

## II. APPENDIX

### A. Map of Center City

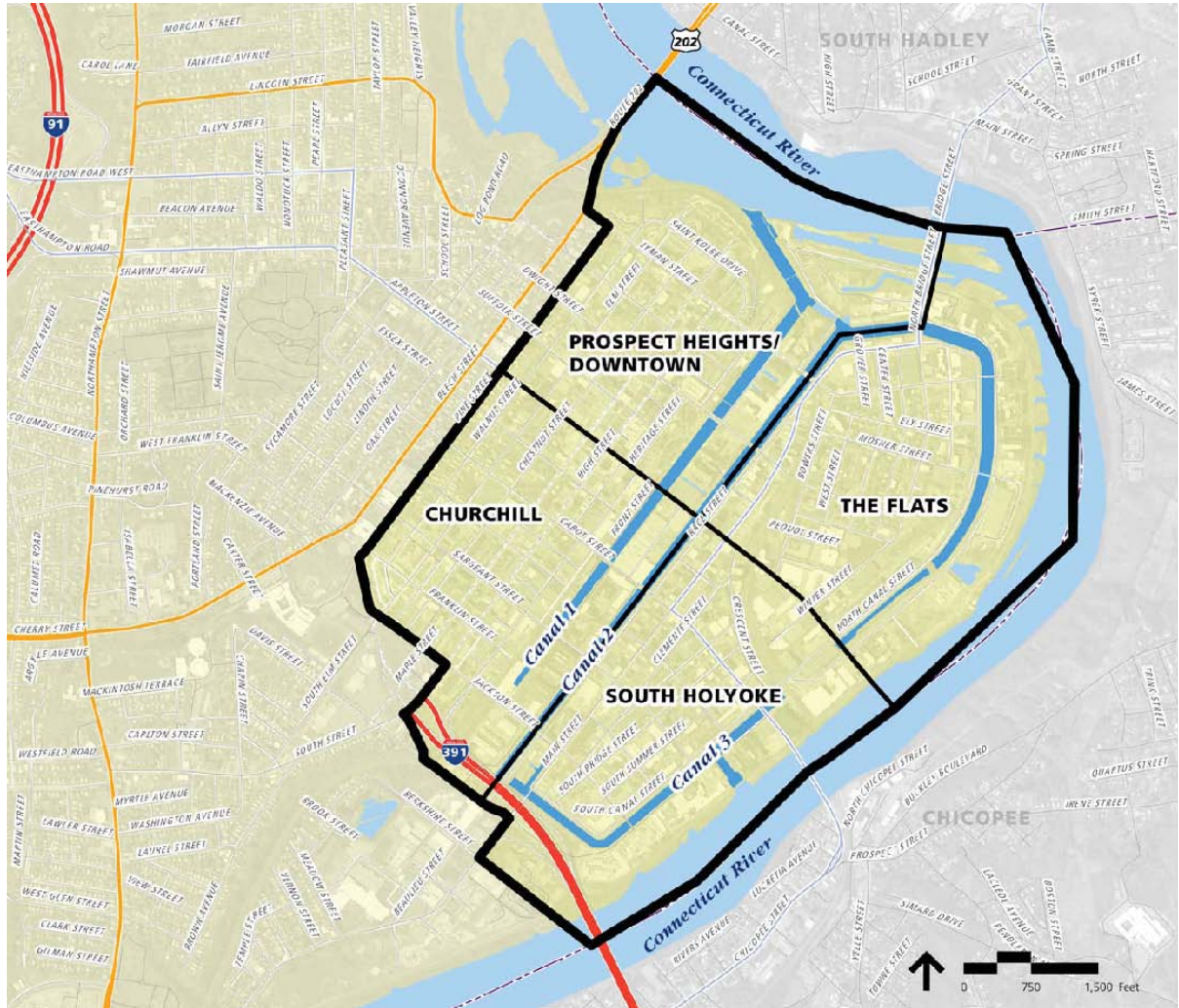


Figure II-1 Center City, Holyoke, MA

## B. Demographic Statistics

**Table II-1 – Center City, Holyoke & Hampden County: Population & Households Trends & Forecasts**

Population; H'holds and AVG Size	1990 Census	2000 Census	2009 Estimate	2014 Projection
<b>Center City [1]</b>				
Population	13,533	10,609	10,723	11,340
% change	--	-21.6%	1.1%	5.8%
Households	4,650	3,737	3,840	4,255
% change	--	-19.6%	2.8%	10.8%
AVG H'hold Size	2.89	2.80	2.75	2.63
% change	--	-3.1%	-1.8%	-4.4%
<b>Holyoke</b>				
Population	43,703	39,838	39,549	39,029
% change	--	-8.8%	-0.7%	-1.3%
Households	15,850	14,967	15,038	15,612
% change	--	-5.6%	0.5%	3.8%
AVG H'hold Size	2.65	2.57	2.53	2.41
% change	--	-3.0%	-1.6%	-4.7%
<b>Hampden County</b>				
Population	456,307	456,228	452,661	439,749
% change	--	0.0%	-0.8%	-2.9%
Households	169,906	175,288	175,732	180,461
% change	--	3.2%	0.3%	2.7%
AVG H'hold Size	2.60	2.52	2.49	2.35
% change	--	-3.1%	-1.2%	-5.6%
[1] Includes census tracts 8114, 8115, 8116 & 8117				
Source: US Census; Demographic NOW & RKG Associates, Inc.				

**Table II-2 – Center City, Holyoke & Hampden County: Racial and Ethnic Concentration**

<b>Racial &amp; Ethnic Concentration</b>	<b>1990 Census</b>	<b>2000 Census</b>	<b>2009 Estimate</b>	<b>2014 Projection</b>
<b>Center City [1]</b>				
Population	13,533	10,609	10,723	11,340
% Racial Minority [2]	62%	64%	57%	56%
% Change	--	-19%	-10%	3%
% Hispanic	74%	82%	83%	84%
% Change	--	-13%	2%	7%
<b>Holyoke</b>				
Population	43,703	39,838	39,549	39,029
% Racial Minority [2]	27%	34%	31%	30%
% Change	--	16%	-10%	-5%
% Hispanic	31%	41%	45%	48%
% Change	--	21%	7%	6%
<b>Hampden County</b>				
Population	456,307	456,228	452,661	439,749
% Racial Minority [2]	15%	21%	20%	18%
% Change	--	39%	-6%	-11%
