

**METRO 'GAMMA' FORECAST DISTRIBUTION
PROFILES BY CITY AND COUNTY
2025 / 2035 / 2040**

JURISDICTION REVIEWED HOUSEHOLDS AND EMPLOYMENT

Published 11/15/2012 Metro Economic and Land Use Forecasting



METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

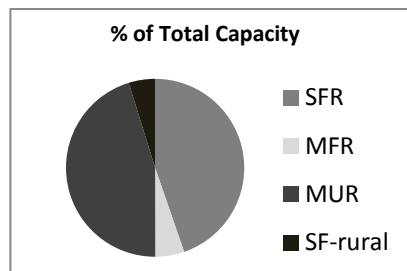
County Summary for Clackamas

Household Forecast				
Year	SF	MF	Total	%APR
2010	109,231	37,093	146,324	
2025	146,808	41,341	188,149	1.7%
2035	161,217	47,220	208,437	1.0%
2040	167,598	51,814	219,412	1.0%

Households Change from 2010			
Year	SF	MF	Total
2025	37,577	4,248	41,825
2035	51,986	10,127	62,113
2040	58,367	14,721	73,088

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	49%	5%	27%
2035	68%	13%	40%
2040	76%	19%	47%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	69,435	8,172	70,254	7,446	76,881	78,426	155,307
% of Total	45%	5%	45%	5%	50%	50%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	27,114	40,035	70,797	137,946
2025	34,770	62,517	85,943	183,230
2035	39,943	77,957	92,544	210,444
2040	43,177	85,402	98,874	227,453

2010-2045 Employment Cap.		
	IND	COM
Acres	3,819	2,255
% of Total	63%	37%

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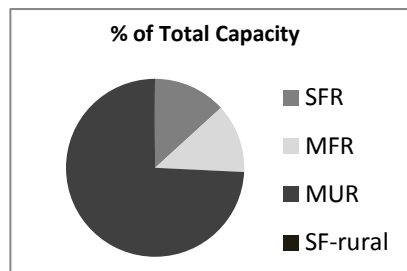
County Summary for **Multnomah**

Household Forecast				
Year	SF	MF	Total	%APR
2010	175,690	128,959	304,649	
2025	203,261	191,394	394,655	1.7%
2035	205,977	236,569	442,546	1.2%
2040	210,367	257,474	467,841	1.1%

Households Change from 2010			
Year	SF	MF	Total
2025	27,571	62,435	90,006
2035	30,287	107,610	137,897
2040	34,677	128,515	163,192

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	87%	30%	38%
2035	96%	53%	58%
2040	100%	63%	69%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	31,279	29,606	175,105	390	31,669	204,711	236,380
% of Total	13%	13%	74%	0%	13%	87%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	75,771	150,159	193,234	419,164
2025	87,169	210,137	236,512	533,818
2035	94,007	247,772	255,550	597,331
2040	97,733	262,650	266,346	626,733

2010-2045 Employment Cap.		
	IND	COM
Acres	3,662	1,605
% of Total	70%	30%

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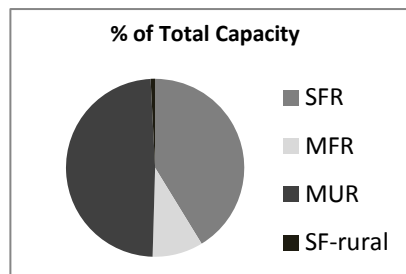
County Summary for Washington

Household Forecast				
Year	SF	MF	Total	%APR
2010	127,953	74,694	202,647	
2025	163,533	90,317	253,850	1.5%
2035	178,033	111,560	289,592	1.3%
2040	181,557	123,434	304,991	1.0%

Households Change from 2010			
Year	SF	MF	Total
2025	35,580	15,623	51,203
2035	50,080	36,866	86,945
2040	53,604	48,740	102,344

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	51%	16%	31%
2035	72%	38%	53%
2040	77%	51%	62%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	68,258	15,236	80,647	1,344	69,601	95,883	165,485
% of Total	41%	9%	49%	1%	42%	58%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	44,520	71,922	115,577	232,019
2025	54,561	105,717	165,064	325,342
2035	59,497	130,987	192,328	382,812
2040	62,747	143,327	210,762	416,836

2010-2045 Employment Cap.		
	IND	COM
Acres	6,748	2,159
% of Total	76%	24%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

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City **Banks**

County **Washington**

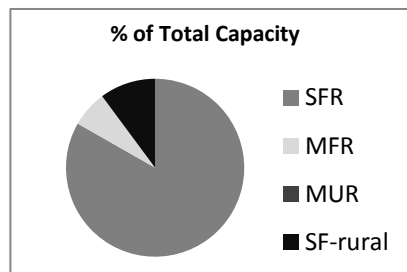
Note: City geographies are approximated by TAZ boundaries.

Household Forecast				
Year	SF	MF	Total	%APR
2010	1,320	0	1,320	
2025	2,251	11	2,262	3.7%
2035	2,955	6	2,961	2.7%
2040	2,964	6	2,970	0.1%

Households Change from 2010			
Year	SF	MF	Total
2025	931	11	942
2035	1,635	6	1,641
2040	1,644	6	1,650

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	66%	11%	62%
2035	100%	6%	100%
2040	100%	6%	100%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	1,261	100	0	154	1,415	100	1,515
% of Total	83%	7%	0%	10%	93%	7%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	159	92	484	735
2025	199	128	691	1,018
2035	225	150	808	1,183
2040	252	165	918	1,335

2010-2045 Employment Cap.		
	IND	COM
Acres	0	0
% of Total	0%	0%

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City **Beaverton**

County **Washington**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	18,128	21,953	40,081	
2025	19,733	26,667	46,400	1.0%
2035	20,038	30,479	50,517	0.9%
2040	20,158	31,428	51,587	0.4%

