
M3-Eagle Development

Demographic Forecast

Economic & Fiscal Impact Analysis

With Appendices A - E, J

October 2008

Updated with 7,153 Housing Units

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M3-Eagle Development

Economic Impact Analysis & Demographic Forecast

Significant Findings

- The M3-Eagle Development of residential ^{occupied} housing and commercial development is slated to be constructed over a 20 year period. At full build-out of the M3-Eagle Project it is anticipated that nearly 7,153 residential housing units (plus 500 lodging units associated with the commercial development of the project) will have been constructed along with a village center with ample commercial business opportunities that may not only serve the residents of the M3-Eagle Development but also provide services to other existing and future residences that are likely to be nearby.
- It is projected that, at full build-out the M3-Eagle Development will be home to nearly 17,455 persons residing in 7,010 occupied housing units. (While 7,153 residential housing units are slated to be constructed in the M3-Eagle Development, this study anticipates that at any one time nearly 2.0 percent of those housing units, nearly 143 units at full build-out, will be vacant for one reason or another.)
- At full build-out of the M3-Eagle Development it is projected that nearly 81.0 percent of the households within the community will be family households, a characteristic that is similar to the currently existing demographics of the population in the City of Eagle. Furthermore, if the demographics of the future populations residing in the M3-Eagle Development continue to mirror that in the City of Eagle it would follow, and it is projected in this study, that approximately 70.7 percent of the family households with the M3-Eagle Development will be married-couple families.
- In 20 years, it is projected that the M3-Eagle Development will be home for nearly 4,290 children of school age of which 4,050 will choose to attend the public school system. The remaining 240 school age children residing within the M3-Eagle Development are expected to be either home-schooled or attend private schools. This economic impact analysis predicts that in the first five years of the M3-Eagle Development the number of school age children in the development will average 0.69 per household. By the tenth, fifteenth, and twentieth years of the project the number of school age children per household in M3-Eagle is forecasted to decrease slightly to an average 0.64, 0.63, and 0.62 school age children per household, respectively.
- This economic impact analysis of the M3-Eagle Development projects that single-parent family households will, on average, account for nearly 9.8 percent of the total households in the project (about 679 at full build-out) of which 81.7 percent, about 555 households, would be single-parent households with children under the age of 18.
- The number of non-family households in the M3-Eagle Development is projected to comprise close to 19.5 percent (or nearly 1,367) of the project's projected 7,010 occupied housing units in the twentieth year of the project.
- The M3-Eagle Development is forecasted to yield a significant stream of property tax revenues to those public service providers in the area that have property taxing authority. At the end of the first year it is forecasted that M3-Eagle will yield close to \$1.60 million in local property taxes. This estimate is based upon the sales of residential building lots, the value of the residential improvements (and also

commercial improvements) that are placed on the property tax rolls at the end of the first calendar year of the project and the residential occupancy tax that will be levied on those residences that occupied for only part of a year. (All property tax estimates are expressed in 2006 dollars.)

- By the fifth-year of the M3-Eagle project it is projected that the development will yield nearly \$8.85 million in local property taxes. In the tenth and twentieth years of the project the annual local property tax collections from the M3-Eagle Development are expected to be \$20.44 million and \$36.99 million, respectively.
- At full build-out of the M3-Eagle Development the projected annual property tax revenues paid by properties within M3-Eagle, at 2006 levy rates, would be:
 - o \$9.56 million to Ada County,
 - o \$14.52 million to the Meridian School District,
 - o \$3.20 million to the City of Eagle,
 - o \$4.52 million to the Eagle Fire District,
 - o \$3.57 million to the Ada County Highway District,

Additional, lesser, amounts will be paid to other property taxing authorities in the area.

- At full build-out of M3-Eagle it is projected that there will be 2,455 persons will be employed within the development. Nearly 1,630 persons will be employed in the commercial floor space developed within M3-Eagle, another 344 persons are projected to be employed by the public schools on or near to the M3-Eagle site, and close to 481 residents of the development are projected to choose to work at home.
- While a first glance the proposed M3-Eagle Development appears to be a development project that may be too big for the Boise market area. However, the M3-Eagle is slated to build its nearly 7,153 residential housing units over a 20 year timeframe – an average annual rate of 358 housing units per year over the 20 year life of the project.
- The projected annual average increase in the number of residential housing units to be built at the M3-Eagle Development is unlikely to overwhelm the local housing market. The M3-Eagle Development will add fewer residential housing units into the Ada County residential housing market in one year (an average of 358 units per year) than the historic average over the past 10 years – 2,632 per year.
- The projected net fiscal impacts (projected additional revenues, using 2006 property tax levy rates, with an adjustment made to the levy rate for the Meridian School District to reflect the effects of the Idaho Legislature’s Summer 2006 property tax relief measure) minus the projected additional costs of providing public services) of M3-Eagle are universally positive. In the 20 year period to full build-out of M3-Eagle the projected total net fiscal impact to those public service providers affected by the project would be:
 - o City of Eagle +\$23.20 million
 - o Ada County +\$81.98 million.
 - o Ada County Highway District +\$64.91 million
 - o Ada County Emergency Medical Services +\$3.18 million
 - o Eagle Fire District +\$27.40 million
 - o Meridian Joint School District #2 +\$116.18 million

M3-Eagle Development

A Planned Community

Overview

The M3 Companies has proposed the development of a planned mixed use community in Ada County, Idaho that will be incorporated into the city of Eagle, Idaho.

It is the M3 Companies' vision that the development, thereafter called either the M3-Eagle Development or M3-Eagle, would incorporate the amenities of a planned residential community consisting of nearly 7,153 residences along with the development of nearly 1.2 million square feet of commercial/mixed use space. It is anticipated that the M3-Eagle project would be developed over a period of 20 years.

The M3-Eagle Development is planned as a quality residential environment with local recreational opportunities through the project's anticipated development of parks and open space areas. In addition, the development of on-site commercial / mixed-use buildings will provide opportunities for many M3-Eagle residents to be employed within the project.

The M3-Eagle Development's combination of residential housing, along with commercial businesses serving not only the local needs of the residents of the M3-Eagle, but also the needs of a broader regional market, and recreational opportunities within the community can foster an environment that many have thought could only be in our past, an environment of neighborhood and connection. An environment where one can work close to home, or at home. M3-Eagle will be an environment where many of the necessary convenience items needed at home are as near as the local corner grocery store. An environment where there are many recreational opportunities at the local park or play field that is only a few blocks away.

But M3-Eagle will be much more than that. With nearly 1.19 million square feet of commercial/mixed use floor space planned for the development M3-Eagle can offer an environment where one can truly work within their community. To date M3-Eagle is the only development proposal in the Boise Metro area to incorporate a commercial component that can attract and accommodate a medium to large basic industry employer.

In addition, because of the increased capability of the communications technologies that are available today, the number of persons who are choosing to work at home is increasing rapidly. The M3-Eagle Development, along with the existing public service communications providers' will provide the necessary communications technical infrastructure for those M3-Eagle residents desiring the capability for a work-at-home opportunity, as well as the local environmental amenities that will encourage M3-Eagle residents to stay at home.

Purpose

The M3 Companies are seeking development approvals for the M3-Eagle Development. A necessary condition of those approvals is an examination of the potential economic impact that the project may have on local public service providers. It is the desire of all parties, the developer as well as the public service providers, that there are assurances as to the availability and adequacy of the public services and infrastructure and to avoid adverse impacts on existing public facilities and services. Accordingly, a detailed economic impact

analysis of the M3-Eagle Development was performed. This economic impact analysis provides the developer as well as the City of Eagle and the other public service providers with: 1) Annual projections of the population and the number of households as well as the demographic composition of those households, 2) An evaluation of the annual property tax revenues that the M3-Eagle Development will generate for the City of Eagle, the Meridian School District, and other local public service providers with property taxing authority, and, 3) an estimate of the costs that M3-Eagle Development may impose on public service providers in the form of new or increased operating costs or increased infrastructure needs.

In addition, to the extent possible, this analysis will provide estimates of the additional annual maintenance expenses associated with the new or additional public service infrastructure necessary for the provision of electricity; natural gas; telephone; domestic (potable) water supplies; sanitary sewers; streets and roadways; sidewalks and pathways; open spaces, parks, and landscaping; solid waste disposal; drainage and water quality facilities; local libraries; fire protection services; emergency medical services; police protection; and public schools.

One of the objectives of this analysis is to provide both the developer and the affected public service provider with an unbiased view of the probable property tax revenues that the M3-Eagle Development will generate along with an estimate of the cost of public services as a starting point for any negotiations concerning any "mitigation of negative economic impacts beyond the normally expected incremental impacts of development on affected municipalities and other agencies and/or districts."

Therefore, for each of the public service providers examined in this analysis, under the caption of "mitigation, an estimate is made of any potential negative economic externality that could occur to others outside of the by the provision of public services to the development, and a discussion is provided as to the potential need for mitigation measures to offset those negative externalities.

Lastly, the additional maintenance expenses that may be associated with the provision of additional public service infrastructure within the M3-Eagle Development or directly added as a result of the establishment of the M3-Eagle Development, as well those maintenance costs above a normally expected incremental impact are examined as to the need for possible mitigation measures.

Methodology

This M3 Eagle Development Economic Impact Analysis addresses and examines both the initial capital as well as the ongoing operational impacts upon public services. The specific public service providers which have property taxing authority within the area of the proposed M3-Eagle Development are listed below. This analysis will place particular emphasis on those public service providers that currently have, or would have with annexation into the City of Eagle, property taxing authority and provide services to the area where the M3 Eagle Development will be situated.

Those public service providers are:

- The Ada County Highway District providing public services for the post initial construction maintenance of local streets, roadways, and sidewalks.
- Ada County providing law enforcement services to the unincorporated areas of the county, district court, jail, juvenile detention, and police, fire, and paramedic dispatch services to all of Ada County, and general county government administration.

- Ada County Emergency Medical Service providing EMT and ambulance services to county residents.
- The Eagle and Star Fire Districts
- The City of Eagle
- Meridian Joint School District #2
- Ada County Weed and Pest Extermination, and the
- Mosquito Abatement District

In addition, there are other aspects of public services that are quite often of concern to the development authority that are not fully examined or fully discussed within this analysis. In the case of the M3–Eagle Development these could be:

- The provision of public parks and recreation infrastructure and the impact of the development of M3–Eagle on parks, trails, and recreation opportunities external to the M3–Eagle Development as well as the availability and public access to parks, open space, pathways, trails, and landscaping within the M3–Eagle community.
- The potential impact on Ada County's solid waste disposal site at the Hidden Hollow Landfill, and the cost of providing solid waste pick-up, transportation, and disposal service to M3–Eagle.
- The availability and adequacy of central (potable) water systems and sanitary sewer systems for the M3–Eagle Development.
- The potential impact of the M3–Eagle Development on local irrigation water districts and the availability of non-potable irrigation (NPI) water sources to the residents and businesses within the M3–Eagle.
- The impact that M3–Eagle may have on local air & water quality programs.
- The impact that the M3–Eagle Development may have upon the regulated public utilities that will service the residents and businesses within M3–Eagle. These would include services provided by the local electric (Idaho Power Company), natural gas (Intermountain Gas Company), and telephone / communications (Qwest) utilities.

As often is the case with many greenfield planned communities or developments, such as the proposed M3–Eagle Development, they will be served initially by public infrastructure which is financed and constructed by the developer. Only after the developer has provided for the project's initial public infrastructure (roadways, potable water systems, sanitary sewer systems and treatment, and the public utility infrastructure associated with the provision of electricity, natural gas, and telecommunications services) which are so necessary for the successful completion of the project, is the ownership of that public infrastructure ceded to the applicable public service provider. Sometimes, these transitions from developer owned infrastructure to ownership by the local public service provider is done in phases as the development is completed. Nevertheless, it is typically the case that the local public service provider will not incur the initial costs associated with the provision of this public infrastructure and will only experience an increase in its maintenance and repair expenditures after it has obtained ownership.

However, when an addition to capital facilities is indicated, or if the analysis indicates that an incremental increase in a public service provider's operating costs is indicated this

analysis will, when appropriate, identify a cost equivalent to the M3–Eagle Development's share of that cost, where appropriate. For example, if a new elementary school is indicated for the area, that new school would be built with the capacity to serve 600 students. If the M3–Eagle Development only contributed an estimated 200 elementary school students to that school, this analysis would only allocate one-third of those new public service costs to the M3–Eagle project.

In this analysis the estimates of the additional, and ongoing, expenditures that may be incurred by the affected public service provider are estimated by applying cost factors developed from public information sources, from reports filed by those public service entities, or by interviews with knowledgeable officials within those public service entities. Those potential information sources may include: the aforementioned interviews with representatives of the public service provider, annual reports, budgets, or other information supplied to federal or state agencies by the public service provider that is subsequently available in other reporting venues. The cost factors determined in this process are then applied to those variables within the M3–Eagle Development that would be cost determinants for that public service provider. For example: the additional street and roadway maintenance expenses that would be born by the Ada County Highway District would be a function of the number of miles streets or roadways within M3–Eagle.

Forecasts of revenues payable to the public service provider are also developed in this analysis. The major source of revenues for these entities is the property tax. The future property tax revenues generated by the residential and commercial property in the project are estimated by using the developer's estimates of the market price range of each of the different home types proposed for the project and a projection of the number and types of homes to be completed in each year of the anticipated twenty year development timeframe of the project. The forecast of future property tax revenues is discussed in greater detail in a section below.

Time Periods Used in the Population Forecasts and Economic Impact Analysis

The time periods expressed in this analysis represent static "snapshots" of the M3–Eagle Development at a point in time. These point-in-time "snapshots" do not correspond to a particular point or date on a calendar. Rather they are representations of a state of the project at year-end in each year of the anticipated twenty year development timeframe.

As is always the case with a project of this size the initial construction at the M3–Eagle site would not get underway immediately. For example, if the necessary approvals were obtained that granted M3 the right to proceed with the M3–Eagle Development, there would still be a period of time in which bids are solicited, responded to by construction companies, and finally chosen by M3 for the project's initial site preparation work. Additional bids would be solicited, responded to, and chosen for various parts of the project's infrastructure or for other phases of the development.

The uncertainty of the timeframe in which M3 Companies would receive approvals for the project as well as the uncertainty associated with the project's site preparation and the provision of the project's infrastructure makes basing this analysis on estimates of property tax revenues that may be obtained in a particular calendar year impractical.

Therefore this analysis assumes that a period of site preparation and access improvements and infrastructure construction occurs. Thereafter, the construction and sales of new residences would commence. And, after a short period of time for home construction the M3–Eagle Development would see its first move-in of new residents. It is at that point that this analysis assumes the starting of the clock which measures the changes in M3–Eagle's population and the number of households, the projected changes in property tax revenues, and the costs of providing public services to M3–Eagle residents. In this analysis that "Year

1" point in time is one year after the first resident moves into the M3–Eagle – it is not a particular calendar year.

However, because the value of property at year-end is what is certified into the county property tax rolls for the following fiscal year, this analysis presents the value of residential and commercial property at year-end. The population and household estimates as well as the projected demographics of the population are all meant to be year-end figures.

In this case forecasting population in the development so that figures correspond to a "snapshot" of the development in a particular calendar year can be too inflexible, and is subjected to possible delays that may occur as the initial stages of the project are developed. This methodology allows a high degree of forecast flexibility while allowing the forecast to maintain its relevance if there are changes in the development time schedule.

All estimated property values in this analysis are expressed in 2006 dollars. There were no assumptions made as to the growth in future residential and commercial property values within the M3–Eagle Development. In addition, it is assumed that every single family residence and two-thirds of the multi-family residences in the M3 – Eagle development will be the primary residence of its owner/occupant and therefore be eligible for the \$75,000 residential property tax exemption. Further, this analysis maintains the value of the commercial property proposed for M3–Eagle at its original construction cost throughout the 20-year period of the analysis.

All of the assumptions mentioned above are conservative and will tend to reduce the projected property taxes that will be forthcoming to those affected property taxing authorities from the M3–Eagle Development.

Population & Demographic Forecasts

The projected future population and households that will reside within M3-Eagle Development are not likely to raise the overall population of Ada County. The M3-Eagle represents an alternative choice for housing and environment for the many people who will in the future either decide to reside or to stay within Ada County.

One could view the addition of planned communities in the Boise MSA (such as Harris Ranch, Avimor, and those proposed at Black's Creek southeast of Boise) as not a sufficient reason for either raising or lowering long-term expectations of the future population and household growth in the area.

The future population within the residences of M3–Eagle would have made a choice to reside in the area and in all likelihood would have made the same choice about living in the Boise MSA if the housing opportunities that the M3–Eagle Development will provide were not available.

The growth of the population in the region is, arguably, the most significant factor driving the demand for growth in public services. However, the composition of the population can have a significant impact on the degree and type of public services that the public demands. For example: a relatively younger population will be less likely, than an older population, to demand increased levels of funding for medical care and emergency medical services. On the other hand, a relatively older population may have little enthusiasm for increases in funding for public education, whereas the younger population, with a higher likelihood of having school age children would.

In other words, the composition of the population is important for determining economic impacts, and especially the economic impacts on many public service providers.

Therefore, the population and household demographic projections performed for M3-Eagle Development were carefully prepared so as to accurately reflect the anticipated future composition of this proposed community.

This analysis used population, household, and demographic parameters from the 2000 Census of the local population in order to capture the demographic composition of the population that may be likely to reside with the M3-Eagle Development.

However, one should match the characteristics that the proposed community will possess with communities or neighborhoods with similar attributes in the local area. Some of the important characteristics that are envisioned for M3-Eagle Development and that are important for drawing comparisons to the demographics of other areas locally are the types of homes in the community and the number of homes of each type, and the projected selling price of each type of new home in the development, and the number of multi-family homes in the development.

While it is known that marketing efforts directed to target a certain demographic may change the future composition of the population in the development they may not capture that market segment. The fundamental truth may be that the underlying characteristics of the population from which the community's new residents are to be drawn will be the determining factor which represents the basis of its future demographic composition.

The homes proposed within M3-Eagle vary in size, amenities, and price. The M3-Eagle Development envisions that there would be, at full build-out of the project, nearly 4,657 residences that would typically be classified as "single family detached" homes. These are the traditional one-residential-building-is-equal-to-one-household home and would account for 65.1 percent of the nearly 7,153 residences that are anticipated to be built over the twenty year build-out of the project.

In contrast, statistics from the 2000 U.S. Census reveal that, on average, "single-family detached" homes represented 67.5 percent of the total housing stock in Ada County. The proposed housing mix for the M-3 Eagle Development is more akin to the 2000 Census figures found for the City of Eagle where the "single-family detached" residences accounted for nearly 74.4 percent of the total housing stock. Multi-family housing units within the proposed M-3 Eagle Development are slated to account for the remaining 24.3 percent of the development's housing stock. This figure is greater than the 2000 Census findings for the City of Eagle where 14.2 percent of the total housing stock consisted of multi-family housing units. However, as proposed, the mix of single-family versus multi-family housing units within the M3-Eagle Development is close to the single-family (76.0 percent) versus multi-family (24.0 percent) housing mix found in the 2000 Census figures for the Boise MSA (Ada and Canyon Counties). Within just Ada County the 2000 Census figures indicate that the mix of single-family versus multi-family housing was only slightly different with shares of 74.0 percent versus 26.0 percent, respectively.

The greater proportion of multi-family homes planned for the development, and the different demographic profile found in multi-family housing populations dictates that a projection of future population and demographic profile of M3-Eagle Development can not be strictly constructed from statistics that are reflective of the population and demographic composition that was found for the City of Eagle at the 2000 Census.

However, Idaho Economics expects that with the exception of a differing mix of single-family versus multi-family housing the population and demographic characteristics of the populations that are living in the City of Eagle will approximately reflect the population and demographic characteristics of those that will choose the M3-Eagle Development as a future place of residence. That being said, it is also true that because of the proposed size of the M3 - Eagle Development (at nearly 7,153 residences, or nearly 2.0 times greater than all of the residential housing units in the City of Eagle at the 2000 Census) it is likely that the

population and demographic characteristics of M3–Eagle will be the leading determinant of those characteristics for the City of Eagle.

Another factor that was considered in constructing the projections of the future population and demographics of the M3–Eagle Development was the price of the residential homes that are proposed to be built in the project. Home prices can act as a filter of the population such that future residents of the M3–Eagle community may not have a different demographic composition from that found in the City of Eagle or that found in Ada County as a whole.

Because of these factors it was decided that utilizing 2000 Census demographic averages drawn from the City of Eagle or from Ada County as a whole would not accurately reflect or predict the future population and its demographic characteristics within the M3–Eagle Development. In order to more accurately predict the future population and its composition within the M3–Eagle Development a search was made for smaller areas of Ada County where the composition of the housing stock (single-family versus multi-family) and the value (price) of that housing stock more accurately reflected the future conditions envisioned for the M3–Eagle Development.

Smaller geographic areas of the County were screened and eight areas were selected. For these eight areas population and demographic statistics from the 2000 Census were assembled for an area one-half mile in diameter centered on a judgmentally determined central point within this smaller "surrogate area". Again, these "surrogate areas" are small residential areas of the County that appear to have characteristics that are similar to the residential housing proposed for the M3–Eagle Development.

The choice of these "surrogate" residential areas was based upon them having a similar proportion of multi-family housing, having single family residential housing of newer vintage, housing with the characteristics of similar size and value, and housing within residential developments with a degree of amenities that may be comparable to those that will be found in M3–Eagle. The selected "surrogate" residential areas were then examined using data from the 2000 US Census to develop a profile of the population and households therein. These profiles were then utilized to construct a composite profile of the future population and household characteristics of the M3–Eagle project.

The demographic profiles of these eight "surrogate areas" in Ada County chosen to represent the future composition of the M3–Eagle Development, as well as a comparison of the population and demographic characteristics of the United States, the State of Idaho, the Boise MSA, Ada County, the City of Boise, and the City of Eagle, can be found in Appendix A of this report.

The population forecast, which is summarized in Table 1 below, indicates that at year-end of the twentieth year of the M3–Eagle Development nearly 17,455 of Ada County's citizens would reside within M3–Eagle. However, it is probable that not all of those housing units will be occupied at any one time. A few of the nearly 7,153 housing units projected to be in place in the community at full build-out of the project are likely to be vacant. And, because vacant housing units do not have populations that would need additional public services it is prudent to estimate the number of vacant housing units that may occur.

In order to estimate the number of potentially vacant housing units an examination of single family household vacancy rates was performed by examining the vacancy rates in the US Census Bureau's data obtained for the aforementioned "surrogate areas". The analysis of those residential areas encompassed both new and established single-family home developments. It was decided that for this analysis of vacancy rates only those vacant homes classified by the Census Bureau as either "Vacant for Sale" or "Vacant – Held for Seasonal Use" were to be utilized to determine vacancy rate for the analysis.

At the 2000 Census the average vacancy from the two classifications above was 2.2 percent of the total housing stock in the eight surrogate areas examined. In contrast, the vacancy rate in Ada County as a whole due to those two classifications was 1.8 percent while in the Boise MSA (Ada and Canyon counties) the vacancy rate was 3.1 percent.

A vacancy rate of 2.0 percent was adopted as the likely representation of the future vacancies for the residential housing units in the M3–Eagle Development. In contrast, at the 2000 Census nearly 4.3 percent of Ada County’s residential housing units were vacant. Of course, rental housing in Ada County had a much higher vacancy rate – 5.1 percent. But, it was also found from the Census data that owner occupied housing units in the County had a vacancy rate that is quite close to the standard adopted for the M3–Eagle Development, 1.8 percent.

With 2.0 percent of the M3–Eagle housing stock expected to be vacant at any one time there would be nearly 33 vacant housing units out of the nearly 1,666 housing units expected to be in place at M3–Eagle at the end of the fifth year. At year-end of the tenth, fifteenth, and twentieth years it is estimated that 80, 123, and 143 housing units within the M3–Eagle Development will be vacant for one reason or another.

Table 1, below details the projected future annual total number of housing units, the number of occupied and vacant housing units, the expected population, and the number of households in the proposed M3–Eagle Development at year-end for each year of the twenty years until the anticipated full build-out of the project.

Table 1
M3-Eagle Development
Projected Total, Occupied, and Vacant Housing Units,
Households, and Population at Year-end

Year	Projected Housing Units			Population & Households	
	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Number of Households	Total Population
1	239	234	5	234	661
2	478	468	10	468	1,312
3	872	855	17	855	2,375
4	1,269	1,244	25	1,244	3,422
5	1,666	1,633	33	1,633	4,447
6	2,063	2,022	41	2,022	5,452
7	2,459	2,410	49	2,410	6,436
8	2,974	2,915	59	2,915	7,706
9	3,489	3,419	70	3,419	8,946
10	4,004	3,924	80	3,924	10,163
11	4,519	4,429	90	4,429	11,426
12	5,034	4,933	101	4,933	12,677
13	5,409	5,301	108	5,301	13,571
14	5,786	5,670	116	5,670	14,458
15	6,164	6,041	123	6,041	15,345
16	6,538	6,407	131	6,407	16,209
17	6,912	6,774	138	6,774	17,069
18	6,992	6,852	140	6,852	17,199
19	7,073	6,932	141	6,932	17,331
20	7,153	7,010	143	7,010	17,455

It is anticipated that during the first five years of the M3–Eagle Development nearly 1,666 housing units will be constructed with a total population of 4,447 residing in the development at year-end of the fifth year. Between the fifth and tenth years it is projected that an additional 2,338 housing units will be added bringing the total housing count at year-end of the tenth year to 4,004 with a total projected population of 10,163.

In the five years between the tenth and fifteenth year of the project the pace of housing construction remains strong with the addition of nearly 2,160 housing units and an expected population gain of close to 5,182 over this five-year span. At year end of the fifteenth year of the M3–Eagle development it is expected that 6,164 residential housing units will be in place with a total estimated population of 15,345.

In the last five years before full build-out of the M3–Eagle Development, between the fifteenth and twentieth years, it is expected that 989 additional housing units will be constructed within the M3 Eagle project and that the population residing within the development will increase by an additional 2,110 from year-end levels of the fifteenth year.

In total, at full build-out of the M3–Eagle Development, Idaho Economics predicts that nearly 17,455 persons will be residing in the nearly 7,010 occupied residential housing units within the M3–Eagle community.

The M3–Eagle Development and Ada County's Future Housing Demand:

The initial impression of these projected population and household gains within the M3–Eagle Development may be that the addition of nearly 7,153 housing units and a population gain of close to 17,455 may be impossible. However, the historical statistics of residential housing growth in Ada County during the last fifteen years (1990 – 2005) finds that nearly 68,700 residential housing units have been added to the County's housing stock. If the slate of 7,153 housing units anticipated to be constructed over twenty years at the M3–Eagle Development were compressed into a fifteen year timeframe it would represent only 10.4 percent of the total historical housing additions in Ada County over the past fifteen years. (These historical statistics of housing additions in Ada County are detailed in Appendix B of this report.)

While the M3–Eagle Development is a large project it is not a project that is so large that it will overwhelm the local housing market. Over the twenty year timeframe of the M3–Eagle development nearly 7,153 housing units are expected to be put in place. This represents an annual average addition of nearly 358 housing units in the M3–Eagle Development in each year of the project's twenty year time-frame. Today, that annual average pace of housing growth represents approximately one to one and one-half months of the residential housing permits being issued in the City of Meridian.

Idaho Power Company's Summer 2005 State of Idaho and County Economic Forecasts predict that the number of households in Ada County will increase from approximately 133,500 in 2005 to nearly 242,700 by the year 2030, a net gain of close to 109,000 households and a forecasted population increase of 259,400 over the period.

If one only considers the projected population and household growth in Ada County it is clear that the nearly 7,153 residences planned for the M3–Eagle Development only represent 7.5 percent of the total household additions that are projected for Ada County over the 2005 to 2030 period. Furthermore, if one were to consider the larger region from which a significant number of residents from adjacent counties that make the daily commute to Ada County's employment opportunities the 7,153 residential housing units proposed by the M3–Eagle Development represent a smaller 5.8 percent of the nearly

141,200 households that are expected to be added to Ada, Canyon, and Gem counties over the period 2005 to 2030.

Table 2, provides a summary of the forecasted population and households in five-year increments for the period 2000 to 2030 from Idaho Power Company's Summer 2005 State of Idaho and County Economic Forecasts for Ada, Boise, Canyon, and Gem Counties .

A complete set of the Idaho Power Company Summer 2005 Economic Forecast concepts for Ada, Boise, Canyon, and Gem Counties can be found in Appendix D of this report.

Projected Characteristics of the M3 – Eagle Development Households:

At full build-out of the M3–Eagle Development there will be nearly 7,010 occupied residential housing units (another 143 housing units are projected to be vacant at any one time) with a total population of nearly 17,455. Based upon the demographic makeup of the surrogate areas used as a guide for the projected demographics of the M3–Eagle Development nearly 80.0 percent, or about 5,643 households, of the projected 7,010 households in the development at full build-out will be family households. The remaining 1,367 households are classified as non-family households. The circumstances of non-family households are most often single persons living alone or two or more unrelated individuals living together.

	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
<u>Ada County:</u>							
Population:	303,040	346,230	386,720	428,820	479,480	541,180	605,650
Absolute Change from 2005 Population.....			40,490	82,590	133,250	194,950	259,420
Households:	114,230	133,530	150,410	166,330	187,040	213,490	242,650
Absolute Change from 2005 Households.....			16,880	32,800	53,510	79,960	109,120
<u>Boise County:</u>							
Population:	6,750	7,580	8,200	8,930	9,730	10,620	11,650
Absolute Change from 2005 Population.....			620	1,350	2,150	3,040	4,070
Households:	2,630	3,080	3,400	3,730	4,090	4,500	4,910
Absolute Change from 2005 Households.....			320	650	1,010	1,420	1,830
<u>Canyon County:</u>							
Population:	133,090	161,330	178,500	195,200	212,390	228,110	241,270
Absolute Change from 2005 Population.....			17,170	33,870	51,060	66,780	79,940
Households:	44,380	57,010	64,950	70,900	76,760	81,500	85,770
Absolute Change from 2005 Households.....			7,940	13,890	19,750	24,490	28,760
<u>Gem County:</u>							
Population:	15,220	16,200	17,110	18,160	19,180	19,820	20,400
Absolute Change from 2005 Population.....			910	1,960	2,980	3,620	4,200
Households:	5,550	5,940	6,320	6,690	7,050	7,250	7,430
Absolute Change from 2005 Households.....			380	750	1,110	1,310	1,490
<u>Total Ada, Boise, Canyon, & Gem Counties:</u>							
Population:	458,100	531,340	590,530	651,110	720,780	799,730	878,970
Absolute Change from 2005 Population.....			59,190	119,770	189,440	268,390	347,630
Households:	166,790	199,560	225,080	247,650	274,940	306,740	340,760
Absolute Change from 2005 Households.....			25,520	48,090	75,380	107,180	141,200

Source: Idaho Power Company Summer 2005 State of Idaho and County Economic Forecast

In the first five years of the M3–Eagle Development it is projected that the average household size for all households will be approximately 2.79 persons per household, for family households in the development the average household size during the first five years is an estimated 3.18 persons per household with the non-family households having a smaller average of 1.57 persons per household.

At the outset of the M3–Eagle Development, the projected number of average persons per household and the average number of persons per family household are somewhat lower, but similar, to the figures found for the City of Eagle in the 2000 Census – 2.98 average persons per household and 3.51 and 1.59 as the average number of persons per family and non-family household, respectively. And while the City of Eagle's average person per household is anywhere from 7.0 to 12.0 percent higher than the average number of persons per household in the State of Idaho, or the Boise MSA, Ada County, or the City of Eagle it is not a phenomenon that is likely to hold in the long-term.

There appear to be two major underlying factors behind the City of Eagle's higher than average number of persons per household in the 2000 Census figures. First, is the fact that the number of multi-family housing units in the City of Eagle is much smaller than that found in the county or any other city that is nearby. Close to 74.4 percent of the total housing stock in the City of Eagle at the 2000 Census was considered to be single-family detached. Secondly, the City of Eagle has been successful in attracting married-couple families to reside in the community. Figures from the 2000 Census indicate that 80.8 percent of the households in the City of Eagle were classified as family households and that 70.7 percent of all households in Eagle were married-couple families. Both of these percentages are at least 10.0 percent higher than the shares found in either the State of Idaho, or the Boise MSA, or within Ada County.

However, with an ever growing population it seems unlikely that those higher than average persons per household figures can be maintained in the long-term. First, the number of multi-family housing units proposed for M3–Eagle will, in the longer-run, bring the mix of single family detached housing versus multi-family housing more into line with the shares that are found in other nearby areas of Ada County. Secondly, the overall trend in the number of persons per household is declining in Idaho and across the nation. Neither the area around the City of Eagle nor M3–Eagle will be immune from this trend. Therefore, this analysis assumes that the average persons per family household, per non-family household, and as a result the average overall number of persons per household in the M3–Eagle project will decline over time and approach levels that are closer to those expected for the State of Idaho and Ada County as a whole.

Table 3
M3-Eagle Development
Projected Total Households, Family & Non-Family Households,
and Annual Average Persons per Family & Non-Family Household

<u>Year</u>	<u>Total Number of Households</u>	<u>Number of Family Households</u>	<u>Number of Non-Family Households</u>	<u>Average Persons Per</u>	
				<u>Family Household</u>	<u>Non-Family Household</u>
1	234	188	46	3.13	1.59
2	468	377	91	3.10	1.58
3	855	689	167	3.07	1.56
4	1,244	1,002	243	3.04	1.55
5	1,633	1,315	318	3.01	1.53
6	2,022	1,627	394	2.98	1.52
7	2,410	1,940	470	2.95	1.50
8	2,915	2,347	568	2.92	1.49
9	3,419	2,752	667	2.89	1.47
10	3,924	3,159	765	2.86	1.46
11	4,429	3,565	864	2.85	1.45
12	4,933	3,971	962	2.84	1.45
13	5,301	4,267	1,034	2.83	1.44
14	5,670	4,564	1,106	2.82	1.44
15	6,041	4,863	1,178	2.81	1.43
16	6,407	5,158	1,249	2.80	1.43
17	6,774	5,453	1,321	2.79	1.42
18	6,852	5,516	1,336	2.78	1.41
19	6,932	5,580	1,352	2.76	1.41
20	7,010	5,643	1,367	2.75	1.40

The forecasted average number of persons per household within M3-Eagle is expected to decline from an average of 2.83 in the first year to an average of 2.49 persons per household in the twentieth year of the project. The number of persons per family household within M3-Eagle is also expected to decline in a similar fashion from a first year average of 3.13 persons per household to 2.75 in the twentieth year of the project. The forecasted annual average number of persons per family household, per non-family household, and the average number of persons per household for all households within M3-Eagle are shown below in Tables 3 and 4.

Also shown in Table 4 are projections of the annual average number of school age children residing in M3-Eagle for the first twenty years of the project. Estimates are also shown in Table 4 of the annual number of those school age children that would be likely to attend public and private school systems.

Table 4
M3-Eagle Development
Projected Total Population, Family & Non-Family Populations,
and Children Attending Public and Private Schools at Year-end

Year	Projected Total Population and Populations in Family & Non-Family Households			Projected School Attendance at Public & Private Schools		
	Total Population	Family Household Population	Non-Family Household Population	School Age Population	Children in Public Schools	Children in Private Schools
1	661	589	72	162	153	9
2	1,312	1,168	144	322	305	17
3	2,375	2,115	260	583	551	32
4	3,422	3,047	375	840	794	46
5	4,447	3,960	487	1,092	1,032	60
6	5,452	4,855	597	1,339	1,266	73
7	6,436	5,731	705	1,581	1,494	87
8	7,706	6,862	844	1,893	1,789	104
9	8,946	7,966	980	2,198	2,077	121
10	10,163	9,049	1,113	2,496	2,359	137
11	11,426	10,170	1,256	2,807	2,652	155
12	12,677	11,283	1,393	3,114	2,943	171
13	13,571	12,079	1,492	3,334	3,150	184
14	14,458	12,869	1,589	3,552	3,356	196
15	15,345	13,658	1,687	3,769	3,562	207
16	16,209	14,428	1,782	3,982	3,763	219
17	17,069	15,193	1,876	4,193	3,962	231
18	17,199	15,309	1,891	4,225	3,993	232
19	17,331	15,426	1,905	4,257	4,023	234
20	17,455	15,536	1,919	4,290	4,050	240

Table 5, below, summarizes the projections of the annual number of households within M3–Eagle broken out by household size, the number of persons residing in a household. This delineation of the projected number of households indicates that at full build-out nearly 1,164, or 16.6 percent, out of the projected 7,010 occupied housing units are likely to be occupied by single person households. Two person households are predicted to account for nearly 2,399, or nearly 34.4 percent, of the nearly 7,010 occupied housing units at full build-out of the M3–Eagle Development. In total, single person and two person households are expected to occupy nearly 51.0 percent of the residential housing projected for at the M3 – Eagle project.

Three, four, and five person households are projected to account for 45.1 percent of the total households at full build-out of the project, with 5+ person households accounting for the remaining 4.1 percent. (Appendix C of this report provides additional detail of the forecasted population and households that are expected to occur within M3–Eagle over its twenty year timeframe to full build-out.)

Table 5
M3-Eagle Development
Projected Number of Households by Size at Year-end
Number of Households by Size of Household

<u>Year</u>	<u>Total</u> <u>Households</u>	<u>1</u> <u>Person</u>	<u>2</u> <u>Persons</u>	<u>3</u> <u>Persons</u>	<u>4</u> <u>Persons</u>	<u>5</u> <u>Persons</u>	<u>6</u> <u>Persons</u>	<u>7+</u> <u>Persons</u>
1	234	39	80	38	47	21	7	2
2	468	78	160	76	93	41	14	5
3	855	142	293	140	171	75	26	9
4	1,244	207	426	203	248	110	39	12
5	1,633	271	559	267	326	144	51	16
6	2,022	336	692	330	403	178	63	20
7	2,410	400	825	394	481	212	75	24
8	2,915	484	998	476	581	257	90	29
9	3,419	568	1,170	558	682	301	106	34
10	3,924	652	1,343	641	782	345	122	39
11	4,429	736	1,515	723	883	390	137	44
12	4,933	819	1,688	805	983	434	153	49
13	5,301	881	1,814	866	1,057	467	164	53
14	5,670	942	1,940	926	1,130	499	176	57
15	6,041	1,004	2,067	987	1,205	532	187	60
16	6,407	1,064	2,192	1,046	1,277	564	198	64
17	6,774	1,125	2,318	1,106	1,351	596	210	68
18	6,852	1,138	2,345	1,119	1,366	603	212	68
19	6,932	1,152	2,372	1,132	1,382	610	215	69
20	7,010	1,164	2,399	1,145	1,398	617	217	70

In Table 6, the projections of the annual number of households within M3-Eagle are further delineated with estimates of the annual number of households by age of the head of the household.

Table 6
M3-Eagle Development
Projected Number of Households at Year-end by Age of Head of Household

Year	Total Households	Projected Number of Households by Age of Head of Household						
		Age <25	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75+
1	234	3	34	69	62	29	17	19
2	468	6	69	139	124	57	34	39
3	855	10	126	254	226	105	62	71
4	1,244	15	183	370	329	153	91	104
5	1,633	20	240	486	431	201	119	136
6	2,022	24	298	601	534	248	147	169
7	2,410	29	355	717	637	296	176	201
8	2,915	35	429	867	770	358	213	243
9	3,419	41	503	1,017	903	420	249	285
10	3,924	47	577	1,167	1,036	482	286	327
11	4,429	53	652	1,317	1,170	544	323	370
12	4,933	59	726	1,467	1,303	606	360	412
13	5,301	64	780	1,577	1,400	651	387	442
14	5,670	68	834	1,686	1,498	697	414	473
15	6,041	73	889	1,797	1,596	742	441	504
16	6,407	77	943	1,905	1,692	787	467	535
17	6,774	81	997	2,015	1,789	832	494	565
18	6,852	82	1,008	2,038	1,810	842	500	572
19	6,932	83	1,020	2,062	1,831	852	506	578
20	7,010	84	1,032	2,085	1,852	861	511	585

Employment within the M3 – Eagle Development

The M3–Eagle Development is planned to have nearly 1.19 million square feet of commercial business space within its boundaries. Commencing in the fourth and fifth years of the project M3–Eagle has proposed to have in place each year 130,000 square feet of village center/mixed use commercial space. And again in the eighth and ninth year of the project another 260,000 square feet of commercial business space is proposed to be added each year.

Commercial business space is proposed to be added to the project in a phased fashion as the development progresses toward full build-out in the twentieth year. It is envisioned and it is possible that this commercial business space would not only be local-serving retail and service industries but also be the location of larger, regional serving businesses.