% Hispanic	10%	15%	19%	22%
% Change	--	51%	26%	13%
[1] Includes census tracts 8114, 8115, 8116 & 8117				
[2] Includes persons of all non-white and multiple races				
Source: US Census; Demographic NOW & RKG Associates, Inc.				

**Table II-3 – Center City, Holyoke and Hampden County: Median Age & Age Distribution**

Median Age and Distribution of Population by Age	1990 Census	2000 Census	2009 Estimate	2014 Projection	Percent Change		
					1990-00	2000-09	2009-14
<b>Center City [1]</b>							
<b>Median Age</b>	22.1	22.9	25.5	26.7	3.6%	11.1%	4.8%
Less than 15	38%	35%	30%	29%	-26.8%	-13.0%	1.4%
15 to 24	17%	18%	19%	18%	-19.0%	7.6%	0.7%
25 to 34	15%	13%	13%	15%	-32.3%	1.9%	17.9%
35 to 44	10%	12%	11%	10%	-4.6%	-11.4%	-3.5%
45 to 54	6%	9%	10%	10%	14.4%	17.1%	2.4%
55 to 64	4%	5%	8%	9%	-4.1%	52.7%	20.4%
65 to 74	5%	4%	4%	5%	-40.1%	16.7%	30.7%
75 and up	5%	4%	4%	4%	-33.2%	12.7%	-0.9%
<b>Holyoke</b>							
<b>Median Age</b>	31.4	34.0	35.4	35.7	8.3%	4.1%	0.8%
Less than 15	25%	25%	22%	21%	-9.7%	-12.2%	-5.5%
15 to 24	15%	14%	15%	14%	-14.3%	6.2%	-7.2%
25 to 34	16%	13%	13%	15%	-25.4%	-0.7%	9.9%
35 to 44	12%	14%	12%	11%	8.4%	-16.1%	-10.9%
45 to 54	8%	11%	13%	12%	26.5%	8.9%	-5.5%
55 to 64	8%	8%	11%	12%	-11.2%	38.4%	10.1%
65 to 74	8%	7%	7%	8%	-27.8%	0.4%	19.8%
75 and up	8%	9%	9%	8%	-2.6%	-2.8%	-9.4%
<b>Hampden County</b>							
<b>Median Age</b>	33.4	36.4	37.9	38.7	9.0%	4.0%	2.2%
Less than 15	21%	22%	19%	18%	2.4%	-11.5%	-8.7%
15 to 24	15%	14%	15%	14%	-8.6%	6.4%	-9.4%
25 to 34	17%	13%	13%	14%	-24.2%	-0.9%	7.9%
35 to 44	14%	16%	13%	12%	10.4%	-17.4%	-12.2%
45 to 54	10%	13%	14%	14%	40.2%	6.9%	-6.7%
55 to 64	9%	9%	12%	13%	-3.0%	36.5%	8.6%
65 to 74	9%	7%	7%	9%	-17.9%	-0.7%	19.2%
75 and up	6%	8%	7%	7%	20.2%	-3.9%	-8.1%
[1] Includes census tracts 8114, 8115, 8116 & 8117							
Source: US Census; Demographic NOW & RKG Associates, Inc.							