Households Change from 2010

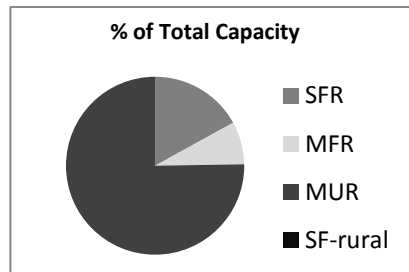
Year	SF	MF	Total
2025	1,605	4,714	6,319
2035	1,910	8,526	10,436
2040	2,030	9,475	11,506

2010-2045 Capacity Used

Year	SF	MF	Total
2025	74%	45%	50%
2035	88%	81%	82%
2040	94%	89%	90%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	2,166	990	9,598	0	2,166	10,589	12,755
% of Total	17%	8%	75%	0%	17%	83%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	11,041	19,261	21,539	51,841
2025	13,463	27,150	27,108	67,721
2035	14,254	33,282	27,822	75,358
2040	14,640	36,377	28,634	79,651

2010-2045 Employment Cap.

	IND	COM
Acres	103	450
% of Total	19%	81%

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City **Canby**

County **Clackamas**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	5,115	1,513	6,628	
2025	9,069	1,593	10,662	3.2%
2035	9,796	1,783	11,579	0.8%
2040	9,816	1,895	11,712	0.2%

Households Change from 2010

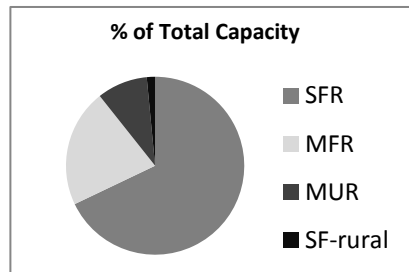
Year	SF	MF	Total
2025	3,954	80	4,034
2035	4,681	270	4,951
2040	4,701	382	5,084

2010-2045 Capacity Used

Year	SF	MF	Total
2025	87%	4%	62%
2035	100%	14%	76%
2040	100%	19%	78%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	4,442	1,400	600	99	4,541	2,000	6,541
% of Total	68%	21%	9%	2%	69%	31%	100%



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MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	1,127	1,012	3,453	5,592
2025	1,227	1,356	3,560	6,143
2035	1,929	2,110	5,043	9,082
2040	2,218	2,461	5,519	10,198

2010-2045 Employment Cap.

	IND	COM
Acres	200	104
% of Total	66%	34%

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City **Cornelius**

County **Washington**

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Household Forecast

Year	SF	MF	Total	%APR
2010	2,467	1,051	3,518	
2025	3,918	1,451	5,369	2.9%
2035	3,428	2,085	5,513	0.3%
2040	3,489	2,316	5,805	1.0%

Households Change from 2010

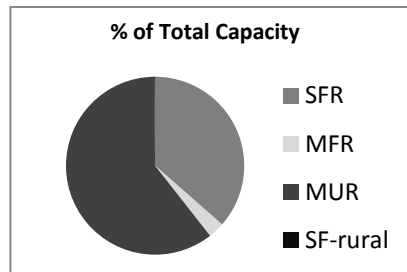
Year	SF	MF	Total
2025	1,451	400	1,851
2035	961	1,034	1,995
2040	1,022	1,265	2,287

2010-2045 Capacity Used

Year	SF	MF	Total
2025	100%	16%	47%
2035	67%	41%	51%
2040	71%	51%	58%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	1,437	116	2,381	6	1,443	2,497	3,940
% of Total	36%	3%	60%	0%	37%	63%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	693	711	1,680	3,084
2025	1,287	1,397	3,377	6,061
2035	1,611	1,880	4,440	7,931
2040	1,767	2,086	4,958	8,811

2010-2045 Employment Cap.

	IND	COM
Acres	117	95
% of Total	55%	45%

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City **Damascus**

County **Clackamas**

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Household Forecast

Year	SF	MF	Total	%APR
2010	3,322	205	3,527	
2025	9,087	164	9,251	6.6%
2035	11,700	217	11,916	2.6%
2040	12,969	280	13,249	2.1%

Households Change from 2010

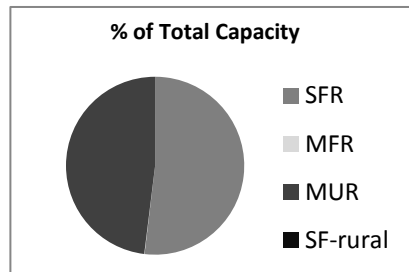
Year	SF	MF	Total
2025	5,765	-41	5,724
2035	8,378	12	8,389
2040	9,647	75	9,722

2010-2045 Capacity Used

Year	SF	MF	Total
2025	52%	0%	27%
2035	75%	0%	39%
2040	86%	1%	45%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	11,185	12	10,351	1	11,187	10,363	21,550
% of Total	52%	0%	48%	0%	52%	48%	100%



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MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	260	357	908	1,525
2025	510	822	1,418	2,750
2035	902	1,613	1,894	4,409
2040	1,378	2,252	3,107	6,737

2010-2045 Employment Cap.

	IND	COM
Acres	597	366
% of Total	62%	38%

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City **Durham**

County **Washington**

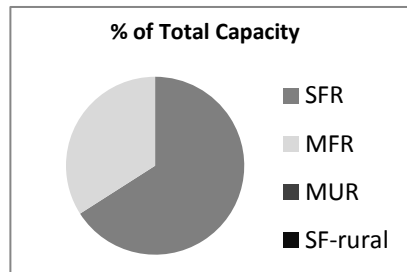
Note: City geographies are approximated by TAZ boundaries.

