# Strategic Household Assessment

Flagstaff, AZ FMPO Boundary

2010







#### **Strategic Household Assessment (SHA)**

Buxton has produced this initial Strategic Household Assessment (SHA) for the FMPO Boundary. The SHA is designed to provide best of class household level insights to Flagstaff. Buxton conducts the SHA by leveraging extensive household level databases and combining them with Experian's Mosaic household segmentation insights.

#### **Strategic Household Assessment (SHA)**

Specifically, this SHA sample analyzes four sets of households within the FMPO Boundary, as well as the student population of Northern Arizona University:

- 1. <u>Established Households</u> with tenure greater than twelve months.
- 2. <u>New Mover Households</u> defined as being known to have moved to their current residence between April 2009 and April 2010.
- 3. <u>New Overall Households</u> where the Established and New Mover households are combined.
- 4. <u>Second Homeowners</u> are home owners in Flagstaff, but spend the majority of the year at another address elsewhere in the country. These households were suppressed within the Established/New Mover/New Overall analysis.
- 5. <u>Student Profiles</u> were created for NAU students, based upon their permanent address and their local Flagstaff address. These student addresses were isolated and suppressed within the Established/New Mover/New Overall analysis.

These are but some of the many ways that household level information can be sliced. Buxton can tailor the SHA to fit specific needs and interests of any boundary through ongoing conversations with Buxton regarding Flagstaff's initiatives.

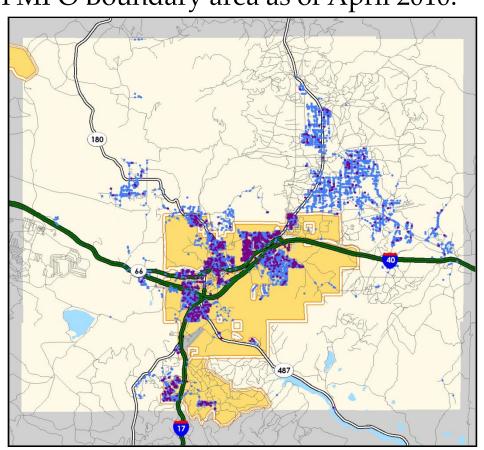
The core data in the SHA is updated every eight weeks and is currently available for households present as of April 2010.

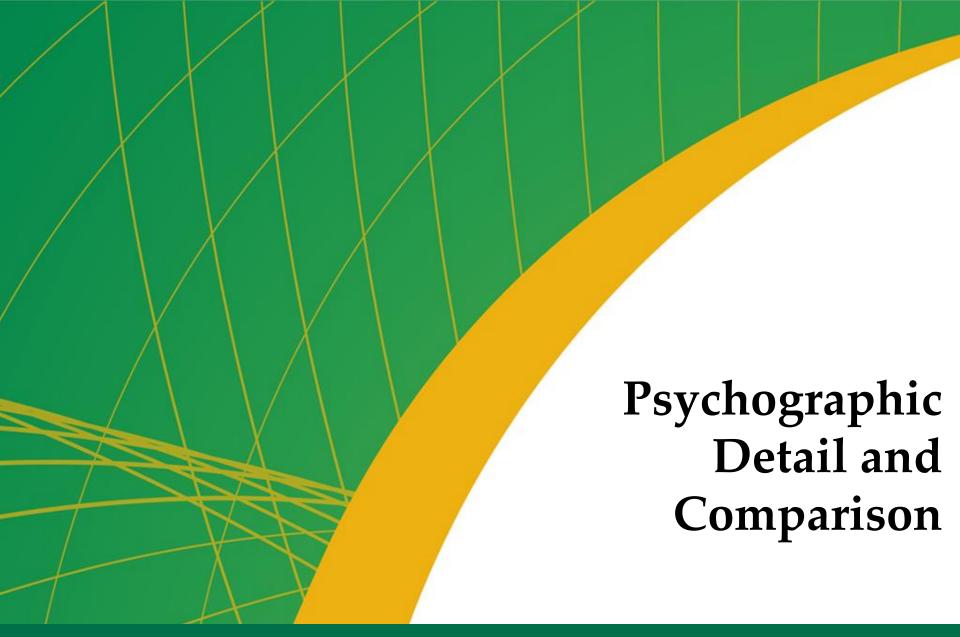


#### **Summary of Findings**

Buxton has effectively tracked the following households known to be present and occupied within the FMPO Boundary area as of April 2010:

- •17,899 established households (with tenure greater than 12 months as of April 2010)
- •1,562 New Mover households (established within the FMPO Boundary between April 2009 and April 2010)
- •4,808 Second Home Owners
- •14,660 student addresses (where permanent address was not within FMPO Boundary)

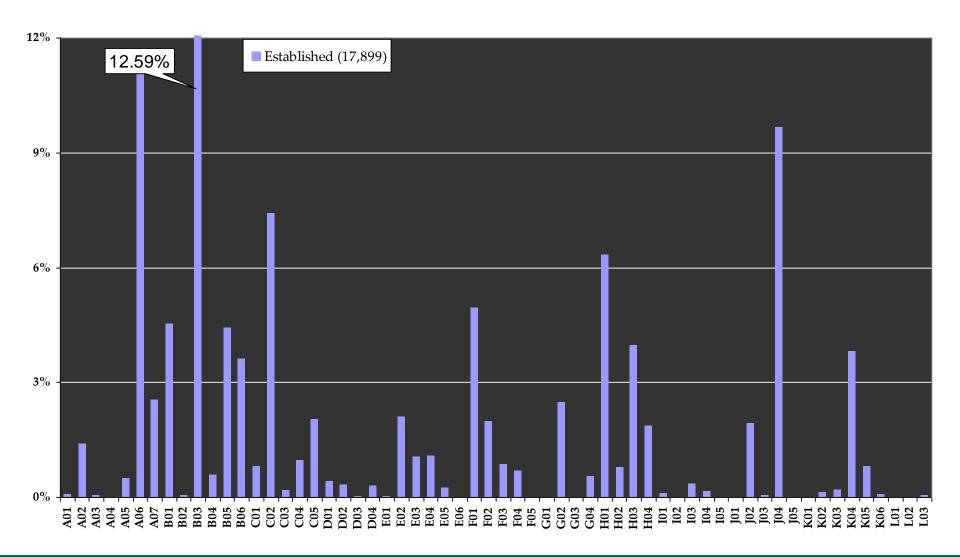


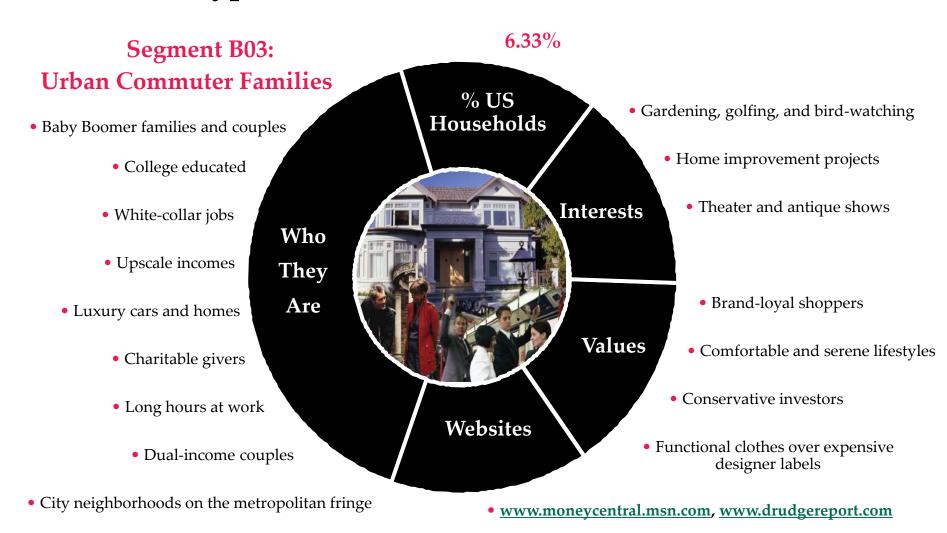


Click thumbnail image at right to learn more about psychographics and household level segmentation.

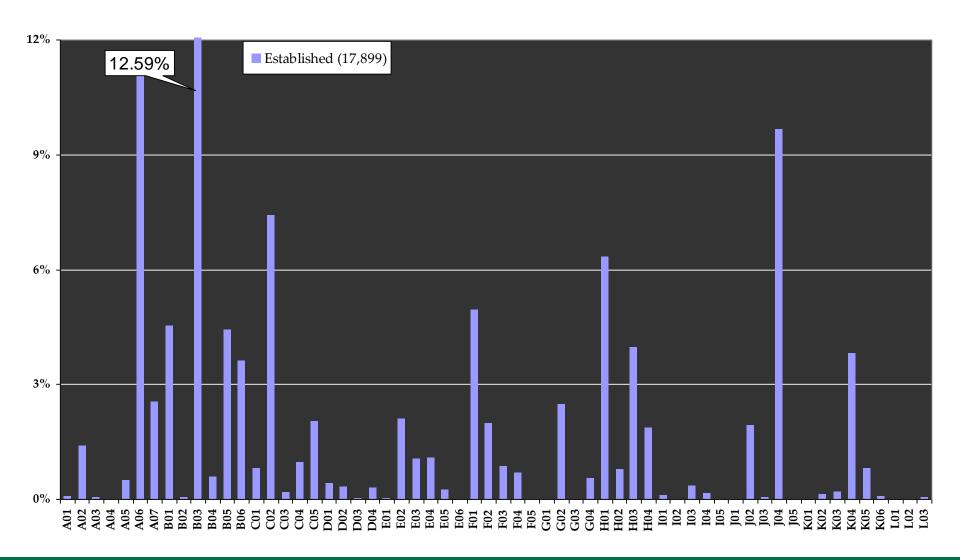
Success is insight.

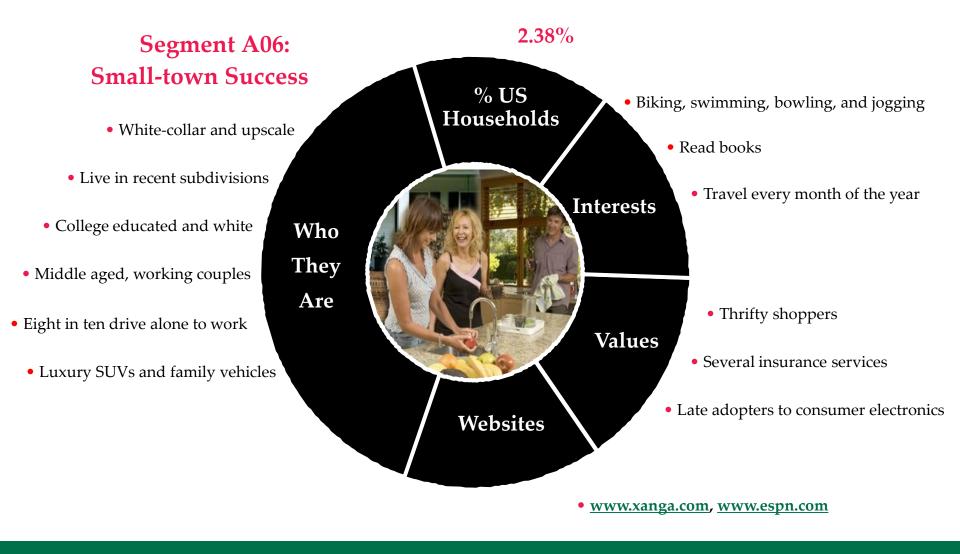
## **Profile Composition: Established Households**



