

2009 – 2030

Preliminary housing needs analysis

May 2009 draft

 Metro | *People places. Open spaces.*

2009 Medium 2040 Forecast Preliminary Housing Needs Analysis

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Disclaimer

The following report is a draft that does not reflect any policy or opinion of the Metro Council or staff. The report is based on three MetroScope modeling scenarios that reflect technical staff assessments of a continuation of past government policies and existing guidelines. The MetroScope modeling scenarios and assessment of their results in no way assume any policies that the Metro Council may adopt. Assessments, data analyses, evaluations, data presentations, opinions, omissions, mistakes and errors in this draft report are entirely those of the report's author.

Housing Needs – What is it?

The “Housing Needs Report” intends to satisfy the requirements in State Law as part of the Urban Growth Report. Specifically, it contains data required in ORS 197.296 and ORS 197.303¹ that depict the past performance of housing development and estimate the impacts of future housing development in regard to location and housing affordability for various demographic groups. Not parenthetically, the present draft also informs the public and Council on the expected outcomes for the region should we maintain the legacy policies embedded in the medium 2040 forecast scenario.

Report Subject Areas – What We Cover.

The report contains the following major sections – discussion of housing supply and demand factors, an assessment of recent historical trends in regard to redevelopment, housing prices, housing sizes, lot sizes, housing type mix and other associated data, an examination of future forecasts of housing output examining such factors as housing type, location and cost components and finally an assessment of future housing by location, demography and affordability. The report also contains an extensive appendix displaying the detailed data tables necessary to satisfy legal requirements and provide sufficient policy information to the public and Council.

¹ These requirements carry out Goal 10: Housing and are specifically implemented in OAR 660-07-0000 (Metropolitan Housing) and OAR 660-08-0000 (Interpretation of Goal 10 housing).

Differences with Urban Growth Report (UGR)

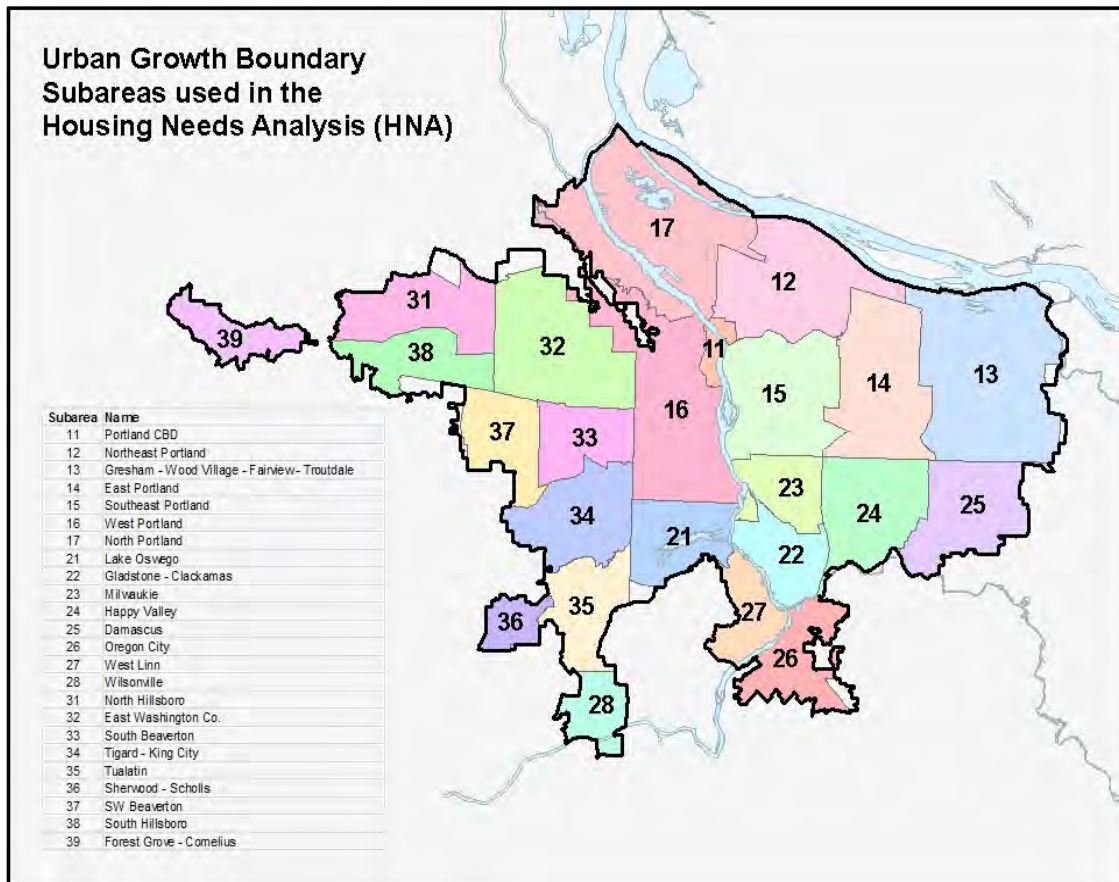
It is very important to understand that the preliminary Housing Needs Analysis (HNA) has a different basis and intent than the Urban Growth Report. Unlike the UGR the estimates of the Housing Needs Analysis are based on model simulations through the year 2040. The model simulations attempt to replicate the policies implicit and explicit within the preliminary UGR. One of the primary assumptions of these scenarios is that approximately 35,000 acres are added to the UGB between 2005 and 2040. This rate of expansion would be roughly in keeping with past trends. Outcomes noted in the HNA incorporate that assumption. Also for purposes of clarity and exposition with rare exception we have used the medium forecast rather than the low and high forecast. For a few critical areas such as price effects and estimates of cost burdened households we have used all 3 forecasts and the UGR forecast year of 2030. For most everything else we have used only the medium forecast and the 2005 – 2040 model simulation period.

Significantly, the preliminary Housing Needs Analysis intends to stimulate a more extensive policy discussion than is possible with the traditional UGR that is required to meet existing administrative and legal requirements. Consequently, we have included a wide range of historical and national data that are relevant to the outcomes portrayed in the medium 2040 forecast. We also calculate a wide range of housing, transportation and infrastructure costs by housing type and discuss issues associated with household income and expenditure data.

Model Geography of the HNA

The medium 2040 forecast results we summarize in a large set of charts that divide the geography of the 7 County economic region² into 2 units – HNA areas (Housing Needs Analysis areas) and other areas. The Map below depicts the individual HNA areas by name and number. The detailed Exhibits in the data appendix use numbers rather than name to save space and make visual scanning faster. Keep in mind that Clark County, Columbia County, Yamhill County, North Marion County and future UGB expansion areas are shown as grey on the map and listed as “999” – other areas in the report.

² The 7 County economic region includes all of Washington, Clackamas, Multnomah, Columbia and Clark Counties. It includes most of Yamhill County and northern Marion County.



Salient Assumptions of the Medium 2040 Forecast

Much of the data contained in the report is generated from a MetroScope run incorporating the assumptions of the medium 2040 forecast. Three assumptions are particularly noteworthy in interpreting the results we report in the study. These three assumptions are:

1. Nearly 35,000 acres are added to the urban growth boundary (UGB) using the current interpretation of State guidelines for UGB expansion areas.
2. Infrastructure services to vacant green field sites are delayed in accordance with the patterns displayed for financing and servicing land over the last 10 years.
3. Levels of production incentives for high demand but difficult to supply locations and housing types in moderate to high density areas are limited to existing urban renewal areas and at levels commensurate with existing government capabilities.

The upshot of these assumptions is that land only slowly becomes useable to the housing market and that for several locations and housing types demand far exceeds supply. The way the market deals with lack of supply and excess of demand is to raise price. An increase in price encourages an increase in

supply and rations demand toward locations and housing types away from high demand areas. Chart 1 below depicts the price outcome of this mechanism as it applies to the medium 2040 forecast.

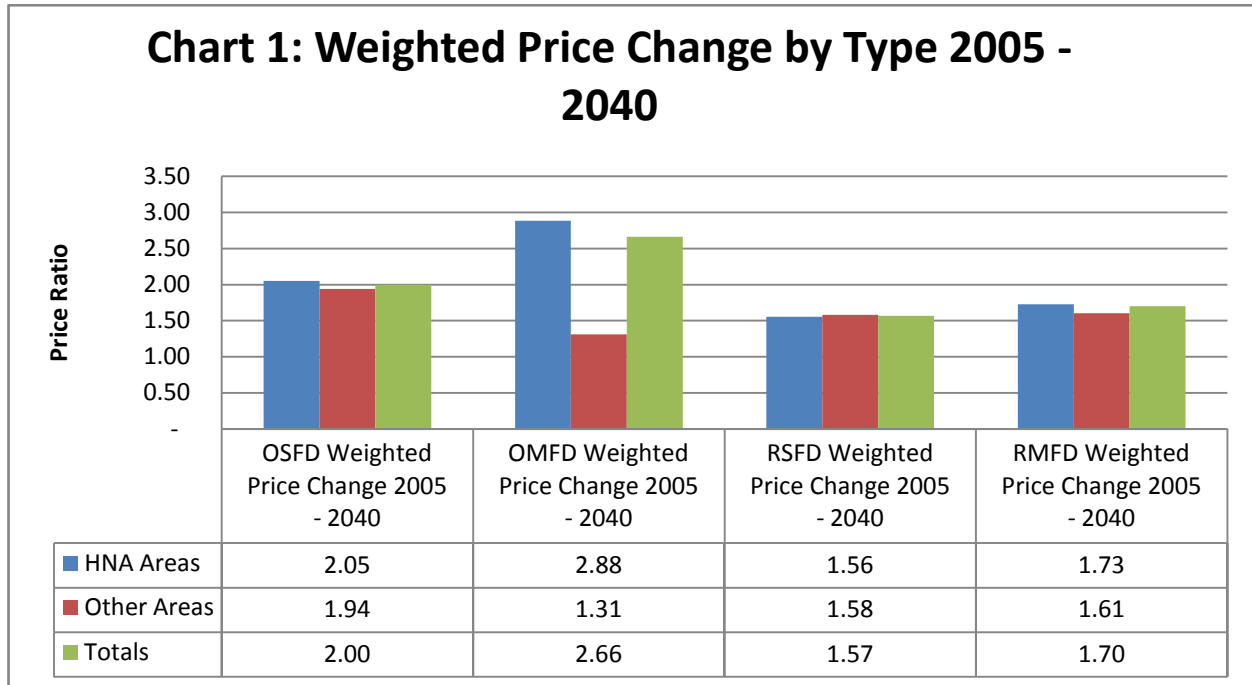


Figure 1 - Prices increase the most for owner occupied multi-family dwellings

From Chart 1 we discern that price ratios, particularly for owner multi-family products within Housing Needs Areas (HNA)³, are fairly high. The ramifications of the 3 assumptions listed above will echo throughout the data resulting from the medium 2040 forecast. For most readers unfamiliar with our housing notation conventions, OSFD is owner occupied single family; OMFD is owner occupied multi-family (condo); RSFD is renter occupied single family and RMFD is renter occupied multi-family (apartment).

Low and High Growth Scenario Effects on Housing Price Indices

At this juncture we would be remiss not to report the effects of the low growth and high growth assumptions on prices. For the low growth forecast price changes are approximately 18% below those depicted above for single family housing and 14% below the medium forecast for multi-family. For the high growth forecast single family price changes are 22% higher and for multi-family price changes are 18% higher than the medium growth forecast. Essentially the rate of growth assumption shifts housing prices over a 30 – 40% range by 2040. Given the slow response of infrastructure provision and low level of producer incentives assumed for the preliminary Housing Needs Analysis (HNA) and preliminary

³ Housing Needs Areas are the approximate jurisdictional boundaries for Metro areas within the present UGB. The MetroScope coverage area extends beyond these to include Clark, Columbia, Yamhill and N. Marion Counties. Areas outside the Metro UGB area we label as Other Areas. Map 12 at the beginning and end of the narrative shows the 24 HNA areas within the present UGB.

Urban Growth Report (UGR), the region has lower price increases with low growth than with high growth.

Housing Demand and Supply

The term “housing need” though used in the planning and legal literature has no useable definition for purposes of analysis and evaluation. We replace the term with the analytically useable concepts of housing demand and supply. We express the housing demand decision as a tradeoff a particular household makes in terms of combinations of four factors. These factors are:

1. Housing attributes including house and lot size
2. Neighborhood amenities of the house location
3. Access to work, shopping, etc.
4. Price of house

It is fair to say that, given unlimited resources, most of us would select more space in the best neighborhood within walking distance to work at a very low price. In reality, almost everyone examines their household finances, confronts the reality of market prices and settles for a location further from work, in a smaller house and in a more modest neighborhood for a home price they can afford.

Similarly, housing suppliers (subdivision developers and home builders) would like to provide the type of housing people want in the locations that people would like to have it. However, suppliers too, must take account of the limits on their practical ability to provide housing. Among these are:

1. Availability of serviced land
2. Gravity and economies of scale – Buildings with more stories are more expensive on a square foot basis and having a large volume of output in one place is cheaper on a square foot basis than having a small volume in many places.
3. Housing production costs compared to what people are willing to pay for housing.
4. Governmental regulations on development densities and standards

Like many potential home buyers, builders are oftentimes faced with trading off a preferred building location for locations and housing types that are easier and cheaper.

Demographics

The planning housing literature that deals with the role of demographics in structuring future housing demand is quite extensive. Most everyone is in general agreement that age, household size, income level and the presence of school age children make a contribution to the size, type and location of housing. Moreover, there is general agreement that this demographic structure will be changing

substantially over time. Looked at from a national perspective some authors⁴ have questioned the need for continued reliance on the traditional single family, detached, large lot suburban home. It is with these arguments in mind that we examine our regional level assumptions about demographics. Charts 2 through 5 compare demographics in 2005 with those we forecast to exist in 2040 for the 7 County region. Charts summarizing the same demography for 2030 for the low, medium and high forecasts can be found in the attached data appendix.

Chart 2 indicates that households with no children present will be increasing faster than households with children present. However, both categories display absolute increases.

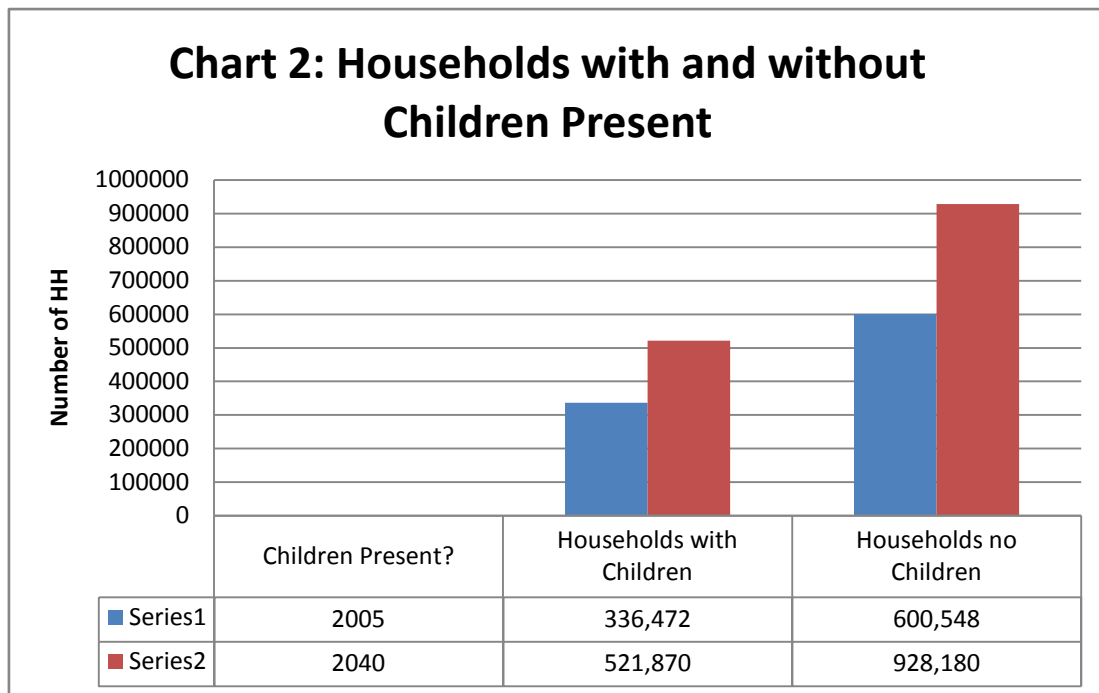


Figure 2- Households with no children increase by over 300,000. Households with children increase by under 200,000.

⁴ Myers, D. & Ryu, S. *Aging Baby Boomers and the Generational Housing Bubble: Foresight and the Mitigation of an Epic Transition*, **Journal of the American Planning Association**, Winter 2008, pp. 17 - 32. Nelson, A.C., *Human Factors in 2050: Population Trends, Growth, and Urbanization*, Powerpoint presentation, (November 2007).

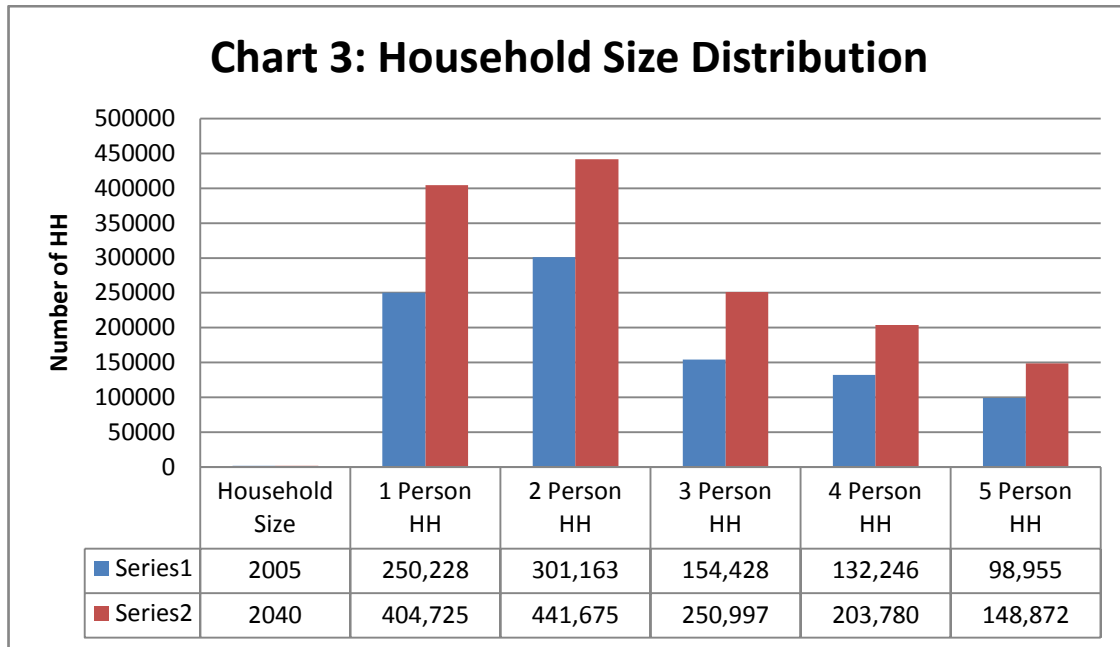


Figure 3- 1 and 2 person households increase the most.

Chart 3 depicts the household size distribution. Again, every category experiences absolute increases, but smaller households have the largest increases in absolute numbers.

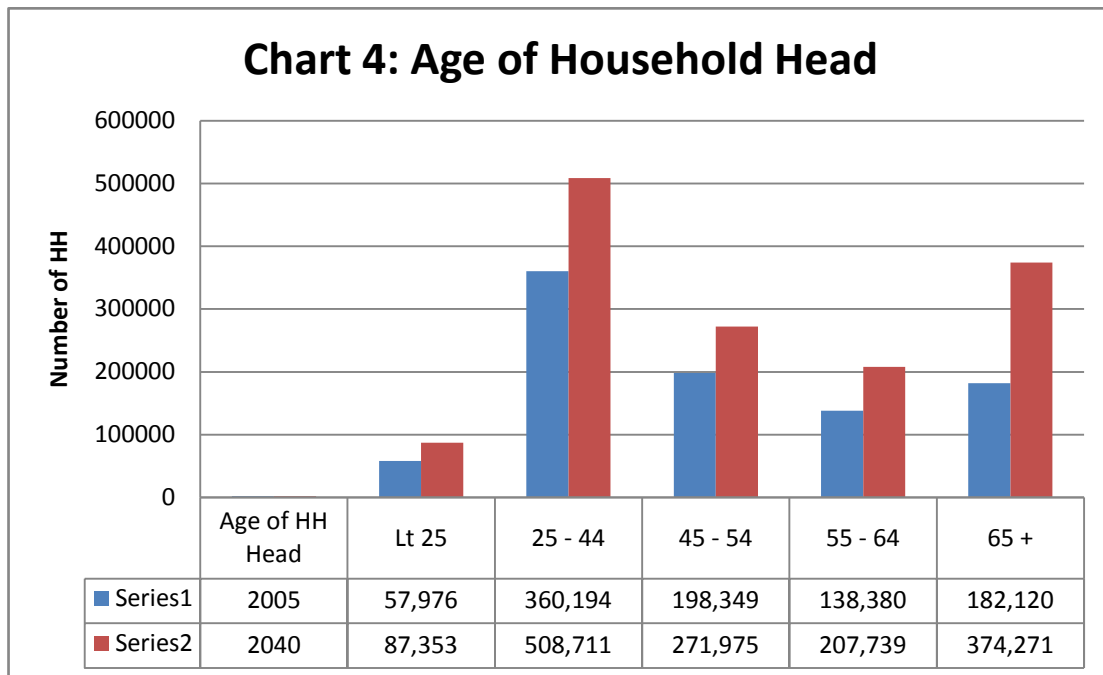


Figure 4 - Plus 65 age households double in number.

Chart 4 similarly indicates that every age group increases, but as expected the oldest age category doubles.

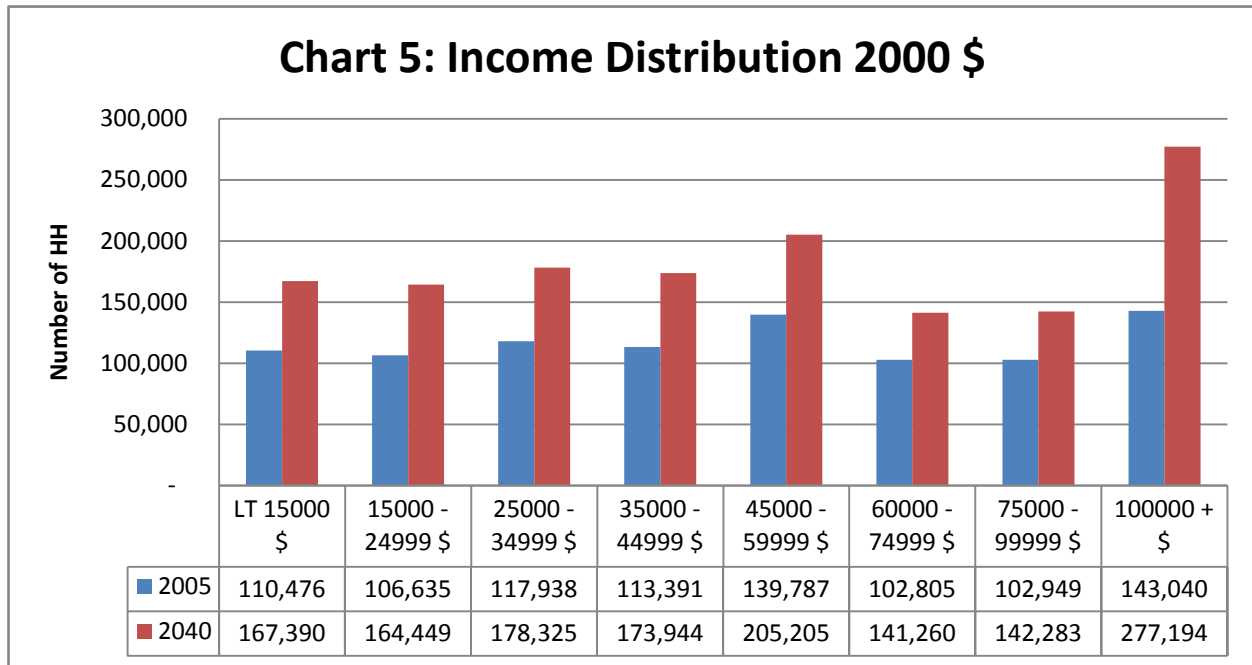


Figure 5- Our assumptions for income keep the 2040 income distribution the same as for 2005 except the highest category.

Chart 5 likewise shows every category increasing. Here, the income distribution reflects our deliberate assumption (given no expert opinion to the contrary) of keeping the distribution as close to the 2005 distribution as possible and still reflecting the modest annual gain in real average household income over the period 2005 – 2040. In effect, this approach produces a proportionate increase in the highest income category while leaving the remaining categories unchanged.

When viewed from the perspective of housing affordability, our household income decision shows only a real gain in income for the highest income bin. For all other income groups an increase in real housing price will result in a higher percentage of income going to housing. We shall revisit this issue when we come to the section on housing affordability and how it should be interpreted.

In regard to overall regional housing demand, Charts 2 through 5 signal that - unless housing preferences change materially on the demand side and production conditions are dramatically altered on the supply side – we can expect increases in housing across all locations and housing types. However, shifts in household size, age, and income suggest fairly dramatic changes in the percentage shares between locations, housing types and density levels.

Housing Preference, Supply Capacity and Infrastructure Sufficiency

Beyond demographics, it is helpful to discuss changes in housing preference on the demand side and provide data on present regional supply capacity as well as examine issues of infrastructure sufficiency.

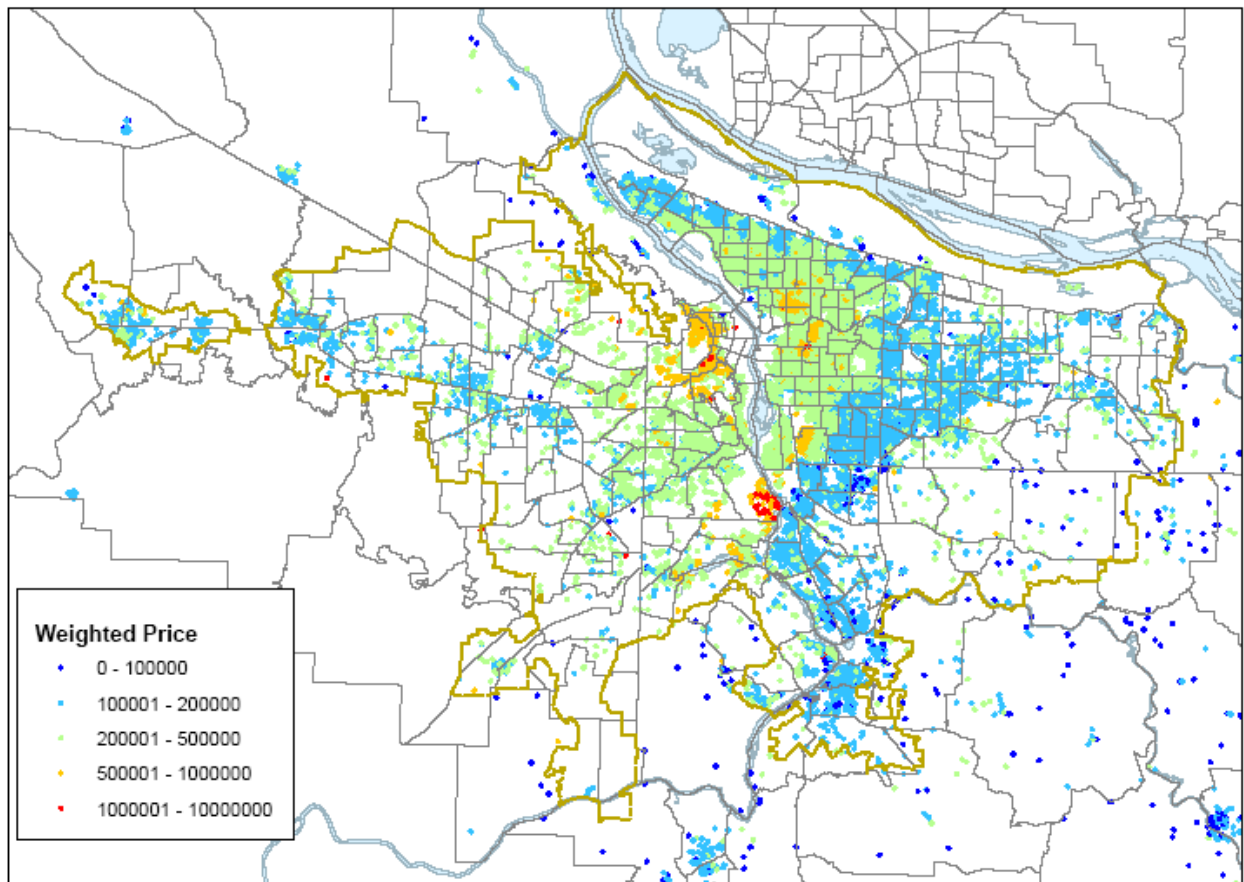
Implicit in our discussion to this point is that each segment of our demography evaluates differently the attributes of housing, access, neighborhood and housing cost. Measuring how each group does this we refer to as housing preference. Necessarily, to maintain credibility and professional standards we are required to look backwards at past behavior to determine how each demographic group evaluates their housing preferences.⁵ A just criticism of the required approach is that we cannot incorporate changes that may occur in housing preferences.

In order to be sensitive to changing preferences, in the late 90's the Metro Economic and Land Use Forecasting Unit has periodically measured and analyzed housing demand and supply for refill rates, neighborhood quality, changes in housing output by location and type and single family home prices. Some of these data are required by State Law and we report them in the History section; some of the other data are of interest in the present context of discussing demand and supply. In this manner we continually monitor consumer housing preferences to account for any unexpected changes that may be occurring.

To establish the geographic context of changing housing preferences consider Map 1 below that shows the geographic location of single family housing units constructed prior to 1950. These units are depicted by price range (roughly 2003 \$) from blue (lowest) to red (highest). Underlying the map are several features of note. First, the areas of highest prices coincide with the areas of moderate to high density featuring a traditional urban design while the lowest prices occur in suburban or rural areas with low density. Since this map displays only pre-1950 housing stock, these data taken by themselves are not too meaningful. However, when we combine them with the data summarized in Charts 6 and 7, they reveal a tale of shifting housing preferences.

⁵ Statistically we use what we term "revealed preference" methods to estimate how households weight various housing location and type decisions. As part of the 2009 – 2010 travel survey we also anticipate conducting a "stated preference" analysis that attempts to look ahead and test people's response to new configurations of house type, travel and price.

Weighted Price -- SFR Built Before 1950



Map 1 - Map One indicates the Location and Value of the pre 1950 Housing Stock.

Chart 6 reveals that the pre-1950 housing stock has overtaken the 1950 to 1995 housing stock in median value. From Chart 7 we can observe that most of that increase owes to the stock located in Multnomah County, which is the locus of the traditional neighborhood design and densities. Moreover, though not apparent from the data displayed, the 10.3% per year rate of increase for Multnomah County traditional neighborhood housing is the fastest growing of any regional market segment, including new housing. Housing preferences are indeed shifting toward areas where there exists a higher share of neighborhood and public amenity and a relatively lower share of the traditional post-1950 large lot and large single-family home construction. In sum, we are seeing a shift toward a different balance of private and public goods consumption. To the extent possible, we have incorporated that shift into the way MetroScope represents how each demographic group evaluates housing attributes, access, neighborhood and price when choosing housing tenure (rent vs. own), housing type and location.

Chart 6: Median Sales Price of Pre 1950, 1950 - 1995 and Newly Built SFD Housing by Year

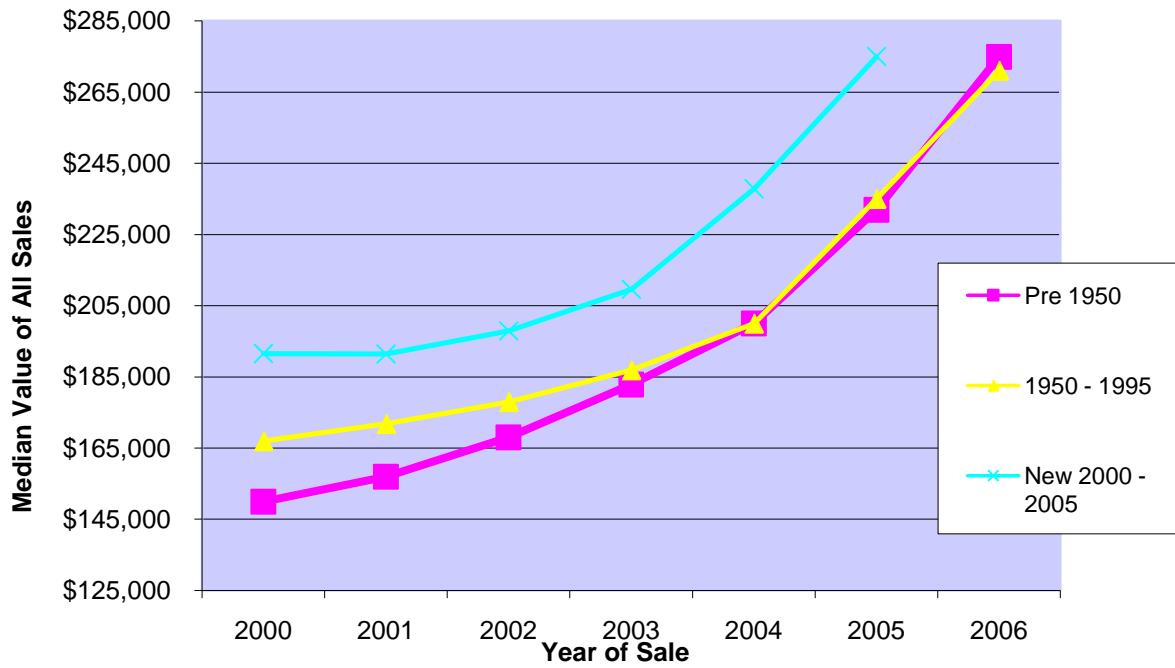


Figure 6 - Chart 6 shows the pre 1950 housing stock to have outpaced the value of 1950 - 1995 housing stock.

Chart 7: Median Sales Prices of Pre 1950 Housing Stock 2000 -2006

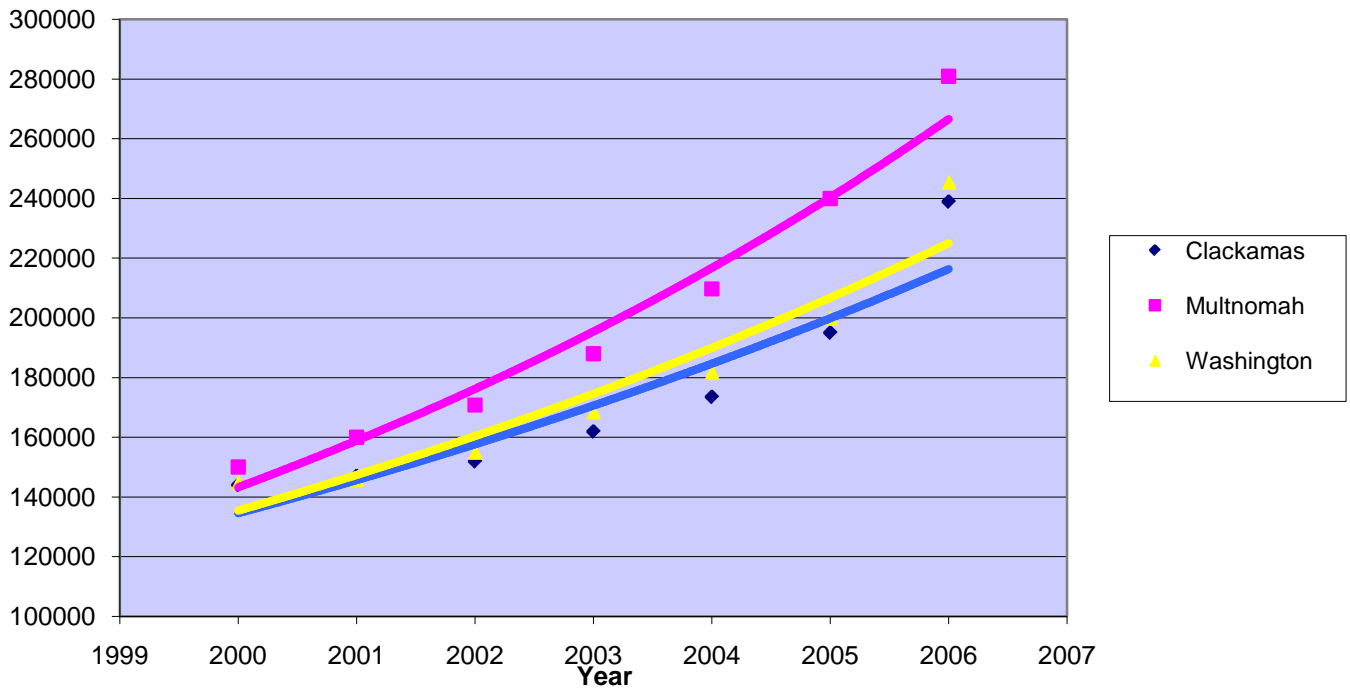


Figure 7 - Chart 7 indicates that the Multnomah County pre 1950 Housing Stock is the region's fastest growing market segment.

As noted earlier, housing producers must decide among another set of constraining realities. Three factors of critical concern to producers that reside in the public realm are statutory capacity (zoning), producer incentives for high demand/hard to serve areas (urban renewal) and infrastructure availability and suitability.

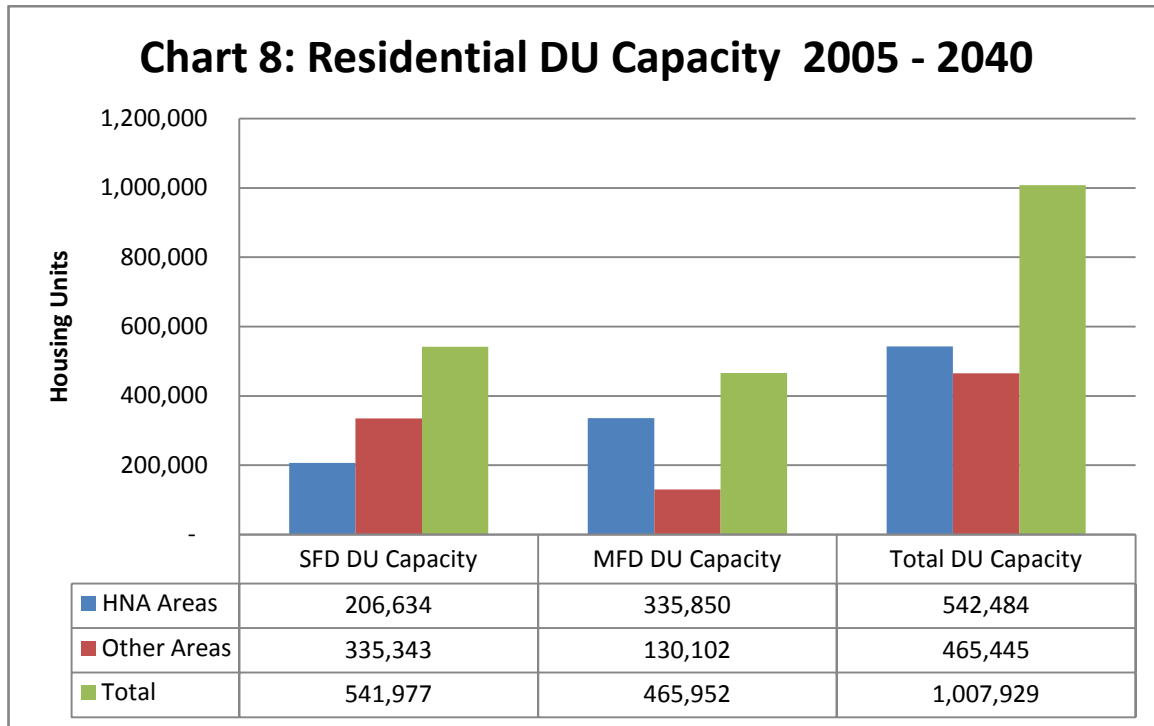


Figure 8 - Vacant, refill and urban renewal capacity over the period 2005 - 2040 exceeds 1 million DU.

Before discussing MetroScope capacity further, we need to differ it from the legally entangled estimate of capacity that is part of the urban growth report (UGR). The UGR includes vacant capacity only and then reduces the demand for vacant land by the number of dwelling units likely to be satisfied by infill and redevelopment (refill). It does not include a capacity estimate for refill nor for urban renewal. Also, the UGR time frame is 20 years; not 35 years. MetroScope capacity on the other hand includes all vacant capacity in the larger economic 7 County region, plus all capacity likely resulting from refill over the next 35 years, plus the capacity likely to be generated from urban renewal efforts.

With that clarification in hand, from Chart 8 we observe that the 7 County economic region creates a dwelling unit capacity over 1 million over the next 35 years (this includes the capacity resulting from the assumed 35,000 acre UGB expansion). Over ½ of that is within HNA areas. We note that the majority of HNA capacity is in the MFD category while the majority of other area capacity falls within the SFD category.

Moving to Chart 9, we observe that over 1/5 of the total MFD capacity created is expected to come from Urban Renewal Areas and should serve high demand but difficult to produce areas. By no coincidence, these areas are also areas with high levels of access and are generally rich in the public services necessary for elderly and low income households.

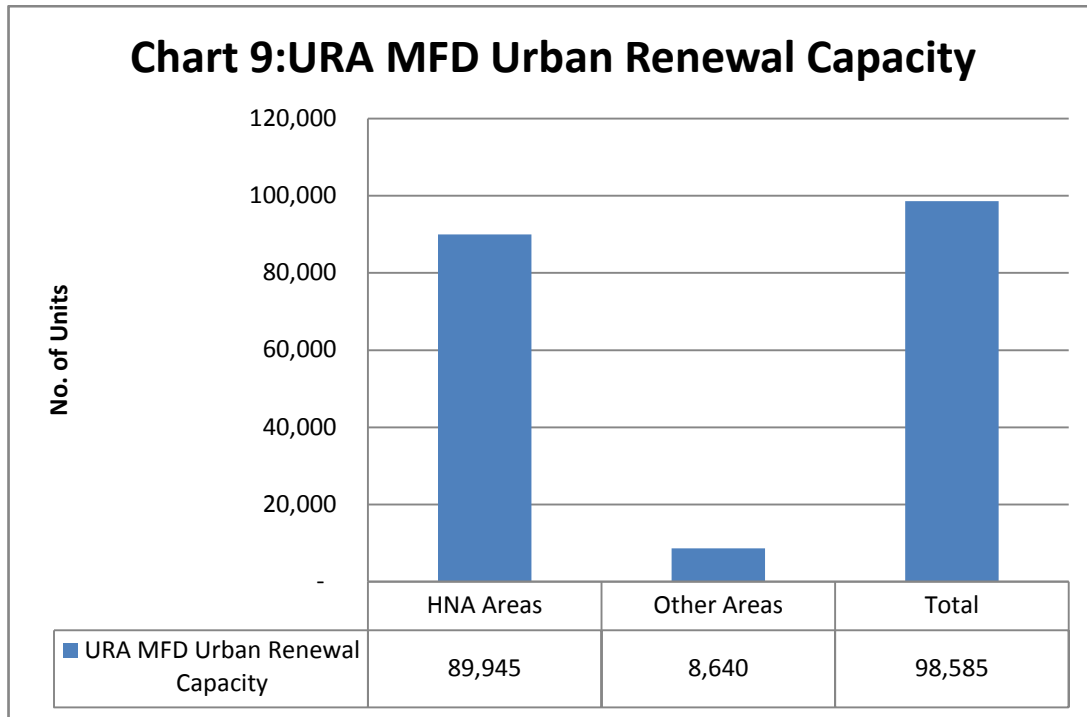


Figure 9- The medium 2040 forecast presumes existing Urban Renewal areas create almost 100,000 MFD DU capacity by 2040

Charts 10 through 13 provide some historical assessment of the state of the national and, by extension, regional infrastructure as well. All four charts point to the same conclusion that investment in public infrastructure has not kept pace over the last 40 years with urban growth. In addition, it is clear in the national data that federal funding has diminished from past levels and that State and Local financial capacity has been increasingly diverted to maintaining the existing capital plant.

Chart 10 emphasizes that particularly after 1980 street and highway funding has materially lagged behind the investment levels of private residential and nonresidential real estate. Chart 11 shows only slow absolute growth in Federal infrastructure spending with the budget share devoted to infrastructure consistently declining. Chart 12 mirrors the Federal data on the State and Local side; maintenance and operations have consumed an ever greater share of the State and Local budget dollar.

Chart 13 merits some special emphasis because it embodies the fiscal outcome of stimulating low density, auto-dependent development without providing a means for financing the resulting infrastructure demand. Here we can see that urban highway capacity is almost constant while use of that capacity continues to increase. At a time when we are building less and less; paradoxically we are making an ever increasing use of the aging capital plant.

For the Metro region in particular, we shall revisit these issues in the context of the affordability assessment of the medium 2040 forecast (Scenario 905). Demography, housing preference, capacity and infrastructure all play a critical role in where and how much households pay for housing and transportation and how much government pays or does not pay for infrastructure.

Chart 10: Chain Weighted Investment Indices (Year 2000 = 100) - Private Res-Nonres Investment Compared to Streets/Highways

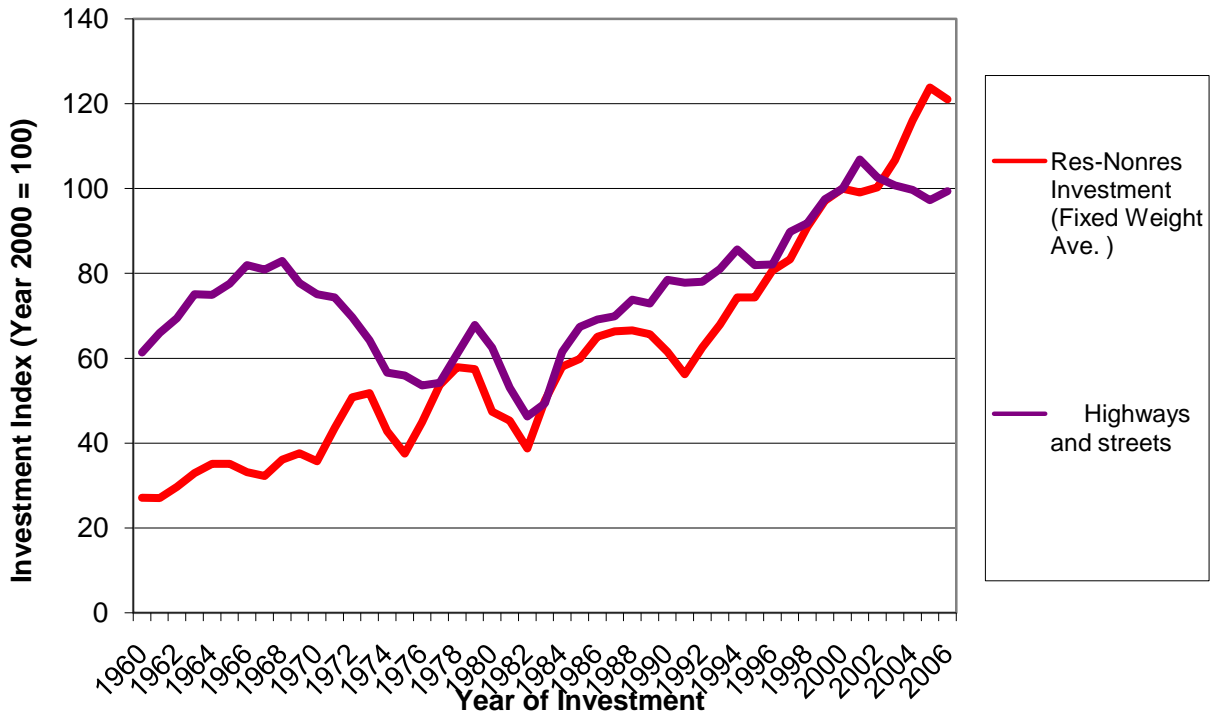


Figure 10 - The share of public infrastructure investment has fallen as the share of private investment has increased since 1960

Chart 11: Federal Capital Spending and Total Spending

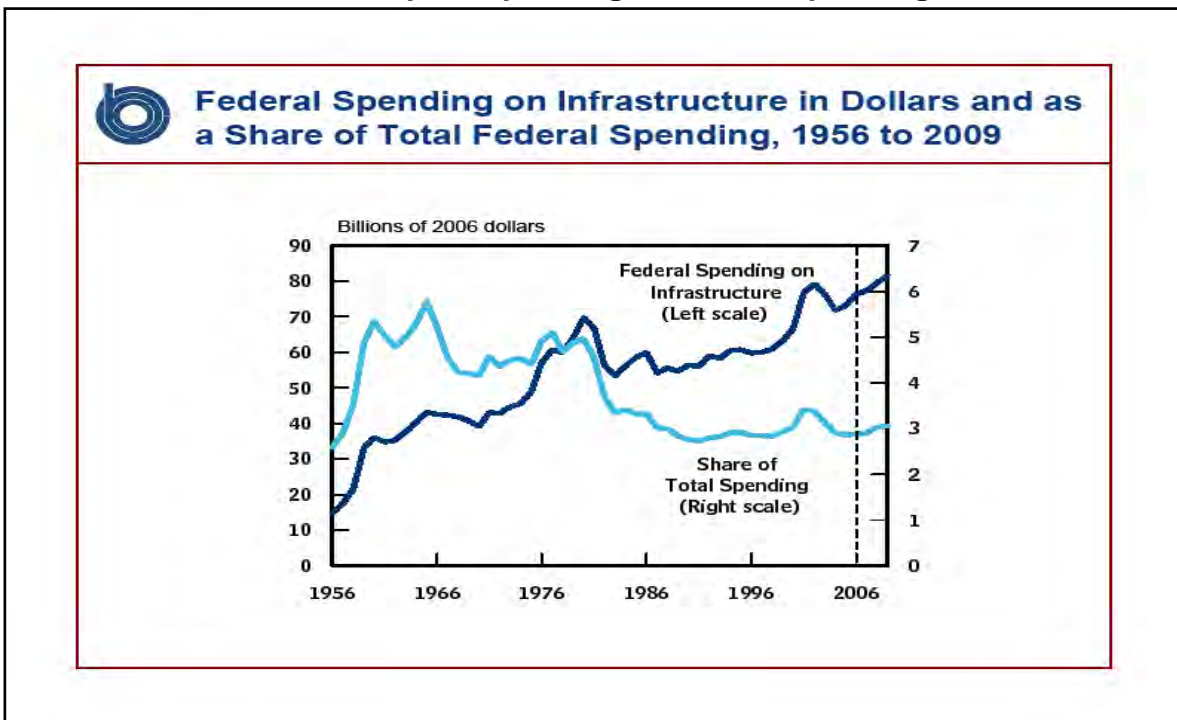


Figure 11 - The infrastructure share of the federal budget has declined since 1980.

Chart 12: Operating and Maintenance Costs Now Dominate State and Local Spending

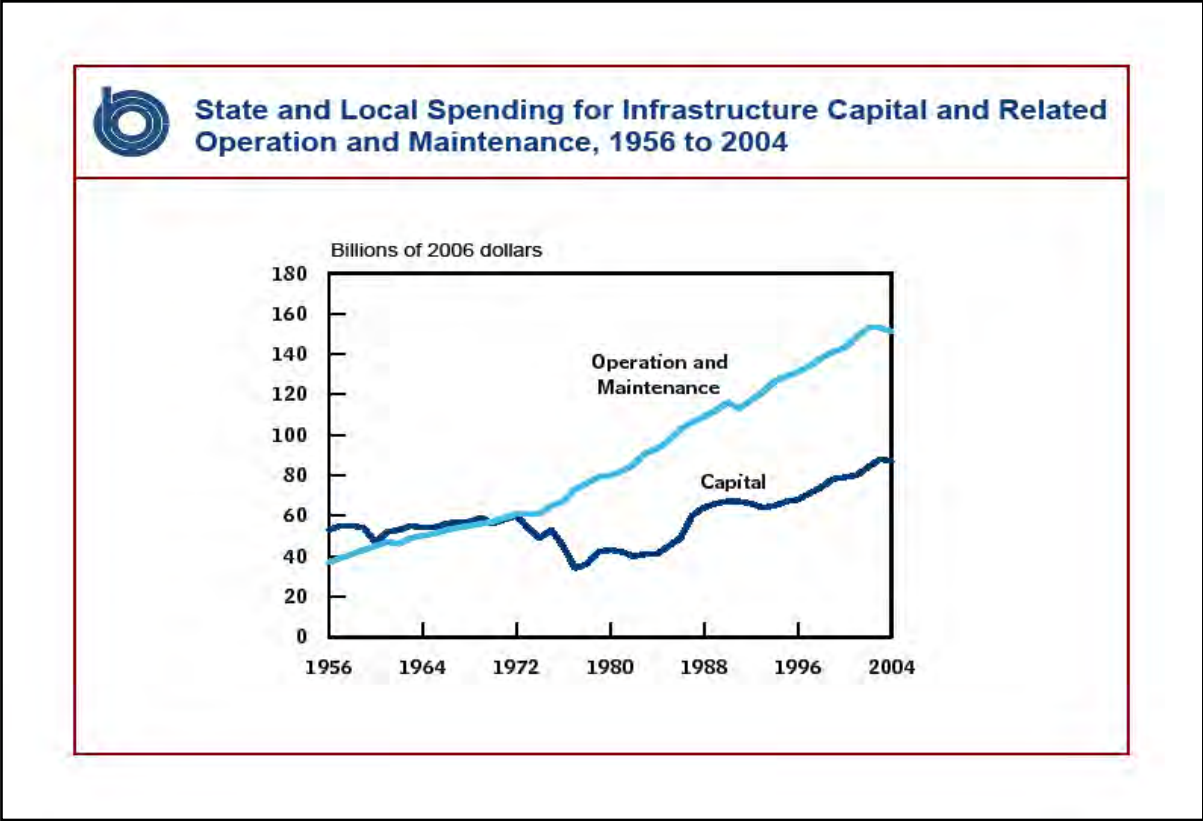


Figure 12 - State and local spending on infrastructure is now dominated by operations and maintenance.

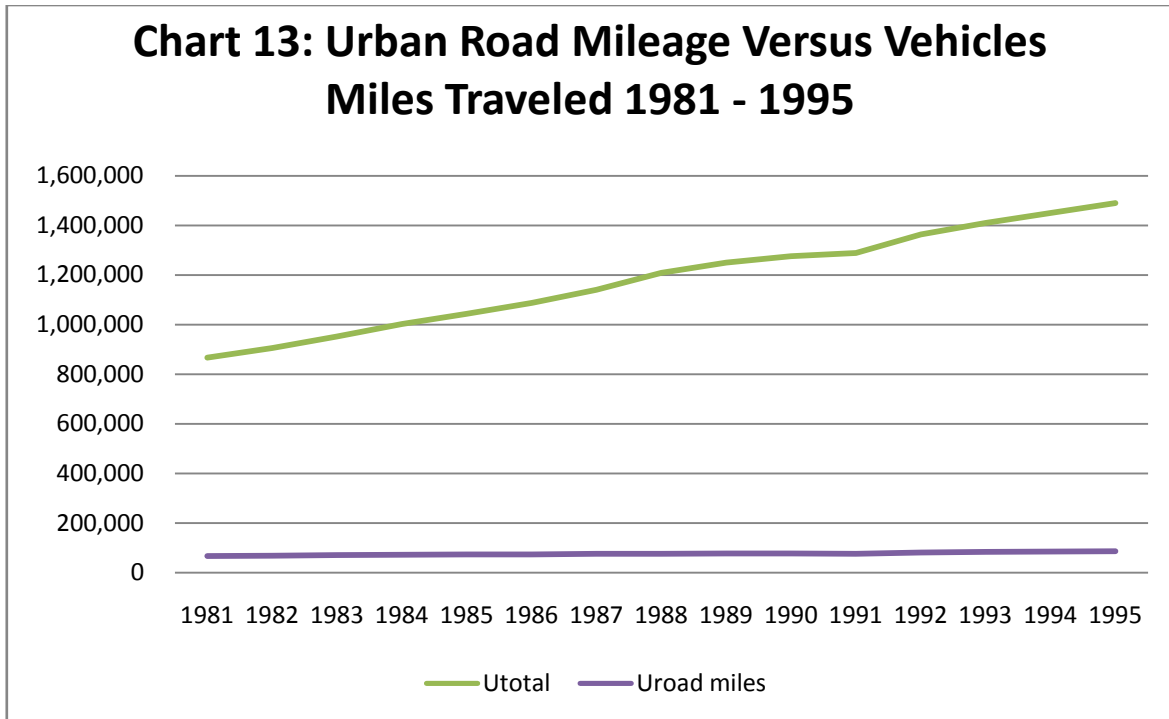


Figure 13 – Nationally, vehicle miles traveled continues to increase while urban road mileage remains almost constant.

History – How are we doing?

The “Housing Needs Study” is required to report 5 years of recent history (or a shorter period if doing so provides more accurate information) for a number of housing development indicators. These are formal requirements that we report in our Detailed Tables Section, attached, as is customary, to the end of the report. Beyond a required rendition of data the historical trends also are able to inform urban growth policy. It is in the context of policy information that we have included some historical data in this section.

Refill – Infill and Redevelopment

Beginning in the late 1990’s, we have been able to exploit the data collection ability of the Metro GIS Regional Land Information System (RLIS) to systematically measure infill and redevelopment which we have shortened to the term “refill”. Refill is defined as the building of housing units on land that Metro already considers developed. Chart 14 displays the refill numbers for the Metro region (economic region within the UGB) for the years 2001 – 2006.

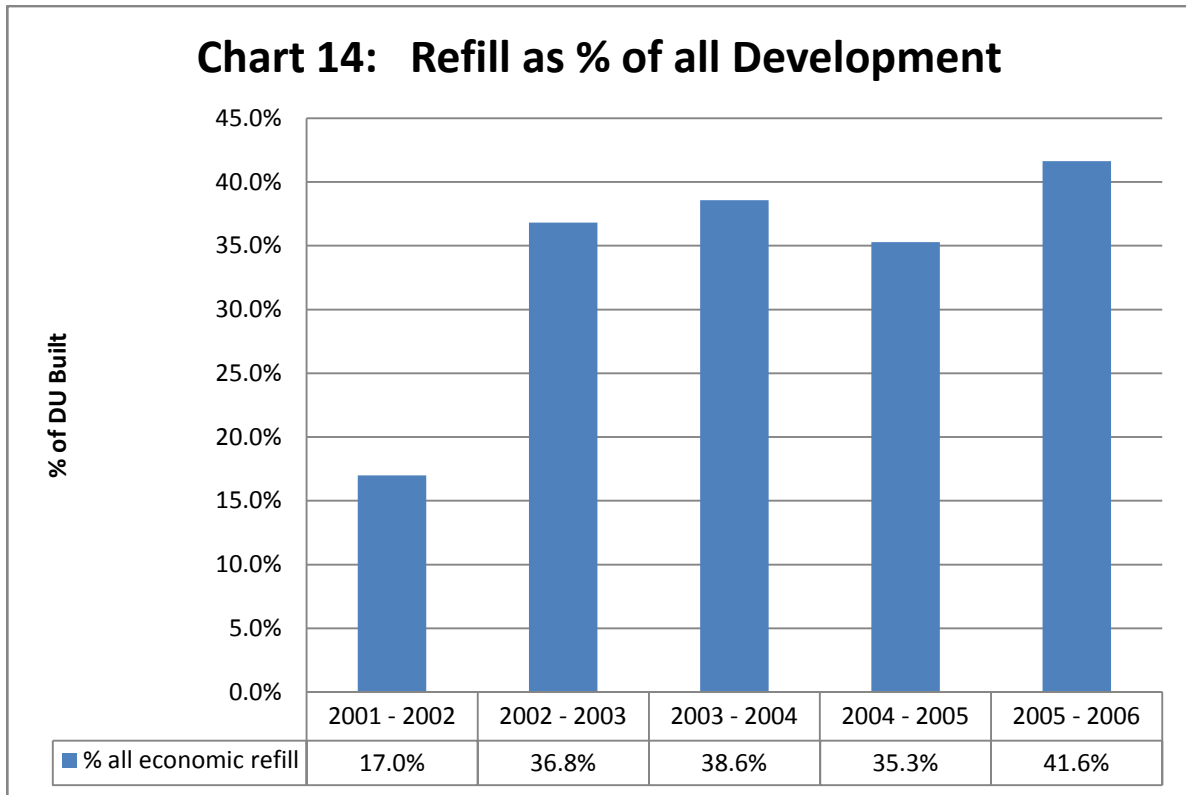


Figure 14 - Refill rates increase with economic activity.

In the chart above, we observe that refill rates ranged from 17 to 42% of all development during the 2001 – 2006 period. Economic theory suggests and empirical data support that during periods of real estate expansion and increasing prices refill rates and densities increase. Just the opposite happens during periods of decline and falling prices. The year 2001 saw relatively little economic growth and was a period of moderate price increases. Beginning in 2002 and continuing through 2006, the region has experienced consistent real estate growth and, at least through 2006, strongly increasing prices.⁶

Since we began performing these measurements in 1997, we have observed an increase from an average of 30% for the 1997 – 2001 period, to an average of 34% for the 2001 – 2006 period. While national secular price trends do play a role in refill, we need to acknowledge that transportation congestion, shifts in demography and changing preference patterns have increased demand (and the prices people are willing to pay) for locations where housing increases must come about as the result of refill (i.e. in existing urban areas).

Chart 15 shows the weighted average lot size for all housing types constructed within the UGB for the period 2001 – 2006.

⁶ At the end of 2008 the region experienced a year over year price decline of about 13% reflecting the national drop in home prices.

