

**Existing Conditions &
Trends Summary**



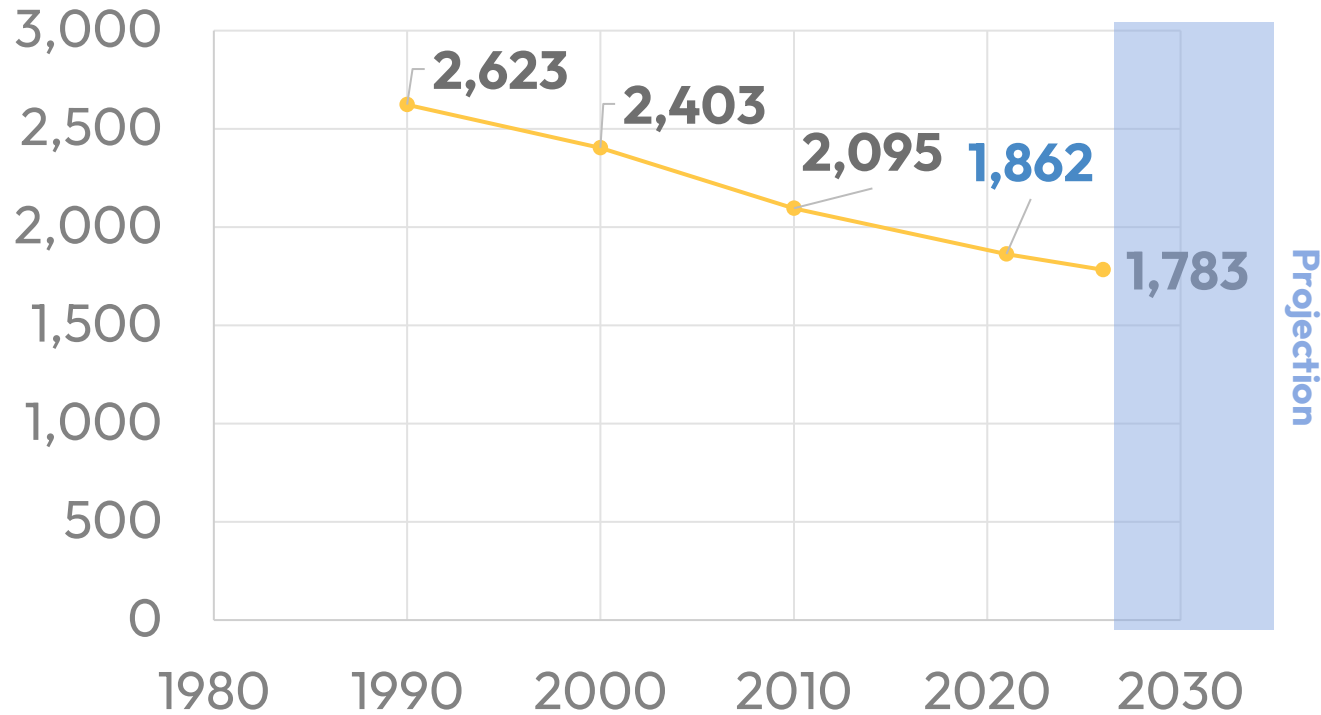
Demographics

Demographics

Key Findings:

- Population continues to decline but is projected to increase
- Cordova residents, on average, have less wealth than Walker County residents

Population Growth



Population (2021)



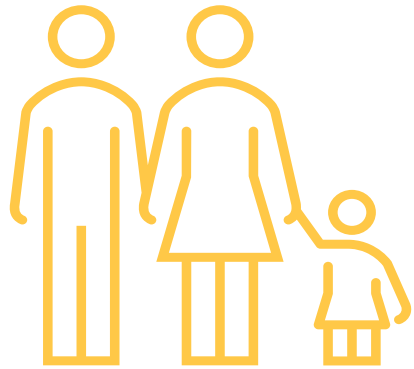
2021 Population: **1,862**

-11% since 2010

-29% since 2000

Source: U.S. Census and ESRI Community Profile for 2021

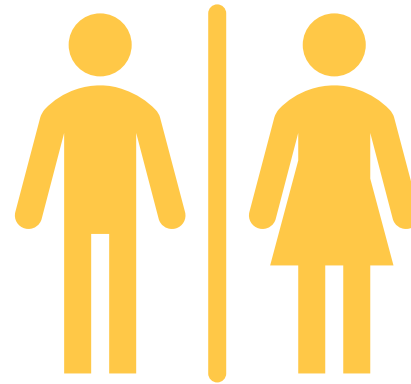
Demographic Characteristics (2021)



Family Size (2021)

Cordova: **2.34**

Walker County: 2.61



Median Age (2021)

Cordova: **44.6 years**

Walker County: 41.7 years

Demographic Characteristics (2021)

Per Capita Income (2021)



Cordova: **\$18,238**

Walker County: \$26,127

Median Household Income (2021)



Cordova: **\$34,449**

Walker County: \$47,442

Note: Per capita income includes every resident in the City, including children and others who may not work.

Demographic Characteristics (2021)

High school graduate/equivalent or higher (2021)



Cordova: **81.9%**

Walker County: 82.4%



Cordova: **9.5%**

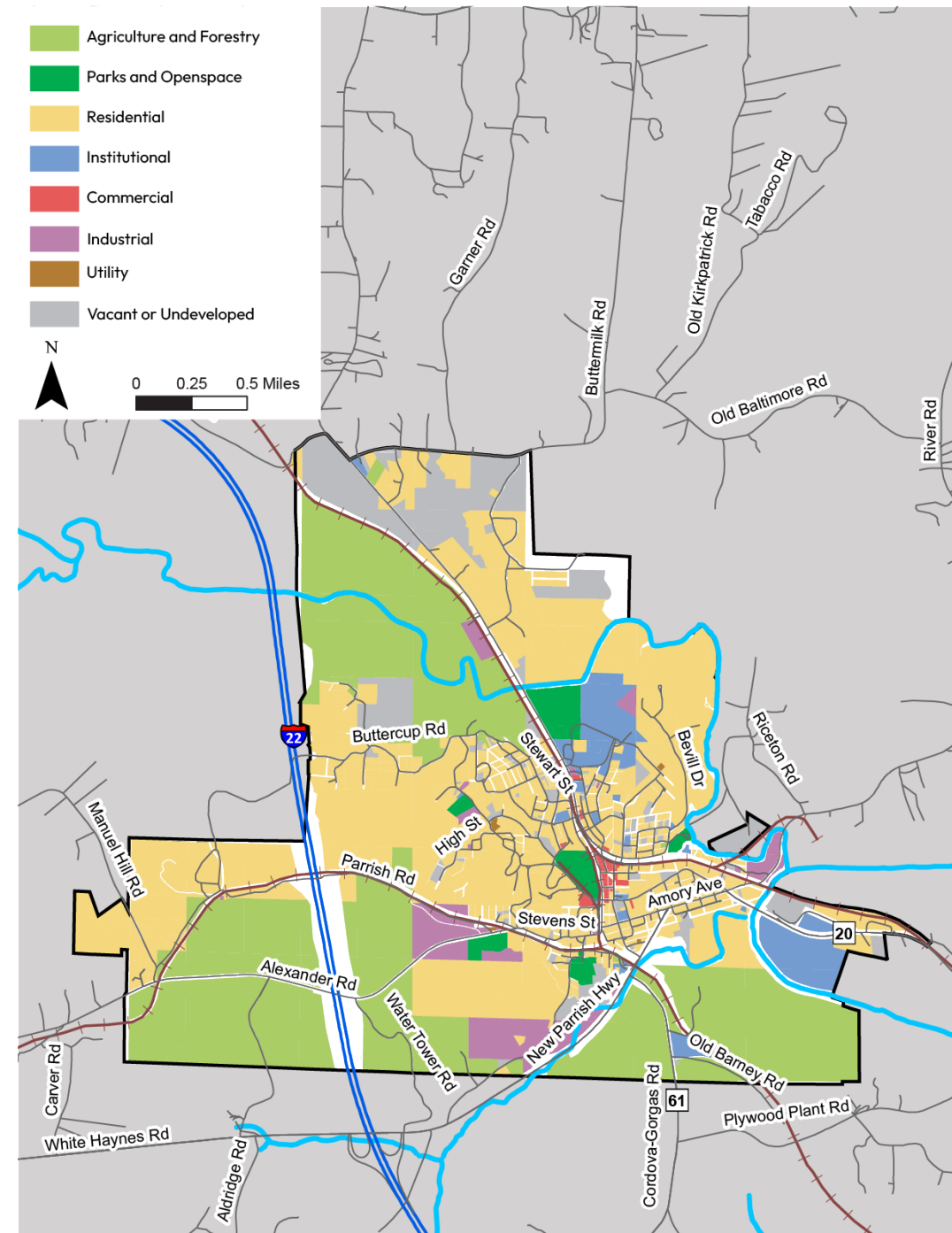
Walker County: 13.0%

An aerial photograph of a town square. On the left is a brick building with "CITY HALL" written on its facade. In the center is a paved area with several cars, including a white pickup truck and a black SUV. To the right is a large, mostly empty paved lot. In the background, there are residential houses and a dense line of trees under a blue sky with light clouds. The text "Existing Land Use" is overlaid in the center in a large, white, sans-serif font.

