

*The Economics of Land Use*



## **Final Report**

# Land Use and Employee Generation Study

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Teton County, Idaho

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## 1.0 INTRODUCTION AND EXECUTIVE SUMMARY

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This Land Use and Employee Generation Study (Study) documents current links between the construction of new commercial and residential development, the employees generated or induced by the development, and those employees' need for housing

### **Study Objectives**

The goal of the study is to provide Teton County, Idaho (County) with a technically robust study that accurately reflects the impact of new development on the need for affordable, workforce housing. The study uses primarily publicly available and trusted data sources, tailored by local input and conditions. This approach allows for a transparent process and straightforward updates in the future.

It is important to recognize that while this Study estimates the employment generation impacts of new development, it is not intended to explain all new job growth. Job growth may also occur if existing businesses increase staffing or the number of remote "work from anywhere" positions increases.

### **Context and Rationale**

The County is interested in understanding and quantifying the impacts that new development has on demand for affordable, workforce housing in the region. The 2022 Housing Needs Analysis identified that in Teton County, Idaho, the number of jobs increased 5 percent each year since 2015, while the housing supply increased by just 2.1 percent each year during the same period of time.

During this time, home prices increased significantly. Based on an analysis of Multiple Listings Service (MLS) data, the median home price of recently constructed homes that sold between 2018 through 2022 was \$668,000. Looking only at the past two years (2021 and 2022), the median price of newly constructed homes increased by 37 percent to \$918,000. This study uses the data from the past two years rather than the past five years to more accurately reflect current trends.

This study aims to quantify the number of employee households that are generated by new development. It does not identify mitigation program parameters. Rather, the information may be used by the County to inform annexation and entitlement negotiations and other discretionary planning decisions.

In this study "Affordable" is defined to mean that a household spends no more than 30 percent of its income on housing. Affordable homes are deed-restricted and intended to serve households earning up to 120 percent MFI. For the purposes of this study, "workforce" housing is defined as housing that is affordable to working households earning between 120 percent Median Family Income (MFI) and 298 percent MFI. Households earning above 298 percent MFI can afford "market rate" housing in Teton County as determined by the median home price of recently constructed homes.

## Summary of Employee Generation

This section presents a summary of the employee households generated by new or expanded commercial and residential development in the County, as calculated in this study. The summary results are shown in **Table 1** and **Table 2**. The methodology used to establish the number of employee households generated is summarized below and described in detail in the subsequent chapters.

For new or additional commercial development, the employee generation varies depending on the land use category.

- For every 1,000 square feet of new **office** development, 1.31 employee households are generated.
- For every 1,000 square feet of new **industrial** development, 0.58 employee households are generated.
- For every 1,000 square feet of new **retail, service, or restaurant** development, 1.04 employee households is generated.
- For every 1,000 square feet of new **lodging** development, 0.58 employee households are generated.
- For every 1,000 square feet of new **institutional** development, 1.31 employee households are generated.

**Appendix A** provides a list of the land use categories used in this study and aligns each category with the type of development experienced in the County to help define the types of uses that fall into each land use category.

**Table 1 Summary of Commercial Employee Generation Results**

Households Generated by New Commercial Development	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
<b>Total Employee Households per 10,000 sq.ft.</b>	<b>13.1</b>	<b>5.8</b>	<b>10.4</b>	<b>5.8</b>	<b>13.1</b>
<b>Total Employee Households per 1,000 sq.ft.</b>	<b>1.31</b>	<b>0.58</b>	<b>1.04</b>	<b>0.58</b>	<b>1.31</b>
≤ 50% MFI (Very Low)	0.04	0.06	0.02	0.41	0.00
> 50% MFI, ≤ 80% MFI (Low)	0.75	0.09	0.96	0.12	0.29
> 80% MFI, ≤ 120% MFI (Moderate)	0.20	0.36	0.03	0.05	0.83
> 120% MFI, ≤ 298% MFI (Workforce)	0.30	0.07	0.03	0.00	0.18
> 298% MFI (Market Rate)	<u>0.02</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Employee Households</b>	<b>1.31</b>	<b>0.58</b>	<b>1.04</b>	<b>0.58</b>	<b>1.31</b>

Sources: Economic & Planning Systems

For new or expanded residential development, the employee generation results also vary by land use type. This study evaluates multifamily, single family, or resort residential. Multifamily includes rental apartments and attached ownership products (townhomes,

condominiums); single family includes detached single family residences; resort residential includes development in a high-amenity subdivision. **Appendix A** provides additional definition.

- For each 100 units of market-rate **multifamily** development, about 19.9 employee households are generated.
- For each 100 units of market-rate **single family development**, about 27.2 employee households are generated.
- For each 100 units of market-rate **resort residential development**, 48.5 employee households are generated.

**Table 2 Summary of Residential Employee Generation Results**

Households Generated per 100 Units	Multifamily	Single Family	Resort Residential
<b>Total Households Generated</b>	<b>19.9</b>	<b>27.2</b>	<b>48.5</b>
<b>Target Income Range</b>			
≤ 50% MFI (Very Low)	0.4	0.5	1.0
> 50% MFI, ≤ 80% MFI (Low)	12.3	16.9	30.0
> 80% MFI, ≤ 120% MFI (Moderate)	3.4	4.6	8.6
> 120% MFI, ≤ 298% MFI (Workforce)	3.8	5.1	8.8
> 298% MFI (Workforce)	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
<b>Total</b>	<b>19.9</b>	<b>27.2</b>	<b>48.5</b>

Source: Economic & Planning Systems

## Summary of Methodology

The methodology for commercial and residential employee generation is based on the premise that new commercial or residential development generates or induces additional worker households.

### Commercial Employee Generation Methodology

As summarized in **Figure 1**, new commercial development brings in new jobs across a range of wages, which requires workers to fill those jobs. Workers need housing. The wage determines what income level relative to Teton County's Median Family Income (MFI) the employee household falls into.

The jobs and wages generated by new commercial development are determined directly by the land use type. New Retail/Service/Restaurant, Office, or Lodging developments generate different numbers of jobs per square foot of development, and wage levels also vary by the type of industry and occupation typical in these building types.

The nexus analysis uses employment density assumptions informed by national standards, the 2021 Housing Needs Assessment survey data, the 2022 Town of Jackson and Teton County, WY Commercial and Residential Employee Generation and Affordable Housing Nexus

Study, and input from the Teton County Joint Housing Authority to estimate the relationships between new development and job generation. The steps taken in the analysis are summarized below. For a more detailed explanation of the process, refer to **Chapter 2 Commercial Employee and Household Generation**.

**Analysis Steps**

- **Jobs generated by NAICS** – The analysis uses a 10,000 square foot prototype for each commercial land use. Based on assumed employment density ratios, 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.
- **Jobs to employees (multiple job holder adjustment)** – An adjustment is made to acknowledge that many 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 1.12 jobs per employee.
- **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 Teton County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Teton County.
- **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 Teton County, there are an average of 1.7 earners per household. In this analysis, the first earner earns the wage generated from the economic impact analysis and allocation to occupations. The “second” 0.7 earners make the average wage in the same industry and occupation as the first 1.0 primary earner.
- **Tabulation of households by Median Family Income (MFI) Range** – The last step involves identifying the number of households generated in each income range. **Table 3** lists the household income ranges for Teton County, ID. The analysis identifies all employee households generated regardless of household income.

**Table 3 Teton County, Idaho Household Income Levels (2022)**

Income Category	Definition	Maximum Income (3-Person Household)
<b>Very Low</b>	≤50% MFI	\$38,450
<b>Low</b>	51% to ≤80% MFI	\$61,500
<b>Median<sup>1</sup></b>	100% MFI	\$77,000
<b>Moderate</b>	81% MFI to ≤120% MFI	\$92,400
<b>Workforce<sup>2</sup></b>	120% MFI to ≤298% MFI	\$229,700
<b>Market Rate</b>	>298% MFI	n/a

[1] The Median Family Income for a 3-person household is provided as a reference only.

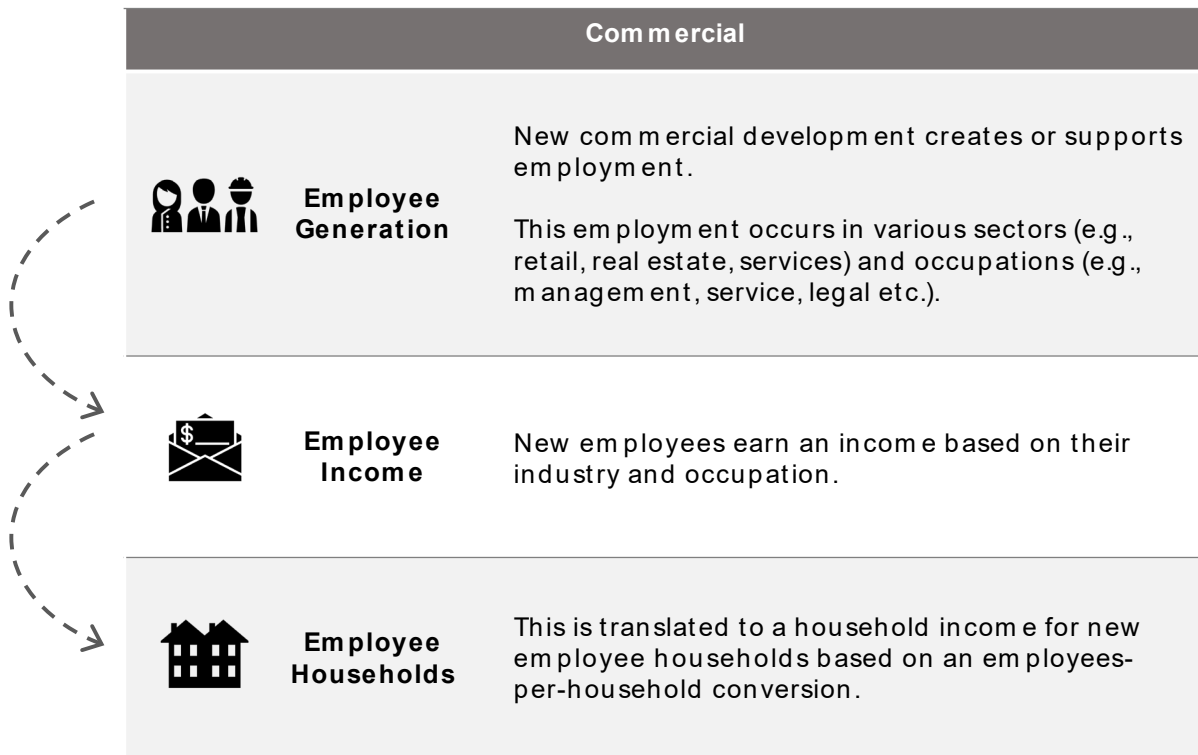
Households earning the median income are included in the Moderate Income category.

[2] Based on data from MLS of Teton County home sales from 2021 and 2022. The 298 percent MFI was calculated using average home sale price of \$918,000 and a home price to income ratio of 4:1.

Sources: United States Department of Housing and Urban Development; Economic & Planning Systems



**Figure 1 Commercial Employee Generation and Linkage Fee Methodology**



### Residential 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. As summarized in **Figure 2**, 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 affected industries at various wages. For many workers, depending on wage and income levels, there will be a gap between what they can afford and the cost of housing.

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. For a more detailed explanation of the process, please refer to **Chapter 3 Residential Employee and Household Generation**.

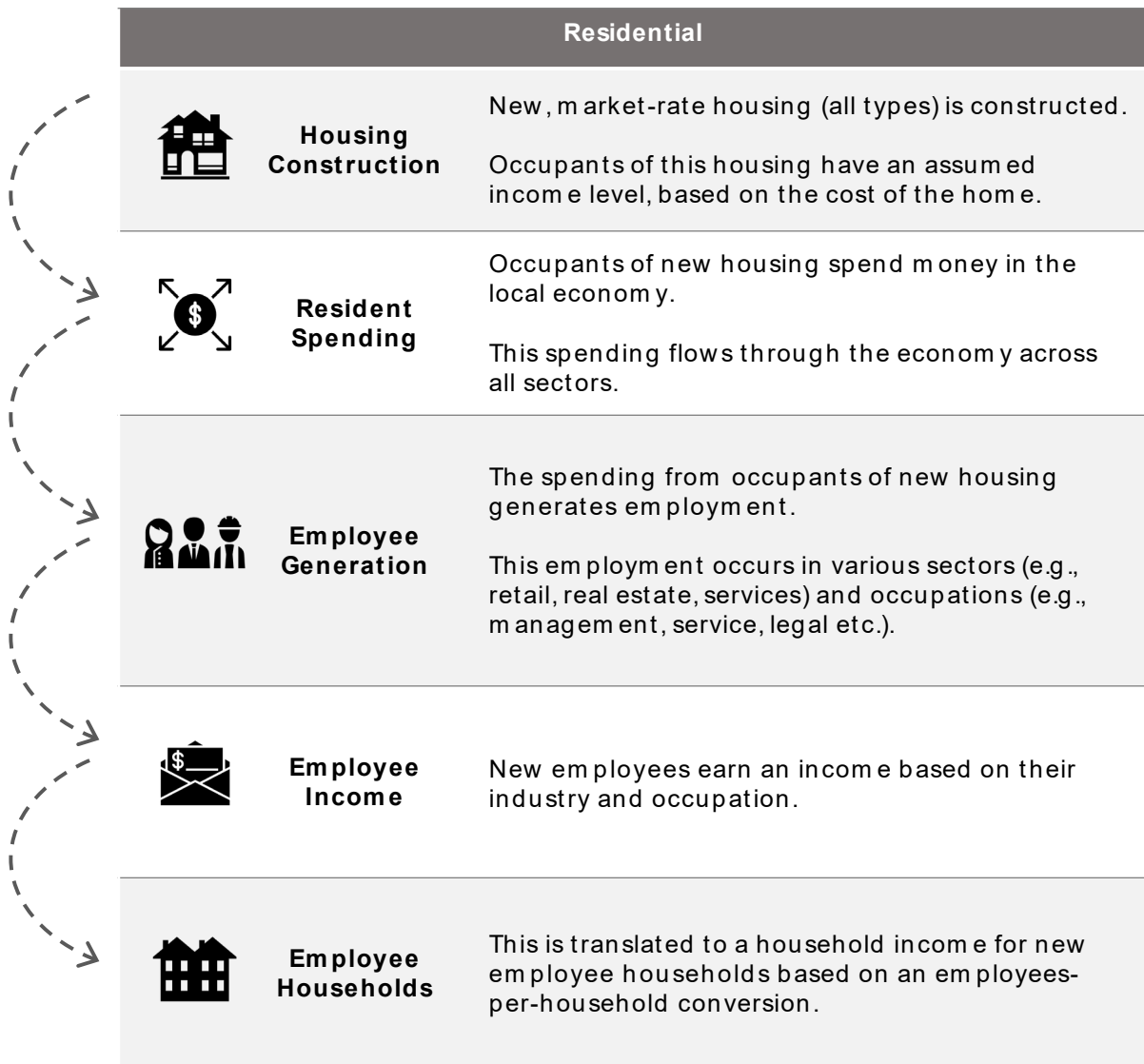
#### Analysis Steps

- **Household income** – The first step in the residential nexus analysis is calculating household income of residents occupying new market-rate residential development. Using MLS data, the sales prices of newly constructed homes (homes built between 2018 through 2022) and recently sold homes (homes sold in 2021 and 2022) in Teton County

are identified. A ratio of 4:1 is used as a rule-of-thumb to estimate household income based on sales prices, and assumes that monthly payments (including principle, interest, taxes, insurance, and HOA dues) do not exceed 30 percent of income. The underlying interest rate assumption is reflective of a long-term historical average.