**Table II-4 – Center City, Holyoke & Hampden County: Median H'Hold Income & Income Distribution**

Median H'hold Income & Distribution of H'holds by Incomes	1990 Census	2000 Census	2009 Estimate	2014 Projection	Percent Change		
					1990-00	2000-09	2009-14
<b>Center City [1]</b>							
<b>Median H'hold Income</b>	\$9,678	\$13,486	\$15,970	\$16,840	39.3%	18.4%	5.4%
Less than \$15,000	65%	54%	47%	45%	-33.2%	-10.5%	5.7%
\$15,000 to \$24,900	13%	18%	20%	20%	11.8%	11.6%	10.3%
\$25,000 to \$34,999	9%	10%	10%	10%	-8.2%	-3.4%	16.2%
\$35,000 to \$49,999	9%	9%	10%	10%	-21.3%	16.4%	14.6%
\$50,000 to \$74,999	3%	5%	8%	9%	43.4%	70.3%	25.8%
\$75,000 to \$99,999	1%	2%	2%	2%	126.7%	29.4%	12.5%
\$100,000 and Up	0%	2%	3%	4%	294.1%	80.6%	24.8%
<b>Holyoke</b>							
<b>Median H'hold Income</b>	\$23,160	\$30,480	\$37,850	\$39,271	31.6%	24.2%	3.8%
Less than \$15,000	37%	29%	24%	23%	-26.7%	-16.2%	0.5%
\$15,000 to \$24,900	15%	14%	12%	12%	-12.5%	-10.1%	1.3%
\$25,000 to \$34,999	13%	12%	11%	10%	-11.1%	-10.0%	-3.1%
\$35,000 to \$49,999	17%	15%	14%	13%	-12.4%	-5.8%	-4.5%
\$50,000 to \$74,999	13%	16%	16%	17%	19.3%	1.7%	8.0%
\$75,000 to \$99,999	3%	8%	10%	10%	109.0%	28.7%	3.6%
\$100,000 and Up	2%	6%	12%	14%	150.8%	103.7%	24.0%
<b>Hampden County</b>							
<b>Median H'hold Income</b>	\$31,187	\$39,750	\$49,658	\$53,383	27.5%	24.9%	7.5%
Less than \$15,000	25%	19%	15%	14%	-20.0%	-21.3%	-3.7%
\$15,000 to \$24,900	15%	13%	11%	10%	-14.0%	-13.4%	-3.8%
\$25,000 to \$34,999	15%	12%	10%	9%	-15.6%	-19.7%	-4.1%
\$35,000 to \$49,999	20%	16%	14%	13%	-16.8%	-12.5%	-4.3%
\$50,000 to \$74,999	16%	20%	19%	19%	29.4%	-4.9%	1.9%
\$75,000 to \$99,999	5%	10%	13%	13%	107.0%	31.7%	2.0%
\$100,000 and Up	3%	9%	17%	21%	179.9%	94.1%	23.7%
[1] Includes census tracts 8114, 8115, 8116 & 8117							
Source: US Census; Demographic NOW & RKG Associates, Inc.							

**Table II-5 – Center City, Holyoke & Hampden County: Poverty Statistics (2000)**

Population & Households In Poverty (2000)	Center City [1]	Holyoke	Hampden County
Total Population	10,432	38,212	441,027
Population In Poverty	5,134	10,082	65,024
% In Poverty	49.2%	26.4%	14.7%
% of City/County [2]	50.9%	15.5%	--
Total Households	3,735	15,000	175,475
Households in Poverty	1,838	3,586	24,779
% In Poverty	49.2%	23.9%	14.1%
% of City/County [2]	51.3%	14.5%	--
[1] Includes census tracts 8114, 8115, 8116 & 8117; [2] % of those in City/County in poverty			
Source: US Census; & RKG Associates, Inc.			