Household Forecast				
Year	SF	MF	Total	%APR
2010	350	8	358	
2025	389	15	404	0.8%
2035	410	26	436	0.8%
2040	412	28	440	0.2%

Households Change from 2010			
Year	SF	MF	Total
2025	39	7	46
2035	60	18	78
2040	62	20	82

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	97%	34%	75%
2035	100%	84%	100%
2040	100%	95%	100%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	40	21	0	0	40	21	61
% of Total	66%	34%	0%	0%	66%	34%	100%



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MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	1	213	318	532
2025	1	269	413	683
2035	1	307	458	766
2040	1	327	484	812

2010-2045 Employment Cap.		
	IND	COM
Acres	0	0
% of Total	0%	0%

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City **Estacada**

County **Clackamas**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	1,343	315	1,658	
2025	1,832	330	2,162	1.8%
2035	2,258	324	2,582	1.8%
2040	2,350	350	2,700	0.9%

Households Change from 2010

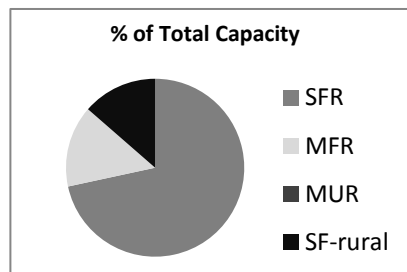
Year	SF	MF	Total
2025	489	15	504
2035	915	9	924
2040	1,007	35	1,042

2010-2045 Capacity Used

Year	SF	MF	Total
2025	42%	8%	37%
2035	79%	4%	68%
2040	87%	18%	77%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	968	200	0	184	1,152	200	1,352
% of Total	72%	15%	0%	14%	85%	15%	100%



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MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural

MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	290	284	853	1,427
2025	541	664	1,365	2,570
2035	696	901	1,514	3,111
2040	772	1,008	1,574	3,354

2010-2045 Employment Cap.

	IND	COM
Acres	25	89
% of Total	22%	78%

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City **Fairview**

County **Multnomah**

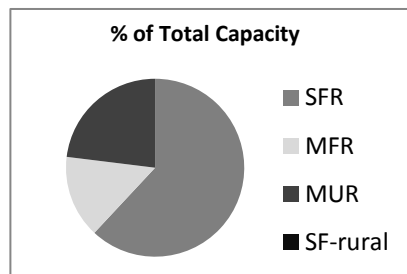
Note: City geographies are approximated by TAZ boundaries.

Household Forecast				
Year	SF	MF	Total	%APR
2010	1,677	1,954	3,631	
2025	1,968	1,998	3,966	0.6%
2035	1,927	2,076	4,003	0.1%
2040	1,932	2,099	4,031	0.1%

Households Change from 2010			
Year	SF	MF	Total
2025	291	44	335
2035	250	122	372
2040	255	145	400

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	95%	23%	68%
2035	81%	65%	75%
2040	83%	77%	81%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	307	74	114	0	307	189	496
% of Total	62%	15%	23%	0%	62%	38%	100%



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MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	236	497	1,878	2,611
2025	437	2,317	3,074	5,828
2035	558	3,293	3,724	7,575
2040	613	3,655	4,045	8,313

2010-2045 Employment Cap.		
	IND	COM
Acres	222	81
% of Total	73%	27%

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City **Forest Grove**

County **Washington**

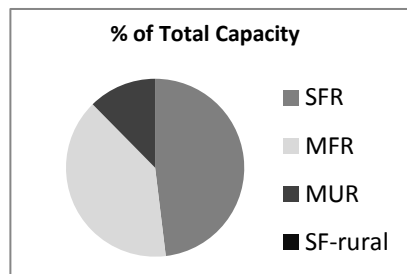
Note: City geographies are approximated by TAZ boundaries.

Household Forecast				
Year	SF	MF	Total	%APR
2010	4,775	2,717	7,492	
2025	6,949	2,864	9,813	1.8%
2035	6,999	3,380	10,379	0.6%
2040	7,221	3,849	11,070	1.3%

Households Change from 2010			
Year	SF	MF	Total
2025	2,174	147	2,321
2035	2,224	663	2,887
2040	2,446	1,132	3,578

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	93%	6%	48%
2035	95%	26%	60%
2040	100%	45%	74%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	2,332	1,918	601	0	2,332	2,518	4,850
% of Total	48%	40%	12%	0%	48%	52%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	882	2,018	2,617	5,517
2025	1,444	2,851	4,316	8,611
2035	1,747	3,455	5,343	10,545
2040	1,900	3,729	5,823	11,452

2010-2045 Employment Cap.		
	IND	COM
Acres	228	54
% of Total	81%	19%

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City **Gladstone**

County **Clackamas**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	2,831	1,356	4,187	
2025	3,094	1,469	4,563	0.6%
2035	3,097	1,779	4,876	0.7%
2040	3,100	1,930	5,030	0.6%

Households Change from 2010

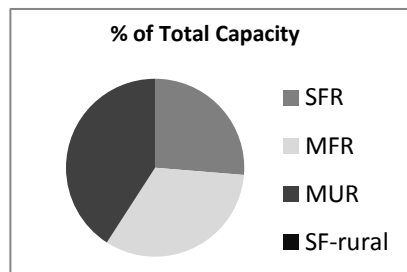
Year	SF	MF	Total
2025	263	113	376
2035	266	423	689
2040	269	574	843

2010-2045 Capacity Used

Year	SF	MF	Total
2025	95%	15%	36%
2035	96%	55%	65%
2040	97%	74%	80%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	277	346	430	0	277	776	1,052
% of Total	26%	33%	41%	0%	26%	74%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural

MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	702	546	883	2,131
2025	835	854	1,032	2,721
2035	903	1,040	1,092	3,035
2040	927	1,119	1,134	3,180

2010-2045 Employment Cap.