- **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). IMPLAN data includes expenditures from households with remote workers to the extent that the rise in remote work has affected household spending patterns.
- **Jobs to employees (multiple job holder adjustment)** – An adjustment is made to acknowledge that many 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 1.12 jobs per employee (this is the same factor used in the commercial nexus study).
- **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 Teton County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Teton County.
- **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 Teton County, there are an average of 1.7 earners per household. In this analysis, the first earner earns the wage generated from the economic impact analysis and allocation to occupations. The “second” 0.7 earners make the average wage in the same industry and occupation as the first 1.0 primary earner.
- **Tabulation of households by Median Family Income (MFI) Range** – The last step involves identifying the number of households generated in each income range. The analysis identifies all employee households generated regardless of household income.

**Figure 2 Residential Employee Generation and Linkage Fee Methodology**



## 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)
  - Teton County jobs and wages from "2021 Quarterly Census of Employment and Wages."
  - National jobs and wages by occupation from "May 2021 Occupational Employment and Wage Statistics Research Estimates by State and Industry."
- U.S. Census Bureau American Community Survey (ACS)
  - Persons per household in Teton County from 5-Year Estimates (2017-2021).
  - Total number of workers in Teton County from 5-Year Estimates (2017-2021).
- U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD)
  - Jobs per employee in Teton County (2019).
- Multiple Listing Service (MLS)
  - Home price sales data for homes built in Teton County from 2018 – 2022 and sold in 2021 – 2022.
- 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 (2021).
- U.S. Department of Housing and Urban Development (HUD)
  - Teton County annual income limits for FY 2021.
  - Maximum affordable rents based on 30 percent of the annual income limits.
- WSW Consulting 2021 Regional Housing Needs Assessment Employer Survey
  - Commercial employment densities (i.e., square feet of commercial usage per job).
  - Survey conducted by WSW Consulting on behalf of the Town of Jackson, Teton County, WY and Teton County, ID.
- Teton County Joint Housing Authority (TCJHA)
  - Input received and incorporated regarding nexus study methodology.

## **Organization of Report**

Following this **Introduction and Executive Summary**, this study includes the following chapters:

- **Chapter 2** describes the methodology used to calculate the commercial employee generation results.
- **Chapter 3** describes the methodology used to calculate the residential employee generation results.

## 2.0 COMMERCIAL EMPLOYEE AND HOUSEHOLD GENERATION

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This chapter describes the employee households generated by new commercial development in the County. As new commercial development takes place, local employment will be 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 ranges to understand the types of employee households that are generated from new development.

### Land Use Categories

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

**Appendix A** 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 for 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" of 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, the 2021 Housing Needs Assessment survey data, the 2022 Town of Jackson and Teton County, WY Commercial and Residential Employee Generation and Affordable Housing Nexus Study, and input from the Teton County Joint Housing Authority. Commercial prototypical developments and job density assumptions are summarized in **Table 4**. As shown, office and institutional have the highest job density ratios, while industrial and lodging have the lowest ratios. To the extent a new office use or recreation use employs people onsite and 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.

**Table 4 Commercial Prototypical Development**

Description	Building Sq. Ft.	Jobs Generation	Total Jobs	
Office	10,000 sq. ft.	<table><tr><td>400</td></tr></table> sqft/job	400	25.0
400				
Industrial	10,000 sq. ft.	<table><tr><td>900</td></tr></table> sqft/job	900	11.1
900				
Retail/ Service/ Restaurant	10,000 sq. ft.	<table><tr><td>500</td></tr></table> sqft/job	500	20.0
500				
Lodging	10,000 sq. ft.	<table><tr><td>900</td></tr></table> sqft/job	900	11.1
900				
Institutional	10,000 sq. ft.	<table><tr><td>400</td></tr></table> sqft/job	400	25.0
400				

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 5**. Industrial employment is comprised of construction and trades, manufacturing, and transportation and warehousing firms. Lodging (including new residential development located in the short-term rental overlay zone) falls solely in the accommodations sector, and retail/service/restaurant development is in the retail trade and food services sectors. Institutional is a blend between educational and government sectors.

**Table 5 Land Use to Industry Category Conversion**

Description <sup>1</sup>	Land Use to NAICS Conversion				
	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
<b>Industrial Sectors</b>					
11 Ag, Forestry, Fish & Hunting	0%	0%	0%	0%	0%
21 Mining	0%	0%	0%	0%	0%
22 Utilities	0%	0%	0%	0%	0%
23 Construction	0%	63%	0%	0%	0%
31-33 Manufacturing	0%	15%	0%	0%	0%
42 Wholesale Trade	0%	0%	0%	0%	0%
44-45 Retail trade	0%	0%	51%	0%	0%
48-49 Transportation & Warehousing	0%	10%	0%	0%	0%
51 Information	3%	0%	0%	0%	0%
52 Finance & insurance	3%	0%	0%	0%	0%
53 Real estate & rental	7%	0%	0%	0%	0%
54 Professional- scientific & tech svcs	13%	0%	0%	0%	0%
55 Management of companies	0%	0%	0%	0%	0%
56 Administrative & waste services	58%	8%	0%	0%	0%
61 Educational services	0%	0%	0%	0%	71%
621 Ambulatory health care services	6%	0%	0%	0%	0%
622 Hospitals	0%	0%	0%	0%	0%
623 Nursing and residential care facilities	0%	0%	0%	0%	0%
624 Social assistance	3%	0%	0%	0%	0%
71 Arts- entertainment & recreation	0%	0%	0%	0%	0%
721 Accommodation	0%	0%	0%	100%	0%
722 Food services and drinking places	0%	0%	49%	0%	0%
811 Repair and maintenance	0%	5%	0%	0%	0%
812 Personal and laundry services	0%	0%	0%	0%	0%
813 Membership associations and organizations	3%	0%	0%	0%	0%
91-99 Government & non NAICS	<u>3%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>29%</u>
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

[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, the jobs must first be converted to full time employees. In today's economy and in Teton 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 factor of 1.12 jobs per employee. As shown in **Table 6**, the 25 jobs generated by the office, for example, result in 22.4 full time employees after adjusting for multiple jobs holders.



**Table 6 Full Time Employees Generated per 10,000 Sq. Ft. by Industry**

Description	Employees by Land Use				
	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
<b>Industrial Sectors</b>					
11 Ag, Forestry, Fish & Hunting	0.00	0.00	0.00	0.00	0.00
21 Mining	0.00	0.00	0.00	0.00	0.00
22 Utilities	0.00	0.00	0.00	0.00	0.00
23 Construction	0.00	6.28	0.00	0.00	0.00
31-33 Manufacturing	0.00	1.46	0.00	0.00	0.00
42 Wholesale Trade	0.00	0.00	0.00	0.00	0.00
44-45 Retail trade	0.00	0.00	9.17	0.00	0.00
48-49 Transportation & Warehousing	0.00	0.95	0.00	0.00	0.00
51 Information	0.73	0.00	0.00	0.00	0.00
52 Finance & insurance	0.71	0.00	0.00	0.00	0.00
53 Real estate & rental	1.50	0.00	0.00	0.00	0.00
54 Professional- scientific & tech svcs	2.82	0.00	0.00	0.00	0.00
55 Management of companies	0.00	0.00	0.00	0.00	0.00
56 Administrative & waste services	13.00	0.75	0.00	0.00	0.00
61 Educational services	0.00	0.00	0.00	0.00	15.83
621 Ambulatory health care services	1.38	0.00	0.00	0.00	0.00
622 Hospitals	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
624 Social assistance	0.77	0.00	0.00	0.00	0.00
71 Arts- entertainment & recreation	0.00	0.00	0.00	0.00	0.00
721 Accommodation	0.00	0.00	0.00	9.94	0.00
722 Food services and drinking places	0.00	0.00	8.72	0.00	0.00
811 Repair and maintenance	0.00	0.49	0.00	0.00	0.00
812 Personal and laundry services	0.00	0.00	0.00	0.00	0.00
813 Membership associations and organizations	0.70	0.00	0.00	0.00	0.00
91-99 Government & non NAICS	<u>0.75</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6.53</u>
<b>Total</b>	<b>22.36</b>	<b>9.94</b>	<b>17.89</b>	<b>9.94</b>	<b>22.36</b>

[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. In other words, one new employee does not equate to demand for one new housing unit; rather, on average, there are 1.7 earners per household in Teton County. This adjustment takes the 22.4 employees generated from office development to 13.1 employee households, and so on for each prototype as shown on **Table 7**. 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 7 Commercial Employment and Household Generation**

Item	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
Prototype Size (sq.ft.)	10,000	10,000	10,000	10,000	10,000
Employment Density (sq.ft. per job)	400	900	500	900	1,300
<b>Total Jobs per 10,000 sq.ft.<sup>1</sup></b>	25.0	11.1	20.0	11.1	25.0
<b>Total Employees per 10,000 sq.ft.<sup>2</sup></b>	22.4	9.9	17.9	9.9	22.4
<b>Total Employee Households per 10,000 sq.ft.<sup>3</sup></b>	<b>13.1</b>	<b>5.8</b>	<b>10.4</b>	<b>5.8</b>	<b>13.1</b>

[1] Based on employment density assumptions informed by national standards and recent studies in Teton County, ID and neighboring regions.

[2] Based on a ratio of jobs to employee of 1.12 from 2019 U.S. Census Longitudinal Employer-Household Dynamics data.

[3] Assumes 1.71 earners per household based on 2017-2021 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; 2021 Regional Housing Needs Assessment Employer Survey; 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, the BLS National Industry by Occupation Matrix provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in Teton County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Teton County. See **Appendixes B and C** for more detail on the wages and occupations.

As displayed in **Table 8**, Teton 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 Teton County. In several industries, BLS suppressed data due to there being a very small number of employers in Teton County. In these cases, the County wage data was unavailable, and EPS used the average national wage instead.

**Table 8     Adjustment Factors - Converting National Wages to Teton County Wages**

Industry	Average National Wage	Average Teton County Wage	County- National Wage Index
Agriculture, Forestry, Fishing & Hunting <sup>1</sup>	\$41,862	\$41,862	1.00
Mining <sup>1</sup>	\$109,477	\$109,477	1.00
Utilities <sup>1</sup>	\$107,815	\$107,815	1.00
Construction	\$69,576	\$52,131	0.75
Manufacturing	\$76,628	\$37,085	0.48
Wholesale Trade <sup>1</sup>	\$90,347	\$90,347	1.00
Retail Trade	\$39,717	\$30,016	0.76
Transportation and Warehousing	\$59,344	\$62,289	1.05
Information	\$147,749	\$74,866	0.51
Finance and Insurance	\$131,448	\$69,814	0.53
Real Estate and Rental and Leasing	\$69,654	\$47,447	0.68
Professional and Technical Services	\$114,071	\$80,224	0.70
Management of Companies and Enterprises <sup>1</sup>	\$141,628	\$141,628	1.00
Administrative and Waste Services	\$50,200	\$40,604	0.81
Educational Services	\$58,191	\$42,618	0.73
Ambulatory health care services	\$70,441	\$41,627	0.59
Hospitals <sup>1</sup>	\$74,073	\$74,073	1.00
Nursing and residential care facilities <sup>1</sup>	\$39,862	\$39,862	1.00
Social Assistance	\$30,242	\$29,622	0.98
Arts, Entertainment, and Recreation	\$45,365	\$44,384	0.98
Accommodation	\$39,182	\$27,383	0.70
Food Services and Drinking Places	\$23,818	\$21,396	0.90
Repair and Maintenance	\$51,793	\$46,837	0.90
Personal and Laundry Services	\$33,788	\$21,594	0.64
Membership associations and organizations	\$55,466	\$43,529	0.78
Government & Non-NAICS	\$72,905	\$58,086	0.80
Unclassified <sup>1</sup>	\$70,265	\$70,265	1.00

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

The next step in the employee and household generation analysis is to estimate household incomes (assuming 1.7 earners per household). For the purposes of this analysis, the primary earner is assigned the median wage in a given occupation. The second earner (the 0.7 of the 1.7 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 lodging industry to determine the proportional distribution of occupations for the employment category "Lodging." **Table 9** presents an example of this calculation, and **Appendix C** contains the full detail of household incomes for each occupation by industry.

## Commercial Employee Household Generation

The last step is to tabulate the employee households and categorize them by income level. In addition to the Very Low, Low, and Moderate-income categories, households earning above 120 percent MFI (Above Moderate) but less than 298 percent MFI are labeled as Workforce. Households earning above 298 percent MFI are labeled as Market-Rate as a household earning 298 percent MFI is estimated to be able to afford the average Teton County home sold in Teton County in 2021 and 2022 (\$918,000) as reported by MLS.<sup>1</sup>

At this step, the prototype moves from 10,000 square feet to 1,000 square feet to account for the typical size of developments in the region. For 1,000 square feet of office development, there are 1.3 employee households generated, as shown in **Table 10**. For 1,000 square feet of Retail/ Service/ Restaurant development, about one employee household is generated. Industrial and Lodging development both generate 0.58 employee households, and Institutional generates 1.3 employee households.

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<sup>1</sup> Based on data from MLS of Teton County home sales from 2021 and 2022. The 298 percent MFI was calculated using average home sale price of \$918,000 and a home price to income ratio of 4:1 as discussed in Chapter 1.

**Table 9 Illustration of Employees' Household Income Calculation**

Item	Example	Source
<b>Land Use Category</b>	Lodging	Teton County and EPS
Industry	Accommodation (NAICS Code 721000)	BLS
Nationwide Average Wage for Industry	\$39,182	BLS
County Average Wage for Industry	\$27,383	BLS
Regional Wage Adjustment Factor for Industry	70%	BLS and EPS
Occupation Category	Buildings & Grounds Cleaning & Maintenance	BLS
Nationwide Average Income for Occupation	\$28,695	BLS
County Adjusted Average Income for Occupation	\$20,054	
Workers per Household with Earnings	1.71	US Census ACS
<b>Average Income per Household</b>	<b>\$34,327</b>	BLS and EPS
<b>Income Category for 3-Person Household</b>	<b>Very Low Income (<math>\leq</math> 50% MFI)</b>	EPS and HUD

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

**Table 10 Households by MFI Generated by New Commercial Development**

Households Generated by New Commercial Development	Office	Industrial	Retail/ Service/ Restaurant	Lodging	Institutional
<b>Total Employee Households per 10,000 sq.ft.<sup>3</sup></b>	<b>13.1</b>	<b>5.8</b>	<b>10.4</b>	<b>5.8</b>	<b>13.1</b>
<b>Total Employee Households per 1,000 sq.ft.</b>	<b>1.31</b>	<b>0.58</b>	<b>1.04</b>	<b>0.58</b>	<b>1.31</b>
≤ 50% MFI (Very Low)	0.04	0.06	0.02	0.41	0.00
> 50% MFI, ≤ 80% MFI (Low)	0.75	0.09	0.96	0.12	0.29
> 80% MFI, ≤ 120% MFI (Moderate)	0.20	0.36	0.03	0.05	0.83
> 120% MFI, ≤ 298% MFI (Workforce)	0.30	0.07	0.03	0.00	0.18
> 298% MFI (Market Rate)	<u>0.02</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Employee Households</b>	<b>1.31</b>	<b>0.58</b>	<b>1.04</b>	<b>0.58</b>	<b>1.31</b>

Sources: Economic & Planning Systems

### 3.0 RESIDENTIAL EMPLOYEE AND HOUSEHOLD GENERATION

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This chapter describes the employee households generated by the development of market-rate housing in the County. As new market-rate households are added to the community, local employment also will grow to provide the goods and services required by the new households. 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 ranges to understand the types of employee households that are generated from new development.