**Table II-6 – Center City, Holyoke & Hampden County: Labor Force Trends**

Population Age 16+, Labor Force Participation & % Unemployed	1990 Census	2000 Census	2009 Estimate	2014 Projection	Percent Change		
					1990-00	2000-09	2009-14
<b>Center City [1]</b>							
Age 16 + Population	8,191	6,669	7,276	7,851	-18.6%	9.1%	7.9%
% of Population	61%	63%	68%	69%	3.9%	7.9%	2.0%
In Labor Force	3,389	2,825	3,318	3,628	-16.6%	17.5%	9.3%
% in Labor Force [2]	41.4%	42.4%	45.6%	46.2%	2.4%	7.7%	1.3%
% Unemployed	21.9%	17.0%	22.3%	23.8%	-22.5%	31.5%	6.8%
<b>Holyoke</b>							
Age 16 + Population	32,197	29,331	30,293	30,302	-8.9%	3.3%	0.0%
% of Population	74%	74%	77%	78%	-0.1%	4.0%	1.4%
In Labor Force	18,299	15,969	16,693	16,700	-12.7%	4.5%	0.0%
% in Labor Force [2]	56.8%	54.4%	55.1%	55.1%	-4.2%	1.2%	0.0%
% Unemployed	9.9%	6.7%	10.0%	11.1%	-31.7%	48.7%	10.5%
<b>Hampden County</b>							
Age 16 + Population	354,259	350,790	359,084	354,470	-1.0%	2.4%	-1.3%
% of Population	78%	77%	79%	81%	-1.0%	3.2%	1.6%
In Labor Force	226,996	218,804	222,794	220,013	-3.6%	1.8%	-1.2%
% in Labor Force [2]	64.1%	62.4%	62.0%	62.1%	-2.7%	-0.5%	0.0%
% Unemployed	6.9%	5.6%	8.3%	9.0%	-18.6%	46.3%	8.9%
[1] Includes census tracts 8114, 8115, 8116 & 8117; [2] Percent of population age 16 & older							
Source: US Census; Demographic NOW & RKG Associates, Inc.							

**Table II-7 – Holyoke & Comparative Area: Trends in Unemployment Rates**

Period	Holyoke	Hampden Co.	Massachusetts
1990	8.7%	6.7%	6.3%
2000	4.1%	3.3%	2.7%
2008	7.8%	6.4%	5.3%
2009	11.6%	9.7%	8.4%
Apr-08	6.3%	5.1%	4.3%
Apr-09	10.2%	8.5%	7.5%
Apr-10	11.7%	10.8%	9.1%

Source: MA EOL&WD and RKG Associates, Inc.

**Table II-8 – Center City, Holyoke & Hampden County: Educational Attainment (2009)**

Educational Attainment (2009)	Center City [1]	Holyoke	Hampden County
Age 25+ Population	5,444	25,108	299,392
% of Total Population	51%	63%	66%
% Less than High School	41%	23%	16%
% High School Graduate [2]	34%	33%	35%
% Some College; No Degree [2]	12%	15%	17%
% Associates Degree or Higher [2]	12%	28%	32%

[1] Includes census tracts 8114, 8115, 8116 & 8117; [2] % of population age 25 & older  
Source: US Census; Demographic NOW & RKG Associates, Inc.