	IND	COM
Acres	3	20
% of Total	15%	85%

DISCLAIMER: These data are for research purposes only, and do not reflect policy decisions by any jurisdictional authority.

METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Gresham**

County **Multnomah**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	19,781	18,243	38,024	
2025	24,879	21,694	46,573	1.4%
2035	25,394	25,656	51,051	0.9%
2040	25,995	27,429	53,424	0.9%

Households Change from 2010

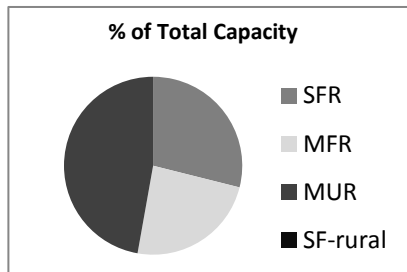
Year	SF	MF	Total
2025	5,098	3,451	8,549
2035	5,613	7,413	13,027
2040	6,214	9,186	15,400

2010-2045 Capacity Used

Year	SF	MF	Total
2025	85%	23%	41%
2035	94%	50%	63%
2040	100%	62%	74%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	6,001	4,960	9,797	0	6,001	14,757	20,758
% of Total	29%	24%	47%	0%	29%	71%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	7,353	8,871	16,408	32,632
2025	10,877	16,132	23,602	50,611
2035	12,334	20,154	26,079	58,567
2040	13,134	21,737	27,331	62,202

2010-2045 Employment Cap.

	IND	COM
Acres	885	335
% of Total	73%	27%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Happy Valley**

County **Clackamas**

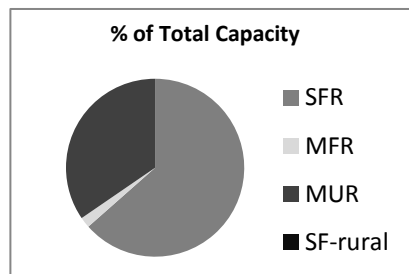
Note: City geographies are approximated by TAZ boundaries.

Household Forecast				
Year	SF	MF	Total	%APR
2010	4,162	273	4,435	
2025	9,498	400	9,898	5.5%
2035	9,898	512	10,410	0.5%
2040	9,894	583	10,477	0.1%

Households Change from 2010			
Year	SF	MF	Total
2025	5,336	127	5,463
2035	5,736	239	5,975
2040	5,732	310	6,042

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	100%	4%	68%
2035	100%	8%	74%
2040	100%	11%	75%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	5,120	156	2,787	0	5,120	2,944	8,064
% of Total	63%	2%	35%	0%	63%	37%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	241	256	621	1,118
2025	614	1,266	1,351	3,231
2035	789	1,842	1,616	4,247
2040	918	2,164	1,982	5,064

2010-2045 Employment Cap.		
	IND	COM
Acres	228	132
% of Total	63%	37%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Hillsboro**

County **Washington**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	18,575	14,251	32,826	
2025	21,240	19,427	40,667	1.4%
2035	21,762	23,211	44,973	1.0%
2040	21,849	25,301	47,150	0.9%

Households Change from 2010

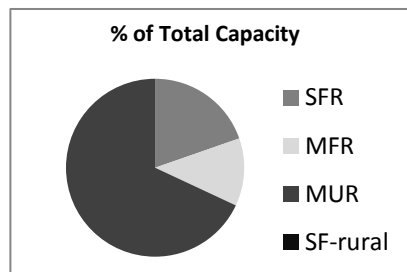
Year	SF	MF	Total
2025	2,665	5,176	7,841
2035	3,187	8,960	12,147
2040	3,274	11,050	14,324

2010-2045 Capacity Used

Year	SF	MF	Total
2025	83%	39%	48%
2035	99%	68%	74%
2040	100%	84%	87%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	3,223	2,014	11,151	0	3,223	13,165	16,387
% of Total	20%	12%	68%	0%	20%	80%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural

MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	9,584	14,449	34,227	58,260
2025	11,186	21,367	50,748	83,301
2035	12,152	25,518	55,733	93,403
2040	12,725	27,459	59,452	99,636

2010-2045 Employment Cap.

	IND	COM
Acres	1,194	365
% of Total	77%	23%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **King City**

County **Washington**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	572	383	955	
2025	582	373	955	0.0%
2035	590	379	969	0.1%
2040	590	381	970	0.0%

Households Change from 2010

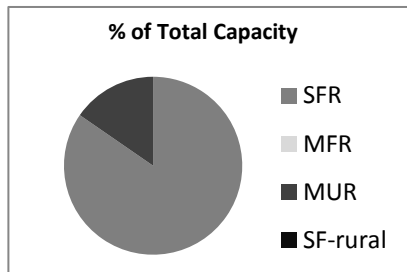
Year	SF	MF	Total
2025	10	-10	0
2035	18	-4	14
2040	18	-2	15

2010-2045 Capacity Used

Year	SF	MF	Total
2025	36%	-196%	0%
2035	62%	-69%	42%
2040	63%	-46%	46%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	28	0	5	0	28	5	33
% of Total	85%	0%	15%	0%	85%	15%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	137	269	64	470
2025	160	417	113	690
2035	173	511	137	821
2040	175	555	152	882

2010-2045 Employment Cap.