Existing Land Use

Existing Land Use Snapshot

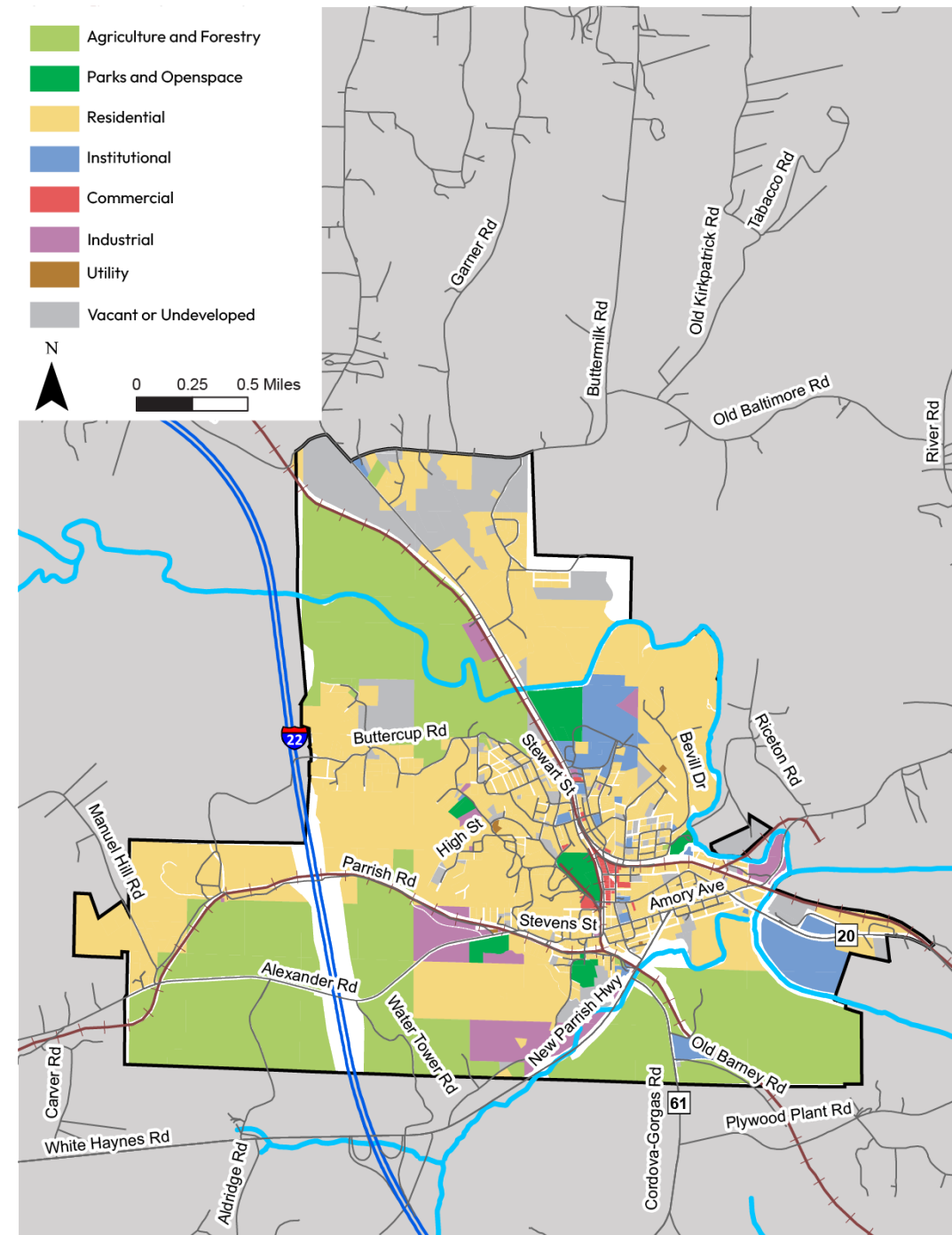
- 1,588 total parcels
- 3,335 acres (or 5.2 square miles)
- Average parcel size = 2.1 acres



Existing Land Use Snapshot

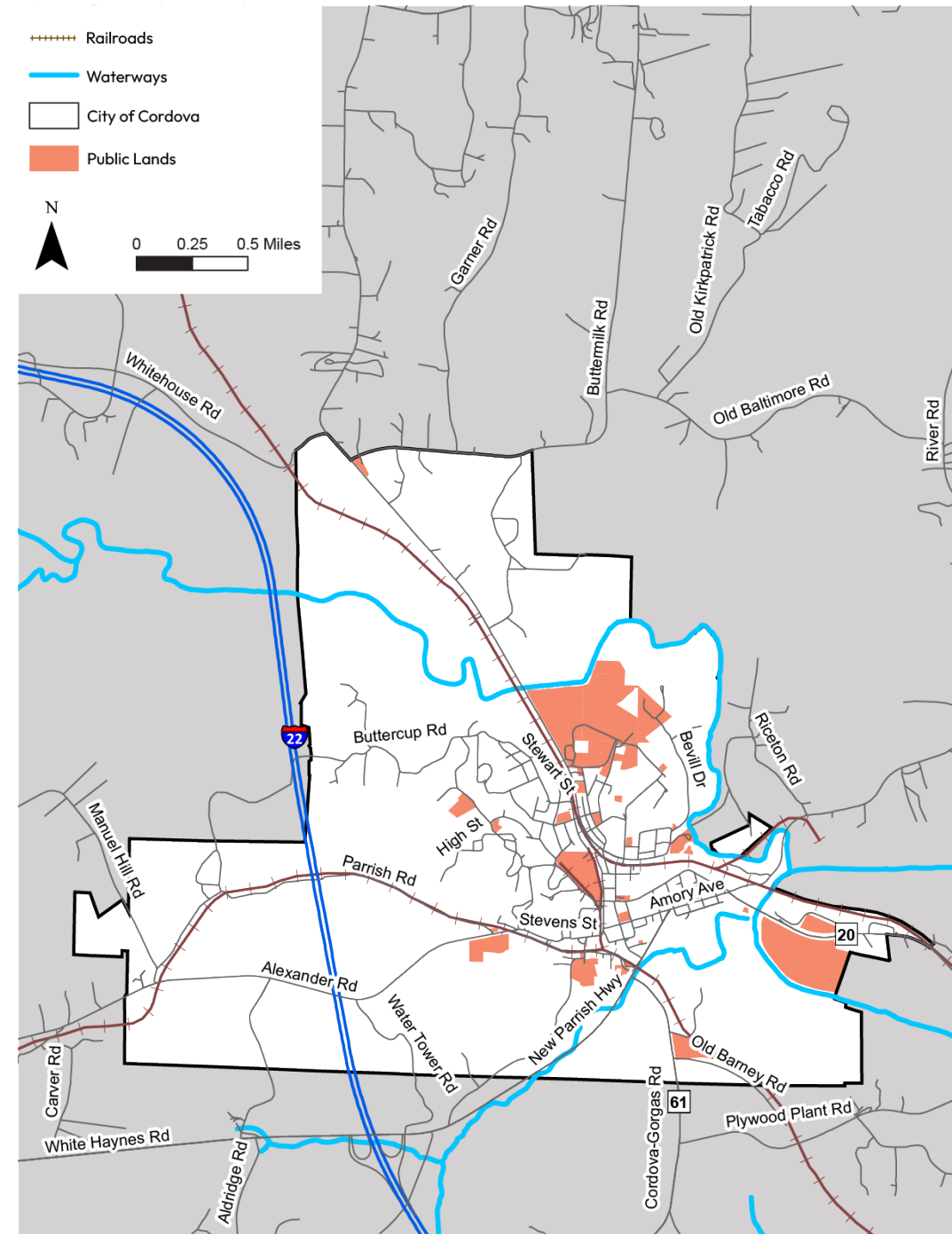
Largest 3 Existing Land Use Categories:

- Residential lands make up 42.8% of existing uses
- Agriculture and Forestry uses make up 37.7% of existing uses
- Vacant & undeveloped lands make up 9.2% of existing uses



Existing Land Use Snapshot

- Public land use includes parks and recreation, transportation, utilities, and civic facilities. Public lands make up 29% of the City.
- A majority (81%) of land is Agriculture & Forestry or Residential use.



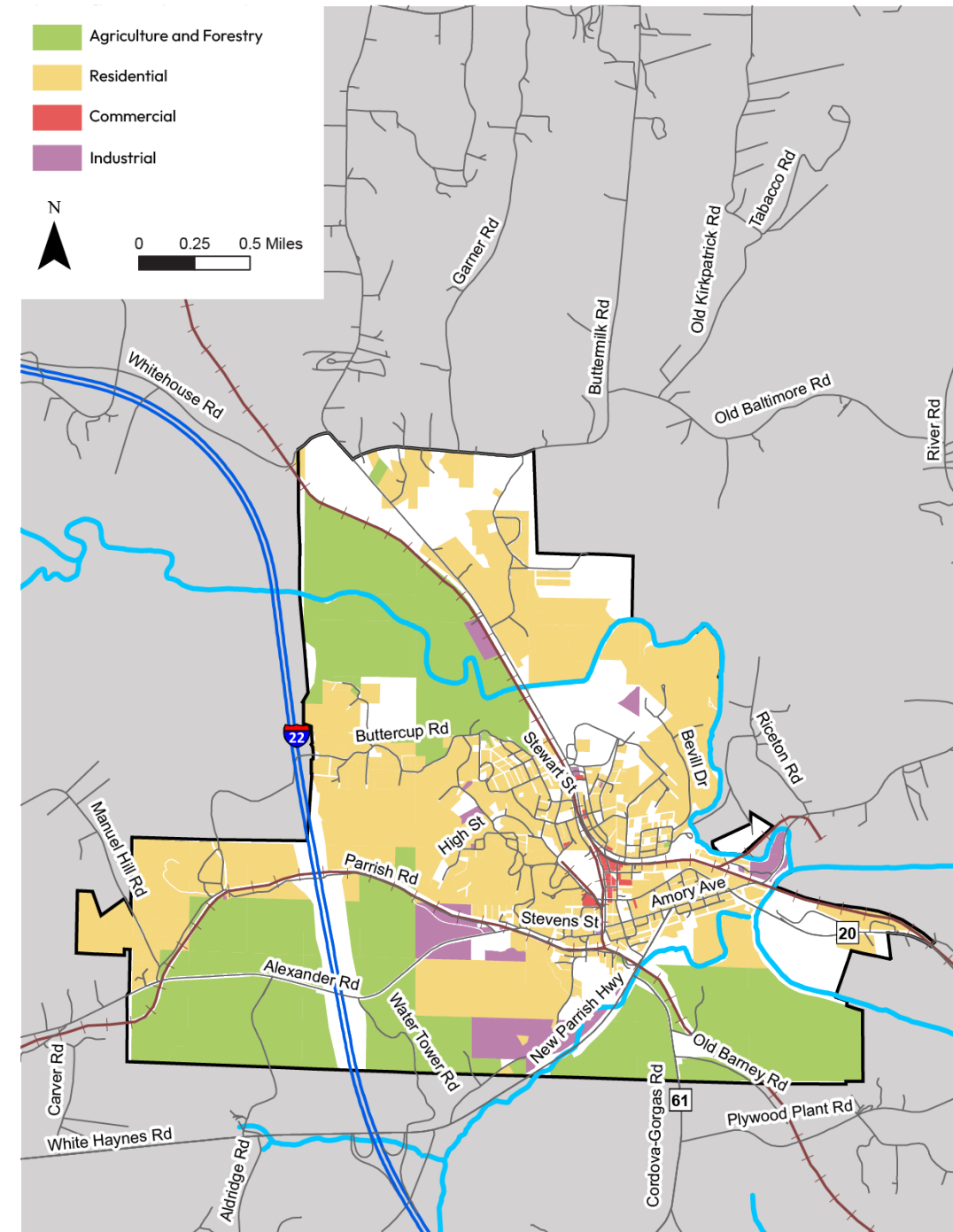
Existing Land Use (2023)

Category	Parcels	Percentage of Parcels	Acres	Percentage of Acres
Utility	4	0%	2	0.1%
Commercial	59	4%	10	0.3%
Parks and Openspace	15	1%	70	2.1%
Industrial	23	1%	126	3.8%
Institutional	39	2%	137	4.1%
Vacant or Undeveloped	144	9%	306	9.2%
Agriculture and Forestry	63	4%	1,257	37.7%
Residential	1,241	78%	1,427	42.8%
Total	1,588	100%	3,335	100%

Source: RPCGB

Average Lot Sizes

- Average lot size of all parcels = 2.1 acres
- Residential average lot size = 1.3 acres
- Commercial & industrial average lot size = 1.7 acres
- Agriculture and Forestry average lot size = 19.9 acres