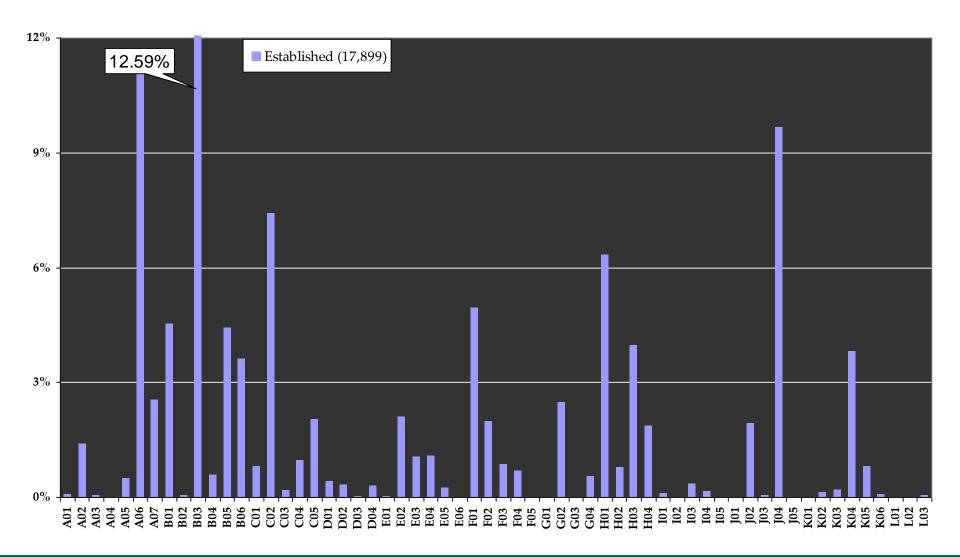


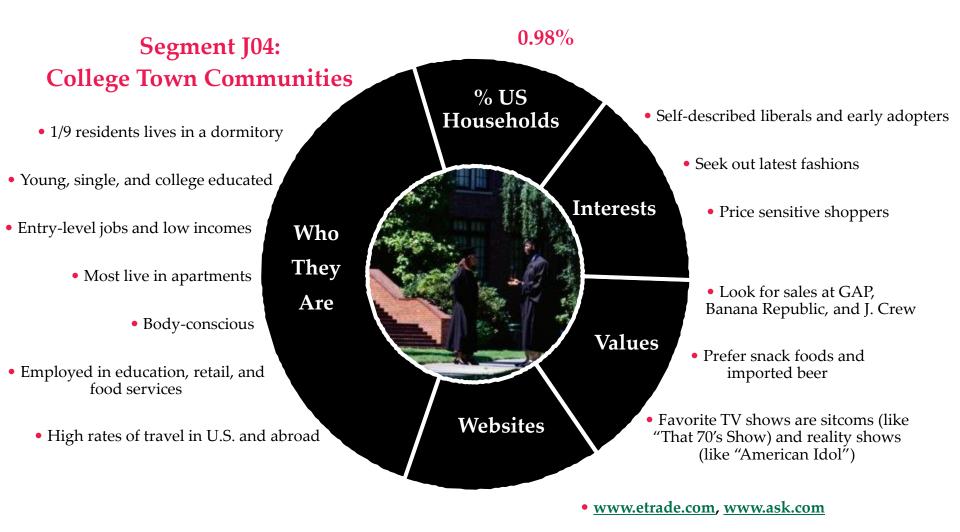
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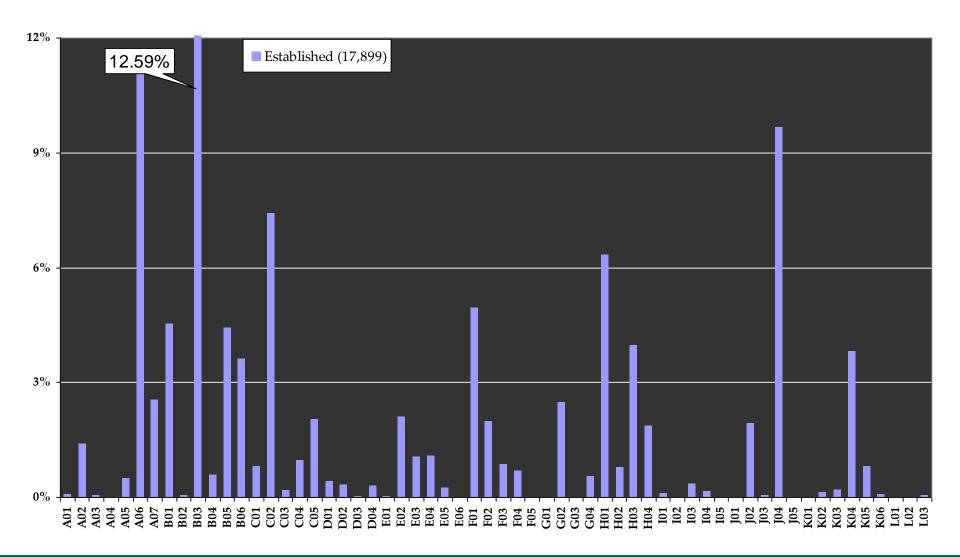


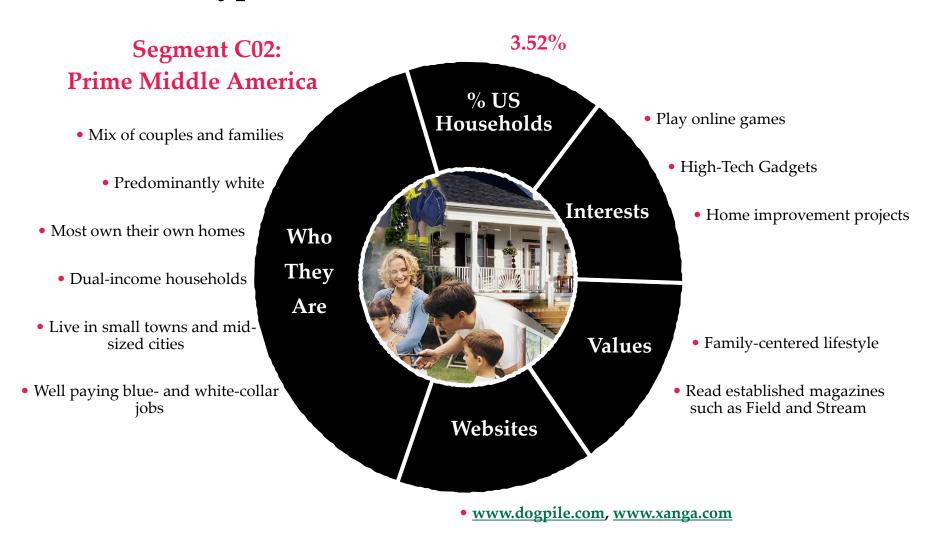
## **Profile Composition: Established Households**





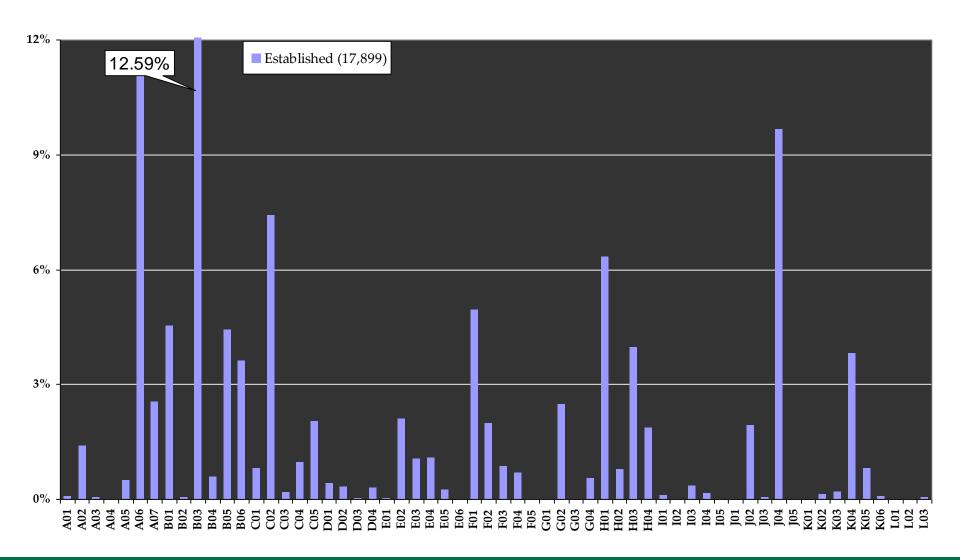
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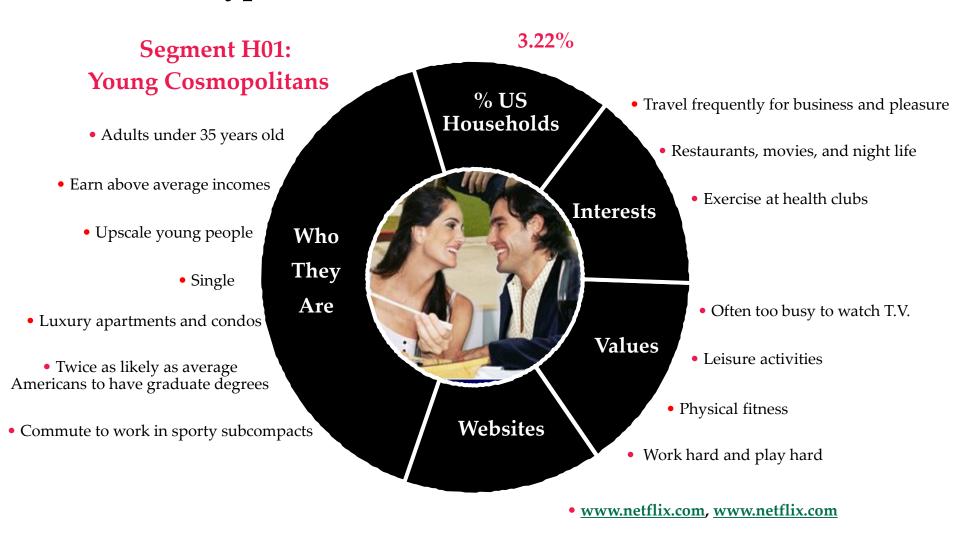




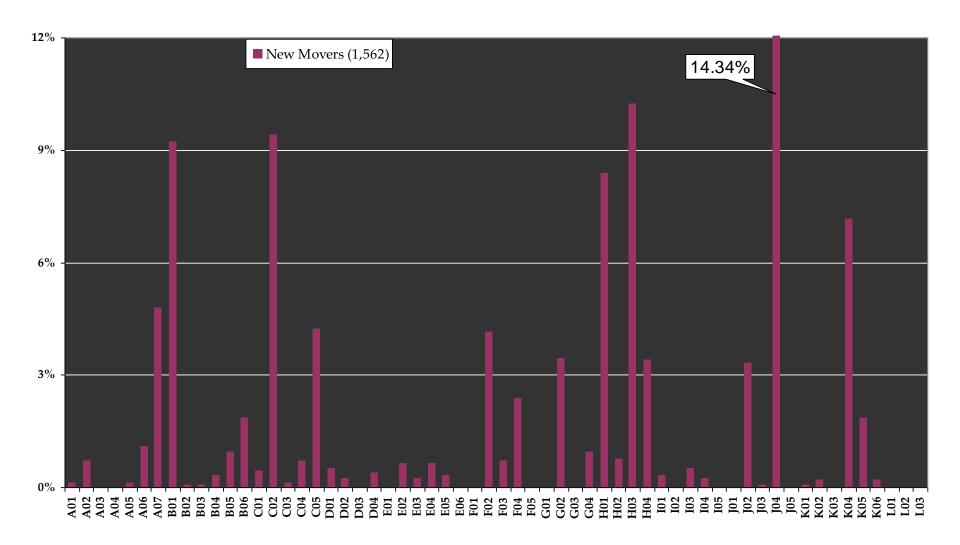


## **Profile Composition: Established Households**





### **Profile Composition: New Mover Households**



## Profile Comparison Matrix: Established/New Mover/New Overall

|            | Mosaic                       | Established C | Overall Profile | New Mov | er Profile    | New Over | % Difference  |             |
|------------|------------------------------|---------------|-----------------|---------|---------------|----------|---------------|-------------|
|            | Household Type               | Count         | % Composition   | Count   | % Composition | Count    | % Composition | Composition |
| A01        | America's Wealthiest         | 13            | 0.07%           | 2       | 0.13%         | 15       | 0.08%         | 0.00%       |
| A02        | Dream Weavers                | 249           | 1.39%           | 11      | 0.70%         | 260      | 1.34%         | -0.06%      |
| A03        | White-collar Suburbia        | 8             | 0.04%           | -       | 0.00%         | 8        | 0.04%         | 0.00%       |
| A04        | Upscale Suburbanites         | -             | 0.00%           | -       | 0.00%         | -        | 0.00%         | 0.00%       |
| A05        | Enterprising Couples         | 89            | 0.50%           | 2       | 0.13%         | 91       | 0.47%         | -0.03%      |
| A06        | Small-town Success           | 1,977         | 11.04%          | 17      | 1.09%         | 1,994    | 10.24%        | -0.80%      |
| A07        | New Suburbia Families        | 454           | 2.53%           | 75      | 4.80%         | 529      | 2.72%         | 0.18%       |
| <b>B01</b> | Status-conscious Consumers   | 811           | 4.53%           | 144     | 9.22%         | 955      | 4.90%         | 0.38%       |
| B02        | Affluent Urban Professionals | 9             | 0.05%           | 1       | 0.06%         | 10       | 0.05%         | 0.00%       |
| <b>B03</b> | Urban Commuter Families      | 2,254         | 12.59%          | 1       | 0.06%         | 2,255    | 11.59%        | -1.01%      |
| B04        | Solid Suburban Life          | 106           | 0.59%           | 5       | 0.32%         | 111      | 0.57%         | -0.02%      |
| <b>B05</b> | Second-generation Success    | 791           | 4.42%           | 15      | 0.96%         | 806      | 4.14%         | -0.28%      |
| B06        | Successful Suburbia          | 648           | 3.62%           | 29      | 1.86%         | 677      | 3.48%         | -0.14%      |
| C01        | Second City Homebodies       | 143           | 0.80%           | 7       | 0.45%         | 150      | 0.77%         | -0.03%      |
| C02        | Prime Middle America         | 1,325         | 7.40%           | 147     | 9.41%         | 1,472    | 7.56%         | 0.16%       |
| C03        | Suburban Optimists           | 30            | 0.17%           | 2       | 0.13%         | 32       | 0.16%         | 0.00%       |
| C04        | Family Convenience           | 172           | 0.96%           | 11      | 0.70%         | 183      | 0.94%         | -0.02%      |
| C05        | Mid-market Enterprise        | 364           | 2.03%           | 66      | 4.23%         | 430      | 2.21%         | 0.18%       |
| D01        | Nuevo Hispanic Families      | 74            | 0.41%           | 8       | 0.51%         | 82       | 0.42%         | 0.01%       |
| D02        | Working Rural Communities    | 58            | 0.32%           | 4       | 0.26%         | 62       | 0.32%         | -0.01%      |
| D03        | Lower-income Essentials      | 4             | 0.02%           | -       | 0.00%         | 4        | 0.02%         | 0.00%       |
| D04        | Small-city Endeavors         | 54            | 0.30%           | 6       | 0.38%         | 60       | 0.31%         | 0.01%       |
| E01        | Ethnic Urban Mix             | 4             | 0.02%           | -       | 0.00%         | 4        | 0.02%         | 0.00%       |
| E02        | Urban Blues                  | 376           | 2.10%           | 10      | 0.64%         | 386      | 1.98%         | -0.12%      |
| E03        | Professional Urbanites       | 189           | 1.05%           | 4       | 0.26%         | 193      | 0.99%         | -0.06%      |
| E04        | Suburban Advantage           | 192           | 1.07%           | 10      | 0.64%         | 202      | 1.04%         | -0.03%      |
| E05        | American Great Outdoors      | 42            | 0.23%           | 5       | 0.32%         | 47       | 0.24%         | 0.01%       |
| E06        | Mature America               | -             | 0.00%           | -       | 0.00%         | -        | 0.00%         | 0.00%       |
| F01        | Steadfast Conservatives      | 884           | 4.94%           | -       | 0.00%         | 884      | 4.54%         | -0.40%      |
| F02        | Moderate Conventionalists    | 354           | 1.98%           | 65      | 4.16%         | 419      | 2.15%         | 0.18%       |

Definition and detail regarding each highlighted household type is found in *Household Type Reports*. Significant growth household types in green. Significant declining composition households in red.