A current example of this sort of development within Ada County may be the Silverstone and El Dorado business parks that are currently being developed in Meridian at the southern corners of Eagle and Overland Roads. In the Silverstone and El Dorado examples there is a mix of local serving retail establishments developed or in the process of being developed. These are eating and drinking places, banks, credit unions, and entertainment venues. At the same time these two business parks are the location of some basic industry firms that employ local workers to serve markets that are much larger than just the local area, Ada County, or the State of Idaho. Along with those firms, and because of its nearby

access to the interstate highway a series of hotels and lodging places have also developed with the area (There are currently three hotels under construction near the intersection of Eagle and Overland Roads, two within the business parks, one just outside.)

Similarly, the M3–Eagle Development is a potential site of future commercial development of this kind. Underlying this potential is: First, the already ongoing population and household growth along the State Street corridor in West Eagle, Star, and Middleton in Canyon County. In addition, State Highway 16 – the Emmett highway, has become a major commuter route for the increasing number of residents in Gem County who are employed in Ada County businesses. The second underlying factor for success here is the gravity of the proposed M3–Eagle Development. A community of nearly 7,000 households, such as M3-Eagle, will attract significant numbers of local serving retail and service firms to the area. One only has to look to the west near the intersection of Eagle Road and State Street in Eagle to see an example of the gravitational attraction of a well thought out and fast growing community.

The proposed commercial space at the M3–Eagle Development also represents a significant employment potential for the residents of not only M3–Eagle but for all of Northwest Ada County.

Idaho Economics has made estimates of the potential employment at the commercial space proposed for the M3–Eagle Development. This was done by using parameters of the average number of employees per square foot of commercial floor space by type of commercial activity. These parameters were developed by the U.S. Department of Energy using rigorous surveys of commercial buildings, in various industries, in different regions of the United States for the purpose of estimating energy use in commercial buildings. The Department of Energy updates its parameters on a periodic basis in order to keep them current with new building and employment trends. The parameters used in this analysis are the most current (of 1999 vintage) that are publicly available and are specific to the states in the Western US. Table 7, below, shows these parameters in terms of number of square feet of commercial floor space per employee in various commercial businesses or institutions.

Table 8 utilizes these parameters to estimate the total employment within the 1.19 million square feet of commercial floor space in the M3–Eagle Development at full build-out of the project in the twentieth year. It is estimated that there could be as many as 1,630 persons employed in the commercial space provided in the M3–Eagle Development at full build-out. In addition, because of the nearly 4,050 public school students projected to reside within M3–Eagle the public schools at the site also represent a significant source of employment within the project – an estimated 344 jobs at full build out of the M3–Eagle Development.

Table 9, below, provides an annual breakout of the estimated employment at the developed commercial space in M3–Eagle as well as an estimate of the number of persons that would be employed at the public schools that be within the community. The public school employment is initially brought into the projections in a series of steps that are roughly equivalent to the enrollment and employment parameters necessary to open an elementary school in the M3–Eagle Development. However, after the eleventh year of the project the estimated public school employment is based upon the 2005 Meridian School District averages of 1 certified staff person for every 19 children enrolled and 1 uncertified staff for every 31 children enrolled.

Table 7
Commercial Buildings
Western US Average Sq. Ft. per Employee by Building Type

<u>Building Type</u>	<u>Sqaure Footage per Employee</u>
Religious Worship	2,059
Lodging Facilities	1,919
Warehouse & Storage	1,685
Public Assembly	1,396
Retail (other than shopping Malls)	1,021
Food Sales (Grocery Stores)	1,014
Education	969
Mercantile Stores (All)	913
Other Commercial Buildings	841
Enclosed & Strip Malls	838
All Commercial Facilities	823
Service Providing Facilities	744
Public Order & Safety	686
Inpatient Heath Facilities	557
Health Care (All)	469
Food Service Establishments	459
Office Facilities	416
Outpatient Health Facilities	367

Source: U.S. Dept. of Energy, Energy Information Admin., 1999 Commercial Energy Consumption Survey

Table 8
Projected Employment at the Proposed M3-Eagle Development
Village Center, Mixed-Use and Commercial Buildings
plus Public School Facilities at Full Build-out

<u>Building Type</u>	<u>Square Feet</u>	<u>M3 - Eagle Estimated on Site Employment</u>
Community Center	22,000	20
General Commercial	405,000	490
Food Sales (Grocery Stores)	128,000	160
Retail	195,000	250
Office Space	205,000	255
Restaurant	25,000	90
Office Space (Outpatient Health)	103,000	260
Lodging Facilities	45,000	45
Convenience Store	12,000	10
Public Order & Safety	10,000	20
Religious Worship	40,000	30
Total Sq. Ft. or Employment	1,190,000	1,630
Employment at Local Schools*		344
Total Projected Employment.....		1,974

* With the projected public school enrollment from Table 4, above, and 2005 Meridian School District averages of 1 certified staff for every 19 children and 1 non-certified staff member for every 31 students.

Furthermore, Table 9 also incorporates an estimate of the number of M3-Eagle residents that would work at home. At the 2000 Census nearly 4.6 percent of the employed working-age residents of Idaho worked from home. In Ada County, at the April 2000 US Census the percentage of persons working at home was a slightly lower 4.2 percent while in the City of Eagle it was a significantly higher 5.5 percent. Nationwide the percentage of employed working-age residents that worked at home was 3.2 percent at the 2000 Census benchmark.

The number of residents in M3-Eagle that are projected to work at home increases steadily as the population of the development increases throughout the twenty years until project build-out. At the end of the first year 18 residents of M3-Eagle are projected to work from home. By the end of the fifth year the projected number has increased to 90, and by the tenth and fifteenth year of the project the estimated number of M3-Eagle residents working at home has increased to 280 and 422, respectively. At full build-out of the development Idaho Economics estimates that 481 employed working-age residents of M3-Eagle will work from home.

In total, Idaho Economics estimates that at the end of the fifth year of the project the number of persons employed in the commercial floor space developed within the boundaries of the M3-Eagle Development will reach nearly 90. By the tenth and fifteenth year of the development onsite employment at the commercial space within M3-Eagle will reach 470 and 1,110, respectively. At full build-out of the project it is projected that nearly 1,630 persons will be employed within the commercial floor space developed in M3-Eagle. Another 344 persons are projected to be employed by the public schools on or near to the M3-Eagle site, and close to 481 residents of the development are projected to choose to work at home. In total, at full build-out of the M3-Eagle Development it is projected that nearly 2,455 persons will be employed therein.

Table 9

Employment at the M3-Eagle Development
Projected Employment in Developed Commercial Space at M3 - Eagle
plus the Estimated Number of M3 - Eagle Residents Working at Home and
Public School Employment on the M3 - Eagle Site by Year

<u>Year</u>	<u>Projected Total Commercial Floor Space (Square Feet)</u>	<u>Estimated Total Commercial Employment</u>	<u>Estimated Number of Persons Working at Home</u>	<u>Projected Public School Employment</u>	<u>Estimated Annual Total Employment at the M3 - Eagle Site</u>
1	0	0	18	0	18
2	0	0	36	0	36
3	23,000	0	66	47	112
4	46,000	60	94	67	222
5	69,000	90	123	88	300
6	92,000	130	150	107	387
7	115,000	160	177	127	464
8	190,000	260	212	152	624
9	265,000	360	246	176	782
10	340,000	470	280	200	949
11	415,000	570	314	225	1,109
12	490,000	670	349	249	1,268
13	602,700	830	374	267	1,470
14	707,100	970	398	284	1,652
15	811,500	1,110	422	302	1,834
16	915,900	1,250	447	319	2,015
17	1,020,300	1,400	470	336	2,207
18	1,114,700	1,530	474	339	2,343
19	1,190,000	1,630	478	341	2,449
20	1,190,000	1,630	481	344	2,455

Forecasted Property Tax Revenues

A forecast of the property tax revenues that would be generated by the residential and commercial properties in the M3-Eagle project was prepared in order to properly evaluate the fiscal impacts on the affected public service providers.

In order to evaluate future property tax revenues a projected phasing of residential home construction, by type of home with its respective average price, was provided by the developer to Idaho Economics. In addition, a phasing of the construction of the project's commercial buildings, along with their estimated construction cost was also provided.

For each year of the proposed twenty year build-out of the M3-Eagle Development an estimate was made of the value of the construction put in place during that year in order to determine the year-end cumulative value of the land sold and the residential or commercial improvements upon that land.

To determine the applicable property taxes that would be assessed upon the M3-Eagle Development's residential property an examination was made at annual calendar year-end intervals after the initial move-in of the development's first residents of the market value

(assuming the developer supplied estimated average selling price by home type) of the number of occupied and vacant homes that were completed, but not developer owned, that were in the project's housing stock. This total value of the housing stock within M3-Eagle represents the estimated total market value of the residential properties at that point in time.

Using those figures, the number of completed homes at year end, an adjustment was made to the market value of those completed homes to account for the Idaho's homeowner's property tax exemption. In Idaho, an owner occupied residential property is entitled to a property tax "homeowner's exemption" equal to either 50 percent of the value of the residential improvements on the land or \$75,000, whichever is less. Given the estimated home prices supplied by the developer and the difference between this estimated market price for the completed home and the estimated market price for the residential building lot on which it is erected This analysis assumes that every residence in the M3-Eagle Development would qualify for a \$75,000 homeowners exemption if it was "owner occupied". In other words, 50.0 percent of the value of the residential improvements was greater than property tax exemption maximum of \$75,000. Therefore, in this analysis, a \$75,000 homeowner's property tax exemption is assumed to apply to every residential property as if it were "owner occupied".

In order, to maintain a conservative estimate of the future residential property tax revenues that would be received from the M3-Eagle project it was assumed that all single-family residential properties within the development (owner occupied or not, occupied or vacant) would qualify for the maximum \$75,000 residential homeowners property tax exemption. In the case of the multi-family residential housing units proposed for M3-Eagle it is assumed in this analysis that two-thirds of the multi-family housing units would qualify for the \$75,000 maximum of the homeowner's residential property tax exemption. The remaining one-third of the multi-family housing units slated for the development are considered not to be "owner occupied" and therefore would not receive the property tax exemption. The subtraction of the homeowner's property tax exemption to the property's residential market value yields the property's "assessed value" -- the value that is subjected to the residential property tax.

Table 10, below, shows the forecasted number of calendar year-end residential housing units that are projected to be in place at the M3-Eagle Development for each year of the estimated twenty year build-out of the project, and the estimated total market value of that residential property, and the total assessed value of those properties against which the local property tax levy is applied to determine the annual property tax.

The commercial properties at the M3-Eagle Development would be built in stages over the twenty year period to full build-out of the project. It was assumed that the construction cost of the commercial properties was the "assessed value" that would be subjected to the local property tax. This represents a conservative assumption in that commercial property can also be valued and assessed for property tax purposes based upon the income stream that the property may produce annually. This second method usually yields a higher assessed value for the property and subsequently a higher annual property tax revenue stream than what is being assumed in this analysis. In addition, the market value of much of the fixtures and equipment in commercial businesses are treated as personal property and are separately assessed another form of the local property tax. This analysis does not make any projections as to the annual personal property tax revenues that may in reality be forthcoming from the commercial properties envisioned to the M3-Eagle Development.

Table 10
M3-Eagle Development
Projected Number of Residential Properties in Place at Year-end,
the Estimated Total Market Value of Those Properties,
and the Estimated Total Assessed Value of the Property

<u>Year</u>	<u>Projected Number of Residential Properties Completed</u>	<u>Estimated Total Market Value of Completed Residential Properties</u> (\$ x 1,000)	<u>Minus the Total Value of the Homeowners Property Tax Exemption</u> (\$ x 1,000)	<u>Estimated Total Assessed Value of Completed Residential Properties</u> (\$ x 1,000)
1	239	\$134,950	(\$17,893)	\$117,057
2	478	270,142	(35,852)	234,290
3	872	492,543	(65,432)	427,111
4	1,269	717,565	(95,190)	622,375
5	1,666	942,586	(124,947)	817,639
6	2,063	1,167,608	(154,705)	1,012,903
7	2,459	1,393,091	(184,462)	1,208,629
8	2,974	1,669,889	(223,070)	1,446,819
9	3,489	1,946,686	(261,677)	1,685,009
10	4,004	2,223,484	(300,285)	1,923,199
11	4,519	2,500,281	(338,892)	2,161,389
12	5,034	2,776,867	(377,513)	2,399,354
13	5,409	2,990,036	(405,687)	2,584,349
14	5,786	3,202,141	(433,942)	2,768,199
15	6,164	3,416,046	(462,316)	2,953,730
16	6,538	3,628,666	(490,340)	3,138,326
17	6,912	3,841,286	(518,364)	3,322,922
18	6,992	3,893,969	(524,429)	3,369,540
19	7,073	3,946,651	(530,493)	3,416,158
20	7,153	\$3,998,844	(\$536,476)	\$3,462,368

Table 11, below, shows the projected annual cumulative number of square feet of commercial floor space that is expected to be in place within the M3-Eagle Development at year-end of each calendar year over the estimated twenty year build-out of the project, and the estimated total market value of that commercial property. In this case the assessed value of the commercial property, the value that would be subjected to the property tax, is the same as the market value of that property. There are no property tax exemptions that are subtracted in the valuation of commercial property. However, these estimated commercial valuations are based upon construction costs and are most likely understating the future true assessed value.

Table 11
M3 - Eagle Development
Projected Commercial Square Footage in Place at Year-end,
the Projected Total Market Value of Those Commercial Properties

<u>Year</u>	<u>Projected Commercial Square Footage in Place</u> (square feet)	<u>Estimated Construction Cost of Commercial Properties</u> (\$ / Sq. Ft.)	<u>Estimated Total Assessed Value of Completed Commercial Properties</u> (\$ x 1,000)	<u>Estimated Commercial Property Value as a % of the Project's Total Assessed Value</u> (\$ x 1,000)
1	0	\$0	\$0	0.0%
2	0	0	0	0.0
3	23,000	0	5,175	1.7
4	46,000	225	10,350	2.4
5	69,000	225	15,525	2.7
6	92,000	225	20,700	2.9
7	115,000	225	25,875	3.0
8	190,000	225	42,750	4.1
9	265,000	225	59,625	4.8
10	340,000	225	76,500	5.4
11	415,000	225	93,375	5.8
12	490,000	225	110,250	6.1
13	602,700	225	135,608	6.9
14	707,100	225	159,098	7.5
15	811,500	225	182,588	8.1
16	915,900	225	206,078	8.5
17	1,020,300	225	229,568	9.0
18	1,114,700	225	250,808	9.6
19	1,190,000	225	267,750	10.1
20	1,190,000	225	267,750	10.0

The proposed development will result in a significant increase in assessed value of the land within the M3-Eagle Development area. An examination of property tax records for a selected number of parcels within the area proposed for the M3-Eagle Development found that the current agricultural classification of much of the land produced a valuation for property purposes of \$190 to \$200 per acre.

The development of the M3-Eagle project will create higher assessed values for property tax purposes as residential building lots, as homes, and as commercial properties.

This analysis only considers the value of residential and commercial real property (the value of the land and its improvements) in the estimation of property tax revenues. As was mentioned above the value of personal property in the commercial businesses is excluded from this analysis. Likewise, any residential personal property that may be taxable is also excluded from values used to estimate future property tax revenues. Residential personal property is excluded from the analysis because household goods are exempt from personal property taxes and therefore the vast majority of the average household's personal property that could be considered taxable is exempted. Nevertheless, there undoubtedly will be some taxable residential personal property in the M3-Eagle community. However, the

potential property taxes on residential personal property in the development relative to the property tax revenues that will be collected upon residential real property will not add significant amounts to the fiscal position of any affected taxing authority. This exclusion will tend to lower the projected future property tax revenues that may be forthcoming from the M3–Eagle Development.

The Occupancy Tax:

However, not all of the value of the residential or commercial property developed is taxable in the first year after its completion. Using the current year as an example, the value of the property on January 1, 2006 determines the property taxes to be paid for the fiscal year beginning October 1, 2006 and ending September 30, 2007.

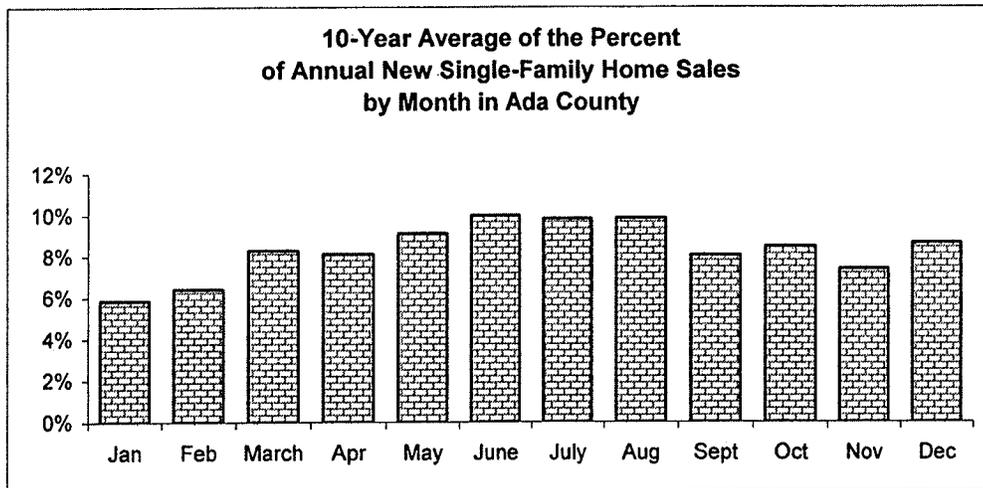
A home which is completed and occupied by its homeowner on August 1 of this year would not be on the tax rolls for the upcoming fiscal year which begins on October 1. However, the homeowner does not totally get a free ride from property taxes in that first year. An interim property tax, an occupancy tax, is assessed. The occupancy tax represents essentially the property tax levy applied to the pro-rata share of the home's taxable value based upon the portion of the calendar year that remains after the homeowner first occupies the home.

Therefore, a home sold and occupied on August 1 of this year would pay an occupancy tax for the following fiscal year based upon the full value of the residential building lot plus the five twelfths (for the five months remaining in the calendar year) of the value of the residential improvements. Therefore, if the residential building lot represents 25 percent of the home's market value and there are five months remaining in the calendar year, the residential occupancy tax would be about 56.3 percent of the full-year property tax.

In the first year, the amount of occupancy tax that the public service provider receives is dependant on when the home was sold during the calendar year. Homes sold earlier in the year would pay a higher occupancy tax because a greater proportion of its assessed value is captured in the first year than would be the case for a home that was occupied in the last months of the year.

When it comes to new home sales, not all months are created equal. An examination of Ada County residential real estate sales statistics found that the first four months were, on average, much weaker than the remaining months of the year in terms of residential home sales. Not surprisingly, the spring and summer months account for the largest proportion of the new home sales each year. The fall months, with the exception of November, remained relatively strong. Figure 1, below, displays the share of annual home sales that each calendar month represents in Ada County. Figure 1 represents the average percent of total annual residential home sales in Ada County over the ten year period 1996 – 2005 that each calendar month represents.

If the future sales of new home sales in the M3-Eagle Development follow the pattern of past new home sales in Ada County, and if the residential lot price accounts for approximately 40 percent of the home's market price, then one could find that the occupancy tax would collect, on a weighted average basis, produce nearly 48.2 percent of the revenues that would normally have come from the property tax. Homes sales in March, April, and May of the year would yield an occupancy tax that would collect nearly 79.0 percent of the normal property tax revenues. On the other hand, August, September, and October home sales will yield an occupancy tax that is only 37.5 percent of what the fully assessed property tax would have been.



The occupancy tax is only assessed in the first year of a new home. After the first year the total market value of the property is put on to the county's property tax rolls at year-end.

The projected property tax revenues that are shown on the following pages do not take into account this shortfall that occurs due the timing of the sale and homeowner occupancy. Therefore, this will cause the projected first-year property tax revenues to be overstated.

As mentioned above, this analysis of future property revenues from the M3–Eagle Development do not take into account the changes in the value of the land that will occur prior to residential homes being constructed and sold. Prior to development much of the agricultural land in the M3–Eagle site will remain classified as agricultural lands and have a average assessed value of between \$190 to \$200 per acre.

However, the transformation of these lands to a residential, but still vacant, building site by the developer will increase the assessed value of that land to a new, higher, market price – the developers offering price for the building lot. Here again, timing is key as to when these new residential building lots will be added to the property tax rolls. Nevertheless, this change in land use and its development will result in a increase in property values and can represent a significant increase in property tax revenues to the public service provider in the first years of the development. Potentially for some public service providers providing property tax revenues prior to the need to provide increased levels of public services. This phenomenon is not likely to completely erase the entire shortfall in property tax revenues in the first year of the development, but it will most certainly ameliorate its impact.

Table 12, below, summarizes the projected annual property taxes from residential and commercial properties slated to be in place at M3-Eagle through the first twenty years of the development for four major property taxing entities: Ada County, the City of Eagle, Meridian Joint School District #2, and the Ada County Highway District. An estimate of the annual residential occupancy tax revenues is also included in these totals.

In addition, the fiscal impact analysis does not take into account rising residential real estate prices and the increased assessed value of the previously sold residential properties. Home price inflation is an ongoing phenomenon in the Boise market. An examination of residential real estate sales statistics in Ada County over the last ten years reveals that the average price of the new homes sold has increased at an annual average rate of 3.6 percent per year, and during the last five years at an annual average pace of 5.2 percent per year. The omission of consideration for at least average home price increases on those previously sold homes will cause the projected property tax revenues herein to be understated.

Table 12
M3-Eagle Development
Projected Annual Property Tax Revenues
from Residential & Commercial Properties
and the Residential Occupancy Tax for Ada County,
the City of Eagle, the Meridian Joint School District # 2,
and the Ada County Highway District

Year	Projected Annual Property Tax Revenues (as Assessed)*			
	Ada County (\$ x 1,000)	City of Eagle (\$ x 1,000)	Meridian Joint School District #2 (\$ x 1,000)	Ada County Highway District (\$ x 1,000)
1	\$208.0	\$69.5	\$315.8	\$77.5
2	566.1	189.2	859.7	211.1
3	994.8	332.5	1,510.7	371.0
4	1,530.7	511.7	2,324.6	570.9
5	2,044.7	683.6	3,105.3	762.6
6	2,557.9	855.2	3,884.7	954.0
7	3,071.9	1,026.9	4,665.2	1,145.7
8	3,669.6	1,226.7	5,572.8	1,368.6
9	4,336.5	1,449.7	6,585.4	1,617.3
10	4,989.5	1,668.0	7,577.2	1,860.9
11	5,642.6	1,886.4	8,569.0	2,104.5
12	6,295.2	2,104.6	9,560.2	2,348.0
13	6,873.4	2,297.9	10,438.3	2,563.6
14	7,390.4	2,470.8	11,223.5	2,756.4
15	7,923.6	2,649.0	12,033.2	2,955.3
16	8,457.9	2,827.6	12,844.6	3,154.6
17	8,990.4	3,005.7	13,653.2	3,353.2
18	9,297.9	3,108.4	14,120.2	3,467.9
19	9,420.4	3,149.3	14,306.2	3,513.6
20	\$9,560.7	\$3,196.3	\$14,519.4	\$3,566.0
20+	\$9,550.4	\$3,192.8	\$14,503.7	\$3,562.1

* Projected Property taxes and residential occupancy taxes based upon 2006 levy rates and constant 2006 prices throughout the forecast period.

A summary of the projected additional property tax revenues from M3-Eagle residential and commercial properties is shown in Table 13 below. A more detailed version of this table with the forecasted annual property taxes from residential and commercial properties as well as a forecast of revenues from the residential occupancy tax forecast with annual detail of the changes in the projected total value of residential and commercial properties in M3-Eagle can be found in Appendix E of this report.

Idaho Economics projects that M3-Eagle will, at full build out of the project, provide nearly \$36.86 million annual in ongoing property tax revenues to local public service providers.

Table 13
Summary of Projected Property Tax Revenues as Assessed

	5-Year Summaries of Projected Property Tax Revenues				20-Year Total
Property Tax Revenues from:					
<u>Residential Property:</u>					
<u>Taxing Authority</u>	<u>Total</u>	<u>Total</u>	<u>Total</u>	<u>Total</u>	<u>Total</u>
	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 1 - 20</u>
Ada County	\$5,680,100	\$18,630,600	\$32,944,000	\$42,781,600	\$100,036,300
City of Eagle	1,898,900	6,228,400	11,013,700	14,302,500	33,443,500
Meridian Joint School District #2	8,626,000	28,293,200	50,030,500	64,970,400	151,920,100
Ada County Highway District	2,118,500	6,948,800	12,287,400	15,956,700	37,311,400
Ada County Emergency Medical	251,900	826,100	1,460,800	1,896,900	4,435,700
Eagle Fire District	2,683,700	8,802,700	15,565,700	20,214,100	47,266,200
Mosquito Abatement District	61,300	200,900	355,100	461,200	1,078,500
Ada County Weed & Pest Control	269,900	885,100	1,565,000	2,032,400	4,752,400
Total	\$21,590,300	\$70,815,800	\$125,222,200	\$162,615,800	\$380,244,100
<u>Commercial Property:</u>					
<u>Taxing Authority</u>	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 1 - 20</u>
Ada County	\$79,400	\$577,300	\$1,743,400	\$3,128,600	\$5,528,700
City of Eagle	26,600	192,900	582,900	1,046,000	1,848,400
Meridian Joint School District #2	120,700	876,600	2,647,700	4,751,300	8,396,300
Ada County Highway District	29,600	215,300	650,300	1,166,900	2,062,100
Ada County Emergency Medical	3,600	25,700	77,300	138,800	245,400
Eagle Fire District	37,600	272,600	823,800	1,478,200	2,612,200
Mosquito Abatement District	800	6,200	18,700	33,700	59,400
Ada County Weed & Pest Control	3,800	27,400	82,900	148,700	262,800
Total	\$302,100	\$2,194,000	\$6,627,000	\$11,892,200	\$21,015,300
<u>Total Property Tax Revenues:</u>					
<u>As Assessed</u>	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 1 - 20</u>
Ada County	\$6,494,910	\$20,132,710	\$35,563,010	\$46,441,210	\$108,631,841
City of Eagle	2,171,353	6,730,423	11,889,323	15,526,023	36,317,123
Meridian Joint School District #2	9,863,515	30,574,215	54,007,915	70,527,815	164,973,462
Ada County Highway District	2,422,282	7,508,882	13,264,282	17,321,682	40,517,127
Ada County Emergency Medical	288,238	892,838	1,576,938	2,059,338	4,817,354
Eagle Fire District	3,068,820	9,512,120	16,803,220	21,943,220	51,327,379
Mosquito Abatement District	67,900	215,000	381,100	498,400	1,162,400
Ada County Weed & Pest Control	308,038	955,838	1,688,938	2,205,638	5,158,454
Total	\$24,685,058	\$76,522,028	\$135,174,728	\$176,523,328	\$412,905,140
<u>As Received</u>	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11 - 15</u>	<u>Years 16 - 20</u>	<u>Years 1 - 20</u>
Ada County	\$5,344,279	\$18,625,310	\$34,125,110	\$45,727,260	\$103,821,960
City of Eagle	1,786,641	6,226,523	11,408,623	15,287,323	34,709,110
Meridian Joint School District #2	8,116,014	28,285,165	51,824,215	69,443,565	157,668,960
Ada County Highway District	1,993,134	6,946,632	12,727,982	17,055,382	38,723,129
Ada County Emergency Medical	237,195	826,038	1,513,188	2,027,638	4,604,060
Eagle Fire District	2,525,128	8,799,970	16,123,820	21,605,820	49,054,737
Mosquito Abatement District	55,700	198,750	365,650	490,650	1,110,750
Ada County Weed & Pest Control	253,395	884,288	1,620,588	2,171,738	4,930,010
Total	\$20,311,485	\$70,792,678	\$129,709,178	\$173,809,378	\$394,622,717

residence would have an annual electric bill of \$805 and a natural gas bill of nearly \$695 of which the City of Eagle would receive 1.0 percent, about \$8.00 per year, and 3.0 percent (about \$20.85), respectively. The franchise fees collected for solid waste collection services were estimated as a proportion of the electric utility (the only other utility subjected to a franchise fee that serves all households in the City of Eagle) franchise tax receipts.

Franchise fees on cable television revenues were estimated assuming that 65.0 percent of the households in the M3-Eagle Development accessed cable television and of those utilizing cable television services they had an annual average bill of \$480 (\$40 per month). Annual City of Eagle franchise fee revenues from cable television services were then assumed to be 5.0 percent of the annual average bill per household, but applied to only 65.0 percent of the M3-Eagle households. The estimates of franchise fee revenues from the solid waste collection service assumed 8.0 percent franchise fee was applied to a monthly average fee of \$16 per household for solid waste collection services.

Energy use by the commercial buildings within the M3-Eagle Development was estimated by using parameters of electricity and natural gas use per square foot of commercial building space by building type for buildings in the Mountain Census Region from the US Department of Energy's 1999 Survey on Commercial Energy Use. Energy usage in the M3-Eagle commercial buildings was then estimated using the US DOE electricity and natural gas use per square foot of commercial floor space times the total commercial floor space in place in the M3-Eagle Development by year. The annual electricity and natural gas sales to the commercial buildings in M3-Eagle were obtained by multiplying the estimated annual electricity and natural gas usage in the commercial buildings by the current electric and natural gas prices. The City of Eagle's franchise fee revenues from the commercial buildings in the M3-Eagle Development are obtained by applying a 1.0 percent rate to electricity sales and a 3.0 percent rate to the estimated annual natural gas sales M3-Eagle's commercial buildings.

In the first ten years of the M3-Eagle Development it is estimated that the City of Eagle would realize an additional \$1.66 million in franchise fee revenues from properties within M3-Eagle. Over the first twenty years of the M3-Eagle project the total additional franchise fee revenues to the City of Eagle are projected to top \$8.05 million.

The estimated additional franchise fee revenues, by year, that the City of Eagle would receive from the electricity, natural gas, cable television, and solid waste collection utilities to residents and businesses within the M3-Eagle Development are shown in Table 14.

The City of Eagle also collects building permit fees on residential and commercial buildings prior to their construction. The building permit fees on the residential housing proposed for the M3-Eagle Development are estimated to be nearly \$7.74 million in the first ten years of the project and to surpass \$13.93 million in the twenty years until full build-out of the M3-Eagle Development. Similarly, building permit fees paid to the City of Eagle for the commercial buildings in the M3-Eagle Development are projected to be nearly \$232.7 thousand in the first ten years of the project and to surpass \$664.7 thousand in the twenty years until full build-out of the M3-Eagle project. In total, it is conservatively estimated that the City of Eagle would realize nearly \$14.60 million in additional building permit fee revenues over the twenty years until full build-out of the M3-Eagle Development.

The projected additional building permit fee revenues, by year, that the City of Eagle would receive from residential and commercial construction at M3-Eagle are shown in Table 15.

Table 14
Projected Additional Franchise Fee Revenues to the City of Eagle
as a Result of the M3-Eagle Development

<u>Year</u>	<u>Projected Franchise Fee Revenues from</u>				<u>Total Additional Franchise Fee Revenues</u>
	<u>Electric Utility</u>	<u>Natural Gas Utility</u>	<u>Cable Television</u>	<u>Solid Waste</u>	
1	\$2,274	\$5,690	\$4,187	\$4,810	\$16,961
2	4,557	11,401	8,389	9,637	33,984
3	8,839	22,163	15,366	21,121	67,489
4	13,143	32,982	22,385	32,653	101,162
5	17,447	43,800	29,403	44,184	134,835
6	21,751	54,619	36,422	55,716	168,507
7	26,055	65,438	43,440	67,247	202,180
8	32,663	82,136	52,654	89,145	256,598
9	39,272	98,834	61,868	111,043	311,017
10	45,880	115,532	71,063	132,941	365,435
11	52,488	132,230	80,297	154,838	419,854
12	59,098	148,932	89,514	176,739	474,284
13	65,236	164,535	96,377	201,623	527,771
14	71,195	179,674	103,239	225,254	579,362
15	77,169	194,851	110,130	248,917	631,067
16	83,099	209,916	116,938	272,486	682,439
17	89,029	224,982	123,746	296,054	733,811
18	91,941	232,475	125,392	312,184	761,992
19	94,420	238,842	126,991	325,381	785,633
20	95,180	240,744	128,391	326,989	791,304
Total	\$990,736	\$2,499,775	\$1,446,213	\$3,108,962	\$8,045,685

Notes: Franchise fees assumed to be: 1.0% of electric utility revenues on residences and businesses in the City of Eagle, 3.0% of natural gas utility revenues, 5.0% of cable television revenues, and 8.0% of the solid waste collection company's revenues. Annual average electricity use by households was assumed to be 1,061 kWh per month purchased at a rate of 6.3 cents per kWh, annual average natural gas use in residential households was assumed to be 500 therms purchased at a rate of \$1.39 per therm, cable television revenues were assumed to be \$40 per month per connected household with 65.0% of the M3-Eagle households using cable television services, solid waste collection revenues were assumed to be \$16 per M3-Eagle household per month.

In addition to these sources of additional revenues to the City of Eagle from the development of the M3-Eagle Project the added population and property tax base of the M3-Eagle Development would allow the City of Eagle to receive a greater portion of the State of Idaho's sales tax revenues that are available for revenue sharing with Idaho cities. In the last four quarters (2nd quarter 2005 thru the 1st quarter of 2006) the city of Eagle has received nearly \$917,000 in revenue sharing from the State of Idaho.

The revenue sharing dollars from the state of Idaho are allocated on the basis of each city's population and taxable property tax base. On a currently estimated population in the City of Eagle of 16,176 and a taxable property tax base of \$1,655.9 million the City of Eagle receives approximately \$28.33 per person from the State in revenues sharing dollars and \$0.277 per \$1,000 of taxable property value in the city. Assuming that the City of Eagle can maintain its share of the total population and total taxable property value among all of the

cities in Idaho the M3-Eagle Development will allow Eagle to command a greater amount of the State's revenue sharing dollars.

Table 15
Projected Additional State of Idaho Revenue Sharing
Allocated to the City of Eagle and Building Permit Fee Revenues
Resulting from the M3-Eagle Development

<u>Year</u>	<u>State Revenue Sharing</u>	<u>Building Permit Fees</u>		
		<u>Residential</u>	<u>Commercial</u>	<u>Total</u>
1	\$51,151	469,095	0	\$469,095
2	103,089	470,038	0	470,038
3	190,793	782,422	23,593	806,015
4	280,445	779,302	23,593	802,895
5	371,259	779,302	23,593	802,895
6	463,243	777,767	23,593	801,360
7	556,543	783,852	23,593	807,445
8	676,432	965,400	38,256	1,003,656
9	797,756	965,400	38,256	1,003,656
10	920,691	965,400	38,256	1,003,656
11	1,047,469	965,400	38,256	1,003,656
12	1,176,234	966,655	38,256	1,004,911
13	1,282,207	743,610	54,243	797,853
14	1,389,000	743,610	50,365	793,975
15	1,498,311	740,490	50,365	790,855
16	1,608,652	740,490	50,365	790,855
17	1,720,891	740,490	50,365	790,855
18	1,764,729	184,799	48,946	233,745
19	1,807,879	184,799	48,946	233,745
20	\$1,845,677	183,358	1,835	\$185,193

Idaho Economics estimates that the M3-Eagle Development will bring an additional \$4.41 million in revenue sharing from the State of Idaho in the first ten years of the project and an estimated \$19.55 million in the twenty years until full project build-out. The projected annual additional State of Idaho revenue sharing monies that the City of Eagle would receive due to the development of the M3-Eagle project are also shown below in Table 15.

In total Idaho Economics predicts that the City of Eagle would realize, over the twenty years to full build-out of the M3-Eagle Development, \$34.71 in additional property tax revenues, \$19.55 million in additional State of Idaho revenue sharing monies, \$8.05 million of additional franchise fee revenues and \$14.59 million in additional revenues from building permit fees. In total, the City of Eagle is predicted to realize nearly \$76.90 million in additional revenues due to the development of the M3-Eagle project. Table 16 below provides an annual breakdown of these projected revenues.

After full build-out of the M3-Eagle development the City of Eagle would realize ongoing revenues from property taxes and franchise fees of nearly \$3.20 million and \$791.3 thousand respectively. In addition, additional income from the State of Idaho's revenue sharing would result in a further \$1.85 million to the City of Eagle. Additional fees from building permits originating from the M3-Eagle development are assumed to be insignificant

after full build-out of the project. In total, the City of Eagle is projected to realize an additional \$5.84 million each year after full build-out of the M3-Eagle Development. Over the first five and ten years in this post full build-out period the additional revenues attributable to M3-Eagle are projected to total nearly \$29.21 and \$58.41 million, respectively. These projected additional revenues to the City of Eagle after full build-out of the M3-Eagle Development are shown on an annual basis, as well as the 5-year and 10-year totals, are shown below in Table 17.

Historic budget information from the City of Eagle was examined to determine the cost of city services delivered to its citizens on a per capita basis. Annual spending by the City of Eagle minus capital spending projects was divided by the U.S. Census Bureau's intercensal estimates of the population of the City of Eagle. The historic cost of providing city services to the residents of the City of Eagle has increased over the last five years. However, the latest figures are nearly \$253 per city resident per year. This analysis used a more generous figure of \$275 per person per year as the parameter for estimating future costs of city services to the residents of M3-Eagle. Tables 18(a) and 18(b) on a following page show the results of that process.

Idaho Economics predicts that the City of Eagle will realize a positive net fiscal impact throughout every year of the twenty years until full build-out of the M3-Eagle Development. The additional revenues from property taxes, building permits, franchise fees, and an increase in State of Idaho revenue sharing funds minus the increased cost of delivering city services to the new residents of M3-Eagle produce a positive net fiscal impact of \$498.6 thousand in the first year of the project. By the fifth year these gains have increased to an estimated positive net fiscal impact of nearly \$894.2 thousand and in total a positive net fiscal impact of nearly \$3.65 million to the City of Eagle over the first five years of the M3-Eagle Development.

Table 16
Projected Additional Revenues to the City of Eagle
as a Result of the M3-Eagle Development

<u>Year</u>	<u>Local Property Taxes</u>	<u>State Revenue Sharing</u>	<u>City Franchise Taxes & Fees</u>	<u>Other Fee Revenues*</u>	<u>Total Additional Revenues</u>
1	\$69,527	\$51,151	\$16,961	\$469,095	\$606,734
2	189,240	103,089	33,984	470,038	796,350
3	332,525	190,793	67,489	806,015	1,396,822
4	511,725	280,445	101,162	802,895	1,696,226
5	683,625	371,259	134,835	802,895	1,992,612
6	855,175	463,243	168,507	801,360	2,288,286
7	1,026,925	556,543	202,180	807,445	2,593,093
8	1,226,725	676,432	256,598	1,003,656	3,163,411
9	1,449,675	797,756	311,017	1,003,656	3,562,104
10	1,668,025	920,691	365,435	1,003,656	3,957,807
11	1,886,375	1,047,469	419,854	1,003,656	4,357,353
12	2,104,575	1,176,234	474,284	1,004,911	4,760,004
13	2,297,875	1,282,207	527,771	797,853	4,905,705
14	2,470,775	1,389,000	579,362	793,975	5,233,111
15	2,649,025	1,498,311	631,067	790,855	5,569,257
16	2,827,625	1,608,652	682,439	790,855	5,909,571
17	3,005,675	1,720,891	733,811	790,855	6,251,232
18	3,108,425	1,764,729	761,992	233,745	5,868,890
19	3,149,325	1,807,879	785,633	233,745	5,976,582
20	3,196,275	1,845,677	791,304	185,193	6,018,449
Total	\$34,709,110	\$19,552,450	\$8,045,685	\$14,596,353	\$76,903,598

* Includes Building Permit Fees.