#### Development Prototypes and Household Income

To estimate typical household incomes of different types of market-rate residential development, three development prototypes were modeled: new single-family homes in the Town, new single-family homes in the County, and new multifamily units. Key assumptions regarding unit size and value are based on Multiple Listings Service (MLS) data and reflect the sales prices of newly constructed homes (homes built between 2018 through 2022) in Teton County. This data is used as an indication of future residential development patterns and potential values.

For multifamily homes, a household income is estimated using rents for newer apartments in Teton County and the assumption that housing costs (rent and utilities) do not exceed 30 percent of income. For single family and resort residential homes, a ratio of 4:1 is used to estimate household income based on sales prices, and assumes that monthly payments (including principle, interest, taxes, insurance and HOA dues) do not exceed 30 percent of income. The ratio of 4:1 is conservative in that it acknowledges home prices have increased more quickly than incomes, and it leaves room for interest rates to rise above current rates. These calculations are shown on **Table 11**.

- **Multifamily** – The multifamily prototype assumes a unit with a monthly rent of \$2,800. This requires a monthly household income of at least \$9,300 to afford and results in a annual gross household income of \$112,000. After adjusting for payroll taxes, total annual disposable income for this prototypical household would be approximately \$92,000.
- **Single Family** – This prototype has a market value of \$953,600. Residents of this home would have an annual gross household income of at least \$238,000, as shown. After adjusting for payroll taxes, total annual disposable income for this prototypical household would be \$139,900.
- **Resort Residential** – This prototype has a market value of \$2,735,000. Residents of this home would have an annual gross household income of at least \$684,000, as shown. After adjusting for payroll taxes, total annual disposable income for this prototypical household would be \$423,400.

For each prototype the disposable household income is an input to the IMPLAN model. To avoid small decimal figures in the results, 100 units of each prototype are modeled. This does

not affect the employee household generation results, as a per unit adjustment is made to calculate the final results.

**Table 11 Residential Development Prototypes**

Description	Multifamily	Single Family	Resort Residential
Average Rent <sup>1</sup>	\$2,800	n/a	n/a
Estimated Monthly Income	\$9,333	n/a	n/a
<b>Average Value per Unit</b>	n/a	\$953,600	\$2,735,000
<b>Gross Household Income per Unit<sup>2</sup></b>	\$112,000	\$238,000	\$684,000
<b>Minus Payroll Tax<sup>3</sup></b>			
Federal	\$12,852	\$84,327	\$208,287
FICA	\$5,803	\$9,932	\$42,408
Medicare	\$1,357	\$3,793	\$9,918
State	\$0	\$0	\$0
<b>Total Deductions</b>	<b>\$20,013</b>	<b>\$98,053</b>	<b>\$260,613</b>
<b>Net Pay (Disposable Income)</b>	<b>\$91,987</b>	<b>\$139,947</b>	<b>\$423,387</b>
<b>Disposable Income per 100 Units</b>	<b>\$9,198,712</b>	<b>\$13,994,731</b>	<b>\$42,762,039</b>

[1] Average rents of new units based on data from the Community Resource Center of Teton Valley.

[2] For multifamily, gross household income assumes a household spends 30 percent of its gross household income on rent. For single family, gross household income estimated at a value to income ratio of approximately 4:1. Household income is used to establish household income category for IMPLAN.

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

Source: ADP, Community Resource Center of Teton Valley, Economic & Planning Systems

## Household Expenditures and Job Creation by Income Level

Having established typical income requirements for purchasing single family, resort residential, and multifamily homes in the region, the employee household calculation then requires an analysis of the household spending patterns at those income levels. 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 supported by the new spending, as shown in **Table 12**. 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.

**Table 12 Jobs by Industry Generated from Household Spending**

Description	Jobs by Land Use (IMPLAN Results)		
	Multifamily	Single Family	Resort Residential
<b>Industrial Sectors</b>			
11 Ag, Forestry, Fish & Hunting	0.31	0.49	0.70
21 Mining	0.01	0.01	0.01
22 Utilities	0.08	0.11	0.18
23 Construction	0.49	0.69	1.12
31-33 Manufacturing	0.10	0.14	0.23
42 Wholesale Trade	0.48	0.68	1.07
44-45 Retail trade	7.10	9.49	15.69
48-49 Transportation & Warehousing	1.01	1.48	2.85
51 Information	0.52	0.71	1.32
52 Finance & insurance	1.12	1.50	3.47
53 Real estate & rental	4.46	7.01	12.60
54 Professional- scientific & tech services	1.93	2.46	4.55
55 Management of companies	0.00	0.00	0.01
56 Administrative & waste services	1.13	1.68	3.71
61 Educational services	0.91	1.19	2.77
62 Health & social services	8.51	10.88	16.93
71 Arts- entertainment & recreation	1.26	2.02	4.17
72 Accommodation & food services	4.46	6.52	12.07
81 Other services	3.96	4.64	8.95
91-99 Government & non NAICs	<u>0.20</u>	<u>0.30</u>	<u>0.42</u>
<b>Total</b>	<b>38.05</b>	<b>51.98</b>	<b>92.81</b>

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 Teton 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 factor of 1.12 jobs per employee. As shown in **Table 13**, the 38.05 jobs generated by the multifamily prototype, for example, results in 34.03 unique employees after adjusting for multiple jobs holders.

**Table 13 Employees by Industry Generated from Household Spending**

Description	Employees by Land Use		
	Multifamily	Single Family	Resort Residential
Jobs to Employee Conversion Factor	1.12	1.12	1.12
<b>Industrial Sectors</b>			
11 Ag, Forestry, Fish & Hunting	0.27	0.43	0.63
21 Mining	0.00	0.01	0.01
22 Utilities	0.08	0.10	0.16
23 Construction	0.44	0.62	1.00
31-33 Manufacturing	0.09	0.12	0.20
42 Wholesale Trade	0.43	0.60	0.96
44-45 Retail trade	6.35	8.49	14.03
48-49 Transportation & Warehousing	0.90	1.32	2.55
51 Information	0.47	0.64	1.18
52 Finance & insurance	1.00	1.34	3.11
53 Real estate & rental	3.99	6.27	11.27
54 Professional- scientific & tech services	1.73	2.20	4.07
55 Management of companies	0.00	0.00	0.01
56 Administrative & waste services	1.01	1.50	3.31
61 Educational services	0.81	1.06	2.47
62 Health & social services	7.61	9.73	15.14
71 Arts- entertainment & recreation	1.13	1.80	3.73
72 Accommodation & food services	3.99	5.83	10.80
81 Other services	3.54	4.15	8.00
91-99 Government & non NAICs	0.18	0.27	0.38
<b>Total</b>	<b>34.03</b>	<b>46.49</b>	<b>83.00</b>

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 1.7 earners per household in Teton County. This adjustment takes the 34 employees generated from multifamily development, for example, to 19.9 employee households, and so on for each prototype as shown on **Table 14**. 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 and which households require a subsidy to afford housing.

**Table 14 Employment and Households Generated by Residential Development**

Item	Multifamily	Single Family	Resort Residential
Jobs per 100 Units <sup>1</sup>	38.05	51.98	92.81
Employees per 100 Units <sup>2</sup>	34.0	46.5	83.0
Employee Households per 100 Units <sup>3</sup>	<b>19.9</b>	<b>27.2</b>	<b>48.5</b>

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

[2] Based on a ratio of jobs to employee of 1.12 from 2019 U.S. Census Longitudinal Employer-Household Dynamics data, reflecting that workers may hold more than one job.

[3] Assumes 1.71 earners per household based on 2017-2021 5-Year Estimate data from the U.S. Census American Community Survey. Includes households at all income levels (i.e., both below and above 150% MFI).

Sources: IMPLAN; U.S. Census American Community Survey; U.S. Census Longitudinal Employer-Household Dynamics; Economic & Planning Systems.

### Potential for Overlap

The employee generation induced by the spending of new resident households reflects spending on goods and services at local businesses. It is theoretically possible that some of these businesses may occupy newly-constructed space, which, at the time of development, would be required to mitigate for the new employees that would work in that space. However, there is a temporal disconnect that reduces concern about potential overlap. Spending from new residents at existing businesses may require that businesses “staff up” to meet immediate demand but will not necessarily result in real-time construction of new commercial space. Rather, new commercial space is developed when developers or business owners see sustained demand and an emerging business opportunity or when the rents that a developer can achieve justify the development costs.

## 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 section, the BLS National Industry by Occupation Matrix provides the estimated distribution of occupations for each NAICS category. The wages for each occupation in Teton County are estimated by indexing the wages by occupation and industry in Idaho to the average wage in that industry for Teton County. In several industries, BLS suppressed data due to there being a very small number of employers in Teton County. In these cases, the County wage data was unavailable, and EPS used the average national wage instead.

As displayed in **Table 15**, Teton 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 Teton County. See **Appendixes B and C** for more detail on the wages and occupations.

**Table 15 Adjustment Factors - Converting National Wages to Teton County Wages**

Industry	Average National Wage	Average Teton County Wage	County-National Wage Index
Agriculture, Forestry, Fishing & Hunting <sup>1</sup>	\$41,862	\$41,862	1.00
Mining <sup>1</sup>	\$109,477	\$109,477	1.00
Utilities <sup>1</sup>	\$107,815	\$107,815	1.00
Construction	\$69,576	\$52,131	0.75
Manufacturing	\$76,628	\$37,085	0.48
Wholesale Trade <sup>1</sup>	\$90,347	\$90,347	1.00
Retail Trade	\$39,717	\$30,016	0.76
Transportation and Warehousing	\$59,344	\$62,289	1.05
Information	\$147,749	\$74,866	0.51
Finance and Insurance	\$131,448	\$69,814	0.53
Real Estate and Rental and Leasing	\$69,654	\$47,447	0.68
Professional and Technical Services	\$114,071	\$80,224	0.70
Management of Companies and Enterprises <sup>1</sup>	\$141,628	\$141,628	1.00
Administrative and Waste Services	\$50,200	\$40,604	0.81
Educational Services	\$58,191	\$42,618	0.73
Health Care and Social Assistance	\$59,364	\$48,968	0.82
Arts, Entertainment, and Recreation	\$45,365	\$44,384	0.98
Accommodation and Food Services	\$25,798	\$23,039	0.89
Other Services, Ex. Public Admin	\$46,174	\$37,513	0.81
Government & Non-NAICS	\$72,905	\$58,086	0.80
Unclassified <sup>1</sup>	\$70,265	\$70,265	1.00

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

The next step in the employee and household generation analysis is to estimate household incomes (assuming 1.7 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 0.7 of the 1.7 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 lodging industry to determine the proportional distribution of occupations for the employment category "Lodging." **Table 16** presents an example of this calculation, and **Appendix C** contains the full detail of household incomes for each occupation by industry.

**Table 16 Illustration of Employees' Household Income Calculation**

Item	Example	Source
<b>Land Use Category</b>	Lodging	Teton County and EPS
Industry	Accommodation (NAICS Code 721000)	BLS
Nationwide Average Wage for Industry	\$39,182	BLS
County Average Wage for Industry	\$27,383	BLS
Regional Wage Adjustment Factor for Industry	70%	BLS and EPS
Occupation Category	Buildings & Grounds Cleaning & Maintenance	BLS
Nationwide Average Income for Occupation	\$28,695	BLS
County Adjusted Average Income for Occupation	\$20,054	
Workers per Household with Earnings	1.71	US Census ACS
<b>Average Income per Household</b>	<b>\$34,327</b>	BLS and EPS
<b>Income Category for 3-Person Household</b>	<b>Very Low Income (<math>\leq</math> 50% MFI)</b>	EPS and HUD

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

## Residential Employee Household Generation

The last step is to tabulate the employee-households at income levels. Each occupation, wage, and household income category is categorized by MFI level. In addition to the Very Low, Low, and Moderate categories, households earning above 120 percent MFI (Above Moderate) but less than 298 percent MFI are labeled as Workforce. Households earning above 298 percent MFI are labeled as Market-Rate as a household earning 298 percent MFI can afford the average Teton County home (\$918,800) sold in Teton County in 2021 and 2022 as reported by MLS.<sup>2</sup>

For 100 units of multifamily development, there are about 20 employee households generated, as shown in **Table 17**. For 100 units of single family development, there are about 27 employee households generated. For 100 units of resort residential development, there are about 48 employee households generated.

The total number of employee households required to support the expenditures of new market-rate units and requiring subsidized housing is summarized below.

**Table 17 Households by MFI Generated by New Household Spending**

Households Generated per 100 Units	Multifamily	Single Family	Resort Residential
<b>Total Households Generated</b>	<b>19.9</b>	<b>27.2</b>	<b>48.5</b>
<b>Target Income Range</b>			
≤ 50% MFI (Very Low)	0.4	0.5	1.0
> 50% MFI, ≤ 80% MFI (Low)	12.3	16.9	30.0
> 80% MFI, ≤ 120% MFI (Moderate)	3.4	4.6	8.6
> 120% MFI, ≤ 298% MFI (Workforce)	3.8	5.1	8.8
> 298% MFI (Workforce)	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
<b>Total</b>	<b>19.9</b>	<b>27.2</b>	<b>48.5</b>

Source: Economic & Planning Systems

<sup>2</sup> Based on MLS data for recently-constructed homes in Teton County, Idaho in 2021 and 2022, reflecting current trends in home price appreciation. The 298 percent MFI was calculated using average home sale price of \$918,000 and a home price to income ratio of 4:1 as discussed in Chapter 1.



