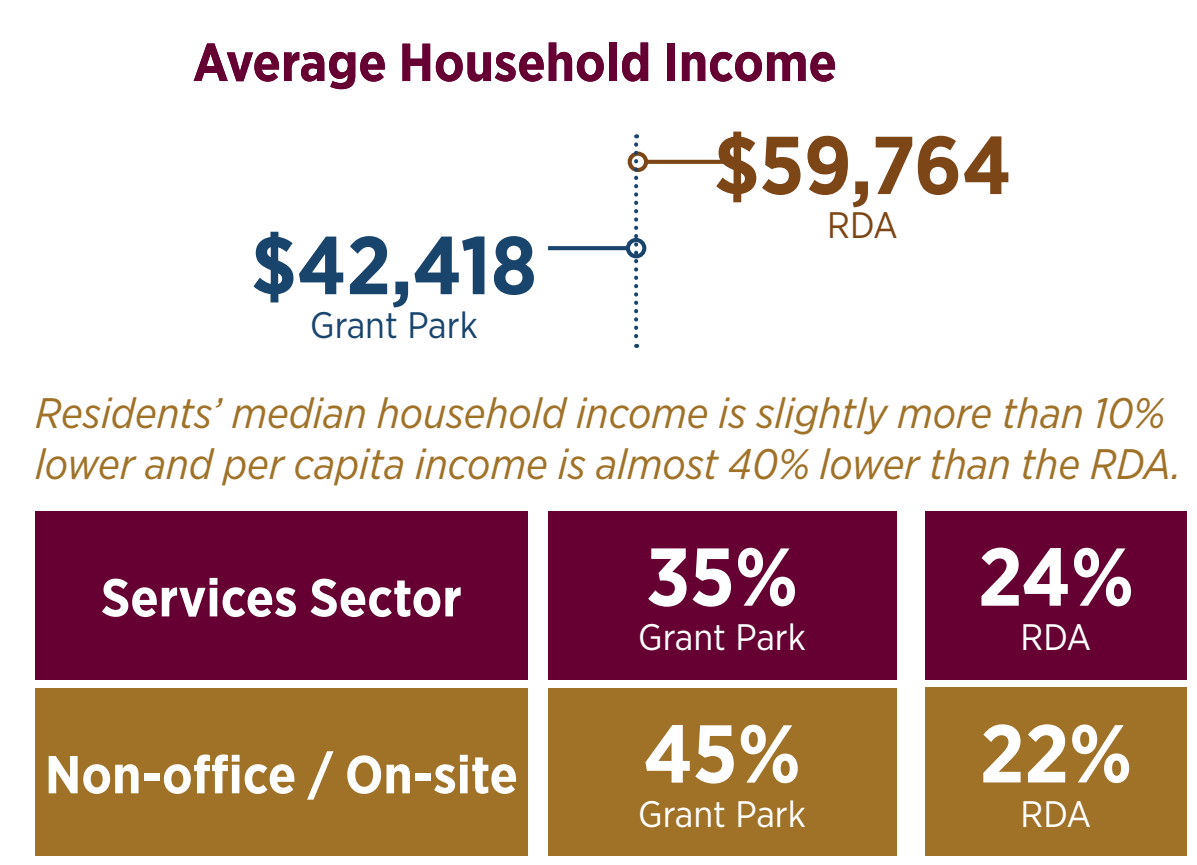


40% of residents over 25 yrs of Grant Park residents have no High School degree compared to 22% in the RDA, which may account for income differences.

### Employment Profile

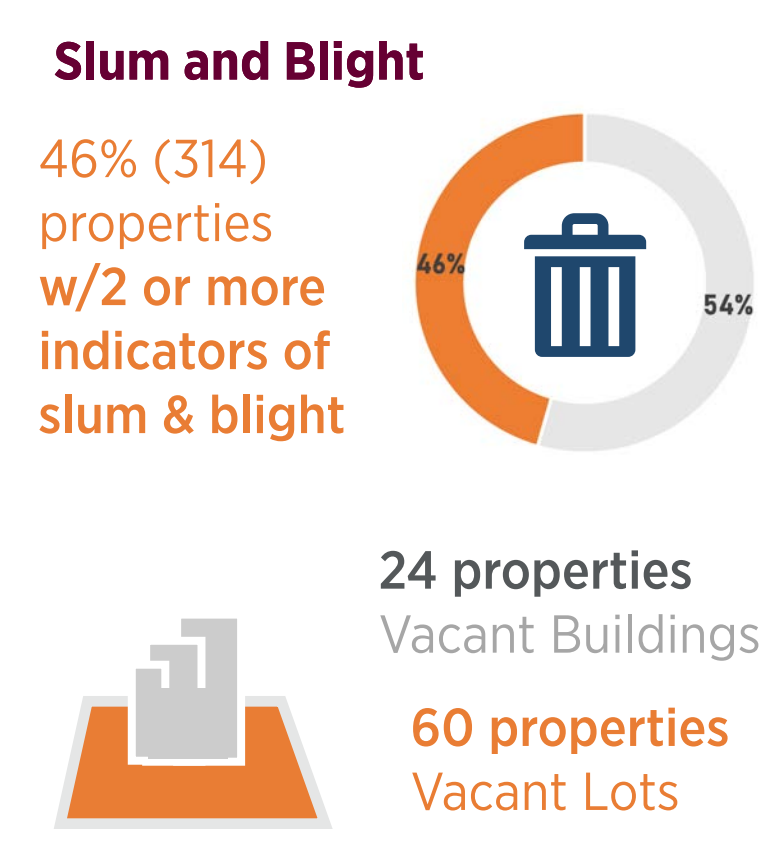


Grant Park has a high percentage of employment compared to the RDA. 20% of Grant Park residents are employed in office or remote work as compared to ~54% in the RDA.



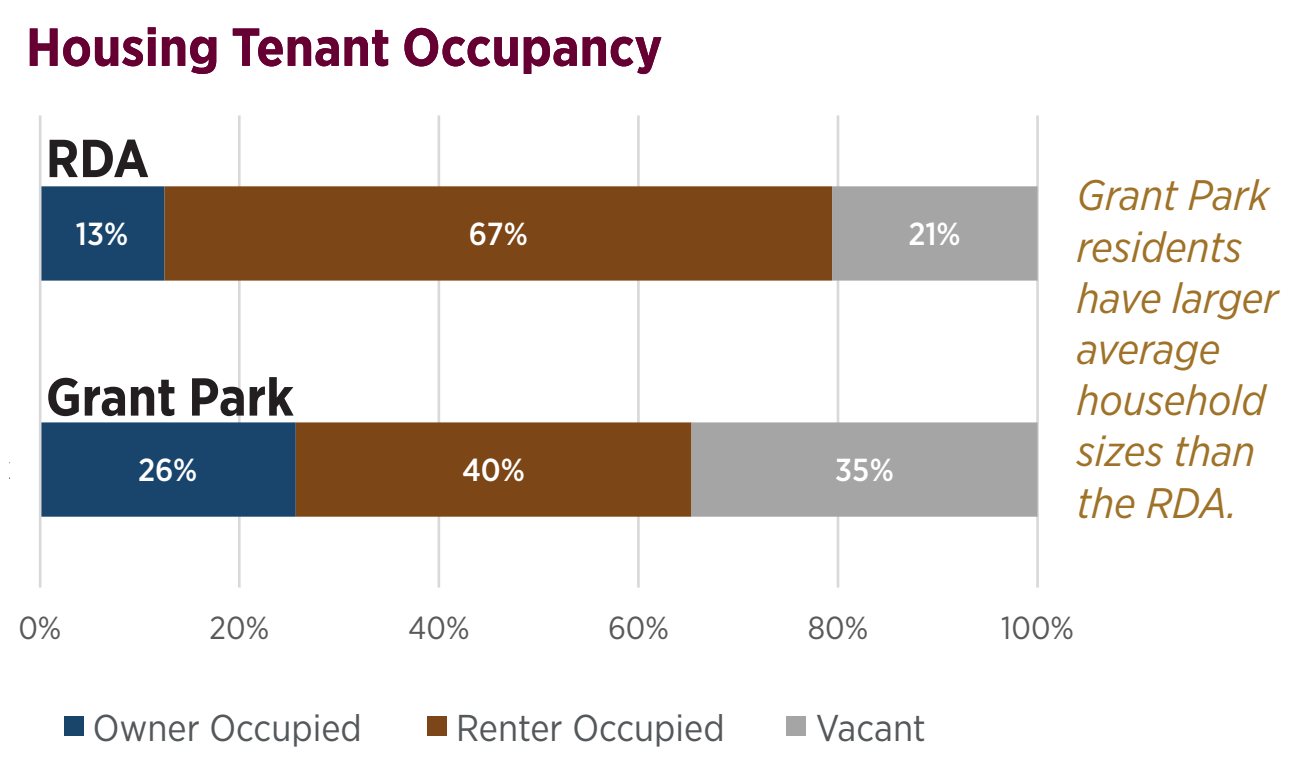
Residents' median household income is slightly more than 10% lower and per capita income is almost 40% lower than the RDA.

### Land Use & Building Conditions



Since 2010, housing units in Grant park has declined 19% from 323 to 262. Vacant housing units have also declined, from 28% of the 2010 housing stock to 18% of the housing stock.

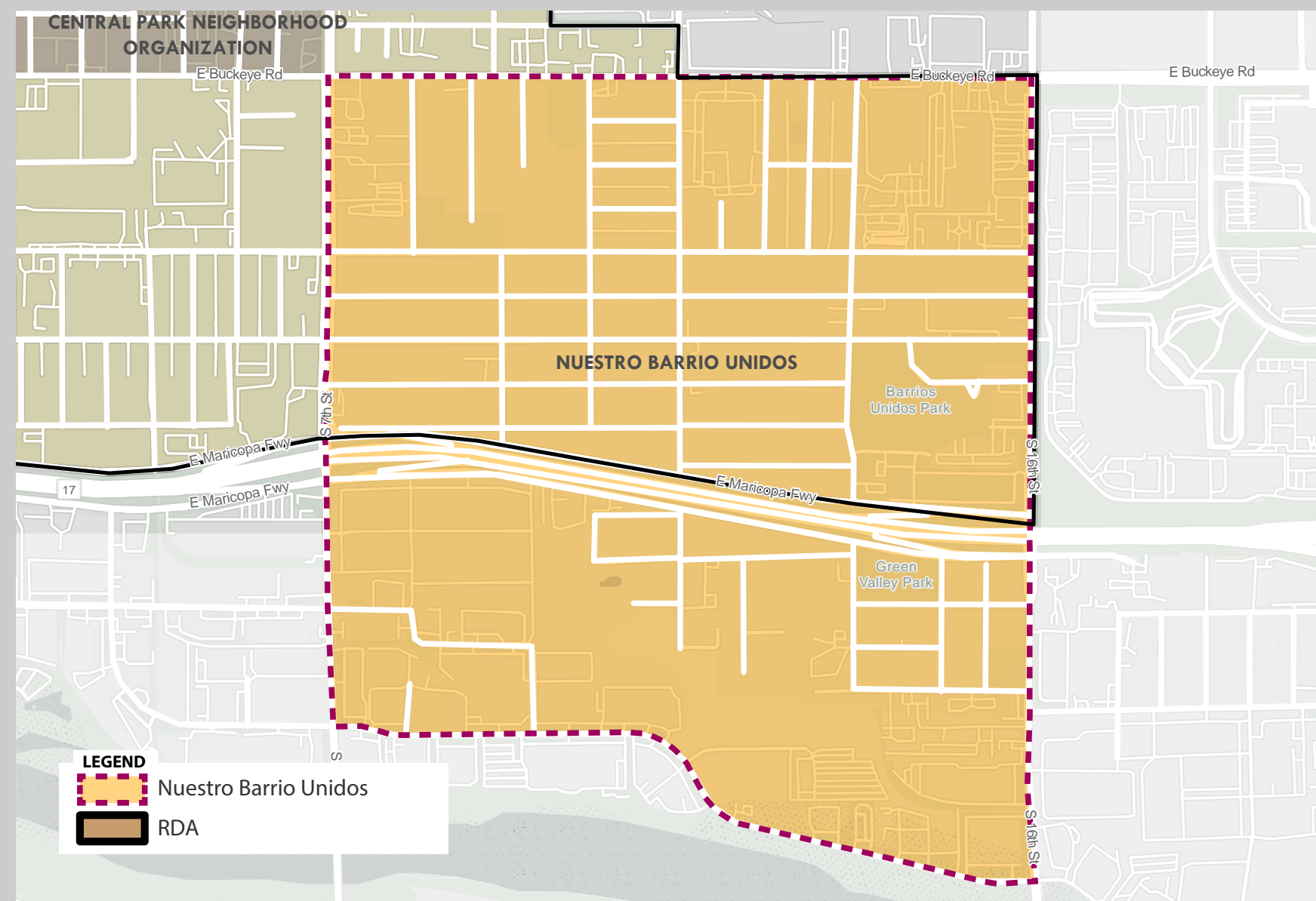
From 2010 to 2022, renter-occupied housing units while owner-occupied units have declined slightly. While a majority of Grant Park housing units are renter occupied (60%), it is still less than the almost 85% in the downtown RDA.



Grant Park residents have larger average household sizes than the RDA.

# Neighborhood Snapshot

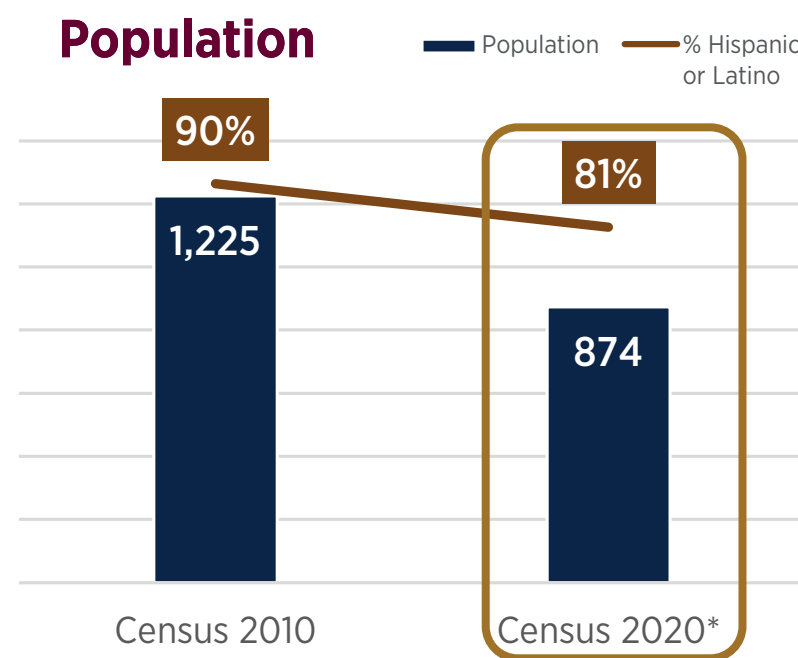
## Nuestro Barrio Unidos



The Nuestro Barrio Unidos includes several neighborhoods (including Nuestro Barrio, Catro Milpas, Ann Ott, El Campito, Golden Gate and San Juan Bautista), Barrios Unidos and Nuestro Parks, the Sylvestre Herrera Elementary School, the historic Santa Rita Hall the side of Cesar E. Chavez's [24-day protest fast in 1972](#), and a [planned cultural corridor](#) celebrating important neighborhood residents. The majority of land in this areas is city-owned vacant lots. Redevelopment and revitalization of this neighborhood is addressed through the [Phoenix Land Reuse Strategy](#) developed for Sky Harbor noise mitigation land west of Sky Harbor Airport.