	IND	COM
Acres	0	7
% of Total	0%	100%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Lake Oswego**

County **Clackamas**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	10,887	5,180	16,067	
2025	12,215	6,117	18,332	0.9%
2035	12,307	6,984	19,291	0.5%
2040	12,888	7,586	20,474	1.2%

Households Change from 2010

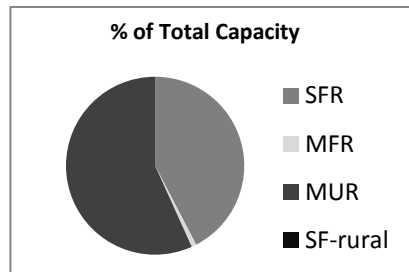
Year	SF	MF	Total
2025	1,328	937	2,265
2035	1,420	1,804	3,224
2040	2,001	2,406	4,407

2010-2045 Capacity Used

Year	SF	MF	Total
2025	74%	39%	54%
2035	80%	74%	77%
2040	100%	99%	100%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	1,785	37	2,391	0	1,785	2,428	4,213
% of Total	42%	1%	57%	0%	42%	58%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	2,553	7,024	8,670	18,247
2025	2,285	11,188	8,822	22,295
2035	2,323	11,584	8,879	22,786
2040	2,260	12,388	9,191	23,839

2010-2045 Employment Cap.

	IND	COM
Acres	19	198
% of Total	9%	91%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Milwaukie**

County **Clackamas**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	5,934	2,307	8,241	
2025	6,934	2,426	9,360	0.9%
2035	7,166	2,574	9,740	0.4%
2040	7,178	2,624	9,802	0.1%

Households Change from 2010

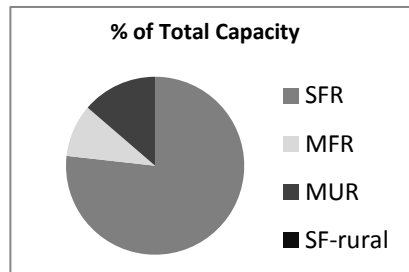
Year	SF	MF	Total
2025	1,000	119	1,119
2035	1,232	267	1,499
2040	1,244	317	1,561

2010-2045 Capacity Used

Year	SF	MF	Total
2025	76%	30%	65%
2035	93%	67%	87%
2040	94%	79%	91%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	1,320	164	235	0	1,320	399	1,719
% of Total	77%	10%	14%	0%	77%	23%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	1,403	3,527	6,658	11,588
2025	1,737	4,860	7,538	14,135
2035	1,944	5,751	7,712	15,407
2040	2,031	6,096	7,728	15,855

2010-2045 Employment Cap.

	IND	COM
Acres	44	26
% of Total	63%	37%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Molalla**

County **Clackamas**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	3,539	204	3,743	
2025	4,145	238	4,383	1.1%
2035	5,020	239	5,259	1.8%
2040	5,236	242	5,477	0.8%

Households Change from 2010

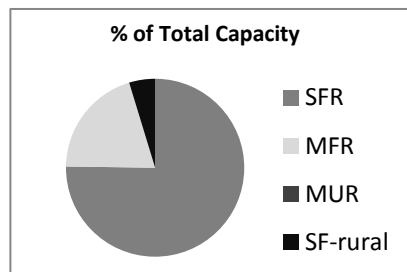
Year	SF	MF	Total
2025	606	34	640
2035	1,481	35	1,516
2040	1,697	38	1,734

2010-2045 Capacity Used

Year	SF	MF	Total
2025	30%	7%	26%
2035	74%	7%	61%
2040	85%	8%	70%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	1,875	500	0	118	1,992	500	2,492
% of Total	75%	20%	0%	5%	80%	20%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural

MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	639	416	1,628	2,683
2025	926	891	2,253	4,070
2035	1,118	1,216	2,515	4,849
2040	1,234	1,413	2,734	5,381

2010-2045 Employment Cap.

	IND	COM
Acres	25	90
% of Total	22%	78%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **North Plains**

County **Washington**

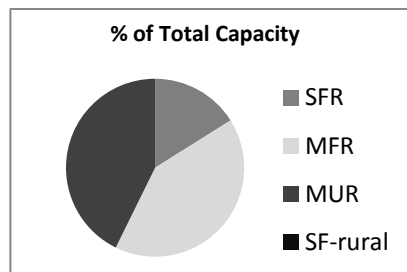
Note: City geographies are approximated by TAZ boundaries.

Household Forecast				
Year	SF	MF	Total	%APR
2010	776	0	776	
2025	1,045	47	1,092	2.3%
2035	1,032	198	1,230	1.2%
2040	1,202	470	1,672	6.3%

Households Change from 2010			
Year	SF	MF	Total
2025	269	47	316
2035	256	198	454
2040	426	470	896

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	48%	2%	9%
2035	45%	7%	13%
2040	76%	16%	26%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	563	1,442	1,495	0	563	2,937	3,500
% of Total	16%	41%	43%	0%	16%	84%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	84	125	643	852
2025	184	461	1,510	2,155
2035	244	662	1,919	2,825
2040	305	806	2,458	3,569

2010-2045 Employment Cap.		
	IND	COM
Acres	224	66
% of Total	77%	23%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Oregon City**

County **Clackamas**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	8,463	3,511	11,974	
2025	11,378	4,136	15,514	1.7%
2035	12,186	4,861	17,047	0.9%
2040	12,192	5,340	17,533	0.6%

Households Change from 2010

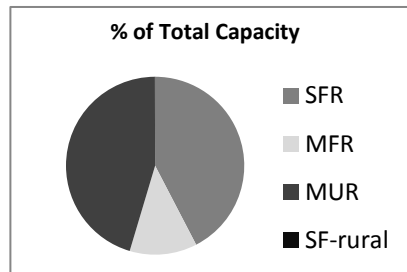
Year	SF	MF	Total
2025	2,915	625	3,540
2035	3,723	1,350	5,073
2040	3,729	1,829	5,559

2010-2045 Capacity Used

Year	SF	MF	Total
2025	91%	14%	47%
2035	100%	31%	67%
2040	100%	42%	74%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	3,187	921	3,410	4	3,191	4,331	7,522
% of Total	42%	12%	45%	0%	42%	58%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	3,081	3,727	7,580	14,388
2025	4,584	5,657	9,246	19,487
2035	5,418	6,990	10,077	22,485
2040	5,754	7,481	10,429	23,664

2010-2045 Employment Cap.