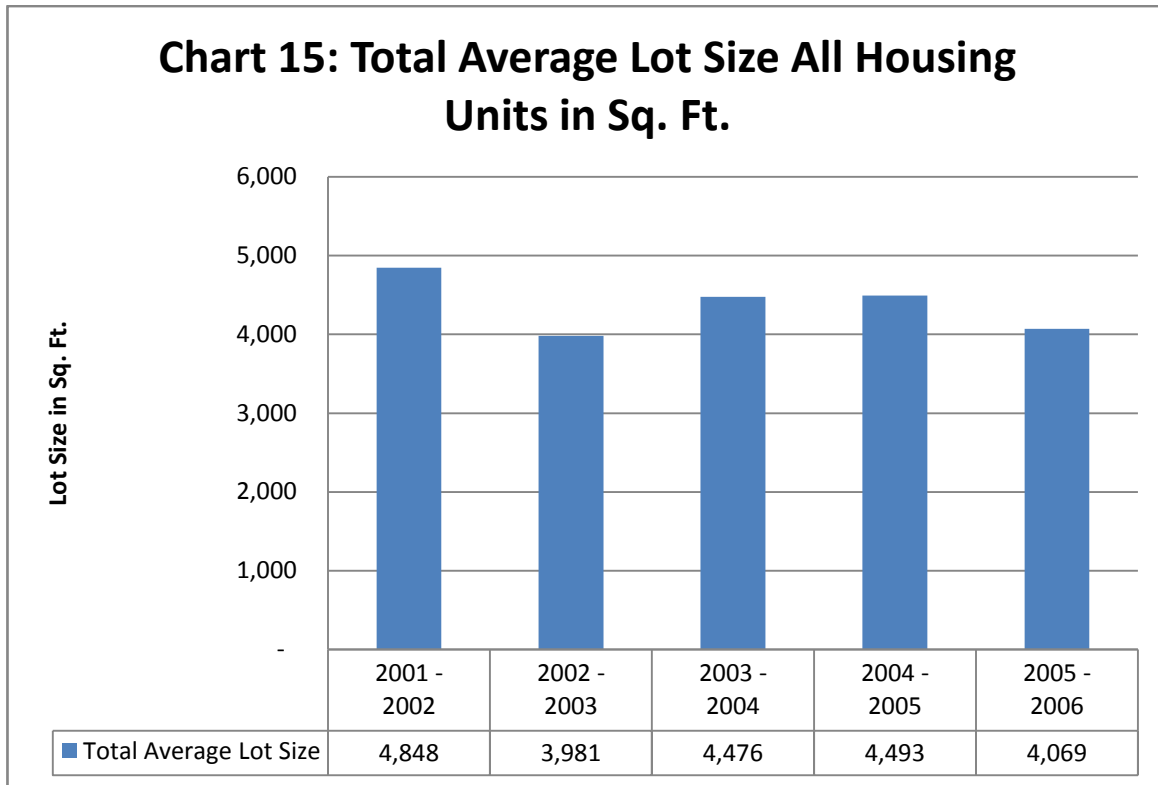


Figure 15 - Housing lot sizes decline with increases in demand and shifts in housing preferences.

In Chart 15, average weighted lot sizes vary from 4000 to 4800 sq. ft., with a weighted average of about 4400 sq. ft. For the period 1997 – 2001, the weighted average lot size for new home construction was 5700 sq. ft. ; so lot sizes continue to decline. The 2005 – 2006 number of 4100 sq. ft. should be kept in mind when we examine lot sizes derived from the medium 2040 forecast model run.

Chart 16 shows the breakdown of housing production between single family detached dwellings and multi-family attached dwellings for the period 2001 – 2006 for the area within the Metro UGB.

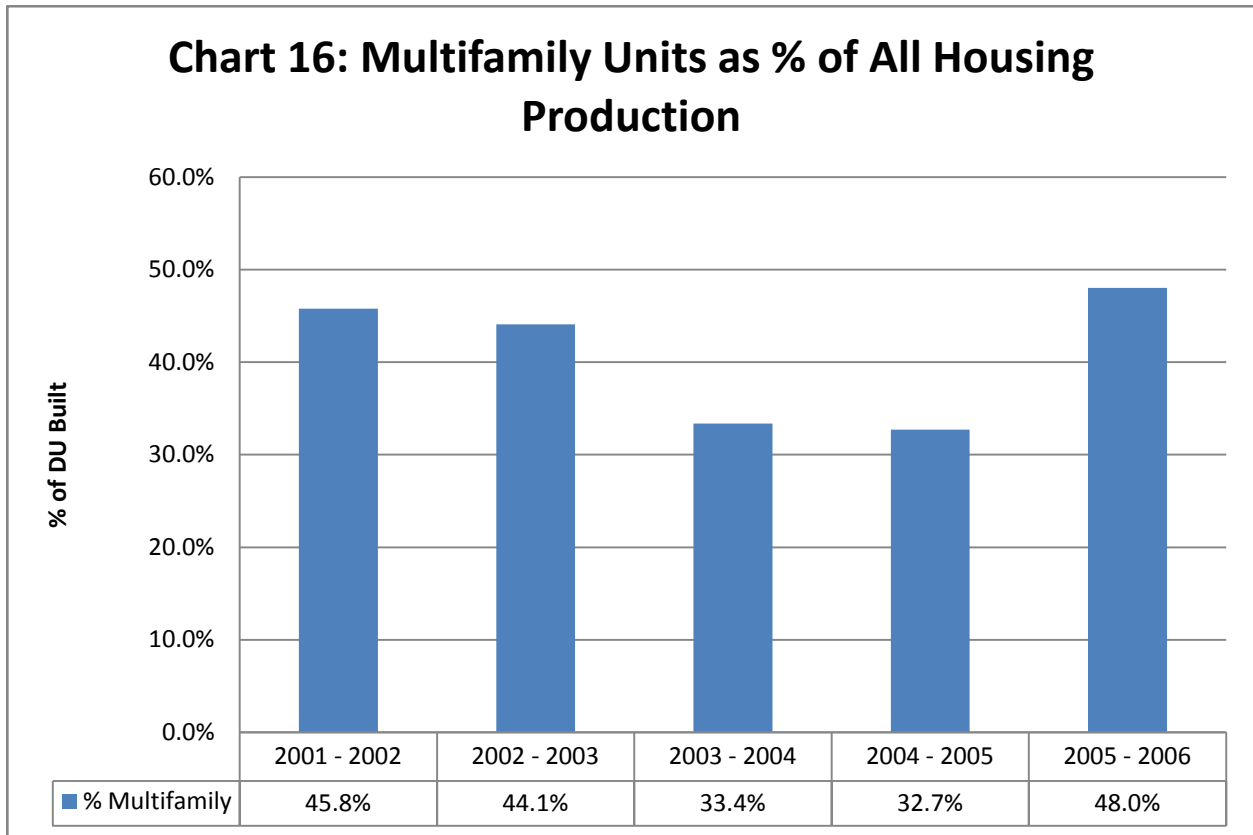


Figure 16 - Multi family housing production ranges from 33 - 48% of the region total.

A higher amount of multi-family production is generally associated with higher refill rates, smaller lot sizes and a shift in housing demand toward central city locations.

As noted earlier the Economic and Land Use Forecasting unit conducts periodic analyses of single family home sales data to assess aspects of housing preference, from location to neighborhood quality. As part of that, we also examine lot size and house size trends for various areas throughout the region. Chart 17 displays average lot sizes for housing built within the 3 counties prior to 1950, housing built between 1950 and 1995 and newly constructed housing over the period 2000 - 2005.

Chart 17 is instructive in that we note that Multnomah County (traditional urban design) pre-1950 lot sizes average about 4,500 sq. ft., while Clackamas County and Washington County lot sizes for pre1950 and 1950 – 95 housing are much larger; nearly double the pre 1950 Multnomah County lot size. Also, we note that Multnomah County 1950-1995 lot size, following the national trend, also increased dramatically. What is particularly instructive is the fall in lot sizes for newly constructed SFD housing stock, with both Multnomah County and Washington County falling well below 5000 sq. ft. per lot.

Chart 17: Median Lot Sizes SFD in 3 County Region by Time of Construction

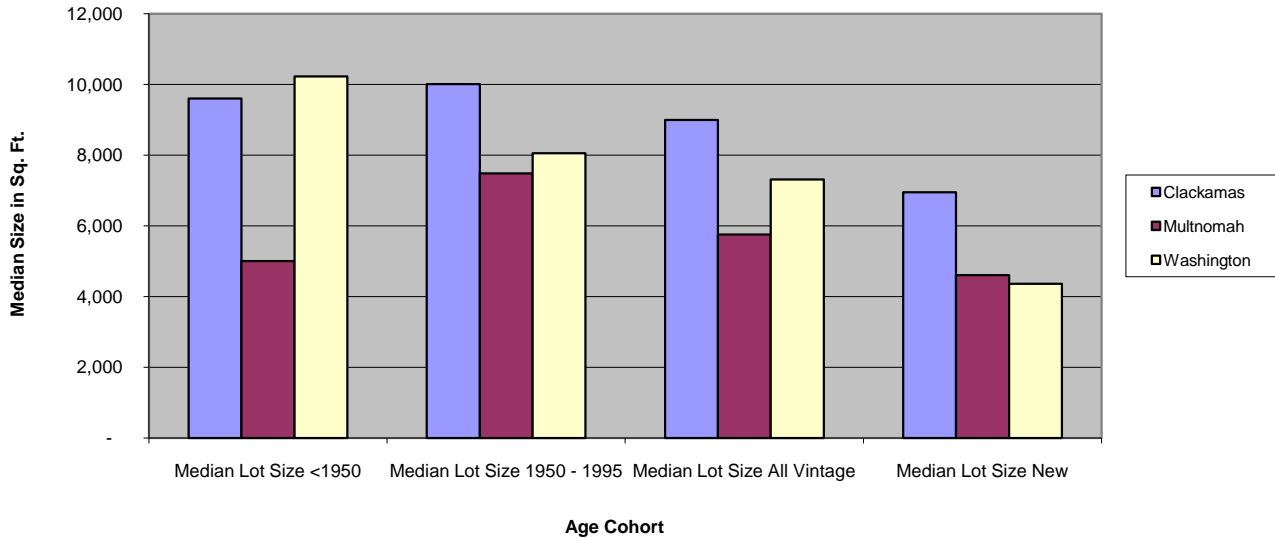


Figure 17 - Newly constructed housing has a median lot size smaller than housing constructed prior to 1950. Housing constructed in the period 1950 - 1995 has the largest.

The historical housing data reported above reinforce the data supporting a shift in housing preference, previously noted in the Demand and Supply section. While we expect growth in every housing demand sector during the period 2005 – 2040, the existing data indicate a higher preference for moderate to high density urban living than has been the case during the 1950 – 1995 period. Part of this shift can be accounted for by changes in the relative share of demographic groups or by structural changes such as increasing traffic congestion, while part seems to signal a change in housing preferences.

Examination of Housing Output –Medium 2040 Forecast 2005 – 2040.

In this section we evaluate the results of the MetroScope run that incorporates the assumptions of the medium 2040 forecast. As pointed out earlier, we include detailed tables by HNA area in the final appendix section. In this section, we rely mainly on highly-aggregated charts to depict the more general overall results. As noted in the Introduction, the medium 2040 forecast scenario was deliberately chosen so as to be very conservative in the level of government intervention and to carry out historical

policies as closely as possible in regard to UGB expansion, area selection and infrastructure financing and availability. We also fully included all recent trends observed in housing demand and supply practice.

Output by Type and Tenure 2040

Chart 18 below depicts output by tenure choice.

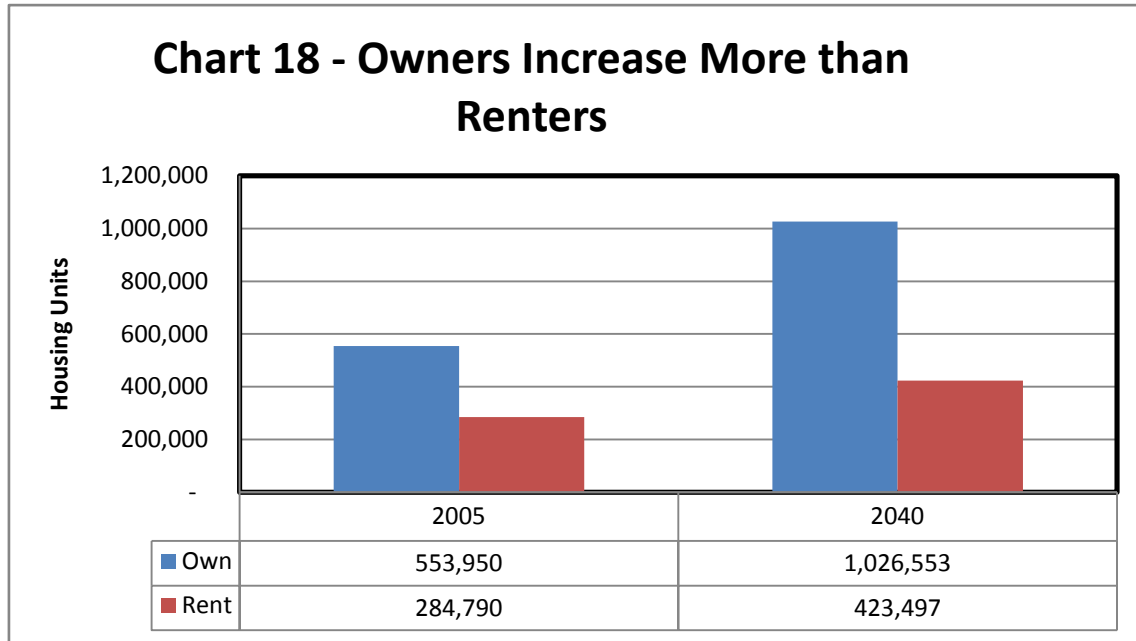
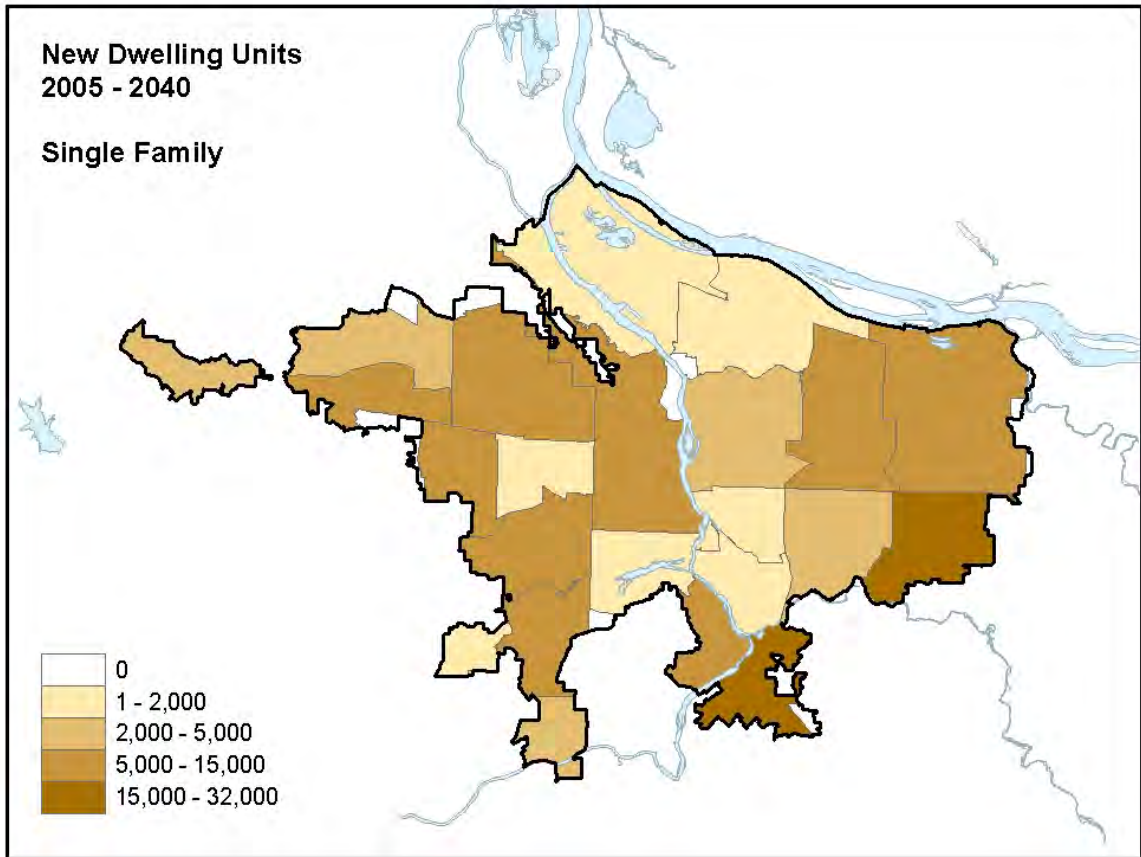


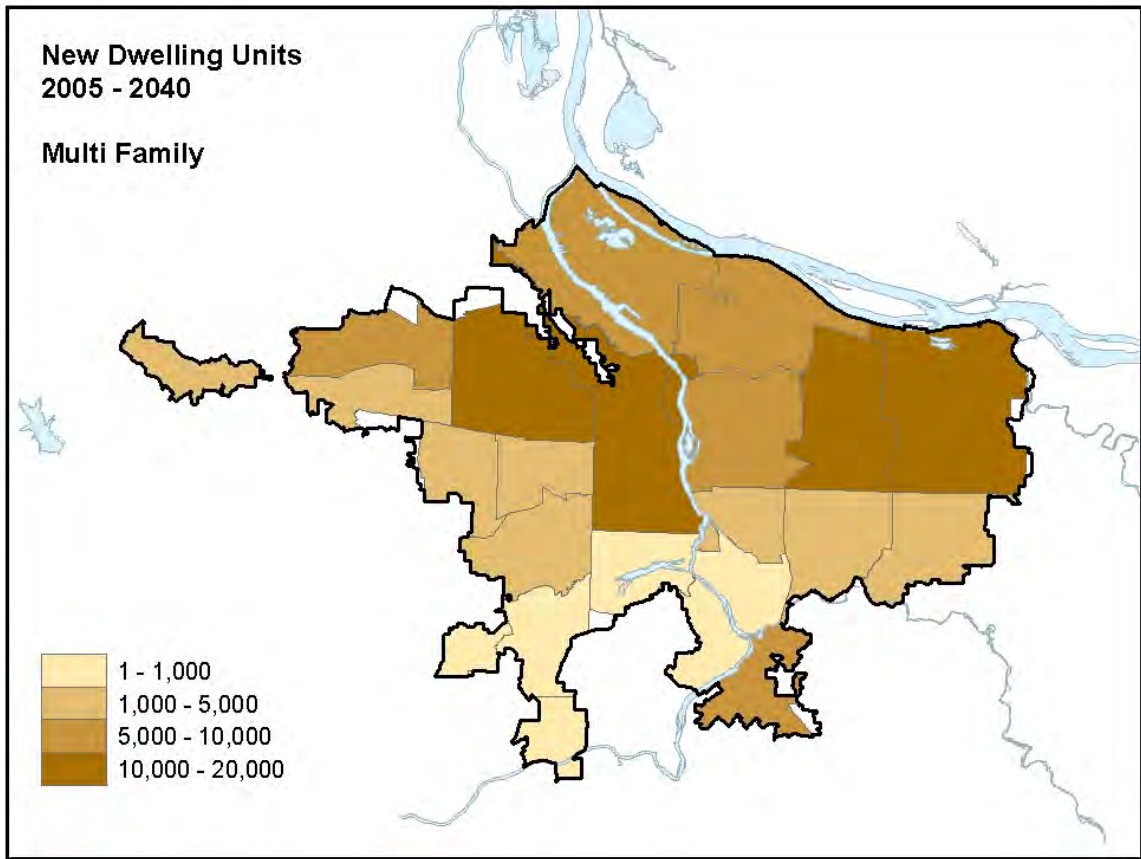
Figure 18 - Both the total number of owners and renters increase within the 7-County Region, but owners predominate.

Chart 18 shows the total number of households owning and renting in 2040, per the medium 2040 forecast. While both categories increase, owning increases the most. This trend reflects the continued aging of the population and the well-established pattern of aging households across all income groups to shift from renting to owning.

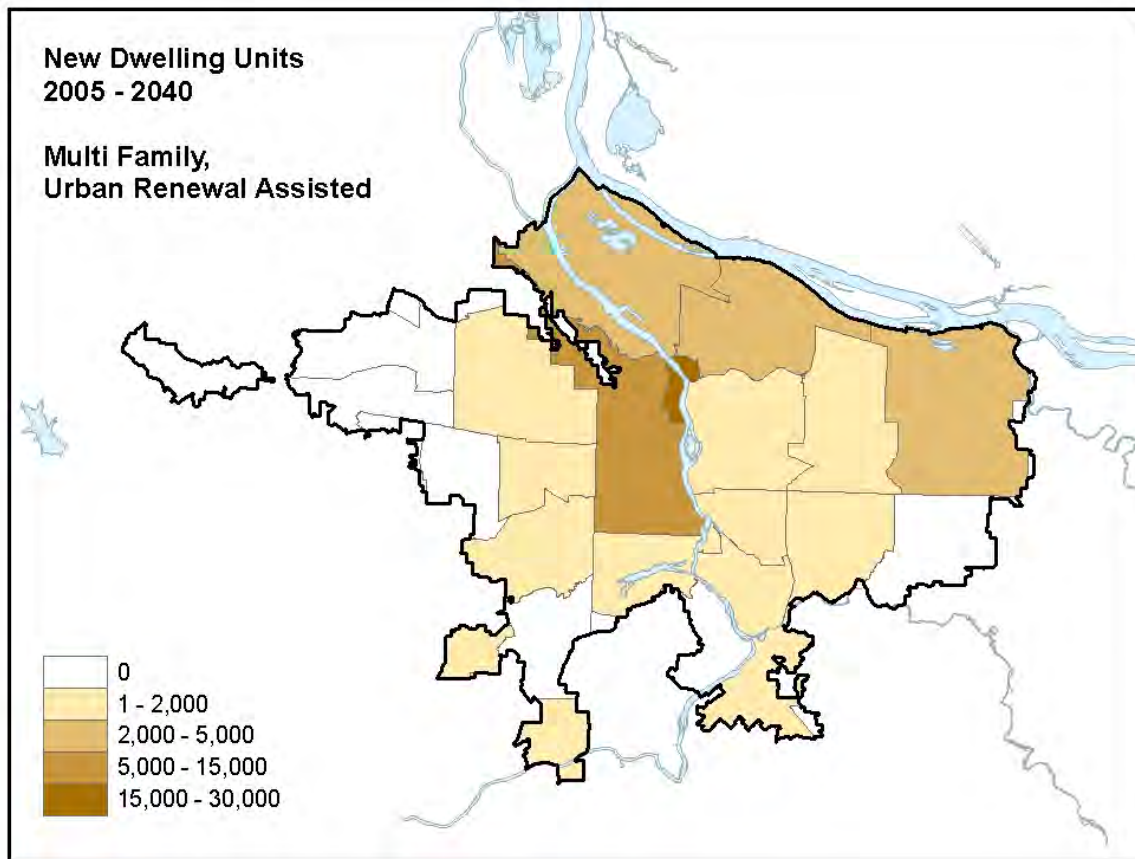
Maps 2A, 2B and 2C display the pattern by HNA of both SFD and MFD development for the period 2005 – 2040.



Map 2A - Single family distribution uses available capacity in peripheral areas.



Map 2B - Multi-family units are oriented mainly to the central city areas.



Map 2C - Multi-family urban renewal assisted units are heavily concentrated in existing URA in the downtown area.

Maps 2a,b and c indicate that the distribution of growth throughout the 7-County region is heavily influenced by the location of available land, zoned densities, infrastructure availability and production incentives. MFD development in particular is heavily concentrated in areas with a strong history of providing production incentives and appropriately zoned land. Noticeable, particularly for SFD production, is that, relative to demand, Washington County's capacity is constrained under the assumptions used for these scenarios. Additional capacity could be created through zoning changes, provision of infrastructure, targeted investments in centers and corridors, or UGB expansions in different locations than those assumed here. In these scenarios, usage rates of available capacity in Washington County are higher than for either Multnomah or Clackamas Counties.

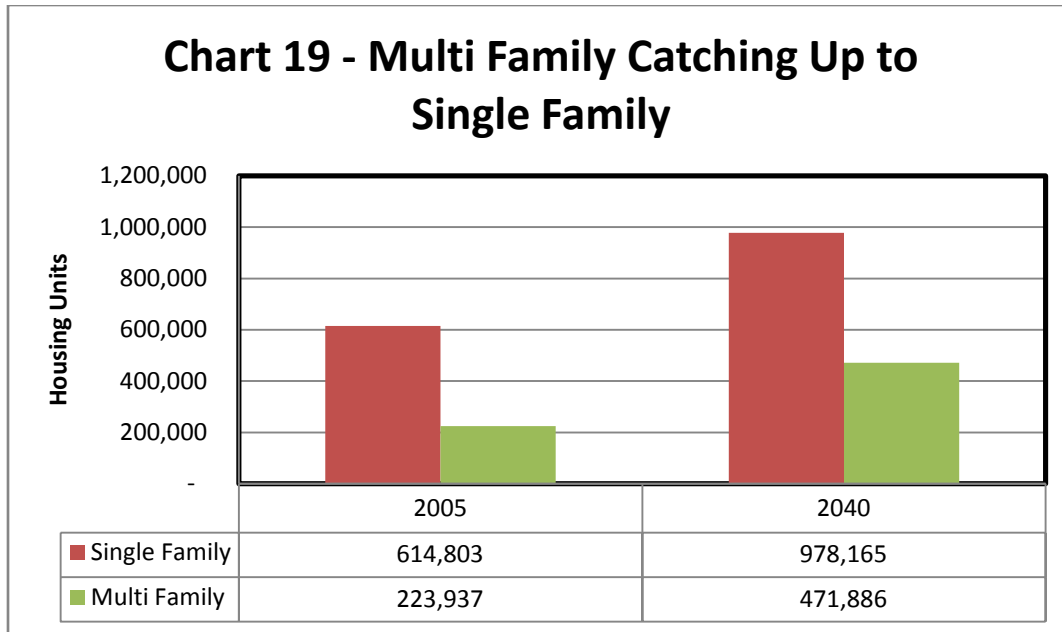


Figure 19 – Multi-family units have a higher rate of increase than single family units.

Chart 19 shows the total housing stock by single family and multi-family for the 7-County Region in 2005 and 2040. Both housing types increase considerably; single family goes up 1/3, while multi-family goes up 100%. This trend is the opposite of what we observed during the 1950 – 1995 period.

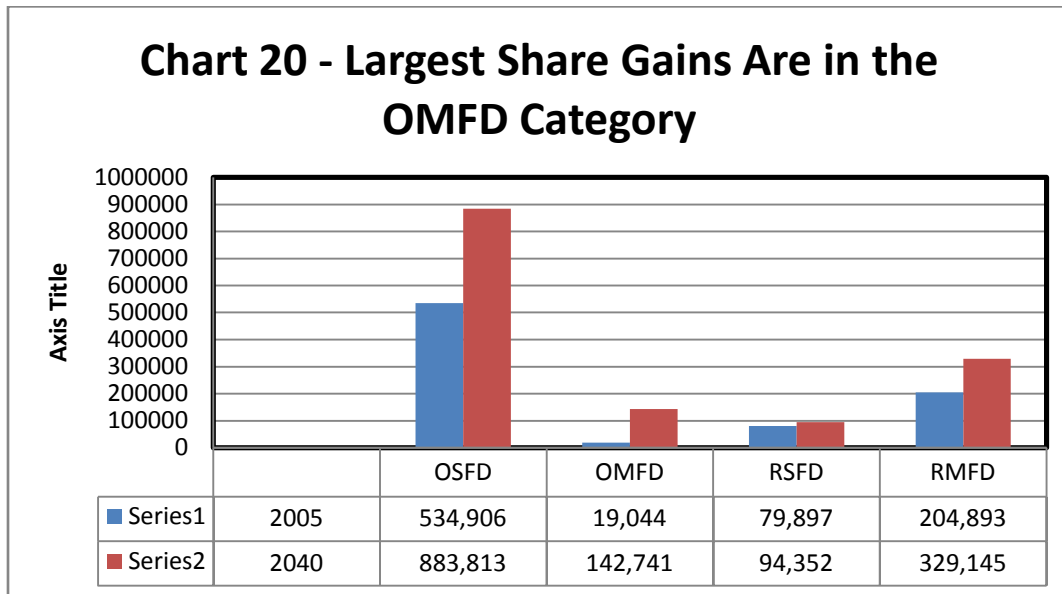


Figure 20 - Owner occupied multi-family dwellings (OMFD) increase 7 fold.

Before describing Chart 20 we again define our housing terms such as OMFD. OSFD refers to owner occupied single family dwelling, OMFD is owner occupied multi-family dwelling (condo), R refers to renter so RMFD equates to renter occupied multi-family dwelling also known as apartment. While we

are discussing definitions, we should also point out that State Law and OAR do refer to specific types of housing production; specifically “manufactured housing” as a housing type. In economic parlance, this is a housing production technology; not a housing type. Those interested in the numbers and distribution of “manufactured housing” will find the economic equivalent listed under “OSFD – value bins 1 and 2” within the detailed data tables.

Chart 20 indicates that all housing types and tenures increase. Not surprisingly, OSFD has the largest increase since it has by far the largest starting base in 2005. Most surprising and with the largest policy ramifications is the 7-fold increase in the OMF (condo) category.

Policy ramifications of this increase are multi-fold in terms of land consumption, density, housing prices and the challenges of matching demand and supply at an affordable price for a reasonable range of income groups.

Densities – Zoned and modeled by 2040.

Chart 21 shows by housing type the distribution of the 2040 forecast between HNA areas and Other areas.⁷

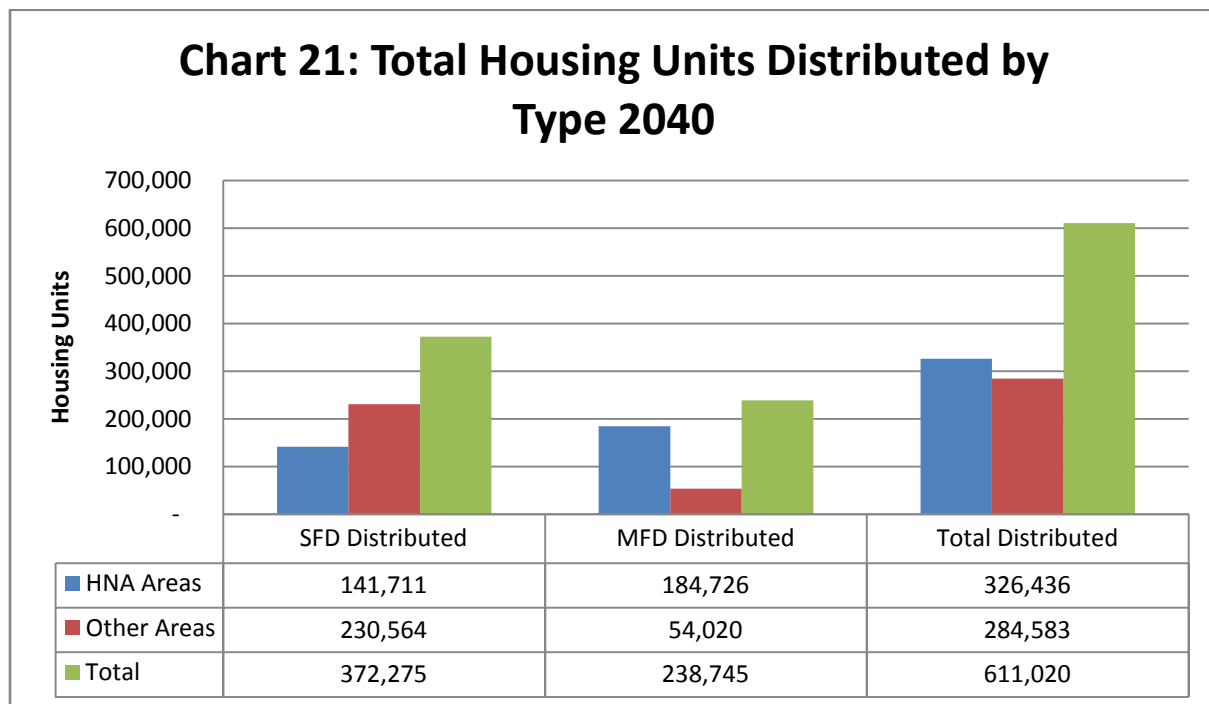


Figure 21 - MFD comprises the majority of construction within HNA areas by 2040

⁷ HNA areas are limited to the jurisdictions in the UGB as of 2008. Future additions to the UGB are carried in “Other Areas”.

Chart 21 indicates that the production of SFD and MFD is not uniform throughout the 7-County economic region. The area presently within the UGB experiences most of the MFD output while SFD production is concentrated outside the present UGB.

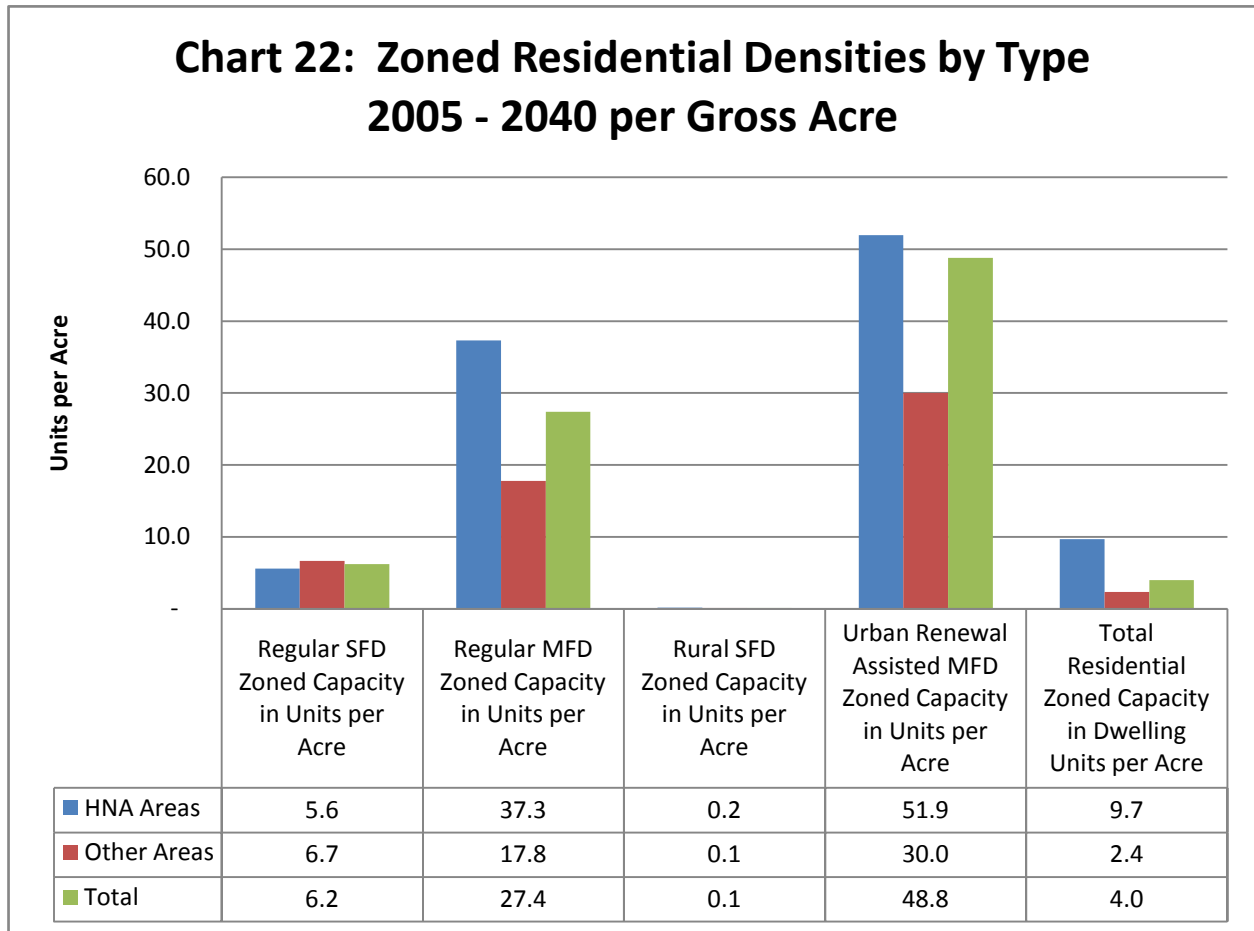
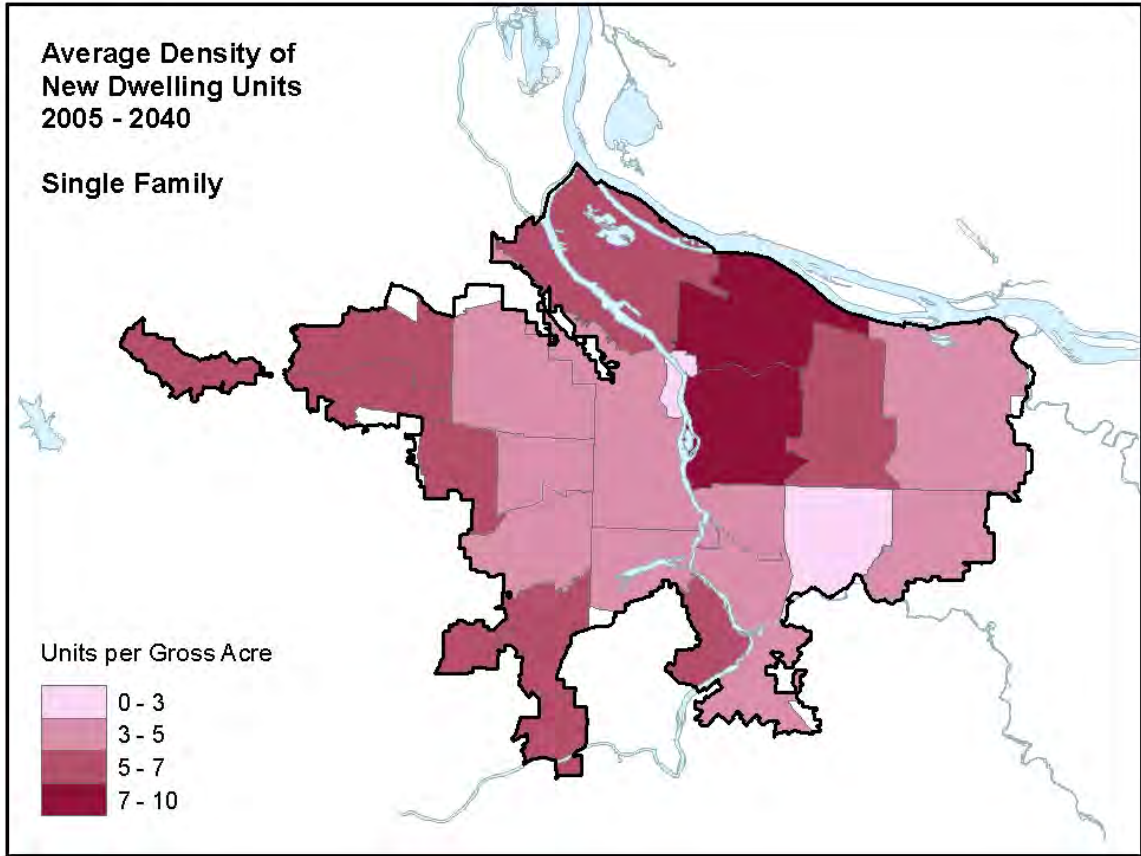


Figure 22 - HNA Areas have much higher zoned densities than other areas.

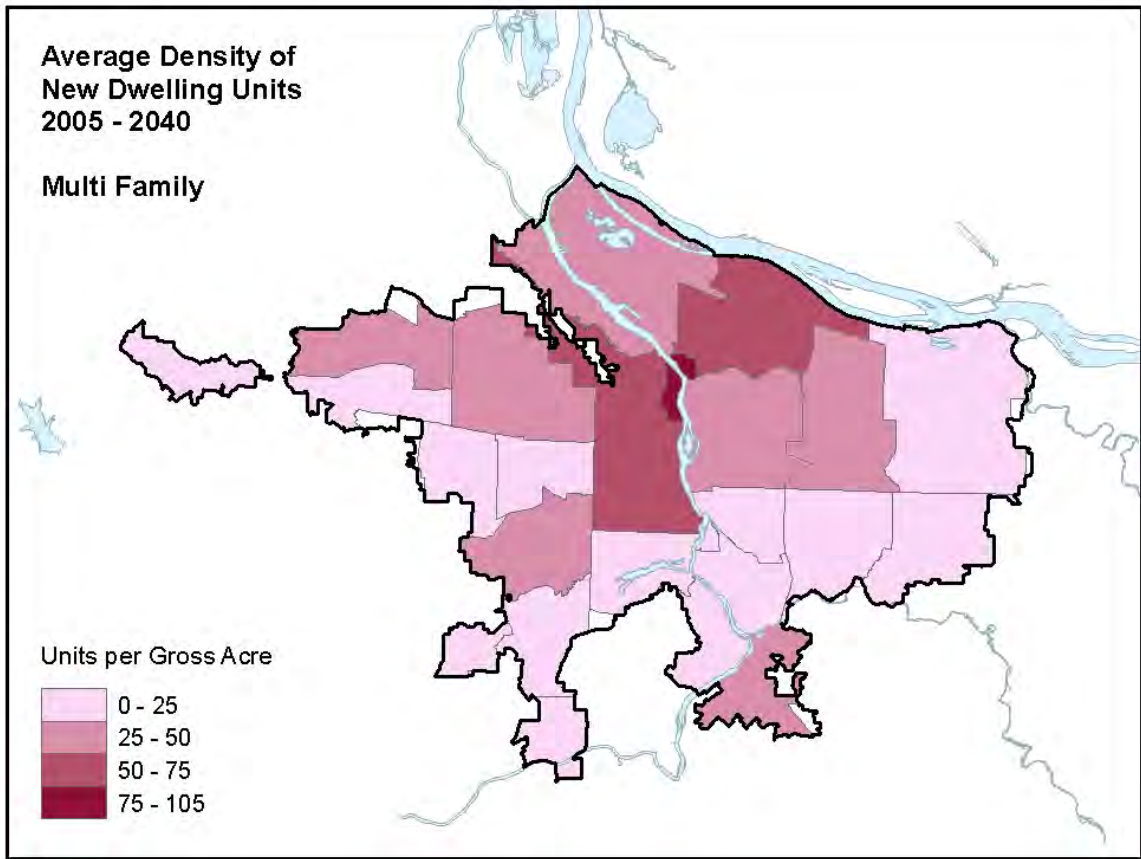
Chart 22 converts the total capacity data displayed in the supply discussion to density data. Here we can see that MFD capacities are much higher than SFD and, more cogently, HNA areas have overall zoned densities much higher than areas outside the present UGB. The 9.7 units per acre computed over vacant, refill and urban renewal capacity for the 35 year period is about 50% higher than the 2040 zoned density standard of 6.5 units per gross acre.⁸ Significantly, urban renewal MFD areas have the highest overall zoned capacities.

⁸ The UGR requirements are specified in “net acres” as being 10 units per net acre. After accounting for the average 35% of land lost to streets, etc., the 10 per net acre works out to 6.5 per gross acre. MetroScope automatically converts gross acres to net acres within the model so acreage inputs are always specified in gross acres.

Chart 23 displays the resultant modeled densities per gross acre after the 2040 distribution. Maps 3A and 3B display the same data at the HNA level of detail.



Map 3A modeled SFD densities vary with zoning and demand pressures.



Map 3B - Map 3B MFD modeled densities vary widely, with densities exceeding 75 units per acre in high demand areas with producer incentives.

Chart 23: Forecast Residential Densities 2005 - 2040 by Type per Gross Acre

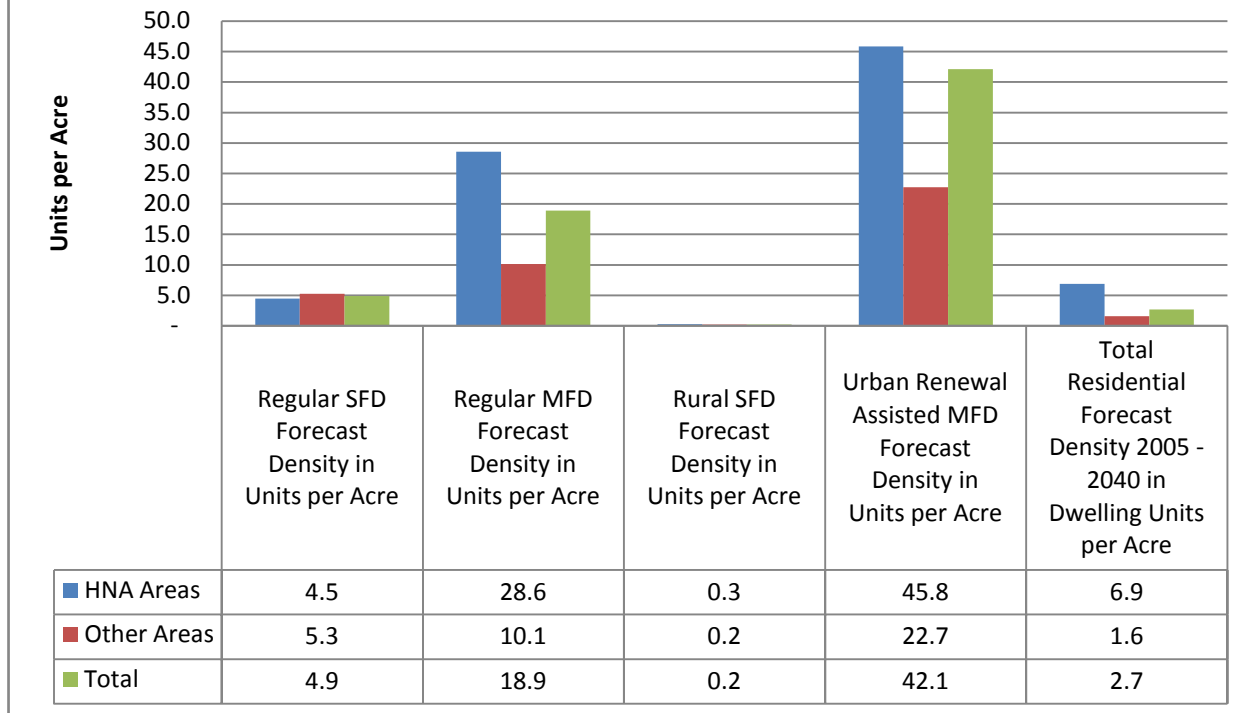


Figure 23 - Modeled densities within HNA areas exceed the 2040 Plan target.

Modeled densities are quite high, with MFD in urban renewal reaching 88% of zoned densities. This reflects tremendous demand and resultant price pressures. While good news from a land consumption standpoint, it also signals substantial market difficulty in supplying the housing in areas of highest demand. We shall return to this issue when we discuss housing costs and affordability in the next section.

The detailed densities displayed in Map 3 indicate a wide range of densities throughout the Metro Region. Central Portland, with enabling zoning, high demand and production incentives, achieves densities of over 100 units per gross acre. Areas outside the Metro region achieve much lower densities. Not incidentally, areas outside the present UGB receive roughly 47% of the growth in the medium growth medium 2040 forecast.

Densities are much lower in areas outside the HNA areas. Factors other than zoned density are in play here. Besides changes in demography and housing preference, it would be remiss to pass over the role that transportation congestion is also playing and, underlying that, the general lack of infrastructure funding built into the medium 2040 forecast assumptions. Chart 24 shows travel time (from the MetroScope run) to the central business district (CBD) for 2005 and 2040.

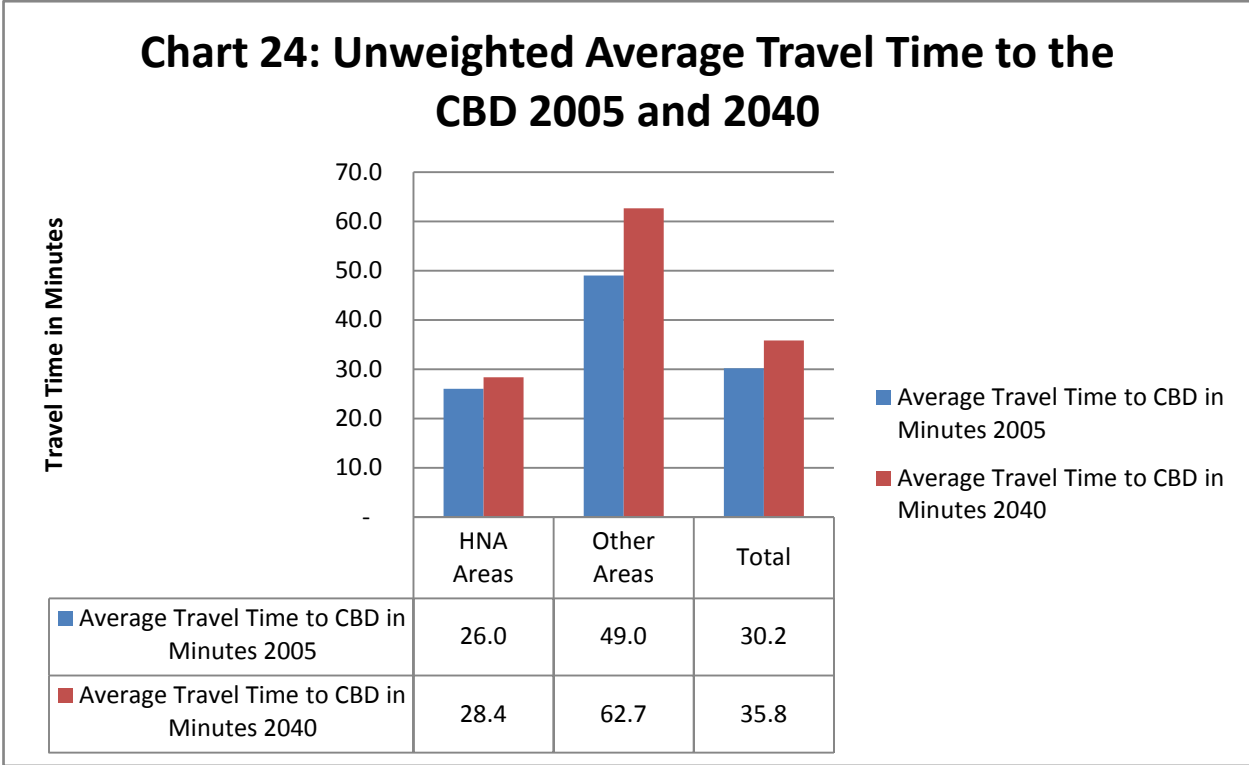


Figure 24- Traffic congestion increases proportionately more in Other areas than it does in HNA areas.

In Chart 24, we can see that total travel time is increasing over the period 2005 to 2040. But while HNA area travel time to the CBD goes up but 2.4 minutes, other area travel time to the CBD increases 13.7 minutes. Again, this discrepant behavior embeds the investment trends we noted in the supply discussion. Infrastructure cost and funding associated with development is indeed an underlying theme that drives many of the 2040 outcomes depicted in the medium 2040 forecast.

Summing up the output section in general, the most salient feature is the heterogeneity of output over the broadest of geographic scales. The detailed tables at the end make that even clearer. Much of the high density OMFD output and very high prices localize to a few central city locations surrounding the CBD. This is also true of Urban Renewal areas and the existence of assistance to housing production in areas inherently hard for total private suppliers to deliver substantial numbers of housing units.

Affordability – Or more correctly annual housing costs, transportation costs and unrecovered infrastructure costs

Many reports, methods and planning requirements are based on some measure of “housing affordability”. The methods and measures vary greatly among groups advocating or requiring housing affordability. Prior to the large run up nationally in SFD housing prices most reports used a 30% of

income standard as to what is affordable and what is not. Lately, the 30% standard has crept up a bit⁹. Also, the implicitly oxymoronic nature of “unaffordable housing” has been comprehended so the present state of the art requires “cost-burdened household” for those households deemed to be paying too much for housing.

Thoughtful analyses of affordable housing reports and requirements list a number of shortcomings of the genre. The main problems are:

1. What is included in housing cost varies from report to report. For owner occupied housing methods for transforming a sales price into an annual cost vary greatly. The best known “affordability index”, that of the National Homebuilders Association, explicitly states that it is for first time homebuyers only and calculates annual housing costs assuming the median-priced single-family dwelling, a specific interest rate, a specific down payment and property taxes and insurance. This method has no bearing on someone who already owns their home or has recently sold an expensive home or is paying off the last year of a 30 year mortgage. Unfortunately, many requirements imply this method be used to measure affordability for all households; not just first time homebuyers.
2. Income is a very poor measure of ability to pay, particularly, for owner occupied housing (most of the housing stock and households). This is because income does not account for accumulated wealth. Elderly in particular, who have very high home ownership rates, may have low current incomes but a large accumulation of wealth in real estate, securities and savings. Similarly, people with low or moderate incomes may still purchase expensive homes with proceeds from home sales elsewhere or inheritance. All of these groups would show up as cost burdened using conventional guidelines.
3. Theory in both economics and urban geography as well as all relevant data (as we discussed in the demand and supply section) point to housing choice as a tradeoff involving transportation and housing costs. Put simply and verifiably, some people choose to consume a lot of housing fairly cheaply and pay a high transportation cost while others choose to consume less housing at a higher price and pay less in transportation.^{10, 11} In regard to the issue of housing

⁹ Using BLS Survey of Consumer Expenditure the average % of income spent on all housing items amounts to 27.8% with a median very close to 30%. This means about ½ of US households are living in “unaffordable housing”.

¹⁰ In Economic Geography we understand this as an example of a dual theorem – the solution for the minimum of the transportation cost problem is also the maximum for the solution of the urban land rent problem – i.e. the best locations have the highest real estate prices.

¹¹ The vehicle miles traveled aspect of this issue has generated an intense research effort that is still ongoing. See Brownstone, D. & Golob, T. *The Impact of Residential Density on Vehicle Usage and Energy Consumption*, (Paper Institute of Transportation Studies, U. of California, Irvine), June 2005. Vance, C. & Rolf, H. *The Impact of Urban Form on Automobile Travel: Disentangling Causation from Correlation*, **Transportation**, (2007), pp 575 – 588.

affordability we have lately recognized that we cannot assess housing affordability independent of transportation costs due to substitution effects.¹²

Our Measures of Housing and Transportation Costs

With the above considerations in mind, we have elected to develop estimates of both annual housing and transportation costs for the various household and housing types represented within the MetroScope model. To estimate annual housing and transportation costs, we rely on the United States Bureau of Labor Statistics (BLS) Consumer Expenditure Survey, that releases national data annually and publishes less detailed data for the Portland-Vancouver Region every 3 or 4 years. Rather than split hairs about what should be included in housing costs we include all annual housing costs comprising mortgages, property taxes, maintenance, rents, utilities, household operations, supplies and appliances/furnishings. Likewise, for transportation we include all transportation costs including public transit costs.

Chart 25 depicts the relationship between housing, transportation costs and household income levels.

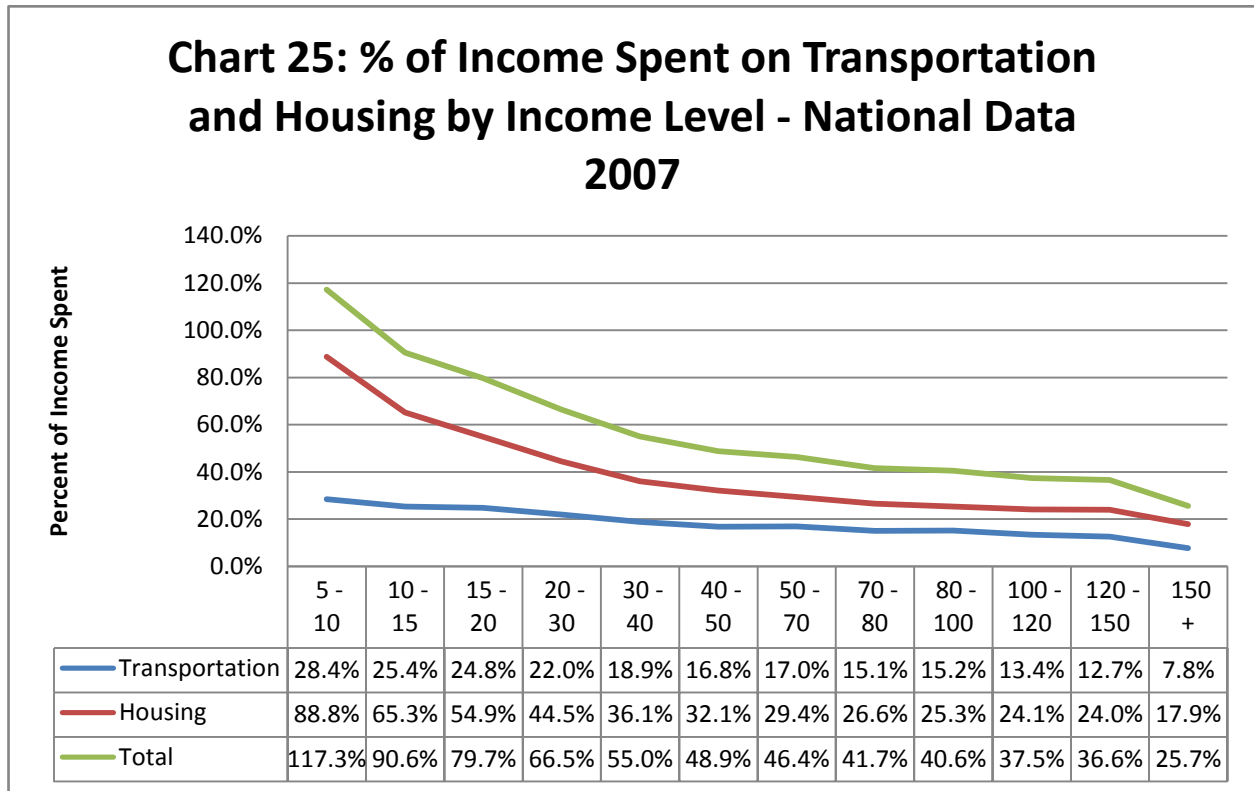


Figure 25 - Most US households pay 45 - 50% of their annual income for housing and transportation.

¹² Gerry Uba of our planning staff gathered data and investigated the potential for “location efficient mortgages” some years ago. This work based on (Holtzclaw, J. *et al. Location Efficiency: Neighborhood and Socio-Economic Characteristics Determine Auto Ownership and Use – Studies in Chicago, Los Angeles and San Francisco. Transportation Planning and Technology*, (2002), pp.1 – 27.) recognizes the tradeoff between transportation and housing costs.

A significant aspect of Chart 25 is that low to moderate income households nationwide pay well over 50% of their annual income for housing and transportation. Using regularly published data from a reliable source helps put the affordability numbers generated for this region into a useable perspective.

We “annualize” housing prices reported in MetroScope by housing type, location and income level for owners and renters. We use Consumer Expenditure Survey and American Housing Survey data to determine 7 County region outlays, correcting for depreciation, share paying on mortgage (by age group) and operating costs. Similarly, we compute annual rents accounting for utilities and other related household expenditures. These estimates are, in turn, calibrated back to the annual national data by income group and to the Portland-Vancouver data at the mean. (We have only an average for Portland-Vancouver.)

We calculate transportation costs by consumption group and housing type using data from the Consumer Expenditure Survey and the American Community Survey for 2003. Overall household expenditures by income group are controlled to the expenditure survey. Transportation mode choice is estimated from the American Community Survey for 2003. Vehicle mile data by household consumption group and housing type are produced from the MetroScope model.

Finally, in assessing affordability, we limit our estimate of the change in cost-burdened households to a comparison of 2005 to 2040 for all renter household consumption types where the share of income spent on housing and transportation exceeds 50%. Household consumption types are defined in a section below.

Public Infrastructure Costs

Our “affordability analysis” recognizes an additional category of cost. These are the expenses necessary to pay for streets, sewers, water lines, parks, schools, public buildings, transit, etc. that result from growth and development. Unlike transportation and housing costs only a portion of these expenses are paid directly by private households. A substantial proportion of the community costs (roughly 50%) and all of the regional cost components of public infrastructure cost are presently unfunded or paid periodically from grants or one time resources such as emergency funding from the Federal Government. As a consequence, there is no logical nexus between the provision of public facilities and the development that is generating the need for the facilities. As our supply section data clearly attest, this gap in infrastructure funding and development has greatly reduced the ability of government to sustain the type of low density urban development emblematic of the 1950 – 1995 period.

Household Consumption Types

MetroScope uses 400 classes of household size, income, age and children present (HIAK’s) to structure demand for housing and transportation. To make analysis and presentation feasible we have simplified them down to 8 household consumption types for owners and 8 household consumption types for renters. The exhibit below shows the medians for each bin for owners and renters.

These household types, roughly commensurate with income, are chosen to structure demand for different housing sizes and configurations. For owners, we note that there is little difference in income between types 7 and 8 but the household size and children present vary considerably. Even more dramatic is the difference for renters in household consumption types 1 and 2. Income is the same, but age, children present and household size are much different. These differences oftentimes translate into much different housing types and locations as well as level of cost burden. When evaluating cost burdens and the utility of particular housing locations renter household consumption types one and two should be the prime focus for allocating very scarce public housing resources.

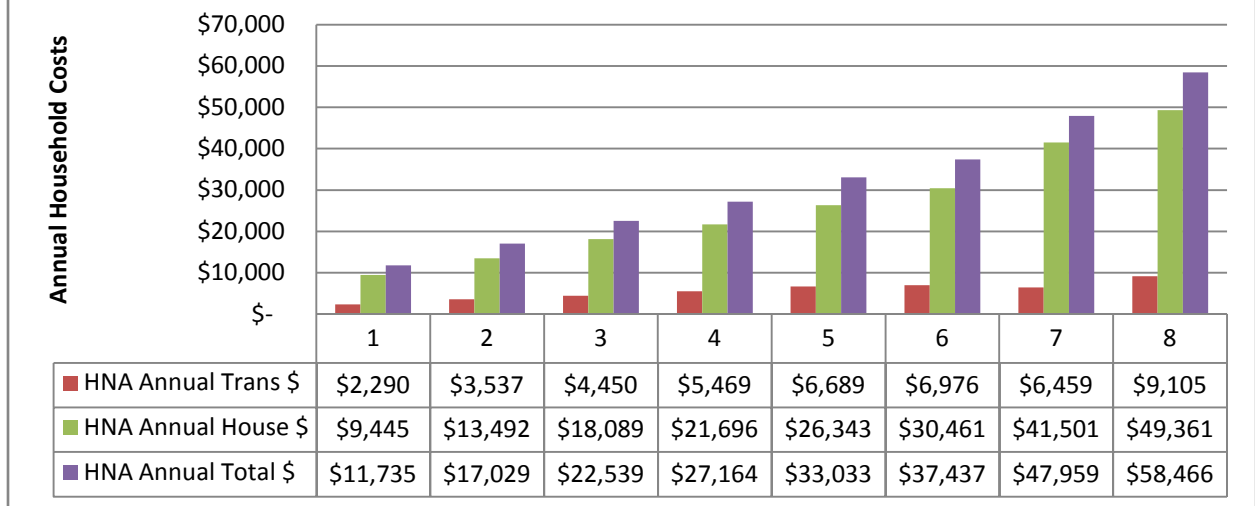
Exhibit 1: Household Consumption Types - Medians 2005

Owners				
Household Type	Household Size	Income	Age	Kids%
1	1.5	14,915	51.4	1.1%
2	1.9	26,980	52.5	16.2%
3	2.4	37,448	46.6	34.1%
4	2.8	48,090	47.3	38.7%
5	3.2	58,823	45.6	54.7%
6	3.1	77,990	46.7	48.2%
7	2.9	109,560	50.6	29.1%
8	4.2	112,288	43.0	92.1%
Renters				
Household Type	Household Size	Income	Age	Kids%
1	1.00	12,500	62.3	0.0%
2	1.90	12,500	42.6	33.3%
3	1.55	18,943	49.6	14.1%
4	1.56	25,260	52.6	9.7%
5	2.31	30,060	49.1	28.0%
6	2.60	38,618	44.9	38.1%
7	2.65	54,010	48.9	32.6%
8	3.41	92,323	40.9	59.9%

Annual Housing and Transportation Costs by HNA Area, Housing Type and Household Consumption Type.