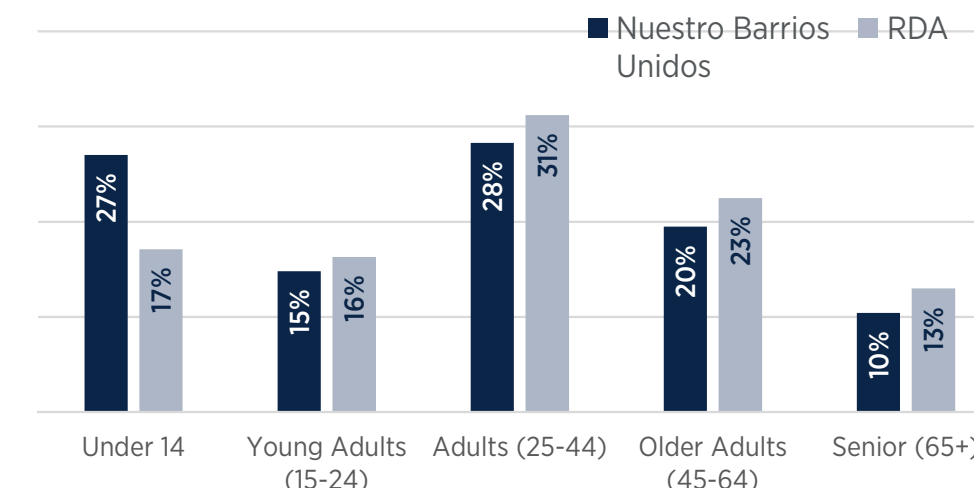
### The People

#### Population



FAA regulations prohibit the construction of new housing within this portion of the RDA. Consequently, the population has declined 42% from 2010 to 2020 as people relocate from this neighborhood.

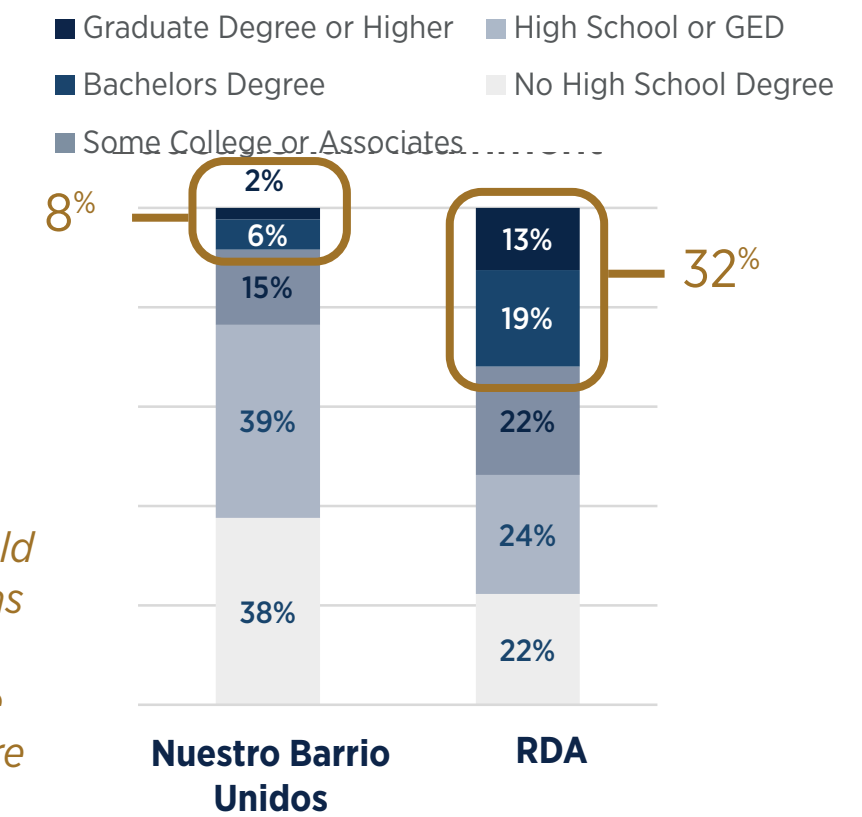
#### Age Breakdown



The median age of neighborhood residents is younger than the RDA (30 yrs as compared to 34 yrs).

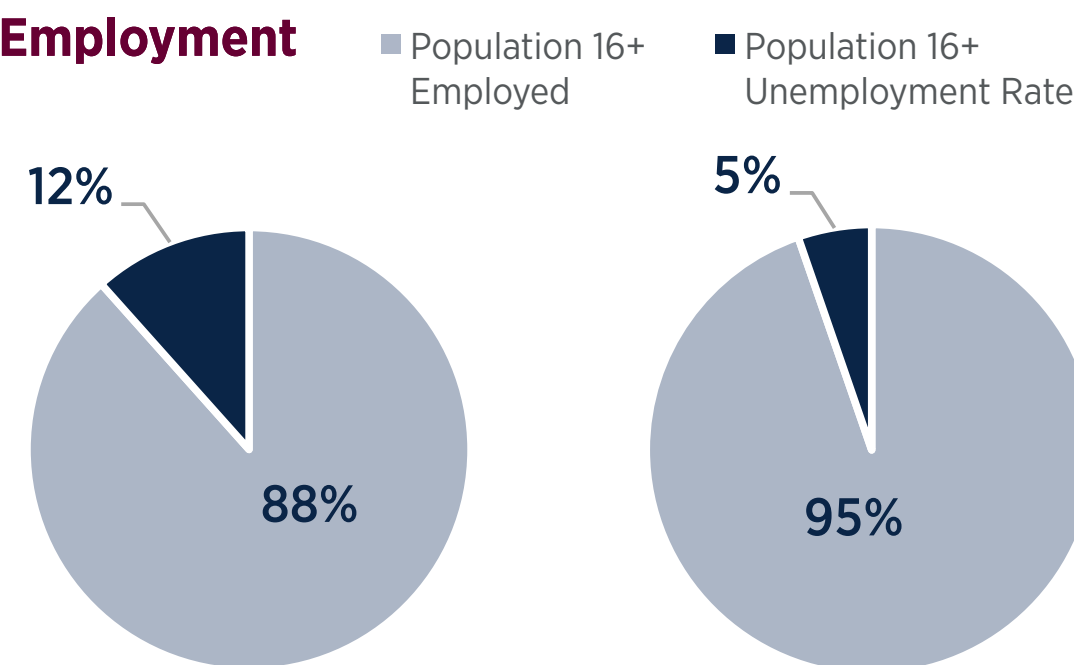
38% of residents over 25 yrs old have no high school degrees as compared to 22% in the RDA. 8% have a college or graduate degree as compared with more than 30% of Downtown RDA.

#### Educational Attainment



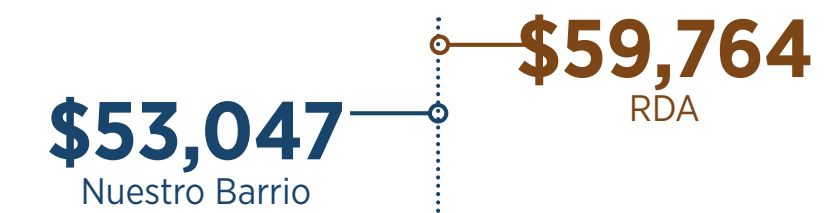
### Employment Profile

#### Employment

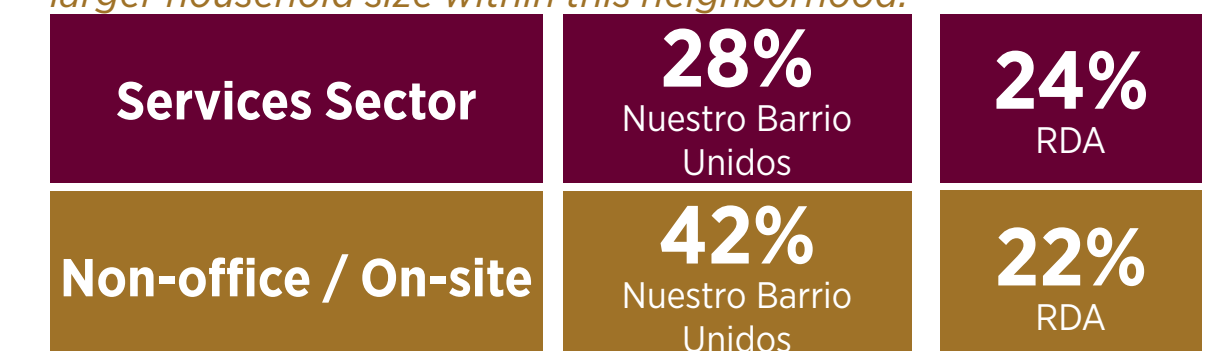


Nuestro Barrio has a lower employment rate than the RDA w/88% of residents, despite the have a having a smaller percentage of residents over 65yrs old than the RDA.

#### Average Household Income



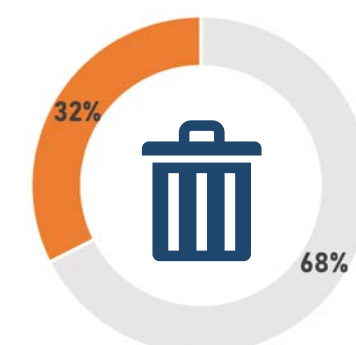
Residents' median household income of \$43,504 is 10% lower and per capita income is almost 15% lower than the RDA, reflective of the larger household size within this neighborhood.



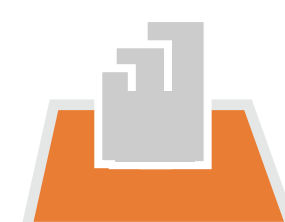
### Land Use & Building Conditions

#### Slum and Blight

32% (921) properties w/2 or more indicators of slum & blight



15 properties Vacant Buildings

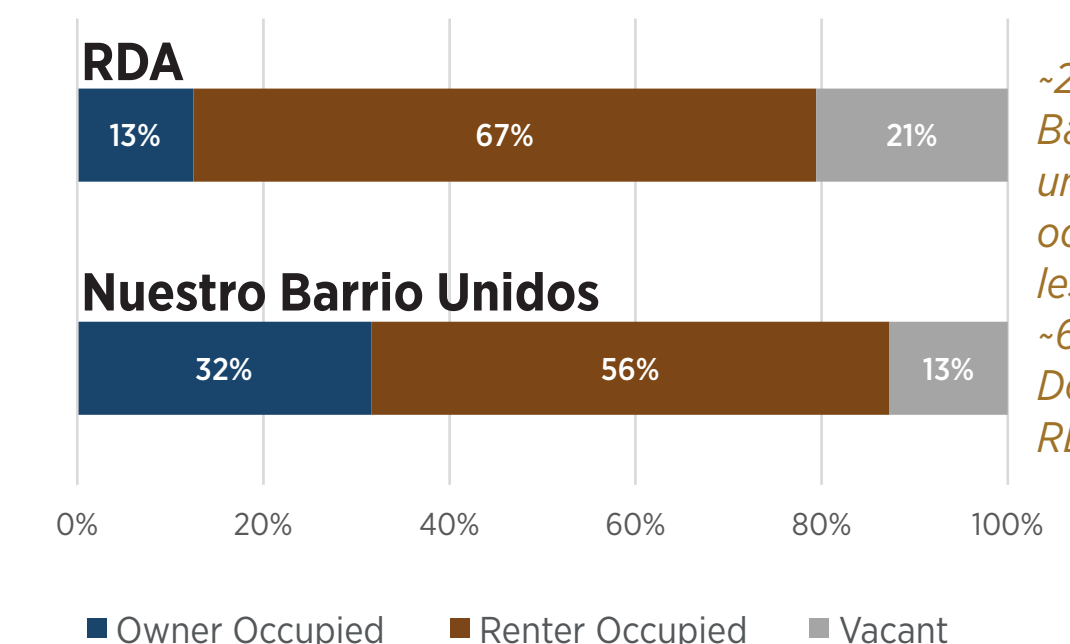


196 properties Vacant Lots

Of the 288 houses within the area, 13% are vacant.

Housing stock has declined ~35% from 2010-2020, reflecting those properties purchased as a part of a buyout related to noise impacts from Sky Harbor airport.

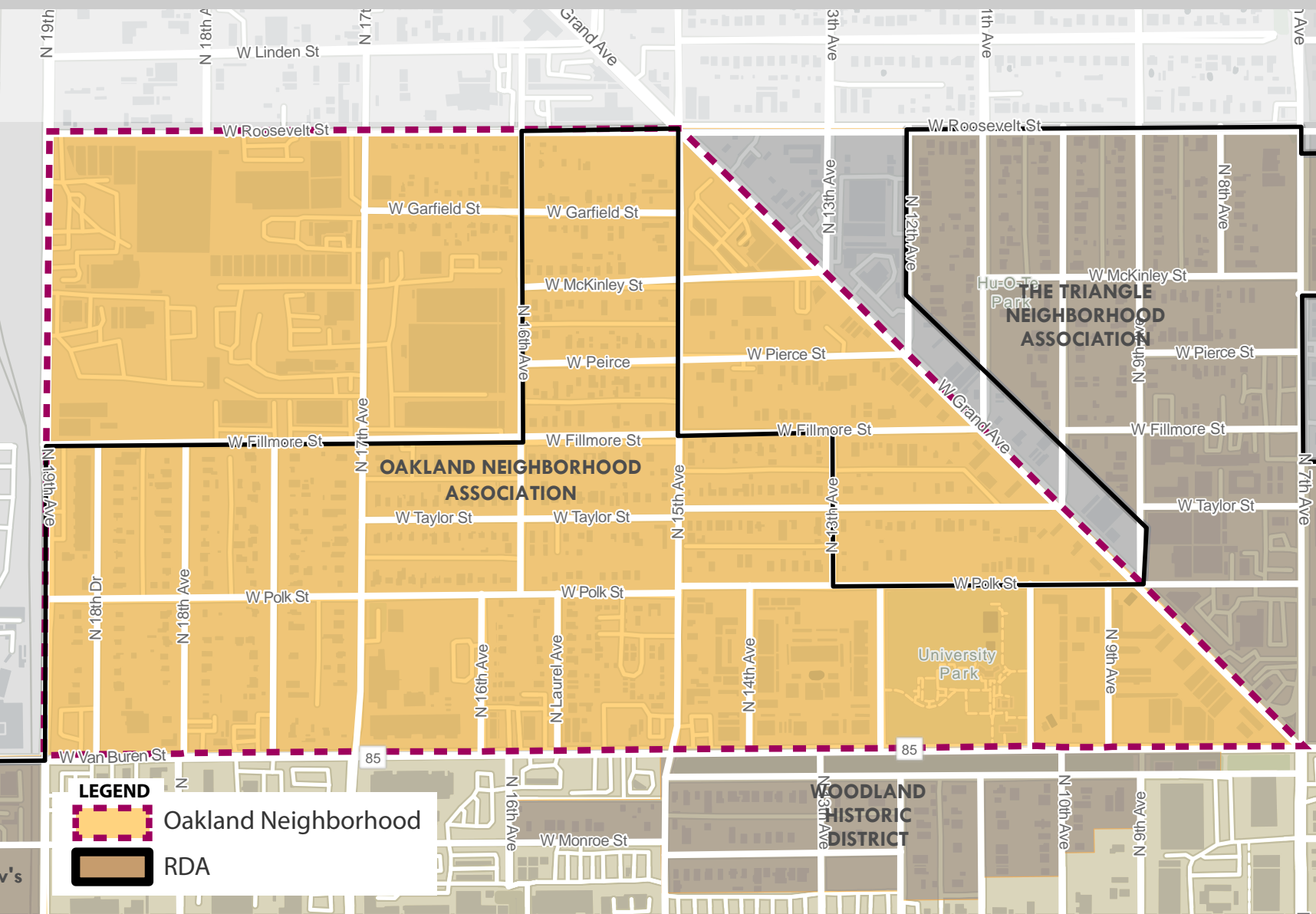
#### Housing Tenant Occupancy



~2/3 of Nuestro Barrio housing units are renter occupied, less than the ~67% in the Downtown RDA.