	IND	COM
Acres	86	189
% of Total	31%	69%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Portland**

County **Multnomah**

Note: Approximated by TAZ boundaries. Also includes Maywood Park.

Household Forecast

Year	SF	MF	Total	%APR
2010	143,801	104,915	248,716	
2025	163,609	163,566	327,175	1.8%
2035	165,636	204,068	369,704	1.2%
2040	167,243	222,584	389,827	1.1%

Households Change from 2010

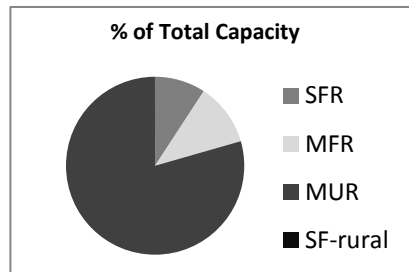
Year	SF	MF	Total
2025	19,808	58,651	78,459
2035	21,835	99,153	120,988
2040	23,442	117,669	141,111

2010-2045 Capacity Used

Year	SF	MF	Total
2025	100%	33%	40%
2035	100%	55%	61%
2040	100%	65%	71%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	18,235	22,491	157,289	78	18,313	179,780	198,093
% of Total	9%	11%	79%	0%	9%	91%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	65,150	139,116	170,076	374,342
2025	71,495	187,172	200,106	458,773
2035	76,134	218,147	214,199	508,482
2040	78,590	230,211	222,390	531,194

2010-2045 Employment Cap.

	IND	COM
Acres	1,608	983
% of Total	62%	38%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Sandy**

County **Clackamas**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	3,809	516	4,325	
2025	5,138	553	5,691	1.8%
2035	6,954	681	7,635	3.0%
2040	8,748	746	9,494	4.5%

Households Change from 2010

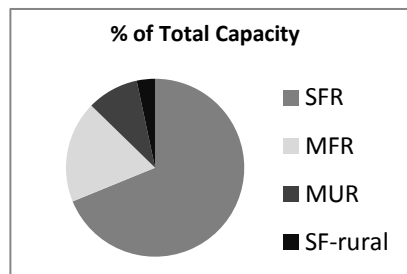
Year	SF	MF	Total
2025	1,329	37	1,366
2035	3,145	165	3,310
2040	4,939	230	5,169

2010-2045 Capacity Used

Year	SF	MF	Total
2025	29%	2%	21%
2035	68%	9%	52%
2040	100%	13%	81%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	4,399	1,180	600	213	4,612	1,780	6,392
% of Total	69%	18%	9%	3%	72%	28%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	1,195	684	1,302	3,181
2025	1,846	1,438	2,210	5,494
2035	2,194	1,907	2,530	6,631
2040	2,631	2,348	3,175	8,154

2010-2045 Employment Cap.

	IND	COM
Acres	83	285
% of Total	23%	77%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Sherwood**

County **Washington**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	4,971	1,505	6,476	
2025	5,396	1,658	7,054	0.6%
2035	5,553	1,716	7,269	0.3%
2040	5,532	1,789	7,321	0.1%

Households Change from 2010

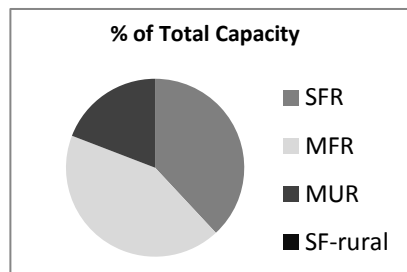
Year	SF	MF	Total
2025	425	153	578
2035	582	211	793
2040	561	284	845

2010-2045 Capacity Used

Year	SF	MF	Total
2025	84%	19%	43%
2035	100%	26%	59%
2040	100%	34%	63%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	507	571	255	0	507	826	1,333
% of Total	38%	43%	19%	0%	38%	62%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural

MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	1,103	1,206	1,907	4,216
2025	1,405	2,073	4,027	7,505
2035	1,643	2,604	5,005	9,252
2040	1,864	2,896	5,547	10,307

2010-2045 Employment Cap.

	IND	COM
Acres	322	70
% of Total	82%	18%

DISCLAIMER: These data are for research purposes only, and do not reflect policy decisions by any jurisdictional authority.

METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Tigard**

County **Washington**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	12,035	6,632	18,667	
2025	14,290	8,630	22,920	1.4%
2035	15,120	10,877	25,997	1.3%
2040	15,307	11,809	27,116	0.8%

Households Change from 2010

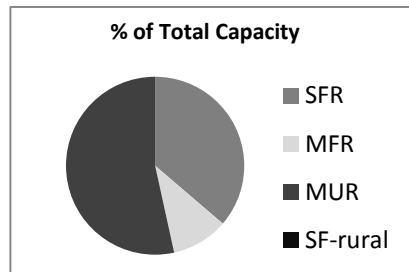
Year	SF	MF	Total
2025	2,255	1,998	4,253
2035	3,085	4,245	7,330
2040	3,272	5,177	8,449

2010-2045 Capacity Used

Year	SF	MF	Total
2025	69%	35%	47%
2035	94%	74%	81%
2040	100%	90%	94%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	3,266	928	4,814	0	3,266	5,742	9,008
% of Total	36%	10%	53%	0%	36%	64%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	9,072	11,901	16,196	37,169
2025	10,580	18,646	19,254	48,480
2035	10,764	23,818	19,650	54,232
2040	10,910	25,929	20,115	56,954

2010-2045 Employment Cap.

