From: justin stevenson
To: planning; blaine;county staff
Subject: Blaine Crossing
Date: Friday, October 2, 2026 5:38:34 PM

To whom it may concern,

I would like to voice my opposition to the proposed annexation if Blaine Crossing development into the city of Hailey for the following reasons.

- An annexation of this size would add many vehicles to an already packed HWY 75 corridor
- This development would contribute to our underpaid worker problem not solve it
- Water use of this size development should not be compared to an alfalfa crop. Water use varies greatly between crop type and duration of irrigation making this comparison complicated. I am concerned about the true impacts to the aquifer not what the study will say or what the water rights would allow.

Regards,
Justin Stevenson
Hailey, ID

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Regards,
Justin Stevenson
Hailey, ID

From: Beaver Burke
To: Robyn Davis
Subject: Fwd: Annexation
Date: Tuesday, October 6, 2026 8:56:51 AM

For the record.

Begin forwarded message:

From: Mark Maykranz <mmaykranz@hotmail.com>
Subject: Annexation
Date: October 5, 2026 at 12:24:20 PM MDT
To: Martha Burke <martha.burke@haileycityhall.org>
Resent-From: <martha.burke@haileycityhall.org>

I am a resounding no on annexation. You are going to trash this valley!
Sent from my iPhone

From: Marnie
To: planning
Subject: Blaine Crossing
Date: Tuesday, October 20, 2026 8:55:42 AM

To City of Hailey P&Z -
Please listen to the residents of Hailey and the whole Wood River Valley, just say NO to the annexation of Flying Hat Ranch. What the Oppenheimer Group is proposing is outrageous - 614 Units, where currently zoned property R5 would accommodate 18 to 20 homesites. Do not collapse to Corporate money - a higher tax base does not mean a better quality of life for the residents of Hailey.
Thank You -
Marnie Prentice
811 Wintergreen Dr
Hailey, ID. 83333
Sent from my iPad

From:	Alec
To:	planning
Subject:	Blaine Crossing - 2024 Nexus Study
Date:	Saturday, October 24, 2026 7:33:45 PM
Attachments:	New Development's Impacts on Community Housing Demand in Blaine County, Idaho (A Nexus Study).pdf

---

Dear Hailey Planning and Zoning Commission,

Please add *New Development's Impacts on Community Housing Demand in Blaine County, Idaho: A Nexus Study of New Commercial and Residential Development, Employee Generation, and Demand for Community Housing* (see attached) to the record informing the Blaine Crossing annexation application.

Thank you,
Alec Barfield
611 E Carbonate St

From: Alec
To: planning
Subject: Blaine Crossing - public comment
Date: Saturday, October 24, 2026 7:34:46 PM

Dear Hailey Planning & Zoning Commission,

At 614 units, the proposed Blaine Crossing subdivision is about three and a half times the size of Quigley Farms (176 units) and over four times the size of Sunbeam (147 units across both phases), Hailey's largest recent subdivisions. Thank you for taking the time to carefully review every aspect of the massive annexation application before you. In this comment letter, I'd like to highlight one issue in particular: the housing claims.

For obvious reasons, few people are eager to see Blaine Crossing happen. The sole exception is those who genuinely support a more equitable valley and believe that the Oppenheimer's attempt to tackle affordable housing is worth considering. In the Intent to Annex letter, the developers state Blaine Crossing has the "potential to meet over 60% of the projected needs in Hailey over the next 10 years." If this claim can be verified, and depended upon, I can accept the negative tradeoffs.

Unfortunately, upon review so far, Blaine Crossing is not going to deliver on its fundamental housing promise. Having read through the application materials and compared them to the 2025 Hailey Housing Report, the annexation's housing mix is grossly off target. In addition, there are no guarantees of affordability, and the commercial and industrial components will add substantial further demand that the project doesn't address.

Rent vs own discrepancy. The Hailey Housing Report states that the need by 2030 of middle-income households, or 80–120% AMI, is overwhelmingly for ownership (385 units). The demand for rentals within that same period for middle-income households is just 70 units.[1] Despite this clear data, the Oppenheimers plan to build 500 apartments, 100% rentals, for the "Missing Middle."

Hailey Rentals Needed (by 2030)	**Blaine Crossing Rentals Proposed**
Middle Income Households = 70 Total across *all* Households = 292	500
Hailey Ownership Units Needed (by 2030)	**Blaine Crossing Homes Proposed**
Middle Income Households = 385	114* *75% owner, 25% rental

In the developer's Intent to Annex presentation, there is a slide titled "Providing the Missing Middle," with a graphic featuring the words, "MISSING MIDDLE HOUSING." If that is their dominant pitch, then why is the subdivision design so heavily skewed toward the wrong housing type, rental apartments? Moreover, Blaine Crossing's 114 single- and multi-family homes aren't scheduled for construction until 2037-2041, in Phase 3. What does that timeline say about their approach to "Missing Middle Housing?"

No guarantee of affordability. I support high-density apartments on the subject property. However, if those apartments are designed/built for the wrong demographic, then nothing will change about the overall lack of affordability and, in fact, may exacerbate it. For resort communities, like the Wood River Valley, building more homes, by default, won't make housing more affordable.[2] Market-rate rents and prices are entirely variable and will be set by the market over time, meaning without government-subsidies, down-payment assistance, and market regulation, we are not going to fix the problem. The 2024 Nexus Study, commissioned by the Blaine County Housing Authority and the Wood

River Land Trust, found that zero recently built market-rate homes in Blaine County are affordable to a household earning the county median income.[3] Minus deed restrictions or similarly binding commitments, nothing guarantees how affordable any Blaine Crossing unit will be, now or in ten years.

If granted annexation/zoning/subdivision approvals without any affordability requirements or assistance, the Oppenheimers will construct a mix of housing that secures a return on their investment. What won't be secured is housing for those making local wages. While "Category Local" is a worthy designation, it is the weakest available affordability mechanism.

Unaddressed added demand. The same Nexus Study found that every 1,000 square feet of new retail space generates 1.00 employee households needing housing, restaurant/bar space generates 1.25, light-industrial space generates 0.66, and lodging space generates 0.33. Using this formula, Blaine Crossing's "Commercial Program" will create demand for an additional 246 employee households, negatively offsetting much of the potential housing gains. The commercial/industrial component here should either be eliminated or the housing impacts mitigated, but ignoring the new non-residential development on community housing demand would be irresponsible and counter productive.

Commercial Type	Blaine Crossing sq. footage	Employee households generated per 1,000 sq ft.	Resulting added demand
Limited Industrial	280,000	0.66	185
Service-Oriented Commercial	25,000	1.00	25
Lodging	80,000	0.33	26
Retail	10,000	1.00	10
Total			246

Informed housing solutions. Hailey spends an enormous amount of time and energy thinking about housing – and it shows in the progress made citywide. Up and down City government, there is an emphasis on supporting projects that are smart, forward-thinking, and equitable. Blaine Crossing, as proposed, doesn't meet those criteria. I urge you not to abandon the findings and directives of your own housing report, the Nexus study, and other credible research, as you review the housing and commercial spaces proposed in Blaine Crossing. While we face a crisis, there is hope without annexation. Concludes the Hailey Housing Report, **"The projected need for new housing units on an annual basis aligns with current housing production, further indicating that under normal operations, the City will continue to meet housing production goals."**

I urge your commission to demand substantial revisions before you consider approving the Blaine Crossing annexation application. Specifically, the applicant should correct the housing types provided so they are accurately tied to the Housing Report's findings, agreeing to binding commitments that ensure affordability, and eliminating – or mitigating the housing impacts of – the commercial space.

Sincerely,

Alec Barfield

611 E Carbonate St

Sources:

[1] *January 2025 Hailey Housing Report.* City of Hailey. https://haileycityhall.org/wp-content/uploads/2025/02/2025-01-Housing-Report-email.pdf

[2] *2023 Workforce Housing Report*. The Northwest Colorado Council of Governments (NWCCOG) and he Colorado Association of Ski Towns (CAST). https://www.nwccog.org/wp-content/uploads/2023/10/23078-Workforce-Housing-Report_FF_web.pdf

[3]Economic Planning & Systems, inc. (2024). *New Development's Impacts on Community Housing Demand in Blaine County, Idaho: A Nexus Study of New Commercial and Residential Development, Employee Generation, and Demand for Community Housing.* Blaine County Housing Authority & Wood River Land Trust. https://www.bcoha.org/uploads/2/3/1/4/23149336/blaineidnexusreport_final07.25.2024.pdf

Final Report

New Development's Impacts on Community Housing Demand in Blaine County, Idaho

A Nexus Study of New Commercial and Residential Development, Employee Generation, and Demand for Community Housing

The Economics of Land Use

Prepared for:
Blaine County Housing Authority & Wood River Land Trust

Prepared by:
Economic & Planning Systems, Inc.

July 2024

EPS #221023

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

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com

Special thanks to:

- *Sally Gillespie the Spur Community Foundation,*
- *Harry Griffith from Sun Valley Economic Development,*
- *Bob Crosby from Sun Valley Board of Realtors,*
- *Blaine County Commissioner Angenie McCleary, Sustainability Manager Andrew Mentzer, and the Land Use and Building Department, and*
- *The Planning and Building/Community Development Departments of the local city governments.*

Table of Contents

LETTER FROM BLAINE COUNTY HOUSING AUTHORITY AND WOOD RIVER LAND TRUST i

Findings ii

Implications for Blaine County iii

1.0 INTRODUCTION 1

Nexus Study Objectives 1

Resort Community Context 1

Nexus Study Rationale 2

Introduction to Methodology 3

2.0 COMMERCIAL EMPLOYEE AND HOUSEHOLD GENERATION 6

Commercial Employee Generation Methodology 6

Land Use Categories 7

Development Prototype and Job Density Assumptions 7

Household Formation 9

Occupational Category and Wage Distribution 11

Commercial Employee Household Generation 15

3.0 RESIDENTIAL EMPLOYEE AND HOUSEHOLD GENERATION 16

Residential Employee Generation Methodology 16

Household Income 17

Household Expenditures and Job Creation by Income Level 19

Household Formation 20

Occupational Category and Wage Distribution 22

Residential Employee Household Generation 26

Consideration of Residential Vacancy and Short-Term Rental Properties 30

APPENDICES

Appendix A: Data Sources

Appendix B: Land Use Definitions

Appendix C: Occupation Distribution by Industry

Appendix D: Wages and Household Income by Occupation and Industry

List of Tables and Figures

Table 1 Median Sold Price and Estimated Household Income for Homes in Blaine County..2

Table 2 Blaine County, Idaho Household Income Levels (2024-2025).....5

Table 3 Commercial Prototypical Development.....8

Table 4 Land Use to Industry Category Conversion.....9

Table 5 Full Time Employees Generated per 1,000 Sq. Ft. by Industry 10

Table 6 Commercial Employment and Household Generation 11

Table 7 Adjustment Factors - Converting National Wages to Blaine County Wages 12

Table 8 Illustration of Employees' Household Income Calculation.....14

Table 9 Households by Income Category Generated by New Commercial Development..15

Table 10 Household Incomes for New Residential Development.....19

Table 11 Jobs by Industry Generated from Household Spending.....20

Table 12 Employees by Industry Generated from Household Spending.....21

Table 13 Employment and Households Generated by Residential Development.....22

Table 14 Adjustment Factors - Converting National Wages to Blaine County Wages 23

Table 15 Illustration of Employees' Household Income Calculation.....25

Table 16 Expected Household Income for New Residential Development.....27

Table 17 Households by Income Category Generated by New Household Spending 28

Table 18 Impact of New Residential Development by Jurisdiction 29

Table 19 Residential Vacancy and Short-Term Properties in Blaine County Geographies...31

Figure 1 Commercial Employee Generation Methodology 3

Figure 2 Residential Employee and Community Housing Generation Methodology.....4

LETTER FROM BLAINE COUNTY HOUSING AUTHORITY AND WOOD RIVER LAND TRUST

The 2024 Nexus Study of New Commercial and Residential Development, Employee Generation, and Demand for Community Housing ("Nexus Study") quantifies the impact of new development on employee generation and the demand for community housing in the rural resort community of Blaine County, Idaho.

In 2023, the median home price in Blaine County was $1 million, which is affordable only to buyers earning approximately 300 percent of the area median income or more than $238,000 annually (see **Table 1**). From 2019 to 2023, the median home price in Blaine County grew by 111 percent while the average wage only increased by 33 percent. This discrepancy marks the "affordability gap" in Blaine County: a gap between the cost of housing in Blaine County and the purchasing power of local households. Community housing is one solution to the affordability gap in resort communities like Blaine County. Community housing provides residential units legally restricted for full-time, year-round local occupancy, sometimes including income, net worth, and rent or resale restrictions.

Recognizing this affordability gap in Blaine County, as well as the magnitude and challenges of the existing need for Community Housing, the Blaine County Housing Authority (BCHA) and Wood River Land Trust (WRLT) sought to examine the impact of new market-rate development on the demand for community housing. The Nexus Study was led by the primary project partners: Blaine County Housing Authority and the Wood River Land Trust, funded by the SPUR Community Foundation, executed by consultants at Economic & Planning Systems, Inc. (EPS) and informed by Sun Valley Economic Development, Sun Valley Board of Realtors, and the Planning and Building/Community Development Departments in local government.

Methodologically, the Nexus Study calculates how many employees are generated by new commercial and residential development, accounting for different commercial land uses and variability in residential market conditions across Blaine County's six jurisdictions. The Nexus Study derives employee generation from two factors: the employment patterns of commercial land uses, and the local spending patterns of those who can afford to purchase newly built residences in Blaine County. Analyzing the quantity, occupations, and incomes of jobs generated by new development, the Nexus Study calculates the resulting new employee demand for Community Housing.

To account for geographic differences in residential market conditions, the residential portion of the Nexus Study considers each of the six jurisdictions within Blaine County separately—the Cities of Bellevue, Carey, Hailey, Ketchum, Sun Valley and unincorporated Blaine County. The Nexus Study mainly draws on publicly available and trusted data sources, local input to verify local conditions and assumptions, and the nationally recognized Impact Analysis for Planning (IMPLAN) model to derive local spending patterns.

Findings

This Nexus Study quantifies the number of employee households generated by new commercial and residential development (or expansion of existing buildings) in Blaine County. The results are shown in **Table 9** and **Table 16** and summarized below. The methodology used to establish the number of employee households generated is described in detail in **Chapter 2 and Chapter 3**.

New commercial development will be occupied by businesses and organizations with additional or new staffing needs. By reviewing the density of employees associated with existing commercial uses, the Nexus Study derives the impact of new commercial development on the need for community housing.

- For every 1,000 square feet of new **office** development, 1.00 employee household is generated.
- For every 1,000 square feet of new **retail/ service** development, 1.00 employee household is generated.
- For every 1,000 square feet of new **restaurant/ bar** development, 1.25 employee households are generated.
- For every 1,000 square feet of new **industrial/ light industrial** development, 0.66 employee households are generated.
- For every 1,000 square feet of new **institutional** development, 0.66 employee households are generated.
- For every 1,000 square feet of new **lodging** development, such as a hotel, 0.33 employee households are generated.

In addition to quantifying the community housing demand generated from new commercial development, the Nexus Study also analyzes the specific incomes of employee households generated by different types of development by accounting for the occupation profiles and distributions specific to each land use (e.g. office vs. industrial). For additional details, see **Table 9** in **Chapter 2.** New market-rate housing is occupied by households with income levels that can afford the purchase price. New home prices vary by unit size and geographic location in Blaine County and therefore the income of households that can afford to occupy the new homes vary accordingly. The Nexus Study analyzes recent residential sales data to identify these geographic differences and determine the approximate incomes of households that can afford new homes. Using the IMPLAN model, EPS derives the number of employees –and then employee households– generated from spending patterns of the new occupants based on household income.

- For every 100 units of new market-rate residential development occupied by households whose annual income is **less than $81,794**, about 7.7 employee households are generated.
- For every 100 units of new market-rate residential development occupied by households whose annual income is **greater than $81,794 and less than $200,000** (> $81,794 and ≤ $200,000), about 9.7 employee households are generated.
- For every 100 units of new market-rate residential development occupied by households whose annual income is **between $200,000 and $300,000**, about 7.0 employee households are generated.

- For every 100 units of new market-rate residential development occupied by households whose annual income is **between $300,000 and $400,000**, about 10.3 employee households are generated.

In summary, new commercial and residential development is increasing the need for additional community housing because it generates new employees and the need for housing for those employee households. Market-rate residential development in all Blaine County jurisdictions and of all sizes (including smaller units) is not affordable to the majority of local employees. The Nexus Study found zero recently built and sold market-rate homes that were affordable to households earning Blaine County's median income. New market-rate residential development—without offsetting for generated Community Housing demand—will exacerbate the community's housing needs.

