



BLAINE COUNTY HOUSING AUTHORITY

BOARD MEETING AGENDA MEMO

Meeting Date: Staff Member:

Agenda Item:

Recommended Motion:

Reasons for Recommendation:

- The impacts of market rate development on community housing is controversial. Limited local, current data is a significant gap in community education and stakeholder decision making.
- Regional coordination around housing continues to be a challenge while also a top priority. Stakeholder engagement around this nexus study is a bounded, narrow opportunity to further rapport, improve communication and collaboration.
- EPS has extensive experience in conducting employee generation nexus studies in mountain towns.

Policy Analysis and Background (non-consent items only):

GOAL 2: RECOMMEND + ADVOCATE FOR POLICY THAT PROMOTES HOUSING
OBJECTIVE 1. RECOMMEND POLICIES TO PROMOTE HOUSING AT THE LOCAL LEVEL
OBJECTIVE 2: SERVE AS A SINGLE SOURCE OF HOUSING DATA, HOUSING NEEDS, HOUSING LISTS TO SUPPORT DATA-DRIVEN DECISION MAKING, ACTION AND INVESTMENTS

GOAL 4: INFORM, ENGAGE, COLLABORATE
OBJECTIVE 5. SERVE AS THE HUB FOR REGIONAL HOUSING DATA

New residential and commercial developments sometimes create jobs, then exacerbate the need for local community housing— three relevant studies demonstrate this precedence: the 2002 Blaine County Residential Job Generation Study, the 2023 Land Use and Employee Generation Study for Teton County Idaho, and the Affordable Housing Nexus Study completed by the Town of Jackson and Teton County, Wyoming.

The nexus between development, employee generation, and housing has not been studied in Blaine County for 21 years, since 2002. Now, the Blaine County Housing Foundation (BCHF)—the fiscal sponsor of the Blaine County Housing Authority (BCHA) — received \$25,800 in funding from Spur Community Fund to clarify the nexus and use the data to advise planning and zoning efforts, build consensus across jurisdictions, and educate the community and stakeholders so that there’s better understanding of – and support for – policy, zoning, and program changes.

While many community housing solutions require funding to develop, buy-down, or subsidize units, planning and zoning laws and policies can efficiently and inexpensively increase local supply. The BCHA and WRLT will leverage the nexus study findings to advise beneficial planning and zoning efforts, regional coordination and community education.

After BCHA’s budget development and approval, stakeholder feedback emphasized the need to increase housing-related education efforts and data-informed decision-making of local governments. Due to the timing and receipt of an updated, more cost-effective quote, BCHA did not adequately budget for this effort this fiscal year. In the meantime, two jurisdictions are beginning updating their comprehensive plans: BCHA and WRLT aim to complete this study in advance of those efforts’ initial analysis and community engagement. This study will inform the scope of WRLT’s investment in housing solutions. Seeking letters of support for this grant already catalyzed informative dialogue with local governments and presents a clear engagement timeline.

As the recipient of the Spur Community Foundation grant grant, the Blaine County Housing Foundation will fiscally support the BCHA to lead the study contract and community engagement— under the guidance of Carissa Connelly, Housing Director of Ketchum and acting Executive Director of Blaine County Housing Authority. As a primary project partner, The Wood River Land Trust (WRLT), is keen to better understand the dynamics between development trends, community housing needs, and quality of life in the Wood River Valley.

Staff believe that - with current staffing considerations – Housing Director will have adequate capacity to manage this contract. The contract is pending final, minor legal revisions.

Financial Impact:

None OR Adequate funds exist in account:	Spur grant received of \$25,800. WRLT committed \$2,500. BCHA’s remaining responsibility is \$2,500. There are adequate funds in the budget.
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Attachments:

1. Resolution 2024-01
2. Agreement for Consulting Services
3. Grant Application
4. Blaine County’s 2002 study
5. Teton County, Idaho’s 2023 study

RESOLUTION 2024-01
BEFORE THE BOARD OF COMMISSIONERS
OF THE BLAINE COUNTY HOUSING AUTHORITY
BLAINE COUNTY, IDAHO

A RESOLUTION OF THE BLAINE COUNTY HOUSING AUTHORITY BOARD OF COMMISSIONERS
AUTHORIZING THE CONTRACT FOR SERVICES WITH ENVIRONMENTAL & PLANNING SYSTEMS INC.

WHEREAS, BCHA's 2022 Strategic Plan includes serving as a hub for regional housing data and recommending policies to promote community housing; and

WHEREAS, the BCHA administrative staff recognize a knowledge and data gap of the impact of market development on need for community housing; and

WHEREAS, Environmental & Planning Systems Inc. has extensive experience in generating nexus studies of employee generation in mountain communities; and

WHEREAS, two local governments are beginning the process of updating their comprehensive plans which would be better informed with adequate data; and

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Blaine County Housing Authority, Blaine County, Idaho, as follows:

Section 1. The Blaine County Housing Authority Board of Commissioners approves execution of the Agreement for Consulting Services with EPS.

Section 2. The Blaine County Housing Authority Board of Commissioners authorizes the BCHA administrative staff to manage such contract and promote the report's findings.

[This space left intentionally blank]

DATED this ____ day of _____, 2024

ATTEST:

BLAINE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS

Executive Director

Vice Chair

AGREEMENT FOR CONSULTING SERVICES

EPS # 231068

1. Parties

The parties to this Agreement are:

CLIENTS: Blaine County Housing Authority (BCHA)

CONSULTANT: Economic & Planning Systems Inc.

2. Scope of Service

CONSULTANT shall prepare an employee generation nexus study for CLIENT in conformance with the Scope of Services attached as **Attachment B**.

3. Budget

CONSULTANT shall be entitled to fees and expenses set forth in **Attachment B** provided that CONSULTANT shall complete its work for \$28,000 with a contingency of 10%, for a total authorization of \$30,800. CLIENT agrees that in the event of a delay or work stoppage of 90 days or more, EPS, in its sole discretion, may submit a revised budget to CLIENT for its approval and that the parties shall negotiate the terms of any such revised budget in good faith.

4. Payment

CONSULTANT shall be compensated in the manner indicated in **Attachment B**. Invoices are due and payable upon receipt. CONSULTANT may charge interest on the unpaid amount for invoices that are more than 30 days' delinquent.

5. Time for Performance

CONSULTANT shall commence work upon mutual approval of this agreement. Thereafter the work shall be completed as specified in **Attachment B** unless the time is extended by mutual agreement.

6. Standard Terms and Conditions

Attachment A is the Standard Terms and Conditions that are incorporated by reference as though set out in full.

7. Approved: Dated this 7th day of December, 2023.

The Economics of Land Use



Economic & Planning Systems, Inc.
1330 Broadway
Suite 450
Oakland, CA 94612
510 841 9190 tel

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

--Signature page follows--

Executed as of the day stated above.

Accepted:

Blaine County Housing Authority (BCHA)

Economic & Planning Systems Inc.
A California Corporation

Name, Title

Ashleigh Kanat, Principal

Signature

Attachment A

Standard Terms and Conditions for Consulting Services

1. Authority

Each party has full power and authority to enter into and perform this contract, and the person signing this contract on behalf of each has been properly authorized and empowered to enter into this contract. Each party further acknowledges that it has read this agreement, understands it, and agrees to be bound by it.

2. Independent Contractor

It is specifically understood and agreed that in the creation and performance of this Agreement, CONSULTANT is an independent contractor, and is not and shall not be construed to be an employee or agent of the CLIENT.

3. Insurance

CONSULTANT shall maintain the following insurance:

- 3.1. Workers Compensation as required by law.
- 3.2. General Liability insurance of \$2,000,000 each occurrence, \$4,000,000 general aggregate.
- 3.3. Auto Liability insurance of \$1,000,000, combined single limit for bodily injury and property damage, covering non-owned and hired autos only.
- 3.4. Errors and Omissions/Professional Services Liability insurance in the amount of \$2,000,000 per claim/aggregate.
- 3.5. Excess/Umbrella Liability insurance of \$1,000,000.

4. Personnel

CONSULTANT represents that it is an equal opportunity employer and has, or will secure at its expense, all personnel required in performing the services under this Agreement. All personnel engaged in the work shall be authorized or permitted under State and Local law to perform such services.

5. Interest of CONSULTANT

CONSULTANT covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement.

6. Publication, Reproduction, and Use of Material

CLIENT may publish, distribute, or otherwise use any data, information, reports, or other materials prepared under this Agreement by CONSULTANT (CONSULTANT Work Product), in whole or in part, for purposes of this project. This authority does not apply to any computer models or software used or developed as a result of this contract, unless a separate agreement is signed concerning the disposition of such materials. CLIENT acknowledges that CONSULTANT Work Product was prepared by CONSULTANT solely for contemporaneous use by CLIENT for this Project and that it is not intended for use at any other time, location, purpose or by any other party. Accordingly, CLIENT shall not, without the prior written consent of CONSULTANT (which CONSULTANT may withhold in its sole discretion), (i) use CONSULTANT Work Product for purposes unrelated to the Project, (ii) modify CONSULTANT Work Product, or (iii) disclose or distribute any CONSULTANT Work Product to any other person, firm, or entity. CONSULTANT shall be entitled to indemnification by CLIENT, pursuant to paragraph 13 hereof, if CLIENT breaches this provision, in addition to all other available remedies at law or in equity.

7. Confidentiality

Any reports, information, or data given to or prepared or assembled by CONSULTANT under this Agreement shall not be made available to any individual or organization by CONSULTANT without the prior written approval of the CLIENT. CONSULTANT is entitled to retain copies of all data, working papers, interim documents, memoranda, and reports produced under this Agreement. However, nothing contained herein shall prevent the disclosure of such information if compelled by legal process, and in the event thereof, only after notice to CLIENT.

8. Amendments to the Contract

No amendment to this Agreement shall be effective unless it is in writing and signed by duly authorized representatives of both parties.

9. Disputed Invoices

In the event that CLIENT disputes any item on an invoice, CLIENT shall notify CONSULTANT of this disputed item within five working days of receipt of the invoice. CLIENT will approve payment of items on an invoice that are not in dispute and CLIENT and CONSULTANT will proceed to negotiate or arbitrate the disputed items as specified elsewhere in this Agreement.

10. Audits and Inspections

On reasonable notice, CLIENT may inspect any books, records, or other materials that pertain directly to this Agreement.

11. Compensation for Testimony and Preparation Thereof

If any legal action is brought in connection with the Agreement, other than an action that is solely the result of the incompetence or malfeasance by CONSULTANT, by or against a third party, and CLIENT requests that CONSULTANT or a SUBCONSULTANT, (or if CONSULTANT or a SUBCONSULTANT is otherwise required) to testify, provide information, produce materials, or otherwise spend time on such action, then CLIENT shall pay CONSULTANT or SUBCONSULTANT for time expended at their standard rates then in effect, plus advance all related expenses and costs, including, but not limited to, reasonable attorneys' fees. Such compensation shall be in addition to the maximum charge for services defined in the Agreement.

12. Termination of Agreement

The CLIENT may, at its option, elect to cancel the contract at any time, by notice to CONSULTANT, on completion of any task described in the scope of services. In such event the CLIENT will pay to CONSULTANT the amount due by virtue of completion of the products therefore delivered. If such cancellation is not based on any claim of CONSULTANT default, such payment shall include any sums withheld pursuant to this Agreement. In addition, CONSULTANT shall be reimbursed (in addition to the payment) for that portion of the actual out-of-pocket costs not otherwise reimbursed under this Agreement previously incurred by CONSULTANT during the period of the Agreement, which are directly attributable to the incomplete portion of the services covered by this Agreement.

13. Indemnification/Limitation of Liability

- 13.1. CLIENT agrees to release, indemnify, hold harmless, and defend CONSULTANT and all of its partners, employees, agents, and representatives of all types from and against all claims, liability, loss, cost, damage, expense, or obligation, including, but not limited to reasonable attorneys' and experts' fees and costs, which any of them may hereafter incur, suffer, or be required to pay by reason of any actions in connection with this Agreement or the performance thereof except as to claims which are finally adjudicated or arbitrated to have resulted from the sole negligence or willful misconduct of CONSULTANT.
- 13.2. CLIENT agrees that CONSULTANT is not responsible for the identification of hazardous or toxic substances, waste or materials, or petroleum products and/or petroleum components or constituents and is not liable for any conditions that stem from contamination from hazardous or toxic substances, waste or materials, or petroleum products and/or petroleum components or constituents.

14. Nondiscrimination and Equal Opportunity

CONSULTANT and its SUBCONSULTANTS shall not unlawfully discriminate against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by CONSULTANT under this Agreement because of race, religion, color, national origin, ancestry, physical disability, medical condition, marital status, age (over 40), gender, or gender orientation. CONSULTANT shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of CONSULTANT thereby.

15. Standard of Performance

All work performed by CONSULTANT for CLIENT pursuant to this Agreement shall be performed by qualified persons and shall be performed in accordance with standards of performance generally applicable to the work in the community in which the work is performed.

As in all projects of this type, the estimated results are based on the continued competent and efficient management by CLIENT. In addition, the conclusions reached by CONSULTANT are based on the assumption that no significant changes in project conditions will occur beyond those expressly discussed in CONSULTANT Work Product. CONSULTANT shall be able to rely on information provided to it by the CLIENT, and CONSULTANT shall have no responsibility to audit or otherwise verify such information.

16. Force Majeure

Neither party shall be responsible for delays or failures in performance resulting from acts beyond the control of such party. Such acts shall include, but not be limited to, acts of God, strikes, lockouts, riots, acts of war, epidemics, governmental regulations superimposed after the fact, fire, power failures, earthquakes, or other disasters.

17. Arbitration and Attorneys' Fees

In the event of a dispute in any manner relating to or arising out of this Agreement, the parties shall meet, confer, and negotiate in good faith in an attempt to resolve the dispute. In the event the parties are unable to resolve the dispute themselves, the dispute shall be resolved through binding arbitration in Sacramento County, State of California, under the Construction Industry Arbitration Rules of the Judicial Arbitration and Mediation Services, Inc., (JAMS). In arbitrating any issue arising under this Agreement, the power and authority of the arbitrator shall include the power and authority to grant such equitable relief (including injunctive relief) as may be appropriate under the circumstances, in accordance with applicable law. The decision award of the arbitrator shall be

binding on the parties and shall be enforceable by judgment entered in a court having jurisdiction. In the event the arbitrator determines there is a prevailing party in the arbitration, the prevailing party shall recover from the losing party all costs of arbitration, including all fees of the arbitrator and all attorneys' fees reasonably incurred by the prevailing party. The arbitrator shall have authority to order such limited discovery as the arbitrator shall deem relevant and appropriate.

18. Governing Law

This contract will be governed by and construed in accordance with the laws of the State of California.

19. Notice

Notice given under the terms of this Agreement shall be in writing and shall be effective the day it is mailed, properly addressed, to the party to receive such notice. Notice delivered other than by mail shall be effective when received. Any change of address of either of the parties shall be effective on receipt of notice of such change by the opposite party.

Work Program

Land Use and Employee Generation Study Blaine County, Idaho

The Blaine County Housing Authority (BCHA) in partnership with the Wood River Land Trust, is seeking to understand and quantify the impacts that new commercial and residential development has on demand for affordable, workforce housing in the region through the preparation of an employee generation nexus study. This analysis will occur against the backdrop of the preparation of a Regional Vision for growth and change, which is underway. The Regional Vision addresses a range of important regional issues such as traffic, water quality, land use, and affordable housing. The goal of the employee generation study is to provide data to support informed discussions about land use decisions and their impacts on the need for affordable workforce housing.

The following work program outlines the technical and analytical tasks required to respond to this question but stops short of identifying mitigation program parameters. Rather, the information may be used to inform annexation and entitlement negotiations and discretionary decisions.

Note that this work program does not anticipate any targeted stakeholder outreach with members of the community or developers active in the region.

Tasks

Task 1: Project Initiation and Ongoing Project Management

(approx. budget: \$2,000)

This task includes an initial meeting to kick-off the study, introduce the team, and review the study objectives. EPS will review background materials prior to the kick-off meeting (housing needs study, etc.). During the meeting, we will finalize the scope, schedule, and timing of key deliverables, and begin a discussion about the study's data needs. We will aim to start establishing concurrence around key assumptions:

- Market-rate residential and nonresidential land use categories
- Household incomes of new market-rate, residential development
- Nonresidential employment density assumptions

Task 2: Residential Employee Generation

(approx. budget: \$13,000, includes purchase of IMPLAN data for Blaine County, ID)

This task is focused on quantifying the impact of new, market-rate residential development on the need for affordable, workforce housing in the County. Since home types and sale prices vary across the County, EPS will evaluate the employee generation impacts by distinct market area: Ketchum, Sun Valley, Hailey/Bellevue, and the rest of the County. For each market area, the following subtasks are involved:

- Identify market-rate residential development land use categories (e.g., single family detached, single family attached, multifamily)

- Resident spending and employee generation
- Employee households and income categories
- Summary of employee generation impacts

Task 3: Nonresidential Nexus Study

(approx. budget: \$8,000)

This task is focused on quantifying the impact of new, nonresidential development on the need for affordable, workforce housing in the County. The following subtasks are involved:

- Identify nonresidential land use categories
- Job density and employee generation
- Employee households and income categories
- Summary of employee generation impacts

Task 4: Summary PowerPoint and Presentation

(approx. budget: \$5,000)

EPS will summarize the results of the analysis into a PowerPoint format slide deck and present the study results at up to three (3) in-person public meetings during the course of one 3-day/2-night trip. Travel costs (current estimate of \$2,000) are included in the above referenced budget and include travel (round-trip flight from the Bay Area), accommodations, and meals.

Study Deliverables

- Draft and final versions of the Nexus Study. The Study will combine the results of Tasks 3 and 4. Following submittal of the Draft Nexus Study, EPS will incorporate one-round of consolidated comments from the client team and produce the Final Nexus Study.
- Draft and final versions of the PowerPoint presentation slide deck. Following submittal of the draft slide deck, EPS will incorporate one-round of consolidated comments from the client team and produce the final slide deck.

Budget and Schedule

- EPS anticipates that this work may begin in early 2024
- Study duration: approx. 3 mos.
- Approx. budget: \$28,000.
- Recommend contingency of 10%, for a total authorization of \$30,800.

Employee Generation and Housing Nexus Study

Standard Grant Application 2023 Fall Cycle

The Blaine County Housing Foundation

Nathan Harvill
111 N 1st Ave STE 2J
Hailey, ID 83333

cconnelly@ketchumidaho.org
O: 208-788-6102

Carissa Connelly

191 5th St W
Ketchum, ID 83340

cconnelly@ketchumidaho.org
O: 208-727-5088

Application Form

Organization Information

Year Organization Was Incorporated*

Please click on the blue "Copy GuideStar Profile" Button at the top of the page to copy answers from the GuideStar Profile.

2018

Organization's Mission Statement*

Please click on the blue "Copy GuideStar Profile" Button at the top of the page to copy answers from the GuideStar Profile.

Blaine County Housing Foundation is organized for the purposes of planning, financing, preserving, supporting, and educating on the need for long-term affordable and workforce housing for workers and full-time residents of Blaine County.

SG: It was set up to enable the Blaine County Housing Authority to more easily pursue charitable gifts and grants.

Contact Information

Organization Primary Contact*

(President/CEO/Executive Director)

Mason Frederickson

Request Primary Contact*

(if different than the Organization Primary Contact)

Carissa Connelly

Request Details

Project Name*

Write a short phrase that describes your project, such as "Volunteer Recruitment Support" or "After School Literacy Program."

**You do not need to include the name of your organization as that information is already linked to the application.*

***If awarded a grant, the project name will be shared in press releases.*

Employee Generation and Housing Nexus Study

Organization's Total Annual Operating Expenses*

Total operating expenses for your current fiscal year. Please do not enter decimals.

2000

What is the total budget related to this request?*

For General Operating Support this number is typically the same as your projected organizational operating expenses.

\$37,400.00

Amount Requested*

\$25,800.00

Percent of Budget*

Divide the "Amount Requested" by the "total budget" entered in the previous question and round to the nearest whole number. Do not enter a "%" sign.

69

How much money have you already secured?*

\$11,600.00

Type of support requested*

Please choose one of the following options after reviewing the grant opportunity guidelines (if you are unsure which type of support to select, please reach out to Spur).

Program Support

Program Support Application Questions

Statement of Need*

In the context of our community, what is the problem you plan to address or the opportunity you are pursuing? Why is it important? Be succinct with your answer. Clarity and brevity are appreciated.

New residential and commercial developments sometimes create jobs, then exacerbate the need for local community housing— three relevant studies demonstrate this precedence: the 2002 Blaine County Residential Job Generation Study, the 2023 Land Use and Employee Generation Study for Teton County Idaho, and the Affordable Housing Nexus Study completed by the Town of Jackson and Teton County, Wyoming.

The nexus between development, employee generation, and housing has not been studied in Blaine County for 21 years, since 2002. Now, the Blaine County Housing Foundation (BCHF)—the fiscal sponsor of the Blaine County Housing Authority (BCHA) — seeks funding to clarify the nexus and use the data to advise planning and zoning efforts, build consensus across jurisdictions, and educate the community and stakeholders so that there’s better understanding of – and support for – policy, zoning, and program changes.

While many community housing solutions require funding to develop, buy-down, or subsidize units, planning and zoning laws and policies can efficiently and inexpensively increase local supply. The BCHA and WRLT will leverage the nexus study findings to advise beneficial planning and zoning efforts, regional coordination and community education.

After BCHA's budget development and approval, stakeholder feedback emphasized the need to increase housing-related education efforts and data-informed decision-making of local governments. Due to the timing and receipt of an updated, more cost-effective quote, BCHA did not adequately budget for this effort this fiscal year. In the meantime, two jurisdictions are beginning updating their comprehensive plans: BCHA and WRLT aim to complete this study in advance of those efforts' initial analysis and community engagement. This study will inform the scope of WRLT's investment in housing solutions. Seeking letters of support for this grant already catalyzed informative dialogue with local governments and presents a clear engagement timeline.

As the recipient of the grant, the Blaine County Housing Foundation will fiscally support the BCHA to lead the study contract and community engagement— under the guidance of Carissa Connelly, Housing Director of Ketchum and acting Executive Director of Blaine County Housing Authority. As a primary project partner, The Wood River Land Trust (WRLT), is keen to better understand the dynamics between development trends, community housing needs, and quality of life in the Wood River Valley.

Description of activities*

Describe the proposed activities and how they will address the need or opportunity described above.

The Blaine County Housing Foundation and Authority will hire a consultant to complete the study and facilitate the project partners' community engagement. Within the next six months, the consultant will:

1. Plan the scope of work by reviewing background materials and existing conditions, establishing the study's objectives and deliverables, then finalizing a contractual agreement.
2. Study and quantify the impact of new, market-rate commercial and residential development on the need for—affordable, workforce— community housing units countywide and distinctly across the Ketchum, Sun Valley, Hailey, and Bellevue markets.
3. Synthesize the findings in a visual presentation, to be shared virtually and at in-person events.

Throughout the process of the study and afterwards, the Blaine County Housing Authority (BCHA) will engage project partners about the implementation of planning and zoning ordinances that create new mechanisms for incentivizing developers to build community housing units. Aside from the Planned Unit Development (PUD) mechanism that local governments countywide currently use, municipal governments may employ waivers and/or bonuses when a development applicant is willing to deed-restrict community housing units or as a requirement of annexation. Currently, the City of Ketchum is the only municipality with such an incentive: Ketchum's density bonus program is a voluntary program where – if a developer requests density above the zoned maximum in certain areas – they will be approved if they include a certain proportion of community housing units.

Lastly, the BCHA intends for this study and community engagement process to encourage and solidify the municipalities' participation in quarterly housing meetings. The study will offer partners another data point to track, while the adoption and implementation of community housing incentives will create success stories for them to report.

Target population served by these activities*

Please identify the primary beneficiaries of the proposed activities (select all that apply.)

All ages & stages
Vulnerable/Disadvantaged populations

Other Target Population Served (please describe)
Primary area of impact for the proposed activities*
 Housing

Other Primary Category of Impact (please describe)

Timeline for carrying out the proposed activities (Start and End Date)

The dates entered will serve as the default start and end dates for the grant, if one is awarded.

Start Date (Program Support)*

12/01/2023

End Date (Program Support)*

05/01/2024

Itemized Project Budget (attach)*

*Please include confirmed and projected sources of income. *Please note, if awarded a grant your final report will ask for a proposed vs actual budget comparison. We highly recommend structuring your budget for this application in a way that is consistent with your accounting systems and how you will report on expenditures.*

SpurApplication_Budget.pdf

Partnerships or Collaborations

If you plan to partner or collaborate with other organizations, please list those organizations here and describe how you will work together. If not applicable, type N/A.