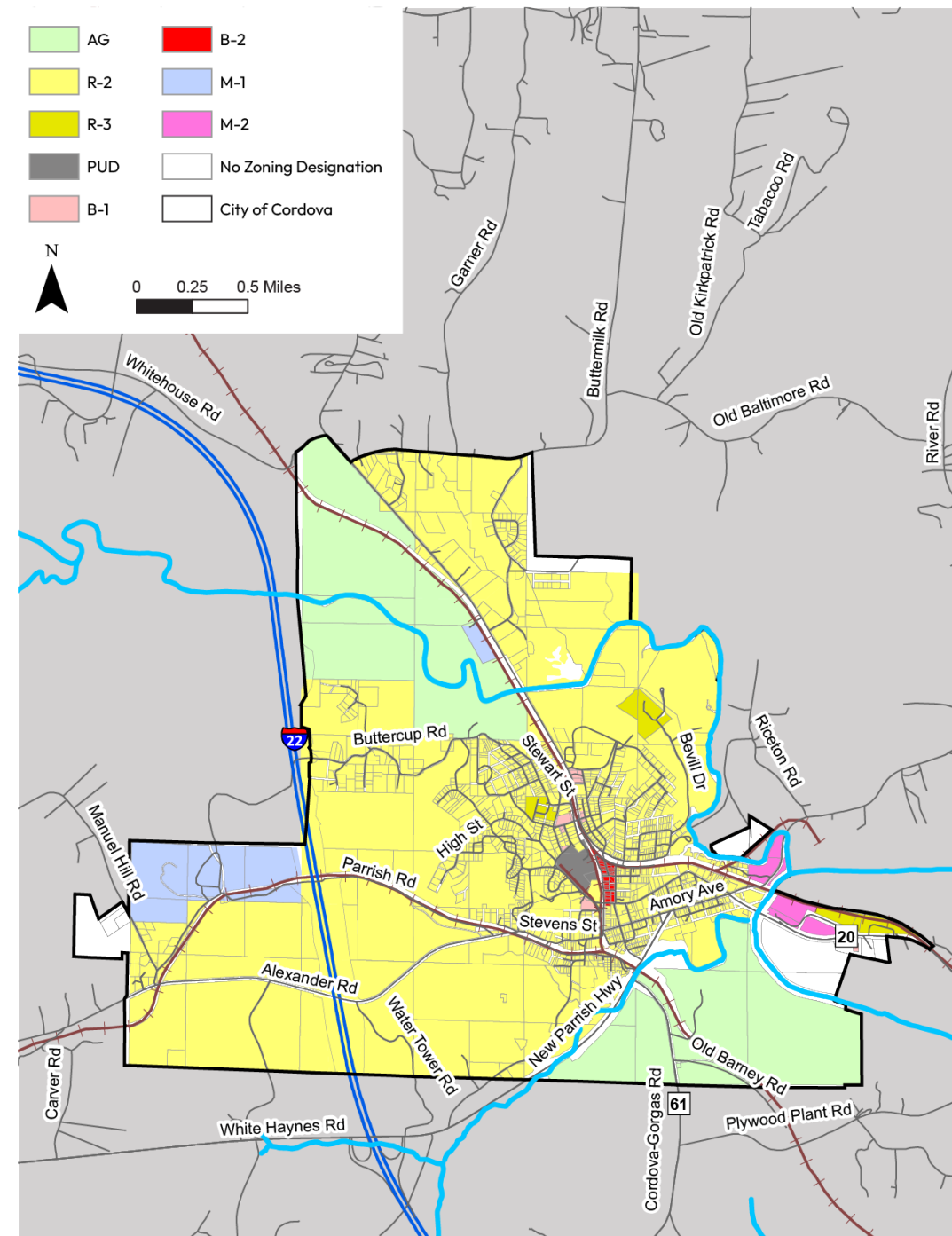


An aerial photograph of a wooded area with a road and a lake. A road curves through the center-left of the image. To the right is a large body of water. The land is divided into several rectangular plots by thin black lines, representing a zoning map. The word "Zoning" is written in large white letters across the center of the image. A yellow horizontal line is visible at the bottom of the image.

Zoning

Zoning Districts (2017)

- 11 zoning districts are listed in the City's Zoning Ordinance plus 2 overlay districts
- 8 districts are in use
 - AG
 - R-2
 - R-3
 - B-1
 - B-2
 - M-1
 - M-2
 - PUD
- 3 districts are not in use
 - R-1
 - B-3
 - MR



An aerial photograph of a scenic landscape featuring a large, winding lake with brownish water. The surrounding area is densely forested with a mix of evergreen and deciduous trees. In the lower right quadrant, a large, two-story house with a brown roof and a covered porch is visible, situated on a grassy slope. A white car is parked in a driveway next to the house. The word "Housing" is overlaid in large, white, bold letters in the center of the image. A thin, horizontal yellow line runs across the bottom of the frame.

Housing

Housing

Key Findings:

- Housing options are almost exclusively single-family detached housing
- High vacancy rate (21%)
- 38% of the homes were built between 1960-1979
- Large average lot sizes



Housing Units & Occupancy



Housing Units (2021)

Total units: **1,023**

-14% since 2000



Housing Occupancy (2021)