## Profile Comparison Matrix: Established/New Mover/New Overall (cont.)

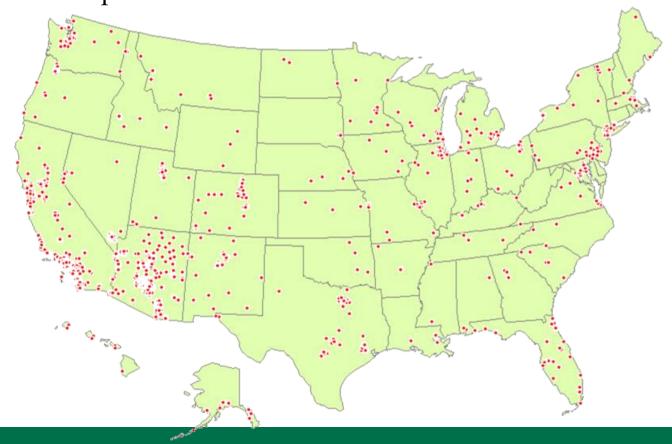
|      | Mosaic                         | Established C | Overall Profile | New Mov | er Profile    | New Over | New Overall Profile |             |  |
|------|--------------------------------|---------------|-----------------|---------|---------------|----------|---------------------|-------------|--|
|      | Household Type                 |               | % Composition   | Count   | % Composition | Count    | % Composition       | Composition |  |
| F03  | Southern Blues                 | 152           | 0.85%           | 11      | 0.70%         | 163      | 0.84%               | -0.01%      |  |
| F04  | Urban Grit                     | 123           | 0.69%           | 37      | 2.37%         | 160      | 0.82%               | 0.13%       |  |
| F05  | Grass-roots Living             | -             | 0.00%           | -       | 0.00%         | -        | 0.00%               | 0.00%       |  |
| G01  | Hardy Rural Families           | 2             | 0.01%           | -       | 0.00%         | 2        | 0.01%               | 0.00%       |  |
| G02  | Rural Southern Living          | 443           | 2.48%           | 54      | 3.46%         | 497      | 2.55%               | 0.08%       |  |
| G03  | Coal and Crops                 | -             | 0.00%           | -       | 0.00%         | -        | 0.00%               | 0.00%       |  |
| G04  | Native Americana               | 98            | 0.55%           | 15      | 0.96%         | 113      | 0.58%               | 0.03%       |  |
| H01  | Young Cosmopolitans            | 1,133         | 6.33%           | 131     | 8.39%         | 1,264    | 6.50%               | 0.16%       |  |
| H02  | Minority Metro Communities     | 139           | 0.77%           | 12      | 0.77%         | 151      | 0.77%               | 0.00%       |  |
| H03  | Stable Careers                 | 708           | 3.95%           | 160     | 10.24%        | 868      | 4.46%               | 0.50%       |  |
| H04  | Aspiring Hispania              | 331           | 1.85%           | 53      | 3.39%         | 384      | 1.97%               | 0.12%       |  |
| I01  | Industrious Country Living     | 16            | 0.09%           | 5       | 0.32%         | 21       | 0.11%               | 0.02%       |  |
| I02  | America's Farmlands            | -             | 0.00%           | -       | 0.00%         | -        | 0.00%               | 0.00%       |  |
| I03  | Comfy Country Living           | 60            | 0.34%           | 8       | 0.51%         | 68       | 0.35%               | 0.01%       |  |
| I04  | Small-town Connections         | 27            | 0.15%           | 4       | 0.26%         | 31       | 0.16%               | 0.01%       |  |
| I05  | Hinterland Families            | -             | 0.00%           | -       | 0.00%         | -        | 0.00%               | 0.00%       |  |
| J01  | Rugged Rural Style             | 1             | 0.01%           | -       | 0.00%         | 1        | 0.01%               | 0.00%       |  |
| J02  | Latino Nuevo                   | 344           | 1.92%           | 52      | 3.33%         | 396      | 2.04%               | 0.11%       |  |
| J03  | Struggling City Centers        | 9             | 0.05%           | 1       | 0.06%         | 10       | 0.05%               | 0.00%       |  |
| J04  | College Town Communities       | 1,727         | 9.65%           | 224     | 14.34%        | 1,951    | 10.02%              | 0.38%       |  |
| J05  | Metro Beginnings               | -             | 0.00%           | -       | 0.00%         | -        | 0.00%               | 0.00%       |  |
| K01  | Unattached Multi-cultures      | 2             | 0.01%           | 1       | 0.06%         | 3        | 0.02%               | 0.00%       |  |
| K02  | Academic Influences            | 21            | 0.12%           | 3       | 0.19%         | 24       | 0.12%               | 0.01%       |  |
| K03  | African-American Neighborhoods | 36            | 0.20%           |         | 0.00%         | 36       | 0.18%               | -0.02%      |  |
| K04  | Urban Diversity                | 684           | 3.82%           | 112     | 7.17%         | 796      | 4.09%               | 0.27%       |  |
| K05  | New Generation Activists       | 146           | 0.82%           | 29      | 1.86%         | 175      | 0.90%               | 0.08%       |  |
| K06  | Getting By                     | 13            | 0.07%           | 3       | 0.19%         | 16       | 0.08%               | 0.01%       |  |
| L01  | Military Family Life           | -             | 0.00%           | -       | 0.00%         | -        | 0.00%               | 0.00%       |  |
| L02  | Major University Towns         | 1             | 0.01%           | -       | 0.00%         | 1        | 0.01%               | 0.00%       |  |
| L03  | Gray Perspectives              | 9             | 0.05%           | -       | 0.00%         | 9        | 0.05%               | 0.00%       |  |
| Gran | d Total                        | 17,899        |                 | 1,562   |               | 19,461   |                     |             |  |

Definition and detail regarding each highlighted household type is found in *Household Type Reports*. Significant growth household types in green. Significant declining composition households in red.

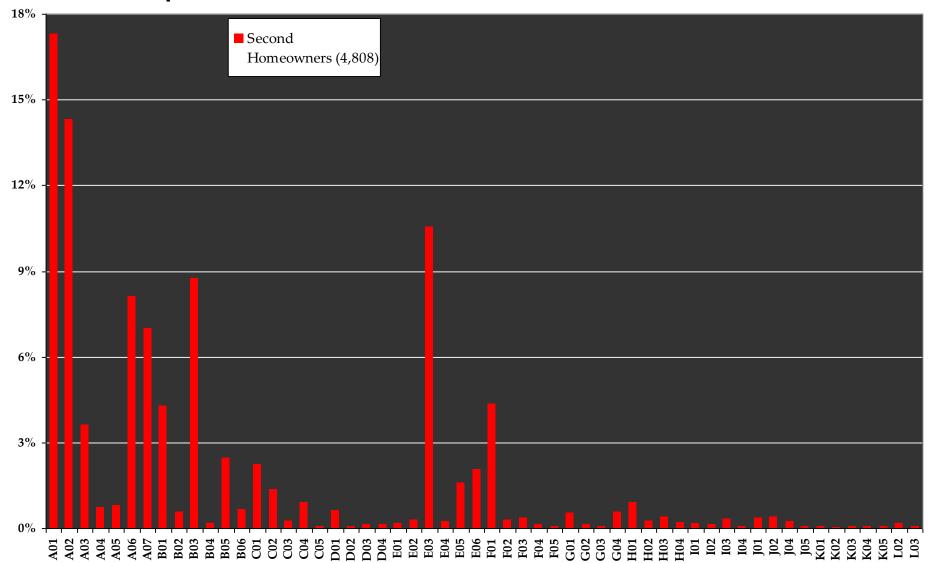
For this study significant is a % Composition change of 0.25% or more.

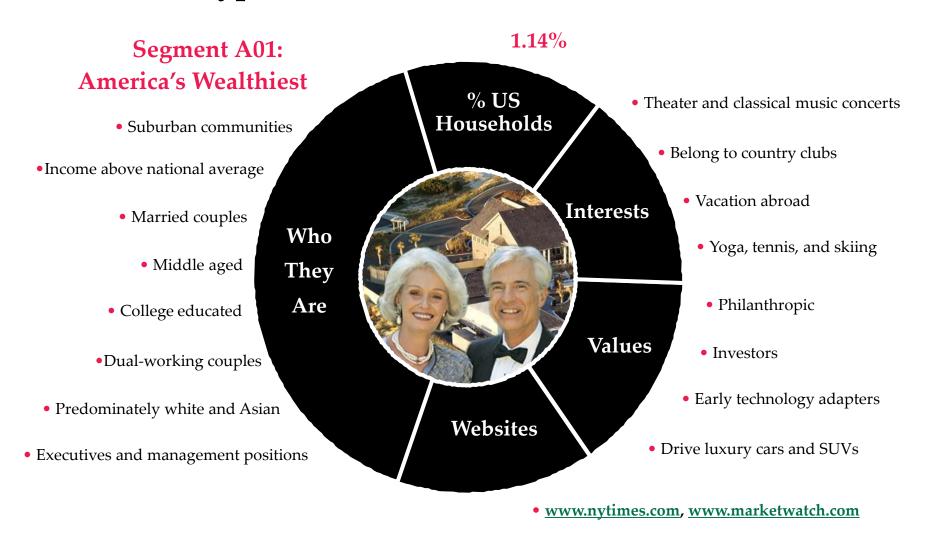
#### **Second Homeowners**

4,808 unique second homeowners were profiled based on their primary residential addresses. The graph on the next slide represents the segmentation profile of these second homeowners.

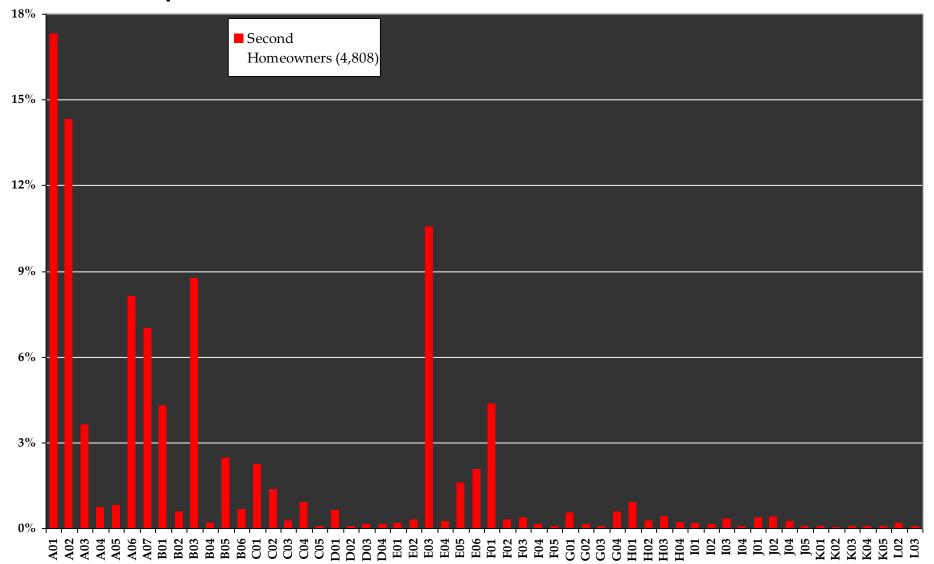


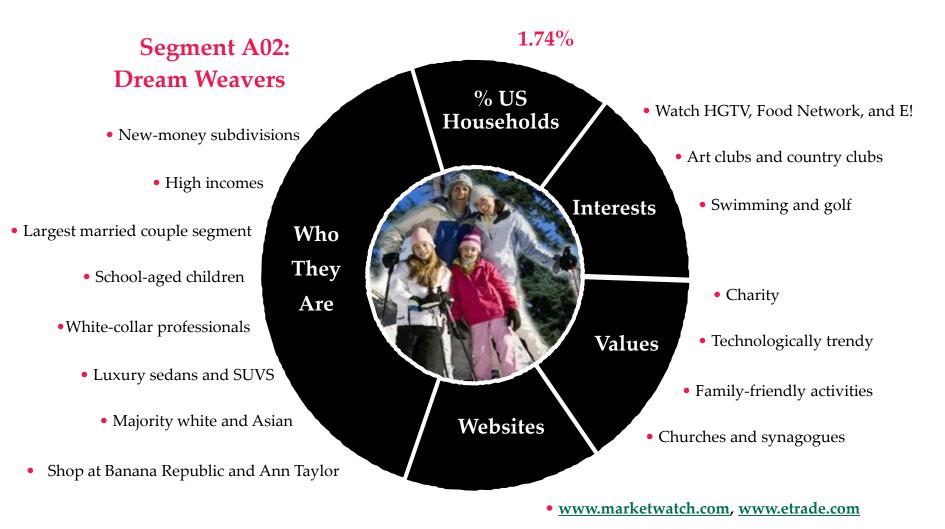
### **Profile Composition: Second Homeowners**