Table 17
Projected Additional Revenues to the City of Eagle
After Full Build-out of the M3-Eagle Development

<u>Year</u>	<u>Local Property Taxes</u>	<u>State Revenue Sharing</u>	<u>City Franchise Taxes & Fees</u>	<u>Other Fee Revenues*</u>	<u>Total Additional Revenues</u>
Yearly	\$3,204,412	\$1,845,677	\$791,304	\$0	\$5,841,393
Over 5 Years	16,022,060	9,228,385	3,956,520	0	29,206,965
Over 10 Years	\$32,044,120	\$18,456,770	\$7,913,040	\$0	\$58,413,930

**Table 18 (a)
City of Eagle**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>5-Year Total</u>
Projected M3-Eagle Population.....	663	1,311	2,379	3,421	4,443	
<u>Projected Additional Revenues:</u>						
Property Taxes.....	\$69,527	\$189,240	\$332,525	\$511,725	\$683,625	\$1,786,641
Franchise Fees.....	16,961	33,984	67,489	101,162	134,835	354,431
State Revenue Sharing.....	51,151	103,089	190,793	280,445	371,259	996,736
Building Permit Fees.....	469,095	470,038	806,015	802,895	802,895	3,350,937
Sheriff's Mitigation Fee.....	74,196	74,469	122,661	123,394	123,394	518,114
Total Additional Revenues.....	\$680,930	\$870,819	\$1,519,483	\$1,819,620	\$2,116,007	\$7,006,859
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$182,326	\$360,539	\$654,268	\$940,869	\$1,221,790	\$3,359,792
Annual Net Fiscal Impact.....	\$498,604	\$510,280	\$865,215	\$878,750	\$894,217	
5-Year Net Fiscal Impact.....						\$3,647,067
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	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>10-Year Total</u>
Projected M3-Eagle Population.....	5,441	6,424	7,689	8,924	10,135	
<u>Projected Additional Revenues:</u>						
Property Taxes.....	\$855,175	\$1,026,925	\$1,226,725	\$1,449,675	\$1,668,025	\$8,013,164
Franchise Fees.....	168,507	202,180	256,598	311,017	365,435	1,658,169
State Revenue Sharing.....	463,243	556,543	676,432	797,756	920,691	4,411,400
Building Permit Fees.....	801,360	807,445	1,003,656	1,003,656	1,003,656	7,970,711
Sheriff's Mitigation Fee.....	123,394	123,394	160,093	160,093	160,093	1,245,181
Total Additional Revenues.....	\$2,411,680	\$2,716,487	\$3,323,504	\$3,722,197	\$4,117,899	\$23,298,625
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$1,496,379	\$1,766,588	\$2,114,385	\$2,454,089	\$2,787,177	\$13,978,410
Annual Net Fiscal Impact.....	\$915,300	\$949,899	\$1,209,119	\$1,268,108	\$1,330,723	
10-Year Net Fiscal Impact.....						\$9,320,215

The projected net fiscal impact of the M3-Eagle Development remains positive throughout the twenty years until full build-out of the M3-Eagle project. The first ten years of the project are expected to produce \$223.30 million in additional revenues to the City of Eagle and cause additional costs to the city of supplying city services to its M3-Eagle citizens of nearly \$13.98 million producing a positive net fiscal impact of \$9.32 million in the first ten years of the project.

Over the twenty years until full build-out of M3-Eagle the City of Eagle is projected to receive, in total, \$23.20 million more in additional revenues than it is projected to experience in increased costs. The M3-Eagle Development is projected to provide nearly \$79.13 million in additional revenues to the City of Eagle while increasing the City's costs of providing services to its citizens by \$55.92 million in the twenty years until full build-out of the project. In the years thereafter it is projected that revenues payable to the City of Eagle from the M3-Eagle Development will exceed the additional cost of providing city services to its citizens by \$1.24 million per year.

**Table 18 (b)
City of Eagle**

	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	<u>15-Year Total</u>
Projected M3-Eagle Population.....	11,393	12,643	13,541	14,431	15,314	
<u>Projected Additional Revenues:</u>						
Property Taxes.....	\$1,886,375	\$2,104,575	\$2,297,875	\$2,470,775	\$2,649,025	\$19,421,787
Franchise Fees.....	419,854	474,284	527,771	579,362	631,067	4,290,506
State Revenue Sharing.....	1,047,469	1,176,234	1,282,207	1,389,000	1,498,311	10,804,621
Building Permit Fees.....	1,003,656	1,004,911	797,853	793,975	790,855	12,361,961
Sheriff's Mitigation Fee.....	160,093	160,146	116,828	117,163	117,661	1,917,072
Total Additional Revenues.....	\$4,517,446	\$4,920,150	\$5,022,534	\$5,350,275	\$5,686,919	\$48,795,947
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$3,133,106	\$3,476,890	\$3,723,671	\$3,968,419	\$4,211,220	\$32,491,716
Annual Net Fiscal Impact.....	\$1,384,340	\$1,443,260	\$1,298,862	\$1,381,855	\$1,475,699	
15-Year Net Fiscal Impact.....						\$16,304,231
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	<u>Year 16</u>	<u>Year 17</u>	<u>Year 18</u>	<u>Year 19</u>	<u>Year 20</u>	<u>20-Year Total</u>
Projected M3-Eagle Population.....	16,187	17,055	17,189	17,324	17,455	
<u>Projected Additional Revenues:</u>						
Property Taxes.....	\$2,827,625	\$3,005,675	\$3,108,425	\$3,149,325	\$3,196,275	\$34,709,110
Franchise Fees.....	682,439	733,811	761,992	785,633	791,304	8,045,685
State Revenue Sharing.....	1,608,652	1,720,891	1,764,729	1,807,879	1,845,677	19,552,450
Building Permit Fees.....	790,855	790,855	233,745	233,745	185,193	14,596,353
Sheriff's Mitigation Fee.....	116,206	116,206	25,147	25,147	24,808	2,224,586
Total Additional Revenues.....	\$6,025,777	\$6,367,438	\$5,894,037	\$6,001,728	\$6,043,256	\$79,128,184
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$4,451,290	\$4,690,024	\$4,726,901	\$4,764,023	\$4,800,125	\$55,924,079
Annual Net Fiscal Impact.....	\$1,574,487	\$1,677,414	\$1,167,136	\$1,237,705	\$1,243,131	
20-Year Net Fiscal Impact.....						\$23,204,105

2. Ada County

Projected Net Fiscal Impact: + \$81.98 Million 1st Twenty Years

Ada County provides a variety of services throughout the County and in the unincorporated areas of the County. A partial list of these services includes; the provision and administration of the Magistrate division of the District Court, the County Prosecutor, the Public Defender, the juvenile justice programs, the Planning and Zoning functions in the unincorporated areas of the County, the provision of Law Enforcement in the unincorporated areas of the County and in certain areas of the County on a contract basis, and the operation of the Solid Waste Disposal operations in the County.

Two departments of County government have a separate local property tax assessment, Emergency Medical Services, and Weed and Pest Control. This report will examine the potential fiscal impacts on those departments separately in a later section of this analysis.

Many of the services provided by Ada County government have separate sources of revenue such as the two mentioned above. Many other functions are funded through the County's Current Expense budget. And, some of those functions have revenue streams that bring monies to the County's coffers. These revenues can be fees for government functions, user fees, license fees, and payments from other government entities for services that Ada County government has supplied to them. To further complicate the matter, the revenues and expenses associated with those County government services funded through the Current Expense budget are not necessarily broken out by department or function.

Therefore, this analysis will evaluate the potential fiscal impacts on County government in aggregate for most functions, with the exception of the two mentioned above: Emergency Medical Services, and Weed and Pest Control; and the Ada County Sheriff along with the Ada County Jail, and Ada County's Solid Waste Management function.

General Ada County Government

Information from the Ada County fiscal year 2004-2005 Budget the cost of the general administrative functions of Ada County government cost, on average, the citizens of Ada County about \$84 per capita. Utilizing that per capita figure with the projected population of M3-Eagle Development yields an estimate of the added cost to the administrative costs of County government. (This is based upon an analysis of the Ada County budget to determine those services that are either funded or partially funded by the property tax, are not programs that are self-supporting, such as the County's Solid Waste Operations or the Ada County Fair Grounds.)

Finally, if the housing opportunities presented in M3-Eagle attract residents that would have become been homeowners in other parts of Ada County the portion of these projected general O&M expenses of the county that would apply to all citizens of the county (courts, emergency dispatch, etc.) would have occurred with or without the addition of M3-Eagle.

Sheriff's Department, Emergency Communications, and the Ada County Jail

Idaho law provides the sheriff with the power to provide police services throughout the County. However, most sheriffs in those counties with larger cities leave the law enforcement activities inside of city limits to city police departments. That is no different in Ada County.

The Ada County Sheriff provides law enforcement services to the unincorporated areas of Ada County as well as to the cities of Kuna, Eagle, and Star, as well as to Boise State University on a contract basis. The Sheriff also operates the Ada County jail as well as the emergency communications and dispatch center. The dispatch center provides emergency dispatch services for the various fire districts in the County, as well as for Ada County EMS, the Boise, Garden City, and Meridian police departments.

The Ada County jail has just completed a major expansion in capacity with the addition of 308 beds. This brings the Ada County jail up to a total capacity of 1,144. Expenses for jail operations in fiscal year 2004-2005 are projected to be nearly \$13.1 million or about \$40 per person in Ada County. The Sheriff's department's administrative overhead, dispatch and communications functions cost the residents of Ada County nearly \$25 per capita according to the County's 2004-2005 budget figures.

The Ada County sheriff's patrol division is staffed by 57 patrol officers and nine sergeants. Ada County sheriff's deputies patrol the area west of Boise north of the Boise River including the area of the M3-Eagle Development, Eagle, Star, the Hidden Springs Planned Community, and State Highways 55 and 16 to the northern border of Ada County.

However, a future increase in population in those areas will merit higher levels of service and produce more calls for assistance. In the immediate future, the assignment of a patrol deputy to the area of the M3-Eagle Development area is not likely to be needed until the commencement of construction of the M3-Eagle project. Thereafter, when M3-Eagle begins to receive residents, the need for services from the Ada County Sheriff will increase in proportion to population growth.

The Ada County Sheriff's department has analyzed the question of what is the fiscal impact of the provision of law enforcement services for planned communities in Ada County. A letter from Ada County Sheriff Gary Raney that summarizes those findings can be found in Appendix F of this report.

In general, the sheriff's analysis stated that it would maintain a ratio of 0.88 patrol deputies per 1,000 of population in Ada County. In order to maintain that ratio of patrol deputies per 1,000 of population and to account for the Sheriff's department's support services such as the records department, the Ada County jail, and the property and evidence unit as well as the detective unit of the sheriff's department a mitigation fee of \$310.87 per housing unit was warranted. That mitigation fee is included below in Table 19 as both addition revenue and as an additional expense to Ada County government.

Property tax revenues shown below have been allocated so as to more closely reflect the actual time in which the public agencies would actually receive the monies. This analysis assumes that the property tax revenues that the taxing authority will receive in a year shall be comprised of one half of the prior year's property tax assessment and one half of the current year's property tax assessment. In addition, an adjustment has been made for the change in value of the farmland that is transformed into development property throughout the year.

Mitigation:

The M3-Eagle Development Planned Community does not appear to produce any negative economic externalities that would impose a cost upon other Ada County residents. The Ada County Sheriff's analysis of the provision of law enforcement service to planned communities found that a mitigation fee of nearly \$311 per housing unit was justified. Since the City of Eagle contracts with the Ada County sheriff's office for police services the Sheriff's department mitigation fee was incorporated into the examination of the fiscal impacts to the City of Eagle.

The projected additional property taxes from M3-Eagle are projected to exceed the cost of providing additional government services to residents of the community by \$4.03 million in the first five years of the project. By the tenth, fifteenth, and twentieth years of the M3-Eagle project the total net positive fiscal impact to the Ada County budget is projected increase further to \$18.51 million, \$45.39 million, and \$81.98 million. On an ongoing basis, after the twenty year full build-out of the M3-Eagle community it is projected that property tax revenues payable to Ada County originating from M3-Eagle will exceed the annual expenses attributable to M3-Eagle by nearly \$7.69 million per year. The M3-Eagle Development is projected to produce a positive external benefit to the citizens served by Ada County government.

Table 19
The M3-Eagle Development - Net Fiscal Impacts on the:
Ada County

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>5-Year Total</u>
<u>Additional Property Taxes</u>	\$207,981	\$566,112	\$994,762	\$1,530,712	\$2,044,712	\$5,344,279
<u>Other Fee Revenues</u>	1,416	2,353	4,169	5,785	7,403	21,125
<u>Total Addition Revenues</u>	\$209,397	\$568,465	\$998,931	\$1,536,497	\$2,052,115	\$5,365,405
<u>Projected Additional Expenses:</u>						
<u>O&M Expenses</u>	\$72,050	\$143,010	\$258,901	\$372,947	\$484,732	\$1,331,640
<u>Total</u>	\$72,050	\$143,010	\$258,901	\$372,947	\$484,732	\$1,331,640
<u>Annual Net Fiscal Impact</u>	\$137,347	\$425,455	\$740,030	\$1,163,550	\$1,567,383	
<u>5-Year Net Fiscal Impact</u>						\$4,033,764
	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>10-Year Total</u>
<u>Projected Additional Revenues</u>	\$2,557,912	\$3,071,862	\$3,669,562	\$4,336,462	\$4,989,512	\$23,969,590
<u>Other Fee Revenues</u>	9,015	10,639	13,004	15,225	17,446	86,453
<u>Total Addition Revenues</u>	\$2,566,927	\$3,082,501	\$3,682,566	\$4,351,687	\$5,006,958	\$24,056,043
<u>Projected Additional Expenses:</u>						
<u>O&M Expenses</u>	\$594,256	\$701,521	\$839,947	\$975,154	\$1,107,727	\$5,550,246
<u>Total</u>	\$594,256	\$701,521	\$839,947	\$975,154	\$1,107,727	\$5,550,246
<u>Annual Net Fiscal Impact</u>	\$1,972,671	\$2,380,980	\$2,842,618	\$3,376,533	\$3,899,231	
<u>10-Year Net Fiscal Impact</u>						\$18,505,797
	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	<u>15-Year Total</u>
<u>Projected Additional Revenues</u>	\$5,642,562	\$6,295,212	\$6,873,362	\$7,390,362	\$7,923,612	\$58,094,700
<u>Other Fee Revenues</u>	19,668	21,893	23,518	25,289	27,054	203,875
<u>Total Addition Revenues</u>	\$5,662,230	\$6,317,105	\$6,896,880	\$7,415,651	\$7,950,666	\$58,298,575
<u>Projected Additional Expenses:</u>						
<u>O&M Expenses</u>	\$1,245,401	\$1,381,742	\$1,479,235	\$1,575,945	\$1,672,572	\$12,905,141
<u>Total</u>	\$1,245,401	\$1,381,742	\$1,479,235	\$1,575,945	\$1,672,572	\$12,905,141
<u>Annual Net Fiscal Impact</u>	\$4,416,829	\$4,935,363	\$5,417,645	\$5,839,706	\$6,278,094	
<u>15-Year Net Fiscal Impact</u>						\$45,393,434
	<u>Year 16</u>	<u>Year 17</u>	<u>Year 18</u>	<u>Year 19</u>	<u>Year 20</u>	<u>20-Year Total</u>
<u>Projected Additional Revenues</u>	8,457,912	8,990,362	9,297,912	9,420,362	9,560,712	\$103,821,960
<u>Other Fee Revenues</u>	28,821	30,587	30,806	31,335	31,654	357,077
<u>Total Addition Revenues</u>	\$8,486,733	\$9,020,949	\$9,328,718	\$9,451,697	\$9,592,366	\$104,179,037
<u>Projected Additional Expenses:</u>						
<u>O&M Expenses</u>	\$1,766,823	\$1,860,552	\$1,874,744	\$1,889,036	\$1,902,587	\$22,198,882
<u>Total</u>	\$1,766,823	\$1,860,552	\$1,874,744	\$1,889,036	\$1,902,587	\$22,198,882
<u>Annual Net Fiscal Impact</u>	\$6,719,910	\$7,160,397	\$7,453,974	\$7,562,661	\$7,689,779	
<u>20-Year Net Fiscal Impact</u>						\$81,980,155

3. Ada County Emergency Medical Services

Projected Net Fiscal Impact: + \$3.18 million 1st Twenty Years

Ada County Emergency Medical Service (EMS) was formed on March 25, 1975 as an ambulance taxing district.

Today, Ada County EMS employs 80 emergency medical technicians (EMT's) and paramedics to staff eight ambulances, two field supervisors and one on-duty training officer to cover its operations 24 hours a day, 7 days a week. Ada County EMS provides emergency medical services to all of Ada County including the cities of Boise, Meridian, Garden City, Eagle, Star and Kuna.

Ada County EMS stations ambulances and personnel at seven locations in Ada County, including postings at the three major hospitals in the County. The two nearest EMS stations to the M3-Eagle Development community would be at the Eagle Fire District fire station near downtown Eagle, and at the EMS headquarters station on Glenwood Street in Garden City.

While the specific function of the EMS service is to respond to medical emergencies, it is augmented by the emergency medical services that are provided by the local fire departments. The fire departments often act as the "first responders" to medical emergencies because of their more numerous stations and often closer proximity to the emergency. In many cases, both the local fire department and EMS will respond to a medical emergency.

Ada County EMS is partially funded (providing about one-third of annual expenditures) through a property tax. In the 2005 fiscal year the Ada County EMS property tax levy was \$0.1205 per \$1,000 of taxable value (this levy rate is down slightly from the level of two years earlier of \$0.122 per \$1,000 of taxable value). The majority of Ada County EMS funding is received from fees for its services.

However, a recent analysis performed by Ada County EMS personnel in response to inquiries by other planned community developers examined the agency's fixed and variable costs of operation in greater detail. This analysis found that Ada County EMS had an annual average cost not covered by fees for services of \$7 per person. This analysis therefore assumes that the development of M3-Eagle will impose a cost that is not covered by Ada County EMS fees for services of \$7 per person.

Initially, in the first years of the M3-Eagle Development response times to the project may be somewhat longer than is the average in the more urban areas of the County. However, Ada County EMS has also indicated that the projected population and demographics of the project indicate that M3-Eagle could be less costly to serve than the County average.

The developers of M3-Eagle have offered to provide two fire station sites within the project.

Ada County EMS is projected to receive nearly \$237.2 thousand in additional property tax revenue during the first five years of the development and an estimated \$1.00 million in the second five years of the development. The ongoing additional property taxes that will be received by Ada County EMS from M3-Eagle properties after the twentieth year of the project is projected to be nearly \$425.0 thousand annually. Because Ada County EMS is largely funded on a fee for service basis there are no additional O&M expenses expected. There would be no additional expenses incurred by Ada County EMS due to the M3-Eagle Development development. These estimates are summarized in Table 20 below.

Mitigation:

The M3-Eagle Development does not appear to produce any negative economic externalities that would impose a cost upon other Ada County residents. The projected ongoing annual property tax revenues of nearly \$425.0 thousand originating from the M3-Eagle Development more than offset any estimated additional, incremental, impact that the development would have on Ada County EMS's operation and maintenance costs.

**Table 14
The M3-Eagle Development - Net Fiscal Impacts on the:
Ada County Emergency Medical Services (EMS)**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>5-Year Total</u>
<u>Additional Property Taxes</u>	\$9,244	\$25,138	\$44,138	\$67,938	\$90,738	\$237,195
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$4,627	\$9,184	\$16,627	\$23,951	\$31,130	\$85,518
Annual Net Fiscal Impact	\$4,617	\$15,954	\$27,511	\$43,987	\$59,608	
5-Year Net Fiscal Impact						\$151,676
	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>10-Year Total</u>
<u>Projected Additional Revenues</u> ...	\$113,488	\$136,238	\$162,738	\$192,338	\$221,238	\$1,063,233
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$38,163	\$45,052	\$53,942	\$62,625	\$71,138	\$356,438
Annual Net Fiscal Impact	\$75,324	\$91,186	\$108,796	\$129,713	\$150,099	
10-Year Net Fiscal Impact						\$706,795
	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	<u>15-Year Total</u>
<u>Projected Additional Revenues</u> ...	\$250,188	\$279,138	\$304,788	\$327,738	\$351,338	\$2,576,422
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$79,980	\$88,736	\$94,997	\$101,207	\$107,413	\$828,770
Annual Net Fiscal Impact	\$170,208	\$190,402	\$209,791	\$226,530	\$243,925	
15-Year Net Fiscal Impact						\$1,747,651
	<u>Year 16</u>	<u>Year 17</u>	<u>Year 18</u>	<u>Year 19</u>	<u>Year 20</u>	<u>20-Year Total</u>
<u>Projected Additional Revenues</u> ...	\$375,038	\$398,688	\$412,288	\$417,688	\$423,938	\$4,604,060
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$113,466	\$119,485	\$120,396	\$121,314	\$122,184	\$1,425,616
Annual Net Fiscal Impact	\$261,572	\$279,203	\$291,891	\$296,373	\$301,753	
20-Year Net Fiscal Impact						\$3,178,444

4. Ada County Highway District

Projected Net Fiscal Impact: + \$64.91 Million 1st Twenty Years

The Ada County Highway District is a special purpose taxing district that provides street construction and maintenance for those roadways that are under its jurisdiction in both the incorporated and unincorporated areas of Ada County. In 2005 there were 2,012 miles of public roads and streets in Ada County. ACHD had jurisdiction over 2,002 miles of those. The Idaho State Department of Transportation has jurisdiction and maintains the state and interstate roadways, many of which are the larger arterial roadways in Ada County.

This analysis will examine only the impact on annual operating costs that the M3-Eagle Development would put upon ACHD. Costs associated with the longer term capacity needs of the transportation infrastructure are caused by many factors and circumstances which are better examined in detailed traffic and engineering studies.

There will be many construction phases of the M3-Eagle development over the twenty-year period until its full build-out. The streets and roadways within M3-Eagle will be built in phases as well. As is standard practice in similar residential developments, each phase of the development will include sufficient roadway improvements to serve each of the new residential lots. When completed the roadways within M3-Eagle will be dedicated to the Ada County Highway District.

The addition of these new roadways will increase ACHD's maintenance and operations expenses. In fiscal year 2005 ACHD spent nearly \$16.0 million on roadway maintenance and operations. With 2,002 miles of roadway under ACHD jurisdiction this translates to an annual average M&O expense of \$7,992 per mile.

Roadway maintenance involves many activities; the striping and repainting of lane and directional markings, the sweeping of roadways, the repair of potholes, the replacement or repair of traffic signs or signals, and one of the more costly operations, snow removal and sanding. Not all roads are created equal from a maintenance cost perspective.

Roadways at the higher elevations in Ada County are more costly to maintain. The roadways within M3-Eagle would be of that category. Previous studies performed for the Hidden Springs Planned Community and discussions with ACHD personnel indicate that the roadways in the foothills of Ada County are 20-25 percent more costly to maintain than are the roadways in the valley floor. Furthermore, it is thought that nearly 15 percent of the streets and roadways within ACHD jurisdiction are within the foothills. The \$16.00 million in FY '05 actual M&O expenses includes expenses for roadways at the higher elevations as well as those on the valley floor.

Table 21

ACHD Maintenance & Operation Expenses with Street & Roadway Statistics	
<u>ACHD Roadway O&M Costs:</u>	
Actual ACHD FY05 Maintenance & Operations Expenditures	\$16,000,000
Projected ACHD FY04 Maintenance & Operations Budget	\$13,825,000
<u>ACHD Roadway Statistics:</u>	
Total Public Road & Street Inventory in Ada County	2,124 miles
Roads & Streets Under ACHD jurisdiction	2002 miles
New Roads & Streets Built & Added to the ACHD System (FY05)	59 miles
<u>O&M / Mile of Roadway</u>	
Actual ACHD FY05 Maintenance & Operations Expenditures / Mile of Roadway	\$7,992
Estimated Avg. with Higher Elevations & Added Snow Removal.....	\$7,449
Estimated Avg. at Lower Elevations & Less Snow Removal.....	\$6,394
Source: ACHD 2003 Fact Book, Fiscal Year 2004-2005 Budget	

Using these average cost parameters and assuming that the roadways are in place approximately one year prior to the population of the project it is possible to estimate the increased M&O expenses that M3-Eagle would impose annually on ACHD. These estimates are shown in the Table 22 below.

Property tax collections accounted for the largest share (35.7 percent) of ACHD's revenues in fiscal year 2004-2005. The Highway Users Fund - tax collections from state automobile registration fees and the state gasoline taxes - are, through a prescribed formula, allocated back to various funds, cities, and to the local highway districts. In FY 2004-2005 nearly 33.8 percent of ACHD's revenues came from this source. The highway district also receives revenue from a vehicle registration fee on vehicles registered and licensed in Ada County. Revenues from the registration fee in fiscal year 2005 accounted for 6.4 percent of ACHD's total revenues.

These sources other than the property tax could be a significant source of additional revenue to ACHD if the future residents of M3-Eagle Development were from outside of the local area. However, since it more likely that M3-Eagle Development will not attract new residents to the area, enhanced revenues from new, additional, registration fees, higher gasoline tax collections, and increased total auto registration fees, are not likely to be significant revenue additions.

Applying the ACHD 2005 property tax levy to the assessed value of the property in M3-Eagle Development this analysis estimates that ACHD realizes an additional \$2.0 million in property tax revenues in the first five years of the project and surpasses \$8.9 million in ten years. In total over the twenty years until full build-out of the M3-Eagle project ACHD captures nearly \$38.7 million in additional property tax revenues attributable to M3-Eagle. In addition to the property tax revenue stream originating from the project ACHD would be, over the twenty years to full build-out of M3-Eagle, the recipient of an estimated \$38.8 million in impact fees associated with the residential and commercial buildings constructed in the project.

An estimate of additional ACHD O&M expenses was made by using the highway district's 2005 average O&M expense per mile of roadway and assuming that 7.5 miles of new roadway will be added to the M3-Eagle project each year of the twenty years until full build-out. This methodology inherently assumes that M3-Eagle would have added 150 miles of roadway to the ACHD system in its twenty year construction. If one were to assume that there were an additional 15 miles of roadway added to the ACHD system in each of the twenty years until full build-out of the M3-Eagle project it would not alter the end result that ACHD would realize a fiscal surplus from the calculus of the additional property tax revenues originating from M3-Eagle minus the additional ACHD O&M expenses.

Impact fee revenues from the M3-Eagle project are, in this analysis, assumed to apply to roadway transportation system improvements that would be needed downstream from M3-Eagle. In total, ACHD impact fees originating from the M3-Eagle project are projected to be nearly \$38.8 million over the twenty years until full build-out of the project.

The highway district's additional M&O expenditures are estimated to total \$899,100 in the first five years of the project, growing to \$2,397,600 in the second five years, and reaching \$3,896,100 in years 11 – 15 and \$5,394,600 in years 16 – 20. Over the twenty years until full build-out of the M3-Eagle it is projected that the Ada County Highway District will incur an increase of \$12.59 million in O&M expenses due to the project.

On the revenue side of the picture during the first twenty years of the M3-Eagle project the Ada County Highway District is projected to receive an additional \$46.11 million in property tax revenues beyond what would have been realized without the project.

In addition to the additional property tax revenue that the project will bring to the district it is also expected that ACHD will collect nearly \$5.9 million in impact fees in the first five years of the project, and an additional \$10.7 million in the next five years. In years 11-20 of the M3-Eagle Development the absolute volume of impact fee revenues increases significantly as the bulk of the project's commercial buildings are added in these years. ACHD impact fee revenues from M3-Eagle are projected to be nearly \$13.3 million in years 11-15 and to increase further to \$8.8 million in years 16-20. In total, ACHD is forecasted to receive near \$38.7 million in impact fees over the twenty years until full build-out of M3-Eagle.

On an ongoing basis, after the twentieth year the project, ACHD will collect \$4.48 million in additional property tax revenues than can be attributed to the development of M3-Eagle. After year twenty of the project it is assumed that ACHD impact fee revenues from M3-Eagle will cease. The year-by-year breakout of the projected fiscal impact of M3-Eagle on the Ada County Highway District is shown in Table 22.

Mitigation:

In the near-term there appears to be no negative economic externalities that would impose a cost upon other Ada County residents. The projected ongoing annual property tax revenues of \$4.11 million from M3-Eagle would more than offset the estimated \$1.2 million in additional O&M expenses attributable to M3-Eagle. After full build-out of M3-Eagle it is projected that ACHD will realize an ongoing fiscal surplus of nearly \$2.91 million per year from the M3-Eagle Development to the benefit of all of the highway district patrons.

Sidewalks:

Under some circumstances the maintenance and repair of sidewalks becomes an expense of the Ada County Highway District – for example, damage due to trees and the subsequent buckling of sidewalks. In this analysis it is anticipated that those circumstances with that sort of cost shifting would be, at the minimum, many decades in the future.

In the foreseeable future sidewalks within the M3-Eagle Development community will be constructed and maintained by the developer as the project is constructed. Maintenance of the sidewalks associated with each home in the M3-Eagle Development project becomes the responsibility of the homeowner as homes are sold. Nevertheless, the homeowner's association will maintain a reserve fund for sidewalk maintenance and repair for those sidewalks that are adjacent to common areas, parks, or other locations where there is no clear homeowner responsibility. Sidewalks damaged during construction or prior to sale will be repaired by the developer.

Maintenance of Sidewalks:

The experience of other project developers has led them to maintain a \$1,500 annual budget during the project's construction phase for sidewalk repairs and maintenance. It is likely that a similar sidewalk maintenance budget for the M3-Eagle Development would be reasonable. Again at the early stages of the project the developer would provide the majority of the funding for sidewalk maintenance and repair, however, as the number of homes sold at M3-Eagle Development increases a greater proportion of this maintenance expense would be funded by homeowner association levies.

Mitigation:

In the near-term there appear to be no negative economic externalities that would impose a cost upon other Ada County residents. In the very long-term it may be possible that an encroachment of roots from nearby trees could cause some sidewalks to need repair. However, any sidewalk damage of this sort is often uncertain to occur and is usually many decades in the future.

Table 22
The M3-Eagle Development - Net Fiscal Impacts on the:
Ada County Highway District

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total Years 1 - 5</u>
Projected Additional Revenues						
Property Taxes.....	\$77,548	\$211,096	\$370,996	\$570,896	\$762,596	\$1,993,134
Impact Fees.....	716,144	718,027	1,508,008	1,504,941	1,504,941	\$5,952,061
Total.....	\$793,692	\$929,123	\$1,879,004	\$2,075,838	\$2,267,538	\$7,945,195
Projected Additional Expenses:						
O&M Expenses.....	\$59,940	\$119,880	\$179,820	\$239,760	\$299,700	\$899,100
Capital Expenses.....	0	0	0	0	0	\$0
Total.....	\$59,940	\$119,880	\$179,820	\$239,760	\$299,700	\$899,100
Annual Net Fiscal Impact.....	\$733,752	\$809,243	\$1,699,184	\$1,836,078	\$1,967,838	\$7,046,095
5-Year Net Fiscal Impact.....						\$7,046,095
	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Total Years 6 - 10</u>
Projected Additional Revenues						
Property Taxes.....	\$954,046	\$1,145,746	\$1,368,596	\$1,617,296	\$1,860,946	\$6,946,632
Impact Fees.....	1,501,570	1,508,888	2,574,416	2,574,416	2,574,416	\$10,733,706
Total.....	\$2,455,617	\$2,654,634	\$3,943,012	\$4,191,712	\$4,435,362	\$17,680,338
Projected Additional Expenses:						
O&M Expenses.....	\$359,640	\$419,580	\$479,520	\$539,460	\$599,400	\$2,397,600
Capital Expenses.....	0	0	0	0	0	\$0
Total.....	\$359,640	\$419,580	\$479,520	\$539,460	\$599,400	\$2,397,600
Annual Net Fiscal Impact.....	\$2,095,977	\$2,235,054	\$3,463,492	\$3,652,252	\$3,835,962	\$15,282,738
10-Year Net Fiscal Impact.....						\$22,328,833
	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	<u>Total Years 11 - 15</u>
Projected Additional Revenues						
Property Taxes.....	\$2,104,546	\$2,347,996	\$2,563,646	\$2,756,446	\$2,955,346	\$12,727,982
Impact Fees.....	2,574,416	2,575,994	2,808,214	2,683,714	2,680,647	\$13,322,985
Total.....	\$4,678,962	\$4,923,991	\$5,371,860	\$5,440,160	\$5,635,993	\$26,050,967
Projected Additional Expenses:						
O&M Expenses.....	\$659,340	\$719,280	\$779,220	\$839,160	\$899,100	\$3,896,100
Capital Expenses.....	0	0	0	0	0	0
Total.....	\$659,340	\$719,280	\$779,220	\$839,160	\$899,100	\$3,896,100
Annual Net Fiscal Impact.....	\$4,019,622	\$4,204,711	\$4,592,640	\$4,601,000	\$4,736,893	\$22,154,867
15-Year Net Fiscal Impact.....						\$44,483,700
	<u>Year 16</u>	<u>Year 17</u>	<u>Year 18</u>	<u>Year 19</u>	<u>Year 20</u>	<u>Total Years 16 - 20</u>
Projected Additional Revenues						
Property Taxes.....	\$3,154,646	\$3,353,196	\$3,467,896	\$3,513,646	\$3,565,996	\$17,055,382
Impact Fees.....	2,680,647	2,680,647	1,704,276	1,417,776	285,210	\$8,768,557
Total.....	\$5,835,293	\$6,033,843	\$5,172,173	\$4,931,423	\$3,851,206	\$25,823,939
Projected Additional Expenses:						
O&M Expenses.....	\$959,040	\$1,018,980	\$1,078,920	\$1,138,860	\$1,198,800	\$5,394,600
Capital Expenses.....	0	0	0	0	0	0
Total.....	\$959,040	\$1,018,980	\$1,078,920	\$1,138,860	\$1,198,800	\$5,394,600
Annual Net Fiscal Impact.....	\$4,876,253	\$5,014,863	\$4,093,253	\$3,792,563	\$2,652,406	\$20,429,339
20-Year Net Fiscal Impact.....						\$64,913,038

6. Eagle Fire District

Projected Net Fiscal Impact: + \$27.40 Million 1st Twenty Years

The Eagle Fire District provides fire protection services to the City of Eagle and the immediate surrounding area. The proposed M3-Eagle Development residential community is within the boundaries of the Eagle Fire District. The Eagle Fire District attempts to maintain a coverage ratio of one full-time career fire-fighter and six volunteers for every one thousand of population. Currently the Eagle Fire District operates two fire stations. The main Eagle fire station is on Iron Eagle Drive near the center of the City of Eagle. Fire station number two is on Floating Feather Road on the east side of Eagle near SH-55. A third fire station is slated for construction on the west side of Eagle near Linder Road and State Street. The District's fire fighting apparatus includes pumper trucks, tankers, grassfire apparatus, and rescue trucks. An Ada County Emergency Medical Services unit is stationed at Eagle Fire Station number one.

Discussions with officials at the Eagle Fire District indicated that, because of the longer distances involved and the eventual population of the community approaching nearly 17,455 two fire station facilities would be justified for the M3-Eagle area.

Using the current ratios of full-time and part-time firefighters to population within the Eagle Fire District, the addition of M3-Eagle's full build-out population of 17,455 would translate to the Eagle Fire District needing to add nearly twenty four full-time career firefighters and sixty volunteers in order to accommodate this growth. This may not be practical or desired in a community that would have a population exceeding 40,000 at the completion of the M3-Eagle development. Therefore this analysis examines the additional operating costs that the Eagle Fire District may encounter with the addition of the M3-Eagle population.

The Eagle Fire District currently provides its services to the population it serves at an annual average cost of about \$97 per person. In contrast, the latest per capita costs for fire protection in the City of Meridian is \$105 per person, in Coeur d' Alene the annual cost per capita is \$118, while fire protection costs per capita in the cities of Idaho Falls and Boise where \$157 and \$173, respectively. Differences in wage scales are the single biggest reason for the differing costs. These O&M expenses are shown below in Table 24.

This analysis examines the additional operating costs in two ways: 1) the current structure of the Eagle Fire District (part full-time and part volunteer) with an average cost of service of \$97 per capita, and 2) a full-time professional firefighting force without volunteer firefighters. This second option assumes that average cost of service per capita will be a composite of the costs found for the fire departments for the Cities of Meridian and Coeur d' Alene – (\$105 and \$118 per capita, respectively) – an average of \$111 per capita. These O&M cost estimates along with the projected property taxes and fee revenues that the Eagle Fire District would receive are shown below in Table 25.

In an examination of fire station needs in the Boise foothills nearly a decade ago it was found that because of future population and household growth in the area that more fire stations would be needed to be built either near to or within the foothills. This analysis also found that these additional fire stations should ideally have a service area radius of about 1.5 miles and would be able to serve a local area population of between 7,000 and 10,000 people depending upon the population density and response times.

The projected full build-out population of the M3-Eagle – 17,455 – indicates that two full-service fire stations (manned with a total of three engines) are warranted with the project. For the purpose of examining potential fiscal impacts, it is assumed that the first fire station

Table 24
Selected Fire Departments: Population Served,
FY '04-'05 Fire Department O&M Budget,
and Calculated O&M Expenses per Capita

City	July 2004 Population	FY '05 -'06 Fire Dept. Budget	Fire Dept. \$ per capita
Eagle Fire District	21,176	\$2,045,320	\$97
Boise	194,948	\$33,738,428	\$173
Meridian	44,962	\$4,715,785	\$105
Idaho Falls	52,148	\$8,171,539	\$157
Coeur d' Alene	38,388	\$4,535,364	\$118

is put in place as the population of M3-Eagle surpasses 5,000 (Year 7). A second engine company would be added to the first fire station when the population exceeds 12,000 (Year 12) and the second fire station put in place when population attains nearly 17,000 (Year 19) and when all of the commercial development is envisioned to be in place.

The Boise Fire Department estimates that the up front costs of equipping a new fire station is approximately \$490,000 (fire engine: \$310,000; fire equipment/hose/tools/ladders: \$45,000, station equipment / communications/furnishings: \$60,000; and personnel equipment /uniforms/training: \$75,000). Adding a second engine company to the same station would be somewhat less expensive at nearly \$430,000. A ladder company would have a higher start up cost with the truck costing an estimated \$950,000 - \$1,050,000.

The analysis below indicates that total property tax revenues received by the Eagle Fire District from M3-Eagle would total nearly \$2.5 million during the first five years of the project. By the tenth year total property tax revenues collected by the Eagle Fire District from properties in the M3-Eagle project will total \$11.3 million. And in the twentieth year of the project properties in M3-Eagle will have paid nearly \$49.1 million in property taxes to the Eagle Fire District.

Population growth in M3-Eagle will increase the fire district's O&M expenses. Using Eagle Fire District's current per capita cost of service of \$97 the net fiscal impact of M3-Eagle is positive from the first year. This is also the case if the higher rate of \$111 per person per year is used to estimate Eagle Fire's additional O&M expenses.

Table 25, below also incorporates the startup capital costs of a new fire station in years 8 and 15 of the project and the start-up capital costs associated with a second engine company in one of the two fire stations in year 19.

The fiscal impact analysis indicates that property tax revenues to the Eagle Fire District from the M3-Eagle Development will produce a revenue surplus of nearly \$27.40 million over the first twenty years of the project. In addition to projected additional O&M expenses of \$111 per capita nearly \$1.41 million in start-up capital costs for fire station equipment and apparatus were included in the projected additional expenses. The developers of M3-Eagle have expressed their intent to not only contribute the land necessary for the two fire station sites, but an additional \$1.0 million per site (\$2.0 million total) toward the start-up costs of each facility. That \$2.0 million commitment is not included in the fiscal impact projections shown in Table 25 below in years 8 and 15.

Table 25
The M3-Eagle Development - Net Fiscal Impacts on the:
Eagle Fire District

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>5-Year Total</u>
Additional Property Taxes	\$98,242	\$267,434	\$470,034	\$723,284	\$966,134	\$2,525,128
Other Fee Revenues.....	1,416	2,353	4,169	5,785	7,403	21,125
Developer Capital Contribution.....	0	0	0	0	0	0
Total Addition Revenues	\$99,658	\$269,787	\$474,203	\$729,069	\$973,537	\$2,546,253
Projected Additional Expenses:						
O&M Expenses.....	\$73,372	\$145,634	\$263,652	\$379,790	\$493,626	\$1,356,074
Capital Expenses.....	0	0	0	0	0	0
Total	\$73,372	\$145,634	\$263,652	\$379,790	\$493,626	\$1,356,074
Annual Net Fiscal Impact	\$26,286	\$124,153	\$210,551	\$349,279	\$479,911	
5-Year Net Fiscal Impact						\$1,190,179
	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>10-Year Total</u>
Projected Additional Revenues	\$1,208,584	\$1,451,384	\$1,733,784	\$2,048,834	\$2,357,384	\$11,325,098
Other Fee Revenues.....	9,015	10,639	13,004	15,225	17,446	86,453
Developer Capital Contribution.....	0	0	1,000,000	0	0	1,000,000
Total Addition Revenues	\$1,217,599	\$1,462,023	\$2,746,788	\$2,064,059	\$2,374,830	\$12,411,551
Projected Additional Expenses:						
O&M Expenses.....	\$605,160	\$714,393	\$855,359	\$993,047	\$1,128,052	\$5,652,085
Capital Expenses.....	0	0	490,000	0	0	490,000
Total	\$605,160	\$714,393	\$1,345,359	\$993,047	\$1,128,052	\$6,142,085
Annual Net Fiscal Impact	\$612,439	\$747,630	\$1,401,429	\$1,071,012	\$1,246,778	
10-Year Net Fiscal Impact						\$6,269,466
	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	<u>15-Year Total</u>
Projected Additional Revenues	\$2,665,984	\$2,974,434	\$3,247,634	\$3,491,934	\$3,743,834	\$27,448,917
Other Fee Revenues.....	19,668	21,893	23,518	25,289	27,054	203,875
Developer Capital Contribution.....	0	0	0	0	1,000,000	2,000,000
Total Addition Revenues	\$2,685,652	\$2,996,327	\$3,271,152	\$3,517,223	\$4,770,888	\$29,652,792
Projected Additional Expenses:						
O&M Expenses.....	\$1,268,252	\$1,407,095	\$1,506,377	\$1,604,862	\$1,703,261	\$13,141,932
Capital Expenses.....	0	0	0	0	430,000	920,000
Total	\$1,268,252	\$1,407,095	\$1,506,377	\$1,604,862	\$2,133,261	\$14,061,932
Annual Net Fiscal Impact	\$1,417,400	\$1,589,232	\$1,764,775	\$1,912,361	\$2,637,626	
15-Year Net Fiscal Impact						\$15,590,860
	<u>Year 16</u>	<u>Year 17</u>	<u>Year 18</u>	<u>Year 19</u>	<u>Year 20</u>	<u>20-Year Total</u>
Projected Additional Revenues	3,996,284	4,247,934	4,393,184	4,451,034	4,517,384	\$49,054,737
Other Fee Revenues.....	28,821	30,587	30,806	31,335	31,654	357,077
Developer Capital Contribution.....	0	0	0	0	0	2,000,000
Total Addition Revenues	\$4,025,105	\$4,278,521	\$4,423,990	\$4,482,369	\$4,549,038	\$51,411,814
Projected Additional Expenses:						
O&M Expenses.....	\$1,799,242	\$1,894,691	\$1,909,143	\$1,923,697	\$1,937,496	\$22,606,201
Capital Expenses.....	0	0	0	490,000	0	1,410,000
Total	\$1,799,242	\$1,894,691	\$1,909,143	\$2,413,697	\$1,937,496	\$24,016,201
Annual Net Fiscal Impact	\$2,225,863	\$2,383,830	\$2,514,847	\$2,068,672	\$2,611,541	
20-Year Net Fiscal Impact						\$27,395,613

* The M3-Eagle developers have agreed to contribute the land necessary for the two fire station facilities as well as an addition 1.0 million per facility (\$2.0 million total) toward the startup costs for those facilities.