# Neighborhood Snapshot

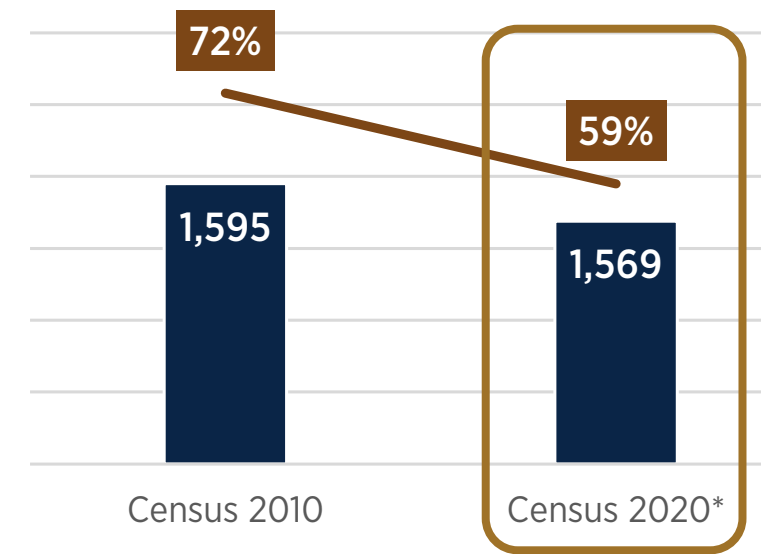
## Oakland Neighborhood



Bordering a portion of the Government Mall to the north, the Oakland Neighborhood is a majority residential area that includes the Capitol (K-8 grade) School, the Phoenix Rescue Mission Changing Lives Center and administrative offices, University Park, a Holiday Inn Express hotel, the Bimbo Bakery, and a Car Wash.

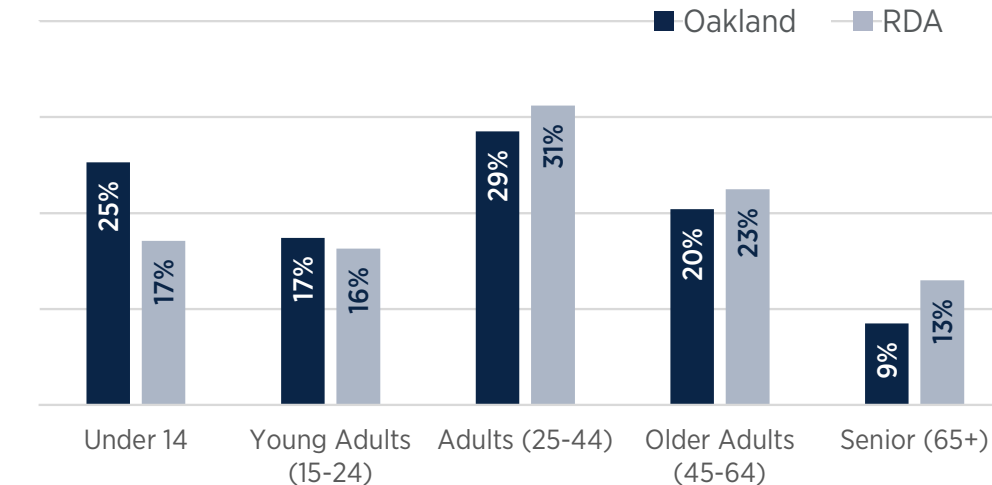
### The People

#### Population



The Oakland population has remained fairly steady over the past decade at about 1,570 people.

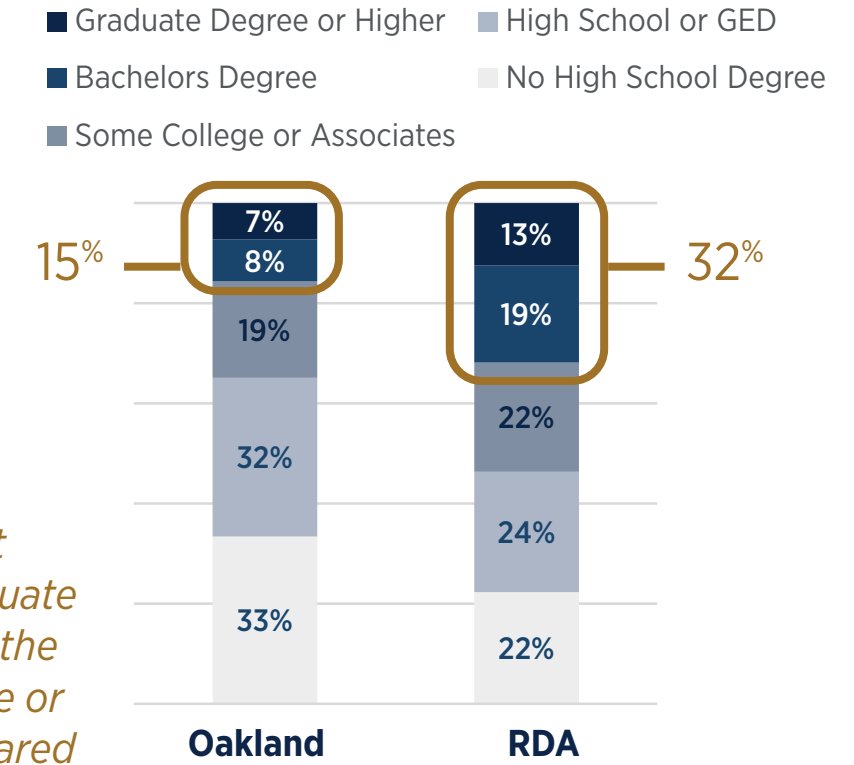
#### Age Breakdown



32% of Oakland residents are under age 19 as compared to 24% in the RDA. The median age of Oakland residents is younger than the RDA (29 yrs as compared to 34 yrs).

33% of residents do not have a high school graduate as compared to 22% in the RDA. 15% have a college or graduate degree compared to 30% of RDA residents.

#### Educational Attainment



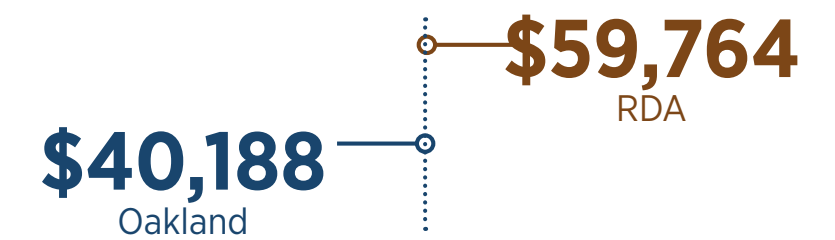
### Employment Profile

#### Employment

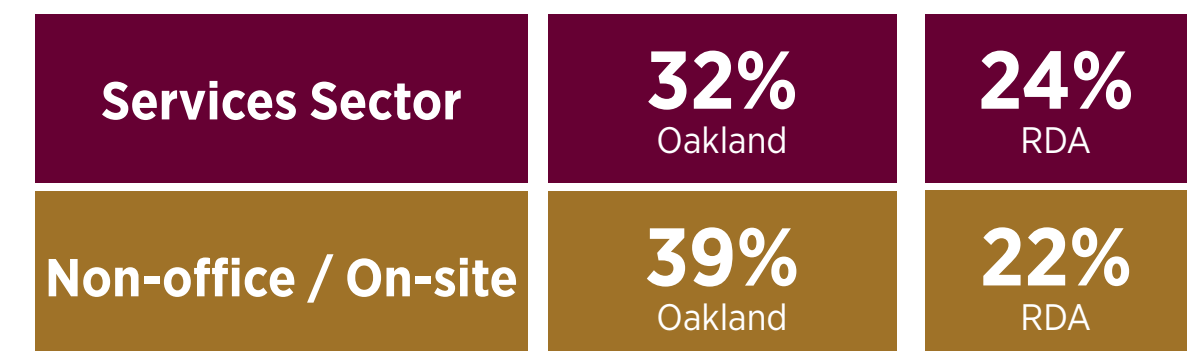


Employment rates in Oakland are similar to that of the RDA. 28% are employed in office or remote work as compared to about 54% of the RDA population.

#### Average Household Income



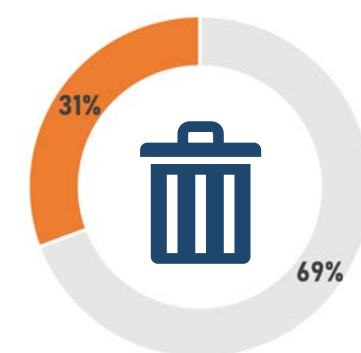
Residents median household income of \$32,636 is slightly lower than the RDA (\$34,522).



### Land Use & Building Conditions

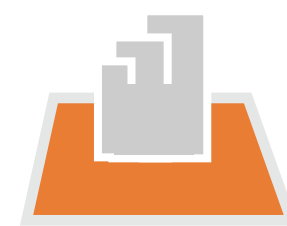
#### Slum and Blight

31% (440) properties w/2 or more indicators of slum & blight



12 properties Vacant Buildings

24 properties Vacant Lots

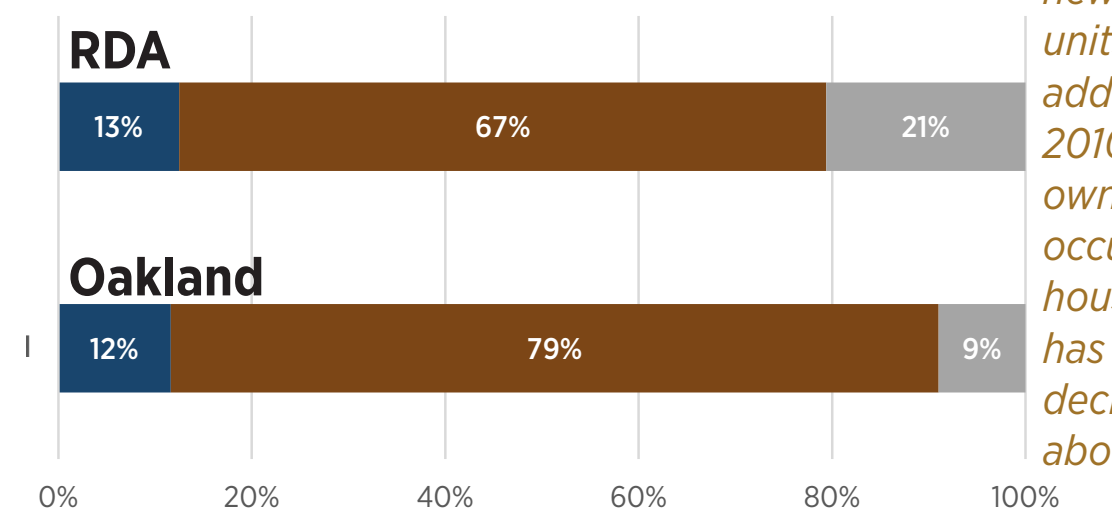


Since 2010, housing units have increased slightly from 666 to 688.

The number of vacant units has also declined from 22% in 2010 to 10% in 2020.

Owner occupancy in the neighborhood declined from 16% in 2010 to 12% in 2022.

#### Housing Tenant Occupancy

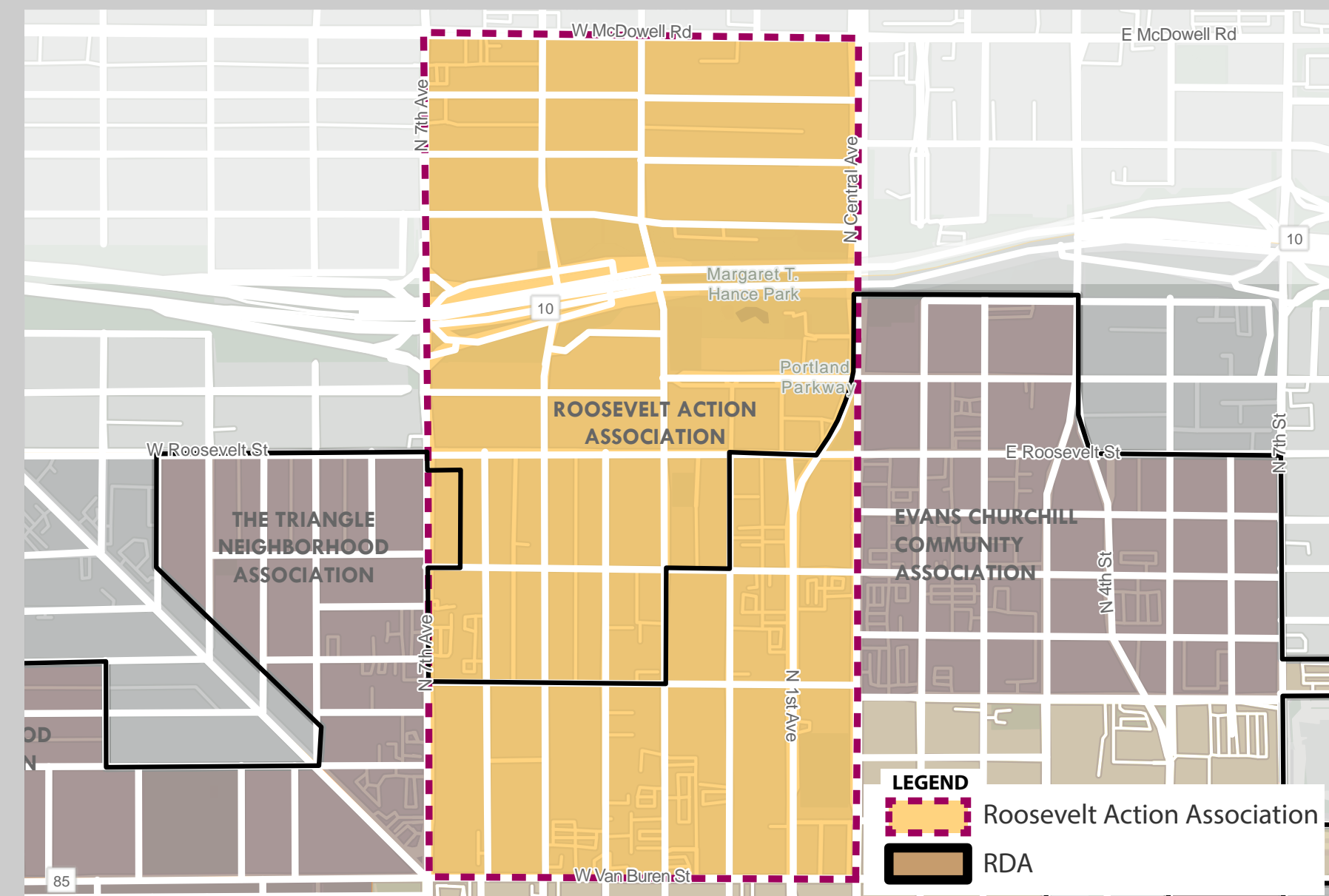


Despite 100 new housing units being added over 2010-2022, owner-occupied households has also declined by about 8%



# Neighborhood Snapshot

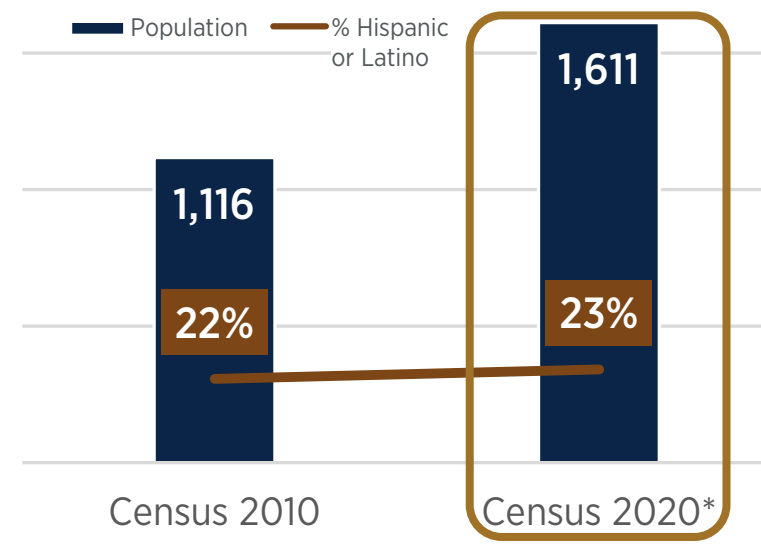
## Roosevelt Action Association



This neighborhood is experiencing substantial new development including new high- and mid-rise housing, and commercial development. The neighborhood includes the Central Station, Phoenix Civic Space Park, facilities for Arizona State University, the downtown YMCA, the Westward Ho Senior Living apartments, and some hotel and office development.