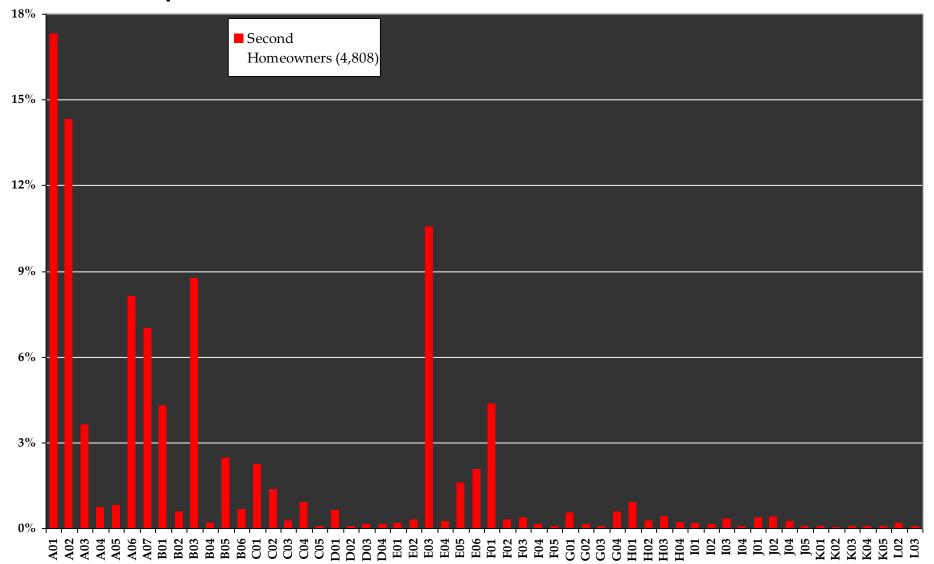


### **Profile Composition: Second Homeowners**





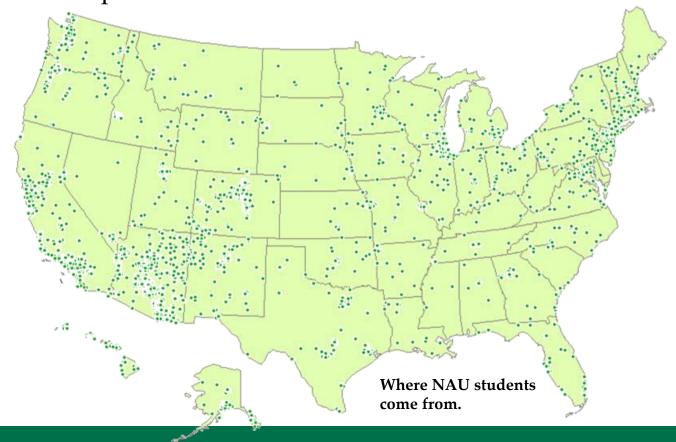
### **Profile Composition: Second Homeowners**



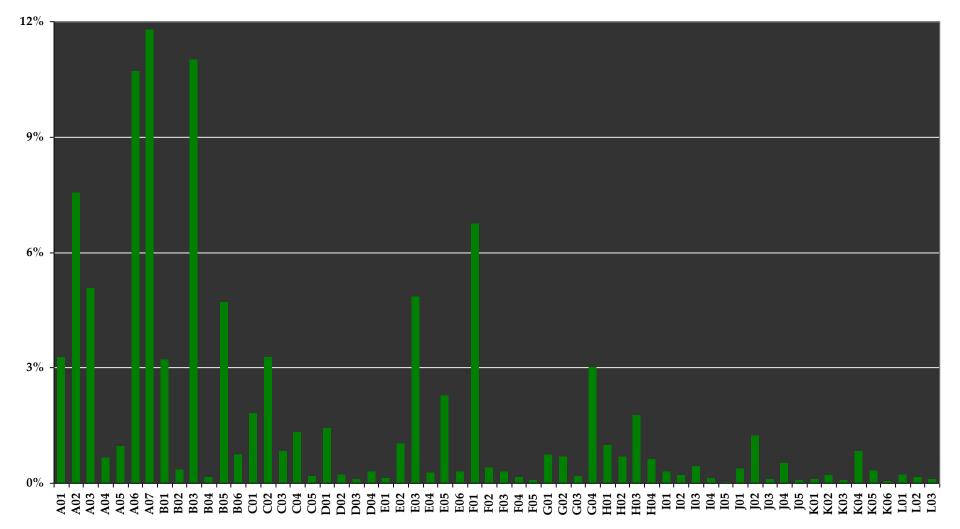


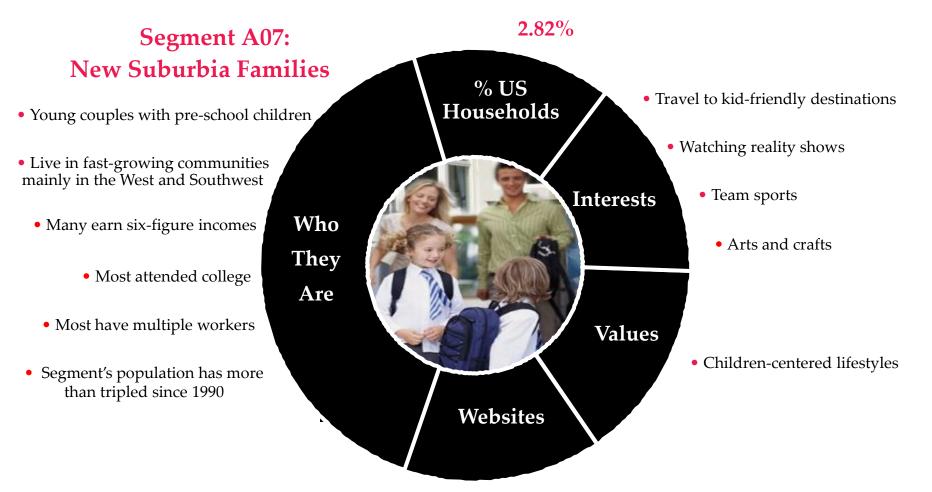
#### **NAU Students**

14,660 unique student records were profiled based on their permanent residential addresses. The graph on the next slide represents the segmentation profile of these students.



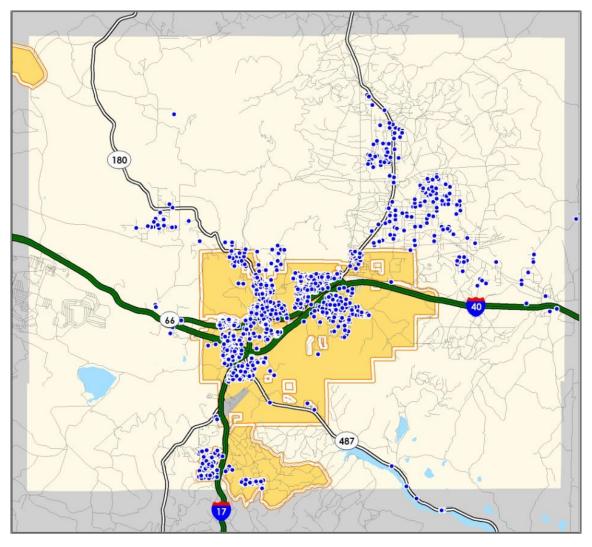
#### **Profile Composition: Permanent Address Student Profile**





• www.disney.com, www.monster.com

## **NAU Students**



Where NAU students reside locally during the school year.



Households By Income (Census-Based)

This graphic reflects the census-based income levels for the FMPO study area.

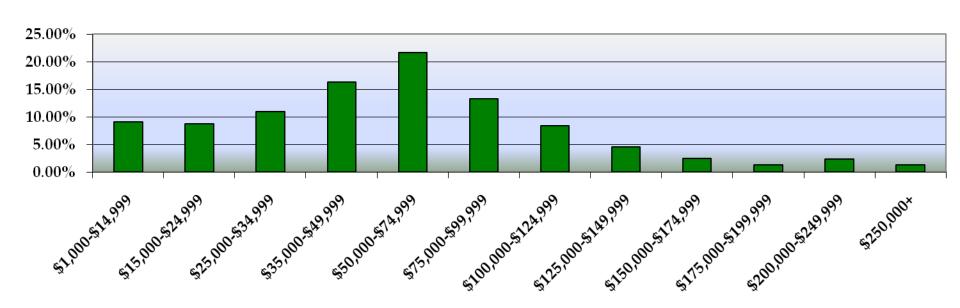


#### Success is insight.

Households By Income (Experian/Buxton-Based)

This graphic reflects the household level distribution of income for the FMPO study area.

#### **Household Income Distribution**



# Demographic Analysis (Weighted Segment Averages): Comparison of Established/New Mover/New Overall

|                               |          |       | A     | ge    |       |         |         |            | Race/E | thnicity |           | Income |        |             |          |
|-------------------------------|----------|-------|-------|-------|-------|---------|---------|------------|--------|----------|-----------|--------|--------|-------------|----------|
|                               |          |       |       |       |       |         |         |            |        |          | % White   |        | %      |             | %        |
|                               | Average  | % Age | % Age | % Age | % Age | %       | % Child | % African- | %      | %        | (Non-     | % Home | Income | % Income    | Income   |
|                               | Income   | <35   | 35-44 | 44-54 | 55+   | Married | Present | American   | Asian  | Hispanic | Hispanic) | Owner  | <\$50K | \$50-\$100K | \$100K + |
| <b>Established Households</b> | \$72,153 | 22.6  | 27.3  | 23.4  | 26.5  | 57.0    | 34.7    | 1.1        | 3.5    | 9.9      | 78.4      | 68.6   | 40.3   | 36.4        | 23.3     |
| New Mover Households          | \$62,715 | 32.3  | 35.2  | 20.6  | 11.5  | 40.2    | 35.2    | 1.0        | 4.5    | 13.3     | 73.3      | 46.1   | 51.6   | 30.4        | 18.0     |
| New Overall Households        | \$71,461 | 23.4  | 27.9  | 23.2  | 25.3  | 55.7    | 34.7    | 1.1        | 3.5    | 10.0     | 78.2      | 67.0   | 41.1   | 36.0        | 22.9     |
| National Average              | \$68,982 | 17.7  | 26.5  | 23.8  | 31.7  | 54.7    | 35.0    | 10.3       | 3.2    | 11.3     | 69.3      | 67.7   | 46.9   | 33.5        | 19.6     |

Immediate impacts of new movers on the overall neighborhood profile:

- Slight decrease in average yearly income by virtue of an increase of households with yearly incomes <\$50k (+.8%)
- Skewing younger (percentage increases for ages <35 and 35 44)</li>
- Decrease in percentage married
- Decrease in home ownership (-1.6%)

Detailed demographic snapshots for each of the three household profiles are provided in the following slides.

## Demographic Analysis (Weighted Segment Averages): Comparison of Overall/Second Homeowners

|                   |           | Age   |       |       |       | Race/Ethnicity |         |            |         |          |           |        | Income |             |          |  |
|-------------------|-----------|-------|-------|-------|-------|----------------|---------|------------|---------|----------|-----------|--------|--------|-------------|----------|--|
|                   |           |       |       |       |       |                |         |            | % White |          | %         |        | %      |             |          |  |
|                   | Average   | % Age | % Age | % Age | % Age | %              | % Child | % African- | %       | %        | (Non-     | % Home | Income | % Income    | Income   |  |
|                   | Income    | <35   | 35-44 | 44-54 | 55+   | Married        | Present | American   | Asian   | Hispanic | Hispanic) | Owner  | <\$50K | \$50-\$100K | \$100K + |  |
| Second Homeowners | \$127,399 | 9.8   | 20.8  | 25.8  | 43.4  | 75.4           | 31.7    | 0.8        | 5.0     | 6.0      | 80.9      | 88.9   | 25.5   | 29.5        | 44.9     |  |
| National Average  | \$68,982  | 17.7  | 26.5  | 23.8  | 31.7  | 54.7           | 35.0    | 10.3       | 3.2     | 11.3     | 69.3      | 67.7   | 46.9   | 33.5        | 19.6     |  |

#### Second Homeowner Characteristics

- Average household income nearly \$56,000 more per year than the Overall Household profile
- Large percentage married (75%) and over the age of 55 (43.4%)
- Less than 10% are under the age of 35 (9.8%)

Detailed demographic reports for each of the household profiles are provided in the following slides.