7. Meridian Joint School District #2

Projected Net Fiscal Impact: + \$116.18 Million 1st Twenty Years

The Meridian Joint School District is the largest and fastest growing school district in the State of Idaho. During the 2004-2005 school year the District provided public education for more than 28,000 students in grades through 12. The Meridian School District includes the communities of Meridian, Eagle, Star, a part of Garden City, and portions of west Boise, southwest Boise, and many of the rural areas between those communities.

Student population in the Meridian School District has grown over five-fold during the last 25 years with nearly 40 percent of that growth in the last 10 years. The District projects that its enrollment will increase another 28 percent over the next decade.

Today the Meridian School District operates 25 elementary schools in its 384 square mile district, 7 middle schools, and 4 high schools.

The M3-Eagle Development is projected to add 4,050 students residing in 7,455 new residential housing units to the Meridian School District by the end of the twentieth year of the project.

The population projections for the M3-Eagle Development indicate that at the end of the fifth year there would be nearly 4,447 persons residing in M3-Eagle of which 1,092 would be school age children. At the tenth year of the project, a half-way point in the project's twenty year timeframe to full build-out the population of M3-Eagle is forecasted to reach 10,163 with nearly 2,496 of those being children of school age.

At full build-out of the M3-Eagle Development it is anticipated that the project's 7,153 residential housing units will be home to nearly 17,455 persons of which 4,290 persons are predicted to be children of school age. And, out of those 4,290 school age children it is expected that 94.4 percent, or 4,050, will choose to attend the local public schools. Consistent with patterns of school selection found in the 2000 Census this analysis projects that the remaining 240 not in the public schools will either attend private schools or to be individually home schooled. On average, it is projected that there will be approximately 0.59 school age children per household within M3-Eagle.

A further breakdown of the forecasted school age population within M3-Eagle at full build-out finds that nearly 2,099 children (about 52.0 percent) of the 4,050 expected to attend the public schools will be of elementary school age. Another 911 children would be of the age to attend a middle school the Meridian School District and 1,040 students would be of high school age.

At the 2006 property tax levy rate of the Meridian School District, adjusted to reflect the Idaho Legislature's Summer 2006 property tax relief legislation, this analysis projects that if the properties within M3-Eagle were taxed at the 2005 levy rate there would be the potential to raise nearly \$157.67 million in additional property tax revenues over the first twenty years of the project.

On an ongoing basis, in the years after the 20-year build-out of the project it is projected that at 2006 levy rates (again adjusted to reflect the Legislature's Summer 2006 property tax relief) there could potentially be nearly \$14.56 million per year in additional property taxes originating from the M3-Eagle Development.

In the latest published figures the Meridian School District's average assessed property value per average daily student attendance was nearly \$276,348 in the 2004-2005 school year. Largely because of the expected 1.19 million square feet of

commercial floor space slated for M3-Eagle Idaho Economics expects that, at full build-out of the project, the average assessed value per M3-Eagle student will be close to \$921.0 thousand. Simply put, when all other things are equal, the addition of the assets of M3-Eagle to the Meridian School District's property tax base could help lower the property tax burden on the other taxpayers in the district.

The increased enrollment in the Meridian School District because of children originating from the M3-Eagle project would also command additional revenues in the form of educational aid monies from the State of Idaho.

A large portion of the State funds for education allocated to the local school districts is based upon the districts average daily attendance (ADA) figures. In the 2004-2005 school year the State of Idaho funds received by the Meridian School District averaged \$4,768 per full-term ADA and represented 59.4 percent of the total revenue received by the school district in that school year. Local property tax collections accounted for 30.3 percent of the total revenues received by the Meridian School District in the 2004-2005 school year.

In the 2004-2005 school year the Meridian School District's adjusted operations and maintenance expenditures (O & M expenditures excluding the costs of capital projects, payments to service the district's debt, and interest payments) per student was nearly \$5,638.

The difference between the District's average spending per student (\$5,638) and the monies that the District receives from the State of Idaho (\$4,768) is an approximation of the locally or federally funded education expense per student – or about \$870 per student.

This analysis predicts that each additional student from the M3-eagle development will increase the Meridian School District's annual O&M expenses by \$5,638. Also with each additional student the State of Idaho will assist the District with the full burden of that O&M expense as it has assured the public that it would do with the enactment of the Summer 2006 property tax relief legislation.

The Need for Additional School Facilities:

Irregardless of the development of M3-Eagle the population growth trends in the area are clear and Meridian School District officials have acknowledged that the ongoing growth in and around the City of Eagle area will make it necessary for the district to construct additional school facilities of all types in the Eagle area in the future. However, some of these facilities that will be needed in the future may have the opportunity to be less costly than others.

In the case of M3-Eagle the developers have made assurances to the public and the Meridian School District that they will donate lands within the M3-Eagle Development to the school district for the 5 elementary schools, 1 middle school, and 1 senior high school that may be necessary because of the population residing in M3-Eagle.

Meridian School District officials acknowledged that continuing population growth in the Eagle area will eventually cause the district to construction additional school facilities throughout its district and that a contribution of land for a school site represents a valuable benefit (the approximate value of the nearly 10 acres necessary for an elementary school site is nearly \$600,000 today). A middle school site would be at least double that amount (\$1,200,000) and the land needed for a senior high school could cost as much as \$1.8 to \$2.4 million.

In total, the M3-Eagle offer of a donation of land for an expected 4 elementary schools, 1 K-8 school, 1 middle school, and 1 senior high school has a value to the school district, and the general public as a whole, of close to \$9.6 million.

Student Transportation:

Initially, the school age population at M3-Eagle Development would not justify building an elementary school. Therefore, during the first few years of the project the Meridian School District is likely to experience an increase in its student transportation expenses. These additional transportation expenses estimated in this analysis by utilizing the Meridian School District's 2004-2005 school year annual average transportation expense per student transported of nearly \$713.

However, the State of Idaho provides a degree of reimbursement to school districts for these transportation expenses. In the case of the Meridian School District the state has historically reimbursed the Meridian District about 85 percent of the monies spent of student transportation or about \$606 per student. Therefore, this analysis only considers the locally paid 15.0 percent portion of the district's transportation expenses, \$107 per student per year, that are not reimbursed by the State of Idaho to the district as a cost for this analysis.

In addition, this analysis expects that not all of these additional transportation expenses will apply to all of the students from M3-Eagle that will be attending school in the Meridian District. This is because not all students will or can use the school districts transportation. Students that live within 1.5 miles of the school are not offered district provided transportation unless there is some compelling reason (such as safety). In addition, even when district provided student transportation is available many young adults will choose to transport themselves and their cohorts to school each day and many parents may prefer to transport their children to school. The District's student transportation statistics submitted to the State Department of education revealed that during the 2004-2005 school year only 47.0 percent of the total number of students made use of the Meridian School District's student transportation services.

This is also likely to be the reality in the M3-Eagle Development. Therefore this analysis assumes that only 47.0 percent of the students attending the Meridian School District from M3-Eagle would utilize the District's transportation services. Further it is expected that the District would incur additional annual student transportation expenses because of the M3-Eagle Development until the first school is constructed in the Development that is equal to the number of public school students from M3-Eagle times the percent of students who utilize the district's transportation services (47.0 percent) times the District's annual average cost per student of \$107. After the first school is constructed within M3-Eagle it is assumed that nearly 70.0 percent of the existing students in the development would be within the 1.5 mile radius of the school and would not qualify for transportation service. As the student population grows in M3-Eagle it is assumed that approximately 50.0 percent of the new students would be within walking distance of an existing school and the remaining 50.0 percent would be transported. This process of estimating the expenses associated with the school districts student transportation services continues thru the first twenty years of the projections for the M3-Eagle project.

Recent legislation in Idaho restricts the State of Idaho's reimbursement to school districts that have higher than the state's average cost for public school student transportation (as measured on a cost per student per year basis and on a cost per student mile basis). Because the Meridian School District has lower costs for student transportation than the overall average in the state this legislation has not had an effect on the reimbursement that Meridian receives from the State of Idaho.

In the first 5 years of the M3-Eagle development it is projected that the Meridian School district will realize nearly \$8.1 million in additional property tax revenues from the project with another \$13.6 million accruing to the school district from additional State of Idaho's school support funds. In the first five years of M3-Eagle the additional Meridian School District enrollment from students originating from the development would increase the District's maintenance and operating expenses by \$16.0 million with an additional \$0.14 million in increased student transportation expenses. In total, it is estimated that during the first five years of the M3-Eagle Development the Meridian School District would realize, at constant 2006 levy rates adjusted for the Summer 2006 property tax relief measure, an additional \$8.1 million in property tax revenues originating from the M3-Eagle Development.

By the end of the tenth year of the M3-Eagle Development it is projected that the Meridian School District will have realized nearly \$36.4 million in additional property tax revenues since the inception of the M3-Eagle project plus a further \$56.9 million accruing to the school district from increased State of Idaho's school support funds.

By the tenth year of the project the increased enrollment of students originating from M3-Eagle would have increased the Meridian School District's maintenance and operating expenses by nearly \$66.6 million over the ten-year period plus an increase in student transportation expenses of nearly \$0.59 million. In total, during the first ten years of the M3-Eagle Development the Meridian School District would realize, at constant 2006 levy rates adjusted for the Summer 2006 property tax relief measure, an additional \$26.0 million in property tax revenues originating from M3-Eagle.

By the twentieth year, full build-out of the M3-Eagle project, it is projected that nearly 4,050 students from M3-Eagle would be enrolled in the Meridian School District. That additional enrollment would have, over the first twenty years of the project, increased the District's total maintenance and operations expenses by nearly \$268.9 million.

However, an additional \$157.7 million in property taxes from the M3-Eagle Development and an additional \$227.4 million in State of Idaho school support funds would have more than offset the District's additional costs. In total, during the first twenty years of the M3-Eagle Development the Meridian School District would realize, at constant 2006 levy rates adjusted for the Summer 2006 property tax relief measure, an additional \$116.2 million in property tax revenues originating from M3-Eagle.

On an ongoing basis, after full build-out of the M3-Eagle community, it is projected that the Meridian School District would realize an additional property tax revenue stream of \$14.56 million per year attributable to M3-Eagle.

Table 26(c), below, utilizes construction and ready-for-occupancy cost figures obtained from the Meridian School District to show that after the additional annual operating expenses associated with students from M3-Eagle there would be adequate fiscal surpluses from property tax revenues to facilitate the construction of the potential six to seven new school facilities anticipated for the M3-Eagle property.

**Table 26 (a)
Meridian Joint School District #2**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>5-Year Total</u>
Projected New Students.....	153	305	551	794	1,032	
Projected Additional Revenues:						
Property Taxes.....	\$315,802	\$859,653	\$1,510,653	\$2,324,603	\$3,105,303	\$8,116,014
State Support Funds.....	736,043	1,467,276	2,650,718	3,819,728	4,964,684	13,638,448
Total Additional Revenues....	\$1,051,845	\$2,326,929	\$4,161,371	\$6,144,331	\$8,069,987	\$21,754,462
Projected Additional Expenses:						
O&M Expenses.....	\$862,614	\$1,719,590	\$3,106,538	\$4,476,572	\$5,818,416	\$15,983,730
Transportation Expenses.....	7,694	15,338	27,710	39,930	51,899	142,572
Total Additional Expenses....	\$870,308	\$1,734,928	\$3,134,248	\$4,516,502	\$5,870,315	\$16,126,302
Annual Net Fiscal Impact.....	\$181,536	\$592,000	\$1,027,123	\$1,627,828	\$2,199,671	
5-Year Net Fiscal Impact.....						\$5,628,160
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	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>10-Year Total</u>
Projected New Students.....	1,266	1,494	1,789	2,077	2,359	
Projected Additional Revenues:						
Property Taxes.....	\$3,884,653	\$4,665,153	\$5,572,753	\$6,585,403	\$7,577,203	\$36,401,179
State Support Funds.....	6,090,397	7,187,246	8,606,414	9,991,907	11,348,536	56,862,947
Total Additional Revenues....	\$9,975,050	\$11,852,399	\$14,179,167	\$16,577,310	\$18,925,739	\$93,264,126
Projected Additional Expenses:						
O&M Expenses.....	\$7,137,708	\$8,423,172	\$10,086,382	\$11,710,126	\$13,300,042	\$66,641,160
Transportation Expenses.....	63,667	75,133	89,969	104,452	118,634	594,428
Total Additional Expenses....	\$7,201,375	\$8,498,305	\$10,176,351	\$11,814,578	\$13,418,676	\$67,235,588
Annual Net Fiscal Impact.....	\$2,773,675	\$3,354,093	\$4,002,816	\$4,762,732	\$5,507,063	
10-Year Net Fiscal Impact.....						\$26,028,538

Maintenance:

The estimated additional operation and maintenance expenses to the Meridian School district attributable to the M3-Eagle Development are discussed above.

Mitigation:

Because of the increased property tax revenues generated by residences and businesses in the M3-Eagle Development more than offset the estimated additional costs that the development may impose upon the school district there appear to be no negative economic externalities that would impose a cost upon other Meridian School District or Ada County residents.

Furthermore, the developer's willingness to donate land to the Meridian School District for a school or schools clearly puts this development in the category of providing a positive externality to the other residents of the Meridian School District.

**Table 26 (b)
Meridian Joint School District #2**

	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	<u>15-Year Total</u>
Projected New Students.....	2,652	2,943	3,150	3,356	3,562	
<u>Projected Additional Revenues:</u>						
Property Taxes.....	\$8,569,003	\$9,560,203	\$10,438,303	\$11,223,503	\$12,033,203	\$88,225,395
State Support Funds.....	12,758,082	14,158,008	15,153,831	16,144,843	17,135,856	132,213,567
Total Additional Revenues.....	\$21,327,086	\$23,718,211	\$25,592,134	\$27,368,347	\$29,169,059	\$220,438,962
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$14,951,976	\$16,592,634	\$17,759,700	\$18,921,128	\$20,082,556	\$154,949,154
Transportation Expenses.....	133,369	148,003	158,414	168,773	179,133	1,382,120
Total Additional Expenses.....	\$15,085,345	\$16,740,637	\$17,918,114	\$19,089,901	\$20,261,689	\$156,331,274
Annual Net Fiscal Impact.....	\$6,241,740	\$6,977,573	\$7,674,021	\$8,278,445	\$8,907,370	
15-Year Net Fiscal Impact.....						\$64,107,688
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	<u>Year 16</u>	<u>Year 17</u>	<u>Year 18</u>	<u>Year 19</u>	<u>Year 20</u>	<u>20-Year Total</u>
Projected New Students.....	3,763	3,962	3,993	4,023	4,050	
<u>Projected Additional Revenues:</u>						
Property Taxes.....	\$12,844,603	\$13,653,203	\$14,120,153	\$14,306,203	\$14,519,403	\$157,668,960
State Support Funds.....	18,102,815	19,060,152	19,209,285	19,353,607	19,483,497	227,422,923
Total Additional Revenues.....	\$30,947,418	\$32,713,355	\$33,329,438	\$33,659,810	\$34,002,900	\$385,091,883
<u>Projected Additional Expenses:</u>						
O&M Expenses.....	\$21,215,794	\$22,337,756	\$22,512,534	\$22,681,674	\$22,833,900	\$266,530,812
Transportation Expenses.....	189,241	199,249	200,808	202,317	203,675	2,377,409
Total Additional Expenses.....	\$21,405,035	\$22,537,005	\$22,713,342	\$22,883,991	\$23,037,575	\$268,908,221
Annual Net Fiscal Impact.....	\$9,542,382	\$10,176,350	\$10,616,096	\$10,775,819	\$10,965,326	
20-Year Net Fiscal Impact.....						\$116,183,662

**Table 26(c) Property Tax Revenues from M3-Eagle
Will be More Than Enough to Cover the Construction of Schools**

Type of School	<u>School Construction Costs</u> (Millions of \$)	<u>Full Cost at Occupancy</u> (Millions of \$)	<u>Projected Number of Schools in M3-Eagle</u>	<u>Projected Cost of School Facilities at M3-Eagle</u> (Millions of \$)
Elementary	\$8.9	\$10.9	4	\$43.6
K-8 School	\$12.0	\$15.0	1	\$15.0
Middle School	\$17.0	\$20.2	1	\$20.2
High School	\$46.5	\$53.5	1	\$53.5
Projected Total Cost of School Facilities at M3-Eagle Development.....				\$132.3
Sum of the Projected Fiscal Surpluses from M3-Eagle in Years 1 - 30:.....				\$225.8
Projected Net Fiscal Impact with School Facilities Included:.....				\$93.6

8. Mosquito Abatement District

Projected Net Fiscal Impact: + \$0.55 Million 1st Twenty Years

The Mosquito Abatement District of Ada County is funded by property taxes and is responsible for minimizing the mosquito population in Ada County.

The District collects a property tax at the 2006 levy rate of \$0.00276 per \$1,000 of assessed value.

The fiscal impact study projects that the Mosquito Abatement District will receive in the fifth and tenth years additional annual property tax revenues of approximately \$21,650 and \$53,350, respectively, from the property within the M3-Eagle Development.

There are no projected negative fiscal impacts, nor additional maintenance expenses, or need for any mitigation measures associated with the development of M3-Eagle and its effect on the Mosquito Abatement District.

9. Central Water and Sewer Systems

Central (Potable) Water Systems:

The M3-Eagle Development will consist of residential, commercial, and public water users. The water supply for the planned community will meet the demands associated with domestic use, irrigation, commercial, and fire protection. Water will be supplied to all residential, commercial, and public users through a public water system for potable purposes. Non-potable water for irrigation of the project's open spaces and common areas will also be supplied.

Projected Potable Water Demands:

Potable water demand estimates were developed for the M3-Eagle Development for approximately 10,839 residential connections with many additional commercial and public water connections. Most of the connections for the irrigation of the project's common areas are expected to be served from water effluent of the project's waste water treatment system.

Water conservation efforts planned for the project may result in further reductions of water usage on both the annual peak day and annual total basis.

Sources of Water Supply:

The M3-Eagle Development's water demands will likely be met through a combination of municipal water supply, ground water well sources, wastewater effluent reuse, and limited surface water supplies.

Ground Water: Preliminarily it appears that productive wells have been located on the M3-Eagle property. These wells are being examined for use as production facilities for a domestic water supply to the M3-eagle project. In addition, a series of monitoring wells are being put into place so that it can be determined if the utilization of these water sources for the M3-Eagle project could have a potential negative impact on other nearby groundwater facilities.

An existing irrigation well on the M3-Eagle Development property may be rehabilitated and used as a monitoring well for maintaining a record of the effects that water withdrawals may have on other users of the aquifer.

A new municipal supply well will likely be drilled on M3-Eagle property. The pumping rate and volume of the municipal well will be limited by the amount of water rights available for municipal use. This well would be conveyed to the appropriate water supply utility as part of the potable water facilities constructed for M3-Eagle Development.

Wastewater Effluent: Treated wastewater effluent from the project may be utilized for irrigation of selected lands. Wastewater effluent would be delivered through a separate non-potable pressurized irrigation water supply system. The use of the wastewater effluent is further discussed below.

Water Rights: Water rights appurtenant to M3-Eagle Development include (1) irrigation rights from surface water and well sources for agricultural fields within M3-Eagle Development, (2) stock water rights from wells, and (3) water rights from wells for domestic purposes.

Water System Operation and Management:

The potable water system serving M3-Eagle Development will be constructed by the developer and conveyed to a municipal water system after completion of construction.

There will be no significant fiscal impacts on the existing public service provider or their existing water customers. The developer will construct the necessary infrastructure to serve the M3-Eagle project.

Mitigation:

All of the M3-Eagle project's water system initial development: exploration, testing, development of production wells, construction of a water transmission and distribution system as well as the construction of water storage tanks will be funded by the developer. Therefore, there will be no adverse economic impact on other citizens of the City of Eagle or Ada County due to the development of a potable water system for the residents of the M3-Eagle. After initial development the ongoing water system operations and maintenance expenses will be funded from revenues received from water customers within M3-Eagle.

Sanitary Sewers:

The developers have proposed a conventional gravity sanitary sewer system for the M3-Eagle Development development. The design, engineering, and construction of this sanitary sewer system will be funded by the developer. The ongoing operational and maintenance costs of the system will be funded by user fees paid by M3-Eagle project's future homeowners and businesses.

In addition, waste water from the Water Reclamation Facility will be pumped to a holding pond within the M3-Eagle Development community and will be used, when enough water becomes available for the summertime irrigation of common areas, including parks, recreation areas, and roadway landscaping. During the winter the effluent will be discharged into the ground using a subsurface infiltration system. Although it is not anticipated to occur, if the necessary permits are obtained, the sanitary effluent could be discharged into another surface drainage if necessary.

The M3-Eagle Development is not projected to put any demands upon or use up valuable capacity other municipal sanitary sewer systems. Furthermore, the developers, in

conjunction with its engineering and construction consultants have shown the ability, both technically and financially to successfully complete the provision of this necessary and valuable community infrastructure for the M3-Eagle project.

Sanitary Sewer System Maintenance Costs:

Using cost figures from other planned community owned and operated sanitary sewer systems that are similar to that which is proposed for M3-Eagle the annual maintenance expenses have translated to nearly \$380 per year for each residential household within the development. At the end of the 5th, 10th, 15th, and 20th years of the M3-Eagle project the total annual O&M expenses associated the provision of sanitary sewer service to the residences and businesses in M3-Eagle is estimated to be \$817,000 and \$1,634,000, respectively.

Mitigation:

The sanitary sewer system serving the M3-Eagle Development Planned Community will be independent from other existing municipal sanitary sewer systems that may be nearby. The expenses associated with the design, engineering, and construction of the project's sanitary sewer system are being funded by the developer and will be maintained by either the development of an independent sanitary sewer service entity or be jointly owned by the community's homeowner's association after the project is completed. It is expected that sanitary sewer system service to the M3-Eagle Development Planned Community will not present a negative economic externality to other citizens of Ada County.

The developer's investment in the M3-Eagle Development's independent sanitary sewer system for the treatment and management of wastewater will allow other areas of the county to husband their valuable sewer treatment capacity. This in turn will forestall the need for future sewer treatment capacity additions and thereby provide a positive externality (a benefit) to others in Ada County.

10. Solid Waste Disposal

Solid waste disposal is an enterprise operation of Ada County government. The County owns the landfill site. Ada County has recently decided to expand the Seaman's Gulch landfill site while at the same time negotiate with a private company to operate a second land fill in Ada County. Existing landfill capacity appears to be adequate.

Maintenance:

Solid waste disposal tipping fees at the Ada County landfill reflect the costs of the County's ongoing waste disposal operations. Solid waste collection in Ada County and the cities of Ada County are contracted to and performed by independent waste collection contractors. The negotiated rates of those waste collection contracts provide the hauler with coverage of collection costs, amortization of equipment costs, and a return on investment.

Mitigation:

Because of the M3-Eagle project's relative proximity to the Ada County landfill, solid waste collection costs per household at M3-Eagle may be lower than in other areas of Ada County. According to Allied Waste System's haulage times from sites near the M3-Eagle project travel to the Ada County landfill could be as little one-fourth to one-half of the time necessary to serve similar households in East Boise or in Boise's Central Bench area. This shorter and speedier haulage of solid waste to the Ada County landfill may potentially lower

the overall cost of service for future solid waste disposal services and could provide a benefit in the form of lower future rates to other residents of the County.

There appear to be no negative economic externalities from the M3-Eagle Development that would impose a cost upon other residents of Ada County.

11. Regulated Public Utilities

The provision of electricity, natural gas, telephone, and cable television infrastructure to the M3-Eagle Development will be provided for via the line extension policies of each utility as approved by the Idaho Public Utilities Commission. Initial infrastructure inside of the development (underground utility wiring and piping) will be provided by the developer.

Electric Service:

Electrical service to the M3-Eagle Development community will be provided by Idaho Power Company from many possible sources. Whatever the source of the electrical circuits that will serve the M3-Eagle project the Idaho Public Utilities Commission (IPUC) has established rules and regulations which govern the extensions of electrical service and the need for addition of electrical distribution and/or transmission lines and stations for new developments. These regulations define the sharing of the costs between Idaho Power Company and the new electrical customer for the installation of new or additional electrical system facilities. In general, the IPUC line extension rules are designed so as to eliminate the potential negative economic impacts upon existing Idaho Power electric customers caused by the expansion or addition of facilities to serve new electric customers. Specifically, Idaho Power Company's Rule H: New Service Attachments and Distribution Line Installations or Alterations as ordered and approved by the Idaho Public Utilities Commission apply. (Rule H is attached to this report as Appendix G.)

In general Rule H allows the prospective new electrical customer a limited dollar credits toward the cost of extending distribution facilities. Costs over and above the prescribed amount of the credit must be paid, or assured with a letter of credit, by the prospective new electric customer prior to the start of any electric system additions. These conditions will apply to the M3-Eagle project. Either M3-Eagle will prepay Idaho Power Company for the construction of the necessary additional electrical distribution and/or transmission facilities outside of the M3-Eagle project or M3-Eagle will contract with an approved electrical contractor to make the necessary improvements or additions to the electrical facilities.

It is anticipated that the underground electrical distribution system within the M3-Eagle project will be constructed by independent contractors hired by M3-Eagle. These newly constructed facilities will become part of the Idaho Power Company electrical distribution system. In addition, so as to assure that these facilities will not become a maintenance liability that would impose a cost upon those already existing electricity customers of Idaho Power, all electrical distribution facilities constructed within M3-Eagle Development must meet or exceed Idaho Power's electrical system engineering and quality standards.

The IPUC line extension rules allow for a refund to the developer, within a prescribed timeframe, of a portion of the prepayments for the construction of the additional electrical distribution and transmission facilities necessary to serve the development as new electrical customers within the development are connected to the Idaho Power system.

Electrical System Maintenance Costs:

According to Idaho Power Company's Federal Energy Regulatory Commission (FERC) Form 1 filing for 2004 the Company spent nearly \$20.2 million on distribution line maintenance for its 402,250 distribution system customers, an average of \$50.20 per customer per year. Utilizing this average figure, the electrical distribution system for the M3-Eagle project would, at full development, increase Idaho Power's annual distribution system maintenance budget by nearly \$30,300. However, it should be noted that a significant portion of an electric utility's distribution system maintenance budget involves repair and replacement of older lines and lines that have been damaged by storms, contact with trees, or automobile accidents. Because the M3-Eagle electrical distribution system will be newly constructed and largely underground (the higher voltage transmission additions and station equipment will likely be above ground) actual maintenance costs per customer are likely to be much less than Idaho Power's 2004 system-wide average of \$50.20 per customer.

Mitigation:

Existing IPUC approved policies concerning the extension of electrical service to new customers, together with M3-Eagle Development's prepayment of the costs associated with an extension to its site, will not produce any expense in need of additional mitigation measures. Further, existing electricity rates account for Idaho Power's annual expenses associated with customer service and the maintenance and operation of the distribution system

Natural Gas Utility Services:

Intermountain Gas Company will provide natural gas service to the M3-Eagle Project with upgrades to the 6-inch high pressure gas main from near the intersection of State Highway 16 and US Highway 44 (State Street) to the site.

The Idaho Public Utilities Commission (IPUC) has established rules and regulations governing extensions of natural gas service and the need for the addition new gas distribution facilities to serve new customers. Specifically, the IPUC approved Intermountain Gas Company rules in Section A: General Service Provisions, Paragraphs 12 and 13: Installation of Pipes and Connections, and Extensions of Mains, apply, respectively and is attached as Appendix H to this report.

Similar to the provisions for the extension of electrical service, the Intermountain Gas Company, IPUC approved, natural gas main extension policy is designed to prevent adverse impacts upon the currently existing natural gas customers or to Intermountain Gas resulting from the extension of natural gas service to a new or prospective customers. According to Intermountain Gas Company's IPUC approved natural gas service extension policies any extension of the distribution system that does not provide Intermountain Gas with a 12.5 percent internal rate of return will be required to either provide additional funds, or financial assurances, prior to the construction of the new distribution facilities.

Natural Gas System Maintenance Costs:

According to Intermountain Gas Company's Federal Energy Regulatory Commission (FERC) Form 2 filing for 2004 the Company spent nearly \$1.8 million on distribution system maintenance for its 241,830 non-industrial natural gas customers – an average of \$7.63 per customer per year. Utilizing this average figure, the natural gas distribution system for the M3-Eagle project would, at full development, increase Intermountain Gas Company's annual distribution system maintenance budget by nearly \$5,215.

Average maintenance expenses per customer for Intermountain Gas Company are significantly less, on a per customer basis, than those experienced by the electric utility. According to Intermountain Gas and Idaho Power this is because of the fact that the natural gas distribution system is underground, and therefore not subjected to the above-ground hazards of storms, interference from trees or animals, or automobile accidents. In addition, because the majority of Intermountain Gas Company's 241,830 customers are located within Idaho's more densely populated urban or suburban areas there are not as many miles of distribution network to maintain as there are within the franchise of the electric utilities which also serve the rural areas of Idaho. This fact leads to a further lowering of Intermountain Gas Company's average maintenance cost per customer.

Mitigation:

Existing IPUC approved policies concerning the extension of natural gas service to new customers, together with any prepayments that may be required of M3-Eagle for the extension of natural gas service to the site, should not produce any expenses that dictate the need for addition mitigation measures. Further, the existing natural gas rates are designed to account for Intermountain Gas Company's annual expenses associated with customer service and the maintenance and operation of the distribution system

Telephone & Communication Utility Services:

Qwest Communications will provide telephone and ISDN communications lines to the M3-Eagle Development from existing lines and some upgrades of existing communications facilities already in place along State Highway 16.

In the past the Idaho Public Utilities Commission (IPUC) has established rules and regulations governing extensions of telephone service and the need for the addition new telephone facilities in order to serve new customers. However, a new deregulation law recently passed by the Idaho Legislature could significantly change those rules.

However, as the rules stand today, Qwest Corporation's Basic Local Exchange Tariff, Section 104.4.1 Extensions for New Real Estate Additions (Attached as Appendix I to this report.) require the developer reach an agreement with Qwest as the facilities charge necessary to serve the project.

Similar to the provisions for the extension of electrical and natural gas service, the Qwest Communications service extension policy is designed to prevent an adverse impact upon existing telephone customers or to Qwest Communications resulting from an extension of service to the new or prospective customer. For developers an extension of telephone facilities must be prepaid by the developer prior to any construction work commencing. Thereafter the developer may receive refunds of those prepaid construction expenses, within a prescribed timeframe, as new telephone customers within the development connect to the telephone system.

Telephone Service Maintenance Costs:

According to Qwest Communications' required annual report to the IPUC the Company provided approximately 500,000 telephone service lines to customers within its Southern Idaho service area. Maintenance expenses in 2004 associated with serving those customers were nearly \$38.5 million, an average maintenance expense of \$77.05 per customer per year.

Utilizing this average figure, the addition of the telephone communications system for the M3-Eagle Development would, at its full build-out, increase Qwest's annual system

maintenance budget by nearly \$331,300. Again, it should be recognized that a significant portion of the telephone system maintenance budget involves the repair and replacement of older telecommunications lines and the integration of newer communications technologies into the system. Because the telecommunications lines and facilities within M3-Eagle will be new it is likely that the associated maintenance expenses will be significantly lower than Qwest's Southern Idaho system average.

Mitigation:

Existing IPUC approved policies concerning the extension of telephone service to new developments and subsequently new customers, together with any prepayments that may be required of M3-Eagle for the telephone communications to the development will not produce any expenses that dictate the need for addition mitigation measures. Furthermore, the existing telephone service rates are designed to account for Qwest's annual expenses associated with customer service and the maintenance and operation of the communications system

12. Air and Water Quality Programs

The developers are aware of the potential air quality issues that may occur as a result of a large construction site. Of highest concern is the maintenance of airborne dust resulting from the exposure of soils during construction. In addition, stockpiles of top soil and other building and landscaping materials could be susceptible to winds and generate airborne particulates.

Maintenance:

Many other residential development projects have maintained an ongoing program of dust suppression throughout the construction phases of the development. Those projects have indicated that annual expenses associated the cost of dust suppression activities are approximately \$5,000 -\$10,000 per year during project construction, depending upon the size of the ground area exposed and in need of dust suppression at any one time. A similar dust suppression budget, funded by the developer, would be reasonable for the anticipated twenty years of construction at the M3-Eagle Development.

Mitigation:

There appear to be no negative economic externalities that would impose a cost upon other Ada County residents. At this time there are no known potential impacts on Air or Water Quality Programs due to the development of M3-Eagle project.

However, the M3-Eagle Development Planned community will be much closer to many of Ada County's employment centers than are many other alternative choices for housing in the Boise Valley today. Because of this closer proximity there is a probability that M3-Eagle Development residents will utilize the roadways less than the average Treasure Valley commuter and, thereby contribute less to overall air quality problems.

Summary of Fiscal Impacts

The projected annual net fiscal impacts for the first ten years of the M3-Eagle Development are summarized below and on the following pages in Tables 27(a) – the first five years of the M3-Eagle project. Table 27(b) depicts the net fiscal impact to public service providers for years 6 – 1, while Table 27(c) and Table 27(d) provide the forecasted net fiscal impact to the affected public service providers for years 11 – 15 and 16 – 20, respectively.

Lastly, Table 27(e) on a following page summarizes, for 5 year increments, the projected net fiscal impact of the M3-Eagle Development on the public service providers examined in this analysis the first twenty years of the project as well as provides the estimated ongoing annual net fiscal impact for the period after full build-out of M3-Eagle.

Table 27 (a)
M3-Eagle
Summary of Projected Fiscal Impacts: Fiscal Surplus/(Deficit)
Years 1 - 5

<u>Public Service Provider</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total Years 1 - 5</u>
City of Eagle	\$498,604	\$510,280	\$865,215	\$878,750	\$894,217	\$3,647,067
Ada County	137,347	425,455	740,030	1,163,550	1,567,383	4,033,764
Ada County EMS	4,617	15,954	27,511	43,987	59,608	151,676
ACHD	733,752	809,243	1,699,184	1,836,078	1,967,838	7,046,095
Weed & Pest Control	4,897	13,369	23,569	36,319	48,544	126,697
Eagle Fire District	26,286	124,153	210,551	349,279	479,911	1,190,179
Meridian School District	181,536	592,000	1,027,123	1,627,828	2,199,671	5,628,160
Water & Sewer Systems	(3)	(3)	(3)	(3)	(3)	(3)
Solid Waste Disposal	(3)	(3)	(3)	(3)	(3)	(3)
Parks & Recreation	(2)	(2)	(2)	(2)	(2)	(2)
Utilites	(4)	(4)	(4)	(4)	(4)	(4)
Air & Water Quality Prog.	(1)	(1)	(1)	(1)	(1)	(1)
Total	\$1,587,039	\$2,490,453	\$4,593,183	\$5,935,792	\$7,217,172	\$21,823,639

(1)... No impact on the demand for services.

(2)... No impact identified based upon current services.

(3)... Services are intended to be self-supporting.

(4)... Extension of services covered by IPUC regulations.

Table 27 (d)
M3-Eagle
Summary of Projected Fiscal Impacts: Fiscal Surplus/(Deficit)
Years 16 - 20

<u>Pubic Service Provider</u>	<u>Year 16</u>	<u>Year 17</u>	<u>Year 18</u>	<u>Year 19</u>	<u>Year 20</u>	<u>Total Years 16 - 20</u>
City of Eagle	\$1,574,487	\$1,677,414	\$1,167,136	\$1,237,705	\$1,243,131	\$6,899,873
Ada County	6,719,910	7,160,397	7,453,974	7,562,661	7,689,779	36,586,721
Ada County EMS	261,572	279,203	291,891	296,373	301,753	1,430,793
ACHD	4,876,253	5,014,863	4,093,253	3,792,563	2,652,406	20,429,339
Weed & Pest Control	200,844	213,469	220,794	223,719	227,044	1,085,869
Eagle Fire District	2,225,863	2,383,830	2,514,847	2,068,672	2,611,541	11,804,753
Meridian School District	9,542,382	10,176,350	10,616,096	10,775,819	10,965,326	52,075,973
Water & Sewer Systems	(3)	(3)	(3)	(3)	(3)	(3)
Solid Waste Disposal	(3)	(3)	(3)	(3)	(3)	(3)
Parks & Recreation	(2)	(2)	(2)	(2)	(2)	(2)
Utilites	(4)	(4)	(4)	(4)	(4)	(4)
Air & Water Quality Prog.	(1)	(1)	(1)	(1)	(1)	(1)
Total	\$25,401,311	\$26,905,525	\$26,357,991	\$25,957,513	\$25,690,981	\$130,313,321

(1)... No impact on the demand for services.
(2)... No impact identified based upon current services.

(3)... Services are intended to be self-supporting.
(4)... Extension of services covered by IPUC regulations.

Table 27 (e)
M3-Eagle
Summary of Projected Fiscal Impacts: Fiscal Surplus/(Deficit)
5- Year Increments, 20-Year Total, and Projected Annual Ongoing

<u>Pubic Service Provider</u>	<u>Years 1 - 5</u>	<u>Years 6 - 10</u>	<u>Years 11- 15</u>	<u>Years 16 - 20</u>	<u>Total Years 1 - 20</u>	<u>Annual Ongoing</u>
City of Eagle	\$3,647,067	\$5,673,148	\$6,984,016	\$6,899,873	\$23,204,104	\$1,243,131
Ada County	4,033,764	14,472,033	26,887,637	36,586,721	81,980,155	7,689,779
Ada County EMS	151,676	555,119	1,040,856	1,430,793	3,178,444	301,753
ACHD	7,046,095	15,282,738	22,154,867	20,429,339	64,913,039	2,652,406
Weed & Pest Control	126,697	442,144	810,294	1,085,869	2,465,004	227,044
Eagle Fire District	1,190,179	5,079,287	9,321,294	11,804,753	27,395,513	2,611,541
Meridian School District	5,628,160	20,400,379	38,079,150	52,075,973	116,183,662	10,965,326
Water & Sewer Systems	(3)	(3)	(3)	(3)	(3)	(3)
Solid Waste Disposal	(3)	(3)	(3)	(3)	(3)	(3)
Parks & Recreation	(2)	(2)	(2)	(2)	(2)	(2)
Utilites	(4)	(4)	(4)	(4)	(4)	(4)
Air & Water Quality Prog.	(1)	(1)	(1)	(1)	(1)	(1)
Total	\$21,823,638	\$61,904,848	\$105,278,114	\$130,313,321	\$319,319,921	\$25,690,980

(1)... No impact on the demand for services.
(2)... No impact identified based upon current services.

(3)... Services are intended to be self-supporting.
(4)... Extension of services covered by IPUC regulations.

M3-Eagle Project Phases:

The analysis above provided an annual view of the projected population, households, and fiscal impacts of the M3-Eagle Development for each of the twenty years until full build-out of the project. The developers of M3-Eagle envision that there will be five phases in the development of the project over the twenty years until full build-out.

Phase 1 of the development will include the first two years of the twenty years that are anticipated until full build-out of M3-Eagle. In the preceding demographic and fiscal impact analysis Phase 1 would correspond to Years 1 and 2. Phases 2, 3, and 4 are anticipated to be five years in length and would incorporate the projections in the demographic and fiscal impact analysis above for Years 3 - 7, Years 8 - 12, and Years 13 - 17, respectively. The fifth and final phase of the M3-Eagle project includes Years 18 - 20 of the above demographic and fiscal impact analysis.