## APPENDICES:

Appendix A: Land Use Definitions

Appendix B: Occupation Distribution by Industry

Appendix C: Wages and Household Income by  
Occupation and Industry



## APPENDIX A:

### Land Use Definitions



**Appendix Table A-1**  
**Land Use Category Descriptions**  
**Teton County, ID; EPS #221023**

Land Use Category	NAICS Codes	Description and "Business Type" Examples
<b>Residential</b>		
Single Family	n/a	Single family detached dwelling units
Resort Residential	n/a	Single family detached dwelling units in a high-amenity subdivision with golf, skiing, spas, or other facilities oriented toward residents of the subdivision.
Multifamily	n/a	Attached dwelling units, including apartments, condominiums, and townhomes. Also includes single family manufactured homes, mobile homes, and accessory residential units (ARUs).
<b>Nonresidential</b>		
Retail/Service/Restaurant	44-45 Retail trade 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. Specific uses include big-box warehouse stores, department stores, grocery stores, other establishments whose primary purpose is the sale of retail goods or services, 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. 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.
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.
Lodging	721 Accommodation	Uses include resorts, hotels, motels, bed and breakfast inns, and short-term rentals.
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.

Sources: Teton County, ID; Economic & Planning Systems, Inc.

## APPENDIX B:

### Occupation Distribution by Industry

#### **Employees by Occupation and Industry**

Table B-1	Commercial – Office
Table B-2	Commercial - Industrial
Table B-3	Commercial - Retail/ Service/ Restaurant
Table B-4	Commercial - Lodging
Table B-5	Commercial - Institutional
Table B-6	Residential - Multifamily
Table B-7	Residential – Single Family
Table B-8	Residential – Resort Residential

#### **Households by Occupation and Industry**

Table B-9	Commercial - Office
Table B-10	Commercial - Industrial
Table B-11	Commercial - Retail/ Service/ Restaurant
Table B-12	Commercial - Lodging
Table B-13	Commercial - Institutional
Table B-14	Residential - Multifamily
Table B-15	Residential – Single Family
Table B-16	Residential – Resort Residential



Appendix Table B-1  
Employees by Occupation and Industry  
Land Use Type

Office																							
	Total Employees	Transportation and Material Moving Occupations 53-0000	Production Occupations 51-0000	Installation, Maintenance, and Repair Occupations 49-0000	Construction and Extraction Occupations 47-0000	Farming, Fishing, and Forestry Occupations 45-0000	Office and Administrative Support Occupations 43-0000	Sales and Related Occupations 41-0000	Personal Care and Service Occupations 39-0000	Building and Grounds Cleaning and Maintenance Occupations 37-0000	Food Preparation and Serving Related Occupations 35-0000	Protective Service Occupations 33-0000	Healthcare Support Occupations 31-0000	Healthcare Practitioners and Technical Occupations 29-0000	Arts, Design, Entertainment, Sports, and Media Occupations 27-0000	Education, Training, and Library Occupations 25-0000	Legal Occupations 23-0000	Community and Social Service Occupations 21-0000	Life, Physical, and Social Science Occupations 19-0000	Architecture and Engineering Occupations 17-0000	Computer and Mathematical Occupations 15-0000	Business and Financial Operations Occupations 13-0000	Management Occupations 11-0000
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	0.73	0.08	0.08	0.17	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.01
52 Finance & insurance	0.71	0.07	0.20	0.05	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	1.50	0.24	0.10	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.09
54 Professional- scientific & tech services	2.82	0.33	0.51	0.50	0.27	0.10	0.00	0.00	0.22	0.00	0.10	0.00	0.03	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.04	0.03
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	13.00	0.55	0.76	0.38	0.11	0.05	0.04	0.02	0.03	0.08	0.27	0.21	1.23	0.10	2.78	0.04	0.57	2.27	0.02	0.38	0.39	0.94	1.78
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	1.38	0.05	0.02	0.01	0.00	0.01	0.06	0.00	0.00	0.00	0.51	0.39	0.00	0.00	0.01	0.00	0.00	0.01	0.30	0.00	0.00	0.00	0.01
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	0.77	0.04	0.02	0.00	0.00	0.00	0.10	0.00	0.09	0.00	0.01	0.35	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
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	0.70	0.10	0.13	0.02	0.00	0.01	0.06	0.00	0.03	0.04	0.00	0.00	0.00	0.00	0.02	0.00	0.02	0.06	0.00	0.00	0.02	0.00	0.01
91-99 Government & non NAICs	0.75	0.05	0.08	0.02	0.02	0.03	0.04	0.02	0.02	0.01	0.04	0.01	0.15	0.00	0.02	0.00	0.02	0.01	0.00	0.04	0.03	0.01	0.03
Total	22.36	1.50	1.91	1.16	0.42	0.20	0.30	0.28	0.18	0.35	0.92	0.99	1.42	0.17	2.94	0.22	1.22	3.91	0.02	0.47	0.83	1.00	1.96

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

Appendix Table B-2  
Employees by Occupation and Industry  
Land Use Type

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	6.28	0.46	0.34	0.02	0.08	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.03	0.00	0.13	0.58	0.00	3.75	0.56	0.10	0.20	
31-33 Manufacturing	1.46	0.09	0.07	0.03	0.09	0.02	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.01	0.00	0.05	0.12	0.00	0.02	0.07	0.73	0.13	
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	0.95	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	0.01	0.21	0.00	0.00	0.05	0.01	0.63	
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	0.75	0.03	0.04	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.07	0.01	0.16	0.00	0.03	0.13	0.00	0.02	0.02	0.05	0.10	
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	0.49	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	0.00	0.02	0.06	0.00	0.00	0.23	0.03	0.09	
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	9.94	0.63	0.46	0.08	0.18	0.03	0.00	0.00	0.00	0.02	0.02	0.01	0.08	0.02	0.21	0.00	0.25	1.09	0.01	3.81	0.93	0.93	1.16	

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

Appendix Table B-3  
Employees by Occupation and Industry  
Land Use Type

Retail/ Service/ Restaurant																							
	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	9.17	0.32	0.12	0.03	0.00	0.00	0.00	0.00	0.00	0.09	0.33	0.02	0.03	0.33	0.07	0.05	4.71	0.81	0.02	0.02	0.43	0.22	1.56
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	8.72	0.28	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	7.62	0.04	0.00	0.35	0.07	0.00	0.00	0.02	0.05	0.23
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	17.89	0.60	0.16	0.03	0.00	0.00	0.00	0.00	0.00	0.09	0.33	0.02	0.05	7.95	0.11	0.05	5.06	0.88	0.02	0.02	0.45	0.27	1.79

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

Appendix Table B-4  
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
721 Accommodation	9.94	0.66	0.22	0.03	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.03	0.28	1.86	2.74	0.68	0.30	2.07	0.01	0.02	0.70	0.21	0.09
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	
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	
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	
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	
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	
Total	9.94	0.66	0.22	0.03	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.03	0.28	1.86	2.74	0.68	0.30	2.07	0.01	0.02	0.70	0.21	0.09

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

Appendix Table B-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	15.83	0.91	0.47	0.28	0.02	0.20	0.48	0.01	9.30	0.30	0.34	0.06	0.22	0.44	0.56	0.23	0.04	1.37	0.00	0.05	0.22	0.02	0.30
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	6.53	0.40	0.73	0.18	0.19	0.22	0.36	0.17	0.13	0.05	0.31	0.09	1.31	0.04	0.14	0.12	0.04	1.06	0.01	0.31	0.28	0.11	0.26
Total	22.36	1.32	1.20	0.46	0.21	0.42	0.84	0.18	9.43	0.35	0.65	0.15	1.54	0.49	0.70	0.36	0.08	2.43	0.02	0.35	0.50	0.13	0.56

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



Appendix Table B-6  
Employees by Occupation and Industry  
Land Use Type

Multifamily

Industry	Total Employees	<div>Transportation and Material Moving Occupations</div> <div>Production Occupations</div> <div>Installation, Maintenance, and Repair Occupations</div> <div>Construction and Extraction Occupations</div> <div>Farming, Fishing, and Forestry Occupations</div> <div>Office and Administrative Support Occupations</div> <div>Sales and Related Occupations</div> <div>Personal Care and Service Occupations</div> <div>Building and Grounds Cleaning and Maintenance Occupations</div> <div>Food Preparation and Serving Related Occupations</div> <div>Protective Service Occupations</div> <div>Healthcare Support Occupations</div> <div>Healthcare Practitioners and Technical Occupations</div> <div>Arts, Design, Entertainment, Sports, and Media Occupations</div> <div>Education, Training, and Library Occupations</div> <div>Legal Occupations</div> <div>Community and Social Service Occupations</div> <div>Life, Physical, and Social Science Occupations</div> <div>Architecture and Engineering Occupations</div> <div>Computer and Mathematical Occupations</div> <div>Business and Financial Operations Occupations</div> <div>Management Occupations</div>																						
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000	
11 Ag, Forestry, Fish & Hunting	0.27	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	0.20	0.00	0.01	0.01	0.03		
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		
22 Utilities	0.08	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	0.01	0.00	0.00	0.02	0.01	0.00		
23 Construction	0.44	0.03	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.04	0.00	0.26	0.04	0.01	0.01		
31-33 Manufacturing	0.09	0.01	0.00	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	0.00	0.00	0.00	0.04	0.01		
42 Wholesale Trade	0.43	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	0.10	0.07	0.00	0.00	0.03	0.02	0.11		
44-45 Retail trade	6.35	0.22	0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.06	0.23	0.02	0.02	0.23	0.05	0.04	3.26	0.56	0.01	0.02	0.29	0.15	1.08	
48-49 Transportation & Warehousing	0.90	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	0.01	0.20	0.00	0.00	0.05	0.01	0.60		
51 Information	0.47	0.05	0.05	0.11	0.01	0.00	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.01	0.05	0.06	0.00	0.00	0.04	0.00	0.00	
52 Finance & insurance	1.00	0.11	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	0.16	0.35	0.00	0.00	0.00	0.00	0.00		
53 Real estate & rental	3.99	0.64	0.27	0.03	0.01	0.00	0.00	0.01	0.00	0.03	0.00	0.00	0.04	0.03	0.23	0.03	0.83	0.74	0.00	0.06	0.79	0.02	0.23	
54 Professional- scientific & tech services	1.73	0.20	0.31	0.30	0.16	0.06	0.00	0.13	0.00	0.06	0.04	0.02	0.00	0.00	0.01	0.01	0.07	0.26	0.00	0.02	0.02	0.02		
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		
56 Administrative & waste services	1.01	0.04	0.06	0.03	0.01	0.00	0.00	0.00	0.00	0.01	0.02	0.02	0.09	0.01	0.22	0.00	0.04	0.18	0.00	0.03	0.03	0.07	0.14	
61 Educational services	0.81	0.05	0.02	0.01	0.00	0.01	0.02	0.00	0.48	0.02	0.02	0.00	0.01	0.02	0.03	0.01	0.00	0.07	0.00	0.00	0.01	0.00	0.02	
62 Health & social services	7.61	0.30	0.15	0.05	0.00	0.04	0.42	0.00	0.18	0.01	2.52	2.20	0.03	0.18	0.15	0.20	0.03	0.99	0.00	0.01	0.06	0.03	0.05	
71 Arts- entertainment & recreation	1.13	0.07	0.05	0.01	0.00	0.00	0.00	0.00	0.03	0.08	0.00	0.00	0.05	0.15	0.09	0.32	0.08	0.12	0.00	0.00	0.05	0.00	0.02	
72 Accomodation & food services	3.99	0.14	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	3.15	0.15	0.04	0.16	0.13	0.00	0.00	0.04	0.03	0.10	
81 Other services	3.54	0.28	0.26	0.04	0.01	0.01	0.10	0.01	0.05	0.07	0.01	0.05	0.03	0.06	0.08	0.70	0.14	0.50	0.00	0.01	0.61	0.20	0.32	
91-99 Government & non NAICs	<u>0.18</u>	<u>0.01</u>	<u>0.02</u>	<u>0.00</u>	<u>0.01</u>	<u>0.01</u>	<u>0.01</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.01</u>	<u>0.00</u>	<u>0.04</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.03</u>	<u>0.00</u>	<u>0.01</u>	<u>0.01</u>	<u>0.00</u>	<u>0.01</u>	
Total	34.03	2.23	1.65	0.71	0.23	0.15	0.56	0.18	0.75	0.43	2.87	2.32	0.35	3.83	1.02	1.37	4.94	4.33	0.22	0.43	2.09	0.63	2.75	

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

Appendix Table B-7  
Employees by Occupation and Industry  
Land Use Type  
Single Family

Industry	Total Employees	<div></div>																					
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000
11 Ag, Forestry, Fish & Hunting	0.43	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	0.01	0.00	0.02	0.31	0.00	0.01	0.01	0.05
21 Mining	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
22 Utilities	0.10	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	0.01	0.03	0.01	0.00
23 Construction	0.62	0.04	0.03	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	0.37	0.05	0.01	0.02
31-33 Manufacturing	0.12	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	0.06	0.01
42 Wholesale Trade	0.60	0.05	0.04	0.02	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.10	0.00	0.00	0.04	0.03	0.15
44-45 Retail trade	8.49	0.29	0.11	0.03	0.00	0.00	0.00	0.00	0.00	0.08	0.30	0.02	0.03	0.30	0.06	0.05	4.36	0.75	0.01	0.02	0.39	0.20	1.45
48-49 Transportation & Warehousing	1.32	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	0.01	0.00	0.02	0.29	0.00	0.01	0.07	0.02	0.88
51 Information	0.64	0.07	0.07	0.15	0.01	0.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.01	0.07	0.08	0.00	0.00	0.05	0.00	0.01
52 Finance & insurance	1.34	0.14	0.38	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	0.21	0.47	0.00	0.00	0.00	0.00	0.00
53 Real estate & rental	6.27	1.00	0.42	0.05	0.01	0.00	0.00	0.02	0.00	0.05	0.01	0.00	0.07	0.05	0.36	0.05	1.31	1.16	0.00	0.09	1.24	0.02	0.36
54 Professional- scientific & tech services	2.20	0.26	0.40	0.39	0.21	0.08	0.00	0.17	0.00	0.08	0.05	0.02	0.00	0.00	0.01	0.01	0.09	0.34	0.00	0.02	0.02	0.03	0.02
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	1.50	0.06	0.09	0.04	0.01	0.01	0.00	0.00	0.00	0.01	0.03	0.02	0.14	0.01	0.32	0.00	0.07	0.26	0.00	0.04	0.04	0.11	0.21
61 Educational services	1.06	0.06	0.03	0.02	0.00	0.01	0.03	0.00	0.62	0.02	0.02	0.00	0.02	0.03	0.04	0.02	0.00	0.09	0.00	0.00	0.01	0.00	0.02
62 Health & social services	9.73	0.38	0.19	0.06	0.00	0.05	0.53	0.00	0.23	0.02	3.22	2.81	0.04	0.24	0.19	0.26	0.03	1.27	0.00	0.01	0.07	0.03	0.07
71 Arts- entertainment & recreation	1.80	0.12	0.07	0.01	0.00	0.00	0.00	0.00	0.04	0.14	0.00	0.00	0.09	0.24	0.15	0.52	0.12	0.19	0.00	0.00	0.08	0.00	0.03
72 Accomodation & food services	5.83	0.21	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	4.59	0.22	0.05	0.23	0.19	0.00	0.00	0.06	0.05	0.14
81 Other services	4.15	0.33	0.30	0.04	0.01	0.02	0.12	0.01	0.06	0.09	0.01	0.06	0.03	0.07	0.09	0.82	0.16	0.59	0.00	0.02	0.71	0.23	0.38
91-99 Government & non NAICs	0.27	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
Total	46.49	3.11	2.23	0.93	0.30	0.19	0.71	0.23	0.98	0.59	3.69	2.96	0.51	5.53	1.47	1.80	6.83	5.91	0.34	0.61	2.92	0.84	3.81