Implications for Blaine County

It is important to remember that this Nexus Study is forward-looking in that it analyzes recent development and economic patterns to assess the impact of *new* development on housing needs. Moreover, the Study does not consider the *existing* housing needs facing Blaine County, which were analyzed and quantified through the 2022 Housing Needs Assessment. Nor is the Nexus Study intended to address all new job growth and associated housing impacts. For example, an increase in housing need may also occur if existing businesses grow their staff or more remote workers move to Blaine County.

Perhaps the most critical finding of the Nexus Study analysis is that, across all jurisdictions, new market-rate residential development generates the need for more locally affordable housing than it creates. The study finds that for every 200 new market-rate residential units developed, only 1 of the employee households generated by the development would be able to afford the market-rate priced home in Blaine County. Building new market-rate housing in more affordable parts of Blaine County (e.g. Carey or Bellevue) will not solve Blaine County's existing housing needs. Rather, the new development adds to the existing demand for community housing.

While both new commercial development and new residential development generate employee households and therefore demand for community housing that is affordable to those households, responsible new development is key to the flourishing and future of Blaine County. At the same time, an adequate supply of Community Housing for Blaine County employees and their families is essential to the current and future functioning of the community and economy. This Nexus Study provides a necessary resource to consider the relationship between growth and generated housing demand that can help analyze planning applications and inform policy and decision-making.

Although nexus studies in localities outside the State of Idaho have been used to structure and justify mitigation program parameters that require developers to provide community housing units and/or pay impact or linkage fees, such programs are not authorized in the State of Idaho nor a recommended policy outcome of the study. However, this Nexus Study should be used in the development and refinement of incentive zoning tools, long-term land use planning, and discretionary land use decisions. While many community housing solutions require funding to develop, buy-down or otherwise subsidize units, planning and zoning tools and policies can efficiently and inexpensively increase local supply. Such regulations and

policies are best informed by understanding the housing demand generated from new development as well as existing need.

One example of such a tool is a Density Bonus, whereby the jurisdiction sets a base allowed density and if owners or developers want to exceed that base density—up to the incentive density – then they can but must include a proportion of community housing or pay an in-lieu fee. This tool can be used for a range of densities, from allowing Accessory Dwelling Units on single-family homes to multifamily mixed-use and is low-to-no cost to the local government.

BCHA and WRLT will leverage the Nexus Study findings to support planning and zoning efforts, regional coordination, and community education. The findings of this report will be shared with Blaine County's governments and planning departments as a resource to inform these policies and decisions. This study can help ensure that tools are calibrated to offset new housing demand from development and help reduce Blaine County's existing Community Housing need.

1.0 INTRODUCTION

Nexus Study Objectives

The goal of this Nexus Study is to provide Blaine County, Idaho, and the jurisdictions therein, with a technically robust understanding of how new development generates demand for new employees and for attainable, workforce housing— otherwise known as community housing. "Community housing" is the term used throughout Blaine County to specify housing that is legally restricted for local use and occupancy.

Resort Community Context

New residential and commercial development generate new jobs, which create additional need for community housing. This Nexus Study builds on three previous studies: 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 findings of the Nexus Study are valuable for resort communities like Blaine County, where there are significant wealth disparities and local employees compete for housing against investors in short-term rentals, high-income workers, existing homeowners, seasonal homeowners, retirees, and remote workers. It is important to note that while these are broad trends in Blaine County, there are also differences within the County's geographies. For example, home prices in Ketchum and Sun Valley are two to three times as much as those in Bellevue and Carey. However, home prices in "down valley" communities continue to rise. For example, the City of Hailey's median home price was $733,250 in 2023, which would require an average household to earn $174,000 annually to be able to afford (see **Table 1** below), which is much greater than the median household income in the county.

Local stakeholders have also observed a "down valley" syndrome, common in resort communities, which pushes local workers farther away from employment hubs and amenities, increasing their commute costs and housing prices farther south in search of affordable housing options. In some cases, residents have left the County because of high home prices. For example, the U.S. Census 2022 survey and City of Ketchum found that between 2010 and 2021, Blaine County lost 715 rentals representing a significant decrease in rental households in the County. IRS data indicates, in recent years, that the average annual income of households moving out of the county was $80,000 while the average annual income of households moving in was $260,000.

Furthermore, the 2023 Housing Needs Assessment update identified that the housing affordability gap in Blaine County increased significantly in the past decade. In 2014, two median earners in Blaine County could purchase the median multifamily home (i.e. a condominium or townhome) with no affordability gap. In 2021, the affordability gap to purchase the median multifamily home was $390,000 for a household with two median earners.

The increased affordability gap is driven by the significant increase in home prices compared to relatively modest income growth. According to data from the Multiple Listings Service (MLS) and Blaine County Assessor, the median home price in Blaine County was $1 million in 2023, a 111 percent increase from 2019. This contrasts with an average wage increase of 33 percent for the same four-year period. As shown in **Table 1,** the median home price varies greatly depending on where in the County the home is located.

Table 1 Median Sold Price and Estimated Household Income for Homes in Blaine County, 2023

Geography	Median Sold Price (2023)[1]	Estimated Household Income[2]
Bellevue	$689,000	$164,000
Unincorporated Blaine County	$1,800,000	$400,000
Carey	$350,000	$83,000
Hailey	$733,250	$174,000
Ketchum	$1,595,000	$379,000
Sun Valley	$1,275,000	$303,000
All Blaine County	**$1,000,000**	$238,000

[1] Includes all home types such as condos, townhomes, and single family detached.
[2] Represents income needed to afford the 2023 median home price. Estimated income takes into account homeownership costs (e.g., property tax, mortgage insurance, mortgage principle, interest). Household income is capped at $400,000 based on IRS data that captures the average annual gross income of residents moving into Blaine County.

Sources: MLS; Economic & Planning Systems

Nexus Study Rationale

Understanding and quantifying the nexus—i.e. the impacts that new development has on employee generation and the demand for community housing in Blaine County is important to better plan for new development and address future community housing needs. Primarily the Nexus Study can be used to:

- Support negotiations for discretionary land use decisions (e.g. development agreements, annexation, rezonings and zoning text amendments) with increased understanding of the impacts of new developments.
- Plan for future community housing needs based on development proposals and forecast growth in Blaine County.

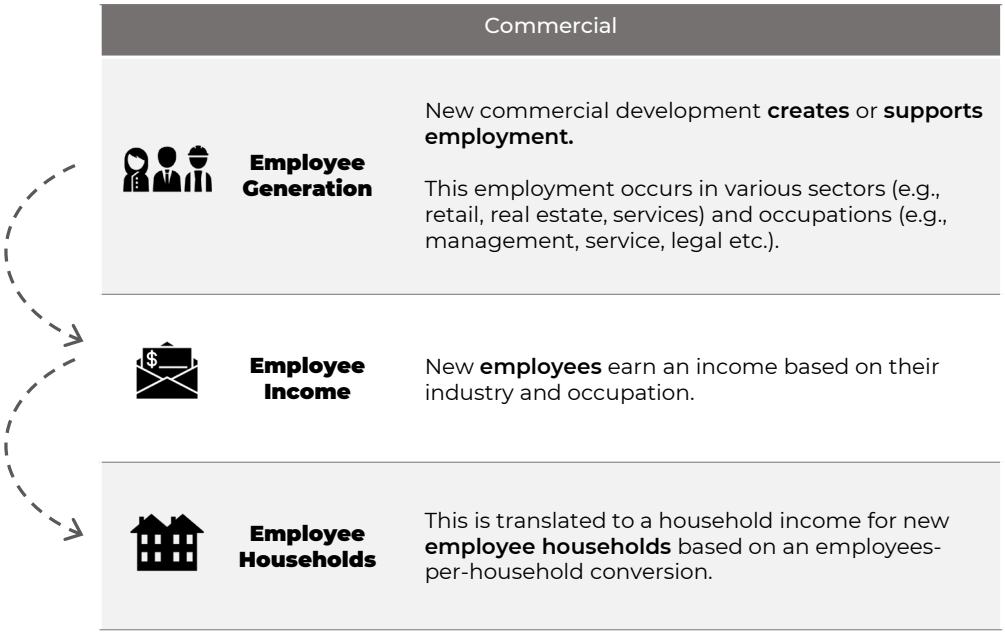
- Inform new and calibrate existing incentive zoning tools that facilitate developer-driven production of community housing.
- Build consensus around the trade-offs associated with planning decisions (e.g. density, community design, and future housing needs).

In this study "affordable" is defined to mean that a household spends no more than 30 percent of its gross income on housing. A household earning above $238,000 (303 percent Area Median Income, or "AMI") can afford the median price for "market-rate" housing in Blaine County based on homes sold in 2023.

Introduction to Methodology

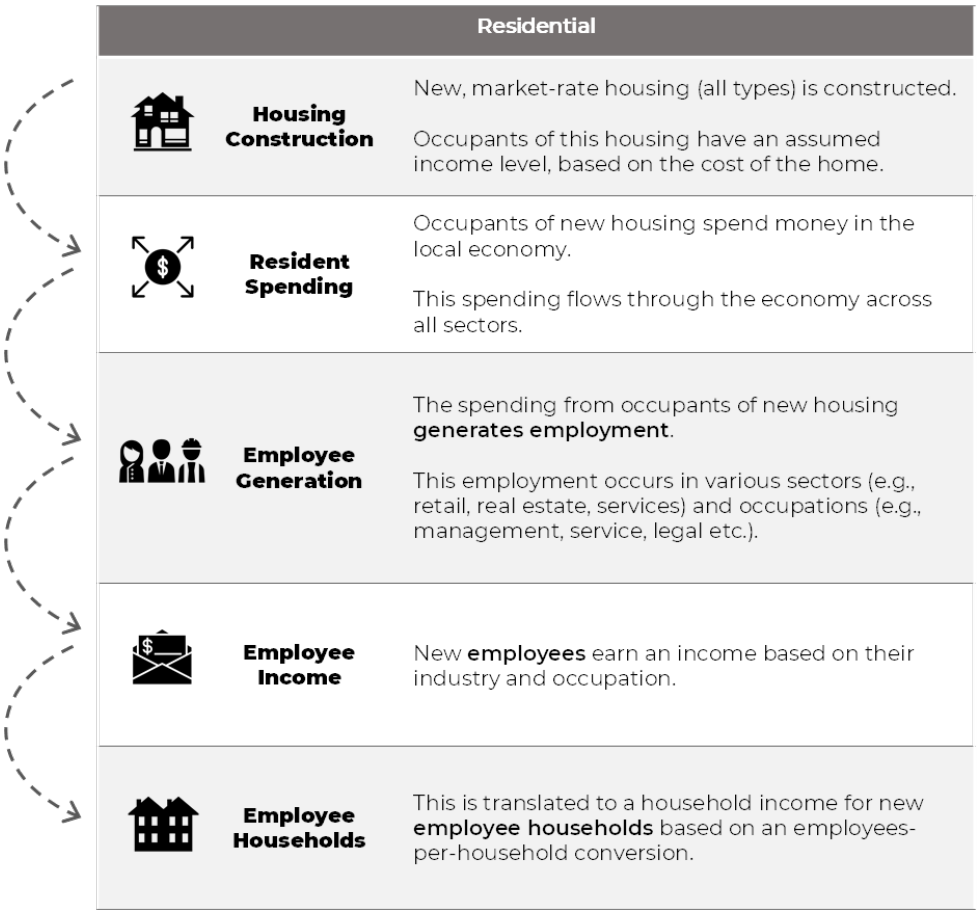
The methodology for commercial and residential employee generation is based on the premise that new commercial or residential development generates or induces demand for additional workers and community housing units for those workers' households.

Figure 1 Commercial 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 that are generated.Error! Reference source not found.

Figure 2 Residential Employee and Community Housing Generation Methodology



The last step is to estimate the number of employee households generated by income level in order to understand the corresponding housing needs that will be generated. This is especially important for understanding the demand generated for new community housing units. **Table 2** provides the definitions of the household incomes that fall into each income category based on the Area Median Income (AMI) (for a 2.5-person household) and Blaine County Housing Authority's corresponding income categories. For reference, a household needs to earn $238,000 annually (or 303 percent AMI) to be able to afford the median home price for a "market rate" home in Blaine County.

Table 2 Blaine County, Idaho Household Income Levels (2024-2025)

Income Category	Definition	Household Income (2.5-Person Household)
Category 1	Up to 50% AMI	≤ $39,200
Category 2	50% - 60% AMI	> $39,200 & ≤ $47,040
Category 3	60%-80% AMI	> $47,040 & ≤ $62,720
Category 4	80%-100% AMI	> $62,720 & ≤ $78,400
Category 5	100-120% AMI	> $78,400 & ≤ $94,080
Category 6	120-140% AMI	> $94,080 & ≤ $109,760
Category Local	> 140% AMI	> $109,760
Market-Rate [1]	*303% AMI*	*> $238,000*

[1] Refers to the income needed to purchase a home at the median home price in Blaine County and is included in the study for context purposes. The figure was calculated using the 2023 median home sales price of $1 million and estimated homeownership costs (e.g., property tax, mortgage insurance).

Sources: Blaine County Housing Authority; MLS; Economic & Planning Systems

More detailed descriptions of the methodology used to estimate employees generated from commercial and residential development are provided in the following chapters. Data sources used to inform assumptions and inputs into the analysis are cited throughout the report and described in detail in **Appendix A**.

2.0 COMMERCIAL EMPLOYEE AND HOUSEHOLD GENERATION

This chapter describes the employee households generated by new commercial development in Blaine County. As new commercial development occurs, local employment is 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 categories to understand the employee household income groups that are generated from new development and their corresponding housing demand.

Commercial Employee Generation Methodology

The detailed analysis steps used to estimate employee generation and corresponding household generation are summarized below.

1. **Jobs generated by NAICS** – The analysis uses a 1,000 square foot prototype for each commercial land use. Based on assumed employment density ratios (i.e. jobs per square foot of building space), 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.
2. **Jobs to employees (multiple job holder adjustment)** – An adjustment is made to acknowledge that some 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 1.14 jobs per employee.
3. **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 Blaine County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Blaine County.
4. **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 Blaine County, there are an average of 1.76 earners per household. In this analysis, the first earner earns the wage generated from the economic impact analysis and allocation to occupations. The "second" 0.76 earner makes the average wage in the same industry and occupation as the first 1.0 primary earner.
5. **Tabulation of households by Income Category** – The last step involves identifying the number of households generated in each income category. The analysis identifies all employee households generated regardless of household income.

Land Use Categories

The land use categories used in this Nexus Study were established with the goal of simplifying land use categories to the extent possible, while staying aligned with the land uses throughout Blaine County. 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, reduces uncertainty about the end-user.

Appendix B 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 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" for 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 and input from local stakeholders. Commercial prototypical developments and job density assumptions are summarized in **Table 3**. As shown, office, retail/service, and restaurant/bar have the highest job density ratios, while industrial, institutional, and lodging have the lowest ratios. Offsite jobs are not included in this commercial employee analysis. To the extent that a new business employs people 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.

The lodging job density assumption of 1,500 square feet per job is derived from a survey of lodging establishments across Blaine County that included inns, motels, and larger hotels. The job density for Blaine County lodging establishments is lower than job densities found in urban markets (i.e., there are fewer jobs generated) due to limited workforce availability.

Table 3 Commercial Prototypical Development

Description	Building Sq. Ft.	Jobs Generation		Total Jobs
Office	1,000 *sq. ft.*	**500**	*sqft/job*	2.00
Retail/ Service	1,000 *sq. ft.*	**500**	*sqft/job*	2.00
Restaurant/ Bar	1,000 *sq. ft.*	**400**	*sqft/job*	2.50
Industrial/ Light Industrial	1,000 *sq. ft.*	**750**	*sqft/job*	1.33
Institutional	1,000 *sq. ft.*	**750**	*sqft/job*	1.33
Lodging	1,000 *sq. ft.*	**1,500**	*sqft/job*	0.67

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 4**. Industrial employment is comprised of construction and trades, manufacturing, and transportation and warehousing firms. Lodging falls solely in the accommodations sector, and retail/service and restaurant/bar development are in the retail trade and food services sectors. Institutional is a blend between educational and government sectors.