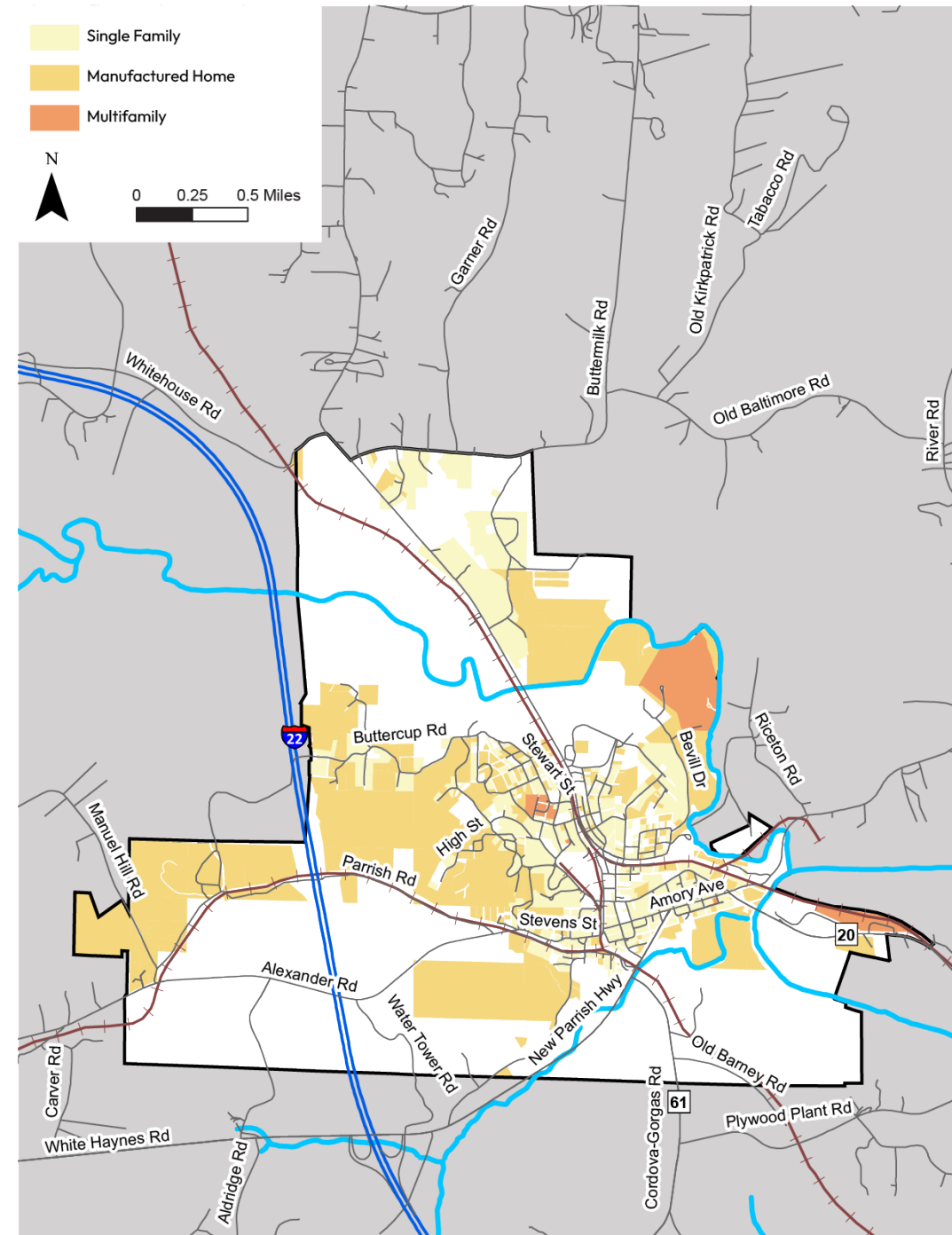
Owner Occupied Units: **53%**

Renter Occupied Units: **26%**

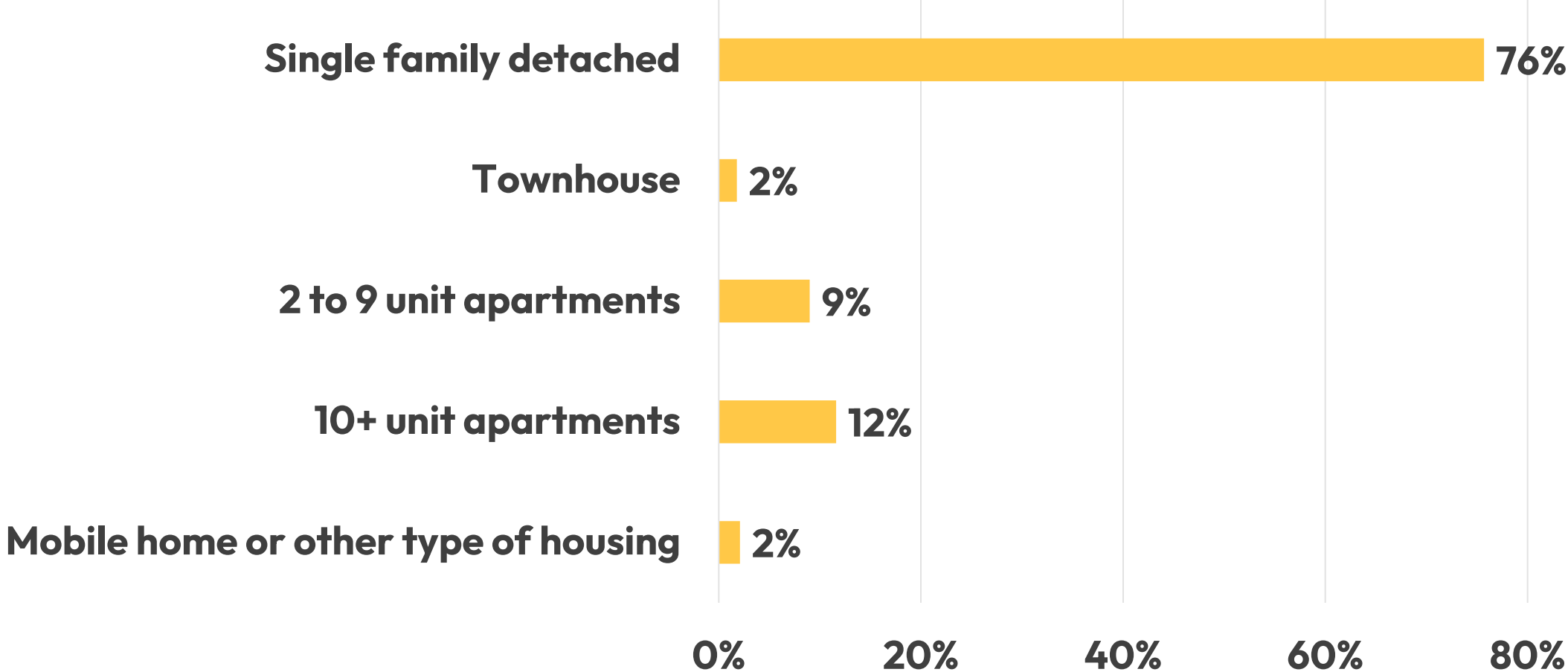
Vacant Housing Units: **21%**

Housing Type Location Map

Category	Parcels	Percentage of Parcels	Acres	Percentage of Acres
Single-family	771	62.1%	376.9	26.4%
Multifamily	13	1.0%	101.4	7.1%
Manufactured Home	457	36.8%	949.0	66.5%
Total	1241	100%	1427.3	100.0%



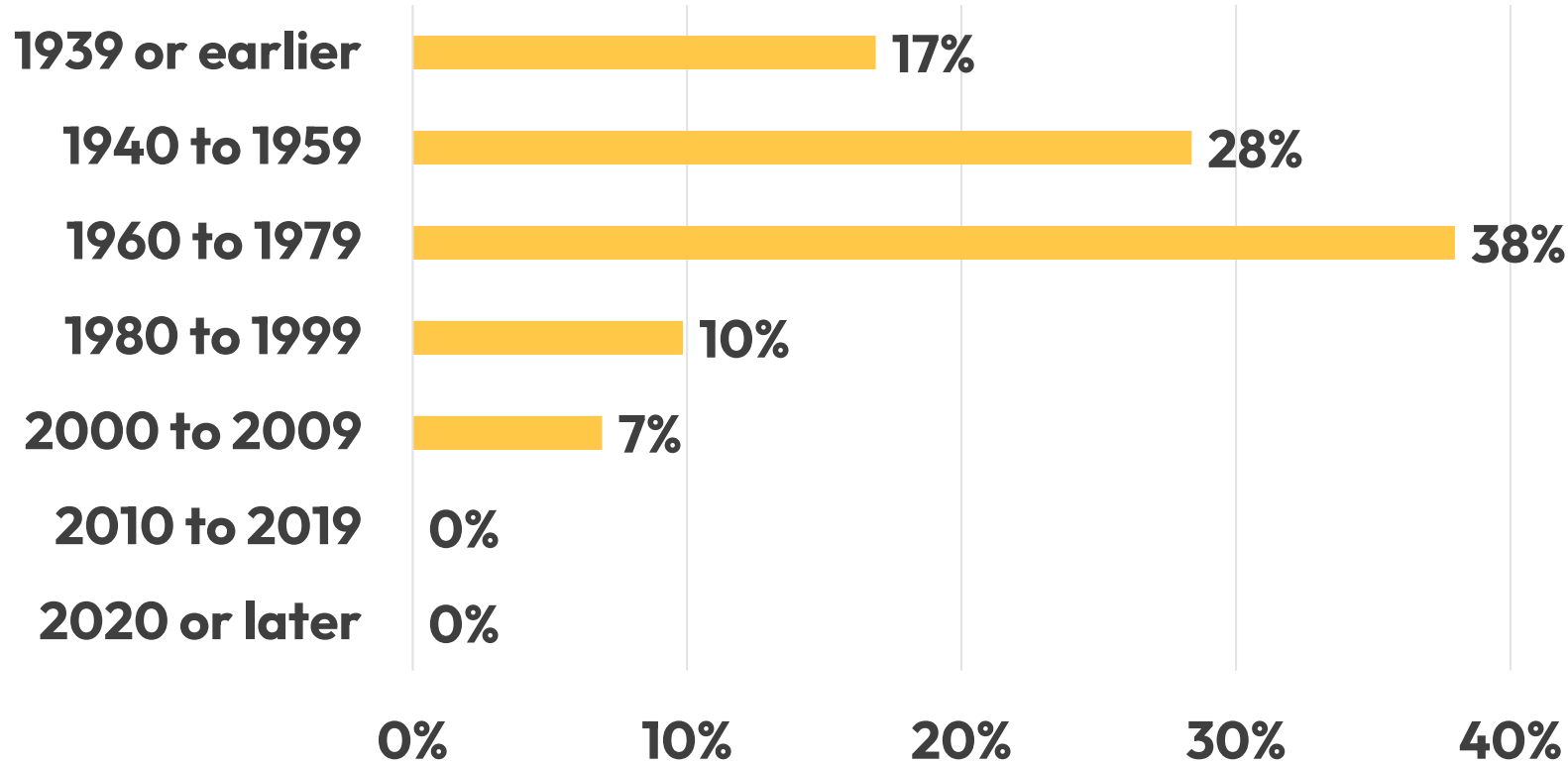
Housing Units by Type (2021)



Source: U.S. Census Bureau

Housing Age & Value

Owner-Occupied Homes by Year Built (2021)



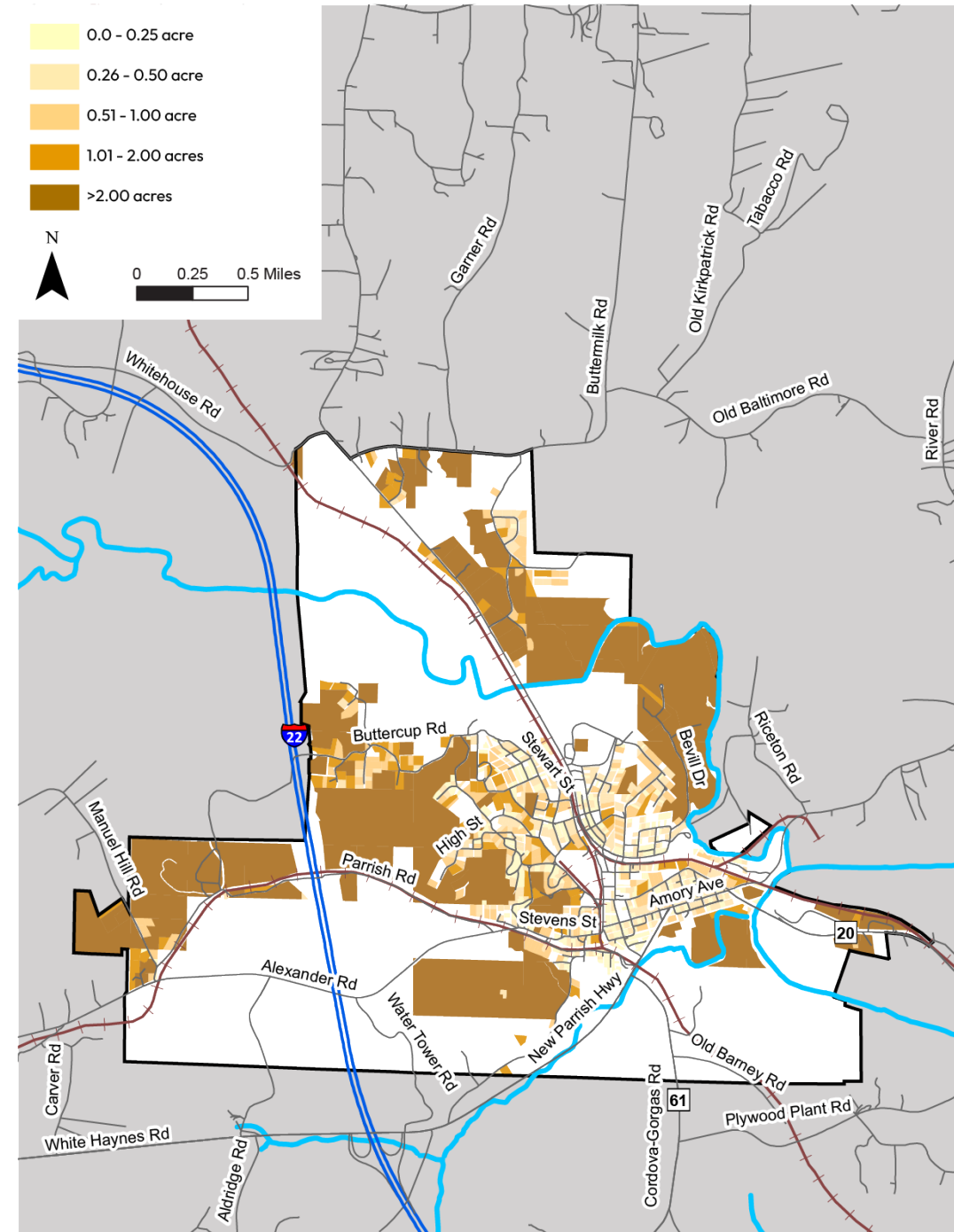
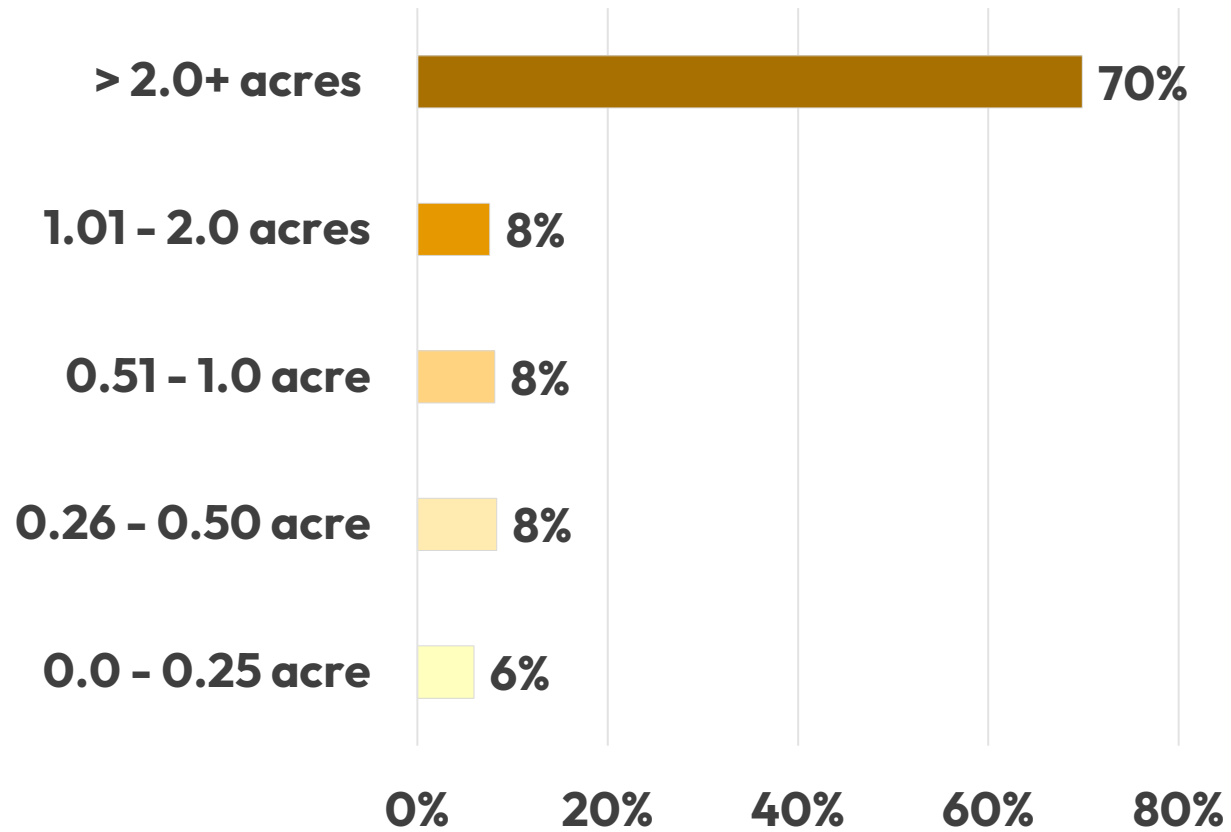
Home Value (2021)