The WRLT will donate half of the monetary local match, dedicate forty hours of in-kind staff time, participate in guiding the study, and facilitate regional coordination. This project falls within the scope of their budding planning effort and new Planning Director, Cece Osborn. Carissa and Cece will meet regularly with the consultants to review and guide the study; ensure that research questions and analytical tools produce useful data; and plan for community engagement.

A wider ring of partners will be key to building consensus across sectors and areas of expertise. Local government staff and those with a focus on economic development, land use planning, and housing needs will be invited to review and advise the study methods, in part to ensure ownership and application of the findings. BCHA's contract for services with the City of Ketchum means that BCHA receives adequate support for staffing, content expertise, communications, IT, HR, and finance.

Partnerships or Collaborations - Letters of Support

Please attach letters of support, partnership agreements, MOUs, or other evidence of your partnerships. (Please combine into one document before uploading).

BCHA+WRLT_SupportLetters.pdf

Supporting Materials (Program Support, optional)

If you would like to provide additional information or materials beyond what has been requested, you may upload documents here. Please combine multiple documents into one file (e.g. brochures, studies, photos, testimonials,

etc.).

Please note that such information is supplemental only, and is not guaranteed to be reviewed by grants committee members.

One document maximum, 5MB file size max, only .pdf, .xlsx file formats accepted.

231068_RevisedWorkProgram_2023Oct19.pdf

Evaluation & Measurable Goals

How does your organization evaluate and track its impact?*

Thanks the Spur's grant in 2022, BCHA now has an updated strategic plan that is setup to easily track progress. BCHA's board will review progress at it's next annual meeting and publicize results.

This grant request falls within Goal 2 of the Strategic Plan: Recommend + Advocate for policy that promotes policy. Objectives 1 and 2 of Goal 2 include the following strategies: "Develop incentive-based land use policies that result in long term deed restricted affordable housing" and "Serve as the single source of housing data, housing needs, housing lists to support data-driven decision making, action and investments." It also falls under Goal 4: Inform, Engage + Collaborate, which includes the strategy to create a regional housing action plan that reflects and tracks priorities in the region. Identifying and tracking key data is identified below as goal 2 for this grant. Receiving this grant furthers these efforts.

Measurable Goals

Please enter 1-3 specific outcomes by which you will measure the success of your work during the grant period.

Information is requested as:

- *1-line description of the outcome you hope to achieve (What's your goal? What is the change intended by the proposed activities or priorities?)*
- *1-line description of the indicator you will use to determine if you achieved your outcome (What would indicate to you that you have achieved your goal?)*
- *The target value*
- *The type of target (count, percentage, or dollars)*
- *Unit of measure that you define (such as people, students, meals, books, acres, satisfaction rating, etc.)*

If funding is awarded, you will be asked to report on these outcomes at the end of the grant period. Contact Spur if you have any questions about how to develop well-defined outcomes.

Program Support Example 1:

- Outcome sentence: to provide more individualized support and instruction leading to improved reading and writing skills
- Indicator sentence: 70% of participating students will show improvement in reading test scores
- Target value: 70

- Type of target: %
- Units of measure: students

Program Support Example 2:

- Outcome sentence: to create a more inclusive park experience for visitors
- Indicator sentence: 3000 people will visit the park this year
- Target value: 3000
- Type of target: #
- Units of measure: people
- Comment: Currently we average 1800 visitors per year

Capacity-Building Example:

- Outcome sentence: To better manage our donor relations so current donors feel appreciated
- Indicator sentence: We will increase our donor retention rate by 10%
- Target value: 10
- Type of target: %
- Units of measure: donors

General Support Example (*for general support, outcomes should be tied to your strategic or annual plan*):

- Outcome sentence: Our board members recognize the importance of building a culture of philanthropy.
- Indicator sentence: 100% of our board members make a financial contribution to the organization this fiscal year
- Target value: 100
- Type of target: #
- Units of measure: Board members

*In some cases, the outcome sentence may be the same for each measurable goal but the indicator must be different.

Goal One - Outcome Description*

Please provide a one-sentence description of the outcome you hope to achieve.

To advise planning and zoning ordinances, negotiations, and decisions.

Goal One - Indicator Description*

Please provide a one-sentence description of the indicator you will use to determine if you have achieved your goal.

Based on the study findings, the cities and county adopt policy mechanisms that incentivize development applicants to build long-term or permanent community housing units.

Goal One - Target Value*

5

Goal One - Target Type*

Select the type of target results. # for impact in quantity, % for impact in percentage, or \$ in resources

#

Goal One - Units*

What are the measurable units related to goal #1? (E.g. people, meals, pets, acres)

Jurisdictions with new or updated planning and zoning code ordinances

Goal One - Comments (optional)

Please provide additional information we may need to better understand this metric. I.e. if you used a percentage increase or decrease, please include relevant baseline numbers.

BCHA or project partners will provide City Staff with the expertise needed to draft effective ordinances and/or propose ordinances through the entitlement process.

Goal Two: Outcome Description

Please provide a one-sentence description of the outcome you hope to achieve.

To build consensus between community partners on the impact of commercial and residential development on needed community housing units in Blaine County.

Goal Two - Indicator Description

Please provide a one-sentence description of the indicator you will use to determine if you have achieved your goal.

All jurisdictions track and report market development impacts on community housing needs with BCHA at quarterly meetings.

Goal Two - Target Value

20

Goal Two - Target Type

Select the type of target results. # for impact in quantity, % for impact in percentage, or \$ in resources

#

Goal Two - Units

What are the measurable units related to goal #1? (E.g. people, meals, pets, acres)

reports

Goal Two - Comments (optional)

Please provide additional information we may need to better understand this metric. I.e. if you used a percentage increase or decrease, please include relevant baseline numbers.

The goal is to receive one written report from each of the five municipalities each quarter.

Goal Three - Outcome Description

Please provide a one-sentence description of the outcome you hope to achieve.

To inform public-facing education with data on the impact that new commercial and residential development has on the number of community housing units needed countywide.

Goal Three - Indicator Description

Please provide a one-sentence description of the indicator you will use to determine if you have achieved your goal.

With community partners, the BCHA will host 3 educational events that showcase the nexus study findings in the context of local housing needs assessments—in Bellevue, Hailey, and Ketchum/Sun Valley.

Goal Three - Target Value

3

Goal Three - Target Type

Select the type of target results. # for impact in quantity, % for impact in percentage, or \$ in resources

#

Goal Three - Units

What are the measurable units related to goal #1? (E.g. people, meals, pets, acres)

Events

Goal Three - Comments (optional)

Please provide additional information we may need to better understand this metric. I.e. if you used a percentage increase or decrease, please include relevant baseline numbers.

Events will be accompanied by a press release. Educating the general public and constituents of the municipalities may be key to the adoption of community housing incentives in municipal codes.

File Attachment Summary

Applicant File Uploads

- SpurApplication_Budget.pdf
- BCHA+WRLT_SupportLetters.pdf
- 231068_RevisedWorkProgram_2023Oct19.pdf

BLAINE COUNTY HOUSING FOUNDATION

EXPENSES

Staff time @ 80 hours	\$	6,600
Project initiation and ongoing Project Management	\$	2,200
Residential Employee Generation	\$	14,300
Nonresidential Nexus Study	\$	8,800
Powerpoint & Presentation	\$	5,500
TOTAL	\$	37,400

Per consultant recommendation, a 10% contingency has been integrat

REVENUE

BCHA fiscal contribution	\$	2,500
BCHA staff contribution - in kind	\$	3,300
WRLT contribution	\$	2,500
WRLT staff contribution - in kind	\$	3,300
TOTAL	\$	11,600

DIFFERENCE \$ (25,800)



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Work Program

Land Use and Employee Generation Study Blaine County, Idaho

The Blaine County Housing Authority (BCHA) in partnership with the Wood River Land Trust, is seeking to understand and quantify the impacts that new commercial and residential development has on demand for affordable, workforce housing in the region through the preparation of an employee generation nexus study. This analysis will occur against the backdrop of the preparation of a Regional Vision for growth and change, which is underway. The Regional Vision addresses a range of important regional issues such as traffic, water quality, land use, and affordable housing. The goal of the employee generation study is to provide data to support informed discussions about land use decisions and their impacts on the need for affordable workforce housing.

The following work program outlines the technical and analytical tasks required to respond to this question but stops short of identifying mitigation program parameters. Rather, the information may be used to inform annexation and entitlement negotiations and discretionary decisions.

Note that this work program does not anticipate any targeted stakeholder outreach with members of the community or developers active in the region.

Tasks

Task 1: Project Initiation and Ongoing Project Management

(approx. budget: \$2,000)

This task includes an initial meeting to kick-off the study, introduce the team, and review the study objectives. EPS will review background materials prior to the kick-off meeting (housing needs study, etc.). During the meeting, we will finalize the scope, schedule, and timing of key deliverables, and begin a discussion about the study's data needs. We will aim to start establishing concurrence around key assumptions:

- Market-rate residential and nonresidential land use categories
- Household incomes of new market-rate, residential development
- Nonresidential employment density assumptions

Task 2: Residential Employee Generation

(approx. budget: \$13,000, includes purchase of IMPLAN data for Blaine County, ID)

This task is focused on quantifying the impact of new, market-rate residential development on the need for affordable, workforce housing in the County. Since home types and sale prices vary across the County, EPS will evaluate the employee generation impacts by distinct market area: Ketchum, Sun Valley, Hailey/Bellevue, and the rest of the County. For each market area, the following subtasks are involved:

- Identify market-rate residential development land use categories (e.g., single family detached, single family attached, multifamily)

- Resident spending and employee generation
- Employee households and income categories
- Summary of employee generation impacts

Task 3: Nonresidential Nexus Study

(approx. budget: \$8,000)

This task is focused on quantifying the impact of new, nonresidential development on the need for affordable, workforce housing in the County. The following subtasks are involved:

- Identify nonresidential land use categories
- Job density and employee generation
- Employee households and income categories
- Summary of employee generation impacts

Task 4: Summary PowerPoint and Presentation

(approx. budget: \$5,000)

EPS will summarize the results of the analysis into a PowerPoint format slide deck and present the study results at up to three (3) in-person public meetings during the course of one 3-day/2-night trip. Travel costs (current estimate of \$2,000) are included in the above referenced budget and include travel (round-trip flight from the Bay Area), accommodations, and meals.

Study Deliverables

- Draft and final versions of the Nexus Study. The Study will combine the results of Tasks 3 and 4. Following submittal of the Draft Nexus Study, EPS will incorporate one-round of consolidated comments from the client team and produce the Final Nexus Study.
- Draft and final versions of the PowerPoint presentation slide deck. Following submittal of the draft slide deck, EPS will incorporate one-round of consolidated comments from the client team and produce the final slide deck.

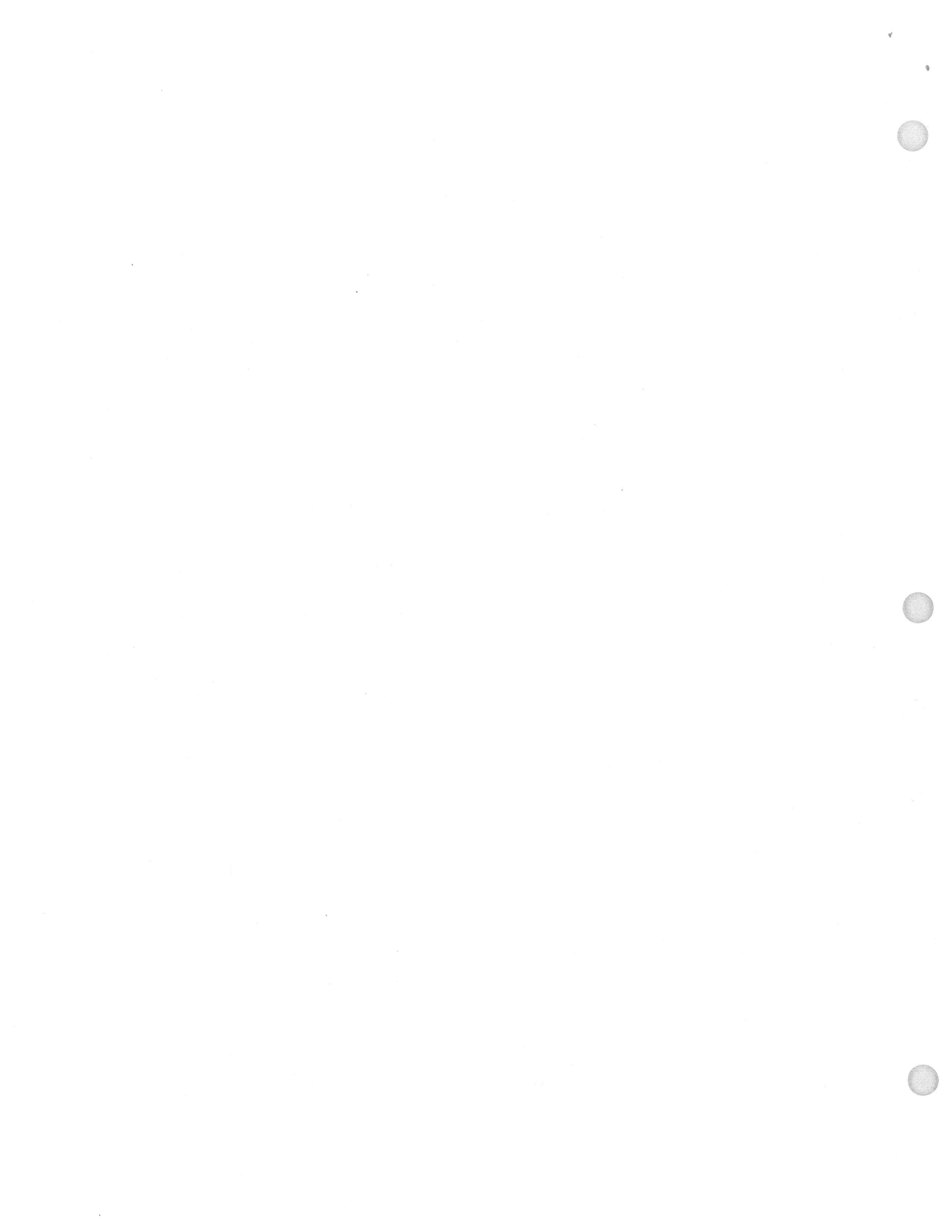
Budget and Schedule

- EPS anticipates that this work may begin in early 2024
- Study duration: approx. 3 mos.
- Approx. budget: \$28,000.
- Recommend contingency of 10%, for a total authorization of \$30,800.

Blaine County Residential Job Generation Study

March 2002

**Prepared by
The Housing Collaborative, LLC
Rees Consulting, Inc.**



INTRODUCTION

Purpose of the Study

This study provides quantitative estimates of the number of jobs associated with the on-going maintenance and operation of homes in Blaine County, Idaho. The residential employment generation rates are intended to help Blaine County determine the impacts on housing demand resulting from residential development and operations and how the impacts should be mitigated. The data can be used to support impact fees, residential linkage programs, inclusionary zoning, housing excise taxes or other programs that might be developed. Determining the impacts on affordable housing that need to be mitigated may vary by jurisdiction within the County. Factors that influence jurisdictional differences include the cost and availability of housing that exists, the number of units produced through other programs like commercial linkage, and public-sector housing efforts.

Organization of the Report

This report contains 8 sections:

1. Methodology / sample composition;
2. Residence usage levels;
3. Sources of workers for upkeep, maintenance and operations;
4. Workers hired directly by homeowners;
5. Use of property management firms;
6. Homeowners associations;
7. Total full-time equivalent employment; and
8. Conclusions and recommendations.

Use of the Report

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- make copies for its unlimited use;
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METHODOLOGY / SAMPLE COMPOSITION

Residential job generation rates are largely based on information from primary research. Surveys of homeowners were conducted in Blaine County to estimate the number of jobs generated by residential use. County Assessor records were used to analyze the housing supply in each area of the County and to select addresses for distribution of the homeowner survey. Surveys were numbered to enable them to be linked to their corresponding Assessor's property data for quality control purposes. The homeowner survey covered property characteristics, usage patterns, and employee generation, including:

- Unit type;
- Square footage;
- Estimated market value of residence / quality of accommodations;
- Usage characteristics of the residence (number of weeks per year used as a second home, primary residence, rental property, business use, and/or vacant);
- Average number of workers employed by type of worker (including caretakers) and wages paid;
- Number of hours spent on the jobs by the workers employed; and,
- Dollar amounts paid to property management companies, caretakers, and other contract services that hire services on residents' behalf for maintenance, upkeep and operations. Estimates of number of hours spent by these services per unit were also collected.

Surveys were sent to a sample of 1,802 homeowners in Blaine County. The sample consisted of unduplicated owners of the following categories of units:

- 1) All units of 4,000+ square feet in size, excluding developments on commercial lots, including both properties owned by homeowners with a local mailing address (a proxy for local residents) and homeowners with an out-of-county mailing address (a rough proxy for second homeowners). This amounted to 773 unduplicated owners.
- 2) About one-half of the units between 3,000 – 3,999 square feet owned by locals and second homeowners. This amounted to 392 unduplicated owners.
- 3) A random sampling of units under 3,000 square feet, where one-half of the units were owned by locals and one-half by second homeowners. This amounted to 637 unduplicated owners.

It should be noted that this sampling scheme resulted in a disproportionately large sample of the County's bigger homes. However, this approach is consistent with the purpose of the survey, which is to understand employment levels associated with units of various sizes. Because very large units account for a small proportion of the County's total units, a deliberately large sample of these units was needed to ensure sufficient representation of larger units in the sample.

The total number of questionnaires completed was 513 out of 1,802 mailed, representing a better-than-average completion rate of 28 percent. Respondents who own more than one unit in Blaine County were asked to describe the characteristics and usage patterns of their unit with the largest square footage. The breakdown of responses by type, location, and size of residence is summarized in the next two tables.

**Table 1
Type and Location of Residence**

		Overall	Used as Primary Residence	Used as Second Home
WHAT TYPE OF PROPERTY DO YOU OWN IN BLAINE COUNTY	Single-family house	94%	96%	94%
	Duplex	1%	1%	1%
	Condo or townhome	3%	2%	3%
	Other	2%	1%	3%
TOTAL		100%	100%	100%
	n =	498	292	173
HOW WOULD YOU DESCRIBE YOUR PROPERTY	Economy	8%	7%	7%
	Average	45%	51%	34%
	Luxury	46%	42%	59%
TOTAL		100%	100%	100%
	n =	504	296	175
IS YOUR HOME A FORM OF A FRACTIONAL	Yes	1%		1%
	No	99%	100%	99%
TOTAL		100%	100%	100%
	n =	506	297	176
WHERE IN BLAINE COUNTY IS THIS PROPERTY LOCATED	Smiley Creek	2%	0%	6%
	Sun Valley	15%	13%	21%
	Ketchum	28%	24%	38%
	Triumph	1%	1%	
	Hailey	17%	19%	12%
	Bellevue	5%	7%	1%
	Gannett	1%	1%	1%
	Picabo	1%	1%	1%
	Carey	3%	4%	
	Other	26%	30%	21%
TOTAL		100%	100%	100%
	n =	502	297	172

Table 2
Finished Square Footage of Residence

		Overall	Used as Primary Residence	Used as Second Home
Approximate finished square footage of residence	500 thru 999	3%	2%	6%
	1,000 thru 1,499	6%	6%	4%
	1,500 thru 1,999	10%	8%	11%
	2,000 thru 2,499	11%	13%	6%
	2,500 thru 2,999	6%	6%	7%
	3,000 thru 3,499	12%	14%	10%
	3,500 thru 3,999	11%	10%	12%
	4,000 thru 4,499	13%	13%	13%
	4,500 thru 4,999	8%	10%	6%
	5,000 thru 5,499	5%	5%	6%
	5,500 thru 5,999	3%	4%	2%
	6,000 thru 6,499	4%	2%	6%
	6,500 thru 6,999	2%	2%	3%
	7,000 thru 7,499	2%	1%	3%
	8,000 thru 8,499	2%	1%	2%
	8,500 thru 8,999	0%		1%
	9,000 thru 9,499	1%	0%	1%
9,500 thru 9,999	1%	1%	1%	
TOTAL		100%	100%	100%
	Average	3585.0	3573.5	3813.4
	n =	513	298	176

Residence Usage Patterns

Table 3 illustrates the types of uses to which owners put their units, segmented by whether the respondent stated they use their residence as a primary or second home. Most responding owners use their home as their "primary residence" (60 percent), with 36 percent using it as a second home, 4 percent using it as a long-term rental to local residents, and 2 percent using it as a vacation rental. Not surprisingly, a majority of second homeowners (81 percent) report that their unit remains vacant for part of the year, where only 4 percent of primary residents state the same.

Table 3
Do you use your home for any of the following purposes?

		Overall	Used as Primary Residence	Used as Second Home
TYPE OF PROPERTY USAGE	PRIMARY RESIDENCE	60%	100%	
	SECOND HOME FOR OWNER	36%		100%
	VACATION RENTAL	2%	1%	5%
	LONG-TERM RENTAL TO LOCAL RESIDENT	4%		1%
	BUSINESS/CORPORATE FUNCTION	1%		1%
	VACANT - NOT USED	32%	4%	81%
TOTAL		134%	105%	188%
	n =	497	298	176

Table 4 summarizes the average number of weeks per year that homes are put to each type of use. Second homeowners stated that they occupy their homes an average of 16.1 weeks per year, use their home as a long-term rental for locals an average of 0.6 weeks per year, use their home as a vacation rental 0.5 weeks per year, and leave their homes vacant an average of 34.8 weeks per year.

Table 4
How Many Weeks is Your Home Used as the Following?

	Overall	Used as a Primary Residence	Used as a Second Home
Weeks used as primary residence	34.0	51.5	0.0
Weeks used as second home for owner	5.1	0.0	16.1
Weeks used as vacation rental	0.2	0.0	0.5
Weeks used as long-term rental to local resident	1.2	0.0	0.6
Weeks used for business/corporate functions	0	0	0
Weeks vacant / not used	11.4	0.5	34.8
Total Weeks	52.0	52.0	52.0
n=	451	298	144

Sources of Workers for Rental Arrangements, Upkeep, Maintenance and Operations

The table below summarizes responses to the question of who typically participates in the rental arrangements and of the property, as well as upkeep and operations of homeowners' property (including maintenance and cleaning).

Regarding rental arrangements, 20 percent of respondents indicate that their property is rented (including 29 percent of owners with a local address and 17 percent of owners with an out-of-county address). Among the 20 percent who rent their unit, approximately 10 percent handle rental arrangements themselves, 5 percent use a property management company, 3 percent hire workers directly and 1 percent use on-site caretakers or employees.

Regarding maintenance and cleaning, approximately 53 percent of respondents indicate that they or their family do the work themselves. An additional 50 percent hire workers directly, 13 percent use a property management company, 9 percent use a homeowners association, 7 percent use on-site caretakers or employees, and 3 percent use other methods. Local residents are more likely to do maintenance and cleaning themselves (62 percent) than out-of-county residents (43 percent) and are also somewhat more likely to hire workers themselves. Conversely, out-of-county residents are much more likely to use a property management company (24 percent) than locals (3 percent) and are also more likely than locals to use an on-site caretaker.

Table 5
Who Typically Takes Care of Rental Arrangements For Your Property?
Who Typically Participates in the Upkeep and Maintenance of Your Property?

		Overall	Used as Primary Residence	Used as Second Home
WHO TAKES CARE OF RENTAL ARRANGEMENTS FOR YOUR PROPERTY	No one - it is not rented	80%	82%	90%
	Myself/family members personally	10%		3%
	Myself/family members hire workers directly	3%	9%	1%
	On-site caretaker/employees	1%		1%
	Property management company	5%	9%	4%
	Others	0%		1%
TOTAL		100%	100%	100%
	n =	203	11	164
Who typically participates in the maintenance & cleaning of your property?	Myself/family members personally	53%	62%	43%
	Myself/family members hire workers directly	50%	53%	50%
	On-site caretaker/employees	7%	5%	10%
	Property management company	13%	3%	24%
	Homeowners association	9%	12%	7%
	Others	3%	1%	4%
TOTAL		135%	134%	138%
	n =	317	154	136

Types of Workers Hired Directly by Homeowners

As reported in the table above, 50 percent of the total respondents hire workers directly to maintain their property. As shown in Table 6, below, 85 percent hire workers for gardening/exterior maintenance/snow removal, 72 percent hire housekeepers, and 9 percent hire their own caretaker/concierge/butler. Additionally, 5 percent hire for child care/nanny and 2 percent each employ kitchen help/chef and personal trainer/administrative assistant.