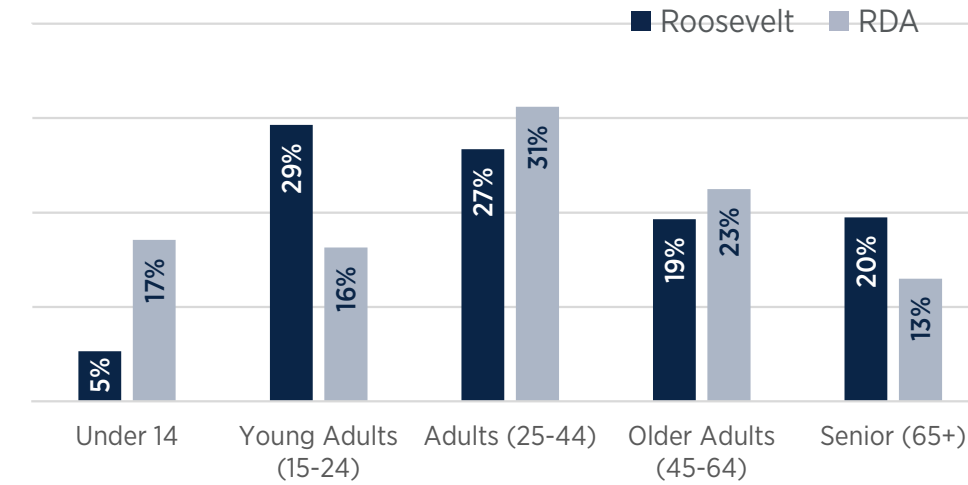
### The People

#### Population



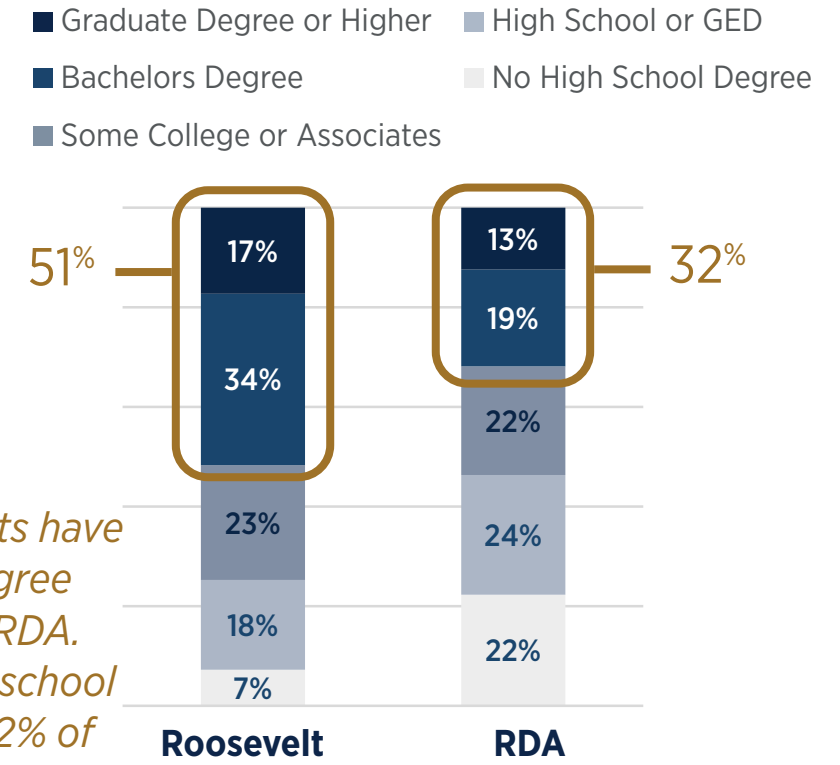
The Roosevelt population has increased since 2010 from ~1,100 to over 1,500 in 2020. The avg. household size is 1.5 persons which is smaller than the 2.06 within the RDA.

#### Age Breakdown



The neighborhood has a larger percentage of its population over 65 & between the ages of 20-24 than the RDA, possibly reflecting the ASU & Westward Ho populations.

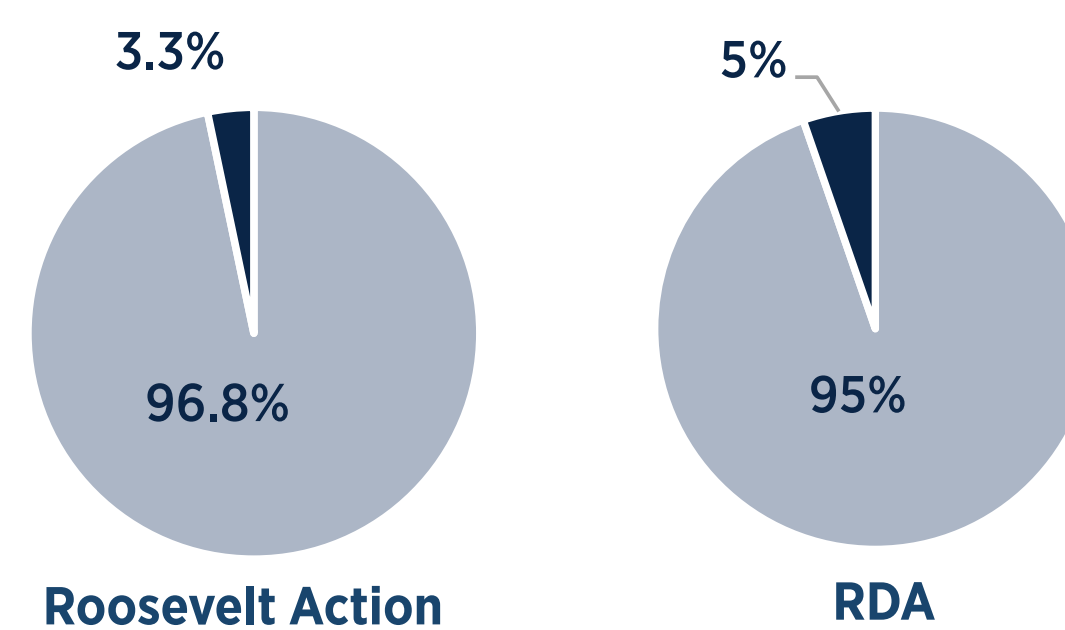
#### Educational Attainment



51% of Roosevelt residents have a college or graduate degree as compared with ~30% RDA. 7% have less than a high school degree compared with 22% of the RDA.

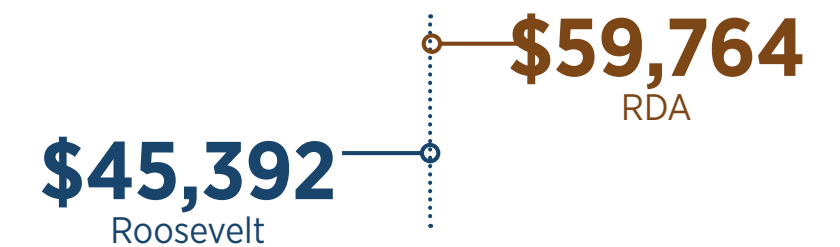
### Employment Profile

#### Employment

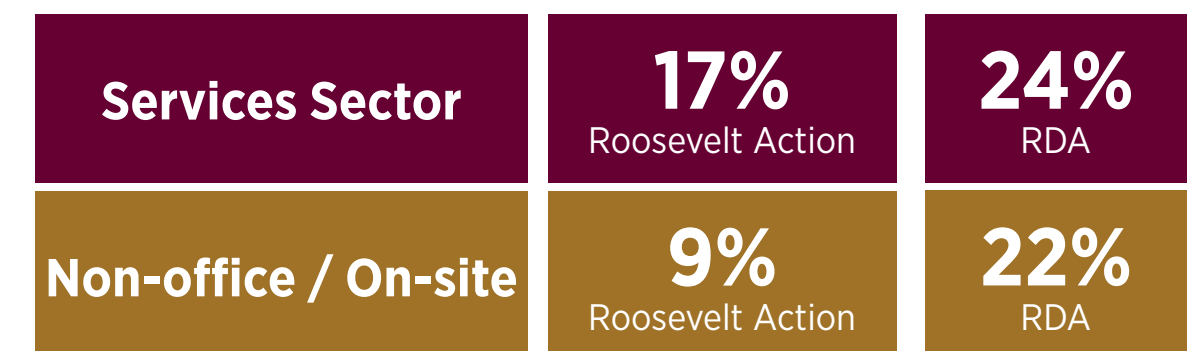


Roosevelt Action neighborhood has a similar employment with the RDA. 74% of residents are employed in office or remote work as compared to ~54% of the RDA.

#### Average Household Income



Household incomes in this neighborhood are lower than that of the RDA.



### Land Use & Building Conditions

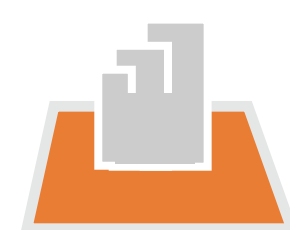
#### Slum and Blight

4% (204) properties w/2 or more indicators of slum & blight



6 properties Vacant Buildings

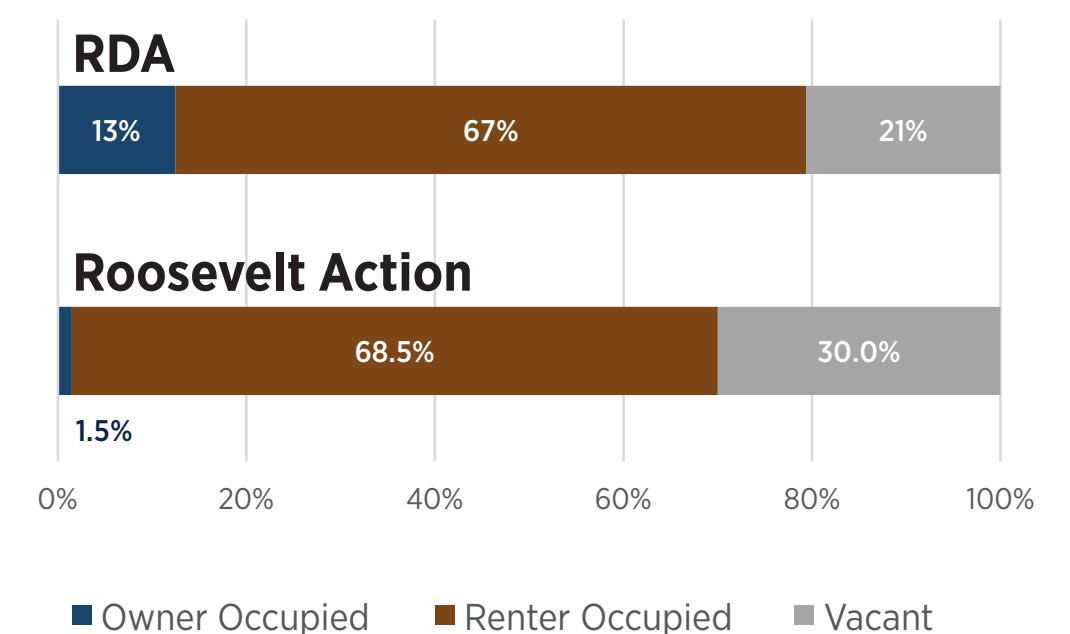
23 properties Vacant Lots



Over 2010-2022, owner-occupied households have declined from 5% to 1% of all units. Notable is the decline in renter occupied units from 85% in 2010 to 68% in 2022, most likely reflecting new construction.

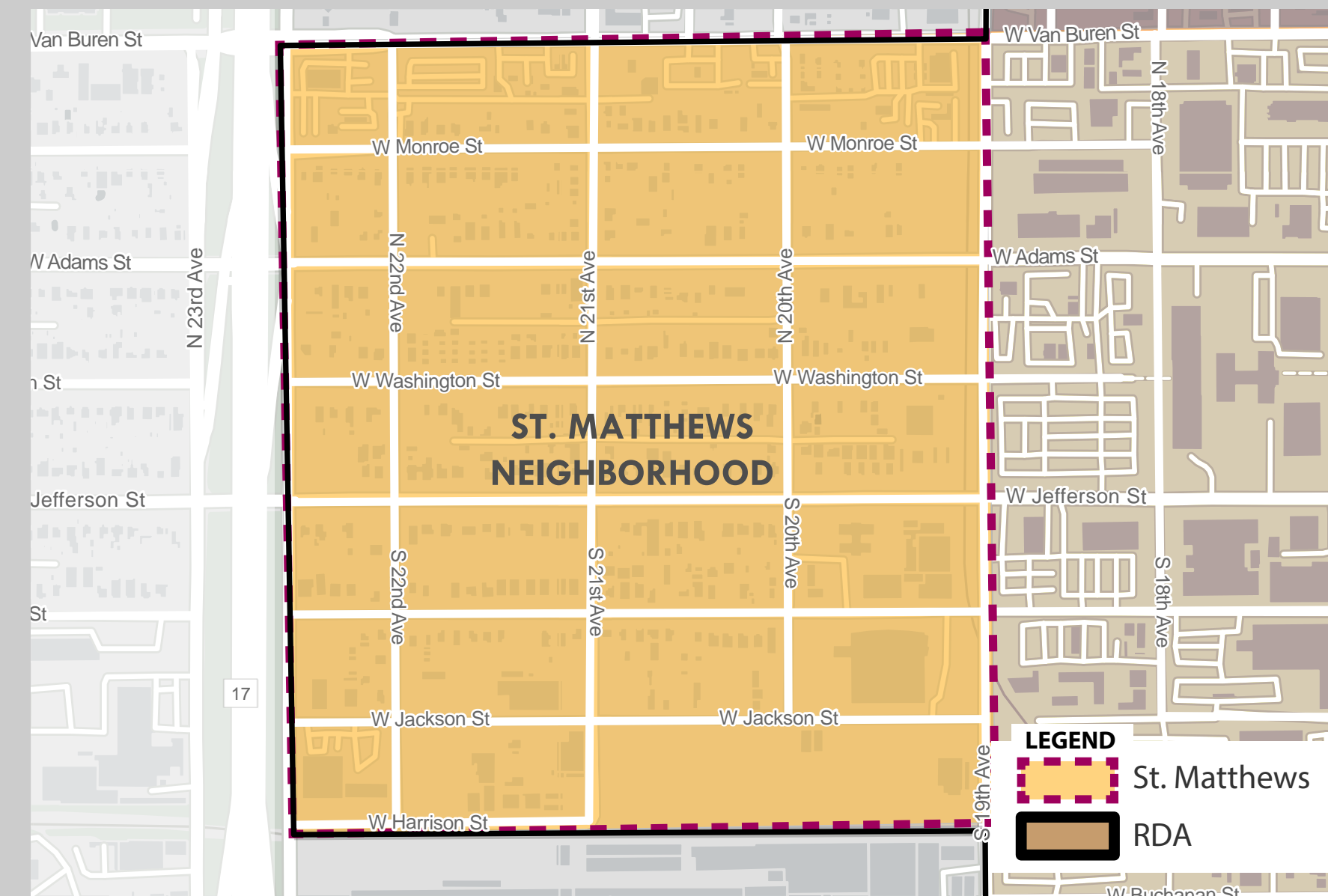
Vacancy rates in the neighborhood have also increased from six to 20%, potentially reflecting new construction and increase of units in the area.