Cordova: **\$95,833**

Walker County: **\$116,200**

Residential Lot Size

70% of the residential lots are greater than 2 acres

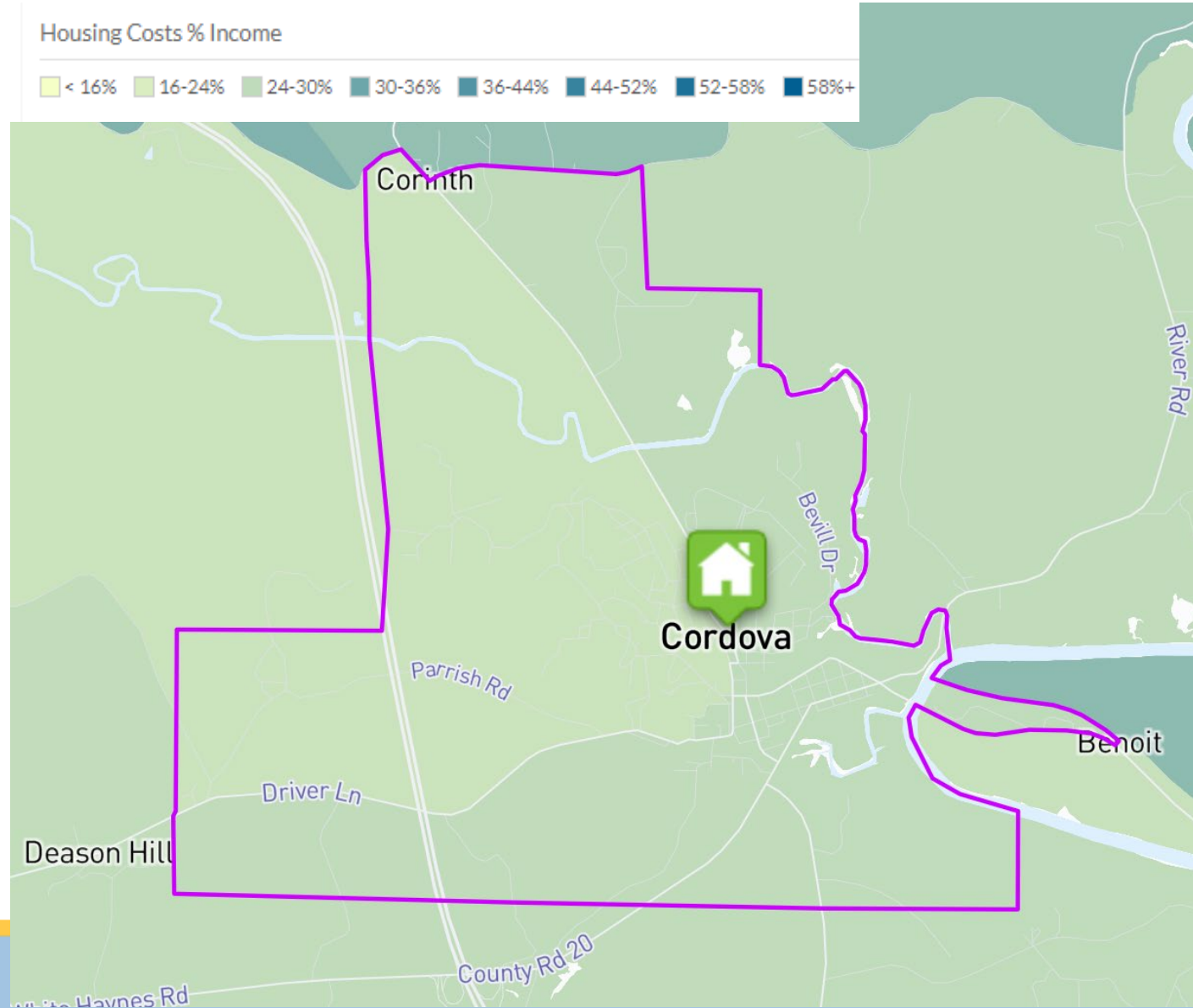


Housing Affordability

The cost of housing is considered “affordable” when the cost is 30% or less of household income

In Cordova, households spend an average of **22%** of their household income on **housing**.

- By this standard, Cordova has residential areas with affordable housing costs
- Average monthly housing cost (homeowners + renters) = \$805
- Median selected monthly homeowner costs = \$885
- Median gross monthly rent = \$513



Transportation Affordability

The cost of transportation is considered “affordable” when the cost is 15% or less of household income.

In Cordova, households spend an average of **31%** of their household income on **transportation**.

- By this standard, Cordova lacks residential options with affordable transportation costs