	IND	COM
Acres	94	304
% of Total	24%	76%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Troutdale**

County **Multnomah**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	3,981	1,806	5,787	
2025	4,430	1,954	6,384	0.7%
2035	4,506	2,126	6,632	0.4%
2040	4,585	2,211	6,796	0.5%

Households Change from 2010

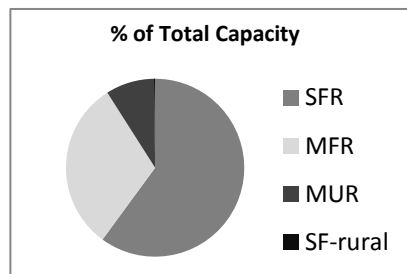
Year	SF	MF	Total
2025	449	148	597
2035	525	320	845
2040	604	405	1,009

2010-2045 Capacity Used

Year	SF	MF	Total
2025	59%	30%	47%
2035	69%	64%	67%
2040	80%	81%	80%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	755	389	111	3	758	500	1,257
% of Total	60%	31%	9%	0%	60%	40%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	1,272	493	2,361	4,126
2025	1,803	1,670	4,511	7,984
2035	2,039	2,357	5,615	10,011
2040	2,161	2,643	6,179	10,983

2010-2045 Employment Cap.

	IND	COM
Acres	494	79
% of Total	86%	14%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Tualatin**

County **Washington**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	5,391	4,847	10,238	
2025	5,919	5,100	11,019	0.5%
2035	5,980	5,190	11,170	0.1%
2040	6,078	5,215	11,293	0.2%

Households Change from 2010

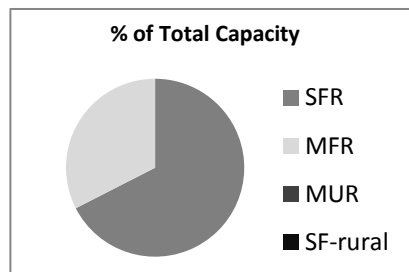
Year	SF	MF	Total
2025	528	253	781
2035	589	343	932
2040	687	368	1,055

2010-2045 Capacity Used

Year	SF	MF	Total
2025	94%	94%	94%
2035	100%	100%	100%
2040	100%	100%	100%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	559	269	0	0	559	269	828
% of Total	67%	33%	0%	0%	67%	33%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural

MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	4,372	6,140	12,460	22,972
2025	4,773	7,879	18,449	31,101
2035	5,066	8,868	21,305	35,239
2040	5,405	9,412	22,777	37,594

2010-2045 Employment Cap.

	IND	COM
Acres	434	26
% of Total	94%	6%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Unincorporated Clackamas County**

County **Clackamas**

Note: Approximated by TAZ boundaries. Also includes Johnson City and Rivergrove.

Household Forecast

Year	SF	MF	Total	%APR
2010	48,440	15,213	63,653	
2025	59,480	16,364	75,844	1.2%
2035	65,580	19,224	84,803	1.1%
2040	67,498	21,884	89,382	1.1%

Households Change from 2010

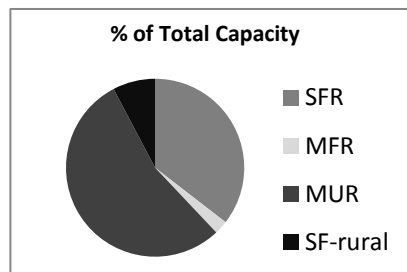
Year	SF	MF	Total
2025	11,040	1,151	12,191
2035	17,140	4,011	21,150
2040	19,058	6,671	25,729

2010-2045 Capacity Used

Year	SF	MF	Total
2025	29%	2%	14%
2035	45%	8%	24%
2040	50%	13%	29%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	31,357	2,187	48,018	6,828	38,184	50,205	88,389
% of Total	35%	2%	54%	8%	43%	57%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural

MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	13,058	16,124	28,456	57,638
2025	16,094	24,302	34,840	75,236
2035	17,764	31,789	36,532	86,085
2040	18,759	34,573	38,566	91,898

2010-2045 Employment Cap.

	IND	COM
Acres	2,258	558
% of Total	80%	20%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Unincorporated Multnomah County**

County **Multnomah**

Note: Approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	5,491	411	5,902	
2025	7,363	542	7,905	2.0%
2035	7,504	968	8,472	0.7%
2040	9,580	1,385	10,965	5.3%

Households Change from 2010

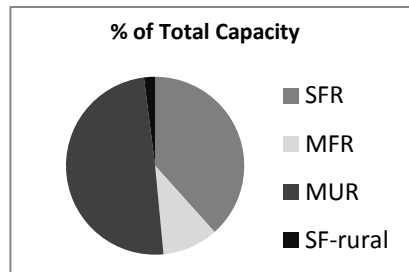
Year	SF	MF	Total
2025	1,872	131	2,003
2035	2,013	557	2,570
2040	4,089	974	5,063

2010-2045 Capacity Used

Year	SF	MF	Total
2025	30%	1%	13%
2035	32%	6%	17%
2040	66%	11%	33%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	5,922	1,565	7,642	310	6,232	9,207	15,439
% of Total	38%	10%	49%	2%	40%	60%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	470	856	1,909	3,235
2025	921	1,883	3,847	6,651
2035	1,133	2,534	4,312	7,979
2040	1,339	2,933	4,650	8,922

2010-2045 Employment Cap.

