

Exhibit A

2040 HOUSEHOLD DISTRIBUTED FORECAST

Created: July 12, 2016

Based on jurisdiction TAZ review accepted by Research Center

City household estimates prorated with 2015 PSU population estimates and Census household size imputations. Estimates and forecasts are bounded by today's city limits.

| 2015 Households | FINAL 2040 Household Forecast |
|--------------------|-------------------------------------|
|--------------------|-------------------------------------|

INSIDE Metro UGB

Clackamas County

| | | |
|--|----------------|----------------|
| Gladstone | 4,481 | 4,877 |
| Happy Valley | 5,344 | 10,219 |
| Johnson City | 270 | 278 |
| Lake Oswego | 15,760 | 17,648 |
| Milwaukie | 8,677 | 10,151 |
| Oregon City | 12,682 | 16,206 |
| Rivergrove | 180 | 195 |
| West Linn | 9,723 | 10,962 |
| Wilsonville | 9,553 | 11,706 |
| Uninc. Clackamas + formerly Damascus | 38,652 | 56,425 |
| Uninc. Clackamas County / future city annex. | 35,068 | 45,143 |
| Damascus / area within 2015 city boundary | 3,585 | 11,281 |
| Clackamas County inside UGB total * | 105,323 | 138,666 |

Multnomah County

| | | |
|---|----------------|----------------|
| Fairview | 3,771 | 4,243 |
| Gresham | 38,412 | 45,785 |
| Maywood Park | 307 | 327 |
| Portland | 261,804 | 381,913 |
| Troutdale | 5,657 | 6,544 |
| Wood Village | 1,367 | 1,557 |
| Uninc. Multnomah County /future city annex. | 7,247 | 15,789 |
| Multnomah County inside UGB total * | 318,565 | 456,159 |

Washington County

| | | |
|--|----------------|----------------|
| Beaverton | 37,808 | 47,100 |
| Cornelius | 3,234 | 4,908 |
| Durham | 777 | 854 |
| Forest Grove | 8,432 | 13,190 |
| Hillsboro | 34,468 | 47,227 |
| King City | 2,005 | 3,222 |
| Sherwood | 6,639 | 7,454 |
| Tigard | 19,585 | 28,291 |
| Tualatin | 10,653 | 11,362 |
| Uninc. Washington County /future city annex. | 79,218 | 112,605 |
| Washington County inside UGB total * | 202,819 | 276,213 |

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|--------------------------------|---------|---------|
| TOTAL inside today's Metro UGB | 626,707 | 871,038 |
|--------------------------------|---------|---------|

OUTSIDE Metro UGB (including urban reserves/ future UGB adds)

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|--|--------|--------|
| Rural Cities | 15,255 | 22,151 |
| Uninc. Clackamas County / future city annex. | 31,677 | 39,092 |
| Uninc. Multnomah County /future city annex. | 3,923 | 5,193 |
| Uninc. Washington County /future city annex. | 9,574 | 23,844 |

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|-------------------------|--------|--------|
| TOTAL outside Metro UGB | 60,429 | 90,280 |
|-------------------------|--------|--------|

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| Tri-county TOTAL | 687,136 | 961,318 |
|-------------------------|----------------|----------------|

* Cities in multiple counties are tabulated to the county of majority.

2040 POPULATION DISTRIBUTED FORECAST

Created: July 12, 2016

City population prorated to match 2015 PSU population estimates.

Estimates and forecasts are bounded by today's city limits.

