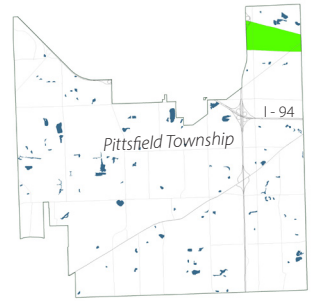


CARPENTER & PACKARD



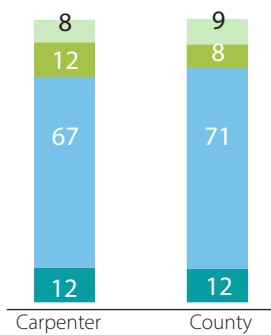
BRIEF HISTORY

This is a traditional neighborhood West of Carpenter, between Washtenaw Avenue and Packard Road, within Pittsfield Township and the Ann Arbor public school district. Carpenter Elementary is situated in the center of this modest 1950s neighborhood with traditional grid street network of 1950s and 60s ranches and two-story homes. Several of the streets still remain unpaved. The housing values and housing tenure rates have remained stable in recent history.

DEMOGRAPHICS

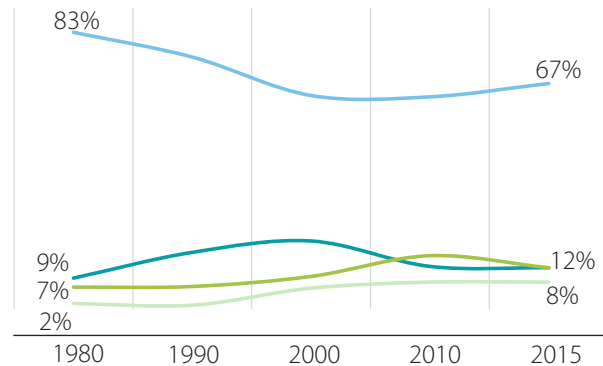
Total Population: 2,804

Total Population by Race, 2015
By Percentages



Total Population by Hispanic/Latino:
8% in Carpenter; 4% in the County

Race & Ethnicity, 1980 - 2015

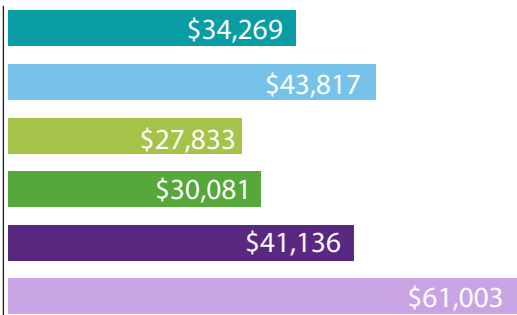


Education Attainment

Bachelor's Degree or Higher, 2015

	Carpenter	County
High School Graduate or Higher	53%	53%
Some College	39%	26%
Bachelor's Degree or Higher	78%	54%
Master's Degree or Higher	51%	82%
PhD or Higher	14%	34%

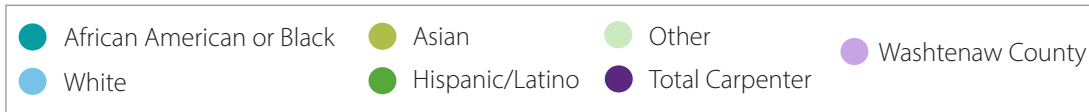
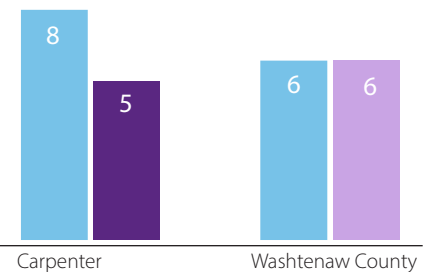
Median Household Income, 2015