Table 6
Do You Employ the Following Types of Workers at Your Residence?

		Overall	Used as Primary Residence	Used as Second Home
Do you employ the following types of workers at your residence?	GARDNERS/EXTERIOR MAINTENANCE/SNOW REMOVAL	85%	83%	88%
	HOUSEKEEPERS	72%	77%	67%
	KITCHEN HELP/CHEF	2%	3%	2%
	A CHILD CARE PROVIDER/NANNY	5%	8%	1%
	A CARETAKER/CONCIERGE/BUTLER	9%	4%	14%
	A PERSONAL TRAINER/ADMINISTRATIVE ASSISTANT	2%	2%	2%
	ANY OTHER EMPLOYEES	4%	4%	3%
TOTAL		178%	181%	176%
	n =	281	156	115

Use of Property Management Firms

As noted previously (Table 5), 13 percent of respondents indicated that they use property management firms for purposes of cleaning and maintenance. As indicated in Table 7, below, respondents pay property management firms an average of \$10,500 per unit annually for their services. Of those respondents that were able to estimate the annual number of hours spent by property management companies at their home, the average estimated hours spent was 450.5 hours.

It is worth noting that the sample size for these questions is rather small: a total of 35 overall (27 second homeowners and 4 primary residents). The particularly large in-county yearly cost average is attributed primarily to one owner that procures over \$90,000 and 3,700 hours per year in services. By not incorporating this record in the total responses, the average amount spent by all owners decreases to \$7,867 per year and 180 hours. The median cost changes only slightly, from \$4,500 per year to \$4,250.

Table 7
Use of Property Management Companies

		Overall	Used as Primary Residence	Used as Second Home
IF YOU OBTAIN SERVICES THROUGH PROPERTY MANAGEMENT COMPANIES, HOW MUCH IS SPENT EACH YEAR ON THESE SERVICES	\$1-500/per year	6%		7%
	\$501-1,000/per year	6%		4%
	\$1,001-2,000/per year	23%		22%
	\$2,001-3,000/per year	9%	25%	4%
	\$3,001-5,000/per year	14%	25%	15%
	\$5,001-10,000/per year	26%		33%
	More than \$10,000/per year	17%	50%	15%
TOTAL		100%	100%	100%
Average		\$10,500	\$39,125	\$7,570
Median		\$4,500	\$27,000	\$5,000
n =		35	4	27
APPROXIMATE NUMBER OF HOURS THESE SERVICE PROVIDERS SPEND ON YOUR HOME EACH YEAR	less than 25 hours per year	23%		25%
	76 to 100	15%		17%
	101 to 150	15%		17%
	151 to 200	8%		8%
	more than 200 hours per year	38%	100%	33%
TOTAL		100%	100%	100%
Average		450.5	3700.0	179.7
n =		13	1	12

Homeowners Associations

As noted previously (Table 5), 9 percent of respondents indicated that homeowners associations participate in cleaning and maintenance of their properties. As indicated in Table 8, respondents pay an average of \$2,158 per unit annually for their services. A significant proportion of respondents indicated that their HOA does not have an on-site caretaker (85 percent). The sample size for this set of questions is also small, though there is fair continuity between responses.

**Table 8
Homeowners Associations Data**

		Overall	Used as Primary Residence	Used as Second Home
WHAT ARE YOUR ANNUAL HOMEOWNER ASSOCIATION DUES	\$1-250/per year	4%		13%
	\$251-500/per year	20%	31%	
	\$501-1,000/per year	20%	19%	13%
	\$1,001-2,000/per year	24%	31%	13%
	\$2,001-3,000/per year	4%		13%
	More than \$3,000/per year	28%	19%	50%
TOTAL		100%	100%	100%
Average		\$2,158	\$1,695	\$3,261
Median		\$1,500	\$1,227	\$2,800
n =		25	16	8
DOES YOUR HOMEOWNERS ASSOCIATION HAVE AN ON-SITE CARETAKER	Yes	15%	13%	22%
	No	85%	88%	78%
TOTAL		100%	100%	100%
n =		26	16	9

Total Full Time Equivalent Employment (FTE)

Full time equivalent (FTE) employment was calculated from three sources, including:

- *Direct employment of workers by the homeowner:* Employment was calculated based on reported hours worked by these employees, extrapolated to an annual total.
- *Employment generated by homeowner payments to property management firms:* Employment was calculated based on annual payments to property management firms, assuming that 60 percent of these payments were used for labor at an average labor cost of \$11.60 per hour (per the Idaho Department of Labor).
- *Employment generated by homeowner association dues:* Employment was calculated based on annual payments to homeowner associations, assuming that 60 percent of these payments were used for labor at an average labor cost of \$11.60 per hour (per the Idaho Department of Labor).

Note that the jobs calculations do not include workers for reservations and bookings of properties that are rented. Reservations and front desk employment, which are typically handled off-site away from the unit, would be covered under commercial job generation. Also, all jobs calculations do not include hours worked by the homeowner him/herself on the property.

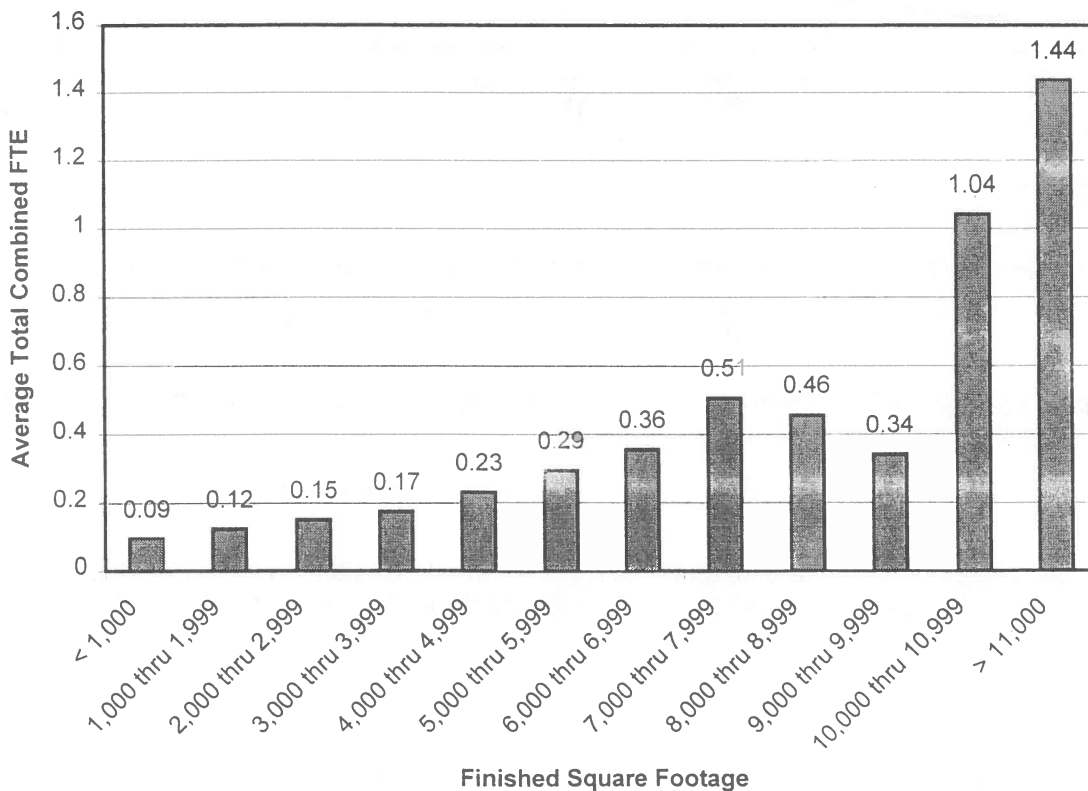
FTE by Size of Residence

Over the past few years, Rees Consulting, Inc. and RRC Associates, both members of the Housing Collaborative, LLC, have collected over 6,400 responses on homeowner surveys in the following mountain resort communities:

- Eagle County, Co.;
- Teton County, Wy.;
- Gunnison County, Co.;
- Breckenridge/Upper Blue, Co.;
- San Miguel County, Co.; and
- Blaine County, Id.

By graphing the data from the Homeowners Surveys in these communities, we see that FTE clearly varies by size of residence. Figure 1, below, shows that FTE generally increases with unit size.

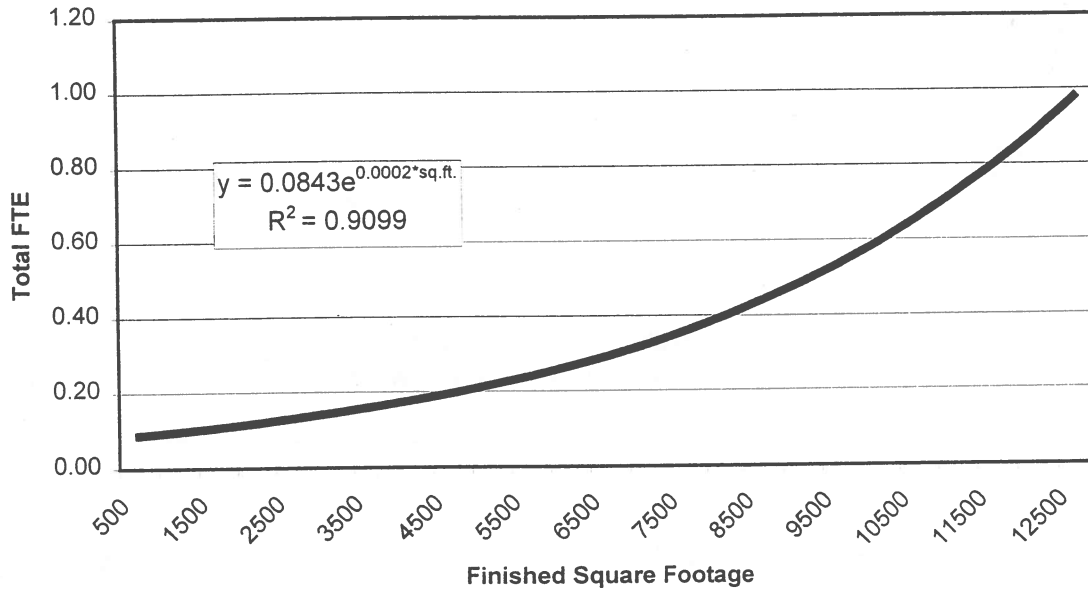
**Figure 1
Total Full Time Equivalent (FTE) Employment
Per Unit Per Year By Size of Residence**



The variable average FTE values for residences over 8,000 square feet in size may be attributed in part to the fact that there is limited data in the database on residences this size (only 2.9 percent of all records are for residences exceeding 8,000 square feet). However, by using a fixed non-linear regression analysis to measure the relationship between total combined

FTE and square footage, a significant exponential relationship between total combined FTE and square footage was revealed. This formula can be used to estimate FTE for property square footages beyond and in addition to those specifically represented in the database.

Figure 2
Exponential Relation: Full Time Equivalent (FTE) Employment Per Unit Per Year By Size of Residence



As shown above, the resulting exponential function relating square footage to FTE is:

$$\text{Total Combined FTE} = 0.0843e^{(.0002)(\text{Square Footage})}$$

This same exercise was performed for the 513 responses from Blaine County, resulting in a slightly different exponential equation:

$$\text{Total Combined FTE} = 0.1072e^{(.0002)(\text{Square Footage})}$$

The following table shows the average FTE generated by residences in the corresponding square-footage categories, based on the formulas for both Blaine County and the merged database:

Table 9
Residential Employee Generation Rates by Home Size

Size of Residential Unit (Square Feet)	Blaine County FTE Employees	Merged Database FTE Employees
< 1,000 s.f.	0.12	0.09
1,000 – 1,999	0.14	0.11
2,000 – 2,999	0.18	0.14
3,000 – 3,999	0.22	0.17
4,000 – 4,999	0.26	0.21
5,000 – 5,999	0.32	0.25
6,000 – 6,999	0.39	0.31
7,000 – 7,999	0.48	0.38
8,000 – 8,999	0.59	0.46
9,000 – 9,999	0.72	0.56
10,000 – 10,999	0.88	0.69

The above table shows that residences in Blaine County tend to generate slightly higher FTE for each category than represented by the composite of the six communities. While these differences should be recognized, it is also important to acknowledge the somewhat larger sample size evaluated in the merged database than for Blaine County alone.

A closer look at the data for Blaine County also reveals that, on average, primary resident owners generate more employees than second homeowners. While the overall combined FTE generation indicates that primary residents generate twice as many FTE employees as second homeowners (0.4 FTE versus 0.2 FTE, respectively), a more realistic difference is represented by the resident generated FTE (0.4 FTE versus 0.3 FTE). This is mainly because of the small sample size reported for the property management and homeowners association generated FTE. However, given that primary resident owners occupy their residences year-round, higher FTE generation is generally expected.

Table 9
Residential Employee Generation on Average by
Owner Use of Residence

		Overall	Used as Primary Residence	Used as Second Home
Total adjusted resident generated FTE	Average	.3	.4	.3
	n =	115	69	46
Property Management Co., Caretakers, and other Contract Service generated FTE	Average	.2	.7	.2
	n =	26	2	21
Homeowners Association generated FTE	Average	.1	.0	.1
	n =	24	16	8
TOTAL COMBINED FTE	Average	.3	.4	.2
	n =	150	78	69

CONCLUSIONS AND RECOMMENDATIONS

This report provides detailed information on FTE jobs directly generated by the ongoing operation, upkeep, and maintenance of residential units. Most importantly, it shows an exponential relationship exists between residential size and the number of employees they generate for property maintenance and operation, on average. Because the potential methods for addressing employee housing needs and mitigating other impacts associated with residential development varies by community, this study provides a level of detail that may be more exact than appropriate for many purposes. Although the data presented herein shows that job generation rates tend to vary by community, it is recommended that land use codes or other forms of regulations that may be enacted using this information be based on aggregate job generation rates to the extent possible, mainly because of the larger volume of data upon which conclusions are based.

The Economics of Land Use



Final Report

Land Use and Employee Generation Study

Prepared for:
Teton County, Idaho

Prepared by:
Economic & Planning Systems, Inc.

May 12, 2023

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

This Land Use and Employee Generation Study (Study) documents current links between the construction of new commercial and residential development, the employees generated or induced by the development, and those employees' need for housing

Study Objectives

The goal of the study is to provide Teton County, Idaho (County) with a technically robust study that accurately reflects the impact of new development on the need for affordable, workforce housing. The study uses primarily publicly available and trusted data sources, tailored by local input and conditions. This approach allows for a transparent process and straightforward updates in the future.

It is important to recognize that while this Study estimates the employment generation impacts of new development, it is not intended to explain all new job growth. Job growth may also occur if existing businesses increase staffing or the number of remote "work from anywhere" positions increases.

Context and Rationale

The County is interested in understanding and quantifying the impacts that new development has on demand for affordable, workforce housing in the region. The 2022 Housing Needs Analysis identified that in Teton County, Idaho, the number of jobs increased 5 percent each year since 2015, while the housing supply increased by just 2.1 percent each year during the same period of time.

During this time, home prices increased significantly. Based on an analysis of Multiple Listings Service (MLS) data, the median home price of recently constructed homes that sold between 2018 through 2022 was \$668,000. Looking only at the past two years (2021 and 2022), the median price of newly constructed homes increased by 37 percent to \$918,000. This study uses the data from the past two years rather than the past five years to more accurately reflect current trends.

This study aims to quantify the number of employee households that are generated by new development. It does not identify mitigation program parameters. Rather, the information may be used by the County to inform annexation and entitlement negotiations and other discretionary planning decisions.

In this study "Affordable" is defined to mean that a household spends no more than 30 percent of its income on housing. Affordable homes are deed-restricted and intended to serve households earning up to 120 percent MFI. For the purposes of this study, "workforce" housing is defined as housing that is affordable to working households earning between 120 percent Median Family Income (MFI) and 298 percent MFI. Households earning above 298 percent MFI can afford "market rate" housing in Teton County as determined by the median home price of recently constructed homes.

Summary of Employee Generation

This section presents a summary of the employee households generated by new or expanded commercial and residential development in the County, as calculated in this study. The summary results are shown in **Table 1** and **Table 2**. The methodology used to establish the number of employee households generated is summarized below and described in detail in the subsequent chapters.

For new or additional commercial development, the employee generation varies depending on the land use category.

- For every 1,000 square feet of new **office** development, 1.31 employee households are generated.
- For every 1,000 square feet of new **industrial** development, 0.58 employee households are generated.
- For every 1,000 square feet of new **retail, service, or restaurant** development, 1.04 employee households is generated.
- For every 1,000 square feet of new **lodging** development, 0.58 employee households are generated.
- For every 1,000 square feet of new **institutional** development, 1.31 employee households are generated.

Appendix A provides a list of the land use categories used in this study and aligns each category with the type of development experienced in the County to help define the types of uses that fall into each land use category.

Table 1 Summary of Commercial Employee Generation Results

Households Generated by New Commercial Development	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
Total Employee Households per 10,000 sq.ft.	13.1	5.8	10.4	5.8	13.1
Total Employee Households per 1,000 sq.ft.	1.31	0.58	1.04	0.58	1.31
≤ 50% MFI (Very Low)	0.04	0.06	0.02	0.41	0.00
> 50% MFI, ≤ 80% MFI (Low)	0.75	0.09	0.96	0.12	0.29
> 80% MFI, ≤ 120% MFI (Moderate)	0.20	0.36	0.03	0.05	0.83
> 120% MFI, ≤ 298% MFI (Workforce)	0.30	0.07	0.03	0.00	0.18
> 298% MFI (Market Rate)	<u>0.02</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Employee Households	1.31	0.58	1.04	0.58	1.31

Sources: Economic & Planning Systems

For new or expanded residential development, the employee generation results also vary by land use type. This study evaluates multifamily, single family, or resort residential. Multifamily includes rental apartments and attached ownership products (townhomes,

condominiums); single family includes detached single family residences; resort residential includes development in a high-amenity subdivision. **Appendix A** provides additional definition.

- For each 100 units of market-rate **multifamily** development, about 19.9 employee households are generated.
- For each 100 units of market-rate **single family development**, about 27.2 employee households are generated.
- For each 100 units of market-rate **resort residential development**, 48.5 employee households are generated.

Table 2 Summary of Residential Employee Generation Results

Households Generated per 100 Units	Multifamily	Single Family	Resort Residential
Total Households Generated	19.9	27.2	48.5
Target Income Range			
≤ 50% MFI (Very Low)	0.4	0.5	1.0
> 50% MFI, ≤ 80% MFI (Low)	12.3	16.9	30.0
> 80% MFI, ≤ 120% MFI (Moderate)	3.4	4.6	8.6
> 120% MFI, ≤ 298% MFI (Workforce)	3.8	5.1	8.8
> 298% MFI (Workforce)	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
Total	19.9	27.2	48.5

Source: Economic & Planning Systems

Summary of Methodology

The methodology for commercial and residential employee generation is based on the premise that new commercial or residential development generates or induces additional worker households.

Commercial Employee Generation Methodology

As summarized in **Figure 1**, new commercial development brings in new jobs across a range of wages, which requires workers to fill those jobs. Workers need housing. The wage determines what income level relative to Teton County’s Median Family Income (MFI) the employee household falls into.

The jobs and wages generated by new commercial development are determined directly by the land use type. New Retail/Service/Restaurant, Office, or Lodging developments generate different numbers of jobs per square foot of development, and wage levels also vary by the type of industry and occupation typical in these building types.

The nexus analysis uses employment density assumptions informed by national standards, the 2021 Housing Needs Assessment survey data, the 2022 Town of Jackson and Teton County, WY Commercial and Residential Employee Generation and Affordable Housing Nexus

Study, and input from the Teton County Joint Housing Authority to estimate the relationships between new development and job generation. The steps taken in the analysis are summarized below. For a more detailed explanation of the process, refer to **Chapter 2 Commercial Employee and Household Generation**.

Analysis Steps

- **Jobs generated by NAICS** – The analysis uses a 10,000 square foot prototype for each commercial land use. Based on assumed employment density ratios, the number of jobs created by each land use prototype is calculated. Next, the land uses and jobs are assigned North American Industrial Classification System (NAICS) codes.
- **Jobs to employees (multiple job holder adjustment)** – An adjustment is made to acknowledge that many workers have more than one job (e.g., two or more part-time jobs or a full-time and a part-time job). So as not to overestimate the number of unique *employees* generated, the number of jobs is reduced using a factor of 1.12 jobs per employee.
- **Employees by NAICS to occupation and wages** – Using the average wage by NAICS category would not yield enough detail on the spectrum of wages generated by each land use type to accurately portray household formation and income characteristics. The range of wages and occupations generated by new development is better represented by the 21 Standard Occupational Classifications defined by the Bureau of Labor Statistics (BLS). The National Industry by Occupation Matrix published by the BLS provides the estimated distribution of occupations for each NAICS category (2-Digit NAICS). Where appropriate, more detailed industries (i.e., 3-digit) are used to provide more precise information. The wages for each occupation in Teton County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Teton County.
- **Household formation** – Another adjustment is made to account for the fact that many households are occupied by more than one earner. The additional earner also earns wages, and thus increases household income. In Teton County, there are an average of 1.7 earners per household. In this analysis, the first earner earns the wage generated from the economic impact analysis and allocation to occupations. The “second” 0.7 earners make the average wage in the same industry and occupation as the first 1.0 primary earner.
- **Tabulation of households by Median Family Income (MFI) Range** – The last step involves identifying the number of households generated in each income range. **Table 3** lists the household income ranges for Teton County, ID. The analysis identifies all employee households generated regardless of household income.

Table 3 Teton County, Idaho Household Income Levels (2022)

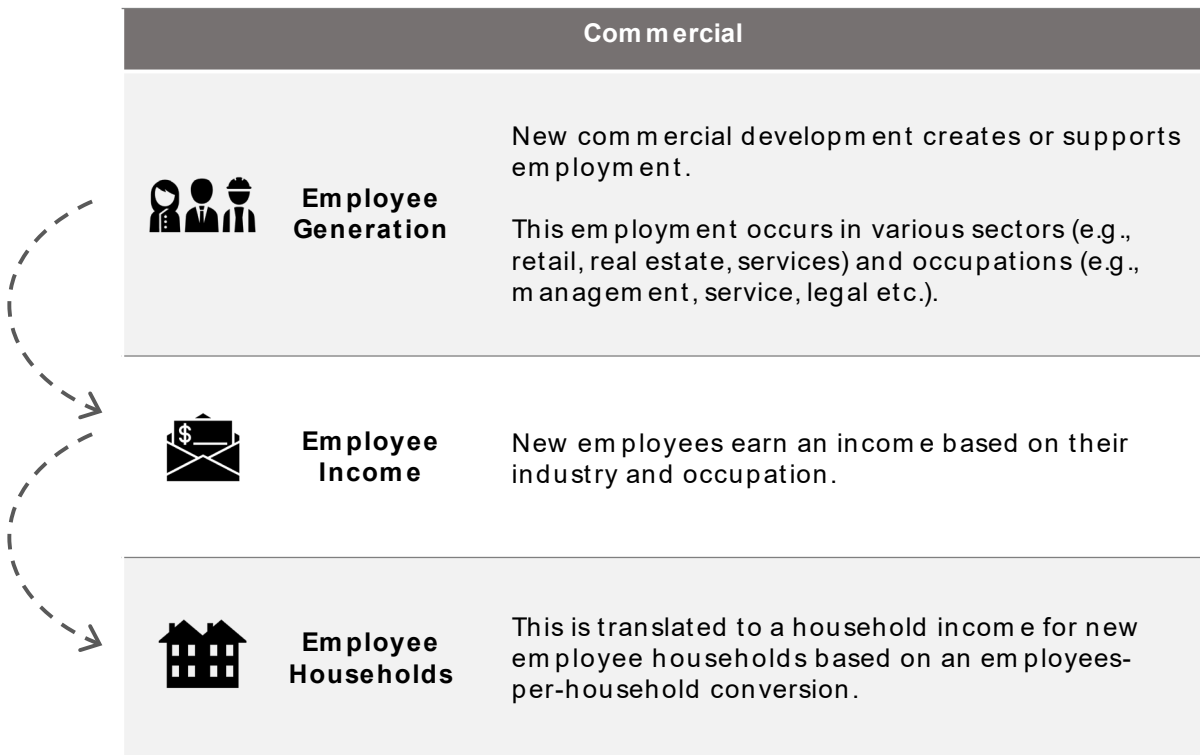
Income Category	Definition	Maximum Income (3-Person Household)
Very Low	≤50% MFI	\$38,450
Low	51% to ≤80% MFI	\$61,500
Median¹	100% MFI	\$77,000
Moderate	81% MFI to ≤120% MFI	\$92,400
Workforce²	120% MFI to ≤298% MFI	\$229,700
Market Rate	>298% MFI	n/a

[1] The Median Family Income for a 3-person household is provided as a reference only. Households earning the median income are included in the Moderate Income category.