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

Appendix Table B-8  
Employees by Occupation and Industry  
Land Use Type  
Resort Residential

Industry	Total Employees	<div>Transportation and Material Moving Occupations</div> <div>Production Occupations</div> <div>Installation, Maintenance, and Repair Occupations</div> <div>Construction and Extraction Occupations</div> <div>Farming, Fishing, and Forestry Occupations</div> <div>Office and Administrative Support Occupations</div> <div>Sales and Related Occupations</div> <div>Personal Care and Service Occupations</div> <div>Building and Grounds Cleaning and Maintenance Occupations</div> <div>Food Preparation and Serving Related Occupations</div> <div>Protective Service Occupations</div> <div>Healthcare Support Occupations</div> <div>Healthcare Practitioners and Technical Occupations</div> <div>Arts, Design, Entertainment, Sports, and Media Occupations</div> <div>Education, Training, and Library Occupations</div> <div>Legal Occupations</div> <div>Community and Social Service Occupations</div> <div>Life, Physical, and Social Science Occupations</div> <div>Architecture and Engineering Occupations</div> <div>Computer and Mathematical Occupations</div> <div>Business and Financial Operations Occupations</div> <div>Management Occupations</div>																						
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000	
11 Ag, Forestry, Fish & Hunting	0.63	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	0.01	0.00	0.03	0.45	0.00	0.01	0.02	0.07		
21 Mining	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		
22 Utilities	0.16	0.01	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	0.02	0.00	0.01	0.05	0.02	0.00		
23 Construction	1.00	0.07	0.05	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.02	0.09	0.00	0.60	0.09	0.02	0.03		
31-33 Manufacturing	0.20	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	0.01	0.02	0.00	0.00	0.01	0.10	0.02		
42 Wholesale Trade	0.96	0.09	0.06	0.03	0.01	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.22	0.16	0.01	0.00	0.07	0.05	0.24		
44-45 Retail trade	14.03	0.49	0.19	0.05	0.00	0.00	0.00	0.00	0.01	0.14	0.50	0.04	0.05	0.50	0.10	0.08	7.20	1.25	0.02	0.03	0.65	0.34	2.39	
48-49 Transportation & Warehousing	2.55	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	0.01	0.00	0.03	0.55	0.00	0.01	0.13	0.03	1.69	
51 Information	1.18	0.13	0.13	0.28	0.02	0.00	0.00	0.01	0.01	0.18	0.00	0.00	0.00	0.01	0.00	0.01	0.13	0.15	0.00	0.00	0.09	0.01	0.01	
52 Finance & insurance	3.11	0.33	0.87	0.24	0.00	0.00	0.01	0.03	0.00	0.01	0.03	0.00	0.01	0.00	0.00	0.00	0.48	1.08	0.00	0.00	0.01	0.00	0.00	
53 Real estate & rental	11.27	1.80	0.76	0.08	0.02	0.00	0.01	0.03	0.00	0.08	0.01	0.01	0.12	0.08	0.65	0.09	2.35	2.08	0.00	0.16	2.24	0.04	0.65	
54 Professional- scientific & tech services	4.07	0.47	0.74	0.72	0.39	0.15	0.00	0.31	0.00	0.14	0.10	0.04	0.01	0.00	0.01	0.02	0.17	0.62	0.00	0.04	0.04	0.05	0.04	
55 Management of companies	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	
56 Administrative & waste services	3.31	0.14	0.19	0.10	0.03	0.01	0.01	0.01	0.01	0.02	0.07	0.05	0.31	0.03	0.71	0.01	0.15	0.58	0.01	0.10	0.10	0.24	0.45	
61 Educational services	2.47	0.14	0.07	0.04	0.00	0.03	0.08	0.00	1.45	0.05	0.05	0.01	0.04	0.07	0.09	0.04	0.01	0.21	0.00	0.01	0.03	0.00	0.05	
62 Health & social services	15.14	0.60	0.30	0.10	0.00	0.08	0.83	0.00	0.36	0.03	5.02	4.38	0.06	0.37	0.30	0.40	0.05	1.97	0.00	0.01	0.11	0.05	0.11	
71 Arts- entertainment & recreation	3.73	0.24	0.15	0.02	0.00	0.00	0.00	0.00	0.09	0.28	0.01	0.00	0.18	0.49	0.30	1.07	0.25	0.38	0.00	0.01	0.16	0.01	0.07	
72 Accomodation & food services	10.80	0.39	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.05	8.51	0.41	0.10	0.42	0.35	0.00	0.00	0.12	0.09	0.26	
81 Other services	8.00	0.63	0.59	0.09	0.02	0.03	0.22	0.02	0.11	0.16	0.03	0.12	0.07	0.13	0.17	1.59	0.32	1.14	0.00	0.03	1.37	0.45	0.73	
91-99 Government & non NAICs	<u>0.38</u>	<u>0.02</u>	<u>0.04</u>	<u>0.01</u>	<u>0.01</u>	<u>0.01</u>	<u>0.02</u>	<u>0.01</u>	<u>0.01</u>	<u>0.00</u>	<u>0.02</u>	<u>0.01</u>	<u>0.08</u>	<u>0.00</u>	<u>0.01</u>	<u>0.01</u>	<u>0.00</u>	<u>0.06</u>	<u>0.00</u>	<u>0.02</u>	<u>0.02</u>	<u>0.01</u>	<u>0.02</u>	
Total	83.00	5.66	4.25	1.77	0.55	0.35	1.18	0.43	2.05	1.12	5.85	4.66	0.97	10.19	2.79	3.43	11.82	10.75	0.50	1.04	5.29	1.52	6.84	

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

Appendix Table B-9  
Households by Occupation and Industry  
Land Use Type

Office																							
	Earners per Household	Transportation and Material Moving Occupations	Production Occupations	Installation, Maintenance, and Repair Occupations	Construction and Extraction Occupations	Farming, Fishing, and Forestry Occupations	Office and Administrative Support Occupations	Sales and Related Occupations	Personal Care and Service Occupations	Building and Grounds Cleaning and Maintenance Occupations	Food Preparation and Serving Related Occupations	Protective Service Occupations	Healthcare Support Occupations	Healthcare Practitioners and Technical Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Education, Training, and Library Occupations	Legal Occupations	Community and Social Service Occupations	Life, Physical, and Social Science Occupations	Architecture and Engineering Occupations	Computer and Mathematical Occupations	Business and Financial Operations Occupations	Management Occupations
		53-0000	51-0000	49-0000	47-0000	45-0000	43-0000	41-0000	39-0000	37-0000	35-0000	33-0000	31-0000	29-0000	27-0000	25-0000	23-0000	21-0000	19-0000	17-0000	15-0000	13-0000	11-0000
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.05	0.05	0.10	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00
52 Finance & insurance	1.71	0.04	0.12	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
53 Real estate & rental	1.71	0.14	0.06	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54 Professional- scientific & tech services	1.71	0.19	0.30	0.29	0.16	0.06	0.00	0.13	0.00	0.06	0.04	0.02	0.00	0.00	0.06	0.00	0.13	0.00	0.06	0.16	0.29	0.30	0.19
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.32	0.44	0.22	0.07	0.03	0.02	0.01	0.02	0.04	0.16	0.12	0.72	0.06	0.06	0.12	0.01	0.02	0.03	0.07	0.22	0.44	0.32
61 Educational services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.03	0.01	0.00	0.00	0.01	0.03	0.00	0.00	0.00	0.30	0.23	0.00	0.00	0.00	0.00	0.00	0.03	0.01	0.00	0.00	0.01	0.03
622 Hospitals	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.02	0.01	0.00	0.00	0.00	0.06	0.00	0.05	0.00	0.01	0.20	0.00	0.00	0.00	0.05	0.00	0.06	0.00	0.00	0.00	0.01	0.02
71 Arts- entertainment & recreation	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.06	0.08	0.01	0.00	0.00	0.04	0.00	0.02	0.02	0.00	0.01	0.00	0.00	0.02	0.02	0.00	0.04	0.00	0.00	0.01	0.08	0.06
91-99 Government & non NAICs	1.71	0.03	0.05	0.01	0.01	0.01	0.02	0.01	0.01	0.01	0.00	0.09	0.01	0.02	0.00	0.01	0.01	0.02	0.01	0.01	0.05	0.05	0.03
Total		0.88	1.11	0.68	0.24	0.12	0.18	0.16	0.10	0.20	0.54	0.58	0.83	0.10	1.71	0.13	0.71	2.28	0.01	0.27	0.49	0.59	1.14

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

Appendix Table B-10  
Households by Occupation and Industry  
Land Use Type

Industrial																							
	Earners per Household	Transportation and Material Moving Occupations	Production Occupations	Installation, Maintenance, and Repair Occupations	Construction and Extraction Occupations	Farming, Fishing, and Forestry Occupations	Office and Administrative Support Occupations	Sales and Related Occupations	Personal Care and Service Occupations	Building and Grounds Cleaning and Maintenance Occupations	Food Preparation and Serving Related Occupations	Protective Service Occupations	Healthcare Support Occupations	Healthcare Practitioners and Technical Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Education, Training, and Library Occupations	Legal Occupations	Community and Social Service Occupations	Life, Physical, and Social Science Occupations	Architecture and Engineering Occupations	Computer and Mathematical Occupations	Business and Financial Operations Occupations	Management Occupations
		53-0000	51-0000	49-0000	47-0000	45-0000	43-0000	41-0000	39-0000	37-0000	35-0000	33-0000	31-0000	29-0000	27-0000	25-0000	23-0000	21-0000	19-0000	17-0000	15-0000	13-0000	11-0000
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.12	0.06	0.33	2.19	0.00	0.34	0.08	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.05	0.01	0.20	0.27
31-33 Manufacturing	1.71	0.08	0.43	0.04	0.01	0.00	0.07	0.03	0.00	0.01	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.05	0.02	0.04	0.05
42 Wholesale Trade	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.37	0.01	0.03	0.00	0.00	0.12	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
51 Information	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.06	0.03	0.01	0.00	0.00	0.08	0.02	0.00	0.09	0.00	0.04	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.03	0.02
61 Educational services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.05	0.02	0.13	0.00	0.00	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	0.02	0.02
812 Personal and laundry services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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		0.68	0.54	0.54	2.23	0.00	0.64	0.15	0.00	0.12	0.01	0.05	0.01	0.01	0.01	0.00	0.00	0.00	0.02	0.11	0.05	0.27	0.37

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

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

Retail/ Service/ Restaurant																							
	Earners per Household	11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000
		Transportation and Material Moving Occupations	Production Occupations	Installation, Maintenance, and Repair Occupations	Construction and Extraction Occupations	Farming, Fishing, and Forestry Occupations	Office and Administrative Support Occupations	Sales and Related Occupations	Personal Care and Service Occupations	Building and Grounds Cleaning and Maintenance Occupations	Food Preparation and Serving Related Occupations	Protective Service Occupations	Healthcare Support Occupations	Healthcare Practitioners and Technical Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Education, Training, and Library Occupations	Legal Occupations	Community and Social Service Occupations	Life, Physical, and Social Science Occupations	Architecture and Engineering Occupations	Computer and Mathematical Occupations	Business and Financial Operations Occupations	Management Occupations
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.19	0.07	0.02	0.00	0.00	0.00	0.00	0.00	0.05	0.19	0.01	0.02	0.19	0.04	0.03	2.75	0.48	0.01	0.01	0.25	0.13	0.91
48-49 Transportation & Warehousing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.16	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	4.45	0.02	0.00	0.20	0.04	0.00	0.00	0.01	0.03	0.13	0.13
811 Repair and maintenance	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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		0.35	0.09	0.02	0.00	0.00	0.00	0.00	0.00	0.05	0.19	0.01	0.03	4.65	0.06	0.03	2.95	0.52	0.01	0.01	0.26	0.16	1.05

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

Appendix Table B-12  
Households by Occupation and Industry  
Land Use Type

Lodging																							
	Earners per Household	Transportation and Material Moving Occupations	Production Occupations	Installation, Maintenance, and Repair Occupations	Construction and Extraction Occupations	Farming, Fishing, and Forestry Occupations	Office and Administrative Support Occupations	Sales and Related Occupations	Personal Care and Service Occupations	Building and Grounds Cleaning and Maintenance Occupations	Food Preparation and Serving Related Occupations	Protective Service Occupations	Healthcare Support Occupations	Healthcare Practitioners and Technical Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Education, Training, and Library Occupations	Legal Occupations	Community and Social Service Occupations	Life, Physical, and Social Science Occupations	Architecture and Engineering Occupations	Computer and Mathematical Occupations	Business and Financial Operations Occupations	Management Occupations
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.38	0.13	0.02	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.02	0.17	1.09	1.60	0.40	0.18	1.21	0.00	0.01	0.41	0.12	0.06
722 Food services and drinking places	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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		0.38	0.13	0.02	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.02	0.17	1.09	1.60	0.40	0.18	1.21	0.00	0.01	0.41	0.12	0.06

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

Appendix Table B-13  
Households by Occupation and Industry  
Land Use Type

Institutional																							
	Earners per Household	Transportation and Material Moving Occupations	Production Occupations	Installation, Maintenance, and Repair Occupations	Construction and Extraction Occupations	Farming, Fishing, and Forestry Occupations	Office and Administrative Support Occupations	Sales and Related Occupations	Personal Care and Service Occupations	Building and Grounds Cleaning and Maintenance Occupations	Food Preparation and Serving Related Occupations	Protective Service Occupations	Healthcare Support Occupations	Healthcare Practitioners and Technical Occupations	Arts, Design, Entertainment, Sports, and Media Occupations	Education, Training, and Library Occupations	Legal Occupations	Community and Social Service Occupations	Life, Physical, and Social Science Occupations	Architecture and Engineering Occupations	Computer and Mathematical Occupations	Business and Financial Operations Occupations	Management Occupations
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.53	0.27	0.16	0.01	0.12	0.28	0.00	5.43	0.18	0.20	0.03	0.13	0.26	0.33	0.14	0.02	0.80	0.00	0.03	0.13	0.01	0.17
621 Ambulatory health care services	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.23	0.43	0.11	0.11	0.13	0.21	0.10	0.08	0.03	0.18	0.05	0.77	0.02	0.08	0.07	0.02	0.62	0.01	0.18	0.16	0.07	0.15
Total		0.77	0.70	0.27	0.12	0.25	0.49	0.10	5.51	0.20	0.38	0.09	0.90	0.28	0.41	0.21	0.04	1.42	0.01	0.21	0.29	0.08	0.33

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



Appendix Table B-14  
Households by Occupation and Industry  
Land Use Type:  
Multifamily