Unemployment, 2015

By Percentages

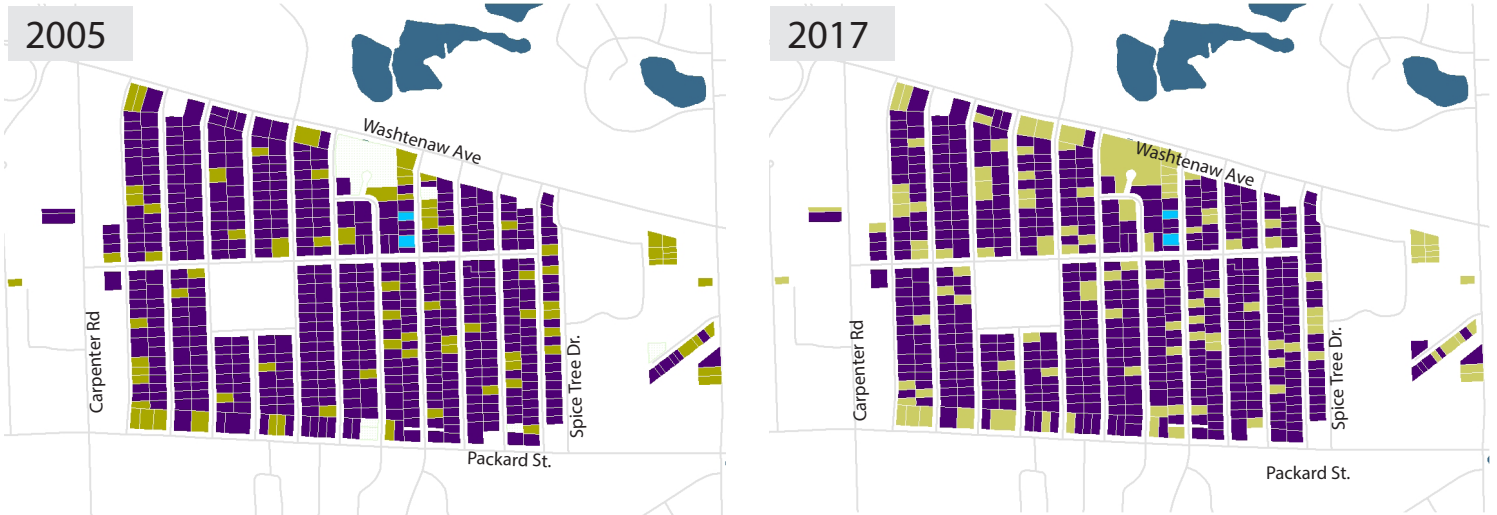
African American, Hispanic/Latino & Asian populations were all employed in the Carpenter area in 2015 (American Community Survey 5-year estimates).



Some demographics by race are not shown on charts due to small percentages.
2010 and 2015 demographic data is from ACS 5-year estimates, 1980-2000 is from the Decennial Census
Sources: Washtenaw County GIS; Washtenaw County Equalization; U.S. Census Bureau, assessed through Social Explorer Table.
For more information, visit www.ewashtenaw.org/affh.

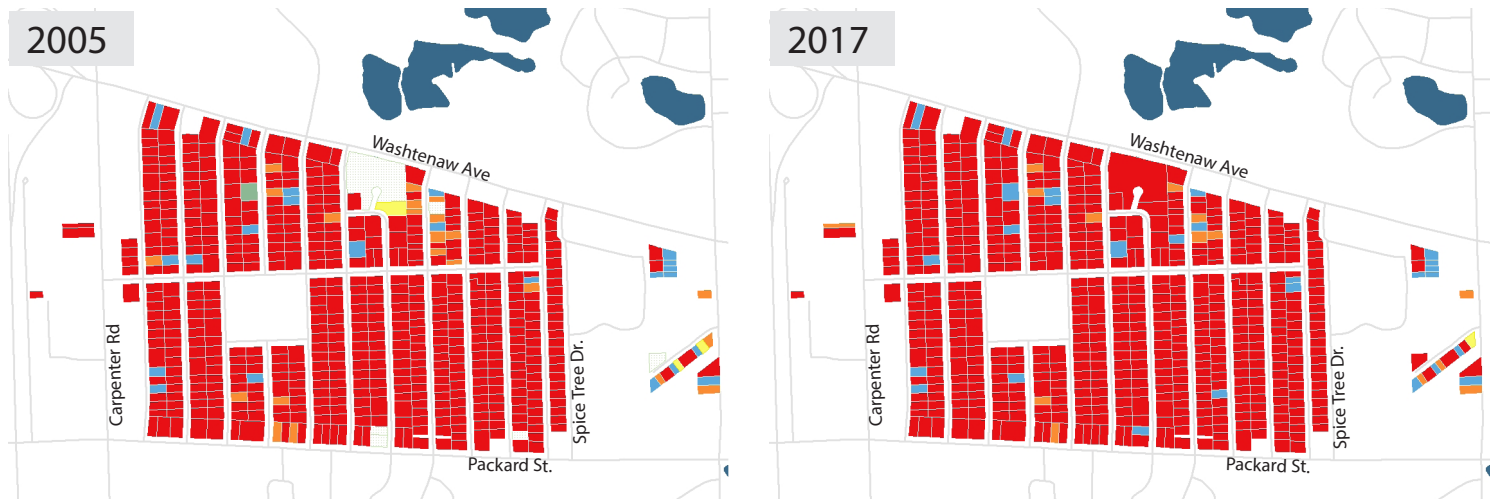


HOUSING TENURE



	2005		2017	
● Rental	81	14%	107	18%
● Owner-Occupied	493	86%	473	81%
● Other (i.e. duplex, triplex, or quadplex)	2	0.3%	2	0.3%
Total Units	576		582	

HOUSING VALUE



	2005		2017	
● < \$25,000	23	4%	27	5%
● \$25,000 - \$35,000	1	0%	0	0%
● \$35,000 - \$45,000	3	1%	1	0%
● \$45,000 - \$65,000	22	4%	14	2%
● > \$65,000	527	91%	540	93%
Total Units	576		582	

Housing Value maps show the State Equalized Value (SEV). Double the SEV is considered an estimate of housing value.