Table 28, below, provides a view of M3-Eagle's projected number of residential housing units and commercial floor space that is anticipated to be added in each phase of the development as well as a cumulative totals through the five phases of the M3-Eagle.

Table 28

M3-Eagle: Projected Residential Housing Additions & Commercial Floor Space by Phase

<u>Totals for Each Phase</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Total Acreage:</u>	1,696	937	1,310	1,073	989
<u>Residential Housing:</u>					
Single Family Detached:	330	1,313	1,504	1,266	246
Single Family Attached:	107	624	838	535	0
Multi-Family:	41	41	224	83	0
Total Housing Units:	478	1,979	2,566	1,884	246
<u>Commercial Floor Space:</u> (square feet)					
Retail Space:	0	121,000	182,500	269,700	70,100
Office Space:	0	0	192,500	260,600	99,600
Total Commercial:		121,000	375,000	530,300	169,700
<u>Cumulative Totals</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Total Acreage:</u>	1,696	2,633	3,943	5,016	6,005
<u>Residential Housing:</u>					
Single Family Detached:	330	1,643	3,147	4,413	4,659
Single Family Attached:	107	731	1,570	2,105	2,105
Multi-Family:	41	82	306	389	389
Total Housing Units:	478	2,456	5,023	6,907	7,153
<u>Commercial Floor Space:</u> (square feet)					
Retail Space:	0	121,000	303,500	573,200	643,300
Office Space:	0	0	192,500	453,100	552,700
Total Commercial:	0	121,000	496,000	1,026,300	1,196,000

Table 29 shows a summary of the projected population, households, school age populations and employment within M3-Eagle at the end of each off the five projected project phases as well as cumulative totals through each of the five phases of M3-Eagle.

<u>Totals for Each Phase</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Total Population:</u>	1,312	6,436	12,677	17,069	17,455
<u>Total Housing Units:</u>	478	2,459	5,034	6,912	7,153
Vacant Housing Units	10	49	101	38	143
Households	468	2,410	4,933	6,874	7,010
Average Household Size	2.80	2.67	2.57	2.52	2.49
<u>Total Housing Units:</u>					
Family Households	377	1,940	3,971	5,453	5,643
Non-Family Households	91	470	962	1,321	1,367
<u>School Age Populations:</u>					
Total School Aged Children:	322	1,581	3,114	4,193	4,290
in Public Schools:	305	1,494	2,943	3,962	4,050
in Private Schools:	17	87	171	231	240
Avg. Number of School Age Children per Household:	0.689	0.656	0.631	0.619	0.611
<u>Avg. number of children in public schools by type of school:</u>					
Elementary (ages 5 -11)	158	774	1,525	2,053	2,099
Middle School (ages 12 -14)	69	336	709	891	911
High School (ages 15 -18)	78	384	809	1,018	1,040
<u>Commercial Floor Space in Place at the End of Each Phase: (square feet)</u>	0	115,000	490,000	1,020,300	1,190,000
<u>Total Employment:</u>	36	464	1,268	2,206	2,455
In Commercial Facilities	0	160	670	1,400	1,630
Working from Home	36	177	349	470	481
School Employment	0	127	249	336	344

Table 30 shows the projected property tax revenues that the M3-Eagle Development would generate in each of the five phases of the project, as well as cumulative totals through each of the five phases of M3-Eagle.

Table 27 (b)
M3-Eagle
Summary of Projected Fiscal Impacts: Fiscal Surplus/(Deficit)
Years 6 - 10

<u>Pubic Service Provider</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>	<u>Total Years 6 - 10</u>
City of Eagle	\$915,300	\$949,899	\$1,209,119	\$1,268,108	\$1,330,723	\$5,673,148
Ada County	1,972,671	2,380,980	2,842,618	3,376,533	3,899,231	14,472,033
Ada County EMS	75,324	91,186	108,796	129,713	150,099	555,119
ACHD	2,095,977	2,235,054	3,463,492	3,652,252	3,835,962	15,282,738
Weed & Pest Control	60,719	72,894	87,094	102,969	118,469	442,144
Eagle Fire District	612,439	747,630	1,401,429	1,071,012	1,246,778	5,079,287
Meridian School District	2,773,675	3,354,093	4,002,816	4,762,732	5,507,063	20,400,379
Water & Sewer Systems	(3)	(3)	(3)	(3)	(3)	(3)
Solid Waste Disposal	(3)	(3)	(3)	(3)	(3)	(3)
Parks & Recreation	(2)	(2)	(2)	(2)	(2)	(2)
Utilites	(4)	(4)	(4)	(4)	(4)	(4)
Air & Water Quality Prog.	(1)	(1)	(1)	(1)	(1)	(1)
Total	\$8,506,104	\$9,831,737	\$13,115,364	\$14,363,319	\$16,088,324	\$61,904,848

(1)...No impact on the demand for services.
(2)...No impact identified based upon current services.

(3)...Services are intended to be self-supporting.
(4)...Extension of services covered by IPUC regulations.

Table 27 (c)
M3-Eagle
Summary of Projected Fiscal Impacts: Fiscal Surplus/(Deficit)
Years 11 - 15

<u>Pubic Service Provider</u>	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	<u>Total Years 11 - 15</u>
City of Eagle	\$1,384,340	\$1,443,260	\$1,298,862	\$1,381,855	\$1,475,699	\$6,984,016
Ada County	4,416,829	4,935,363	5,417,645	5,839,706	6,278,094	26,887,637
Ada County EMS	170,208	190,402	209,791	226,530	243,925	1,040,856
ACHD	4,019,622	4,204,711	4,592,640	4,601,000	4,736,893	22,154,867
Weed & Pest Control	133,969	149,469	163,194	175,494	188,169	810,294
Eagle Fire District	1,417,400	1,589,232	1,764,775	1,912,361	2,637,626	9,321,394
Meridian School District	6,241,740	6,977,573	7,674,021	8,278,445	8,907,370	38,079,150
Water & Sewer Systems	(3)	(3)	(3)	(3)	(3)	(3)
Solid Waste Disposal	(3)	(3)	(3)	(3)	(3)	(3)
Parks & Recreation	(2)	(2)	(2)	(2)	(2)	(2)
Utilites	(4)	(4)	(4)	(4)	(4)	(4)
Air & Water Quality Prog.	(1)	(1)	(1)	(1)	(1)	(1)
Total	\$17,784,108	\$19,490,009	\$21,120,928	\$22,415,392	\$24,467,776	\$105,278,214

(1)...No impact on the demand for services.
(2)...No impact identified based upon current services.

(3)...Services are intended to be self-supporting.
(4)...Extension of services covered by IPUC regulations.

Table 30
M3-Eagle: Projected Property Tax Revenues During Each Phase of the Project
 \$ x 1,000)

<u>Totals for Each Phase</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
Ada County	\$774	\$10,200	\$24,933	\$39,636	\$33,247
City of Eagle	259	3,410	8,335	13,251	11,115
Meridian Joint School District #2	1,175	15,490	37,865	60,193	50,491
Ada County Highway District	289	3,804	9,299	14,783	12,400
Ada County Emergency Medical	34	453	1,106	1,758	1,474
Eagle Fire District	366	4,819	11,780	18,728	15,709
Mosquito Abatement District	8	108	267	425	359
Ada Cnty. Weed & Pest Control	37	484	1,184	1,882	1,580
Total	\$2,941	\$38,769	\$94,769	\$150,655	\$126,375
<u>Cumulative Totals</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
Ada County	\$1,205	\$11,405	\$36,338	\$75,974	\$109,221
City of Eagle	403	3,813	12,148	25,399	36,514
Meridian Joint School District #2	1,830	17,320	55,185	115,378	165,869
Ada County Highway District	450	4,254	13,553	28,336	40,737
Ada County Emergency Medical	54	506	1,612	3,369	4,844
Eagle Fire District	569	5,389	17,169	35,897	51,606
Mosquito Abatement District	13	121	388	813	1,171
Ada Cnty. Weed & Pest Control	57	541	1,725	3,607	5,187
Total	\$4,581	\$43,349	\$138,119	\$288,774	\$415,149

Tables 31 through 36 provide a break out by each of the five project phases of the projected additional revenues generated by M3-Eagle, as well as the estimated additional costs that public service providers would experience in serving the M3-Eagle community. Cumulative totals are also shown for each of the five project phases.

Table 31 depicts these projected additional revenues and expenses as well as the net fiscal impact of M3-Eagle for each of the five phases of the project as well as cumulative impacts through all five M3-Eagle project phases. Table 32 depicts the above information for Ada County government. Tables 33 and 34 show the projected fiscal impacts on Ada County Emergency Medical Services and the Ada County Highway District, respectively, by project phase. Tables 35 and 36 show the projected fiscal impacts on the Eagle Fire District and the Meridian School District for each of the project's five construction phases as well as cumulative totals through each of the five phases.

Table 31
M3-Eagle: Projected Fiscal Impacts on the City of Eagle
(At the End of Each Phase of the Project, \$ x 1,000)

<u>Totals for Each Phase</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
Projected M3-Eagle Population.....	1,312	6,436	12,677	17,069	17,455
<u>Projected Additional Revenues:</u>					
Property Taxes.....	\$258.8	\$3,410.0	\$8,335.4	\$13,251.0	\$9,454.0
Franchise Fees.....	50.9	674.2	1,827.2	3,154.4	2,338.9
State Revenue Sharing.....	154.2	1,862.3	4,618.6	7,499.1	5,418.3
Building Permit Fees.....	939.1	4,020.6	5,019.5	3,964.4	652.7
Total Additional Revenues.....	\$1,551.7	\$10,115.7	\$20,601.2	\$28,452.9	\$17,939.0
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$542.9	\$6,079.9	\$13,965.6	\$21,044.6	\$14,291.0
Net Fiscal Impact.....	\$1,008.9	\$4,035.8	\$6,635.5	\$7,408.3	\$3,648.0

<u>Cumulative Totals</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
Projected M3-Eagle Population.....	1,497	7,329	14,423	19,457	19,913
<u>Projected Additional Revenues:</u>					
Property Taxes.....	\$258.8	\$3,668.7	\$12,004.1	\$25,255.1	\$34,709.1
Franchise Fees.....	\$50.9	\$725.1	\$2,552.3	\$5,706.8	\$8,045.7
State Revenue Sharing.....	\$154.2	\$2,016.5	\$6,635.1	\$14,134.2	\$19,552.4
Building Permit Fees.....	\$939.1	\$4,959.7	\$9,979.3	\$13,943.7	\$14,596.4
Total Additional Revenues.....	\$1,551.7	\$11,667.5	\$32,268.6	\$60,721.6	\$78,660.6
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$542.9	\$6,622.8	\$20,588.4	\$41,633.0	\$55,924.1
Net Fiscal Impact.....	\$1,008.9	\$5,044.7	\$11,680.2	\$19,088.6	\$22,736.5

Table 32
M3-Eagle: Projected Fiscal Impacts on Ada County Government

(At the End of Each Phase of the Project, \$ x 1,000)

<u>Totals for Each Phase</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Projected Additional Revenues</u>	\$774.1	\$10,200.0	\$24,933.3	\$39,635.6	\$28,279.0
Other Fee Revenues.....	3.8	37.0	87.2	135.3	93.8
Total Addition Revenues	\$777.9	\$10,237.0	\$25,020.5	\$39,770.9	\$28,372.8
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$215.1	\$2,412.4	\$5,550.0	\$8,355.1	\$5,666.4
Capital Expenses.....	0.0	0.0	0.0	0.0	0.0
Total	\$415.0	\$3,450.6	\$7,225.4	\$10,186.4	\$6,550.1
Net Fiscal Impact	\$362.8	\$6,786.4	\$17,795.1	\$29,584.4	\$21,822.7
<u>Cumulative Totals</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Projected Additional Revenues</u>	\$774.1	\$10,974.1	\$35,907.4	\$75,543.0	\$103,822.0
Other Fee Revenues.....					
Total Addition Revenues	\$777.9	\$11,014.8	\$36,035.4	\$75,806.3	\$104,179.0
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$215.1	\$2,627.4	\$8,177.4	\$16,532.5	\$22,198.9
Capital Expenses.....	0.0	0.0	0.0	0.0	0.0
Total	\$415.0	\$3,865.6	\$11,091.0	\$21,277.5	\$27,827.5
Net Fiscal Impact	\$362.8	\$7,149.2	\$24,944.4	\$54,528.8	\$76,351.5

Table 33

M3-Eagle: Projected Fiscal Impacts on Ada County Emergency Medical Services

(At the End of Each Phase of the Project, \$ x 1,000)

<u>Totals for Each Phase</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Projected Additional Revenues</u>	\$34.4	\$452.5	\$1,105.6	\$1,757.6	\$1,253.9
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$13.8	\$154.9	\$356.4	\$536.6	\$363.9
Net Fiscal Impact	\$20.6	\$297.6	\$749.2	\$1,221.0	\$890.0
<u>Cumulative Totals</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Projected Additional Revenues</u>	\$53.6	\$570.8	\$1,333.9	\$2,070.7	\$1,453.4
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$15.8	\$176.5	\$405.6	\$611.2	\$415.0
Net Fiscal Impact	\$37.8	\$429.7	\$928.3	\$1,459.5	\$1,038.4

Table 34
M3-Eagle: Projected Fiscal Impacts on Ada County Highway District
 (At the End of Each Phase of the Project, \$ x 1,000)

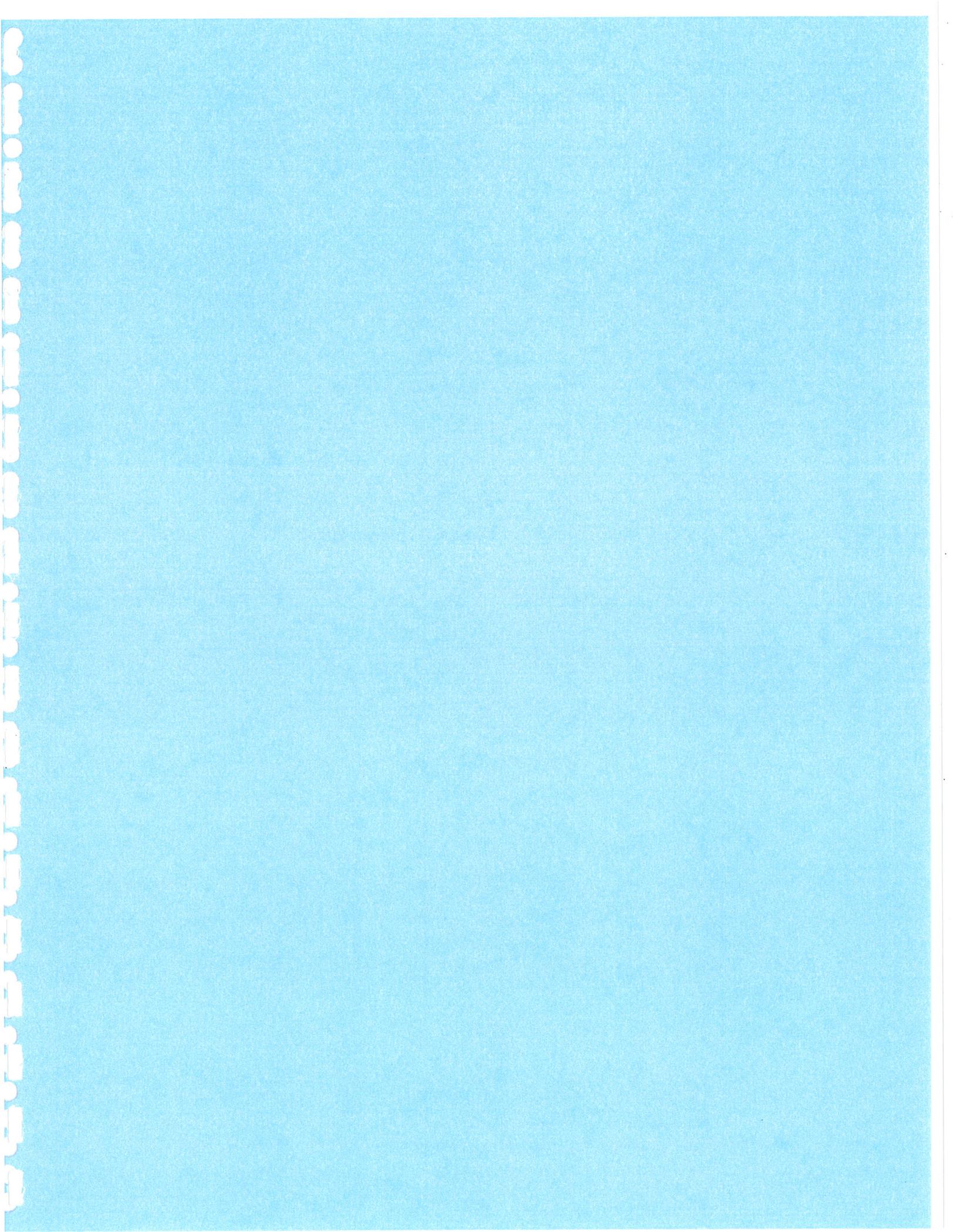
<u>Totals for Each Phase</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Projected Additional Revenues</u>					
Property Taxes.....	\$288.6	\$3,804.3	\$9,299.4	\$14,783.3	\$10,547.5
Impact Fees.....	1,434.2	7,528.3	12,873.7	13,533.9	3,407.3
Total.....	\$1,722.8	\$11,332.6	\$22,173.0	\$28,317.2	\$13,954.8
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$179.8	\$1,498.5	\$2,997.0	\$4,495.5	\$3,416.6
Capital Expenses.....	0.0	0.0	0.0	0.0	0.0
Total.....	\$179.8	\$1,498.5	\$2,997.0	\$4,495.5	\$3,416.6
Net Fiscal Impact.....	\$1,543.0	\$9,834.1	\$19,176.0	\$23,821.7	\$10,538.2
<u>Cumulative Totals</u>					
	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Projected Additional Revenues</u>					
Property Taxes.....	\$289	\$4,093	\$13,392	\$28,176	\$38,723
Impact Fees.....	\$1,434.2	8,962.5	21,836.2	35,370.0	38,777.3
Total.....	\$1,723	\$13,055	\$35,228	\$63,546	\$77,500
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$180	\$1,678	\$4,675	\$9,171	\$12,587
Capital Expenses.....	0.0	0.0	0.0	0.0	0.0
Total.....	\$180	\$1,678	\$4,675	\$9,171	\$12,587
Net Fiscal Impact.....	\$1,543	\$11,377	\$30,553	\$54,375	\$64,913

Table 35
M3-Eagle: Projected Fiscal Impacts on the Eagle Fire District
 (At the End of Each Phase of the Project, \$ x 1,000)

<u>Totals for Each Phase</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Projected Additional Revenues</u>					
Other Fee Revenues.....	3.8	37.0	87.2	135.3	93.8
Total Addition Revenues.....	\$369.4	\$4,856.4	\$11,867.7	\$18,862.9	\$13,455.4
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$219.0	\$2,456.6	\$5,651.8	\$8,508.4	\$5,770.3
Capital Expenses.....	0.0	0.0	490.0	430.0	490.0
Total.....	\$219.0	\$2,456.6	\$6,141.8	\$8,938.4	\$6,260.3
Net Fiscal Impact.....	\$150.4	\$2,399.8	\$5,725.8	\$9,924.5	\$7,195.1
<u>Cumulative Totals</u>					
	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
<u>Projected Additional Revenues</u>					
Other Fee Revenues.....	5.7	42.7	129.9	265.2	359.0
Total Addition Revenues.....	\$575.0	\$5,431.4	\$17,299.1	\$36,162.0	\$49,617.4
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$250.0	\$2,706.7	\$8,358.5	\$16,866.9	\$22,637.2
Capital Expenses.....	0.0	0.0	490.0	920.0	1,410.0
Total.....	\$250.0	\$2,706.7	\$8,848.5	\$17,786.9	\$24,047.2
Net Fiscal Impact.....	\$325.0	\$2,724.8	\$8,450.6	\$18,375.1	\$25,570.1

Table 36
M3-Eagle: Projected Fiscal Impacts on the Meridian School District
 (At the End of Each Phase of the Project, \$ x 1,000)

<u>Totals for Each Phase</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
Projected New Students.....	305	1,494	2,943	3,962	4,050
<u>Projected Additional Revenues:</u>					
Property Taxes.....	\$1,175.5	\$15,490.4	\$37,864.6	\$60,192.8	\$42,945.8
State Support Funds.....	2,203.3	24,712.8	56,862.9	85,597.5	58,046.4
<u>Total Additional Revenues.....</u>	<u>\$3,378.8</u>	<u>\$40,203.1</u>	<u>\$94,727.5</u>	<u>\$145,790.3</u>	<u>\$100,992.1</u>
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$2,582.2	\$28,962.4	\$66,641.2	\$100,316.9	\$68,028.1
Transportation Expenses.....	23.0	258.3	594.4	894.8	606.8
<u>Total Additional Expenses.....</u>	<u>\$2,605.2</u>	<u>\$29,220.7</u>	<u>\$67,235.6</u>	<u>\$101,211.7</u>	<u>\$68,634.9</u>
Net Fiscal Impact.....	\$773.5	\$10,982.4	\$27,491.9	\$44,578.6	\$32,357.2
<hr/>					
<u>Cumulative Totals</u>	<u>Phase 1</u> (Years 1 - 2)	<u>Phase 2</u> (Years 3 - 7)	<u>Phase 3</u> (Years 8 - 12)	<u>Phase 4</u> (Years 13 - 17)	<u>Phase 5</u> (Years 18 - 20)
Projected New Students.....	348	1,701	3,348	4,517	4,620
<u>Projected Additional Revenues:</u>					
Property Taxes.....	\$1,830.1	\$17,320.5	\$55,185.0	\$115,377.8	\$158,323.6
State Support Funds.....	2,493.7	27,206.4	84,069.4	169,666.9	227,713.3
<u>Total Additional Revenues.....</u>	<u>\$4,323.8</u>	<u>\$44,526.9</u>	<u>\$139,254.4</u>	<u>\$285,044.7</u>	<u>\$386,036.9</u>
<u>Projected Additional Expenses:</u>					
O&M Expenses.....	\$2,948.7	\$31,911.1	\$98,552.2	\$198,869.2	\$266,897.3
Transportation Expenses.....	11.7	281.4	852.8	1,489.2	1,501.6
<u>Total Additional Expenses.....</u>	<u>\$2,960.3</u>	<u>\$32,181.1</u>	<u>\$99,416.7</u>	<u>\$200,628.4</u>	<u>\$269,263.3</u>
Net Fiscal Impact.....	\$1,363.4	\$12,345.8	\$39,837.8	\$84,416.3	\$116,773.6



M3 – Eagle Development

Appendix A:

2000 Census Demographic Comparisons of the U.S., State of Idaho, the Boise MSA, Ada County, the City of Boise, and the City of Eagle

2000 Demographic Profile Comparison: US, Idaho, Boise MSA, Ada County, City of Boise, and the City of Eagle, Idaho

Description	USA	State of Idaho	Boise MSA *	Ada County	City of Boise	City of Eagle
Square Miles:		82,739	1,642	1,054	318	8
Population Density: Persons per Sq. Mile	79.5	15.6	263.4	285.5	583.7	1,310.4
POPULATION BY YEAR						
Population (4/1/1990):	248,703,944	1,006,742	295,849	205,772	140,399	4,763
Population (4/1/2000):	281,421,906	1,293,953	432,345	300,904	185,788	11,085
Population (1/1/2003):	288,849,960	1,360,095	473,713	326,725	198,305	13,707
HOUSEHOLDS BY YEAR						
Households (4/1/1990):	91,990,941	361,431	108,781	77,501	55,571	1,741
Households (4/1/2000):	105,539,122	470,133	158,642	113,577	74,577	3,907
GENERAL FAMILY CHARACTERISTICS						
Family Population:	232,472,248	1,091,555	362,715	247,520	146,080	10,173
Non-Family Population:	41,165,148	170,842	59,563	46,266	35,789	902
Families:	72,261,780	337,884	112,389	78,150	47,227	3,145
as % of Total Households:	68.5%	71.9%	70.8%	68.8%	63.3%	80.5%
Non-Family Households:	33,277,342	132,249	46,253	35,427	27,350	762
as % of Total Households:	31.5%	28.1%	29.2%	31.2%	36.7%	19.5%
Married Families Characteristics						
Families, Married:	55,458,451	280,206	91,630	63,669	37,423	2,761
as % of Total Households:	52.5%	59.6%	57.8%	56.1%	50.2%	70.7%
Married with Children Under 18:	25,674,582	135,821	46,523	32,302	18,094	1,493
as % of Total Households:	24.3%	28.5%	29.3%	28.4%	24.3%	38.2%
Families, Married with No Children Under 18:	29,783,869	144,385	45,107	31,367	19,329	1,288
as % of Total Households:	28.2%	30.7%	28.4%	27.6%	25.9%	32.5%
Other Families Characteristics						
Other Families:	16,803,329	57,678	20,759	14,481	9,804	384
as % of Total Households:	15.9%	12.3%	13.1%	12.7%	13.1%	9.8%
Male HH, no Wife:	4,302,568	17,981	6,090	4,181	2,701	127
as % of Total Households:	4.1%	3.8%	3.8%	3.7%	3.6%	3.3%
Female HH, no Husband:	12,500,761	39,697	14,669	10,300	7,103	257
as % of Total Households:	11.8%	8.4%	9.2%	9.1%	9.5%	6.6%
Male HH, no Wife w Children < 18:	2,190,654	11,412	3,876	2,638	1,669	127
as % of Total Households:	2.1%	2.4%	2.4%	2.3%	2.2%	3.3%
Male HH, no Wife w No Children < 18:	2,111,914	6,569	2,214	1,543	1,032	0
as % of Total Households:	2.0%	1.4%	1.4%	1.4%	1.4%	0.0%
Female HH, no Hub. w Children < 18:	7,369,167	26,386	9,850	6,936	4,763	183
as % of Total Households:	7.0%	5.6%	6.2%	6.1%	6.4%	4.7%
Female HH, no Hub. w No Children < 18:	5,131,594	13,311	4,819	3,364	2,340	74
as % of Total Households:	4.9%	2.8%	3.0%	3.0%	3.1%	1.9%

2000 Demographic Profile Comparison: US, Idaho, Boise MSA, Ada County, City of Boise, and the City of Eagle, Idaho

	<u>USA</u>	<u>State of Idaho</u>	<u>Boise MSA *</u>	<u>Ada County</u>	<u>City of Boise</u>	<u>City of Eagle</u>
Non-Family Households Characteristics						
Non-Family Households, Male Householder:	15,139,328	63,283	21,765	16,994	12,956	365
as % of Total Households:	14.3%	13.7%	13.7%	15.0%	17.4%	9.3%
Non-Family Households, Female Householder:	18,138,014	68,966	24,488	18,433	14,394	397
as % of Total Households:	17.2%	14.7%	15.4%	16.2%	19.3%	10.2%
<u>POPULATION CHARACTERISTICS</u>						
Density						
Urban:	222,358,309	859,104	376,875	280,506	184,133	11,085
Rural:	59,063,597	434,849	55,470	20,398	1,655	0
Gender						
Male:	137,916,186	648,699	215,833	150,685	92,144	5,554
Female:	143,505,720	645,254	216,512	150,219	93,644	5,531
Age						
Median Age:	35.4	33.3	32.4	33.0	33.1	35.6
Aged 0 to 5 Years:	23,026,164	116,441	41,721	27,332	15,599	1,098
Aged 6 to 11 Years:	25,041,785	122,450	40,849	27,368	15,561	1,228
Aged 12 to 17 Years:	24,074,808	129,240	39,862	27,033	15,760	1,225
Aged 18 to 24 Years:	27,067,510	138,317	44,632	30,509	21,627	609
Aged 25 to 34 Years:	39,577,357	168,703	66,701	47,796	29,999	1,260
Aged 35 to 44 Years:	45,905,471	195,711	69,166	50,884	29,903	2,152
Aged 45 to 54 Years:	37,578,609	169,995	56,157	40,969	25,343	1,688
Aged 55 to 64 Years:	24,171,230	107,151	31,511	21,648	13,237	927
Aged 65 to 74 Years:	18,501,149	76,184	20,757	13,660	8,962	497
Aged 75 to 84 Years:	12,317,262	51,775	15,444	10,149	7,117	326
Aged 85 Years and Older:	4,160,561	17,986	5,545	3,556	2,680	75
School Aged Children:	57,588,613	294,738	95,431	64,226	37,530	2,760
School Aged Children per Household:	0.546	0.627	0.602	0.565	0.503	0.706
Male Population By Age						
Median Age:	34.1	32.4	31.6	32.3	32.1	35.2
Aged 0 to 5 Years:	11,798,492	59,477	21,165	13,770	8,029	557
Aged 6 to 11 Years:	12,827,998	63,397	21,023	14,271	7,985	660
Aged 12 to 17 Years:	12,380,424	67,086	20,411	13,756	8,122	654
Aged 18 to 24 Years:	13,831,586	70,694	22,746	15,547	10,721	311
Aged 25 to 34 Years:	19,902,737	86,497	34,348	24,778	15,849	577
Aged 35 to 44 Years:	22,797,615	98,450	35,103	25,887	15,008	1,045
Aged 45 to 54 Years:	18,425,577	85,473	28,174	20,634	12,668	878
Aged 55 to 64 Years:	11,569,387	53,542	15,538	10,747	6,357	474
Aged 65 to 74 Years:	8,355,575	36,267	9,332	6,186	3,934	238
Aged 75 to 84 Years:	4,823,419	21,755	6,169	3,972	2,686	129
Aged 85 Years and Older:	1,203,376	6,061	1,824	1,137	785	31

2000 Demographic Profile Comparison: US, Idaho, Boise MSA, Ada County, City of Boise, and the City of Eagle, Idaho

	<u>USA</u>	<u>State of Idaho</u>	<u>Boise MSA *</u>	<u>Ada County</u>	<u>City of Boise</u>	<u>City of Eagle</u>
Female Population By Age						
Median Age:	36.6	34.3	33.2	33.8	34.3	35.9
Aged 0 to 5 Years:	11,227,672	56,964	20,556	13,562	7,570	541
Aged 6 to 11 Years:	12,213,787	59,053	19,826	13,097	7,576	568
Aged 12 to 17 Years:	11,694,384	62,154	19,451	13,277	7,638	571
Aged 18 to 24 Years:	13,235,924	67,623	21,886	14,962	10,906	298
Aged 25 to 34 Years:	19,674,620	82,206	32,353	23,018	14,150	683
Aged 35 to 44 Years:	23,107,856	97,261	34,063	24,997	14,895	1,107
Aged 45 to 54 Years:	19,153,032	84,522	27,983	20,335	12,675	810
Aged 55 to 64 Years:	12,601,843	53,609	15,973	10,901	6,880	453
Aged 65 to 74 Years:	10,145,574	39,917	11,425	7,474	5,028	259
Aged 75 to 84 Years:	7,493,843	30,020	9,275	6,177	4,431	197
Aged 85 Years and Older:	2,957,185	11,925	3,721	2,419	1,895	44
Marital Status (Pop 15+)						
Males Never Married:	32,381,377	128,613	43,921	31,923	22,569	819
Males Married:	62,691,839	305,660	100,274	69,839	40,148	2,826
Males Widowed:	2,699,175	10,140	2,681	1,770	1,077	32
Males Divorced:	9,255,014	48,632	16,742	12,267	8,275	333
Females Never Married:	27,531,993	97,945	33,272	24,177	16,837	541
Females Married:	62,308,654	300,947	98,364	67,961	40,184	2,944
Females Widowed:	11,975,325	42,773	12,839	8,514	6,063	286
Females Divorced:	12,305,294	56,914	21,971	16,228	11,595	366
HOUSEHOLD CHARACTERISTICS						
Household, Average Size:	2.59	2.69	2.66	2.59	2.44	2.83
School Age Population per Household	0.55	0.63	0.60	0.57	0.50	0.71
Household by Age of Head						
Median Age:	47.3	46.8	44.3	43.9	43.8	46.6
Aged Under 25 Years:	5,435,076	33,583	11,355	8,053	6,421	47
Aged 25 to 34 Years:	18,138,214	80,197	32,813	23,816	15,598	575
Aged 35 to 44 Years:	24,276,270	104,146	37,821	27,942	17,354	1,162
Aged 45 to 54 Years:	21,212,043	95,932	31,597	23,450	14,890	1,032
Aged 55 to 64 Years:	14,202,066	62,559	18,384	12,702	8,011	480
Aged 65 to 74 Years:	11,617,977	47,632	13,164	8,835	5,754	285
Aged 75 Years and Over:	10,657,476	46,084	13,508	8,779	6,549	326
Household by Age of Head as a % of Total Hshlds.						
Aged Under 25 Years:	5.1%	7.1%	7.2%	7.1%	8.6%	1.2%
Aged 25 to 34 Years:	17.2%	17.1%	20.7%	21.0%	20.9%	14.7%
Aged 35 to 44 Years:	23.0%	22.2%	23.8%	24.6%	23.3%	29.7%
Aged 45 to 54 Years:	20.1%	20.4%	19.9%	20.6%	20.0%	26.4%
Aged 55 to 64 Years:	13.5%	13.3%	11.6%	11.2%	10.7%	12.3%
Aged 65 to 74 Years:	11.0%	10.1%	8.3%	7.8%	7.7%	7.3%
Aged 75 Years and Over:	10.1%	9.8%	8.5%	7.7%	8.8%	8.3%

2000 Demographic Profile Comparison: US, Idaho, Boise MSA, Ada County, City of Boise, and the City of Eagle, Idaho

	<u>USA</u>	<u>State of Idaho</u>	<u>Boise MSA*</u>	<u>Ada County</u>	<u>City of Boise</u>	<u>City of Eagle</u>
Household by Size						
Median Size:	2.75	2.80	2.81	2.77	2.65	2.98
1 Person :	27,203,724	105,024	35,757	26,909	20,707	649
2 Person:	34,261,844	162,731	53,509	38,765	25,704	1,337
3 Person:	17,378,773	74,603	26,373	18,940	11,979	638
4 Person:	15,041,414	67,741	24,354	17,278	9,967	779
5 Person:	7,067,874	34,435	11,295	7,405	4,001	344
6 Person:	2,815,726	16,317	5,012	3,178	1,651	121
7 or More Person:	1,769,767	9,282	2,342	1,102	568	39
Household by Size as a % of Total Hshlds.:						
1 Person :	25.8%	22.3%	22.5%	23.7%	27.8%	16.6%
2 Person:	32.5%	34.6%	33.7%	34.1%	34.5%	34.2%
3 Person:	16.5%	15.9%	16.6%	16.7%	16.1%	16.3%
4 Person:	14.3%	14.4%	15.4%	15.2%	13.4%	19.9%
5 Person:	6.7%	7.3%	7.1%	6.5%	5.4%	8.8%
6 Person:	2.7%	3.5%	3.2%	2.8%	2.2%	3.1%
7 or More Person:	1.7%	2.0%	1.5%	1.0%	0.8%	1.0%
HOUSING UNITS CHARACTERISTICS						
Total Units:	115,904,641	527,824	166,481	118,516	78,144	4,074
Occupied Units:	105,480,101	469,645	158,426	113,408	74,577	3,907
as % of Total Housing Units:	91.0%	89.0%	95.2%	95.7%	95.4%	95.9%
Vacant Units:	10,424,540	58,179	8,055	5,108	3,567	167
as % of Total Housing Units:	9.0%	11.0%	4.8%	4.3%	4.6%	4.1%
Occupancy						
Owner Occupied:	69,816,513	339,913	113,143	80,133	48,007	3,256
as % of Total Housing Units:	60.2%	64.4%	68.0%	67.6%	61.4%	79.9%
Renter Occupied:	35,663,588	129,732	45,283	33,275	26,570	651
as % of Total Housing Units:	30.8%	24.6%	27.2%	28.1%	34.0%	16.0%
Occupied Structure with 1 Unit Detached:	64,787,510	334,431	113,766	80,599	48,728	3,033
as % of Total Housing Units:	55.9%	63.4%	68.3%	68.0%	62.4%	74.4%
Occupied Structure with 1 Unit Attached:	5,907,804	13,349	6,068	5,009	4,077	147
Occupied Structure with 2 Units:	4,486,529	12,821	4,689	3,436	2,899	15
Occupied Structure with 3-4 Units:	4,905,354	18,795	6,904	5,366	4,410	92
Occupied Structure with 5-9 Units:	4,820,542	11,562	3,993	3,197	2,853	69
Occupied Structure with 10+ Units:	13,097,647	22,149	10,177	8,728	7,931	87
Occupied Structure Trailer:	7,384,276	55,311	12,560	6,896	3,597	426
Occupied Structure Other:	110,439	1,227	269	177	82	38

2000 Demographic Profile Comparison: US, Idaho, Boise MSA, Ada County, City of Boise, and the City of Eagle, Idaho

	<u>USA</u>	<u>State of Idaho</u>	<u>Boise MSA*</u>	<u>Ada County</u>	<u>City of Boise</u>	<u>City of Eagle</u>
<u>HOUSING UNITS CHARACTERISTICS</u>						
Vacancy						
Vacant Units For Rent:	2,676,107	10,921	2,886	1,970	1,604	20
as % of Total Housing Units:	2.3%	2.1%	1.7%	1.7%	2.1%	0.5%
Vacant Units For Sale:	1,423,490	8,919	2,545	1,621	874	107
as % of Total Housing Units:	1.2%	1.7%	1.5%	1.4%	1.1%	2.6%
Vacant Units Seasonal:	3,872,468	28,987	819	519	397	10
as % of Total Housing Units:	3.3%	5.5%	0.5%	0.4%	0.5%	0.2%
Vacant Units Vacant Other:	2,452,475	9,352	1,805	998	692	30
as % of Total Housing Units:	2.1%	1.8%	1.1%	0.8%	0.9%	0.7%
Mortgage						
Any Mortgage:	38,663,887	186,647	75,931	56,370	38,056	2,536
No Mortgage:	16,548,221	68,430	18,519	12,629	9,951	720
Owner Occupied Home Value						
Median Value (\$):	111,833	102,117	114,643	122,388	117,999	165,143
Less than \$20,000:	2,971,183	15,179	3,228	1,893	1,112	111
\$20,000-\$39,999:	4,657,882	16,349	3,250	1,718	1,089	130
\$40,000-\$59,999:	6,142,972	24,896	3,802	1,406	935	54
\$60,000-\$79,999:	8,107,557	44,145	9,797	4,285	3,120	57
\$80,000-\$99,999:	9,240,336	64,539	22,417	14,116	9,681	141
\$100,000-\$124,999:	8,003,853	57,256	24,034	18,591	11,204	305
\$125,000-\$149,999:	7,190,118	39,188	16,079	12,878	7,513	512
\$150,000-\$174,999:	5,466,573	24,171	9,732	7,765	4,041	525
\$175,000-\$199,999:	3,900,943	13,780	5,588	4,632	2,277	367
\$200,000-\$249,999:	4,727,813	16,393	6,507	5,446	3,012	437
\$250,000-\$299,999:	3,073,248	9,248	3,715	3,044	1,861	249
\$300,000-\$399,999:	2,910,231	6,588	2,576	2,194	1,135	218
\$400,000-\$499,999:	1,364,279	2,761	999	913	468	78
\$500,000-\$749,999:	1,192,681	2,648	834	739	346	52
\$750,000-\$999,999:	420,835	1,089	325	303	112	0
More than \$1,000,000:	446,009	1,683	260	210	101	20
Year Built						
Median Year Built:	1970	1974	1978	1978	1976	1991
Built 1999 or Later:	2,755,075	18,884	8,381	5,460	2,412	468
Built 1995 to 1998:	8,478,975	63,475	26,321	18,194	8,647	1,161
Built 1990 to 1994:	8,467,008	51,909	21,503	16,964	10,820	706
Built 1980 to 1989:	18,326,847	65,869	21,221	16,648	12,052	474
Built 1970 to 1979:	21,438,863	129,261	40,700	29,834	18,028	1,019
Built 1960 to 1969:	15,911,903	52,263	13,799	9,648	7,708	91
Built 1950 to 1959:	14,710,149	51,019	13,535	9,179	7,893	51
Built 1940 to 1949:	8,435,768	34,381	8,682	5,157	4,476	28
Built 1939 or Earlier:	17,380,053	60,763	12,339	7,432	6,108	76