\$13,595

Annual Transportation Costs



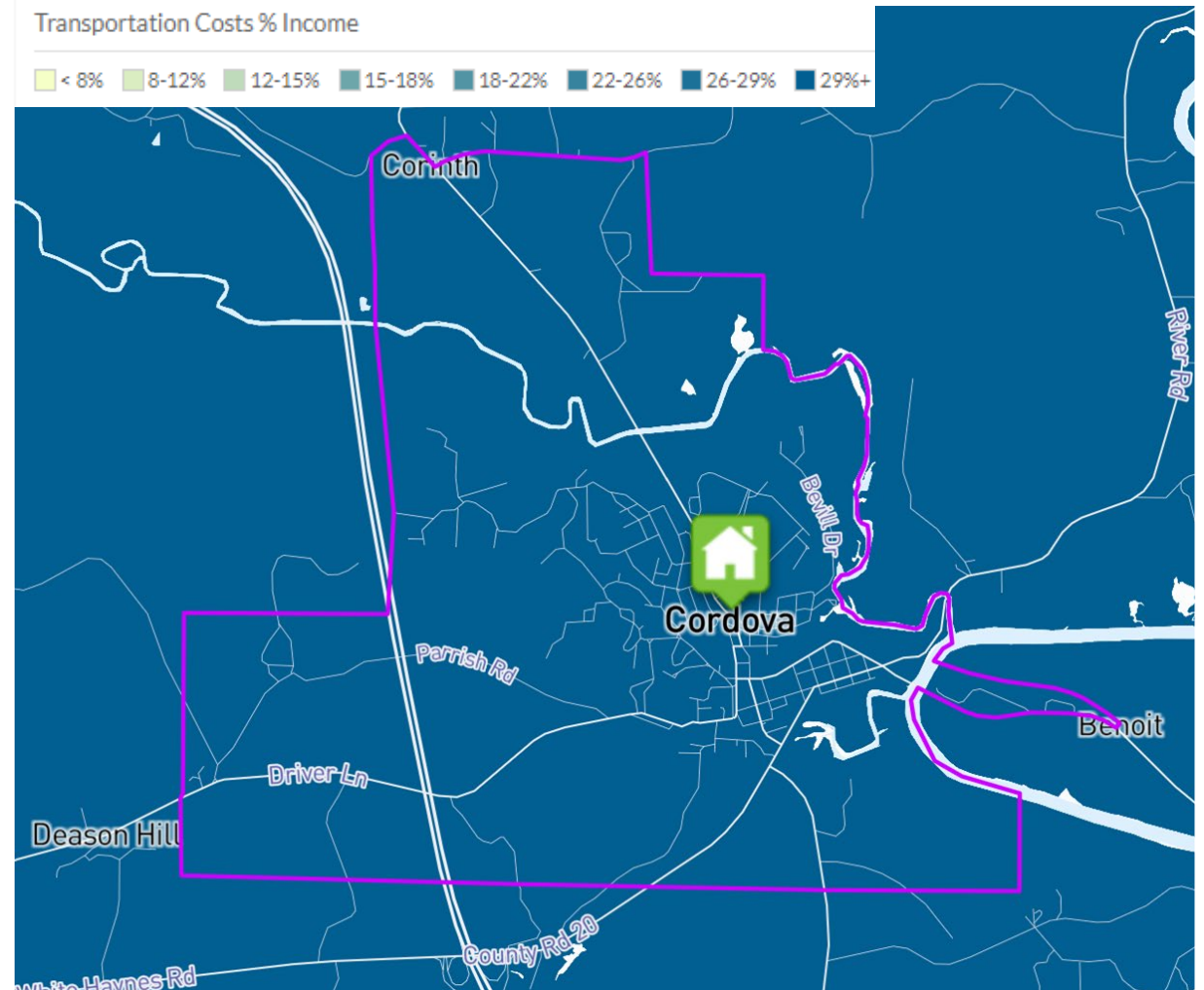
1.88

Autos Per Household



21,131

Average Household Vehicle Miles Traveled



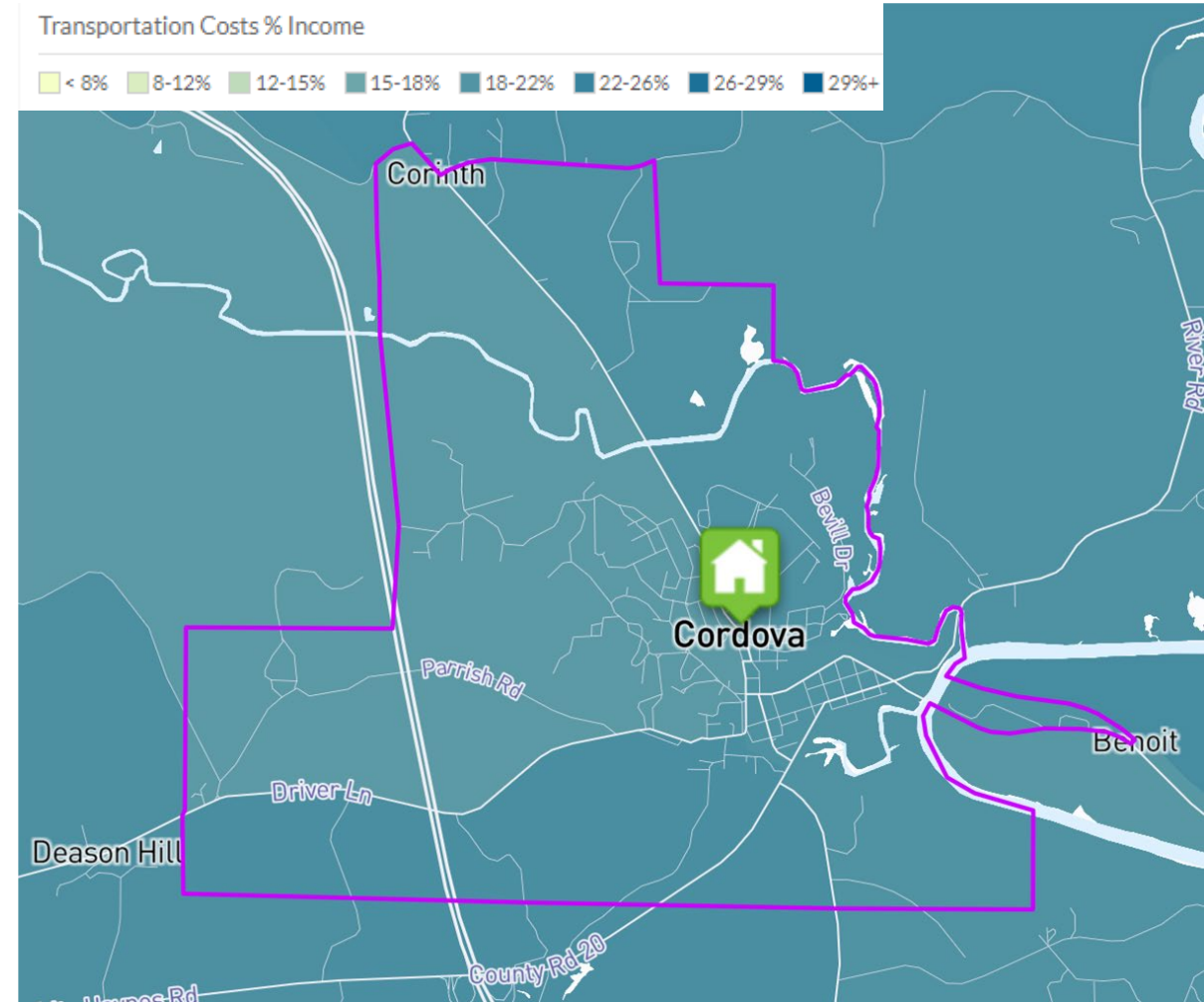
Housing + Transportation Affordability

When housing and transportation costs are considered in tandem, the combined standard for affordability is 45% of household income.

This is a more comprehensive way of thinking about housing and true affordability.

In Cordova, households spend an average of **53%** of their household income on **housing + transportation**.

- This is just above the 45% threshold for affordability and indicates that **affordable housing choices do more to offset the high transportation costs**.



An aerial photograph of a school campus. A large green field with a red baseball diamond is visible in the upper left. A road runs along the bottom and right side of the field. A building with a dark roof is in the lower center. The word "Transportation" is overlaid in white text across the middle of the image.

Transportation

Transportation

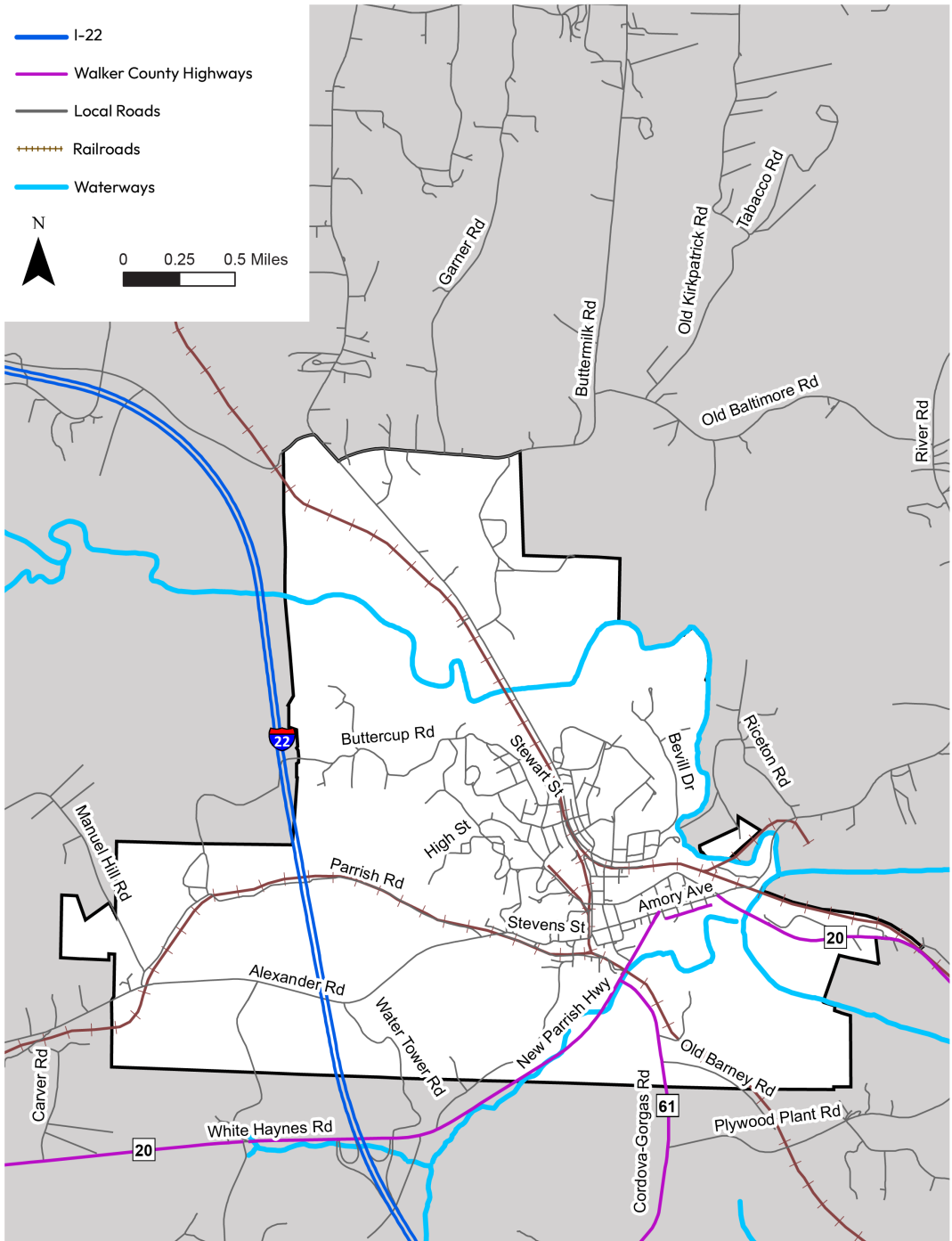
Key Findings

- Driving is the predominant form of transportation
- Limited connectivity outside of downtown
- Few sidewalks, bicycle facilities, and trails
- Transportation facilities (rail, water, highway) have influenced industrial and commercial development



Existing Transportation Network by Roadway Jurisdiction

- Municipal jurisdiction (local roads) = 39.8 miles of roadway
- Walker County jurisdiction (county highways) = 2.8 miles of roadway
- ALDOT jurisdiction (I-22) = 2.2 miles of roadway