Industry	Earners per Household																								Total
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000		
11 Ag, Forestry, Fish & Hunting	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.11	0.00	0.00	0.00	0.02	0.16	
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	0.00	0.00	0.00	0.00	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	0.01	0.00	0.04	
23 Construction	1.71	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	0.02	0.00	0.15	0.02	0.00	0.01	0.26	
31-33 Manufacturing	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.05	
42 Wholesale Trade	1.71	0.02	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	0.25	
44-45 Retail trade	1.71	0.13	0.05	0.01	0.00	0.00	0.00	0.00	0.00	0.04	0.13	0.01	0.01	0.13	0.03	0.02	1.90	0.33	0.01	0.01	0.17	0.09	0.63	3.71	
48-49 Transportation & Warehousing	1.71	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	0.01	0.11	0.00	0.00	0.03	0.01	0.35	0.53	
51 Information	1.71	0.03	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	0.00	0.03	0.04	0.00	0.00	0.02	0.00	0.00	0.27	
52 Finance & insurance	1.71	0.06	0.17	0.04	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.09	0.20	0.00	0.00	0.00	0.00	0.00	0.59	
53 Real estate & rental	1.71	0.37	0.16	0.02	0.00	0.00	0.00	0.01	0.00	0.02	0.00	0.00	0.02	0.02	0.13	0.02	0.49	0.43	0.00	0.03	0.46	0.01	0.14	2.33	
54 Professional- scientific & tech services	1.71	0.12	0.18	0.18	0.10	0.04	0.00	0.08	0.00	0.04	0.03	0.01	0.00	0.00	0.00	0.00	0.04	0.15	0.00	0.01	0.01	0.01	0.01	1.01	
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.02	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.06	0.00	0.13	0.00	0.03	0.10	0.00	0.02	0.02	0.04	0.08	0.59	
61 Educational services	1.71	0.03	0.01	0.01	0.00	0.01	0.01	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	0.47	
62 Health & social services	1.71	0.18	0.09	0.03	0.00	0.02	0.24	0.00	0.11	0.01	1.47	1.29	0.02	0.11	0.09	0.12	0.02	0.58	0.00	0.00	0.03	0.02	0.03	4.45	
71 Arts- entertainment & recreation	1.71	0.04	0.03	0.00	0.00	0.00	0.00	0.00	0.02	0.05	0.00	0.00	0.03	0.09	0.05	0.19	0.04	0.07	0.00	0.00	0.03	0.00	0.01	0.66	
72 Accomodation & food services	1.71	0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.84	0.09	0.02	0.09	0.08	0.00	0.00	0.03	0.02	0.06	2.33	
81 Other services	1.71	0.16	0.15	0.02	0.01	0.01	0.06	0.00	0.03	0.04	0.01	0.03	0.02	0.03	0.05	0.41	0.08	0.29	0.00	0.01	0.35	0.12	0.19	2.07	
91-99 Government & non NAICs	1.71	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	0.10	
Total		1.30	0.96	0.41	0.13	0.09	0.33	0.10	0.44	0.25	1.68	1.35	0.20	2.24	0.59	0.80	2.89	2.53	0.13	0.25	1.22	0.37	1.61	19.88	

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

Appendix Table B-15  
Households by Occupation and Industry  
Land Use Type:  
Single Family

Industry	Earners per Household	<div>Transportation and Material Moving Occupations</div> <div>Production Occupations</div> <div>Installation, Maintenance, and Repair Occupations</div> <div>Construction and Extraction Occupations</div> <div>Farming, Fishing, and Forestry Occupations</div> <div>Office and Administrative Support Occupations</div> <div>Sales and Related Occupations</div> <div>Personal Care and Service Occupations</div> <div>Building and Grounds Cleaning and Maintenance Occupations</div> <div>Food Preparation and Serving Related Occupations</div> <div>Protective Service Occupations</div> <div>Healthcare Support Occupations</div> <div>Healthcare Practitioners and Technical Occupations</div> <div>Arts, Design, Entertainment, Sports, and Media Occupations</div> <div>Education, Training, and Library Occupations</div> <div>Legal Occupations</div> <div>Community and Social Service Occupations</div> <div>Life, Physical, and Social Science Occupations</div> <div>Architecture and Engineering Occupations</div> <div>Computer and Mathematical Occupations</div> <div>Business and Financial Operations Occupations</div> <div>Management Occupations</div>																						Total
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000	
11 Ag, Forestry, Fish & Hunting	1.71	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	0.18	0.00	0.01	0.01	0.03	0.25
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.00	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	0.02	0.01	0.00	0.06
23 Construction	1.71	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	1.71	0.00	0.00	0.00	0.00	0.00	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	0.04	0.01	0.07
42 Wholesale Trade	1.71	0.03	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	0.35
44-45 Retail trade	1.71	0.17	0.07	0.02	0.00	0.00	0.00	0.00	0.00	0.05	0.18	0.01	0.02	0.18	0.04	0.03	2.55	0.44	0.01	0.01	0.23	0.12	0.84	4.96
48-49 Transportation & Warehousing	1.71	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	0.01	0.17	0.00	0.00	0.04	0.01	0.51	0.77
51 Information	1.71	0.04	0.04	0.09	0.01	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.05	0.00	0.00	0.03	0.00	0.00	0.37
52 Finance & insurance	1.71	0.08	0.22	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	0.27	0.00	0.00	0.00	0.00	0.00	0.78
53 Real estate & rental	1.71	0.58	0.25	0.03	0.01	0.00	0.00	0.01	0.00	0.03	0.00	0.00	0.04	0.03	0.21	0.03	0.76	0.68	0.00	0.05	0.73	0.01	0.21	3.66
54 Professional- scientific & tech services	1.71	0.15	0.23	0.23	0.12	0.05	0.00	0.10	0.00	0.05	0.03	0.01	0.00	0.00	0.00	0.01	0.05	0.20	0.00	0.01	0.01	0.02	0.01	1.29
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.04	0.05	0.03	0.01	0.00	0.00	0.00	0.00	0.01	0.02	0.01	0.08	0.01	0.19	0.00	0.04	0.15	0.00	0.03	0.03	0.06	0.12	0.88
61 Educational services	1.71	0.04	0.02	0.01	0.00	0.01	0.02	0.00	0.36	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	0.62
62 Health & social services	1.71	0.22	0.11	0.04	0.00	0.03	0.31	0.00	0.14	0.01	1.88	1.64	0.02	0.14	0.11	0.15	0.02	0.74	0.00	0.00	0.04	0.02	0.04	5.68
71 Arts- entertainment & recreation	1.71	0.07	0.04	0.01	0.00	0.00	0.00	0.00	0.02	0.08	0.00	0.00	0.05	0.14	0.09	0.30	0.07	0.11	0.00	0.00	0.04	0.00	0.02	1.05
72 Accomodation & food services	1.71	0.12	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	2.68	0.13	0.03	0.13	0.11	0.00	0.00	0.04	0.03	0.08	3.41
81 Other services	1.71	0.19	0.18	0.03	0.01	0.01	0.07	0.01	0.03	0.05	0.01	0.03	0.02	0.04	0.05	0.48	0.10	0.34	0.00	0.01	0.41	0.14	0.22	2.43
91-99 Government & non NAICs	1.71	0.01	0.02	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.01	0.00	0.03	0.00	0.00	0.00	0.00	0.03	0.00	0.01	0.01	0.00	0.01	0.16
Total		1.82	1.30	0.55	0.18	0.11	0.42	0.13	0.57	0.35	2.16	1.73	0.30	3.23	0.86	1.05	3.99	3.45	0.20	0.36	1.70	0.49	2.22	27.16

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

Appendix Table B-16  
Households by Occupation and Industry  
Land Use Type:  
Resort Residential

Industry	Earners per Household																								Total
		11-0000	13-0000	15-0000	17-0000	19-0000	21-0000	23-0000	25-0000	27-0000	29-0000	31-0000	33-0000	35-0000	37-0000	39-0000	41-0000	43-0000	45-0000	47-0000	49-0000	51-0000	53-0000		
11 Ag, Forestry, Fish & Hunting	1.71	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	0.02	0.26	0.00	0.01	0.01	0.04	0.37	
21 Mining	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	
22 Utilities	1.71	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	0.01	0.03	0.01	0.00	0.09	
23 Construction	1.71	0.04	0.03	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	0.05	0.00	0.35	0.05	0.01	0.02	0.58	
31-33 Manufacturing	1.71	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	0.06	0.01	0.12	
42 Wholesale Trade	1.71	0.05	0.03	0.02	0.01	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.09	0.00	0.00	0.04	0.03	0.14	0.56	
44-45 Retail trade	1.71	0.28	0.11	0.03	0.00	0.00	0.00	0.00	0.00	0.08	0.29	0.02	0.03	0.29	0.06	0.05	4.21	0.73	0.01	0.02	0.38	0.20	1.40	8.20	
48-49 Transportation & Warehousing	1.71	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	0.01	0.00	0.02	0.32	0.00	0.01	0.08	0.02	0.99	1.49	
51 Information	1.71	0.08	0.08	0.16	0.01	0.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.01	0.08	0.09	0.00	0.00	0.05	0.00	0.01	0.69	
52 Finance & insurance	1.71	0.19	0.51	0.14	0.00	0.00	0.01	0.02	0.00	0.01	0.02	0.00	0.00	0.00	0.00	0.00	0.28	0.63	0.00	0.00	0.00	0.00	0.00	1.81	
53 Real estate & rental	1.71	1.05	0.44	0.05	0.01	0.00	0.00	0.02	0.00	0.05	0.01	0.00	0.07	0.05	0.38	0.05	1.37	1.21	0.00	0.09	1.31	0.03	0.38	6.58	
54 Professional- scientific & tech services	1.71	0.28	0.43	0.42	0.23	0.09	0.00	0.18	0.00	0.08	0.06	0.03	0.00	0.00	0.01	0.01	0.10	0.36	0.00	0.02	0.02	0.03	0.02	2.38	
55 Management of companies	1.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	1.71	0.08	0.11	0.06	0.02	0.01	0.01	0.00	0.00	0.01	0.04	0.03	0.18	0.02	0.41	0.01	0.09	0.34	0.00	0.06	0.06	0.14	0.27	1.94	
61 Educational services	1.71	0.08	0.04	0.03	0.00	0.02	0.04	0.00	0.85	0.03	0.03	0.01	0.02	0.04	0.05	0.02	0.00	0.12	0.00	0.00	0.02	0.00	0.03	1.45	
62 Health & social services	1.71	0.35	0.18	0.06	0.00	0.05	0.48	0.00	0.21	0.02	2.93	2.56	0.03	0.21	0.17	0.23	0.03	1.15	0.00	0.01	0.07	0.03	0.06	8.84	
71 Arts- entertainment & recreation	1.71	0.14	0.09	0.01	0.00	0.00	0.00	0.00	0.05	0.16	0.01	0.00	0.10	0.29	0.18	0.63	0.15	0.22	0.00	0.01	0.09	0.00	0.04	2.18	
72 Accomodation & food services	1.71	0.23	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	4.97	0.24	0.06	0.25	0.20	0.00	0.00	0.07	0.05	0.15	6.31	
81 Other services	1.71	0.37	0.34	0.05	0.01	0.02	0.13	0.01	0.07	0.10	0.02	0.07	0.04	0.08	0.10	0.93	0.18	0.66	0.00	0.02	0.80	0.26	0.43	4.67	
91-99 Government & non NAICs	1.71	0.01	0.02	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.01	0.00	0.04	0.00	0.00	0.00	0.00	0.04	0.00	0.01	0.01	0.00	0.01	0.22	
Total		3.31	2.48	1.03	0.32	0.20	0.69	0.25	1.20	0.66	3.42	2.72	0.57	5.95	1.63	2.00	6.90	6.28	0.29	0.61	3.09	0.89	3.99	48.49	

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



## APPENDIX C:

### Wages and Household Income by Occupation and Industry

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

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

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

Table C-4      Household Income by Occupation and Industry (Residential)