2000 Demographic Profile Comparison: US, Idaho, Boise MSA, Ada County, City of Boise, and the City of Eagle, Idaho

	<u>USA</u>	<u>State of Idaho</u>	<u>Boise MSA *</u>	<u>Ada County</u>	<u>City of Boise</u>	<u>City of Eagle</u>
Year Moved In	1994	1994	1995	1995	1995	1995
Median Year Moved In:	21,041,090	104,998	39,562	28,976	20,331	1,029
Year Moved in 1999 or Later:	30,479,848	142,561	53,584	38,429	23,689	1,475
Year Moved in 1990 to 1994:	16,948,257	81,970	27,537	19,971	12,987	785
Year Moved in 1980 to 1989:	16,429,173	64,522	19,229	13,939	8,992	420
Year Moved in 1970 to 1979:	10,399,015	43,150	11,575	7,685	4,813	182
Year Moved in 1969 or Earlier:	10,182,718	32,444	6,939	4,408	3,765	
<u>INCOME CHARACTERISTICS</u>						
Total Household Income (\$ x 1,000,000):	5,978,107	22,620	8,630	6,674	4,186	287
Median Household Income (\$):	42,729	38,121	43,247	46,560	43,269	63,306
Average Household Income (\$):	56,644	48,114	54,401	58,763	56,130	73,508
Per Capita Household Income (\$):	21,243	17,481	19,961	22,180	22,531	25,908
Household High Income Average (\$):	361,383	373,992	361,919	363,671	417,864	316,323
<u>INCOME CHARACTERISTICS</u>						
Households By Income						
Less than \$15,000:	16,724,255	74,107	19,057	12,090	9,386	329
\$15,000 to \$24,999:	13,536,965	71,921	21,797	14,308	10,258	312
\$25,000 to \$34,999:	13,519,242	70,391	22,120	14,679	10,241	416
\$35,000 to \$49,999:	17,446,272	89,612	29,734	20,387	13,430	426
\$50,000 to \$74,999:	20,540,604	90,462	33,497	25,071	15,315	884
\$75,000 to \$99,999:	10,799,245	39,249	16,573	13,438	7,575	776
\$100,000 to \$124,999:	5,491,526	15,951	7,266	6,145	3,487	311
\$125,000 to \$149,999:	2,656,300	6,846	3,230	2,752	1,841	126
\$150,000 to \$199,999:	2,322,038	5,395	2,624	2,313	1,407	194
\$200,000 and Over:	2,502,675	6,199	2,744	2,394	1,637	133
Households By Income as a % of Total Hshlds:						
Less than \$15,000:	15.8%	15.8%	12.0%	10.6%	12.6%	8.4%
\$15,000 to \$24,999:	12.8%	15.3%	13.7%	12.6%	13.8%	8.0%
\$25,000 to \$34,999:	12.8%	15.0%	13.9%	12.9%	13.7%	10.6%
\$35,000 to \$49,999:	16.5%	19.1%	18.7%	17.9%	18.0%	10.9%
\$50,000 to \$74,999:	19.5%	19.2%	21.1%	22.1%	20.5%	22.6%
\$75,000 to \$99,999:	10.2%	8.3%	10.4%	11.8%	10.2%	19.9%
\$100,000 to \$124,999:	5.2%	3.4%	4.6%	5.4%	4.7%	8.0%
\$125,000 to \$149,999:	2.5%	1.5%	2.0%	2.4%	2.5%	3.2%
\$150,000 to \$199,999:	2.2%	1.1%	1.7%	2.0%	1.9%	5.0%
\$200,000 and Over:	2.4%	1.3%	1.7%	2.1%	2.2%	3.4%

2000 Demographic Profile Comparison: US, Idaho, Boise MSA, Ada County, City of Boise, and the City of Eagle, Idaho

	<u>USA</u>	<u>State of Idaho</u>	<u>Boise MSA*</u>	<u>Ada County</u>	<u>City of Boise</u>	<u>City of Eagle</u>
EMPLOYMENT CHARACTERISTICS						
Labor Force Characteristics (Pop 16+)						
Civilian Total:	129,721,512	599,453	216,268	156,634	99,369	5,563
Civilian Males:	69,091,443	327,508	117,509	84,552	53,074	3,060
Civilian Females:	60,630,069	271,945	98,759	72,082	46,295	2,503
Armed Forces Male:	987,898	3,984	887	726	425	20
Armed Forces Female:	164,239	867	205	184	137	0
Unemployed Males:	4,193,862	21,065	5,622	3,645	2,459	117
Unemployed Female:	3,753,424	15,719	4,498	2,766	1,920	65
Not in the Labor Force Male:	30,709,079	129,021	36,107	24,421	14,579	717
Not in the Labor Force Female:	47,638,063	199,763	59,674	39,541	25,232	1,460
Not in the Civilian Labor Force	78,347,142	328,784	95,781	63,962	39,811	2,177
In the Civilian Labor Force:	138,820,935	641,088	227,480	163,955	104,310	5,765
Industry (Pop 16+)						
Agriculture, Forestry, Fishing & Mining:	2,426,053	34,503	4,489	1,696	738	84
Construction:	8,801,507	48,388	17,698	11,839	6,734	272
Manufacturing:	18,286,005	78,625	33,899	22,467	13,956	870
Wholesale Trade:	4,666,757	21,495	8,838	6,505	3,804	256
Retail Trade:	15,221,716	75,477	26,857	19,948	12,751	612
Transportation & Ware. & Utilities:	6,740,102	27,891	9,644	6,462	4,024	219
Information:	3,996,564	13,779	6,075	4,853	3,148	203
Finance, Ins., Real Est. & Rental & Leasing:	8,934,972	30,618	13,841	11,208	7,114	496
Prof., Scientific, Mgmt., Admin., etc.:	12,061,865	47,744	18,729	14,913	9,911	715
Educational, Health & Social Services:	25,843,029	115,154	38,051	27,227	17,524	918
Arts, Entert., Accom. & Food Svc., etc.:	10,210,295	47,902	15,998	12,602	8,791	445
Other Services:	6,320,632	27,228	9,647	7,068	4,478	185
Public Administration:	6,212,015	30,649	12,502	9,846	6,396	288
Occupation (Pop 16+)						
Management, Business, & Fin. Op.:	17,448,038	77,299	31,362	24,914	15,704	1,095
Professional and Related:	26,198,693	110,795	44,025	34,908	22,899	1,304
Sales and Office:	34,621,390	151,835	58,229	44,133	27,803	1,827
Service:	19,276,947	93,467	31,275	22,188	14,613	577
Farming, Fishing, and Forestry:	951,810	16,249	2,424	732	350	25
Construction, Extraction, & Maintenance:	12,256,138	64,747	21,600	13,776	8,043	288
Production, Transportation, & Material Moving:	18,968,496	85,061	27,353	15,983	9,957	447

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	<u>USA</u>	<u>State of Idaho</u>	<u>Boise MSA *</u>	<u>Ada County</u>	<u>City of Boise</u>	<u>City of Eagle</u>
Transportation to Work (Empl 16+)						
Car, Truck, Van:	114,046,367	535,758	197,361	142,818	89,779	5,100
Public Transportation:	6,138,224	6,328	1,474	1,299	1,205	7
Other Transportation:	5,352,698	29,354	8,554	5,890	4,506	149
Work at Home:	4,184,223	28,013	8,879	6,627	3,879	307
Percent that work at Home:	3.2%	4.6%	4.1%	4.2%	3.9%	5.5%
Travel Time to Work (Empl 16+)						
Less than 15 Min:	36,486,316	245,682	68,100	49,153	36,251	1,066
15-29 Min:	44,806,624	199,493	94,408	74,609	46,264	2,745
30-59 Min:	32,904,317	94,353	37,771	21,590	10,685	1,327
60+ Min:	9,897,748	27,113	5,491	3,687	2,290	118
EDUCATION CHARACTERISTICS						
Education Enrollment (Pop 3+)						
Public Preprimary	2,663,695	10,968	3,420	2,018	1,211	84
Private Preprimary	2,285,989	9,766	3,979	2,987	1,667	164
Public School	48,229,911	250,997	86,130	53,817	31,098	2,362
Percent:	89.3%	93.0%	91.9%	91.6%	91.5%	94.5%
Public School Enrollment per Household	0.457	0.534	0.543	0.474	0.417	0.605
Private School	5,800,036	18,937	7,608	4,912	2,898	138
Percent:	10.7%	7.0%	8.1%	8.4%	8.5%	5.5%
Public College	54,029,947	269,934	93,738	58,729	33,996	2,500
Private College	13,033,430	61,274	20,010	15,907	11,745	353
Not Enrolled in School	4,441,093	16,235	4,372	2,128	1,323	89
	193,395,449	867,242	317,034	205,392	128,047	7,346
Education Attainment (Pop 25+)						
Less Than High School	35,673,207	120,237	40,375	17,296	10,570	419
High School	52,111,770	223,970	73,731	43,390	24,995	1,175
Some College	38,306,352	214,833	79,250	54,878	34,156	2,122
Associate Degree	11,499,759	56,968	19,295	13,832	8,294	648
College	28,273,323	116,554	50,625	40,780	26,787	1,921
Graduate Degree	16,120,229	53,532	22,042	17,771	12,439	640
Percent with Associate Degree or higher	30.7%	28.9%	32.2%	38.5%	40.5%	46.3%

2000 Demographic Profile Comparison: US, Idaho, Boise MSA, Ada County, City of Boise, and the City of Eagle, Idaho

	<u>USA</u>	<u>State of Idaho</u>	<u>Boise MSA*</u>	<u>Ada County</u>	<u>City of Boise</u>	<u>City of Eagle</u>
<u>FAMILY CHARACTERISTICS</u>						
Families By Size						
Median Size:	3.41	3.38	3.45	3.41	3.30	3.51
1 Person :	0	0	0	0	0	0
2 Person:	29,295,526	141,720	44,987	31,833	20,259	1,247
3 Person:	16,658,604	71,076	24,957	17,792	11,054	638
4 Person:	14,776,948	66,342	23,938	16,938	9,767	756
5 Person:	6,993,101	34,086	11,202	7,345	3,951	344
6 Person:	2,785,740	15,459	4,978	3,152	1,631	121
7 or More Person:	1,751,861	9,201	2,327	1,090	565	39
Families By Age						
Median Age:	46.1	45.4	43.5	43.5	43.7	45.0
Aged Under 25 Years:	2,670,209	18,023	6,132	3,787	2,705	23
Aged 25 to 34 Years:	12,697,151	62,303	24,309	16,664	9,823	485
Aged 35 to 44 Years:	19,031,735	85,564	30,151	21,863	12,807	1,066
Aged 45 to 54 Years:	15,851,234	73,734	24,024	17,438	10,480	832
Aged 55 to 64 Years:	10,004,117	45,443	13,429	9,103	5,303	358
Aged 65 to 74 Years:	7,277,694	31,422	8,151	5,388	3,329	196
Aged 75 Years and Over:	4,729,640	21,395	6,193	3,907	2,780	185
<u>NON-FAMILY CHARACTERISTICS</u>						
Non-Families By Size						
Median Size:	1.61	1.63	1.65	1.66	1.66	1.59
1 Person :	27,203,724	105,024	35,757	26,909	20,707	649
2 Person:	4,966,318	21,011	8,522	6,932	5,445	90
3 Person:	720,169	3,527	1,416	1,148	925	0
4 Person:	264,466	1,399	416	340	200	23
5 Person:	74,773	349	93	60	50	0
6 Person:	29,986	858	34	26	20	0
7 or More Person:	17,906	81	15	12	3	0
Non-Families By Age						
Median Age:	50.9	51.3	47.3	45.4	44.2	53.5
Aged Under 25 Years:	2,764,867	15,560	5,223	4,266	3,716	24
Aged 25 to 34 Years:	5,441,063	17,894	8,504	7,152	5,775	90
Aged 35 to 44 Years:	5,244,535	18,582	7,670	6,079	4,547	96
Aged 45 to 54 Years:	5,360,809	22,198	7,573	6,012	4,410	200
Aged 55 to 64 Years:	4,197,949	17,116	4,955	3,599	2,708	122
Aged 65 to 74 Years:	4,340,283	16,210	5,013	3,447	2,425	89
Aged 75 Years and Over:	5,927,836	24,689	7,315	4,872	3,769	141

* Boise MSA = Ada and Canyon Counties.

**Detailed 2000 Census Population and Household Characteristics for Areas in Ada County
with Similar Housing Characteristics to those Proposed for the Dry Creek Ranch Planned Community**

<u>Demographic Concept:</u>	<u>Quail Ridge Drive</u>	<u>Arrow Ridge Way</u>	<u>Cross-creek Lane</u>	<u>Hickory Tree Way</u>	<u>Parkforest Way</u>	<u>Timber Drive</u>	<u>Barber Station Way</u>	<u>Bayhill St.</u>	<u>Composite of all Surrogate Areas</u>
City and ZIP Code	Boise 83703	Boise 83704	Boise 83713	Boise 83714	Eagle 83617	Eagle 83617	Boise 83712	Boise 83704	
Latitude:	43° : 39' : 59"	43° : 37' : 45"	43° : 35' : 06"	43° : 39' : 15"	43° : 42' : 24"	43° : 42' : 04"	43° : 34' : 41"	43° : 38' : 13"	
Longitude:	-116° : 14' : 20"	-116° : 23' : 12"	-116° : 09' : 59"	-116° : 19' : 21"	-116° : 19' : 49"	-116° : 23' : 10"	-116° : 08' : 50"	-116° : 16' : 46"	
Radius in miles:	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	
<u>Population by Year:</u>									
Population (4/1/1990):	911	1,555	2,883	1,563	2,068	1,363	4,022	1,120	15,485
Population (4/1/2000):	1,309	8,307	4,605	3,052	5,238	2,530	5,710	2,184	32,935
Population (1/1/2003):	1,400	9,493	5,130	3,317	5,988	2,892	6,265	2,451	36,936
<u>Households by Year:</u>									
Households (4/1/1990):	336	537	1,164	399	689	459	1,541	295	5,420
Households (4/1/2000):	496	2,790	1,969	877	1,718	838	2,388	747	11,823
Households (1/1/2003):	541	3,252	2,236	972	2,002	977	2,675	855	13,510
<u>General Family Characteristics:</u>									
Family Population:	1,188	7,548	3,924	2,918	4,984	2,344	4,893	2,001	29,800
as % of Total Population:	90.8%	90.9%	85.2%	95.6%	95.2%	92.6%	85.7%	91.6%	90.5%
Non-Family Population:	121	717	673	129	254	168	809	181	3,052
as % of Total Population:	9.2%	8.6%	14.6%	4.2%	4.8%	6.6%	14.2%	8.3%	9.3%
Families:	417	2,240	1,389	784	1,498	695	1,700	591	9,314
as % of Total Households:	84.1%	80.3%	70.5%	89.4%	87.2%	82.9%	71.2%	79.1%	78.8%
Non-Family Households:	79	550	580	93	220	143	688	156	2,509
as % of Total Households:	15.9%	19.7%	29.5%	10.6%	12.8%	17.1%	28.8%	20.9%	21.2%
<u>Married Families Characteristics</u>									
Families, Married:	372	1,888	1,194	698	1,356	625	1,452	489	8,074
as % of Total Households:	75.0%	67.7%	60.6%	79.6%	78.9%	74.6%	60.8%	65.5%	68.3%
Married with Children < 18:	153	1,201	593	437	787	397	724	264	4,556
as % of Total Households:	30.8%	43.0%	30.1%	49.8%	45.8%	47.4%	30.3%	35.3%	38.5%
Families, Married with No Children < 18:	219	687	601	261	569	228	728	225	3,518
as % of Total Households:	44.2%	24.6%	30.5%	29.8%	33.1%	27.2%	30.5%	30.1%	29.8%
<u>Other Families Characteristics</u>									
Other Families:	45	352	195	86	142	70	248	102	1,240
as % of Total Households:	9.1%	12.6%	9.9%	8.3%	8.3%	8.4%	10.4%	13.7%	10.5%
Male HH, no Wife:	29	109	18	31	59	15	36	50	347
as % of Total Households:	5.8%	3.9%	0.9%	3.5%	3.4%	1.8%	1.5%	6.7%	2.9%
Female HH, no Husband:	16	243	177	55	83	55	212	52	893
as % of Total Households:	3.2%	8.7%	9.0%	6.3%	4.8%	6.6%	8.9%	7.0%	7.6%
Male HH, no Wife w Children < 18:	29	64	18	22	59	0	31	24	247
as % of Total Households:	5.8%	2.3%	0.9%	2.5%	3.4%	0.0%	1.3%	3.2%	2.1%
Male HH, no Wife w No Children < 18:	0	45	0	9	0	15	5	26	100
as % of Total Households:	0.0%	1.6%	0.0%	1.0%	0.0%	1.8%	0.2%	3.5%	0.8%
Female HH, no Husb. w Children < 18:	9	183	112	28	57	40	130	41	600
as % of Total Households:	1.8%	6.6%	5.7%	3.2%	3.3%	4.8%	5.4%	5.5%	5.1%
Female HH, no Husb. w No Children < 18:	7	60	65	27	26	15	82	11	293
as % of Total Households:	1.4%	2.2%	3.3%	3.1%	1.5%	1.8%	3.4%	1.5%	2.5%

**Detailed 2000 Census Population and Household Characteristics for Areas in Ada County
with Similar Housing Characteristics to those Proposed for the Dry Creek Ranch Planned Community**

Demographic Concept:

Non-Family Households Characteristics

Non-Family Households, Male HH:

as % of Total Households:

Non-Family Households, Female HH:

as % of Total Households:

Detailed Population Characteristics:

Gender

Male:

Female:

Age

Median Age:

Aged 0 to 5 Years:

Aged 6 to 11 Years:

Aged 12 to 17 Years:

Aged 18 to 24 Years:

Aged 25 to 34 Years:

Aged 35 to 44 Years:

Aged 45 to 54 Years:

Aged 55 to 64 Years:

Aged 65 to 74 Years:

Aged 75 to 84 Years:

Aged 85 Years and Older:

Male Population by Age

Median Age:

Aged 0 to 5 Years:

Aged 6 to 11 Years:

Aged 12 to 17 Years:

Aged 18 to 24 Years:

Aged 25 to 34 Years:

Aged 35 to 44 Years:

Aged 45 to 54 Years:

Aged 55 to 64 Years:

Aged 65 to 74 Years:

Aged 75 to 84 Years:

Aged 85 Years & Older:

Female Population by Age

Median Age:

Aged 0 to 5 Years:

Aged 6 to 11 Years:

Aged 12 to 17 Years:

Aged 18 to 24 Years:

Aged 25 to 34 Years:

Aged 35 to 44 Years:

Aged 45 to 54 Years:

Aged 55 to 64 Years:

Aged 65 to 74 Years:

Aged 75 to 84 Years:

Aged 85 Years & Older:

	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Composite of all Surrogate Areas
Non-Family Households, Male HH:	13	243	215	23	113	57	281	35	980
as % of Total Households:	2.6%	8.7%	10.9%	2.6%	6.8%	6.8%	11.8%	4.7%	8.3%
Non-Family Households, Female HH:	66	307	365	70	107	86	407	121	1,529
as % of Total Households:	13.3%	11.0%	18.5%	8.0%	6.2%	10.3%	17.0%	16.2%	12.9%
Male:	651	4,144	2,204	1,547	2,662	1,246	2,748	1,045	16,247
Female:	658	4,163	2,401	1,505	2,576	1,284	2,962	1,139	16,688
Median Age:	41.2	28.9	40.8	31.8	35.6	33.1	39.6	32.5	
Aged 0 to 5 Years:	77	1,184	294	276	533	273	374	178	3,189
Aged 6 to 11 Years:	113	989	418	400	635	295	530	231	3,611
Aged 12 to 17 Years:	131	746	464	474	626	308	596	280	3,625
Aged 18 to 24 Years:	80	553	239	213	259	166	322	231	2,063
Aged 25 to 34 Years:	96	1,756	376	238	499	276	533	229	4,003
Aged 35 to 44 Years:	254	1,449	881	597	1,078	499	1,091	368	6,217
Aged 45 to 54 Years:	283	802	963	522	836	366	1,170	352	5,294
Aged 55 to 64 Years:	175	381	397	206	389	175	483	149	2,355
Aged 65 to 74 Years:	70	253	246	88	212	97	271	89	1,326
Aged 75 to 84 Years:	22	152	217	28	144	61	228	62	914
Aged 85 Years and Older:	8	42	110	10	27	14	112	15	338
Male Population by Age									
Median Age:	41.6	28.5	39.5	29.9	35.4	32.7	38.4	32.5	
Aged 0 to 5 Years:	39	623	159	141	271	130	197	91	1,651
Aged 6 to 11 Years:	55	512	223	211	347	155	273	117	1,893
Aged 12 to 17 Years:	68	371	247	259	341	157	314	126	1,883
Aged 18 to 24 Years:	40	268	110	114	136	79	154	109	1,010
Aged 25 to 34 Years:	44	841	184	100	215	133	269	106	1,892
Aged 35 to 44 Years:	121	759	401	285	525	230	493	176	2,990
Aged 45 to 54 Years:	137	402	474	270	440	193	583	170	2,669
Aged 55 to 64 Years:	95	190	195	112	205	92	237	78	1,204
Aged 65 to 74 Years:	42	107	109	42	105	48	122	45	620
Aged 75 to 84 Years:	9	59	75	10	63	26	79	25	346
Aged 85 Years & Older:	1	12	27	3	14	3	27	2	89
Female Population by Age									
Median Age:	40.9	29.2	41.9	33.3	35.8	33.5	40.6	32.5	
Aged 0 to 5 Years:	38	561	135	135	262	143	177	87	1,538
Aged 6 to 11 Years:	58	477	195	189	288	140	257	114	1,718
Aged 12 to 17 Years:	63	375	217	215	285	151	282	154	1,742
Aged 18 to 24 Years:	40	285	129	99	123	87	168	122	1,053
Aged 25 to 34 Years:	52	915	192	138	284	143	264	123	2,111
Aged 35 to 44 Years:	133	690	480	312	553	269	598	192	3,227
Aged 45 to 54 Years:	146	400	489	252	396	173	587	182	2,625
Aged 55 to 64 Years:	80	191	202	94	184	83	246	71	1,151
Aged 65 to 74 Years:	28	146	137	46	107	44	149	44	706
Aged 75 to 84 Years:	13	93	142	18	81	35	149	37	568
Aged 85 Years & Older:	7	30	83	7	13	11	85	13	249

**Detailed 2000 Census Population and Household Characteristics for Areas in Ada County
with Similar Housing Characteristics to those Proposed for the Dry Creek Ranch Planned Community**

<u>Demographic Concept:</u>	<u>Quail Ridge Drive</u>	<u>Arrow Ridge Way</u>	<u>Cross-creek Lane</u>	<u>Hickory Tree Way</u>	<u>Parkforest Way</u>	<u>Timber Drive</u>	<u>Barber Station Way</u>	<u>Bayhill St.</u>	<u>Composite of all Surrogate Areas</u>
School Age Population by Age									
Ages: 5 to 11 Years:	128	989	418	400	635	295	530	231	3,626
Ages: 12 to 18 Years:	142	746	464	474	626	308	596	280	3,636
Total Ages: 5 to 18 Years:	271	1,735	882	874	1,261	603	1,126	511	7,263
School Age Population per Household:	0.55	0.62	0.45	1.00	0.73	0.72	0.47	0.68	0.61
Marital Status (Pop 15+)									
Males Never Married:	58	588	349	278	351	145	472	210	2,451
Males Married:	429	1,946	1,179	708	1,377	679	1,429	478	8,225
Males Widowed:	0	38	29	6	22	0	29	0	124
Males Divorced:	36	252	142	74	124	59	192	86	965
Females Never Married:	64	478	372	224	234	193	437	209	2,211
Females Married:	378	1,914	1,179	721	1,430	589	1,455	532	8,198
Females Widowed:	26	139	182	62	90	38	224	45	806
Females Divorced:	63	407	230	67	130	106	272	75	1,350
Detailed Household Characteristics:									
Household, Average Size:	2.6	3.0	2.3	3.5	3.0	3.0	2.4	2.9	
Median Age:	50.5	40.0	48.9	45.1	46.7	44.1	48.0	47.2	
Aged Under 25 Years:	8	102	66	0	0	49	95	67	387
Aged 25 to 34 Years:	42	840	218	115	218	108	305	105	1,951
Aged 35 to 44 Years:	134	903	499	320	558	287	607	152	3,460
Aged 45 to 54 Years:	116	426	521	247	492	192	632	229	2,855
Aged 55 to 64 Years:	112	212	244	138	216	116	289	87	1,414
Aged 65 to 74 Years:	59	151	211	43	113	39	232	34	882
Aged 75 Years and Over:	25	156	210	14	121	47	228	73	874
% of Households by Age of Head									
Aged Under 25 Years:	1.6%	3.7%	3.4%	0.0%	0.0%	5.8%	4.0%	9.0%	3.3%
Aged 25 to 34 Years:	8.5%	30.1%	11.1%	13.1%	12.7%	12.9%	12.8%	14.1%	16.5%
Aged 35 to 44 Years:	27.0%	32.4%	25.3%	36.5%	32.5%	34.2%	25.4%	20.3%	29.3%
Aged 45 to 54 Years:	23.4%	15.3%	26.5%	28.2%	28.6%	22.9%	26.5%	30.7%	24.1%
Aged 55 to 64 Years:	22.6%	7.6%	12.4%	15.7%	12.6%	13.8%	12.1%	11.6%	12.0%
Aged 65 to 74 Years:	11.9%	5.4%	10.7%	4.9%	6.6%	4.7%	9.7%	4.6%	7.5%
Aged 75 Years and Over:	5.0%	5.6%	10.7%	1.6%	7.0%	5.6%	9.5%	9.8%	7.4%
Household by Size									
Median Size:	2.8	3.3	2.7	3.8	3.3	3.4	2.7	3.1	
1 Person:	51	417	470	62	189	129	541	124	1,983
2 Person:	255	838	754	270	574	230	913	239	4,073
3 Person:	56	512	293	126	284	138	385	128	1,922
4 Person:	64	601	310	177	413	184	365	159	2,273
5 Person:	48	283	125	139	169	90	162	64	1,080
6 Person:	6	108	17	82	60	23	22	28	346
7 or More Person:	16	31	0	21	29	44	0	5	146

**Detailed 2000 Census Population and Household Characteristics for Areas in Ada County
with Similar Housing Characteristics to those Proposed for the Dry Creek Ranch Planned Community**

Demographic Concept:	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St	Composite of all Surrogate Areas
% of Households by Size									
1 Person :	10.3%	14.9%	23.9%	7.1%	11.0%	15.4%	22.7%	16.6%	16.8%
2 Person:	51.4%	30.0%	38.3%	30.8%	33.4%	27.4%	38.2%	32.0%	34.4%
3 Person:	11.3%	18.4%	14.9%	14.4%	16.5%	16.5%	16.1%	17.1%	16.3%
4 Person:	12.9%	21.5%	15.7%	20.2%	24.0%	22.0%	15.3%	21.3%	19.2%
5 Person:	9.7%	10.1%	6.3%	15.8%	9.8%	10.7%	6.8%	8.6%	9.1%
6 Person:	1.2%	3.9%	0.9%	9.4%	3.5%	2.7%	0.9%	3.7%	2.9%
7 or More Person:	3.2%	1.1%	0.0%	2.4%	1.7%	5.3%	0.0%	0.7%	1.2%
% of Households by Number of Vehicles									
No Vehicles :	4.0%	3.1%	8.0%	0.8%	0.5%	1.2%	7.0%	1.6%	4.0%
1 Vehicle :	16.7%	23.0%	23.1%	13.7%	16.7%	23.9%	23.1%	28.0%	21.5%
2 Vehicles :	44.0%	52.8%	45.0%	48.9%	51.0%	42.7%	45.7%	42.0%	47.8%
3 Vehicles :	28.8%	16.9%	17.1%	27.7%	25.8%	23.5%	17.1%	23.3%	20.5%
4+ Vehicles :	6.5%	4.2%	6.8%	8.9%	6.1%	8.7%	7.0%	5.1%	6.3%
Detailed Housing Unit Characteristics:									
Total Units:	517	2,865	2,066	889	1,788	877	2,494	768	12,264
Occupied Units:	496	2,790	1,969	877	1,718	838	2,388	747	11,823
as % of Total Housing Units:	95.9%	97.4%	95.3%	98.7%	96.1%	95.6%	95.7%	97.3%	96.4%
Vacant Units:	21	75	97	12	70	39	106	21	441
as % of Total Housing Units:	4.1%	2.6%	4.7%	1.3%	3.9%	4.4%	4.3%	2.7%	3.6%
Occupancy									
Owner Occupied:	437	2,353	1,414	838	1,559	739	1,744	548	9,632
Renter Occupied:	59	437	555	39	159	99	644	199	2,191
Occupied Structure with 1 Unit Detached:	394	2,355	1,319	867	1,566	651	1,633	531	9,316
as % of Occupied Housing Units:	79.4%	84.4%	67.0%	98.9%	91.2%	77.7%	68.4%	71.1%	78.8%
Occupied Structure with 1 Unit Attached:	85	63	216	0	113	27	280	65	849
Occupied Structure with 2 Units:	0	19	17	0	13	0	58	43	150
Occupied Structure with 3-9 Units:	17	117	143	10	0	53	143	36	519
Occupied Structure with 10+ Units:	0	75	274	0	0	0	274	72	695
Occupied Structure Trailer:	0	161	0	0	26	107	0	0	294
Occupied Structure Other:	0	0	0	0	0	0	0	0	0
Vacancy									
Vacant Units For Rent:	0	17	11	6	0	13	11	21	79
Vacant Units For Sale:	11	50	22	6	44	0	31	0	164
Vacant Units Seasonal:	10	0	42	0	9	13	42	0	116
Vacant Units Vacant Other:	0	8	22	0	17	13	22	0	82

**Detailed 2000 Census Population and Household Characteristics for Areas in Ada County
with Similar Housing Characteristics to those Proposed for the Dry Creek Ranch Planned Community**

Demographic Concept:	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Composite of all Surrogate Areas
Rent									
Median Rent (\$):	794	664	830	768	662	679	791	628	5,816
Rent less than \$250:	0	32	6	0	0	0	6	9	53
Rent \$250-\$499:	10	41	24	0	20	31	30	25	181
Rent \$500-\$749:	9	222	192	18	92	21	244	128	926
Rent \$750-\$999:	20	118	135	21	13	27	160	37	531
Rent \$1,000-\$1,249:	0	24	18	0	24	0	18	0	84
Rent \$1,250-\$1,499:	0	0	18	0	10	0	18	0	46
Rent \$1,500-\$1,999:	0	0	63	0	0	13	63	0	0
Rent \$2,000+:	6	0	74	0	0	0	74	0	0
No Cash Rent:	14	0	25	0	0	7	31	0	77
Mortgage									
Any Mortgage:	366	2,073	1,196	720	1,205	585	1,477	385	8,007
No Mortgage:	71	280	218	118	354	154	267	163	1,625
Owner Occupied Home Value									
Median Value (\$):	165,365	120,267	218,395	167,399	170,113	184,267	192,985	143,702	1,362,493
Less than \$20,000:	0	47	0	0	9	23	0	8	87
\$20,000-\$39,999:	0	85	0	0	9	51	0	0	145
\$40,000-\$59,999:	0	30	0	0	0	0	0	0	30
\$60,000-\$79,999:	0	9	47	0	17	51	57	8	189
\$80,000-\$99,999:	29	194	26	88	76	43	75	46	577
\$100,000-\$124,999:	84	1,001	65	64	184	50	234	114	1,796
\$125,000-\$149,999:	76	453	137	164	289	95	208	131	1,553
\$150,000-\$174,999:	48	263	144	148	243	35	157	41	1,079
\$175,000-\$199,999:	9	125	178	85	172	58	196	28	851
\$200,000-\$249,999:	31	104	299	164	251	58	299	111	1,317
\$250,000-\$299,999:	42	9	244	40	102	78	244	49	808
\$300,000-\$399,999:	72	33	120	77	147	100	120	0	669
\$400,000-\$499,999:	28	0	88	0	47	35	88	12	298
\$500,000-\$749,999:	18	0	57	8	13	27	57	0	180
\$750,000-\$999,999:	0	0	9	0	0	26	9	0	44
More than \$1,000,000:	0	0	0	0	0	9	0	0	9
Year Built									
Median Year Built:	1,984	1,995	1,988	1,989	1,991	1,991	1,986	1,989	1,989
Built 1999 or Later:	41	141	30	11	188	61	30	42	544
Built 1995 to 1998:	94	1,559	160	185	449	292	166	104	3,009
Built 1990 to 1994:	90	647	703	270	400	132	720	246	3,208
Built 1980 to 1989:	65	269	956	279	197	89	1,132	54	3,041
Built 1970 to 1979:	136	180	128	136	463	168	351	203	1,765
Built 1960 to 1969:	49	45	17	8	40	31	17	119	326
Built 1950 to 1959:	32	17	45	0	0	31	51	0	176
Built 1940 to 1949:	10	0	9	0	10	15	9	0	53
Built 1939 or Earlier:	0	7	18	0	41	58	18	0	142

**Detailed 2000 Census Population and Household Characteristics for Areas in Ada County
with Similar Housing Characteristics to those Proposed for the Dry Creek Ranch Planned Community**

<u>Demographic Concept:</u>	<u>Quail Ridge Drive</u>	<u>Arrow Ridge Way</u>	<u>Cross-creek Lane</u>	<u>Hickory Tree Way</u>	<u>Parkforest Way</u>	<u>Timber Drive</u>	<u>Barber Station Way</u>	<u>Bayhill St.</u>	<u>Composite of all Surrogate Areas</u>
<u>Year Moved In</u>	1,994	1,996	1,995	1,994	1,995	1,995	1,995	1,995	
Median Year Moved In:	94	650	402	61	377	213	441	165	2,403
Year Moved in 1999 or Later:	143	1,501	714	379	655	273	872	256	4,793
Year Moved in 1995 to 1998:	135	426	515	267	410	187	612	154	2,706
Year Moved in 1990 to 1994:	68	136	313	124	213	93	412	56	1,415
Year Moved in 1980 to 1989:	37	70	25	46	63	54	51	75	421
Year Moved in 1970 to 1979:	19	7	0	0	0	18	0	41	85
Year Moved in 1969 or Earlier:									
<u>Detailed Income Characteristics:</u>									
Total Household Income (\$):	56,240,484	167,979,680	207,810,816	83,075,000	143,460,384	60,937,892	233,037,808	63,925,312	1,016,467,376
Median Household Income (\$):	89,015	54,632	73,105	70,160	72,545	55,492	68,780	53,199	
Average Household Income (\$):	113,388	60,208	105,541	94,726	83,504	72,718	97,587	85,576	
Per Capita Household Income (\$):	42,964	20,221	45,127	27,220	27,388	24,086	40,812	29,270	
Household High Income Average (\$):	183,505	23,175	170,836	148,967	68,952	56,820	164,886	148,483	
<u>Households by Income</u>									
Less than \$15,000:	12	181	130	8	55	76	147	35	644
\$15,000 to \$24,999:	7	263	180	29	102	69	210	30	890
\$25,000 to \$34,999:	46	297	152	60	190	98	211	130	1,184
\$35,000 to \$49,999:	44	493	236	102	163	147	312	157	1,654
\$50,000 to \$74,999:	102	869	310	297	387	132	418	168	2,683
\$75,000 to \$99,999:	66	385	280	147	389	85	369	100	1,821
\$100,000 to \$124,999:	58	159	203	80	183	133	223	47	1,086
\$125,000 to \$149,999:	65	69	125	98	73	52	145	22	649
\$150,000 to \$199,999:	32	41	125	30	89	19	125	36	497
\$200,000 and Over:	64	33	228	26	87	27	228	22	715
<u>% of Households by Income</u>									
Less than \$15,000:	2.4%	6.5%	6.6%	0.9%	3.2%	9.1%	6.2%	4.7%	5.4%
\$15,000 to \$24,999:	1.4%	9.4%	9.1%	3.3%	5.9%	8.2%	8.8%	4.0%	7.5%
\$25,000 to \$34,999:	9.3%	10.6%	7.7%	6.8%	11.1%	11.7%	8.8%	17.4%	10.0%
\$35,000 to \$49,999:	8.9%	17.7%	12.0%	11.6%	9.5%	17.5%	13.1%	21.0%	14.0%
\$50,000 to \$74,999:	20.6%	31.1%	15.7%	33.9%	22.5%	15.8%	17.5%	22.5%	22.7%
\$75,000 to \$99,999:	13.3%	13.8%	14.2%	16.8%	10.7%	10.1%	15.5%	13.4%	15.4%
\$100,000 to \$124,999:	11.7%	5.7%	10.3%	9.1%	10.7%	15.9%	9.3%	6.3%	9.2%
\$125,000 to \$149,999:	13.1%	2.5%	6.3%	11.2%	4.2%	6.2%	6.1%	2.9%	5.5%
\$150,000 to \$199,999:	6.5%	1.5%	6.3%	3.4%	5.2%	2.3%	5.2%	4.8%	4.2%
\$200,000 and Over:	12.9%	1.2%	11.6%	3.0%	5.1%	3.2%	9.5%	2.9%	6.0%
<u>Transportation to Work (Empl 16+)</u>									
Car, Truck, Van:	616	3,910	2,285	1,364	2,412	1,125	2,887	922	15,521
Public Transportation:	9	0	9	11	0	0	23	17	69
Other Transportation:	0	43	90	70	27	33	107	39	409
Work at Home:	65	239	94	67	171	54	116	41	847

**Detailed 2000 Census Population and Household Characteristics for Areas in Ada County
with Similar Housing Characteristics to those Proposed for the Dry Creek Ranch Planned Community**

	Quail Ridge Drive	Arrow Ridge Way	Cross- creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Composite of all Surrogate Areas
Demographic Concept:									
% of Transportation to Work (Empl 16+):									
Car, Truck, Van:	89.3%	93.3%	92.2%	90.2%	92.4%	92.8%	92.1%	90.5%	92.1%
Public Transportation:	1.3%	0.0%	0.4%	0.7%	0.0%	0.0%	0.7%	1.7%	0.4%
Other Transportation:	0.0%	1.0%	3.6%	4.6%	1.0%	2.7%	3.4%	3.8%	2.4%
Work at Home:	9.4%	5.7%	3.8%	4.4%	6.6%	4.5%	3.7%	4.0%	5.0%
Travel Time to Work (Empl 16+)									
Less than 15 Min:	52	1,073	986	510	574	330	1,176	410	5,111
15-29 Min:	526	2,159	1,178	737	1,237	479	1,568	429	8,303
30-59 Min:	38	654	175	160	588	329	224	130	2,298
60+ Min:	9	67	45	38	40	20	59	9	287
Detailed Education Characteristics:									
Education Enrollment (Pop 3+)									
Public Preprimary:	0	52	15	15	26	18	27	0	153
Private Preprimary:	36	158	50	62	64	67	54	37	528
Public School:	234	1,621	839	944	1,251	598	1,097	480	7,064
Private School:	148	148	144	80	109	37	160	112	810
Public College:	26	320	212	133	163	91	284	69	1,298
Private College:	10	104	44	8	47	20	58	20	311
Not Enrolled in School:	945	5,312	3,154	1,672	3,312	1,563	3,843	1,377	21,178
Education Enrollment % Enrolled Pop 3+									
Public Preprimary:	0.0%	2.2%	1.2%	1.2%	1.6%	2.2%	1.6%	0.0%	1.5%
Private Preprimary:	11.0%	6.6%	3.8%	5.0%	3.9%	8.1%	3.2%	5.2%	5.2%
Public School:	71.8%	67.5%	64.3%	76.0%	75.4%	72.0%	65.3%	66.9%	69.5%
Private School:	6.1%	6.2%	11.0%	6.4%	6.6%	4.5%	9.5%	15.6%	8.0%
Public College:	8.0%	13.3%	16.3%	10.7%	9.8%	11.0%	16.9%	9.6%	12.8%
Private College:	3.1%	4.3%	3.4%	0.6%	2.8%	2.4%	3.5%	2.8%	3.1%
Education Attainment (Pop 25+)									
Less Than High School:	25	315	97	46	106	70	116	44	819
High School:	143	1,275	323	286	508	358	414	186	3,493
Some College:	270	1,415	794	465	937	364	962	334	5,541
Associate Degree:	58	374	95	154	325	44	152	106	1,308
College:	238	1,120	1,202	470	986	384	1,485	381	6,266
Graduate Degree:	174	336	679	268	323	268	759	213	3,020
Detailed Family Characteristics:									
Families by Size									
Median Size:	2.9	3.8	3.1	4.2	3.7	4.0	3.2	3.7	3.7
1 Person :	0	0	0	0	0	0	0	0	0
2 Person:	227	722	657	247	543	216	779	207	3,598
3 Person:	56	503	280	118	284	138	372	128	1,879
4 Person:	64	593	310	177	413	184	365	159	2,265
5 Person:	48	283	125	139	169	90	162	64	1,080
6 Person:	6	108	17	82	60	23	22	28	346
7 or More Person:	16	31	0	21	29	44	0	5	146

**Detailed 2000 Census Population and Household Characteristics for Areas in Ada County
with Similar Housing Characteristics to those Proposed for the Dry Creek Ranch Planned Community**