### C. Housing Characteristics

**Table II-9 – Center City, Holyoke & Hamden County: Housing Supply Characteristics & Trends**

Housing; Occupancy & Tenure Characteristics	1990 Census	2000 Census	2009 Estimate	2014 Projection	Number Change			Percent Change		
					1990-00	2000-09	2009-14	1990-00	2000-09	2009-14
<b>Center City [1]</b>										
Housing Units	5,145	4,200	4,402	4,864	(945)	202	462	-18.4%	4.8%	10.5%
Occupied	4,650	3,737	3,840	4,255	(913)	103	415	-19.6%	2.8%	10.8%
% Owner [2]	7%	9%	10%	10%	9	55	44	2.9%	17.2%	11.8%
% Renter [2]	93%	91%	90%	90%	(922)	48	371	-21.2%	1.4%	10.7%
% Vacant Units [3]	9.6%	11.0%	12.8%	12.5%	(32)	99	47	-6.5%	21.4%	8.4%
<b>Holyoke</b>										
Housing Units	16,917	16,210	16,641	17,154	(707)	431	513	-4.2%	2.7%	3.1%
Occupied	15,850	14,967	15,038	15,612	(883)	71	574	-5.6%	0.5%	3.8%
% Owner [2]	39%	41%	42%	42%	32	142	152	0.5%	2.3%	2.4%
% Renter [2]	61%	59%	58%	58%	(915)	(71)	422	-9.5%	-0.8%	4.9%
% Vacant Units [2]	6.3%	7.7%	9.6%	9.0%	176	360	(61)	16.5%	29.0%	-3.8%
<b>Hampden County</b>										
Housing Units	180,024	185,876	190,312	193,596	5,852	4,436	3,284	3.3%	2.4%	1.7%
Occupied	169,904	175,288	175,732	180,461	5,384	444	4,729	3.2%	0.3%	2.7%
% Owner [2]	60%	62%	63%	63%	6,192	2,160	3,013	6.1%	2.0%	2.7%
% Renter [2]	40%	38%	37%	37%	(808)	(1,716)	1,716	-1.2%	-2.6%	2.6%
% Vacant Units [2]	5.6%	5.7%	7.7%	6.8%	469	3,992	(1,445)	4.6%	37.7%	-9.9%
[1] Includes census tracts 8114, 8115, 8116 & 8117; [2] % of occupied units; [3] Vacant units as % of total units Source: US Census; Demographic NOW & RKG Associates, Inc.										

**Table II-10 – Center City & Holyoke: Residential Units by Type from Assessor's Records**

Type	8114	8115	8116	8117	Center City	% of total	Holyoke	% of total	Center City as %	
Single-Family	43	11	153	14	221	5%	5,339	32%	4%	
Condominiums	8		48	116	172	4%	454	3%	38%	
2 & 3 Family	252	33	170	72	527	11%	3,552	21%	15%	
Apartments	658	771	1,251	1,086	3,766	80%	7,317	44%	51%	
Mixed Use	33	159	235	453	880	19%	1,170	7%	75%	
4 to 8 Units	90	240	163	75	568	12%	997	6%	57%	
9 units or More	363	321	651	327	1,662	35%	4,248	25%	39%	
Housing Authority	172	51	202	231	656	14%	902	5%	73%	
Total	961	815	1,622	1,288	4,686	100%	16,662	100%	28%	
Source: City of Holyoke & RKG Associates, Inc.										



