

Population Assumptions

Assumption	1994	2004	2007	2016
20-Year Population Projections	416,071	517,741	584,310	562,207
Planned Population Growth	123,000	147,278	192,635	136,844
Urban/Rural population growth split	81/19	90/10	90/10	90/10
Assumed Annual population growth rate	2.35%	1.69%	2.2% (2004-2010) 2% (2011-2024)	1.12%
Housing Type ration	60% single-family, 40% multifamily	75% single-family, 25% multifamily	75% single-family, 25% multifamily	75% single-family, 25% multifamily
Person per Household	2.33	2.69	2.59	2.66

Employment Assumptions

Assumption	1994	2004	2007	2016
New Jobs	58,100	84,203	138,312	91,200
Average jobs to population ration	1:2.11	1:1.75	1:1.39	N/A
Jobs to households	N/A	N/A	N/A	1:1
Infrastructure deduction	~25%	~25%	27.7%	27.7%
VBLM (definition of vacant)	<ul style="list-style-type: none"> • \$10,000 – vacant residential • \$50,000 – Commercial/ industrial 	<ul style="list-style-type: none"> • \$13,000 – vacant residential • \$67,500 – Commercial/ industrial 	<ul style="list-style-type: none"> • \$13,000 – vacant residential • \$67,500 – Commercial/ industrial 	<ul style="list-style-type: none"> • \$13,000 – vacant residential • \$67,500 – Commercial/ industrial
Market Factor	<ul style="list-style-type: none"> • 25% residential and commercial • 50% industrial 	<ul style="list-style-type: none"> • 0% residential • 25% business park/commercial • 50% industrial 	<ul style="list-style-type: none"> • 10% residential • 0% commercial, business park and industrial 	<ul style="list-style-type: none"> • 10% residential • 10% for commercial, business park and industrial