Chart 25A displays the annual cost information for HNA areas by household consumption type, summarized over all housing types. Data are displayed in Exhibits 2 through 15 for household consumption type specific information summarized to the HNA and Other area geographies. Detailed consumption type by housing type by HNA area data are in the attached data appendix.

Chart 25 A: Annual Transportation and Housing Costs for HNA Areas 2040 by Household Type - Types 1 - 8



The data in Chart 25A display annual household transportation and housing costs for the 8 household consumption types. In this case, we have lumped owners and renters together to simplify the display but detailed data show renters generally have lower outlays than do owners. For the summary data we can see that annual transportation costs run from \$2200 to over \$9000. The smallest household consumption classes are dominated by small, elderly and low income households in RMFD housing types. The largest household consumption classes are dominated by large, middle aged, high income households in OSFD housing types. By and large, lower household consumption classes are clustered in higher density areas while high household consumption classes are dispersed throughout the Metro Region.

The large share of income going to annual housing costs is a direct result of the price increases depicted in Chart 1. Given the lack of infrastructure and producer incentives in high demand areas, housing prices do rise. This, in turn, is reflected in the amount of household income devoted to housing.

Chart 26 provides summary data for the owner occupied single family dwelling unit type (OSFD). Here we have summarized the data over all bins and shown the results for HNA areas and for all other areas.

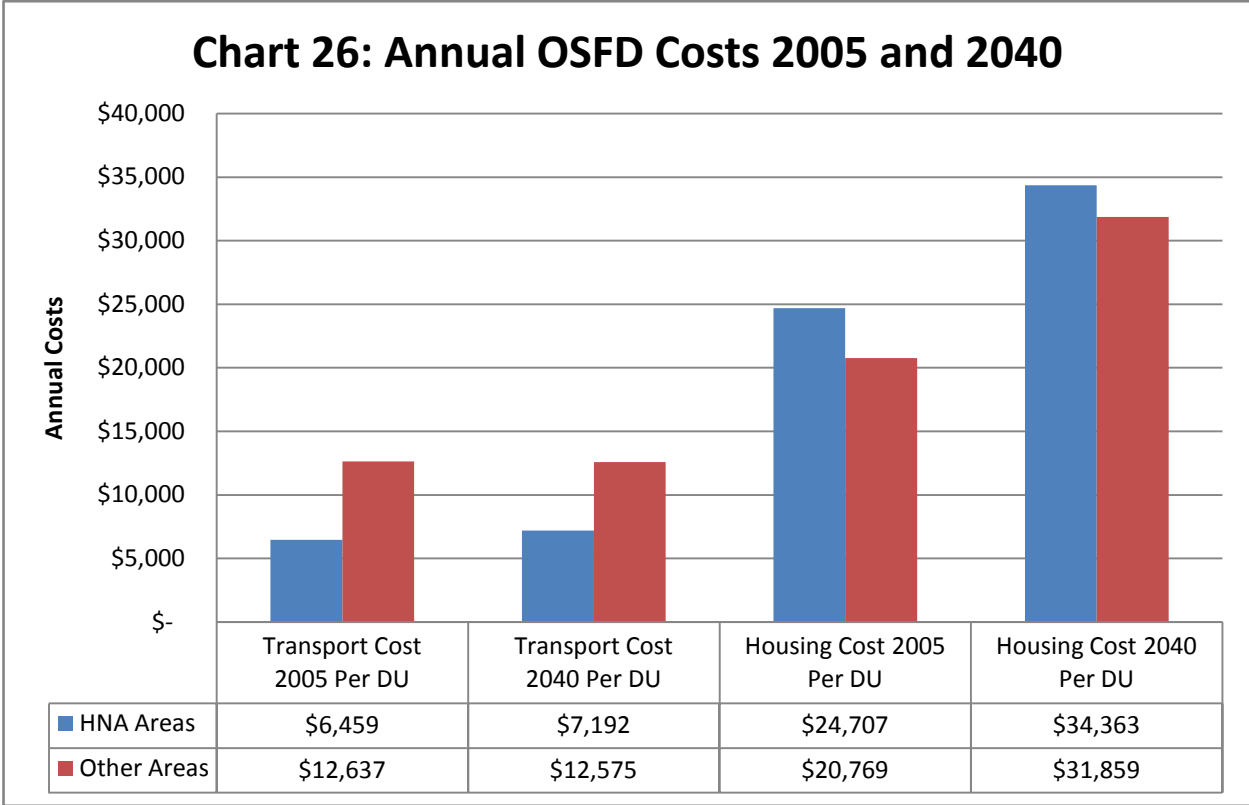


Figure 26 - Transportation costs are lower in HNA areas than in other areas, but housing costs are higher.

As expected, transportation costs for the OSFD housing type are much lower in HNA areas than in other areas, while annual housing costs are higher. Between 2005 and 2040, transportation costs do not increase much, but housing costs (2005 \$) do.

Charts 27, 28 and 29 depict the same data for the OMFD, RSFD and RMFD housing types.

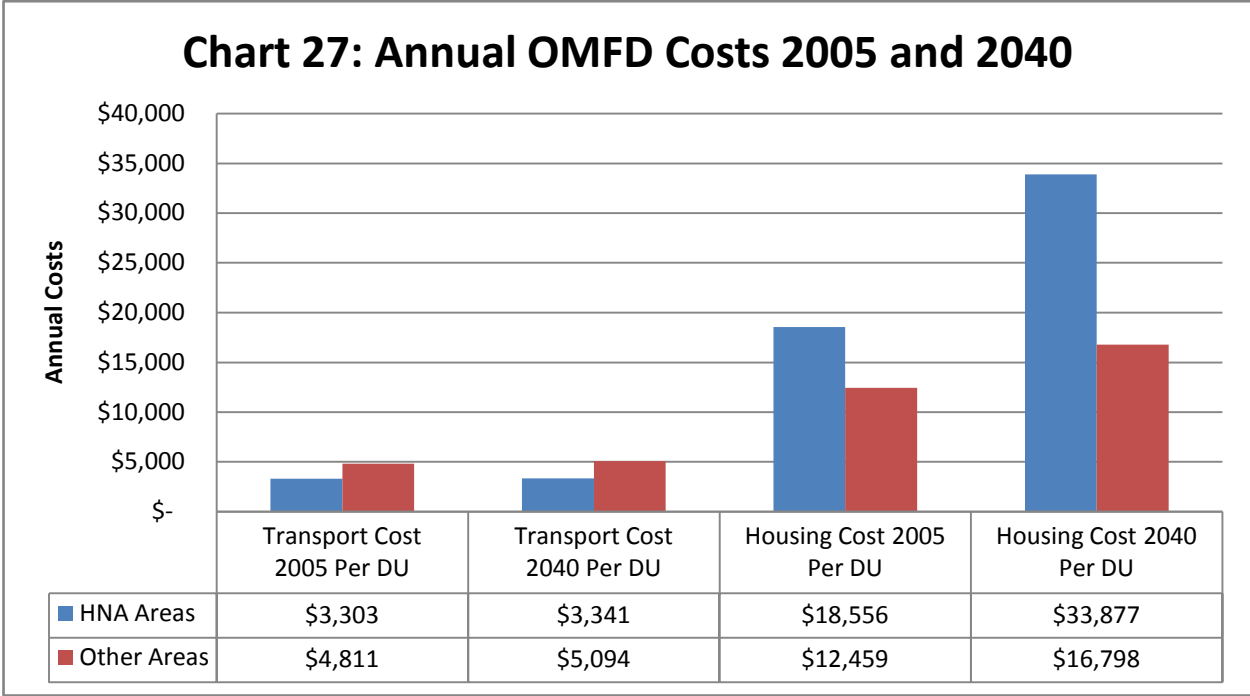


Figure 27 - OMFD annual costs increase far faster than average in HNA areas.

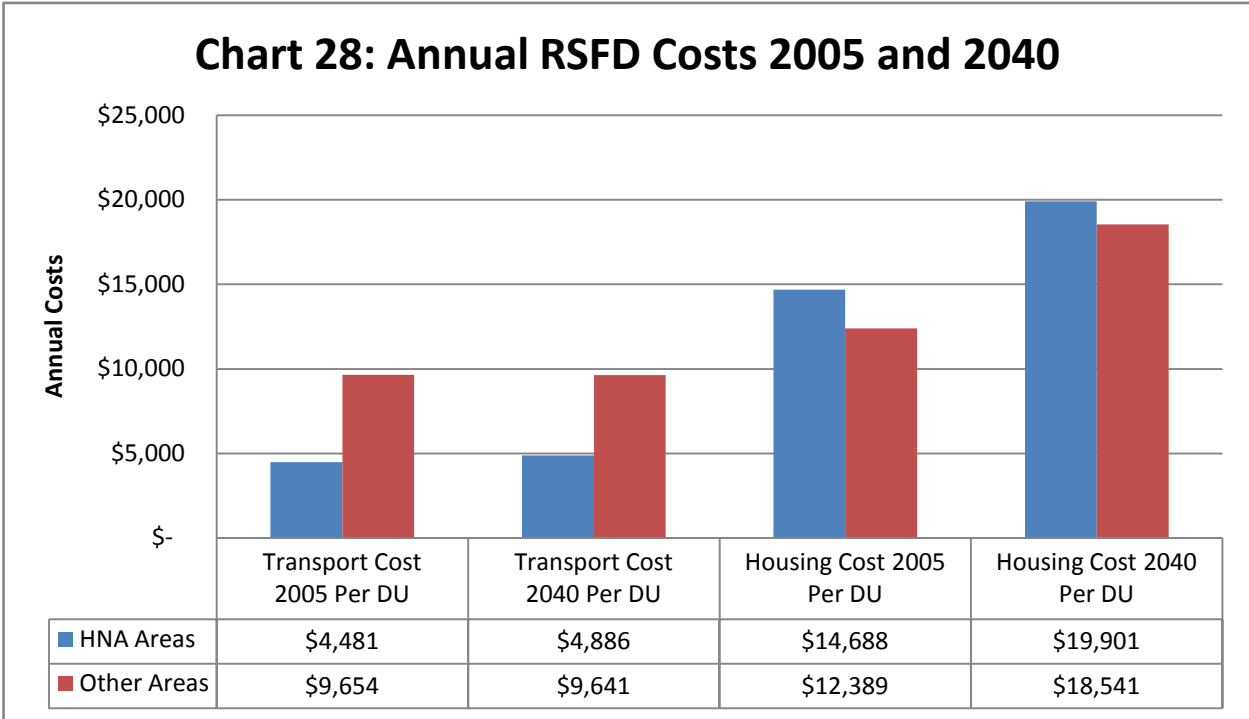


Figure 28 - RSFD annual costs feature a relatively higher share of transportation costs than other housing types.

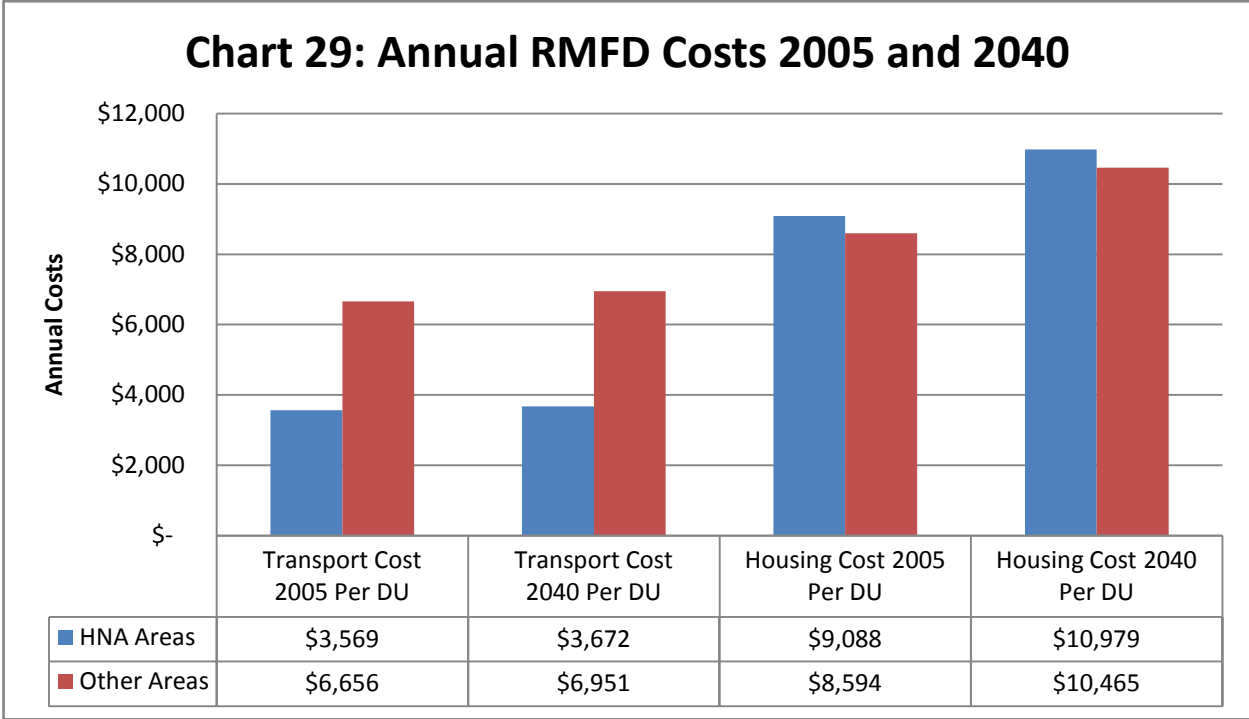
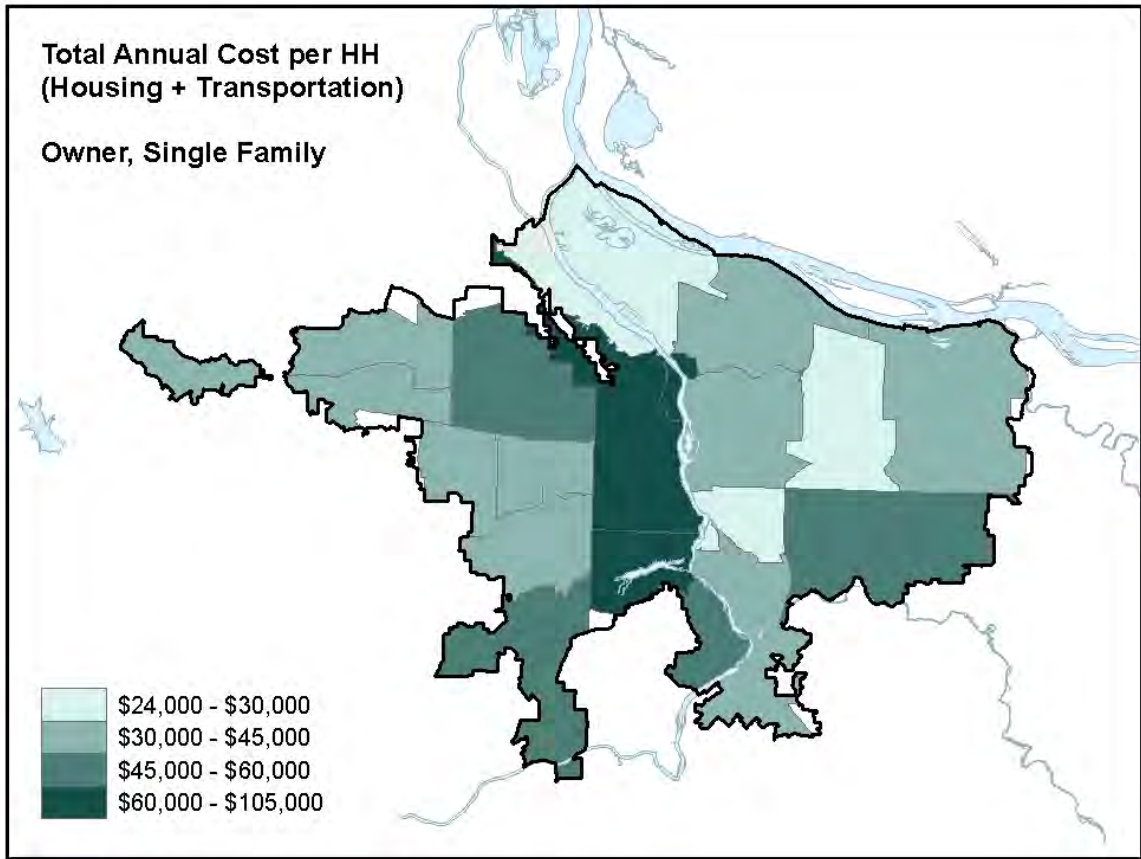


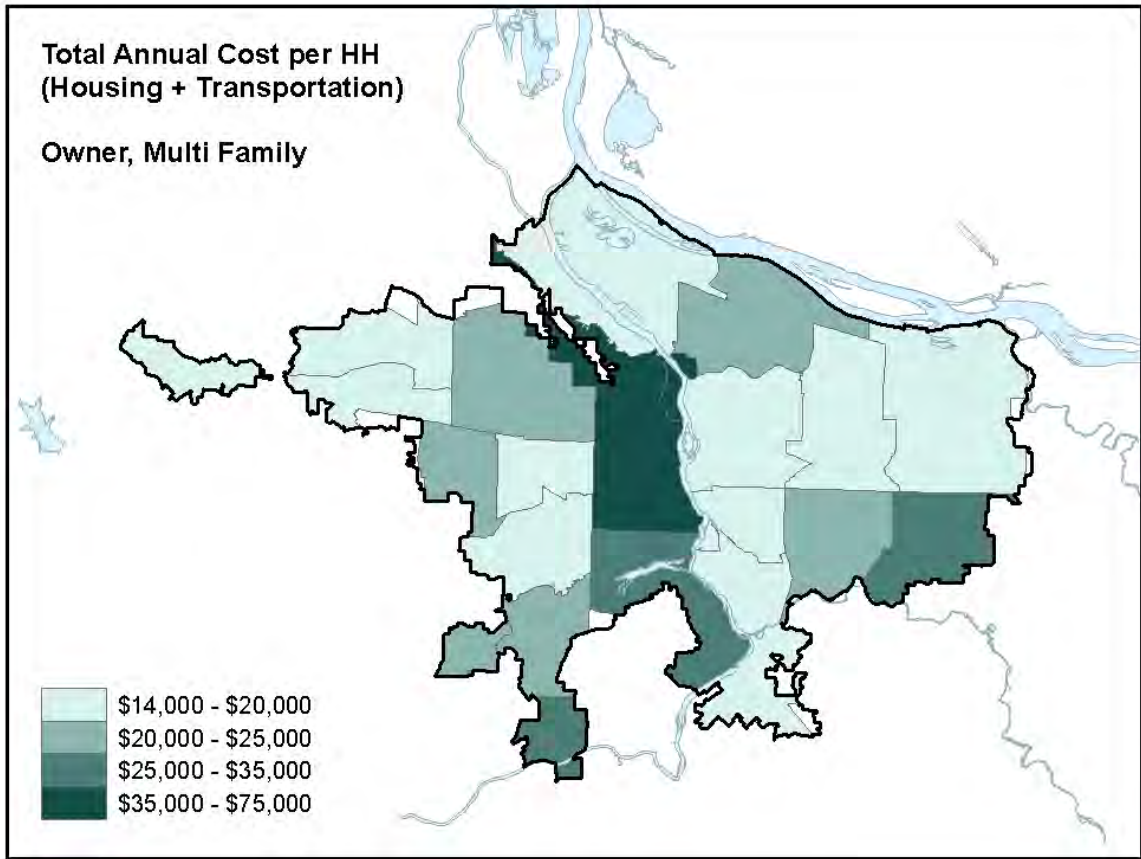
Figure 29 - RMFD housing type has the lowest annual housing costs and a very low transportation cost.

Charts 26 through 29 underscore the impact of the price index data depicted in the introduction. In case you may have overlooked it, the unifying theme in this presentation has been lack of infrastructure, more succinctly, lack of logically related infrastructure funding and lack of strategically selected production incentives to relieve excess demand in critical areas. As noted throughout, the price trends estimated in the MetroScope medium 2040 forecast run do not arise from a lack of zoned capacity or a lack of vacant land. **Rather, they reflect an increasingly difficult to sustain pattern of private consumption and public investment.**

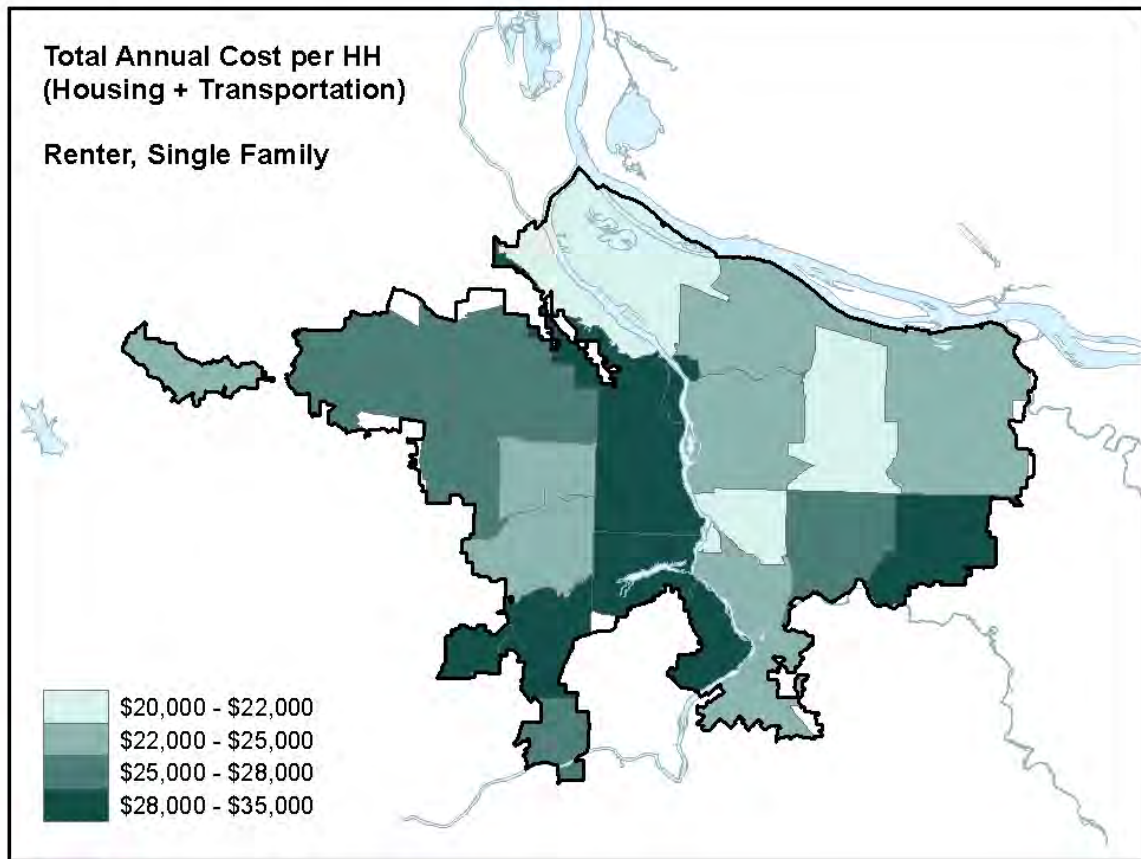
Maps 4, 5, 6 and 7 display total annual cost per household by HNA area for the OSFD, OMFD, RSFD and RMFD housing types. These data are averaged over all the household consumption types. For Map 8, we have chosen to display the data only for housing type 1 (1 person, lowest income, elderly) for the RMFD housing type.



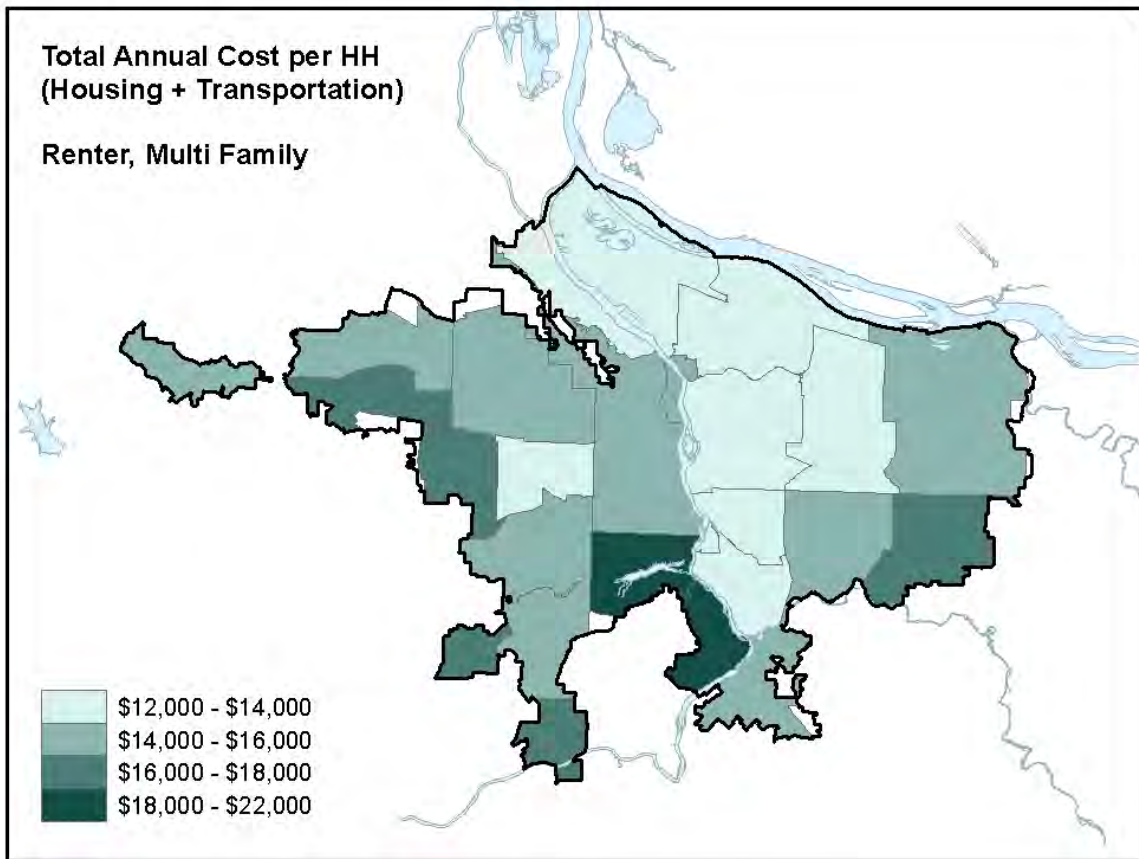
Map 4 - OSFD housing plus transportation costs vary throughout the region.



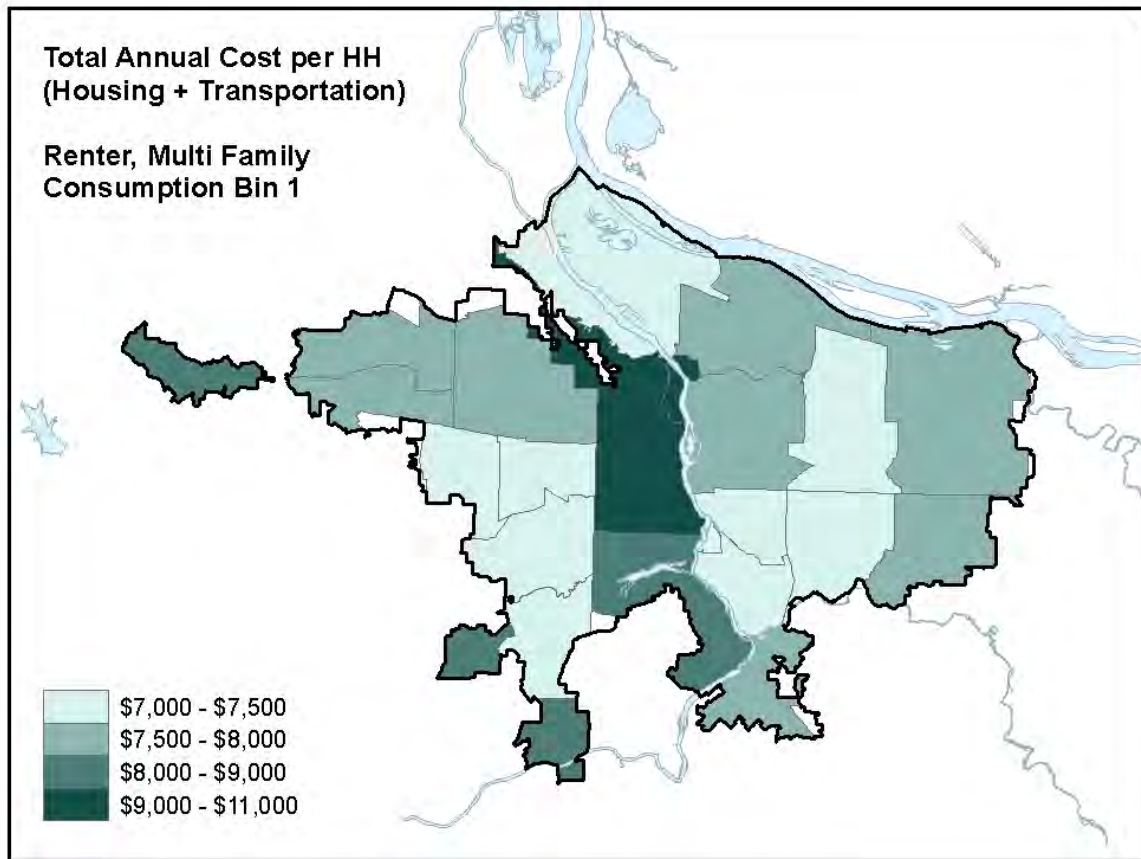
Map 5 - OMFD annual costs reflect the location of OMFD in high value neighborhoods.



Map 6 - RSD annual costs reflect the need for lower income renter families with children to find suitably sized housing.



Map 7 - A number of consumer assistance, producer incentive and transportation assistance programs act to keep 2040 RMFD annual costs relatively low.



Map 8 - Consumer incentive programs within the CBD substantially reduce housing costs for low income below what is displayed on Map 8.

Charts 30 and 31 provide information on the absolute levels of housing consumption as contrasted to just annual cost information. Here we look at average house size and average lot size taken over all housing types by area and then by household consumption type.

Chart 30: 2040 Housing Stock by Average House Size and Average Lot Size - All Housing Types

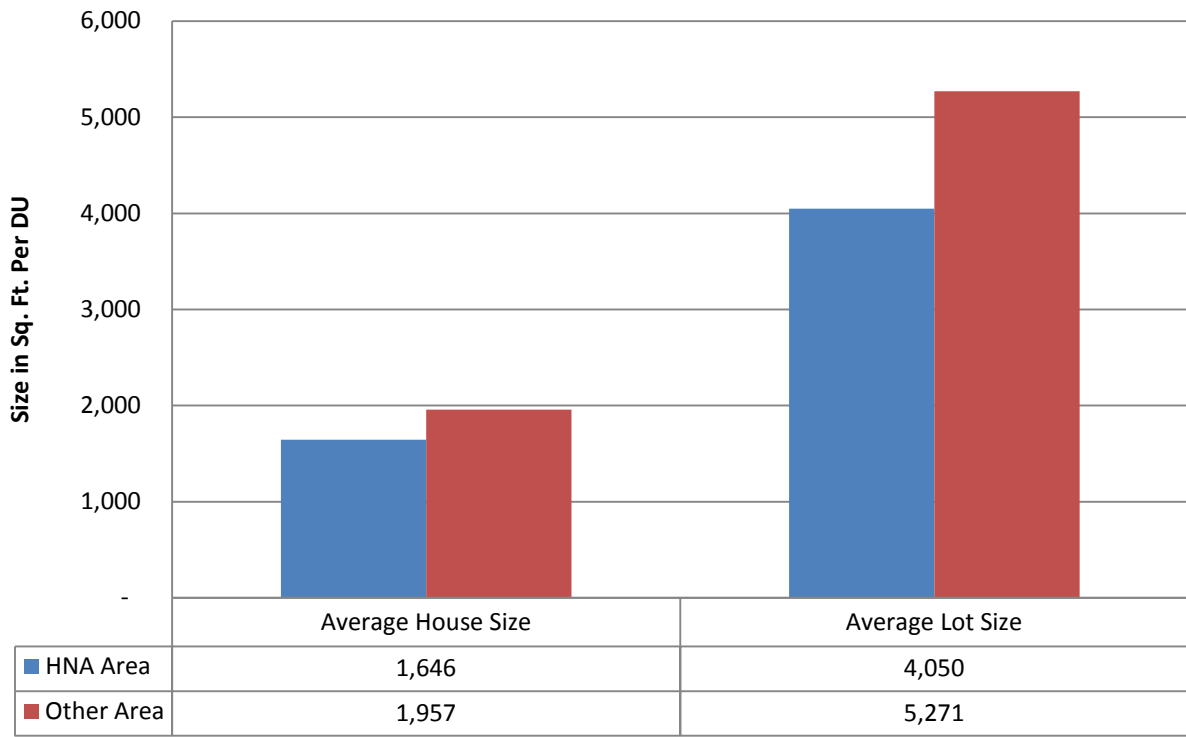


Figure 30 - Average house size and average lot size estimated for 2040 are close to the values that exist in 2005.

Chart 31 : HNA Housing by Household Consumption Type- All Housing Types Types 1 - 8

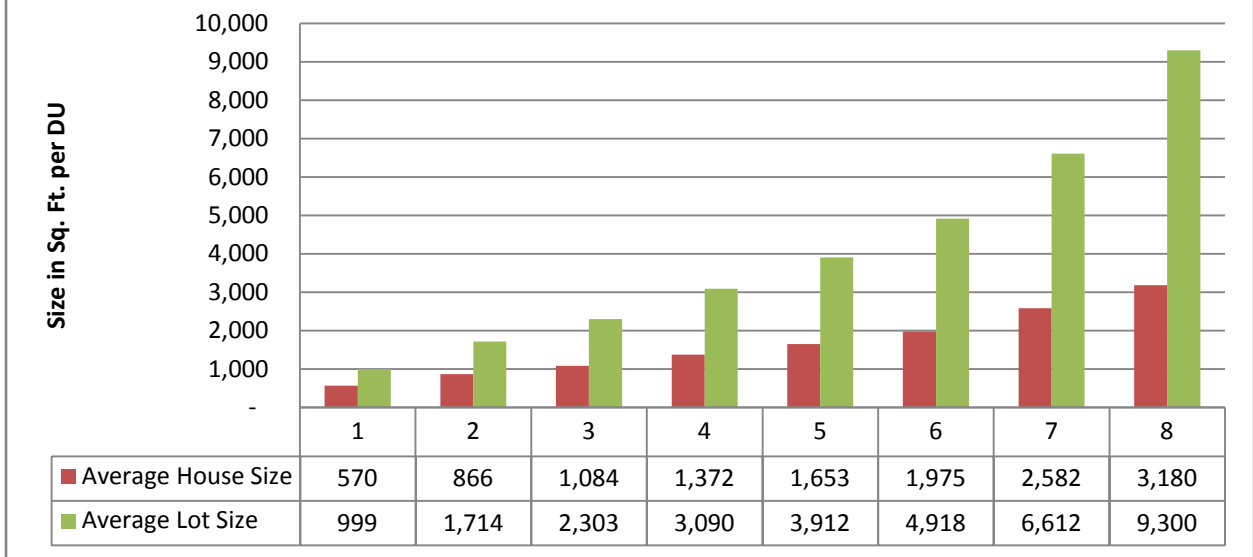
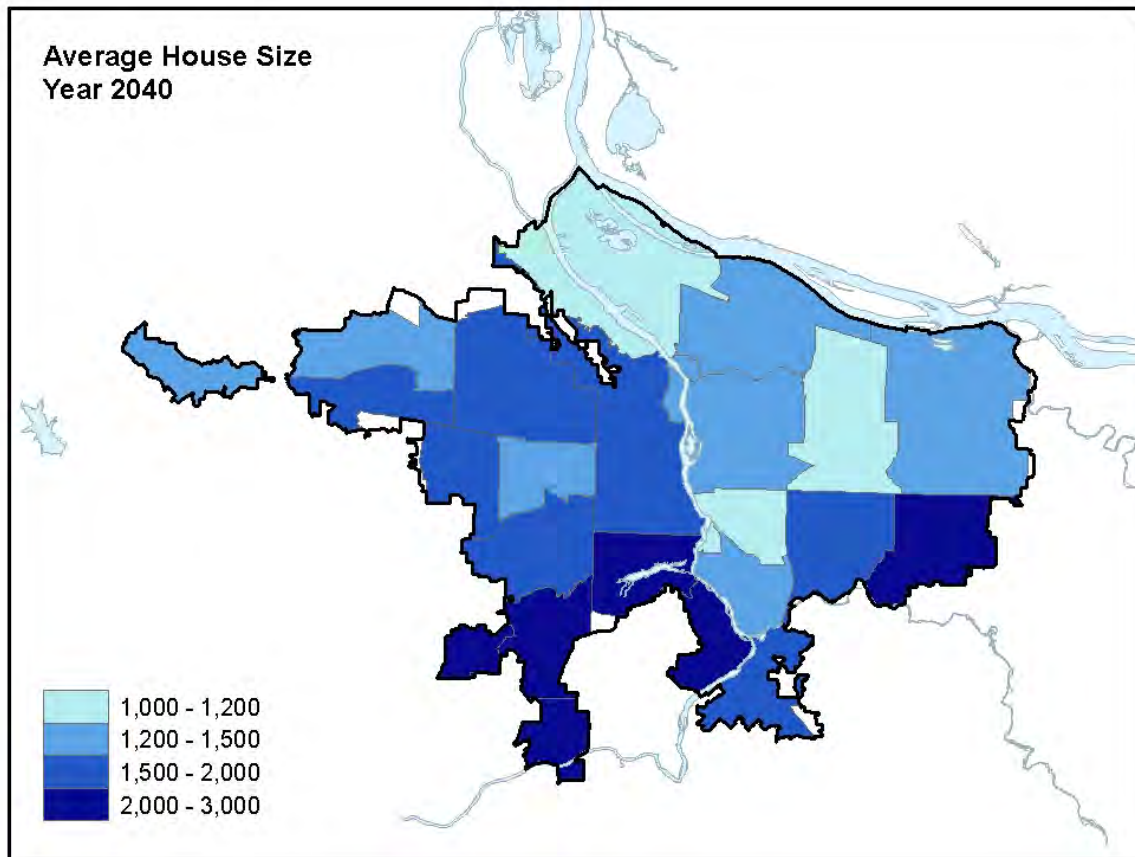


Figure 31 - Housing consumption varies among the various household classes by a factor of 6 - 10.

The data in Charts 30 and 31 show that the housing output estimated in 2040 is very close to what we observe in the data for 2000 – 2006. This should come as no surprise since the medium 2040 forecast attempts to replicate our existing legacy policies as closely as possible.

From Chart 31 we note that housing consumption goes up dramatically from household type 1 through 8. Much of this shift drives a change in housing type choice and location as well. Associated with this are changes in demand for transportation and use of land for housing production.

Map 9 portrays housing consumption by average house size for the HNA areas for new construction for the period 2005 – 2040.



Map 9 - House size averaged over all housing types and household consumption classes varies by a factor of 3 within the HNA areas.

Map 9 indicates that the average size (averaged over all housing types) ranges from 1200 to 3000 sq. ft. for the HNA areas. Keeping in mind that development outside the HNA areas may be even more diverse, we can see the diversity in housing choice and market segmentation in our 2040 region. Incomes, housing types, prices, densities and travel patterns vary tremendously. At least, as presently forecast, a number of diverse market segments continue to exist. No one approach satisfies them all.

Cost Burdened Households 2005 and 2040

Below we include our computation of “cost burdened households”. We explain our criteria for “cost burdened” as follows:

1. Income is only reasonable for measuring the cost burden of renters. As discussed previously, home ownership by itself reflects a decision (until subprime mortgages) that requires financial solvency of some sort. So we are only measuring renter cost burdens.
2. Since transportation and housing costs substitute to some degree for one another in household budget decisions, we measure the sum of both.
3. We define “cost burdened” based on a 50% of after tax income standard. (National mean is 43% with a national median of about 45%). Essentially, if you are paying 5% more than the national median, you are cost burdened.

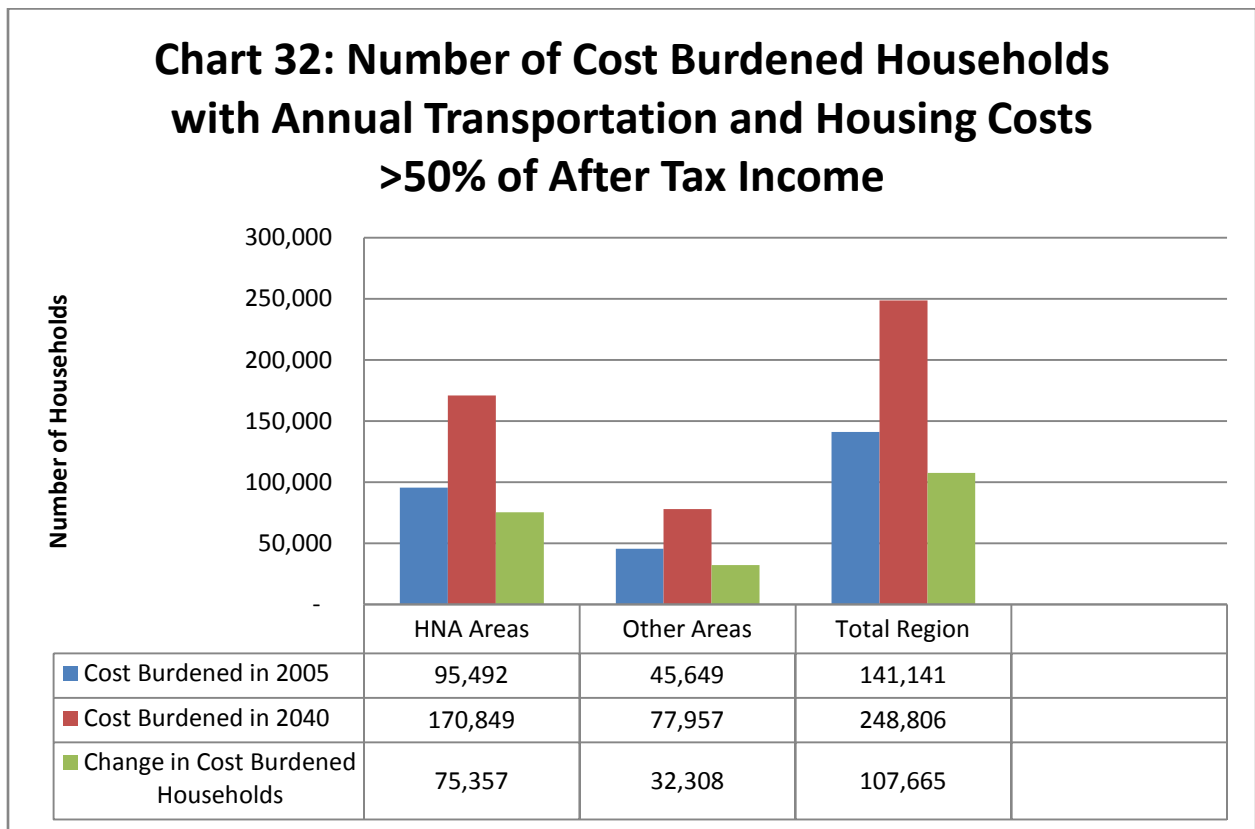
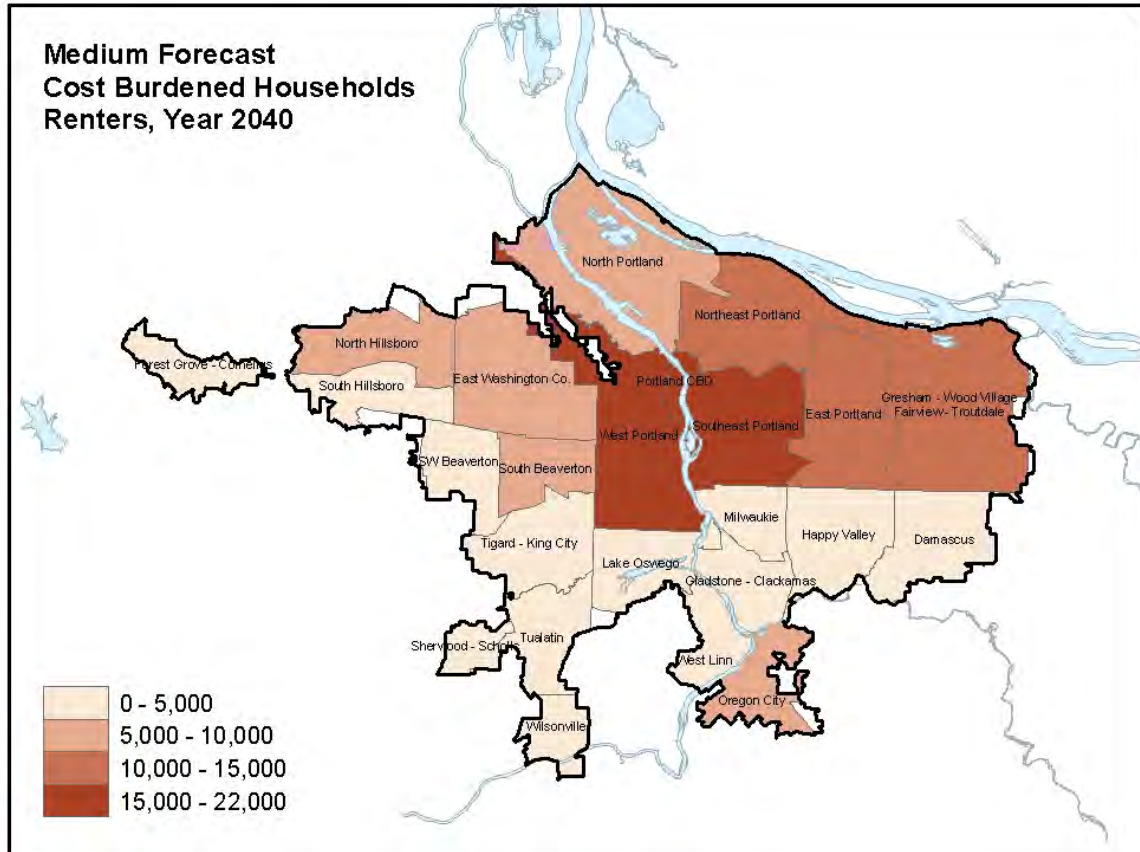


Figure 32 - The number of cost burdened households is expected to increase by 108,000.

Chart 32 combines annual cost data with household consumption type income data to provide an estimate of cost burdened households. In HNA areas, the number of cost burdened households increases by 75,000 and, within the 7-County area, the number increases by 108,000. These data and the data on charts 26 through 29 may be found in more detail on the Exhibits 2 through 15 attached below.

Again, the results of Chart 32 echo back to the data observed in Chart 1. The legacy policies of the medium 2040 forecast place an unsustainable strain on the financing capabilities of the region. This in turn shifts demand and supply decisions so that fairly large run ups in real estate prices are inevitable.

Map 10 illustrates the number of cost burdened households by HNA area.



Map 10 - cost-burdened households are concentrated in central city areas where services are most accessible. Data do not account for the 39,000 units that are provided with below market rate rents.

Map 10 indicates that logically enough most cost burdened households locate in areas with the lowest housing and transportation costs (see Map 7) and the largest availability of below market rate housing . The result is that cost burdened households tend to be concentrated in the Portland CBD, west side and the remainder of Multnomah County. As should be expected far fewer cost burdened households locate in areas with higher housing and transportation costs.

2030 Low, Medium and High Forecast Cost Burdened Households

At this juncture we switch format slightly to report cost burdened household data from the low, medium and high forecasts for 2030 (consistent with the Urban Growth Report format). Relative to the medium 2040 forecast, the 2030 low, medium and high forecasts involve different numbers of households and lower, roughly the same and higher prices. While dispersion patterns and cost burdened household numbers are similar, there are some significant and meaning full differences.

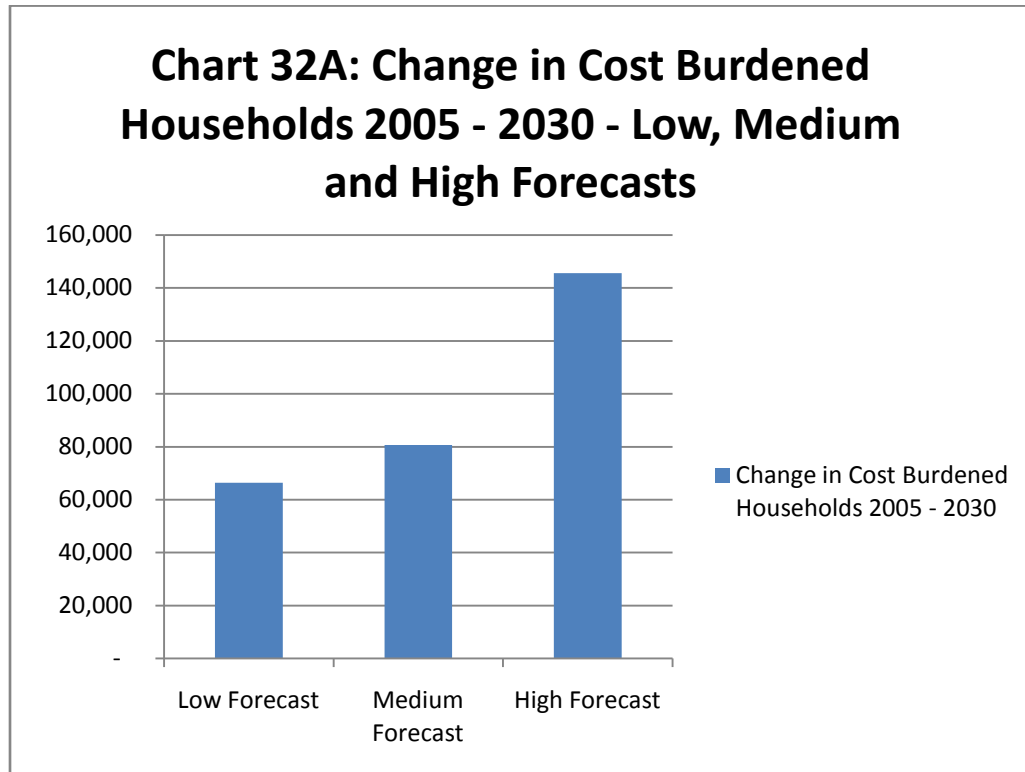
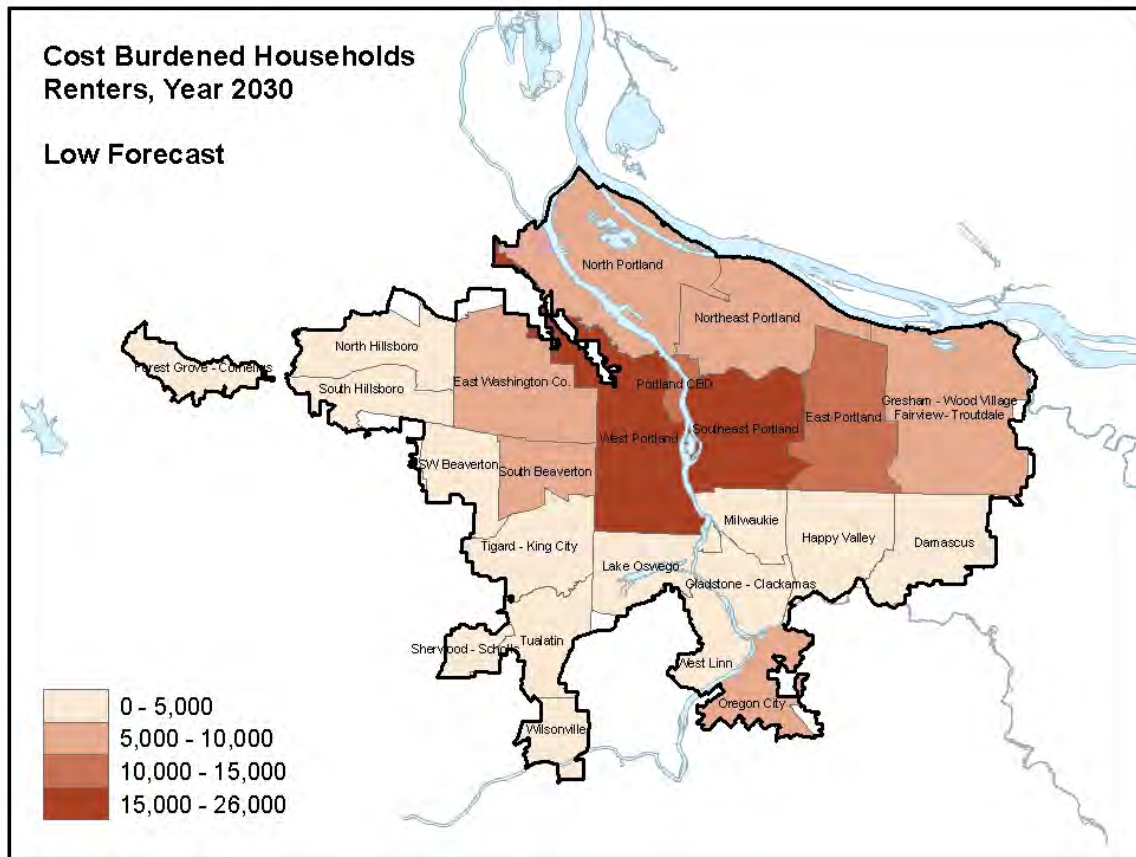


Chart 32A shows the change in the number of cost burdened households between 2005 and 2030 for the low, medium and high forecasts. Relative to the medium forecast, the low forecast has lower price increases and fewer households to locate while the high forecast has higher price increases and more households to locate. Notable from Chart 32A is that the number of cost burdened households does not change symmetrically. The number of cost burdened households in the low forecast only decreases slightly when compared to the medium forecast. By comparison the numbers in the high forecast almost double. In the low forecast households take advantage of lower prices to change their housing consumption by type and location. This reflects the choices of households in regard to housing type, neighborhood, access and price. Given lower prices households often times pay higher prices than they would otherwise to consume more housing. Consequently, as is shown in Chart 32A the low forecast cost burdened numbers are not much lower than the medium forecast.

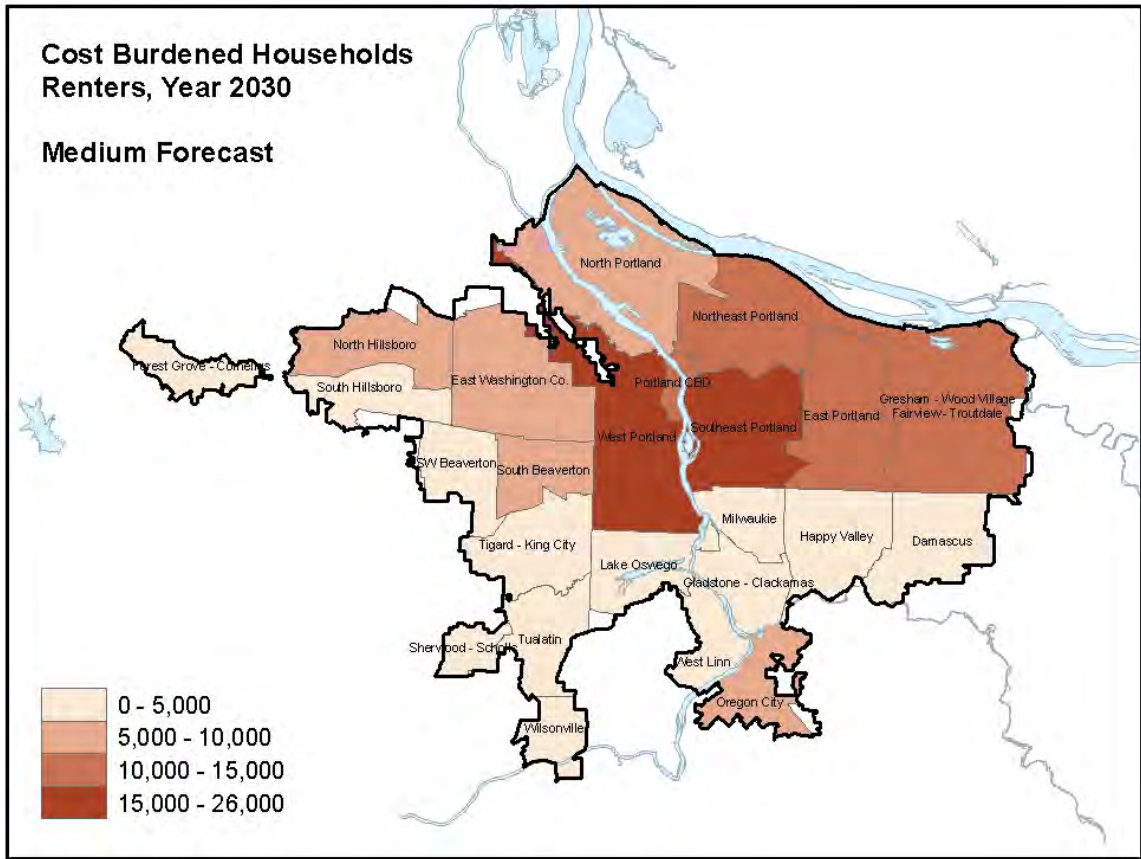
For the high forecast almost the opposite is the case. There are both higher prices and more households to locate of every household type. The consequence is that prices are forced up in previously lower cost high demand neighborhoods and cost burdened households are dispersed over a wider area; locating in

many areas with lower access and higher transportation costs. The result is a larger than proportionate increase in cost burdened households.

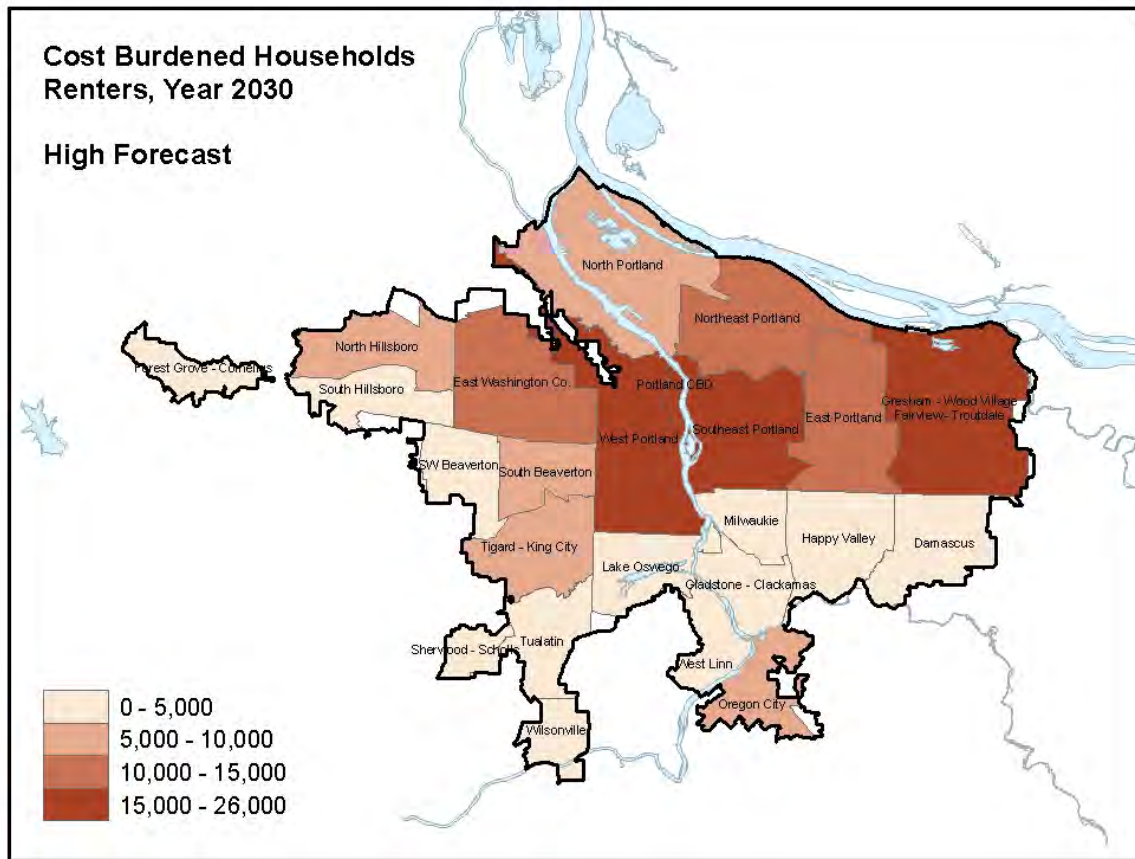
Maps 10A, 10B and 10C display how the above description plays out geographically for the low, medium and high forecast for cost burdened households.



Map 10A - Cost burdened households in the low forecast with relatively lower prices and fewer numbers choose high access areas with lower costs or below market rate housing.



Map 10B - In the medium 2030 forecast the location pattern of cost burdened households is almost identical to the 2040 medium forecast.



Map 10C - In the 2030 high forecast higher prices and larger numbers of cost burdened households disperse over a wider area.

The spatial pattern of cost burdened households displayed in the above maps indicates an increasing dispersion of cost burdened households as both prices and numbers increase. Given relatively low demand and prices cost burdened households cluster in areas of lower costs, higher services and in areas with concentrations of below market rate housing programs. As prices and demand increase, cost burdened households disperse outward to areas with somewhat higher costs, fewer services and fewer below market rate housing program.

Again as we observe in a number of cases with slow infrastructure provision and limited incentive areas, the region handles slow growth better than medium or particularly high growth.

Summary of 2030 Low and High Growth Households and Annual Costs by HNA

Tables One and Two below present summary data by HNA for all housing and household types. Table One displays the results for the low growth scenario for 2030 and Table Two provides the same data for the high growth scenario.