| | 2015 Population Estimate (PSU estimate) | FINAL 2040 Population Forecast |
|--|---|--------------------------------------|
| INSIDE Metro UGB | | |
| <u>Clackamas County</u> | | |
| Gladstone | 11,505 | 12,083 |
| Happy Valley | 17,510 | 32,314 |
| Johnson City | 565 | 561 |
| Lake Oswego | 37,300 | 40,311 |
| Milwaukie | 20,505 | 23,149 |
| Oregon City | 33,940 | 41,857 |
| Rivergrove | 495 | 515 |
| West Linn | 25,605 | 27,861 |
| Wilsonville | 22,870 | 27,046 |
| Uninc. Clackamas + formerly Damascus | 104,353 | 148,716 |
| Uninc. Clackamas County / future city annex. | 93,728 | 116,447 |
| Damascus / area within 2015 city boundary | 10,625 | 32,269 |
| Clackamas County inside UGB total * | 274,648 | 354,414 |
| <u>Multnomah County</u> | | |
| Fairview | 8,940 | 9,708 |
| Gresham | 107,065 | 123,162 |
| Maywood Park | 750 | 771 |
| Portland | 613,355 | 863,509 |
| Troutdale | 16,020 | 17,884 |
| Wood Village | 3,910 | 4,298 |
| Uninc. Multnomah County /future city annex. | 17,809 | 37,448 |
| Multnomah County inside UGB total * | 767,849 | 1,056,780 |
| <u>Washington County</u> | | |
| Beaverton | 94,215 | 112,651 |
| Cornelius | 11,900 | 17,432 |
| Durham | 1,880 | 1,996 |
| Forest Grove | 23,080 | 34,844 |
| Hillsboro | 97,480 | 128,901 |
| King City | 3,425 | 5,310 |
| Sherwood | 19,080 | 20,674 |
| Tigard | 49,280 | 68,701 |
| Tualatin | 26,590 | 27,372 |
| Uninc. Washington County /future city annex. | 213,493 | 294,279 |
| Washington County inside UGB total | 540,423 | 712,160 |
| TOTAL inside today's Metro UGB | 1,582,920 | 2,123,354 |
| OUTSIDE Metro UGB (including urban reserves/ future UGB adds) | | |
| Rural Cities | 42,355 | 59,608 |
| Uninc. Clackamas County / future city annex. | 84,667 | 100,838 |
| Uninc. Multnomah County /future city annex. | 9,641 | 12,315 |
| Uninc. Washington County /future city annex. | 25,802 | 62,017 |
| TOTAL outside Metro UGB | 162,465 | 234,778 |
| Tri-county TOTAL | 1,745,385 | 2,358,132 |

* Cities in multiple counties are tabulated to the county of majority.

2040 EMPLOYMENT DISTRIBUTED FORECAST

Created: July 12, 2016

Based on jurisdiction TAZ review accepted by Research Center

City employment prorated to match 2015 job estimates from QCEW data and OED county estimates. Estimates and forecasts are bounded by today's city limits.

| 2015 Employment | FINAL 2040 Employment Forecast |
|--------------------|--------------------------------------|
|--------------------|--------------------------------------|

INSIDE Metro UGB

Clackamas County

| | | |
|--|----------------|----------------|
| Gladstone | 2,700 | 4,231 |
| Happy Valley | 2,858 | 10,363 |
| Johnson City | 8 | 13 |
| Lake Oswego | 19,381 | 25,265 |
| Milwaukie | 12,764 | 17,376 |
| Oregon City | 14,100 | 22,534 |
| Rivergrove | 9 | 13 |
| West Linn | 4,541 | 6,199 |
| Wilsonville | 18,495 | 26,168 |
| Uninc. Clackamas + formerly Damascus | 46,886 | 76,672 |
| Uninc. Clackamas County / future city annex. | 45,554 | 71,731 |
| Damascus / area within 2015 city boundary | 1,333 | 4,941 |
| Clackamas County inside UGB total * | 121,742 | 188,834 |

Multnomah County

| | | |
|---|----------------|----------------|
| Fairview | 2,919 | 6,180 |
| Gresham | 35,459 | 51,998 |
| Maywood Park | 16 | 20 |
| Portland | 434,723 | 559,848 |
| Troutdale | 7,893 | 14,274 |
| Wood Village | 2,227 | 4,190 |
| Uninc. Multnomah County /future city annex. | 487 | 3,585 |
| Multnomah County inside UGB total * | 483,724 | 640,096 |

Washington County

| | | |
|--|----------------|----------------|
| Beaverton | 57,053 | 78,471 |
| Cornelius | 2,696 | 4,594 |
| Durham | 1,436 | 1,785 |
| Forest Grove | 6,442 | 9,359 |
| Hillsboro | 74,379 | 114,123 |
| King City | 709 | 1,143 |
| Sherwood | 5,463 | 8,416 |
| Tigard | 46,041 | 63,919 |
| Tualatin | 27,342 | 38,596 |
| Uninc. Washington County /future city annex. | 45,040 | 78,078 |
| Washington County inside UGB total | 266,600 | 398,484 |

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| TOTAL inside today's Metro UGB | 872,066 | 1,227,414 |
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OUTSIDE Metro UGB (including urban reserves/ future UGB adds)

| | | |
|--|----------------|------------------|
| Rural Cities | 13,926 | 24,229 |
| Uninc. Clackamas County / future city annex. | 14,960 | 20,946 |
| Uninc. Multnomah County /future city annex. | 2,576 | 4,527 |
| Uninc. Washington County /future city annex. | 6,772 | 11,936 |
| TOTAL outside Metro UGB | 38,234 | 61,638 |
| Tri-county TOTAL | 910,300 | 1,289,052 |

* Cities in multiple counties are tabulated to the county of majority.