#### Demographic Analysis (Weighted Segment Averages): Permanent Student Addresses

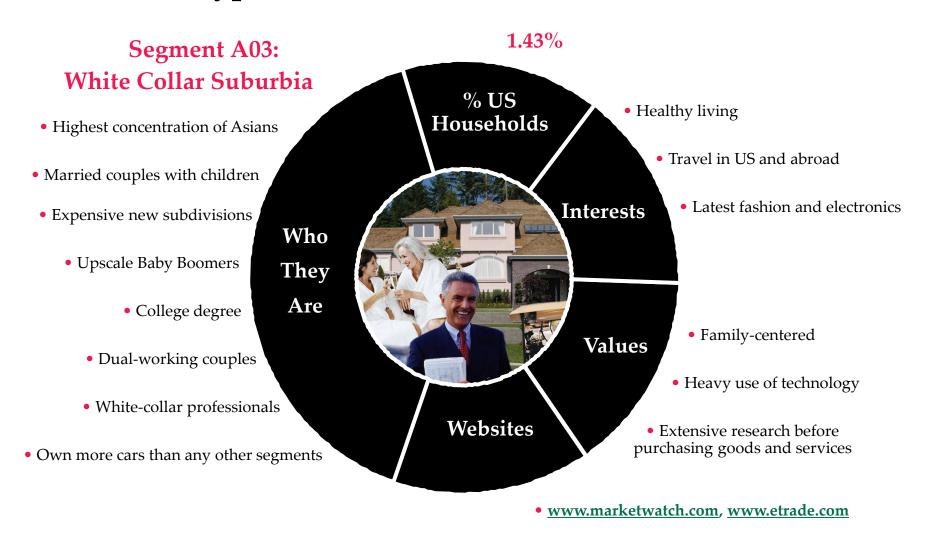
|                             |          | Age   |       |       |       | Race/Ethnicity |         |            |       |          |           | Income |        |             |          |
|-----------------------------|----------|-------|-------|-------|-------|----------------|---------|------------|-------|----------|-----------|--------|--------|-------------|----------|
|                             |          |       |       |       |       |                |         |            |       |          | % White   |        | %      |             | %        |
|                             | Average  | % Age | % Age | % Age | % Age | %              | % Child | % African- | %     | %        | (Non-     | % Home | Income | % Income    | Income   |
|                             | Income   | <35   | 35-44 | 44-54 | 55+   | Married        | Present | American   | Asian | Hispanic | Hispanic) | Owner  | <\$50K | \$50-\$100K | \$100K + |
| Permanent Student Addresses | \$98,402 | 12.2  | 24.0  | 26.1  | 37.5  | 76.4           | 38.5    | 0.2        | 4.6   | 10.0     | 77.5      | 90.0   | 26.9   | 36.5        | 36.6     |
| National Average            | \$68,982 | 17.7  | 26.5  | 23.8  | 31.7  | 54.7           | 35.0    | 10.3       | 3.2   | 11.3     | 69.3      | 67.7   | 46.9   | 33.5        | 19.6     |

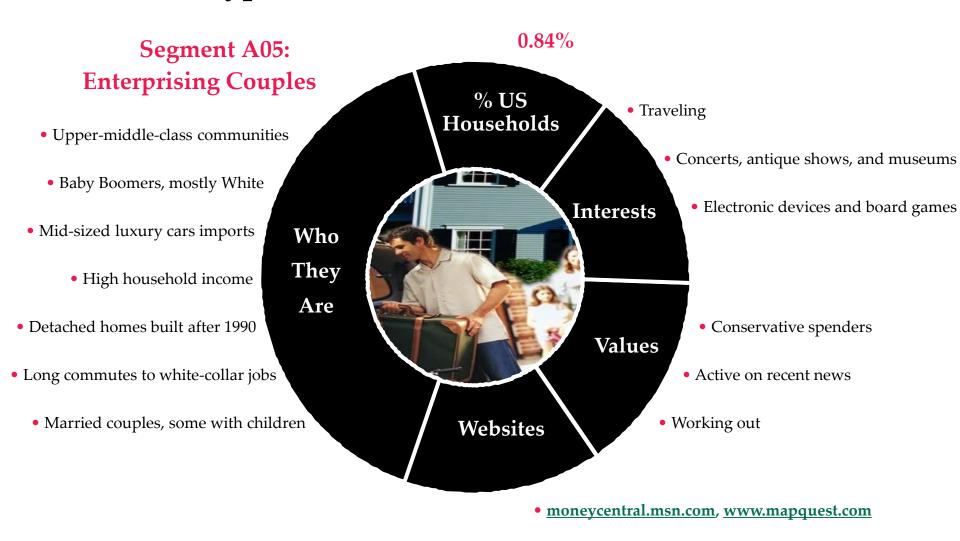
Student Characteristics (Permanent Addresses)

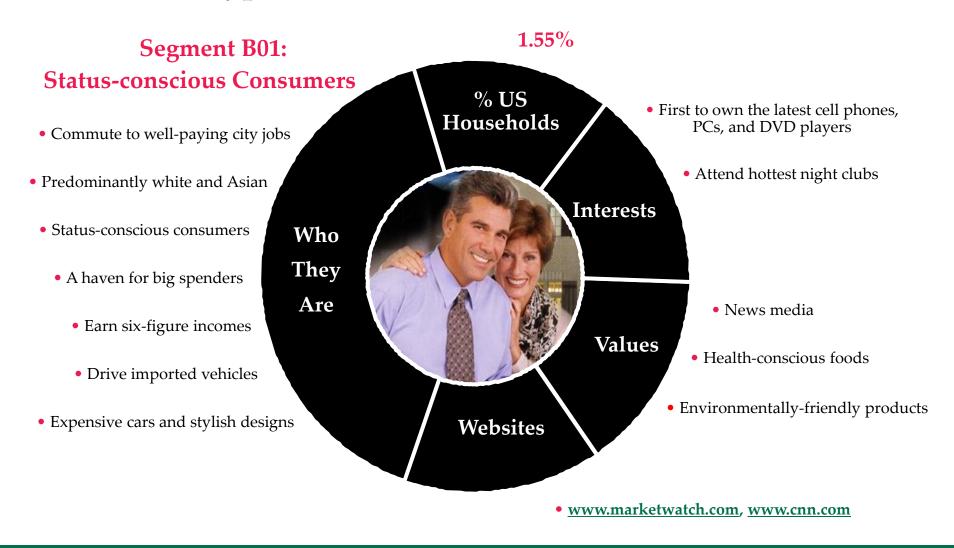
 Average household income nearly \$27,000 more per year than the Overall Household profile

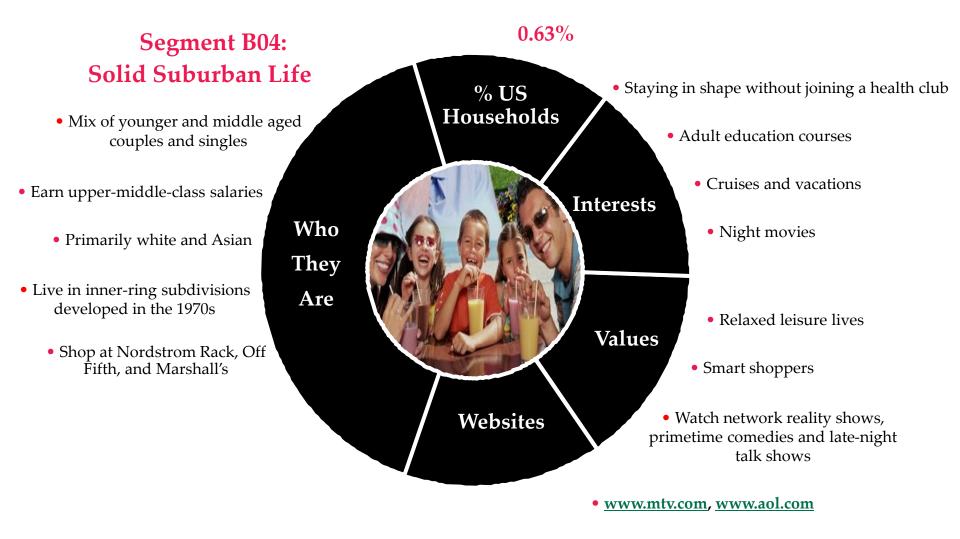
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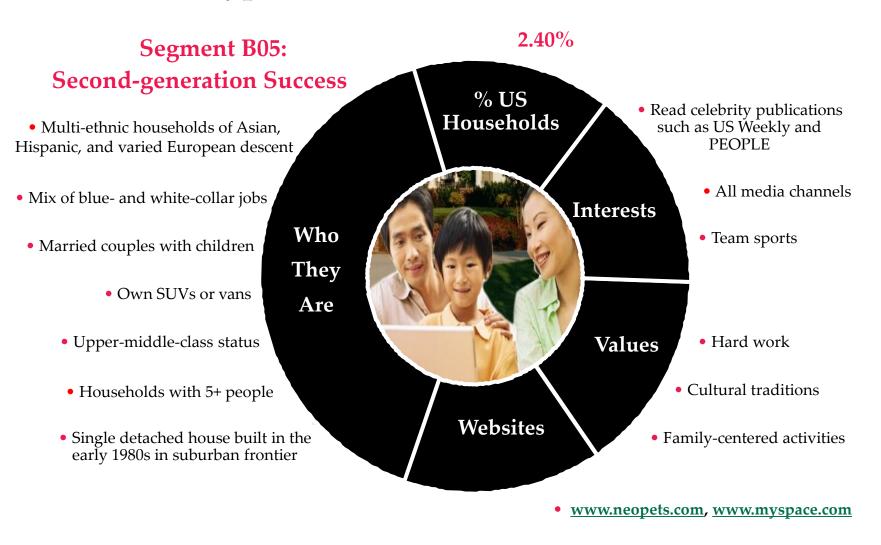