Demographic Concept:	Quail Ridge Drive	Arrow Ridge Way	Cross-creek Lane	Hickory Tree Way	Parkforest Way	Timber Drive	Barber Station Way	Bayhill St.	Composite of all Surrogate Areas
Families by Age									
Median Age:	49.7	39.6	47.5	44.8	45.6	43.5	47	47	
Aged Under 25 Years:	1	71	29	0	0	42	47	54	244
Aged 25 to 34 Years:	34	692	171	101	183	85	229	74	1,569
Aged 35 to 44 Years:	125	777	377	296	542	258	457	136	2,968
Aged 45 to 54 Years:	103	379	478	240	433	157	577	189	2,556
Aged 55 to 64 Years:	85	169	175	111	176	91	215	68	1,090
Aged 65 to 74 Years:	59	116	89	36	64	30	100	23	517
Aged 75 Years and Over:	10	36	70	0	100	32	75	47	370
Family Income Characteristics									
Total Family Income(\$):	51,675,876	144,858,464	175,641,136	76,876,456	133,548,680	56,869,312	195,911,872	58,570,072	893,951,868
Median Income (\$):	99,375	58,366	90,852	70,652	77,582	67,122	83,219	61,827	
Average Income (\$):	123,923	64,669	126,452	98,057	89,151	81,826	115,242	99,103	
Per Capita Income (\$):	43,498	19,192	44,761	26,346	26,795	24,262	40,039	29,270	
High Income Average (\$):	307,589	338,878	386,698	693,729	293,350	340,391	388,117	881,465	
Families By Income									
Less than \$15,000:	0	70	57	1	37	30	63	6	264
\$15,000 to \$24,999:	0	183	61	16	50	42	72	19	443
\$25,000 to \$34,999:	29	188	76	60	159	61	120	85	778
\$35,000 to \$49,999:	36	426	118	87	129	133	179	124	1,232
\$50,000 to \$74,999:	85	756	243	276	336	119	320	130	2,265
\$75,000 to \$99,999:	60	353	220	126	368	79	292	100	1,598
\$100,000 to \$124,999:	58	134	188	80	170	133	208	47	1,018
\$125,000 to \$149,999:	53	63	104	82	73	52	124	22	573
\$150,000 to \$199,999:	32	34	125	30	89	19	125	36	490
\$200,000 and Over:	64	33	197	26	87	27	197	22	653
Detailed Non-Family Characteristics:									
Non-Family Households by Size									
Median Size:	1.8	1.7	1.6	1.8	1.6	1.6	2	2	2
1 Person :	51	417	470	62	189	129	541	124	1,983
2 Person:	28	116	97	23	31	14	134	32	475
3 Person:	0	9	13	8	0	0	13	0	43
4 Person:	0	8	0	0	0	0	0	0	8
5 Person:	0	0	0	0	0	0	0	0	0
6 Person:	0	0	0	0	0	0	0	0	0
7 or More Person:	0	0	0	0	0	0	0	0	0

**Detailed 2000 Census Population and Household Characteristics for Areas in Ada County
with Similar Housing Characteristics to those Proposed for the Dry Creek Ranch Planned Community**

<u>Demographic Concept:</u>	<u>Quail Ridge Drive</u>	<u>Arrow Ridge Way</u>	<u>Cross-creek Lane</u>	<u>Hickory Tree Way</u>	<u>Parkforest Way</u>	<u>Timber Drive</u>	<u>Barber Station Way</u>	<u>Bayhill St.</u>	<u>Composite of all Surrogate Areas</u>
<u>Non-Family Households by Age</u>									
Median Age:	55.9	42.6	60.9	55.6	55	48.6	57	50	50
Aged Under 25 Years:	7	31	37	0	0	7	48	13	143
Aged 25 to 34 Years:	8	148	47	14	35	23	76	31	382
Aged 35 to 44 Years:	9	126	122	24	16	29	150	16	492
Aged 45 to 54 Years:	13	47	43	7	59	35	55	40	299
Aged 55 to 64 Years:	27	43	69	27	40	25	74	19	324
Aged 65 to 74 Years:	0	35	122	7	49	9	132	11	365
Aged 75 Years and Over:	15	120	140	14	21	15	153	26	504
<u>Non-Family Household Income Characteristics</u>									
Total Income (\$):	4,564,609	23,121,204	32,169,664	6,198,548	9,911,704	4,068,581	37,125,944	5,355,241	122,515,495
Median Income (\$):	41,563	32,706	37,797	63,690	38,971	24,444	38,496	33,444	
Average Income (\$):	57,780	42,039	55,465	66,651	45,053	28,452	53,962	34,328	
Per Capita Income (\$):	3,260	2,436	6,271	1,869	1,655	1,407	10,638	2,185	
High Income Average (\$):	0	0	270,457	0	0	0	272,813	0	
<u>Non-Family Households by Income</u>									
Less than \$15,000:	12	111	73	7	18	46	84	29	380
\$15,000 to \$24,999:	7	80	119	13	52	27	138	11	447
\$25,000 to \$34,999:	17	109	76	0	31	37	91	45	406
\$35,000 to \$49,999:	8	67	118	15	34	14	133	33	422
\$50,000 to \$74,999:	17	113	67	21	51	13	98	38	418
\$75,000 to \$99,999:	6	32	60	21	21	6	77	0	223
\$100,000 to \$124,999:	0	25	15	0	13	0	15	0	68
\$125,000 to \$149,999:	12	6	21	16	0	0	21	0	76
\$150,000 to \$199,999:	0	7	0	0	0	0	0	0	7
\$200,000 and Over:	0	0	31	0	0	0	31	0	62

M3 – Eagle Development

Appendix B:

Ada County: Residential Housing Additions by
Housing Type and City: 1990 – 2006

Annual Value of Commercial Construction Permits
Issued in Ada & Canyon Counties by City & County:
1990 - 2006

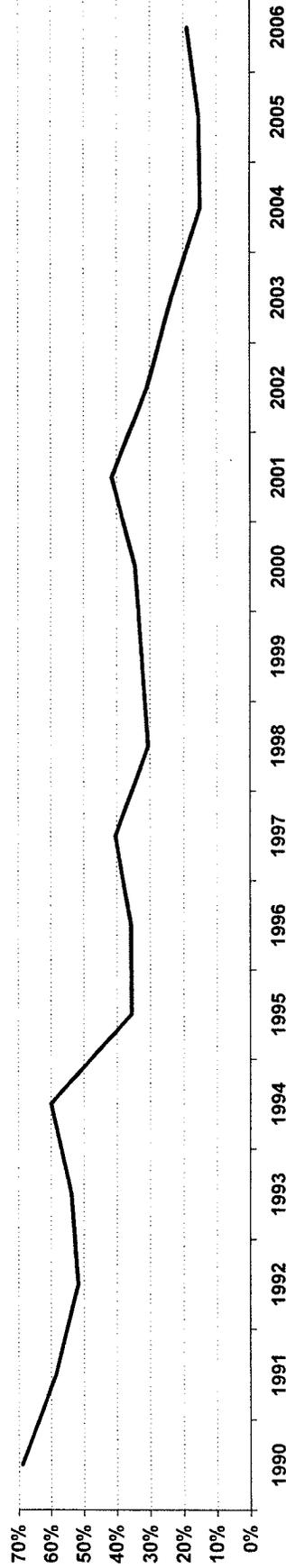
Total Residential Housing Permits Issued in Ada County by City, 1990 - 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Annual Average '90 - '06
Boise	1,534	1,589	2,061	2,916	3,208	1,255	1,150	1,437	1,255	1,385	1,300	1,815	1,204	1,119	815	1,189	877	1,536
Eagle	35	74	223	266	300	356	164	287	339	379	452	353	266	421	483	530	258	305
Garden City	65	111	224	198	153	119	119	78	271	297	94	85	196	88	69	70	53	135
Kuna	16	25	21	19	99	132	142	195	253	211	336	316	410	232	230	563	296	206
Meridian	230	442	743	1,183	977	1,200	1,082	889	1,020	807	755	914	949	1,766	2,567	3,314	1,688	1,207
Star								93	109	71	42	46	46	102	146	548	300	162
Unincorp. Ada County	350	483	724	862	627	483	579	677	914	1,100	784	869	859	1,036	1,200	1,617	1,209	845
Total Ada County	2,230	2,724	3,996	5,444	5,364	3,545	3,236	3,563	4,145	4,288	3,792	4,394	3,930	4,764	5,510	7,831	4,681	4,320
Annual % Change.....		22.2%	46.7%	36.2%	-1.5%	-33.9%	-8.7%	10.1%	16.3%	3.4%	-11.6%	15.9%	-10.6%	21.2%	15.7%	42.1%	-40.2%	

Percentage of Total Residential Housing Permits Issued in Ada County by City, 1990 - 2006

Boise	68.8%	58.3%	51.6%	53.6%	59.8%	35.4%	35.5%	40.3%	30.3%	32.3%	34.3%	41.3%	30.6%	23.5%	14.8%	15.2%	18.7%	
Eagle	1.6	2.7	5.6	4.9	5.6	10.0	5.1	8.1	8.2	8.8	11.9	8.0	6.8	8.8	8.8	6.8	5.5	
Garden City	2.9	4.1	5.6	3.6	2.9	3.4	3.7	2.2	6.5	6.9	2.5	1.9	5.0	1.8	1.3	0.9	1.1	
Kuna	0.7	0.9	0.5	0.3	1.8	3.7	4.4	5.5	6.1	4.9	8.9	7.2	10.4	4.9	4.2	7.2	6.3	
Meridian	10.3	16.2	18.6	21.7	18.2	33.9	33.4	25.0	24.6	18.8	19.9	20.8	24.1	37.1	46.6	42.3	36.1	
Star	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.5	1.9	1.0	1.2	2.1	2.6	7.0	6.4	
Unincorp. Ada County	15.7	17.7	18.1	15.8	11.7	13.6	17.9	19.0	22.1	25.7	20.7	19.8	21.9	21.7	21.8	20.6	25.8	
Total Ada County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Boise City's Share of Total Residential Housing Permits Issued in Ada County: 1990 - 2006



Source: COMPASS Development Monitoring Reports 1990-2004, 2005 permit numbers from U.S. Bureau (census.gov).
 Note: Total housing units above will not equal the sum of the single-family and multi-family housing units below due to the inclusion of mobile and/or manufactured homes.

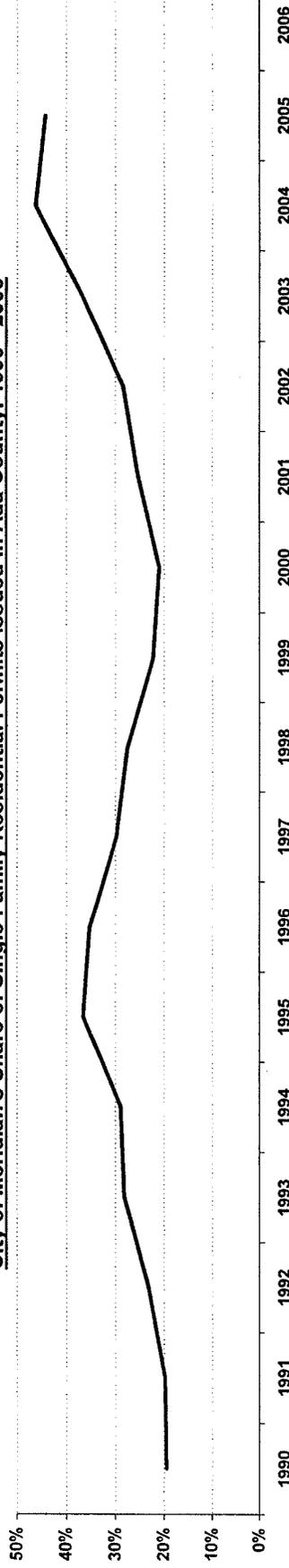
Single-Family Residential Housing Permits Issued in Ada County by City, 1990 - 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Annual Average '90 - '06
Boise	452	1,077	1,266	1,602	1,185	805	966	916	988	950	993	778	709	677	564	799	415	891
Eagle	35	62	218	250	300	252	164	268	339	379	452	345	265	421	479	505	226	292
Garden City	63	111	220	198	153	119	115	60	70	106	57	83	102	65	38	58	32	97
Kuna	16	25	21	19	99	130	142	193	249	196	327	284	390	229	227	522	295	198
Meridian	220	430	737	1,125	953	1,030	1,066	889	1,004	807	709	812	919	1,433	2,243	3,161	1,556	1,123
Star	0	0	0	0	0	0	0	0	93	108	71	42	41	100	143	547	268	83
Unincorp. Ada County	350	483	720	806	615	483	578	667	912	1,100	784	869	815	981	1,173	1,573	1,054	821
Total Ada County	1,136	2,188	3,182	4,000	3,305	2,819	3,031	2,993	3,655	3,646	3,393	3,213	3,241	3,906	4,867	7,165	3,846	3,505
Annual % Change.....		92.6%	45.4%	25.7%	-17.4%	-14.7%	7.5%	-1.3%	22.1%	-0.2%	-6.9%	-5.3%	0.9%	20.5%	24.6%	151.8%	-46.3%	

Percentage of Single-Family Residential Housing Permits Issued in Ada County by City, 1990 - 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Boise	39.8%	49.2%	39.8%	40.1%	35.9%	28.6%	31.9%	30.6%	27.0%	26.1%	29.3%	24.2%	21.9%	17.3%	11.6%	11.2%	10.8%
Eagle	3.1	2.8	6.9	6.3	9.1	8.9	5.4	9.0	9.3	10.4	13.3	10.7	8.2	10.8	9.8	7.0	5.9
Garden City	5.5	5.1	6.9	5.0	4.6	4.2	3.8	2.0	1.9	2.9	1.7	2.6	3.1	1.7	0.8	0.8	0.8
Kuna	1.4	1.1	0.7	0.5	3.0	4.6	4.7	6.4	6.8	5.4	9.6	8.8	12.0	5.9	4.7	7.3	7.7
Meridian	19.4	19.7	23.2	28.1	28.8	36.5	35.2	29.7	27.5	22.1	20.9	25.3	28.4	36.7	46.1	44.1	40.5
Star	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	3.0	2.1	1.3	1.3	2.6	2.9	7.6	7.0
Unincorp. Ada County	30.8	22.1	22.6	20.2	18.6	17.1	19.1	22.3	25.0	30.2	23.1	27.0	25.1	25.1	24.1	22.0	27.4
Total Ada County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

City of Meridian's Share of Single Family Residential Permits Issued in Ada County: 1990 - 2006



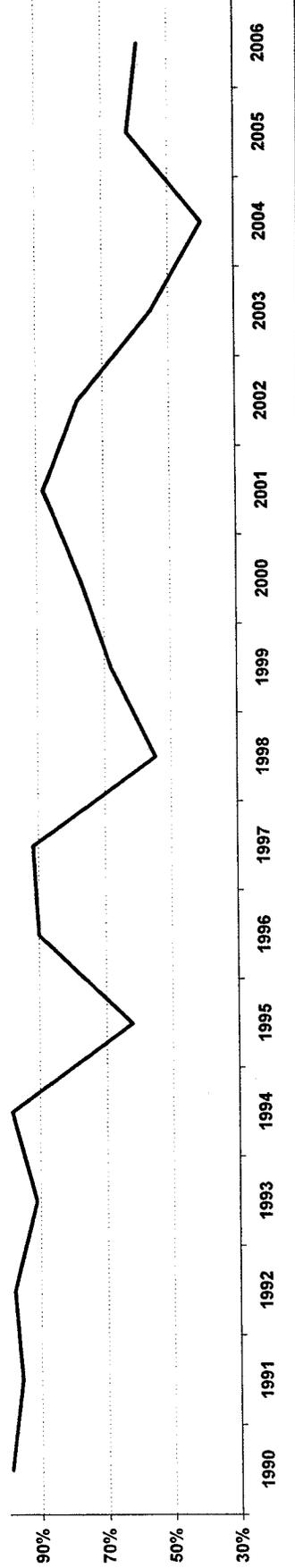
Multi-Family Residential Housing Permits Issued in Ada County by City, 1990 - 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	Annual Average '90 - '06
Boise	1,082	512	795	1,314	2,023	450	184	521	267	435	307	1,037	489	433	235	377	452	642
Eagle	0	12	5	16	0	104	0	19	0	0	0	8	0	0	0	24	28	13
Garden City	2	0	4	0	0	4	4	18	201	191	37	2	92	21	29	12	15	37
Kuna	0	0	0	0	0	2	0	2	4	15	9	32	20	0	2	30	0	7
Meridian	10	12	6	58	24	170	16	0	16	0	46	102	28	330	323	148	112	82
Star	0	0	4	56	12	0	1	10	2	0	0	0	0	0	2	0	32	4
Unincorp. Ada County	0	0	4	56	12	0	1	10	2	0	0	0	2	0	0	17	128	14
Total Ada County	1,094	536	814	1,444	2,059	726	205	570	490	642	399	1,181	631	784	591	608	767	797
Annual % Change.....		-51.0%	51.9%	77.4%	42.6%	-64.7%	-71.8%	178.0%	-14.0%	31.0%	-37.9%	196.0%	-46.6%	24.2%	-24.6%	2.9%	26.2%	

Percentage of Multi-Family Residential Housing Permits Issued in Ada County by City, 1990 - 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Boise	98.9%	95.5%	97.7%	91.0%	98.3%	62.0%	89.8%	91.4%	54.5%	67.8%	76.9%	87.8%	77.5%	55.2%	39.8%	62.0%	58.9%
Eagle	0.0	2.2	0.6	1.1	0.0	14.3	0.0	3.3	0.0	0.0	0.0	0.7	0.0	0.0	0.0	3.9	3.7
Garden City	0.2	0.0	0.5	0.0	0.0	0.0	2.0	3.2	41.0	29.8	9.3	0.2	14.6	2.7	4.9	2.0	2.0
Kuna	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.4	0.8	2.3	2.3	2.7	3.2	0.0	0.3	4.9	0.0
Meridian	0.9	2.2	0.7	4.0	1.2	23.4	7.8	0.0	3.3	0.0	11.5	8.6	4.4	42.1	54.7	24.3	14.6
Star	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.3	0.0	4.2
Unincorp. Ada County	0.0	0.0	0.5	3.9	0.6	0.0	0.5	1.8	0.4	0.0	0.0	0.0	0.3	0.0	0.0	2.8	16.7
Total Ada County	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Boise City's Share of Multi-Family Residential Housing Permits Issued in Ada County: 1990 - 2006



Non-Residential Building Permit Values in Ada and Canyon Counties: 1990 - 2006

Quarter	Boise City		Meridian		Ada		Caldwell		Canyon		Total		
	(millions of \$)		Add, Alts, Reprs		New NonRes		Add, Alts, Reprs		Uninc.		Canyon		
	New NonRes	Total	New NonRes	Total	New NonRes	Total	New NonRes	Total	New NonRes	Total	New NonRes	Total	
Q1.90	0.96	35.29	0.44	0.86	2.62	0.93	3.54	0.04	0.47	1.36	1.70	1.27	1.74
Q2.90	24.20	43.76	1.12	2.03	1.43	1.39	0.85	1.02	0.81	0.44	1.25	0.86	2.01
Q3.90	26.68	51.94	1.07	2.00	1.32	1.22	6.46	6.84	0.13	0.67	0.80	0.21	1.82
Q4.90	16.84	21.36	2.94	4.28	0.56	1.58	5.33	5.78	0.85	0.55	1.40	0.33	0.93
Q1.91	1.26	15.86	4.31	4.47	1.70	1.13	1.14	1.28	0.30	0.35	0.66	1.35	2.56
Q2.91	9.32	29.11	0.67	1.56	0.70	2.94	1.74	2.03	1.06	0.96	2.02	1.35	2.74
Q3.91	1.96	27.96	0.16	0.76	1.12	1.97	0.93	2.44	4.29	0.69	4.98	1.20	1.52
Q4.91	29.41	52.71	3.69	3.89	0.61	2.18	0.37	0.66	0.37	1.65	2.02	0.40	1.02
Q1.92	10.80	31.37	0.21	1.52	0.61	6.11	0.08	0.19	1.87	1.00	2.87	0.35	0.91
Q2.92	8.30	63.12	1.38	1.84	0.74	1.56	0.25	0.48	3.06	2.79	5.85	3.32	4.03
Q3.92	2.19	26.09	0.70	2.08	0.40	1.26	1.28	2.21	0.63	1.07	1.70	0.40	1.25
Q4.92	4.60	24.88	2.26	3.38	2.28	1.53	0.31	0.67	0.29	1.51	1.80	0.44	0.95
Q1.93	12.59	34.85	0.27	0.53	0.85	0.77	1.03	1.43	0.20	0.91	1.10	0.30	1.18
Q2.93	8.96	55.92	0.78	1.55	0.94	3.03	0.55	0.91	1.37	1.37	2.75	0.48	1.27
Q3.93	28.01	62.21	0.46	0.93	0.07	1.52	3.22	3.93	0.38	1.79	2.17	2.48	6.92
Q4.93	23.90	61.96	0.88	1.16	6.08	2.10	1.77	2.14	0.47	1.17	1.64	0.75	1.06
Q1.94	24.51	93.55	3.67	3.97	1.10	2.18	0.78	1.62	0.50	1.21	1.71	3.20	4.33
Q2.94	5.93	60.61	1.00	1.60	16.86	2.07	0.37	1.08	2.00	2.28	4.28	6.44	9.80
Q3.94	12.66	57.59	3.03	4.85	1.57	1.60	1.06	1.70	3.01	1.61	4.61	35.95	37.19
Q4.94	74.80	119.10	4.40	5.16	2.95	1.33	2.70	3.67	0.59	1.69	2.28	2.87	4.57
Q1.95	75.20	156.53	5.81	7.02	1.08	1.12	2.91	16.48	2.52	2.64	5.16	4.02	4.62
Q2.95	8.58	105.11	4.63	5.90	1.45	3.80	0.80	3.71	5.31	2.47	7.78	19.74	22.08
Q3.95	64.65	232.18	12.51	1.86	1.53	1.81	0.58	1.80	1.03	1.00	2.03	6.51	2.21
Q4.95	2.93	88.03	4.57	6.64	0.65	0.71	1.36	1.04	0.26	1.96	2.22	4.58	2.51
Q1.96	17.54	103.61	10.20	3.10	1.13	2.34	15.22	15.85	2.81	1.59	4.40	10.99	15.07
Q2.96	19.81	97.40	13.55	2.88	2.35	2.11	14.91	15.53	3.59	1.73	5.32	20.35	24.86
Q3.96	22.08	83.58	6.74	7.60	8.17	1.64	5.59	6.27	2.31	2.16	4.47	9.52	5.42
Q4.96	38.78	92.57	0.90	3.00	6.36	1.79	8.15	3.97	1.11	1.03	2.14	11.61	15.65
Q1.97	19.28	89.66	15.44	1.14	0.91	3.15	4.06	2.52	1.38	1.59	2.97	16.47	20.53
Q2.97	33.49	131.31	2.71	6.52	2.90	3.38	6.28	8.95	0.54	2.49	3.03	3.15	4.07
Q3.97	13.09	74.50	1.74	3.47	3.82	7.58	11.40	3.80	1.50	1.83	3.33	4.94	6.26
Q4.97	34.59	97.60	2.19	3.18	1.08	2.37	3.45	2.77	1.72	1.19	5.91	6.74	7.88
Q1.98	26.40	92.47	8.73	3.03	2.44	1.52	3.97	6.83	0.62	1.60	2.22	3.60	6.18
Q2.98	20.16	64.40	9.64	10.32	3.46	5.00	2.90	3.12	0.92	2.12	3.04	14.43	18.24
Q3.98	13.96	81.05	6.95	8.36	2.05	5.35	8.29	8.68	0.67	2.02	2.68	2.08	3.58
Q4.98	20.80	67.08	3.53	7.98	14.72	1.83	2.08	2.51	1.16	1.17	2.33	2.43	0.83
Q1.99	13.96	81.05	11.74	16.01	41.71	2.22	43.93	1.36	2.59	1.36	3.95	8.15	10.73
Q2.99	19.82	84.10	13.12	32.93	4.00	2.11	6.11	11.78	3.91	1.74	8.35	7.44	12.10
Q3.99	10.33	83.91	9.45	12.85	2.87	1.81	9.48	1.18	1.59	1.08	2.67	4.23	3.30
Q4.99	65.72	119.25	18.06	26.77	8.94	1.79	10.73	7.03	9.50	1.08	10.58	3.57	4.60
Q1.00	36.31	107.81	41.25	52.18	4.79	1.67	6.46	6.68	3.13	3.38	6.30	12.42	15.75
Q2.00	25.45	184.09	5.59	8.09	2.18	1.32	3.51	5.27	2.76	1.29	3.74	7.40	8.95
Q3.00	18.15	88.37	2.16	6.09	2.22	2.45	4.67	1.87	2.45	1.29	3.74	4.95	2.78
Q4.00	27.45	105.33	6.07	3.43	5.68	2.48	8.16	2.29	0.95	1.29	7.92	12.99	16.44
Q1.01	80.23	163.63	28.77	35.21	4.94	2.58	7.52	2.88	1.06	1.15	2.21	4.67	6.95
Q2.01	13.46	49.20	10.25	13.34	6.83	2.31	9.14	1.92	0.97	1.28	2.24	19.85	22.13
Q3.01	2.66	73.13	4.41	6.90	2.77	1.56	4.33	1.92	2.17	5.29	1.02	6.31	1.87
Q4.01	12.15	58.86	5.89	11.42	3.20	2.34	5.54	4.97	7.88	1.14	9.02	14.63	16.12
Q1.02	7.00	43.20	7.76	12.58	3.14	1.76	4.90	1.57	5.80	1.04	6.84	15.34	17.45
Q3.02													

Non-Residential Building Permit Values in Ada and Canyon Counties: 1990 - 2006

Quarter	(millions of \$)											
	Boise City			Meridian			Ada			Caldwell		
	New NonRes	Boise City Add,Alts,Reprs	Total	New NonRes	Meridian Add,Alts,Reprs	Total	New NonRes	Ada Uninc. Add,Alts,Reprs	Total	New NonRes	Caldwell Add,Alts,Reprs	Total
Q4.02	18.61	38.78	57.40	7.20	5.66	12.86	10.61	1.81	12.41	0.61	0.31	0.93
Q1.03	22.43	38.80	61.23	26.43	3.13	29.56	1.13	1.62	2.75	1.65	0.83	2.47
Q2.03	19.63	48.83	68.46	8.80	2.77	11.56	0.77	1.36	2.13	2.47	0.60	3.07
Q3.03	13.68	37.45	51.13	13.98	6.69	20.67	4.71	2.28	6.99	5.34	3.86	9.20
Q4.03	13.68	51.13	64.81	8.77	2.77	11.54	7.12	1.21	8.33	0.93	0.49	1.43
Q1.04	5.62	45.12	50.74	23.01	2.84	25.84	3.95	2.74	6.70	0.10	0.90	0.60
Q2.04	14.83	37.80	52.64	17.49	4.80	22.29	4.03	1.24	5.27	6.76	0.71	7.47
Q3.04	35.73	41.47	77.20	21.26	12.30	33.56	10.50	1.76	12.26	11.98	1.13	13.11
Q4.04	22.05	51.29	73.33	11.83	10.44	22.27	2.17	2.81	4.98	2.20	0.44	2.65
Q1.05	4.62	39.41	44.03	14.95	4.66	19.61	3.37	1.14	4.52	4.34	0.44	4.79
Q2.05	45.90	63.01	108.91	29.41	7.40	36.81	5.20	1.69	6.90	0.57	2.10	2.67
Q3.05	9.23	43.90	53.14	30.80	9.63	40.43	2.83	2.49	5.33	14.88	5.23	20.11
Q4.05	16.96	134.94	151.90	29.63	6.05	35.68	12.57	2.73	15.29	2.50	0.77	3.27
Q1.06	16.12	59.14	75.25	21.70	5.08	26.78	4.53	1.46	5.99	7.41	0.24	8.25
Q2.06	39.85	72.48	112.32	45.37	9.10	54.47	4.55	3.94	8.49	16.00	1.05	17.05
Q3.06	43.55	81.62	125.17	22.86	11.46	34.33	4.31	2.31	6.62	6.12	3.12	9.24
Q4.06	15.24	70.07	85.31	74.37	5.08	79.45	2.50	2.31	4.81	1.45	1.09	2.53
17-Yr. Avg	21.48	57.55	79.03	11.01	3.32	14.33	4.34	2.15	6.48	3.61	1.07	4.69
'96-'06 Avg	22.59	64.08	86.67	15.63	4.66	20.29	5.58	2.28	7.86	4.47	1.31	5.78

Quarter	(millions of \$)																	
	Canyon			Nampa			Total			Canyon			Nampa			Total		
	New NonRes	Uninc.	Add,Alts,Reprs	New NonRes	Uninc.	Add,Alts,Reprs	New NonRes	Uninc.	Add,Alts,Reprs	New NonRes	Uninc.	Add,Alts,Reprs	New NonRes	Uninc.	Add,Alts,Reprs	New NonRes	Uninc.	Add,Alts,Reprs
Q4.02	2.51	0.85	3.35	12.94	1.39	14.33	2.51	0.85	3.35	12.94	1.39	14.33	2.51	0.85	3.35	12.94	1.39	14.33
Q1.03	1.67	0.89	2.56	8.31	6.02	14.33	1.67	0.89	2.56	8.31	6.02	14.33	1.67	0.89	2.56	8.31	6.02	14.33
Q2.03	4.11	1.16	5.27	11.69	2.07	13.76	4.11	1.16	5.27	11.69	2.07	13.76	4.11	1.16	5.27	11.69	2.07	13.76
Q3.03	3.86	1.17	5.03	14.04	1.35	16.20	3.86	1.17	5.03	14.04	1.35	16.20	3.86	1.17	5.03	14.04	1.35	16.20
Q4.03	1.91	0.81	2.72	5.75	1.35	7.10	1.91	0.81	2.72	5.75	1.35	7.10	1.91	0.81	2.72	5.75	1.35	7.10
Q1.04	5.83	0.39	6.22	4.19	3.47	7.66	5.83	0.39	6.22	4.19	3.47	7.66	5.83	0.39	6.22	4.19	3.47	7.66
Q2.04	4.00	1.27	5.27	13.01	3.10	16.11	4.00	1.27	5.27	13.01	3.10	16.11	4.00	1.27	5.27	13.01	3.10	16.11
Q3.04	3.31	1.36	4.67	10.24	2.49	12.73	3.31	1.36	4.67	10.24	2.49	12.73	3.31	1.36	4.67	10.24	2.49	12.73
Q4.04	4.06	0.46	4.52	1.11	2.95	4.06	4.06	0.46	4.52	1.11	2.95	4.06	4.06	0.46	4.52	1.11	2.95	4.06
Q1.05	7.26	0.68	7.93	30.60	1.75	32.35	7.26	0.68	7.93	30.60	1.75	32.35	7.26	0.68	7.93	30.60	1.75	32.35
Q2.05	6.49	1.12	7.62	12.77	8.22	20.99	6.49	1.12	7.62	12.77	8.22	20.99	6.49	1.12	7.62	12.77	8.22	20.99
Q3.05	3.15	1.52	4.67	19.04	3.18	22.22	3.15	1.52	4.67	19.04	3.18	22.22	3.15	1.52	4.67	19.04	3.18	22.22
Q4.05	2.92	0.68	3.60	24.66	3.80	28.47	2.92	0.68	3.60	24.66	3.80	28.47	2.92	0.68	3.60	24.66	3.80	28.47
Q1.06	2.96	0.90	3.86	20.22	2.65	22.87	2.96	0.90	3.86	20.22	2.65	22.87	2.96	0.90	3.86	20.22	2.65	22.87
Q2.06	3.76	2.07	5.83	22.07	5.67	27.73	3.76	2.07	5.83	22.07	5.67	27.73	3.76	2.07	5.83	22.07	5.67	27.73
Q3.06	3.31	1.05	4.36	37.89	22.30	60.19	3.31	1.05	4.36	37.89	22.30	60.19	3.31	1.05	4.36	37.89	22.30	60.19
Q4.06	0.75	0.31	3.43	24.46	5.46	29.93	0.75	0.31	3.43	24.46	5.46	29.93	0.75	0.31	3.43	24.46	5.46	29.93
17-Yr. Avg	2.47	1.47	3.97	9.15	2.95	12.11	2.47	1.47	3.97	9.15	2.95	12.11	2.47	1.47	3.97	9.15	2.95	12.11
'96-'06 Avg	3.08	1.54	4.67	11.90	3.72	15.62	3.08	1.54	4.67	11.90	3.72	15.62	3.08	1.54	4.67	11.90	3.72	15.62

Annual Totals:

Year	Boise City	Meridian	Ada	Caldwell	Canyon	Nampa	Total
1990	\$56.4	\$96.0	\$152.3	\$92.2	\$36.6	\$5.6	\$152.3
1991	41.9	84.9	128.8	10.7	1.9	8.8	128.8
1992	25.9	127.9	153.8	8.8	4.3	4.5	153.8
1993	73.5	141.5	214.9	2.4	2.6	2.4	214.9
1994	117.9	212.9	330.9	15.6	3.5	12.1	330.9
1995	158.2	408.0	566.2	32.9	4.7	28.2	566.2
1996	85.0	269.5	354.5	32.2	8.6	23.6	354.5
1997	71.4	323.7	395.1	29.8	7.7	22.1	395.1
1998	101.8	251.5	353.2	33.2	5.7	27.5	353.2
1999	69.2	235.6	304.8	76.7	17.6	59.1	304.8
2000	137.8	357.3	495.1	99.9	25.3	74.3	495.1
2001	142.4	264.1	406.5	64.1	16.9	47.2	406.5
2002	40.4	192.2	232.6	43.8	18.5	25.3	232.6
2003	62.9	176.2	239.1	73.3	15.4	58.0	239.1
2004	78.2	175.7	253.9	104.0	30.4	73.6	253.9
2005	76.7	281.3	358.0	132.5	27.7	104.8	358.0
2006	114.8	283.3	398.1	195.0	30.7	164.3	398.1
17-Yr. Avg	\$85.6	\$228.3	\$313.9	\$56.9	\$13.2	\$43.6	\$313.9
'96-'06 Avg	\$89.2	\$255.5	\$344.6	\$90.4	\$18.6	\$61.8	\$344.6

Non-Residential Building Permit Values in Ada and Canyon Counties: 1990 - 2006

Quarter	(millions of \$)		Total		Canyon County		Canyon County		Total		Boise MSA		Boise MSA		YTD MSA		YTD MSA		
	ADA	ADA	ADA	County	County	County	County	County	County	County	County	County	County	County	County	County	County	County	
	New NonRes	Add,Alts,Reprs	New NonRes	Add,Alts,Reprs	New NonRes	Add,Alts,Reprs	New NonRes	Add,Alts,Reprs	New NonRes	Add,Alts,Reprs	New NonRes	Add,Alts,Reprs	New NonRes	Add,Alts,Reprs	New NonRes	Add,Alts,Reprs	New NonRes	Add,Alts,Reprs	
Q1.90	4.02	35.67	39.69	3.96	2.88	1.27	3.96	3.96	6.70	36.95	43.65	6.70	36.95	6.70	36.95	6.70	36.95	43.65	36.95
Q2.90	26.75	21.86	48.61	4.28	2.51	1.77	4.28	4.28	29.26	23.63	52.89	29.26	23.63	29.26	23.63	29.26	23.63	52.89	23.63
Q3.90	29.07	27.41	56.48	9.46	6.80	2.66	9.46	9.46	35.87	30.07	65.94	35.87	30.07	35.87	30.07	35.87	30.07	65.94	30.07
Q4.90	8.02	19.76	27.78	8.11	6.51	1.60	8.11	8.11	14.53	21.36	35.89	14.53	21.36	14.53	21.36	14.53	21.36	35.89	21.36
Q1.91	7.28	17.15	24.43	4.49	2.78	1.70	4.49	4.49	10.06	18.85	28.91	10.06	18.85	10.06	18.85	10.06	18.85	28.91	18.85
Q2.91	10.88	23.63	34.51	6.79	4.15	2.64	6.79	6.79	14.83	26.27	41.10	14.83	26.27	14.83	26.27	14.83	26.27	41.10	26.27
Q3.91	3.23	28.48	31.71	10.14	6.41	3.73	10.14	10.14	9.64	32.21	41.85	9.64	32.21	9.64	32.21	9.64	32.21	41.85	32.21
Q4.91	33.70	25.68	59.38	4.09	3.23	0.86	4.09	4.09	34.84	28.63	63.48	34.84	28.63	34.84	28.63	34.84	28.63	63.48	28.63
Q1.92	11.62	27.99	39.60	4.31	2.30	2.02	4.31	4.31	13.91	30.00	43.92	13.91	30.00	13.91	30.00	13.91	30.00	43.92	30.00
Q2.92	10.42	65.13	75.55	10.36	6.64	3.72	10.36	10.36	17.06	68.85	85.91	17.06	68.85	17.06	68.85	17.06	68.85	85.91	68.85
Q3.92	3.29	26.54	29.83	4.86	2.32	2.54	4.86	4.86	5.61	29.08	34.69	5.61	29.08	5.61	29.08	5.61	29.08	34.69	29.08
Q4.92	9.13	22.94	32.07	3.73	1.04	2.69	3.73	3.73	15.23	25.48	40.71	15.23	25.48	15.23	25.48	15.23	25.48	40.71	25.48
Q1.93	13.71	23.29	37.00	8.16	1.52	3.56	8.16	8.16	17.66	55.10	72.76	17.66	55.10	17.66	55.10	17.66	55.10	72.76	55.10
Q2.93	13.06	51.53	64.59	15.50	6.08	9.42	15.50	15.50	34.62	45.60	80.23	34.62	45.60	34.62	45.60	34.62	45.60	80.23	45.60
Q3.93	28.54	36.18	64.72	5.59	2.98	2.60	5.59	5.59	33.84	43.04	76.89	33.84	43.04	33.84	43.04	33.84	43.04	76.89	43.04
Q4.93	30.86	40.44	71.30	7.66	2.98	4.68	7.66	7.66	33.77	74.89	108.46	33.77	74.89	33.77	74.89	33.77	74.89	108.46	74.89
Q1.94	29.29	71.50	100.80	15.16	8.81	6.35	15.16	15.16	32.59	63.71	96.30	32.59	63.71	32.59	63.71	32.59	63.71	96.30	63.71
Q2.94	23.78	57.36	81.14	43.50	40.02	3.48	43.50	43.50	57.28	51.84	109.12	57.28	51.84	57.28	51.84	57.28	51.84	109.12	51.84
Q3.94	17.26	48.36	65.62	10.51	6.16	4.35	10.51	10.51	88.32	50.74	139.05	88.32	50.74	88.32	50.74	88.32	50.74	139.05	50.74
Q4.94	82.16	46.39	128.54	26.26	21.22	5.04	26.26	26.26	103.31	88.70	192.01	103.31	88.70	103.31	88.70	103.31	88.70	192.01	88.70
Q1.95	82.09	83.66	165.75	33.57	27.96	5.61	33.57	33.57	42.62	107.21	149.83	42.62	107.21	42.62	107.21	42.62	107.21	149.83	107.21
Q2.95	14.66	101.61	116.26	12.50	8.07	4.43	12.50	12.50	86.89	175.63	262.53	86.89	175.63	86.89	175.63	86.89	175.63	262.53	175.63
Q3.95	78.82	171.20	250.02	10.35	5.32	5.02	10.35	10.35	13.47	91.47	104.94	13.47	91.47	13.47	91.47	13.47	91.47	104.94	91.47
Q4.95	8.15	86.45	94.59	35.32	29.01	6.31	35.32	35.32	57.87	97.82	155.69	57.87	97.82	57.87	97.82	57.87	97.82	155.69	97.82
Q1.96	28.86	91.51	120.37	45.71	38.86	6.85	45.71	45.71	74.57	89.43	164.00	74.57	89.43	74.57	89.43	74.57	89.43	164.00	89.43
Q2.96	35.71	82.58	118.30	25.69	17.43	8.27	25.69	25.69	54.41	72.27	126.69	54.41	72.27	54.41	72.27	54.41	72.27	126.69	72.27
Q3.96	36.99	64.01	100.99	26.03	17.43	8.60	26.03	26.03	62.00	63.48	125.48	62.00	63.48	62.00	63.48	62.00	63.48	125.48	63.48
Q4.96	46.04	57.68	103.72	16.53	15.96	5.80	16.53	16.53	40.60	95.74	136.34	40.60	95.74	40.60	95.74	40.60	95.74	136.34	95.74
Q1.97	21.89	88.41	110.31	13.40	18.71	7.32	13.40	13.40	48.33	112.31	160.64	48.33	112.31	48.33	112.31	48.33	112.31	160.64	112.31
Q2.97	39.10	105.01	144.11	16.55	9.23	7.30	16.55	16.55	8.55	94.22	127.51	8.55	94.22	8.55	94.22	8.55	94.22	127.51	94.22
Q3.97	24.84	89.37	114.21	15.23	10.18	4.85	15.23	15.23	33.39	71.43	97.97	33.39	71.43	33.39	71.43	33.39	71.43	97.97	71.43
Q4.97	16.36	65.06	81.42	16.55	10.18	6.37	16.55	16.55	26.54	73.46	97.97	26.54	73.46	26.54	73.46	26.54	73.46	97.97	73.46
Q1.98	39.20	65.40	104.60	28.72	7.17	8.06	28.72	28.72	4.85	81.09	132.19	4.85	81.09	4.85	81.09	4.85	81.09	132.19	81.09
Q2.98	32.84	74.95	107.79	24.40	18.25	6.14	24.40	24.40	51.09	81.09	132.19	51.09	81.09	51.09	81.09	51.09	81.09	132.19	81.09
Q3.98	38.09	77.54	115.63	14.95	11.04	3.90	14.95	14.95	49.13	81.44	130.57	49.13	81.44	49.13	81.44	49.13	81.44	130.57	81.44
Q4.98	41.83	47.47	89.30	16.04	5.67	2.43	16.04	16.04	71.10	63.93	135.03	71.10	63.93	71.10	63.93	71.10	63.93	135.03	63.93
Q1.99	59.87	59.12	118.99	28.72	11.23	4.81	28.72	28.72	8.09	84.87	141.11	8.09	84.87	8.09	84.87	8.09	84.87	141.11	84.87
Q2.99	36.09	76.29	112.39	37.52	20.14	8.58	37.52	37.52	89.25	71.40	160.65	89.25	71.40	89.25	71.40	89.25	71.40	160.65	71.40
Q3.99	55.47	67.66	123.13	11.37	33.78	3.74	37.52	37.52	47.04	66.12	113.16	47.04	66.12	47.04	66.12	47.04	66.12	113.16	66.12
Q4.99	40.60	61.18	101.79	21.30	6.44	4.94	21.30	21.30	37.96	84.46	122.42	37.96	84.46	37.96	84.46	37.96	84.46	122.42	84.46
Q1.00	22.64	78.48	101.13	29.08	10.13	5.98	29.08	29.08	112.05	73.77	185.83	112.05	73.77	112.05	73.77	112.05	73.77	185.83	73.77
Q2.00	92.72	64.03	156.75	25.79	19.34	9.74	25.79	25.79	95.97	96.27	192.24	95.97	96.27	95.97	96.27	95.97	96.27	192.24	96.27
Q3.00	82.35	84.10	166.45	15.88	13.61	12.17	15.88	15.88	43.59	167.97	211.57	43.59	167.97	43.59	167.97	43.59	167.97	211.57	167.97
Q4.00	33.23	162.46	195.69	13.35	10.37	5.51	13.35	13.35	40.47	88.98	129.45	40.47	88.98	40.47	88.98	40.47	88.98	129.45	88.98
Q1.01	31.84	84.26	116.10	28.61	8.63	4.72	28.61	28.61	64.46	88.17	134.64	64.46	88.17	64.46	88.17	64.46	88.17	134.64	88.17
Q2.01	29.90	76.13	106.03	16.71	16.57	12.04	16.71	16.71	124.44	98.63	223.07	124.44	98.63	124.44	98.63	124.44	98.63	223.07	98.63
Q3.01	117.07	89.29	206.36	26.29	7.37	9.34	26.29	26.29	52.32	45.65	97.97	52.32	45.65	52.32	45.65	52.32	45.65	97.97	45.65
Q4.01	30.54	41.14	71.68	14.93	21.78	4.51	14.93	14.93	21.07	78.22	99.29	21.07	78.22	21.07	78.22	21.07	78.22	99.29	78.22
Q1.02	9.84	74.52	84.36	30.11	11.23	3.70	30.11	30.11	48.03	57.91	105.94	48.03	57.91	48.03	57.91	48.03	57.91	105.94	57.91
Q2.02	21.24	54.58	75.83	60.68	26.79	3.33	30.11	30.11	22.89	47.50	88.28	22.89	47.50	22.89	47.50	22.89	47.50	88.28	47.50
Q3.02	17.90	42.78	60.68	27.60	22.89	4.72	27.60	27.60	40.78	47.50	88.28	40.78	47.50	40.78	47.50	40.78	47.50	88.28	47.50