Table One: 2030 Low Growth Scenario - HNA Total Households, Income and Costs

Housing Needs Area (HNA)	Total Households	Annual Income	Annual Housing Costs	Annual Transportation Costs	Total Annual Costs
Portland CBD	44,316	\$ 50,258	\$ 32,863	\$ 2,425	\$ 35,289
Northeast Portland	51,173	\$ 49,674	\$ 22,786	\$ 3,654	\$ 26,440
Gresham - Wood Village - Fairview - Troutdale	62,310	\$ 49,486	\$ 19,579	\$ 6,244	\$ 25,823
East Portland	59,705	\$ 40,093	\$ 16,589	\$ 4,327	\$ 20,916
Southeast Portland	78,031	\$ 43,870	\$ 20,383	\$ 3,481	\$ 23,863
West Portland	74,053	\$ 67,759	\$ 38,151	\$ 4,112	\$ 42,262
North Portland	29,488	\$ 35,292	\$ 15,363	\$ 3,569	\$ 18,932
Lake Oswego	18,893	\$ 88,838	\$ 37,279	\$ 7,169	\$ 44,448
Gladstone - Clackamas	19,502	\$ 49,622	\$ 19,974	\$ 5,966	\$ 25,940
Milwaukie	18,480	\$ 40,381	\$ 16,396	\$ 4,522	\$ 20,919
Happy Valley	21,704	\$ 69,574	\$ 26,616	\$ 7,059	\$ 33,674
Damascus	16,024	\$ 87,778	\$ 34,683	\$ 10,860	\$ 45,543
Oregon City	25,265	\$ 56,082	\$ 22,636	\$ 8,287	\$ 30,924
West Linn	16,572	\$ 97,693	\$ 38,044	\$ 9,419	\$ 47,464
Wilsonville	10,847	\$ 71,744	\$ 27,516	\$ 10,023	\$ 37,539
North Hillsboro	26,616	\$ 50,998	\$ 18,972	\$ 6,687	\$ 25,660
East Washington County	63,042	\$ 63,922	\$ 25,466	\$ 5,495	\$ 30,961
South Beaverton	26,984	\$ 50,126	\$ 20,371	\$ 4,690	\$ 25,061
Tigard - King City	34,603	\$ 58,302	\$ 23,826	\$ 5,918	\$ 29,744
Tualatin	15,005	\$ 72,628	\$ 27,771	\$ 8,275	\$ 36,046
Sherwood - Scholls	9,806	\$ 69,155	\$ 27,747	\$ 9,769	\$ 37,517
SW Beaverton	30,444	\$ 65,110	\$ 25,622	\$ 6,725	\$ 32,347
South Hillsboro	27,023	\$ 50,613	\$ 21,074	\$ 6,743	\$ 27,817
Forest Grove - Cornelius	15,910	\$ 44,272	\$ 18,169	\$ 10,328	\$ 28,497
Outside the UGB	444,570	\$ 60,497	\$ 24,356	\$ 11,400	\$ 35,756
Grand Total	1,240,365	\$ 57,504	\$ 24,487	\$ 7,623	\$ 32,110

Looking first at Table One (low growth) we note that average annual income varies from \$35,000 per year in North Portland to over \$97,000 per year in West Linn. Average annual housing costs vary from \$15,000 per year again in North Portland to over \$38,000 per year in West Portland and West Linn. Annual transportation costs vary from \$2400 in the CBD to almost \$11,000 per year in Damascus. We should point out that the highest HNA transportation costs are below the average of \$11,400 for areas outside the present UGB.

Though a bit difficult to discern in the highly aggregated data (all house and household types average together), housing and transportation costs do act wherever feasible to offset one another. For instance,

the Portland CBD has the lowest annual transportation cost but has a high annual housing costs particularly for a housing stock that is almost 100% multi-family. By contrast Forest Grove-Cornelius has a low annual housing cost for a predominately single family housing stock. However, for a variety of reasons the annual transportation costs are quite high. Areas with predominately large size single family housing stock tend to have high housing costs regardless of location. Areas with a much greater mix of housing types and price ranges display a far more complex pattern such as Southeast Portland, South Beaverton, North Hillsboro and Gladstone – Clackamas.

As we would expect income levels follow housing and transportation costs. In general where housing and transportation costs are low, household incomes are also low. Where costs are high incomes tend to be high as well. The only real exception is in the Portland CBD where the existence of large amounts of below market rate (publically assisted) housing (not shown in MetroScope) concentrates considerable numbers of lower income households in a high cost housing areas.

Table Two: 2030 High Growth Scenario - HNA Total Households, Income and Costs

Housing Needs Area (HNA)	Total Households	Annual Income	Annual Housing Costs	Annual Transportation Costs	Total Annual Costs
Portland CBD	50,679	\$ 52,216	\$ 42,980	\$ 2,431	\$ 45,412
Northeast Portland	54,340	\$ 49,900	\$ 27,668	\$ 3,593	\$ 31,261
Gresham - Wood Village - Fairview - Troutdale	69,626	\$ 49,130	\$ 22,863	\$ 6,082	\$ 28,946
East Portland	66,047	\$ 39,574	\$ 19,017	\$ 4,241	\$ 23,257
Southeast Portland	80,625	\$ 44,113	\$ 24,810	\$ 3,462	\$ 28,272
West Portland	81,191	\$ 70,112	\$ 50,763	\$ 4,122	\$ 54,885
North Portland	32,905	\$ 34,885	\$ 17,486	\$ 3,492	\$ 20,979
Lake Oswego	19,262	\$ 89,642	\$ 46,876	\$ 7,109	\$ 53,985
Gladstone - Clackamas	19,752	\$ 49,535	\$ 23,769	\$ 5,934	\$ 29,703
Milwaukie	18,898	\$ 40,288	\$ 19,233	\$ 4,498	\$ 23,732
Happy Valley	24,110	\$ 69,333	\$ 31,784	\$ 6,938	\$ 38,722
Damascus	23,179	\$ 85,767	\$ 40,438	\$ 10,600	\$ 51,038
Oregon City	32,784	\$ 54,667	\$ 26,111	\$ 8,018	\$ 34,129
West Linn	20,955	\$ 100,625	\$ 48,316	\$ 9,435	\$ 57,751
Wilsonville	12,189	\$ 73,755	\$ 34,492	\$ 10,078	\$ 44,569
North Hillsboro	29,032	\$ 50,203	\$ 22,245	\$ 6,464	\$ 28,708
East Washington County	68,684	\$ 63,266	\$ 30,372	\$ 5,341	\$ 35,713
South Beaverton	27,474	\$ 50,379	\$ 24,680	\$ 4,666	\$ 29,346
Tigard - King City	36,102	\$ 58,203	\$ 28,894	\$ 5,852	\$ 34,746
Tualatin	17,831	\$ 77,602	\$ 36,358	\$ 8,752	\$ 45,110
Sherwood - Scholls	10,112	\$ 69,051	\$ 33,632	\$ 9,681	\$ 43,313
SW Beaverton	32,261	\$ 66,459	\$ 31,854	\$ 6,743	\$ 38,597
South Hillsboro	28,611	\$ 49,621	\$ 24,871	\$ 6,579	\$ 31,450
Forest Grove - Cornelius	16,355	\$ 43,714	\$ 21,500	\$ 10,159	\$ 31,658
Outside the UGB	493,885	\$ 61,664	\$ 29,474	\$ 11,313	\$ 40,787
Grand Total	1,366,890	\$ 58,395	\$ 30,028	\$ 7,604	\$ 37,631

Table Two retains roughly the same pattern as Table One except that the economic region locates about 125,000 more households in the high growth scenario. The major impact of faster growth imposed on the same slow infrastructure response as noted earlier is to raise housing prices. Consequently the average annual housing cost increases from \$24,500 to \$30,000 while transportation costs remain basically unchanged. Not apparent in the aggregate tables is that high housing costs act to reduce housing consumption somewhat and increase the share of multi-family housing units. Exhibits 22 through 29 in the attached data appendix provide details by housing and household type for each HNA.

Infrastructure Costs Associated with Development

It is appropriate to close the Housing Needs Assessment with the infrastructure cost data as, more than anything, infrastructure has painted the picture we have displayed. For some time staff have calculated the infrastructure outlays necessary to maintain the growth of residential and nonresidential real estate at a level of service commensurate with what exists today. Our accounting framework is not budgetary, but rather long run public utility accounting. This accounting approach eliminates confusion over the costs of refill development and the need to replace aged infrastructure. All capacity is counted as it is used and depreciated continually. As a consequence, local government budgetary concerns while valid operational issues, become irrelevant to planning decision making.¹³

As noted earlier we have also estimated infrastructure costs associated with the growth we expect over the period 2005 – 2040. Charts 33 through 35 summarize those results. We measure 16 categories of capital cost associated with real estate development that are typically paid from local, state and federal government sources. Here, we have summarized them to local, community and regional.

Our reasons for the classification relate to the geography of the required capital improvements and the means for paying for them. Local improvements are those necessary for a subdivision to be marketable. They include such facilities as local streets, sidewalks, sewers, water lines, storm water retention, etc. Local improvements are capitalized into the price of real estate and passed along when the real estate is purchased. Community level improvements are the off- site capital requirements associated with growth, such as water treatment facilities, sewage treatment facilities, schools, collector streets, community parks, etc. Since there is no necessary linkage between a particular real estate development and the requirement to provide these facilities, government must establish procedures and collect fees such as SDC's to fund the facilities. Funding processes typically render 50% or less of the costs of providing community facilities. Finally, there are regional facilities that include bridges, transit, arterials, freeways, public buildings, etc. For these facilities there exists no logical nexus between development and their funding or financial management. It is in this area that the increasing infrastructure shortfalls noted in earlier sections have been most concentrated. For our analysis we assume that 100% of these

¹³ Local governments typically count capital costs as they are constructed and forgotten about afterwards. Capital projects with a life of over 50 years may show up in the budget for 2 years. Utility accounting spreads the cost (interest on capital invested plus depreciation) over 50 years and charges it out as it is used up.

costs are not automatically recovered as the result of development.¹⁴ Traditionally, these facilities used to be funded from local government bond issues and the federal gas tax. Both of these sources have been covering an ever smaller share of requirements since the late 1970's.

Charts 33 through 35 provide a summary of these requirements

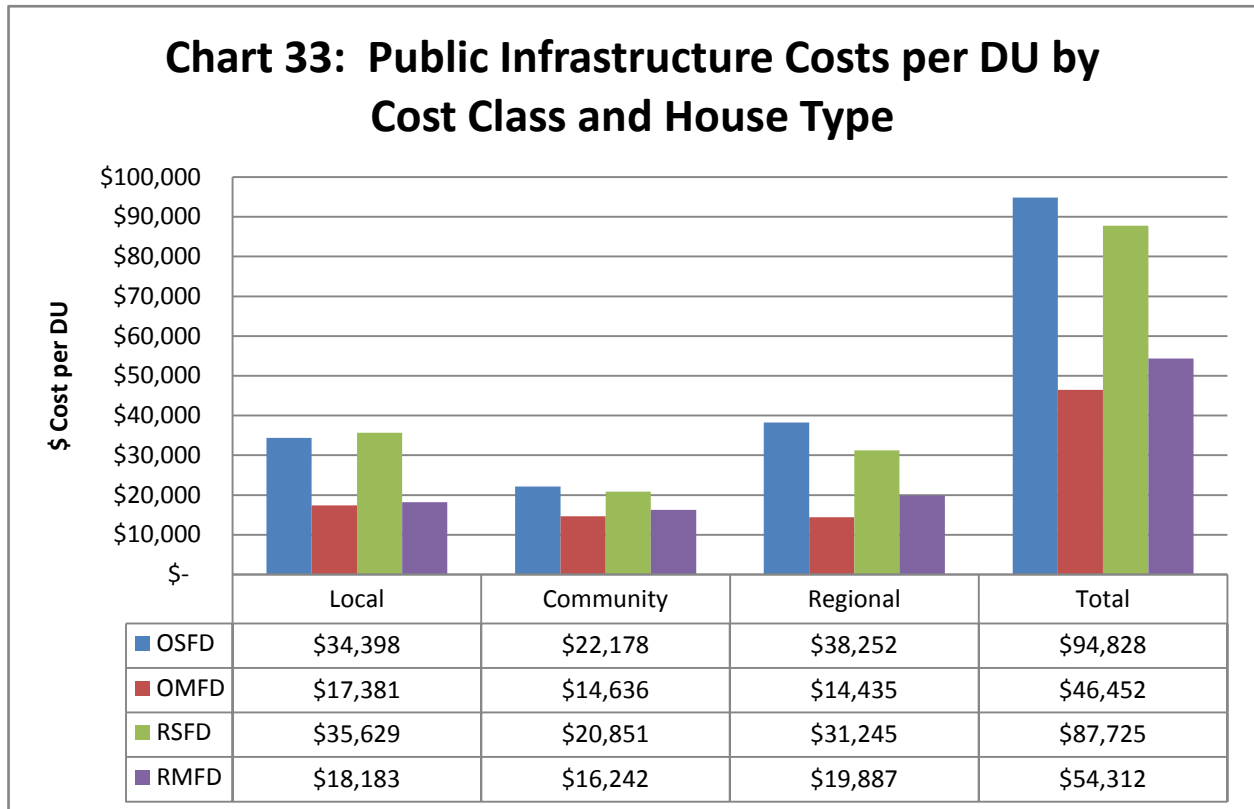


Figure 33- Infrastructure Costs vary widely by housing type and class of cost.

¹⁴ This is akin to a private power utility not charging for 1/3 of their power production and distribution facilities.

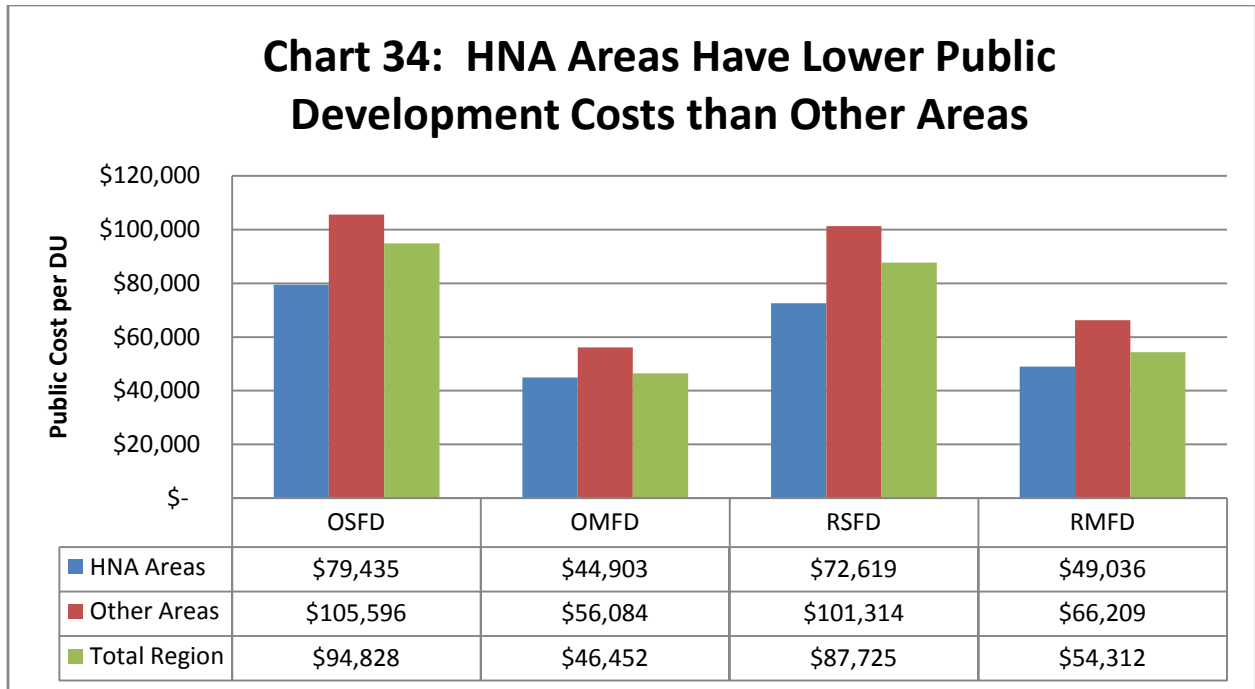


Figure 34: HNA areas have consistently lower infrastructure costs than Other Areas.

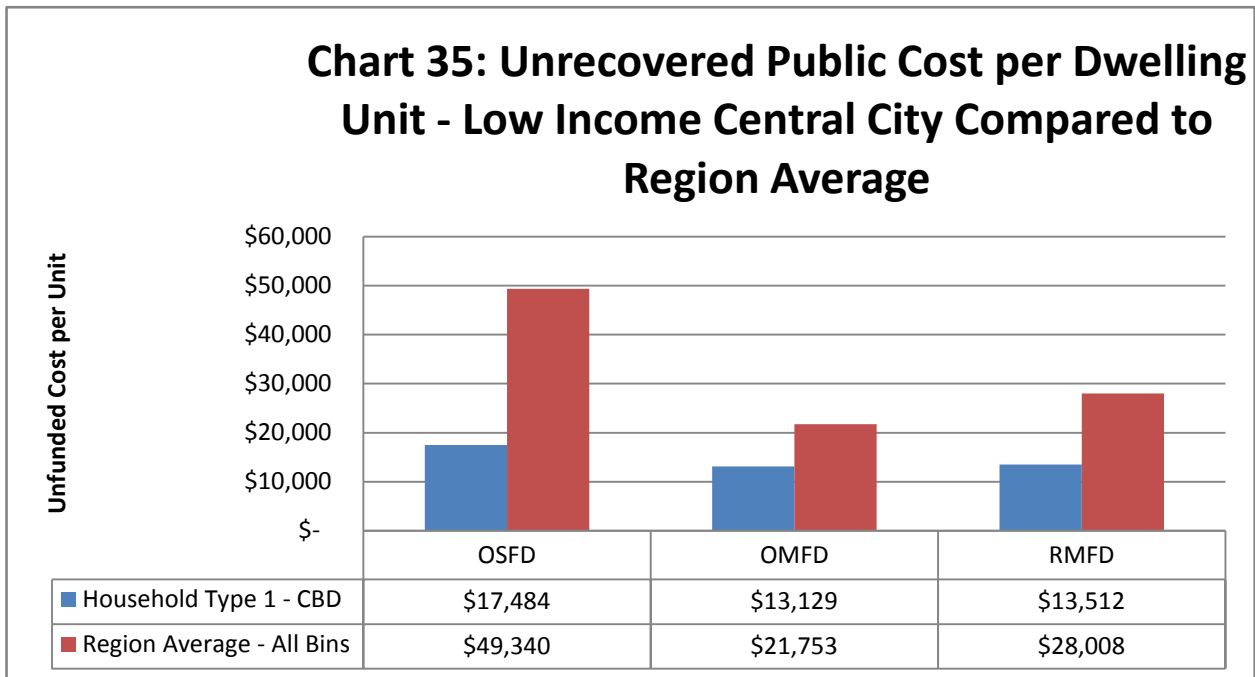
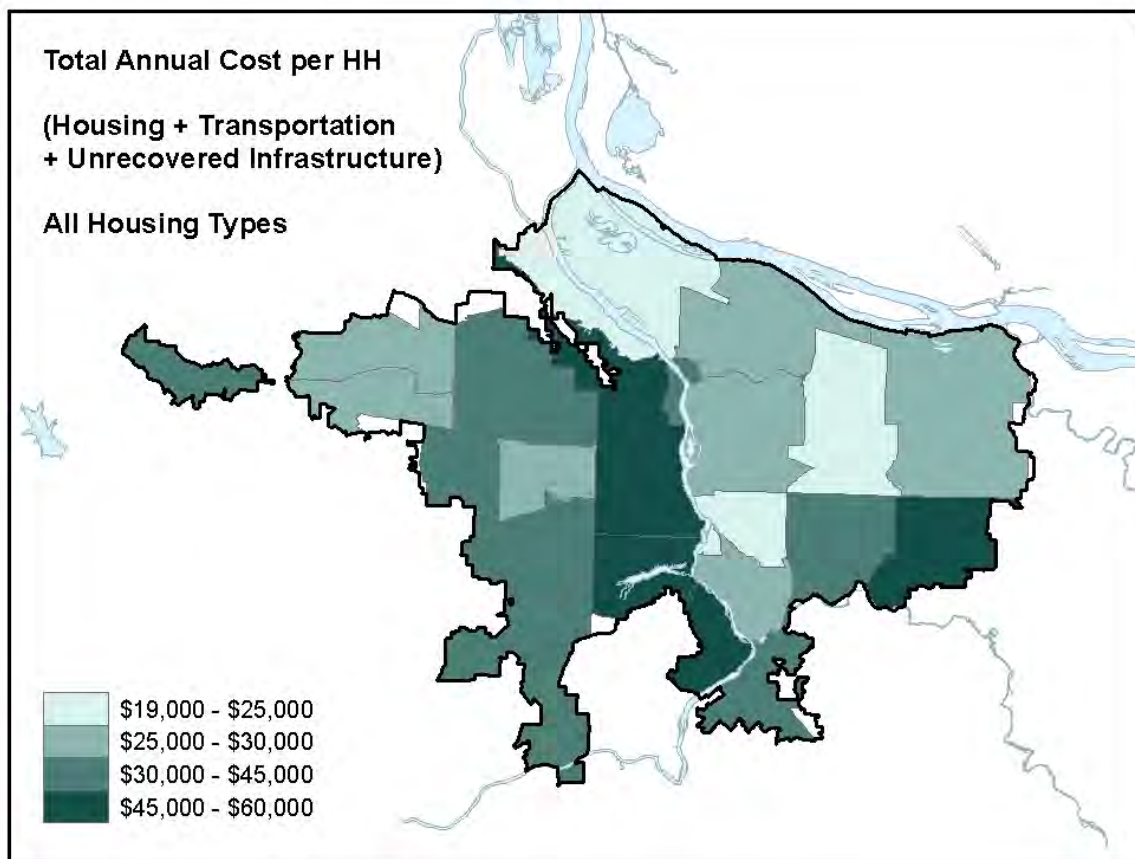


Figure 35 - Providing producer incentives for Central City location relieves both infrastructure and combined housing and transportation costs.

Charts 33 through 35 make the point that capital infrastructure costs¹⁵ vary by type of dwelling and by location. Significantly, producer incentives directed toward strategic locations and high density housing products may realize significant reductions in public infrastructure requirements.

Map 11 combines for the HNA areas across all housing types the annual housing cost, transportation cost and unrecovered portion of the annualized infrastructure cost.¹⁶



Map 11 - The highest total \$ costs of growth are concentrated in expensive, fairly low density SFD dominated areas. Mixed use areas with full transportation options display lower total costs.

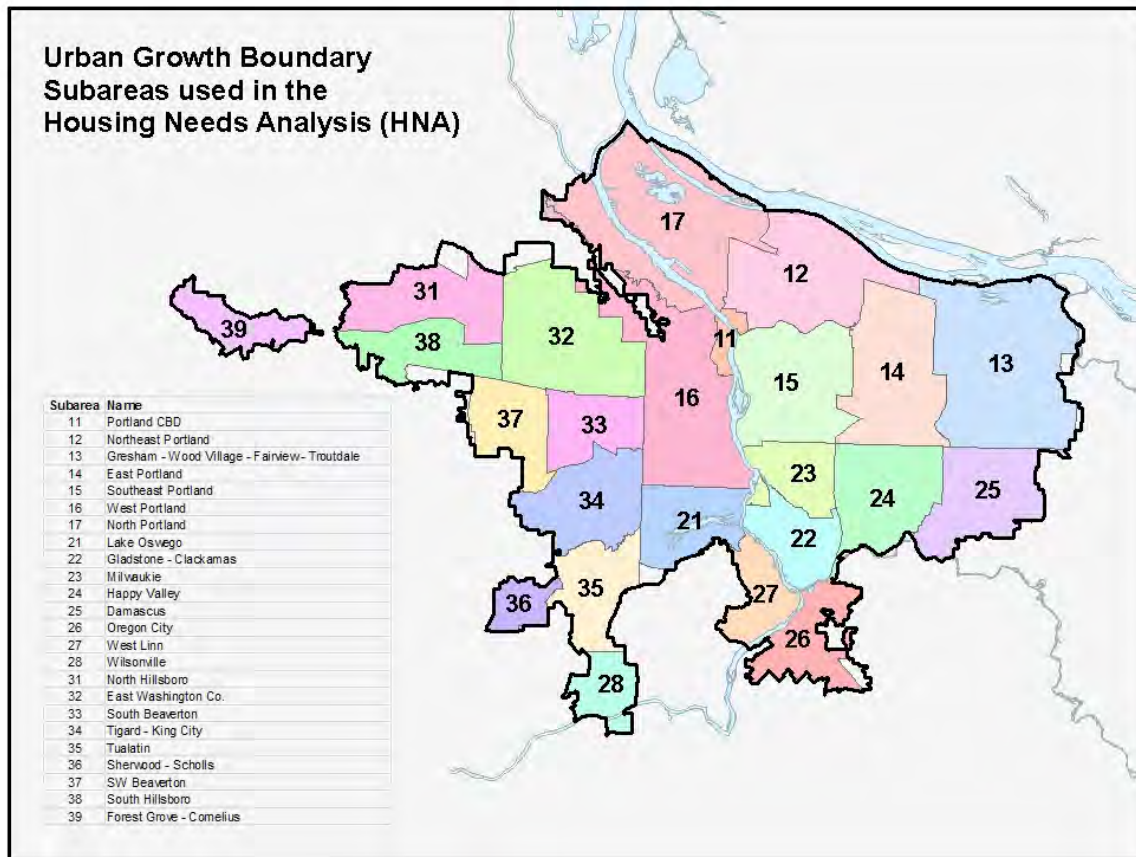
As can be discerned from Map 11, low and high cost areas exist throughout the region. This diversity in costs reflects the varied demography and housing preferences of the Metro population. Buried within it

¹⁵ Here we express the infrastructure requirements as lump sums per DU so they can be compared to the real estate prices of housing.

¹⁶ In this instance, we treat public infrastructure much as a private utility would. This charge would be each household classes' annual bill for the infrastructure required by their household type and location.

as well are the different densities, housing production costs and travel behavior associated with areas within the UGB and those areas not represented on the HNA map.

To sum up, infrastructure shortfalls and shortage of producer incentives, existing now, are built into the legacy policies of the medium 2040 forecast. In our detailed forecast to 2040, these play out very consistently in higher housing prices and increased congestion. We should emphasize that existing zoning policies (2040) and market response act to increase densities wherever feasible and shorten trips wherever the tradeoff between housing price and housing consumption allows it.



Map 12 - Map 12 shows the 24 HNA areas that are roughly equivalent to Metro Jurisdictions.

Data Appendix for Exhibits 2 Through 29

Exhibit 2: SC 201 (Calibration) 2005 Housing by HNA and Bin - All Housing Types

HNA Area/Bin	Total DU	Average Annual Income	Average Annual Transport Cost	Average Annual Housing Cost	Average Annual Combined Cost
11	12,267	\$ 37,651	\$ 2,135	\$ 15,991	\$ 18,126
1	3,678	\$ 12,531	\$ 891	\$ 8,228	\$ 9,119
2	1,339	\$ 12,981	\$ 1,640	\$ 9,162	\$ 10,802
3	1,492	\$ 19,790	\$ 1,668	\$ 10,645	\$ 12,313
4	650	\$ 31,758	\$ 2,021	\$ 14,132	\$ 16,153
5	1,293	\$ 48,503	\$ 3,112	\$ 21,990	\$ 25,102
6	1,345	\$ 55,628	\$ 3,054	\$ 23,432	\$ 26,487
7	1,076	\$ 67,760	\$ 3,007	\$ 22,772	\$ 25,778
8	1,397	\$ 98,708	\$ 3,973	\$ 31,616	\$ 35,589
12	44,363	\$ 46,801	\$ 3,513	\$ 20,906	\$ 24,419
1	7,972	\$ 14,222	\$ 1,819	\$ 8,417	\$ 10,236
2	7,112	\$ 22,151	\$ 2,612	\$ 11,366	\$ 13,978
3	5,672	\$ 31,668	\$ 3,263	\$ 14,702	\$ 17,965
4	5,165	\$ 41,739	\$ 3,873	\$ 18,402	\$ 22,275
5	4,601	\$ 48,568	\$ 4,384	\$ 22,125	\$ 26,509
6	4,459	\$ 64,434	\$ 4,380	\$ 29,174	\$ 33,553
7	5,359	\$ 90,153	\$ 4,193	\$ 36,471	\$ 40,664
8	4,023	\$ 103,452	\$ 5,488	\$ 43,189	\$ 48,676
13	47,282	\$ 45,940	\$ 6,050	\$ 15,005	\$ 21,054
1	4,398	\$ 14,235	\$ 2,921	\$ 7,927	\$ 10,848
2	6,422	\$ 22,244	\$ 4,209	\$ 10,151	\$ 14,360
3	7,452	\$ 29,979	\$ 5,033	\$ 11,793	\$ 16,826
4	7,841	\$ 39,415	\$ 6,026	\$ 13,876	\$ 19,902
5	7,905	\$ 47,191	\$ 7,223	\$ 16,118	\$ 23,341
6	5,813	\$ 63,382	\$ 7,555	\$ 19,534	\$ 27,089
7	4,480	\$ 86,710	\$ 7,205	\$ 22,276	\$ 29,481
8	2,971	\$ 102,429	\$ 9,461	\$ 24,218	\$ 33,679
14	43,968	\$ 39,470	\$ 4,277	\$ 13,799	\$ 18,076
1	6,691	\$ 14,484	\$ 2,406	\$ 8,300	\$ 10,706
2	8,613	\$ 22,199	\$ 3,268	\$ 10,247	\$ 13,515
3	7,676	\$ 30,930	\$ 4,036	\$ 12,320	\$ 16,355

4	6,751	\$	40,334	\$	4,736	\$	14,505	\$	19,241
5	5,248	\$	47,854	\$	5,570	\$	16,788	\$	22,358
6	3,818	\$	62,121	\$	5,656	\$	19,548	\$	25,205
7	3,188	\$	80,583	\$	5,404	\$	20,847	\$	26,251
8	1,983	\$	97,012	\$	6,447	\$	20,794	\$	27,240
15	68,332	\$	41,427	\$	3,269	\$	17,862	\$	21,131
1	11,347	\$	14,136	\$	1,827	\$	8,371	\$	10,198
2	12,892	\$	20,266	\$	2,479	\$	10,681	\$	13,160
3	10,257	\$	28,998	\$	2,963	\$	13,531	\$	16,494
4	8,549	\$	38,647	\$	3,437	\$	17,053	\$	20,490
5	7,168	\$	46,482	\$	4,129	\$	21,081	\$	25,209
6	6,405	\$	61,110	\$	4,208	\$	26,218	\$	30,426
7	7,014	\$	82,796	\$	4,109	\$	30,485	\$	34,594
8	4,701	\$	101,260	\$	5,431	\$	36,267	\$	41,698
16	48,761	\$	62,895	\$	4,056	\$	31,202	\$	35,258
1	4,173	\$	13,179	\$	1,215	\$	8,653	\$	9,868
2	5,461	\$	16,123	\$	2,016	\$	10,365	\$	12,381
3	4,698	\$	24,804	\$	2,412	\$	13,006	\$	15,418
4	4,306	\$	36,695	\$	3,215	\$	17,328	\$	20,543
5	4,428	\$	46,360	\$	4,198	\$	22,208	\$	26,407
6	5,456	\$	65,221	\$	4,519	\$	29,630	\$	34,149
7	7,676	\$	94,820	\$	4,266	\$	40,731	\$	44,997
8	12,562	\$	108,277	\$	6,410	\$	57,341	\$	63,751
17	22,387	\$	35,006	\$	3,511	\$	13,385	\$	16,896
1	6,503	\$	14,507	\$	2,219	\$	8,515	\$	10,735
2	4,897	\$	22,638	\$	2,996	\$	10,896	\$	13,892
3	3,145	\$	32,149	\$	3,731	\$	13,541	\$	17,272
4	1,990	\$	39,618	\$	4,044	\$	15,197	\$	19,241
5	1,485	\$	47,504	\$	4,878	\$	17,906	\$	22,784
6	1,452	\$	56,595	\$	4,813	\$	18,827	\$	23,640
7	1,651	\$	74,043	\$	4,790	\$	20,241	\$	25,030
8	1,265	\$	97,735	\$	5,994	\$	24,324	\$	30,317
21	16,401	\$	83,068	\$	6,899	\$	34,007	\$	40,906
1	278	\$	13,969	\$	2,271	\$	8,454	\$	10,724
2	432	\$	20,938	\$	3,452	\$	11,656	\$	15,108
3	497	\$	30,133	\$	4,220	\$	14,954	\$	19,174
4	1,033	\$	38,906	\$	4,967	\$	17,675	\$	22,641
5	1,494	\$	47,180	\$	5,997	\$	21,860	\$	27,857
6	2,291	\$	65,160	\$	6,708	\$	27,950	\$	34,657
7	3,695	\$	94,670	\$	6,124	\$	34,966	\$	41,089
8	6,682	\$	108,462	\$	8,509	\$	44,716	\$	53,225
22	16,765	\$	50,248	\$	5,849	\$	16,101	\$	21,950
1	1,410	\$	14,209	\$	2,706	\$	7,843	\$	10,549
2	2,097	\$	22,987	\$	3,991	\$	10,360	\$	14,351
3	2,361	\$	31,505	\$	4,941	\$	12,196	\$	17,137
4	2,859	\$	42,481	\$	5,963	\$	14,811	\$	20,774
5	3,015	\$	52,707	\$	6,931	\$	17,986	\$	24,917
6	2,301	\$	68,650	\$	7,343	\$	21,076	\$	28,419
7	1,632	\$	93,001	\$	6,466	\$	23,710	\$	30,176

8	1,090	\$	100,639	\$	8,087	\$	22,566	\$	30,653
23	15,353	\$	40,711	\$	4,408	\$	13,391	\$	17,799
1	1,926	\$	14,316	\$	2,329	\$	7,965	\$	10,294
2	2,542	\$	21,946	\$	3,318	\$	9,886	\$	13,204
3	2,584	\$	30,770	\$	4,075	\$	11,881	\$	15,957
4	2,793	\$	38,728	\$	4,548	\$	13,347	\$	17,895
5	2,197	\$	46,925	\$	5,464	\$	15,675	\$	21,140
6	1,332	\$	59,247	\$	5,848	\$	17,545	\$	23,394
7	1,133	\$	78,748	\$	5,406	\$	19,339	\$	24,746
8	846	\$	97,829	\$	6,623	\$	20,594	\$	27,217
24	15,306	\$	65,960	\$	6,645	\$	19,979	\$	26,625
1	583	\$	14,026	\$	2,536	\$	7,672	\$	10,208
2	766	\$	19,491	\$	3,726	\$	8,974	\$	12,701
3	1,234	\$	25,574	\$	4,021	\$	10,045	\$	14,066
4	1,890	\$	37,088	\$	5,260	\$	13,104	\$	18,365
5	2,410	\$	47,969	\$	6,731	\$	16,687	\$	23,418
6	2,776	\$	67,079	\$	7,479	\$	21,368	\$	28,847
7	2,670	\$	96,891	\$	6,759	\$	26,039	\$	32,798
8	2,977	\$	108,946	\$	9,220	\$	29,641	\$	38,861
25	5,200	\$	82,582	\$	10,234	\$	22,306	\$	32,540
1	226	\$	14,609	\$	4,514	\$	8,139	\$	12,654
2	231	\$	21,803	\$	5,759	\$	9,506	\$	15,265
3	167	\$	35,551	\$	8,041	\$	12,985	\$	21,026
4	286	\$	46,207	\$	9,179	\$	15,340	\$	24,519
5	607	\$	57,220	\$	10,239	\$	18,497	\$	28,736
6	1,059	\$	76,065	\$	10,844	\$	22,246	\$	33,090
7	1,353	\$	108,266	\$	9,527	\$	26,543	\$	36,070
8	1,270	\$	110,333	\$	12,835	\$	27,310	\$	40,145
26	14,320	\$	54,499	\$	8,128	\$	16,291	\$	24,420
1	1,333	\$	14,222	\$	3,526	\$	7,770	\$	11,295
2	1,499	\$	22,236	\$	5,242	\$	9,786	\$	15,029
3	1,515	\$	31,822	\$	6,741	\$	11,911	\$	18,652
4	2,140	\$	42,613	\$	8,212	\$	14,305	\$	22,517
5	2,291	\$	50,237	\$	9,241	\$	16,286	\$	25,527
6	2,289	\$	67,643	\$	9,987	\$	19,839	\$	29,826
7	1,956	\$	93,415	\$	8,900	\$	22,930	\$	31,830
8	1,296	\$	104,933	\$	11,268	\$	24,697	\$	35,965
27	10,001	\$	83,753	\$	8,521	\$	28,330	\$	36,851
1	200	\$	14,274	\$	3,214	\$	8,504	\$	11,718
2	372	\$	20,855	\$	4,574	\$	10,618	\$	15,192
3	437	\$	30,992	\$	5,686	\$	14,003	\$	19,689
4	771	\$	42,054	\$	6,917	\$	17,325	\$	24,243
5	828	\$	53,595	\$	8,114	\$	22,204	\$	30,319
6	1,342	\$	71,864	\$	8,536	\$	27,095	\$	35,631
7	2,009	\$	99,074	\$	7,495	\$	31,068	\$	38,563
8	4,043	\$	109,122	\$	10,345	\$	34,886	\$	45,231
28	7,910	\$	67,995	\$	10,011	\$	21,373	\$	31,384
1	331	\$	14,170	\$	3,817	\$	8,065	\$	11,882
2	323	\$	18,718	\$	5,735	\$	9,162	\$	14,897

3	565	\$	24,406	\$	5,870	\$	10,092	\$	15,962
4	708	\$	36,703	\$	7,624	\$	13,695	\$	21,318
5	971	\$	42,578	\$	9,068	\$	15,283	\$	24,351
6	1,573	\$	63,963	\$	10,887	\$	21,587	\$	32,474
7	1,803	\$	94,619	\$	10,185	\$	27,283	\$	37,467
8	1,636	\$	106,854	\$	14,099	\$	30,597	\$	44,696
31	19,271	\$	53,526	\$	7,275	\$	15,526	\$	22,802
1	950	\$	14,283	\$	3,284	\$	7,952	\$	11,236
2	1,455	\$	21,816	\$	4,691	\$	9,908	\$	14,599
3	1,750	\$	30,256	\$	5,719	\$	11,747	\$	17,466
4	2,497	\$	39,446	\$	6,634	\$	13,789	\$	20,423
5	3,106	\$	45,745	\$	7,875	\$	15,468	\$	23,343
6	3,731	\$	57,188	\$	8,095	\$	16,991	\$	25,086
7	3,914	\$	75,778	\$	7,648	\$	18,608	\$	26,256
8	1,868	\$	97,796	\$	10,218	\$	20,331	\$	30,549
32	42,388	\$	63,347	\$	5,700	\$	21,553	\$	27,253
1	1,502	\$	14,451	\$	2,326	\$	8,585	\$	10,911
2	3,128	\$	19,453	\$	3,060	\$	9,728	\$	12,787
3	4,103	\$	26,620	\$	3,428	\$	11,410	\$	14,838
4	5,321	\$	36,626	\$	4,380	\$	14,098	\$	18,478
5	5,873	\$	46,591	\$	5,902	\$	17,820	\$	23,722
6	6,757	\$	65,153	\$	6,330	\$	23,091	\$	29,421
7	7,865	\$	94,303	\$	5,882	\$	28,568	\$	34,450
8	7,838	\$	107,534	\$	8,609	\$	33,560	\$	42,169
33	23,202	\$	49,176	\$	4,609	\$	16,632	\$	21,241
1	1,539	\$	14,166	\$	1,988	\$	8,004	\$	9,992
2	2,865	\$	18,867	\$	2,860	\$	9,169	\$	12,029
3	2,979	\$	27,049	\$	3,268	\$	11,215	\$	14,483
4	3,878	\$	38,092	\$	4,270	\$	14,327	\$	18,597
5	3,779	\$	47,935	\$	5,620	\$	17,957	\$	23,576
6	3,275	\$	62,661	\$	5,746	\$	21,231	\$	26,977
7	2,859	\$	86,782	\$	5,339	\$	24,834	\$	30,173
8	2,029	\$	99,766	\$	6,937	\$	24,626	\$	31,564
34	26,365	\$	57,598	\$	5,992	\$	19,141	\$	25,133
1	1,376	\$	14,264	\$	2,482	\$	8,177	\$	10,660
2	2,481	\$	21,589	\$	3,521	\$	10,359	\$	13,880
3	3,226	\$	28,870	\$	4,096	\$	12,057	\$	16,154
4	4,008	\$	38,815	\$	4,986	\$	14,677	\$	19,663
5	4,223	\$	49,628	\$	6,596	\$	18,644	\$	25,240
6	3,902	\$	68,502	\$	6,963	\$	23,396	\$	30,358
7	3,638	\$	96,246	\$	6,621	\$	27,386	\$	34,007
8	3,511	\$	105,281	\$	9,548	\$	28,575	\$	38,123
35	9,919	\$	60,092	\$	7,203	\$	18,449	\$	25,652
1	363	\$	14,168	\$	2,569	\$	7,919	\$	10,488
2	742	\$	17,234	\$	3,626	\$	8,159	\$	11,785
3	913	\$	25,372	\$	4,034	\$	10,139	\$	14,174
4	1,302	\$	40,030	\$	6,112	\$	14,704	\$	20,816
5	1,535	\$	48,945	\$	7,691	\$	17,725	\$	25,416
6	1,675	\$	61,623	\$	7,584	\$	19,674	\$	27,258

7	1,547	\$	83,467	\$	7,007	\$	21,936	\$	28,943
8	1,843	\$	106,014	\$	11,305	\$	27,988	\$	39,292
36	7,363	\$	69,338	\$	10,161	\$	21,520	\$	31,681
1	286	\$	14,036	\$	3,495	\$	7,639	\$	11,134
2	326	\$	23,770	\$	5,494	\$	10,896	\$	16,390
3	507	\$	33,666	\$	7,165	\$	13,508	\$	20,673
4	1,106	\$	45,740	\$	9,212	\$	16,688	\$	25,900
5	1,330	\$	55,891	\$	11,027	\$	20,101	\$	31,127
6	1,303	\$	74,262	\$	10,742	\$	24,123	\$	34,865
7	1,390	\$	101,188	\$	9,847	\$	27,305	\$	37,152
8	1,112	\$	107,176	\$	14,230	\$	28,088	\$	42,318
37	23,546	\$	60,462	\$	6,502	\$	19,137	\$	25,639
1	1,180	\$	14,008	\$	2,354	\$	7,722	\$	10,076
2	1,763	\$	23,454	\$	3,842	\$	10,899	\$	14,741
3	2,383	\$	32,190	\$	4,891	\$	13,103	\$	17,994
4	3,432	\$	42,582	\$	6,034	\$	15,691	\$	21,725
5	3,552	\$	48,573	\$	6,867	\$	17,445	\$	24,312
6	3,745	\$	63,068	\$	6,980	\$	20,535	\$	27,515
7	3,705	\$	91,552	\$	6,671	\$	25,385	\$	32,055
8	3,786	\$	104,335	\$	9,492	\$	27,543	\$	37,035
38	20,146	\$	48,507	\$	6,862	\$	15,491	\$	22,352
1	1,358	\$	14,319	\$	3,164	\$	7,978	\$	11,143
2	2,733	\$	24,651	\$	4,593	\$	11,021	\$	15,613
3	3,424	\$	34,232	\$	6,036	\$	13,313	\$	19,350
4	3,905	\$	43,823	\$	7,220	\$	15,349	\$	22,569
5	3,277	\$	52,460	\$	8,530	\$	17,840	\$	26,369
6	2,131	\$	64,627	\$	8,170	\$	19,519	\$	27,689
7	1,762	\$	82,020	\$	7,505	\$	20,403	\$	27,908
8	1,556	\$	95,067	\$	8,957	\$	19,020	\$	27,977
39	11,496	\$	43,074	\$	10,433	\$	13,665	\$	24,098
1	1,463	\$	14,167	\$	4,893	\$	7,615	\$	12,507
2	2,307	\$	21,861	\$	7,171	\$	9,572	\$	16,743
3	2,075	\$	32,514	\$	9,309	\$	12,119	\$	21,428
4	1,804	\$	40,500	\$	11,175	\$	13,445	\$	24,620
5	1,179	\$	51,456	\$	14,516	\$	16,678	\$	31,193
6	1,006	\$	66,303	\$	14,431	\$	19,276	\$	33,707
7	869	\$	87,611	\$	13,321	\$	21,102	\$	34,423
8	793	\$	100,879	\$	17,088	\$	21,538	\$	38,626
999	264,096	\$	53,880	\$	11,285	\$	17,868	\$	29,153
1	33,956	\$	14,584	\$	6,843	\$	8,323	\$	15,166
2	36,815	\$	23,027	\$	8,082	\$	10,809	\$	18,891
3	32,111	\$	32,887	\$	9,391	\$	13,616	\$	23,006
4	30,879	\$	42,639	\$	10,741	\$	15,757	\$	26,498
5	30,471	\$	52,118	\$	12,812	\$	19,019	\$	31,831
6	31,611	\$	67,956	\$	13,587	\$	22,090	\$	35,677
7	35,756	\$	92,368	\$	12,425	\$	24,971	\$	37,396
8	32,496	\$	106,927	\$	17,018	\$	29,043	\$	46,061
Grand Total	836,407	\$	52,797	\$	7,239	\$	18,777	\$	26,017

Exhibit 3: SC 905 2040 Housing by HNA and Bin - All Housing Types

HNA Area/Bin	Total DU	Average Annual Income	Average Annual Transport Cost	Average Annual Housing Cost	Average Annual Combined Cost
11	50,885	\$ 48,843	\$ 2,390	\$ 36,574	\$ 38,964
1	10,566	\$ 12,885	\$ 957	\$ 10,838	\$ 11,795
2	4,180	\$ 22,892	\$ 1,538	\$ 23,251	\$ 24,789
3	6,511	\$ 29,242	\$ 1,904	\$ 29,143	\$ 31,047
4	5,900	\$ 41,682	\$ 2,443	\$ 35,647	\$ 38,091
5	7,440	\$ 53,817	\$ 3,263	\$ 44,728	\$ 47,991
6	6,402	\$ 67,173	\$ 3,307	\$ 48,117	\$ 51,424
7	8,173	\$ 99,757	\$ 3,148	\$ 64,652	\$ 67,800
8	1,713	\$ 100,109	\$ 4,127	\$ 46,758	\$ 50,885
12	54,538	\$ 46,040	\$ 3,524	\$ 23,653	\$ 27,177
1	10,677	\$ 14,133	\$ 1,777	\$ 9,271	\$ 11,048
2	8,197	\$ 22,238	\$ 2,705	\$ 13,481	\$ 16,186
3	7,150	\$ 31,986	\$ 3,391	\$ 18,396	\$ 21,787
4	6,372	\$ 41,028	\$ 3,951	\$ 22,350	\$ 26,301
5	5,057	\$ 45,222	\$ 4,373	\$ 25,238	\$ 29,611
6	4,644	\$ 57,825	\$ 4,314	\$ 29,760	\$ 34,074
7	8,396	\$ 93,176	\$ 4,384	\$ 43,011	\$ 47,395
8	4,045	\$ 100,888	\$ 5,610	\$ 44,398	\$ 50,008
13	69,959	\$ 44,794	\$ 5,989	\$ 19,432	\$ 25,422
1	7,931	\$ 14,269	\$ 2,774	\$ 8,913	\$ 11,687
2	10,152	\$ 22,239	\$ 4,110	\$ 12,303	\$ 16,413
3	10,579	\$ 31,175	\$ 5,203	\$ 15,955	\$ 21,158
4	11,119	\$ 39,874	\$ 6,110	\$ 18,787	\$ 24,898
5	11,285	\$ 47,096	\$ 7,353	\$ 22,484	\$ 29,837

6	7,719	\$	59,889	\$	7,436	\$	25,251	\$	32,687
7	6,149	\$	84,935	\$	7,095	\$	29,049	\$	36,143
8	5,025	\$	100,622	\$	9,611	\$	31,629	\$	41,239
14	66,758	\$	35,640	\$	4,145	\$	16,167	\$	20,312
1	12,815	\$	14,508	\$	2,400	\$	9,279	\$	11,679
2	14,096	\$	22,177	\$	3,319	\$	12,341	\$	15,660
3	11,485	\$	31,532	\$	4,213	\$	16,236	\$	20,449
4	9,969	\$	39,714	\$	4,801	\$	18,771	\$	23,572
5	6,931	\$	44,236	\$	5,481	\$	20,636	\$	26,117
6	4,424	\$	52,168	\$	5,374	\$	20,723	\$	26,096
7	4,524	\$	76,947	\$	5,569	\$	26,147	\$	31,716
8	2,513	\$	94,356	\$	6,355	\$	23,803	\$	30,158
15	80,292	\$	40,897	\$	3,414	\$	21,356	\$	24,770
1	14,352	\$	14,046	\$	1,878	\$	9,401	\$	11,280
2	13,912	\$	21,703	\$	2,727	\$	13,566	\$	16,293
3	12,952	\$	29,987	\$	3,221	\$	17,464	\$	20,685
4	10,914	\$	38,584	\$	3,622	\$	21,129	\$	24,751
5	7,801	\$	43,528	\$	4,209	\$	24,298	\$	28,507
6	6,169	\$	53,639	\$	4,258	\$	27,071	\$	31,330
7	9,882	\$	88,419	\$	4,502	\$	41,025	\$	45,527
8	4,309	\$	98,964	\$	5,659	\$	39,988	\$	45,646
16	81,009	\$	64,259	\$	4,080	\$	43,562	\$	47,642
1	6,925	\$	13,281	\$	1,249	\$	10,581	\$	11,830
2	7,455	\$	20,647	\$	2,176	\$	16,970	\$	19,146
3	9,529	\$	27,297	\$	2,568	\$	21,949	\$	24,516
4	8,794	\$	37,433	\$	3,193	\$	27,037	\$	30,230
5	6,629	\$	45,497	\$	4,165	\$	30,270	\$	34,435
6	7,190	\$	62,309	\$	4,488	\$	35,703	\$	40,191
7	16,616	\$	100,799	\$	4,491	\$	55,218	\$	59,709
8	17,870	\$	108,891	\$	6,638	\$	84,347	\$	90,985
17	33,746	\$	32,082	\$	3,411	\$	15,113	\$	18,524
1	11,155	\$	14,422	\$	2,194	\$	9,326	\$	11,520
2	6,892	\$	22,589	\$	3,066	\$	13,018	\$	16,084
3	4,366	\$	31,747	\$	3,814	\$	17,081	\$	20,895
4	3,079	\$	37,307	\$	3,933	\$	18,065	\$	21,998
5	2,077	\$	40,375	\$	4,546	\$	19,173	\$	23,719
6	2,007	\$	45,975	\$	4,476	\$	18,224	\$	22,700
7	2,471	\$	70,317	\$	4,895	\$	24,405	\$	29,300
8	1,700	\$	95,743	\$	6,017	\$	29,031	\$	35,048
21	19,363	\$	83,107	\$	7,061	\$	40,415	\$	47,476
1	271	\$	13,643	\$	2,092	\$	9,075	\$	11,167
2	491	\$	20,657	\$	3,447	\$	13,019	\$	16,467
3	551	\$	31,532	\$	4,475	\$	18,574	\$	23,050
4	1,177	\$	39,778	\$	5,235	\$	21,992	\$	27,227
5	1,809	\$	47,622	\$	6,225	\$	27,120	\$	33,344
6	2,743	\$	64,203	\$	6,842	\$	33,583	\$	40,425
7	5,076	\$	95,908	\$	6,269	\$	43,205	\$	49,474
8	7,246	\$	107,939	\$	8,830	\$	52,047	\$	60,877
22	19,457	\$	42,911	\$	5,740	\$	19,586	\$	25,326

1	2,405	\$	14,264	\$	2,848	\$	9,118	\$	11,966
2	3,126	\$	23,284	\$	4,208	\$	13,202	\$	17,410
3	3,291	\$	32,490	\$	5,375	\$	16,997	\$	22,372
4	3,511	\$	42,481	\$	6,331	\$	20,610	\$	26,941
5	3,049	\$	50,563	\$	7,189	\$	24,741	\$	31,930
6	1,744	\$	60,902	\$	7,383	\$	25,913	\$	33,297
7	1,521	\$	87,930	\$	6,831	\$	31,400	\$	38,231
8	811	\$	95,805	\$	8,114	\$	26,174	\$	34,288
23	19,173	\$	35,434	\$	4,340	\$	16,023	\$	20,364
1	3,441	\$	14,381	\$	2,440	\$	9,181	\$	11,621
2	3,511	\$	22,578	\$	3,505	\$	12,641	\$	16,147
3	3,376	\$	31,262	\$	4,385	\$	16,105	\$	20,490
4	3,341	\$	38,091	\$	4,762	\$	17,759	\$	22,521
5	2,382	\$	43,401	\$	5,564	\$	19,913	\$	25,477
6	1,306	\$	50,394	\$	5,770	\$	19,495	\$	25,265
7	1,156	\$	74,792	\$	5,702	\$	25,046	\$	30,748
8	660	\$	94,201	\$	6,699	\$	23,781	\$	30,480
24	23,989	\$	62,776	\$	6,848	\$	27,140	\$	33,988
1	1,445	\$	14,225	\$	2,532	\$	8,696	\$	11,228
2	1,419	\$	21,100	\$	3,846	\$	11,518	\$	15,364
3	2,173	\$	27,692	\$	4,478	\$	13,874	\$	18,352
4	3,101	\$	38,658	\$	5,752	\$	18,337	\$	24,088
5	3,772	\$	48,971	\$	7,191	\$	24,432	\$	31,623
6	3,725	\$	63,740	\$	7,663	\$	28,546	\$	36,209
7	3,972	\$	94,994	\$	7,012	\$	35,717	\$	42,729
8	4,381	\$	108,619	\$	10,056	\$	44,455	\$	54,511
25	39,629	\$	73,942	\$	10,515	\$	33,974	\$	44,489
1	3,593	\$	14,790	\$	5,048	\$	10,354	\$	15,402
2	2,777	\$	23,697	\$	6,345	\$	14,156	\$	20,501
3	2,174	\$	36,915	\$	9,231	\$	21,150	\$	30,381
4	2,678	\$	46,976	\$	10,423	\$	25,143	\$	35,566
5	4,865	\$	57,102	\$	11,331	\$	31,403	\$	42,735
6	6,794	\$	75,230	\$	11,881	\$	36,982	\$	48,863
7	10,660	\$	107,743	\$	10,652	\$	43,778	\$	54,430
8	6,088	\$	109,679	\$	13,726	\$	46,943	\$	60,670
26	42,587	\$	52,109	\$	8,125	\$	22,821	\$	30,946
1	5,479	\$	14,038	\$	3,347	\$	8,605	\$	11,952
2	5,156	\$	22,687	\$	5,333	\$	12,680	\$	18,013
3	4,979	\$	34,376	\$	7,449	\$	18,205	\$	25,655
4	6,457	\$	44,185	\$	8,819	\$	21,907	\$	30,725
5	6,256	\$	51,311	\$	9,651	\$	25,333	\$	34,985
6	5,311	\$	66,856	\$	10,260	\$	29,081	\$	39,341
7	5,934	\$	97,418	\$	9,331	\$	35,455	\$	44,785
8	3,015	\$	104,365	\$	11,914	\$	34,475	\$	46,389
27	22,043	\$	92,387	\$	9,371	\$	42,980	\$	52,351
1	141	\$	14,349	\$	3,319	\$	9,941	\$	13,260
2	386	\$	19,762	\$	4,643	\$	12,550	\$	17,193
3	502	\$	34,354	\$	6,480	\$	20,495	\$	26,975
4	1,186	\$	45,394	\$	7,822	\$	25,465	\$	33,287

5	1,703	\$	55,935	\$	8,690	\$	32,311	\$	41,001
6	2,896	\$	74,137	\$	9,100	\$	38,527	\$	47,628
7	5,693	\$	104,411	\$	8,052	\$	45,282	\$	53,334
8	9,536	\$	110,255	\$	10,989	\$	49,945	\$	60,934
28	12,486	\$	66,796	\$	9,873	\$	29,451	\$	39,324
1	564	\$	13,999	\$	3,688	\$	8,942	\$	12,629
2	844	\$	18,304	\$	5,796	\$	10,783	\$	16,579
3	1,029	\$	27,725	\$	6,781	\$	14,752	\$	21,533
4	1,266	\$	39,956	\$	8,642	\$	20,399	\$	29,041
5	1,552	\$	46,512	\$	9,797	\$	23,625	\$	33,422
6	2,158	\$	65,148	\$	11,087	\$	30,695	\$	41,782
7	3,408	\$	100,089	\$	10,570	\$	40,698	\$	51,268
8	1,664	\$	106,747	\$	13,952	\$	42,640	\$	56,592
31	29,192	\$	45,266	\$	6,295	\$	19,080	\$	25,375
1	3,061	\$	14,376	\$	2,748	\$	9,033	\$	11,781
2	3,261	\$	22,204	\$	4,210	\$	12,555	\$	16,765
3	3,508	\$	30,603	\$	5,263	\$	15,935	\$	21,198
4	4,350	\$	37,900	\$	5,944	\$	17,969	\$	23,913
5	4,610	\$	43,590	\$	7,322	\$	20,415	\$	27,737
6	4,447	\$	52,781	\$	7,647	\$	21,355	\$	29,001
7	4,159	\$	77,044	\$	7,454	\$	26,869	\$	34,322
8	1,796	\$	98,365	\$	10,324	\$	29,785	\$	40,109
32	69,010	\$	58,211	\$	5,286	\$	26,387	\$	31,673
1	4,905	\$	14,607	\$	2,133	\$	9,161	\$	11,294
2	7,523	\$	21,946	\$	2,971	\$	11,878	\$	14,850
3	7,817	\$	29,747	\$	3,627	\$	15,026	\$	18,653
4	8,480	\$	38,566	\$	4,483	\$	18,800	\$	23,284
5	8,923	\$	46,690	\$	5,867	\$	24,133	\$	30,001
6	9,178	\$	63,268	\$	6,245	\$	30,175	\$	36,420
7	13,255	\$	96,408	\$	5,841	\$	39,358	\$	45,199
8	8,928	\$	105,916	\$	8,792	\$	44,332	\$	53,123
33	27,990	\$	45,678	\$	4,560	\$	21,027	\$	25,587
1	2,780	\$	14,145	\$	1,965	\$	8,917	\$	10,882
2	3,986	\$	19,814	\$	2,980	\$	11,619	\$	14,599
3	3,843	\$	28,605	\$	3,578	\$	15,371	\$	18,949
4	4,703	\$	39,100	\$	4,573	\$	19,841	\$	24,414
5	4,336	\$	47,421	\$	5,805	\$	24,622	\$	30,427
6	3,127	\$	58,778	\$	5,853	\$	26,931	\$	32,783
7	3,531	\$	88,895	\$	5,584	\$	35,520	\$	41,104
8	1,685	\$	96,816	\$	7,038	\$	28,893	\$	35,931
34	36,592	\$	51,440	\$	5,679	\$	24,210	\$	29,889
1	3,094	\$	14,368	\$	2,421	\$	9,310	\$	11,731
2	4,874	\$	22,858	\$	3,614	\$	13,366	\$	16,980
3	5,441	\$	31,527	\$	4,571	\$	17,374	\$	21,946
4	5,975	\$	40,544	\$	5,410	\$	20,871	\$	26,281
5	5,462	\$	49,554	\$	6,764	\$	26,158	\$	32,923
6	3,866	\$	65,445	\$	7,055	\$	31,203	\$	38,259
7	5,065	\$	98,615	\$	6,942	\$	40,076	\$	47,017
8	2,815	\$	102,834	\$	9,279	\$	37,732	\$	47,011

35	18,209	\$	70,982	\$	8,748	\$	32,500	\$	41,248
1	624	\$	14,102	\$	2,402	\$	9,156	\$	11,558
2	939	\$	18,432	\$	3,660	\$	10,935	\$	14,595
3	1,301	\$	27,816	\$	4,475	\$	14,772	\$	19,247
4	2,183	\$	42,461	\$	6,739	\$	21,771	\$	28,510
5	2,840	\$	52,750	\$	8,493	\$	27,857	\$	36,350
6	2,346	\$	65,026	\$	8,043	\$	29,986	\$	38,029
7	2,059	\$	90,273	\$	7,475	\$	34,784	\$	42,259
8	5,917	\$	109,733	\$	12,750	\$	48,670	\$	61,420
36	10,374	\$	61,081	\$	9,447	\$	27,935	\$	37,381
1	659	\$	14,007	\$	3,381	\$	8,791	\$	12,172
2	675	\$	22,539	\$	5,417	\$	12,936	\$	18,353
3	938	\$	34,320	\$	7,355	\$	18,853	\$	26,208
4	1,822	\$	45,865	\$	9,283	\$	24,228	\$	33,511
5	1,976	\$	55,352	\$	10,948	\$	29,644	\$	40,592
6	1,444	\$	70,439	\$	10,531	\$	33,699	\$	44,230
7	1,848	\$	96,827	\$	9,802	\$	38,083	\$	47,885
8	1,012	\$	102,228	\$	13,190	\$	35,414	\$	48,604
37	32,911	\$	60,296	\$	6,623	\$	27,240	\$	33,863
1	1,949	\$	13,986	\$	2,304	\$	8,856	\$	11,160
2	2,897	\$	23,736	\$	3,873	\$	13,760	\$	17,633
3	3,595	\$	34,110	\$	5,265	\$	18,943	\$	24,208
4	4,584	\$	43,649	\$	6,333	\$	22,784	\$	29,117
5	4,814	\$	49,943	\$	7,218	\$	26,255	\$	33,472
6	4,769	\$	63,925	\$	7,246	\$	30,053	\$	37,299
7	5,482	\$	94,561	\$	6,972	\$	37,589	\$	44,561
8	4,821	\$	104,129	\$	9,704	\$	39,629	\$	49,333
38	28,552	\$	44,637	\$	6,489	\$	21,240	\$	27,730
1	2,919	\$	14,414	\$	3,071	\$	9,298	\$	12,368
2	4,563	\$	24,623	\$	4,506	\$	14,242	\$	18,747
3	5,261	\$	35,178	\$	6,145	\$	19,499	\$	25,643
4	5,445	\$	44,565	\$	7,298	\$	23,129	\$	30,427
5	4,240	\$	52,312	\$	8,372	\$	27,630	\$	36,003
6	2,184	\$	60,563	\$	7,833	\$	27,740	\$	35,573
7	2,124	\$	79,098	\$	7,287	\$	29,423	\$	36,710
8	1,817	\$	93,706	\$	8,594	\$	25,097	\$	33,692
39	16,302	\$	38,573	\$	9,927	\$	18,254	\$	28,181
1	2,779	\$	14,097	\$	4,641	\$	8,979	\$	13,621
2	3,432	\$	22,199	\$	7,170	\$	12,807	\$	19,977
3	3,048	\$	33,102	\$	9,564	\$	17,599	\$	27,163
4	2,615	\$	41,434	\$	11,653	\$	20,108	\$	31,761
5	1,722	\$	51,170	\$	14,838	\$	25,300	\$	40,138
6	1,079	\$	63,427	\$	14,415	\$	27,607	\$	42,022
7	984	\$	85,821	\$	13,198	\$	30,760	\$	43,958
8	644	\$	98,222	\$	16,477	\$	29,271	\$	45,748
999	542,644	\$	58,358	\$	11,289	\$	26,298	\$	37,587
1	61,352	\$	14,470	\$	6,953	\$	9,505	\$	16,458
2	65,514	\$	23,483	\$	8,222	\$	13,607	\$	21,830
3	61,669	\$	34,211	\$	9,723	\$	18,590	\$	28,313