Table 4 Land Use to Industry Category Conversion

Description[1]	Land Use to NAICS Conversion					
	Office	Retail/ Service	Restaurant/ Bar	Industrial/ Light Industrial	Institutional	Lodging
Industrial Sectors						
11 Ag, Forestry, Fish & Hunting	0%	0%	0%	0%	0%	0%
21 Mining	0%	0%	0%	0%	0%	0%
22 Utilities	0%	0%	0%	1%	0%	0%
23 Construction	0%	0%	0%	55%	0%	0%
31-33 Manufacturing	0%	0%	0%	9%	0%	0%
42 Wholesale Trade	0%	0%	0%	5%	0%	0%
44-45 Retail trade	0%	100%	0%	0%	0%	0%
48-49 Transportation & Warehousing	0%	0%	0%	6%	0%	0%
51 Information	7%	0%	0%	0%	0%	0%
52 Finance & insurance	9%	0%	0%	0%	0%	0%
53 Real estate & rental	11%	0%	0%	0%	0%	0%
54 Professional- scientific & tech services	23%	0%	0%	0%	0%	0%
55 Management of companies	2%	0%	0%	0%	0%	0%
56 Administrative & waste services	25%	0%	0%	18%	0%	0%
61 Educational services	0%	0%	0%	0%	62%	0%
621 Ambulatory health care services	9%	0%	0%	0%	0%	0%
622 Hospitals	0%	0%	0%	0%	0%	0%
623 Nursing and residential care facilities	0%	0%	0%	0%	0%	0%
624 Social assistance	5%	0%	0%	0%	0%	0%
71 Arts- entertainment & recreation	0%	0%	0%	0%	0%	0%
721 Accommodation	0%	0%	0%	0%	0%	100%
722 Food services and drinking places	0%	0%	100%	0%	0%	0%
811 Repair and maintenance	0%	0%	0%	4%	0%	0%
812 Personal and laundry services	0%	0%	0%	3%	0%	0%
813 Membership associations and organizations	4%	0%	0%	0%	0%	0%
91-99 Government & non NAICS	5%	0%	0%	0%	38%	0%
Total	**100%**	**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 from new commercial development, the jobs must first be converted to full time employees. In today's economy and in Blaine 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 local factor of 1.14 jobs per employee. As shown in **Table 5**, the 2.00 jobs generated by retail/service, for example, result in 1.75 full time employees after adjusting for multiple jobs holders.

Table 5 Full Time Employees Generated per 1,000 Sq. Ft. by Industry

Description[1]	Employees by Land Use					
	Office	Retail/ Service	Restaurant/ Bar	Industrial/ Light Industrial	Institutional	Lodging
Industrial Sectors						
11 Ag, Forestry, Fish & Hunting	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
22 Utilities	0.00	0.00	0.00	0.01	0.00	0.00
23 Construction	0.00	0.00	0.00	0.64	0.00	0.00
31-33 Manufacturing	0.00	0.00	0.00	0.11	0.00	0.00
42 Wholesale Trade	0.00	0.00	0.00	0.05	0.00	0.00
44-45 Retail trade	0.00	1.75	0.00	0.00	0.00	0.00
48-49 Transportation & Warehousing	0.00	0.00	0.00	0.07	0.00	0.00
51 Information	0.13	0.00	0.00	0.00	0.00	0.00
52 Finance & insurance	0.16	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	0.20	0.00	0.00	0.00	0.00	0.00
54 Professional- scientific & tech services	0.40	0.00	0.00	0.00	0.00	0.00
55 Management of companies	0.03	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	0.43	0.00	0.00	0.21	0.00	0.00
61 Educational services	0.00	0.00	0.00	0.00	0.72	0.00
621 Ambulatory health care services	0.16	0.00	0.00	0.00	0.00	0.00
622 Hospitals	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
624 Social assistance	0.08	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
721 Accommodation	0.00	0.00	0.00	0.00	0.00	0.58
722 Food services and drinking places	0.00	0.00	2.19	0.00	0.00	0.00
811 Repair and maintenance	0.00	0.00	0.00	0.05	0.00	0.00
812 Personal and laundry services	0.00	0.00	0.00	0.04	0.00	0.00
813 Membership associations and organizations	0.07	0.00	0.00	0.00	0.00	0.00
91-99 Government & non NAICS	0.09	0.00	0.00	0.00	0.45	0.00
Total	**1.75**	**1.75**	**2.19**	**1.17**	**1.17**	**0.58**

[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 (i.e. multiple job holders). In other words, one new employee does not equate to demand for one new housing unit; rather, on average, there are 1.76 earners per household in Blaine County. This adjustment takes the 1.75 employees generated from office development to 1.00 employee household, and so on for each prototype as shown on **Table 6**. 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 6 Commercial Employment and Household Generation

Item	Office	Retail/ Service	Restaurant/ Bar	Industrial/ Light Industrial	Institutional	Lodging
Prototype Size (sq.ft.)	1,000	1,000	1,000	1,000	1,000	1,000
Employment Density (sq.ft. per job)	500	500	400	750	750	1,500
Total Jobs per 1,000 sq.ft.[1]	2.00	2.00	2.50	1.33	1.33	0.67
Total Employees per 1,000 sq.ft.[2]	1.75	1.75	2.19	1.17	1.17	0.58
Total Employee Households per 1,000 sq.ft.[3]	**1.00**	**1.00**	**1.25**	**0.66**	**0.66**	**0.33**

[1] Based on employment density assumptions informed by national standards and recent studies in Idaho and neighboring regions.
[2] Based on a ratio of jobs to employee of 1.14 from 2021 U.S. Census Longitudinal Employer-Household Dynamics dat
[3] Assumes 1.76 earners per household based on 2022 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; 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 North American Industry Classification System (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 (**Appendix A**), the Bureau of Labor Statistics (BLS) National Industry by Occupation Matrix provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in Blaine County are estimated by assigning local wages by occupation and industry in Idaho using the county-national wage index. See **Appendixes C and D** for more detail on the wages and occupations.

As displayed in **Table 7**, Blaine 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 Blaine County. For some industries, BLS suppressed data due to there being a very small number of employers in Blaine County. In these cases, the County wage data was unavailable, and EPS used the average national wage instead.

Table 7 Adjustment Factors - Converting National Wages to Blaine County Wages

Industry	Average National Wage	Average Blaine County Wage	County-National Wage Index
Agriculture, Forestry, Fishing & Hunting[1]	$43,678	$43,678	1.00
Mining[1]	$118,244	$118,244	1.00
Utilities	$112,047	$103,106	0.92
Construction	$73,162	$56,511	0.77
Manufacturing	$79,530	$54,015	0.68
Wholesale Trade[1]	$94,883	$94,654	1.00
Retail Trade	$40,455	$43,660	1.08
Transportation and Warehousing	$61,866	$52,373	0.85
Information	$140,936	$76,793	0.54
Finance and Insurance	$132,693	$194,747	1.47
Real Estate and Rental and Leasing	$73,667	$70,798	0.96
Professional and Technical Services	$116,808	$86,442	0.74
Management of Companies and Enterprises[1]	$144,653	$103,222	0.71
Administrative and Waste Services	$54,582	$52,221	0.96
Educational Services	$59,880	$54,279	0.91
Ambulatory health care services	$72,704	$59,198	0.81
Hospitals[1]	$78,933	$78,933	1.00
Nursing and residential care facilities[1]	$43,613	$43,613	1.00
Social Assistance	$32,545	$41,772	1.28
Arts, Entertainment, and Recreation	$47,705	$42,988	0.90
Accommodation	$40,273	$41,235	1.02
Food Services and Drinking Places	$25,584	$27,280	1.07
Repair and Maintenance	$55,358	$53,899	0.97
Personal and Laundry Services	$34,834	$40,545	1.16
Membership associations and organizations	$56,449	$66,356	1.18
Government & Non-NAICS	$76,359	$55,376	0.73
Unclassified[1]	$72,333	$72,333	1.00
Average	**$73,473**	**$67,714**	**0.95**

[1] In cases where data is not reported by BLS, the average national wage is used. BLS supresses data in cases where there are too few employers wtihin 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. For jobs generated by lodging development, top occupations are food preparation and serving related occupations, and building and grounds cleaning and maintenance occupations.

The next step in the employee and household generation analysis is to estimate household incomes (assuming 1.76 earners per household). For the purposes of this analysis, the primary earner is assigned the median wage in each occupation. The second earner (the 0.76 of the 1.76 earners per household) is assumed to make the same wage as the primary earner. The resulting figure represents the annual household income assuming workers form households with those of similar earning potential. While certainly there will be some variation in wages per worker 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 food services and drinking places industry to determine the proportional distribution of occupations for the employment category "restaurant/bar." **Table 8** presents an example of this calculation, and **Appendix D** contains the full detail of household incomes for each occupation by industry.

Table 8 Illustration of Employees' Household Income Calculation

Item	Example	Source
Land Use Category	Restaurant/ Bar	Blaine County Housing Authority and EPS
Industry	Food services and drinking places (NAICS Code 722)	BLS
Nationwide Average Wage for Industry	$25,584	BLS
County Average Wage for Industry	$27,280	BLS
Regional Wage Adjustment Factor for Industry	107%	BLS and EPS
Occupation Category	Food Preparation and Serving Related Occupations	BLS
Nationwide Average Income for Occupation	$33,078	BLS
County Adjusted Average Income for Occupation	$35,272	BLS and EPS
Workers per Household with Earnings	1.76	US Census ACS
Average Income per Household	**$62,078**	BLS and EPS
Income Category for 2.5-Person Household	**Category 3 (60-80% of AMI)**	EPS and HUD

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

Commercial Employee Household Generation

The last step is to tabulate the employee households and sort them by income category. The income categories are represented by a percentage of the area median income defined for Blaine County (assuming 2.5 persons per household). For 1,000 square feet of office development, one employee household is generated, as shown in **Table 9**. For 1,000 square feet of retail/ service development, one employee household is generated. For 1,000 square feet of restaurant/ bar development, 1.25 employee households are generated. Industrial and institutional development both generate 0.66 employee households, and lodging generates 0.33 employee households.

Table 9 Households by Income Category Generated by New Commercial Development

Households Generated by New Commercial Development	Office	Retail/ Service	Restaurant/ Bar	Industrial/ Light Industrial	Institutional	Lodging
Total Employee Households per 1,000 sq.ft.	**1.00**	**1.00**	**1.25**	**0.66**	**0.66**	**0.33**
Up to 50% AMI	0.00	0.00	0.00	0.00	0.00	0.00
50% - 60% AMI	0.00	0.00	0.00	0.00	0.00	0.00
60%-80% AMI	0.11	0.04	1.17	0.05	0.09	0.10
80%-100% AMI	0.27	0.81	0.03	0.14	0.10	0.19
100-120% AMI	0.13	0.05	0.01	0.34	0.07	0.01
120-140% AMI	0.06	0.00	0.00	0.02	0.29	0.01
> 140% AMI	0.42	0.10	0.04	0.11	0.11	0.02
Total Employee Households	**1.00**	**1.00**	**1.25**	**0.66**	**0.66**	**0.33**

Sources: Economic & Planning Systems

A major finding from the households generated by income is that most households generated by new employees are likely not able to afford market rate housing in Blaine County. Only 5 percent of employee households generated from 1,000 square feet of new office development fall into the "market-rate" category, meaning they earn over $238,000 annually. None of the other land use categories produce employee households that can afford market-rate homes in Blaine County.

3.0 RESIDENTIAL EMPLOYEE AND HOUSEHOLD GENERATION

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

Residential Employee Generation Methodology

For residential development, the same overall rationale holds as with commercial development except that the indirect impacts of household spending are used to determine the number of jobs. 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 in the community across various industries and a range of wages.

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.

6. **New market-rate residential household incomes –** To estimate typical household incomes of new market-rate residential development, EPS first determined a set of typical home size categories (≤1,500 square feet, >1,500 square feet and ≤ 3,000 square feet, >3,000 square feet). The three home size categories were determined based on discussion with local stakeholders and analysis of MLS home price data. EPS reviewed home price data for all home types: new single-family homes, new townhomes, new duplexes/ triplexes, and new multifamily condominium units. Sales price data is from Multiple Listings Service (MLS) and reflects the sales prices of newly constructed and recently sold homes in Blaine County. This data is used as an indication of future residential development patterns and potential values. To calculate household income based on sales price, EPS assumes that monthly payments (including principle, interest, taxes, insurance, and HOA dues) do not exceed 30 percent of gross (pre-tax) income.
7. **Household spending –** The next step in the residential nexus analysis is calculating disposable income of households in Blaine County. Based on the four income ranges ($81,794, $81,794-$200,000, $200,000-$300,000, and $300,000-$400,000), disposable income is estimated and accounts for payroll taxes, local and federal income taxes, and Medicare and Social Security Tax.
8. **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). Due to different spending patterns at different household income ranges, the number of jobs generated does not always increase directly in relationship with an increase in household spending. For example, households with a higher income level are likely to spend more of their disposable income on goods and services outside of Blaine County. IMPLAN data includes expenditures from households with remote workers to the extent that the rise in remote work has affected household spending patterns.

9. **Jobs to employees (multiple job holder adjustment) –** At this point, the residential nexus methodology becomes identical to the commercial nexus methodology. As with the commercial study, an adjustment is made to acknowledge that some 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 1.14 jobs per employee (this is the same factor used in the commercial nexus study).
10. **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 Blaine County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Blaine County.
11. **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 Blaine County, there are an average of 1.76 earners per household. In this analysis, the first earner earns the wage generated from the economic impact analysis and allocation to occupations. The "second" 0.76 earner makes the average wage in the same industry and occupation as the first 1.0 primary earner.
12. **Tabulation of households by BCHA income category –** The last step involves identifying the number of households generated in each BCHA income category. The analysis identifies all employee households generated regardless of household income.

Household Income

Based on stakeholder input and discussion, the analysis uses a range of household incomes to organize all home types and their associated household incomes. The household income estimate is based on sale prices and assumes that monthly payments (including principle, interest, taxes, insurance and HOA dues) do not exceed 30 percent of income. Next, the household income ranges are converted to an annual disposable income as shown on **Table 10**. The highest income level is capped at $400,000 to not overstate household income of those moving in having recently sold a home: This is based on IRS data that captures the

average annual gross income of residents moving into Blaine County from out-of-state. At the end of the residential analysis, home types in each geography are categorized by these household income ranges, based on local stakeholder input and analysis of home price data.

- **Households Earning less than area median income** (<$81,794) **–** New residents in this category would have an annual gross household income at or less than the median Blaine County income. After adjusting for payroll taxes, total annual disposable income for this prototypical household making the County median income would be approximately $61,800.
- **Households Earning above area median income to $200,000** (>$81,794-$200,000) **–** New residents in this category would have an annual gross household income above the median Blaine County income and less than $200,000. After adjusting for payroll taxes, total annual disposable income for this prototypical household making the mid-point of $140,900 would be approximately $99,400.
- **Households Earning $200,000 to $300,000 –** New residents in this category would have an annual gross household income above $200,000 and less than $300,000. After adjusting for payroll taxes, total annual disposable income for this prototypical household making the mid-point of $250,000 would be approximately $164,200.
- **Households Earning $300,000 to $400,000 –** New residents in this category would have an annual gross household income above $300,000 and less than $400,000. After adjusting for payroll taxes, total annual disposable income for this prototypical household making the mid-point of $350,000 would be approximately $241,700.

For each prototype the disposable household income is an input to the IMPLAN model (a nationally recognized economic analysis tool used for planning). To avoid small decimal figures in the results, 100 units of each unit type are modeled. This does not affect the employee household generation results, as a per unit adjustment is made to calculate the final results.

Table 10 Household Incomes for New Residential Development

Description	Annual Income of New Household			
	Under $81,794	$81,794 - $200,000	$200,000 to $300,000	$300,000 to $400,000
Program				
Units	100	100	100	100
Annual Household Income	$81,794	$140,897	$250,000	$400,000
Monthly Gross Earnings	$6,816	$11,741	$20,833	$33,333
Federal Income Tax	-$820	-$1,946	-$4,418	-$8,772
Medicare Tax	-$99	-$728	-$1,292	-$483
Social Security Tax	-$423	-$170	-$302	-$2,067
State Income Tax	-$328	-$614	-$1,141	-$1,866
Monthly Net Pay (Disposable Income)[1]	$5,147	$8,283	$13,681	$20,145
Annual Net Pay (Disposable Income)	$61,765	$99,397	$164,169	$241,743
Disposable Income per 100 Units	**$6,176,520**	**$9,939,660**	**$16,416,852**	**$24,174,324**

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

Source: ADP, Economic & Planning Systems

Household Expenditures and Job Creation by Income Level

Having established typical income requirements for purchasing homes in the three home size brackets (<1,500 sf, 1,500 to 3,000 sf, >3,000 sf) in the region based on local stakeholder input and MLS data, the employee household calculation then requires an analysis of the household spending patterns at those income levels. Square footage was used to differentiate units after discussions determined that residential land use (e.g., multifamily, townhome, detached single-family) was not the best indicator for home price or housing costs. As well, the estimated monthly housing costs for market rate rental units were equivalent in most cases to the monthly cost associated with owning a market rate home under <1,500 square feet, which means sales prices for homes <1,500 were indicative of both ownership and rental costs.

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 needed to accommodate the new spending, as shown in **Table 11**. 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 and estimated spending patterns.