	IND	COM
Acres	430	83
% of Total	84%	16%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Unincorporated Washington County**

County **Washington**

Note: Approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	59,339	21,305	80,644	
2025	82,733	24,032	106,765	1.9%
2035	95,079	33,976	129,055	1.9%
2040	97,581	40,832	138,414	1.4%

Households Change from 2010

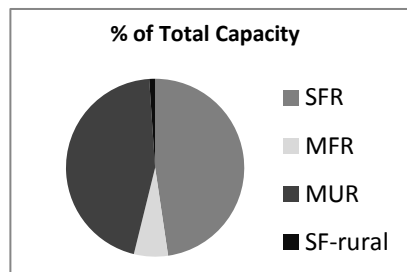
Year	SF	MF	Total
2025	23,394	2,727	26,121
2035	35,740	12,671	48,411
2040	38,242	19,527	57,770

2010-2045 Capacity Used

Year	SF	MF	Total
2025	43%	5%	24%
2035	66%	22%	44%
2040	71%	34%	52%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	52,925	6,868	50,059	1,184	54,108	56,927	111,035
% of Total	48%	6%	45%	1%	49%	51%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural

MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	6,540	15,267	21,851	43,658
2025	8,902	22,320	32,366	63,588
2035	10,553	28,859	46,499	85,911
2040	11,648	32,351	55,967	99,966

2010-2045 Employment Cap.

	IND	COM
Acres	3,956	708
% of Total	85%	15%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **West Linn**

County **Clackamas**

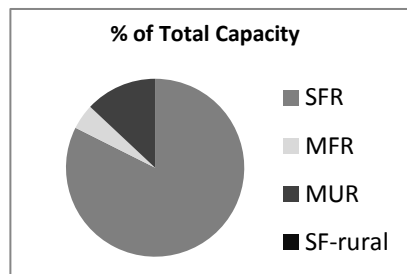
Note: City geographies are approximated by TAZ boundaries.

Household Forecast				
Year	SF	MF	Total	%APR
2010	7,670	2,582	10,252	
2025	9,030	2,717	11,747	0.9%
2035	9,237	2,751	11,988	0.2%
2040	9,738	2,882	12,620	1.0%

Households Change from 2010			
Year	SF	MF	Total
2025	1,360	135	1,495
2035	1,567	169	1,736
2040	2,068	300	2,368

2010-2045 Capacity Used			
Year	SF	MF	Total
2025	80%	37%	72%
2035	92%	46%	84%
2040	100%	82%	100%

2010-2045 Household Capacity by Type							
	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	1,709	95	270	0	1,709	365	2,074
% of Total	82%	5%	13%	0%	82%	18%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast				
Year	Retail	Service	Other	Total
2010	966	1,593	1,693	4,252
2025	1,381	2,268	2,174	5,823
2035	1,517	2,683	2,331	6,531
2040	1,623	2,835	2,455	6,913

2010-2045 Employment Cap.		
	IND	COM
Acres	9	43
% of Total	17%	83%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Wilsonville**

County **Clackamas**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	3,471	4,509	7,980	
2025	5,516	5,428	10,944	2.1%
2035	5,625	5,883	11,508	0.5%
2040	5,708	6,058	11,765	0.4%

Households Change from 2010

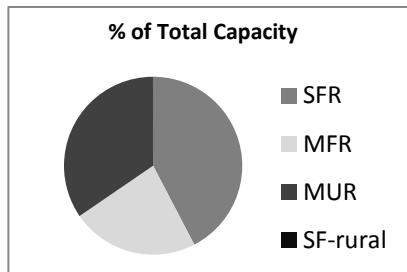
Year	SF	MF	Total
2025	2,045	919	2,964
2035	2,154	1,374	3,528
2040	2,237	1,549	3,785

2010-2045 Capacity Used

Year	SF	MF	Total
2025	100%	38%	70%
2035	100%	57%	84%
2040	100%	64%	90%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	1,783	973	1,454	1	1,785	2,427	4,212
% of Total	42%	23%	35%	0%	42%	58%	100%



SFR = Single Family Residential
MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural
MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	2,480	4,839	9,754	17,073
2025	3,194	7,845	12,939	23,978
2035	3,536	9,733	14,150	27,419
2040	3,853	10,673	14,901	29,427

2010-2045 Employment Cap.

	IND	COM
Acres	316	172
% of Total	65%	35%

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METRO TAZ 'GAMMA' FORECAST -- JURISDICTION PROFILES

Published 11/15/2012 Metro Economic and Land Use Forecasting

City **Wood Village**

County **Multnomah**

Note: City geographies are approximated by TAZ boundaries.

Household Forecast

Year	SF	MF	Total	%APR
2010	458	1,081	1,539	
2025	492	1,088	1,580	0.2%
2035	488	1,121	1,609	0.2%
2040	489	1,192	1,680	0.9%

Households Change from 2010

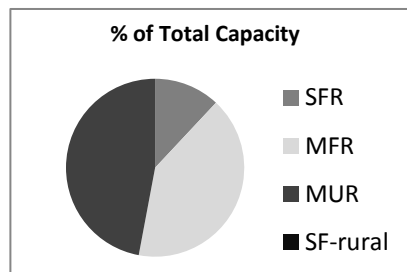
Year	SF	MF	Total
2025	34	7	41
2035	30	40	70
2040	31	111	141

2010-2045 Capacity Used

Year	SF	MF	Total
2025	91%	3%	13%
2035	81%	15%	22%
2040	82%	40%	45%

2010-2045 Household Capacity by Type

	SFR	MFR	MUR	SF-rural	All SF	All MF	Total
Capacity	37	128	146	0	37	274	311
% of Total	12%	41%	47%	0%	12%	88%	100%



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MFR = Multi-Family Residential
MUR = Multi-Family, Mixed Use
SF-rural = Rural Single Family

SF = SFR + SF-rural

MF = MFR + MUR

Employment Forecast

Year	Retail	Service	Other	Total
2010	1,261	242	531	2,034
2025	1,609	828	1,259	3,696
2035	1,783	1,158	1,489	4,430
2040	1,870	1,298	1,607	4,775

2010-2045 Employment Cap.

	IND	COM
Acres	24	41
% of Total	37%	63%

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