	4	66,613	\$	44,423	\$	10,947	\$	22,453	\$	33,400
	5	66,670	\$	53,465	\$	12,535	\$	27,679	\$	40,214
	6	61,300	\$	68,798	\$	12,855	\$	31,733	\$	44,588
	7	76,967	\$	97,052	\$	11,650	\$	37,119	\$	48,769
	8	82,559	\$	108,056	\$	15,883	\$	42,470	\$	58,353
Grand Total		1,447,691	\$	54,371	\$	7,702	\$	26,182	\$	33,884

Exhibit 4: SC 201 2005 Housing by HNA and Bin - OSFD

HNA Area/Bin	No. OSFD DU	Transportation Cost Per OSFD DU	Housing Cost Per OSFD DU	Total Cost Per OSFD DU	Income Per OSFD DU
11	538	4,129	53,067	57,196	80,418
1	36	1,766	9,327	11,093	14,915
2	35	2,407	13,238	15,645	26,980
3	27	3,180	17,181	20,361	37,448
4	38	3,776	23,133	26,909	48,090
5	56	4,134	40,363	44,496	58,823
6	88	4,116	60,419	64,535	77,990
7	79	3,806	65,370	69,177	109,560
8	180	5,297	76,194	81,491	112,288
12	27,717	4,028	26,155	30,183	53,574
1	5,160	2,172	9,239	11,411	14,915
2	4,382	2,967	13,465	16,433	26,980
3	3,606	3,911	17,600	21,511	37,448
4	3,512	4,638	21,854	26,492	48,090
5	2,867	5,167	28,297	33,464	58,823
6	2,731	4,983	38,373	43,356	77,990
7	3,235	4,514	49,050	53,564	109,560

8	2,225	6,302	59,997	66,299	112,288
13	28,739	7,104	18,891	25,995	54,455
1	2,997	3,418	8,869	12,287	14,915
2	4,179	4,710	12,179	16,889	26,980
3	4,337	6,311	14,944	21,256	37,448
4	4,787	7,701	17,494	25,195	48,090
5	4,676	8,713	21,100	29,812	58,823
6	3,637	8,682	25,343	34,025	77,990
7	2,624	7,914	29,769	37,683	109,560
8	1,503	11,257	31,896	43,153	112,288
14	27,351	4,828	16,464	21,292	43,760
1	5,224	2,644	8,881	11,525	14,915
2	5,558	3,638	12,219	15,856	26,980
3	4,815	4,866	15,033	19,899	37,448
4	4,347	5,852	17,729	23,581	48,090
5	3,197	6,592	21,469	28,061	58,823
6	2,244	6,549	25,830	32,380	77,990
7	1,499	6,133	30,277	36,410	109,560
8	465	8,967	31,221	40,188	112,288
15	36,289	3,918	24,009	27,927	50,186
1	7,007	2,243	9,333	11,576	14,915
2	6,375	2,996	13,664	16,659	26,980
3	5,148	3,899	18,004	21,903	37,448
4	4,683	4,522	22,633	27,155	48,090
5	3,950	4,995	29,050	34,045	58,823
6	3,523	4,836	37,142	41,978	77,990
7	3,505	4,460	45,715	50,174	109,560
8	2,098	6,528	54,464	60,993	112,288
16	24,916	5,569	47,393	52,961	87,890
1	667	2,242	10,269	12,512	14,915
2	973	3,020	15,246	18,265	26,980
3	1,189	3,992	19,787	23,780	37,448
4	1,813	4,766	23,919	28,684	48,090
5	2,315	5,366	29,866	35,232	58,823
6	3,428	5,288	37,498	42,786	77,990
7	4,865	4,753	50,859	55,613	109,560
8	9,666	6,957	66,948	73,905	112,288
17	14,191	3,769	15,073	18,843	35,835
1	5,073	2,436	9,065	11,501	14,915
2	3,277	3,277	12,692	15,969	26,980
3	2,164	4,292	15,879	20,171	37,448
4	1,216	5,031	18,878	23,909	48,090
5	889	5,702	22,893	28,595	58,823
6	651	5,853	27,421	33,273	77,990
7	580	5,674	31,820	37,494	109,560
8	342	8,261	36,174	44,435	112,288
21	11,350	7,763	42,691	50,454	96,229
1	123	3,023	10,085	13,108	14,915
2	180	3,952	15,615	19,567	26,980

3	231	5,532	20,576	26,108	37,448
4	545	6,575	23,993	30,568	48,090
5	840	7,164	30,067	37,232	58,823
6	1,480	7,568	36,224	43,792	77,990
7	2,578	6,508	43,397	49,905	109,560
8	5,374	8,965	50,605	59,570	112,288
22	11,952	6,433	18,767	25,199	56,116
1	984	3,185	8,769	11,954	14,915
2	1,505	4,183	11,937	16,121	26,980
3	1,593	5,852	14,530	20,381	37,448
4	2,150	6,873	16,988	23,861	48,090
5	2,370	7,456	20,399	27,854	58,823
6	1,753	7,858	24,498	32,356	77,990
7	1,144	6,711	28,753	35,464	109,560
8	454	9,335	30,563	39,897	112,288
23	8,940	4,984	16,478	21,462	46,160
1	1,387	2,680	8,754	11,434	14,915
2	1,612	3,527	11,928	15,455	26,980
3	1,617	4,958	14,540	19,498	37,448
4	1,624	5,836	17,034	22,870	48,090
5	1,277	6,374	20,458	26,832	58,823
6	691	6,813	24,495	31,308	77,990
7	499	5,897	28,895	34,792	109,560
8	233	8,036	31,311	39,347	112,288
24	10,180	7,750	25,367	33,117	81,194
1	363	3,119	8,863	11,983	14,915
2	366	4,127	12,200	16,327	26,980
3	439	5,988	15,202	21,190	37,448
4	976	7,276	17,891	25,167	48,090
5	1,498	7,855	21,482	29,338	58,823
6	2,003	8,190	25,826	34,016	77,990
7	2,057	7,034	30,335	37,369	109,560
8	2,478	9,639	32,334	41,973	112,288
25	4,805	10,465	23,256	33,721	85,497
1	197	4,818	8,508	13,326	14,915
2	149	6,076	11,379	17,456	26,980
3	150	8,412	13,636	22,048	37,448
4	263	9,579	15,978	25,557	48,090
5	573	10,444	19,049	29,492	58,823
6	1,007	11,001	22,874	33,875	77,990
7	1,321	9,562	26,895	36,456	109,560
8	1,145	13,059	28,504	41,563	112,288
26	10,119	8,984	19,288	28,272	62,110
1	942	4,146	8,651	12,797	14,915
2	1,003	5,575	11,641	17,216	26,980
3	1,051	7,900	14,046	21,946	37,448
4	1,624	9,451	16,343	25,794	48,090
5	1,606	10,320	19,550	29,871	58,823
6	1,687	10,803	23,558	34,361	77,990

7	1,387	9,331	27,743	37,074	109,560
8	819	12,237	29,834	42,070	112,288
27	7,996	9,124	32,315	41,439	91,467
1	138	3,782	9,459	13,241	14,915
2	206	4,942	13,598	18,539	26,980
3	276	6,879	17,335	24,214	37,448
4	559	8,163	20,431	28,593	48,090
5	673	8,706	24,989	33,695	58,823
6	1,126	8,949	30,164	39,113	77,990
7	1,619	7,691	35,397	43,088	109,560
8	3,400	10,757	38,235	48,992	112,288
28	4,596	12,029	29,278	41,307	86,719
1	176	4,774	9,344	14,118	14,915
2	119	6,432	13,324	19,756	26,980
3	149	9,169	16,834	26,003	37,448
4	324	10,863	19,686	30,549	48,090
5	402	11,833	23,924	35,757	58,823
6	971	12,536	28,514	41,050	77,990
7	1,272	10,851	33,451	44,302	109,560
8	1,184	15,270	36,003	51,273	112,288
31	9,632	8,554	20,913	29,467	63,063
1	672	3,863	8,804	12,667	14,915
2	910	5,238	12,018	17,255	26,980
3	1,049	7,258	14,700	21,957	37,448
4	1,533	8,603	17,411	26,014	48,090
5	1,682	9,998	21,220	31,219	58,823
6	1,749	9,632	25,457	35,089	77,990
7	1,524	8,955	30,175	39,131	109,560
8	512	13,484	31,740	45,223	112,288
32	25,722	6,872	28,710	35,582	79,809
1	973	2,755	9,363	12,118	14,915
2	1,347	3,552	13,300	16,853	26,980
3	1,575	4,996	16,823	21,819	37,448
4	2,538	6,284	19,783	26,067	48,090
5	3,310	7,383	24,087	31,471	58,823
6	4,457	7,024	29,351	36,375	77,990
7	5,564	6,277	34,930	41,207	109,560
8	5,959	9,198	38,576	47,774	112,288
33	11,882	5,693	23,075	28,769	62,420
1	842	2,508	9,170	11,678	14,915
2	1,100	3,320	12,920	16,239	26,980
3	1,188	4,708	16,190	20,897	37,448
4	2,070	5,807	19,141	24,948	48,090
5	2,299	6,798	23,360	30,158	58,823
6	1,967	6,430	28,316	34,747	77,990
7	1,661	5,812	33,721	39,533	109,560
8	755	8,394	37,052	45,446	112,288
34	16,824	7,091	24,209	31,299	69,394
1	821	3,046	9,171	12,217	14,915

2	1,371	3,970	12,905	16,876	26,980
3	1,591	5,468	16,192	21,661	37,448
4	2,293	6,574	19,073	25,647	48,090
5	2,822	7,705	23,116	30,821	58,823
6	2,921	7,465	27,642	35,107	77,990
7	2,730	7,042	32,271	39,314	109,560
8	2,276	10,900	34,496	45,396	112,288
35	5,589	9,011	25,040	34,050	75,989
1	209	3,239	9,041	12,280	14,915
2	220	4,408	12,633	17,041	26,980
3	299	6,358	15,738	22,096	37,448
4	820	7,879	18,442	26,321	48,090
5	997	9,273	22,405	31,679	58,823
6	970	8,785	26,816	35,601	77,990
7	812	8,029	31,291	39,320	109,560
8	1,263	12,724	33,026	45,750	112,288
36	6,072	10,817	23,696	34,513	74,101
1	156	4,455	8,908	13,362	14,915
2	239	5,766	12,346	18,112	26,980
3	385	8,054	15,250	23,305	37,448
4	956	9,864	17,828	27,692	48,090
5	1,178	11,579	21,432	33,011	58,823
6	1,164	11,021	25,684	36,705	77,990
7	1,166	10,143	30,122	40,265	109,560
8	827	15,440	31,842	47,282	112,288
37	15,542	7,324	23,490	30,814	69,056
1	671	3,037	8,996	12,033	14,915
2	1,286	4,089	12,463	16,552	26,980
3	1,665	5,769	15,440	21,210	37,448
4	2,567	7,053	18,148	25,201	48,090
5	2,270	8,151	22,223	30,374	58,823
6	2,314	7,754	27,074	34,828	77,990
7	2,493	7,139	31,938	39,077	109,560
8	2,277	10,793	34,269	45,062	112,288
38	14,161	7,391	17,426	24,817	50,081
1	976	3,704	8,766	12,471	14,915
2	2,231	4,759	11,987	16,746	26,980
3	2,777	6,645	14,628	21,273	37,448
4	3,140	8,098	17,031	25,129	48,090
5	2,538	9,440	20,326	29,765	58,823
6	1,401	8,958	24,327	33,285	77,990
7	885	8,370	28,490	36,860	109,560
8	214	12,375	30,473	42,848	112,288
39	7,647	11,870	16,259	28,129	48,621
1	1,000	5,837	8,631	14,467	14,915
2	1,482	7,628	11,624	19,252	26,980
3	1,515	10,779	14,011	24,789	37,448
4	1,202	13,926	16,260	30,186	48,090
5	876	16,543	19,411	35,954	58,823

6	707	15,899	23,294	39,193	77,990
7	525	14,711	27,363	42,074	109,560
8	340	20,888	29,018	49,906	112,288
999	192,154	12,637	20,769	33,406	59,714
1	26,952	7,606	8,900	16,506	14,915
2	25,786	8,545	12,596	21,141	26,980
3	23,416	10,863	15,773	26,637	37,448
4	22,609	12,813	18,423	31,236	48,090
5	22,708	14,475	22,333	36,808	58,823
6	23,135	15,189	26,332	41,521	77,990
7	24,409	13,907	30,633	44,540	109,560
8	23,139	18,982	33,549	52,531	112,288
Grand Total	534,906	8,678	23,293	31,971	61,794

Exhibit 5: SC 905 2040 Housing by HNA and Bin - OSFD

HNA Area/Bin	No. OSFD DU	Transportation Cost Per OSFD DU	Housing Cost Per OSFD DU	Total Cost Per OSFD DU	Income Per OSFD DU
11	717	4,016	99,516	103,532	86,382
1	40	1,879	12,085	13,965	15,376
2	58	2,540	24,093	26,633	30,943
3	58	3,338	43,733	47,071	42,888
4	52	4,005	64,431	68,436	54,422
5	76	4,343	81,510	85,853	68,119
6	58	4,371	107,153	111,524	83,596
7	284	4,089	143,061	147,150	115,861
8	91	5,595	115,860	121,455	123,857
12	28,077	4,278	32,901	37,180	59,863
1	5,037	2,350	10,831	13,181	15,376

2	4,394	3,199	17,950	21,149	30,943
3	4,083	4,204	24,269	28,473	42,888
4	3,746	4,992	29,688	34,680	54,422
5	2,439	5,563	38,751	44,314	68,119
6	1,918	5,346	48,249	53,595	83,596
7	4,760	4,847	57,935	62,783	115,861
8	1,698	6,751	68,997	75,748	123,857
13	35,204	7,414	28,345	35,759	59,781
1	3,585	3,502	10,658	14,160	15,376
2	5,006	4,848	17,177	22,024	30,943
3	5,717	6,532	22,456	28,988	42,888
4	6,085	7,979	26,715	34,694	54,422
5	6,088	9,105	33,612	42,716	68,119
6	3,837	9,083	38,739	47,822	83,596
7	2,817	8,180	44,742	52,922	115,861
8	2,070	12,063	49,976	62,039	123,857
14	32,335	4,887	22,605	27,492	44,833
1	7,029	2,786	10,636	13,422	15,376
2	7,044	3,831	17,155	20,986	30,943
3	6,427	5,135	22,458	27,593	42,888
4	5,414	6,196	26,716	32,912	54,422
5	3,085	7,022	33,645	40,667	68,119
6	1,402	7,024	38,812	45,836	83,596
7	1,681	6,527	45,017	51,544	115,861
8	252	9,623	49,367	58,990	123,857
15	39,498	4,162	30,759	34,921	55,545
1	7,271	2,443	10,935	13,378	15,376
2	7,246	3,238	18,277	21,515	30,943
3	6,555	4,197	24,927	29,123	42,888
4	5,493	4,898	30,793	35,690	54,422
5	3,340	5,439	39,971	45,410	68,119
6	2,249	5,275	48,267	53,543	83,596
7	5,917	4,813	56,589	61,402	115,861
8	1,427	7,170	65,546	72,716	123,857
16	31,071	5,969	54,425	60,394	98,599
1	465	2,424	11,404	13,828	15,376
2	1,024	3,228	19,152	22,380	30,943
3	1,625	4,259	25,789	30,048	42,888
4	2,306	5,099	31,112	36,211	54,422
5	2,470	5,752	39,837	45,589	68,119
6	3,301	5,671	48,597	54,269	83,596
7	9,621	5,045	61,879	66,924	115,861
8	10,259	7,885	68,069	75,954	123,857
17	15,092	3,944	20,210	24,154	37,578
1	5,592	2,632	10,787	13,419	15,376
2	3,623	3,525	17,547	21,073	30,943
3	2,541	4,607	23,183	27,791	42,888
4	1,387	5,428	27,783	33,211	54,422
5	682	6,155	35,121	41,276	68,119

6	342	6,348	40,925	47,272	83,596
7	636	6,050	46,857	52,907	115,861
8	290	8,915	55,040	63,955	123,857
21	12,748	8,041	52,696	60,737	105,843
1	63	3,146	11,235	14,381	15,376
2	132	4,119	19,061	23,180	30,943
3	246	5,757	25,780	31,537	42,888
4	615	6,850	30,520	37,370	54,422
5	979	7,490	38,995	46,485	68,119
6	1,627	7,869	45,681	53,550	83,596
7	3,473	6,686	53,874	60,559	115,861
8	5,612	9,405	61,262	70,667	123,857
22	12,694	6,371	25,229	31,599	53,524
1	1,513	3,365	10,491	13,855	15,376
2	2,126	4,433	16,778	21,212	30,943
3	2,291	6,209	21,807	28,016	42,888
4	2,586	7,313	25,825	33,138	54,422
5	2,140	7,956	32,383	40,339	68,119
6	978	8,381	37,232	45,612	83,596
7	918	7,169	43,014	50,183	115,861
8	141	9,984	47,859	57,844	123,857
23	9,916	4,967	22,022	26,989	44,601
1	2,079	2,875	10,493	13,368	15,376
2	2,072	3,783	16,821	20,603	30,943
3	2,046	5,323	21,889	27,212	42,888
4	1,783	6,278	25,959	32,237	54,422
5	1,069	6,863	32,601	39,464	68,119
6	383	7,318	37,533	44,851	83,596
7	422	6,334	43,590	49,925	115,861
8	62	8,792	48,638	57,430	123,857
24	14,168	8,277	38,785	47,063	86,881
1	568	3,305	10,614	13,919	15,376
2	544	4,406	17,261	21,668	30,943
3	806	6,376	22,876	29,252	42,888
4	1,582	7,741	27,313	35,054	54,422
5	2,272	8,398	34,649	43,048	68,119
6	2,207	8,752	39,949	48,701	83,596
7	2,637	7,446	46,051	53,497	115,861
8	3,552	10,581	51,836	62,418	123,857
25	35,821	10,853	37,243	48,095	82,981
1	3,311	5,239	10,797	16,036	15,376
2	2,051	6,811	17,562	24,374	30,943
3	2,039	9,465	23,170	32,635	42,888
4	2,457	10,838	27,730	38,568	54,422
5	4,482	11,686	34,986	46,672	68,119
6	6,177	12,271	40,311	52,582	83,596
7	10,034	10,825	46,348	57,173	115,861
8	5,270	14,178	52,386	66,564	123,857
26	29,130	9,255	29,566	38,822	66,755

1	2,625	4,391	10,456	14,847	15,376
2	3,037	5,899	17,001	22,900	30,943
3	3,791	8,336	22,169	30,506	42,888
4	5,084	9,891	26,385	36,276	54,422
5	4,467	10,745	32,939	43,684	68,119
6	3,750	11,237	37,128	48,365	83,596
7	4,562	9,707	42,680	52,386	115,861
8	1,814	13,157	45,724	58,881	123,857
27	19,447	9,707	47,842	57,548	105,432
1	90	3,900	11,131	15,030	15,376
2	173	5,113	18,161	23,274	30,943
3	396	7,123	24,230	31,353	42,888
4	1,022	8,413	28,989	37,403	54,422
5	1,513	9,038	36,617	45,655	68,119
6	2,586	9,380	42,379	51,759	83,596
7	5,109	8,176	49,411	57,587	115,861
8	8,557	11,267	54,876	66,143	123,857
28	7,717	11,667	40,999	52,666	91,207
1	212	4,897	11,022	15,920	15,376
2	233	6,593	17,957	24,550	30,943
3	398	9,388	23,725	33,113	42,888
4	738	11,040	28,336	39,376	54,422
5	827	11,953	35,655	47,608	68,119
6	1,392	12,594	41,153	53,747	83,596
7	2,723	11,049	47,629	58,678	115,861
8	1,195	15,132	52,785	67,917	123,857
31	12,275	7,991	29,756	37,747	62,396
1	1,306	3,677	10,818	14,494	15,376
2	1,574	4,989	17,529	22,518	30,943
3	1,762	6,971	23,082	30,052	42,888
4	2,050	8,483	27,446	35,929	54,422
5	1,942	10,118	34,385	44,503	68,119
6	1,501	9,823	39,382	49,205	83,596
7	1,606	8,756	45,995	54,752	115,861
8	534	13,681	50,264	63,946	123,857
32	31,886	6,922	41,998	48,920	87,231
1	951	2,826	11,127	13,952	15,376
2	1,664	3,630	18,290	21,920	30,943
3	2,241	5,091	24,431	29,521	42,888
4	3,254	6,373	29,424	35,797	54,422
5	4,183	7,585	37,578	45,163	68,119
6	4,985	7,187	43,417	50,604	83,596
7	8,609	6,292	50,349	56,641	115,861
8	5,999	9,686	56,772	66,459	123,857
33	13,116	5,750	32,488	38,238	65,622
1	977	2,636	10,957	13,592	15,376
2	1,387	3,478	17,964	21,442	30,943
3	1,652	4,927	23,789	28,716	42,888
4	2,573	6,068	28,389	34,456	54,422

5	2,463	7,140	35,870	43,010	68,119
6	1,544	6,750	41,714	48,464	83,596
7	2,145	5,994	48,923	54,917	115,861
8	376	9,045	54,474	63,519	123,857
34	22,356	6,800	33,056	39,856	68,663
1	1,405	3,223	10,983	14,205	15,376
2	2,603	4,193	17,954	22,147	30,943
3	3,131	5,735	23,782	29,517	42,888
4	3,675	6,841	28,308	35,149	54,422
5	3,510	7,978	35,702	43,680	68,119
6	2,570	7,768	41,122	48,890	83,596
7	3,986	7,321	47,440	54,761	115,861
8	1,477	11,068	53,003	64,071	123,857
35	12,944	10,325	41,752	52,076	92,126
1	291	3,229	10,857	14,086	15,376
2	326	4,413	17,569	21,982	30,943
3	563	6,446	23,056	29,502	42,888
4	1,557	8,103	27,529	35,632	54,422
5	2,191	9,566	34,450	44,016	68,119
6	1,552	9,113	39,769	48,883	83,596
7	1,311	8,346	46,561	54,906	115,861
8	5,152	13,387	53,851	67,237	123,857
36	7,413	10,412	34,697	45,109	74,603
1	224	4,514	10,824	15,339	15,376
2	355	5,883	17,457	23,340	30,943
3	677	8,187	23,074	31,261	42,888
4	1,511	9,964	27,812	37,775	54,422
5	1,645	11,645	34,668	46,313	68,119
6	1,129	11,073	40,082	51,154	83,596
7	1,373	10,262	46,290	56,551	115,861
8	500	15,504	50,307	65,811	123,857
37	21,566	7,470	35,497	42,967	75,516
1	831	3,071	10,856	13,927	15,376
2	1,814	4,185	17,660	21,845	30,943
3	2,635	5,919	23,321	29,240	42,888
4	3,496	7,211	27,791	35,002	54,422
5	3,206	8,376	35,280	43,656	68,119
6	2,947	8,019	41,115	49,134	83,596
7	3,799	7,425	47,612	55,037	115,861
8	2,838	11,086	53,104	64,189	123,857
38	19,038	7,128	26,282	33,411	52,009
1	1,611	3,777	10,765	14,542	15,376
2	3,314	4,814	17,418	22,233	30,943
3	4,289	6,680	22,904	29,584	42,888
4	4,403	8,090	27,334	35,424	54,422
5	3,169	9,343	34,567	43,910	68,119
6	1,192	8,858	39,936	48,794	83,596
7	933	8,261	46,189	54,450	115,861
8	125	12,080	51,123	63,203	123,857

39	10,763	11,520	23,427	34,947	48,755
1	1,701	5,810	10,520	16,330	15,376
2	2,240	7,716	16,809	24,525	30,943
3	2,300	10,990	21,839	32,829	42,888
4	1,837	14,244	25,825	40,069	54,422
5	1,259	17,166	32,281	49,447	68,119
6	677	16,559	37,104	53,664	83,596
7	559	14,838	43,088	57,926	115,861
8	190	22,440	47,758	70,198	123,857
999	408,820	12,575	31,859	44,433	70,676
1	44,780	8,202	10,495	18,697	15,376
2	45,299	8,978	17,107	26,085	30,943
3	47,414	11,072	22,543	33,615	42,888
4	52,618	12,479	26,887	39,366	54,422
5	51,928	13,881	33,925	47,805	68,119
6	45,490	14,220	38,808	53,028	83,596
7	57,081	12,600	44,900	57,500	115,861
8	64,209	17,106	49,931	67,037	123,857
Grand Total	883,813	9,682	33,205	42,887	70,400

Exhibit 6: SC 201 2005 Housing by HNA and Bin - OMFD

HNA Area/Bin	No. OMFD DU	Transportation Cost Per OMFD DU	Housing Cost Per OMFD DU	Total Cost Per OMFD DU	Income Per OMFD DU
11	1,929	3,415	30,112	33,526	74,381
1	11	1,117	8,452	9,569	14,915
2	9	1,523	11,446	12,969	26,980
3	42	2,235	17,229	19,465	37,448
4	147	2,717	20,773	23,490	48,090

5	773	3,426	26,554	29,980	58,823
6	493	3,376	32,305	35,682	77,990
7	188	2,927	37,092	40,019	109,560
8	267	4,521	40,117	44,638	112,288
12	1,951	2,757	17,784	20,541	45,690
1	525	1,621	8,799	10,420	14,915
2	358	2,263	12,126	14,389	26,980
3	295	2,968	15,372	18,340	37,448
4	216	3,572	18,291	21,864	48,090
5	94	4,019	22,599	26,618	58,823
6	193	3,741	29,857	33,599	77,990
7	253	3,499	34,484	37,983	109,560
8	18	4,958	37,389	42,346	112,288
13	554	4,158	11,591	15,748	34,034
1	163	2,649	8,184	10,832	14,915
2	143	3,600	10,500	14,100	26,980
3	107	4,772	12,107	16,879	37,448
4	75	5,703	13,947	19,649	48,090
5	33	6,437	16,382	22,819	58,823
6	19	6,441	19,766	26,207	77,990
7	13	5,893	23,496	29,389	109,560
8	1	8,439	24,405	32,844	112,288
14	863	3,529	11,848	15,377	34,166
1	274	2,250	8,265	10,514	14,915
2	211	3,084	10,695	13,779	26,980
3	157	4,102	12,415	16,518	37,448
4	110	4,892	14,365	19,256	48,090
5	49	5,494	16,901	22,396	58,823
6	35	5,432	20,283	25,715	77,990
7	26	5,042	23,751	28,793	109,560
8	0	7,258	24,849	32,107	112,288
15	2,389	2,571	14,645	17,216	37,830
1	680	1,659	8,734	10,394	14,915
2	539	2,220	11,936	14,156	26,980
3	425	2,862	14,657	17,520	37,448
4	330	3,325	17,326	20,652	48,090
5	143	3,738	20,977	24,715	58,823
6	136	3,630	25,664	29,294	77,990
7	130	3,418	30,626	34,045	109,560
8	6	5,071	33,813	38,884	112,288
16	3,143	3,126	25,732	28,858	64,973
1	506	1,565	9,665	11,230	14,915
2	394	2,086	14,245	16,331	26,980
3	299	2,927	16,660	19,587	37,448
4	344	3,293	21,567	24,860	48,090
5	194	3,587	27,683	31,269	58,823
6	259	3,772	31,491	35,263	77,990
7	774	3,323	40,031	43,354	109,560
8	373	5,250	36,097	41,347	112,288

17	640	2,567	10,758	13,325	26,882
1	332	1,938	8,385	10,323	14,915
2	152	2,569	11,091	13,660	26,980
3	80	3,330	13,172	16,502	37,448
4	35	4,012	15,075	19,087	48,090
5	12	4,646	17,534	22,180	58,823
6	12	5,087	19,983	25,070	77,990
7	16	4,979	22,798	27,777	109,560
8	1	7,200	23,730	30,929	112,288
21	528	4,503	19,391	23,894	63,693
1	46	2,218	8,735	10,953	14,915
2	71	2,944	11,780	14,724	26,980
3	70	4,181	14,032	18,213	37,448
4	72	4,955	16,191	21,146	48,090
5	50	5,304	19,587	24,890	58,823
6	65	5,570	23,660	29,231	77,990
7	126	4,808	27,861	32,669	109,560
8	28	6,646	29,616	36,262	112,288
22	53	3,822	12,185	16,007	36,121
1	14	2,403	8,242	10,645	14,915
2	13	3,151	10,653	13,805	26,980
3	10	4,412	12,370	16,782	37,448
4	7	5,123	14,318	19,441	48,090
5	4	5,533	16,865	22,398	58,823
6	3	5,820	20,283	26,103	77,990
7	2	4,997	23,845	28,842	109,560
8	0	6,991	24,835	31,826	112,288
23	189	3,238	11,392	14,630	33,982
1	61	2,087	8,134	10,221	14,915
2	46	2,752	10,412	13,164	26,980
3	35	3,866	11,967	15,833	37,448
4	24	4,571	13,700	18,271	48,090
5	11	4,907	15,956	20,863	58,823
6	7	5,162	19,039	24,201	77,990
7	6	4,446	22,440	26,886	109,560
8	0	5,987	23,489	29,476	112,288
24	27	4,534	15,343	19,876	54,745
1	5	2,288	8,247	10,535	14,915
2	4	3,060	10,622	13,682	26,980
3	3	4,413	12,379	16,792	37,448
4	3	5,331	14,494	19,825	48,090
5	3	5,815	16,832	22,646	58,823
6	4	6,090	20,164	26,255	77,990
7	5	5,268	23,657	28,925	109,560
8	1	7,271	24,290	31,561	112,288
25	1	6,698	16,494	23,192	64,212
1	0	3,710	8,162	11,872	14,915
2	0	4,617	10,474	15,092	26,980
3	0	6,401	12,078	18,478	37,448

4	0	7,325	13,955	21,280	48,090
5	0	8,011	16,401	24,412	58,823
6	0	8,456	19,698	28,154	77,990
7	0	7,344	23,202	30,546	109,560
8	0	10,121	24,053	34,174	112,288
26	21	4,583	11,588	16,171	33,715
1	8	2,845	8,195	11,040	14,915
2	5	3,855	10,553	14,408	26,980
3	3	5,532	12,221	17,753	37,448
4	3	6,667	14,079	20,746	48,090
5	1	7,406	16,560	23,966	58,823
6	1	7,972	19,947	27,918	77,990
7	1	6,992	23,522	30,514	109,560
8	0	8,860	24,638	33,498	112,288
27	59	5,202	16,054	21,255	56,099
1	9	2,814	8,363	11,177	14,915
2	9	3,661	10,917	14,578	26,980
3	8	5,096	12,788	17,884	37,448
4	8	6,095	14,824	20,918	48,090
5	5	6,485	17,492	23,977	58,823
6	7	6,742	20,947	27,689	77,990
7	11	5,828	24,628	30,456	109,560
8	2	8,149	25,819	33,968	112,288
28	237	7,224	15,233	22,457	58,215
1	53	3,204	8,171	11,375	14,915
2	19	4,462	10,470	14,933	26,980
3	18	6,759	11,964	18,723	37,448
4	31	8,349	13,645	21,995	48,090
5	21	9,233	15,937	25,170	58,823
6	42	9,809	19,140	28,949	77,990
7	46	8,428	22,612	31,041	109,560
8	6	12,182	23,206	35,388	112,288
31	127	4,604	13,242	17,846	42,692
1	30	2,447	8,236	10,683	14,915
2	25	3,289	10,584	13,873	26,980
3	21	4,700	12,236	16,936	37,448
4	18	5,968	14,209	20,177	48,090
5	12	7,110	16,765	23,875	58,823
6	11	6,805	20,116	26,922	77,990
7	10	6,328	23,735	30,063	109,560
8	0	9,126	24,654	33,780	112,288
32	951	3,458	15,428	18,886	48,650
1	240	1,921	8,520	10,441	14,915
2	155	2,502	11,223	13,725	26,980
3	128	3,500	13,339	16,839	37,448
4	111	4,354	15,574	19,928	48,090
5	66	5,078	18,431	23,510	58,823
6	97	4,827	22,321	27,148	77,990
7	141	4,394	26,293	30,688	109,560

8	13	6,498	27,608	34,107	112,288
33	715	2,887	12,366	15,253	35,865
1	220	1,749	8,315	10,064	14,915
2	160	2,299	10,863	13,161	26,980
3	117	3,252	12,690	15,942	37,448
4	110	4,039	14,557	18,596	48,090
5	49	4,705	17,275	21,979	58,823
6	33	4,458	20,858	25,317	77,990
7	26	4,063	24,672	28,734	109,560
8	1	5,904	25,834	31,738	112,288
34	728	3,799	12,712	16,511	38,004
1	184	2,369	8,326	10,695	14,915
2	187	3,059	10,823	13,881	26,980
3	140	4,188	12,637	16,825	37,448
4	86	4,935	14,585	19,520	48,090
5	51	5,797	17,181	22,978	58,823
6	40	5,676	20,676	26,352	77,990
7	37	5,366	24,255	29,621	109,560
8	3	8,358	25,207	33,565	112,288
35	134	3,786	12,654	16,440	39,838
1	42	2,112	8,239	10,352	14,915
2	22	2,820	10,669	13,489	26,980
3	18	4,079	12,317	16,395	37,448
4	23	5,071	14,120	19,191	48,090
5	11	5,989	16,597	22,586	58,823
6	9	5,724	19,825	25,549	77,990
7	8	5,328	23,029	28,357	109,560
8	1	8,085	23,770	31,855	112,288
36	143	6,749	13,538	20,287	49,432
1	26	3,452	8,018	11,470	14,915
2	15	4,507	10,190	14,697	26,980
3	18	6,338	11,597	17,935	37,448
4	36	7,813	13,258	21,071	48,090
5	17	9,083	15,499	24,582	58,823
6	16	8,657	18,644	27,301	77,990
7	15	7,942	22,014	29,955	109,560
8	1	11,765	22,710	34,476	112,288
37	232	3,602	12,635	16,237	37,738
1	66	2,099	8,287	10,386	14,915
2	48	2,841	10,806	13,647	26,980
3	41	4,011	12,628	16,638	37,448
4	37	4,870	14,556	19,426	48,090
5	16	5,642	17,149	22,791	58,823
6	12	5,390	20,616	26,006	77,990
7	11	4,985	24,310	29,295	109,560
8	1	7,803	25,575	33,377	112,288
38	222	3,902	11,828	15,730	35,257
1	47	2,324	8,199	10,522	14,915
2	62	3,065	10,535	13,599	26,980

	3	52	4,317	12,155	16,472	37,448
	4	36	5,359	13,929	19,287	48,090
	5	14	6,231	16,335	22,566	58,823
	6	6	5,938	19,680	25,618	77,990
	7	4	5,415	23,264	28,679	109,560
	8	0	7,753	24,210	31,963	112,288
	39	31	5,385	10,949	16,334	29,907
	1	10	3,621	8,209	11,830	14,915
	2	9	4,680	10,566	15,246	26,980
	3	7	6,597	12,218	18,815	37,448
	4	2	8,784	14,141	22,925	48,090
	5	1	10,471	16,634	27,105	58,823
	6	1	10,106	19,999	30,105	77,990
	7	0	9,474	23,548	33,022	109,560
	8	0	13,475	24,547	38,022	112,288
	999	3,179	4,811	12,459	17,270	33,362
	1	1,159	3,352	8,569	11,921	14,915
	2	780	4,298	11,369	15,667	26,980
	3	519	5,609	13,512	19,122	37,448
	4	312	6,657	15,561	22,218	48,090
	5	150	7,506	18,415	25,921	58,823
	6	125	7,643	21,835	29,478	77,990
	7	122	7,139	25,573	32,712	109,560
	8	12	9,613	27,478	37,091	112,288
Grand Total		19,044	3,554	17,539	21,093	46,994

Exhibit 7: SC 905 2040 Housing by HNA and Bin - OMFD

HNA Area/Bin	No. OMFD DU	Transportation Cost Per OMFD DU	Housing Cost Per OMFD DU	Total Cost Per OMFD DU	Income Per OMFD DU
11	30,024	2,790	51,959	54,749	70,360
1	1,647	1,065	12,610	13,675	15,376
2	2,942	1,451	29,423	30,874	30,943
3	3,566	2,053	43,485	45,538	42,888
4	4,192	2,703	45,224	47,926	54,422
5	6,069	3,390	52,556	55,946	68,119
6	4,585	3,458	60,357	63,815	83,596
7	6,447	3,112	72,499	75,611	115,861
8	577	4,536	77,946	82,482	123,857
12	6,685	2,532	20,343	22,874	49,113
1	2,184	1,490	9,091	10,581	15,376
2	1,118	2,124	14,305	16,428	30,943
3	957	2,809	19,099	21,908	42,888
4	654	3,457	22,703	26,160	54,422
5	227	3,944	28,496	32,440	68,119
6	348	3,714	34,799	38,514	83,596
7	1,160	3,428	40,341	43,769	115,861
8	37	4,941	44,750	49,691	123,857
13	7,910	4,129	14,957	19,086	43,316
1	2,224	2,532	8,813	11,344	15,376
2	1,822	3,466	12,801	16,267	30,943
3	1,276	4,664	15,120	19,784	42,888
4	1,033	5,529	17,467	22,996	54,422
5	597	6,206	21,138	27,344	68,119
6	333	5,943	23,947	29,890	83,596
7	606	5,295	27,864	33,159	115,861
8	19	8,237	29,785	38,022	123,857
14	8,927	3,214	12,888	16,102	32,748
1	3,625	2,208	8,812	11,020	15,376
2	2,376	3,041	12,804	15,845	30,943
3	1,386	4,054	15,201	19,255	42,888
4	897	4,846	17,673	22,519	54,422
5	332	5,500	21,568	27,069	68,119
6	121	5,557	24,979	30,536	83,596
7	187	5,196	29,260	34,457	115,861
8	4	7,526	31,319	38,845	123,857
15	6,194	2,521	15,994	18,515	37,371
1	1,918	1,723	9,262	10,985	15,376
2	1,597	2,306	13,997	16,303	30,943
3	1,175	2,883	17,829	20,713	42,888
4	877	3,332	21,496	24,828	54,422
5	313	3,760	26,631	30,391	68,119
6	105	3,788	30,853	34,641	83,596
7	204	3,518	36,032	39,549	115,861
8	6	5,110	39,772	44,883	123,857

16	21,064	3,513	69,709	73,222	76,086
1	1,775	1,673	11,756	13,429	15,376
2	3,171	2,109	24,667	26,777	30,943
3	2,677	2,967	40,177	43,143	42,888
4	2,383	3,533	48,703	52,236	54,422
5	1,088	3,959	57,804	61,763	68,119
6	1,026	4,066	50,612	54,678	83,596
7	4,375	3,758	64,821	68,579	115,861
8	4,571	5,047	163,504	168,551	123,857
17	5,371	2,529	11,699	14,228	25,723
1	3,287	2,041	9,072	11,113	15,376
2	1,179	2,708	13,261	15,968	30,943
3	480	3,505	15,830	19,335	42,888
4	238	4,303	18,713	23,016	54,422
5	63	4,984	23,046	28,029	68,119
6	33	5,555	27,690	33,245	83,596
7	89	5,246	32,524	37,769	115,861
8	2	7,524	35,644	43,168	123,857
21	1,163	4,749	29,165	33,914	75,523
1	65	2,372	9,762	12,134	15,376
2	144	3,069	15,660	18,729	30,943
3	129	4,313	19,947	24,260	42,888
4	133	5,077	23,497	28,574	54,422
5	125	5,457	29,341	34,798	68,119
6	155	5,702	33,894	39,595	83,596
7	355	4,917	39,240	44,157	115,861
8	56	6,791	43,786	50,577	123,857
22	679	3,923	12,633	16,556	33,507
1	243	2,701	8,700	11,401	15,376
2	202	3,557	12,495	16,051	30,943
3	118	4,985	14,609	19,594	42,888
4	62	5,845	16,726	22,571	54,422
5	33	6,334	20,171	26,505	68,119
6	10	6,658	22,824	29,482	83,596
7	11	5,746	26,431	32,176	115,861
8	0	7,968	28,492	36,460	123,857
23	1,323	3,024	12,118	15,143	29,368
1	601	2,211	8,840	11,051	15,376
2	372	2,931	12,781	15,712	30,943
3	202	4,143	15,067	19,210	42,888
4	94	4,901	17,479	22,380	54,422
5	36	5,307	21,490	26,798	68,119
6	8	5,583	25,144	30,726	83,596
7	10	4,791	29,530	34,321	115,861
8	0	6,565	32,024	38,589	123,857
24	1,917	4,666	17,408	22,074	54,332
1	465	2,391	8,713	11,105	15,376
2	298	3,252	12,813	16,065	30,943
3	221	4,794	15,414	20,208	42,888

4	238	5,894	17,516	23,410	54,422
5	208	6,468	21,585	28,053	68,119
6	170	6,753	24,837	31,590	83,596
7	294	5,842	28,845	34,687	115,861
8	24	8,172	31,302	39,474	123,857
25	889	6,756	19,740	26,496	73,756
1	96	3,315	8,640	11,955	15,376
2	96	4,432	12,365	16,797	30,943
3	72	6,245	14,410	20,655	42,888
4	91	7,378	16,563	23,940	54,422
5	92	8,021	19,975	27,995	68,119
6	141	8,331	22,638	30,969	83,596
7	278	7,202	26,299	33,502	115,861
8	23	9,906	28,337	38,243	123,857
26	2,380	4,551	13,311	17,862	36,365
1	864	2,909	8,774	11,683	15,376
2	590	3,850	12,675	16,525	30,943
3	361	5,549	14,829	20,378	42,888
4	269	6,647	17,101	23,749	54,422
5	155	7,383	20,577	27,960	68,119
6	59	8,401	22,748	31,149	83,596
7	75	7,419	26,216	33,635	115,861
8	5	9,982	28,121	38,103	123,857
27	194	6,137	23,458	29,595	73,436
1	18	3,010	9,272	12,281	15,376
2	20	3,886	13,905	17,792	30,943
3	22	5,485	16,939	22,424	42,888
4	23	6,557	19,643	26,200	54,422
5	19	7,120	24,001	31,121	68,119
6	26	7,529	27,460	34,989	83,596
7	56	6,552	31,694	38,246	115,861
8	9	9,123	34,384	43,507	123,857
28	646	6,863	19,424	26,288	55,389
1	139	3,519	9,283	12,802	15,376
2	106	4,919	13,574	18,492	30,943
3	90	7,122	16,408	23,530	42,888
4	77	8,440	19,737	28,177	54,422
5	61	9,195	24,234	33,429	68,119
6	62	9,744	27,937	37,681	83,596
7	104	8,458	32,232	40,690	115,861
8	7	11,785	35,059	46,844	123,857
31	2,943	3,881	14,031	17,911	38,296
1	1,072	2,303	8,715	11,018	15,376
2	611	3,157	12,910	16,067	30,943
3	449	4,560	15,286	19,846	42,888
4	358	5,685	17,438	23,123	54,422
5	227	6,641	21,288	27,929	68,119
6	98	6,489	24,716	31,205	83,596
7	118	6,002	28,936	34,938	115,861

8	10	8,810	28,483	37,293	123,857
32	13,909	3,590	17,633	21,223	47,291
1	3,328	2,099	9,263	11,362	15,376
2	3,243	2,733	13,601	16,334	30,943
3	2,324	3,836	16,600	20,436	42,888
4	1,688	4,746	19,718	24,464	54,422
5	977	5,516	24,349	29,865	68,119
6	762	5,232	28,528	33,761	83,596
7	1,507	4,790	33,195	37,985	115,861
8	80	7,093	36,501	43,594	123,857
33	2,463	2,950	14,480	17,430	35,701
1	916	1,949	9,103	11,052	15,376
2	627	2,561	13,468	16,029	30,943
3	354	3,588	16,313	19,901	42,888
4	278	4,366	19,331	23,697	54,422
5	154	5,066	23,800	28,866	68,119
6	58	4,732	27,695	32,427	83,596
7	73	4,337	32,372	36,710	115,861
8	3	6,379	35,768	42,147	123,857
34	3,110	3,258	14,532	17,790	36,393
1	989	2,045	9,088	11,132	15,376
2	884	2,757	13,443	16,200	30,943
3	569	3,815	16,289	20,104	42,888
4	324	4,746	19,046	23,792	54,422
5	192	5,692	23,273	28,965	68,119
6	64	5,786	26,509	32,295	83,596
7	81	5,543	30,850	36,393	115,861
8	5	8,587	34,135	42,721	123,857
35	441	4,126	17,937	22,063	47,672
1	123	1,996	9,266	11,263	15,376
2	59	2,630	13,787	16,417	30,943
3	61	4,185	17,097	21,282	42,888
4	87	5,432	20,005	25,437	54,422
5	49	6,256	24,667	30,923	68,119
6	21	5,990	28,308	34,298	83,596
7	33	5,562	32,744	38,306	115,861
8	9	9,005	34,963	43,968	123,857
36	721	6,640	17,684	24,324	46,872
1	188	3,697	9,298	12,995	15,376
2	113	4,949	13,601	18,550	30,943
3	103	6,892	16,804	23,696	42,888
4	134	8,267	20,375	28,642	54,422
5	92	9,744	24,245	33,989	68,119
6	39	9,248	27,793	37,041	83,596
7	51	8,504	31,962	40,465	115,861
8	3	12,895	32,392	45,287	123,857
37	1,765	4,433	16,632	21,066	48,940
1	368	2,423	8,905	11,328	15,376
2	434	3,357	12,997	16,355	30,943

3	312	4,737	15,490	20,227	42,888
4	196	5,704	17,940	23,645	54,422
5	122	6,627	22,060	28,687	68,119
6	118	6,428	25,464	31,892	83,596
7	202	5,919	29,543	35,462	115,861
8	13	8,845	31,899	40,744	123,857
38	1,898	3,809	12,893	16,702	33,770
1	703	2,588	8,708	11,296	15,376
2	506	3,345	12,629	15,974	30,943
3	327	4,668	14,907	19,575	42,888
4	201	5,725	17,235	22,961	54,422
5	111	6,614	20,931	27,545	68,119
6	25	6,280	23,669	29,949	83,596
7	26	5,804	27,334	33,138	115,861
8	1	8,399	29,901	38,300	123,857
39	256	5,016	11,098	16,114	28,380
1	137	3,692	8,507	12,199	15,376
2	59	5,022	12,045	17,067	30,943
3	32	7,070	13,884	20,953	42,888
4	16	8,708	15,903	24,611	54,422
5	5	10,467	19,053	29,520	68,119
6	2	9,435	21,645	31,080	83,596
7	4	8,440	25,222	33,662	115,861
8	0	12,304	27,095	39,399	123,857
999	19,867	5,094	16,798	21,891	50,625
1	4,173	3,078	8,904	11,982	15,376
2	4,169	3,889	13,004	16,893	30,943
3	3,187	5,028	15,433	20,461	42,888
4	2,703	5,896	17,915	23,811	54,422
5	1,792	6,883	21,823	28,706	68,119
6	1,245	7,409	24,722	32,132	83,596
7	2,394	6,906	28,608	35,514	115,861
8	204	10,238	31,191	41,429	123,857
Grand Total	142,741	3,585	31,500	35,085	53,901

Exhibit 8: SC 201 2005 Housing by HNA and Bin - RSFD

HNA Area/Bin	No. RSFD DU	Transportation Cost Per RSFD DU	Housing Cost Per RSFD DU	Total Cost Per RSFD DU	Income Per RSFD DU
11	352	2,368	24,583	26,951	41,689
1	65	914	14,838	15,752	12,500
2	60	1,685	17,068	18,753	12,500
3	33	1,685	19,073	20,758	18,943
4	18	1,744	20,133	21,877	25,260
5	17	2,590	22,547	25,137	30,060
6	30	2,841	27,042	29,884	38,618
7	39	3,096	29,071	32,167	54,010
8	89	3,753	37,316	41,069	92,323
12	5,311	3,150	15,518	18,667	42,985
1	321	1,109	7,648	8,757	12,500
2	836	2,078	8,745	10,823	12,500
3	432	2,073	10,686	12,760	18,943
4	436	2,129	12,225	14,353	25,260
5	582	3,176	13,771	16,947	30,060
6	677	3,508	15,239	18,746	38,618
7	946	3,838	17,665	21,503	54,010
8	1,083	4,582	25,569	30,151	92,323
13	3,385	5,062	12,329	17,391	39,575
1	87	1,788	6,743	8,531	12,500
2	360	3,296	7,589	10,886	12,500
3	400	3,280	9,081	12,361	18,943
4	463	3,428	10,224	13,652	25,260
5	603	5,179	11,294	16,472	30,060
6	492	5,805	12,455	18,260	38,618
7	482	6,321	14,668	20,989	54,010
8	497	7,774	20,176	27,950	92,323
14	4,207	3,808	12,595	16,402	39,460
1	148	1,426	6,807	8,233	12,500
2	722	2,592	7,735	10,327	12,500
3	467	2,595	9,300	11,895	18,943
4	497	2,654	10,484	13,138	25,260
5	552	3,999	11,590	15,589	30,060
6	520	4,412	12,804	17,216	38,618
7	605	4,807	15,081	19,888	54,010
8	698	5,736	21,034	26,770	92,323
15	8,877	3,102	15,073	18,175	39,844
1	373	1,152	7,954	9,106	12,500
2	1,636	2,074	9,258	11,332	12,500
3	910	2,078	10,905	12,983	18,943

4	886	2,142	12,284	14,426	25,260
5	968	3,217	13,760	16,977	30,060
6	1,118	3,598	15,095	18,693	38,618
7	1,539	3,932	17,888	21,820	54,010
8	1,447	4,659	25,682	30,341	92,323
16	3,241	3,489	21,567	25,056	51,931
1	69	1,056	11,737	12,793	12,500
2	426	1,983	12,772	14,756	12,500
3	237	2,023	14,371	16,393	18,943
4	265	2,111	15,376	17,487	25,260
5	300	3,192	17,147	20,338	30,060
6	351	3,493	19,657	23,150	38,618
7	489	3,803	23,286	27,089	54,010
8	1,104	4,807	29,647	34,454	92,323
17	3,377	3,451	13,465	16,916	41,020
1	235	1,287	7,119	8,405	12,500
2	624	2,386	8,058	10,444	12,500
3	287	2,399	9,596	11,996	18,943
4	295	2,402	10,921	13,323	25,260
5	279	3,606	12,201	15,807	30,060
6	436	3,931	13,614	17,545	38,618
7	601	4,274	16,012	20,286	54,010
8	620	5,124	22,319	27,443	92,323
21	1,217	5,691	20,102	25,793	61,679
1	12	1,536	8,046	9,582	12,500
2	47	3,253	9,942	13,195	12,500
3	27	2,768	12,084	14,851	18,943
4	69	2,977	13,185	16,162	25,260
5	122	4,623	14,569	19,192	30,060
6	180	5,320	16,303	21,624	38,618
7	227	5,519	19,262	24,780	54,010
8	533	6,942	25,482	32,424	92,323
22	1,465	5,005	12,347	17,352	42,304
1	52	1,607	6,537	8,144	12,500
2	190	3,571	7,294	10,865	12,500
3	158	3,112	8,822	11,934	18,943
4	167	3,259	9,949	13,208	25,260
5	205	5,100	10,960	16,060	30,060
6	212	5,776	12,050	17,826	38,618
7	182	5,972	14,269	20,241	54,010
8	298	7,288	19,784	27,072	92,323
23	1,466	4,073	12,127	16,200	39,296
1	65	1,351	6,609	7,959	12,500
2	189	3,026	7,483	10,510	12,500
3	149	2,608	8,966	11,574	18,943
4	219	2,773	10,102	12,876	25,260
5	220	4,269	11,163	15,432	30,060
6	195	4,873	12,305	17,178	38,618
7	201	5,068	14,500	19,568	54,010

8	228	6,157	20,226	26,383	92,323
24	733	5,621	13,602	19,223	47,691
1	6	1,627	7,003	8,631	12,500
2	32	3,549	7,774	11,323	12,500
3	59	3,128	9,051	12,179	18,943
4	69	3,283	10,531	13,815	25,260
5	119	5,213	11,392	16,605	30,060
6	155	5,941	12,333	18,275	38,618
7	130	6,152	14,628	20,780	54,010
8	163	7,640	19,945	27,585	92,323
25	333	7,622	11,111	18,732	48,654
1	18	2,462	5,697	8,159	12,500
2	69	5,218	6,225	11,443	12,500
3	14	4,806	7,408	12,214	18,943
4	20	4,758	8,373	13,131	25,260
5	29	6,802	9,311	16,113	30,060
6	45	7,833	10,208	18,041	38,618
7	26	8,124	12,137	20,262	54,010
8	112	10,819	16,548	27,367	92,323
26	1,141	6,447	11,669	18,116	41,214
1	67	2,010	6,454	8,465	12,500
2	134	4,508	7,084	11,592	12,500
3	89	4,059	8,447	12,506	18,943
4	116	4,225	9,529	13,754	25,260
5	187	6,556	10,495	17,051	30,060
6	178	7,543	11,501	19,044	38,618
7	177	7,739	13,631	21,371	54,010
8	194	9,462	18,912	28,374	92,323
27	550	6,421	15,837	22,258	53,371
1	8	1,875	7,216	9,090	12,500
2	46	4,257	8,102	12,360	12,500
3	43	3,666	9,717	13,383	18,943
4	49	3,674	11,183	14,857	25,260
5	45	5,707	12,410	18,117	30,060
6	61	6,551	13,746	20,298	38,618
7	121	6,890	16,175	23,065	54,010
8	178	8,422	22,335	30,757	92,323
28	361	8,486	14,851	23,337	49,302
1	6	2,560	7,209	9,769	12,500
2	27	5,610	8,200	13,810	12,500
3	42	4,807	9,832	14,638	18,943
4	26	4,918	11,121	16,039	25,260
5	45	7,522	12,348	19,869	30,060
6	56	8,708	13,626	22,334	38,618
7	60	9,330	15,881	25,212	54,010
8	100	11,911	21,397	33,307	92,323
31	1,739	6,762	13,714	20,477	49,075
1	32	1,916	6,542	8,457	12,500
2	118	4,003	7,543	11,546	12,500

3	94	3,541	8,899	12,439	18,943
4	126	3,690	10,011	13,701	25,260
5	208	5,792	11,067	16,858	30,060
6	342	7,205	12,327	19,531	38,618
7	434	7,204	14,551	21,755	54,010
8	386	9,426	20,287	29,713	92,323
32	2,767	4,541	14,807	19,348	44,955
1	16	1,275	7,549	8,825	12,500
2	265	2,806	8,627	11,433	12,500
3	281	2,508	10,159	12,666	18,943
4	373	2,690	11,369	14,060	25,260
5	397	4,116	12,795	16,911	30,060
6	410	5,161	14,231	19,392	38,618
7	424	5,126	16,733	21,859	54,010
8	601	6,937	22,403	29,341	92,323
33	1,677	4,143	14,339	18,481	43,291
1	23	1,230	7,170	8,401	12,500
2	227	2,695	8,388	11,084	12,500
3	158	2,344	9,989	12,333	18,943
4	207	2,496	11,217	13,713	25,260
5	228	3,889	12,432	16,322	30,060
6	249	4,884	13,824	18,709	38,618
7	240	4,858	16,431	21,289	54,010
8	345	6,241	22,791	29,032	92,323
34	1,724	4,748	14,564	19,312	45,905
1	27	1,313	7,279	8,592	12,500
2	176	3,047	8,200	11,247	12,500
3	200	2,709	9,752	12,461	18,943
4	234	2,807	11,162	13,969	25,260
5	243	4,364	12,411	16,774	30,060
6	202	5,482	13,735	19,217	38,618
7	196	5,394	16,315	21,709	54,010
8	447	7,150	22,225	29,375	92,323
35	603	6,590	15,403	21,993	58,194
1	6	1,717	6,296	8,013	12,500
2	31	3,431	7,991	11,422	12,500
3	35	3,117	9,146	12,262	18,943
4	30	3,191	10,713	13,904	25,260
5	66	5,160	11,516	16,676	30,060
6	94	6,283	12,968	19,251	38,618
7	101	6,229	15,435	21,664	54,010
8	240	8,722	20,114	28,836	92,323
36	457	8,417	14,088	22,506	57,490
1	12	2,122	6,497	8,619	12,500
2	30	4,930	6,929	11,859	12,500
3	24	4,091	8,665	12,756	18,943
4	25	4,218	9,998	14,216	25,260
5	41	6,562	10,951	17,513	30,060
6	53	8,567	11,621	20,187	38,618

7	98	8,523	13,668	22,190	54,010
8	175	10,978	18,887	29,864	92,323
37	1,792	5,914	15,292	21,206	56,906
1	26	1,430	6,961	8,391	12,500
2	87	3,335	7,613	10,948	12,500
3	108	2,902	9,091	11,994	18,943
4	112	3,055	10,307	13,362	25,260
5	192	4,759	11,494	16,253	30,060
6	292	5,897	12,780	18,677	38,618
7	296	5,895	15,074	20,968	54,010
8	679	7,712	20,661	28,373	92,323
38	2,348	6,311	13,784	20,095	52,626
1	54	1,715	6,542	8,257	12,500
2	139	3,994	7,244	11,238	12,500
3	155	3,352	8,608	11,960	18,943
4	217	3,545	9,734	13,280	25,260
5	279	5,400	10,806	16,206	30,060
6	328	6,691	11,908	18,600	38,618
7	438	6,700	14,061	20,761	54,010
8	736	8,473	19,640	28,114	92,323
39	1,196	8,969	11,093	20,062	39,881
1	51	3,004	6,139	9,143	12,500
2	224	6,590	6,798	13,389	12,500
3	115	5,445	8,219	13,664	18,943
4	164	5,796	9,226	15,022	25,260
5	118	8,710	10,191	18,901	30,060
6	142	10,911	11,223	22,135	38,618
7	166	11,203	13,229	24,432	54,010
8	216	14,290	18,431	32,721	92,323
999	29,579	9,654	12,389	22,043	42,944
1	1,405	4,694	6,178	10,872	12,500
2	4,092	8,448	7,057	15,504	12,500
3	2,545	6,487	8,716	15,203	18,943
4	2,827	6,435	9,915	16,350	25,260
5	3,382	9,512	10,956	20,469	30,060
6	4,073	10,849	12,032	22,880	38,618
7	5,641	10,513	14,377	24,890	54,010
8	5,614	13,187	19,864	33,051	92,323
Grand Total	79,897	6,396	13,837	20,233	43,928

Exhibit 9: SC 905 2040 Housing by HNA and Bin - RSFD

HNA Area/Bin	No. RSFD DU	Transportation Cost Per RSFD DU	Housing Cost Per RSFD DU	Total Cost Per RSFD DU	Income Per RSFD DU
11	87	3,405	27,124	30,529	64,294
1	1	977	10,828	11,804	10,000
2	3	1,784	11,116	12,900	10,000
3	4	1,767	13,690	15,457	19,298
4	3	1,815	16,102	17,917	26,357
5	4	2,734	18,401	21,135	30,864
6	9	3,029	21,375	24,404	40,623
7	17	3,297	24,675	27,972	53,111
8	46	3,985	33,263	37,247	87,266
12	5,646	3,506	20,398	23,904	44,014
1	351	1,199	8,361	9,560	10,000
2	774	2,252	10,053	12,304	10,000
3	343	2,241	13,199	15,440	19,298
4	370	2,297	15,269	17,566	26,357
5	681	3,432	17,245	20,677	30,864
6	811	3,784	19,791	23,574	40,623
7	1,029	4,134	22,948	27,081	53,111
8	1,286	4,936	33,321	38,257	87,266
13	3,911	5,286	17,224	22,510	40,180
1	115	1,831	7,872	9,703	10,000
2	470	3,381	9,248	12,629	10,000
3	360	3,359	12,034	15,393	19,298
4	422	3,506	13,826	17,332	26,357
5	732	5,294	15,456	20,749	30,864
6	618	5,924	17,626	23,550	40,623
7	547	6,462	20,485	26,948	53,111
8	647	7,906	28,636	36,542	87,266
14	4,674	4,057	16,538	20,595	38,911
1	198	1,501	7,833	9,334	10,000
2	810	2,728	9,209	11,936	10,000
3	416	2,723	11,961	14,683	19,298
4	448	2,788	13,761	16,548	26,357
5	697	4,204	15,337	19,540	30,864
6	649	4,639	17,457	22,095	40,623
7	672	5,052	20,100	25,151	53,111

8	784	6,047	27,587	33,634	87,266
15	9,506	3,451	19,967	23,419	41,588
1	417	1,241	8,874	10,115	10,000
2	1,461	2,236	10,705	12,941	10,000
3	744	2,226	13,708	15,934	19,298
4	775	2,288	15,707	17,995	26,357
5	1,203	3,438	17,652	21,090	30,864
6	1,385	3,835	20,027	23,862	40,623
7	1,725	4,185	23,212	27,397	53,111
8	1,797	4,971	32,892	37,863	87,266
16	3,073	4,096	27,886	31,983	56,404
1	35	1,224	9,976	11,200	10,000
2	252	2,231	12,077	14,307	10,000
3	144	2,245	15,385	17,630	19,298
4	182	2,303	17,467	19,769	26,357
5	297	3,481	19,579	23,059	30,864
6	357	3,825	23,080	26,904	40,623
7	537	4,172	27,620	31,792	53,111
8	1,269	5,203	37,855	43,059	87,266
17	3,677	3,806	17,936	21,742	41,548
1	274	1,384	8,128	9,512	10,000
2	599	2,567	9,641	12,207	10,000
3	242	2,575	12,430	15,006	19,298
4	260	2,586	14,404	16,990	26,357
5	376	3,860	16,190	20,050	30,864
6	527	4,225	18,439	22,664	40,623
7	660	4,591	21,060	25,651	53,111
8	739	5,517	29,092	34,609	87,266
21	1,305	6,049	28,038	34,087	60,800
1	11	1,612	9,625	11,237	10,000
2	39	3,427	12,009	15,437	10,000
3	20	2,929	15,376	18,305	19,298
4	53	3,123	17,413	20,536	26,357
5	129	4,832	19,456	24,288	30,864
6	202	5,564	22,164	27,728	40,623
7	274	5,802	26,030	31,831	53,111
8	576	7,253	35,834	43,086	87,266
22	1,548	5,320	16,915	22,235	40,783
1	67	1,708	7,822	9,529	10,000
2	224	3,794	9,195	12,989	10,000
3	137	3,285	11,848	15,133	19,298
4	145	3,452	13,604	17,056	26,357
5	237	5,373	15,242	20,615	30,864
6	241	6,121	17,417	23,538	40,623
7	200	6,345	20,016	26,362	53,111
8	299	7,732	27,495	35,227	87,266
23	1,589	4,368	16,109	20,476	38,317
1	82	1,435	7,629	9,063	10,000
2	218	3,217	9,069	12,286	10,000