Table 11 Jobs by Industry Generated from Household Spending

Description	Jobs by Land Use (IMPLAN Results)			
	Annual Income of New Household			
	Under $81,794	$81,794 - $200,000	$200,000 to $300,000	$300,000 to $400,000
Industrial Sectors				
11 Ag, Forestry, Fish & Hunting	0.07	0.10	0.06	0.09
21 Mining	0.00	0.00	0.00	0.00
22 Utilities	0.03	0.04	0.03	0.04
23 Construction	0.14	0.19	0.14	0.21
31-33 Manufacturing	0.02	0.02	0.02	0.02
42 Wholesale Trade	0.34	0.42	0.30	0.44
44-45 Retail trade	2.50	3.55	2.22	3.26
48-49 Transportation & Warehousing	0.27	0.35	0.27	0.40
51 Information	0.26	0.32	0.22	0.32
52 Finance & insurance	1.44	1.62	1.36	2.01
53 Real estate & rental	1.87	2.53	1.87	2.76
54 Professional- scientific & tech services	0.72	0.87	0.64	0.94
55 Management of companies	0.06	0.07	0.05	0.08
56 Administrative & waste services	0.36	0.49	0.49	0.72
61 Educational services	0.55	0.67	0.59	0.87
62 Health & social services	3.62	3.76	2.48	3.65
71 Arts- entertainment & recreation	0.36	0.47	0.33	0.49
72 Accomodation & food services	1.67	2.42	1.77	2.61
81 Other services	1.19	1.58	1.19	1.76
91-99 Government & non NAICs	0.08	0.11	0.07	0.11
Total	**15.54**	**19.59**	**14.10**	**20.76**

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 Blaine 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 local factor of 1.14 jobs per employee as per Census LEHD data. As shown in **Table 12**, the 19.59 jobs generated by households with an income above the median and below $200,000 annually ($81,794 to $200,000), for example, results in 17.19 unique employees after adjusting for multiple jobs holders.

Table 12 Employees by Industry Generated from Household Spending

Description	Employees by Land Use Annual Income of New Household Under $81,794	$81,794 - $200,000	$200,000 to $300,000	$300,000 to $400,000
Industrial Sectors				
11 Ag, Forestry, Fish & Hunting	0.06	0.09	0.05	0.08
21 Mining	0.00	0.00	0.00	0.00
22 Utilities	0.03	0.04	0.02	0.03
23 Construction	0.12	0.17	0.12	0.18
31-33 Manufacturing	0.02	0.02	0.01	0.02
42 Wholesale Trade	0.30	0.37	0.26	0.39
44-45 Retail trade	2.19	3.11	1.94	2.86
48-49 Transportation & Warehousing	0.23	0.31	0.24	0.35
51 Information	0.23	0.28	0.19	0.28
52 Finance & insurance	1.26	1.42	1.20	1.76
53 Real estate & rental	1.64	2.22	1.64	2.42
54 Professional- scientific & tech services	0.63	0.76	0.56	0.82
55 Management of companies	0.05	0.06	0.04	0.07
56 Administrative & waste services	0.32	0.43	0.43	0.63
61 Educational services	0.48	0.59	0.52	0.76
62 Health & social services	3.18	3.29	2.18	3.20
71 Arts- entertainment & recreation	0.32	0.42	0.29	0.43
72 Accomodation & food services	1.47	2.12	1.55	2.29
81 Other services	1.05	1.38	1.05	1.54
91-99 Government & non NAICs	0.07	0.10	0.06	0.09
Total	**13.63**	**17.19**	**12.37**	**18.21**

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 1.76 earners per household in Blaine County. This adjustment takes the 17.2 employees generated from residential development occupied by households whose annual incomes are above the median and below $200,000 ($81,794 to $200,000), for example, to 9.7 employee households, and so on for each unit type as shown on **Table 13**. 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 13 Employment and Households Generated by Residential Development

Item	Annual Income of New Household			
	Under $81,794	$81,794 - $200,000	$200,000 to $300,000	$300,000 to $500,000
Jobs per 100 Units[1]	15.54	19.59	14.10	20.76
Employees per 100 Units[2]	13.6	17.2	12.4	18.2
Employee Households per 100 Units[3]	**7.7**	**9.7**	**7.0**	**10.3**

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

[2] Based on a ratio of jobs to employee of 1.14 from 2021 U.S. Census Longitudinal Employer-Household Dynamics data, reflecting that workers may hold more than one job.

[3] Assumes 1.76 earners per household based on 2022 5-Year Estimate data from the U.S. Census American Community Survey.

Sources: IMPLAN; U.S. Census American Community Survey; U.S. Census Longitudinal Employer-Household Dynamics; 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 (**Appendix A**), the BLS National Industry by Occupation Matrix provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in Blaine County are estimated by assigning the wages by occupation and industry in Idaho to the average wage in that industry for Blaine County. In several industries, BLS suppressed data due to there being a very small number of employers in Blaine County. In these cases, the County wage data was unavailable, and EPS used the average national wage instead.

As displayed in **Table 14**, Blaine 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 Blaine County. See **Appendixes C and D** for more detail on the wages and occupations.

Table 14 Adjustment Factors - Converting National Wages to Blaine County Wages

Industry	Average National Wage	Average Blaine County Wage	County-National Wage Index
Agriculture, Forestry, Fishing & Hunting[1]	$43,678	$43,678	1.00
Mining[1]	$118,244	$118,244	1.00
Utilities	$112,047	$103,106	0.92
Construction	$73,162	$56,511	0.77
Manufacturing	$79,530	$54,015	0.68
Wholesale Trade[1]	$94,883	$94,654	1.00
Retail Trade	$40,455	$43,660	1.08
Transportation and Warehousing	$61,866	$52,373	0.85
Information	$140,936	$76,793	0.54
Finance and Insurance	$132,693	$194,747	1.47
Real Estate and Rental and Leasing	$73,667	$70,798	0.96
Professional and Technical Services	$116,808	$86,442	0.74
Management of Companies and Enterprises[1]	$144,653	$103,222	0.71
Administrative and Waste Services	$54,582	$52,221	0.96
Educational Services	$59,880	$54,279	0.91
Ambulatory health care services	$72,704	$59,198	0.81
Hospitals[1]	$78,933	$78,933	1.00
Nursing and residential care facilities[1]	$43,613	$43,613	1.00
Social Assistance	$32,545	$41,772	1.28
Arts, Entertainment, and Recreation	$47,705	$42,988	0.90
Accommodation	$40,273	$41,235	1.02
Food Services and Drinking Places	$25,584	$27,280	1.07
Repair and Maintenance	$55,358	$53,899	0.97
Personal and Laundry Services	$34,834	$40,545	1.16
Membership associations and organizations	$56,449	$66,356	1.18
Government & Non-NAICS	$76,359	$55,376	0.73
Unclassified[1]	$72,333	$72,333	1.00
Average	**$73,473**	**$67,714**	**0.95**

[1] In cases where data is not reported by BLS, the average national wage is used. BLS supresses data in cases where there are too few employers wtihin 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.

The next step in the employee and household generation analysis is to estimate household incomes (assuming 1.76 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 0.76 of the 1.76 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 food services and drinking places industry to determine the proportional distribution of occupations for the employment category "restaurant/bar." **Table 15** presents an example of this calculation, and **Appendix D** contains the full detail of household incomes for each occupation by industry.

Table 15 Illustration of Employees' Household Income Calculation

Item	Example	Source
Land Use Category	Restaurant/ Bar	Blaine County Housing Authority and EPS
Industry	Food services and drinking places (NAICS Code 722)	BLS
Nationwide Average Wage for Industry	$25,584	BLS
County Average Wage for Industry	$27,280	BLS
Regional Wage Adjustment Factor for Industry	107%	BLS and EPS
Occupation Category	Food Preparation and Serving Related Occupations	BLS
Nationwide Average Income for Occupation	$33,078	BLS
County Adjusted Average Income for Occupation	$35,272	BLS and EPS
Workers per Household with Earnings	1.76	US Census ACS
Average Income per Household	**$62,078**	BLS and EPS
Income Category for 2.5-Person Household	**Category 3 (60-80% of AMI)**	EPS and HUD

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

Residential Employee Household Generation

The last step is to tabulate the employee households by the Blaine County Housing Authority's income categories. Each occupation, wage, and household income is sorted by income category.

Table 16 and **Table 17** provide a way for each geography to identify the employee generation results that apply to new development in their jurisdiction. **Table 18** also summarizes takeaways for each jurisdiction in text format. First, a geography and new residential development home size is selected. Then, based on the home size of new development, **Table 16** shows the estimated household income for a typical household occupying that home size.

To estimate typical household incomes of new market-rate residential development at each of the three home size categories (≤1,500 square feet, >1,500 square feet and ≤ 3,000 square feet, >3,000 square feet), EPS reviewed home price data for all home types: new single-family homes, new townhomes, new duplexes/ triplexes, and new multifamily condominium units. Sales price data is from Multiple Listings Service (MLS) and reflect the sales prices of newly constructed homes (homes built between January 2019 through February 2024) and recently sold homes (homes sold between January 2019 through February 2024) in Blaine County. This data is used as an indication of future residential development patterns and potential values. The income required to rent market rate units in Blaine County was also evaluated and average rental rates' associated household incomes correlated approximately with the incomes needed to purchase homes less than 1,500 square feet.

As shown in **Table 16** and **Table 17**, for 100 units of development with a household income less than the Blaine County median income ($81,794), there are about 7.7 employee households generated. For 100 units of development with a household income greater than medium up to $200,000 ($81,794 to $200,000), there are about 9.7 employee households generated. For 100 units of development with a household income of $200,000 to $300,000 there are about 7.0 employee households generated. For 100 units of development with a household income of $300,000 to $400,000 there are about 10.3 employee households generated. The income level is capped at $400,000 based on IRS data that captures the average annual gross income of residents moving into Blaine County from out-of-state.

Households earning above 303 percent AMI are considered Market-Rate as a household earning 303 percent AMI can afford the median home ($1 million) sold in Blaine County in 2023 as reported by MLS.[1] In the residential analysis results, only about 0.4-0.5 households generated from each 100-units is able to afford the median 2023 home price in Blaine County. For example, for 100 households with annual incomes of $200,000 to $300,000, only about 6 percent of employee households generated are able to afford a market-rate home in

[1] Based on MLS data for recently constructed homes in Blaine County, Idaho in in from January 2019 to February 2024, reflecting current trends in home price appreciation. The 303 percent AMI was calculated using average home sale price of $1 million and home price to assumptions as discussed in Chapter 1.

Blaine County (0.4 employee households out of the total 7.0 employee households generated). These households would be captured in the >140 percent AMI category on **Table 17**.

Lastly, the area median income of $81,794 is based on 2022 Census data and, like other data sources used in this study, will change from year to year. To adapt the study results to future years, it is important to note that the general relationship between the income categories and the employee households is expected to remain the same. Barring any significant shifts to the local economy (e.g., recession), these income categories can be used to estimate employee household generation and anticipated future housing needs.

Table 16 Expected Household Income for New Residential Development



* Bellevue and Carey did not have recently built and sold homes that were greater than 3,000 square feet

Table 17 Households by Income Category Generated by New Household Spending

Summary of Residential Employee Generation Results by Income Level

Annual Household Income:	Under $81,794*	$81,794 - $200,000	$200,000 - $300,000	$300,000 - $400,000
	Total Employee Households Generated by New Residential Development (per 100 New Units)			
Up 50% AMI	0.0	0.0	0.0	0.0
50% - 60% AMI	0.0	0.0	0.0	0.0
60% - 80% AMI	0.3	0.4	0.3	0.4
80% - 100% AMI	3.2	4.3	3.0	4.4
100% - 120% AMI	1.1	1.4	1.0	1.5
120% - 1400% AMI	0.6	0.7	0.5	0.8
> 140% AMI	0.6	2.9	2.2	3.2
Total Households Generated by New Residential Development per 100 units	7.7 employee households	9.7 employee households	7.0 employee households	10.3 employee households

* The study found no recently built or sold market-rate homes that were affordable (i.e., <30% of income used for housing costs) to households making less than the County's median household income.

Table 18 Impact of New Residential Development by Jurisdiction

Bellevue & Carey

New Residential Unit Size	Household Income of Residents	Employee Household Generation
New homes less than 1,500 ft^2	Above area median income to $200,000 ($81,794 to $200,000)	9.7 new employee households for every 100 new market-rate units
New homes 1,500 to 3,000 ft^2	Above area median income to $200,000 ($81,794 to $200,000)	9.7 new employee households for every 100 new market-rate units
New homes greater than 3,000 ft^2	no data	not available

Unincorporated Blaine County, Ketchum, & Sun Valley

New Residential Unit Size	Household Income of Residents	Employee Household Generation
New homes less than 1,500 ft^2	Above area median income to $200,000 ($81,794 to $200,000)	9.7 new employee households for every 100 new market-rate units
New homes 1,500 to 3,000 ft^2	$300,000 to $400,000 annual household income	10.3 new employee households for every 100 new market-rate units
New homes greater than 3,000 ft^2	$300,000 to $400,000 annual household income	10.3 new employee households for every 100 new market-rate units

Hailey

New Residential Unit Size	Household Income of Residents	Employee Household Generation
New homes less than 1,500 ft^2	Above area median income to $200,000 ($81,794 to $200,000)	9.7 new employee households for every 100 new market-rate units
New homes 1,500 to 3,000 ft^2	Above area median income to $200,000 ($81,794 to $200,000)	9.7 new employee households for every 100 new market-rate units
New homes greater than 3,000 ft^2	$300,000 to $400,000 annual household income	10.3 employee households for every 100 new market-rate units

Consideration of Residential Vacancy and Short-Term Rental Properties

The residential employment generation results presented thus far do not account for residential vacancy. For example, there are a significant number of seasonal residents in Ketchum and Sun Valley that do not occupy their home for the entire year (See **Table 19**). In addition, the study does not take into account the use of residential units as short-term rental properties. Unless a new residential development is determined to be used exclusively and permanently as a short-term rental at its time of construction, it is not possible to categorize a new residential development as having a short-term rental use. Since short-term rentals and broader residential vacancy are typically excluded from employment generation studies, **Table 19** is provided below as context for better understanding this important regional issue.

For reference, it is likely that the employee household generation rate for a purpose-built short-term rental is equivalent to that of a traditional lodging unit, however the occupancy rate of STRs is lower than hotels overall. For a home that is used by seasonal residents, the employee household generation is lower than a full-time resident however it is difficult to determine by exactly how much. The induced employment activity from full-time home versus a seasonal home in some cases can be the same (e.g. employment related to landscape maintenance) but in some cases a seasonal home will generate less employment demand (e.g. annual purchases from the grocery store) and would vary based on amount of time spent in the home. Annual incomes of seasonal homeowners might also be higher than otherwise projected in this analysis, since the assumption of 30 percent of household income going towards one home is invalid. This means that these households' spending patterns would differ. Given such variability, unreliable data, and impermanence of use, this study does not adjust to account for residential vacancy and short-term rentals. Therefore, the vacancy and short-term rental data is provided to help gauge the variable levels of impact from these uses of residential units.

Table 19 Residential Vacancy and Short-Term Properties in Blaine County Geographies

Item	Bellevue	Blaine County (Countywide)	Carey	Hailey	Ketchum	Sun Valley
Vacant Units[1]						
Number of Vacant Units	41	6,264	31	559	2,268	1,880
% of Vacant Units	*5%*	*40%*	*11%*	*15%*	*55%*	*75%*
Vacant Units for Seasonal Use	0	5,690	0	439	2,104	1,781
% of Vacant Units for Seasonal Use	*0%*	*91%*	*0%*	*79%*	*93%*	*95%*
Short Term Rental Properties[2]						
Number of Short-Term Rental Properties	17	No data	No data	100	506	380
% of Vacant Units used as Short Term Rental Properties	*41%*	*No data*	*No data*	*18%*	*22%*	*20%*
Annual Vacancy Rate of Short-Term Rental Properties[3]	*63%*	*No data*	*No data*	*55%*	*52%*	*52%*

[1] Based on 2022 5-Year Estimate data from the U.S. Census American Community Survey (Table B25004).
[2] Active listings from AirDNA, February 2024. The number of Short Term Rental properties does not directly correlate to the number of vacant homes or vacant units for seasonal use.
[3] 2023 average vacancy rate for short term rental properties from AirDNA.

Sources: U.S. Census American Community Survey; AirDNA; Economic & Planning Systems

Appendices:

Appendix A: Data Sources

Appendix B: Land Use Definitions

Appendix C: Occupation Distribution by Industry

Appendix D: Wages and Household Income by Occupation and Industry

APPENDIX A: 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)
  - Blaine County jobs and wages from "2023 Quarterly Census of Employment and Wages."
  - National jobs and wages by occupation from "2023 Occupational Employment and Wage Statistics Research Estimates by State and Industry."
- U.S. Census Bureau American Community Survey (ACS)
  - Persons per household in Blaine County from 5-Year Estimates (2022).
  - Total number of workers in Blaine County from 5-Year Estimates (2022).
  - Median income in Blaine County of $81,794 (2022).
- U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD)
  - Jobs per employee in Blaine County (2021).
- Multiple Listing Service (MLS)
  - Home price sales data for homes built and sold in Blaine County from January 2019 – February 2024. For residential units less than 1,500 square feet, units with renovations in January 2019 – February 2024 were also included based on feedback from stakeholders.
- 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 (2023).
- Internal Revenue Service (IRS)
  - In-migration data on average gross income of new residents to Blaine County moving in from out-of-state (2021)
- U.S. Department of Housing and Urban Development (HUD)
  - Blaine County annual income limits for FY 2024.
  - Maximum affordable rents based on 30 percent of the annual income limits.
- Blaine County Housing Authority (BCHA), Wood River Land Trust, Sun Valley Economic Development, Sun Valley Board of Realtors, and local jurisdictions' Planning Departments.
  - Input received and incorporated regarding nexus study methodology.