[2] Based on data from MLS of Teton County home sales from 2021 and 2022. The 298 percent MFI was calculated using average home sale price of \$918,000 and a home price to income ratio of 4:1.

Sources: United States Department of Housing and Urban Development; Economic & Planning Systems

Figure 1 Commercial Employee Generation and Linkage Fee Methodology



Residential Employee Generation Methodology

For residential development, the same overall rationale holds except that the indirect impacts of household spending are used to determine the number of jobs. As summarized in **Figure 2**, new residential development houses residents with incomes that vary according to the price or rent of their home. These households spend disposable income on things such as retail purchases, eating out, and repair and maintenance services. This new household spending generates new jobs in the affected industries at various wages. For many workers, depending on wage and income levels, there will be a gap between what they can afford and the cost of housing.

The nexus analysis uses an economic impact model, Impact Analysis for Planning (IMPLAN), which estimates the relationships between new residential development and job generation. IMPLAN is widely used by state and federal agencies, academic researchers, and local economic development organizations to evaluate the economic impacts of proposed policies, new industries, and land use changes.

The steps taken in the analysis are summarized below. For a more detailed explanation of the process, please refer to **Chapter 3 Residential Employee and Household Generation**.

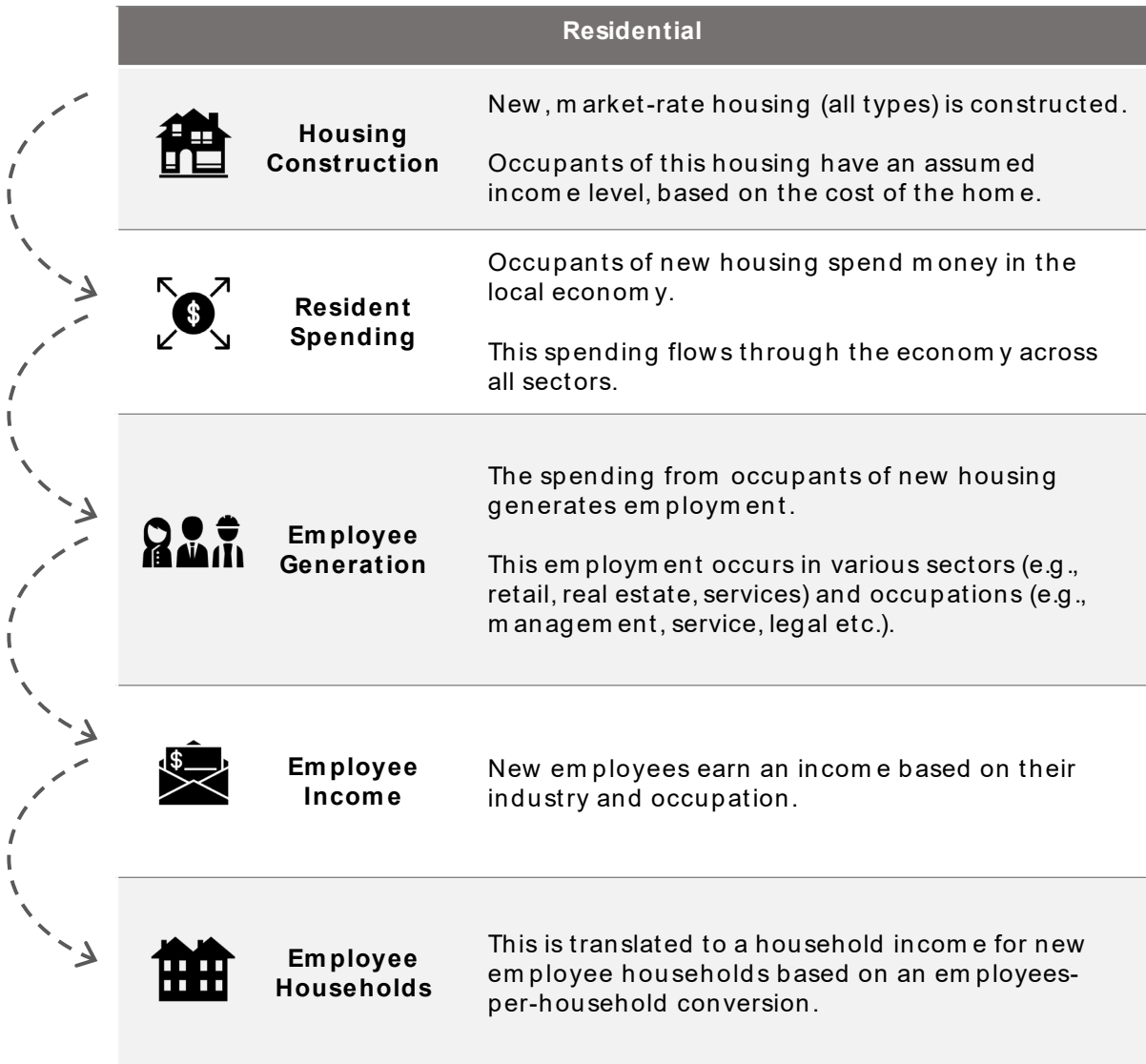
Analysis Steps

- Household income** – The first step in the residential nexus analysis is calculating household income of residents occupying new market-rate residential development. Using MLS data, the sales prices of newly constructed homes (homes built between 2018 through 2022) and recently sold homes (homes sold in 2021 and 2022) in Teton County

are identified. A ratio of 4:1 is used as a rule-of-thumb to estimate household income based on sales prices, and assumes that monthly payments (including principle, interest, taxes, insurance, and HOA dues) do not exceed 30 percent of income. The underlying interest rate assumption is reflective of a long-term historical average.

- **Jobs generated by NAICS** – The household income associated with these new households is used as an input to the IMPLAN model. IMPLAN applies an expenditure profile specific to different household income ranges and estimates the spending in the local economy and the jobs generated in the 20 major industries in the North American Industrial Classification System (NAICS). IMPLAN data includes expenditures from households with remote workers to the extent that the rise in remote work has affected household spending patterns.
- **Jobs to employees (multiple job holder adjustment)** – An adjustment is made to acknowledge that many employees have more than one job, such as two part time jobs or a full time and a part time job. So as not to overestimate the number of *employees* generated, the number of jobs is reduced using a factor of 1.12 jobs per employee (this is the same factor used in the commercial nexus study).
- **Employees by NAICS to occupation and wages** – The IMPLAN model provides estimates on the number of jobs by NAICS category. Using the average wage by NAICS category would not yield enough detail on the spectrum of wages generated by each land use type to accurately portray household formation and income characteristics. The range of wages and occupations generated by new development is better represented by the 21 Standard Occupational Classifications defined by the Bureau of Labor Statistics (BLS). The National Industry by Occupation Matrix published by the BLS provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in Teton County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Teton County.
- **Household formation** – Another adjustment is made to account for the fact that many households are occupied by more than one earner. The additional earner also earns wages, and thus increases household income. In Teton County, there are an average of 1.7 earners per household. In this analysis, the first earner earns the wage generated from the economic impact analysis and allocation to occupations. The “second” 0.7 earners make the average wage in the same industry and occupation as the first 1.0 primary earner.
- **Tabulation of households by Median Family Income (MFI) Range** – The last step involves identifying the number of households generated in each income range. The analysis identifies all employee households generated regardless of household income.

Figure 2 Residential Employee Generation and Linkage Fee Methodology



Data Sources

To estimate the employee households generated, EPS relied on numerous sources of data, including the following:

- U.S. Bureau of Labor Statistics (BLS)
 - Teton County jobs and wages from “2021 Quarterly Census of Employment and Wages.”
 - National jobs and wages by occupation from “May 2021 Occupational Employment and Wage Statistics Research Estimates by State and Industry.”
- U.S. Census Bureau American Community Survey (ACS)
 - Persons per household in Teton County from 5-Year Estimates (2017-2021).
 - Total number of workers in Teton County from 5-Year Estimates (2017-2021).
- U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD)
 - Jobs per employee in Teton County (2019).
- Multiple Listing Service (MLS)
 - Home price sales data for homes built in Teton County from 2018 – 2022 and sold in 2021 – 2022.
- IMPLAN
 - Comprehensive residential spending patterns and job generation, including traditional industries (e.g., housecleaning, home repair/maintenance) as well as services that may not require physical (i.e., “brick and mortar”) establishments (2021).
- U.S. Department of Housing and Urban Development (HUD)
 - Teton County annual income limits for FY 2021.
 - Maximum affordable rents based on 30 percent of the annual income limits.
- WSW Consulting 2021 Regional Housing Needs Assessment Employer Survey
 - Commercial employment densities (i.e., square feet of commercial usage per job).
 - Survey conducted by WSW Consulting on behalf of the Town of Jackson, Teton County, WY and Teton County, ID.
- Teton County Joint Housing Authority (TCJHA)
 - Input received and incorporated regarding nexus study methodology.

Organization of Report

Following this **Introduction and Executive Summary**, this study includes the following chapters:

- **Chapter 2** describes the methodology used to calculate the commercial employee generation results.
- **Chapter 3** describes the methodology used to calculate the residential employee generation results.

2.0 COMMERCIAL EMPLOYEE AND HOUSEHOLD GENERATION

This chapter describes the employee households generated by new commercial development in the County. As new commercial development takes place, local employment will be generated. These employees will form employee households. Based on estimated wages, the employee household income can be calculated. The households can then be sorted into income ranges to understand the types of employee households that are generated from new development.

Land Use Categories

The land use categories used in this Study were established with the goal of simplifying land use categories to the extent possible, while staying aligned with the County's land uses. While most businesses clearly require certain types of spaces, others may be interchangeable as tenants may shift between building types (e.g., a personal services business locating in retail space). In this way, an aggregated land use category, such as Retail/Service/Restaurant, reduces uncertainty about the end-user.

Appendix A provides a list of the land use categories used in this study and their definitions. In general, each land use category is associated with a particular type of built space, not necessarily the type of business that may occupy the space and which can change over time. Note that the tax status of a business does not affect the land use category. For example, a non-profit professional services business likely fits into the "Office" category, just as for a for-profit professional services business would.

Development Prototype and Job Density Assumptions

Employment requirements vary by land use category, with some categories showing more variation than others. Industrial uses, for example, often do not require a significant number of employees but do require a significant amount of building square footage. Office space, on the other hand, may not require a significant amount of square footage, but traditionally requires a significant number of employees. The number of building square feet anticipated per worker is termed the "job density" of each land use category.

The commercial nexus analysis begins with the job generation for each land use category, using job density assumptions informed by national standards, the 2021 Housing Needs Assessment survey data, the 2022 Town of Jackson and Teton County, WY Commercial and Residential Employee Generation and Affordable Housing Nexus Study, and input from the Teton County Joint Housing Authority. Commercial prototypical developments and job density assumptions are summarized in **Table 4**. As shown, office and institutional have the highest job density ratios, while industrial and lodging have the lowest ratios. To the extent a new office use or recreation use employs people onsite and offsite (i.e., non-bricks and mortar jobs), these non-bricks and mortar jobs are partially addressed through the induced employment from new residential spending as described in the next chapter.

Table 4 Commercial Prototypical Development

Description	Building Sq. Ft.	Jobs Generation	Total Jobs
Office	10,000 sq. ft.	400	25.0
Industrial	10,000 sq. ft.	900	11.1
Retail/ Service/ Restaurant	10,000 sq. ft.	500	20.0
Lodging	10,000 sq. ft.	900	11.1
Institutional	10,000 sq. ft.	400	25.0

Source: Economic & Planning Systems

The first step is then to assign each land use type to a mix of industries. The land uses are assigned to one or more NAICS sectors as presented in U.S. Census LEHD Data. In cases where a 2-digit NAICS code is too broad to assign to a land use category, a 3-digit NAICS code is used to provide more detailed information about the industry.

Office employment is comprised of a mixture of information, financial, professional, and government services as shown in **Table 5**. Industrial employment is comprised of construction and trades, manufacturing, and transportation and warehousing firms. Lodging (including new residential development located in the short-term rental overlay zone) falls solely in the accommodations sector, and retail/service/restaurant development is in the retail trade and food services sectors. Institutional is a blend between educational and government sectors.

Table 5 Land Use to Industry Category Conversion

Description ¹	Land Use to NAICS Conversion				
	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
Industrial Sectors					
11 Ag, Forestry, Fish & Hunting	0%	0%	0%	0%	0%
21 Mining	0%	0%	0%	0%	0%
22 Utilities	0%	0%	0%	0%	0%
23 Construction	0%	63%	0%	0%	0%
31-33 Manufacturing	0%	15%	0%	0%	0%
42 Wholesale Trade	0%	0%	0%	0%	0%
44-45 Retail trade	0%	0%	51%	0%	0%
48-49 Transportation & Warehousing	0%	10%	0%	0%	0%
51 Information	3%	0%	0%	0%	0%
52 Finance & insurance	3%	0%	0%	0%	0%
53 Real estate & rental	7%	0%	0%	0%	0%
54 Professional- scientific & tech svcs	13%	0%	0%	0%	0%
55 Management of companies	0%	0%	0%	0%	0%
56 Administrative & waste services	58%	8%	0%	0%	0%
61 Educational services	0%	0%	0%	0%	71%
621 Ambulatory health care services	6%	0%	0%	0%	0%
622 Hospitals	0%	0%	0%	0%	0%
623 Nursing and residential care facilities	0%	0%	0%	0%	0%
624 Social assistance	3%	0%	0%	0%	0%
71 Arts- entertainment & recreation	0%	0%	0%	0%	0%
721 Accommodation	0%	0%	0%	100%	0%
722 Food services and drinking places	0%	0%	49%	0%	0%
811 Repair and maintenance	0%	5%	0%	0%	0%
812 Personal and laundry services	0%	0%	0%	0%	0%
813 Membership associations and organizations	3%	0%	0%	0%	0%
91-99 Government & non NAICS	<u>3%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>29%</u>
Total	100%	100%	100%	100%	100%

[1] NAICS sector 814 "Private Households" is excluded because it is not tied to commercial land uses.

Source: LEHD; Economic & Planning Systems

Household Formation

To estimate the number of households generated, the jobs must first be converted to full time employees. In today's economy and in Teton County, it is not uncommon for people to hold more than one job. Without this adjustment, the analysis would potentially overestimate the affordable housing demand created from jobs. To step down from jobs to full time employees, jobs are divided by a factor of 1.12 jobs per employee. As shown in **Table 6**, the 25 jobs generated by the office, for example, result in 22.4 full time employees after adjusting for multiple jobs holders.

Table 6 Full Time Employees Generated per 10,000 Sq. Ft. by Industry

Description	Employees by Land Use				
	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
Industrial Sectors					
11 Ag, Forestry, Fish & Hunting	0.00	0.00	0.00	0.00	0.00
21 Mining	0.00	0.00	0.00	0.00	0.00
22 Utilities	0.00	0.00	0.00	0.00	0.00
23 Construction	0.00	6.28	0.00	0.00	0.00
31-33 Manufacturing	0.00	1.46	0.00	0.00	0.00
42 Wholesale Trade	0.00	0.00	0.00	0.00	0.00
44-45 Retail trade	0.00	0.00	9.17	0.00	0.00
48-49 Transportation & Warehousing	0.00	0.95	0.00	0.00	0.00
51 Information	0.73	0.00	0.00	0.00	0.00
52 Finance & insurance	0.71	0.00	0.00	0.00	0.00
53 Real estate & rental	1.50	0.00	0.00	0.00	0.00
54 Professional- scientific & tech svcs	2.82	0.00	0.00	0.00	0.00
55 Management of companies	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	13.00	0.75	0.00	0.00	0.00
61 Educational services	0.00	0.00	0.00	0.00	15.83
621 Ambulatory health care services	1.38	0.00	0.00	0.00	0.00
622 Hospitals	0.00	0.00	0.00	0.00	0.00
623 Nursing and residential care facilities	0.00	0.00	0.00	0.00	0.00
624 Social assistance	0.77	0.00	0.00	0.00	0.00
71 Arts- entertainment & recreation	0.00	0.00	0.00	0.00	0.00
721 Accommodation	0.00	0.00	0.00	9.94	0.00
722 Food services and drinking places	0.00	0.00	8.72	0.00	0.00
811 Repair and maintenance	0.00	0.49	0.00	0.00	0.00
812 Personal and laundry services	0.00	0.00	0.00	0.00	0.00
813 Membership associations and organizations	0.70	0.00	0.00	0.00	0.00
91-99 Government & non NAICS	<u>0.75</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6.53</u>
Total	22.36	9.94	17.89	9.94	22.36

[1] NAICS sector 814 "Private Households" is excluded because it is not tied to commercial land uses.

Source: LEHD; Economic & Planning Systems

The next adjustment for estimating housing demand is to account for multiple earners per household. In other words, one new employee does not equate to demand for one new housing unit; rather, on average, there are 1.7 earners per household in Teton County. This adjustment takes the 22.4 employees generated from office development to 13.1 employee households, and so on for each prototype as shown on **Table 7**. At this point, the total number of households includes households from all income ranges. The next few sections will describe how household incomes are estimated.

Table 7 Commercial Employment and Household Generation

Item	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
Prototype Size (sq.ft.)	10,000	10,000	10,000	10,000	10,000
Employment Density (sq.ft. per job)	400	900	500	900	1,300
Total Jobs per 10,000 sq.ft.¹	25.0	11.1	20.0	11.1	25.0
Total Employees per 10,000 sq.ft.²	22.4	9.9	17.9	9.9	22.4
Total Employee Households per 10,000 sq.ft.³	13.1	5.8	10.4	5.8	13.1

[1] Based on employment density assumptions informed by national standards and recent studies in Teton County, ID and neighboring regions.

[2] Based on a ratio of jobs to employee of 1.12 from 2019 U.S. Census Longitudinal Employer-Household Dynamics data.

[3] Assumes 1.71 earners per household based on 2017-2021 5-Year Estimate data from the U.S. Census American Community Survey. Includes households at all income levels.

Sources: U.S. Census American Community Survey; U.S. Census Longitudinal Employer-Household Dynamics; 2021 Regional Housing Needs Assessment Employer Survey; Economic & Planning Systems.

Occupational Category and Wage Distribution

Because using the average wage for a given industry would mask the upper and lower extremes, the jobs by NAICS classification are converted to more specific occupation categories to obtain a more detailed distribution of wage levels for the new jobs. As noted in the Data Sources section, the BLS National Industry by Occupation Matrix provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in Teton County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Teton County. See **Appendixes B and C** for more detail on the wages and occupations.

As displayed in **Table 8**, Teton County wages roughly match or are below national averages across almost all occupation categories. EPS applied these adjustment factors to the nationwide income level data by industry sector to estimate the wages for Teton County. In several industries, BLS suppressed data due to there being a very small number of employers in Teton County. In these cases, the County wage data was unavailable, and EPS used the average national wage instead.

Table 8 Adjustment Factors - Converting National Wages to Teton County Wages

Industry	Average National Wage	Average Teton County Wage	County-National Wage Index
Agriculture, Forestry, Fishing & Hunting ¹	\$41,862	\$41,862	1.00
Mining ¹	\$109,477	\$109,477	1.00
Utilities ¹	\$107,815	\$107,815	1.00
Construction	\$69,576	\$52,131	0.75
Manufacturing	\$76,628	\$37,085	0.48
Wholesale Trade ¹	\$90,347	\$90,347	1.00
Retail Trade	\$39,717	\$30,016	0.76
Transportation and Warehousing	\$59,344	\$62,289	1.05
Information	\$147,749	\$74,866	0.51
Finance and Insurance	\$131,448	\$69,814	0.53
Real Estate and Rental and Leasing	\$69,654	\$47,447	0.68
Professional and Technical Services	\$114,071	\$80,224	0.70
Management of Companies and Enterprises ¹	\$141,628	\$141,628	1.00
Administrative and Waste Services	\$50,200	\$40,604	0.81
Educational Services	\$58,191	\$42,618	0.73
Ambulatory health care services	\$70,441	\$41,627	0.59
Hospitals ¹	\$74,073	\$74,073	1.00
Nursing and residential care facilities ¹	\$39,862	\$39,862	1.00
Social Assistance	\$30,242	\$29,622	0.98
Arts, Entertainment, and Recreation	\$45,365	\$44,384	0.98
Accommodation	\$39,182	\$27,383	0.70
Food Services and Drinking Places	\$23,818	\$21,396	0.90
Repair and Maintenance	\$51,793	\$46,837	0.90
Personal and Laundry Services	\$33,788	\$21,594	0.64
Membership associations and organizations	\$55,466	\$43,529	0.78
Government & Non-NAICS	\$72,905	\$58,086	0.80
Unclassified ¹	\$70,265	\$70,265	1.00

[1] In cases where data is not reported by BLS, the average national wage is used. BLS suppresses data in cases where there are too few employers within an industry to protect data privacy.

Source: Bureau of Labor Statistics, Economic & Planning Systems

EPS also used BLS nationwide data regarding industries and occupation categories to estimate the proportion of occupations likely to be represented under each employment category. For jobs generated by commercial development, top occupations are: office and administrative support; sales; food preparation and service; business and financial operations; and management.

The next step in the employee and household generation analysis is to estimate household incomes (assuming 1.7 earners per household). For the purposes of this analysis, the primary earner is assigned the median wage in a given occupation. The second earner (the 0.7 of the 1.7 earners per household) is assumed to make the same wage as the primary earner. The resulting figure is assumed to represent the annual household income assuming workers form households with those of similar earning potential. While certainly there will be some variation in wages per employee within a household, in the absence of more specific data, this analysis assumes comparable levels of education and training among all workers in a household.

For example, EPS evaluated the occupation categories for the lodging industry to determine the proportional distribution of occupations for the employment category "Lodging." **Table 9** presents an example of this calculation, and **Appendix C** contains the full detail of household incomes for each occupation by industry.

Commercial Employee Household Generation

The last step is to tabulate the employee households and categorize them by income level. In addition to the Very Low, Low, and Moderate-income categories, households earning above 120 percent MFI (Above Moderate) but less than 298 percent MFI are labeled as Workforce. Households earning above 298 percent MFI are labeled as Market-Rate as a household earning 298 percent MFI is estimated to be able to afford the average Teton County home sold in Teton County in 2021 and 2022 (\$918,000) as reported by MLS.¹

At this step, the prototype moves from 10,000 square feet to 1,000 square feet to account for the typical size of developments in the region. For 1,000 square feet of office development, there are 1.3 employee households generated, as shown in **Table 10**. For 1,000 square feet of Retail/ Service/ Restaurant development, about one employee household is generated. Industrial and Lodging development both generate 0.58 employee households, and Institutional generates 1.3 employee households.

¹ Based on data from MLS of Teton County home sales from 2021 and 2022. The 298 percent MFI was calculated using average home sale price of \$918,000 and a home price to income ratio of 4:1 as discussed in Chapter 1.

Table 9 Illustration of Employees' Household Income Calculation

Item	Example	Source
Land Use Category	Lodging	Teton County and EPS
Industry	Accommodation (NAICS Code 721000)	BLS
Nationwide Average Wage for Industry	\$39,182	BLS
County Average Wage for Industry	\$27,383	BLS
Regional Wage Adjustment Factor for Industry	70%	BLS and EPS
Occupation Category	Buildings & Grounds Cleaning & Maintenance	BLS
Nationwide Average Income for Occupation	\$28,695	BLS
County Adjusted Average Income for Occupation	\$20,054	
Workers per Household with Earnings	1.71	US Census ACS
Average Income per Household	\$34,327	BLS and EPS
Income Category for 3-Person Household	Very Low Income (≤ 50% MFI)	EPS and HUD

Source: Bureau of Labor Statistics, U.S. Census American Community Survey, United States Department of Housing and Urban Development, Economic & Planning Systems

Table 10 Households by MFI Generated by New Commercial Development

Households Generated by New Commercial Development	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
Total Employee Households per 10,000 sq.ft.³	13.1	5.8	10.4	5.8	13.1
Total Employee Households per 1,000 sq.ft.	1.31	0.58	1.04	0.58	1.31
≤ 50% MFI (Very Low)	0.04	0.06	0.02	0.41	0.00
> 50% MFI, ≤ 80% MFI (Low)	0.75	0.09	0.96	0.12	0.29
> 80% MFI, ≤ 120% MFI (Moderate)	0.20	0.36	0.03	0.05	0.83
> 120% MFI, ≤ 298% MFI (Workforce)	0.30	0.07	0.03	0.00	0.18
> 298% MFI (Market Rate)	<u>0.02</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Employee Households	1.31	0.58	1.04	0.58	1.31

Sources: Economic & Planning Systems

3.0 RESIDENTIAL EMPLOYEE AND HOUSEHOLD GENERATION

This chapter describes the employee households generated by the development of market-rate housing in the County. As new market-rate households are added to the community, local employment also will grow to provide the goods and services required by the new households. These employees will form employee households. Based on estimated wages, the employee household income can be calculated. The households can then be sorted into income ranges to understand the types of employee households that are generated from new development.