#### Housing Tenant Occupancy



# Neighborhood Snapshot

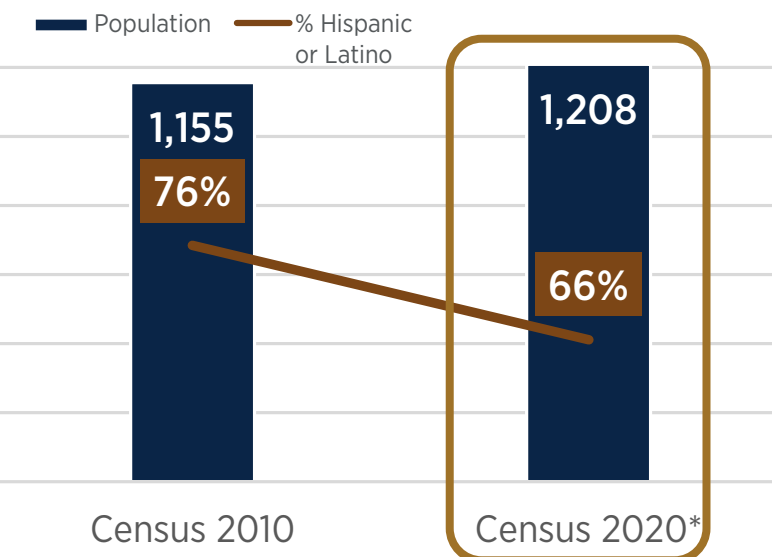
## St. Matthews Neighborhood



The mostly residential St. Matthew's neighborhood is named for the St. Matthew's Catholic Church located on the north side of Van Buren Street at 20th Drive. The future Valley Metro Light Rail Capitol Extension is planned along the east edge of the neighborhood at 19th Avenue. The neighborhood is bordered by industrial and transportation uses that have external impacts on the neighborhood. The Van Buren edge of this neighborhood is impacted by traffic which is often backed up due to activity at the rail yard which forms this neighborhood's eastern edge along 19th Avenue. Adams Street through the neighborhood is mostly lined with single family residential homes and is impacted by traffic accessing and exiting I-17. Jefferson Street crosses I-17 and is also a high volume roadway with speeds that conflict with the residential activities along it. The southern boundary of the neighborhood is an industrial use and rail lines.

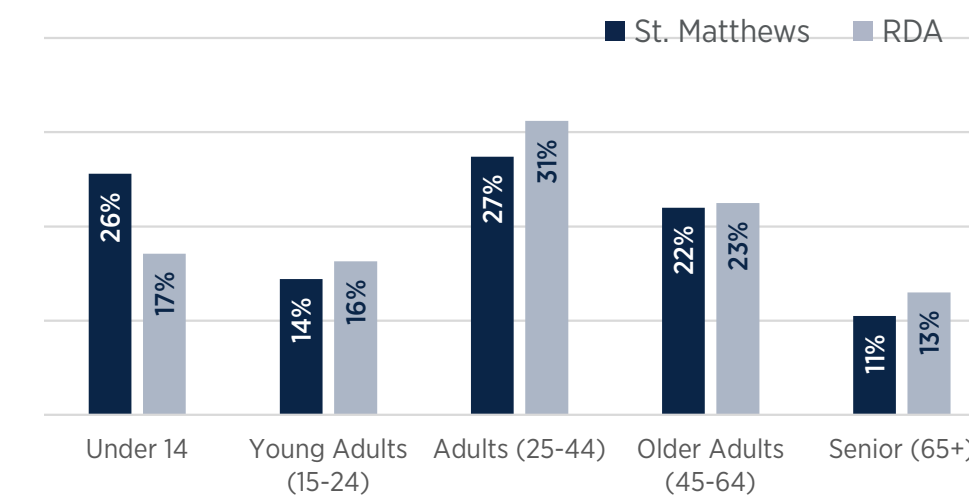
### The People

#### Population



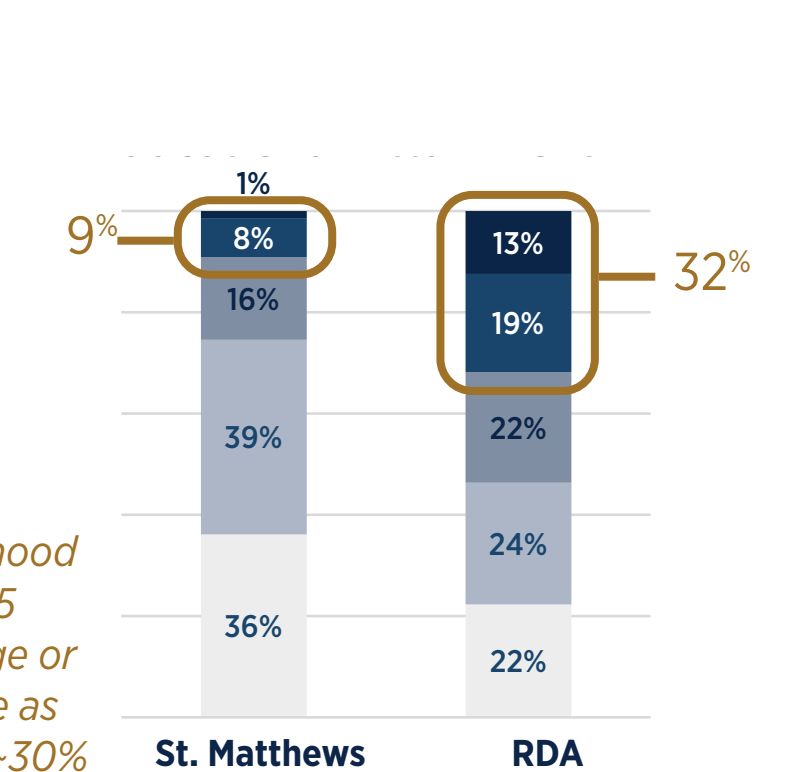
From 2010 & 2020, neighborhood population has increased 8%, with over 60% of residents identifying as Hispanic or Latino. The average household size of 2.95 persons is also larger than the RDA's of 2.06 persons per household.

#### Age Breakdown



The St. Matthews neighborhood has a smaller percentage of its population over age 65 and a larger population under age 20 than the RDA, suggesting younger families living in the area.

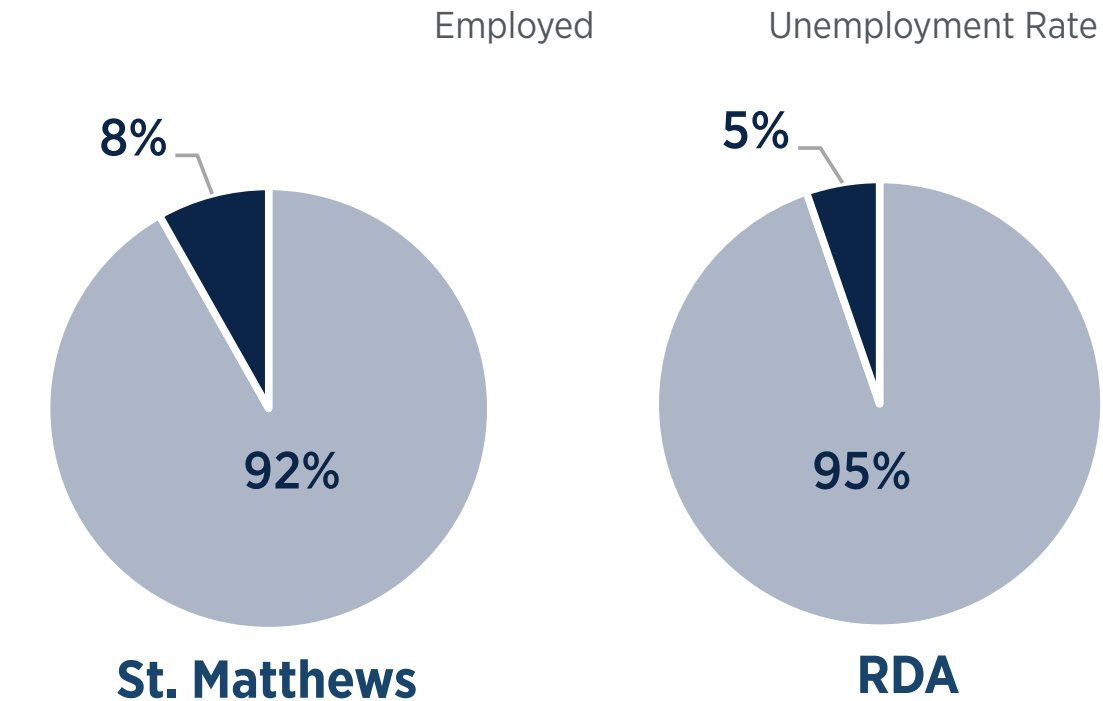
#### Educational Attainment



9% of neighborhood residents over 25 yrs have a college or graduate degree as compared with ~30% of the RDA.

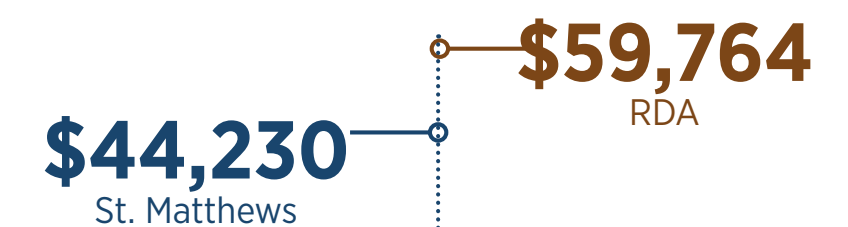
### Employment Profile

#### Employment

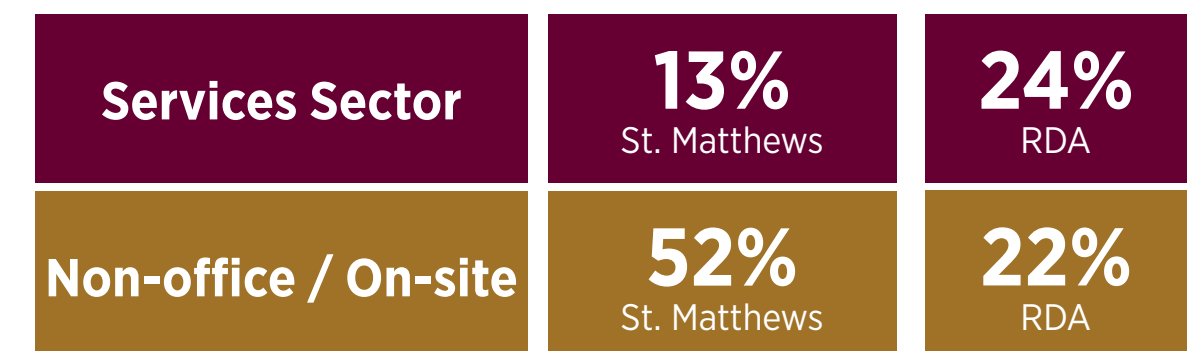


The St. Matthews employment rate is lower than the RDA. Neighborhood residents employed in office or remote work as constitute ~35% of the workforce compared to the 54% of the RDA.

#### Average Household Income



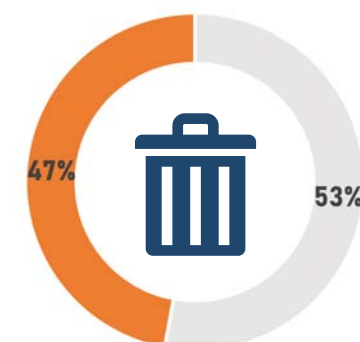
Median household incomes in St. Michael's are slightly higher than that of the RDA, potentially reflective of the larger household size.



### Land Use & Building Conditions

#### Slum and Blight

47% (416) properties w/2 or more indicators of slum & blight



10 properties Vacant Buildings

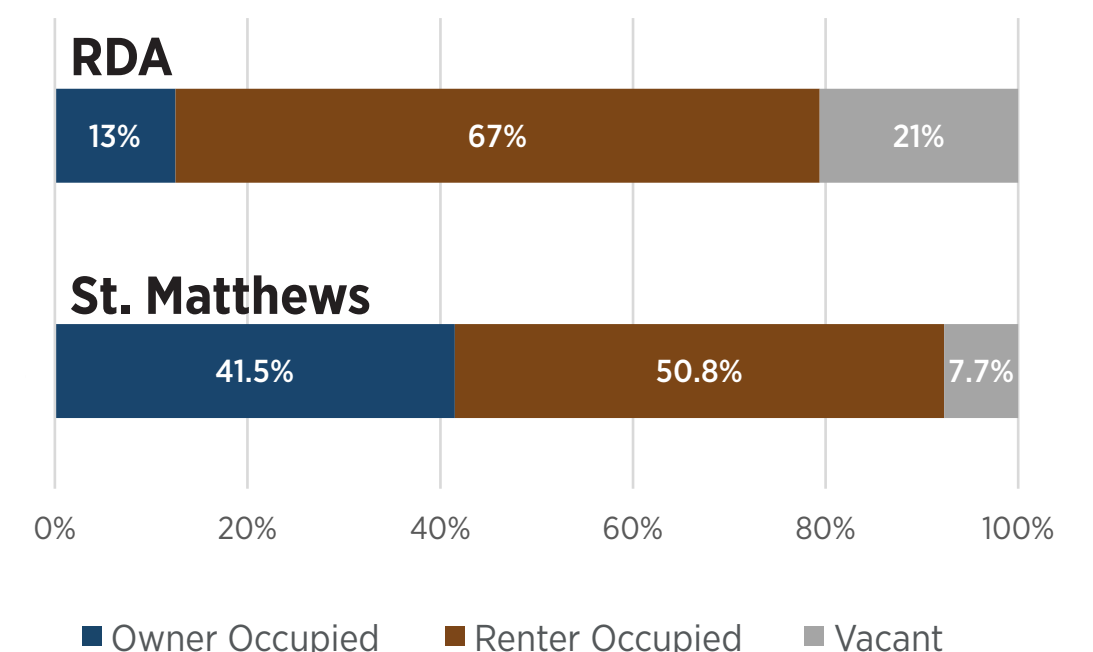


29 properties Vacant Lots

Total number of housing units declined less than 3% from 2010 to 2020. About 8% of housing in this area was vacant (down from 25% in 2010).