APPENDIX B: LAND USE DEFINITIONS

Appendix Table B-1
Land Use Category Descriptions
Blaine County, ID; EPS #231068

Land Use Category	NAICS Codes	Description and "Business Type" Examples
Residential		
Residental (All Sizes)	n/a	Uses include single family detached dwelling units and attached dwelling units, including apartments, condominiums, and townhomes. Also includes single family manufactured homes, mobile homes, and accessory residential units (ARUs).
Nonresidential		
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.
Retail/Service	44-45 Retail trade	Uses include regional-, community-, and neighborhood-serving retail and 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. 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.
Restaurant/Bar	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. 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.
Industrial/ Light 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.
Lodging	721 Accommodation	Uses include resorts, hotels, motels, bed and breakfast inns, and short-term rentals.

Sources: BCHA; Economic & Planning Systems, Inc.

APPENDIX C: OCCUPATION DISTRIBUTION BY INDUSTRY

Employees by Occupation and Industry

Table C-1	Commercial – Office
Table C-2	Commercial - Retail/ Service
Table C-3	Commercial – Restaurant/ Bar
Table C-4	Commercial – Industrial/ Light Industrial
Table C-5	Commercial - Institutional
Table C-6	Commercial - Lodging
Table C-7	Residential – Household Income Under $81,794
Table C-8	Residential – Household Income $81,794 - $200,000
Table C-9	Residential – Household Income $200,000 - $300,000
Table C-10	Residential – Household Income $300,000 - $400,000

Households by Occupation and Industry

Table C-11	Commercial – Office
Table C-12	Commercial - Retail/ Service
Table C-13	Commercial – Restaurant/ Bar
Table C-14	Commercial – Industrial/ Light Industrial
Table C-15	Commercial - Institutional
Table C-16	Commercial - Lodging
Table C-17	Residential – Household Income Under $81,794
Table C-18	Residential – Household Income $81,794 - $200,000
Table C-19	Residential – Household Income $200,000 - $300,000
Table C-20	Residential – Household Income $300,000 - $400,000

Appendix Table C-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	0.13	0.02	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.01	0.00	0.00
52 Finance & insurance	0.16	0.02	0.05	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	0.03	0.05	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	0.20	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	0.01	0.00	0.04	0.03	0.00	0.00	0.04	0.00	0.01
54 Professional- scientific & tech services	0.40	0.05	0.08	0.07	0.04	0.01	0.00	0.03	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.06	0.00	0.00	0.00	0.01	0.00
55 Management of companies	0.03	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	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	0.43	0.02	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.04	0.00	0.09	0.00	0.02	0.07	0.00	0.01	0.01	0.03	0.06
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	0.16	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.06	0.05	0.00	0.00	0.00	0.00	0.00	0.03	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	0.08	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.04	0.00	0.00	0.00	0.01	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.07	0.01	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00
91-99 Government & non NAICs	0.09	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
Total	**1.75**	**0.17**	**0.21**	**0.14**	**0.04**	**0.02**	**0.03**	**0.04**	**0.02**	**0.04**	**0.09**	**0.10**	**0.06**	**0.01**	**0.11**	**0.03**	**0.12**	**0.30**	**0.00**	**0.02**	**0.07**	**0.04**	**0.08**

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

Appendix Table C-2
Employees by Occupation and Industry
Land Use Type
Retail/ Service

	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	1.75	0.07	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.06	0.00	0.01	0.06	0.01	0.01	0.85	0.15	0.00	0.00	0.09	0.04	0.33
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	**1.75**	**0.07**	**0.03**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.02**	**0.06**	**0.00**	**0.01**	**0.06**	**0.01**	**0.01**	**0.85**	**0.15**	**0.00**	**0.00**	**0.09**	**0.04**	**0.33**

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

Appendix Table C-3
Employees by Occupation and Industry
Land Use Type
Restaurant/ Bar

	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	2.19	0.07	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.93	0.01	0.00	0.07	0.02	0.00	0.00	0.01	0.01	0.05
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	**2.19**	**0.07**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.93**	**0.01**	**0.00**	**0.07**	**0.02**	**0.00**	**0.00**	**0.01**	**0.01**	**0.05**

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

Appendix Table C-4
Employees by Occupation and Industry
Land Use Type
Industrial/ Light 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	0.01	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
23 Construction	0.64	0.05	0.04	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	0.38	0.06	0.01	0.02
31-33 Manufacturing	0.11	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	0.05	0.01
42 Wholesale Trade	0.05	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	0.01	0.00	0.00	0.00	0.00	0.01
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	0.07	0.00	0.00	0.00	0.00	0.00	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	0.00	0.05
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	0.21	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.04	0.00	0.01	0.03	0.00	0.01	0.01	0.01	0.03
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	0.05	0.00	0.00	0.00	0.00	0.00	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	0.00	0.01
812 Personal and laundry services	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	0.00	0.00	0.02	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	**1.17**	**0.08**	**0.07**	**0.01**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.02**	**0.00**	**0.05**	**0.02**	**0.04**	**0.13**	**0.00**	**0.39**	**0.10**	**0.09**	**0.13**

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

Appendix Table C-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	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.72	0.04	0.02	0.01	0.00	0.01	0.02	0.00	0.42	0.01	0.02	0.00	0.01	0.02	0.03	0.01	0.00	0.06	0.00	0.00	0.01	0.00	0.01
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.45	0.03	0.05	0.01	0.01	0.02	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
Total	**1.17**	**0.07**	**0.07**	**0.03**	**0.01**	**0.03**	**0.05**	**0.01**	**0.43**	**0.02**	**0.04**	**0.01**	**0.10**	**0.02**	**0.03**	**0.02**	**0.00**	**0.13**	**0.00**	**0.02**	**0.03**	**0.01**	**0.03**

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

Appendix Table C-6
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	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.58	0.04	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.14	0.15	0.04	0.02	0.11	0.00	0.00	0.03	0.01	0.01
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	**0.58**	**0.04**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.14**	**0.15**	**0.04**	**0.02**	**0.11**	**0.00**	**0.00**	**0.03**	**0.01**	**0.01**

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

Appendix Table C-7
Employees by Occupation and Industry
Land Use Type
Under $81,794

Industry	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	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.01
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	0.03	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	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
23 Construction	0.12	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	0.00	0.00	0.01	0.00	0.07	0.01	0.00	0.00
31-33 Manufacturing	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
42 Wholesale Trade	0.30	0.03	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	0.07	0.04	0.00	0.00	0.02	0.02	0.07
44-45 Retail trade	2.19	0.09	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.08	0.01	0.01	0.08	0.02	0.01	1.07	0.19	0.00	0.01	0.11	0.05	0.41
48-49 Transportation & Warehousing	0.23	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	0.00	0.00	0.05	0.00	0.00	0.01	0.00	0.15
51 Information	0.23	0.03	0.02	0.06	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.03	0.00	0.00	0.02	0.00	0.00
52 Finance & insurance	1.26	0.15	0.35	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	0.20	0.41	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	1.64	0.29	0.12	0.01	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.02	0.01	0.09	0.02	0.32	0.27	0.00	0.02	0.31	0.01	0.11
54 Professional- scientific & tech services	0.63	0.08	0.12	0.11	0.06	0.02	0.00	0.05	0.00	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.03	0.09	0.00	0.01	0.01	0.01	0.01
55 Management of companies	0.05	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	0.00	0.01	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	0.32	0.02	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.03	0.00	0.07	0.00	0.01	0.05	0.00	0.01	0.01	0.02	0.04
61 Educational services	0.48	0.03	0.01	0.01	0.00	0.01	0.02	0.00	0.28	0.01	0.01	0.00	0.01	0.01	0.02	0.01	0.00	0.04	0.00	0.00	0.01	0.00	0.01
62 Health & social services	3.18	0.14	0.07	0.02	0.00	0.02	0.18	0.00	0.08	0.01	1.04	0.93	0.01	0.07	0.06	0.08	0.01	0.40	0.00	0.00	0.02	0.01	0.02
71 Arts- entertainment & recreation	0.32	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.00	0.00	0.01	0.04	0.02	0.09	0.02	0.03	0.00	0.00	0.01	0.00	0.01
72 Accomodation & food services	1.47	0.05	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.16	0.06	0.02	0.05	0.05	0.00	0.00	0.02	0.01	0.03
81 Other services	1.05	0.09	0.07	0.01	0.00	0.00	0.03	0.00	0.02	0.02	0.00	0.02	0.01	0.02	0.02	0.21	0.04	0.14	0.00	0.00	0.17	0.06	0.10
91-99 Government & non NAICs	0.07	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	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
Total	**13.63**	**1.05**	**0.91**	**0.36**	**0.08**	**0.06**	**0.24**	**0.07**	**0.39**	**0.17**	**1.18**	**0.97**	**0.13**	**1.41**	**0.37**	**0.45**	**1.86**	**1.82**	**0.05**	**0.14**	**0.74**	**0.21**	**0.98**

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

Appendix Table C-8
Employees by Occupation and Industry
Land Use Type
$81,794 - $200,000

Industry	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	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.01
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	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00
23 Construction	0.17	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	0.00	0.00	0.02	0.00	0.10	0.01	0.00	0.01
31-33 Manufacturing	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
42 Wholesale Trade	0.37	0.04	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	0.00	0.08	0.06	0.00	0.00	0.03	0.02	0.09
44-45 Retail trade	3.11	0.13	0.05	0.01	0.00	0.00	0.00	0.00	0.00	0.03	0.11	0.01	0.02	0.11	0.02	0.02	1.51	0.27	0.00	0.01	0.15	0.07	0.58
48-49 Transportation & Warehousing	0.31	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	0.00	0.00	0.06	0.00	0.00	0.02	0.00	0.19
51 Information	0.28	0.04	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	0.01	0.03	0.03	0.00	0.00	0.02	0.00	0.00
52 Finance & insurance	1.42	0.17	0.40	0.11	0.00	0.00	0.00	0.01	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.23	0.46	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	2.22	0.39	0.16	0.02	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.00	0.02	0.02	0.12	0.02	0.44	0.37	0.00	0.03	0.42	0.01	0.15
54 Professional- scientific & tech services	0.76	0.10	0.14	0.13	0.07	0.03	0.00	0.06	0.00	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.04	0.11	0.00	0.01	0.01	0.01	0.01
55 Management of companies	0.06	0.01	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	0.00	0.01	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	0.43	0.02	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.04	0.00	0.09	0.00	0.02	0.07	0.00	0.01	0.01	0.03	0.06
61 Educational services	0.59	0.04	0.02	0.01	0.00	0.01	0.02	0.00	0.34	0.01	0.01	0.00	0.01	0.02	0.02	0.01	0.00	0.05	0.00	0.00	0.01	0.00	0.01
62 Health & social services	3.29	0.14	0.07	0.02	0.00	0.02	0.19	0.00	0.08	0.01	1.08	0.96	0.01	0.08	0.06	0.08	0.01	0.41	0.00	0.00	0.02	0.01	0.02
71 Arts- entertainment & recreation	0.42	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.01	0.04	0.00	0.00	0.02	0.05	0.03	0.12	0.03	0.04	0.00	0.00	0.02	0.00	0.01
72 Accomodation & food services	2.12	0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.67	0.09	0.02	0.07	0.07	0.00	0.00	0.02	0.02	0.04
81 Other services	1.38	0.12	0.10	0.01	0.00	0.01	0.04	0.00	0.02	0.03	0.01	0.02	0.01	0.03	0.03	0.28	0.06	0.18	0.00	0.01	0.23	0.08	0.13
91-99 Government & non NAICs	0.10	0.01	0.01	0.00	0.00	0.00	0.01	0.00	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
Total	**17.19**	**1.33**	**1.10**	**0.43**	**0.10**	**0.07**	**0.26**	**0.09**	**0.47**	**0.22**	**1.27**	**1.01**	**0.17**	**1.99**	**0.48**	**0.57**	**2.52**	**2.23**	**0.07**	**0.18**	**0.99**	**0.28**	**1.32**

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

Appendix Table C-9
Employees by Occupation and Industry
Land Use Type
$200,000 to $300,000

Industry	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	0.05	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.01
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	0.02	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	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
23 Construction	0.12	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	0.00	0.00	0.01	0.00	0.07	0.01	0.00	0.00
31-33 Manufacturing	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	0.01	0.00
42 Wholesale Trade	0.26	0.03	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	0.06	0.04	0.00	0.00	0.02	0.01	0.06
44-45 Retail trade	1.94	0.08	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.07	0.01	0.01	0.07	0.01	0.01	0.94	0.17	0.00	0.00	0.10	0.05	0.36
48-49 Transportation & Warehousing	0.24	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	0.00	0.00	0.05	0.00	0.00	0.01	0.00	0.15
51 Information	0.19	0.02	0.02	0.05	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.00	0.00	0.01	0.00	0.00
52 Finance & insurance	1.20	0.15	0.34	0.09	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.19	0.39	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	1.64	0.29	0.12	0.01	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.02	0.01	0.09	0.02	0.33	0.27	0.00	0.02	0.31	0.01	0.11
54 Professional- scientific & tech services	0.56	0.07	0.10	0.10	0.05	0.02	0.00	0.04	0.00	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.03	0.08	0.00	0.01	0.00	0.01	0.01
55 Management of companies	0.04	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	0.00	0.01	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	0.43	0.02	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.04	0.00	0.09	0.00	0.02	0.07	0.00	0.01	0.01	0.03	0.05
61 Educational services	0.52	0.03	0.02	0.01	0.00	0.01	0.02	0.00	0.30	0.01	0.01	0.00	0.01	0.01	0.02	0.01	0.00	0.04	0.00	0.00	0.01	0.00	0.01
62 Health & social services	2.18	0.09	0.05	0.01	0.00	0.01	0.12	0.00	0.06	0.00	0.71	0.63	0.01	0.05	0.04	0.06	0.01	0.27	0.00	0.00	0.02	0.01	0.02
71 Arts- entertainment & recreation	0.29	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.00	0.00	0.01	0.04	0.02	0.08	0.02	0.03	0.00	0.00	0.01	0.00	0.01
72 Accomodation & food services	1.55	0.06	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.23	0.07	0.02	0.05	0.05	0.00	0.00	0.02	0.01	0.03
81 Other services	1.05	0.09	0.07	0.01	0.00	0.00	0.03	0.00	0.02	0.02	0.00	0.02	0.01	0.02	0.02	0.21	0.04	0.14	0.00	0.00	0.17	0.06	0.10
91-99 Government & non NAICs	0.06	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	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
Total	**12.37**	**0.98**	**0.85**	**0.33**	**0.08**	**0.05**	**0.18**	**0.07**	**0.39**	**0.16**	**0.84**	**0.68**	**0.13**	**1.44**	**0.37**	**0.42**	**1.72**	**1.65**	**0.04**	**0.14**	**0.72**	**0.21**	**0.93**

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

Appendix Table C-10
Employees by Occupation and Industry
Land Use Type
$300,000 to $400,000