Development Prototypes and Household Income

To estimate typical household incomes of different types of market-rate residential development, three development prototypes were modeled: new single-family homes in the Town, new single-family homes in the County, and new multifamily units. Key assumptions regarding unit size and value are based on Multiple Listings Service (MLS) data and reflect the sales prices of newly constructed homes (homes built between 2018 through 2022) in Teton County. This data is used as an indication of future residential development patterns and potential values.

For multifamily homes, a household income is estimated using rents for newer apartments in Teton County and the assumption that housing costs (rent and utilities) do not exceed 30 percent of income. For single family and resort residential homes, a ratio of 4:1 is used to estimate household income based on sales prices, and assumes that monthly payments (including principle, interest, taxes, insurance and HOA dues) do not exceed 30 percent of income. The ratio of 4:1 is conservative in that it acknowledges home prices have increased more quickly than incomes, and it leaves room for interest rates to rise above current rates. These calculations are shown on **Table 11**.

- **Multifamily** – The multifamily prototype assumes a unit with a monthly rent of \$2,800. This requires a monthly household income of at least \$9,300 to afford and results in a annual gross household income of \$112,000. After adjusting for payroll taxes, total annual disposable income for this prototypical household would be approximately \$92,000.
- **Single Family** – This prototype has a market value of \$953,600. Residents of this home would have an annual gross household income of at least \$238,000, as shown. After adjusting for payroll taxes, total annual disposable income for this prototypical household would be \$139,900.
- **Resort Residential** – This prototype has a market value of \$2,735,000. Residents of this home would have an annual gross household income of at least \$684,000, as shown. After adjusting for payroll taxes, total annual disposable income for this prototypical household would be \$423,400.

For each prototype the disposable household income is an input to the IMPLAN model. To avoid small decimal figures in the results, 100 units of each prototype are modeled. This does

not affect the employee household generation results, as a per unit adjustment is made to calculate the final results.

Table 11 Residential Development Prototypes

Description	Multifamily	Single Family	Resort Residential
Average Rent ¹	\$2,800	n/a	n/a
Estimated Monthly Income	\$9,333	n/a	n/a
Average Value per Unit	n/a	\$953,600	\$2,735,000
Gross Household Income per Unit²	\$112,000	\$238,000	\$684,000
Minus Payroll Tax³			
Federal	\$12,852	\$84,327	\$208,287
FICA	\$5,803	\$9,932	\$42,408
Medicare	\$1,357	\$3,793	\$9,918
State	\$0	\$0	\$0
Total Deductions	\$20,013	\$98,053	\$260,613
Net Pay (Disposable Income)	\$91,987	\$139,947	\$423,387
Disposable Income per 100 Units	\$9,198,712	\$13,994,731	\$42,762,039

[1] Average rents of new units based on data from the Community Resource Center of Teton Valley.

[2] For multifamily, gross household income assumes a household spends 30 percent of its gross household income on rent. For single family, gross household income estimated at a value to income ratio of approximately 4:1. Household income is used to establish household income category for IMPLAN.

[3] Payroll tax amounts estimated by ADP Salary Paycheck Calculator.

Source: ADP, Community Resource Center of Teton Valley, Economic & Planning Systems

Household Expenditures and Job Creation by Income Level

Having established typical income requirements for purchasing single family, resort residential, and multifamily homes in the region, the employee household calculation then requires an analysis of the household spending patterns at those income levels. This section summarizes the jobs and employees generated by new residential development, based on household spending calculated in the preceding section.

The household income generated from the new households in each 100-unit prototype is input to the IMPLAN model to estimate the jobs supported by the new spending, as shown in **Table 12**. Using IMPLAN allows for a comprehensive analysis of residential spending patterns, including in traditional industries like housecleaning, home repair/maintenance, landscaping, and construction but also on services that may not require physical (i.e., “brick and mortar”) establishments.

The industries with the most jobs include health care, accommodations and food services (mostly restaurants and bars); finance and insurance; and real estate (including property management). The pattern of job generation depends on the household income level.

Table 12 Jobs by Industry Generated from Household Spending

Description	Jobs by Land Use (IMPLAN Results)		
	Multifamily	Single Family	Resort Residential
Industrial Sectors			
11 Ag, Forestry, Fish & Hunting	0.31	0.49	0.70
21 Mining	0.01	0.01	0.01
22 Utilities	0.08	0.11	0.18
23 Construction	0.49	0.69	1.12
31-33 Manufacturing	0.10	0.14	0.23
42 Wholesale Trade	0.48	0.68	1.07
44-45 Retail trade	7.10	9.49	15.69
48-49 Transportation & Warehousing	1.01	1.48	2.85
51 Information	0.52	0.71	1.32
52 Finance & insurance	1.12	1.50	3.47
53 Real estate & rental	4.46	7.01	12.60
54 Professional- scientific & tech services	1.93	2.46	4.55
55 Management of companies	0.00	0.00	0.01
56 Administrative & waste services	1.13	1.68	3.71
61 Educational services	0.91	1.19	2.77
62 Health & social services	8.51	10.88	16.93
71 Arts- entertainment & recreation	1.26	2.02	4.17
72 Accomodation & food services	4.46	6.52	12.07
81 Other services	3.96	4.64	8.95
91-99 Government & non NAICs	<u>0.20</u>	<u>0.30</u>	<u>0.42</u>
Total	38.05	51.98	92.81

Source: IMPLAN, Economic & Planning Systems

Household Formation

To estimate the number of households generated, the jobs must first be converted to employees. In today's economy, and in Teton County in particular, it is not uncommon for people to hold more than one job. Without this adjustment, the analysis would potentially overestimate the affordable housing demand created from jobs. To step down from jobs to employees, jobs are divided by a factor of 1.12 jobs per employee. As shown in **Table 13**, the 38.05 jobs generated by the multifamily prototype, for example, results in 34.03 unique employees after adjusting for multiple jobs holders.

Table 13 Employees by Industry Generated from Household Spending

Description	Employees by Land Use		
	Multifamily	Single Family	Resort Residential
Jobs to Employee Conversion Factor	1.12	1.12	1.12
Industrial Sectors			
11 Ag, Forestry, Fish & Hunting	0.27	0.43	0.63
21 Mining	0.00	0.01	0.01
22 Utilities	0.08	0.10	0.16
23 Construction	0.44	0.62	1.00
31-33 Manufacturing	0.09	0.12	0.20
42 Wholesale Trade	0.43	0.60	0.96
44-45 Retail trade	6.35	8.49	14.03
48-49 Transportation & Warehousing	0.90	1.32	2.55
51 Information	0.47	0.64	1.18
52 Finance & insurance	1.00	1.34	3.11
53 Real estate & rental	3.99	6.27	11.27
54 Professional- scientific & tech services	1.73	2.20	4.07
55 Management of companies	0.00	0.00	0.01
56 Administrative & waste services	1.01	1.50	3.31
61 Educational services	0.81	1.06	2.47
62 Health & social services	7.61	9.73	15.14
71 Arts- entertainment & recreation	1.13	1.80	3.73
72 Accomodation & food services	3.99	5.83	10.80
81 Other services	3.54	4.15	8.00
91-99 Government & non NAICs	0.18	0.27	0.38
Total	34.03	46.49	83.00

Source: IMPLAN, Economic & Planning Systems

The next adjustment for estimating housing demand is to account for multiple earners per household. In other words, one new employee does not equate to demand for one new housing unit; rather, on average, there are 1.7 earners per household in Teton County. This adjustment takes the 34 employees generated from multifamily development, for example, to 19.9 employee households, and so on for each prototype as shown on **Table 14**. At this point, the total number of households includes households from all income ranges. The next few sections will describe how household incomes are estimated and which households require a subsidy to afford housing.

Table 14 Employment and Households Generated by Residential Development

Item	Multifamily	Single Family	Resort Residential
Jobs per 100 Units ¹	38.05	51.98	92.81
Employees per 100 Units ²	34.0	46.5	83.0
Employee Households per 100 Units ³	19.9	27.2	48.5

[1] Based on IMPLAN output, which estimates the jobs supported by new resident spending.

[2] Based on a ratio of jobs to employee of 1.12 from 2019 U.S. Census Longitudinal Employer-Household Dynamics data, reflecting that workers may hold more than one job.

[3] Assumes 1.71 earners per household based on 2017-2021 5-Year Estimate data from the U.S. Census American Community Survey. Includes households at all income levels (i.e., both below and above 150% MFI).

Sources: IMPLAN; U.S. Census American Community Survey; U.S. Census Longitudinal Employer-Household Dynamics; Economic & Planning Systems.

Potential for Overlap

The employee generation induced by the spending of new resident households reflects spending on goods and services at local businesses. It is theoretically possible that some of these businesses may occupy newly-constructed space, which, at the time of development, would be required to mitigate for the new employees that would work in that space. However, there is a temporal disconnect that reduces concern about potential overlap. Spending from new residents at existing businesses may require that businesses “staff up” to meet immediate demand but will not necessarily result in real-time construction of new commercial space. Rather, new commercial space is developed when developers or business owners see sustained demand and an emerging business opportunity or when the rents that a developer can achieve justify the development costs.

Occupational Category and Wage Distribution

Because using the average wage for a given industry would mask the upper and lower extremes, the jobs by NAICS classification are converted to more specific occupation categories to obtain a more detailed distribution of wage levels for the new jobs. As noted in the Data section, the BLS National Industry by Occupation Matrix provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in Teton County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Teton County. In several industries, BLS suppressed data due to there being a very small number of employers in Teton County. In these cases, the County wage data was unavailable, and EPS used the average national wage instead.

As displayed in **Table 15**, Teton County wages roughly match or are lower than national averages across almost all occupation categories. EPS applied these adjustment factors to the nationwide income level data by industry sector to estimate the wages for Teton County. See **Appendixes B and C** for more detail on the wages and occupations.

Table 15 Adjustment Factors - Converting National Wages to Teton County Wages

Industry	Average National Wage	Average Teton County Wage	County-National Wage Index
Agriculture, Forestry, Fishing & Hunting ¹	\$41,862	\$41,862	1.00
Mining ¹	\$109,477	\$109,477	1.00
Utilities ¹	\$107,815	\$107,815	1.00
Construction	\$69,576	\$52,131	0.75
Manufacturing	\$76,628	\$37,085	0.48
Wholesale Trade ¹	\$90,347	\$90,347	1.00
Retail Trade	\$39,717	\$30,016	0.76
Transportation and Warehousing	\$59,344	\$62,289	1.05
Information	\$147,749	\$74,866	0.51
Finance and Insurance	\$131,448	\$69,814	0.53
Real Estate and Rental and Leasing	\$69,654	\$47,447	0.68
Professional and Technical Services	\$114,071	\$80,224	0.70
Management of Companies and Enterprises ¹	\$141,628	\$141,628	1.00
Administrative and Waste Services	\$50,200	\$40,604	0.81
Educational Services	\$58,191	\$42,618	0.73
Health Care and Social Assistance	\$59,364	\$48,968	0.82
Arts, Entertainment, and Recreation	\$45,365	\$44,384	0.98
Accommodation and Food Services	\$25,798	\$23,039	0.89
Other Services, Ex. Public Admin	\$46,174	\$37,513	0.81
Government & Non-NAICS	\$72,905	\$58,086	0.80
Unclassified ¹	\$70,265	\$70,265	1.00

[1] In cases where data is not reported by BLS, the average national wage is used. BLS suppresses data in cases where there are too few employers within an industry to protect data privacy.

Source: Bureau of Labor Statistics, Economic & Planning Systems

EPS also used BLS nationwide data regarding industries and occupation categories to estimate the proportion of occupations likely to be represented under each employment category. For jobs generated by commercial development, top occupations are office and administrative support; sales; food preparation and service; business and financial operations; and management.

The next step in the employee and household generation analysis is to estimate household incomes (assuming 1.7 earners per household). For purposes of this analysis, the primary earner is the IMPLAN-calculated employee and this earner is assigned the median wage in a given occupation. The second earner (the 0.7 of the 1.7 earners per household) is assumed to make the same wage as the primary earner. The resulting figure is assumed to represent the annual household income assuming workers form households with those of similar earning potential. While certainly there will be some variation in wages per employee within a household, in the absence of more specific data, this analysis assumes comparable levels of education and training among all workers in a household.

For example, EPS evaluated the occupation categories for the lodging industry to determine the proportional distribution of occupations for the employment category "Lodging." **Table 16** presents an example of this calculation, and **Appendix C** contains the full detail of household incomes for each occupation by industry.

Table 16 Illustration of Employees' Household Income Calculation

Item	Example	Source
Land Use Category	Lodging	Teton County and EPS
Industry	Accommodation (NAICS Code 721000)	BLS
Nationwide Average Wage for Industry	\$39,182	BLS
County Average Wage for Industry	\$27,383	BLS
Regional Wage Adjustment Factor for Industry	70%	BLS and EPS
Occupation Category	Buildings & Grounds Cleaning & Maintenance	BLS
Nationwide Average Income for Occupation	\$28,695	BLS
County Adjusted Average Income for Occupation	\$20,054	
Workers per Household with Earnings	1.71	US Census ACS
Average Income per Household	\$34,327	BLS and EPS
Income Category for 3-Person Household	Very Low Income (≤ 50% MFI)	EPS and HUD

Source: Bureau of Labor Statistics, U.S. Census American Community Survey, United States Department of Housing and Urban Development, Economic & Planning Systems

Residential Employee Household Generation

The last step is to tabulate the employee-households at income levels. Each occupation, wage, and household income category is categorized by MFI level. In addition to the Very Low, Low, and Moderate categories, households earning above 120 percent MFI (Above Moderate) but less than 298 percent MFI are labeled as Workforce. Households earning above 298 percent MFI are labeled as Market-Rate as a household earning 298 percent MFI can afford the average Teton County home (\$918,800) sold in Teton County in 2021 and 2022 as reported by MLS.²

For 100 units of multifamily development, there are about 20 employee households generated, as shown in **Table 17**. For 100 units of single family development, there are about 27 employee households generated. For 100 units of resort residential development, there are about 48 employee households generated.

The total number of employee households required to support the expenditures of new market-rate units and requiring subsidized housing is summarized below.

Table 17 Households by MFI Generated by New Household Spending

Households Generated per 100 Units	Multifamily	Single Family	Resort Residential
Total Households Generated	19.9	27.2	48.5
Target Income Range			
≤ 50% MFI (Very Low)	0.4	0.5	1.0
> 50% MFI, ≤ 80% MFI (Low)	12.3	16.9	30.0
> 80% MFI, ≤ 120% MFI (Moderate)	3.4	4.6	8.6
> 120% MFI, ≤ 298% MFI (Workforce)	3.8	5.1	8.8
> 298% MFI (Market-Rate)	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
Total	19.9	27.2	48.5

Source: Economic & Planning Systems

² Based on MLS data for recently-constructed homes in Teton County, Idaho in 2021 and 2022, reflecting current trends in home price appreciation. The 298 percent MFI was calculated using average home sale price of \$918,000 and a home price to income ratio of 4:1 as discussed in Chapter 1.



APPENDICES:

Appendix A: Land Use Definitions

Appendix B: Occupation Distribution by Industry

Appendix C: Wages and Household Income by
Occupation and Industry



APPENDIX A: Land Use Definitions

**Appendix Table A-1
Land Use Category Descriptions
Teton County, ID; EPS #221023**

Land Use Category	NAICS Codes	Description and "Business Type" Examples
Residential		
Single Family	n/a	Single family detached dwelling units
Resort Residential	n/a	Single family detached dwelling units in a high-amenity subdivision with golf, skiing, spas, or other facilities oriented toward residents of the subdivision.
Multifamily	n/a	Attached dwelling units, including apartments, condominiums, and townhomes. Also includes single family manufactured homes, mobile homes, and accessory residential units (ARUs).
Nonresidential		
Retail/Service/Restaurant	44-45 Retail trade 722 Food services and drinking places	Uses include regional-, community-, and neighborhood-serving retail, restaurant, and service commercial establishments, including such uses that are part of mixed-use developments. Specific uses include big-box warehouse stores, department stores, grocery stores, other establishments whose primary purpose is the sale of retail goods or services, and casual and fine dining restaurants and bars. Restaurant/bar uses may also include micro-brewery, micro-distillery or micro-winery uses that serve food or drink for onsite consumption. Businesses that provide services, as opposed to primarily selling retail goods, may include beauty/barber shops, salons, banks, pet grooming, and the storefronts for outdoor recreation guides and tour outfitters.
Office	51 Information 52 Finance & insurance 53 Real estate & rental 54 Professional- scientific & tech svcs 55 Management of companies 561 Administrative & support services 621 Ambulatory health care services 624 Social assistance 813 Membership associations and organizations	Uses include general office as well as medical or dental office. Specific uses include professional services, finance/insurance/real estate uses (not including customer-serving banks), legal, accounting, engineering, architectural, and other design services, administration-type uses, and offices and clinics of counseling and social services.
Lodging	721 Accommodation	Uses include resorts, hotels, motels, bed and breakfast inns, and short-term rentals.
Industrial	11 Ag, Forestry, Fish & Hunting 23 Construction 31-33 Manufacturing 48-49 Transportation & Warehousing 562 Waste management and remediation services 811 Repair and maintenance	Uses include construction, manufacturing, processing, transportation/ infrastructure uses, gas stations, general repair shops (including auto repair), warehousing, distribution, and storage uses, as well as food/beverage processing facilities and nurseries. Ancillary office space included as part of industrial development is included.
Institutional	61 Educational Services 91-99 Government & non NAICS	Institutional uses include educational and government uses (e.g., libraries). Education includes schools and adult/child daycare centers.

Sources: Teton County, ID; Economic & Planning Systems, Inc.

APPENDIX B:

Occupation Distribution by Industry

Employees by Occupation and Industry

Table B-1	Commercial – Office
Table B-2	Commercial - Industrial
Table B-3	Commercial - Retail/ Service/ Restaurant
Table B-4	Commercial - Lodging
Table B-5	Commercial - Institutional
Table B-6	Residential - Multifamily
Table B-7	Residential – Single Family
Table B-8	Residential – Resort Residential

Households by Occupation and Industry

Table B-9	Commercial - Office
Table B-10	Commercial - Industrial
Table B-11	Commercial - Retail/ Service/ Restaurant
Table B-12	Commercial - Lodging
Table B-13	Commercial - Institutional
Table B-14	Residential - Multifamily
Table B-15	Residential – Single Family
Table B-16	Residential – Resort Residential



**Appendix Table B-1
Employees by Occupation and Industry
Land Use Type**

Office																							
	Total Employees	Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
11 Ag, Forestry, Fish & Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21 Mining	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23 Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31-33 Manufacturing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 Wholesale Trade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44-45 Retail trade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48-49 Transportation & Warehousing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51 Information	0.73	0.08	0.08	0.17	0.01	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.01	0.08	0.10	0.00	0.00	0.06	0.01	0.01
52 Finance & insurance	0.71	0.07	0.20	0.05	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.11	0.25	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	1.50	0.24	0.10	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.02	0.01	0.09	0.01	0.31	0.28	0.00	0.02	0.30	0.01	0.09
54 Professional- scientific & tech services	2.82	0.33	0.51	0.50	0.27	0.10	0.00	0.22	0.00	0.10	0.07	0.03	0.00	0.00	0.01	0.01	0.12	0.43	0.00	0.03	0.03	0.04	0.03
55 Management of companies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	13.00	0.55	0.76	0.38	0.11	0.05	0.04	0.02	0.03	0.08	0.27	0.21	1.23	0.10	2.78	0.04	0.57	2.27	0.02	0.38	0.39	0.94	1.78
61 Educational services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
621 Ambulatory health care services	1.38	0.05	0.02	0.01	0.00	0.01	0.06	0.00	0.00	0.00	0.51	0.39	0.00	0.00	0.01	0.00	0.01	0.30	0.00	0.00	0.00	0.00	0.01
622 Hospitals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
623 Nursing and residential care facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 Social assistance	0.77	0.04	0.02	0.00	0.00	0.00	0.10	0.00	0.09	0.00	0.01	0.35	0.00	0.01	0.01	0.07	0.00	0.05	0.00	0.00	0.00	0.00	0.01
71 Arts- entertainment & recreation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721 Accommodation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
722 Food services and drinking places	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
811 Repair and maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
812 Personal and laundry services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
813 Membership associations and organizations	0.70	0.10	0.13	0.02	0.00	0.01	0.06	0.00	0.03	0.04	0.00	0.00	0.02	0.03	0.02	0.06	0.01	0.13	0.00	0.00	0.02	0.00	0.01
91-99 Government & non NAICs	0.75	0.05	0.08	0.02	0.02	0.03	0.04	0.02	0.02	0.01	0.04	0.01	0.15	0.00	0.02	0.01	0.00	0.12	0.00	0.04	0.03	0.01	0.03
Total	22.36	1.50	1.91	1.16	0.42	0.20	0.30	0.28	0.18	0.35	0.92	0.99	1.42	0.17	2.94	0.22	1.22	3.91	0.02	0.47	0.83	1.00	1.96

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-2
 Employees by Occupation and Industry
 Land Use Type

Industrial																							
	Total Employees	Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
11 Ag, Forestry, Fish & Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21 Mining	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23 Construction	6.28	0.46	0.34	0.02	0.08	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.03	0.00	0.13	0.58	0.00	3.75	0.56	0.10	0.20
31-33 Manufacturing	1.46	0.09	0.07	0.03	0.09	0.02	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.01	0.00	0.05	0.12	0.00	0.02	0.07	0.73	0.13
42 Wholesale Trade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44-45 Retail trade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48-49 Transportation & Warehousing	0.95	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.21	0.00	0.00	0.05	0.01	0.63
51 Information	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52 Finance & insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54 Professional- scientific & tech services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55 Management of companies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	0.75	0.03	0.04	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.07	0.01	0.16	0.00	0.03	0.13	0.00	0.02	0.02	0.05	0.10
61 Educational services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
621 Ambulatory health care services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
622 Hospitals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
623 Nursing and residential care facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 Social assistance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71 Arts- entertainment & recreation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721 Accommodation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
722 Food services and drinking places	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
811 Repair and maintenance	0.49	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.06	0.00	0.00	0.23	0.03	0.09
812 Personal and laundry services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
813 Membership associations and organizations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
91-99 Government & non NAICs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	9.94	0.63	0.46	0.08	0.18	0.03	0.00	0.00	0.00	0.02	0.02	0.01	0.08	0.02	0.21	0.00	0.25	1.09	0.01	3.81	0.93	0.93	1.16

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-3
 Employees by Occupation and Industry
 Land Use Type

Retail/ Service/ Restaurant																							
	Total Employees	Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
11 Ag, Forestry, Fish & Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21 Mining	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23 Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31-33 Manufacturing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 Wholesale Trade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44-45 Retail trade	9.17	0.32	0.12	0.03	0.00	0.00	0.00	0.00	0.00	0.09	0.33	0.02	0.03	0.33	0.07	0.05	4.71	0.81	0.02	0.02	0.43	0.22	1.56
48-49 Transportation & Warehousing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51 Information	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52 Finance & insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54 Professional- scientific & tech services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55 Management of companies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61 Educational services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
621 Ambulatory health care services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
622 Hospitals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
623 Nursing and residential care facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 Social assistance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71 Arts- entertainment & recreation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721 Accommodation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
722 Food services and drinking places	8.72	0.28	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	7.62	0.04	0.00	0.35	0.07	0.00	0.00	0.02	0.05	0.23
811 Repair and maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
812 Personal and laundry services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
813 Membership associations and organizations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
91-99 Government & non NAICs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	17.89	0.60	0.16	0.03	0.00	0.00	0.00	0.00	0.00	0.09	0.33	0.02	0.05	7.95	0.11	0.05	5.06	0.88	0.02	0.02	0.45	0.27	1.79