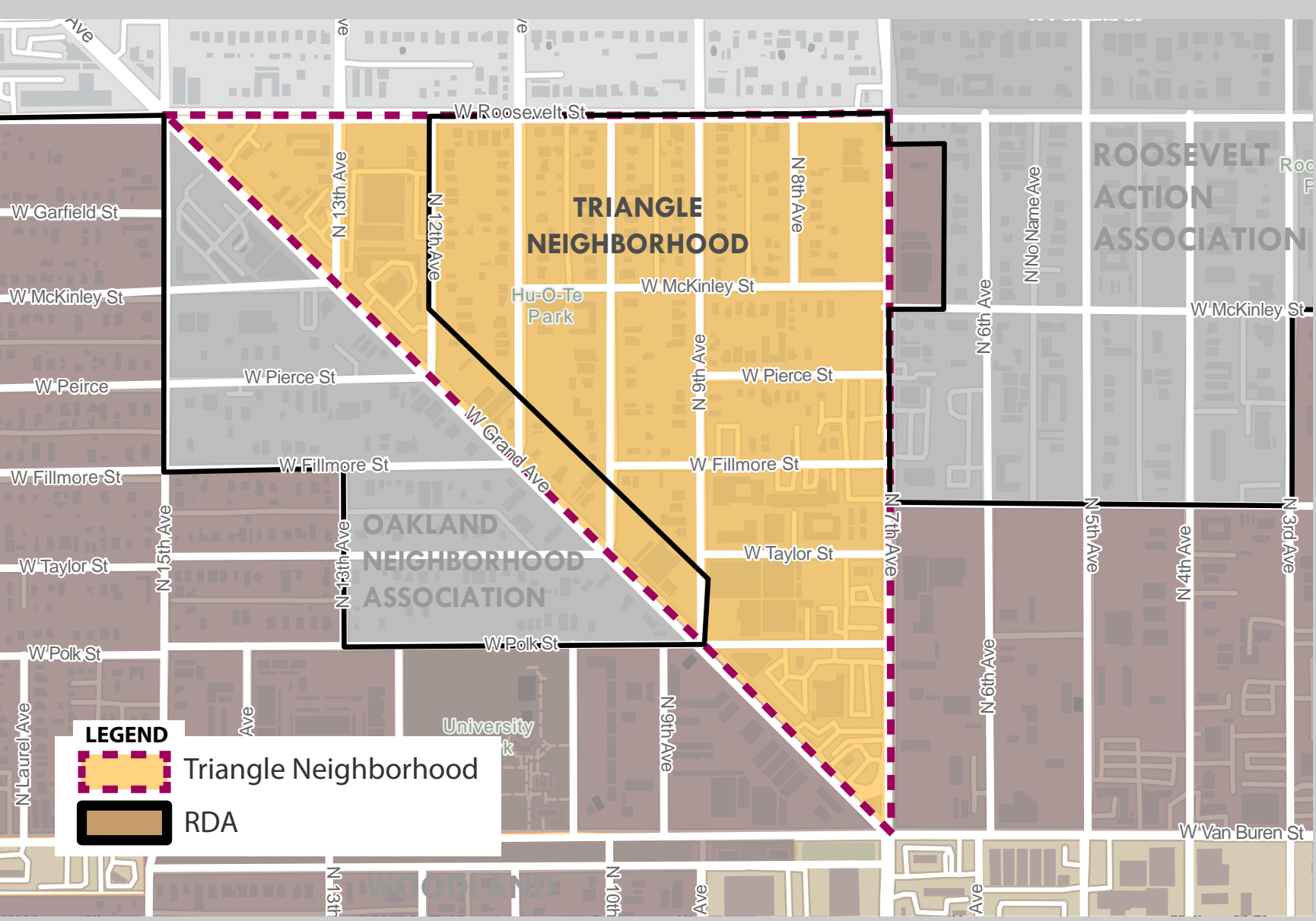
Just over 1/2 of all 2022 housing units were renter-occupied units in this neighborhood. Since 2010, owner occupied units increased from 10% to 51% of all units.

#### Housing Tenant Occupancy



# Neighborhood Snapshot

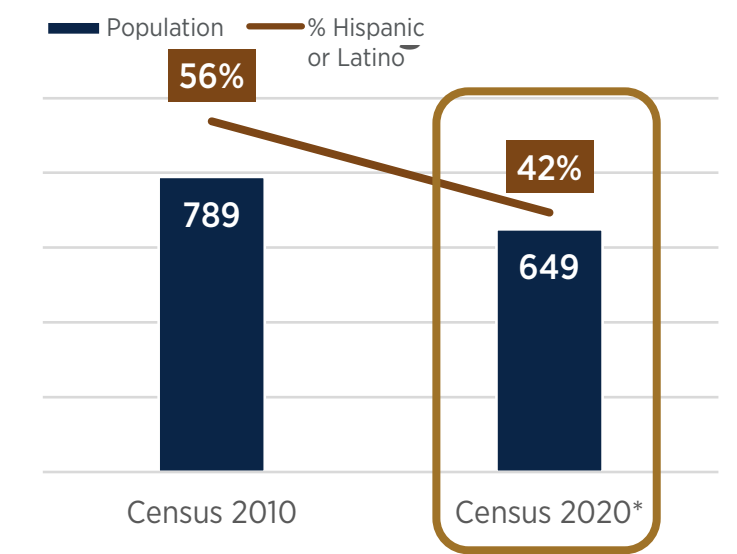
## Triangle Neighborhood



The mostly residential Triangle Neighborhood borders Grand Avenue, which is a revitalizing arts, commercial and residential area and the subject of the Greening Lower Grand Avenue Plan. A restored trolley line is planned along Grand Avenue. The 7th Avenue edge of the neighborhood includes vacant land that could be the location of new mid-to high rise development and several sites within the neighborhood could support mid-rise development similar to the Terrace View Apartments north of Fillmore Street on 9th Avenue. A redevelopment proposal for mid-rise apartments is active for the Mercy Hill Church site, on 9th Avenue north of it's intersection with Grand Avenue.

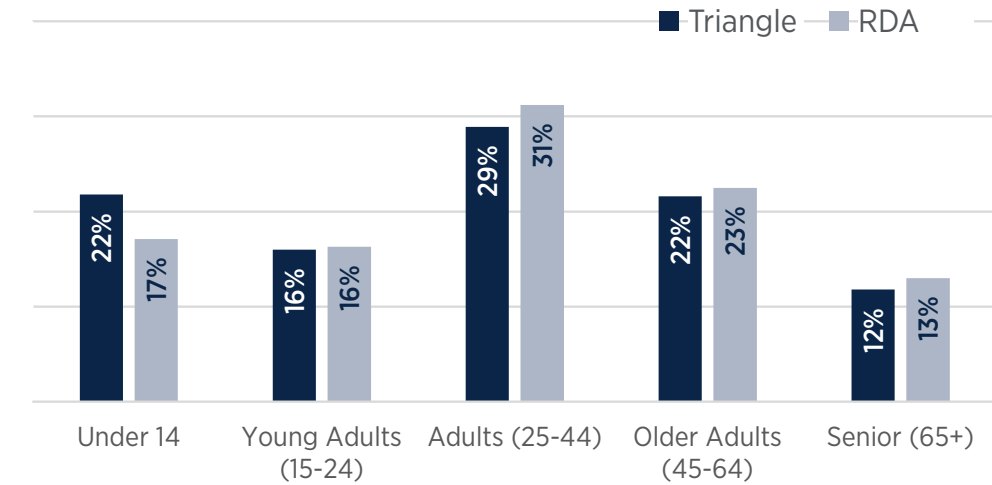
### The People

#### Population



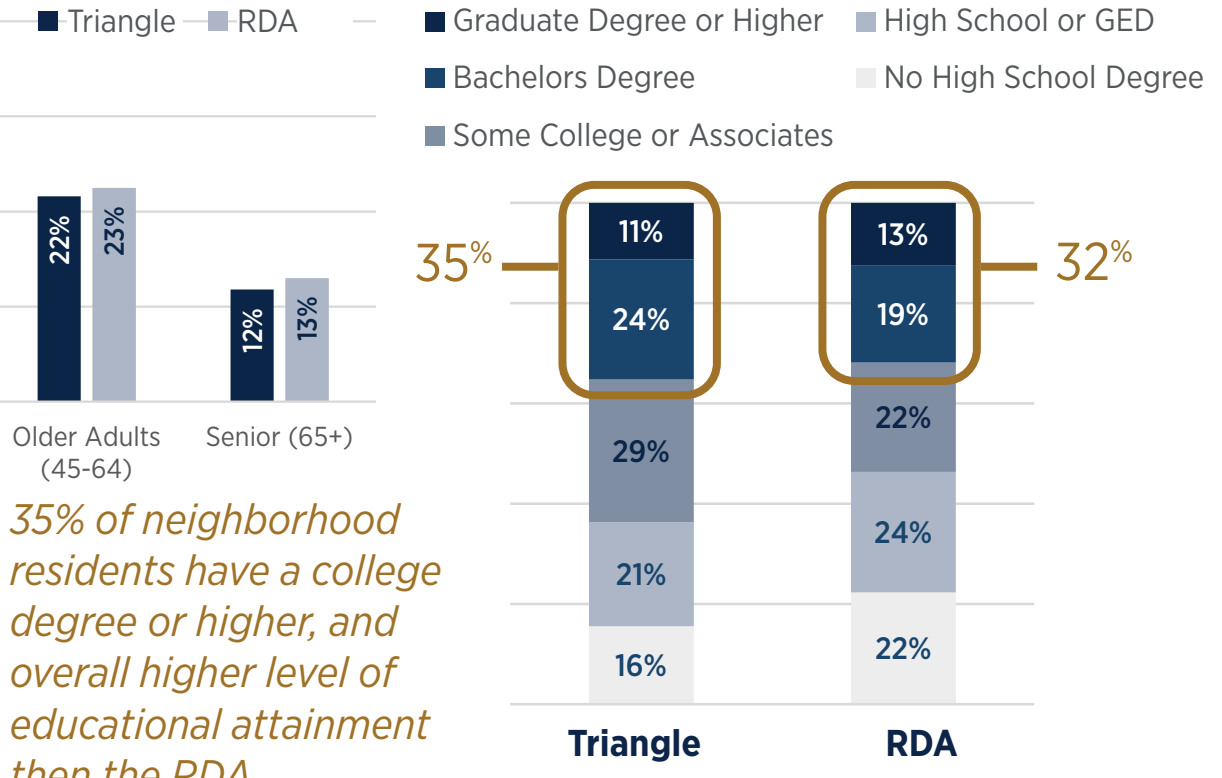
Since 2010 the Triangle neighborhood population has decreased 22%. About 55% of neighborhood residents identified as Hispanic or Latino in 2020.

#### Age Breakdown



The population profile of the neighborhood is similar to the RDA, with slightly fewer people ages 20 to 34 years old and slightly more people under 20 years old than the RDA.

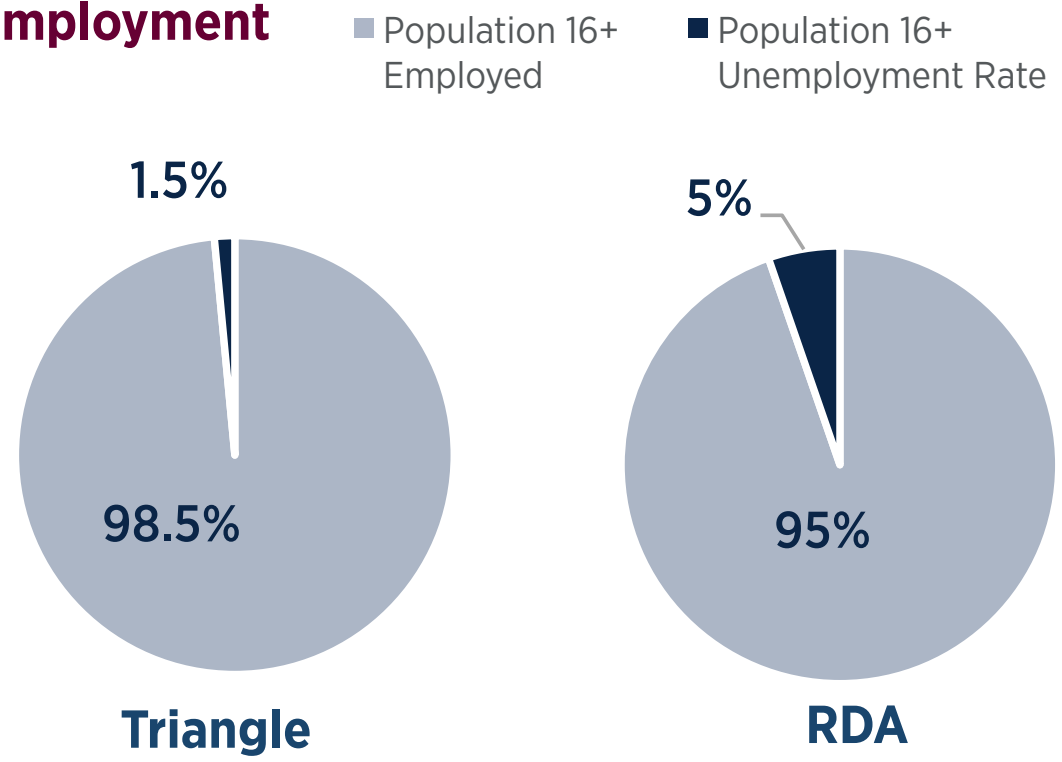
#### Educational Attainment



35% of neighborhood residents have a college degree or higher, and overall higher level of educational attainment than the RDA.

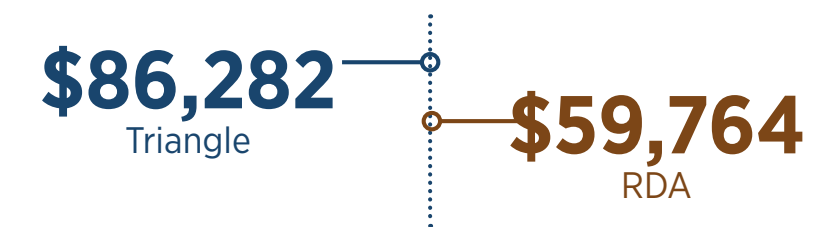
### Employment Profile

#### Employment

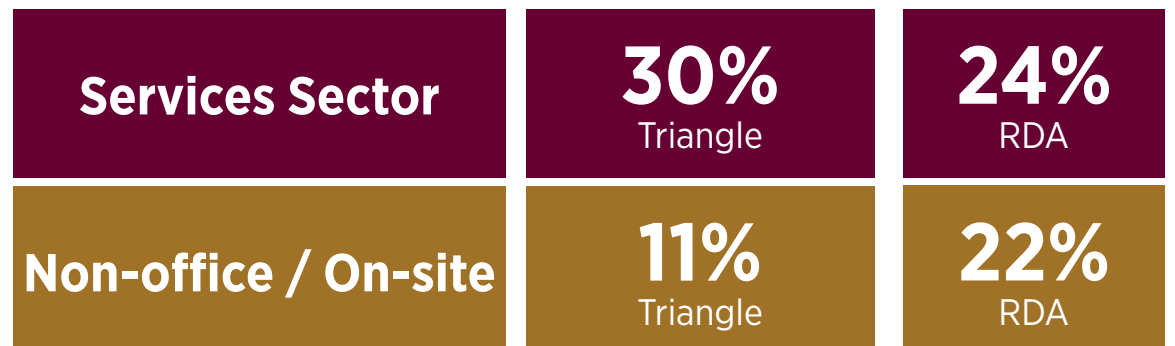


65% of residents are employed in office or remote work.

#### Average Household Income



Median household incomes of more than \$59,000 in are substantially higher slightly higher than that of \$48,000 in the RDA.



### Land Use & Building Conditions

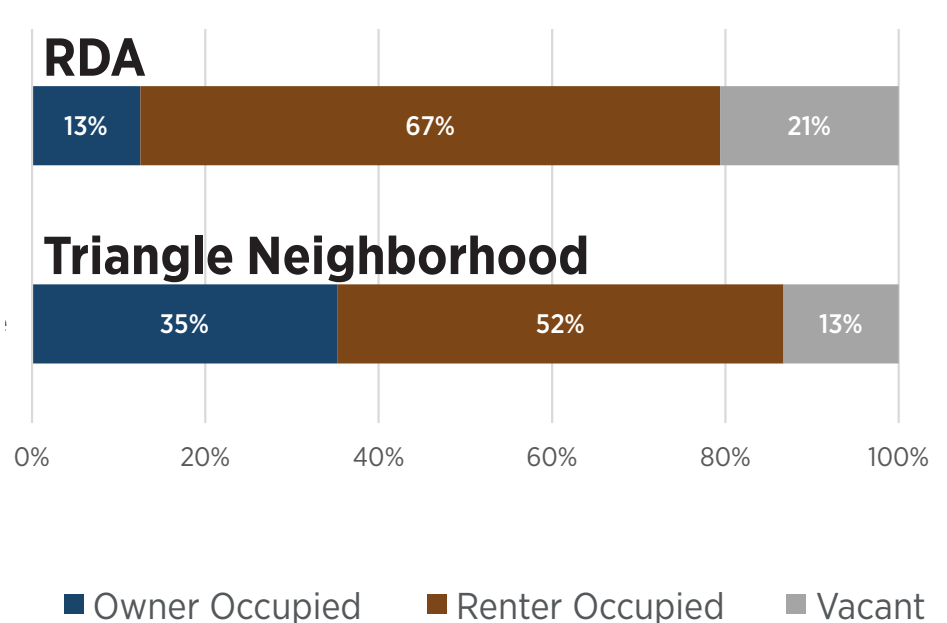
#### Slum and Blight



Since 2010, the number housing units in this neighborhood has increased by 25%, evidenced by new, low-rise residential developments.