Industry	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	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.01
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	0.03	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	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
23 Construction	0.18	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	0.00	0.00	0.02	0.00	0.11	0.02	0.00	0.01
31-33 Manufacturing	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00
42 Wholesale Trade	0.39	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	0.09	0.06	0.00	0.00	0.03	0.02	0.09
44-45 Retail trade	2.86	0.12	0.04	0.01	0.00	0.00	0.00	0.00	0.00	0.03	0.10	0.01	0.01	0.10	0.02	0.01	1.39	0.25	0.00	0.01	0.14	0.07	0.54
48-49 Transportation & Warehousing	0.35	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	0.00	0.00	0.07	0.00	0.00	0.02	0.00	0.22
51 Information	0.28	0.04	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	0.01	0.03	0.03	0.00	0.00	0.02	0.00	0.00
52 Finance & insurance	1.76	0.21	0.50	0.14	0.00	0.00	0.00	0.02	0.00	0.01	0.02	0.00	0.00	0.00	0.00	0.00	0.29	0.57	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	2.42	0.42	0.18	0.02	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.00	0.03	0.02	0.14	0.02	0.48	0.40	0.00	0.04	0.46	0.01	0.16
54 Professional- scientific & tech services	0.82	0.10	0.15	0.14	0.07	0.03	0.00	0.06	0.00	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.04	0.12	0.00	0.01	0.01	0.01	0.01
55 Management of companies	0.07	0.01	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	0.00	0.01	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	0.63	0.03	0.04	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.06	0.01	0.13	0.00	0.03	0.10	0.00	0.02	0.02	0.04	0.08
61 Educational services	0.76	0.05	0.02	0.01	0.00	0.01	0.03	0.00	0.44	0.02	0.02	0.00	0.01	0.02	0.03	0.01	0.00	0.06	0.00	0.00	0.01	0.00	0.01
62 Health & social services	3.20	0.14	0.07	0.02	0.00	0.02	0.18	0.00	0.08	0.01	1.05	0.93	0.01	0.07	0.06	0.08	0.01	0.40	0.00	0.00	0.02	0.01	0.02
71 Arts- entertainment & recreation	0.43	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.01	0.04	0.00	0.00	0.02	0.06	0.03	0.12	0.03	0.04	0.00	0.00	0.02	0.00	0.01
72 Accomodation & food services	2.29	0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.80	0.10	0.02	0.07	0.08	0.00	0.00	0.03	0.02	0.05
81 Other services	1.54	0.14	0.11	0.02	0.00	0.01	0.05	0.00	0.02	0.03	0.01	0.02	0.01	0.03	0.03	0.32	0.06	0.20	0.00	0.01	0.25	0.08	0.14
91-99 Government & non NAICs	0.09	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00
Total	**18.21**	**1.45**	**1.25**	**0.48**	**0.11**	**0.08**	**0.27**	**0.10**	**0.57**	**0.24**	**1.24**	**0.99**	**0.19**	**2.12**	**0.55**	**0.61**	**2.53**	**2.44**	**0.06**	**0.20**	**1.06**	**0.30**	**1.37**

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

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

	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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.01	0.01	0.02	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.07
52 Finance & insurance	1.76	0.01	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	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.09
53 Real estate & rental	1.76	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	0.01	0.00	0.02	0.02	0.00	0.00	0.02	0.00	0.01	0.11
54 Professional- scientific & tech services	1.76	0.03	0.04	0.04	0.02	0.01	0.00	0.02	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.23
55 Management of companies	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
56 Administrative & waste services	1.76	0.01	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.05	0.00	0.01	0.04	0.00	0.01	0.01	0.02	0.03	0.25
61 Educational services	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.09
622 Hospitals	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05
71 Arts- entertainment & recreation	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	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	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.04
91-99 Government & non NAICs	1.76	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	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.05
Total		**0.10**	**0.12**	**0.08**	**0.03**	**0.01**	**0.02**	**0.02**	**0.01**	**0.03**	**0.05**	**0.06**	**0.04**	**0.01**	**0.06**	**0.01**	**0.07**	**0.17**	**0.00**	**0.01**	**0.04**	**0.02**	**0.05**	**1.00**

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

Appendix Table C-12
Households by Occupation and Industry
Land Use Type
Retail/ Service

	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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.04	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.04	0.00	0.01	0.04	0.01	0.01	0.48	0.09	0.00	0.00	0.05	0.02	0.19	1.00
48-49 Transportation & Warehousing	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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		**0.04**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.04**	**0.00**	**0.01**	**0.04**	**0.01**	**0.01**	**0.48**	**0.09**	**0.00**	**0.00**	**0.05**	**0.02**	**0.19**	**1.00**

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

Appendix Table C-13
Households by Occupation and Industry
Land Use Type
Restaurant/ Bar

	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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.04	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.10	0.01	0.00	0.04	0.01	0.00	0.00	0.00	0.01	0.03	1.25
811 Repair and maintenance	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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		**0.04**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.10**	**0.01**	**0.00**	**0.04**	**0.01**	**0.00**	**0.00**	**0.00**	**0.01**	**0.03**	**1.25**

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

Appendix Table C-14
Households by Occupation and Industry
Land Use Type
Industrial/ Light 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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	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	0.00	0.01	0.03	0.00	0.21	0.03	0.01	0.01	0.36
31-33 Manufacturing	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.01	0.06
42 Wholesale Trade	1.76	0.00	0.00	0.00	0.00	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	0.00	0.00	0.01	0.03
44-45 Retail trade	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	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	0.00	0.03	0.04
51 Information	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.01	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	0.00	0.01	0.02	0.00	0.00	0.00	0.01	0.02	0.12
61 Educational services	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.03
812 Personal and laundry services	1.76	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.02
813 Membership associations and organizations	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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		**0.05**	**0.04**	**0.01**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.03**	**0.01**	**0.02**	**0.07**	**0.00**	**0.22**	**0.06**	**0.05**	**0.07**	**0.66**

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

Appendix Table C-15
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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.02	0.01	0.01	0.00	0.01	0.01	0.00	0.24	0.01	0.01	0.00	0.01	0.01	0.01	0.01	0.00	0.03	0.00	0.00	0.01	0.00	0.01	0.41
621 Ambulatory health care services	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	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	0.25
Total		**0.04**	**0.04**	**0.02**	**0.01**	**0.01**	**0.03**	**0.01**	**0.24**	**0.01**	**0.02**	**0.00**	**0.05**	**0.01**	**0.02**	**0.01**	**0.00**	**0.08**	**0.00**	**0.01**	**0.02**	**0.00**	**0.02**	**0.66**

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

Appendix Table C-16
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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.08	0.09	0.02	0.01	0.06	0.00	0.00	0.02	0.01	0.00	0.33
722 Food services and drinking places	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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		**0.02**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.08**	**0.09**	**0.02**	**0.01**	**0.06**	**0.00**	**0.00**	**0.02**	**0.01**	**0.00**	**0.33**

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

Appendix Table C-17
Households by Occupation and Industry
Land Use Type:
Under $81,794

Industry	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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.03
21 Mining	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02
23 Construction	1.76	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	0.00	0.04	0.01	0.00	0.00	0.07
31-33 Manufacturing	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
42 Wholesale Trade	1.76	0.02	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	0.04	0.03	0.00	0.00	0.01	0.01	0.04	0.17
44-45 Retail trade	1.76	0.05	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.05	0.00	0.01	0.04	0.01	0.01	0.60	0.11	0.00	0.00	0.06	0.03	0.23	1.24
48-49 Transportation & Warehousing	1.76	0.00	0.00	0.00	0.00	0.00	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	0.00	0.01	0.00	0.08	0.13
51 Information	1.76	0.02	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.01	0.00	0.00	0.13
52 Finance & insurance	1.76	0.09	0.20	0.06	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.12	0.23	0.00	0.00	0.00	0.00	0.00	0.71
53 Real estate & rental	1.76	0.16	0.07	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.05	0.01	0.18	0.15	0.00	0.01	0.18	0.01	0.06	0.93
54 Professional- scientific & tech services	1.76	0.04	0.07	0.06	0.03	0.01	0.00	0.03	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.05	0.00	0.00	0.00	0.00	0.00	0.36
55 Management of companies	1.76	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	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.03
56 Administrative & waste services	1.76	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.04	0.00	0.01	0.03	0.00	0.01	0.01	0.01	0.02	0.18
61 Educational services	1.76	0.02	0.01	0.01	0.00	0.00	0.01	0.00	0.16	0.01	0.01	0.00	0.00	0.01	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.27
62 Health & social services	1.76	0.08	0.04	0.01	0.00	0.01	0.10	0.00	0.05	0.00	0.59	0.53	0.01	0.04	0.03	0.05	0.01	0.23	0.00	0.00	0.01	0.01	0.01	1.80
71 Arts- entertainment & recreation	1.76	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.01	0.02	0.01	0.05	0.01	0.02	0.00	0.00	0.01	0.00	0.00	0.18
72 Accomodation & food services	1.76	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.66	0.04	0.01	0.03	0.03	0.00	0.00	0.01	0.01	0.02	0.83
81 Other services	1.76	0.05	0.04	0.01	0.00	0.00	0.02	0.00	0.01	0.01	0.00	0.01	0.01	0.01	0.01	0.12	0.02	0.08	0.00	0.00	0.10	0.03	0.05	0.59
91-99 Government & non NAICs	1.76	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	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.04
Total		**0.60**	**0.51**	**0.20**	**0.05**	**0.04**	**0.14**	**0.04**	**0.22**	**0.10**	**0.67**	**0.55**	**0.07**	**0.80**	**0.21**	**0.26**	**1.05**	**1.03**	**0.03**	**0.08**	**0.42**	**0.12**	**0.55**	**7.73**

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

Appendix Table C-18
Households by Occupation and Industry
Land Use Type:
$81,794 - $200,000

Industry	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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.01	0.05
21 Mining	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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
23 Construction	1.76	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	0.00	0.00	0.01	0.00	0.06	0.01	0.00	0.00	0.10
31-33 Manufacturing	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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
42 Wholesale Trade	1.76	0.02	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	0.05	0.03	0.00	0.00	0.02	0.01	0.05	0.21
44-45 Retail trade	1.76	0.07	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.06	0.00	0.01	0.06	0.01	0.01	0.86	0.15	0.00	0.00	0.09	0.04	0.33	1.77
48-49 Transportation & Warehousing	1.76	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	0.03	0.00	0.00	0.01	0.00	0.11	0.17
51 Information	1.76	0.02	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.00	0.00	0.01	0.00	0.00	0.16
52 Finance & insurance	1.76	0.10	0.23	0.06	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.13	0.26	0.00	0.00	0.00	0.00	0.00	0.81
53 Real estate & rental	1.76	0.22	0.09	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.07	0.01	0.25	0.21	0.00	0.02	0.24	0.01	0.09	1.26
54 Professional- scientific & tech services	1.76	0.05	0.08	0.07	0.04	0.02	0.00	0.03	0.00	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.06	0.00	0.00	0.00	0.01	0.00	0.43
55 Management of companies	1.76	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	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.04
56 Administrative & waste services	1.76	0.01	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.05	0.00	0.01	0.04	0.00	0.01	0.01	0.02	0.03	0.24
61 Educational services	1.76	0.02	0.01	0.01	0.00	0.00	0.01	0.00	0.19	0.01	0.01	0.00	0.00	0.01	0.01	0.01	0.00	0.03	0.00	0.00	0.00	0.00	0.01	0.33
62 Health & social services	1.76	0.08	0.04	0.01	0.00	0.01	0.11	0.00	0.05	0.00	0.61	0.55	0.01	0.04	0.04	0.05	0.01	0.23	0.00	0.00	0.01	0.01	0.01	1.87
71 Arts- entertainment & recreation	1.76	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.02	0.00	0.00	0.01	0.03	0.02	0.07	0.02	0.02	0.00	0.00	0.01	0.00	0.01	0.24
72 Accomodation & food services	1.76	0.04	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.95	0.05	0.01	0.04	0.04	0.00	0.00	0.01	0.01	0.02	1.20
81 Other services	1.76	0.07	0.06	0.01	0.00	0.00	0.02	0.00	0.01	0.01	0.00	0.01	0.01	0.02	0.02	0.16	0.03	0.10	0.00	0.00	0.13	0.04	0.07	0.78
91-99 Government & non NAICs	1.76	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	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.06
Total		**0.75**	**0.63**	**0.25**	**0.06**	**0.04**	**0.15**	**0.05**	**0.26**	**0.13**	**0.72**	**0.58**	**0.10**	**1.13**	**0.27**	**0.33**	**1.43**	**1.27**	**0.04**	**0.10**	**0.56**	**0.16**	**0.75**	**9.75**

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

Appendix Table C-19
Households by Occupation and Industry
Land Use Type:
$200,000 to $300,000

Industry	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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.03
21 Mining	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
23 Construction	1.76	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	0.00	0.04	0.01	0.00	0.00	0.07
31-33 Manufacturing	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
42 Wholesale Trade	1.76	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	0.00	0.03	0.02	0.00	0.00	0.01	0.01	0.04	0.15
44-45 Retail trade	1.76	0.04	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.04	0.00	0.01	0.04	0.01	0.01	0.54	0.09	0.00	0.00	0.05	0.03	0.21	1.10
48-49 Transportation & Warehousing	1.76	0.00	0.00	0.00	0.00	0.00	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	0.00	0.01	0.00	0.09	0.14
51 Information	1.76	0.01	0.01	0.03	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.01	0.00	0.00	0.11
52 Finance & insurance	1.76	0.08	0.19	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	0.22	0.00	0.00	0.00	0.00	0.00	0.68
53 Real estate & rental	1.76	0.16	0.07	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.05	0.01	0.18	0.16	0.00	0.01	0.18	0.01	0.06	0.93
54 Professional- scientific & tech services	1.76	0.04	0.06	0.05	0.03	0.01	0.00	0.02	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.32
55 Management of companies	1.76	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	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.03
56 Administrative & waste services	1.76	0.01	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.05	0.00	0.01	0.04	0.00	0.01	0.01	0.02	0.03	0.24
61 Educational services	1.76	0.02	0.01	0.01	0.00	0.00	0.01	0.00	0.17	0.01	0.01	0.00	0.00	0.01	0.01	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.01	0.29
62 Health & social services	1.76	0.05	0.03	0.01	0.00	0.01	0.07	0.00	0.03	0.00	0.40	0.36	0.00	0.03	0.02	0.03	0.00	0.15	0.00	0.00	0.01	0.00	0.01	1.23
71 Arts- entertainment & recreation	1.76	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.01	0.02	0.01	0.05	0.01	0.02	0.00	0.00	0.01	0.00	0.00	0.17
72 Accomodation & food services	1.76	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.69	0.04	0.01	0.03	0.03	0.00	0.00	0.01	0.01	0.02	0.88
81 Other services	1.76	0.05	0.04	0.01	0.00	0.00	0.02	0.00	0.01	0.01	0.00	0.01	0.01	0.01	0.01	0.12	0.02	0.08	0.00	0.00	0.10	0.03	0.05	0.59
91-99 Government & non NAICs	1.76	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	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.04
Total		**0.56**	**0.48**	**0.19**	**0.04**	**0.03**	**0.10**	**0.04**	**0.22**	**0.09**	**0.48**	**0.38**	**0.07**	**0.82**	**0.21**	**0.24**	**0.97**	**0.94**	**0.02**	**0.08**	**0.41**	**0.12**	**0.53**	**7.01**

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

Appendix Table C-20
Households by Occupation and Industry
Land Use Type:
$300,000 to $400,000

Industry	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	Total
11 Ag, Forestry, Fish & Hunting	1.76	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.01	0.04
21 Mining	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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
23 Construction	1.76	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	0.00	0.00	0.01	0.00	0.06	0.01	0.00	0.00	0.10
31-33 Manufacturing	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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
42 Wholesale Trade	1.76	0.02	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	0.05	0.03	0.00	0.00	0.02	0.01	0.05	0.22
44-45 Retail trade	1.76	0.07	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.06	0.00	0.01	0.06	0.01	0.01	0.79	0.14	0.00	0.00	0.08	0.04	0.30	1.62
48-49 Transportation & Warehousing	1.76	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	0.04	0.00	0.00	0.01	0.00	0.13	0.20
51 Information	1.76	0.02	0.02	0.04	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.00	0.00	0.01	0.00	0.00	0.16
52 Finance & insurance	1.76	0.12	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	0.32	0.00	0.00	0.00	0.00	0.00	1.00
53 Real estate & rental	1.76	0.24	0.10	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.08	0.01	0.27	0.23	0.00	0.02	0.26	0.01	0.09	1.37
54 Professional- scientific & tech services	1.76	0.06	0.09	0.08	0.04	0.02	0.00	0.03	0.00	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.02	0.07	0.00	0.00	0.00	0.01	0.00	0.47
55 Management of companies	1.76	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	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.04
56 Administrative & waste services	1.76	0.02	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.03	0.00	0.08	0.00	0.02	0.06	0.00	0.01	0.01	0.02	0.05	0.36
61 Educational services	1.76	0.03	0.01	0.01	0.00	0.01	0.01	0.00	0.25	0.01	0.01	0.00	0.01	0.01	0.01	0.01	0.00	0.04	0.00	0.00	0.01	0.00	0.01	0.43
62 Health & social services	1.76	0.08	0.04	0.01	0.00	0.01	0.10	0.00	0.05	0.00	0.59	0.53	0.01	0.04	0.03	0.05	0.01	0.23	0.00	0.00	0.01	0.01	0.01	1.82
71 Arts- entertainment & recreation	1.76	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.02	0.00	0.00	0.01	0.03	0.02	0.07	0.02	0.02	0.00	0.00	0.01	0.00	0.01	0.24
72 Accomodation & food services	1.76	0.05	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.02	0.05	0.01	0.04	0.04	0.00	0.00	0.01	0.01	0.03	1.30
81 Other services	1.76	0.08	0.06	0.01	0.00	0.00	0.03	0.00	0.01	0.02	0.00	0.01	0.01	0.02	0.02	0.18	0.03	0.11	0.00	0.00	0.14	0.05	0.08	0.88
91-99 Government & non NAICs	1.76	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	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.05
Total		**0.82**	**0.71**	**0.27**	**0.06**	**0.05**	**0.15**	**0.06**	**0.32**	**0.13**	**0.70**	**0.56**	**0.11**	**1.20**	**0.31**	**0.35**	**1.43**	**1.38**	**0.03**	**0.11**	**0.60**	**0.17**	**0.78**	**10.33**

