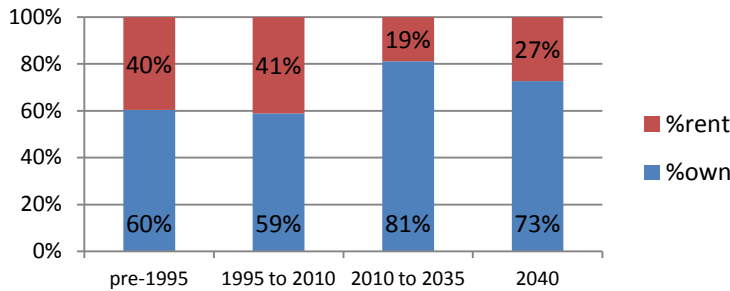


An Economic Appraisal of 2040 Planning

*Population and Employment Forecast Distribution:
An analysis of post-WWII to 2040 residential homeownership rates*

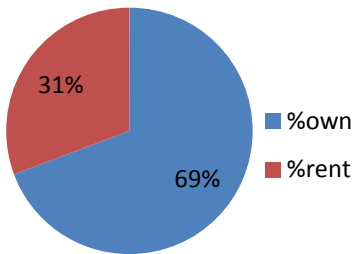
Metro UGB Tenure Splits



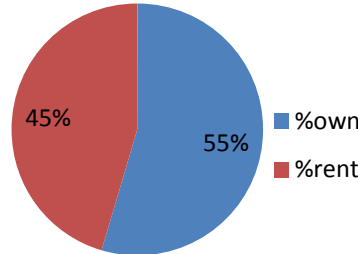
Forecast Development Notes

- Post WW-II, U.S. home ownership has stayed relative stable at near 60%
- Regional ownership rates are somewhat lower than U.S. rates, but have held steady.
- Metro ownership projected to rise. Condo units are expected to be less expensive than traditional SF unit as sq. footages of condos are smaller than average SF units (attached or detached). A tighter supply of SF units drives housing demand towards relatively more affordable condo units. Thus, driving up home ownership rates in the future.

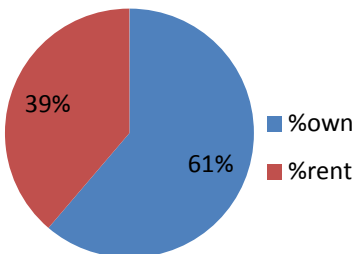
Clackamas Co. - 2010



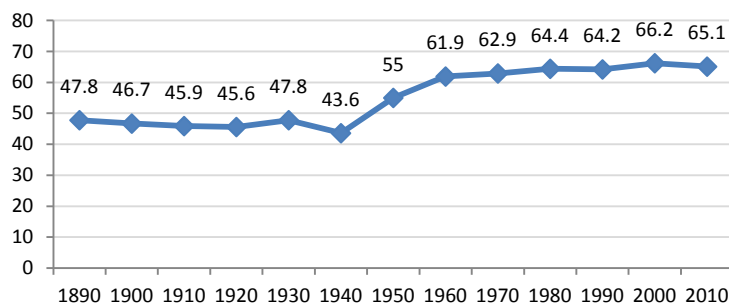
Multnomah Co. - 2010



Washington Co. - 2010



U.S. Home Ownership Rate (in percent)



(occupied housing units)

SF = single family

A housing unit is **owner-occupied** if the owner (or co-owners) lives in the unit, even if it is mortgaged or not fully paid for.

The **ownership** rate is computed by dividing the number of owner-occupied housing units by the total number of households

Source: U.S. Census Bureau and MetroScope Gamma Forecast Distribution (Scen #1221)