**Transactions**

**Jobs**

**Population** 2,268, 3,032

**Average Wage** $38,837, $36,636

**Housing**

**Total Housing Units** 3,226, 2,674

**Affordable Range (0-50% AMI)**

**Renters**

**Cost Burden**

**Access to Opportunity**

**People**

**Income**

**Change/Displacement Risk**

**Employment**

**Transportation**

**People Profile** Communities with potential displacement risk have weak market strength and therefore do not face imminent displacement risk; however, they also exhibit numerous community risk factors that suggest needs for community stabilization efforts to avoid future displacement risk should market forces change. Limited access to opportunity indicates barriers in attaining resources for household to thrive.

**Place Profile** Communities with immediate displacement risk show indications that displacement of lower income populations has begun, higher current market strength, and/or high number of community risk factors. Limited access to opportunity indicates barriers in attaining resources for household to thrive.

**Implementation Approach**

**Enhance Community**

Enhance Community transit communities are neighborhoods or smaller centers found in the South and North corridors. Recent and anticipated transit investments have the potential to catalyze considerable community development. However, many will face challenges to implementing TOD given auto-oriented environments, weak market demand, and limited access to opportunity. Key strategies focus in the short term on community development to expand opportunity and social activity, and in the long term on building a physical and social fabric that will attract new investment. Nineteen transit communities, more than any other of the other Implementation Approaches, are categorized as Enhance Community.

**Key Strategies**

- Station area planning, focus on long-range vision and transitional uses
- Long-range capital facilities plan with pased infrastructure and public realm investments
- Community needs assessment and targeted investments
- Affordable housing preservation