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

Commercial																								
			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
	NAICS																							
Avg. Wage		COUNTY																						
11 Ag, Forestry, Fish & Hunting	11	\$41,862	\$93,046	\$68,947	\$85,310	\$73,460	\$59,319	\$0	\$0	\$38,473	\$0	\$141,720	\$0	\$31,720	\$0	\$34,744	\$34,838	\$70,117	\$37,591	\$36,845	\$50,240	\$43,953	\$35,944	\$42,884
21 Mining	21	\$109,477	\$126,792	\$82,652	\$98,267	\$99,100	\$81,778	\$0	\$136,324	\$0	\$86,015	\$0	\$39,906	\$32,500	\$38,902	\$0	\$89,169	\$46,565	\$0	\$54,775	\$59,921	\$57,528	\$50,013	
22 Utilities	22	\$107,815	\$141,460	\$92,198	\$97,286	\$97,285	\$96,897	\$0	\$147,654	\$0	\$90,677	\$0	\$63,726	\$0	\$49,365	\$0	\$83,326	\$58,566	\$44,690	\$76,287	\$85,193	\$81,450	\$65,803	
23 Construction	23	\$52,131	\$81,025	\$57,744	\$57,492	\$56,576	\$56,412	\$36,868	\$104,466	\$0	\$44,509	\$0	\$31,696	\$24,618	\$27,908	\$27,339	\$51,749	\$32,512	\$29,741	\$40,206	\$41,227	\$39,670	\$36,750	
31-33 Manufacturing	31-33	\$37,085	\$62,235	\$37,665	\$45,503	\$42,566	\$34,868	\$22,311	\$80,710	\$32,687	\$26,262	\$38,684	\$19,952	\$23,101	\$14,944	\$16,495	\$19,187	\$31,768	\$21,911	\$17,593	\$26,027	\$28,188	\$21,005	\$19,605
42 Wholesale Trade	42	\$90,347	\$123,984	\$73,119	\$81,964	\$86,990	\$82,328	\$98,913	\$144,769	\$56,903	\$46,662	\$77,037	\$50,363	\$38,367	\$32,866	\$34,692	\$42,432	\$69,245	\$42,957	\$33,781	\$50,522	\$53,177	\$41,800	\$40,205
44-45 Retail trade	44-45	\$30,016	\$67,162	\$45,498	\$49,644	\$58,314	\$45,435	\$28,432	\$61,163	\$33,094	\$28,327	\$49,032	\$23,132	\$30,531	\$22,241	\$22,608	\$23,856	\$24,377	\$27,101	\$23,639	\$34,767	\$33,971	\$27,145	\$23,487
48-49 Transportation & Warehousing	48-49	\$62,289	\$110,481	\$0	\$82,617	\$84,034	\$0	\$0	\$126,649	\$67,303	\$44,712	\$0	\$38,658	\$43,056	\$46,688	\$34,112	\$68,373	\$50,441	\$42,080	\$65,989	\$63,306	\$58,063	\$52,256	
51 Information	51	\$74,866	\$68,547	\$40,793	\$45,069	\$48,425	\$45,582	\$28,308	\$77,771	\$25,818	\$29,692	\$33,367	\$0	\$26,217	\$13,462	\$16,040	\$15,030	\$32,935	\$22,408	\$0	\$30,777	\$32,465	\$21,721	\$19,522
52 Finance & insurance	52	\$69,814	\$76,629	\$44,301	\$49,902	\$60,978	\$57,241	\$34,203	\$53,523	\$43,707	\$40,311	\$43,334	\$23,605	\$32,496	\$27,859	\$17,670	\$28,425	\$37,762	\$23,245	\$23,651	\$47,210	\$27,371	\$30,089	\$33,530
53 Real estate & rental	53	\$47,447	\$54,905	\$46,797	\$49,142	\$55,742	\$53,976	\$30,217	\$81,698	\$20,606	\$35,478	\$38,668	\$20,497	\$23,572	\$21,319	\$22,158	\$23,345	\$33,648	\$26,374	\$25,749	\$33,322	\$29,666	\$28,808	\$24,824
54 Professional- scientific & tech services	54	\$80,224	\$97,676	\$57,120	\$62,966	\$59,566	\$52,873	\$40,338	\$67,581	\$51,216	\$43,867	\$47,137	\$21,934	\$39,221	\$27,700	\$24,094	\$20,259	\$54,475	\$30,711	\$30,168	\$44,410	\$38,389	\$34,874	\$32,058
55 Management of companies	55	\$141,628	\$148,512	\$81,349	\$92,723	\$100,603	\$95,625	\$50,572	\$151,468	\$54,170	\$74,479	\$78,446	\$37,908	\$56,806	\$42,854	\$36,557	\$41,537	\$79,916	\$48,448	\$51,828	\$66,783	\$59,726	\$62,341	\$46,267
56 Administrative & waste services	56	\$40,604	\$86,815	\$55,662	\$66,675	\$66,091	\$52,996	\$41,135	\$72,289	\$37,271	\$48,906	\$57,398	\$27,082	\$27,808	\$24,830	\$26,718	\$26,997	\$38,439	\$30,758	\$27,933	\$37,536	\$39,120	\$28,054	\$28,832
61 Educational services	61	\$42,618	\$74,075	\$46,825	\$48,553	\$55,723	\$48,251	\$43,449	\$93,524	\$43,605	\$38,180	\$49,220	\$28,882	\$30,120	\$23,136	\$25,750	\$24,634	\$33,898	\$30,213	\$30,289	\$41,633	\$35,092	\$37,970	\$29,635
621 Ambulatory health care services	621	\$41,627	\$63,563	\$38,150	\$42,524	\$46,851	\$54,062	\$31,349	\$90,370	\$31,009	\$31,559	\$63,685	\$21,239	\$23,777	\$19,152	\$18,388	\$23,669	\$38,112	\$23,234	\$20,204	\$41,951	\$29,899	\$25,488	\$27,370
622 Hospitals	622	\$74,073	\$127,115	\$70,626	\$78,968	\$77,810	\$83,604	\$60,080	\$155,057	\$81,774	\$60,962	\$83,997	\$36,306	\$42,069	\$34,464	\$32,928	\$38,502	\$37,502	\$41,204	\$0	\$60,829	\$54,964	\$43,680	\$37,564
623 Nursing and residential care facilities	623	\$39,862	\$85,375	\$56,824	\$62,465	\$0	\$70,051	\$41,152	\$0	\$41,190	\$59,680	\$61,226	\$30,434	\$33,885	\$29,860	\$28,749	\$32,742	\$56,231	\$38,216	\$32,050	\$45,414	\$42,055	\$27,331	\$31,071
624 Social assistance	624	\$29,622	\$67,123	\$51,931	\$57,430	\$57,918	\$77,029	\$41,541	\$59,387	\$30,083	\$47,939	\$62,993	\$27,731	\$32,564	\$28,758	\$26,656	\$26,972	\$31,053	\$35,939	\$30,493	\$45,576	\$37,860	\$26,986	\$29,190
71 Arts- entertainment & recreation	71	\$44,384	\$83,636	\$56,612	\$61,891	\$87,176	\$61,054	\$40,388	\$163,197	\$44,224	\$58,285	\$56,626	\$57,260	\$29,768	\$29,700	\$31,141	\$32,976	\$30,625	\$32,622	\$36,824	\$52,261	\$40,051	\$39,858	\$34,041
721 Accommodation	721	\$27,383	\$53,439	\$39,741	\$44,581	\$57,514	\$27,409	\$30,058	\$0	\$29,148	\$35,740	\$30,829	\$26,095	\$24,512	\$22,135	\$20,054	\$22,551	\$29,357	\$21,750	\$29,683	\$34,773	\$27,247	\$20,089	\$20,570
722 Food services and drinking places	722	\$21,396	\$56,503	\$41,633	\$45,846	\$0	\$28,997	\$0	\$0	\$27,389	\$32,982	\$52,434	\$27,704	\$27,486	\$25,458	\$26,058	\$36,552	\$23,092	\$33,066	\$0	\$51,693	\$30,256	\$27,768	\$22,657
811 Repair and maintenance	811	\$46,837	\$82,352	\$56,773	\$53,539	\$70,212	\$69,232	\$0	\$0	\$50,289	\$50,074	\$0	\$0	\$29,675	\$26,678	\$25,131	\$44,272	\$34,728	\$0	\$48,612	\$43,134	\$42,623	\$28,079	
812 Personal and laundry services	812	\$21,594	\$50,053	\$35,070	\$50,793	\$0	\$0	\$26,676	\$0	\$39,794	\$28,935	\$49,988	\$27,626	\$25,511	\$21,522	\$19,997	\$21,774	\$20,473	\$19,805	\$26,721	\$38,195	\$27,235	\$18,487	\$22,999
813 Membership associations and organizations	813	\$43,529	\$80,576	\$51,971	\$56,494	\$75,694	\$50,900	\$35,354	\$80,337	\$31,813	\$48,420	\$50,035	\$22,666	\$24,389	\$22,329	\$25,013	\$24,661	\$36,075	\$31,890	\$29,727	\$37,854	\$31,986	\$40,474	\$27,847
91-99 Government & non NAICs	92	\$58,086	\$78,599	\$59,508	\$65,237	\$67,040	\$56,752	\$43,027	\$73,903	\$41,741	\$50,589	\$69,992	\$30,604	\$47,792	\$28,722	\$29,139	\$26,939	\$34,510	\$35,214	\$35,916	\$40,815	\$44,459	\$45,284	\$41,253

Source: Economic & Planning Systems

Appendix Table C-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	\$41,862	\$93,046	\$68,947	\$85,310	\$73,460	\$59,319	\$0	\$0	\$38,473	\$0	\$141,720	\$0	\$31,720	\$0	\$34,744	\$34,838	\$70,117	\$37,591	\$36,845	\$50,240	\$43,953	\$35,944	\$42,884
21 Mining	21	\$109,477	\$126,792	\$82,652	\$98,267	\$99,100	\$81,778	\$0	\$136,324	\$0	\$86,015	\$0	\$39,906	\$32,500	\$38,902	\$0	\$89,169	\$46,565	\$0	\$54,775	\$59,921	\$57,528	\$50,013	
22 Utilities	22	\$107,815	\$141,460	\$92,198	\$97,286	\$97,285	\$96,897	\$0	\$147,654	\$0	\$90,677	\$0	\$63,726	\$0	\$49,365	\$0	\$83,326	\$58,566	\$44,690	\$76,287	\$85,193	\$81,450	\$65,803	
23 Construction	23	\$52,131	\$81,025	\$57,744	\$57,492	\$56,576	\$56,412	\$36,868	\$104,466	\$0	\$44,509	\$0	\$31,696	\$24,618	\$27,908	\$27,339	\$51,749	\$32,512	\$29,741	\$40,206	\$41,227	\$39,670	\$36,750	
31-33 Manufacturing	31-33	\$37,085	\$62,235	\$37,665	\$45,503	\$42,566	\$34,868	\$22,311	\$80,710	\$32,687	\$26,262	\$38,684	\$19,952	\$23,101	\$14,944	\$16,495	\$19,187	\$31,768	\$21,911	\$17,593	\$26,027	\$28,188	\$21,005	\$19,605
42 Wholesale Trade	42	\$90,347	\$123,984	\$73,119	\$81,964	\$86,990	\$82,328	\$98,913	\$144,769	\$56,903	\$46,662	\$77,037	\$50,363	\$38,367	\$32,866	\$34,692	\$42,432	\$69,245	\$42,957	\$33,781	\$50,522	\$53,177	\$41,800	\$40,205
44-45 Retail trade	44-45	\$30,016	\$67,162	\$45,498	\$49,644	\$58,314	\$45,435	\$28,432	\$61,163	\$33,094	\$28,327	\$49,032	\$23,132	\$30,531	\$22,241	\$22,608	\$23,856	\$24,377	\$27,101	\$23,639	\$34,767	\$33,971	\$27,145	\$23,487
48-49 Transportation & Warehousing	48-49	\$62,289	\$105,256	\$0	\$78,710	\$80,060	\$0	\$0	\$120,660	\$64,120	\$42,598	\$0	\$36,830	\$41,020	\$44,480	\$32,499	\$65,140	\$48,056	\$40,090	\$62,868	\$60,312	\$55,318	\$49,784	
51 Information	51	\$74,866	\$68,547	\$40,793	\$45,069	\$48,425	\$45,582	\$28,308	\$77,771	\$25,818	\$29,692	\$33,367	\$0	\$26,217	\$13,462	\$16,040	\$15,030	\$32,935	\$22,408	\$0	\$30,777	\$32,465	\$21,721	\$19,522
52 Finance & insurance	52	\$69,814	\$76,629	\$44,301	\$49,902	\$60,978	\$57,241	\$34,203	\$53,523	\$43,707	\$40,311	\$43,334	\$23,605	\$32,496	\$27,859	\$17,670	\$28,425	\$37,762	\$23,245	\$23,651	\$47,210	\$27,371	\$30,089	\$33,530
53 Real estate & rental	53	\$47,447	\$54,905	\$46,797	\$49,142	\$55,742	\$53,976	\$30,217	\$81,698	\$20,606	\$35,478	\$38,668	\$20,497	\$23,572	\$21,319	\$22,158	\$23,345	\$33,648	\$26,374	\$25,749	\$33,322	\$29,666	\$28,808	\$24,824
54 Professional- scientific & tech services	54	\$80,224	\$97,676	\$57,120	\$62,966	\$59,566	\$52,873	\$40,338	\$67,581	\$51,216	\$43,867	\$47,137	\$21,934	\$39,221	\$27,700	\$24,094	\$20,259	\$54,475	\$30,711	\$30,168	\$44,410	\$38,389	\$34,874	\$32,058
55 Management of companies	55	\$141,628	\$148,512	\$81,349	\$92,723	\$100,603	\$95,625	\$50,572	\$151,468	\$54,170	\$74,479	\$78,446	\$37,908	\$56,806	\$42,854	\$36,557	\$41,537	\$79,916	\$48,448	\$51,828	\$66,783	\$59,726	\$62,341	\$46,267
56 Administrative & waste services	56	\$40,604	\$86,815	\$55,662	\$66,675	\$66,091	\$52,996	\$41,135	\$72,289	\$37,271	\$48,906	\$57,398	\$27,082	\$27,808	\$24,830	\$26,718	\$26,997	\$38,439	\$30,758	\$27,933	\$37,536	\$39,120	\$28,054	\$28,832
61 Educational services	61	\$42,618	\$74,075	\$46,825	\$48,553	\$55,723	\$48,251	\$43,449	\$93,524	\$43,605	\$38,180	\$49,220	\$28,882	\$30,120	\$23,136	\$25,750	\$24,634	\$33,898	\$30,213	\$30,289	\$41,633	\$35,092	\$37,970	\$29,635
62 Health & social services	62	\$48,968	\$82,731	\$51,728	\$61,535	\$63,196	\$70,768	\$38,893	\$89,909	\$28,779	\$44,679	\$75,665	\$26,860	\$32,453	\$25,656	\$25,395	\$24,567	\$37,192	\$32,525	\$26,213	\$45,908	\$38,813	\$28,949	\$29,017
71 Arts- entertainment & recreation	71	\$44,384	\$83,636	\$56,612	\$61,891	\$87,176	\$61,054	\$40,388	\$163,197	\$44,224	\$58,285	\$56,626	\$57,260	\$29,768	\$29,700	\$31,141	\$32,976	\$30,625	\$32,622	\$36,824	\$52,261	\$40,051	\$39,858	\$34,041
72 Accommodation & food services	72	\$23,039	\$59,923	\$45,213	\$53,826	\$73,495	\$31,332	\$46,660	\$0	\$35,978	\$40,510	\$50,563	\$33,063	\$30,008	\$25,445	\$25,608	\$28,571	\$24,913	\$28,630	\$35,445	\$45,298	\$33,899	\$26,767	\$22,864
81 Other services	81	\$37,513	\$77,184	\$52,737	\$56,629	\$63,406	\$52,400	\$36,461	\$83,599	\$32,996	\$48,885	\$55,479	\$33,140	\$25,572	\$23,107	\$25,575	\$27,301	\$33,507	\$30,412	\$30,617	\$41,971	\$38,271	\$30,167	\$26,170
91-99 Government & non NAICS	92	\$58,086	\$78,599	\$59,508	\$65,237	\$67,040	\$56,752	\$43,027	\$73,903	\$41,741	\$50,589	\$69,992	\$30,604	\$47,792	\$28,722	\$29,139	\$26,939	\$34,510	\$35,214	\$35,916	\$40,815	\$44,459	\$45,284	\$41,253