Vacant units accounted for 16% of all units in 2020, slightly lower than the 24% of units in 2010.

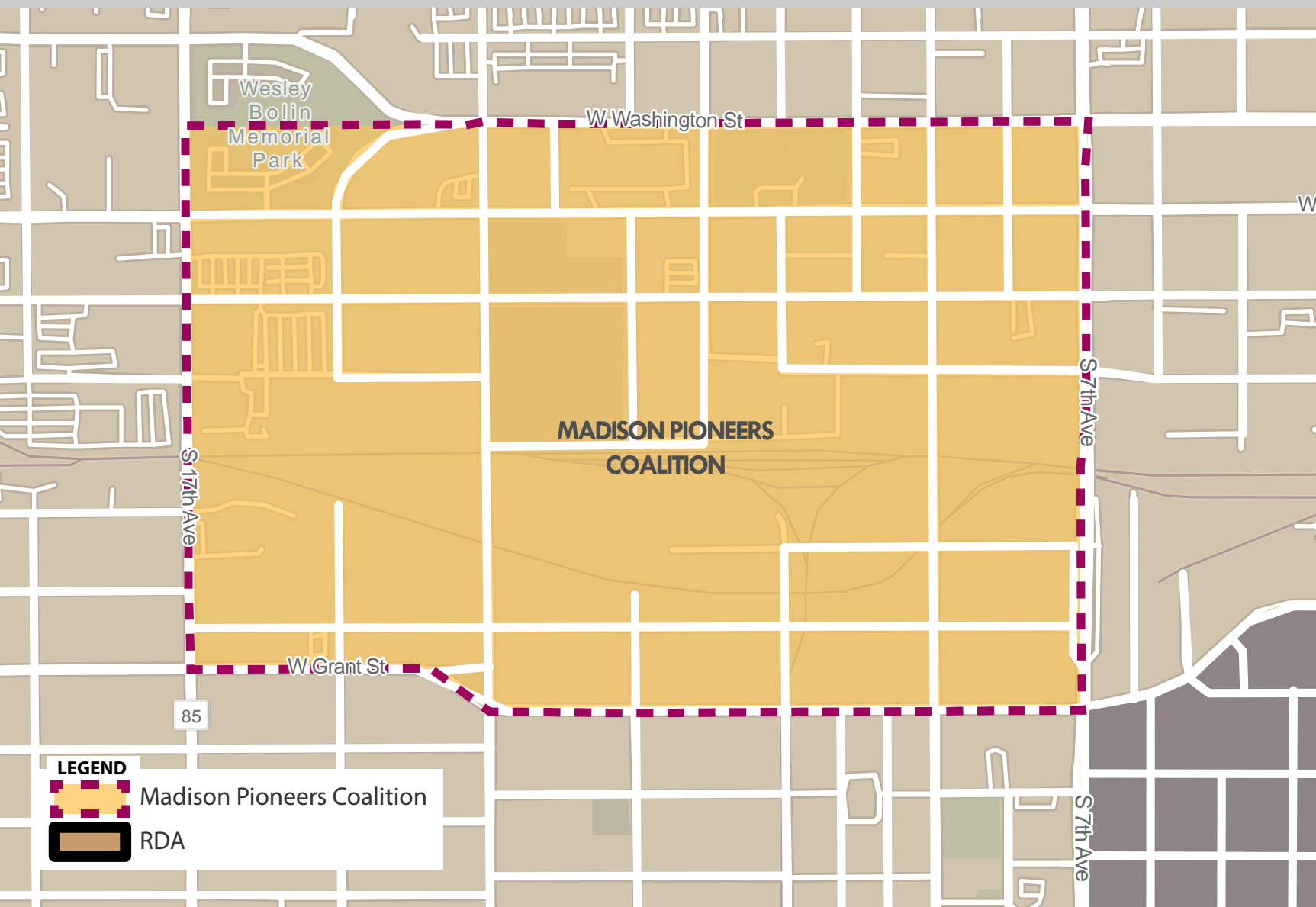
#### Housing Tenant Occupancy



The number of owner occupied units has increased from about 27% to 35% between 2020 and 2030.

# Neighborhood Snapshot

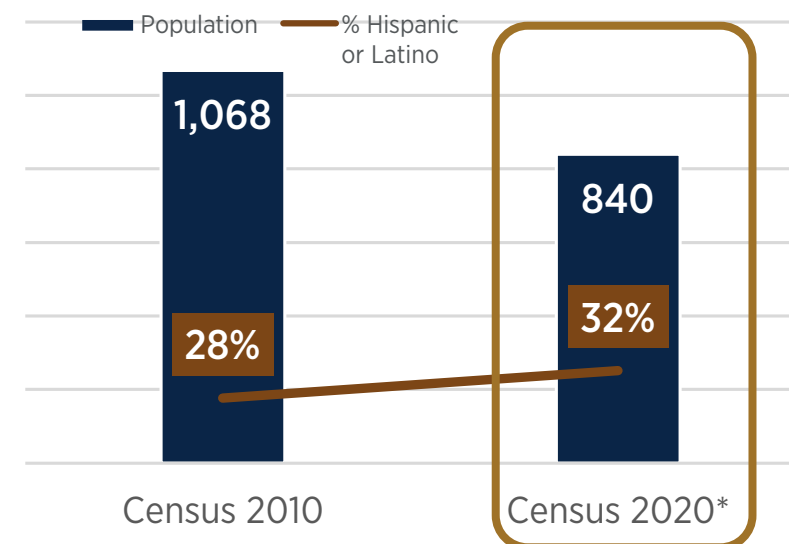
## Madison Pioneers Coalition



The Madison Pioneers Coalition Neighborhood includes a portion of the Government Mall, some Arizona Department of Transportation Buildings, the BNSF rail line, The historic Pioneer Cemetery, and the Phoenix Human Services Campus. and includes the Phoenix Pioneers Cemetery, an American Legion Post, the William Patterson Elks Lodge, and St. Anthony's Parish.

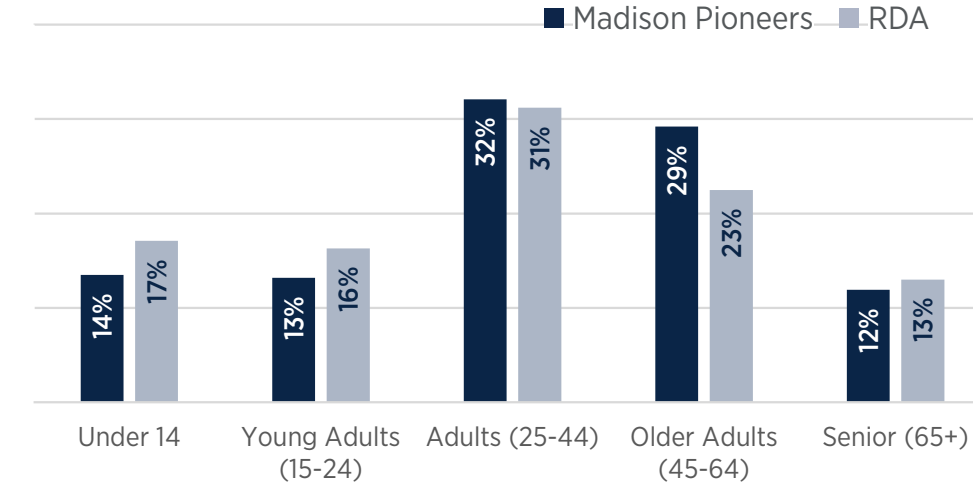
### The People

#### Population

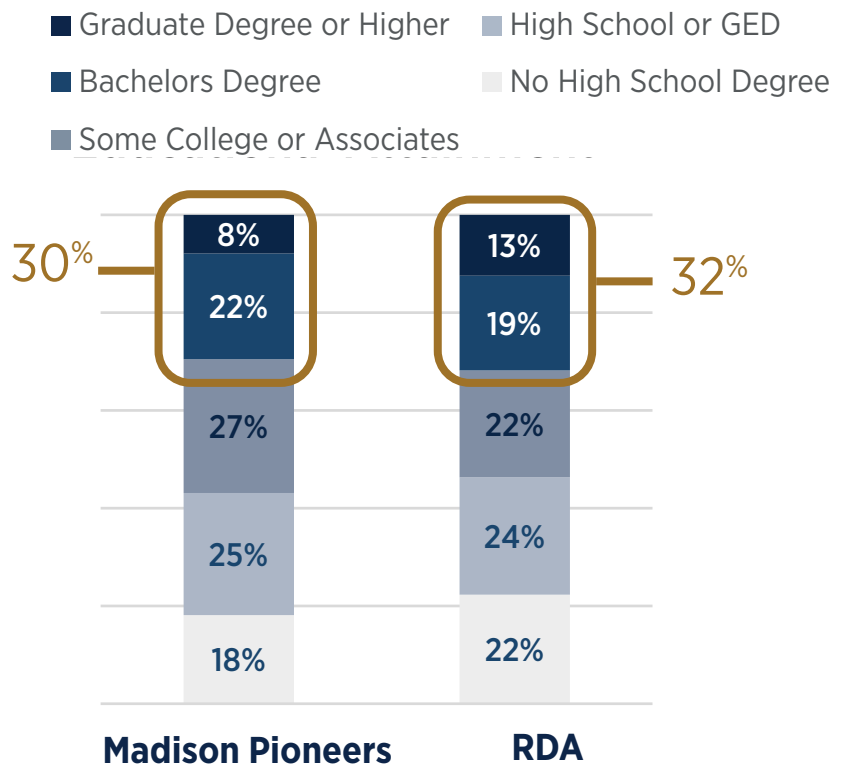


Since 2010, the neighborhood population has declined about 20%. About 1/2 of the population in this neighborhood is in group quarters, reflective of the Human Services campus.

#### Age Breakdown

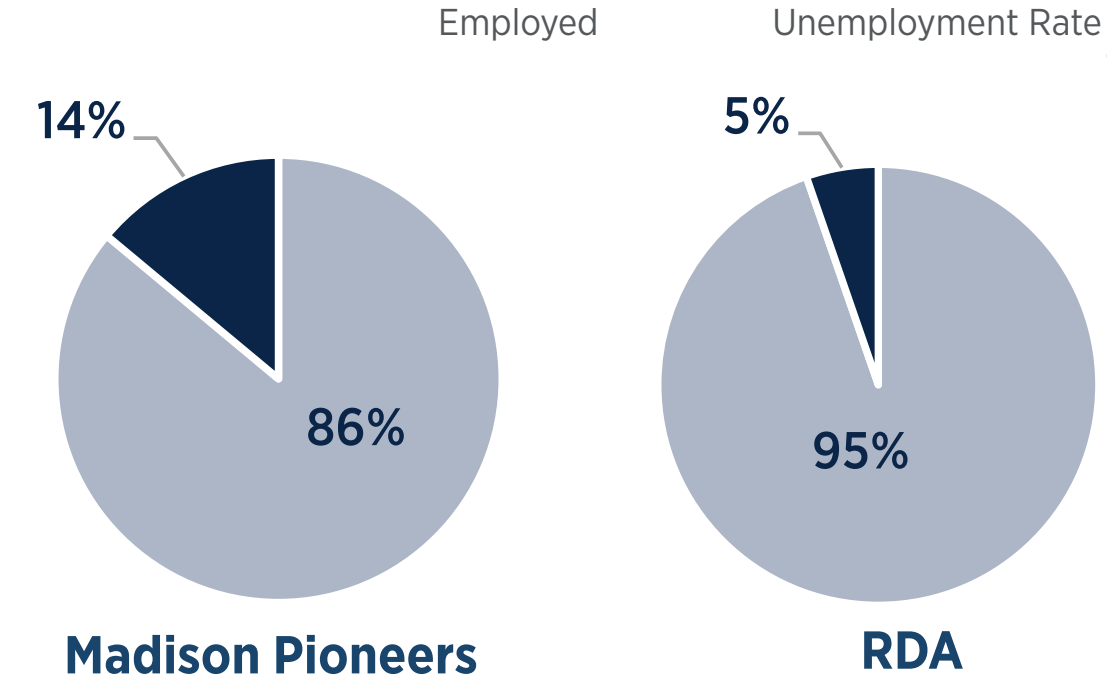


#### Educational Attainment



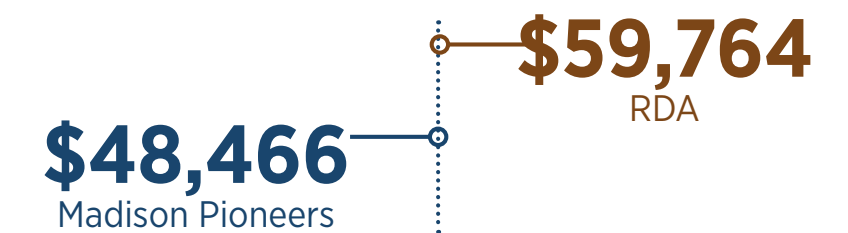
### Employment Profile

#### Employment



Because of the substantial size of unhoused or living in group quarters, employment data may not reflect accurate numbers or are reported

#### Average Household Income

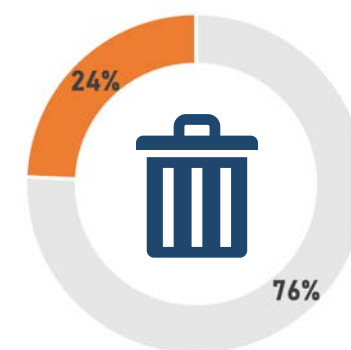


The average household income of Madison Pioneers residents is lower than the RDA.