3	134	2,776	11,775	14,551	19,298
4	190	2,948	13,472	16,420	26,357
5	276	4,540	15,012	19,552	30,864
6	236	5,180	17,087	22,267	40,623
7	215	5,383	19,681	25,064	53,111
8	238	6,542	27,099	33,641	87,266
24	906	6,015	20,283	26,297	46,767
1	8	1,694	7,729	9,423	10,000
2	58	3,787	9,558	13,346	10,000
3	60	3,314	12,753	16,068	19,298
4	67	3,456	14,065	17,521	26,357
5	148	5,491	16,332	21,824	30,864
6	205	6,324	19,365	25,689	40,623
7	164	6,561	22,243	28,804	53,111
8	197	8,140	30,594	38,734	87,266
25	1,198	8,273	21,255	29,528	48,351
1	84	2,638	8,754	11,393	10,000
2	211	5,615	10,579	16,194	10,000
3	47	5,093	13,318	18,412	19,298
4	61	5,068	15,609	20,677	26,357
5	104	7,289	17,933	25,222	30,864
6	155	8,306	20,490	28,796	40,623
7	113	8,963	23,371	32,335	53,111
8	424	11,571	31,266	42,837	87,266
26	1,605	6,992	17,627	24,620	42,099
1	118	2,193	7,470	9,663	10,000
2	177	4,836	9,265	14,101	10,000
3	105	4,312	12,248	16,560	19,298
4	127	4,468	13,851	18,320	26,357
5	255	6,907	15,341	22,247	30,864
6	258	7,949	17,865	25,814	40,623
7	248	8,220	20,855	29,075	53,111
8	318	10,195	28,444	38,639	87,266
27	871	7,050	23,574	30,624	56,853
1	10	1,941	8,685	10,626	10,000
2	59	4,386	10,443	14,828	10,000
3	39	3,767	13,350	17,118	19,298
4	51	3,808	15,253	19,061	26,357
5	72	5,900	17,143	23,043	30,864
6	106	6,823	19,700	26,523	40,623
7	190	7,158	22,778	29,936	53,111
8	345	8,740	31,558	40,297	87,266
28	473	8,267	19,519	27,785	44,520
1	11	2,622	8,304	10,926	10,000
2	57	5,726	9,832	15,558	10,000
3	50	4,926	12,688	17,613	19,298
4	32	5,012	14,731	19,742	26,357
5	61	7,591	16,587	24,178	30,864
6	75	8,750	18,987	27,737	40,623

7	78	9,400	22,015	31,415	53,111
8	109	11,900	30,504	42,405	87,266
31	1,988	6,480	19,655	26,135	46,963
1	49	1,760	8,195	9,955	10,000
2	152	3,873	9,920	13,793	10,000
3	92	3,367	12,758	16,125	19,298
4	126	3,545	14,546	18,091	26,357
5	274	5,544	16,181	21,726	30,864
6	409	6,928	18,464	25,392	40,623
7	473	6,974	21,339	28,313	53,111
8	414	9,194	29,236	38,431	87,266
32	3,221	4,766	20,561	25,327	44,497
1	21	1,320	8,799	10,120	10,000
2	346	2,952	10,424	13,375	10,000
3	261	2,598	13,485	16,083	19,298
4	340	2,766	15,583	18,349	26,357
5	526	4,241	17,447	21,688	30,864
6	510	5,309	19,791	25,100	40,623
7	511	5,307	23,038	28,345	53,111
8	705	7,133	31,994	39,127	87,266
33	1,918	4,384	18,855	23,239	42,243
1	34	1,281	8,276	9,556	10,000
2	272	2,835	9,954	12,788	10,000
3	149	2,456	12,804	15,260	19,298
4	189	2,614	14,798	17,412	26,357
5	299	4,070	16,520	20,590	30,864
6	308	5,118	18,893	24,011	40,623
7	290	5,087	21,944	27,031	53,111
8	378	6,530	30,058	36,588	87,266
34	2,036	4,969	19,402	24,371	44,277
1	36	1,361	8,488	9,849	10,000
2	245	3,197	10,128	13,325	10,000
3	192	2,807	12,989	15,796	19,298
4	221	2,919	14,846	17,764	26,357
5	324	4,532	16,602	21,134	30,864
6	264	5,696	18,920	24,616	40,623
7	256	5,623	21,822	27,445	53,111
8	498	7,403	30,066	37,469	87,266
35	905	6,864	25,011	31,875	57,804
1	17	1,790	10,526	12,317	10,000
2	50	3,583	10,518	14,101	10,000
3	44	3,235	14,339	17,574	19,298
4	33	3,249	15,074	18,323	26,357
5	100	5,259	17,739	22,998	30,864
6	124	6,348	19,174	25,522	40,623
7	146	6,405	22,417	28,822	53,111
8	390	8,981	34,274	43,254	87,266
36	549	8,373	22,486	30,859	53,642
1	18	2,138	8,625	10,763	10,000

2	40	4,940	10,447	15,388	10,000
3	24	4,113	13,223	17,336	19,298
4	28	4,237	15,098	19,335	26,357
5	58	6,593	16,982	23,576	30,864
6	71	8,650	19,617	28,268	40,623
7	121	8,618	22,690	31,308	53,111
8	190	11,100	31,155	42,255	87,266
37	2,146	5,982	21,674	27,656	53,284
1	40	1,459	8,268	9,727	10,000
2	133	3,426	9,823	13,249	10,000
3	104	2,967	12,735	15,702	19,298
4	116	3,142	14,654	17,795	26,357
5	263	4,905	16,440	21,345	30,864
6	372	6,070	18,862	24,932	40,623
7	388	6,052	21,719	27,771	53,111
8	730	7,883	30,247	38,130	87,266
38	2,680	6,205	20,207	26,413	49,194
1	80	1,733	8,148	9,881	10,000
2	210	3,949	9,711	13,660	10,000
3	154	3,330	12,725	16,056	19,298
4	209	3,531	14,533	18,064	26,357
5	363	5,396	16,243	21,640	30,864
6	398	6,667	18,641	25,308	40,623
7	508	6,637	21,459	28,096	53,111
8	757	8,481	29,368	37,849	87,266
39	1,411	8,708	15,816	24,524	37,121
1	83	2,963	7,728	10,691	10,000
2	280	6,437	9,106	15,544	10,000
3	121	5,331	11,858	17,188	19,298
4	163	5,692	13,577	19,269	26,357
5	176	8,667	15,122	23,789	30,864
6	175	10,862	17,181	28,043	40,623
7	191	11,116	19,706	30,822	53,111
8	223	14,010	27,165	41,175	87,266
999	37,427	9,641	18,541	28,181	42,418
1	2,165	4,726	8,053	12,779	10,000
2	5,065	8,387	9,553	17,940	10,000
3	2,563	6,564	12,449	19,012	19,298
4	2,967	6,489	14,439	20,928	26,357
5	4,802	9,524	16,230	25,754	30,864
6	5,629	10,683	18,652	29,335	40,623
7	6,780	10,502	21,719	32,222	53,111
8	7,456	12,735	29,932	42,667	87,266
Grand Total	94,352	6,772	19,362	26,134	43,795

Exhibit 10: SC 201 2005 Housing by HNA and Bin - RMFD

HNA Area/Bin	No. RMFD DU	Transportation Cost Per RMFD DU	Housing Cost Per RMFD DU	Total Cost Per RMFD DU	Income Per RMFD DU
11	9,449	1,751	10,678	12,430	27,567
1	3,566	881	8,095	8,977	12,500
2	1,234	1,617	8,644	10,261	12,500
3	1,390	1,622	10,121	11,742	18,943
4	446	1,655	10,936	12,591	25,260
5	447	2,461	11,771	14,231	30,060
6	734	2,719	12,897	15,617	38,618
7	771	2,940	14,624	17,564	54,010
8	861	3,549	19,072	22,621	92,323
12	9,383	2,353	9,100	11,453	29,186
1	1,966	1,060	6,282	7,342	12,500
2	1,535	1,971	6,623	8,594	12,500
3	1,340	1,970	8,048	10,017	18,943
4	1,001	2,010	9,006	11,016	25,260
5	1,059	2,959	9,959	12,918	30,060
6	859	3,291	10,744	14,036	38,618
7	927	3,622	12,299	15,921	54,010
8	698	4,309	17,074	21,384	92,323
13	14,604	4,275	8,106	12,381	31,111
1	1,150	1,749	5,525	7,274	12,500
2	1,741	3,247	5,781	9,028	12,500
3	2,608	3,186	6,956	10,142	18,943
4	2,516	3,327	7,664	10,991	25,260
5	2,594	5,024	8,256	13,280	30,060
6	1,665	5,622	8,931	14,553	38,618
7	1,360	6,162	10,511	16,673	54,010
8	969	7,543	14,385	21,929	92,323
14	11,547	3,197	8,071	11,269	29,711
1	1,045	1,397	5,613	7,010	12,500
2	2,122	2,547	5,892	8,440	12,500

3	2,237	2,544	7,103	9,647	18,943
4	1,797	2,600	7,824	10,424	25,260
5	1,450	3,916	8,438	12,354	30,060
6	1,019	4,332	9,127	13,459	38,618
7	1,058	4,722	10,710	15,432	54,010
8	820	5,620	14,666	20,286	92,323
15	20,778	2,287	8,688	10,975	27,219
1	3,287	1,051	6,292	7,343	12,500
2	4,341	1,904	6,682	8,586	12,500
3	3,774	1,911	7,935	9,847	18,943
4	2,650	1,965	8,752	10,716	25,260
5	2,108	2,950	9,516	12,466	30,060
6	1,628	3,317	10,261	13,578	38,618
7	1,840	3,637	12,004	15,641	54,010
8	1,150	4,402	16,389	20,791	92,323
16	17,461	2,170	10,872	13,042	28,889
1	2,932	925	8,038	8,963	12,500
2	3,668	1,746	8,375	10,121	12,500
3	2,973	1,760	9,817	11,577	18,943
4	1,885	1,863	10,489	12,352	25,260
5	1,619	2,788	11,538	14,326	30,060
6	1,419	3,051	12,744	15,795	38,618
7	1,547	3,350	14,753	18,103	54,010
8	1,419	4,230	19,039	23,269	92,323
17	4,179	2,827	7,991	10,818	28,574
1	863	1,312	5,715	7,026	12,500
2	844	2,431	5,989	8,421	12,500
3	613	2,427	7,186	9,613	18,943
4	443	2,431	7,958	10,389	25,260
5	305	3,653	8,615	12,268	30,060
6	353	3,977	9,380	13,358	38,618
7	455	4,337	10,978	15,315	54,010
8	302	5,206	15,024	20,230	92,323
21	3,306	4,761	11,642	16,403	48,845
1	97	1,436	6,310	7,746	12,500
2	133	3,116	6,838	9,954	12,500
3	169	2,679	8,120	10,799	18,943
4	346	2,834	8,933	11,766	25,260
5	483	4,386	9,662	14,048	30,060
6	566	5,030	10,519	15,549	38,618
7	763	5,224	12,335	17,559	54,010
8	748	6,416	16,664	23,079	92,323
22	3,295	4,140	8,164	12,304	32,723
1	360	1,570	5,487	7,057	12,500
2	388	3,480	5,734	9,213	12,500
3	600	3,015	6,888	9,902	18,943
4	535	3,164	7,593	10,757	25,260
5	436	4,953	8,181	13,134	30,060
6	334	5,643	8,849	14,492	38,618

7	304	5,847	10,409	16,256	54,010
8	337	7,116	14,271	21,387	92,323
23	4,757	3,475	8,060	11,535	31,174
1	413	1,339	5,502	6,841	12,500
2	694	2,947	5,767	8,715	12,500
3	784	2,543	6,946	9,488	18,943
4	927	2,709	7,643	10,352	25,260
5	688	4,169	8,243	12,411	30,060
6	439	4,773	8,906	13,679	38,618
7	428	5,006	10,424	15,430	54,010
8	384	6,044	14,309	20,353	92,323
24	4,366	4,255	8,517	12,772	33,579
1	209	1,552	5,604	7,156	12,500
2	364	3,346	5,820	9,166	12,500
3	732	2,913	7,023	9,936	18,943
4	842	3,085	7,761	10,847	25,260
5	791	4,834	8,398	13,232	30,060
6	615	5,558	9,121	14,680	38,618
7	479	5,756	10,712	16,467	54,010
8	335	6,890	14,461	21,350	92,323
25	61	6,318	8,562	14,880	38,124
1	10	2,369	5,432	7,801	12,500
2	14	5,053	5,708	10,761	12,500
3	3	4,749	6,802	11,551	18,943
4	4	4,676	7,572	12,249	25,260
5	5	6,649	8,230	14,879	30,060
6	7	7,643	8,912	16,556	38,618
7	6	7,875	10,401	18,276	54,010
8	12	10,334	14,166	24,500	92,323
26	3,038	5,935	8,080	14,014	34,285
1	316	2,012	5,407	7,419	12,500
2	357	4,602	5,580	10,182	12,500
3	372	4,115	6,700	10,814	18,943
4	398	4,321	7,373	11,694	25,260
5	497	6,767	7,914	14,681	30,060
6	424	7,768	8,536	16,304	38,618
7	392	7,902	10,086	17,988	54,010
8	284	9,705	13,830	23,534	92,323
27	1,396	6,031	10,941	16,972	52,700
1	45	1,794	5,845	7,639	12,500
2	111	4,097	6,121	10,218	12,500
3	109	3,514	7,365	10,878	18,943
4	155	3,493	8,191	11,684	25,260
5	106	5,441	8,836	14,277	30,060
6	148	6,295	9,528	15,823	38,618
7	258	6,622	11,174	17,797	54,010
8	463	8,071	15,156	23,227	92,323
28	2,716	7,040	9,397	16,437	39,643
1	96	2,477	5,707	8,184	12,500

2	157	5,384	6,002	11,385	12,500
3	357	4,571	7,211	11,782	18,943
4	327	4,567	7,981	12,548	25,260
5	504	6,994	8,626	15,621	30,060
6	505	8,044	9,340	17,384	38,618
7	425	8,504	10,947	19,452	54,010
8	345	10,753	14,859	25,612	92,323
31	7,774	5,850	9,294	15,144	42,881
1	217	1,804	5,476	7,280	12,500
2	401	3,741	5,770	9,511	12,500
3	586	3,351	6,900	10,251	18,943
4	820	3,418	7,583	11,002	25,260
5	1,205	5,276	8,182	13,458	30,060
6	1,630	6,639	8,861	15,501	38,618
7	1,946	6,730	10,429	17,159	54,010
8	970	8,810	14,326	23,137	92,323
32	12,948	3,785	9,227	13,012	35,654
1	273	1,212	5,926	7,139	12,500
2	1,361	2,685	6,236	8,921	12,500
3	2,120	2,381	7,438	9,819	18,943
4	2,299	2,554	8,194	10,748	25,260
5	2,101	3,932	8,876	12,808	30,060
6	1,793	4,954	9,599	14,554	38,618
7	1,736	4,925	11,253	16,178	54,010
8	1,266	6,648	15,299	21,947	92,323
33	8,928	3,391	8,829	12,220	33,722
1	454	1,178	5,733	6,911	12,500
2	1,378	2,586	6,107	8,693	12,500
3	1,516	2,237	7,330	9,567	18,943
4	1,491	2,399	8,060	10,459	25,260
5	1,203	3,732	8,701	12,433	30,060
6	1,026	4,682	9,456	14,139	38,618
7	932	4,655	11,170	15,825	54,010
8	928	6,011	15,193	21,204	92,323
34	7,088	3,913	8,887	12,800	34,457
1	344	1,289	5,796	7,085	12,500
2	748	2,924	6,082	9,006	12,500
3	1,295	2,616	7,272	9,888	18,943
4	1,394	2,743	8,041	10,784	25,260
5	1,107	4,297	8,680	12,977	30,060
6	738	5,448	9,384	14,832	38,618
7	676	5,345	11,041	16,385	54,010
8	785	6,998	15,045	22,043	92,323
35	3,593	4,620	8,924	13,545	36,434
1	106	1,479	5,674	7,154	12,500
2	468	3,310	5,946	9,256	12,500
3	561	2,850	7,145	9,995	18,943
4	430	3,001	7,887	10,888	25,260
5	461	4,671	8,519	13,190	30,060

6	602	5,879	9,217	15,096	38,618
7	626	5,828	10,833	16,662	54,010
8	339	7,853	14,808	22,661	92,323
36	690	6,252	8,968	15,219	39,425
1	92	2,066	5,539	7,605	12,500
2	42	4,710	5,783	10,493	12,500
3	80	3,977	6,972	10,949	18,943
4	89	4,163	7,696	11,859	25,260
5	94	6,433	8,310	14,743	30,060
6	71	8,227	8,956	17,183	38,618
7	112	8,165	10,534	18,699	54,010
8	110	10,316	14,518	24,834	92,323
37	5,980	4,656	9,225	13,882	40,071
1	417	1,353	5,633	6,987	12,500
2	343	3,185	5,871	9,056	12,500
3	569	2,763	7,058	9,821	18,943
4	716	2,908	7,781	10,690	25,260
5	1,074	4,547	8,414	12,961	30,060
6	1,128	5,691	9,124	14,815	38,618
7	905	5,655	10,717	16,372	54,010
8	830	7,377	14,710	22,088	92,323
38	3,416	5,236	8,875	14,112	40,007
1	281	1,709	5,482	7,190	12,500
2	300	3,946	5,695	9,641	12,500
3	440	3,349	6,810	10,159	18,943
4	512	3,533	7,524	11,057	25,260
5	446	5,382	8,139	13,521	30,060
6	395	6,638	8,788	15,426	38,618
7	435	6,574	10,328	16,902	54,010
8	606	8,340	14,223	22,562	92,323
39	2,623	6,969	7,307	14,276	28,509
1	402	2,819	5,262	8,080	12,500
2	592	6,285	5,466	11,751	12,500
3	438	5,283	6,599	11,882	18,943
4	436	5,624	7,264	12,888	25,260
5	184	8,603	7,825	16,428	30,060
6	157	11,013	8,446	19,459	38,618
7	178	11,199	9,931	21,130	54,010
8	237	14,192	13,643	27,834	92,323
999	41,518	6,656	8,594	15,250	33,209
1	4,671	3,835	5,523	9,358	12,500
2	6,387	6,419	5,917	12,336	12,500
3	5,888	5,130	7,123	12,253	18,943
4	5,659	4,898	7,972	12,871	25,260
5	4,720	7,295	8,625	15,920	30,060
6	4,579	8,059	9,415	17,474	38,618
7	5,749	8,102	11,144	19,245	54,010
8	3,865	10,762	15,081	25,842	92,323
Grand Total	204,893	4,194	8,988	13,183	32,706

Exhibit 11: SC 905 2040 Housing by HNA and Bin - RMFD

HNA Area/Bin	No. RMFD DU	Transportation Cost Per RMFD DU	Housing Cost Per RMFD DU	Total Cost Per RMFD DU	Income Per RMFD DU
11	20,057	1,727	13,061	14,788	23,611
1	8,879	932	9,724	10,656	10,000
2	1,177	1,705	10,420	12,125	10,000
3	2,883	1,691	13,037	14,728	19,298
4	1,653	1,737	14,550	16,287	26,357
5	1,290	2,605	15,718	18,323	30,864
6	1,750	2,878	17,534	20,412	40,623
7	1,426	3,122	18,964	22,086	53,111
8	999	3,763	23,753	27,516	87,266
12	14,131	2,504	10,675	13,179	28,950
1	3,104	1,115	6,597	7,712	10,000
2	1,911	2,091	6,839	8,930	10,000
3	1,767	2,049	9,678	11,727	19,298
4	1,601	2,099	11,055	13,154	26,357
5	1,710	3,107	12,121	15,228	30,864
6	1,567	3,460	13,292	16,752	40,623
7	1,447	3,806	14,507	18,313	53,111
8	1,024	4,588	19,489	24,077	87,266
13	22,934	4,564	10,024	14,588	33,102
1	2,007	1,795	5,778	7,573	10,000
2	2,854	3,347	6,201	9,549	10,000
3	3,226	3,267	8,430	11,697	19,298
4	3,579	3,409	9,500	12,909	26,357
5	3,869	5,163	10,230	15,393	30,864

6	2,931	5,768	11,338	17,107	40,623
7	2,178	6,351	12,766	19,117	53,111
8	2,289	7,887	16,940	24,827	87,266
14	20,821	3,411	9,535	12,946	29,688
1	1,963	1,462	5,796	7,258	10,000
2	3,866	2,679	6,227	8,906	10,000
3	3,255	2,649	8,504	11,154	19,298
4	3,209	2,717	9,571	12,288	26,357
5	2,818	4,108	10,269	14,377	30,864
6	2,253	4,549	11,355	15,904	40,623
7	1,984	4,968	12,756	17,724	53,111
8	1,474	5,956	16,867	22,823	87,266
15	25,093	2,443	10,281	12,724	26,351
1	4,746	1,132	6,712	7,844	10,000
2	3,608	2,088	7,214	9,302	10,000
3	4,478	2,047	9,667	11,714	19,298
4	3,769	2,104	10,877	12,981	26,357
5	2,946	3,176	11,747	14,924	30,864
6	2,430	3,579	12,903	16,482	40,623
7	2,036	3,964	14,382	18,345	53,111
8	1,079	4,808	19,054	23,862	87,266
16	25,800	2,266	13,689	15,955	28,324
1	4,650	969	9,337	10,306	10,000
2	3,009	1,885	9,509	11,393	10,000
3	5,083	1,826	12,625	14,450	19,298
4	3,923	1,907	13,954	15,861	26,357
5	2,774	2,906	14,894	17,800	30,864
6	2,506	3,198	16,730	19,928	40,623
7	2,084	3,554	18,454	22,008	53,111
8	1,772	4,543	22,888	27,431	87,266
17	9,606	2,915	9,515	12,430	28,963
1	2,002	1,330	5,933	7,263	10,000
2	1,491	2,432	6,361	8,793	10,000
3	1,103	2,394	8,648	11,042	19,298
4	1,194	2,416	9,761	12,177	26,357
5	956	3,638	10,527	14,166	30,864
6	1,105	3,985	11,669	15,655	40,623
7	1,086	4,375	13,134	17,509	53,111
8	670	5,313	17,359	22,672	87,266
21	4,147	5,012	14,675	19,687	49,107
1	131	1,488	6,979	8,466	10,000
2	176	3,257	7,636	10,894	10,000
3	156	2,788	10,064	12,852	19,298
4	375	2,942	11,361	14,303	26,357
5	575	4,552	12,264	16,815	30,864
6	758	5,214	13,660	18,874	40,623
7	973	5,408	15,475	20,882	53,111
8	1,002	6,631	20,255	26,886	87,266
22	4,537	4,390	9,456	13,846	30,578

1	582	1,698	5,662	7,359	10,000
2	574	3,764	6,086	9,850	10,000
3	745	3,254	8,304	11,557	19,298
4	718	3,415	9,347	12,762	26,357
5	638	5,335	10,058	15,394	30,864
6	517	6,096	11,127	17,223	40,623
7	393	6,318	12,511	18,829	53,111
8	371	7,711	16,563	24,274	87,266
23	6,345	3,628	9,374	13,002	29,147
1	679	1,432	5,660	7,091	10,000
2	850	3,155	6,143	9,297	10,000
3	995	2,720	8,369	11,089	19,298
4	1,273	2,899	9,400	12,298	26,357
5	1,001	4,466	10,112	14,578	30,864
6	680	5,105	11,190	16,295	40,623
7	509	5,331	12,570	17,901	53,111
8	360	6,443	16,701	23,144	87,266
24	6,997	4,658	10,403	15,061	34,819
1	405	1,625	5,764	7,390	10,000
2	518	3,606	6,232	9,839	10,000
3	1,085	3,068	8,400	11,468	19,298
4	1,215	3,258	9,519	12,777	26,357
5	1,144	5,144	10,316	15,460	30,864
6	1,143	5,937	11,456	17,393	40,623
7	878	6,185	12,920	19,105	53,111
8	608	7,684	16,946	24,630	87,266
25	1,722	6,993	9,660	16,653	41,322
1	102	2,432	5,289	7,721	10,000
2	418	4,865	5,345	10,210	10,000
3	16	4,916	7,442	12,357	19,298
4	70	4,459	8,277	12,736	26,357
5	187	6,709	8,934	15,643	30,864
6	321	7,670	9,854	17,524	40,623
7	236	8,155	11,472	19,627	53,111
8	372	10,021	15,113	25,134	87,266
26	9,473	5,739	9,488	15,227	31,394
1	1,872	2,157	5,564	7,721	10,000
2	1,352	4,775	6,103	10,878	10,000
3	722	4,198	8,339	12,537	19,298
4	977	4,404	9,397	13,801	26,357
5	1,379	6,872	10,116	16,988	30,864
6	1,243	7,881	11,289	19,169	40,623
7	1,049	8,095	12,735	20,830	53,111
8	879	9,981	16,694	26,675	87,266
27	1,531	6,837	14,304	21,141	57,198
1	23	1,883	6,291	8,174	10,000
2	133	4,259	6,748	11,007	10,000
3	45	3,641	9,082	12,723	19,298
4	89	3,671	10,254	13,924	26,357

5	99	5,699	11,097	16,796	30,864
6	178	6,614	12,378	18,992	40,623
7	337	6,926	13,921	20,847	53,111
8	625	8,452	18,433	26,885	87,266
28	3,649	6,818	11,060	17,878	35,270
1	203	2,598	6,109	8,708	10,000
2	449	5,599	6,614	12,212	10,000
3	490	4,791	8,910	13,701	19,298
4	419	4,736	10,131	14,867	26,357
5	603	7,126	10,971	18,097	30,864
6	629	8,161	12,180	20,341	40,623
7	503	8,593	13,707	22,300	53,111
8	353	10,634	18,035	28,670	87,266
31	11,986	5,120	10,861	15,981	35,882
1	634	1,662	5,956	7,618	10,000
2	923	3,635	6,500	10,135	10,000
3	1,206	3,173	8,722	11,895	19,298
4	1,816	3,294	9,838	13,131	26,357
5	2,168	5,114	10,566	15,680	30,864
6	2,439	6,474	11,718	18,191	40,623
7	1,962	6,590	13,207	19,797	53,111
8	839	8,762	17,443	26,205	87,266
32	19,994	3,940	11,486	15,426	35,810
1	605	1,257	6,335	7,592	10,000
2	2,270	2,831	6,899	9,730	10,000
3	2,992	2,459	9,199	11,657	19,298
4	3,197	2,604	10,409	13,013	26,357
5	3,238	4,018	11,228	15,246	30,864
6	2,922	5,065	12,419	17,484	40,623
7	2,627	5,071	14,029	19,100	53,111
8	2,144	6,896	18,594	25,490	87,266
33	10,493	3,484	10,414	13,898	31,502
1	853	1,240	6,072	7,312	10,000
2	1,701	2,752	6,667	9,419	10,000
3	1,688	2,354	8,974	11,328	19,298
4	1,663	2,518	10,089	12,608	26,357
5	1,419	3,934	10,859	14,793	30,864
6	1,218	4,954	12,076	17,030	40,623
7	1,024	4,954	13,675	18,629	53,111
8	928	6,433	18,014	24,446	87,266
34	9,090	3,908	10,474	14,382	31,909
1	664	1,343	6,126	7,469	10,000
2	1,142	3,046	6,660	9,707	10,000
3	1,549	2,716	8,914	11,630	19,298
4	1,754	2,848	10,046	12,894	26,357
5	1,436	4,444	10,835	15,279	30,864
6	968	5,618	12,006	17,624	40,623
7	742	5,515	13,523	19,038	53,111
8	835	7,237	17,842	25,080	87,266

35	3,919	4,494	10,697	15,191	34,834
1	193	1,468	5,999	7,467	10,000
2	504	3,300	6,473	9,773	10,000
3	633	2,836	8,732	11,568	19,298
4	505	2,987	9,855	12,842	26,357
5	500	4,648	10,629	15,276	30,864
6	649	5,874	11,807	17,681	40,623
7	569	5,852	13,307	19,159	53,111
8	367	7,902	17,593	25,495	87,266
36	1,691	6,760	11,006	17,767	40,477
1	230	2,118	5,944	8,062	10,000
2	167	4,856	6,226	11,082	10,000
3	134	4,097	8,640	12,737	19,298
4	150	4,265	9,841	14,106	26,357
5	180	6,610	10,557	17,167	30,864
6	206	8,455	11,518	19,973	40,623
7	302	8,409	12,887	21,296	53,111
8	320	10,820	16,838	27,658	87,266
37	7,434	4,871	11,676	16,547	40,530
1	710	1,393	6,047	7,439	10,000
2	516	3,325	6,541	9,867	10,000
3	545	2,845	8,839	11,684	19,298
4	776	3,014	10,014	13,028	26,357
5	1,223	4,737	10,877	15,614	30,864
6	1,332	5,937	12,109	18,046	40,623
7	1,092	5,916	13,608	19,524	53,111
8	1,240	7,624	17,943	25,567	87,266
38	4,937	5,209	11,048	16,257	39,419
1	525	1,752	5,848	7,600	10,000
2	533	3,907	6,306	10,213	10,000
3	491	3,335	8,621	11,956	19,298
4	632	3,523	9,694	13,218	26,357
5	596	5,353	10,452	15,806	30,864
6	568	6,566	11,670	18,236	40,623
7	656	6,464	13,175	19,639	53,111
8	934	8,219	17,378	25,596	87,266
39	3,872	6,266	8,441	14,707	24,409
1	858	2,638	5,721	8,359	10,000
2	853	6,127	6,100	12,227	10,000
3	595	5,045	8,342	13,387	19,298
4	599	5,409	9,369	14,778	26,357
5	282	8,389	10,049	18,438	30,864
6	224	10,764	11,090	21,854	40,623
7	230	11,028	12,444	23,471	53,111
8	231	13,949	16,553	30,502	87,266
999	78,888	6,951	10,465	17,416	35,282
1	10,447	3,563	5,890	9,453	10,000
2	11,242	6,691	6,272	12,962	10,000
3	8,779	5,074	8,610	13,684	19,298

	4	8,862	4,930	9,780	14,710	26,357
	5	8,656	7,302	10,539	17,841	30,864
	6	9,195	8,165	11,739	19,904	40,623
	7	10,877	8,419	13,225	21,643	53,111
	8	10,831	10,879	17,382	28,261	87,266
Grand Total		329,145	4,458	10,855	15,314	32,300

Exhibit 12: 2005 - 2040 SC905 OSFD Infrastructure Costs

NHA Area	Sum of Net HH	Sum of Total Local	Sum of Total Community	Sum of Total Regional	Sum of Total All
11	295	23,838	16,872	16,885	57,595
1	1	17,258	13,784	10,592	41,633
2	14	17,856	14,525	12,286	44,668
3	20	19,171	15,532	14,575	49,277
4	23	20,513	16,269	16,273	53,055
5	30	22,169	16,954	17,811	56,934
6	21	23,725	17,193	17,928	58,846
7	184	25,465	17,202	17,228	59,895
8	3	26,858	18,846	22,958	68,662
12	2,779	22,375	16,990	18,303	57,667
1	460	17,351	14,398	12,332	44,081
2	212	18,699	15,436	14,602	48,737
3	19	18,228	15,910	16,476	50,613
4	313	20,118	17,097	19,611	56,826
5	9	22,824	18,007	21,632	62,463
6	0	26,913	19,139	24,196	70,249
7	1,630	24,286	17,680	19,556	61,523
8	138	27,821	19,686	26,140	73,647

13	6,762	28,306	20,397	30,414	79,117
1	808	18,574	15,937	16,397	50,908
2	884	21,467	17,528	20,502	59,497
3	567	25,063	19,471	26,672	71,207
4	1,164	26,055	20,380	30,452	76,888
5	1,502	30,170	21,719	34,960	86,849
6	585	33,626	21,807	33,735	89,168
7	417	33,881	21,282	31,037	86,200
8	835	40,435	24,596	46,146	111,176
14	5,081	20,791	16,745	18,435	55,971
1	1,905	17,894	15,044	13,915	46,852
2	1,291	19,825	16,305	16,883	53,013
3	600	22,336	17,912	21,510	61,758
4	872	23,532	18,748	24,331	66,610
5	209	27,409	20,111	28,330	75,850
6	-	-	-	-	-
7	202	30,948	19,945	25,963	76,856
8	3	26,948	21,343	34,692	82,982
15	5,021	21,190	16,606	17,590	55,386
1	807	16,720	14,319	12,632	43,670
2	736	17,529	15,168	14,526	47,222
3	272	18,359	16,139	17,221	51,719
4	726	19,444	16,936	19,415	55,795
5	37	19,738	17,816	22,744	60,298
6	16	24,436	18,428	22,447	65,311
7	2,422	24,625	17,721	19,535	61,881
8	6	24,559	19,430	26,730	70,718
16	8,242	33,916	19,714	24,508	78,138
1	31	18,249	14,909	13,144	46,302
2	150	20,516	15,965	15,230	51,710
3	196	22,237	17,099	18,328	57,664
4	472	24,757	18,042	20,741	63,540
5	209	30,214	19,485	24,293	73,992
6	302	33,267	19,603	23,765	76,635
7	4,628	31,558	18,728	20,803	71,089
8	2,255	43,225	22,667	34,331	100,223
17	1,433	24,323	16,892	17,785	59,000
1	719	23,506	15,800	14,262	53,569
2	271	23,300	16,339	16,072	55,711
3	52	22,581	17,280	19,120	58,982
4	181	21,459	17,820	21,701	60,980
5	20	27,322	19,692	26,404	73,418
6	22	29,373	19,827	26,088	75,289
7	90	30,102	19,315	23,697	73,114
8	78	34,340	22,097	34,776	91,212
21	1,920	39,085	20,773	27,971	87,829
1	-	-	-	-	-
2	11	21,607	16,757	17,391	55,755
3	18	23,456	18,043	21,327	62,826

4	99	24,809	18,862	24,070	67,741
5	128	27,489	19,993	27,697	75,179
6	104	31,276	20,208	26,983	78,467
7	1,092	32,254	19,692	24,448	76,393
8	467	64,026	24,249	37,836	126,111
22	1,888	22,959	17,369	19,309	59,637
1	586	19,634	15,767	15,059	50,461
2	620	22,439	17,055	18,065	57,559
3	300	24,924	18,426	22,159	65,509
4	362	27,198	19,453	25,437	72,089
5	19	30,501	20,560	28,969	80,030
6	-	-	-	-	-
7	-	-	-	-	-
8	-	-	-	-	-
23	1,388	20,214	15,977	15,701	51,892
1	725	18,651	15,104	13,531	47,285
2	427	20,560	16,200	16,037	52,798
3	103	23,228	17,700	20,114	61,042
4	133	25,287	18,681	23,030	66,999
5	-	-	-	-	-
6	-	-	-	-	-
7	-	-	-	-	-
8	0	25,518	20,252	29,975	75,745
24	3,913	33,899	21,105	30,932	85,936
1	225	19,891	15,763	14,988	50,643
2	179	24,437	17,441	18,535	60,413
3	246	26,663	18,790	22,852	68,306
4	543	28,205	19,839	26,716	74,759
5	639	31,201	20,859	30,089	82,150
6	249	34,712	21,309	30,693	86,714
7	536	38,445	20,777	26,914	86,136
8	1,296	40,688	23,725	40,832	105,245
25	30,320	30,124	22,148	38,082	90,354
1	3,135	19,349	17,321	20,990	57,659
2	1,902	21,974	18,836	25,625	66,435
3	1,843	24,092	20,527	32,280	76,900
4	2,166	26,921	21,684	36,550	85,156
5	3,830	29,445	22,801	41,192	93,439
6	4,957	31,820	23,017	41,080	95,917
7	8,614	33,527	22,714	38,524	94,765
8	3,873	38,441	25,694	53,757	117,892
26	18,450	29,308	20,931	32,124	82,363
1	1,767	20,998	16,960	18,548	56,506
2	2,049	23,021	18,323	22,830	64,174
3	2,468	25,153	19,931	28,790	73,874
4	3,381	27,088	21,072	33,289	81,449
5	2,770	29,933	22,185	37,539	89,657
6	1,980	34,269	22,492	37,008	93,768
7	3,140	36,530	22,177	34,416	93,123

8	896	41,711	25,251	49,385	116,347
27	11,219	32,021	21,896	35,163	89,080
1	32	19,587	16,225	16,644	52,456
2	29	22,077	17,549	20,112	59,738
3	116	23,736	18,890	24,750	67,375
4	450	25,386	19,865	28,245	73,495
5	818	27,304	20,803	31,707	79,814
6	1,357	29,624	20,990	31,432	82,047
7	3,596	32,380	20,876	29,606	82,863
8	4,822	34,187	23,421	42,049	99,657
28	3,563	47,403	24,235	41,756	113,395
1	44	26,695	18,620	22,110	67,426
2	115	30,573	19,926	26,031	76,530
3	209	34,661	21,773	33,036	89,470
4	402	38,181	23,004	37,987	99,172
5	412	42,157	24,154	42,689	109,001
6	481	47,654	24,584	43,052	115,290
7	1,465	52,225	24,329	40,228	116,781
8	435	57,022	27,630	58,370	143,022
31	2,550	20,994	18,419	25,477	64,890
1	605	17,612	15,643	16,110	49,365
2	565	18,673	16,905	19,902	55,480
3	330	19,888	18,261	24,621	62,769
4	374	21,865	19,575	29,199	70,639
5	312	24,314	21,243	35,773	81,331
6	127	25,999	21,482	35,918	83,399
7	99	28,778	20,265	28,486	77,528
8	139	27,846	23,460	46,067	97,373
32	5,843	27,051	18,968	23,787	69,805
1	96	18,455	15,003	13,331	46,789
2	350	20,406	16,136	15,882	52,425
3	324	22,033	17,274	19,107	58,413
4	640	23,517	18,235	22,120	63,872
5	680	25,159	19,417	26,318	70,893
6	202	27,622	19,693	26,309	73,624
7	2,820	29,005	18,957	22,540	70,502
8	731	30,739	21,657	34,235	86,632
33	1,782	24,382	17,669	19,794	61,846
1	194	18,502	14,976	13,197	46,674
2	283	20,607	16,071	15,533	52,211
3	188	22,370	17,229	18,734	58,334
4	428	23,858	18,141	21,530	63,529
5	201	25,047	19,115	25,023	69,185
6	-	-	-	-	-
7	487	29,872	18,824	21,612	70,308
8	1	32,477	21,465	32,403	86,346
34	5,566	24,529	18,408	22,789	65,726
1	604	19,007	15,789	15,565	50,361
2	1,172	20,996	16,911	18,371	56,278

3	1,010	22,590	18,149	22,343	63,082
4	1,132	24,240	18,908	24,634	67,782
5	482	27,623	20,134	28,341	76,099
6	54	31,565	20,671	28,961	81,196
7	1,111	31,629	20,275	27,192	79,097
8	0	34,135	21,682	32,758	88,576
35	7,357	26,964	21,956	38,470	87,390
1	92	18,443	15,512	14,952	48,907
2	112	20,166	16,832	18,522	55,521
3	182	21,507	18,405	24,039	63,952
4	706	22,843	19,554	28,357	70,755
5	1,206	24,152	20,487	32,000	76,638
6	604	25,693	20,763	32,397	78,852
7	522	27,788	20,631	30,606	79,025
8	3,933	29,297	23,657	46,031	98,985
36	1,479	29,077	21,160	33,572	83,809
1	79	21,891	17,311	19,797	58,999
2	121	26,522	19,028	24,421	69,972
3	173	27,762	20,445	30,397	78,604
4	488	26,532	21,064	34,065	81,660
5	384	30,912	22,343	38,448	91,703
6	-	-	-	-	-
7	234	36,084	22,347	36,265	94,696
8	-	-	-	-	-
37	4,948	25,145	19,310	26,337	70,791
1	200	17,696	15,094	14,155	46,944
2	471	19,609	16,543	17,822	53,975
3	470	21,381	18,042	22,566	61,989
4	700	22,629	18,867	25,332	66,829
5	790	24,371	19,781	28,436	72,588
6	538	27,054	20,289	29,313	76,656
7	1,431	28,816	20,010	27,145	75,972
8	348	30,777	22,620	39,299	92,696
38	3,051	20,041	17,862	23,102	61,005
1	587	17,432	15,814	16,854	50,099
2	867	19,026	16,989	19,936	55,952
3	485	20,229	18,342	24,661	63,232
4	802	21,654	19,188	27,442	68,284
5	294	23,180	20,002	30,242	73,424
6	-	-	-	-	-
7	17	26,320	19,907	27,901	74,128
8	-	-	-	-	-
39	2,263	22,126	21,068	37,903	81,097
1	656	18,777	17,833	23,833	60,442
2	612	21,133	19,760	30,777	71,671
3	287	22,769	22,358	43,242	88,369
4	423	24,860	23,958	51,118	99,937
5	271	27,075	25,771	60,950	113,796
6	-	-	-	-	-

7	13	31,507	25,407	55,470	112,384
8	-	-	-	-	-
999	196,001	38,478	23,434	43,685	105,596
1	17,287	23,021	19,402	29,849	72,273
2	17,892	26,532	20,273	31,868	78,673
3	17,160	29,787	21,704	37,338	88,828
4	26,868	32,859	22,700	41,404	96,962
5	25,887	36,554	23,861	46,436	106,851
6	19,213	41,637	24,114	45,240	110,990
7	31,410	49,984	23,939	41,056	114,979
8	40,285	48,624	26,800	58,636	134,059
Grand Total	333,116	34,398	22,178	38,252	94,828

Exhibit 13: 2005 - 2040 SC905 OMFD Infrastructure Costs

NHA Area	Sum of Net HH	Sum of Total Local	Sum of Total Community	Sum of Total Regional	Sum of Total All
11	27,150	16,862	13,462	11,579	41,903
1	1,615	18,330	11,734	7,262	37,326
2	2,912	17,561	12,147	8,154	37,863
3	3,464	17,163	12,775	9,687	39,626
4	3,925	16,850	13,373	11,290	41,513
5	4,992	16,657	14,066	13,312	44,036
6	3,871	16,493	14,210	13,620	44,323
7	6,128	16,400	13,951	12,678	43,029
8	244	16,327	15,284	17,076	48,687
12	4,836	16,887	13,295	11,042	41,223
1	1,762	17,231	12,399	8,660	38,290
2	790	16,959	12,991	10,082	40,033
3	637	16,889	13,574	11,776	42,240
4	465	16,698	14,141	13,434	44,274

5	145	16,560	14,629	14,958	46,147
6	142	16,427	14,479	14,436	45,342
7	874	16,366	14,250	13,524	44,140
8	21	16,324	15,681	18,431	50,436
13	7,106	17,133	15,567	16,838	49,538
1	2,016	16,491	14,065	12,424	42,980
2	1,599	16,712	14,926	14,733	46,371
3	1,092	17,017	16,018	18,240	51,275
4	931	17,405	16,729	20,570	54,704
5	554	17,901	17,429	22,951	58,281
6	308	18,474	17,379	22,196	58,048
7	587	18,757	16,950	20,180	55,887
8	19	19,831	19,520	30,758	70,109
14	7,618	16,759	14,216	13,524	44,499
1	3,234	16,918	13,323	10,971	41,212
2	2,019	16,592	14,100	13,019	43,711
3	1,103	16,542	15,018	15,865	47,425
4	751	16,621	15,677	17,966	50,264
5	270	16,748	16,330	20,170	53,249
6	83	17,175	16,612	20,587	54,375
7	154	17,629	16,497	19,527	53,653
8	4	18,168	18,569	27,901	64,637
15	3,837	16,847	13,356	11,112	41,315
1	1,350	17,169	12,724	9,464	39,356
2	1,020	16,739	13,276	10,795	40,810
3	662	16,705	13,717	12,084	42,507
4	539	16,591	14,067	13,087	43,745
5	173	16,502	14,512	14,380	45,394
6	5	16,645	14,943	15,260	46,848
7	85	16,499	14,498	13,867	44,864
8	2	16,561	15,853	18,519	50,933
16	17,171	16,793	14,334	14,175	45,303
1	1,275	17,763	12,563	9,131	39,457
2	2,635	17,372	12,892	9,983	40,247
3	2,249	17,015	13,698	12,222	42,935
4	1,975	16,764	14,211	13,716	44,691
5	856	16,605	14,734	15,278	46,616
6	722	16,543	14,914	15,635	47,092
7	3,414	16,489	14,676	14,684	45,849
8	4,045	16,342	15,770	18,884	50,997
17	4,605	16,886	13,569	11,645	42,100
1	2,918	16,986	13,149	10,493	40,628
2	987	16,693	13,743	12,039	42,475
3	369	16,578	14,491	14,247	45,316
4	198	16,628	15,251	16,460	48,339
5	49	16,772	15,963	18,712	51,448
6	17	17,378	16,853	21,023	55,253
7	66	17,809	16,669	19,801	54,279
8	1	18,135	18,473	27,332	63,941

21	625	18,762	16,309	17,734	52,805
1	29	16,664	13,901	11,430	41,995
2	67	17,145	14,618	13,091	44,854
3	48	17,556	15,495	15,598	48,649
4	60	18,092	16,198	17,653	51,942
5	74	18,639	16,808	19,525	54,972
6	91	19,126	16,852	19,307	55,285
7	224	19,620	16,646	18,174	54,441
8	31	20,407	18,445	24,977	63,829
22	626	17,052	15,196	15,342	47,590
1	230	16,549	14,149	12,359	43,057
2	187	16,957	15,013	14,580	46,549
3	106	17,347	16,023	17,728	51,098
4	56	17,752	16,722	20,017	54,491
5	30	18,132	17,368	22,278	57,778
6	8	18,539	17,448	22,207	58,194
7	9	19,101	17,199	20,722	57,023
8	0	19,836	19,249	29,187	68,272
23	1,033	17,216	14,479	12,792	44,487
1	513	16,842	13,826	11,103	41,771
2	293	17,315	14,593	12,917	44,825
3	141	17,684	15,488	15,511	48,683
4	62	18,132	16,138	17,449	51,719
5	20	18,644	16,754	19,353	54,751
6	2	19,072	16,901	19,555	55,528
7	3	20,184	16,702	18,070	54,957
8	0	20,053	18,495	25,463	64,012
24	1,863	18,671	16,127	17,608	52,405
1	456	16,610	13,838	11,470	41,918
2	290	17,195	14,822	13,786	45,803
3	214	18,208	16,141	17,433	51,781
4	232	19,338	17,174	20,510	57,021
5	202	19,963	17,903	23,041	60,907
6	162	20,535	17,955	22,821	61,311
7	284	21,053	17,676	21,303	60,031
8	23	21,950	19,803	30,211	71,963
25	887	22,932	18,574	24,240	65,747
1	96	18,574	15,495	14,804	48,873
2	96	19,943	16,612	17,829	54,384
3	72	20,967	17,844	21,993	60,804
4	90	22,031	18,742	25,146	65,919
5	92	23,118	19,569	28,220	70,907
6	141	24,287	19,637	27,804	71,728
7	277	25,221	19,326	25,855	70,402
8	23	26,694	21,703	36,659	85,056
26	2,280	17,020	15,170	16,728	48,918
1	831	17,121	13,857	12,468	43,446
2	565	16,781	14,667	14,890	46,338
3	343	16,746	15,832	18,803	51,381

4	257	16,805	16,646	21,804	55,255
5	150	17,027	17,502	25,022	59,551
6	56	18,125	18,307	27,044	63,477
7	73	18,733	18,148	25,563	62,444
8	5	19,920	20,501	36,100	76,521
27	124	18,687	17,518	22,685	58,891
1	9	16,571	14,546	13,490	44,607
2	9	17,043	15,377	15,682	48,102
3	10	17,489	16,540	19,521	53,550
4	14	17,980	17,354	22,334	57,668
5	14	18,500	18,079	24,965	61,544
6	18	19,117	18,259	25,188	62,564
7	43	19,595	17,948	23,417	60,961
8	7	20,385	20,231	33,549	74,164
28	413	18,715	17,736	23,871	60,322
1	89	17,211	15,407	15,736	48,353
2	85	17,854	16,553	19,301	53,708
3	67	18,298	17,896	24,414	60,608
4	46	19,012	18,820	27,970	65,802
5	40	19,814	19,662	31,359	70,835
6	27	20,120	19,863	31,909	71,892
7	55	20,998	19,438	29,174	69,609
8	4	21,871	22,087	42,408	86,366
31	2,736	16,769	15,010	15,280	47,059
1	1,027	16,408	13,756	11,498	41,662
2	562	16,533	14,537	13,724	44,793
3	405	16,748	15,581	16,974	49,303
4	331	17,185	16,411	19,527	53,123
5	211	17,512	17,059	21,788	56,359
6	84	17,633	17,169	22,092	56,895
7	106	17,928	16,918	20,746	55,591
8	9	19,178	19,185	29,571	67,935
32	11,939	16,749	14,684	14,186	45,618
1	2,909	16,396	13,360	10,676	40,431
2	2,914	16,408	14,021	12,314	42,742
3	2,008	16,539	14,883	14,770	46,193
4	1,465	16,863	15,615	16,831	49,308
5	843	17,221	16,221	18,670	52,112
6	553	17,603	16,313	18,605	52,521
7	1,195	17,847	16,066	17,424	51,337
8	53	18,471	17,884	24,221	60,576
33	1,617	16,633	14,099	12,349	43,081
1	677	16,398	13,299	10,314	40,011
2	407	16,503	13,949	11,846	42,297
3	193	16,682	14,711	13,934	45,327
4	166	16,984	15,271	15,465	47,720
5	100	17,365	15,847	17,124	50,337
6	28	17,393	15,688	16,449	49,531
7	44	17,707	15,569	15,755	49,031

8	2	18,385	17,197	21,378	56,960
34	2,255	16,963	14,136	12,752	43,852
1	794	16,823	13,119	10,148	40,089
2	646	16,790	13,901	11,937	42,629
3	370	16,779	14,552	13,848	45,178
4	228	17,162	15,456	16,350	48,967
5	137	17,703	16,271	18,722	52,696
6	32	18,300	16,659	19,568	54,527
7	45	19,029	16,720	19,101	54,849
8	3	19,764	18,952	28,003	66,719
35	273	17,636	15,715	16,833	50,184
1	78	16,655	13,697	10,884	41,235
2	31	17,193	14,502	12,711	44,406
3	34	17,404	15,849	17,027	50,280
4	58	17,816	16,722	19,935	54,473
5	35	18,331	17,264	21,655	57,250
6	10	18,852	17,521	22,242	58,615
7	19	19,305	17,231	20,678	57,214
8	8	20,044	19,623	30,790	70,456
36	573	17,890	17,454	23,385	58,729
1	163	16,720	15,379	16,096	48,195
2	97	17,313	16,540	19,724	53,576
3	80	17,814	17,811	24,502	60,127
4	97	18,365	18,619	27,588	64,572
5	75	18,946	19,545	31,475	69,966
6	23	19,611	19,704	31,610	70,926
7	36	20,141	19,294	29,112	68,546
8	2	20,994	22,191	43,767	86,953
37	1,483	17,809	15,944	17,336	51,088
1	294	16,729	14,160	12,156	43,046
2	372	17,218	15,125	14,711	47,054
3	256	17,679	16,163	17,954	51,796
4	152	18,377	16,917	20,230	55,525
5	102	18,846	17,539	22,384	58,769
6	106	18,759	17,539	22,433	58,732
7	189	19,124	17,258	20,958	57,341
8	13	20,031	19,412	29,856	69,298
38	1,605	16,939	15,056	15,146	47,141
1	647	16,424	14,021	12,303	42,747
2	419	16,786	14,872	14,381	46,039
3	246	17,180	15,859	17,377	50,416
4	159	17,722	16,629	19,746	54,097
5	94	18,263	17,291	21,904	57,457
6	18	18,979	17,423	21,818	58,219
7	21	19,264	17,162	20,528	56,955
8	1	19,833	19,067	28,417	67,316
39	241	17,369	16,397	19,483	53,248
1	131	16,834	15,405	16,064	48,303
2	55	17,470	16,610	19,865	53,944

3	29	18,008	17,921	24,833	60,762
4	14	18,587	18,900	28,756	66,243
5	5	19,157	19,965	33,454	72,576
6	2	19,943	19,732	31,515	71,191
7	4	20,540	19,237	28,571	68,348
8	0	21,483	21,744	40,831	84,058
999	16,546	19,845	16,751	19,488	56,084
1	3,099	17,524	14,644	13,377	45,545
2	3,290	18,348	15,483	15,483	49,314
3	2,551	19,351	16,607	18,861	54,819
4	2,391	20,143	17,380	21,319	58,842
5	1,639	21,193	18,214	24,141	63,548
6	1,115	22,357	18,795	25,945	67,097
7	2,269	22,843	18,561	24,577	65,980
8	193	24,309	20,843	34,852	80,004
Grand Total	119,442	17,381	14,636	14,435	46,452

Exhibit 14: 2005 - 2040 SC905 RSFD Infrastructure Costs

NHA Area	Sum of Net HH	Sum of Total Local	Sum of Total Community	Sum of Total Regional	Sum of Total All
11	0	22,702	16,388	15,582	54,672
1	-	-	-	-	-
2	-	-	-	-	-
3	-	-	-	-	-
4	-	-	-	-	-
5	-	-	-	-	-
6	0	22,702	16,388	15,582	54,672
7	-	-	-	-	-

8	-	-	-	-	-
12	413	24,478	17,603	19,574	61,655
1	18	18,018	13,772	10,202	41,992
2	15	18,238	15,374	14,771	48,383
3	1	21,023	15,539	13,678	50,240
4	5	20,999	15,393	13,328	49,720
5	59	21,569	16,661	17,199	55,429
6	86	22,387	17,167	18,638	58,192
7	84	24,254	17,503	18,971	60,728
8	146	28,570	19,081	23,313	70,965
13	477	29,046	19,590	26,223	74,859
1	20	19,121	14,833	12,489	46,442
2	101	20,488	17,183	19,783	57,454
3	4	24,117	17,383	18,492	59,992
4	5	23,490	16,989	17,378	57,857
5	72	25,149	18,818	23,830	67,797
6	90	27,110	19,691	26,692	73,493
7	64	31,475	20,361	27,776	79,612
8	120	40,817	22,572	34,826	98,215
14	440	24,192	17,739	20,440	62,370
1	38	18,667	14,290	11,200	44,157
2	77	18,848	16,074	16,685	51,608
3	4	20,958	15,936	14,966	51,859
4	8	22,084	16,308	15,645	54,038
5	97	22,604	17,509	19,764	59,877
6	90	24,499	18,313	21,990	64,802
7	67	27,276	18,782	22,631	68,690
8	60	33,795	20,723	28,445	82,963
15	714	23,128	17,361	19,225	59,714
1	23	17,006	13,501	10,075	40,581
2	19	17,620	15,279	14,829	47,728
3	-	-	-	-	-
4	-	-	-	-	-
5	124	19,635	16,207	16,592	52,434
6	152	20,922	16,867	18,216	56,005
7	150	22,720	17,188	18,435	58,343
8	245	27,512	18,878	22,860	69,250
16	440	36,707	19,577	22,920	79,204
1	2	18,705	13,988	10,347	43,040
2	7	22,357	16,600	16,585	55,543
3	1	26,355	16,796	15,523	58,674
4	2	27,974	16,920	15,435	60,328
5	36	24,932	17,237	17,674	59,843
6	45	28,098	18,143	19,787	66,028
7	123	32,156	18,664	20,358	71,177
8	224	43,534	20,916	26,198	90,648
17	276	33,219	18,746	21,940	73,905
1	17	19,529	14,304	11,120	44,953
2	6	18,550	15,964	16,790	51,304

3	1	31,032	17,134	15,782	63,948
4	4	31,778	17,149	15,989	64,916
5	62	23,250	17,250	18,801	59,301
6	48	27,536	18,293	21,249	67,078
7	52	34,948	19,013	21,824	75,785
8	87	46,085	21,025	27,364	94,474
21	110	38,702	20,188	24,750	83,640
1	0	19,871	14,596	11,405	45,872
2	0	22,091	16,880	17,748	56,719
3	0	43,303	18,629	17,160	79,092
4	-	-	-	-	-
5	5	28,329	18,310	20,236	66,875
6	14	32,397	19,167	22,351	73,915
7	54	38,705	19,873	23,499	82,077
8	36	42,966	21,410	28,409	92,785
22	85	26,065	17,932	20,227	64,224
1	9	20,685	14,909	11,941	47,535
2	31	21,058	16,861	18,087	56,007
3	0	25,600	16,845	15,943	58,388
4	0	28,077	17,195	16,251	61,523
5	16	26,958	18,470	21,391	66,819
6	11	29,791	19,378	23,952	73,121
7	16	33,539	19,863	24,604	78,005
8	1	47,910	22,231	30,688	100,829
23	82	24,888	17,402	18,699	60,989
1	9	18,842	14,178	10,796	43,816
2	17	19,910	16,095	16,056	52,061
3	1	22,109	16,042	14,716	52,867
4	-	-	-	-	-
5	25	24,978	17,705	19,282	61,965
6	16	27,149	18,453	21,238	66,840
7	9	30,487	18,901	21,706	71,094
8	4	38,280	20,974	27,826	87,080
24	156	32,718	19,516	24,060	76,294
1	2	20,559	14,808	11,771	47,138
2	26	22,910	17,204	18,429	58,542
3	4	23,136	16,488	15,849	55,473
4	6	26,202	17,111	16,706	60,019
5	19	28,627	18,694	21,691	69,012
6	39	32,156	19,787	24,820	76,762
7	34	35,478	20,222	25,528	81,229
8	26	46,570	22,427	32,112	101,110
25	829	32,953	21,397	33,334	87,684
1	63	20,752	16,084	15,526	52,362
2	138	22,130	18,729	25,067	65,926
3	34	22,978	18,113	21,877	62,968
4	42	25,844	18,366	21,515	65,725
5	69	29,475	20,356	28,542	78,373
6	102	32,494	21,286	31,643	85,424

7	82	36,297	22,028	33,781	92,106
8	299	42,661	24,642	45,392	112,695
26	442	32,086	20,542	29,398	82,026
1	48	23,607	16,074	14,250	53,931
2	50	22,790	18,223	22,614	63,627
3	26	23,724	17,684	19,896	61,305
4	25	28,063	18,212	20,046	66,321
5	49	31,975	20,326	27,335	79,636
6	63	31,725	21,050	30,928	83,702
7	67	33,570	21,487	32,227	87,284
8	114	41,913	23,866	41,371	107,149
27	300	34,771	20,982	29,686	85,439
1	1	19,581	14,900	12,410	46,891
2	9	20,920	17,210	19,510	57,640
3	4	21,906	16,594	16,693	55,193
4	6	23,427	16,857	16,902	57,186
5	21	24,939	18,559	22,722	66,220
6	38	28,250	19,678	25,947	73,875
7	65	31,952	20,245	26,877	79,074
8	156	40,542	22,470	34,253	97,265
28	120	40,933	21,386	29,721	92,040
1	5	28,522	17,220	16,194	61,936
2	32	30,803	19,915	25,859	76,578
3	15	33,811	19,339	22,279	75,428
4	9	37,251	19,648	22,466	79,365
5	13	39,958	21,633	30,401	91,991
6	16	43,496	22,538	33,684	99,718
7	20	51,085	23,377	35,589	110,052
8	11	66,560	25,881	44,922	137,363
31	213	23,343	18,550	24,316	66,210
1	14	17,687	14,510	12,341	44,538
2	33	18,364	16,706	19,359	54,428
3	4	19,286	16,121	16,548	51,954
4	8	20,167	16,469	17,243	53,880
5	44	22,035	18,293	23,291	63,619
6	42	23,299	19,131	26,235	68,666
7	44	26,394	19,750	27,327	73,471
8	22	32,956	22,137	35,840	90,933
32	432	26,474	18,222	21,063	65,759
1	4	18,959	14,231	10,850	44,039
2	73	19,702	16,165	16,383	52,251
3	4	20,630	15,648	14,146	50,424
4	5	22,098	15,961	14,467	52,526
5	96	23,987	17,577	19,264	60,827
6	76	25,948	18,263	21,029	65,239
7	96	28,559	18,777	21,979	69,315
8	78	34,824	20,712	27,898	83,434
33	223	26,166	17,764	19,383	63,314
1	8	18,880	14,161	10,698	43,740

2	36	19,881	15,985	15,648	51,514
3	2	20,611	15,392	13,362	49,366
4	3	22,056	15,685	13,626	51,367
5	52	24,269	17,406	18,476	60,151
6	42	26,183	18,135	20,402	64,721
7	54	28,985	18,554	20,897	68,436
8	26	35,912	20,247	25,396	81,555
34	299	26,068	18,259	21,485	65,812
1	7	19,062	14,368	11,197	44,628
2	65	20,428	16,568	17,439	54,436
3	7	21,371	16,293	15,952	53,616
4	7	23,353	16,781	16,713	56,847
5	64	24,356	17,954	20,614	62,924
6	51	26,262	18,752	22,961	67,975
7	69	29,613	19,204	23,376	72,193
8	29	37,411	21,478	30,608	89,497
35	267	28,083	20,150	28,941	77,174
1	10	18,378	14,821	12,803	46,002
2	19	19,357	16,921	19,423	55,701
3	10	20,045	16,566	17,587	54,198
4	7	21,596	16,790	17,530	55,916
5	26	23,202	18,522	23,490	65,213
6	22	25,203	19,237	25,505	69,945
7	47	27,627	19,786	26,729	74,142
8	128	32,736	22,109	35,565	90,410
36	100	37,209	21,314	31,507	90,030
1	5	21,370	15,769	14,523	51,662
2	11	22,436	18,233	23,118	63,787
3	2	24,871	17,794	20,112	62,778
4	3	27,816	18,215	20,489	66,520
5	12	27,303	19,873	27,720	74,896
6	17	34,275	21,437	32,251	87,963
7	31	41,906	22,267	33,430	97,602
8	19	54,162	24,722	42,519	121,404
37	291	25,056	18,438	22,642	66,136
1	11	18,307	14,274	11,302	43,883
2	42	18,985	16,387	17,656	53,027
3	4	20,547	16,142	15,826	52,515
4	11	22,163	16,517	16,283	54,963
5	51	23,153	18,035	21,492	62,680
6	54	25,082	18,858	23,906	67,846
7	91	27,228	19,191	24,277	70,696
8	29	34,376	21,491	31,745	87,612
38	258	22,088	17,876	21,874	61,839
1	23	18,044	14,616	12,425	45,085
2	68	18,771	16,722	19,084	54,577
3	4	19,271	16,398	17,489	53,158
4	4	21,136	16,420	16,459	54,015
5	55	22,181	18,297	23,139	63,616

6	41	23,785	19,059	25,504	68,349
7	63	26,155	19,340	25,456	70,951
8	-	-	-	-	-
39	201	24,467	20,544	33,314	78,325
1	27	18,930	16,411	17,884	53,224
2	49	20,891	19,404	29,279	69,575
3	12	22,487	18,667	24,766	65,920
4	7	25,815	19,064	24,577	69,456
5	49	25,446	21,409	36,194	83,050
6	24	27,790	22,784	42,254	92,827
7	27	29,207	23,015	42,686	94,907
8	6	39,652	27,275	63,503	130,431
999	7,968	41,819	22,370	37,126	101,314
1	685	28,207	17,944	20,907	67,059
2	970	28,056	20,423	32,147	80,626
3	260	32,781	20,080	27,826	80,687
4	374	38,549	20,301	26,895	85,746
5	1,181	37,915	22,106	36,848	96,869
6	1,365	40,477	22,694	38,996	102,167
7	1,317	45,224	23,270	39,739	108,233
8	1,816	57,349	25,106	46,218	128,673
Grand Total	15,136	35,629	20,851	31,245	87,725