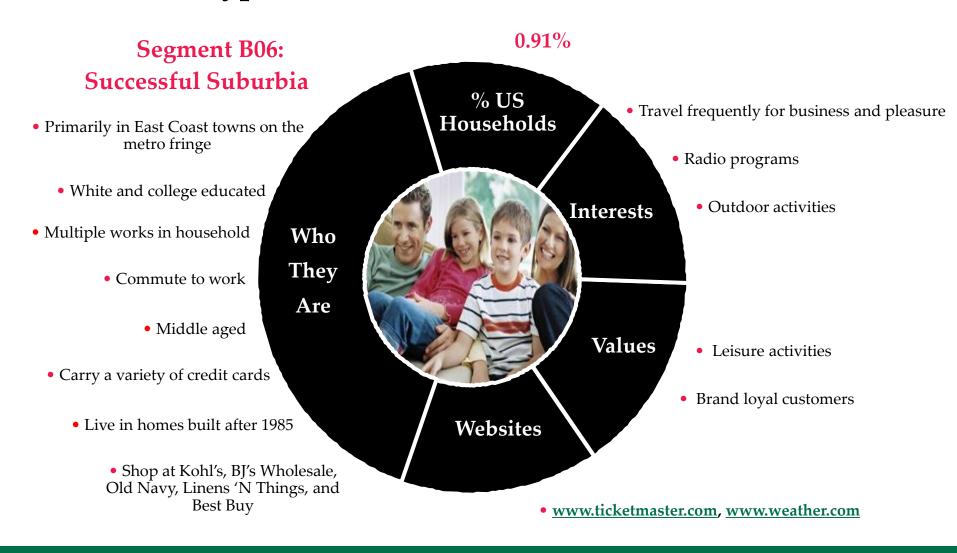


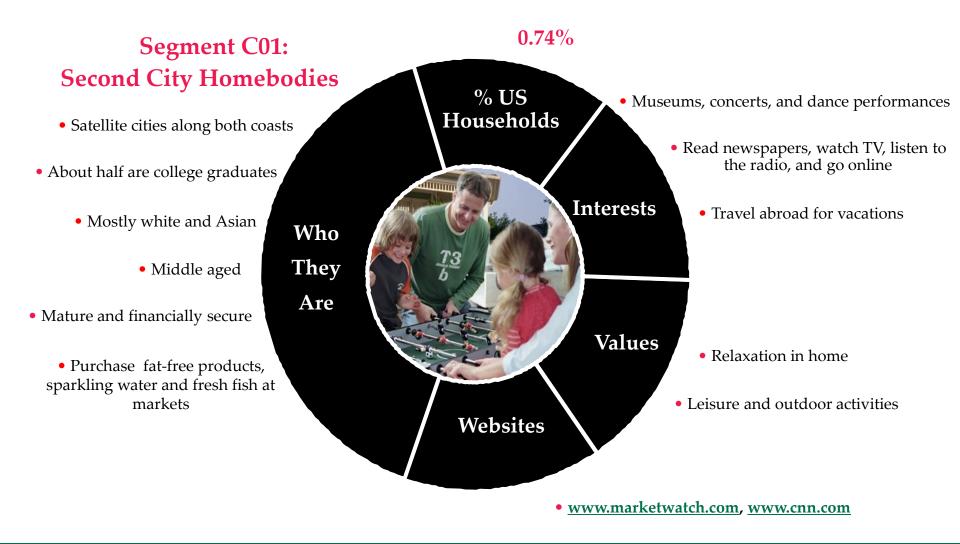


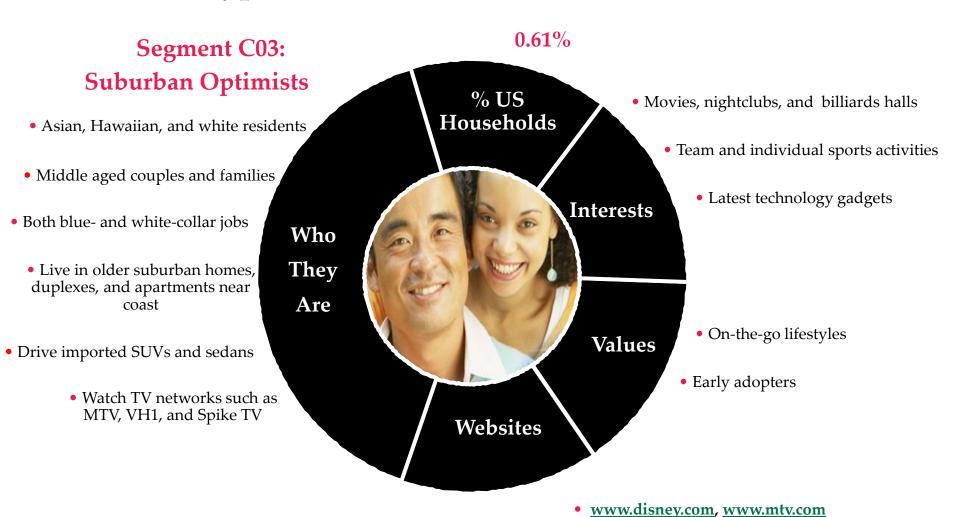


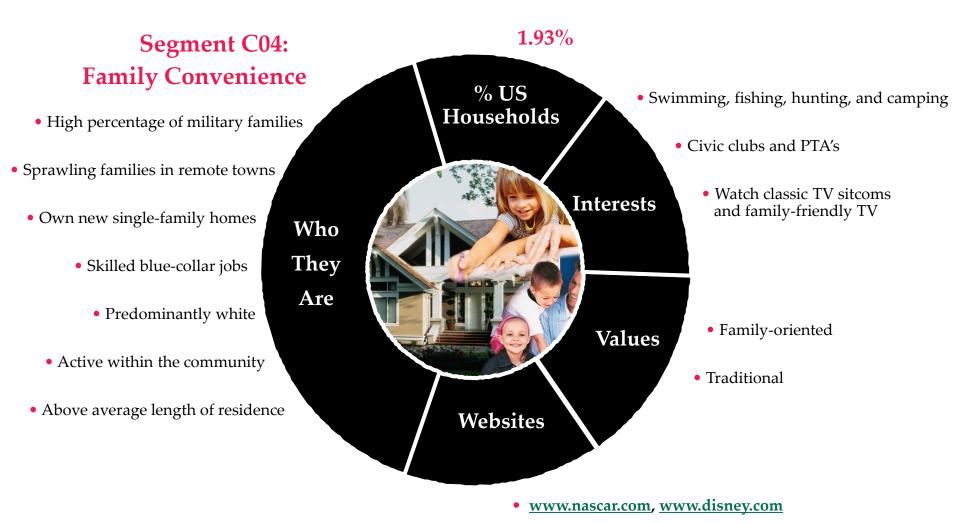


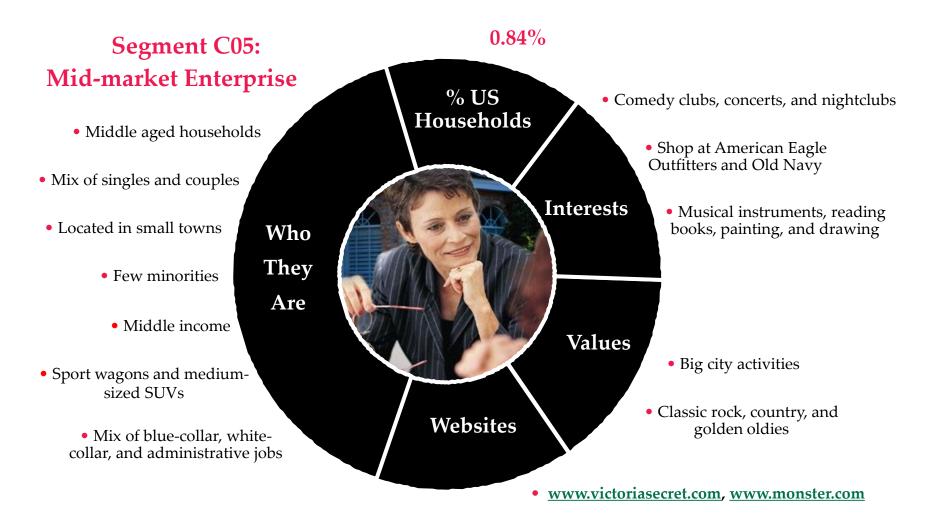


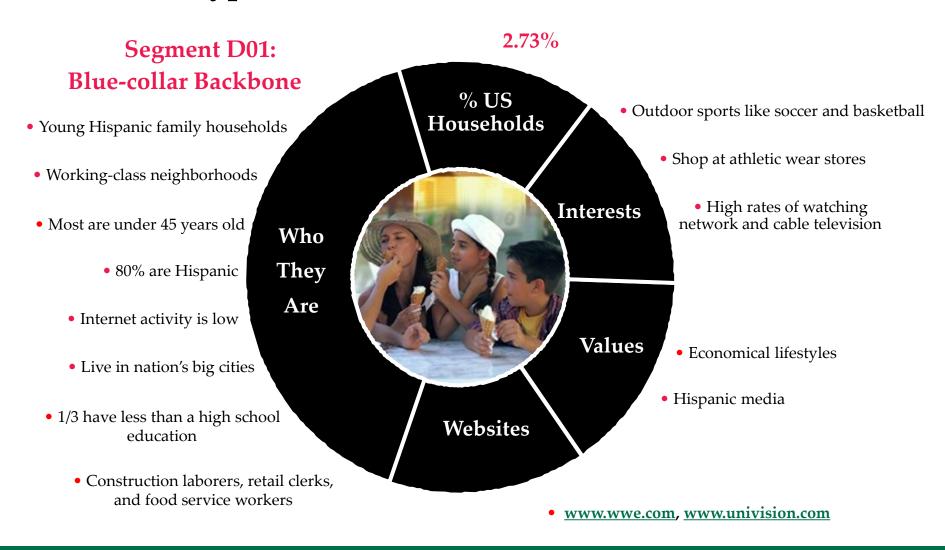


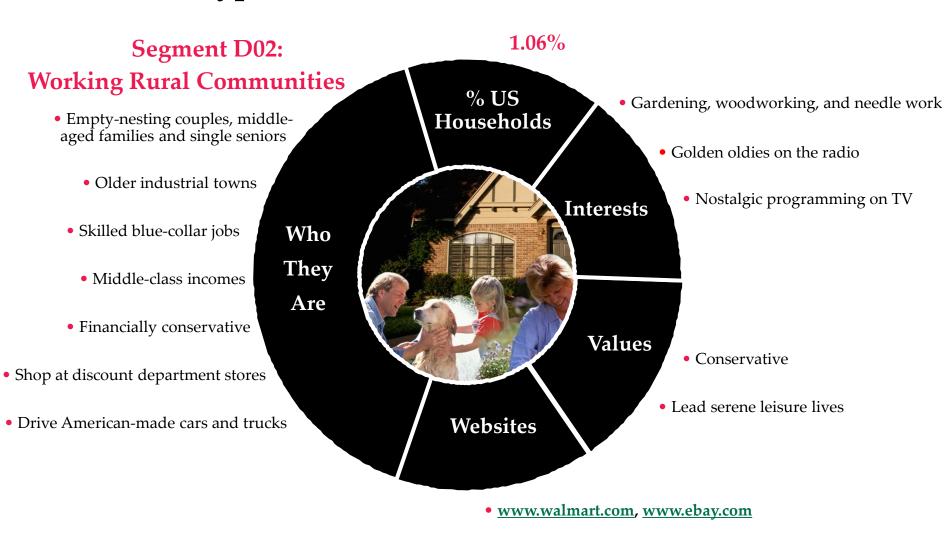


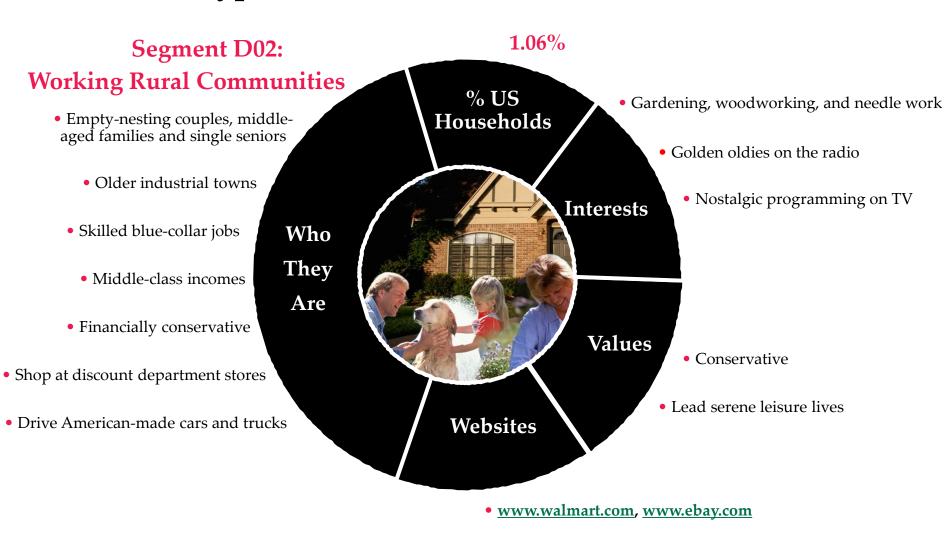


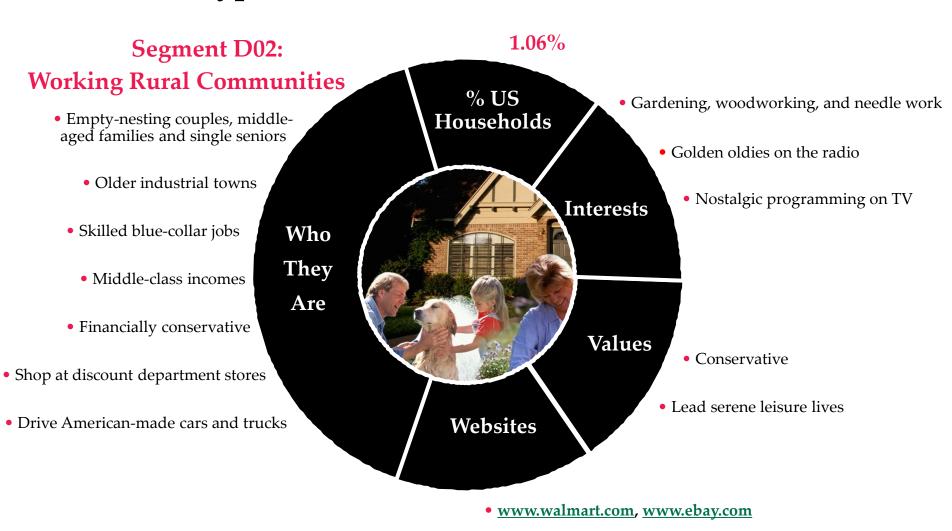


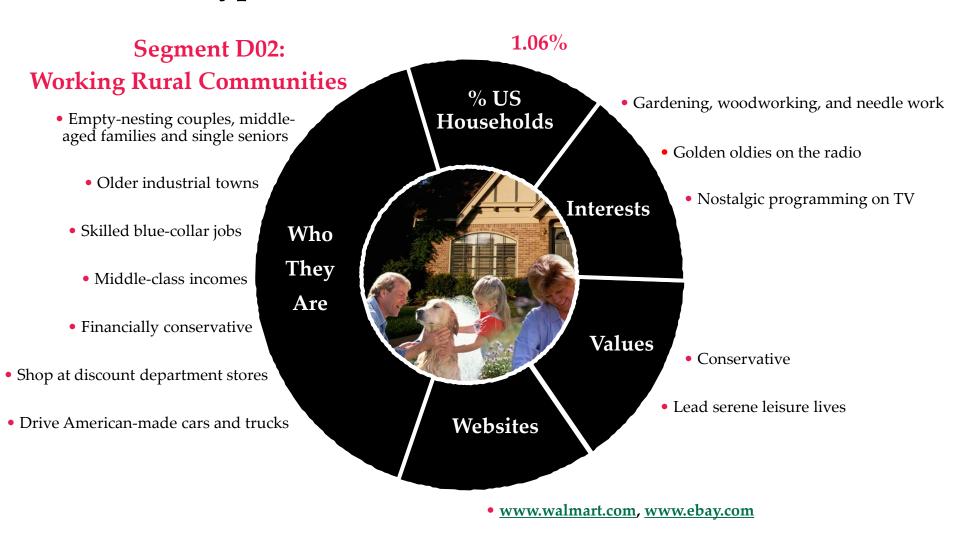


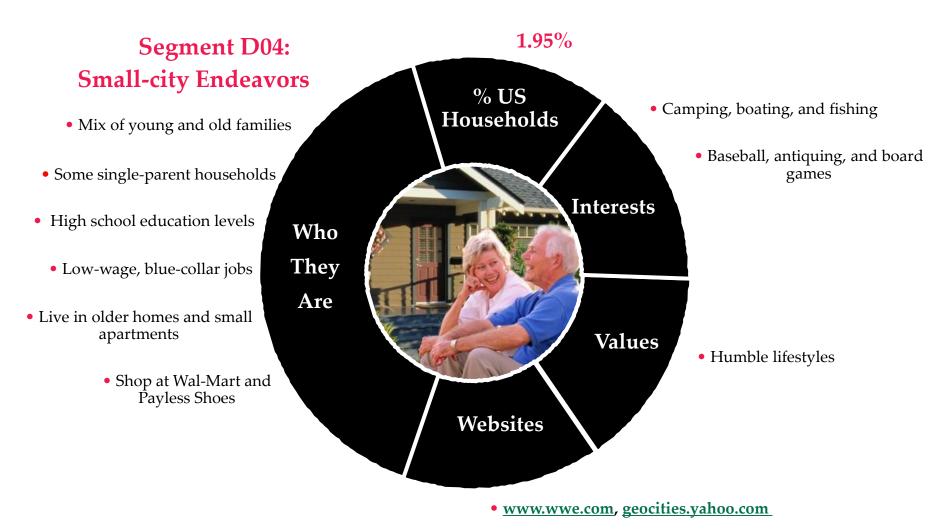


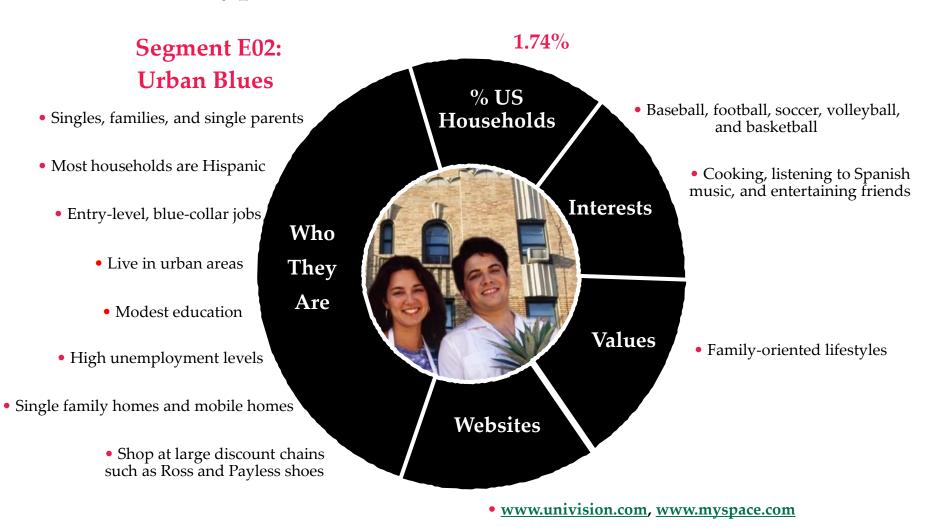


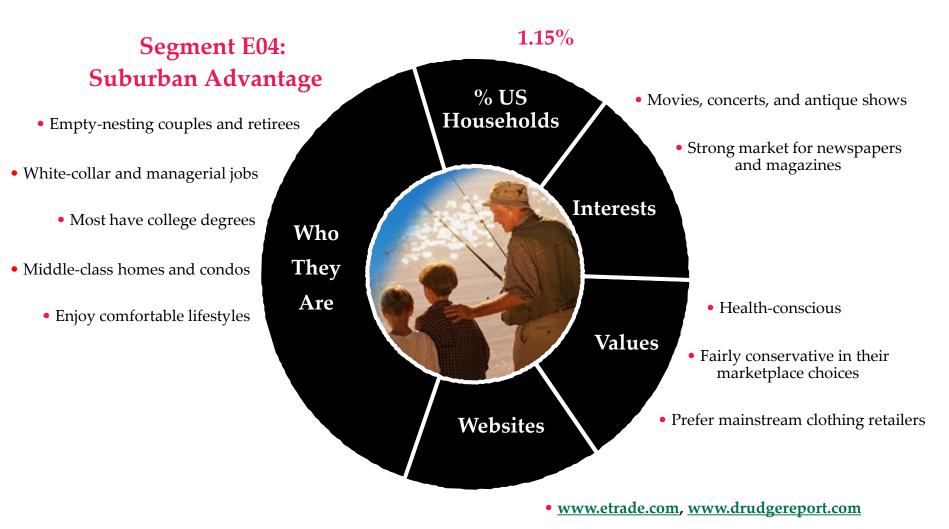


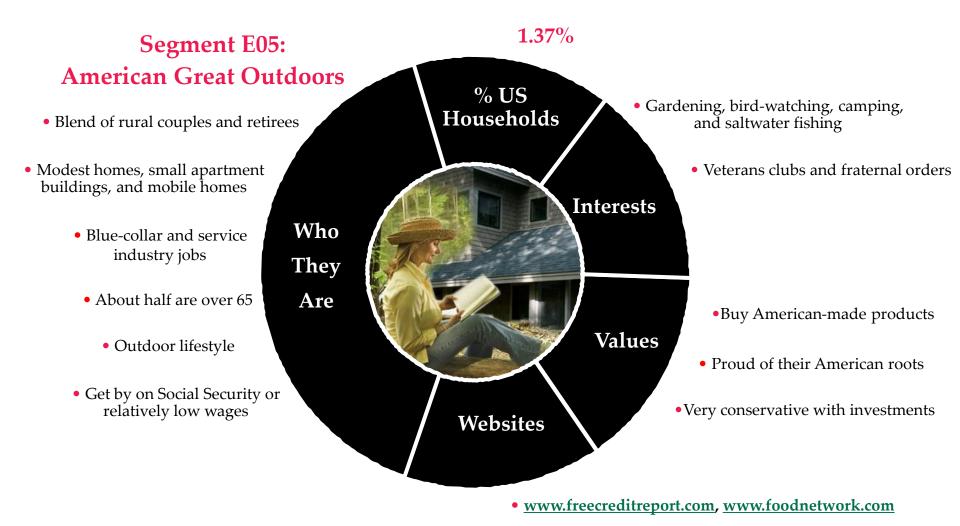


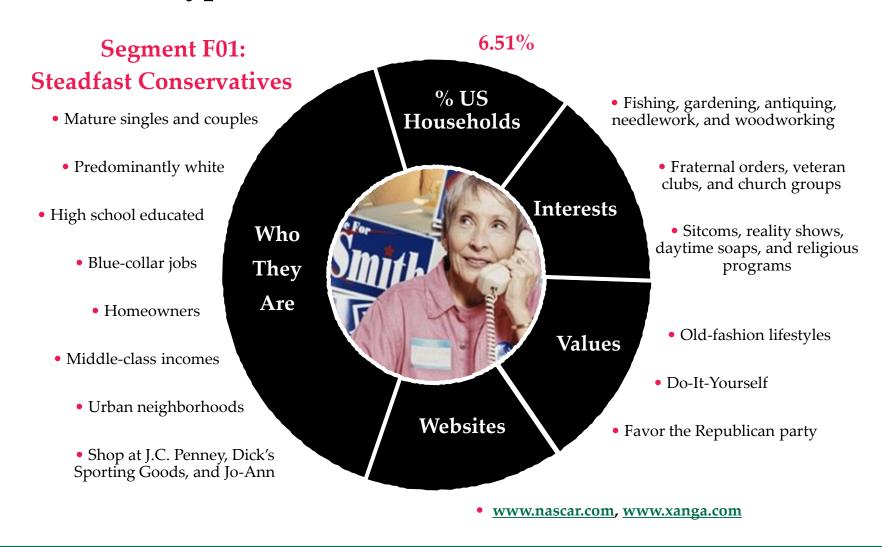