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

Appendix D: Wages and Household Income by Occupation and Industry

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

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

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

Table D-4 Household Income by Occupation and Industry (Residential

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

	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	$43,678	$102,910	$67,711	$78,640	$88,173	$61,028	$0	$0	$39,303	$0	$0	$0	$34,947	$0	$39,341	$41,422	$69,019	$42,999	$43,637	$61,061	$48,839	$40,803	$45,127
21 Mining	21	$118,244	$137,745	$92,582	$99,281	$105,277	$87,230	$0	$121,498	$0	$80,190	$0	$0	$55,390	$51,440	$42,183	$0	$91,960	$50,586	$47,600	$59,943	$65,995	$63,505	$55,570
22 Utilities	22	$103,106	$156,576	$99,197	$102,828	$103,891	$101,160	$0	$186,638	$0	$93,892	$0	$0	$73,921	$0	$55,250	$0	$91,844	$63,398	$40,110	$80,285	$92,628	$88,870	$72,460
23 Construction	23	$56,511	$90,844	$63,947	$62,023	$62,738	$62,453	$28,548	$114,948	$21,782	$47,600	$0	$0	$37,214	$28,386	$30,917	$23,752	$57,372	$36,929	$32,374	$45,792	$46,415	$45,289	$41,686
31-33 Manufacturing	31-33	$54,015	$94,368	$57,136	$70,895	$63,984	$53,514	$0	$133,448	$51,410	$38,595	$57,441	$34,160	$34,291	$23,986	$26,235	$28,469	$48,247	$33,580	$28,407	$39,398	$42,727	$32,330	$30,425
42 Wholesale Trade	42	$94,654	$138,273	$79,865	$96,795	$93,640	$89,507	$89,213	$182,781	$81,153	$50,424	$83,310	$45,406	$43,099	$40,493	$38,469	$41,360	$76,266	$47,180	$39,052	$54,877	$59,001	$46,620	$45,113
44-45 Retail trade	44-45	$43,660	$108,803	$70,491	$87,407	$85,605	$75,619	$52,012	$103,247	$55,559	$44,535	$75,402	$39,137	$42,897	$35,583	$36,745	$36,907	$39,279	$43,019	$38,900	$54,235	$52,225	$42,662	$38,150
48-49 Transportation & Warehousing	48-49	$52,373	$96,779	$61,931	$74,217	$80,838	$59,569	$0	$147,567	$49,232	$55,855	$59,984	$0	$36,738	$33,742	$42,180	$33,190	$56,869	$44,632	$38,556	$56,309	$56,300	$52,503	$47,110
51 Information	51	$76,793	$86,231	$48,867	$59,433	$57,934	$52,456	$34,341	$96,533	$31,433	$36,052	$52,515	$0	$34,210	$15,385	$20,022	$17,516	$40,770	$27,270	$0	$35,514	$38,335	$25,785	$24,970
52 Finance & insurance	52	$194,747	$239,464	$136,530	$152,744	$172,558	$167,507	$99,109	$181,382	$119,762	$118,886	$130,415	$75,448	$95,021	$94,080	$55,941	$115,533	$119,551	$70,336	$82,496	$99,697	$82,765	$75,564	$98,414
53 Real estate & rental	53	$70,798	$87,091	$69,842	$83,300	$84,648	$78,794	$45,751	$139,669	$52,169	$54,374	$62,744	$34,367	$39,090	$33,497	$35,259	$36,264	$51,881	$42,427	$39,884	$52,619	$47,237	$43,459	$39,047
54 Professional- scientific & tech services	54	$86,442	$115,752	$65,964	$77,040	$66,632	$60,358	$43,903	$84,622	$61,530	$50,250	$58,510	$26,930	$46,433	$26,240	$29,465	$24,201	$64,408	$35,565	$34,112	$50,547	$44,565	$40,690	$37,161
55 Management of companies	55	$103,222	$170,815	$90,998	$101,862	$109,755	$97,234	$56,094	$183,839	$63,559	$77,080	$87,562	$41,357	$58,915	$44,149	$40,217	$45,153	$85,847	$53,173	$52,673	$68,503	$61,751	$64,901	$52,381
56 Administrative & waste services	56	$52,221	$115,507	$70,340	$90,058	$82,552	$68,317	$51,824	$103,353	$45,136	$62,152	$90,016	$38,595	$37,076	$33,672	$35,709	$36,476	$51,275	$40,680	$36,795	$49,412	$50,696	$37,788	$38,787
61 Educational services	61	$54,279	$100,615	$63,035	$66,039	$74,234	$64,392	$56,892	$131,151	$57,904	$52,372	$70,260	$40,114	$40,183	$32,062	$34,853	$34,616	$47,677	$40,593	$40,000	$55,628	$46,859	$49,920	$41,751
621 Ambulatory health care services	621	$59,198	$97,646	$56,329	$64,479	$82,093	$84,387	$47,786	$145,235	$55,270	$48,755	$94,472	$33,030	$36,466	$30,695	$29,988	$37,715	$56,958	$35,112	$0	$76,245	$44,833	$38,170	$39,087
622 Hospitals	622	$78,933	$144,083	$75,387	$87,253	$85,673	$89,381	$64,666	$177,514	$94,301	$65,013	$95,354	$41,994	$45,799	$38,930	$37,668	$43,691	$45,185	$45,233	$0	$66,592	$59,306	$48,160	$41,911
623 Nursing and residential care facilities	623	$43,613	$95,607	$62,578	$66,285	$0	$78,049	$45,377	$0	$46,025	$65,998	$70,692	$36,272	$36,462	$33,907	$32,633	$38,034	$60,898	$42,184	$38,130	$50,498	$45,951	$31,451	$35,306
624 Social assistance	624	$41,772	$97,782	$74,321	$84,072	$97,009	$106,959	$59,452	$89,756	$44,895	$68,510	$92,771	$41,552	$45,664	$42,586	$40,334	$41,300	$47,529	$52,240	$42,469	$64,451	$54,848	$40,116	$42,954
71 Arts- entertainment & recreation	71	$42,988	$87,280	$57,606	$62,882	$83,862	$49,533	$38,272	$184,191	$43,090	$68,555	$62,076	$59,514	$31,774	$32,267	$32,136	$33,440	$31,888	$32,742	$36,150	$51,269	$41,256	$40,300	$38,124
721 Accommodation	721	$41,235	$86,632	$62,028	$73,275	$72,789	$70,914	$42,619	$0	$52,394	$57,765	$45,993	$52,585	$40,313	$38,231	$34,195	$41,310	$47,915	$36,034	$42,765	$58,637	$43,650	$34,317	$35,547
722 Food services and drinking places	722	$27,280	$72,760	$53,443	$67,219	$0	$50,682	$0	$0	$0	$44,497	$71,950	$32,016	$37,936	$35,272	$35,562	$36,719	$31,621	$43,506	$0	$70,281	$40,260	$37,661	$31,332
811 Repair and maintenance	811	$53,899	$93,825	$67,624	$70,648	$84,003	$75,195	$0	$0	$70,735	$43,624	$0	$0	$40,390	$37,266	$32,445	$26,288	$51,364	$41,303	$0	$58,514	$50,660	$49,964	$33,915
812 Personal and laundry services	812	$40,545	$95,724	$71,380	$105,582	$0	$90,968	$50,621	$208,741	$63,993	$58,656	$99,157	$64,190	$50,330	$42,077	$41,607	$45,829	$43,467	$40,848	$61,293	$58,417	$54,016	$37,936	$46,066
813 Membership associations and organizations	813	$66,356	$130,502	$87,643	$98,321	$98,739	$78,475	$56,924	$137,993	$54,418	$78,449	$82,921	$41,179	$39,684	$37,096	$41,348	$40,343	$58,879	$52,385	$48,971	$68,467	$53,054	$60,176	$46,860
91-99 Government & non NAICs	92	$55,376	$80,283	$57,964	$64,270	$66,448	$55,642	$42,968	$73,048	$40,896	$50,328	$71,526	$31,879	$47,587	$29,156	$29,742	$27,429	$34,284	$35,270	$36,195	$40,840	$44,198	$45,060	$41,664

Source: Economic & Planning Systems

Appendix Table D-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	$43,678	$102,910	$67,711	$78,640	$88,173	$61,028	$0	$0	$39,303	$0	$0	$0	$34,947	$0	$39,341	$41,422	$69,019	$42,999	$43,637	$61,061	$48,839	$40,803	$45,127
21 Mining	21	$118,244	$137,745	$92,582	$99,281	$105,277	$87,230	$0	$121,498	$0	$80,190	$0	$0	$55,390	$51,440	$42,183	$0	$91,960	$50,586	$47,600	$59,943	$65,995	$63,505	$55,570
22 Utilities	22	$112,047	$156,576	$99,197	$102,828	$103,891	$101,160	$0	$186,638	$0	$93,892	$0	$0	$73,921	$0	$55,250	$0	$91,844	$63,398	$40,110	$80,285	$92,628	$88,870	$72,460
23 Construction	23	$56,511	$90,844	$63,947	$62,023	$62,738	$62,453	$28,548	$114,948	$21,782	$47,600	$0	$0	$37,214	$28,386	$30,917	$23,752	$57,372	$36,929	$32,374	$45,792	$46,415	$45,289	$41,686
31-33 Manufacturing	31-33	$54,015	$94,368	$57,136	$70,895	$63,984	$53,514	$0	$133,448	$51,410	$38,595	$57,441	$34,160	$34,291	$23,986	$26,235	$28,469	$48,247	$33,580	$28,407	$39,398	$42,727	$32,330	$30,425
42 Wholesale Trade	42	$94,883	$138,273	$79,865	$96,795	$93,640	$89,507	$89,213	$182,781	$81,153	$50,424	$83,310	$45,406	$43,099	$40,493	$38,469	$41,360	$76,266	$47,180	$39,052	$54,877	$59,001	$46,620	$45,113
44-45 Retail trade	44-45	$43,660	$108,803	$70,491	$87,407	$85,605	$75,619	$52,012	$103,247	$55,559	$44,535	$75,402	$39,137	$42,897	$35,583	$36,745	$36,907	$39,279	$43,019	$38,900	$54,235	$52,225	$42,662	$38,150
48-49 Transportation & Warehousing	48-49	$52,373	$114,320	$73,156	$87,668	$95,490	$70,366	$0	$174,314	$58,155	$65,979	$70,856	$0	$43,397	$39,857	$49,825	$39,206	$67,177	$52,721	$45,545	$66,515	$66,504	$62,019	$55,649
51 Information	51	$76,793	$86,231	$48,867	$59,433	$57,934	$52,456	$34,341	$96,533	$31,433	$36,052	$52,515	$0	$34,210	$15,385	$20,022	$17,516	$40,770	$27,270	$0	$35,514	$38,335	$25,785	$24,970
52 Finance & insurance	52	$194,747	$239,464	$136,530	$152,744	$172,558	$167,507	$99,109	$181,382	$119,762	$118,886	$130,415	$75,448	$95,021	$94,080	$55,941	$115,533	$119,551	$70,336	$82,496	$99,697	$82,765	$75,564	$98,414
53 Real estate & rental	53	$70,798	$87,091	$69,842	$83,300	$84,648	$78,794	$45,751	$139,669	$52,169	$54,374	$62,744	$34,367	$39,090	$33,497	$35,259	$36,264	$51,881	$42,427	$39,884	$52,619	$47,237	$43,459	$39,047
54 Professional- scientific & tech services	54	$86,442	$115,752	$65,964	$77,040	$66,632	$60,358	$43,903	$84,622	$61,530	$50,250	$58,510	$26,930	$46,433	$26,240	$29,465	$24,201	$64,408	$35,565	$34,112	$50,547	$44,565	$40,690	$37,161
55 Management of companies	55	$144,653	$170,815	$90,998	$101,862	$109,755	$97,234	$56,094	$183,839	$63,559	$77,080	$87,562	$41,357	$58,915	$44,149	$40,217	$45,153	$85,847	$53,173	$52,673	$68,503	$61,751	$64,901	$52,381
56 Administrative & waste services	56	$52,221	$115,507	$70,340	$90,058	$82,552	$68,317	$51,824	$103,353	$45,136	$62,152	$90,016	$38,595	$37,076	$33,672	$35,709	$36,476	$51,275	$40,680	$36,795	$49,412	$50,696	$37,788	$38,787
61 Educational services	61	$54,279	$100,615	$63,035	$66,039	$74,234	$64,392	$56,892	$131,151	$57,904	$52,372	$70,260	$40,114	$40,183	$32,062	$34,853	$34,616	$47,677	$40,593	$40,000	$55,628	$46,859	$49,920	$41,751
62 Health & social services	62	$69,358	$124,451	$75,507	$90,247	$95,866	$104,387	$57,663	$141,705	$44,321	$64,795	$113,088	$41,509	$48,052	$38,788	$38,904	$38,165	$58,317	$48,036	$39,247	$67,281	$56,573	$42,973	$42,821
71 Arts- entertainment & recreation	71	$42,988	$87,280	$57,606	$62,882	$83,862	$49,533	$38,272	$184,191	$43,090	$68,555	$62,076	$59,514	$31,774	$32,267	$32,136	$33,440	$31,888	$32,742	$36,150	$51,269	$41,256	$40,300	$38,124
72 Accomodation & food services	72	$34,455	$91,218	$67,975	$84,551	$88,470	$69,524	$59,580	$0	$63,571	$59,505	$80,951	$59,551	$46,964	$41,603	$41,678	$49,669	$40,519	$45,048	$52,054	$70,382	$51,545	$42,788	$37,346
81 Other services	81	$52,665	$110,485	$78,456	$87,473	$94,644	$72,756	$52,378	$127,772	$50,427	$71,191	$81,637	$55,288	$38,259	$34,486	$38,052	$41,818	$49,535	$44,634	$45,781	$63,158	$55,773	$44,215	$39,140
91-99 Government & non NAICs	92	$55,376	$80,283	$57,964	$64,270	$66,448	$55,642	$42,968	$73,048	$40,896	$50,328	$71,526	$31,879	$47,587	$29,156	$29,742	$27,429	$34,284	$35,270	$36,195	$40,840	$44,198	$45,060	$41,664