### Land Use & Building Conditions

#### Slum and Blight

24% (333) properties w/2 or more indicators of slum & blight

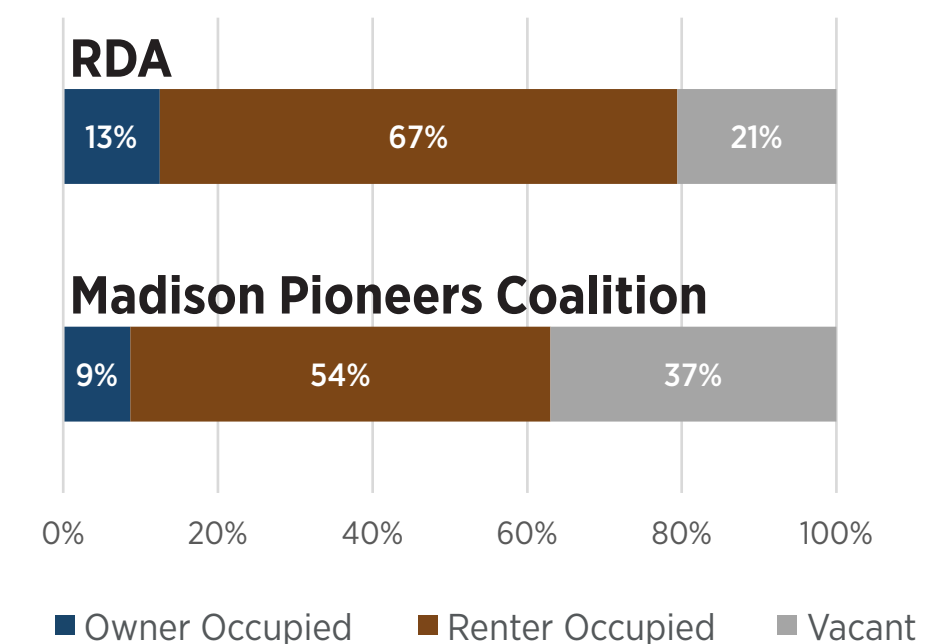


18 properties Vacant Buildings

43 properties Vacant Lots

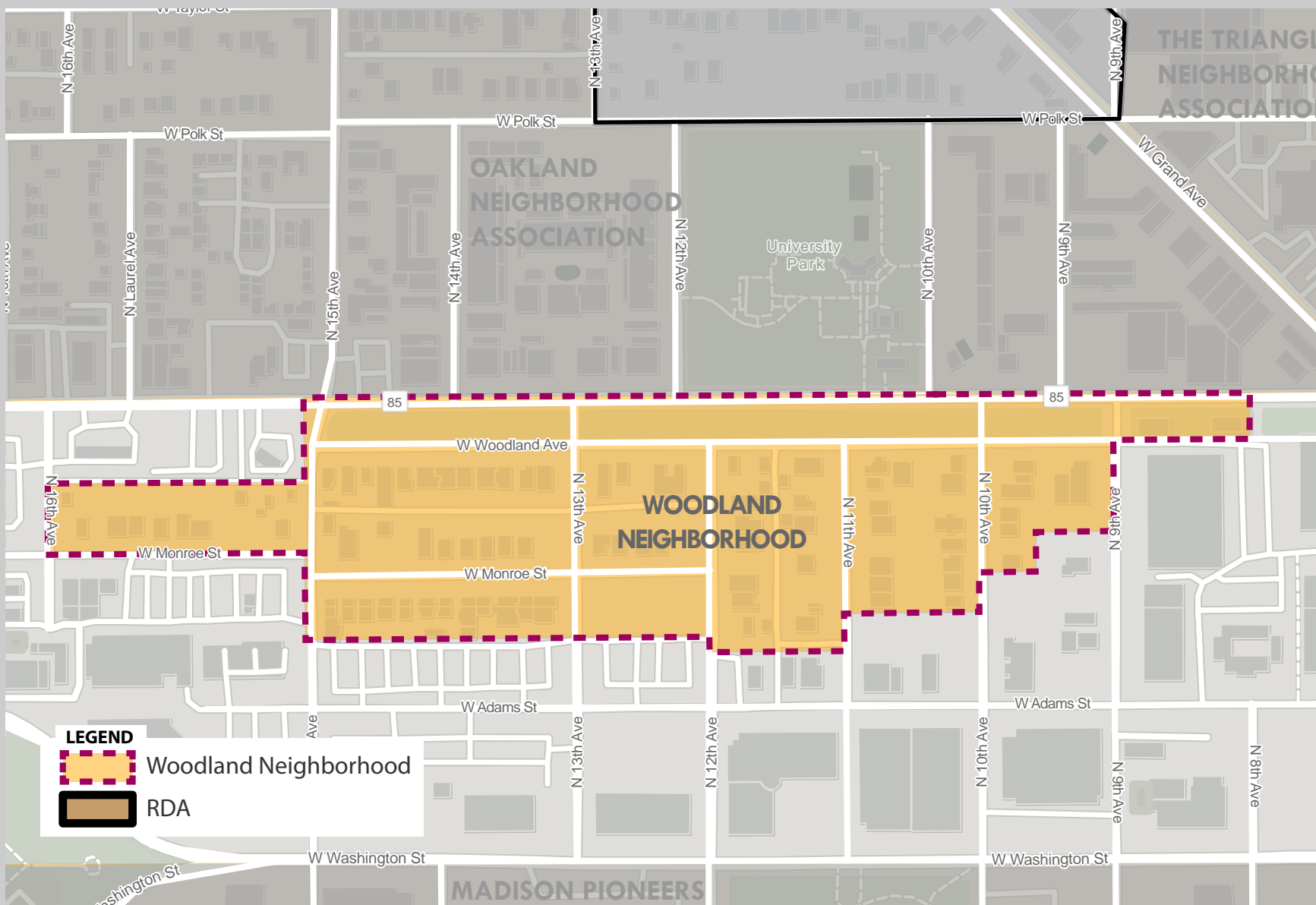
Because of the substantial number of residents in this neighborhood that are unhoused or living in group quarters, housing unit and housing vacancy data is unreliable and not reported.

#### Housing Tenant Occupancy



# Neighborhood Snapshot

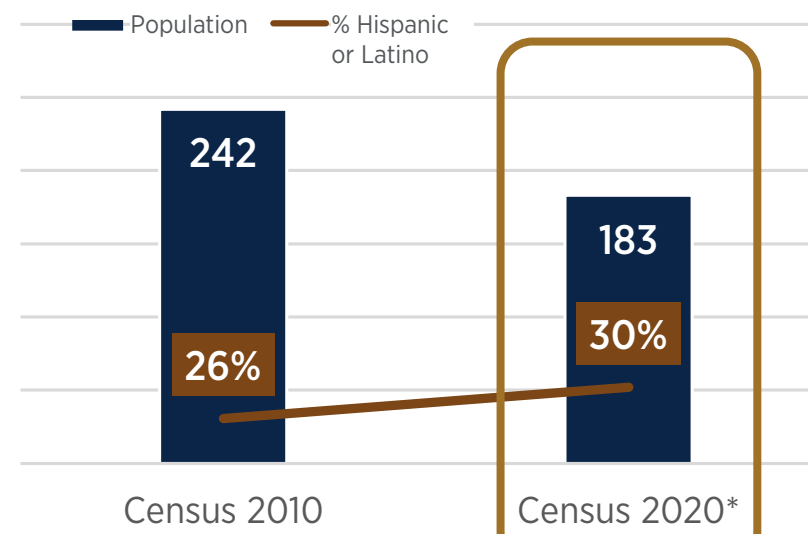
## Woodland Neighborhood



The residential Woodland neighborhood lies between the Oakland neighborhood and the Government Mall Redevelopment Area. The mostly residential neighborhood is separated from Van Buren Street by Woodland Parkway and a tree-lined buffer from which the neighborhood derives its name. This neighborhood is distinct because it is surrounded on the south, east and west by mostly State owned land and development. The development of this historic neighborhood marked the beginning of expansion of the original Phoenix townsite. This neighborhood includes the Eyrich House, at 1015 West Woodland Avenue, which is one of the oldest buildings in Phoenix.

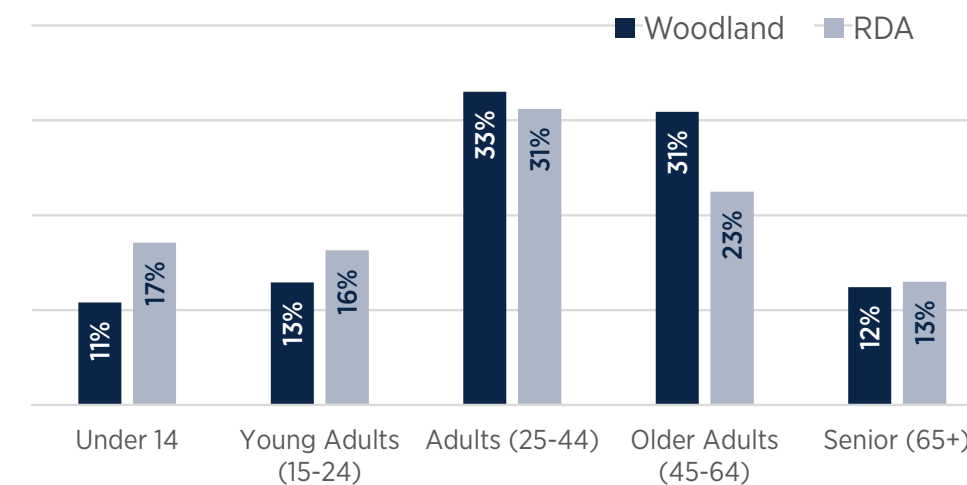
## The People

### Population

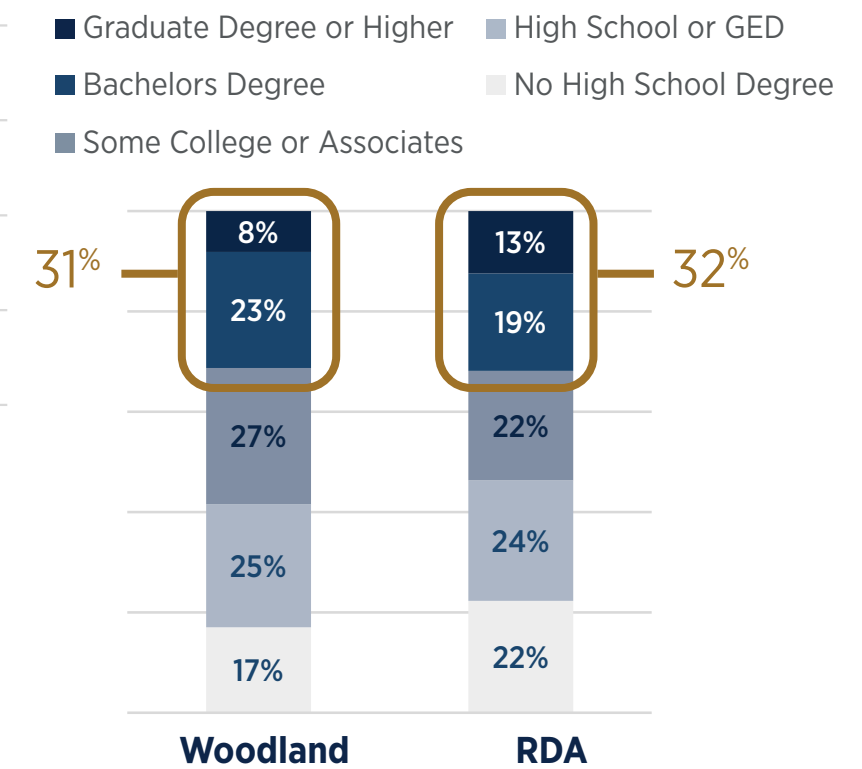


The Woodland neighborhood had almost 236 residents in 2020. Less than 40% identify as Hispanic or Latino. Since 2010, the neighborhood population slightly declined from 242 to 2010.

### Age Breakdown

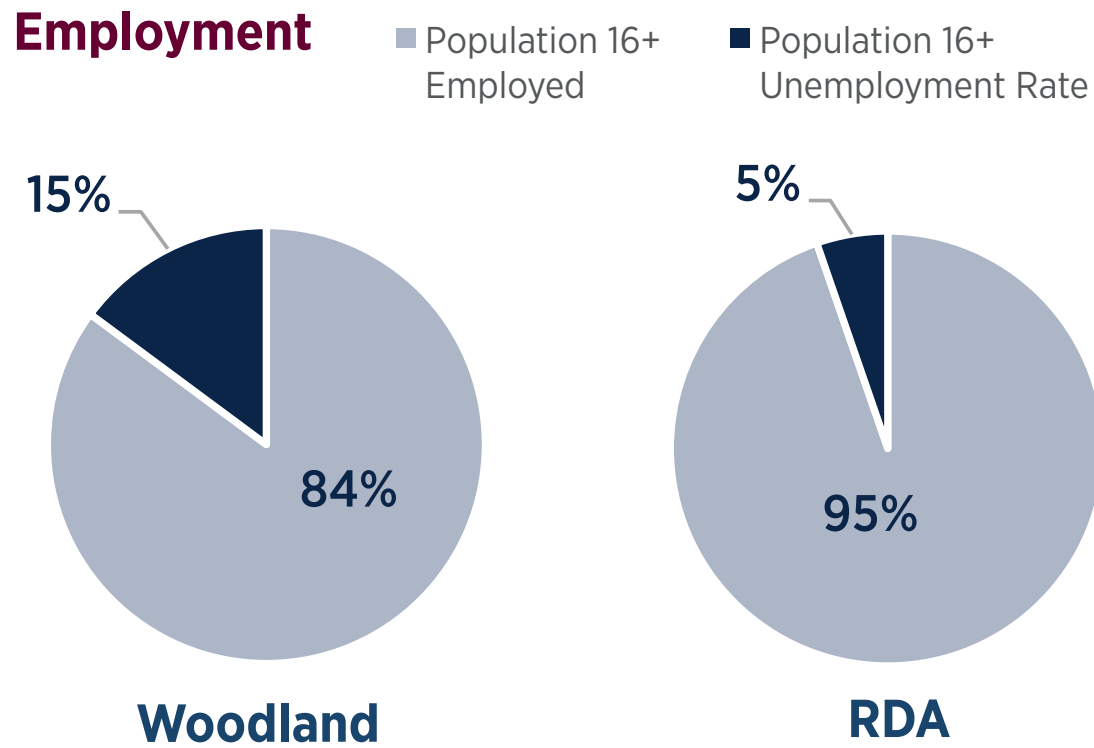


### Educational Attainment



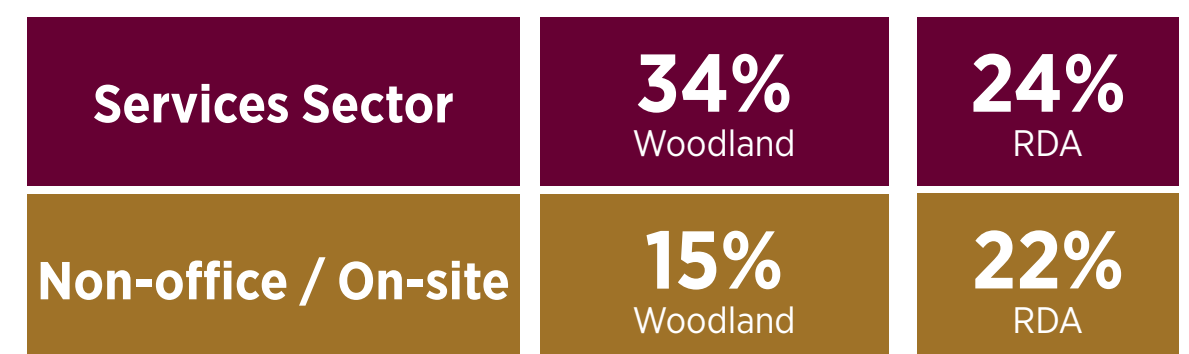
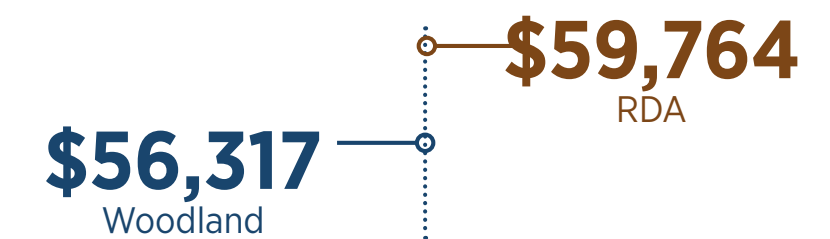
## Employment Profile

### Employment



Almost 84% of residents are employed, but have lower rates than the RDA as a whole. 51% of Woodland residents are employed in office or remote work.

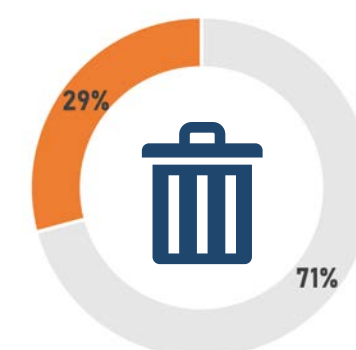
### Average Household Income



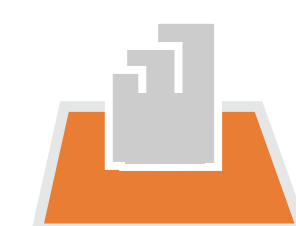
## Land Use & Building Conditions

### Slum and Blight

29% (120) properties w/2 or more indicators of slum & blight



3 properties Vacant Buildings



6 properties Vacant Lots

During this time, the percentage of owner occupied housing units has increased from 10 to 19%. Vacant units account for 17% of all units in 2022, comparable to the percent of vacant units in 2010.

### Housing Tenant Occupancy