Exhibit 15: 2005 - 2040 SC905 RMFD Infrastructure Costs

NHA Area	Sum of Net HH	Sum of Total Local	Sum of Total Community	Sum of Total Regional	Sum of Total All
11	10,124	17,352	12,682	9,570	39,605
1	4,823	17,965	11,881	7,572	37,417

2	150	17,312	13,167	10,780	41,259
3	1,489	17,036	12,753	9,567	39,355
4	1,202	16,907	12,806	9,670	39,383
5	781	16,704	13,775	12,381	42,860
6	921	16,570	14,157	13,504	44,230
7	645	16,419	14,289	13,757	44,466
8	114	16,315	15,278	16,864	48,457
12	4,221	16,708	14,096	13,049	43,852
1	838	16,963	12,351	8,458	37,773
2	427	16,497	13,966	12,557	43,020
3	408	16,634	13,261	10,616	40,511
4	589	16,668	13,474	10,986	41,129
5	541	16,615	14,600	14,316	45,531
6	607	16,618	15,100	15,849	47,567
7	511	16,645	15,289	16,258	48,193
8	301	16,926	16,533	20,496	53,954
13	7,658	18,084	17,142	22,210	57,435
1	704	16,580	13,886	11,588	42,054
2	1,019	16,881	16,096	18,663	51,639
3	650	16,968	15,344	15,743	48,054
4	1,073	17,303	15,542	16,093	48,938
5	1,015	17,730	17,222	22,181	57,132
6	1,099	18,206	17,984	24,982	61,172
7	812	18,894	18,364	26,016	63,274
8	1,285	20,742	20,442	34,460	75,644
14	8,148	16,809	15,334	16,633	48,776
1	710	16,678	13,087	9,976	39,741
2	1,540	16,508	14,905	15,334	46,747
3	893	16,582	14,187	12,985	43,754
4	1,301	16,617	14,366	13,291	44,273
5	1,150	16,756	15,814	18,027	50,598
6	1,086	16,895	16,417	20,069	53,381
7	887	17,197	16,675	20,636	54,508
8	581	17,889	18,124	26,014	62,027
15	4,718	16,597	14,018	12,740	43,355
1	1,005	16,820	12,493	8,729	38,042
2	218	16,334	14,550	14,205	45,089
3	713	16,492	13,464	11,030	40,986
4	1,108	16,468	13,564	11,195	41,227
5	619	16,493	14,809	14,904	46,205
6	632	16,559	15,383	16,674	48,616
7	308	16,796	15,936	18,143	50,875
8	115	17,284	17,265	22,813	57,362
16	8,762	16,957	13,494	11,507	41,957
1	1,360	17,748	11,975	7,746	37,470
2	344	17,088	13,428	11,384	41,900
3	2,134	16,886	12,952	9,973	39,812
4	2,025	16,745	13,075	10,182	40,001
5	977	16,614	14,216	13,383	44,213

6	924	16,572	14,678	14,744	45,994
7	571	16,633	15,031	15,543	47,207
8	428	17,735	16,810	20,828	55,373
17	5,092	16,674	14,419	14,080	45,173
1	1,051	16,833	12,682	9,203	38,718
2	567	16,579	14,080	13,185	43,843
3	521	16,504	13,607	11,617	41,728
4	723	16,518	13,810	11,940	42,268
5	594	16,524	15,072	15,884	47,479
6	689	16,575	15,541	17,411	49,527
7	610	16,759	15,767	17,861	50,387
8	336	17,256	17,090	22,401	56,747
21	914	19,192	17,043	20,308	56,543
1	30	16,817	13,547	10,302	40,666
2	41	17,223	15,343	15,371	47,937
3	15	17,578	14,861	13,470	45,910
4	67	17,832	14,961	13,593	46,386
5	96	18,232	16,329	18,001	52,561
6	171	18,646	16,903	19,867	55,415
7	229	19,314	17,146	20,307	56,767
8	266	20,785	18,600	25,372	64,756
22	1,030	18,129	16,307	18,530	52,966
1	161	17,255	14,024	11,331	42,610
2	156	17,357	15,948	17,508	50,813
3	120	17,781	15,464	15,342	48,587
4	161	18,131	15,534	15,329	48,993
5	134	18,173	17,031	20,859	56,063
6	137	18,615	17,643	23,030	59,288
7	86	19,299	17,883	23,492	60,675
8	75	19,853	19,411	29,982	69,246
23	1,368	18,347	15,563	15,518	49,428
1	194	17,006	13,569	10,238	40,813
2	128	17,361	15,305	15,164	47,830
3	187	18,169	14,946	13,342	46,457
4	308	18,309	15,036	13,533	46,877
5	228	18,749	16,392	17,879	53,020
6	189	19,079	16,907	19,598	55,584
7	97	19,555	17,079	19,933	56,567
8	38	20,580	18,442	24,885	63,907
24	2,454	19,091	16,794	19,750	55,635
1	166	16,728	13,610	10,643	40,982
2	139	17,759	15,969	17,109	50,837
3	331	17,239	14,906	13,971	46,116
4	368	17,714	15,149	14,372	47,235
5	273	18,751	16,930	19,988	55,670
6	460	19,490	17,674	22,392	59,555
7	398	20,402	17,985	23,008	61,395
8	318	22,500	19,796	29,771	72,067
25	1,649	22,827	19,249	27,466	69,543

1	88	18,816	15,393	14,323	48,532
2	403	20,132	17,613	21,615	59,360
3	13	20,713	17,522	20,860	59,094
4	66	21,495	17,134	18,866	57,496
5	181	22,350	18,870	25,502	66,722
6	313	23,136	19,601	28,345	71,082
7	229	24,015	19,974	29,561	73,550
8	357	26,394	21,919	38,023	86,336
26	5,986	16,628	16,261	21,385	54,274
1	1,479	16,871	13,629	12,001	42,501
2	944	16,525	15,947	19,968	52,440
3	312	16,471	15,274	16,942	48,686
4	550	16,407	15,349	17,177	48,933
5	790	16,379	17,112	24,265	57,756
6	739	16,459	17,852	27,302	61,612
7	622	16,641	18,087	27,859	62,587
8	550	17,034	19,927	36,369	73,331
27	247	19,814	18,973	28,064	66,852
1	-	-	-	-	-
2	15	17,226	16,250	18,692	52,168
3	-	-	-	-	-
4	0	17,879	15,758	16,219	49,856
5	1	18,317	17,395	22,166	57,877
6	15	18,682	17,979	24,344	61,005
7	80	19,296	18,215	24,839	62,350
8	136	20,534	19,835	31,429	71,798
28	937	18,672	18,072	25,337	62,082
1	96	17,194	15,142	14,720	47,056
2	291	17,759	17,670	23,939	59,367
3	141	18,163	17,003	20,698	55,864
4	101	18,537	17,079	20,682	56,298
5	64	18,954	19,113	29,326	67,394
6	80	19,775	19,749	31,713	71,238
7	99	20,663	19,976	32,056	72,695
8	63	21,657	22,169	42,977	86,803
31	4,327	16,643	15,725	18,030	50,399
1	389	16,421	13,636	11,253	41,310
2	502	16,448	15,438	17,214	49,100
3	609	16,505	14,876	14,889	46,270
4	1,004	16,532	14,917	14,943	46,392
5	833	16,662	16,445	20,414	53,521
6	632	16,676	17,052	22,870	56,598
7	255	17,155	17,416	23,769	58,340
8	104	18,708	19,739	32,999	71,446
32	5,820	17,237	15,579	16,751	49,566
1	270	16,349	13,005	9,640	38,993
2	751	16,595	14,874	14,676	46,145
3	828	16,538	14,261	12,696	43,495
4	861	16,667	14,339	12,749	43,755

5	813	16,843	15,612	16,819	49,275
6	826	17,087	16,173	18,631	51,891
7	767	17,793	16,567	19,441	53,800
8	705	19,802	18,567	26,126	64,495
33	1,610	17,385	14,943	14,395	46,723
1	341	16,508	13,233	9,817	39,557
2	280	16,969	14,983	14,516	46,468
3	271	16,850	14,295	12,397	43,541
4	252	17,035	14,398	12,548	43,981
5	133	17,384	15,693	16,503	49,580
6	107	18,037	16,392	18,521	52,950
7	127	19,236	17,002	19,880	56,118
8	99	20,860	18,654	25,627	65,141
34	1,770	17,630	15,415	15,960	49,004
1	263	16,898	13,436	10,266	40,601
2	332	16,952	15,131	15,430	47,513
3	256	17,302	14,786	13,796	45,883
4	335	17,518	14,883	13,892	46,293
5	205	17,812	16,209	18,313	52,335
6	162	18,226	16,829	20,257	55,312
7	113	18,859	17,095	20,657	56,611
8	106	20,156	18,933	27,423	66,512
35	384	18,366	16,057	17,473	51,896
1	73	17,143	13,906	11,000	42,049
2	27	17,525	15,834	16,817	50,175
3	79	18,107	15,329	14,577	48,013
4	86	18,367	15,428	14,718	48,512
5	7	18,562	16,902	19,945	55,409
6	13	18,443	17,507	22,518	58,468
7	46	19,048	17,769	23,098	59,915
8	52	20,268	19,365	29,330	68,963
36	968	18,844	18,614	27,919	65,377
1	127	17,013	14,783	13,722	45,518
2	123	17,381	17,322	22,874	57,577
3	57	17,860	16,574	19,277	53,711
4	64	18,202	16,652	19,262	54,115
5	78	18,639	18,584	27,131	64,354
6	128	18,942	19,379	30,647	68,968
7	190	19,555	19,654	31,407	70,615
8	201	20,720	21,561	40,428	82,709
37	1,326	18,872	16,970	20,810	56,652
1	233	16,901	13,654	10,581	41,136
2	152	16,939	15,661	16,838	49,437
3	34	17,256	14,934	13,992	46,182
4	84	17,578	15,207	14,627	47,411
5	68	18,340	17,068	20,859	56,268
6	137	18,507	17,574	22,809	58,890
7	242	19,359	17,798	23,021	60,178
8	375	21,232	19,366	28,610	69,208

38	1,267	17,850	16,918	21,449	56,217
1	203	16,356	13,971	12,137	42,463
2	215	16,740	16,092	18,827	51,659
3	58	16,616	15,597	17,043	49,256
4	115	16,978	15,664	16,858	49,499
5	101	17,421	17,286	22,793	57,500
6	115	17,950	17,800	24,428	60,178
7	203	18,692	17,957	24,338	60,986
8	258	20,080	19,429	29,870	69,378
39	1,080	18,234	17,799	24,978	61,012
1	377	17,191	15,420	15,676	48,287
2	213	17,903	18,841	29,326	66,069
3	142	18,285	17,478	22,578	58,341
4	141	18,675	17,654	22,984	59,313
5	76	19,352	20,095	33,985	73,432
6	51	19,930	21,245	39,651	80,825
7	54	20,469	21,765	42,026	84,260
8	27	22,081	24,425	56,801	103,307
999	36,301	19,924	18,574	27,710	66,209
1	5,504	17,844	14,987	14,328	47,158
2	4,542	18,477	18,373	27,308	64,158
3	3,347	18,934	16,579	19,335	54,848
4	3,562	18,697	16,657	19,668	55,022
5	3,462	19,481	18,783	28,296	66,560
6	4,029	20,048	19,600	31,745	71,393
7	4,950	21,181	20,079	32,950	74,210
8	6,904	22,895	21,742	40,448	85,085
Grand Total	118,163	18,183	16,242	19,887	54,312

Exhibit 16: Unweighted Average Travel Time

HNA Subarea	Travel Time to CBD in Minutes 2005	Travel Time to CBD in Minutes 2040
11	3.4	3.5
12	12.6	13.5
13	29.0	32.5
14	22.0	24.1
15	13.3	14.4
16	11.2	11.6
17	13.3	14.0
21	23.1	26.0
22	25.5	29.1
23	19.6	22.0
24	28.5	31.3

25	37.4	43.3
26	36.9	44.4
27	31.1	38.5
28	38.8	45.1
31	31.5	30.6
32	22.2	22.3
33	22.0	22.8
34	25.2	26.9
35	29.4	33.7
36	39.9	42.8
37	27.6	28.6
38	32.4	32.5
39	48.6	47.9
999	49.0	62.7

Grand Total 30.2 35.8

Exhibit 17: Weighted Location Price by Housing Type 2040

HNA Subarea	OSFD Weighted Location Price 2040	OMFD Weighted Location Price 2040	RSFD Weighted Location Price 2040	RMFD Weighted Location Price 2040
11	4.84	4.91	1.63	2.06
12	2.60	2.67	1.51	1.87
13	1.87	1.29	1.30	1.63
14	1.89	1.38	1.36	1.70
15	2.54	2.23	1.51	1.85
16	3.29	4.46	1.58	2.00
17	2.08	1.59	1.44	1.76
21	2.89	2.51	1.47	1.79
22	1.75	1.22	1.30	1.63
23	1.79	1.29	1.35	1.69
24	1.91	1.30	1.31	1.66
25	1.66	1.06	1.13	1.33
26	1.58	1.20	1.17	1.52
27	2.25	1.61	1.30	1.65
28	2.08	1.43	1.25	1.57
31	1.86	1.26	1.31	1.64
32	2.33	1.84	1.43	1.77
33	2.16	1.66	1.42	1.76
34	2.09	1.63	1.39	1.72
35	2.02	1.54	1.33	1.69
36	1.86	1.24	1.22	1.54
37	2.03	1.43	1.34	1.70
38	1.82	1.25	1.31	1.66
39	1.61	0.98	1.14	1.48
999	1.82	1.40	1.11	1.50

Grand Total	1.99	2.73	1.28	1.70
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Exhibit 18: Residential Capacity by Housing Type 2005 - 2040

HNA Subarea	Regular SFD Capacity in Units	Regular MFD Capacity in Units	Rural SFD Capacity in Units	Urban Renewal Assisted MFD Capacity in Units	Total Residential Capacity 2005 - 2040 in Dwelling Units
11	-	14,691	-	32,745	47,436
12	1,178	9,735	-	7,139	18,052
13	9,364	28,851	17	5,278	43,509
14	7,285	31,774	3	3,120	42,182
15	5,409	12,968	-	720	19,098
16	8,167	17,086	106	15,746	41,106
17	1,458	10,197	9	9,600	21,263
21	1,780	258	27	1,440	3,505
22	1,564	1,319	-	1,440	4,323
23	1,668	1,937	-	2,040	5,645
24	5,106	7,499	-	1,800	14,405
25	44,418	20,166	392	-	64,975
26	48,055	28,527	430	2,398	79,409
27	15,744	171	155	-	16,070
28	3,617	1,435	300	1,200	6,552
31	3,297	14,678	33	-	18,008
32	8,038	24,178	3	600	32,819
33	1,643	2,735	3	1,800	6,180
34	7,298	4,616	8	1,440	13,362
35	9,872	595	43	-	10,511
36	1,479	1,203	267	1,440	4,389
37	7,968	3,687	56	-	11,712
38	6,309	4,657	21	-	10,987
39	3,838	2,940	207	-	6,986
999	316,640	121,462	18,702	8,640	465,445
Totals For Region	521,194	367,367	20,783	98,585	1,007,929

Exhibit 19: Residential Zoned Density in Units per Acre by Housing Type 2005 – 2040

HNA Subarea	Regular SFD Zoned Density in Units per Acre	Regular MFD Zoned Density in Units per Acre	Rural SFD Zoned Density in Units per Acre	Urban Renewal Assisted MFD Zoned Density in Units per Acre	Total Residential Zoned Density 2005 - 2040 in Units per Acre
11	-	122.5	-	125.0	124.2
12	9.6	69.3	-	35.7	39.0

13	3.8	29.3	0.2	30.0	11.7
14	6.2	53.5	1.0	30.0	22.5
15	12.1	59.8	-	30.0	27.7
16	4.1	76.4	0.2	125.0	14.0
17	6.7	50.5	1.0	30.0	28.4
21	4.0	18.6	0.1	30.0	4.5
22	3.9	21.3	-	30.0	8.4
23	5.5	19.9	-	30.0	12.1
24	3.0	19.3	-	30.0	6.7
25	5.3	15.0	0.1	-	5.2
26	5.7	83.8	0.1	30.0	6.6
27	6.6	19.8	0.1	-	4.6
28	6.8	19.4	0.1	30.0	2.3
31	8.2	43.8	1.0	-	23.4
32	6.0	34.9	1.0	30.0	16.0
33	5.5	33.1	1.0	30.0	13.9
34	5.0	43.1	0.3	30.0	8.2
35	6.9	23.7	0.8	-	6.9
36	6.6	21.8	1.0	30.0	7.4
37	7.0	22.4	0.5	-	8.3
38	8.1	27.5	1.0	-	11.3
39	6.6	20.0	1.0	-	7.5
999	6.7	17.8	0.1	30.0	2.4
Totals For Region	6.2	27.4	0.1	48.8	4.0

Exhibit 20: Possible Distribution of Residential Units by Housing Type 2005 - 2040

HNA Subarea	Regular SFD Used in Units	Regular MFD Used in Units	Rural SFD Used in Units	Urban Renewal Assisted MFD Used in Units	Total Residential Used 2005 - 2040 in Dwelling Units
11	-	11,204	-	27,068	38,272
12	947	6,011	-	3,924	10,882
13	7,560	12,360	24	2,008	21,952
14	5,904	15,250	2	1,377	22,533
15	4,367	8,087	-	270	12,724
16	6,282	12,603	160	12,858	31,903
17	1,165	5,605	7	4,511	11,289
21	1,436	202	54	1,095	2,787
22	1,257	766	-	900	2,923
23	1,341	1,201	-	1,128	3,670
24	4,275	3,185	-	1,070	8,530
25	31,522	2,529	764	-	34,815
26	19,109	7,346	789	1,139	28,384
27	11,545	122	269	-	11,936
28	2,764	677	497	460	4,398

31	2,632	5,820	27	-	8,479
32	6,386	18,536	2	378	25,302
33	1,325	1,860	2	1,057	4,244
34	5,799	3,139	9	853	9,801
35	7,573	381	36	-	7,990
36	1,199	709	216	730	2,853
37	6,156	2,250	52	-	8,457
38	5,021	2,755	17	-	7,793
39	3,050	1,302	167	-	4,520
999	199,382	48,189	31,182	5,830	284,583
Totals For Region	337,998	172,089	34,277	66,657	611,020

Exhibit 21: Realized Residential Density in Units per Acre by Housing Type 2005 – 2040

HNA Subarea	Regular SFD Forecast Density in Units	Regular MFD Forecast Density in Units	Rural SFD Forecast Density in Units	Urban Renewal Assisted MFD Forecast Density in Units	Total Residential Forecast Density 2005 - 2040 in Dwelling Units
11	-	104.1	-	110.6	108.6
12	7.7	56.0	-	28.5	29.6
13	3.1	18.9	0.3	19.2	6.7
14	5.0	36.6	0.8	20.8	13.5
15	9.8	49.1	-	21.7	20.4
16	3.3	64.9	0.3	109.6	11.5
17	5.4	35.0	0.8	21.7	19.0
21	3.3	14.6	0.2	23.2	3.6
22	3.1	13.1	-	20.3	5.8
23	4.4	13.0	-	20.2	8.1
24	2.6	12.5	-	20.2	4.3
25	4.1	6.6	0.3	-	3.2
26	4.6	49.5	0.3	20.0	3.8
27	5.3	15.6	0.3	-	3.7
28	5.6	11.8	0.2	18.7	1.7
31	6.6	30.6	0.8	-	13.6
32	4.8	27.4	0.8	20.3	12.5
33	4.5	22.7	0.8	19.4	9.7
34	4.0	30.7	0.4	20.3	6.1
35	5.5	15.2	0.7	-	5.5
36	5.3	14.2	0.8	18.7	4.9
37	5.6	15.6	0.5	-	6.3
38	6.4	19.8	0.8	-	8.3
39	5.3	12.3	0.8	-	5.1
999	5.3	10.1	0.2	22.7	1.6
Totals For Region	4.9	18.9	0.2	42.1	2.7

Exhibit 22: OSFD 2030 Low Growth

HNA	Household Type	Number of Households	Annual Household Income	Annual Housing Expense	Annual Transportation Expense	Total Annual Expense	Percent of Annual Income
Portland CBD		1,194	86,480	92,505	4,076	96,581	111.7%
	1	49	15,376	12,864	1,867	14,732	95.8%
	2	84	30,943	27,266	2,515	29,781	96.2%
	3	104	42,888	48,283	3,302	51,585	120.3%
	4	108	54,422	67,291	3,954	71,245	130.9%
	5	107	68,119	80,810	4,366	85,175	125.0%
	6	153	83,596	99,602	4,398	104,000	124.4%
	7	425	115,861	127,560	4,084	131,644	113.6%
	8	163	123,857	104,786	5,606	110,392	89.1%
Northeast Portland		29,327	59,972	29,556	4,340	33,896	56.5%
	1	5,113	15,376	10,291	2,347	12,638	82.2%
	2	4,448	30,943	16,594	3,198	19,792	64.0%
	3	4,123	42,888	21,921	4,203	26,123	60.9%
	4	3,995	54,422	26,660	4,988	31,648	58.2%
	5	2,742	68,119	34,498	5,562	40,060	58.8%
	6	2,690	83,596	42,462	5,353	47,815	57.2%
	7	4,150	115,861	50,959	4,852	55,811	48.2%
	8	2,066	123,857	59,638	6,783	66,421	53.6%
Gresham - Wood Village - Fairview - Troutdale		35,697	61,162	26,245	7,523	33,767	55.2%
	1	3,329	15,376	10,147	3,502	13,649	88.8%
	2	4,713	30,943	15,974	4,836	20,809	67.3%
	3	5,476	42,888	20,464	6,513	26,977	62.9%
	4	6,305	54,422	24,246	7,959	32,205	59.2%
	5	6,285	68,119	30,362	9,077	39,439	57.9%
	6	4,625	83,596	34,911	9,045	43,955	52.6%
	7	2,664	115,861	40,371	8,159	48,530	41.9%
	8	2,301	123,857	44,794	12,014	56,808	45.9%
East Portland		33,299	47,113	21,440	5,029	26,470	56.2%
	1	6,579	15,376	10,122	2,783	12,905	83.9%
	2	6,812	30,943	15,934	3,825	19,759	63.9%
	3	6,335	42,888	20,424	5,126	25,550	59.6%
	4	5,739	54,422	24,184	6,185	30,369	55.8%
	5	3,527	68,119	30,297	7,001	37,297	54.8%
	6	2,167	83,596	34,878	6,993	41,872	50.1%

	7	1,706	115,861	40,448	6,525	46,973	40.5%
	8	434	123,857	44,168	9,596	53,764	43.4%
Southeast Portland		41,226	55,451	27,672	4,208	31,880	57.5%
	1	7,557	15,376	10,375	2,439	12,814	83.3%
	2	7,329	30,943	16,841	3,241	20,082	64.9%
	3	6,569	42,888	22,436	4,198	26,635	62.1%
	4	5,805	54,422	27,553	4,893	32,446	59.6%
	5	3,766	68,119	35,489	5,435	40,923	60.1%
	6	3,334	83,596	42,517	5,259	47,775	57.2%
	7	5,036	115,861	49,897	4,812	54,709	47.2%
	8	1,830	123,857	57,351	7,139	64,490	52.1%
West Portland		30,463	97,897	47,709	5,972	53,681	54.8%
	1	471	15,376	10,800	2,410	13,210	85.9%
	2	941	30,943	17,645	3,216	20,861	67.4%
	3	1,506	42,888	23,241	4,245	27,486	64.1%
	4	2,319	54,422	27,918	5,076	32,994	60.6%
	5	2,567	68,119	35,484	5,723	41,208	60.5%
	6	4,098	83,596	42,727	5,621	48,348	57.8%
	7	7,665	115,861	54,077	5,000	59,077	51.0%
	8	10,897	123,857	59,767	7,669	67,436	54.4%
North Portland		15,605	39,230	19,073	4,031	23,104	58.9%
	1	5,517	15,376	10,244	2,625	12,869	83.7%
	2	3,650	30,943	16,245	3,524	19,769	63.9%
	3	2,570	42,888	20,996	4,604	25,600	59.7%
	4	1,458	54,422	25,042	5,413	30,455	56.0%
	5	821	68,119	31,403	6,150	37,553	55.1%
	6	557	83,596	36,282	6,325	42,606	51.0%
	7	677	115,861	41,786	6,068	47,854	41.3%
	8	354	123,857	48,156	8,876	57,031	46.0%
Lake Oswego		12,777	105,724	46,721	8,155	54,876	51.9%
	1	67	15,376	10,664	3,145	13,809	89.8%
	2	128	30,943	17,597	4,117	21,714	70.2%
	3	244	42,888	23,230	5,760	28,990	67.6%
	4	614	54,422	27,441	6,844	34,286	63.0%
	5	981	68,119	34,849	7,482	42,331	62.1%

	6	1,822	83,596	40,552	7,859	48,410	57.9%
	7	2,775	115,861	47,589	6,695	54,284	46.9%
	8	6,147	123,857	53,905	9,374	63,279	51.1%
Gladstone - Clackamas		13,277	57,208	24,286	6,620	30,906	54.0%
	1	1,290	15,376	10,022	3,370	13,392	87.1%
	2	1,887	30,943	15,674	4,438	20,112	65.0%
	3	2,167	42,888	19,965	6,212	26,178	61.0%
	4	2,743	54,422	23,542	7,314	30,856	56.7%
	5	2,439	68,119	29,373	7,951	37,324	54.8%
	6	1,486	83,596	33,698	8,371	42,070	50.3%
	7	996	115,861	38,946	7,157	46,103	39.8%
	8	270	123,857	43,089	9,966	53,055	42.8%
Milwaukie		10,356	47,557	21,188	5,154	26,342	55.4%
	1	1,871	15,376	10,010	2,873	12,883	83.8%
	2	1,985	30,943	15,676	3,781	19,457	62.9%
	3	2,062	42,888	19,984	5,320	25,304	59.0%
	4	1,973	54,422	23,607	6,271	29,877	54.9%
	5	1,271	68,119	29,502	6,850	36,352	53.4%
	6	602	83,596	33,909	7,307	41,217	49.3%
	7	465	115,861	39,407	6,319	45,726	39.5%
	8	127	123,857	43,779	8,732	52,511	42.4%
Happy Valley		13,834	87,875	35,274	8,387	43,661	49.7%
	1	481	15,376	10,105	3,289	13,393	87.1%
	2	458	30,943	16,017	4,380	20,396	65.9%
	3	700	42,888	20,843	6,395	27,237	63.5%
	4	1,500	54,422	24,787	7,745	32,532	59.8%
	5	2,169	68,119	31,226	8,400	39,625	58.2%
	6	2,563	83,596	35,863	8,739	44,602	53.4%
	7	2,268	115,861	41,406	7,455	48,861	42.2%
	8	3,695	123,857	46,133	10,507	56,639	45.7%
Damascus		15,062	90,393	35,805	11,063	46,868	51.8%
	1	666	15,376	10,121	5,157	15,278	99.4%
	2	490	30,943	16,071	6,559	22,630	73.1%
	3	569	42,888	20,778	9,020	29,797	69.5%
	4	1,001	54,422	24,877	10,259	35,137	64.6%

	5	1,980	68,119	31,199	11,093	42,292	62.1%
	6	3,269	83,596	35,779	11,674	47,453	56.8%
	7	3,586	115,861	41,115	10,282	51,397	44.4%
	8	3,501	123,857	46,211	13,594	59,805	48.3%
Oregon City		16,605	67,758	28,947	9,562	38,509	56.8%
	1	1,241	15,376	10,352	4,388	14,740	95.9%
	2	1,579	30,943	16,402	5,901	22,303	72.1%
	3	2,034	42,888	21,110	8,374	29,484	68.7%
	4	3,023	54,422	25,055	9,957	35,012	64.3%
	5	2,722	68,119	31,393	10,856	42,249	62.0%
	6	2,631	83,596	35,819	11,417	47,235	56.5%
	7	2,232	115,861	41,145	9,881	51,026	44.0%
	8	1,141	123,857	45,279	13,337	58,616	47.3%
West Linn		14,193	104,763	41,748	9,878	51,627	49.3%
	1	80	15,376	10,465	3,920	14,385	93.6%
	2	151	30,943	16,726	5,136	21,862	70.7%
	3	321	42,888	21,728	7,157	28,885	67.4%
	4	787	54,422	25,775	8,450	34,225	62.9%
	5	1,146	68,119	32,346	9,053	41,399	60.8%
	6	2,043	83,596	37,194	9,380	46,575	55.7%
	7	2,683	115,861	43,002	8,146	51,148	44.1%
	8	6,980	123,857	47,766	11,283	59,049	47.7%
Wilsonville		6,704	92,164	37,135	11,905	49,040	53.2%
	1	180	15,376	10,453	4,857	15,310	99.6%
	2	167	30,943	16,586	6,554	23,140	74.8%
	3	291	42,888	21,435	9,359	30,794	71.8%
	4	588	54,422	25,507	11,015	36,523	67.1%
	5	686	68,119	31,899	11,928	43,826	64.3%
	6	1,454	83,596	36,788	12,597	49,384	59.1%
	7	2,038	115,861	42,593	11,028	53,621	46.3%
	8	1,301	123,857	46,828	15,129	61,957	50.0%
North Hillsboro		12,391	65,175	27,671	8,239	35,910	55.1%
	1	1,081	15,376	10,216	3,697	13,913	90.5%
	2	1,386	30,943	16,119	5,000	21,119	68.3%
	3	1,646	42,888	20,754	6,976	27,730	64.7%

	4	2,106	54,422	24,600	8,477	33,077	60.8%
	5	2,028	68,119	30,717	10,068	40,785	59.9%
	6	1,895	83,596	35,193	9,709	44,902	53.7%
	7	1,541	115,861	40,928	8,782	49,710	42.9%
	8	709	123,857	44,418	13,379	57,797	46.7%
East Washington County		32,222	87,578	37,528	7,051	44,578	50.9%
	1	909	15,376	10,509	2,831	13,340	86.8%
	2	1,520	30,943	16,820	3,639	20,460	66.1%
	3	2,110	42,888	21,975	5,110	27,085	63.2%
	4	3,311	54,422	26,323	6,389	32,712	60.1%
	5	4,237	68,119	33,378	7,567	40,945	60.1%
	6	5,818	83,596	38,434	7,144	45,578	54.5%
	7	7,250	115,861	44,588	6,295	50,883	43.9%
	8	7,067	123,857	49,848	9,606	59,455	48.0%
South Beaverton		13,347	67,033	29,790	5,872	35,662	53.2%
	1	894	15,376	10,377	2,636	13,013	84.6%
	2	1,260	30,943	16,567	3,480	20,046	64.8%
	3	1,574	42,888	21,481	4,929	26,410	61.6%
	4	2,592	54,422	25,538	6,068	31,606	58.1%
	5	2,521	68,119	32,124	7,125	39,249	57.6%
	6	2,011	83,596	37,259	6,719	43,977	52.6%
	7	1,918	115,861	43,601	6,002	49,603	42.8%
	8	575	123,857	48,459	8,950	57,409	46.4%
Tigard - King City		21,940	71,882	30,873	7,039	37,912	52.7%
	1	1,145	15,376	10,385	3,184	13,570	88.3%
	2	2,086	30,943	16,556	4,150	20,707	66.9%
	3	2,672	42,888	21,483	5,678	27,161	63.3%
	4	3,526	54,422	25,493	6,802	32,295	59.3%
	5	3,548	68,119	31,981	7,954	39,935	58.6%
	6	3,357	83,596	36,713	7,737	44,450	53.2%
	7	3,525	115,861	42,335	7,292	49,627	42.8%
	8	2,081	123,857	46,945	11,093	58,038	46.9%
Tualatin		9,872	89,757	35,727	10,052	45,779	51.0%
	1	250	15,376	10,312	3,226	13,538	88.0%
	2	268	30,943	16,288	4,390	20,677	66.8%

	3	481	42,888	20,886	6,405	27,291	63.6%
	4	1,287	54,422	24,677	8,016	32,693	60.1%
	5	1,666	68,119	30,704	9,477	40,181	59.0%
	6	1,402	83,596	35,333	8,987	44,319	53.0%
	7	880	115,861	41,152	8,101	49,253	42.5%
	8	3,639	123,857	45,914	13,285	59,199	47.8%
Sherwood - Scholls		7,482	77,148	32,075	10,675	42,750	55.4%
	1	183	15,376	10,286	4,504	14,789	96.2%
	2	289	30,943	16,197	5,858	22,055	71.3%
	3	608	42,888	20,991	8,158	29,149	68.0%
	4	1,428	54,422	25,114	9,951	35,065	64.4%
	5	1,583	68,119	31,151	11,638	42,788	62.8%
	6	1,393	83,596	35,955	11,077	47,032	56.3%
	7	1,265	115,861	41,527	10,239	51,766	44.7%
	8	734	123,857	44,820	15,516	60,336	48.7%
SW Beaverton		20,448	75,776	31,832	7,564	39,395	52.0%
	1	756	15,376	10,285	3,075	13,360	86.9%
	2	1,592	30,943	16,283	4,168	20,450	66.1%
	3	2,372	42,888	21,021	5,888	26,909	62.7%
	4	3,438	54,422	24,962	7,188	32,150	59.1%
	5	3,096	68,119	31,490	8,350	39,840	58.5%
	6	3,136	83,596	36,470	7,980	44,451	53.2%
	7	2,954	115,861	42,183	7,374	49,557	42.8%
	8	3,104	123,857	46,729	11,071	57,800	46.7%
South Hillsboro		19,142	53,927	24,349	7,295	31,644	58.7%
	1	1,415	15,376	10,191	3,772	13,963	90.8%
	2	3,046	30,943	16,069	4,814	20,883	67.5%
	3	4,076	42,888	20,657	6,686	27,342	63.8%
	4	4,528	54,422	24,528	8,102	32,630	60.0%
	5	3,337	68,119	30,831	9,366	40,197	59.0%
	6	1,596	83,596	35,538	8,885	44,423	53.1%
	7	942	115,861	41,070	8,297	49,366	42.6%
	8	204	123,857	45,212	12,135	57,347	46.3%
Forest Grove - Cornelius		10,827	51,699	22,179	11,907	34,085	65.9%
	1	1,495	15,376	9,986	5,808	15,794	102.7%

	2	2,080	30,943	15,560	7,681	23,241	75.1%
	3	2,204	42,888	19,765	10,941	30,707	71.6%
	4	1,888	54,422	23,277	14,185	37,462	68.8%
	5	1,336	68,119	28,948	17,031	45,979	67.5%
	6	920	83,596	33,209	16,355	49,565	59.3%
	7	594	115,861	38,565	14,724	53,289	46.0%
	8	310	123,857	42,561	21,972	64,533	52.1%
Outside the UGB		332,772	68,039	28,287	12,774	41,061	60.3%
	1	39,716	15,376	10,022	8,207	18,229	118.5%
	2	38,976	30,943	15,968	9,039	25,008	80.8%
	3	39,653	42,888	20,665	11,151	31,816	74.2%
	4	43,117	54,422	24,608	12,667	37,276	68.5%
	5	43,683	68,119	30,970	14,062	45,032	66.1%
	6	42,152	83,596	35,323	14,584	49,907	59.7%
	7	38,584	115,861	40,630	13,139	53,770	46.4%
	8	46,892	123,857	44,844	18,088	62,932	50.8%
Grand Total		770,062	69,153	29,865	9,491	39,356	56.9%

Exhibit 23: OSFD 2030 High Growth

HNA	Household Type	Number of Households	Annual Household Income	Annual Housing Expense	Annual Transportation Expense	Total Annual Expense	Percent of Annual Income
Portland CBD		1,657	88,236	129,208	4,012	133,221	151.0%
	1	61	15,376	16,027	1,863	17,890	116.3%
	2	121	30,943	36,216	2,509	38,725	125.1%
	3	156	42,888	65,484	3,298	68,782	160.4%
	4	146	54,422	96,350	3,951	100,301	184.3%
	5	147	68,119	116,190	4,370	120,560	177.0%
	6	108	83,596	132,406	4,400	136,807	163.7%
	7	736	115,861	171,807	4,079	175,886	151.8%
	8	182	123,857	146,119	5,606	151,725	122.5%
Northeast Portland		29,947	60,144	36,917	4,306	41,223	68.5%
	1	5,330	15,376	11,459	2,346	13,805	89.8%
	2	4,598	30,943	19,489	3,195	22,685	73.3%
	3	4,266	42,888	26,914	4,200	31,114	72.5%
	4	4,023	54,422	33,188	4,986	38,173	70.1%
	5	2,812	68,119	43,572	5,560	49,132	72.1%
	6	2,038	83,596	53,973	5,366	59,338	71.0%
	7	4,883	115,861	65,311	4,850	70,161	60.6%

	8	1,997	123,857	77,675	6,775	84,451	68.2%
Gresham - Wood Village - Fairview - Troutdale		36,759	61,223	32,157	7,483	39,640	64.7%
	1	3,503	15,376	11,257	3,506	14,764	96.0%
	2	4,932	30,943	18,600	4,846	23,446	75.8%
	3	5,747	42,888	24,840	6,525	31,365	73.1%
	4	6,363	54,422	29,740	7,968	37,708	69.3%
	5	6,316	68,119	37,682	9,074	46,755	68.6%
	6	4,440	83,596	43,565	9,084	52,649	63.0%
	7	3,271	115,861	50,193	8,183	58,376	50.4%
	8	2,187	123,857	56,381	12,017	68,398	55.2%
East Portland		33,787	46,930	25,788	4,997	30,784	65.6%
	1	6,812	15,376	11,219	2,784	14,003	91.1%
	2	6,976	30,943	18,538	3,826	22,365	72.3%
	3	6,515	42,888	24,777	5,127	29,904	69.7%
	4	5,731	54,422	29,633	6,186	35,818	65.8%
	5	3,556	68,119	37,568	7,000	44,569	65.4%
	6	1,794	83,596	43,419	6,996	50,415	60.3%
	7	2,012	115,861	50,283	6,517	56,801	49.0%
	8	390	123,857	55,379	9,607	64,986	52.5%
Southeast Portland		42,059	55,637	34,437	4,179	38,616	69.4%
	1	7,815	15,376	11,596	2,436	14,032	91.3%
	2	7,543	30,943	19,876	3,237	23,113	74.7%
	3	6,792	42,888	27,694	4,197	31,891	74.4%
	4	5,861	54,422	34,509	4,888	39,397	72.4%
	5	3,933	68,119	45,050	5,425	50,475	74.1%
	6	2,405	83,596	54,272	5,268	59,540	71.2%
	7	5,971	115,861	63,758	4,809	68,566	59.2%
	8	1,740	123,857	74,214	7,140	81,354	65.7%
West Portland		32,315	99,268	61,952	5,969	67,921	68.4%
	1	519	15,376	12,194	2,409	14,603	95.0%
	2	1,029	30,943	21,026	3,213	24,239	78.3%
	3	1,590	42,888	28,780	4,247	33,027	77.0%
	4	2,366	54,422	35,008	5,078	40,086	73.7%
	5	2,661	68,119	45,194	5,713	50,907	74.7%
	6	3,088	83,596	53,004	5,698	58,702	70.2%
	7	9,632	115,861	70,230	5,020	75,250	64.9%
	8	11,430	123,857	77,430	7,735	85,165	68.8%
North Portland		15,931	39,117	22,794	4,004	26,798	68.5%
	1	5,715	15,376	11,392	2,624	14,016	91.2%
	2	3,717	30,943	18,980	3,523	22,503	72.7%
	3	2,644	42,888	25,590	4,605	30,195	70.4%
	4	1,451	54,422	30,867	5,409	36,276	66.7%
	5	835	68,119	39,136	6,146	45,283	66.5%
	6	418	83,596	45,617	6,305	51,921	62.1%
	7	812	115,861	52,278	6,033	58,310	50.3%
	8	340	123,857	61,401	8,884	70,285	56.7%
Lake Oswego		13,009	106,128	59,222	8,062	67,285	63.4%
	1	76	15,376	11,942	3,148	15,090	98.1%
	2	143	30,943	20,807	4,119	24,927	80.6%

	3	256	42,888	28,639	5,760	34,399	80.2%
	4	638	54,422	34,021	6,848	40,870	75.1%
	5	989	68,119	43,760	7,480	51,239	75.2%
	6	1,523	83,596	50,888	7,912	58,800	70.3%
	7	3,445	115,861	60,167	6,702	66,869	57.7%
	8	5,938	123,857	68,949	9,375	78,325	63.2%
Gladstone - Clackamas		13,368	57,030	29,246	6,564	35,809	62.8%
	1	1,351	15,376	11,044	3,370	14,413	93.7%
	2	1,959	30,943	18,088	4,437	22,526	72.8%
	3	2,223	42,888	23,993	6,212	30,205	70.4%
	4	2,706	54,422	28,560	7,312	35,872	65.9%
	5	2,435	68,119	36,045	7,948	43,994	64.6%
	6	1,287	83,596	41,545	8,387	49,932	59.7%
	7	1,168	115,861	47,895	7,166	55,061	47.5%
	8	238	123,857	53,565	9,967	63,531	51.3%
Milwaukie		10,458	47,351	25,308	5,118	30,426	64.3%
	1	1,932	15,376	11,037	2,873	13,910	90.5%
	2	2,030	30,943	18,113	3,781	21,894	70.8%
	3	2,107	42,888	24,052	5,320	29,372	68.5%
	4	1,952	54,422	28,682	6,270	34,952	64.2%
	5	1,279	68,119	36,261	6,851	43,112	63.3%
	6	498	83,596	41,820	7,316	49,137	58.8%
	7	546	115,861	48,546	6,320	54,866	47.4%
	8	113	123,857	54,574	8,733	63,307	51.1%
Happy Valley		14,461	88,534	43,969	8,337	52,306	59.1%
	1	520	15,376	11,175	3,295	14,469	94.1%
	2	494	30,943	18,604	4,387	22,991	74.3%
	3	732	42,888	25,260	6,386	31,646	73.8%
	4	1,529	54,422	30,363	7,748	38,112	70.0%
	5	2,225	68,119	38,739	8,402	47,141	69.2%
	6	2,396	83,596	44,719	8,776	53,495	64.0%
	7	2,832	115,861	51,490	7,468	58,957	50.9%
	8	3,734	123,857	58,058	10,524	68,583	55.4%
Damascus		20,821	89,860	43,177	10,972	54,149	60.3%
	1	1,152	15,376	10,957	5,182	16,138	105.0%
	2	791	30,943	18,202	6,629	24,830	80.2%
	3	869	42,888	24,467	9,148	33,616	78.4%
	4	1,320	54,422	29,946	10,382	40,327	74.1%
	5	2,604	68,119	37,936	11,249	49,185	72.2%
	6	3,859	83,596	43,884	11,743	55,628	66.5%
	7	5,853	115,861	49,826	10,408	60,234	52.0%
	8	4,373	123,857	57,497	13,733	71,230	57.5%
Oregon City		19,963	68,250	35,365	9,528	44,893	65.8%
	1	1,479	15,376	11,480	4,413	15,893	103.4%
	2	1,956	30,943	19,005	5,942	24,947	80.6%
	3	2,521	42,888	25,409	8,418	33,827	78.9%
	4	3,601	54,422	30,457	9,995	40,453	74.3%
	5	3,189	68,119	38,605	10,883	49,488	72.6%
	6	2,742	83,596	44,241	11,444	55,685	66.6%

	7	3,202	115,861	50,593	9,902	60,494	52.2%
	8	1,273	123,857	56,322	13,396	69,719	56.3%
West Linn		18,589	106,207	52,058	9,778	61,836	58.2%
	1	106	15,376	11,622	3,904	15,526	101.0%
	2	184	30,943	19,488	5,114	24,602	79.5%
	3	389	42,888	26,312	7,126	33,438	78.0%
	4	963	54,422	31,482	8,420	39,902	73.3%
	5	1,358	68,119	39,908	9,039	48,947	71.9%
	6	2,199	83,596	46,019	9,351	55,370	66.2%
	7	4,615	115,861	53,010	8,161	61,171	52.8%
	8	8,774	123,857	59,522	11,286	70,807	57.2%
Wilsonville		7,803	92,998	46,066	11,800	57,866	62.2%
	1	217	15,376	11,627	4,882	16,509	107.4%
	2	213	30,943	19,310	6,587	25,896	83.7%
	3	363	42,888	25,950	9,382	35,332	82.4%
	4	691	54,422	31,200	11,037	42,237	77.6%
	5	801	68,119	39,433	11,968	51,400	75.5%
	6	1,332	83,596	45,611	12,562	58,173	69.6%
	7	2,717	115,861	52,801	11,041	63,842	55.1%
	8	1,468	123,857	58,597	15,162	73,759	59.6%
North Hillsboro		12,522	65,344	34,142	8,168	42,311	64.8%
	1	1,140	15,376	11,394	3,694	15,088	98.1%
	2	1,433	30,943	18,898	4,998	23,896	77.2%
	3	1,681	42,888	25,381	6,978	32,359	75.5%
	4	2,085	54,422	30,354	8,474	38,828	71.3%
	5	2,018	68,119	38,333	10,042	48,375	71.0%
	6	1,690	83,596	43,944	9,780	53,724	64.3%
	7	1,807	115,861	51,158	8,762	59,919	51.7%
	8	667	123,857	56,074	13,310	69,384	56.0%
East Washington County		32,475	88,117	47,224	6,978	54,202	61.5%
	1	977	15,376	11,787	2,827	14,614	95.0%
	2	1,607	30,943	19,840	3,638	23,478	75.9%
	3	2,178	42,888	27,034	5,105	32,138	74.9%
	4	3,295	54,422	32,743	6,386	39,129	71.9%
	5	4,187	68,119	42,015	7,554	49,569	72.8%
	6	4,920	83,596	48,523	7,226	55,749	66.7%
	7	8,599	115,861	56,136	6,304	62,440	53.9%
	8	6,712	123,857	63,479	9,603	73,082	59.0%
South Beaverton		13,501	67,215	36,880	5,823	42,702	63.5%
	1	952	15,376	11,585	2,635	14,220	92.5%
	2	1,324	30,943	19,448	3,479	22,926	74.1%
	3	1,606	42,888	26,278	4,927	31,205	72.8%
	4	2,592	54,422	31,536	6,066	37,602	69.1%
	5	2,553	68,119	40,136	7,119	47,255	69.4%
	6	1,689	83,596	46,672	6,761	53,433	63.9%
	7	2,258	115,861	54,704	6,004	60,709	52.4%
	8	526	123,857	61,483	8,941	70,424	56.9%
Tigard - King City		22,755	71,672	37,970	6,963	44,934	62.7%
	1	1,312	15,376	11,580	3,208	14,788	96.2%

	2	2,326	30,943	19,389	4,178	23,567	76.2%
	3	2,872	42,888	26,225	5,717	31,942	74.5%
	4	3,562	54,422	31,426	6,819	38,245	70.3%
	5	3,634	68,119	39,869	7,971	47,840	70.2%
	6	2,789	83,596	45,978	7,719	53,697	64.2%
	7	4,280	115,861	52,854	7,315	60,169	51.9%
	8	1,978	123,857	59,173	11,122	70,295	56.8%
Tualatin		12,722	92,435	45,035	10,286	55,321	59.8%
	1	271	15,376	11,455	3,235	14,690	95.5%
	2	305	30,943	18,912	4,424	23,336	75.4%
	3	549	42,888	25,178	6,462	31,639	73.8%
	4	1,546	54,422	30,023	8,110	38,133	70.1%
	5	2,023	68,119	37,705	9,543	47,248	69.4%
	6	1,650	83,596	43,535	9,101	52,636	63.0%
	7	1,375	115,861	50,784	8,310	59,095	51.0%
	8	5,003	123,857	57,144	13,353	70,497	56.9%
Sherwood - Scholls		7,514	77,356	39,738	10,586	50,324	65.1%
	1	198	15,376	11,442	4,504	15,946	103.7%
	2	309	30,943	18,885	5,858	24,744	80.0%
	3	618	42,888	25,512	8,159	33,671	78.5%
	4	1,435	54,422	30,933	9,946	40,879	75.1%
	5	1,596	68,119	38,724	11,644	50,368	73.9%
	6	1,211	83,596	44,925	11,054	55,979	67.0%
	7	1,474	115,861	51,748	10,249	61,997	53.5%
	8	673	123,857	56,264	15,527	71,792	58.0%
SW Beaverton		21,816	77,091	39,873	7,556	47,429	61.5%
	1	807	15,376	11,459	3,077	14,536	94.5%
	2	1,719	30,943	19,045	4,180	23,224	75.1%
	3	2,525	42,888	25,636	5,906	31,542	73.5%
	4	3,501	54,422	30,756	7,199	37,955	69.7%
	5	3,123	68,119	39,259	8,362	47,621	69.9%
	6	2,983	83,596	45,648	7,998	53,646	64.2%
	7	3,915	115,861	52,572	7,411	59,983	51.8%
	8	3,244	123,857	58,858	11,121	69,979	56.5%
South Hillsboro		19,221	53,730	29,779	7,248	37,026	68.9%
	1	1,476	15,376	11,349	3,770	15,119	98.3%
	2	3,124	30,943	18,800	4,812	23,612	76.3%
	3	4,165	42,888	25,219	6,684	31,903	74.4%
	4	4,469	54,422	30,258	8,100	38,358	70.5%
	5	3,311	68,119	38,516	9,368	47,884	70.3%
	6	1,409	83,596	44,618	8,861	53,479	64.0%
	7	1,091	115,861	51,485	8,278	59,764	51.6%
	8	176	123,857	57,236	12,132	69,367	56.0%
Forest Grove - Cornelius		10,886	51,333	26,700	11,791	38,490	75.0%
	1	1,555	15,376	11,052	5,812	16,864	109.7%
	2	2,124	30,943	18,070	7,691	25,761	83.3%
	3	2,260	42,888	23,947	10,944	34,891	81.4%
	4	1,863	54,422	28,461	14,189	42,650	78.4%
	5	1,305	68,119	35,798	17,020	52,818	77.5%

	6	817	83,596	41,222	16,445	57,667	69.0%
	7	688	115,861	47,836	14,733	62,569	54.0%
	8	274	123,857	53,368	21,975	75,343	60.8%
Outside the UGB		369,468	69,398	34,591	12,631	47,222	68.0%
	1	43,022	15,376	11,046	8,079	19,125	124.4%
	2	42,801	30,943	18,448	8,930	27,378	88.5%
	3	44,100	42,888	24,833	11,056	35,889	83.7%
	4	46,973	54,422	29,853	12,525	42,378	77.9%
	5	46,197	68,119	37,908	14,021	51,929	76.2%
	6	41,059	83,596	43,312	14,527	57,839	69.2%
	7	52,120	115,861	49,542	12,930	62,472	53.9%
	8	53,196	123,857	54,632	17,727	72,359	58.4%
Grand Total		833,806	70,394	37,045	9,531	46,575	66.2%

Exhibit 24: OMFD 2030 Low Growth

HNA	Household Type	Number of Households	Annual Household Income	Annual Housing Expense	Annual Transportation Expense	Total Annual Expense	Percent of Annual Income
Portland CBD		26,785	64,492	43,011	2,763	45,774	71.0%
	1	1,754	15,376	13,729	1,054	14,783	96.1%
	2	2,930	30,943	28,050	1,437	29,487	95.3%
	3	3,191	42,888	39,394	2,013	41,407	96.5%
	4	4,356	54,422	39,323	2,756	42,079	77.3%
	5	5,487	68,119	43,599	3,461	47,059	69.1%
	6	5,903	83,596	51,129	3,470	54,599	65.3%
	7	2,900	115,861	65,607	3,055	68,662	59.3%
	8	264	123,857	66,294	4,520	70,814	57.2%
Northeast Portland		3,953	47,799	18,517	2,509	21,027	44.0%
	1	1,289	15,376	9,008	1,485	10,493	68.2%
	2	692	30,943	13,832	2,121	15,95	51.6%

						3	
	3	601	42,888	17,763	2,806	20,569	48.0%
	4	379	54,422	20,911	3,463	24,373	44.8%
	5	75	68,119	26,046	3,935	29,981	44.0%
	6	313	83,596	30,993	3,686	34,679	41.5%
	7	589	115,861	35,964	3,428	39,392	34.0%
	8	14	123,857	39,621	4,905	44,526	35.9%
		Gresham - Wood Village - Fairview - Troutdale				16,859	46.6%
		2,865	36,201	12,986	3,873		
	1	985	15,376	8,639	2,555	11,193	72.8%
	2	764	30,943	12,387	3,509	15,896	51.4%
	3	480	42,888	14,441	4,702	19,143	44.6%
	4	352	54,422	16,604	5,559	22,162	40.7%
	5	102	68,119	19,962	6,267	26,228	38.5%
	6	88	83,596	22,453	6,086	28,539	34.1%
	7	92	115,861	26,006	5,396	31,402	27.1%
	8	1	123,857	27,973	8,311	36,283	29.3%
		East Portland				15,159	49.1%
		4,284	30,859	12,028	3,130		
	1	1,884	15,376	8,641	2,213	10,854	70.6%
	2	1,149	30,943	12,396	3,059	15,455	49.9%
	3	636	42,888	14,513	4,078	18,591	43.3%
	4	400	54,422	16,798	4,890	21,689	39.9%
	5	85	68,119	20,457	5,558	26,015	38.2%
	6	67	83,596	23,616	5,591	29,207	34.9%
	7	62	115,861	27,701	5,229		28.4%

						32,930	
	8	1	123,857	29,789	7,473	37,263	30.1%
Southeast Portland		3,759	36,277	14,914	2,393	17,307	47.7%
	1	1,245	15,376	9,141	1,609	10,750	69.9%
	2	954	30,943	13,507	2,231	15,738	50.9%
	3	706	42,888	16,831	2,797	19,627	45.8%
	4	547	54,422	20,070	3,251	23,321	42.9%
	5	102	68,119	24,649	3,713	28,362	41.6%
	6	93	83,596	28,695	3,689	32,383	38.7%
	7	109	115,861	33,572	3,469	37,041	32.0%
	8	2	123,857	37,059	4,933	41,991	33.9%
West Portland		17,740	69,276	57,326	3,329	60,655	87.6%
	1	2,147	15,376	12,686	1,642	14,329	93.2%
	2	3,088	30,943	25,733	2,129	27,861	90.0%
	3	2,540	42,888	40,356	2,949	43,305	101.0%
	4	2,176	54,422	47,253	3,509	50,762	93.3%
	5	486	68,119	53,739	3,931	57,670	84.7%
	6	1,013	83,596	50,000	4,054	54,054	64.7%
	7	2,981	115,861	59,297	3,753	63,050	54.4%
	8	3,309	123,857	136,404	5,024	141,429	114.2%
North Portland		2,905	24,454	10,959	2,527	13,486	55.1%
	1	1,903	15,376	8,845	2,094	10,939	71.1%
	2	592	30,943	12,722	2,772	15,494	50.1%

	3	219	42,888	14,926	3,566	18,492	43.1%
	4	105	54,422	17,684	4,442	22,126	40.7%
	5	16	68,119	21,812	5,215	27,027	39.7%
	6	26	83,596	25,841	5,653	31,494	37.7%
	7	43	115,861	30,194	5,318	35,512	30.7%
	8	1	123,857	32,748	7,554	40,302	32.5%
Lake Oswego		951	64,597	23,333	4,492	27,825	43.1%
	1	82	15,376	9,440	2,362	11,802	76.8%
	2	168	30,943	14,578	3,067	17,645	57.0%
	3	137	42,888	18,188	4,317	22,506	52.5%
	4	136	54,422	21,310	5,080	26,390	48.5%
	5	72	68,119	26,194	5,462	31,656	46.5%
	6	142	83,596	29,877	5,716	35,593	42.6%
	7	204	115,861	34,586	4,930	39,516	34.1%
	8	11	123,857	38,227	6,809	45,036	36.4%
Gladstone - Clackamas		296	30,108	11,462	3,736	15,198	50.5%
	1	124	15,376	8,493	2,722	11,215	72.9%
	2	91	30,943	12,016	3,585	15,601	50.4%
	3	46	42,888	13,845	5,026	18,871	44.0%
	4	22	54,422	15,783	5,897	21,680	39.8%
	5	7	68,119	18,896	6,387	25,283	37.1%
	6	4	83,596	21,335	6,712	28,047	33.6%
	7	2	115,861	24,827	5,797	30,62	26.4%

						4	
	8	0	123,857	26,691	8,029	34,719	28.0%
Milwaukie		657	29,096	11,876	3,004	14,880	51.1%
	1	308	15,376	8,791	2,209	11,000	71.5%
	2	181	30,943	12,592	2,937	15,528	50.2%
	3	95	42,888	14,725	4,150	18,875	44.0%
	4	47	54,422	17,182	4,928	22,109	40.6%
	5	12	68,119	21,031	5,320	26,351	38.7%
	6	7	83,596	24,274	5,596	29,870	35.7%
	7	6	115,861	28,344	4,805	33,149	28.6%
	8	0	123,857	30,596	6,582	37,178	30.0%
Happy Valley		803	52,032	16,341	4,475	20,816	40.0%
	1	184	15,376	8,571	2,396	10,967	71.3%
	2	149	30,943	12,498	3,288	15,786	51.0%
	3	113	42,888	14,745	4,711	19,456	45.4%
	4	98	54,422	16,780	5,632	22,413	41.2%
	5	60	68,119	20,657	6,188	26,846	39.4%
	6	96	83,596	23,667	6,476	30,143	36.1%
	7	101	115,861	27,544	5,603	33,147	28.6%
	8	3	123,857	29,959	7,791	37,750	30.5%
Damascus		41	64,969	16,709	6,767	23,476	36.1%
	1	6	15,376	8,371	3,413	11,784	76.6%
	2	6	30,943	11,675	4,606	16,280	52.6%
	3	4	42,888	13,235	6,506		46.0%

						19,741	
	4	6	54,422	15,085	7,694	22,778	41.9%
	5	3	68,119	18,002	8,366	26,368	38.7%
	6	7	83,596	20,464	8,670	29,134	34.9%
	7	9	115,861	23,853	7,490	31,343	27.1%
	8	0	123,857	25,545	10,323	35,869	29.0%
Oregon City		778	29,527	11,718	3,663	15,382	52.1%
	1	368	15,376	8,672	2,639	11,311	73.6%
	2	206	30,943	12,441	3,495	15,936	51.5%
	3	98	42,888	14,486	5,010	19,496	45.5%
	4	68	54,422	16,653	5,970	22,623	41.6%
	5	20	68,119	20,013	6,632	26,645	39.1%
	6	10	83,596	22,136	7,676	29,812	35.7%
	7	7	115,861	25,429	6,919	32,348	27.9%
	8	0	123,857	27,299	9,283	36,583	29.5%
West Linn		138	58,544	18,956	5,486	24,442	41.8%
	1	22	15,376	9,019	2,966	11,985	77.9%
	2	23	30,943	13,337	3,854	17,192	55.6%
	3	21	42,888	15,983	5,423	21,406	49.9%
	4	20	54,422	18,437	6,458	24,895	45.7%
	5	9	68,119	22,393	6,998	29,391	43.1%
	6	19	83,596	25,564	7,381	32,945	39.4%
	7	24	115,861	29,489	6,421	35,911	31.0%

	8	1	123,857	31,706	8,961	40,666	32.8%
Wilsonville		384	48,973	17,267	6,392	23,659	48.3%
	1	115	15,376	9,106	3,345	12,450	81.0%
	2	60	30,943	13,131	4,709	17,839	57.7%
	3	47	42,888	15,764	7,025	22,789	53.1%
	4	50	54,422	19,016	8,459	27,475	50.5%
	5	23	68,119	23,288	9,233	32,521	47.7%
	6	44	83,596	26,792	9,819	36,611	43.8%
	7	43	115,861	30,858	8,507	39,365	34.0%
	8	1	123,857	33,670	11,961	45,631	36.8%
North Hillsboro		806	38,733	13,696	4,101	17,796	45.9%
	1	210	15,376	8,673	2,385	11,059	71.9%
	2	242	30,943	12,429	3,349	15,778	51.0%
	3	159	42,888	14,539	4,776	19,315	45.0%
	4	98	54,422	16,875	5,951	22,826	41.9%
	5	37	68,119	20,468	7,014	27,482	40.3%
	6	34	83,596	23,186	6,750	29,936	35.8%
	7	25	115,861	27,020	6,243	33,262	28.7%
	8	0	123,857	29,098	9,194	38,292	30.9%
East Washington County		8,854	44,383	15,738	3,449	19,187	43.2%
	1	2,593	15,376	8,999	2,084	11,084	72.1%
	2	1,914	30,943	13,017	2,701	15,718	50.8%
	3	1,388	42,888	15,549	3,803	19,355	45.1%

						2	
	4	1,125	54,422	18,167	4,724	22,890	42.1%
	5	401	68,119	22,183	5,480	27,663	40.6%
	6	633	83,596	25,667	5,216	30,882	36.9%
	7	781	115,861	29,843	4,782	34,625	29.9%
	8	19	123,857	32,494	7,071	39,565	31.9%
South Beaverton		1,786	33,135	13,075	2,832	15,906	48.0%
	1	713	15,376	8,835	1,949	10,784	70.1%
	2	487	30,943	12,835	2,562	15,397	49.8%
	3	256	42,888	15,250	3,589	18,839	43.9%
	4	190	54,422	17,937	4,375	22,312	41.0%
	5	61	68,119	21,930	5,067	26,998	39.6%
	6	44	83,596	25,422	4,738	30,160	36.1%
	7	34	115,861	29,847	4,359	34,205	29.5%
	8	1	123,857	32,800	6,419	39,219	31.7%
Tigard - King City		2,113	34,396	13,264	3,223	16,487	47.9%
	1	721	15,376	8,808	2,094	10,902	70.9%
	2	633	30,943	12,797	2,815	15,612	50.5%
	3	381	42,888	15,185	3,908	19,093	44.5%
	4	211	54,422	17,699	4,930	22,629	41.6%
	5	75	68,119	21,560	5,927	27,487	40.4%
	6	51	83,596	24,562	5,978	30,540	36.5%
	7	40	115,861	28,613	5,725	34,338	29.6%
	8	1	123,857	31,179	8,682		32.2%