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

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

	Earners per Household	Average Wage	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	1.76	$43,678	$181,122	$119,171	$138,406	$155,185	$107,409	$0	$0	$69,172	$0	$0	$0	$61,506	$0	$69,241	$72,902	$121,474	$75,678	$76,802	$107,468	$85,957	$71,813	$79,423
21 Mining	1.76	$118,244	$242,431	$162,944	$174,735	$185,288	$153,525	$0	$213,837	$0	$141,134	$0	$0	$97,486	$90,534	$74,241	$0	$161,850	$89,031	$83,776	$105,500	$116,151	$111,769	$97,804
22 Utilities	1.76	$103,106	$275,573	$174,587	$180,977	$182,848	$178,042	$0	$328,483	$0	$165,250	$0	$0	$130,101	$0	$97,239	$0	$161,646	$111,580	$70,594	$141,301	$163,025	$156,411	$127,530
23 Construction	1.76	$56,511	$159,885	$112,546	$109,161	$110,418	$109,916	$50,245	$202,309	$38,336	$83,775	$0	$0	$65,496	$49,960	$54,414	$41,803	$100,975	$64,995	$56,978	$80,594	$81,690	$79,708	$73,367
31-33 Manufacturing	1.76	$54,015	$166,088	$100,559	$124,775	$112,612	$94,186	$0	$234,868	$90,482	$67,927	$101,096	$60,122	$60,352	$42,216	$46,174	$50,106	$84,915	$59,101	$49,997	$69,340	$75,199	$56,900	$53,549
42 Wholesale Trade	1.76	$94,654	$243,361	$140,562	$170,359	$164,807	$157,533	$157,015	$321,695	$142,828	$88,747	$146,626	$79,915	$75,855	$71,268	$67,706	$72,794	$134,228	$83,037	$68,731	$96,584	$103,841	$82,052	$79,398
44-45 Retail trade	1.76	$43,660	$191,493	$124,064	$153,836	$150,665	$133,090	$91,540	$181,715	$97,783	$78,382	$132,707	$68,882	$75,499	$62,626	$64,672	$64,957	$69,130	$75,713	$68,463	$95,454	$91,916	$75,086	$67,143
48-49 Transportation & Warehousing	1.76	$52,373	$170,330	$108,999	$130,621	$142,274	$104,842	$0	$259,718	$86,649	$98,305	$105,571	$0	$64,659	$59,385	$74,237	$58,415	$100,090	$78,552	$67,859	$99,104	$99,088	$92,405	$82,914
51 Information	1.76	$76,793	$151,767	$86,007	$104,602	$101,964	$92,323	$60,440	$169,898	$55,322	$63,451	$92,426	$0	$60,210	$27,078	$35,239	$30,827	$71,755	$47,995	$0	$62,504	$67,470	$45,381	$43,947
52 Finance & insurance	1.76	$194,747	$421,457	$240,294	$268,830	$303,701	$294,812	$174,431	$319,232	$210,782	$209,239	$229,531	$132,788	$167,238	$165,580	$98,457	$203,338	$210,410	$123,791	$145,194	$175,467	$145,667	$132,992	$173,209
53 Real estate & rental	1.76	$70,798	$153,280	$122,922	$146,607	$148,980	$138,677	$80,522	$245,817	$91,818	$95,698	$110,429	$60,485	$68,799	$58,955	$62,056	$63,825	$91,310	$74,672	$70,195	$92,609	$83,138	$76,488	$68,723
54 Professional- scientific & tech services	1.76	$86,442	$203,724	$116,096	$135,591	$117,272	$106,230	$77,270	$148,935	$108,294	$88,440	$102,978	$47,397	$81,722	$46,182	$51,858	$42,594	$113,358	$62,595	$60,036	$88,963	$78,435	$71,614	$65,404
55 Management of companies	1.76	$103,222	$300,635	$160,157	$179,278	$193,169	$171,132	$98,726	$323,557	$111,864	$135,660	$154,108	$72,789	$103,691	$77,702	$70,783	$79,469	$151,091	$93,585	$92,705	$120,565	$108,682	$114,227	$92,191
56 Administrative & waste services	1.76	$52,221	$203,293	$123,799	$158,502	$145,291	$120,238	$91,211	$181,901	$79,440	$109,388	$158,427	$67,928	$65,254	$59,263	$62,847	$64,198	$90,244	$71,597	$64,760	$86,965	$89,224	$66,507	$68,264
61 Educational services	1.76	$54,279	$177,082	$110,941	$116,228	$130,652	$113,330	$100,130	$230,826	$101,912	$92,175	$123,657	$70,601	$70,723	$56,430	$61,341	$60,924	$83,912	$71,444	$70,401	$97,905	$82,472	$87,860	$73,482
621 Ambulatory health care services	1.76	$59,198	$171,857	$99,139	$113,483	$144,483	$148,521	$84,104	$255,613	$97,275	$85,809	$166,271	$58,132	$64,180	$54,024	$52,779	$66,378	$100,247	$61,797	$0	$134,191	$78,905	$67,179	$68,793
622 Hospitals	1.76	$78,933	$253,587	$132,681	$153,565	$150,784	$157,310	$113,812	$312,425	$165,969	$114,423	$167,824	$73,910	$80,606	$68,517	$66,295	$76,896	$79,526	$79,609	$0	$117,202	$104,378	$84,762	$73,763
623 Nursing and residential care facilities	1.76	$43,613	$168,269	$110,138	$116,661	$0	$137,366	$79,864	$0	$81,004	$116,156	$124,417	$63,839	$64,173	$59,676	$57,434	$66,941	$107,181	$74,244	$67,109	$88,877	$80,874	$55,354	$62,139
624 Social assistance	1.76	$41,772	$172,097	$130,804	$147,968	$170,735	$188,248	$104,636	$157,971	$79,015	$120,577	$163,278	$73,131	$80,369	$74,951	$70,988	$72,687	$83,651	$91,943	$74,745	$113,433	$96,532	$70,604	$75,599
71 Arts- entertainment & recreation	1.76	$42,988	$153,613	$101,387	$110,672	$147,598	$87,178	$67,359	$324,177	$75,838	$120,657	$109,254	$104,744	$55,922	$56,789	$56,560	$58,854	$56,123	$57,626	$63,624	$90,233	$72,610	$70,929	$67,099
721 Accommodation	1.76	$41,235	$152,472	$109,169	$128,963	$128,109	$124,809	$75,010	$0	$92,213	$101,666	$80,948	$92,550	$70,952	$67,286	$60,182	$72,705	$84,331	$63,420	$75,267	$103,201	$76,824	$60,397	$62,563
722 Food services and drinking places	1.76	$27,280	$128,058	$94,060	$118,305	$0	$89,201	$0	$0	$0	$78,315	$126,633	$56,349	$66,768	$62,078	$62,590	$64,626	$55,653	$76,571	$0	$123,695	$70,858	$66,284	$55,144
811 Repair and maintenance	1.76	$53,899	$165,131	$119,018	$124,340	$147,846	$132,342	$0	$0	$124,494	$76,778	$0	$0	$71,086	$65,589	$57,104	$46,268	$90,401	$72,694	$0	$102,985	$89,162	$87,937	$59,691
812 Personal and laundry services	1.76	$40,545	$168,474	$125,630	$185,824	$0	$160,103	$89,092	$367,384	$112,629	$103,235	$174,517	$112,975	$88,581	$74,056	$73,228	$80,659	$76,501	$71,893	$107,876	$102,813	$95,068	$66,768	$81,077
813 Membership associations and organizations	1.76	$66,356	$229,684	$154,252	$173,045	$173,781	$138,116	$100,187	$242,867	$95,776	$138,071	$145,941	$72,475	$69,844	$65,288	$72,772	$71,003	$103,626	$92,197	$86,189	$120,502	$93,375	$105,910	$82,473
91-99 Government & non NAICs	1.76	$55,376	$141,298	$102,016	$113,115	$116,948	$97,930	$75,623	$128,565	$71,977	$88,578	$125,885	$56,107	$83,753	$51,315	$52,346	$48,275	$60,339	$62,075	$63,703	$71,879	$77,788	$79,305	$73,329

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

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

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

Industry	Earners per Household	Average Wage	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	1.76	$43,678	$181,474	$119,403	$138,676	$155,487	$107,618	$0	$0	$69,307	$0	$0	$0	$61,626	$0	$69,375	$73,044	$121,710	$75,826	$76,951	$107,677	$86,125	$71,953	$79,577
21 Mining	1.76	$118,244	$242,903	$163,261	$175,075	$185,648	$153,823	$0	$214,253	$0	$141,409	$0	$0	$97,676	$90,711	$74,386	$0	$162,164	$89,204	$83,939	$105,706	$116,377	$111,986	$97,994
22 Utilities	1.76	$112,047	$276,109	$174,927	$181,329	$183,204	$178,388	$0	$329,122	$0	$165,571	$0	$0	$130,354	$0	$97,428	$0	$161,960	$111,797	$70,731	$141,576	$163,342	$156,715	$127,778
23 Construction	1.76	$56,511	$160,196	$112,765	$109,374	$110,633	$110,130	$50,343	$202,703	$38,411	$83,938	$0	$0	$65,624	$50,057	$54,520	$41,884	$101,171	$65,121	$57,089	$80,751	$81,849	$79,863	$73,510
31-33 Manufacturing	1.76	$54,015	$166,411	$100,755	$125,018	$112,831	$94,369	$0	$235,325	$90,658	$68,059	$101,293	$60,239	$60,469	$42,298	$46,263	$50,204	$85,080	$59,216	$50,094	$69,475	$75,346	$57,011	$53,653
42 Wholesale Trade	1.76	$94,883	$243,834	$140,836	$170,690	$165,128	$157,839	$157,321	$322,321	$143,106	$88,919	$146,912	$80,071	$76,002	$71,406	$67,838	$72,935	$134,489	$83,199	$68,865	$96,772	$104,043	$82,211	$79,553
44-45 Retail trade	1.76	$43,660	$191,865	$124,306	$154,135	$150,958	$133,349	$91,718	$182,068	$97,974	$78,534	$132,965	$69,016	$75,646	$62,748	$64,798	$65,083	$69,265	$75,861	$68,597	$95,639	$92,095	$75,232	$67,274
48-49 Transportation & Warehousing	1.76	$52,373	$201,594	$129,006	$154,596	$168,389	$124,086	$0	$307,389	$102,553	$116,349	$124,949	$0	$76,527	$70,285	$87,863	$69,136	$118,461	$92,970	$80,315	$117,294	$117,275	$109,366	$98,133
51 Information	1.76	$76,793	$152,062	$86,174	$104,806	$102,162	$92,502	$60,557	$170,229	$55,430	$63,574	$92,606	$0	$60,327	$27,131	$35,308	$30,887	$71,894	$48,088	$0	$62,626	$67,602	$45,469	$44,033
52 Finance & insurance	1.76	$194,747	$422,277	$240,761	$269,353	$304,292	$295,386	$174,770	$319,853	$211,192	$209,646	$229,977	$133,047	$167,563	$165,902	$98,648	$203,734	$210,819	$124,031	$145,476	$175,808	$145,950	$133,251	$173,546
53 Real estate & rental	1.76	$70,798	$153,578	$123,161	$146,893	$149,270	$138,947	$80,679	$246,295	$91,997	$95,884	$110,644	$60,603	$68,933	$59,070	$62,177	$63,949	$91,488	$74,817	$70,332	$92,789	$83,299	$76,636	$68,857
54 Professional- scientific & tech services	1.76	$86,442	$204,120	$116,322	$135,854	$117,500	$106,437	$77,420	$149,225	$108,504	$88,612	$103,179	$47,489	$81,881	$46,271	$51,959	$42,677	$113,579	$62,716	$60,153	$89,137	$78,588	$71,754	$65,531
55 Management of companies	1.76	$144,653	$301,220	$160,468	$179,626	$193,545	$171,465	$98,918	$324,187	$112,082	$135,924	$154,408	$72,931	$103,892	$77,853	$70,920	$79,624	$151,385	$93,767	$92,885	$120,800	$108,893	$114,449	$92,370
56 Administrative & waste services	1.76	$52,221	$203,688	$124,039	$158,811	$145,573	$120,472	$91,388	$182,255	$79,594	$109,601	$158,736	$68,060	$65,380	$59,378	$62,969	$64,323	$90,419	$71,736	$64,886	$87,135	$89,398	$66,637	$68,397
61 Educational services	1.76	$54,279	$177,427	$111,157	$116,454	$130,907	$113,550	$100,325	$231,275	$102,110	$92,354	$123,897	$70,739	$70,860	$56,539	$61,460	$61,043	$84,075	$71,583	$70,538	$98,096	$82,633	$88,030	$73,625
62 Health & social services	1.76	$69,358	$219,459	$133,150	$159,143	$169,052	$184,078	$101,684	$249,887	$78,156	$114,262	$199,422	$73,197	$84,736	$68,400	$68,605	$67,301	$102,837	$84,707	$69,209	$118,644	$99,762	$75,779	$75,512
71 Arts- entertainment & recreation	1.76	$42,988	$153,912	$101,584	$110,887	$147,885	$87,347	$67,490	$324,808	$75,986	$120,892	$109,467	$104,948	$56,031	$56,900	$56,670	$58,969	$56,232	$57,738	$63,748	$90,408	$72,751	$71,067	$67,229
72 Accomodation & food services	1.76	$34,455	$160,856	$119,868	$149,098	$156,011	$122,600	$105,064	$0	$112,103	$104,933	$142,751	$105,014	$82,817	$73,363	$73,496	$87,588	$71,453	$79,439	$91,793	$124,113	$90,895	$75,454	$65,856
81 Other services	1.76	$52,665	$194,832	$138,351	$154,252	$166,898	$128,300	$92,364	$225,317	$88,925	$125,541	$143,960	$97,496	$67,466	$60,813	$67,102	$73,743	$87,351	$78,709	$80,731	$111,375	$98,352	$77,970	$69,020
91-99 Government & non NAICs	1.76	$55,376	$141,573	$102,215	$113,335	$117,176	$98,120	$75,770	$128,815	$72,117	$88,750	$126,130	$56,216	$83,916	$51,415	$52,448	$48,369	$60,457	$62,195	$63,827	$72,019	$77,939	$79,460	$73,471

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

From:	Libby
To:	planning
Subject:	Blaine Crossing Annexation
Date:	Tuesday, October 27, 2026 1:31:07 PM

Dear Planning and Zoning Commissioners,
I am writing to oppose the annexation of Blaine Crossing. Here are my reasons:

Just because there are water rights doesn't mean the water is available. We are now told to turn off our water before we can even harvest our gardens. It was sad to see the vegetable plants suffer from dehydration before I could even harvest the produce. Because we couldn't irrigate past September 15th due to water restrictions, my beans, cucumbers, and tomatoes were shriveled up on the vines or simply didn't mature. How does it make sense to annex in the potential of so many more people to share in our declining resources? Our natural resources have been dwindling since the population explosion in the City of Hailey over the last 10 years especially. The Quigley pond was dried up this summer. We seem to forget that we live in a high desert region. Scientists say that we are entering the age of aridification. I can see this happening already from my garden notes over the last 25 plus years. We now do not have the rain, cold and chances of snow or freeze on Labor Day anymore that followed up with an Indian summer in September and October. Instead the bit of rain and chance of a freeze now comes in mid-October. That's a whole month later and no snow on the ground at Christmas last year either! Our resources are getting stretched thinner and thinner which adds to the decline in the quality of life in Hailey. I hear this all the time from folks who have lived here even for just the past 10 years, needless to say for us that have lived here over 25 years.

The annexation of the Quigley subdivision was like shooting yourselves in the foot. It has drained more water out of our aquifer, created much more traffic even though not built out yet, and displaced the wildlife and sent them into the City to devour our landscaping and suffer death from not eating their natural food. I had 8 elk die on my property the first year after the Quigley infrastructure started. I now have 65 to 90 elk that live in my yard every winter that were never here previously before Quigley Farms was annexed. The argument for Quigley, as well as for the Quigley Multi-Use Path was to get people out of their cars and to drive less, making less traffic on the roads. Those people still drive cars. The people from Sunbeam subdivision and Cutters still drive their cars to do errands. The multi-use path is used, but not to take cars off the roads, but for recreational biking or walking their dogs. I see 2 or less bikes at one time parked at Atkinson's or at the Post Office. People do not use the public transportation that we have either. When my relatives were visiting from a larger city, they were amazed and commented that they only saw 2 or 3 people on the buses at a time; "Why is no one using them?" they asked me. This annexation and build-out of homes will not get people out of their cars and off the road as it proclaims. In-fill in the City core is the best way for getting some needed affordable or workforce housing here, not annexing these outlying areas.

The City of Hailey can't even maintain their current citizens nor their implemented projects. I have been told that the property owners are now responsible for their side

of the City's Quigley Pathway. Their so-called "landscaping" (weedy grass, cockleburs, knapweed, and tumbleweed) is spreading into the landowners' properties from the Quigley path as well as for others in the Foxmoor area. People have told me. I would have preferred to plant my side of the CIty's Pathway if I had to maintain it. Why wouldn't the City take care of their current citizens first rather than over-extend themselves to future people who "want to live here"? Just because a developer is a "nice guy" doesn't mean the City has to bend over backwards to accommodate their projects when they aren't even taking care of their current citizens or projects.

Of course the added homes will bring a larger strain on our already strained schools, fire department, sewer, child care, and other needed services, which will demand higher and higher bonds or taxes, or both, for the folks that already live here, and many that are barely making ends meet now.

The proposed development, Blaine Crossing, is not affordable to the children who want to move back here to raise families, as they have stated. "Our kids that want to live here" can't afford these single homes, nor the expenses that come with them: childcare, utilities, etc. If they were single they would not want to share a small apartment just to pay the rent. The homes are way too expensive unless you have a high income like surgeons, or the pharmacist himself. They are not affordable for the nurses, teachers, or pharmaceutical technicians, much less most of the working service people in our Valley who want something for their family to live in. Why are we encouraging so much development for people that don't live here? It is way too soon to even consider annexing another big chunk of land and let it go into a development of such magnitude before we think about infilling and making affordable housing or apartments for the current citizens.

The proposed donation to Blaine County Recreation district does nothing to preserve the natural open space or agricultural land as the developer states on his information boards. Ball fields may be somewhat open space, but they are certainly not natural nor agricultural.

Why Hailey is so great will be greatly compromised with the additional annexation and influx of people and what comes with that. This annexation is not …"utilizing clean and renewable energy, reducing consumption, recycling, and choosing human-powered transit. As the town grows, encouraging compact development patterns that protect habitats, uses land efficiently, respects wildlife, and conserves natural resources are key priorities." Nor is it preserving "Hailey's unique, small-town character and would like to see it preserved and perpetuated in future development." "The desire to preserve open space while adding housing demands creative solutions like infill development and diversifying the unit types in Hailey's housing stock" is also not accomplished with this annexation either. (These quotes are from the Comprehensive Plan). Please consider these points and vote no on any outlying annexations at this time.

Thank you all for your time reading this.
Sincerely,
Elizabeth Massey

PO Box 2696, 3 Quigley Road, Hailey
October 27, 2026