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

**Appendix Table B-4
Employees by Occupation and Industry
Land Use Type**

Lodging																							
	Total Employees	Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
11 Ag, Forestry, Fish & Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
21 Mining	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
22 Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
23 Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
31-33 Manufacturing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
42 Wholesale Trade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
44-45 Retail trade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
48-49 Transportation & Warehousing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
51 Information	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
52 Finance & insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
53 Real estate & rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
54 Professional- scientific & tech services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
55 Management of companies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
56 Administrative & waste services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
61 Educational services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
621 Ambulatory health care services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
622 Hospitals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
623 Nursing and residential care facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
624 Social assistance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
71 Arts- entertainment & recreation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
721 Accommodation	9.94	0.66	0.22	0.03	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.03	0.28	1.86	2.74	0.68	0.30	2.07	0.01	0.02	0.70	0.21	0.09
722 Food services and drinking places	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
811 Repair and maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
812 Personal and laundry services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
813 Membership associations and organizations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
91-99 Government & non NAICs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total	9.94	0.66	0.22	0.03	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.03	0.28	1.86	2.74	0.68	0.30	2.07	0.01	0.02	0.70	0.21	0.09

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

**Appendix Table B-5
Employees by Occupation and Industry
Land Use Type**

Institutional																							
	Total Employees	Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
11 Ag, Forestry, Fish & Hunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
21 Mining	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
22 Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
23 Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
31-33 Manufacturing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
42 Wholesale Trade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
44-45 Retail trade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
48-49 Transportation & Warehousing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
51 Information	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
52 Finance & insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
53 Real estate & rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
54 Professional- scientific & tech services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
55 Management of companies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
56 Administrative & waste services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
61 Educational services	15.83	0.91	0.47	0.28	0.02	0.20	0.48	0.01	9.30	0.30	0.34	0.06	0.22	0.44	0.56	0.23	0.04	1.37	0.00	0.05	0.22	0.02	0.30
621 Ambulatory health care services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
622 Hospitals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
623 Nursing and residential care facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
624 Social assistance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
71 Arts- entertainment & recreation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
721 Accommodation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
722 Food services and drinking places	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
811 Repair and maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
812 Personal and laundry services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
813 Membership associations and organizations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
91-99 Government & non NAICs	6.53	0.40	0.73	0.18	0.19	0.22	0.36	0.17	0.13	0.05	0.31	0.09	1.31	0.04	0.14	0.12	0.04	1.06	0.01	0.31	0.28	0.11	0.26
Total	22.36	1.32	1.20	0.46	0.21	0.42	0.84	0.18	9.43	0.35	0.65	0.15	1.54	0.49	0.70	0.36	0.08	2.43	0.02	0.35	0.50	0.13	0.56

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-6
Employees by Occupation and Industry
Land Use Type

Multifamily

Industry	Total Employees	Management Occupations	Business and Financial Operations Occupations	Computer and Mathematical Occupations	Architecture and Engineering Occupations	Life, Physical, and Social Science Occupations	Community and Social Service Occupations	Legal Occupations	Education, Training, and Library Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Healthcare Practitioners and Technical Occupations	Healthcare Support Occupations	Protective Service Occupations	Food Preparation and Serving Related Occupations	Building and Grounds Cleaning and Maintenance Occupations	Personal Care and Service Occupations	Sales and Related Occupations	Office and Administrative Support Occupations	Farming, Fishing, and Forestry Occupations	Construction and Extraction Occupations	Installation, Maintenance, and Repair Occupations	Production Occupations	Transportation and Material Moving Occupations
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000
11 Ag, Forestry, Fish & Hunting	0.27	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.20	0.00	0.01	0.01	0.03
21 Mining	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	0.08	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.02	0.01	0.00
23 Construction	0.44	0.03	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.04	0.00	0.26	0.04	0.01	0.01
31-33 Manufacturing	0.09	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.04	0.01
42 Wholesale Trade	0.43	0.04	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.07	0.00	0.00	0.03	0.02	0.11
44-45 Retail trade	6.35	0.22	0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.06	0.23	0.02	0.02	0.23	0.05	0.04	3.26	0.56	0.01	0.02	0.29	0.15	1.08
48-49 Transportation & Warehousing	0.90	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.20	0.00	0.00	0.05	0.01	0.60
51 Information	0.47	0.05	0.05	0.11	0.01	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.01	0.05	0.06	0.00	0.00	0.04	0.00	0.00
52 Finance & insurance	1.00	0.11	0.28	0.08	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.16	0.35	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	3.99	0.64	0.27	0.03	0.01	0.00	0.00	0.01	0.00	0.03	0.00	0.00	0.04	0.03	0.23	0.03	0.83	0.74	0.00	0.06	0.79	0.02	0.23
54 Professional- scientific & tech services	1.73	0.20	0.31	0.30	0.16	0.06	0.00	0.13	0.00	0.06	0.04	0.02	0.00	0.00	0.01	0.01	0.07	0.26	0.00	0.02	0.02	0.02	0.02
55 Management of companies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	1.01	0.04	0.06	0.03	0.01	0.00	0.00	0.00	0.00	0.01	0.02	0.02	0.09	0.01	0.22	0.00	0.04	0.18	0.00	0.03	0.03	0.07	0.14
61 Educational services	0.81	0.05	0.02	0.01	0.00	0.01	0.02	0.00	0.48	0.02	0.02	0.00	0.01	0.02	0.03	0.01	0.00	0.07	0.00	0.00	0.01	0.00	0.02
62 Health & social services	7.61	0.30	0.15	0.05	0.00	0.04	0.42	0.00	0.18	0.01	2.52	2.20	0.03	0.18	0.15	0.20	0.03	0.99	0.00	0.01	0.06	0.03	0.05
71 Arts- entertainment & recreation	1.13	0.07	0.05	0.01	0.00	0.00	0.00	0.00	0.03	0.08	0.00	0.00	0.05	0.15	0.09	0.32	0.08	0.12	0.00	0.00	0.05	0.00	0.02
72 Accommodation & food services	3.99	0.14	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	3.15	0.15	0.04	0.16	0.13	0.00	0.00	0.04	0.03	0.10
81 Other services	3.54	0.28	0.26	0.04	0.01	0.01	0.10	0.01	0.05	0.07	0.01	0.05	0.03	0.06	0.08	0.70	0.14	0.50	0.00	0.01	0.61	0.20	0.32
91-99 Government & non NAICs	0.18	0.01	0.02	0.00	0.01	0.01	0.01	0.00	0.00	0.00	0.01	0.00	0.04	0.00	0.00	0.00	0.00	0.03	0.00	0.01	0.01	0.00	0.01
Total	34.03	2.23	1.65	0.71	0.23	0.15	0.56	0.18	0.75	0.43	2.87	2.32	0.35	3.83	1.02	1.37	4.94	4.33	0.22	0.43	2.09	0.63	2.75

Source: IMPLAN, U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-7
 Employees by Occupation and Industry
 Land Use Type
 Single Family

Industry	Total Employees	Management Occupations	Business and Financial Operations Occupations	Computer and Mathematical Occupations	Architecture and Engineering Occupations	Life, Physical, and Social Science Occupations	Community and Social Service Occupations	Legal Occupations	Education, Training, and Library Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Healthcare Practitioners and Technical Occupations	Healthcare Support Occupations	Protective Service Occupations	Food Preparation and Serving Related Occupations	Building and Grounds Cleaning and Maintenance Occupations	Personal Care and Service Occupations	Sales and Related Occupations	Office and Administrative Support Occupations	Farming, Fishing, and Forestry Occupations	Construction and Extraction Occupations	Installation, Maintenance, and Repair Occupations	Production Occupations	Transportation and Material Moving Occupations
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000
11 Ag, Forestry, Fish & Hunting	0.43	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.02	0.31	0.00	0.01	0.01	0.05
21 Mining	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	0.10	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.03	0.01	0.00
23 Construction	0.62	0.04	0.03	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.06	0.00	0.37	0.05	0.01	0.02
31-33 Manufacturing	0.12	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.06	0.01
42 Wholesale Trade	0.60	0.05	0.04	0.02	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.10	0.00	0.00	0.04	0.03	0.15
44-45 Retail trade	8.49	0.29	0.11	0.03	0.00	0.00	0.00	0.00	0.00	0.08	0.30	0.02	0.03	0.30	0.06	0.05	4.36	0.75	0.01	0.02	0.39	0.20	1.45
48-49 Transportation & Warehousing	1.32	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.29	0.00	0.01	0.07	0.02	0.88
51 Information	0.64	0.07	0.07	0.15	0.01	0.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.01	0.07	0.08	0.00	0.00	0.05	0.00	0.01
52 Finance & insurance	1.34	0.14	0.38	0.10	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.21	0.47	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	6.27	1.00	0.42	0.05	0.01	0.00	0.00	0.02	0.00	0.05	0.01	0.00	0.07	0.05	0.36	0.05	1.31	1.16	0.00	0.09	1.24	0.02	0.36
54 Professional- scientific & tech services	2.20	0.26	0.40	0.39	0.21	0.08	0.00	0.17	0.00	0.08	0.05	0.02	0.00	0.00	0.01	0.01	0.09	0.34	0.00	0.02	0.02	0.03	0.02
55 Management of companies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	1.50	0.06	0.09	0.04	0.01	0.01	0.00	0.00	0.00	0.01	0.03	0.02	0.14	0.01	0.32	0.00	0.07	0.26	0.00	0.04	0.04	0.11	0.21
61 Educational services	1.06	0.06	0.03	0.02	0.00	0.01	0.03	0.00	0.62	0.02	0.02	0.00	0.02	0.03	0.04	0.02	0.00	0.09	0.00	0.00	0.01	0.00	0.02
62 Health & social services	9.73	0.38	0.19	0.06	0.00	0.05	0.53	0.00	0.23	0.02	3.22	2.81	0.04	0.24	0.19	0.26	0.03	1.27	0.00	0.01	0.07	0.03	0.07
71 Arts- entertainment & recreation	1.80	0.12	0.07	0.01	0.00	0.00	0.00	0.00	0.04	0.14	0.00	0.00	0.09	0.24	0.15	0.52	0.12	0.19	0.00	0.00	0.08	0.00	0.03
72 Accommodation & food services	5.83	0.21	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	4.59	0.22	0.05	0.23	0.19	0.00	0.00	0.06	0.05	0.14
81 Other services	4.15	0.33	0.30	0.04	0.01	0.02	0.12	0.01	0.06	0.09	0.01	0.06	0.03	0.07	0.09	0.82	0.16	0.59	0.00	0.02	0.71	0.23	0.38
91-99 Government & non NAICs	0.27	0.02	0.03	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.01	0.00	0.05	0.00	0.01	0.01	0.00	0.04	0.00	0.01	0.01	0.00	0.01
Total	46.49	3.11	2.23	0.93	0.30	0.19	0.71	0.23	0.98	0.59	3.69	2.96	0.51	5.53	1.47	1.80	6.83	5.91	0.34	0.61	2.92	0.84	3.81

Source: IMPLAN, U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-8
 Employees by Occupation and Industry
 Land Use Type
 Resort Residential

Industry	Total Employees	Management Occupations	Business and Financial Operations Occupations	Computer and Mathematical Occupations	Architecture and Engineering Occupations	Life, Physical, and Social Science Occupations	Community and Social Service Occupations	Legal Occupations	Education, Training, and Library Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Healthcare Practitioners and Technical Occupations	Healthcare Support Occupations	Protective Service Occupations	Food Preparation and Serving Related Occupations	Building and Grounds Cleaning and Maintenance Occupations	Personal Care and Services Occupations	Sales and Related Occupations	Office and Administrative Support Occupations	Farming, Fishing, and Forestry Occupations	Construction and Extraction Occupations	Installation, Maintenance, and Repair Occupations	Production Occupations	Transportation and Material Moving Occupations
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000
11 Ag, Forestry, Fish & Hunting	0.63	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.03	0.45	0.00	0.01	0.02	0.07
21 Mining	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	0.16	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.01	0.05	0.02	0.00
23 Construction	1.00	0.07	0.05	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.09	0.00	0.60	0.09	0.02	0.03
31-33 Manufacturing	0.20	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.02	0.00	0.00	0.01	0.10	0.02
42 Wholesale Trade	0.96	0.09	0.06	0.03	0.01	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.16	0.01	0.00	0.07	0.05	0.24
44-45 Retail trade	14.03	0.49	0.19	0.05	0.00	0.00	0.00	0.00	0.01	0.14	0.50	0.04	0.05	0.50	0.10	0.08	7.20	1.25	0.02	0.03	0.65	0.34	2.39
48-49 Transportation & Warehousing	2.55	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.03	0.55	0.00	0.01	0.13	0.03	1.69
51 Information	1.18	0.13	0.13	0.28	0.02	0.00	0.00	0.01	0.01	0.18	0.00	0.00	0.00	0.01	0.00	0.01	0.13	0.15	0.00	0.00	0.09	0.01	0.01
52 Finance & insurance	3.11	0.33	0.87	0.24	0.00	0.00	0.01	0.03	0.00	0.01	0.03	0.00	0.01	0.00	0.00	0.00	0.48	1.08	0.00	0.00	0.01	0.00	0.00
53 Real estate & rental	11.27	1.80	0.76	0.08	0.02	0.00	0.01	0.03	0.00	0.08	0.01	0.01	0.12	0.08	0.65	0.09	2.35	2.08	0.00	0.16	2.24	0.04	0.65
54 Professional- scientific & tech services	4.07	0.47	0.74	0.72	0.39	0.15	0.00	0.31	0.00	0.14	0.10	0.04	0.01	0.00	0.01	0.02	0.17	0.62	0.00	0.04	0.04	0.05	0.04
55 Management of companies	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	3.31	0.14	0.19	0.10	0.03	0.01	0.01	0.01	0.01	0.02	0.07	0.05	0.31	0.03	0.71	0.01	0.15	0.58	0.01	0.10	0.10	0.24	0.45
61 Educational services	2.47	0.14	0.07	0.04	0.00	0.03	0.08	0.00	1.45	0.05	0.05	0.01	0.04	0.07	0.09	0.04	0.01	0.21	0.00	0.01	0.03	0.00	0.05
62 Health & social services	15.14	0.60	0.30	0.10	0.00	0.08	0.83	0.00	0.36	0.03	5.02	4.38	0.06	0.37	0.30	0.40	0.05	1.97	0.00	0.01	0.11	0.05	0.11
71 Arts- entertainment & recreation	3.73	0.24	0.15	0.02	0.00	0.00	0.00	0.00	0.09	0.28	0.01	0.00	0.18	0.49	0.30	1.07	0.25	0.38	0.00	0.01	0.16	0.01	0.07
72 Accommodation & food services	10.80	0.39	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.05	8.51	0.41	0.10	0.42	0.35	0.00	0.00	0.12	0.09	0.26
81 Other services	8.00	0.63	0.59	0.09	0.02	0.03	0.22	0.02	0.11	0.16	0.03	0.12	0.07	0.13	0.17	1.59	0.32	1.14	0.00	0.03	1.37	0.45	0.73
91-99 Government & non NAICs	<u>0.38</u>	<u>0.02</u>	<u>0.04</u>	<u>0.01</u>	<u>0.01</u>	<u>0.01</u>	<u>0.02</u>	<u>0.01</u>	<u>0.01</u>	<u>0.00</u>	<u>0.02</u>	<u>0.01</u>	<u>0.08</u>	<u>0.00</u>	<u>0.01</u>	<u>0.01</u>	<u>0.00</u>	<u>0.06</u>	<u>0.00</u>	<u>0.02</u>	<u>0.02</u>	<u>0.01</u>	<u>0.02</u>
Total	83.00	5.66	4.25	1.77	0.55	0.35	1.18	0.43	2.05	1.12	5.85	4.66	0.97	10.19	2.79	3.43	11.82	10.75	0.50	1.04	5.29	1.52	6.84

Source: IMPLAN, U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-9
Households by Occupation and Industry
Land Use Type

Office																								
	Earners per Household	11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000	
		Management Occupations	Business and Financial Operations Occupations	Computer and Mathematical Occupations	Architecture and Engineering Occupations	Life, Physical, and Social Science Occupations	Community and Social Service Occupations	Legal Occupations	Education, Training, and Library Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Healthcare Practitioners and Technical Occupations	Healthcare Support Occupations	Protective Service Occupations	Food Preparation and Serving Related Occupations	Building and Grounds Cleaning and Maintenance Occupations	Personal Care and Service Occupations	Sales and Related Occupations	Office and Administrative Support Occupations	Farming, Fishing, and Forestry Occupations	Construction and Extraction Occupations	Installation, Maintenance, and Repair Occupations	Production Occupations	Transportation and Material Moving Occupations	
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23 Construction	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31-33 Manufacturing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 Wholesale Trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44-45 Retail trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48-49 Transportation & Warehousing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51 Information	1.71	0.05	0.05	0.10	0.01	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.01	0.05	0.06	0.00	0.00	0.03	0.00	0.00	0.00
52 Finance & insurance	1.71	0.04	0.12	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	1.71	0.14	0.06	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.05	0.18	0.16	0.00	0.01	0.17	0.00	0.00	0.05	0.00
54 Professional- scientific & tech services	1.71	0.19	0.30	0.29	0.16	0.06	0.00	0.13	0.00	0.06	0.04	0.02	0.00	0.00	0.01	0.07	0.25	0.00	0.02	0.01	0.02	0.02	0.02	0.00
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	1.71	0.32	0.44	0.22	0.07	0.03	0.02	0.01	0.02	0.04	0.16	0.12	0.72	0.06	1.63	0.02	0.33	1.32	0.01	0.22	0.23	0.55	1.04	0.00
61 Educational services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
621 Ambulatory health care services	1.71	0.03	0.01	0.00	0.00	0.01	0.03	0.00	0.00	0.00	0.30	0.23	0.00	0.00	0.00	0.00	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00
622 Hospitals	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
623 Nursing and residential care facilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 Social assistance	1.71	0.02	0.01	0.00	0.00	0.00	0.06	0.00	0.05	0.00	0.01	0.20	0.00	0.01	0.00	0.04	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.01
71 Arts- entertainment & recreation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721 Accommodation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
722 Food services and drinking places	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
811 Repair and maintenance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
812 Personal and laundry services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
813 Membership associations and organizations	1.71	0.06	0.08	0.01	0.00	0.00	0.04	0.00	0.02	0.02	0.00	0.00	0.01	0.02	0.01	0.03	0.01	0.08	0.00	0.00	0.01	0.00	0.00	0.00
91-99 Government & non NAICs	1.71	0.03	0.05	0.01	0.01	0.01	0.02	0.01	0.01	0.00	0.02	0.01	0.09	0.00	0.01	0.01	0.00	0.07	0.00	0.02	0.02	0.01	0.02	0.00
Total		0.88	1.11	0.68	0.24	0.12	0.18	0.16	0.10	0.20	0.54	0.58	0.83	0.10	1.71	0.13	0.71	2.28	0.01	0.27	0.49	0.59	1.14	

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-10
Households by Occupation and Industry
Land Use Type

Industrial																							
	Earners per Household																						
		Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23 Construction	1.71	0.27	0.20	0.01	0.05	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.08	0.34	0.00	2.19	0.33	0.06	0.12	
31-33 Manufacturing	1.71	0.05	0.04	0.02	0.05	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.01	0.00	0.03	0.07	0.00	0.01	0.04	0.43	0.08
42 Wholesale Trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
44-45 Retail trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
48-49 Transportation & Warehousing	1.71	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.12	0.00	0.00	0.03	0.01	0.37	
51 Information	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
52 Finance & insurance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
53 Real estate & rental	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
54 Professional- scientific & tech services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
56 Administrative & waste services	1.71	0.02	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.04	0.00	0.09	0.00	0.02	0.08	0.00	0.01	0.01	0.03	0.06	
61 Educational services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
621 Ambulatory health care services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
622 Hospitals	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
623 Nursing and residential care facilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
624 Social assistance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
71 Arts- entertainment & recreation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
721 Accommodation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
722 Food services and drinking places	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
811 Repair and maintenance	1.71	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.00	0.00	0.13	0.02	0.05	
812 Personal and laundry services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
813 Membership associations and organizations	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
91-99 Government & non NAICs	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total		0.37	0.27	0.05	0.11	0.02	0.00	0.00	0.00	0.01	0.01	0.01	0.05	0.01	0.12	0.00	0.15	0.64	0.00	2.23	0.54	0.54	0.68

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-11
Households by Occupation and Industry
Land Use Type

Retail/ Service/ Restaurant																							
	Earners per Household	Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23 Construction	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31-33 Manufacturing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 Wholesale Trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44-45 Retail trade	1.71	0.19	0.07	0.02	0.00	0.00	0.00	0.00	0.00	0.05	0.19	0.01	0.02	0.19	0.04	0.03	2.75	0.48	0.01	0.01	0.25	0.13	0.91
48-49 Transportation & Warehousing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51 Information	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52 Finance & insurance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54 Professional- scientific & tech services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61 Educational services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
621 Ambulatory health care services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
622 Hospitals	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
623 Nursing and residential care facilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 Social assistance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71 Arts- entertainment & recreation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721 Accommodation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
722 Food services and drinking places	1.71	0.16	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	4.45	0.02	0.00	0.20	0.04	0.00	0.00	0.01	0.03	0.13	0.13
811 Repair and maintenance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
812 Personal and laundry services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
813 Membership associations and organizations	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
91-99 Government & non NAICs	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		0.35	0.09	0.02	0.00	0.00	0.00	0.00	0.00	0.05	0.19	0.01	0.03	4.65	0.06	0.03	2.95	0.52	0.01	0.01	0.26	0.16	1.05

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-12
Households by Occupation and Industry
Land Use Type

Lodging																							
	Earners per Household	Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23 Construction	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31-33 Manufacturing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 Wholesale Trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44-45 Retail trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48-49 Transportation & Warehousing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51 Information	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52 Finance & insurance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54 Professional- scientific & tech services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61 Educational services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
621 Ambulatory health care services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
622 Hospitals	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
623 Nursing and residential care facilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 Social assistance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71 Arts- entertainment & recreation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721 Accommodation	1.71	0.38	0.13	0.02	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.02	0.17	1.09	1.60	0.40	0.18	1.21	0.00	0.01	0.41	0.12	0.06
722 Food services and drinking places	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
811 Repair and maintenance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
812 Personal and laundry services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
813 Membership associations and organizations	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
91-99 Government & non NAICs	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		0.38	0.13	0.02	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.02	0.17	1.09	1.60	0.40	0.18	1.21	0.00	0.01	0.41	0.12	0.06

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-13
Households by Occupation and Industry
Land Use Type

Institutional																							
	Earners per Household	Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22 Utilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23 Construction	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31-33 Manufacturing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42 Wholesale Trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44-45 Retail trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48-49 Transportation & Warehousing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51 Information	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52 Finance & insurance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54 Professional- scientific & tech services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
61 Educational services	1.71	0.53	0.27	0.16	0.01	0.12	0.28	0.00	5.43	0.18	0.20	0.03	0.13	0.26	0.33	0.14	0.02	0.80	0.00	0.03	0.13	0.01	0.17
621 Ambulatory health care services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
622 Hospitals	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
623 Nursing and residential care facilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 Social assistance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
71 Arts- entertainment & recreation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
721 Accommodation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
722 Food services and drinking places	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
811 Repair and maintenance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
812 Personal and laundry services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
813 Membership associations and organizations	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
91-99 Government & non NAICs	1.71	0.23	0.43	0.11	0.11	0.13	0.21	0.10	0.08	0.03	0.18	0.05	0.77	0.02	0.08	0.07	0.02	0.62	0.01	0.18	0.16	0.07	0.15
Total		0.77	0.70	0.27	0.12	0.25	0.49	0.10	5.51	0.20	0.38	0.09	0.90	0.28	0.41	0.21	0.04	1.42	0.01	0.21	0.29	0.08	0.33

Source: U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-14
Households by Occupation and Industry
Land Use Type:

Multifamily

Industry	Earners per Household	Occupation																				Total		
		11-0000 Management Occupations	13-0000 Business and Financial Operations Occupations	15-0000 Computer and Mathematical Occupations	17-0000 Architecture and Engineering Occupations	19-0000 Life, Physical, and Social Science Occupations	21-0000 Community and Social Services Occupations	23-0000 Legal Occupations	25-0000 Education, Training, and Library Occupations	27-0000 Arts, Design, Entertainment, Sports, and Media Occupations	29-0000 Healthcare Practitioners and Technical Occupations	31-0000 Healthcare Support Occupations	33-0000 Protective Service Occupations	35-0000 Food Preparation and Serving Related Occupations	37-0000 Building and Grounds Cleaning and Maintenance Occupations	39-0000 Personal Care and Service Occupations	41-0000 Sales and Related Occupations	43-0000 Office and Administrative Support Occupations	45-0000 Farming, Fishing, and Forestry Occupations	47-0000 Construction and Extraction Occupations	49-0000 Installation, Maintenance, and Repair Occupations		51-0000 Production Occupations	53-0000 Transportation and Material Moving Occupations
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.11	0.00	0.00	0.00	0.02	0.16	
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
22 Utilities	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.04	
23 Construction	1.71	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.02	0.00	0.15	0.02	0.00	0.01	0.26	
31-33 Manufacturing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.05	
42 Wholesale Trade	1.71	0.02	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.04	0.00	0.00	0.02	0.01	0.06	0.25	
44-45 Retail trade	1.71	0.13	0.05	0.01	0.00	0.00	0.00	0.00	0.00	0.04	0.13	0.01	0.01	0.13	0.03	0.02	1.90	0.33	0.01	0.17	0.09	0.63	3.71	
48-49 Transportation & Warehousing	1.71	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.11	0.00	0.00	0.03	0.01	0.35	0.53	
51 Information	1.71	0.03	0.03	0.07	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.03	0.04	0.00	0.00	0.02	0.00	0.00	0.27	
52 Finance & insurance	1.71	0.06	0.17	0.04	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.09	0.20	0.00	0.00	0.00	0.00	0.00	0.59	
53 Real estate & rental	1.71	0.37	0.16	0.02	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.02	0.02	0.13	0.02	0.49	0.43	0.00	0.03	0.46	0.01	0.14	2.33	
54 Professional- scientific & tech services	1.71	0.12	0.18	0.18	0.10	0.04	0.00	0.08	0.00	0.04	0.03	0.01	0.00	0.00	0.00	0.04	0.15	0.00	0.01	0.01	0.01	0.01	1.01	
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
56 Administrative & waste services	1.71	0.02	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.06	0.00	0.13	0.00	0.10	0.00	0.02	0.02	0.04	0.08	0.59	
61 Educational services	1.71	0.03	0.01	0.01	0.00	0.01	0.01	0.00	0.28	0.01	0.01	0.00	0.01	0.02	0.01	0.00	0.04	0.00	0.00	0.01	0.00	0.01	0.47	
62 Health & social services	1.71	0.18	0.09	0.03	0.00	0.02	0.24	0.00	0.11	0.01	1.47	1.29	0.02	0.11	0.09	0.12	0.58	0.00	0.00	0.03	0.02	0.03	4.45	
71 Arts- entertainment & recreation	1.71	0.04	0.03	0.00	0.00	0.00	0.00	0.00	0.02	0.05	0.00	0.00	0.03	0.09	0.05	0.19	0.04	0.07	0.00	0.00	0.03	0.01	0.66	
72 Accommodation & food services	1.71	0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.84	0.09	0.02	0.09	0.08	0.00	0.00	0.03	0.02	0.06	2.33	
81 Other services	1.71	0.16	0.15	0.02	0.01	0.01	0.06	0.00	0.03	0.04	0.01	0.03	0.02	0.03	0.05	0.41	0.08	0.29	0.00	0.35	0.12	0.19	2.07	
91-99 Government & non NAICs	1.71	0.01	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.10	
Total		1.30	0.96	0.41	0.13	0.09	0.33	0.10	0.44	0.25	1.68	1.35	0.20	2.24	0.59	0.80	2.89	2.53	0.13	0.25	1.22	0.37	1.61	19.88

Source: IMPLAN, U.S. Census American Community Survey, U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-15
Households by Occupation and Industry
Land Use Type:
Single Family

Industry	Earners per Household	Occupation																				Total		
		11-0000 Management Occupations	13-0000 Business and Financial Operations Occupations	15-0000 Computer and Mathematical Occupations	17-0000 Architecture and Engineering Occupations	19-0000 Life, Physical, and Social Science Occupations	21-0000 Community and Social Services Occupations	23-0000 Legal Occupations	25-0000 Education, Training, and Library Occupations	27-0000 Arts, Design, Entertainment, Sports, and Media Occupations	29-0000 Healthcare Practitioners and Technical Occupations	31-0000 Healthcare Support Occupations	33-0000 Protective Service Occupations	35-0000 Food Preparation and Serving Related Occupations	37-0000 Building and Grounds Cleaning and Maintenance Occupations	39-0000 Personal Care and Service Occupations	41-0000 Sales and Related Occupations	43-0000 Office and Administrative Support Occupations	45-0000 Farming, Fishing, and Forestry Occupations	47-0000 Construction and Extraction Occupations	49-0000 Installation, Maintenance, and Repair Occupations		51-0000 Production Occupations	53-0000 Transportation and Material Moving Occupations
11 Ag, Forestry, Fish & Hunting	1.71	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.18	0.00	0.01	0.01	0.03	0.25	
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
22 Utilities	1.71	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.02	0.01	0.00	0.06	
23 Construction	1.71	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.00	0.21	0.03	0.01	0.01	0.36	
31-33 Manufacturing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.04	0.01	0.07	
42 Wholesale Trade	1.71	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.08	0.06	0.00	0.00	0.03	0.02	0.09	0.35	
44-45 Retail trade	1.71	0.17	0.07	0.02	0.00	0.00	0.00	0.00	0.00	0.05	0.18	0.01	0.02	0.18	0.04	0.03	2.55	0.44	0.01	0.23	0.12	0.84	4.96	
48-49 Transportation & Warehousing	1.71	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.17	0.00	0.00	0.04	0.01	0.51	0.77	
51 Information	1.71	0.04	0.04	0.09	0.01	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.04	0.05	0.00	0.00	0.03	0.00	0.00	0.37	
52 Finance & insurance	1.71	0.08	0.22	0.06	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.12	0.27	0.00	0.00	0.00	0.00	0.00	0.78	
53 Real estate & rental	1.71	0.58	0.25	0.03	0.01	0.00	0.00	0.01	0.00	0.03	0.00	0.04	0.03	0.21	0.03	0.76	0.68	0.00	0.05	0.73	0.01	0.21	3.66	
54 Professional- scientific & tech services	1.71	0.15	0.23	0.23	0.12	0.05	0.00	0.10	0.00	0.05	0.03	0.01	0.00	0.00	0.01	0.05	0.20	0.00	0.01	0.01	0.02	0.01	1.29	
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
56 Administrative & waste services	1.71	0.04	0.05	0.03	0.01	0.00	0.00	0.00	0.00	0.01	0.02	0.01	0.08	0.01	0.19	0.04	0.15	0.00	0.03	0.03	0.06	0.12	0.88	
61 Educational services	1.71	0.04	0.02	0.01	0.00	0.01	0.02	0.00	0.36	0.01	0.01	0.00	0.01	0.02	0.01	0.00	0.05	0.00	0.00	0.01	0.00	0.01	0.62	
62 Health & social services	1.71	0.22	0.11	0.04	0.00	0.03	0.31	0.00	0.14	0.01	1.88	1.64	0.02	0.14	0.11	0.02	0.74	0.00	0.00	0.04	0.02	0.04	5.68	
71 Arts- entertainment & recreation	1.71	0.07	0.04	0.01	0.00	0.00	0.00	0.00	0.02	0.08	0.00	0.00	0.05	0.14	0.09	0.30	0.07	0.11	0.00	0.00	0.04	0.00	1.05	
72 Accommodation & food services	1.71	0.12	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	2.68	0.13	0.03	0.13	0.11	0.00	0.00	0.04	0.03	0.08	3.41	
81 Other services	1.71	0.19	0.18	0.03	0.01	0.01	0.07	0.01	0.03	0.05	0.01	0.03	0.02	0.04	0.05	0.48	0.10	0.34	0.00	0.41	0.14	0.22	2.43	
91-99 Government & non NAICs	1.71	0.01	0.02	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.01	0.00	0.03	0.00	0.00	0.00	0.03	0.00	0.01	0.01	0.00	0.01	0.16	
Total		1.82	1.30	0.55	0.18	0.11	0.42	0.13	0.57	0.35	2.16	1.73	0.30	3.23	0.86	1.05	3.99	3.45	0.20	0.36	1.70	0.49	2.22	27.16

Source: IMPLAN, U.S. Census American Community Survey, U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table B-16
Households by Occupation and Industry
Land Use Type:
Resort Residential

Industry	Earners per Household	Occupation																					Total	
		11-0000 Management Occupations	13-0000 Business and Financial Operations Occupations	15-0000 Computer and Mathematical Occupations	17-0000 Architecture and Engineering Occupations	19-0000 Life, Physical, and Social Science Occupations	21-0000 Community and Social Services Occupations	23-0000 Legal Occupations	25-0000 Education, Training, and Library Occupations	27-0000 Arts, Design, Entertainment, Sports, and Media Occupations	29-0000 Healthcare Practitioners and Technical Occupations	31-0000 Healthcare Support Occupations	33-0000 Protective Service Occupations	35-0000 Food Preparation and Serving Related Occupations	37-0000 Building and Grounds Cleaning and Maintenance Occupations	39-0000 Personal Care and Service Occupations	41-0000 Sales and Related Occupations	43-0000 Office and Administrative Support Occupations	45-0000 Farming, Fishing, and Forestry Occupations	47-0000 Construction and Extraction Occupations	49-0000 Installation, Maintenance, and Repair Occupations	51-0000 Production Occupations		53-0000 Transportation and Material Moving Occupations
11 Ag, Forestry, Fish & Hunting	1.71	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.26	0.00	0.01	0.01	0.04	0.37	
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	
22 Utilities	1.71	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.03	0.01	0.00	0.09	
23 Construction	1.71	0.04	0.03	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.05	0.00	0.35	0.05	0.01	0.02	0.58	
31-33 Manufacturing	1.71	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.06	0.01	0.12	
42 Wholesale Trade	1.71	0.05	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.13	0.09	0.00	0.00	0.04	0.03	0.14	0.56	
44-45 Retail trade	1.71	0.28	0.11	0.03	0.00	0.00	0.00	0.00	0.00	0.08	0.29	0.02	0.03	0.29	0.06	4.21	0.73	0.01	0.02	0.38	0.20	1.40	8.20	
48-49 Transportation & Warehousing	1.71	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.32	0.00	0.01	0.08	0.02	0.99	1.49	
51 Information	1.71	0.08	0.08	0.16	0.01	0.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.01	0.08	0.09	0.00	0.00	0.05	0.00	0.01	0.69	
52 Finance & insurance	1.71	0.19	0.51	0.14	0.00	0.00	0.01	0.02	0.00	0.01	0.02	0.00	0.00	0.00	0.00	0.28	0.63	0.00	0.00	0.00	0.00	0.00	1.81	
53 Real estate & rental	1.71	1.05	0.44	0.05	0.01	0.00	0.00	0.02	0.00	0.05	0.01	0.00	0.07	0.05	1.37	1.21	0.00	0.09	1.31	0.03	0.38	6.58		
54 Professional- scientific & tech services	1.71	0.28	0.43	0.42	0.23	0.09	0.00	0.18	0.00	0.08	0.06	0.03	0.00	0.01	0.10	0.36	0.00	0.02	0.02	0.03	0.02	2.38		
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
56 Administrative & waste services	1.71	0.08	0.11	0.06	0.02	0.01	0.01	0.00	0.00	0.01	0.04	0.03	0.18	0.02	0.41	0.09	0.34	0.00	0.06	0.06	0.14	0.27	1.94	
61 Educational services	1.71	0.08	0.04	0.03	0.00	0.02	0.04	0.00	0.85	0.03	0.03	0.01	0.02	0.04	0.05	0.00	0.12	0.00	0.00	0.02	0.00	0.03	1.45	
62 Health & social services	1.71	0.35	0.18	0.06	0.00	0.05	0.48	0.00	0.21	0.02	2.93	2.56	0.03	0.21	0.17	0.23	1.15	0.00	0.01	0.07	0.03	0.06	8.84	
71 Arts- entertainment & recreation	1.71	0.14	0.09	0.01	0.00	0.00	0.00	0.00	0.05	0.16	0.01	0.00	0.10	0.29	0.18	0.63	0.15	0.22	0.00	0.01	0.09	0.04	2.18	
72 Accomodation & food services	1.71	0.23	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	4.97	0.24	0.06	0.25	0.20	0.00	0.00	0.07	0.05	0.15	6.31	
81 Other services	1.71	0.37	0.34	0.05	0.01	0.02	0.13	0.01	0.07	0.10	0.02	0.07	0.04	0.08	0.10	0.93	0.18	0.00	0.02	0.80	0.26	0.43	4.67	
91-99 Government & non NAICs	1.71	0.01	0.02	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.01	0.00	0.04	0.00	0.00	0.00	0.04	0.00	0.01	0.01	0.00	0.01	0.22	
Total		3.31	2.48	1.03	0.32	0.20	0.69	0.25	1.20	0.66	3.42	2.72	0.57	5.95	1.63	2.00	6.90	6.28	0.29	0.61	3.09	0.89	3.99	48.49

Source: IMPLAN, U.S. Census American Community Survey, U.S. Bureau of Labor Statistics, Economic & Planning Systems



APPENDIX C:

Wages and Household Income by Occupation and Industry

Table C-1 Wages by Occupation and Industry (Commercial)

Table C-2 Wages by Occupation and Industry (Residential)

Table C-3 Household Income by Occupation and Industry (Commercial)

Table C-4 Household Income by Occupation and Industry (Residential)

Appendix Table C-1
Wages by Occupation and Industry
Land Use Type:

Commercial

	NAICS	COUNTY	Management Occupations	Business and Financial Operations Occupations	Computer and Mathematical Occupations	Architecture and Engineering Occupations	Life, Physical, and Social Science Occupations	Community and Social Services Occupations	Legal Occupations	Education, Training, and Library Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Healthcare Practitioners and Technical Occupations	Healthcare Support Occupations	Protective Service Occupations	Food Preparation and Serving Related Occupations	Building and Grounds Cleaning and Maintenance Occupations	Personal Care and Services Occupations	Sales and Related Occupations	Office and Administrative Support Occupations	Farming, Fishing, and Forestry Occupations	Construction and Extraction Occupations	Installation, Maintenance, and Repair Occupations	Production Occupations	Transportation and Material Moving Occupations
			11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000
Avg. Wage																								
11 Ag, Forestry, Fish & Hunting	11	\$41,862	\$93,046	\$68,947	\$85,310	\$73,460	\$59,319	\$0	\$0	\$38,473	\$0	\$141,720	\$0	\$31,720	\$0	\$34,744	\$34,838	\$70,117	\$37,591	\$36,845	\$50,240	\$43,953	\$35,944	\$42,884
21 Mining	21	\$109,477	\$126,792	\$82,652	\$98,267	\$99,100	\$81,778	\$0	\$136,324	\$0	\$86,015	\$0	\$0	\$39,906	\$32,500	\$38,902	\$0	\$89,169	\$46,565	\$60	\$54,775	\$59,921	\$57,528	\$50,013
22 Utilities	22	\$107,815	\$141,460	\$92,198	\$97,286	\$97,285	\$96,897	\$0	\$147,654	\$0	\$90,677	\$0	\$0	\$63,726	\$0	\$49,365	\$0	\$83,326	\$58,566	\$44,690	\$76,287	\$85,193	\$81,450	\$65,803
23 Construction	23	\$52,131	\$81,025	\$57,744	\$57,492	\$56,576	\$56,412	\$36,868	\$104,466	\$0	\$44,509	\$0	\$0	\$31,696	\$24,618	\$27,908	\$27,339	\$51,749	\$32,512	\$29,741	\$40,206	\$41,227	\$39,670	\$36,750
31-33 Manufacturing	31-33	\$37,085	\$62,235	\$37,665	\$45,503	\$42,566	\$34,868	\$22,311	\$80,710	\$32,687	\$26,262	\$38,684	\$19,952	\$23,101	\$14,944	\$16,495	\$19,187	\$31,768	\$21,911	\$17,593	\$26,027	\$28,188	\$21,005	\$19,605
42 Wholesale Trade	42	\$90,347	\$123,984	\$73,119	\$81,964	\$86,990	\$82,328	\$98,913	\$144,769	\$56,903	\$46,662	\$77,037	\$50,363	\$38,367	\$32,866	\$34,692	\$42,432	\$69,245	\$42,957	\$33,781	\$50,522	\$53,177	\$41,800	\$40,205
44-45 Retail trade	44-45	\$30,016	\$67,162	\$45,498	\$49,644	\$58,314	\$45,435	\$28,432	\$61,163	\$33,094	\$28,327	\$49,032	\$23,132	\$30,531	\$22,241	\$22,608	\$23,856	\$24,377	\$27,101	\$23,639	\$34,767	\$33,971	\$27,145	\$23,487
48-49 Transportation & Warehousing	48-49	\$62,289	\$110,481	\$0	\$82,617	\$84,034	\$0	\$0	\$126,649	\$67,303	\$44,712	\$0	\$0	\$38,658	\$43,056	\$46,688	\$34,112	\$68,373	\$50,441	\$42,080	\$65,989	\$63,306	\$58,063	\$52,256
51 Information	51	\$74,866	\$68,547	\$40,793	\$45,069	\$48,425	\$45,582	\$28,308	\$77,771	\$25,818	\$29,692	\$33,367	\$0	\$26,217	\$13,462	\$16,040	\$15,030	\$32,935	\$22,408	\$0	\$30,777	\$32,465	\$21,721	\$19,522
52 Finance & insurance	52	\$69,814	\$76,629	\$44,301	\$49,902	\$60,978	\$57,241	\$34,203	\$53,523	\$43,707	\$40,311	\$43,334	\$23,605	\$32,496	\$27,859	\$17,670	\$28,425	\$37,762	\$23,245	\$23,651	\$47,210	\$27,371	\$30,089	\$33,530
53 Real estate & rental	53	\$47,447	\$54,905	\$46,797	\$49,142	\$55,742	\$53,976	\$30,217	\$81,698	\$20,606	\$35,478	\$38,668	\$20,497	\$23,572	\$21,319	\$22,158	\$23,345	\$33,648	\$26,374	\$25,749	\$33,322	\$29,666	\$28,808	\$24,824
54 Professional- scientific & tech services	54	\$80,224	\$97,676	\$57,120	\$62,966	\$59,566	\$52,873	\$40,338	\$67,581	\$51,216	\$43,867	\$47,137	\$21,934	\$39,221	\$27,700	\$24,094	\$20,259	\$54,475	\$30,711	\$30,168	\$44,410	\$38,389	\$34,874	\$32,058
55 Management of companies	55	\$141,628	\$148,512	\$81,349	\$92,723	\$100,603	\$95,625	\$50,572	\$151,468	\$54,170	\$74,479	\$78,446	\$37,908	\$56,806	\$42,854	\$36,557	\$41,537	\$79,916	\$48,448	\$51,828	\$66,783	\$59,726	\$62,341	\$46,267
56 Administrative & waste services	56	\$40,604	\$86,815	\$55,662	\$66,675	\$66,091	\$52,996	\$41,135	\$72,289	\$37,271	\$48,906	\$57,398	\$27,082	\$27,808	\$24,830	\$26,718	\$26,997	\$38,439	\$30,758	\$27,933	\$37,536	\$39,120	\$28,054	\$28,832
61 Educational services	61	\$42,618	\$74,075	\$46,825	\$48,553	\$55,723	\$48,251	\$43,449	\$93,524	\$43,605	\$38,180	\$49,220	\$28,882	\$30,120	\$23,136	\$25,750	\$24,634	\$33,898	\$30,213	\$30,289	\$41,633	\$35,092	\$37,970	\$29,635
621 Ambulatory health care services	621	\$41,627	\$63,563	\$38,150	\$42,524	\$46,851	\$54,062	\$31,349	\$90,370	\$31,009	\$31,559	\$63,685	\$21,239	\$23,777	\$19,152	\$18,388	\$23,669	\$38,112	\$23,234	\$20,204	\$41,951	\$29,899	\$25,488	\$27,370
622 Hospitals	622	\$74,073	\$127,115	\$70,626	\$78,968	\$77,810	\$83,604	\$60,080	\$155,057	\$81,774	\$60,962	\$83,997	\$36,306	\$42,069	\$34,464	\$32,928	\$38,502	\$37,502	\$41,204	\$0	\$60,829	\$54,964	\$43,680	\$37,564
623 Nursing and residential care facilities	623	\$39,862	\$85,375	\$56,824	\$62,465	\$0	\$70,051	\$41,152	\$0	\$41,190	\$59,680	\$61,226	\$30,434	\$33,885	\$29,860	\$28,749	\$32,742	\$56,231	\$38,216	\$32,050	\$45,414	\$42,055	\$27,331	\$31,071
624 Social assistance	624	\$29,622	\$67,123	\$51,931	\$57,430	\$57,918	\$77,029	\$41,541	\$59,387	\$30,083	\$47,939	\$62,993	\$27,731	\$32,564	\$28,758	\$26,656	\$32,972	\$31,053	\$35,939	\$30,493	\$45,576	\$37,860	\$26,986	\$29,190
71 Arts- entertainment & recreation	71	\$44,384	\$83,636	\$56,612	\$61,891	\$87,176	\$61,054	\$40,388	\$163,197	\$44,224	\$58,285	\$56,626	\$57,260	\$29,768	\$29,700	\$31,141	\$32,976	\$30,625	\$32,622	\$36,824	\$52,261	\$40,051	\$39,858	\$34,041
721 Accommodation	721	\$27,383	\$53,439	\$39,741	\$44,581	\$57,514	\$27,409	\$30,058	\$0	\$29,148	\$35,740	\$30,829	\$26,095	\$24,512	\$22,135	\$20,054	\$22,551	\$29,357	\$21,750	\$29,683	\$34,773	\$27,247	\$20,089	\$20,570
722 Food services and drinking places	722	\$21,396	\$56,503	\$41,633	\$45,846	\$0	\$28,997	\$0	\$0	\$27,389	\$32,982	\$52,434	\$27,704	\$27,486	\$25,458	\$26,058	\$36,552	\$23,092	\$33,066	\$0	\$51,693	\$30,256	\$27,768	\$22,657
811 Repair and maintenance	811	\$46,837	\$82,352	\$56,773	\$53,539	\$70,212	\$69,232	\$0	\$0	\$50,289	\$50,074	\$0	\$0	\$29,675	\$26,678	\$25,131	\$44,272	\$34,728	\$0	\$48,612	\$43,134	\$42,623	\$28,079	
812 Personal and laundry services	812	\$21,594	\$50,053	\$35,070	\$50,793	\$0	\$0	\$26,676	\$0	\$39,794	\$28,935	\$49,988	\$27,626	\$25,511	\$21,522	\$19,997	\$21,774	\$20,473	\$19,805	\$26,721	\$38,195	\$27,235	\$18,487	\$22,999
813 Membership associations and organizations	813	\$43,529	\$80,576	\$51,971	\$56,494	\$75,694	\$50,900	\$35,354	\$80,337	\$31,813	\$48,420	\$50,035	\$22,666	\$24,389	\$22,329	\$25,013	\$24,661	\$36,075	\$31,890	\$29,727	\$37,854	\$31,986	\$40,474	\$27,847
91-99 Government & non NAICs	92	\$58,086	\$78,599	\$59,508	\$65,237	\$67,040	\$56,752	\$43,027	\$73,903	\$41,741	\$50,589	\$69,992	\$30,604	\$47,792	\$28,722	\$29,139	\$26,939	\$34,510	\$35,214	\$35,916	\$40,815	\$44,459	\$45,284	\$41,253

Source: Economic & Planning Systems

Appendix Table C-2
Wages by Occupation and Industry
Land Use Type:

Residential

Industry	NAICS	Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extraction Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000	
Avg. Wage	COUNTY																							
11 Ag, Forestry, Fish & Hunting	11	\$41,862	\$93,046	\$68,947	\$85,310	\$73,460	\$59,319	\$0	\$0	\$38,473	\$0	\$141,720	\$0	\$31,720	\$0	\$34,744	\$34,838	\$70,117	\$37,591	\$36,845	\$50,240	\$43,953	\$35,944	\$42,884
21 Mining	21	\$109,477	\$126,792	\$82,652	\$98,267	\$99,100	\$81,778	\$0	\$136,324	\$0	\$86,015	\$0	\$39,906	\$32,500	\$38,902	\$0	\$89,169	\$46,565	\$0	\$54,775	\$59,921	\$57,528	\$50,013	\$50,013
22 Utilities	22	\$107,815	\$141,460	\$92,198	\$97,286	\$97,285	\$96,897	\$0	\$147,654	\$0	\$90,677	\$0	\$63,726	\$0	\$49,365	\$0	\$83,326	\$58,566	\$44,690	\$76,287	\$85,193	\$81,450	\$65,803	\$65,803
23 Construction	23	\$52,131	\$81,025	\$57,744	\$57,492	\$56,576	\$56,412	\$36,868	\$104,466	\$0	\$44,509	\$0	\$31,696	\$24,618	\$27,908	\$27,339	\$51,749	\$32,512	\$29,741	\$40,206	\$41,227	\$39,670	\$36,750	\$36,750
31-33 Manufacturing	31-33	\$37,085	\$62,235	\$37,665	\$45,503	\$42,566	\$34,868	\$22,311	\$80,710	\$32,687	\$26,262	\$38,684	\$19,952	\$23,101	\$14,944	\$16,495	\$19,187	\$31,768	\$21,911	\$17,593	\$26,027	\$28,188	\$21,005	\$19,605
42 Wholesale Trade	42	\$90,347	\$123,984	\$73,119	\$81,964	\$86,990	\$82,328	\$98,913	\$144,769	\$56,903	\$46,662	\$77,037	\$50,363	\$38,367	\$32,866	\$34,692	\$42,432	\$69,245	\$42,957	\$33,781	\$50,522	\$53,177	\$41,800	\$40,205
44-45 Retail trade	44-45	\$30,016	\$67,162	\$45,498	\$49,644	\$58,314	\$45,435	\$28,432	\$61,163	\$33,094	\$28,327	\$49,032	\$23,132	\$61,531	\$22,241	\$22,608	\$23,856	\$24,377	\$27,101	\$23,639	\$34,767	\$33,971	\$27,145	\$23,487
48-49 Transportation & Warehousing	48-49	\$62,289	\$105,256	\$0	\$78,710	\$80,060	\$0	\$0	\$120,660	\$64,120	\$42,598	\$0	\$36,830	\$41,020	\$44,480	\$32,499	\$65,140	\$48,056	\$40,090	\$62,868	\$60,312	\$55,318	\$49,784	\$49,784
51 Information	51	\$74,866	\$68,547	\$40,793	\$45,069	\$48,425	\$45,582	\$28,308	\$77,771	\$25,818	\$29,692	\$33,367	\$0	\$26,217	\$13,462	\$16,040	\$15,030	\$32,935	\$22,408	\$0	\$30,777	\$32,465	\$21,721	\$19,522
52 Finance & insurance	52	\$69,814	\$76,629	\$44,301	\$49,902	\$60,978	\$57,241	\$34,203	\$53,523	\$43,707	\$40,311	\$43,334	\$23,605	\$32,496	\$27,859	\$17,670	\$28,425	\$37,762	\$23,245	\$23,651	\$47,210	\$27,371	\$30,089	\$33,530
53 Real estate & rental	53	\$47,447	\$54,905	\$46,797	\$49,142	\$55,742	\$53,976	\$30,217	\$81,698	\$20,606	\$35,478	\$38,668	\$20,497	\$23,572	\$21,319	\$22,158	\$23,345	\$33,648	\$26,374	\$25,749	\$33,322	\$29,666	\$28,808	\$24,824
54 Professional- scientific & tech services	54	\$80,224	\$97,676	\$57,120	\$62,966	\$59,566	\$52,873	\$40,338	\$67,581	\$51,216	\$43,867	\$47,137	\$21,934	\$39,221	\$27,700	\$24,094	\$20,259	\$54,475	\$30,711	\$30,168	\$44,410	\$38,389	\$34,874	\$32,058
55 Management of companies	55	\$141,628	\$148,512	\$81,349	\$92,723	\$100,603	\$95,625	\$50,572	\$151,468	\$54,170	\$74,479	\$78,446	\$37,908	\$56,806	\$42,854	\$36,557	\$41,537	\$79,916	\$48,448	\$51,828	\$66,783	\$59,726	\$62,341	\$46,267
56 Administrative & waste services	56	\$40,604	\$86,815	\$55,662	\$66,675	\$66,091	\$52,996	\$41,135	\$72,289	\$37,271	\$48,906	\$57,398	\$27,082	\$27,808	\$24,830	\$26,718	\$26,997	\$38,439	\$30,758	\$27,933	\$37,536	\$39,120	\$28,054	\$28,832
61 Educational services	61	\$42,618	\$74,075	\$46,825	\$48,553	\$55,723	\$48,251	\$43,449	\$93,524	\$43,605	\$38,180	\$49,220	\$28,882	\$30,120	\$23,136	\$25,750	\$24,634	\$33,898	\$30,213	\$30,289	\$41,633	\$35,092	\$37,970	\$29,635
62 Health & social services	62	\$48,968	\$82,731	\$51,728	\$61,535	\$63,196	\$70,768	\$38,893	\$89,909	\$28,779	\$44,679	\$75,665	\$26,860	\$32,453	\$25,656	\$25,395	\$24,567	\$37,192	\$32,525	\$26,213	\$45,908	\$38,813	\$28,949	\$29,017
71 Arts- entertainment & recreation	71	\$44,384	\$83,636	\$56,612	\$61,891	\$87,176	\$61,054	\$40,388	\$163,197	\$44,224	\$58,285	\$56,626	\$57,260	\$29,768	\$29,700	\$31,141	\$32,976	\$30,625	\$32,622	\$36,824	\$52,261	\$40,051	\$39,858	\$34,041
72 Accomodation & food services	72	\$23,039	\$59,923	\$45,213	\$53,826	\$73,495	\$31,332	\$46,660	\$0	\$35,978	\$40,510	\$50,563	\$33,063	\$30,008	\$25,445	\$25,608	\$28,571	\$24,913	\$28,630	\$35,445	\$45,298	\$33,899	\$26,767	\$22,864
81 Other services	81	\$37,513	\$77,184	\$52,737	\$56,629	\$63,406	\$52,400	\$36,461	\$83,599	\$32,996	\$48,885	\$55,479	\$33,140	\$25,572	\$23,107	\$25,575	\$27,301	\$33,507	\$30,412	\$30,617	\$41,971	\$38,271	\$30,167	\$26,170
91-99 Government & non NAICS	92	\$58,086	\$78,599	\$59,508	\$65,237	\$67,040	\$56,752	\$43,027	\$73,903	\$41,741	\$50,589	\$69,992	\$30,604	\$47,792	\$28,722	\$29,139	\$26,939	\$34,510	\$35,214	\$35,916	\$40,815	\$44,459	\$45,284	\$41,253

Source: IMPLAN, U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table C-3
Wages by Occupation and Industry
Land Use Type:

Commercial

			Management Occupations 11-0000	Business and Financial Operations Occupations 13-0000	Computer and Mathematical Occupations 15-0000	Architecture and Engineering Occupations 17-0000	Life, Physical, and Social Science Occupations 19-0000	Community and Social Service Occupations 21-0000	Legal Occupations 23-0000	Education, Training, and Library Occupations 25-0000	Arts, Design, Entertainment, Sports and Media Occupations 27-0000	Healthcare Practitioners and Technical Occupations 29-0000	Healthcare Support Occupations 31-0000	Protective Service Occupations 33-0000	Food Preparation and Serving Related Occupations 35-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Personal Care and Service Occupations 39-0000	Sales and Related Occupations 41-0000	Office and Administrative Support Occupations 43-0000	Farming, Fishing, and Forestry Occupations 45-0000	Construction and Extractions Occupations 47-0000	Installation, Maintenance, and Repair Occupations 49-0000	Production Occupations 51-0000	Transportation and Material Moving Occupations 53-0000
	Earners per Household	Average Wage																						
11 Ag, Forestry, Fish & Hunting	1.71	\$41,862	\$159,269	\$118,018	\$146,027	\$125,743	\$101,537	\$0	\$0	\$65,856	\$0	\$242,586	\$0	\$54,296	\$0	\$59,473	\$59,634	\$120,021	\$64,345	\$63,069	\$85,997	\$75,235	\$61,527	\$73,405
21 Mining	1.71	\$109,477	\$217,034	\$141,477	\$168,206	\$169,632	\$139,981	\$0	\$233,349	\$0	\$147,234	\$0	\$68,307	\$55,631	\$66,589	\$0	\$152,633	\$79,706	\$0	\$93,761	\$102,568	\$98,472	\$85,609	
22 Utilities	1.71	\$107,815	\$242,142	\$157,818	\$166,527	\$166,525	\$165,862	\$0	\$252,744	\$0	\$155,214	\$0	\$109,082	\$0	\$84,500	\$0	\$142,631	\$100,249	\$76,497	\$130,583	\$145,828	\$139,420	\$112,636	
23 Construction	1.71	\$52,131	\$138,693	\$98,843	\$98,411	\$96,843	\$96,563	\$63,108	\$178,816	\$0	\$76,188	\$0	\$54,255	\$42,139	\$47,771	\$46,797	\$88,581	\$55,651	\$50,908	\$68,822	\$70,570	\$67,904	\$62,907	
31-33 Manufacturing	1.71	\$37,085	\$106,529	\$64,472	\$77,889	\$72,861	\$59,684	\$38,190	\$138,154	\$55,952	\$44,953	\$66,217	\$34,152	\$39,543	\$25,581	\$28,235	\$32,842	\$54,378	\$37,506	\$30,114	\$44,552	\$48,250	\$35,955	\$33,559
42 Wholesale Trade	1.71	\$90,347	\$212,227	\$125,160	\$140,300	\$148,902	\$140,923	\$169,313	\$247,805	\$97,403	\$79,872	\$131,867	\$86,208	\$65,674	\$56,257	\$59,383	\$72,631	\$118,528	\$73,531	\$57,824	\$86,480	\$91,025	\$71,550	\$68,819
44-45 Retail trade	1.71	\$30,016	\$114,962	\$77,880	\$84,977	\$99,818	\$77,773	\$48,667	\$104,694	\$56,648	\$48,488	\$83,929	\$39,596	\$52,261	\$38,071	\$38,699	\$40,835	\$41,727	\$46,389	\$40,464	\$59,512	\$58,149	\$46,465	\$40,203
48-49 Transportation & Warehousing	1.71	\$62,289	\$189,114	\$0	\$141,418	\$143,843	\$0	\$0	\$216,789	\$115,204	\$76,535	\$0	\$66,172	\$73,700	\$79,917	\$58,391	\$117,036	\$86,341	\$72,029	\$112,955	\$108,362	\$99,389	\$89,447	
51 Information	1.71	\$74,866	\$117,335	\$69,826	\$77,147	\$82,890	\$78,024	\$48,456	\$133,123	\$44,193	\$50,825	\$57,115	\$0	\$44,877	\$23,043	\$27,456	\$25,727	\$56,376	\$38,356	\$0	\$52,682	\$55,572	\$37,181	\$33,417
52 Finance & insurance	1.71	\$69,814	\$131,168	\$75,831	\$85,419	\$104,377	\$97,981	\$58,547	\$91,616	\$74,814	\$69,001	\$74,176	\$40,405	\$55,625	\$47,687	\$30,246	\$48,656	\$64,638	\$39,789	\$40,483	\$80,810	\$46,852	\$51,505	\$57,394
53 Real estate & rental	1.71	\$47,447	\$93,983	\$80,103	\$84,117	\$95,416	\$92,392	\$51,723	\$139,844	\$35,271	\$60,729	\$66,188	\$35,086	\$40,349	\$36,493	\$37,928	\$39,960	\$57,596	\$45,146	\$44,075	\$57,038	\$50,780	\$49,312	\$42,493
54 Professional- scientific & tech services	1.71	\$80,224	\$167,195	\$97,774	\$107,781	\$101,961	\$90,504	\$69,048	\$115,680	\$87,669	\$75,089	\$80,686	\$37,545	\$67,136	\$47,415	\$41,242	\$34,678	\$93,247	\$52,569	\$51,639	\$76,018	\$65,712	\$59,695	\$54,874
55 Management of companies	1.71	\$141,628	\$254,213	\$139,247	\$158,717	\$172,204	\$163,684	\$86,565	\$259,273	\$92,724	\$127,488	\$134,278	\$64,888	\$97,237	\$73,354	\$62,575	\$71,100	\$136,794	\$82,930	\$88,715	\$114,314	\$102,234	\$106,710	\$79,197
56 Administrative & waste services	1.71	\$40,604	\$148,603	\$95,278	\$114,130	\$113,129	\$90,715	\$70,412	\$123,739	\$63,798	\$83,713	\$98,249	\$46,357	\$47,599	\$42,502	\$45,735	\$46,212	\$65,797	\$52,648	\$47,813	\$64,252	\$66,963	\$48,020	\$49,352
61 Educational services	1.71	\$42,618	\$126,797	\$80,152	\$83,109	\$95,382	\$82,593	\$74,374	\$160,087	\$74,639	\$65,353	\$84,251	\$49,439	\$51,557	\$39,603	\$44,076	\$42,166	\$58,024	\$51,717	\$51,846	\$71,264	\$60,067	\$64,993	\$50,728
621 Ambulatory health care services	1.71	\$41,627	\$108,803	\$65,303	\$72,789	\$80,196	\$92,539	\$53,661	\$154,688	\$53,079	\$54,021	\$109,012	\$36,355	\$40,699	\$32,783	\$31,475	\$40,515	\$65,237	\$39,770	\$34,584	\$71,809	\$51,179	\$43,629	\$46,849
622 Hospitals	1.71	\$74,073	\$217,585	\$120,892	\$135,172	\$133,189	\$143,107	\$102,840	\$265,415	\$139,974	\$104,350	\$143,779	\$62,146	\$72,011	\$58,993	\$56,363	\$65,905	\$64,193	\$70,529	\$0	\$104,123	\$94,083	\$74,768	\$64,300
623 Nursing and residential care facilities	1.71	\$39,862	\$146,139	\$97,266	\$106,924	\$0	\$119,909	\$70,442	\$0	\$70,506	\$102,155	\$104,802	\$52,095	\$58,001	\$51,112	\$49,211	\$56,045	\$96,253	\$65,415	\$54,861	\$77,737	\$71,986	\$46,783	\$53,184
624 Social assistance	1.71	\$29,622	\$114,896	\$88,892	\$98,304	\$99,140	\$131,853	\$71,107	\$101,654	\$51,493	\$82,059	\$107,827	\$47,467	\$55,741	\$49,225	\$45,628	\$46,168	\$53,155	\$61,518	\$52,196	\$78,013	\$64,805	\$46,193	\$49,966
71 Arts- entertainment & recreation	1.71	\$44,384	\$143,162	\$96,905	\$105,940	\$149,221	\$104,508	\$69,133	\$279,349	\$75,700	\$99,769	\$96,928	\$98,013	\$50,955	\$50,839	\$53,304	\$56,447	\$52,422	\$55,841	\$63,033	\$89,456	\$68,557	\$68,226	\$58,268
721 Accommodation	1.71	\$27,383	\$91,473	\$68,026	\$76,311	\$98,447	\$46,917	\$51,451	\$0	\$49,894	\$61,177	\$52,771	\$44,667	\$41,957	\$37,890	\$34,327	\$38,602	\$50,251	\$37,231	\$50,809	\$59,522	\$46,640	\$34,387	\$35,210
722 Food services and drinking places	1.71	\$21,396	\$96,718	\$71,264	\$78,477	\$0	\$49,635	\$0	\$0	\$46,883	\$56,456	\$89,753	\$47,421	\$47,048	\$43,577	\$44,605	\$62,567	\$39,527	\$56,599	\$0	\$88,484	\$51,790	\$47,532	\$38,783
811 Repair and maintenance	1.71	\$46,837	\$140,964	\$97,180	\$91,645	\$120,183	\$118,506	\$0	\$0	\$86,082	\$85,713	\$0	\$0	\$50,796	\$45,665	\$43,018	\$75,782	\$59,445	\$0	\$83,211	\$73,833	\$72,960	\$48,063	
812 Personal and laundry services	1.71	\$21,594	\$85,677	\$60,030	\$86,944	\$0	\$0	\$45,662	\$0	\$68,117	\$49,529	\$85,565	\$47,289	\$43,668	\$36,840	\$34,230	\$37,272	\$35,044	\$33,901	\$45,739	\$65,379	\$46,619	\$31,644	\$39,368
813 Membership associations and organizations	1.71	\$43,529	\$137,924	\$88,961	\$96,703	\$129,568	\$87,126	\$60,517	\$137,516	\$54,455	\$82,882	\$85,645	\$38,798	\$41,747	\$38,220	\$42,815	\$42,212	\$61,751	\$54,588	\$50,884	\$64,796	\$54,752	\$69,280	\$47,667
91-99 Government & non NAICs	1.71	\$58,086	\$134,540	\$101,862	\$111,668	\$114,754	\$97,143	\$73,651	\$126,501	\$71,450	\$86,594	\$119,806	\$52,386	\$81,807	\$49,164	\$49,878	\$46,112	\$59,072	\$60,276	\$61,478	\$69,865	\$76,101	\$77,513	\$70,613

Source: U.S. Census American Community Survey, U.S. Bureau of Labor Statistics, Economic & Planning Systems

Appendix Table C-4
Household Income by Occupation and Industry
Land Use Type:

Residential

Industry	Earners per Household	Average Wage	Management Occupations	Business and Financial Operations Occupations	Computer and Mathematical Occupations	Architecture and Engineering Occupations	Life, Physical, and Social Science Occupations	Community and Social Services Occupations	Legal Occupations	Education, Training, and Library Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Healthcare Practitioners and Technical Occupations	Healthcare Support Occupations	Protective Service Occupations	Food Preparation and Serving Related Occupations	Building and Grounds Cleaning and Maintenance Occupations	Personal Care and Service Occupations	Sales and Related Occupations	Office and Administrative Support Occupations	Farming, Fishing, and Forestry Occupations	Construction and Extraction Occupations	Installation, Maintenance, and Repair Occupations	Production Occupations	Transportation and Material Moving Occupations
			11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000
11 Ag, Forestry, Fish & Hunting	1.71	\$41,862	\$159,269	\$118,018	\$146,027	\$125,743	\$101,537	\$0	\$0	\$65,856	\$0	\$242,586	\$0	\$54,296	\$0	\$59,473	\$59,634	\$120,021	\$64,345	\$63,069	\$85,997	\$75,235	\$61,527	\$73,405
21 Mining	1.71	\$109,477	\$217,034	\$141,477	\$168,206	\$169,632	\$139,981	\$0	\$233,349	\$0	\$147,234	\$0	\$0	\$68,307	\$55,631	\$66,589	\$0	\$152,633	\$79,706	\$0	\$93,761	\$102,568	\$98,472	\$85,609
22 Utilities	1.71	\$107,815	\$242,142	\$157,818	\$166,527	\$166,525	\$165,862	\$0	\$252,744	\$0	\$155,214	\$0	\$0	\$109,082	\$0	\$84,500	\$0	\$142,631	\$100,249	\$76,497	\$130,583	\$145,828	\$139,420	\$112,636
23 Construction	1.71	\$52,131	\$138,693	\$98,843	\$98,411	\$96,843	\$96,563	\$63,108	\$178,816	\$0	\$76,188	\$0	\$0	\$54,255	\$42,139	\$47,771	\$46,797	\$88,581	\$55,651	\$50,908	\$68,822	\$70,570	\$67,904	\$62,907
31-33 Manufacturing	1.71	\$37,085	\$106,529	\$64,472	\$77,889	\$72,861	\$59,684	\$38,190	\$138,154	\$55,952	\$44,953	\$66,217	\$34,152	\$39,543	\$25,581	\$28,235	\$32,842	\$54,378	\$37,506	\$30,114	\$44,552	\$48,250	\$35,955	\$33,559
42 Wholesale Trade	1.71	\$90,347	\$212,227	\$125,160	\$140,300	\$148,902	\$140,923	\$169,313	\$247,805	\$97,403	\$79,872	\$131,867	\$86,208	\$65,674	\$56,257	\$59,383	\$72,631	\$118,528	\$73,531	\$57,824	\$86,480	\$91,025	\$71,550	\$68,819
44-45 Retail trade	1.71	\$30,016	\$114,962	\$77,880	\$84,977	\$99,818	\$77,773	\$48,667	\$104,694	\$56,648	\$48,488	\$83,929	\$39,596	\$52,261	\$38,071	\$38,699	\$40,835	\$41,727	\$46,389	\$40,464	\$59,512	\$58,149	\$46,465	\$40,203
48-49 Transportation & Warehousing	1.71	\$62,289	\$180,170	\$0	\$134,730	\$137,041	\$0	\$0	\$206,537	\$109,756	\$72,915	\$0	\$0	\$63,043	\$70,215	\$76,138	\$55,629	\$111,502	\$82,258	\$68,623	\$107,613	\$103,238	\$94,689	\$85,217
51 Information	1.71	\$74,866	\$117,335	\$69,826	\$77,147	\$82,890	\$78,024	\$48,456	\$133,123	\$44,193	\$50,825	\$57,115	\$0	\$44,877	\$23,043	\$27,456	\$25,727	\$56,376	\$38,356	\$0	\$52,682	\$55,572	\$37,181	\$33,417
52 Finance & insurance	1.71	\$69,814	\$131,168	\$75,831	\$85,419	\$104,377	\$97,981	\$58,547	\$91,616	\$74,814	\$69,001	\$74,176	\$40,405	\$55,625	\$47,687	\$30,246	\$48,656	\$64,638	\$39,789	\$40,483	\$80,810	\$46,852	\$51,505	\$57,394
53 Real estate & rental	1.71	\$47,447	\$93,983	\$80,103	\$84,117	\$95,416	\$92,392	\$51,723	\$139,844	\$35,271	\$60,729	\$66,188	\$35,086	\$40,349	\$36,493	\$37,928	\$39,960	\$57,596	\$45,146	\$44,075	\$57,038	\$50,780	\$49,312	\$42,493
54 Professional- scientific & tech services	1.71	\$80,224	\$167,195	\$97,774	\$107,781	\$101,961	\$90,504	\$69,048	\$115,680	\$87,669	\$75,089	\$80,686	\$37,545	\$67,136	\$47,415	\$41,242	\$34,678	\$93,247	\$52,569	\$51,639	\$76,018	\$65,712	\$59,695	\$54,874
55 Management of companies	1.71	\$141,628	\$254,213	\$139,247	\$158,717	\$172,204	\$163,684	\$86,565	\$259,273	\$92,724	\$127,488	\$134,278	\$64,888	\$97,237	\$73,354	\$62,575	\$71,100	\$136,794	\$82,930	\$88,715	\$114,314	\$102,234	\$106,710	\$79,197
56 Administrative & waste services	1.71	\$40,604	\$148,603	\$95,278	\$114,130	\$113,129	\$90,715	\$70,412	\$123,739	\$63,798	\$83,713	\$98,249	\$46,357	\$47,599	\$42,502	\$45,735	\$46,212	\$65,797	\$52,648	\$47,813	\$64,252	\$66,963	\$48,020	\$49,352
61 Educational services	1.71	\$42,618	\$126,797	\$80,152	\$83,109	\$95,382	\$82,593	\$74,374	\$160,087	\$74,639	\$65,353	\$84,251	\$49,439	\$51,557	\$39,603	\$44,076	\$42,166	\$58,024	\$51,717	\$51,846	\$71,264	\$60,067	\$64,993	\$50,728
62 Health & social services	1.71	\$48,968	\$141,612	\$88,544	\$105,331	\$108,175	\$121,135	\$66,573	\$153,900	\$49,261	\$76,479	\$129,518	\$45,977	\$55,550	\$43,917	\$43,470	\$42,052	\$63,662	\$55,674	\$44,870	\$78,581	\$66,437	\$49,552	\$49,670
71 Arts- entertainment & recreation	1.71	\$44,384	\$143,162	\$96,905	\$105,940	\$149,221	\$104,508	\$69,133	\$279,349	\$75,700	\$99,769	\$96,928	\$98,013	\$50,955	\$50,839	\$53,304	\$56,447	\$52,422	\$55,841	\$63,033	\$89,456	\$68,557	\$68,226	\$58,268
72 Accommodation & food services	1.71	\$23,039	\$102,572	\$77,393	\$92,135	\$125,804	\$53,631	\$79,868	\$0	\$61,584	\$69,342	\$86,551	\$56,594	\$51,365	\$43,554	\$43,834	\$48,906	\$42,645	\$49,007	\$60,671	\$77,538	\$58,025	\$45,818	\$39,137
81 Other services	1.71	\$37,513	\$132,117	\$90,271	\$96,933	\$108,534	\$89,695	\$62,412	\$143,099	\$56,479	\$83,678	\$94,965	\$56,726	\$43,772	\$39,553	\$43,777	\$46,731	\$57,355	\$52,057	\$52,407	\$71,843	\$65,509	\$51,638	\$44,796
91-99 Government & non NAICs	1.71	\$58,086	\$134,540	\$101,862	\$111,668	\$114,754	\$97,143	\$73,651	\$126,501	\$71,450	\$86,594	\$119,806	\$52,386	\$81,807	\$49,164	\$49,878	\$46,112	\$59,072	\$60,276	\$61,478	\$69,865	\$76,101	\$77,513	\$70,613

Source: IMPLAN, U.S. Census American Community Survey, U.S. Bureau of Labor Statistics, Economic & Planning Systems