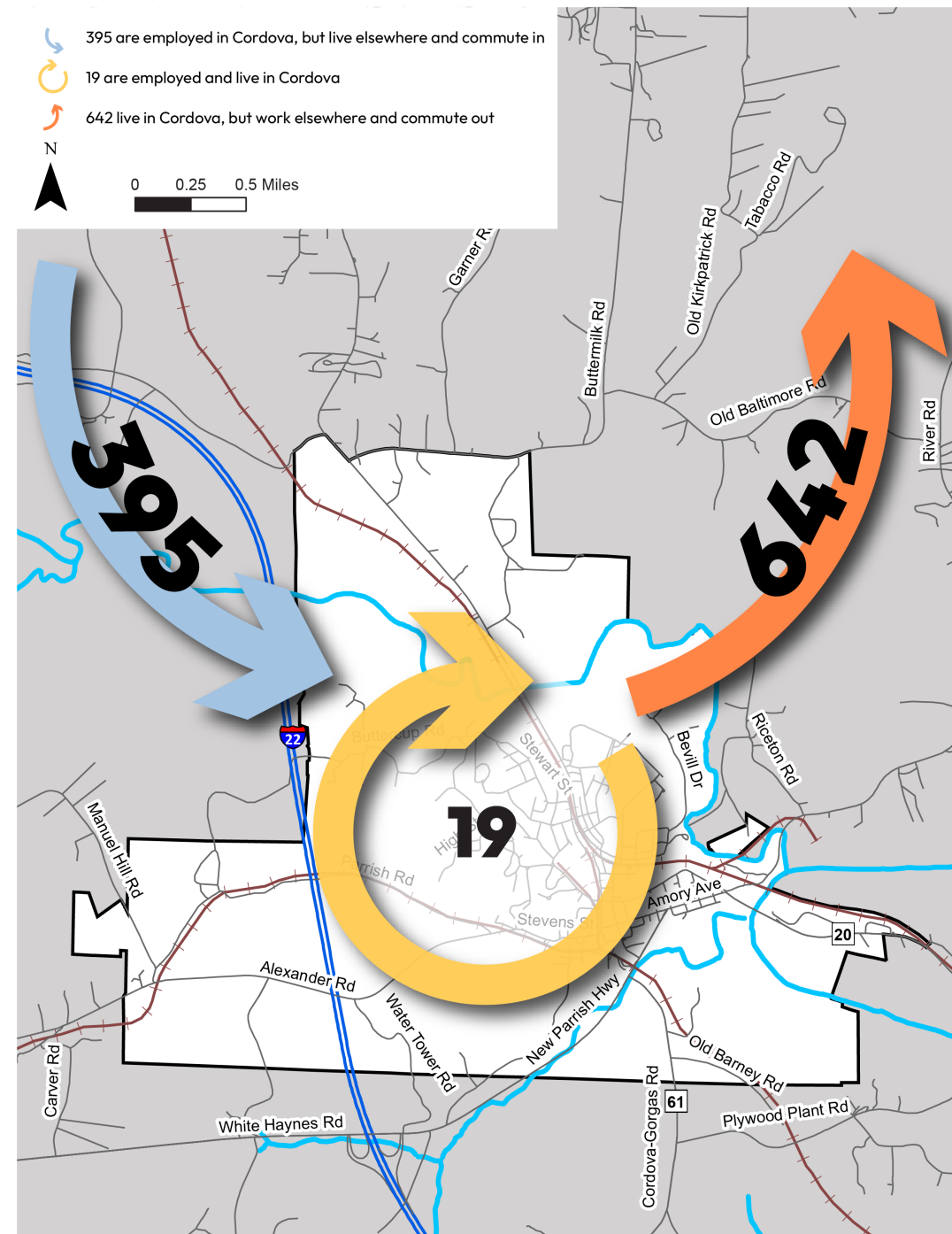
Inflow & Outflow

 **395** people work in Cordova but live elsewhere and commute in

 **19** people live and work in Cordova

 **642** people live in Cordova, but work elsewhere and commute out

**Average travel time to work for Cordova residents:
29.3 minutes**

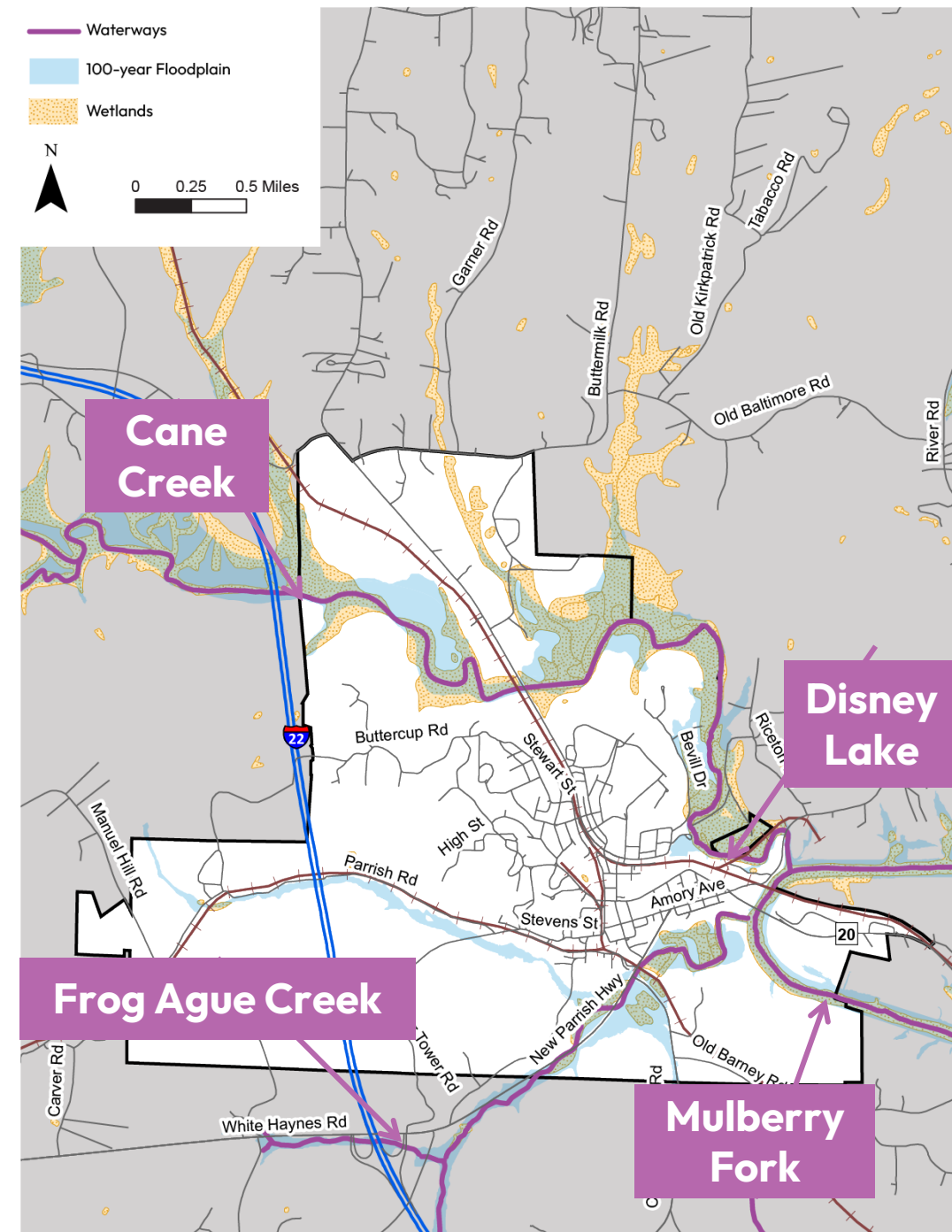


A scenic view of a rocky cliffside covered in lush green trees, overlooking a body of water. The word "Environment" is overlaid in large white text.

Environment

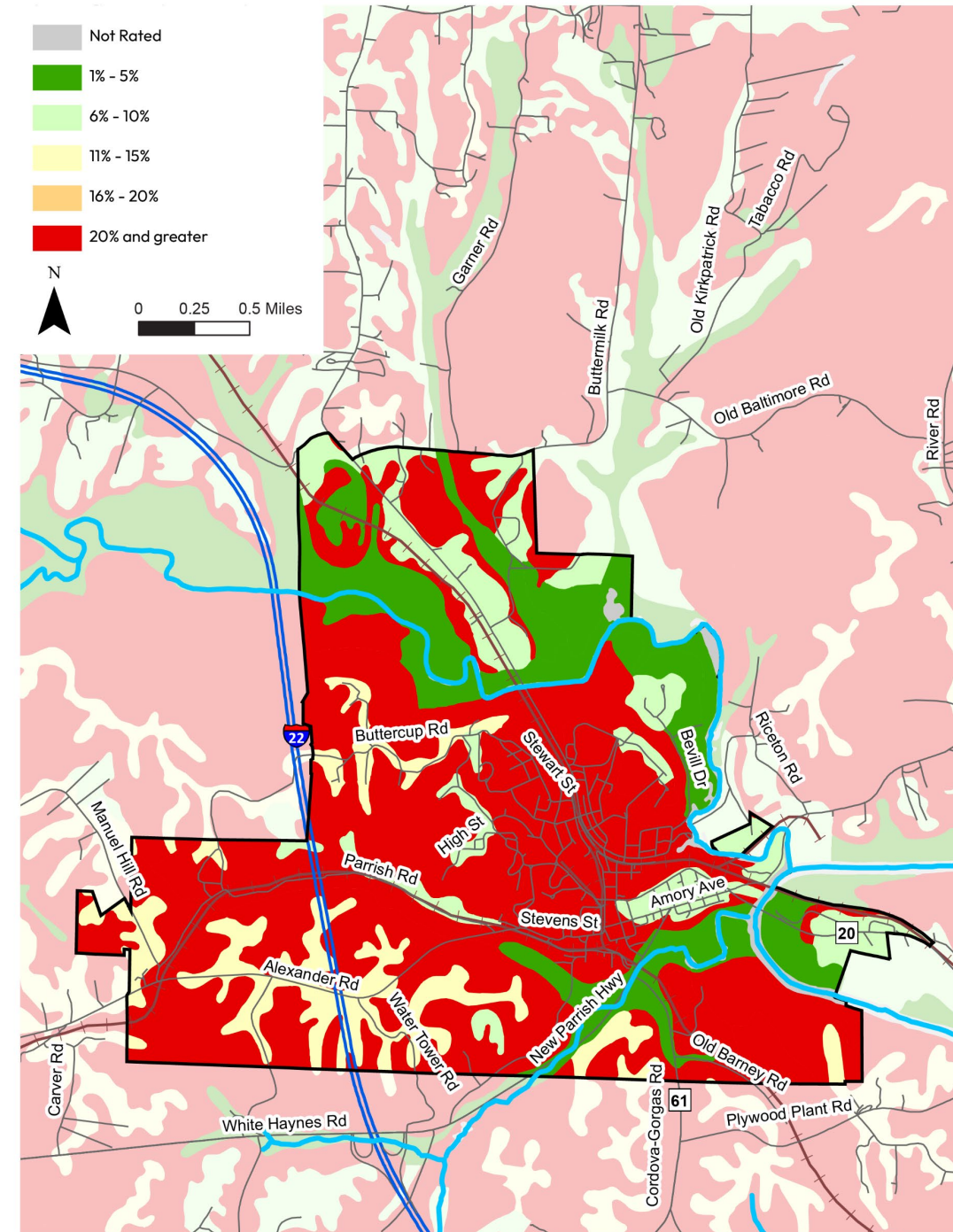
Hydrology

- The Mulberry Fork of the Black Warrior River runs to the east side of the city limits
- Cane Creek, including Disney Lake, and Frog Ague Creek flow into the Mulberry Fork from the northwest and southwest