						39,860	
Tualatin		407	44,591	15,857	4,039	19,896	44.6%
1	119	15,376	8,999	2,023	11,022	71.7%	
2	54	30,943	13,165	2,670	15,835	51.2%	
3	64	42,888	15,748	4,305	20,053	46.8%	
4	92	54,422	18,127	5,530	23,657	43.5%	
5	29	68,119	22,282	6,333	28,615	42.0%	
6	24	83,596	25,485	6,038	31,523	37.7%	
7	23	115,861	29,450	5,614	35,064	30.3%	
8	2	123,857	30,517	8,991	39,507	31.9%	
Sherwood - Scholls		471	42,909	16,165	6,171	22,337	52.1%
1	144	15,376	9,173	3,576	12,749	82.9%	
2	68	30,943	13,594	4,723	18,317	59.2%	
3	70	42,888	16,453	6,642	23,096	53.9%	
4	103	54,422	19,121	8,123	27,243	50.1%	
5	35	68,119	23,359	9,446	32,805	48.2%	
6	28	83,596	26,589	8,988	35,578	42.6%	
7	22	115,861	30,748	8,246	38,995	33.7%	
8	0	123,857	33,417	12,162	45,579	36.8%	
SW Beaverton		750	43,753	14,695	4,108	18,803	43.0%
1	185	15,376	8,741	2,375	11,117	72.3%	
2	206	30,943	12,493	3,289	15,782	51.0%	
3	135	42,888	14,641	4,633	19,274	44.9%	

	4	80	54,422	16,935	5,577	22,512	41.4%
	5	31	68,119	20,533	6,515	27,048	39.7%
	6	54	83,596	23,381	6,354	29,735	35.6%
	7	58	115,861	27,144	5,859	33,003	28.5%
	8	1	123,857	29,226	8,683	37,909	30.6%
South Hillsboro		653	33,050	12,303	3,657	15,961	48.3%
	1	214	15,376	8,568	2,452	11,020	71.7%
	2	208	30,943	12,227	3,244	15,470	50.0%
	3	128	42,888	14,197	4,568	18,765	43.8%
	4	69	54,422	16,383	5,646	22,030	40.5%
	5	21	68,119	19,712	6,531	26,243	38.5%
	6	8	83,596	22,222	6,198	28,420	34.0%
	7	4	115,861	25,775	5,671	31,446	27.1%
	8	0	123,857	27,770	8,296	36,065	29.1%
Forest Grove - Cornelius		6	25,696	10,484	4,616	15,100	58.8%
	1	3	15,376	8,438	3,594	12,032	78.3%
	2	1	30,943	11,899	4,844	16,743	54.1%
	3	1	42,888	13,637	6,830	20,468	47.7%
	4	0	54,422	15,549	8,502	24,051	44.2%
	5	0	68,119	18,569	10,231	28,799	42.3%
	6	0	83,596	21,109	9,258	30,367	36.3%
	7	0	115,861	24,614	8,287	32,901	28.4%
	8	0	123,857	26,513	12,796	39,300	31.7%

						8	
Outside the UGB		11,600	43,207	14,658	4,365	19,023	44.0%
	1	3,119	15,376	8,746	2,742	11,488	74.7%
	2	2,781	30,943	12,602	3,515	16,116	52.1%
	3	1,951	42,888	14,763	4,647	19,410	45.3%
	4	1,621	54,422	17,017	5,579	22,596	41.5%
	5	587	68,119	20,653	6,550	27,203	39.9%
	6	723	83,596	23,426	6,952	30,378	36.3%
	7	803	115,861	27,174	6,460	33,634	29.0%
	8	15	123,857	29,454	9,469	38,923	31.4%
Grand Total		93,784	52,488	30,809	3,279	34,087	64.9%

Exhibit 25: OMFD 2030 High Growth

HNA	Household Type	Number of Households	Annual Household Income	Annual Housing Expense	Annual Transportation Expense	Total Annual Expense	Percent of Annual Income
Portland CBD		29,778	68,088	56,824	2,773	59,597	87.5%
	1	1,840	15,376	14,715	1,060	15,774	102.6%
	2	3,130	30,943	32,941	1,447	34,388	111.1%
	3	3,566	42,888	48,174	2,040	50,214	117.1%
	4	4,130	54,422	48,633	2,722	51,356	94.4%
	5	6,578	68,119	59,067	3,432	62,499	91.7%
	6	4,554	83,596	69,330	3,472	72,802	87.1%
	7	5,608	115,861	80,550	3,121	83,671	72.2%
	8	373	123,857	89,351	4,539	93,890	75.8%
Northeast Portland		5,972	50,438	21,866	2,544	24,411	48.4%
	1	1,837	15,376	9,349	1,469	10,818	70.4%
	2	1,013	30,943	14,902	2,099	17,001	54.9%
	3	894	42,888		2,788		53.3%

				12,916		14,569	
	2	3,159	30,943	27,068	2,121	29,189	94.3%
	3	2,603	42,888	43,604	2,979	46,584	108.6%
	4	2,330	54,422	51,422	3,544	54,966	101.0%
	5	906	68,119	59,126	3,961	63,087	92.6%
	6	831	83,596	52,726	4,059	56,785	67.9%
	7	4,725	115,861	71,485	3,770	75,255	65.0%
	8	4,728	123,857	188,804	5,031	193,835	156.5%
North Portland		4,708	26,604	12,128	2,588	14,716	55.3%
	1	2,836	15,376	9,183	2,066	11,249	73.2%
	2	1,027	30,943	13,469	2,735	16,204	52.4%
	3	432	42,888	16,134	3,528	19,661	45.8%
	4	209	54,422	19,316	4,369	23,685	43.5%
	5	51	68,119	23,954	5,118	29,072	42.7%
	6	40	83,596	28,678	5,515	34,193	40.9%
	7	112	115,861	33,928	5,248	39,176	33.8%
	8	1	123,857	37,349	7,519	44,868	36.2%
Lake Oswego		1,185	71,252	29,315	4,627	33,942	47.6%
	1	83	15,376	10,104	2,378	12,482	81.2%
	2	172	30,943	16,370	3,083	19,454	62.9%
	3	150	42,888	21,203	4,336	25,539	59.5%
	4	153	54,422	25,066	5,110	30,176	55.4%
	5	123	68,119	31,162	5,494	36,656	53.8%
	6	122	83,596	35,531	5,778	41,309	49.4%
	7	359	115,861	41,276	4,963	46,240	39.9%
	8	24	123,857	46,267	6,856	53,123	42.9%
Gladstone - Clackamas		478	32,968	12,585	3,912	16,497	50.0%
	1	176	15,376	8,730	2,720	11,450	74.5%
	2	144	30,943	12,556	3,582	16,137	52.2%
	3	83	42,888	14,728	5,022	19,750	46.1%
	4	41	54,422	16,817	5,891	22,707	41.7%
	5	19	68,119	20,227	6,379	26,606	39.1%
	6	8	83,596	22,865	6,708	29,573	35.4%
	7	7	115,861	26,531	5,792	32,323	27.9%
	8	0	123,857		8,030		29.6%

				28,666		36,696	
Milwaukie		951	31,433	13,104	3,139	16,243	51.7%
	1	390	15,376	9,082	2,211	11,294	73.4%
	2	271	30,943	13,231	2,944	16,174	52.3%
	3	159	42,888	15,759	4,160	19,919	46.4%
	4	76	54,422	18,548	4,931	23,479	43.1%
	5	30	68,119	22,997	5,325	28,321	41.6%
	6	11	83,596	26,763	5,616	32,379	38.7%
	7	13	115,861	31,503	4,806	36,309	31.3%
	8	0	123,857	34,253	6,552	40,805	32.9%
Happy Valley		1,876	56,288	18,316	4,776	23,092	41.0%
	1	411	15,376	8,793	2,412	11,205	72.9%
	2	281	30,943	13,069	3,275	16,345	52.8%
	3	222	42,888	15,828	4,831	20,659	48.2%
	4	243	54,422	17,918	5,933	23,851	43.8%
	5	203	68,119	22,315	6,488	28,803	42.3%
	6	183	83,596	25,705	6,772	32,477	38.8%
	7	324	115,861	29,840	5,868	35,708	30.8%
	8	10	123,857	32,658	8,170	40,827	33.0%
Damascus		434	72,998	18,820	6,731	25,551	35.0%
	1	48	15,376	8,522	3,328	11,850	77.1%
	2	47	30,943	12,059	4,461	16,520	53.4%
	3	37	42,888	13,886	6,292	20,178	47.0%
	4	47	54,422	15,899	7,439	23,338	42.9%
	5	46	68,119	19,082	8,086	27,168	39.9%
	6	63	83,596	21,668	8,402	30,070	36.0%
	7	142	115,861	25,219	7,255	32,474	28.0%
	8	4	123,857	27,138	9,977	37,115	30.0%
Oregon City		2,270	35,441	13,330	4,495	17,825	50.3%
	1	868	15,376	8,861	2,907	11,768	76.5%
	2	564	30,943	12,873	3,862	16,735	54.1%
	3	335	42,888	15,127	5,585	20,712	48.3%
	4	246	54,422	17,470	6,704	24,173	44.4%
	5	123	68,119	21,008	7,480	28,488	41.8%
	6	63	83,596		8,379		37.8%

				23,237		31,616	
	7	70	115,861	26,598	7,464	34,062	29.4%
	8	2	123,857	28,356	10,051	38,407	31.0%
West Linn		181	66,397	22,976	5,721	28,697	43.2%
	1	22	15,376	9,487	2,973	12,460	81.0%
	2	25	30,943	14,463	3,860	18,324	59.2%
	3	25	42,888	17,833	5,429	23,261	54.2%
	4	24	54,422	20,689	6,471	27,161	49.9%
	5	16	68,119	25,322	7,011	32,333	47.5%
	6	20	83,596	29,166	7,358	36,524	43.7%
	7	47	115,861	33,382	6,433	39,815	34.4%
	8	3	123,857	36,011	8,993	45,004	36.3%
Wilsonville		560	55,037	20,279	6,762	27,041	49.1%
	1	130	15,376	9,498	3,429	12,926	84.1%
	2	85	30,943	13,827	4,836	18,662	60.3%
	3	73	42,888	16,855	7,073	23,928	55.8%
	4	68	54,422	20,800	8,407	29,207	53.7%
	5	50	68,119	25,701	9,206	34,907	51.2%
	6	56	83,596	29,940	9,740	39,680	47.5%
	7	94	115,861	34,220	8,454	42,674	36.8%
	8	3	123,857	37,696	11,894	49,590	40.0%
North Hillsboro		2,718	39,187	14,540	3,911	18,450	47.1%
	1	927	15,376	8,786	2,263	11,049	71.9%
	2	579	30,943	13,144	3,119	16,264	52.6%
	3	433	42,888	15,650	4,538	20,188	47.1%
	4	343	54,422	17,822	5,679	23,500	43.2%
	5	203	68,119	21,845	6,653	28,498	41.8%
	6	117	83,596	25,313	6,478	31,790	38.0%
	7	115	115,861	29,889	6,022	35,911	31.0%
	8	1	123,857	31,744	8,488	40,232	32.5%
East Washington County		13,551	47,295	18,166	3,564	21,730	45.9%
	1	3,316	15,376	9,424	2,094	11,518	74.9%
	2	3,131	30,943	13,860	2,730	16,589	53.6%
	3	2,257	42,888	17,059	3,833	20,892	48.7%
	4	1,627	54,422		4,742		46.2%

				20,420		25,162	
	5	867	68,119	25,333	5,496	30,830	45.3%
	6	753	83,596	29,669	5,226	34,895	41.7%
	7	1,563	115,861	34,600	4,788	39,389	34.0%
	8	37	123,857	38,092	7,091	45,183	36.5%
South Beaverton		2,205	36,252	15,137	2,964	18,101	49.9%
	1	795	15,376	9,264	1,947	11,212	72.9%
	2	572	30,943	13,835	2,561	16,396	53.0%
	3	324	42,888	16,924	3,589	20,512	47.8%
	4	252	54,422	20,226	4,372	24,598	45.2%
	5	125	68,119	25,027	5,068	30,094	44.2%
	6	63	83,596	29,157	4,743	33,900	40.6%
	7	73	115,861	34,345	4,359	38,704	33.4%
	8	1	123,857	38,400	6,402	44,802	36.2%
Tigard - King City		2,833	36,733	15,095	3,270	18,366	50.0%
	1	897	15,376	9,240	2,034	11,274	73.3%
	2	796	30,943	13,805	2,744	16,549	53.5%
	3	526	42,888	16,870	3,807	20,677	48.2%
	4	298	54,422	19,851	4,788	24,639	45.3%
	5	157	68,119	24,434	5,791	30,225	44.4%
	6	71	83,596	27,903	5,785	33,688	40.3%
	7	85	115,861	32,570	5,650	38,221	33.0%
	8	3	123,857	36,035	8,704	44,739	36.1%
Tualatin		468	49,398	18,977	4,276	23,253	47.1%
	1	117	15,376	9,513	2,007	11,520	74.9%
	2	56	30,943	14,336	2,650	16,987	54.9%
	3	68	42,888	17,715	4,274	21,990	51.3%
	4	106	54,422	20,503	5,522	26,025	47.8%
	5	50	68,119	25,560	6,326	31,886	46.8%
	6	26	83,596	29,462	5,992	35,454	42.4%
	7	41	115,861	33,884	5,617	39,501	34.1%
	8	5	123,857	34,681	9,038	43,720	35.3%
Sherwood - Scholls		510	48,998	20,026	6,642	26,669	54.4%
	1	123	15,376	9,769	3,590	13,358	86.9%
	2	64	30,943		4,753		63.5%

				7,250		9,085	
	2	416	10,000	8,417	3,384	11,801	118.0%
	3	362	19,298	11,082	3,370	14,451	74.9%
	4	548	26,357	12,760	3,520	16,280	61.8%
	5	666	30,864	14,235	5,313	19,548	63.3%
	6	594	40,623	16,158	5,943	22,101	54.4%
	7	556	53,111	18,819	6,472	25,291	47.6%
	8	675	87,266	26,277	7,916	34,193	39.2%
East Portland		4,648	38,866	15,177	4,023	19,200	49.4%
	1	205	10,000	7,227	1,501	8,727	87.3%
	2	788	10,000	8,408	2,724	11,132	111.3%
	3	410	19,298	11,040	2,721	13,761	71.3%
	4	557	26,357	12,719	2,789	15,508	58.8%
	5	616	30,864	14,146	4,203	18,349	59.4%
	6	616	40,623	16,012	4,635	20,648	50.8%
	7	673	53,111	18,481	5,050	23,531	44.3%
	8	783	87,266	25,296	6,042	31,338	35.9%
Southeast Portland		9,494	40,786	18,009	3,405	21,414	52.5%
	1	442	10,000	8,169	1,240	9,410	94.1%
	2	1,518	10,000	9,757	2,232	11,989	119.9%
	3	747	19,298	12,583	2,227	14,810	76.7%
	4	963	26,357	14,443	2,291	16,734	63.5%
	5	1,079	30,864	16,205	3,444	19,649	63.7%
	6	1,311	40,623	18,271	3,843	22,113	54.4%
	7	1,712	53,111	21,218	4,196	25,414	47.8%
	8	1,723	87,266	29,889	4,982	34,871	40.0%
West Portland		3,045	55,596	25,092	4,030	29,122	52.4%
	1	41	10,000	9,238	1,214	10,452	104.5%
	2	265	10,000	11,020	2,210	13,229	132.3%
	3	148	19,298	14,092	2,235	16,327	84.6%
	4	232	26,357	16,018	2,301	18,319	69.5%
	5	269	30,864	18,022	3,475	21,496	69.6%
	6	342	40,623	21,088	3,813	24,901	61.3%
	7	513	53,111	25,256	4,148	29,404	55.4%
	8	1,235	87,266		5,183		45.2%

				15,723		20,902	
	7	223	53,111	18,154	5,384	23,538	44.3%
	8	251	87,266	24,907	6,545	31,452	36.0%
Happy Valley		905	47,358	18,864	6,033	24,898	52.6%
	1	8	10,000	7,202	1,705	8,907	89.1%
	2	40	10,000	8,627	3,777	12,404	124.0%
	3	58	19,298	11,837	3,331	15,168	78.6%
	4	89	26,357	13,260	3,505	16,765	63.6%
	5	140	30,864	15,249	5,527	20,776	67.3%
	6	203	40,623	17,795	6,333	24,128	59.4%
	7	166	53,111	20,466	6,560	27,026	50.9%
	8	201	87,266	28,160	8,168	36,328	41.6%
Damascus		700	46,880	19,564	7,925	27,489	58.6%
	1	42	10,000	8,262	2,580	10,842	108.4%
	2	127	10,000	9,856	5,397	15,253	152.5%
	3	19	19,298	12,501	5,056	17,557	91.0%
	4	44	26,357	14,692	4,791	19,483	73.9%
	5	69	30,864	16,645	7,035	23,680	76.7%
	6	106	40,623	18,862	8,062	26,924	66.3%
	7	71	53,111	21,929	8,601	30,530	57.5%
	8	222	87,266	29,292	11,238	40,530	46.4%
Oregon City		1,379	41,969	16,610	6,911	23,521	56.0%
	1	93	10,000	7,344	2,182	9,526	95.3%
	2	144	10,000	8,779	4,765	13,543	135.4%
	3	89	19,298	11,509	4,288	15,798	81.9%
	4	147	26,357	13,203	4,456	17,658	67.0%
	5	204	30,864	14,738	6,899	21,638	70.1%
	6	218	40,623	16,849	7,925	24,774	61.0%
	7	218	53,111	19,497	8,155	27,651	52.1%
	8	265	87,266	26,578	10,133	36,711	42.1%
West Linn		735	55,033	21,085	6,923	28,008	50.9%
	1	10	10,000	8,047	1,948	9,995	100.0%
	2	53	10,000	9,611	4,403	14,014	140.1%
	3	38	19,298	12,405	3,779	16,184	83.9%
	4	56	26,357		3,830		68.3%

				14,181		18,012	
	5	58	30,864	15,888	5,937	21,825	70.7%
	6	86	40,623	18,036	6,839	24,876	61.2%
	7	162	53,111	20,884	7,174	28,058	52.8%
	8	272	87,266	28,640	8,767	37,407	42.9%
Wilsonville		452	46,355	18,248	8,396	26,645	57.5%
	1	11	10,000	7,525	2,625	10,150	101.5%
	2	41	10,000	8,802	5,744	14,546	145.5%
	3	45	19,298	11,506	4,926	16,432	85.2%
	4	40	26,357	13,480	4,979	18,458	70.0%
	5	55	30,864	15,170	7,595	22,765	73.8%
	6	70	40,623	17,274	8,760	26,034	64.1%
	7	76	53,111	20,102	9,405	29,507	55.6%
	8	114	87,266	27,886	11,957	39,843	45.7%
North Hillsboro		1,944	47,272	17,752	6,473	24,225	51.2%
	1	47	10,000	7,370	1,761	9,132	91.3%
	2	134	10,000	8,866	3,860	12,725	127.3%
	3	87	19,298	11,515	3,369	14,884	77.1%
	4	162	26,357	13,156	3,559	16,715	63.4%
	5	247	30,864	14,619	5,553	20,172	65.4%
	6	386	40,623	16,593	6,934	23,527	57.9%
	7	471	53,111	19,235	6,980	26,216	49.4%
	8	411	87,266	26,240	9,206	35,446	40.6%
East Washington County		3,107	45,005	18,688	4,762	23,450	52.1%
	1	21	10,000	8,006	1,325	9,331	93.3%
	2	291	10,000	9,334	2,934	12,267	122.7%
	3	254	19,298	12,226	2,607	14,833	76.9%
	4	416	26,357	14,144	2,769	16,913	64.2%
	5	453	30,864	15,811	4,244	20,055	65.0%
	6	476	40,623	17,868	5,326	23,194	57.1%
	7	493	53,111	20,822	5,307	26,129	49.2%
	8	703	87,266	28,816	7,151	35,967	41.2%
South Beaverton		1,858	42,573	17,136	4,376	21,512	50.5%
	1	32	10,000	7,542	1,282	8,824	88.2%
	2	249	10,000		2,831		118.1%

				20,192		30,759	
	8	6,926	87,266	27,875	12,860	40,735	46.7%
Grand Total		91,025	43,623	17,742	6,680	24,422	56.0%

Exhibit 27: RSFD 2030 High Growth

HNA	Household Type	Number of Households	Annual Household Income	Annual Housing Expense	Annual Transportation Expense	Total Annual Expense	Percent of Annual Income
Portland CBD		66	62,069	30,861	3,322	34,183	55.1%
	1	2	10,000	14,864	965	15,829	158.3%
	2	3	10,000	14,137	1,783	15,920	159.2%
	3	3	19,298	16,071	1,767	17,839	92.4%
	4	2	26,357	19,122	1,816	20,938	79.4%
	5	3	30,864	21,594	2,733	24,327	78.8%
	6	7	40,623	25,151	3,024	28,174	69.4%
	7	12	53,111	28,717	3,292	32,008	60.3%
	8	33	87,266	38,451	3,980	42,430	48.6%
Northeast Portland		5,280	43,900	22,510	3,504	26,014	59.3%
	1	330	10,000	9,101	1,200	10,300	103.0%
	2	745	10,000	11,028	2,251	13,279	132.8%
	3	325	19,298	14,336	2,240	16,577	85.9%
	4	340	26,357	16,621	2,300	18,921	71.8%
	5	633	30,864	18,860	3,436	22,297	72.2%
	6	743	40,623	21,730	3,790	25,520	62.8%
	7	957	53,111	25,435	4,139	29,574	55.7%
	8	1,206	87,266	37,216	4,945	42,161	48.3%
Gresham - Wood Village - Fairview - Troutdale		3,713	41,196	19,189	5,367	24,556	59.6%
	1	109	10,000	8,554	1,837	10,391	103.9%
	2	410	10,000	10,110	3,391	13,501	135.0%
	3	333	19,298	13,043	3,376	16,419	85.1%
	4	397	26,357	15,018	3,524	18,541	70.3%
	5	694	30,864	16,882	5,323	22,205	71.9%
	6	577	40,623	19,334	5,956	25,290	62.3%
	7	529	53,111	22,571	6,484	29,054	54.7%
	8	664	87,266		7,915		45.4%

				20,150		24,375	
	7	613	53,111	23,032	4,591	27,623	52.0%
	8	685	87,266	31,862	5,515	37,376	42.8%
Lake Oswego		1,216	60,571	31,172	6,045	37,217	61.4%
	1	12	10,000	10,595	1,612	12,207	122.1%
	2	39	10,000	13,250	3,430	16,680	166.8%
	3	20	19,298	16,890	2,932	19,822	102.7%
	4	49	26,357	19,219	3,125	22,344	84.8%
	5	124	30,864	21,496	4,835	26,331	85.3%
	6	187	40,623	24,478	5,568	30,045	74.0%
	7	249	53,111	28,994	5,813	34,806	65.5%
	8	536	87,266	40,117	7,264	47,381	54.3%
Gladstone - Clackamas		1,516	41,437	18,681	5,362	24,044	58.0%
	1	65	10,000	8,515	1,708	10,223	102.2%
	2	208	10,000	10,099	3,793	13,891	138.9%
	3	130	19,298	12,830	3,288	16,118	83.5%
	4	140	26,357	14,743	3,452	18,195	69.0%
	5	234	30,864	16,614	5,379	21,993	71.3%
	6	238	40,623	19,065	6,123	25,188	62.0%
	7	197	53,111	21,950	6,348	28,298	53.3%
	8	304	87,266	30,209	7,737	37,945	43.5%
Milwaukie		1,524	38,770	17,635	4,382	22,017	56.8%
	1	79	10,000	8,248	1,433	9,682	96.8%
	2	201	10,000	9,892	3,217	13,108	131.1%
	3	126	19,298	12,714	2,776	15,490	80.3%
	4	187	26,357	14,564	2,950	17,514	66.5%
	5	261	30,864	16,290	4,537	20,827	67.5%
	6	224	40,623	18,598	5,176	23,775	58.5%
	7	208	53,111	21,471	5,381	26,852	50.6%
	8	237	87,266	29,576	6,541	36,117	41.4%
Happy Valley		848	47,970	23,044	6,151	29,196	60.9%
	1	7	10,000	8,538	1,715	10,253	102.5%
	2	41	10,000	10,630	3,821	14,451	144.5%
	3	52	19,298	14,186	3,351	17,537	90.9%
	4	54	26,357		3,476		71.8%

				15,439		18,915	
	5	140	30,864	18,257	5,545	23,801	77.1%
	6	202	40,623	21,563	6,348	27,912	68.7%
	7	159	53,111	24,766	6,584	31,351	59.0%
	8	192	87,266	34,384	8,197	42,581	48.8%
Damascus		813	47,479	23,328	8,042	31,369	66.1%
	1	47	10,000	9,583	2,587	12,170	121.7%
	2	143	10,000	11,678	5,412	17,090	170.9%
	3	24	19,298	14,396	5,015	19,410	100.6%
	4	36	26,357	16,952	4,952	21,904	83.1%
	5	85	30,864	19,735	7,055	26,790	86.8%
	6	128	40,623	22,542	8,065	30,607	75.3%
	7	90	53,111	26,042	8,718	34,760	65.4%
	8	260	87,266	34,551	11,257	45,807	52.5%
Oregon City		1,412	42,886	19,854	7,065	26,919	62.8%
	1	91	10,000	8,552	2,185	10,737	107.4%
	2	149	10,000	10,439	4,788	15,227	152.3%
	3	92	19,298	13,430	4,298	17,728	91.9%
	4	108	26,357	15,413	4,461	19,874	75.4%
	5	226	30,864	17,297	6,907	24,204	78.4%
	6	232	40,623	19,939	7,944	27,883	68.6%
	7	226	53,111	23,033	8,200	31,233	58.8%
	8	288	87,266	31,464	10,178	41,642	47.7%
West Linn		749	56,209	25,215	7,019	32,234	57.3%
	1	9	10,000	9,450	1,946	11,396	114.0%
	2	52	10,000	11,498	4,394	15,892	158.9%
	3	35	19,298	14,585	3,775	18,360	95.1%
	4	46	26,357	16,571	3,820	20,391	77.4%
	5	62	30,864	18,652	5,928	24,580	79.6%
	6	90	40,623	21,309	6,841	28,150	69.3%
	7	165	53,111	24,675	7,173	31,848	60.0%
	8	290	87,266	33,780	8,757	42,537	48.7%
Wilsonville		436	45,781	21,511	8,404	29,916	65.3%
	1	10	10,000	8,779	2,621	11,401	114.0%

	2	46	10,000	10,440	5,736	16,176	161.8%
	3	45	19,298	13,400	4,927	18,327	95.0%
	4	27	26,357	15,715	5,024	20,738	78.7%
	5	57	30,864	17,873	7,607	25,480	82.6%
	6	69	40,623	20,554	8,773	29,327	72.2%
	7	73	53,111	23,937	9,440	33,376	62.8%
	8	107	87,266	33,377	11,941	45,318	51.9%
North Hillsboro		1,864	47,465	21,536	6,541	28,078	59.2%
	1	45	10,000	8,809	1,761	10,571	105.7%
	2	137	10,000	10,778	3,867	14,645	146.5%
	3	84	19,298	13,746	3,368	17,115	88.7%
	4	111	26,357	15,728	3,545	19,273	73.1%
	5	257	30,864	17,561	5,564	23,124	74.9%
	6	386	40,623	20,103	6,947	27,049	66.6%
	7	442	53,111	23,292	6,997	30,290	57.0%
	8	401	87,266	31,890	9,222	41,113	47.1%
East Washington County		2,901	45,190	22,699	4,810	27,509	60.9%
	1	18	10,000	9,605	1,326	10,931	109.3%
	2	284	10,000	11,376	2,946	14,322	143.2%
	3	232	19,298	14,593	2,605	17,199	89.1%
	4	317	26,357	16,911	2,781	19,692	74.7%
	5	471	30,864	19,012	4,249	23,260	75.4%
	6	455	40,623	21,664	5,328	26,992	66.4%
	7	463	53,111	25,254	5,320	30,574	57.6%
	8	660	87,266	35,117	7,143	42,260	48.4%
South Beaverton		1,701	42,838	20,628	4,429	25,056	58.5%
	1	29	10,000	8,944	1,284	10,227	102.3%
	2	229	10,000	10,847	2,837	13,684	136.8%
	3	127	19,298	13,809	2,464	16,273	84.3%
	4	171	26,357	15,980	2,620	18,600	70.6%
	5	264	30,864	17,879	4,082	21,961	71.2%
	6	277	40,623	20,479	5,131	25,610	63.0%
	7	259	53,111	23,824	5,100	28,924	54.5%
	8	346	87,266	32,684	6,553	39,237	45.0%

Tigard - King City		1,852	45,139	21,341	5,008	26,349	58.4%
	1	33	10,000	9,191	1,361	10,551	105.5%
	2	207	10,000	11,050	3,179	14,229	142.3%
	3	173	19,298	14,029	2,804	16,834	87.2%
	4	204	26,357	16,040	2,912	18,952	71.9%
	5	290	30,864	18,009	4,529	22,538	73.0%
	6	236	40,623	20,591	5,692	26,283	64.7%
	7	232	53,111	23,802	5,621	29,423	55.4%
	8	477	87,266	32,768	7,405	40,173	46.0%
Tualatin		843	58,739	27,346	6,931	34,277	58.4%
	1	17	10,000	11,235	1,793	13,028	130.3%
	2	40	10,000	11,088	3,510	14,598	146.0%
	3	40	19,298	15,359	3,233	18,592	96.3%
	4	26	26,357	15,863	3,179	19,043	72.2%
	5	95	30,864	19,167	5,258	24,425	79.1%
	6	116	40,623	20,848	6,331	27,179	66.9%
	7	136	53,111	24,453	6,408	30,862	58.1%
	8	374	87,266	37,005	8,978	45,984	52.7%
Sherwood - Scholls		533	54,394	25,006	8,425	33,431	61.5%
	1	17	10,000	9,409	2,134	11,543	115.4%
	2	35	10,000	11,573	4,970	16,542	165.4%
	3	23	19,298	14,422	4,106	18,528	96.0%
	4	26	26,357	16,440	4,221	20,661	78.4%
	5	57	30,864	18,607	6,589	25,196	81.6%
	6	67	40,623	21,605	8,654	30,259	74.5%
	7	116	53,111	25,041	8,607	33,647	63.4%
	8	191	87,266	34,411	11,077	45,488	52.1%
SW Beaverton		1,920	54,444	24,029	6,060	30,089	55.3%
	1	33	10,000	8,948	1,466	10,414	104.1%
	2	106	10,000	10,679	3,423	14,103	141.0%
	3	90	19,298	13,766	2,969	16,735	86.7%
	4	96	26,357	15,874	3,138	19,012	72.1%
	5	232	30,864	17,911	4,906	22,817	73.9%
	6	330	40,623	20,638	6,067	26,705	65.7%

	7	345	53,111	23,773	6,059	29,832	56.2%
	8	687	87,266	33,130	7,890	41,021	47.0%
South Hillsboro		2,562	50,078	22,169	6,270	28,439	56.8%
	1	74	10,000	8,774	1,734	10,508	105.1%
	2	180	10,000	10,485	3,972	14,457	144.6%
	3	142	19,298	13,690	3,334	17,023	88.2%
	4	196	26,357	15,661	3,541	19,202	72.9%
	5	344	30,864	17,574	5,395	22,969	74.4%
	6	383	40,623	20,222	6,667	26,889	66.2%
	7	492	53,111	23,314	6,642	29,956	56.4%
	8	751	87,266	31,932	8,488	40,420	46.3%
Forest Grove - Cornelius		1,374	37,739	17,195	8,784	25,979	68.8%
	1	77	10,000	8,287	2,969	11,256	112.6%
	2	269	10,000	9,826	6,474	16,301	163.0%
	3	114	19,298	12,681	5,352	18,032	93.4%
	4	163	26,357	14,544	5,712	20,256	76.9%
	5	164	30,864	16,256	8,658	24,913	80.7%
	6	171	40,623	18,526	10,849	29,375	72.3%
	7	188	53,111	21,283	11,106	32,389	61.0%
	8	228	87,266	29,344	14,009	43,353	49.7%
Outside the UGB		34,713	42,448	20,214	9,760	29,974	70.6%
	1	1,976	10,000	8,734	4,785	13,519	135.2%
	2	4,729	10,000	10,397	8,508	18,905	189.1%
	3	2,365	19,298	13,437	6,620	20,057	103.9%
	4	2,725	26,357	15,616	6,544	22,161	84.1%
	5	4,464	30,864	17,618	9,603	27,221	88.2%
	6	5,238	40,623	20,265	10,819	31,084	76.5%
	7	6,294	53,111	23,722	10,588	34,311	64.6%
	8	6,923	87,266	32,765	12,921	45,687	52.4%
Grand Total		87,279	43,891	21,186	6,827	28,013	63.8%

Exhibit 28: RMFD 2030 Low Growth

HNA	Household Type	Number of Households	Annual Household Income	Annual Housing Expense	Annual Transportation Expense	Total Annual Expense	Percent of Annual Income
Portland CBD		16,241	24,053	11,791	1,741	13,533	56.3%
	1	7,262	10,000	8,685	932	9,617	96.2%
	2	1,119	10,000	9,326	1,705	11,031	110.3%
	3	2,186	19,298	11,818	1,692	13,511	70.0%
	4	1,136	26,357	13,145	1,737	14,882	56.5%
	5	1,055	30,864	14,227	2,605	16,832	54.5%
	6	1,348	40,623	15,823	2,879	18,702	46.0%
	7	1,140	53,111	17,120	3,122	20,242	38.1%
	8	995	87,266	21,482	3,763	25,245	28.9%
Northeast Portland		12,155	28,295	9,778	2,457	12,235	43.2%
	1	2,895	10,000	6,075	1,115	7,190	71.9%
	2	1,622	10,000	6,363	2,094	8,457	84.6%
	3	1,516	19,298	8,971	2,061	11,032	57.2%
	4	1,423	26,357	10,213	2,109	12,323	46.8%
	5	1,462	30,864	11,274	3,102	14,376	46.6%
	6	1,228	40,623	12,299	3,462	15,761	38.8%
	7	1,122	53,111	13,480	3,812	17,292	32.6%
	8	887	87,266	18,153	4,571	22,724	26.0%
Gresham - Wood Village - Fairview - Troutdale		19,811	32,133	9,251	4,474	13,725	42.7%
	1	1,851	10,000	5,381	1,798	7,179	71.8%
	2	2,315	10,000	5,740	3,350	9,090	90.9%
	3	2,916	19,298	7,903	3,274	11,178	57.9%
	4	3,504	26,357	8,909	3,422	12,331	46.8%
	5	3,309	30,864	9,584	5,172	14,755	47.8%
	6	2,411	40,623	10,586	5,786	16,372	40.3%
	7	1,747	53,111	11,912	6,353	18,266	34.4%
	8	1,758	87,266	15,765	7,874	23,639	27.1%
East Portland		17,475	29,305	8,838	3,362	12,200	41.6%
	1	1,819	10,000	5,388	1,464	6,852	68.5%
	2	3,129	10,000	5,752	2,678	8,429	84.3%
	3	2,834	19,298	7,953	2,656	10,609	55.0%
	4	2,910	26,357	8,951	2,724	11,675	44.3%
	5	2,258	30,864	9,600	4,110	13,710	44.4%
	6	1,735	40,623	10,581	4,551	15,132	37.2%
	7	1,536	53,111	11,889	4,966	16,855	31.7%
	8	1,255	87,266	15,754	5,945	21,699	24.9%
Southeast Portland		23,552	26,054	9,452	2,413	11,865	45.5%

	1	4,648	10,000	6,187	1,129	7,315	73.2%
	2	3,619	10,000	6,643	2,068	8,711	87.1%
	3	4,085	19,298	8,954	2,046	11,000	57.0%
	4	3,500	26,357	10,070	2,106	12,176	46.2%
	5	2,713	30,864	10,902	3,164	14,067	45.6%
	6	2,077	40,623	11,938	3,568	15,506	38.2%
	7	1,822	53,111	13,362	3,934	17,296	32.6%
	8	1,089	87,266	17,710	4,775	22,485	25.8%
West Portland		22,805	27,947	12,210	2,246	14,456	51.7%
	1	4,443	10,000	8,327	970	9,297	93.0%
	2	3,066	10,000	8,571	1,869	10,440	104.4%
	3	4,131	19,298	11,310	1,834	13,144	68.1%
	4	3,197	26,357	12,431	1,927	14,359	54.5%
	5	2,463	30,864	13,500	2,901	16,401	53.1%
	6	2,078	40,623	15,053	3,198	18,251	44.9%
	7	1,795	53,111	16,701	3,541	20,242	38.1%
	8	1,633	87,266	20,950	4,472	25,423	29.1%
North Portland		7,298	28,329	8,703	2,901	11,604	41.0%
	1	1,638	10,000	5,486	1,341	6,827	68.3%
	2	1,182	10,000	5,849	2,468	8,317	83.2%
	3	860	19,298	8,045	2,441	10,485	54.3%
	4	896	26,357	9,073	2,453	11,526	43.7%
	5	669	30,864	9,783	3,684	13,467	43.6%
	6	755	40,623	10,799	4,029	14,828	36.5%
	7	770	53,111	12,155	4,433	16,588	31.2%
	8	529	87,266	16,109	5,374	21,483	24.6%
Lake Oswego		3,841	48,475	13,348	4,953	18,301	37.8%
	1	132	10,000	6,354	1,491	7,845	78.5%
	2	156	10,000	6,921	3,259	10,180	101.8%
	3	161	19,298	9,255	2,789	12,045	62.4%
	4	409	26,357	10,429	2,943	13,372	50.7%
	5	543	30,864	11,257	4,550	15,807	51.2%
	6	675	40,623	12,486	5,214	17,700	43.6%
	7	842	53,111	14,153	5,406	19,559	36.8%
	8	923	87,266	18,572	6,639	25,210	28.9%
Gladstone - Clackamas		4,311	30,775	8,882	4,357	13,239	43.0%
	1	584	10,000	5,293	1,696	6,989	69.9%
	2	501	10,000	5,649	3,754	9,403	94.0%
	3	706	19,298	7,804	3,249	11,052	57.3%
	4	731	26,357	8,787	3,413	12,200	46.3%

	5	591	30,864	9,439	5,329	14,768	47.8%
	6	466	40,623	10,410	6,086	16,496	40.6%
	7	355	53,111	11,711	6,308	18,018	33.9%
	8	377	87,266	15,514	7,689	23,203	26.6%
Milwaukie		5,839	29,426	8,826	3,624	12,450	42.3%
	1	640	10,000	5,298	1,435	6,732	67.3%
	2	761	10,000	5,714	3,158	8,872	88.7%
	3	909	19,298	7,872	2,727	10,599	54.9%
	4	1,232	26,357	8,838	2,905	11,743	44.6%
	5	887	30,864	9,502	4,471	13,972	45.3%
	6	580	40,623	10,485	5,113	15,598	38.4%
	7	455	53,111	11,784	5,346	17,130	32.3%
	8	374	87,266	15,687	6,457	22,143	25.4%
Happy Valley		6,162	34,036	9,654	4,564	14,218	41.8%
	1	372	10,000	5,378	1,632	7,010	70.1%
	2	444	10,000	5,749	3,590	9,339	93.4%
	3	960	19,298	7,882	3,075	10,956	56.8%
	4	1,177	26,357	8,932	3,273	12,204	46.3%
	5	1,058	30,864	9,656	5,131	14,787	47.9%
	6	950	40,623	10,717	5,904	16,621	40.9%
	7	706	53,111	12,092	6,133	18,225	34.3%
	8	496	87,266	15,984	7,561	23,545	27.0%
Damascus		220	43,265	9,452	7,041	16,493	38.1%
	1	35	10,000	4,924	2,369	7,293	72.9%
	2	41	10,000	5,208	5,100	10,308	103.1%
	3	3	19,298	7,207	5,038	12,244	63.5%
	4	7	26,357	8,176	4,736	12,912	49.0%
	5	16	30,864	8,800	6,984	15,784	51.1%
	6	23	40,623	9,699	7,974	17,673	43.5%
	7	37	53,111	10,927	8,364	19,291	36.3%
	8	59	87,266	14,478	10,328	24,806	28.4%
Oregon City		6,504	32,440	9,108	5,878	14,985	46.2%
	1	1,078	10,000	5,196	2,143	7,339	73.4%
	2	848	10,000	5,694	4,766	10,460	104.6%
	3	564	19,298	7,863	4,225	12,088	62.6%
	4	822	26,357	8,871	4,441	13,311	50.5%
	5	941	30,864	9,553	6,923	16,476	53.4%
	6	877	40,623	10,611	7,943	18,554	45.7%
	7	743	53,111	11,948	8,122	20,070	37.8%
	8	631	87,266	15,705	10,030	25,735	29.5%
West Linn		1,506	55,490	13,171	6,675	19,846	35.8%
	1	33	10,000	5,862	1,880	7,743	77.4%
	2	130	10,000	6,275	4,263	10,538	105.4%

	3	61	19,298	8,525	3,638	12,162	63.0%
	4	126	26,357	9,636	3,668	13,304	50.5%
	5	100	30,864	10,435	5,713	16,148	52.3%
	6	168	40,623	11,579	6,610	18,188	44.8%
	7	294	53,111	13,024	6,929	19,954	37.6%
	8	595	87,266	17,281	8,463	25,743	29.5%
Wilsonville		3,307	36,459	10,473	6,851	17,324	47.5%
	1	180	10,000	5,641	2,590	8,230	82.3%
	2	305	10,000	6,049	5,602	11,651	116.5%
	3	430	19,298	8,291	4,760	13,051	67.6%
	4	439	26,357	9,459	4,680	14,139	53.6%
	5	568	30,864	10,239	7,096	17,335	56.2%
	6	582	40,623	11,326	8,126	19,452	47.9%
	7	452	53,111	12,737	8,571	21,309	40.1%
	8	351	87,266	16,775	10,666	27,441	31.4%
North Hillsboro		11,474	37,181	10,155	5,230	15,385	41.4%
	1	530	10,000	5,441	1,668	7,110	71.1%
	2	805	10,000	5,885	3,627	9,512	95.1%
	3	1,048	19,298	8,043	3,181	11,224	58.2%
	4	1,707	26,357	9,065	3,303	12,368	46.9%
	5	2,123	30,864	9,734	5,119	14,853	48.1%
	6	2,326	40,623	10,761	6,472	17,232	42.4%
	7	1,994	53,111	12,133	6,582	18,715	35.2%
	8	942	87,266	16,056	8,700	24,756	28.4%
East Washington County		18,860	35,795	10,543	3,918	14,461	40.4%
	1	562	10,000	5,808	1,257	7,065	70.7%
	2	1,984	10,000	6,258	2,825	9,083	90.8%
	3	2,843	19,298	8,481	2,466	10,947	56.7%
	4	3,365	26,357	9,590	2,618	12,208	46.3%
	5	3,010	30,864	10,321	4,021	14,342	46.5%
	6	2,667	40,623	11,372	5,076	16,448	40.5%
	7	2,393	53,111	12,826	5,068	17,894	33.7%
	8	2,037	87,266	17,030	6,872	23,902	27.4%
South Beaverton		9,994	31,986	9,697	3,501	13,199	41.3%
	1	766	10,000	5,597	1,241	6,838	68.4%
	2	1,545	10,000	6,098	2,751	8,848	88.5%
	3	1,583	19,298	8,316	2,362	10,678	55.3%
	4	1,727	26,357	9,352	2,530	11,882	45.1%
	5	1,330	30,864	10,063	3,937	14,000	45.4%
	6	1,150	40,623	11,145	4,959	16,104	39.6%

	7	951	53,111	12,624	4,948	17,572	33.1%
	8	942	87,266	16,649	6,410	23,059	26.4%
Tigard - King City		8,564	32,474	9,784	3,931	13,715	42.2%
	1	600	10,000	5,660	1,342	7,002	70.0%
	2	992	10,000	6,095	3,035	9,130	91.3%
	3	1,473	19,298	8,281	2,714	10,995	57.0%
	4	1,756	26,357	9,338	2,848	12,186	46.2%
	5	1,324	30,864	10,055	4,457	14,512	47.0%
	6	883	40,623	11,103	5,637	16,741	41.2%
	7	683	53,111	12,507	5,534	18,040	34.0%
	8	853	87,266	16,512	7,258	23,771	27.2%
Tualatin		3,897	35,326	10,029	4,532	14,561	41.2%
	1	180	10,000	5,570	1,469	7,039	70.4%
	2	485	10,000	5,968	3,300	9,267	92.7%
	3	593	19,298	8,160	2,837	10,997	57.0%
	4	519	26,357	9,207	2,990	12,197	46.3%
	5	523	30,864	9,919	4,652	14,571	47.2%
	6	646	40,623	10,974	5,874	16,848	41.5%
	7	571	53,111	12,364	5,839	18,203	34.3%
	8	380	87,266	16,389	7,893	24,282	27.8%
Sherwood - Scholls		1,295	38,982	10,068	6,454	16,522	42.4%
	1	200	10,000	5,488	2,106	7,594	75.9%
	2	104	10,000	5,736	4,817	10,553	105.5%
	3	114	19,298	8,044	4,066	12,110	62.8%
	4	150	26,357	9,124	4,243	13,367	50.7%
	5	148	30,864	9,787	6,584	16,371	53.0%
	6	145	40,623	10,696	8,389	19,085	47.0%
	7	207	53,111	11,989	8,334	20,324	38.3%
	8	227	87,266	15,741	10,645	26,387	30.2%
SW Beaverton		7,192	40,133	10,754	4,820	15,573	38.8%
	1	661	10,000	5,575	1,396	6,971	69.7%
	2	447	10,000	5,979	3,317	9,296	93.0%
	3	558	19,298	8,208	2,851	11,059	57.3%
	4	883	26,357	9,304	3,023	12,327	46.8%
	5	1,200	30,864	10,074	4,724	14,798	47.9%
	6	1,288	40,623	11,171	5,922	17,093	42.1%
	7	991	53,111	12,547	5,899	18,446	34.7%
	8	1,163	87,266	16,564	7,611	24,176	27.7%
South Hillsboro		4,571	39,613	10,199	5,174	15,373	38.8%
	1	478	10,000	5,347	1,725	7,072	70.7%

	2	434	10,000	5,711	3,895	9,607	96.1%
	3	475	19,298	7,959	3,308	11,268	58.4%
	4	663	26,357	8,944	3,488	12,433	47.2%
	5	544	30,864	9,633	5,319	14,952	48.4%
	6	525	40,623	10,717	6,534	17,251	42.5%
	7	570	53,111	12,090	6,454	18,545	34.9%
	8	881	87,266	16,014	8,222	24,236	27.8%
Forest Grove - Cornelius		3,683	24,994	7,850	6,308	14,158	56.6%
	1	802	10,000	5,246	2,653	7,899	79.0%
	2	801	10,000	5,565	6,102	11,666	116.7%
	3	557	19,298	7,717	5,057	12,774	66.2%
	4	601	26,357	8,670	5,423	14,093	53.5%
	5	250	30,864	9,295	8,367	17,662	57.2%
	6	207	40,623	10,229	10,741	20,971	51.6%
	7	211	53,111	11,478	10,996	22,474	42.3%
	8	253	87,266	15,289	13,830	29,119	33.4%
Outside the UGB		64,937	34,876	9,854	6,570	16,424	47.1%
	1	8,703	10,000	5,493	3,534	9,027	90.3%
	2	8,972	10,000	5,895	6,335	12,229	122.3%
	3	7,225	19,298	8,138	4,872	13,010	67.4%
	4	8,248	26,357	9,263	4,741	14,005	53.1%
	5	6,950	30,864	9,989	6,993	16,982	55.0%
	6	7,483	40,623	11,113	7,749	18,862	46.4%
	7	8,839	53,111	12,541	7,916	20,457	38.5%
	8	8,517	87,266	16,505	10,351	26,856	30.8%
Grand Total		285,493	32,155	10,053	4,312	14,365	44.7%

Exhibit 29: RMFD 2030 High Growth

	Household Type	Number of Households	Annual Household Income	Annual Housing Expense	Annual Transportation Expense	Total Annual Expense	Percent of Annual Income
HNA							
Portland CBD		19,177	24,426	14,075	1,761	15,836	64.8%
	1	8,432	10,000	10,404	932	11,336	113.4%
	2	1,405	10,000	11,246	1,706	12,952	129.5%
	3	2,513	19,298	13,953	1,692	15,645	81.1%
	4	1,316	26,357	15,438	1,739	17,177	65.2%
	5	1,136	30,864	16,766	2,605	19,371	62.8%
	6	1,698	40,623	18,774	2,879	21,653	53.3%
	7	1,488	53,111	20,234	3,122	23,355	44.0%
	8	1,190	87,266	25,214	3,763	28,977	33.2%
Northeast Portland		13,142	28,722	11,300	2,479	13,779	48.0%
	1	3,006	10,000	6,976	1,113	8,089	80.9%
	2	1,803	10,000	7,353	2,083	9,435	94.4%

	3	1,666	19,298	10,188	2,049	12,237	63.4%
	4	1,446	26,357	11,734	2,100	13,834	52.5%
	5	1,544	30,864	12,924	3,102	16,025	51.9%
	6	1,384	40,623	14,173	3,456	17,629	43.4%
	7	1,312	53,111	15,507	3,794	19,301	36.3%
	8	980	87,266	20,823	4,568	25,391	29.1%
Gresham - Wood Village - Fairview - Troutdale		22,062	32,891	10,561	4,542	15,103	45.9%
	1	1,939	10,000	6,104	1,796	7,900	79.0%
	2	2,607	10,000	6,586	3,346	9,932	99.3%
	3	3,236	19,298	8,866	3,271	12,137	62.9%
	4	3,527	26,357	10,003	3,415	13,418	50.9%
	5	3,785	30,864	10,803	5,172	15,975	51.8%
	6	2,777	40,623	11,989	5,778	17,767	43.7%
	7	2,071	53,111	13,510	6,339	19,849	37.4%
	8	2,122	87,266	17,848	7,836	25,684	29.4%
East Portland		19,979	29,756	10,037	3,403	13,440	45.2%
	1	1,936	10,000	6,097	1,464	7,561	75.6%
	2	3,612	10,000	6,587	2,676	9,263	92.6%
	3	3,238	19,298	8,912	2,655	11,567	59.9%
	4	3,113	26,357	10,041	2,719	12,760	48.4%
	5	2,658	30,864	10,795	4,112	14,907	48.3%
	6	2,077	40,623	11,949	4,550	16,499	40.6%
	7	1,868	53,111	13,439	4,963	18,402	34.6%
	8	1,477	87,266	17,745	5,947	23,692	27.1%
Southeast Portland		24,150	26,427	10,928	2,443	13,371	50.6%
	1	4,555	10,000	7,136	1,131	8,267	82.7%
	2	3,791	10,000	7,756	2,071	9,827	98.3%
	3	4,170	19,298	10,233	2,048	12,280	63.6%
	4	3,508	26,357	11,521	2,104	13,625	51.7%
	5	2,733	30,864	12,478	3,175	15,653	50.7%
	6	2,242	40,623	13,716	3,578	17,295	42.6%
	7	2,005	53,111	15,367	3,940	19,307	36.4%
	8	1,144	87,266	20,296	4,788	25,084	28.7%
West Portland		24,684	28,207	14,588	2,257	16,844	59.7%
	1	4,566	10,000	10,014	968	10,982	109.8%
	2	3,404	10,000	10,381	1,862	12,243	122.4%
	3	4,536	19,298	13,395	1,829	15,224	78.9%
	4	3,470	26,357	14,740	1,916	16,656	63.2%
	5	2,513	30,864	15,884	2,907	18,790	60.9%
	6	2,348	40,623	17,929	3,188	21,117	52.0%
	7	2,080	53,111	19,858	3,531	23,389	44.0%
	8	1,766	87,266	24,793	4,452	29,245	33.5%
North Portland		8,784	29,199	9,953	2,935	12,887	44.1%
	1	1,856	10,000	6,195	1,333	7,528	75.3%
	2	1,388	10,000	6,681	2,441	9,121	91.2%
	3	1,022	19,298	9,002	2,413	11,414	59.1%
	4	1,052	26,357	10,157	2,424	12,582	47.7%
	5	817	30,864	10,977	3,660	14,637	47.4%
	6	979	40,623	12,176	3,998	16,174	39.8%

	7	999	53,111	13,727	4,403	18,130	34.1%
	8	671	87,266	18,132	5,362	23,494	26.9%
Lake Oswego		3,852	48,803	15,544	4,990	20,533	42.1%
	1	125	10,000	7,398	1,489	8,887	88.9%
	2	154	10,000	8,156	3,257	11,413	114.1%
	3	156	19,298	10,652	2,789	13,440	69.6%
	4	361	26,357	12,021	2,942	14,963	56.8%
	5	553	30,864	12,998	4,550	17,548	56.9%
	6	705	40,623	14,500	5,212	19,712	48.5%
	7	875	53,111	16,457	5,406	21,863	41.2%
	8	922	87,266	21,551	6,627	28,178	32.3%
Gladstone - Clackamas		4,390	31,313	10,067	4,432	14,500	46.3%
	1	547	10,000	5,972	1,698	7,670	76.7%
	2	515	10,000	6,445	3,762	10,207	102.1%
	3	722	19,298	8,712	3,254	11,967	62.0%
	4	704	26,357	9,821	3,414	13,235	50.2%
	5	621	30,864	10,585	5,339	15,924	51.6%
	6	498	40,623	11,724	6,096	17,820	43.9%
	7	387	53,111	13,206	6,317	19,524	36.8%
	8	394	87,266	17,434	7,703	25,137	28.8%
Milwaukie		5,966	29,705	9,971	3,658	13,629	45.9%
	1	613	10,000	5,971	1,434	7,405	74.0%
	2	787	10,000	6,527	3,156	9,684	96.8%
	3	922	19,298	8,798	2,725	11,523	59.7%
	4	1,228	26,357	9,886	2,906	12,792	48.5%
	5	927	30,864	10,663	4,473	15,136	49.0%
	6	615	40,623	11,818	5,111	16,929	41.7%
	7	491	53,111	13,296	5,342	18,638	35.1%
	8	382	87,266	17,653	6,454	24,107	27.6%
Happy Valley		6,926	35,391	11,061	4,699	15,761	44.5%
	1	368	10,000	6,102	1,630	7,732	77.3%
	2	498	10,000	6,605	3,588	10,194	101.9%
	3	1,037	19,298	8,838	3,079	11,917	61.8%
	4	1,207	26,357	10,026	3,258	13,284	50.4%
	5	1,150	30,864	10,888	5,145	16,034	51.9%
	6	1,152	40,623	12,080	5,937	18,017	44.4%
	7	873	53,111	13,646	6,170	19,817	37.3%
	8	642	87,266	17,868	7,628	25,496	29.2%
Damascus		1,110	42,049	10,064	7,007	17,070	40.6%
	1	84	10,000	5,585	2,335	7,920	79.2%
	2	241	10,000	5,498	4,847	10,345	103.5%
	3	9	19,298	7,610	4,582	12,192	63.2%
	4	38	26,357	8,310	4,375	12,685	48.1%
	5	127	30,864	9,121	6,720	15,841	51.3%
	6	201	40,623	10,024	7,680	17,704	43.6%
	7	164	53,111	11,932	8,202	20,134	37.9%
	8	246	87,266	15,706	10,017	25,723	29.5%
Oregon City		9,139	31,594	10,036	5,742	15,778	49.9%
	1	1,803	10,000	5,842	2,159	8,001	80.0%

	2	1,210	10,000	6,460	4,767	11,227	112.3%
	3	759	19,298	8,751	4,204	12,955	67.1%
	4	963	26,357	9,872	4,406	14,278	54.2%
	5	1,358	30,864	10,662	6,883	17,545	56.8%
	6	1,189	40,623	11,921	7,891	19,812	48.8%
	7	986	53,111	13,444	8,087	21,532	40.5%
	8	871	87,266	17,583	9,965	27,548	31.6%
West Linn		1,435	55,864	15,119	6,725	21,843	39.1%
	1	28	10,000	6,714	1,879	8,593	85.9%
	2	117	10,000	7,271	4,259	11,531	115.3%
	3	58	19,298	9,654	3,640	13,295	68.9%
	4	102	26,357	10,914	3,663	14,577	55.3%
	5	102	30,864	11,852	5,700	17,552	56.9%
	6	167	40,623	13,243	6,611	19,854	48.9%
	7	298	53,111	14,924	6,931	21,855	41.1%
	8	564	87,266	19,739	8,460	28,199	32.3%
Wilsonville		3,391	36,160	11,872	6,877	18,749	51.8%
	1	186	10,000	6,439	2,586	9,025	90.2%
	2	351	10,000	6,988	5,604	12,593	125.9%
	3	475	19,298	9,360	4,776	14,136	73.3%
	4	381	26,357	10,708	4,716	15,424	58.5%
	5	575	30,864	11,646	7,109	18,755	60.8%
	6	599	40,623	12,947	8,149	21,096	51.9%
	7	468	53,111	14,568	8,607	23,176	43.6%
	8	356	87,266	19,119	10,683	29,803	34.2%
North Hillsboro		11,927	37,245	11,620	5,243	16,863	45.3%
	1	538	10,000	6,263	1,667	7,929	79.3%
	2	883	10,000	6,870	3,624	10,494	104.9%
	3	1,088	19,298	9,141	3,178	12,319	63.8%
	4	1,720	26,357	10,317	3,294	13,611	51.6%
	5	2,112	30,864	11,102	5,117	16,219	52.6%
	6	2,511	40,623	12,326	6,468	18,794	46.3%
	7	2,105	53,111	13,904	6,573	20,476	38.6%
	8	971	87,266	18,345	8,689	27,035	31.0%
East Washington County		19,758	36,028	12,170	3,948	16,118	44.7%
	1	566	10,000	6,714	1,257	7,970	79.7%
	2	2,112	10,000	7,321	2,825	10,146	101.5%
	3	2,971	19,298	9,693	2,463	12,157	63.0%
	4	3,222	26,357	10,973	2,613	13,585	51.5%
	5	3,214	30,864	11,854	4,024	15,877	51.4%
	6	2,911	40,623	13,109	5,069	18,179	44.8%
	7	2,641	53,111	14,815	5,062	19,877	37.4%
	8	2,121	87,266	19,635	6,852	26,487	30.4%
South Beaverton		10,067	32,168	11,094	3,527	14,620	45.5%
	1	742	10,000	6,395	1,241	7,636	76.4%
	2	1,582	10,000	7,068	2,750	9,818	98.2%
	3	1,607	19,298	9,421	2,361	11,782	61.1%
	4	1,627	26,357	10,605	2,526	13,130	49.8%
	5	1,373	30,864	11,441	3,941	15,383	49.8%

	6	1,191	40,623	12,744	4,957	17,702	43.6%
	7	989	53,111	14,464	4,940	19,404	36.5%
	8	956	87,266	19,008	6,409	25,417	29.1%
Tigard - King City		8,663	32,637	11,183	3,957	15,140	46.4%
	1	574	10,000	6,480	1,341	7,821	78.2%
	2	1,031	10,000	7,079	3,034	10,113	101.1%
	3	1,486	19,298	9,388	2,709	12,097	62.7%
	4	1,696	26,357	10,588	2,843	13,431	51.0%
	5	1,363	30,864	11,442	4,445	15,887	51.5%
	6	919	40,623	12,687	5,635	18,322	45.1%
	7	735	53,111	14,304	5,536	19,840	37.4%
	8	857	87,266	18,851	7,258	26,110	29.9%
Tualatin		3,798	35,576	11,437	4,566	16,003	45.0%
	1	164	10,000	6,347	1,469	7,816	78.2%
	2	479	10,000	6,880	3,300	10,179	101.8%
	3	579	19,298	9,194	2,837	12,031	62.3%
	4	475	26,357	10,385	2,987	13,373	50.7%
	5	494	30,864	11,233	4,651	15,884	51.5%
	6	659	40,623	12,498	5,874	18,371	45.2%
	7	578	53,111	14,100	5,843	19,943	37.5%
	8	370	87,266	18,678	7,876	26,553	30.4%
Sherwood - Scholls		1,555	40,527	11,549	6,736	18,285	45.1%
	1	214	10,000	6,242	2,114	8,356	83.6%
	2	137	10,000	6,525	4,852	11,376	113.8%
	3	132	19,298	9,036	4,088	13,124	68.0%
	4	145	26,357	10,325	4,258	14,583	55.3%
	5	174	30,864	11,084	6,605	17,689	57.3%
	6	186	40,623	12,063	8,448	20,512	50.5%
	7	272	53,111	13,500	8,396	21,896	41.2%
	8	296	87,266	17,599	10,821	28,420	32.6%
SW Beaverton		7,287	40,524	12,357	4,884	17,241	42.5%
	1	634	10,000	6,377	1,396	7,773	77.7%
	2	460	10,000	6,936	3,318	10,253	102.5%
	3	564	19,298	9,296	2,853	12,148	63.0%
	4	777	26,357	10,535	3,013	13,548	51.4%
	5	1,254	30,864	11,479	4,735	16,215	52.5%
	6	1,360	40,623	12,798	5,928	18,726	46.1%
	7	1,062	53,111	14,389	5,900	20,288	38.2%
	8	1,177	87,266	18,963	7,624	26,587	30.5%
South Hillsboro		4,876	39,380	11,634	5,205	16,838	42.8%
	1	511	10,000	6,149	1,742	7,891	78.9%
	2	483	10,000	6,651	3,920	10,572	105.7%
	3	510	19,298	9,035	3,327	12,362	64.1%
	4	653	26,357	10,162	3,523	13,684	51.9%
	5	605	30,864	10,988	5,345	16,333	52.9%
	6	568	40,623	12,290	6,565	18,855	46.4%
	7	636	53,111	13,887	6,487	20,374	38.4%
	8	911	87,266	18,302	8,244	26,546	30.4%
Forest Grove - Cornelius		3,842	25,246	8,982	6,371	15,353	60.8%

	1	799	10,000	5,997	2,652	8,649	86.5%
	2	841	10,000	6,434	6,092	12,526	125.3%
	3	590	19,298	8,712	5,061	13,772	71.4%
	4	619	26,357	9,794	5,419	15,214	57.7%
	5	273	30,864	10,530	8,390	18,919	61.3%
	6	223	40,623	11,635	10,759	22,394	55.1%
	7	230	53,111	13,074	10,967	24,041	45.3%
	8	265	87,266	17,377	13,842	31,219	35.8%
Outside the UGB		72,991	34,825	10,931	6,870	17,801	51.1%
	1	9,794	10,000	6,138	3,607	9,744	97.4%
	2	10,225	10,000	6,625	6,617	13,243	132.4%
	3	8,291	19,298	8,986	5,087	14,073	72.9%
	4	8,424	26,357	10,248	4,932	15,180	57.6%
	5	8,193	30,864	11,068	7,305	18,374	59.5%
	6	8,677	40,623	12,368	8,101	20,469	50.4%
	7	9,883	53,111	13,914	8,317	22,231	41.9%
	8	9,506	87,266	18,272	10,772	29,045	33.3%
Grand Total		312,951	32,369	11,492	4,430	15,922	49.2%



Metro | *People places. Open spaces.*

Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.

Metro representatives

Metro Council President – David Bragdon

Metro Councilors

Rod Park, District 1

Carlotta Collette, District 2

Carl Hosticka, District 3

Kathryn Harrington, District 4

Rex Burkholder, District 5

Robert Liberty, District 6

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