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

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

Commercial																								
			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
	Earners per Household	Average Wage																						
11 Ag, Forestry, Fish & Hunting	1.71	\$41,862	\$159,269	\$118,018	\$146,027	\$125,743	\$101,537	\$0	\$0	\$65,856	\$0	\$242,586	\$0	\$54,296	\$0	\$59,473	\$59,634	\$120,021	\$64,345	\$63,069	\$85,997	\$75,235	\$61,527	\$73,405
21 Mining	1.71	\$109,477	\$217,034	\$141,477	\$168,206	\$169,632	\$139,981	\$0	\$233,349	\$0	\$147,234	\$0	\$0	\$68,307	\$55,631	\$66,589	\$0	\$152,633	\$79,706	\$0	\$93,761	\$102,568	\$98,472	\$85,609
22 Utilities	1.71	\$107,815	\$242,142	\$157,818	\$166,527	\$166,525	\$165,862	\$0	\$252,744	\$0	\$155,214	\$0	\$0	\$109,082	\$0	\$84,500	\$0	\$142,631	\$100,249	\$76,497	\$130,583	\$145,828	\$139,420	\$112,636
23 Construction	1.71	\$52,131	\$138,693	\$98,843	\$98,411	\$96,843	\$96,563	\$63,108	\$178,816	\$0	\$76,188	\$0	\$0	\$54,255	\$42,139	\$47,771	\$46,797	\$88,581	\$55,651	\$50,908	\$68,822	\$70,570	\$67,904	\$62,907
31-33 Manufacturing	1.71	\$37,085	\$106,529	\$64,472	\$77,889	\$72,861	\$59,684	\$38,190	\$138,154	\$55,952	\$44,953	\$66,217	\$34,152	\$39,543	\$25,581	\$28,235	\$32,842	\$54,378	\$37,506	\$30,114	\$44,552	\$48,250	\$35,955	\$33,559
42 Wholesale Trade	1.71	\$90,347	\$212,227	\$125,160	\$140,300	\$148,902	\$140,923	\$169,313	\$247,805	\$97,403	\$79,872	\$131,867	\$86,208	\$65,674	\$56,257	\$59,383	\$72,631	\$118,528	\$73,531	\$57,824	\$86,480	\$91,025	\$71,550	\$68,819
44-45 Retail trade	1.71	\$30,016	\$114,962	\$77,880	\$84,977	\$99,818	\$77,773	\$48,667	\$104,694	\$56,648	\$48,488	\$83,929	\$39,596	\$52,261	\$38,071	\$38,699	\$40,835	\$41,727	\$46,389	\$40,464	\$59,512	\$58,149	\$46,465	\$40,203
48-49 Transportation & Warehousing	1.71	\$62,289	\$189,114	\$0	\$141,418	\$143,843	\$0	\$0	\$216,789	\$115,204	\$76,535	\$0	\$0	\$66,172	\$73,700	\$79,917	\$58,391	\$117,036	\$86,341	\$72,029	\$112,955	\$108,362	\$99,389	\$89,447
51 Information	1.71	\$74,866	\$117,335	\$69,826	\$77,147	\$82,890	\$78,024	\$48,456	\$133,123	\$44,193	\$50,825	\$57,115	\$0	\$44,877	\$23,043	\$27,456	\$25,727	\$56,376	\$38,356	\$0	\$52,682	\$55,572	\$37,181	\$33,417
52 Finance & insurance	1.71	\$69,814	\$131,168	\$75,831	\$85,419	\$104,377	\$97,981	\$58,547	\$91,616	\$74,814	\$69,001	\$74,176	\$40,405	\$55,625	\$47,687	\$30,246	\$48,656	\$64,638	\$39,789	\$40,483	\$80,810	\$46,852	\$51,505	\$57,394
53 Real estate & rental	1.71	\$47,447	\$93,983	\$80,103	\$84,117	\$95,416	\$92,392	\$51,723	\$139,844	\$35,271	\$60,729	\$66,188	\$35,086	\$40,349	\$36,493	\$37,928	\$39,960	\$57,596	\$45,146	\$44,075	\$57,038	\$50,780	\$49,312	\$42,493
54 Professional- scientific & tech services	1.71	\$80,224	\$167,195	\$97,774	\$107,781	\$101,961	\$90,504	\$69,048	\$115,680	\$87,669	\$75,089	\$80,686	\$37,545	\$67,136	\$47,415	\$41,242	\$34,678	\$93,247	\$52,569	\$51,639	\$76,018	\$65,712	\$59,695	\$54,874
55 Management of companies	1.71	\$141,628	\$254,213	\$139,247	\$158,717	\$172,204	\$163,684	\$86,565	\$259,273	\$92,724	\$127,488	\$134,278	\$64,888	\$97,237	\$73,354	\$62,575	\$71,100	\$136,794	\$82,930	\$88,715	\$114,314	\$102,234	\$106,710	\$79,197
56 Administrative & waste services	1.71	\$40,604	\$148,603	\$95,278	\$114,130	\$113,129	\$90,715	\$70,412	\$123,739	\$63,798	\$83,713	\$98,249	\$46,357	\$47,599	\$42,502	\$45,735	\$46,212	\$65,797	\$52,648	\$47,813	\$64,252	\$66,963	\$48,020	\$49,352
61 Educational services	1.71	\$42,618	\$126,797	\$80,152	\$83,109	\$95,382	\$82,593	\$74,374	\$160,087	\$74,639	\$65,353	\$84,251	\$49,439	\$51,557	\$39,603	\$44,076	\$42,166	\$58,024	\$51,717	\$51,846	\$71,264	\$60,067	\$64,993	\$50,728
621 Ambulatory health care services	1.71	\$41,627	\$108,803	\$65,303	\$72,789	\$80,196	\$92,539	\$53,661	\$154,688	\$53,079	\$54,021	\$109,012	\$36,355	\$40,699	\$32,783	\$31,475	\$40,515	\$65,237	\$39,770	\$34,584	\$71,809	\$51,179	\$43,629	\$46,849
622 Hospitals	1.71	\$74,073	\$217,585	\$120,892	\$135,172	\$133,189	\$143,107	\$102,840	\$265,415	\$139,974	\$104,350	\$143,779	\$62,146	\$72,011	\$58,993	\$56,363	\$65,905	\$64,193	\$70,529	\$0	\$104,123	\$94,083	\$74,768	\$64,300
623 Nursing and residential care facilities	1.71	\$39,862	\$146,139	\$97,266	\$106,924	\$0	\$119,909	\$70,442	\$0	\$70,506	\$102,155	\$104,802	\$52,095	\$58,001	\$51,112	\$49,211	\$56,045	\$96,253	\$65,415	\$54,861	\$77,737	\$71,986	\$46,783	\$53,184
624 Social assistance	1.71	\$29,622	\$114,896	\$88,892	\$98,304	\$99,140	\$131,853	\$71,107	\$101,654	\$51,493	\$82,059	\$107,827	\$47,467	\$55,741	\$49,225	\$45,628	\$46,168	\$53,155	\$61,518	\$52,196	\$78,013	\$64,805	\$46,193	\$49,966
71 Arts- entertainment & recreation	1.71	\$44,384	\$143,162	\$96,905	\$105,940	\$149,221	\$104,508	\$69,133	\$279,349	\$75,700	\$99,769	\$96,928	\$98,013	\$50,955	\$50,839	\$53,304	\$56,447	\$52,422	\$55,841	\$63,033	\$89,456	\$68,557	\$68,226	\$58,268
721 Accommodation	1.71	\$27,383	\$91,473	\$68,026	\$76,311	\$98,447	\$46,917	\$51,451	\$0	\$49,894	\$61,177	\$52,771	\$44,667	\$41,957	\$37,890	\$34,327	\$38,602	\$50,251	\$37,231	\$50,809	\$59,522	\$46,640	\$34,387	\$35,210
722 Food services and drinking places	1.71	\$21,396	\$96,718	\$71,264	\$78,477	\$0	\$49,635	\$0	\$0	\$46,883	\$56,456	\$89,753	\$47,421	\$47,048	\$43,577	\$44,605	\$62,567	\$39,527	\$56,599	\$0	\$88,484	\$51,790	\$47,532	\$38,783
811 Repair and maintenance	1.71	\$46,837	\$140,964	\$97,180	\$91,645	\$120,183	\$118,506	\$0	\$0	\$86,082	\$85,713	\$0	\$0	\$50,796	\$45,665	\$43,018	\$75,782	\$59,445	\$0	\$83,211	\$73,833	\$72,960	\$48,063	
812 Personal and laundry services	1.71	\$21,594	\$85,677	\$60,030	\$86,944	\$0	\$0	\$45,662	\$0	\$68,117	\$49,529	\$85,565	\$47,289	\$43,668	\$36,840	\$34,230	\$37,272	\$35,044	\$33,901	\$45,739	\$65,379	\$46,619	\$31,644	\$39,368
813 Membership associations and organizations	1.71	\$43,529	\$137,924	\$88,961	\$96,703	\$129,568	\$87,126	\$60,517	\$137,516	\$54,455	\$82,882	\$85,645	\$38,798	\$41,747	\$38,220	\$42,815	\$42,212	\$61,751	\$54,588	\$50,884	\$64,796	\$54,752	\$69,280	\$47,667
91-99 Government & non NAICs	1.71	\$58,086	\$134,540	\$101,862	\$111,668	\$114,754	\$97,143	\$73,651	\$126,501	\$71,450	\$86,594	\$119,806	\$52,386	\$81,807	\$49,164	\$49,878	\$46,112	\$59,072	\$60,276	\$61,478	\$69,865	\$76,101	\$77,513	\$70,613

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

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

Residential																									
Industry			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	
	Earners per Household	Average Wage																							
11 Ag, Forestry, Fish & Hunting	1.71	\$41,862	\$159,269	\$118,018	\$146,027	\$125,743	\$101,537	\$0	\$0	\$65,856	\$0	\$242,586	\$0	\$54,296	\$0	\$59,473	\$59,634	\$120,021	\$64,345	\$63,069	\$85,997	\$75,235	\$61,527	\$73,405	
21 Mining	1.71	\$109,477	\$217,034	\$141,477	\$168,206	\$169,632	\$139,981	\$0	\$233,349	\$0	\$147,234	\$0	\$68,307	\$55,631	\$66,589	\$0	\$152,633	\$79,706	\$0	\$93,761	\$102,568	\$98,472	\$85,609		
22 Utilities	1.71	\$107,815	\$242,142	\$157,818	\$166,527	\$166,525	\$165,862	\$0	\$252,744	\$0	\$155,214	\$0	\$0	\$109,082	\$0	\$84,500	\$0	\$142,631	\$100,249	\$76,497	\$130,583	\$145,828	\$139,420	\$112,636	
23 Construction	1.71	\$52,131	\$138,693	\$98,843	\$98,411	\$96,843	\$96,563	\$63,108	\$178,816	\$0	\$76,188	\$0	\$54,255	\$42,139	\$47,771	\$46,797	\$88,581	\$55,651	\$50,908	\$68,822	\$70,570	\$67,904	\$62,907		
31-33 Manufacturing	1.71	\$37,085	\$106,529	\$64,472	\$77,889	\$72,861	\$59,684	\$38,190	\$138,154	\$55,952	\$44,953	\$66,217	\$34,152	\$39,543	\$25,581	\$28,235	\$32,842	\$54,378	\$37,506	\$30,114	\$44,552	\$48,250	\$35,955	\$33,559	
42 Wholesale Trade	1.71	\$90,347	\$212,227	\$125,160	\$140,300	\$148,902	\$140,923	\$169,313	\$247,805	\$97,403	\$79,872	\$131,867	\$86,208	\$65,674	\$56,257	\$59,383	\$72,631	\$118,528	\$73,531	\$57,824	\$86,480	\$91,025	\$71,550	\$68,819	
44-45 Retail trade	1.71	\$30,016	\$114,962	\$77,880	\$84,977	\$99,818	\$77,773	\$48,667	\$104,694	\$56,648	\$48,488	\$83,929	\$39,596	\$52,261	\$38,071	\$38,699	\$40,835	\$41,727	\$46,389	\$40,464	\$59,512	\$58,149	\$46,465	\$40,203	
48-49 Transportation & Warehousing	1.71	\$62,289	\$180,170	\$0	\$134,730	\$137,041	\$0	\$0	\$206,537	\$109,756	\$72,915	\$0	\$0	\$63,043	\$70,215	\$76,138	\$55,629	\$111,502	\$82,258	\$68,623	\$107,613	\$103,238	\$94,689	\$85,217	
51 Information	1.71	\$74,866	\$117,335	\$69,826	\$77,147	\$82,890	\$78,024	\$48,456	\$133,123	\$44,193	\$50,825	\$57,115	\$0	\$44,877	\$23,043	\$27,456	\$25,727	\$56,376	\$38,356	\$0	\$52,682	\$55,572	\$37,181	\$33,417	
52 Finance & insurance	1.71	\$69,814	\$131,168	\$75,831	\$85,419	\$104,377	\$97,981	\$58,547	\$91,616	\$74,814	\$69,001	\$74,176	\$40,405	\$55,625	\$47,687	\$30,246	\$48,656	\$64,638	\$39,789	\$40,483	\$80,810	\$46,852	\$51,505	\$57,394	
53 Real estate & rental	1.71	\$47,447	\$93,983	\$80,103	\$84,117	\$95,416	\$92,392	\$51,723	\$139,844	\$35,271	\$60,729	\$66,188	\$35,086	\$40,349	\$36,493	\$37,928	\$39,960	\$57,596	\$45,146	\$44,075	\$57,038	\$50,780	\$49,312	\$42,493	
54 Professional- scientific & tech services	1.71	\$80,224	\$167,195	\$97,774	\$107,781	\$101,961	\$90,504	\$69,048	\$115,680	\$87,669	\$75,089	\$80,686	\$37,545	\$67,136	\$47,415	\$41,242	\$34,678	\$93,247	\$52,569	\$51,639	\$76,018	\$65,712	\$59,695	\$54,874	
55 Management of companies	1.71	\$141,628	\$254,213	\$139,247	\$158,717	\$172,204	\$163,684	\$86,565	\$259,273	\$92,724	\$127,488	\$134,278	\$64,888	\$97,237	\$73,354	\$62,575	\$71,100	\$136,794	\$82,930	\$88,715	\$114,314	\$102,234	\$106,710	\$79,197	
56 Administrative & waste services	1.71	\$40,604	\$148,603	\$95,278	\$114,130	\$113,129	\$90,715	\$70,412	\$123,739	\$63,798	\$83,713	\$98,249	\$46,357	\$47,599	\$42,502	\$45,735	\$46,212	\$65,797	\$52,648	\$47,813	\$64,252	\$66,963	\$48,020	\$49,352	
61 Educational services	1.71	\$42,618	\$126,797	\$80,152	\$83,109	\$95,382	\$82,593	\$74,374	\$160,087	\$74,639	\$65,353	\$84,251	\$49,439	\$51,557	\$39,603	\$44,076	\$42,166	\$58,024	\$51,717	\$51,846	\$71,264	\$60,067	\$64,993	\$50,728	
62 Health & social services	1.71	\$48,968	\$141,612	\$88,544	\$105,331	\$108,175	\$121,135	\$66,573	\$153,900	\$49,261	\$76,479	\$129,518	\$45,977	\$55,550	\$43,917	\$43,470	\$42,052	\$63,662	\$55,674	\$44,870	\$78,581	\$66,437	\$49,552	\$49,670	
71 Arts- entertainment & recreation	1.71	\$44,384	\$143,162	\$96,905	\$105,940	\$149,221	\$104,508	\$69,133	\$279,349	\$75,700	\$99,769	\$96,928	\$98,013	\$50,955	\$50,839	\$53,304	\$56,447	\$52,422	\$55,841	\$63,033	\$89,456	\$68,557	\$68,226	\$58,268	
72 Accommodation & food services	1.71	\$23,039	\$102,572	\$77,393	\$92,135	\$125,804	\$53,631	\$79,868	\$0	\$61,584	\$69,342	\$86,551	\$56,594	\$51,365	\$43,554	\$43,834	\$48,906	\$42,645	\$49,007	\$60,671	\$77,538	\$58,025	\$45,818	\$39,137	
81 Other services	1.71	\$37,513	\$132,117	\$90,271	\$96,933	\$108,534	\$89,695	\$62,412	\$143,099	\$56,479	\$83,678	\$94,965	\$56,726	\$43,772	\$39,553	\$43,777	\$46,731	\$57,355	\$52,057	\$71,843	\$65,509	\$51,638	\$44,796		
91-99 Government & non NAICs	1.71	\$58,086	\$134,540	\$101,862	\$111,668	\$114,754	\$97,143	\$73,651	\$126,501	\$71,450	\$86,594	\$119,806	\$52,386	\$81,807	\$49,164	\$49,878	\$46,112	\$59,072	\$60,276	\$61,478	\$69,865	\$76,101	\$77,513	\$70,613	

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