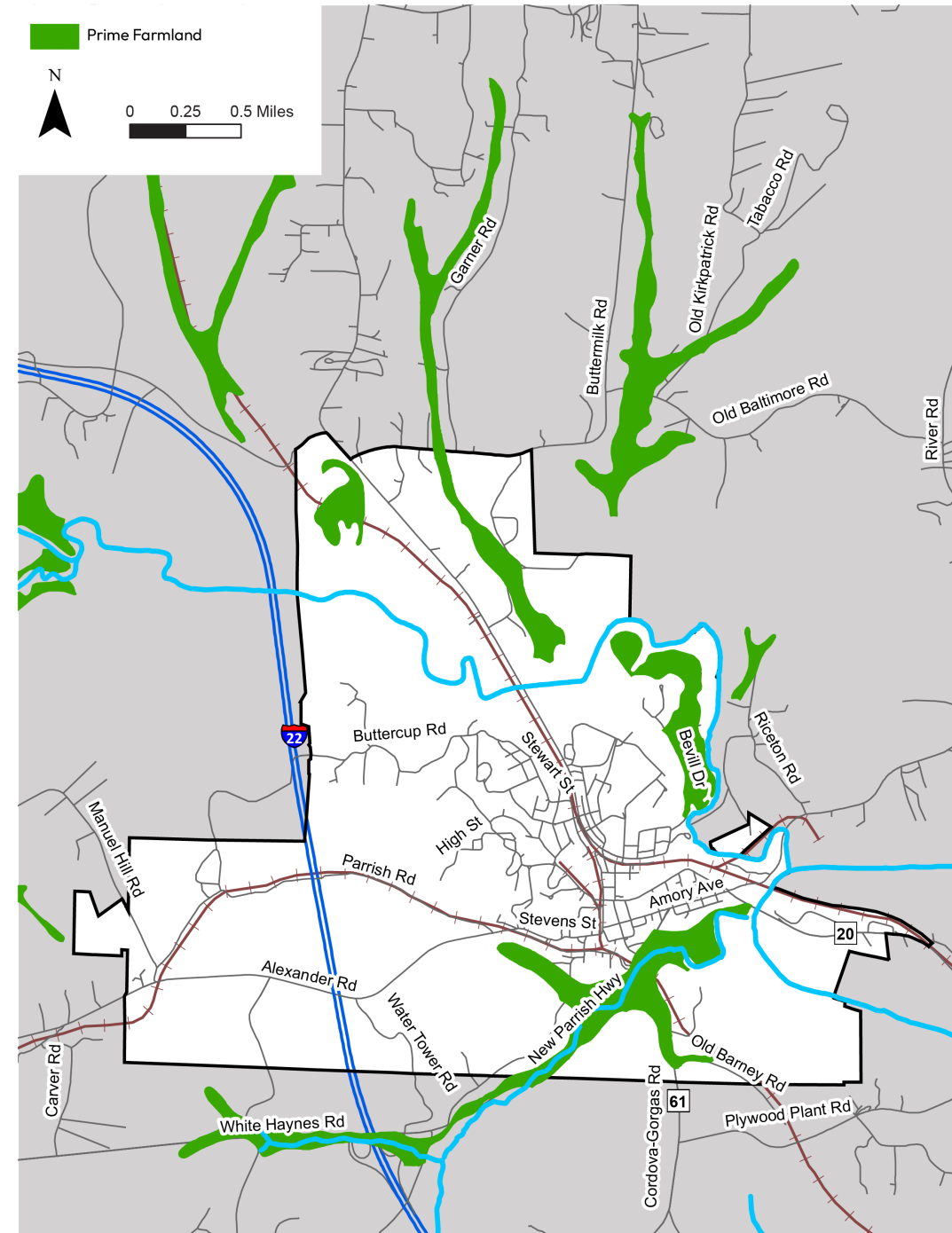
Slopes

- Cordova has a large land coverage of soils associated with slopes greater than 20%
- The areas with the least amount of slope are along waterways and in the floodplain
- In general, slopes less than 15% are considered prime for development



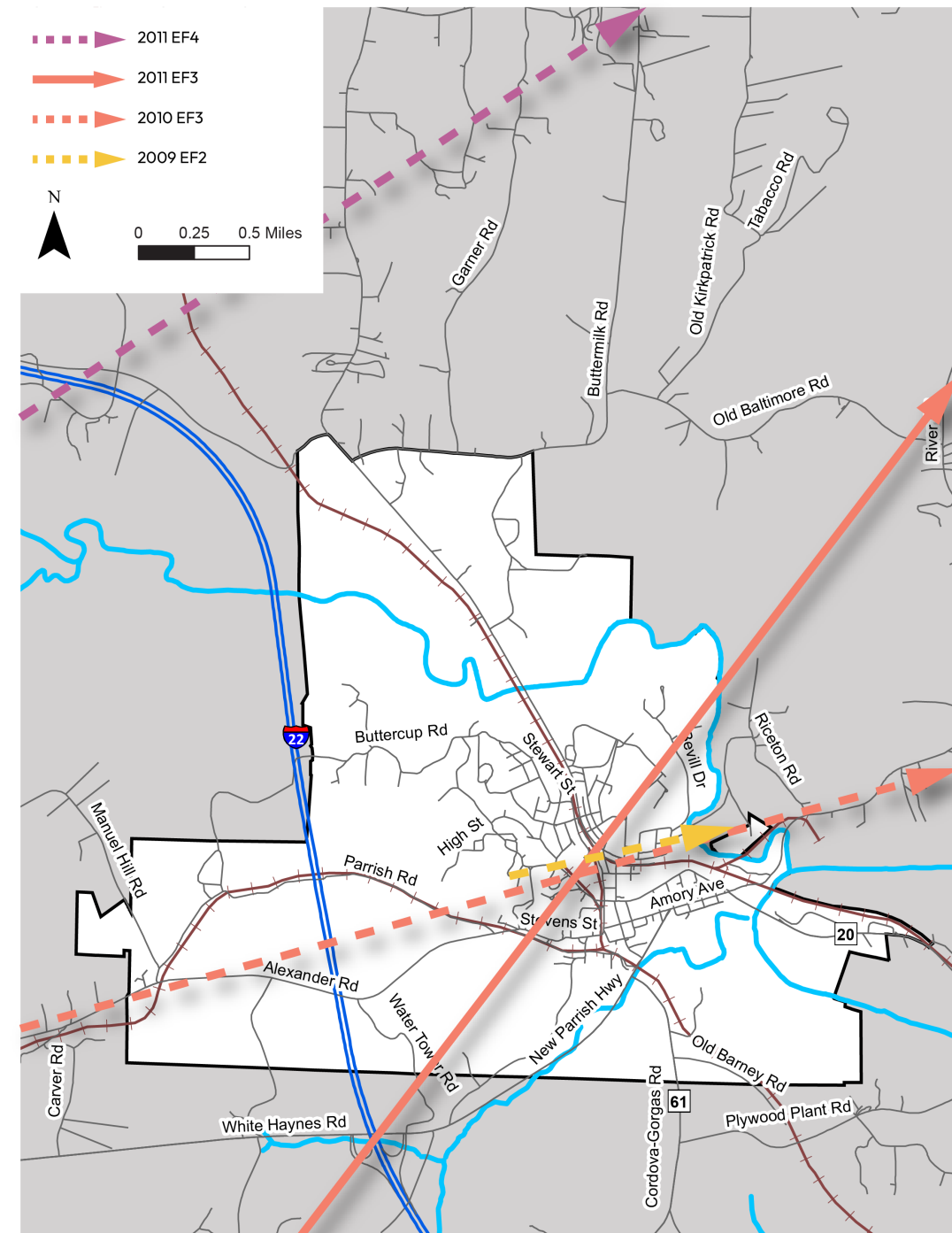
Prime Farmland

- Areas of prime farmland exist along the southern and northern edges of the city limits
- These are lands that have historically benefited from intermittent flooding



Tornado Tracks

- The April 2011 EF3 tornado swept across Downtown Cordova, which had already seen tornados in 2009 and 2010
- As a result, homes, businesses and infrastructure were affected
- Some businesses did not return and vacancies persist



An aerial photograph of a community sports facility at dusk. The scene is illuminated by stadium lights, casting a warm glow on the green field and the bleachers. A large crowd of spectators is seated in the bleachers, and several groups of people are visible on the field. The facility is surrounded by a parking lot filled with cars and a large building with a blue roof. In the background, a dense forest is visible under a colorful sunset sky with orange, pink, and blue hues. The overall atmosphere is one of a community event taking place in a well-maintained outdoor setting.

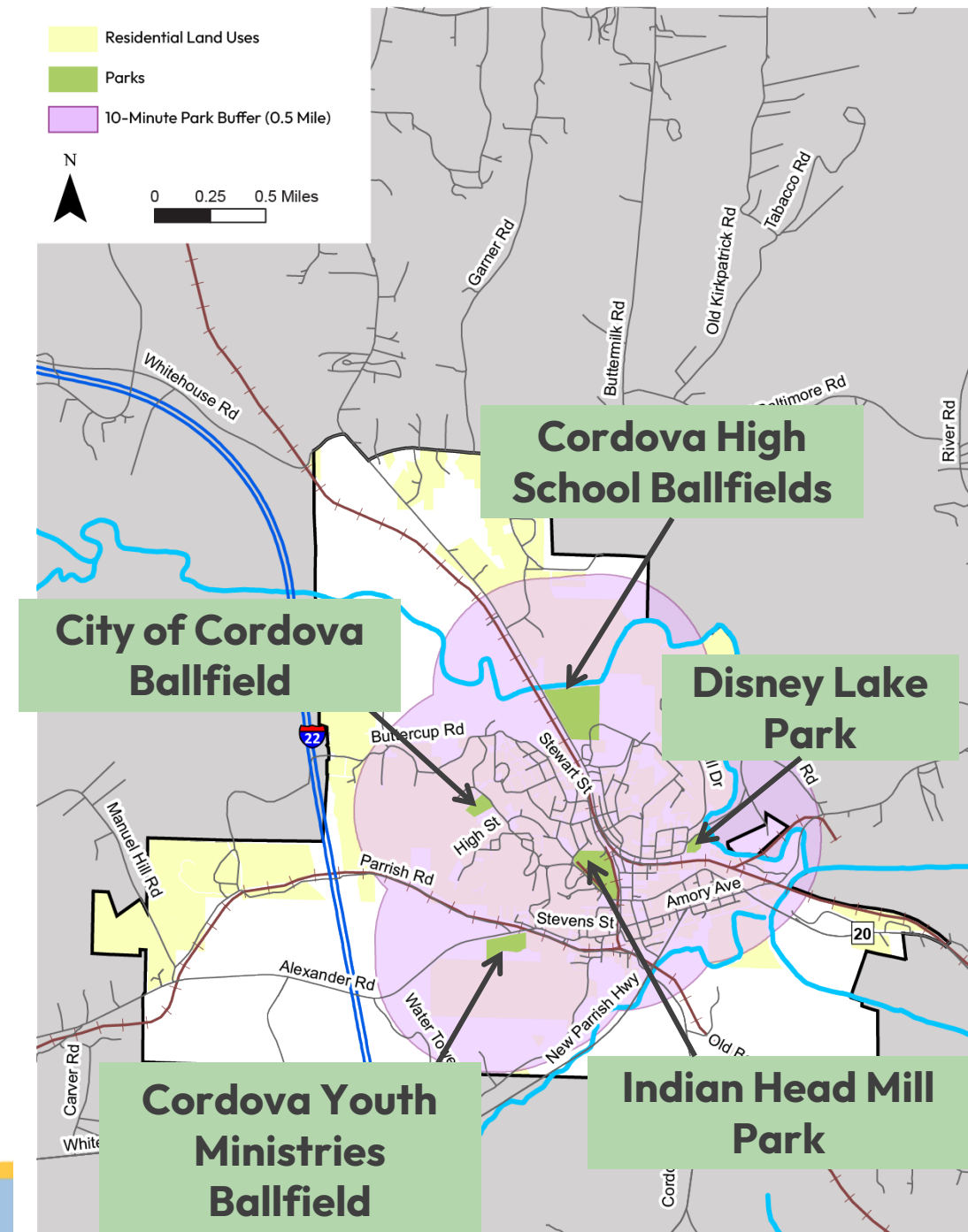
Community Facilities

Parks & Open Space

The City of Cordova is home to several parks and sports fields, including:

- Indian Head Mill Park
- Disney Lake Park
- Cordova High School Ballfields
- City of Cordova Ballfield
- Cordova Youth Ministries Ballfield

1,115 residential parcels are currently within a 10-minute walk (or 1/2 mile) of a park



Community Facilities

- Cordova's City Hall and Police Department are collocated with the Water and Gas Board on Main Street. The Fire Department and Senior Center are located nearby.
- Three public schools (Cordova Elementary, Bankhead Middle, and Cordova High Schools) are clustered together
- There are two water (or boat launch) access points: one to Disney Lake along Mulberry Fork and one along Cane Creek