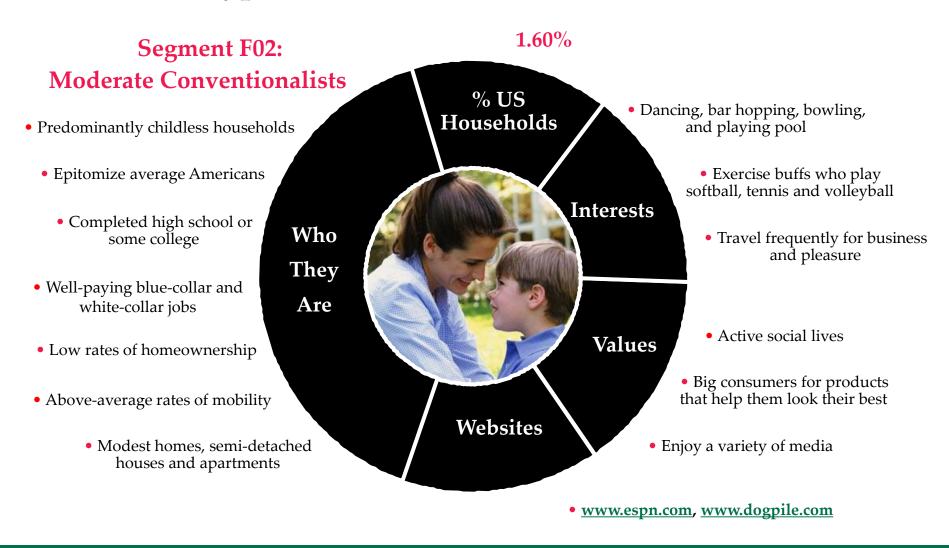


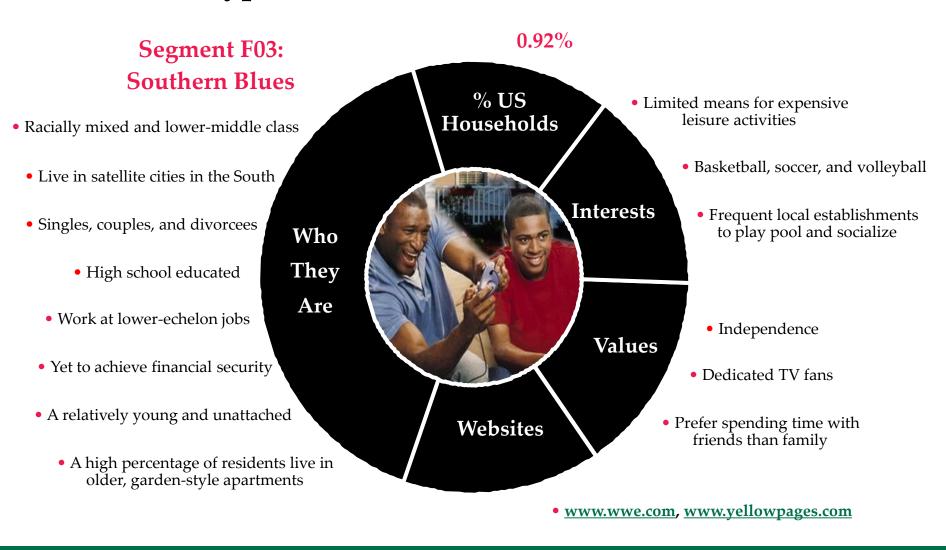


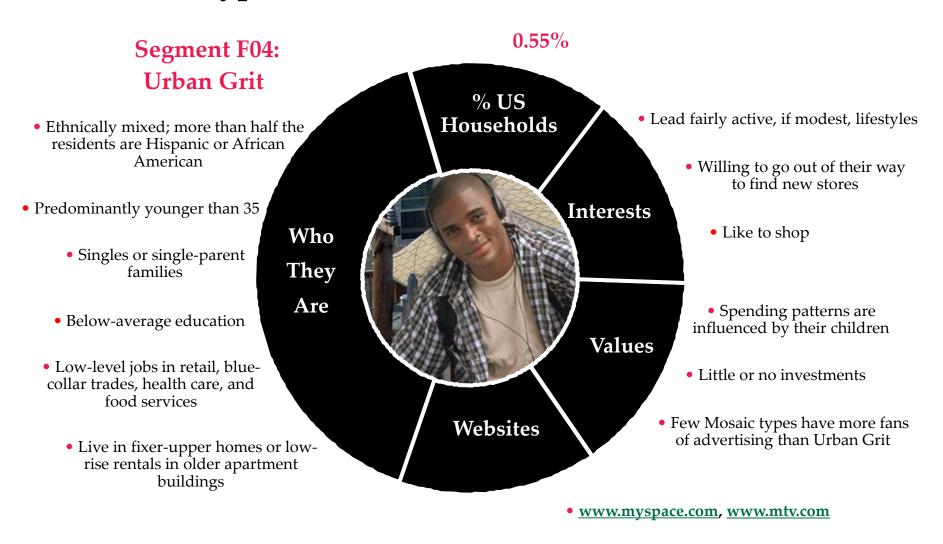


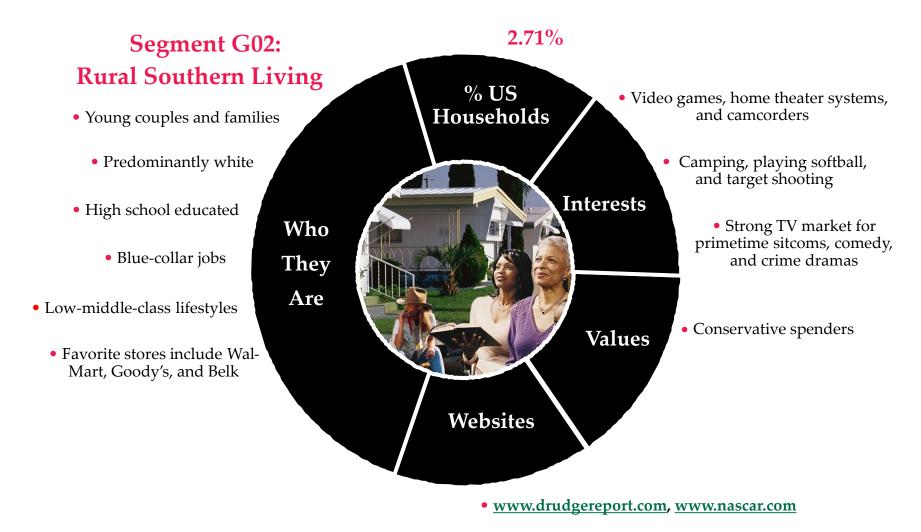


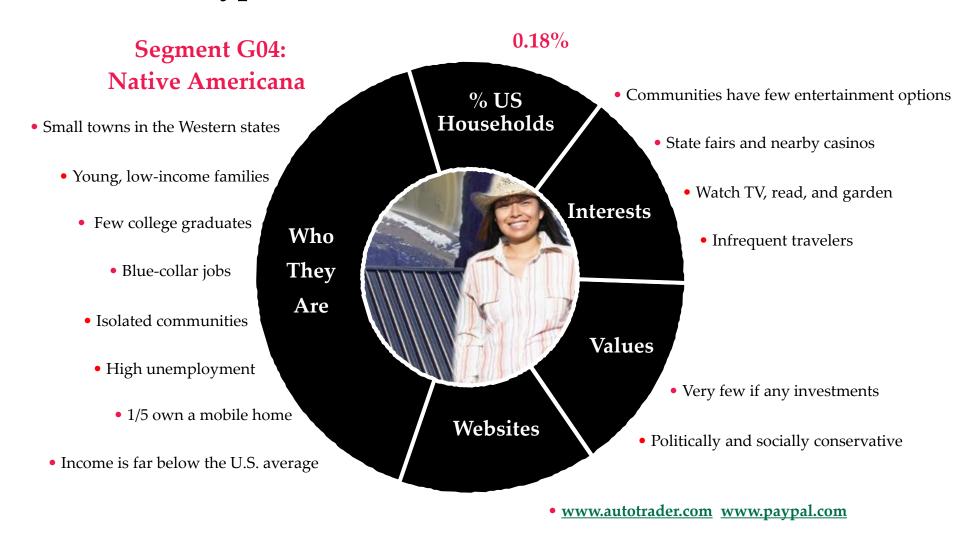


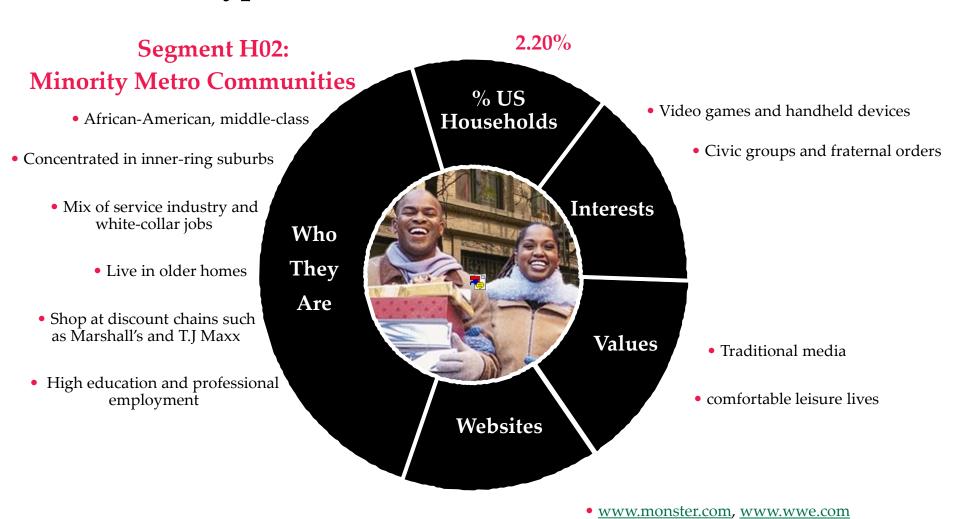


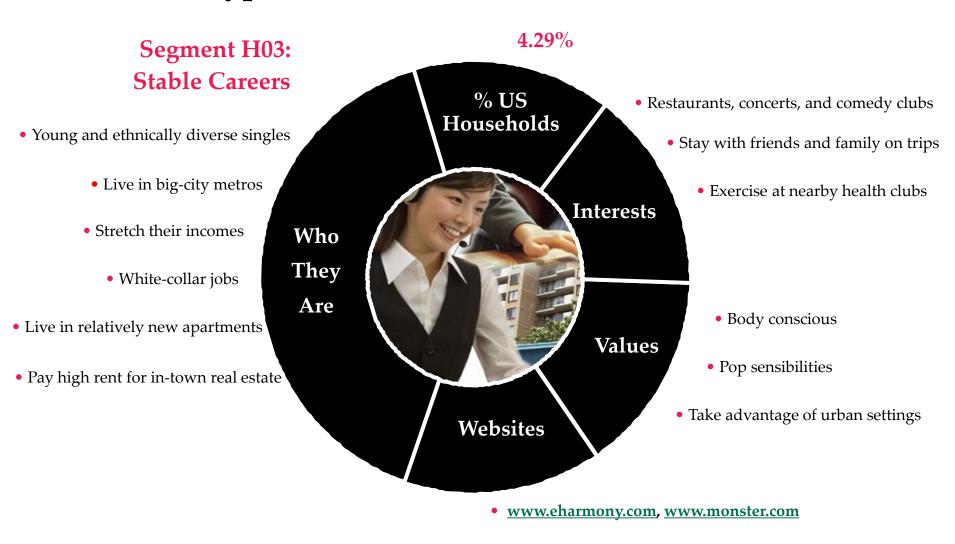


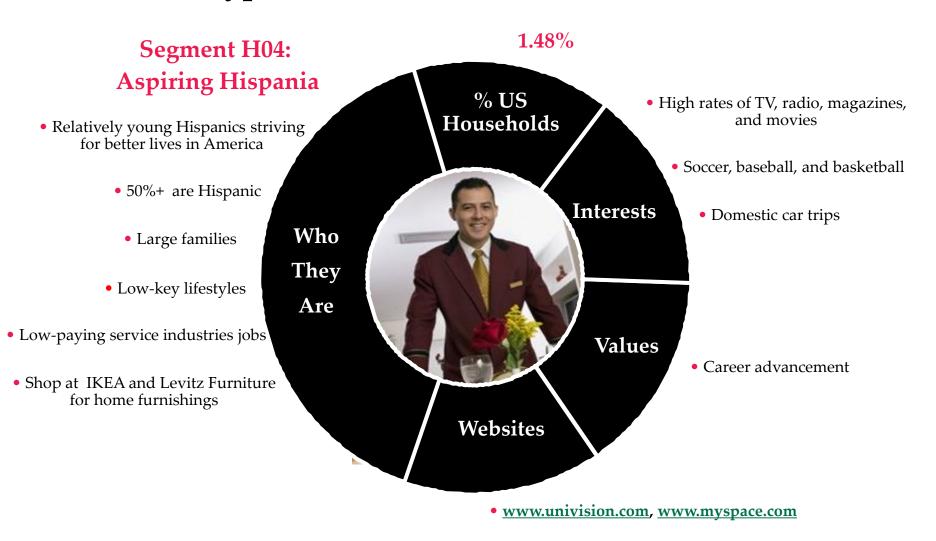


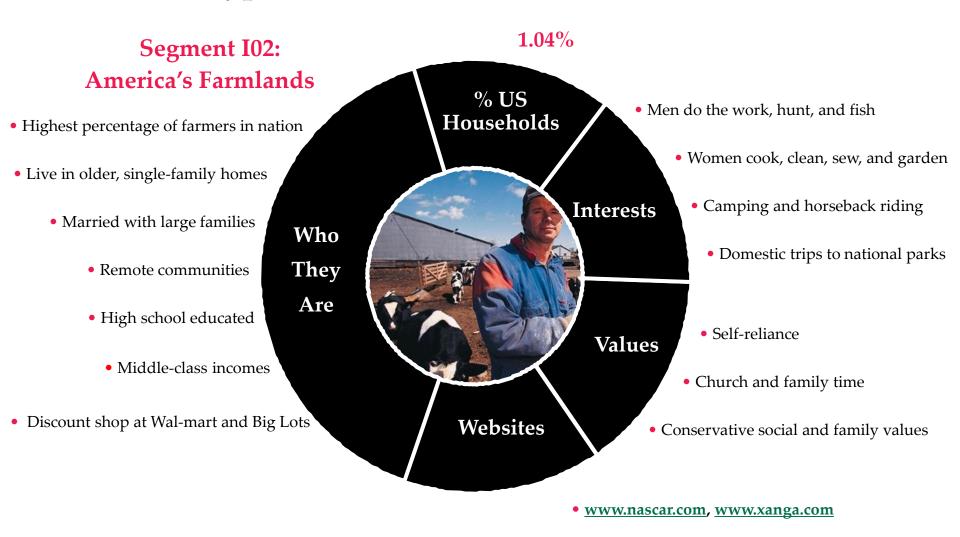


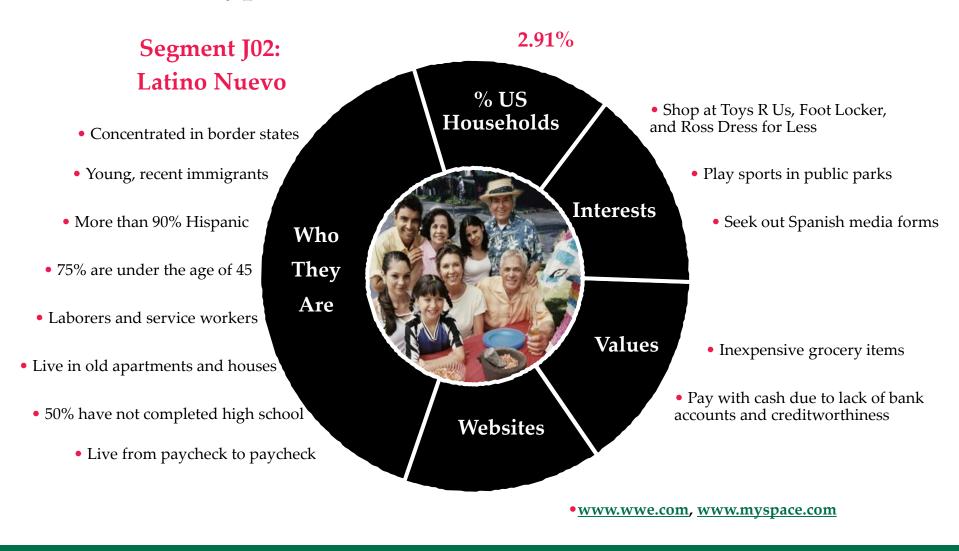


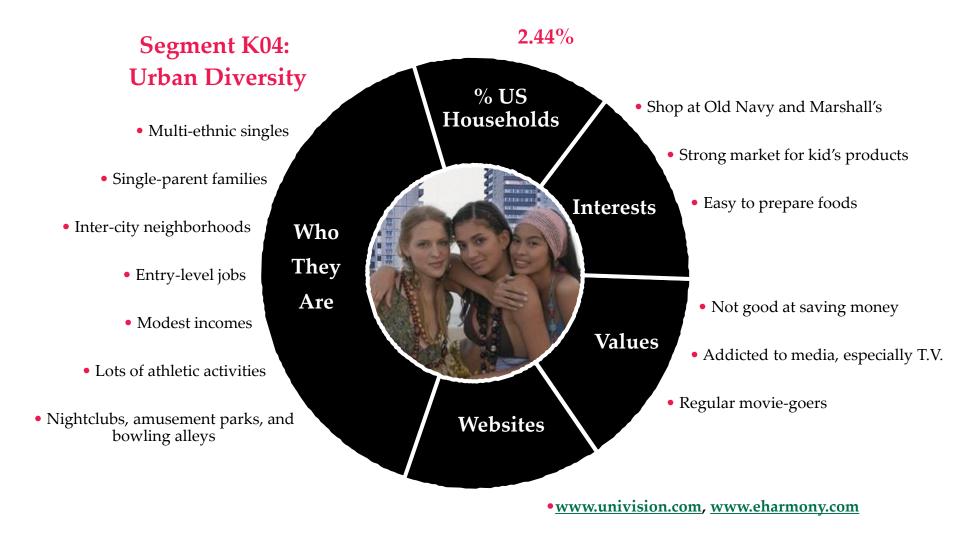


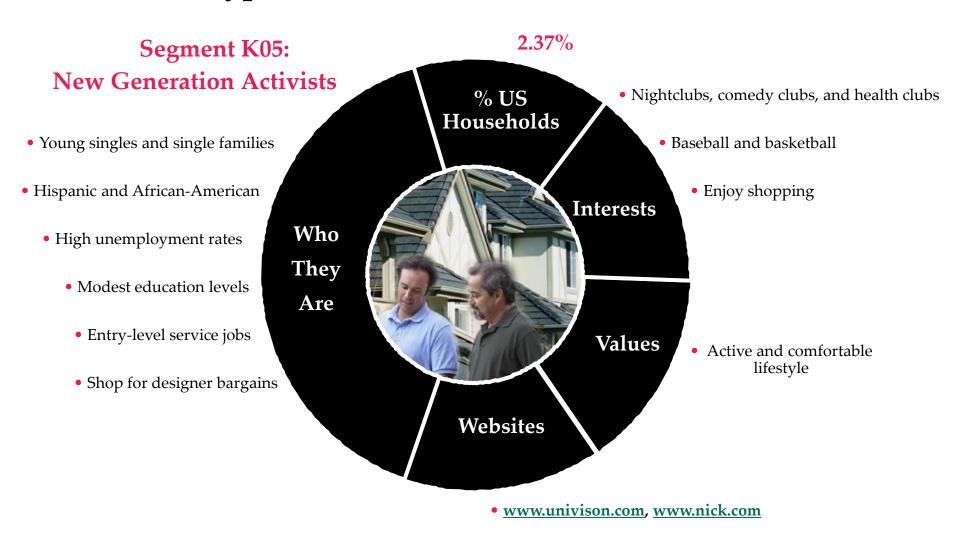












# **End of Report** We are mindful of the fact that this report has the potential to be read by a wide variety of people: by business analysts who have a highly numeric approach to analysis; by account teams in advertising and direct marketing agencies whose method of working is very creative; by people working in government whose job requires them to frame discussions within terminology which conforms to ever changing standards of political correctness; and by academics trained to test assertions by the rigor with which evidence is referenced from quoted sources. It is a challenge to meet all these needs in a single report and one which we believe that we have been equal to.

Success is insight.