### D. Employment Statistics & Business Licenses

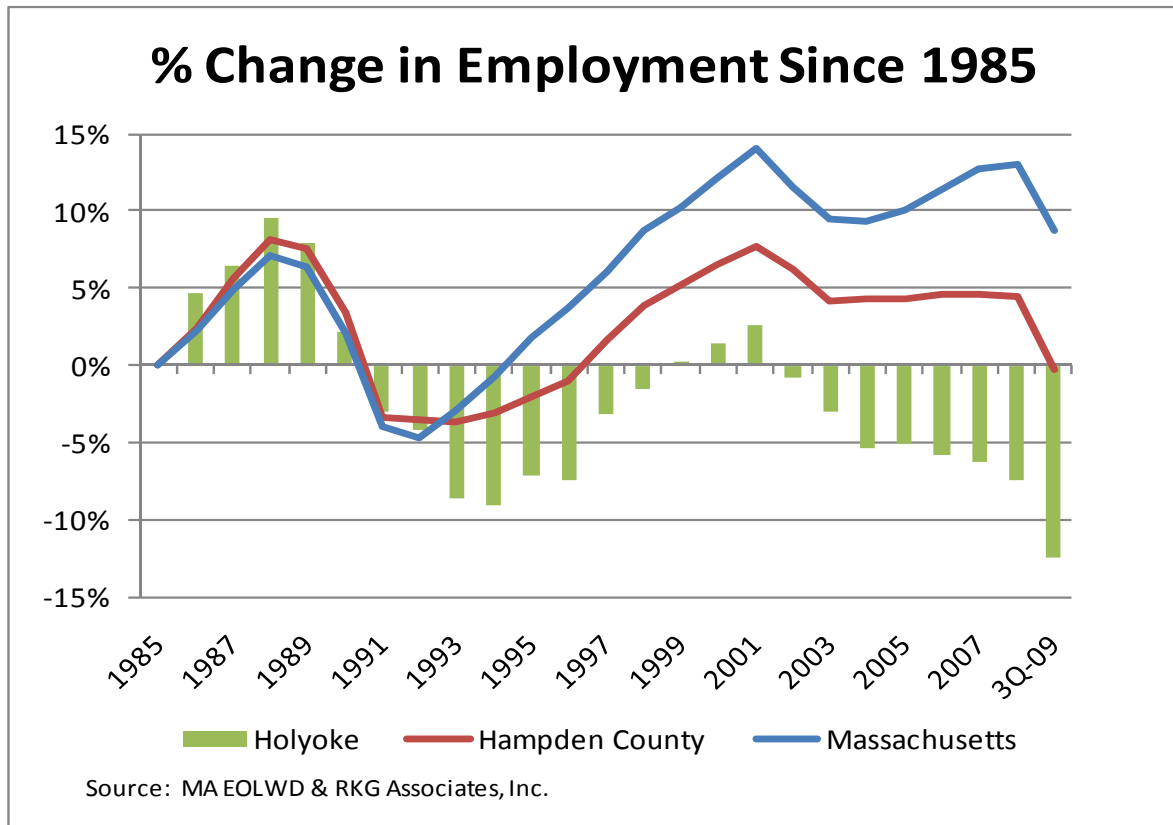


Figure II-2

**Table II-11 – Holyoke and Hampden County Employment Trends by Building Type and Industry Sectors**

Employment by Building Type & Industry Sectors	CITY OF HOLYOKE					HAMPDEN COUNTY				
	2001	2008	% Chg	3Q-09	% Chg	2001	2008	% Chg	3Q-09	% Chg
<b>Total Employment</b>	24,045	21,672	-10%	20,504	-5%	204,820	198,535	-3%	189,522	-5%
<b>Industrial/Flex Bldgs</b>	5,759	4,070	-29%	3,866	-5%	55,699	47,523	-15%	43,080	-9%
Utilities	621	645	4%	686	6%	1,674	1,685	1%	1,740	3%
Construction	729	566	-22%	741	31%	8,065	7,821	-3%	7,574	-3%
Manufacturing	3,504	2,197	-37%	1,852	-16%	29,402	22,946	-22%	20,200	-12%
Wholesale Trade	566	449	-21%	414	-8%	6,586	6,139	-7%	5,670	-8%
Transportation & WHS	339	213	-37%	173	-19%	9,972	8,932	-10%	7,896	-12%
<b>Office/Institutional/Flex Bldgs</b>	10,655	10,665	0%	9,962	-7%	96,316	98,086	2%	92,734	-5%
Information	194	100	-48%	78	-22%	4,713	3,518	-25%	3,280	-7%
Finance & Insurance	563	398	-29%	426	7%	10,259	9,375	-9%	9,242	-1%
Real Estate; Rental & Leasing	211	292	38%	277	-5%	2,440	2,484	2%	2,406	-3%
Professional & Technical Services	439	575	31%	527	-8%	5,272	5,647	7%	5,330	-6%
Management of Companies et al	234	217	-7%	171	-21%	3,817	2,808	-26%	2,642	-6%
Administrative & Waste Services	493	483	-2%	425	-12%	7,895	7,226	-8%	6,428	-11%
Educational Services	2,719	2,513	-8%	2,098	-17%	18,723	20,302	8%	16,261	-20%
Health Care & Social Assistance	4,932	5,200	5%	5,079	-2%	34,261	37,957	11%	38,199	1%
Public Administration	870	887	2%	881	-1%	8,936	8,769	-2%	8,946	2%
<b>Commercial Buildings</b>	7,631	6,934	-9%	6,673	-4%	52,381	52,605	0%	53,243	1%
Retail Trade	4,774	3,901	-18%	3,626	-7%	25,633	23,037	-10%	21,756	-6%
Arts, Entertainment, & Recreation	89	163	83%	177	9%	3,423	3,521	3%	4,809	37%
Accommodation & Food Services	1,801	1,685	-6%	1,632	-3%	14,405	14,466	0%	14,711	2%
Other Services	967	1,185	23%	1,238	4%	8,920	11,581	30%	11,967	3%

Source: ME EOL&amp;WD and RKG Associates, Inc.