Non-Residential Building Permit Values in Ada and Canyon Counties: 1990 - 2006

Quarter	(millions of \$)		Total		Canyon County		Total Canyon County		Boise MSA		Total Boise MSA		YTD MSA		Total YTD MSA	
	ADA County	ADA County	ADA County	ADA County	Canyon County	Canyon County	Canyon County	Canyon County	New NonRes	MSA	MSA	MSA	MSA	New NonRes	MSA	MSA
	New NonRes	Add. Alts. Reprs	New NonRes	Add. Alts. Reprs	New NonRes	Add. Alts. Reprs	New NonRes	Add. Alts. Reprs	New NonRes	Add. Alts. Reprs	New NonRes	Add. Alts. Reprs	New NonRes	Add. Alts. Reprs	New NonRes	Add. Alts. Reprs
Q4.02	36.41	46.25	82.67	2.56	16.06	2.56	18.61	48.81	52.47	101.28	101.28	162.36	232.44	394.80	394.80	
Q1.03	49.99	43.54	93.53	7.73	11.62	7.73	19.36	51.28	61.61	112.89	112.89	61.61	51.28	112.89	112.89	
Q2.03	16.50	52.96	69.46	3.84	18.27	3.84	22.11	56.79	34.77	91.57	91.57	96.39	108.07	204.46	204.46	
Q3.03	38.51	46.42	84.93	7.20	23.24	7.20	30.43	53.61	61.75	115.36	115.36	158.14	161.68	319.82	319.82	
Q4.03	29.57	55.11	84.69	2.66	8.59	2.66	11.25	57.77	38.16	95.93	95.93	196.30	219.45	415.75	415.75	
Q1.04	32.57	50.70	83.28	10.12	10.12	4.36	14.48	55.06	60.12	109.05	109.05	42.69	55.06	97.76	97.76	
Q2.04	36.35	43.84	80.20	5.08	23.77	5.08	28.85	48.93	60.12	109.05	109.05	102.82	103.99	206.80	206.80	
Q3.04	67.49	55.53	123.02	4.98	29.53	4.98	30.51	60.51	93.02	153.53	153.53	195.84	164.49	360.33	360.33	
Q4.04	36.05	64.54	100.59	3.85	7.37	3.85	11.22	68.39	43.42	111.81	111.81	239.26	232.89	472.14	472.14	
Q1.05	22.95	45.22	68.16	2.86	42.20	2.86	45.07	48.08	65.15	113.23	113.23	65.15	48.08	113.23	113.23	
Q2.05	80.52	72.11	152.62	11.44	19.83	11.44	31.27	83.55	100.35	183.89	183.89	165.49	131.63	297.12	297.12	
Q3.05	42.86	56.03	98.90	9.93	37.07	9.93	47.00	65.96	79.94	145.90	145.90	245.43	197.59	443.02	443.02	
Q4.05	59.16	143.72	202.88	5.25	30.09	5.25	35.34	148.97	89.25	238.22	238.22	334.68	346.56	681.24	681.24	
Q1.06	42.35	66.68	108.03	3.79	30.59	3.79	34.38	69.48	72.94	142.41	142.41	72.94	69.48	142.41	142.41	
Q2.06	136.70	83.78	220.48	8.79	41.83	8.79	50.62	92.57	178.53	271.10	271.10	251.46	162.05	433.51	433.51	
Q3.06	70.72	95.39	166.11	26.47	47.33	26.47	73.80	121.86	118.05	239.91	239.91	369.52	283.90	653.42	653.42	
Q4.06	87.76	77.46	165.22	7.50	28.39	7.50	35.89	84.96	116.15	201.11	201.11	485.66	368.87	854.53	854.53	
17-Yr. Avg	37.49	62.99	100.48	5.50	15.29	5.50	20.80	68.50	52.78	121.28	121.28	64.25	77.57	141.82	141.82	
'96-'06 Avg	44.76	70.98	115.75	6.58	19.49	6.58	26.07	77.57	64.25	141.82	141.82					
1990	\$67.9	\$104.7	\$172.6	\$7.3	\$18.5	\$7.3	\$25.8	\$112.0	\$86.4	\$198.4	\$198.4	\$86.4	\$112.0	\$309.2	\$309.2	
1991	54.9	94.9	149.8	11.0	14.5	11.0	25.5	106.0	69.4	175.3	175.3	69.4	106.0	\$480.7	\$480.7	
1992	34.5	142.6	177.1	12.3	12.3	23.3	35.6	153.6	46.8	200.3	200.3	46.8	153.6	\$561.9	\$561.9	
1993	86.2	151.4	237.6	17.8	15.2	17.8	33.0	169.2	101.4	270.6	270.6	101.4	169.2			
1994	152.5	223.6	376.1	17.4	59.5	17.4	76.8	241.0	212.0	452.9	452.9	212.0	241.0			
1995	191.8	420.0	611.8	18.3	63.4	18.3	81.7	438.3	255.2	693.5	693.5	255.2	438.3			
1996	126.2	285.2	411.4	25.7	76.1	25.7	101.8	310.9	202.3	513.2	513.2	202.3	310.9			
1997	102.2	347.9	450.0	25.8	46.7	25.8	72.5	373.7	148.9	522.6	522.6	148.9	373.7			
1998	152.0	265.4	417.3	20.5	42.1	20.5	62.7	285.9	194.1	480.0	480.0	194.1	285.9			
1999	192.0	264.3	456.3	22.1	71.6	22.1	93.7	286.3	263.6	549.9	549.9	263.6	286.3			
2000	230.9	389.1	620.0	33.4	58.6	33.4	92.0	422.5	289.6	712.1	712.1	289.6	422.5			
2001	209.3	290.8	500.2	30.6	54.3	30.6	85.0	321.4	263.7	585.1	585.1	263.7	321.4			
2002	85.4	218.1	303.5	14.3	77.0	14.3	91.3	232.4	162.4	394.8	394.8	162.4	232.4			
2003	134.6	198.0	332.6	21.4	61.7	21.4	83.1	219.5	196.3	415.8	415.8	196.3	219.5			
2004	172.5	214.6	387.1	18.3	66.8	18.3	85.1	232.9	239.3	472.1	472.1	239.3	232.9			
2005	205.5	317.1	522.6	29.5	129.2	29.5	158.7	346.6	334.7	681.2	681.2	334.7	346.6			
2006	337.5	322.3	659.8	46.6	148.1	46.6	194.7	368.9	485.7	854.5	854.5	485.7	368.9			
17-Yr. Avg	\$149.2	\$250.0	\$399.2	\$21.8	\$59.7	\$21.8	\$81.6	\$271.8	\$208.9	\$480.7	\$480.7	\$208.9	\$271.8			
'96-'06 Avg	\$177.1	\$283.0	\$460.1	\$26.2	\$75.7	\$26.2	\$101.9	\$309.2	\$252.8	\$561.9	\$561.9	\$252.8	\$309.2			

M3 – Eagle Development

Appendix C:

Projected Population, Households, and Household Characteristics of the M3 – Eagle Development

M3 - Eagle Development: Projected Population & Household Characteristics

Summary of Projected Population and Households at Year-End

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20+	Absolute Change			Absolute Change Years 0-20
	0-5	5-10	10-15	15-20	Years	Years	Years	Years	Years	Years		
Projected Total Population:	661	1,312	2,375	3,422	4,447	10,163	15,345	17,455	4,447	5,716	5,182	17,455
Number School Aged Children:	162	322	583	840	1,092	2,496	3,769	4,290	1,092	1,404	1,273	4,290
Residential Households at Year-End												
Total Residential Housing Units	239	478	872	1,269	1,666	4,004	6,164	7,153	1,666	2,338	2,160	7,153
less Unoccupied Residential Housing Units	5	10	17	25	33	80	123	143	33	47	43	143
Occupied Residential Households	234	468	855	1,244	1,633	3,924	6,041	7,010	1,633	2,291	2,117	7,010
Average Household Size:	2.83	2.80	2.78	2.75	2.72	2.59	2.54	2.49				
Average Family Household Size:	3.13	3.10	3.07	3.04	3.01	2.86	2.81	2.75				
Average Non-Family Household Size:	1.59	1.58	1.56	1.55	1.53	1.46	1.43	1.40				
Projected Total Population:	661	1,312	2,375	3,422	4,447	10,163	15,345	17,455	2,342	4,687	8,604	29,502
Total Population by Age Cohort:												
Aged 0 to 5 Years:	65	130	235	339	440	1,007	1,520	1,729	440	566	513	1,729
Aged 6 to 11 Years:	73	145	263	379	493	1,126	1,700	1,934	493	633	574	1,934
Aged 12 to 17 Years:	73	145	262	378	491	1,123	1,696	1,929	491	632	573	1,929
Aged 18 to 24 Years:	36	72	130	188	244	558	843	959	244	314	285	959
Aged 25 to 34 Years:	75	149	270	389	505	1,155	1,744	1,984	505	650	589	1,984
Aged 35 to 44 Years:	128	255	461	664	863	1,973	2,979	3,389	863	1,110	1,006	3,389
Aged 45 to 54 Years:	101	200	362	521	677	1,548	2,337	2,658	677	870	789	2,658
Aged 55 to 64 Years:	55	110	199	286	372	850	1,283	1,460	372	478	433	1,460
Aged 65 to 74 Years:	30	59	106	153	199	456	688	783	199	256	232	783
Aged 75 to 84 Years:	19	39	70	101	131	299	451	513	131	168	152	513
Aged 85 Years and Older:	4	9	16	23	30	69	104	118	30	39	35	118
Total Population:	661	1,312	2,375	3,422	4,447	10,163	15,345	17,455	4,447	5,716	5,182	17,455
Male Population by Age Cohort:												
Aged 0 to 5 Years:	33	66	119	172	223	511	771	877	223	287	260	877
Aged 6 to 11 Years:	39	78	141	204	265	605	914	1,039	265	340	309	1,039
Aged 12 to 17 Years:	39	77	140	202	262	600	905	1,030	262	337	306	1,030
Aged 18 to 24 Years:	19	37	67	96	125	285	431	490	125	160	145	490
Aged 25 to 34 Years:	34	68	124	178	231	529	799	909	231	298	270	909
Aged 35 to 44 Years:	62	124	224	323	419	958	1,447	1,646	419	539	489	1,646
Aged 45 to 54 Years:	52	104	188	271	352	805	1,215	1,383	352	453	410	1,383
Aged 55 to 64 Years:	28	56	102	146	190	435	656	746	190	244	222	746
Aged 65 to 74 Years:	14	28	51	73	95	218	329	375	95	123	111	375
Aged 75 to 84 Years:	8	15	28	40	52	118	179	203	52	67	60	203
Aged 85 Years and Older:	2	4	7	10	12	28	43	49	12	16	14	49
Total Male Population:	331	657	1,190	1,714	2,228	5,032	7,688	8,746	2,228	2,864	2,596	8,746
Female Population by Age Cohort:												
Aged 0 to 5 Years:	32	64	116	167	217	496	749	852	217	279	253	852
Aged 6 to 11 Years:	34	67	122	175	228	521	786	894	228	293	266	894
Aged 12 to 17 Years:	34	68	122	176	229	523	790	899	229	294	267	899
Aged 18 to 24 Years:	18	35	64	92	120	273	413	469	120	154	139	469
Aged 25 to 34 Years:	41	81	146	211	274	626	945	1,075	274	352	319	1,075
Aged 35 to 44 Years:	66	131	237	342	444	1,015	1,532	1,743	444	571	518	1,743
Aged 45 to 54 Years:	48	96	174	250	325	743	1,121	1,275	325	418	379	1,275
Aged 55 to 64 Years:	27	54	97	140	182	415	627	713	182	234	212	713
Aged 65 to 74 Years:	15	31	55	80	104	237	359	408	104	134	121	408
Aged 75 to 84 Years:	12	23	42	61	79	181	273	310	79	102	92	310
Aged 85 Years and Older:	3	5	9	14	18	40	61	69	18	23	21	69
Total Female Population:	330	655	1,185	1,707	2,219	5,071	7,656	8,709	2,219	2,852	2,586	8,709

M3 - Eagle Development: Projected Population & Household Characteristics

Summary of Projected Population and Households at Year-End

	Year-End										Absolute Change				Absolute Change Years 0 - 20					
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20+	Years 0 - 5	Years 5 - 10	Years 10 - 15	Years 15 - 20								
Projected Number of School Age Children:																				
School Aged Children:	162	322	583	840	1,092	2,496	3,769	4,290	1,092	1,404	1,273	521	4,290							
in Public Schools:	153	305	551	794	1,032	2,359	3,562	4,050	1,032	1,327	1,203	488	4,050							
in Private Schools:	9	17	32	46	60	137	207	240	60	77	70	33	240							
School Aged Children per Household:	0.695	0.689	0.682	0.676	0.669	0.636	0.624	0.612												
Projected Household Characteristics:																				
Family Households	188	377	689	1,002	1,315	3,159	4,863	5,643	1,315	1,844	1,705	780	5,643							
Non-Family Households	46	91	167	243	318	765	1,178	1,367	318	447	413	189	1,367							
Married Couple Families with children < 18	133	266	487	708	929	2,233	3,438	3,990	929	1,304	1,205	551	3,990							
Single Parent Households with children < 18	89	179	327	475	624	1,499	2,308	2,678	624	875	809	370	2,678							
Households by Age of Head of Household:																				
Aged Under 25 Years:	3	6	10	15	20	47	73	84	20	28	25	12	84							
Aged 25 to 34 Years:	34	69	126	183	240	577	889	1,032	240	337	312	143	1,032							
Aged 35 to 44 Years:	69	139	254	370	485	1,167	1,797	2,085	486	681	630	288	2,085							
Aged 45 to 54 Years:	62	124	226	329	431	1,036	1,596	1,852	431	605	559	256	1,852							
Aged 55 to 64 Years:	29	57	105	153	201	482	742	861	201	281	260	119	861							
Aged 65 to 74 Years:	17	34	62	91	119	286	441	511	119	167	154	71	511							
Aged 75 Years and Over:	19	39	71	104	136	327	504	585	136	191	177	81	585							
Total Households:	234	468	855	1,244	1,633	3,924	6,041	7,010	1,633	2,291	2,117	969	7,010							
Households by Size:																				
1 Person :	39	78	142	207	271	652	1,004	1,164	271	381	352	161	1,164							
2 Person:	80	160	293	426	559	1,343	2,067	2,399	559	784	725	332	2,399							
3 Person:	38	76	140	203	267	641	987	1,145	267	374	346	158	1,145							
4 Person:	47	93	171	248	326	782	1,205	1,398	326	457	422	193	1,398							
5 Person:	21	41	75	110	144	345	532	617	144	202	186	85	617							
6 Person:	7	14	26	39	51	122	187	217	51	71	66	30	217							
7 or More Persons:	2	5	9	12	16	39	60	70	16	23	21	10	70							
Total Households:	234	468	855	1,244	1,633	3,924	6,041	7,010	1,633	2,291	2,117	969	7,010							

M3 - Eagle Development: Projected Population & Household Characteristics

Summary of Projected Population and Households at Year-End

Family Households by Age of Head of Household:

	Year										Year 20+	Absolute Change				Absolute Change Years 0 - 20
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20+	Years 0 - 5	Years 5 - 10		Years 10 - 15	Years 15 - 20			
Aged Under 25 Years:	1	3	5	7	10	23	36	41	10	13	12	6	41			
Aged 25 to 34 Years:	29	58	106	154	203	487	750	870	203	284	263	120	870			
Aged 35 to 44 Years:	64	128	233	339	446	1,071	1,648	1,913	446	625	578	264	1,913			
Aged 45 to 54 Years:	50	100	182	265	348	836	1,287	1,493	348	488	451	206	1,493			
Aged 55 to 64 Years:	21	43	78	114	150	360	554	642	150	210	194	89	642			
Aged 65 to 74 Years:	12	23	43	62	82	197	303	352	82	115	106	49	352			
Aged 75 Years and Over:	11	22	41	59	77	186	286	332	77	108	100	46	332			
Total Family Households	188	377	689	1,002	1,315	3,159	4,863	5,643	1,315	1,844	1,705	780	5,643			

Family Households by Size:

1 Person:	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Person:	75	149	273	397	521	1,252	1,928	2,237	521	731	676	309	2,237
3 Person:	38	76	140	203	267	641	987	1,145	267	374	346	158	1,145
4 Person:	45	91	166	241	316	759	1,169	1,356	316	443	410	187	1,356
5 Person:	21	41	75	110	144	345	532	617	144	202	186	85	617
6 Person:	7	14	26	39	51	122	187	217	51	71	66	30	217
7 or More Persons:	2	5	9	12	16	39	60	70	16	23	21	10	70
Total Family Households	188	377	689	1,002	1,315	3,159	4,863	5,643	1,315	1,844	1,705	780	5,643

Non-Family Hshlds by Age of Head of Household:

Aged Under 25 Years:	6	12	23	33	43	104	160	186	43	61	56	26	186
Aged 25 to 34 Years:	10	19	35	51	67	162	249	289	67	94	87	40	289
Aged 35 to 44 Years:	8	15	28	40	53	127	196	220	53	74	69	31	227
Aged 45 to 54 Years:	7	15	27	39	51	123	190	220	51	72	67	30	220
Aged 55 to 64 Years:	5	9	17	24	32	76	117	135	32	44	41	19	135
Aged 65 to 74 Years:	4	8	15	22	28	68	104	121	28	40	37	17	121
Aged 75 Years and Over:	6	13	23	33	44	105	162	188	44	62	57	26	188
Total Non-Family Households	46	91	167	243	318	765	1,178	1,367	318	447	413	189	1,367

Non-Family Households by Size:

1 Person:	34	69	126	184	241	579	892	1,035	241	338	313	143	1,035
2 Person:	9	18	33	48	63	152	235	272	63	89	82	38	272
3 Person:	2	3	6	8	11	26	40	46	11	15	14	6	46
4 Person:	0	1	1	2	2	6	9	10	2	3	3	1	10
5 Person:	0	0	0	0	1	1	2	2	1	1	1	0	2
6 Person:	0	0	0	0	0	1	1	1	0	0	0	0	1
7 or More Persons:	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Family Households	46	91	167	243	318	765	1,178	1,367	318	447	413	189	1,367

Projected number of persons working at home

Elementary (approx. ages 5 -11)	14	36	66	94	123	280	423	481	123	158	143	58	481
Middle School (approx. ages 12 -14)	79	158	286	411	535	1,222	1,846	2,099	535	688	623	253	2,099
High School (approx. ages 15 -18)	34	69	124	179	232	531	801	911	232	298	271	110	911
	39	78	142	204	265	606	915	1,040	265	341	309	125	1,040

M3 - Eagle Development: Estimated Population & Household Characteristics

Summary of Estimated Population and Households at Year-End

Population/Household Characteristic	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Estimated Total Population:	661	1,312	2,375	3,422	4,447	5,452	6,436	7,706	8,946	10,163	11,426	12,677
School Aged Children:	162	322	583	840	1,092	1,339	1,581	1,893	2,198	2,496	2,807	3,114
Residential Households at Year-End												
Total Residential Housing Units	239	478	872	1,269	1,666	2,063	2,459	2,974	3,489	4,004	4,519	5,034
less Unoccupied Residential Housing Units	5	10	17	25	33	41	49	59	70	80	90	101
Residential Households	234	468	855	1,244	1,633	2,022	2,410	2,915	3,419	3,924	4,429	4,933
Average Household Size:	2.83	2.80	2.78	2.75	2.72	2.70	2.67	2.64	2.62	2.59	2.58	2.57
Average Family Household Size:	3.13	3.10	3.07	3.04	3.01	2.98	2.95	2.92	2.89	2.86	2.85	2.84
Average Non-Family Household Size:	1.59	1.58	1.56	1.55	1.53	1.52	1.50	1.49	1.47	1.46	1.45	1.45
Projected Total Population:	661	1,312	2,375	3,422	4,447	5,452	6,436	7,706	8,946	10,163	11,426	12,677
Total Population by Age Cohort:												
Aged 0 to 5 Years:	65	130	235	339	440	540	638	763	886	1,007	1,132	1,256
Aged 6 to 11 Years:	73	145	263	378	493	602	711	854	991	1,126	1,266	1,404
Aged 12 to 17 Years:	73	145	262	378	491	602	711	852	989	1,123	1,263	1,401
Aged 18 to 24 Years:	36	72	130	188	244	300	354	423	492	558	628	696
Aged 25 to 34 Years:	75	149	270	389	505	620	732	876	1,017	1,155	1,299	1,441
Aged 35 to 44 Years:	128	255	461	664	863	1,058	1,249	1,496	1,737	1,973	2,218	2,461
Aged 45 to 54 Years:	101	200	362	521	677	830	980	1,173	1,362	1,548	1,740	1,930
Aged 55 to 64 Years:	55	110	199	286	372	456	538	644	748	850	955	1,060
Aged 65 to 74 Years:	30	59	106	153	199	244	289	345	401	456	512	568
Aged 75 to 84 Years:	19	39	70	101	131	160	189	227	263	299	336	373
Aged 85 Years and Older:	4	9	16	23	30	37	44	52	61	69	77	86
Total Population:	661	1,312	2,375	3,422	4,447	5,452	6,436	7,706	8,946	10,163	11,426	12,677
Male Population by Age Cohort:												
Aged 0 to 5 Years:	33	66	119	172	223	274	323	387	450	511	574	637
Aged 6 to 11 Years:	39	78	141	204	265	325	383	459	533	605	680	755
Aged 12 to 17 Years:	39	77	140	202	262	322	380	455	528	600	674	748
Aged 18 to 24 Years:	19	37	67	96	125	153	181	216	251	285	321	356
Aged 25 to 34 Years:	34	68	124	178	231	284	335	401	466	529	595	660
Aged 35 to 44 Years:	62	124	224	323	419	514	607	726	843	958	1,077	1,195
Aged 45 to 54 Years:	52	104	188	271	352	432	510	610	709	805	905	1,004
Aged 55 to 64 Years:	28	56	102	146	190	233	275	330	383	435	489	542
Aged 65 to 74 Years:	14	28	51	73	95	117	138	165	192	218	245	272
Aged 75 to 84 Years:	8	15	28	40	52	63	75	90	104	118	133	148
Aged 85 Years and Older:	2	4	7	10	12	15	18	22	25	28	32	35
Total Male Population:	331	657	1,190	1,714	2,228	2,732	3,225	3,861	4,482	5,092	5,725	6,351
Female Population by Age Cohort:												
Aged 0 to 5 Years:	32	64	116	167	217	266	314	376	437	496	558	619
Aged 6 to 11 Years:	34	67	122	175	228	279	330	395	458	521	585	650
Aged 12 to 17 Years:	34	68	122	176	229	281	332	397	461	523	589	653
Aged 18 to 24 Years:	18	35	64	92	120	147	173	207	241	273	307	341
Aged 25 to 34 Years:	41	81	146	211	274	336	397	475	551	626	704	781
Aged 35 to 44 Years:	66	131	237	342	444	544	643	770	893	1,015	1,141	1,266
Aged 45 to 54 Years:	48	96	174	250	325	398	470	563	654	743	835	926
Aged 55 to 64 Years:	27	54	97	140	182	223	263	315	366	415	467	518
Aged 65 to 74 Years:	15	31	55	80	104	127	150	180	209	237	267	296
Aged 75 to 84 Years:	12	23	42	61	79	97	114	137	159	181	203	225
Aged 85 Years and Older:	3	5	9	14	18	22	26	31	36	40	45	50
Total Female Population:	330	655	1,185	1,707	2,219	2,720	3,211	3,845	4,464	5,071	5,701	6,325

M3 Companies Development: Estimated Population & Household Characteristics

Summary of Estimated Population and Households at Year-End

Population/Household Characteristic	Summary of Estimated Population and Households at Year-End										Absolute Change				Years 0-20
	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Years 0-5	Years 5-10	Years 10-15	Years 15-20			
Estimated Total Population:	13,571	14,458	15,345	16,209	17,069	17,199	17,331	17,455	4,447	5,716	5,182	2,110	17,455		
School Aged Children:	3,334	3,552	3,769	3,982	4,193	4,225	4,257	4,290	4,447	5,716	5,182	2,110	17,455		
Residential Households at Year-End									1,092	1,404	1,273	521	4,290		
Total Residential Housing Units	5,409	5,786	6,164	6,538	6,912	6,992	7,073	7,153	1,666	2,338	2,160	989	7,153		
less Unoccupied Residential Housing Units	108	116	123	131	138	140	141	143	33	47	43	20	143		
Residential Households	5,301	5,670	6,041	6,407	6,774	6,852	6,932	7,010	1,633	2,291	2,117	969	7,010		
Average Household Size:															
Average Family Household Size:	2.56	2.55	2.54	2.53	2.52	2.51	2.50	2.49							
Average Non-Family Household Size:	2.83	2.82	2.81	2.80	2.79	2.78	2.76	2.75							
	1.44	1.44	1.43	1.43	1.42	1.41	1.41	1.40							
Projected Total Population:	13,571	14,458	15,345	16,209	17,069	17,199	17,331	17,455	4,447	5,716	5,182	2,110	17,455		
Total Population by Age Cohort:															
Aged 0 to 5 Years:	1,344	1,432	1,520	1,606	1,691	1,704	1,717	1,729	440	566	513	209	1,729		
Aged 6 to 11 Years:	1,503	1,602	1,700	1,796	1,891	1,905	1,920	1,934	493	633	574	234	1,934		
Aged 12 to 17 Years:	1,500	1,598	1,696	1,791	1,886	1,901	1,915	1,929	491	632	573	233	1,929		
Aged 18 to 24 Years:	746	794	843	891	938	945	952	959	244	314	285	116	959		
Aged 25 to 34 Years:	1,543	1,643	1,744	1,842	1,940	1,955	1,970	1,984	505	650	589	240	1,984		
Aged 35 to 44 Years:	2,635	2,807	2,979	3,147	3,314	3,339	3,364	3,389	863	1,110	1,006	410	3,389		
Aged 45 to 54 Years:	2,067	2,202	2,337	2,468	2,599	2,619	2,639	2,658	677	870	789	321	2,658		
Aged 55 to 64 Years:	1,135	1,209	1,283	1,356	1,427	1,449	1,469	1,460	372	478	433	176	1,460		
Aged 65 to 74 Years:	608	648	688	727	765	771	777	783	199	256	232	95	783		
Aged 75 to 84 Years:	399	425	451	477	502	506	510	513	131	168	152	62	513		
Aged 85 Years and Older:	92	98	104	110	115	116	117	118	30	39	35	14	118		
Total Population:	13,571	14,458	15,345	16,209	17,069	17,199	17,331	17,455	4,447	5,716	5,182	2,110	17,455		
Male Population by Age Cohort:															
Aged 0 to 5 Years:	682	726	771	814	858	864	871	877	223	287	260	106	877		
Aged 6 to 11 Years:	808	861	914	965	1,016	1,024	1,032	1,039	265	340	309	126	1,039		
Aged 12 to 17 Years:	801	853	905	956	1,007	1,015	1,022	1,030	262	337	306	125	1,030		
Aged 18 to 24 Years:	381	406	431	455	479	483	486	490	125	160	145	59	490		
Aged 25 to 34 Years:	706	753	799	844	888	895	902	909	231	298	270	110	909		
Aged 35 to 44 Years:	1,279	1,363	1,447	1,528	1,609	1,621	1,634	1,646	419	539	489	199	1,646		
Aged 45 to 54 Years:	1,075	1,145	1,215	1,284	1,352	1,362	1,373	1,383	352	453	410	167	1,383		
Aged 55 to 64 Years:	580	618	656	693	730	735	741	746	190	244	222	90	746		
Aged 65 to 74 Years:	291	310	329	348	366	369	372	375	95	123	111	45	375		
Aged 75 to 84 Years:	158	168	179	189	199	200	202	203	52	67	60	25	203		
Aged 85 Years and Older:	38	40	43	45	48	48	48	49	12	16	14	6	49		
Total Male Population:	6,800	7,244	7,688	8,122	8,552	8,618	8,683	8,746	2,228	2,864	2,596	1,057	8,746		
Female Population by Age Cohort:															
Aged 0 to 5 Years:	662	706	749	791	833	839	846	852	217	279	253	103	852		
Aged 6 to 11 Years:	695	741	786	831	875	881	888	894	228	293	266	108	894		
Aged 12 to 17 Years:	699	745	790	835	879	886	893	899	229	294	267	109	899		
Aged 18 to 24 Years:	365	389	413	436	459	462	466	469	120	154	139	57	469		
Aged 25 to 34 Years:	836	891	945	999	1,052	1,060	1,068	1,075	274	352	319	130	1,075		
Aged 35 to 44 Years:	1,355	1,444	1,532	1,619	1,705	1,718	1,731	1,743	444	571	518	211	1,743		
Aged 45 to 54 Years:	992	1,056	1,121	1,184	1,247	1,257	1,266	1,275	325	418	379	154	1,275		
Aged 55 to 64 Years:	555	591	627	662	698	703	708	713	182	234	212	86	713		
Aged 65 to 74 Years:	317	338	359	379	399	402	405	408	104	134	121	49	408		
Aged 75 to 84 Years:	241	257	273	288	303	306	308	310	79	102	92	38	310		
Aged 85 Years and Older:	54	57	61	64	68	68	69	69	18	23	21	8	69		
Total Female Population:	6,771	7,214	7,656	8,088	8,517	8,582	8,647	8,709	2,219	2,852	2,586	1,053	8,709		

M3 - Eagle Development: Estimated Population & Household Characteristics

Summary of Estimated Population and Households at Year-End

Population/Household Characteristic	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Estimated Number of School Age Children:												
School Aged Children:	162	322	583	840	1,092	1,339	1,581	1,893	2,198	2,496	2,807	3,114
in Public Schools:	153	305	551	794	1,032	1,266	1,494	1,789	2,077	2,359	2,652	2,943
in Private Schools:	9	17	32	46	60	73	87	104	121	137	155	171
in Public Schools using MSD Parameter:	187	374	684	995	1,306	1,617	1,928	2,332	2,735	3,139	3,543	3,946
Number of School Aged Children per Household:	0.695	0.689	0.682	0.676	0.669	0.662	0.656	0.649	0.643	0.636	0.634	0.631
Estimated Household Characteristics:												
Family Households	188	377	689	1,002	1,315	1,627	1,940	2,347	2,752	3,159	3,565	3,971
Non-Family Households	46	91	167	243	318	394	470	568	667	765	864	962
Married Couple Families with children < 18	133	266	487	708	929	1,151	1,372	1,659	1,946	2,233	2,520	2,807
Single Parent Households with children < 18	89	179	327	475	624	772	921	1,114	1,306	1,499	1,692	1,884
Households by Age of Head of Household:												
Aged Under 25 Years:	3	6	10	15	20	24	29	35	41	47	53	59
Aged 25 to 34 Years:	34	69	126	183	240	298	355	429	503	577	652	726
Aged 35 to 44 Years:	69	139	254	370	486	601	717	867	1,017	1,167	1,317	1,467
Aged 45 to 54 Years:	62	124	226	329	431	534	637	770	903	1,036	1,170	1,303
Aged 55 to 64 Years:	29	57	105	153	201	248	296	358	420	482	544	606
Aged 65 to 74 Years:	17	34	62	91	119	147	176	213	249	286	323	360
Aged 75 Years and Over:	19	39	71	104	136	169	201	243	285	327	370	412
Total Households:	234	468	855	1,244	1,633	2,022	2,410	2,915	3,419	3,924	4,429	4,933
Households by Size:												
1 Person :	39	78	142	207	271	336	400	484	568	652	736	819
2 Person:	80	160	293	426	559	692	825	998	1,170	1,343	1,515	1,688
3 Person:	38	76	140	203	267	330	394	476	558	641	723	805
4 Person:	47	93	171	248	326	403	481	581	682	782	883	983
5 Person:	21	41	75	110	144	178	212	257	301	345	390	434
6 Person:	7	14	26	39	51	63	75	90	106	122	137	153
7 or More Persons:	2	5	9	12	16	20	24	29	34	39	44	49
Total Households:	234	468	855	1,244	1,633	2,022	2,410	2,915	3,419	3,924	4,429	4,933
Family Households by Age of Head of Household:												
Aged Under 25 Years:	1	3	5	7	10	12	14	17	20	23	26	29
Aged 25 to 34 Years:	29	58	106	154	203	251	299	362	424	487	550	612
Aged 35 to 44 Years:	64	128	233	339	446	552	658	795	933	1,071	1,208	1,346
Aged 45 to 54 Years:	50	100	182	265	348	431	513	621	728	836	943	1,050
Aged 55 to 64 Years:	21	43	78	114	150	185	221	267	313	360	406	452
Aged 65 to 74 Years:	12	23	43	62	82	101	121	146	172	197	222	247
Aged 75 Years and Over:	11	22	41	59	77	96	114	138	162	186	210	234
Total Family Households	188	377	689	1,002	1,315	1,627	1,940	2,347	2,752	3,159	3,565	3,971

M3 Companies Developed Population: Estimated Population & Household Characteristics

Summary of Estimated Population and Households at Year-End

Population/Household Characteristic	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Absolute Change				Years	
	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Years 0-5	Years 5-10	Years 10-15	Years 15-20	Years 0-20	
Estimated Number of School Age Children:														
School Aged Children:														
in Public Schools:	3,334	3,552	3,769	3,982	4,193	4,225	4,257	4,290	1,092	1,404	1,273	521	4,290	
in Private Schools:	3,150	3,356	3,562	3,763	3,962	3,993	4,023	4,050						
in Public Schools using MSD Parameter:	184	196	207	219	231	232	234	240						
Number of School Aged Children per Household:	4,241	4,536	4,833	5,125	5,419	5,482	5,546	5,608	1,306	1,833	1,694	775	5,608	
	0.629	0.626	0.624	0.621	0.619	0.617	0.614	0.612						
Estimated Household Characteristics:														
Family Households	4,267	4,564	4,863	5,158	5,453	5,516	5,580	5,643	1,315	1,844	1,705	780	5,643	
Non-Family Households	1,034	1,106	1,178	1,249	1,321	1,336	1,352	1,367	318	447	413	189	1,367	
Married Couple Families with children < 18	3,017	3,227	3,438	3,646	3,855	3,900	3,945	3,990	929	1,304	1,205	551	3,990	
Single Parent Households with children < 18	2,025	2,166	2,308	2,447	2,587	2,618	2,648	2,678	624	875	809	370	2,678	
	520	556	592	628	664	672	679	687	160	225	208	95	687	
	424	454	483	513	542	548	555	561	131	183	169	78	561	
Households by Age of Head of Household:														
Aged Under 25 Years:	64	68	73	77	81	82	83	84	20	28	25	12	84	
Aged 25 to 34 Years:	780	834	889	943	997	1,008	1,020	1,032	240	337	312	143	1,032	
Aged 35 to 44 Years:	1,577	1,686	1,797	1,905	2,015	2,038	2,062	2,085	486	681	630	288	2,085	
Aged 45 to 54 Years:	1,400	1,498	1,596	1,692	1,789	1,810	1,831	1,852	431	605	559	256	1,852	
Aged 55 to 64 Years:	651	697	742	787	832	842	852	861	201	281	260	119	861	
Aged 65 to 74 Years:	387	414	441	467	494	500	506	511	119	167	154	71	511	
Aged 75 Years and Over:	442	473	504	535	565	572	578	585	136	191	177	81	585	
Total Households:	5,301	5,670	6,041	6,407	6,774	6,852	6,932	7,010	1,633	2,291	2,117	969	7,010	
Households by Size:														
1 Person:	881	942	1,004	1,064	1,125	1,138	1,152	1,164	271	381	352	161	1,164	
2 Person:	1,814	1,940	2,067	2,192	2,318	2,345	2,372	2,399	559	784	725	332	2,399	
3 Person:	866	926	987	1,046	1,106	1,119	1,132	1,145	267	374	346	158	1,145	
4 Person:	1,057	1,130	1,205	1,277	1,351	1,366	1,382	1,398	326	457	422	193	1,398	
5 Person:	467	499	532	564	596	603	610	617	144	202	186	85	617	
6 Person:	164	176	187	198	210	212	215	217	51	71	66	30	217	
7 or More Persons:	53	57	60	64	68	68	69	70	16	23	21	10	70	
Total Households:	5,301	5,670	6,041	6,407	6,774	6,852	6,932	7,010	1,633	2,291	2,117	969	7,010	
Family Households by Age of Head of Household:														
Aged Under 25 Years:	31	33	36	38	40	40	41	41	10	13	12	6	41	
Aged 25 to 34 Years:	658	704	750	795	841	851	861	870	203	284	263	120	870	
Aged 35 to 44 Years:	1,446	1,547	1,648	1,748	1,848	1,870	1,891	1,913	446	625	578	264	1,913	
Aged 45 to 54 Years:	1,129	1,207	1,287	1,364	1,442	1,459	1,476	1,493	348	488	451	206	1,493	
Aged 55 to 64 Years:	486	520	554	587	621	628	635	642	150	210	194	89	642	
Aged 65 to 74 Years:	266	284	303	321	340	344	348	352	82	115	106	49	352	
Aged 75 Years and Over:	251	268	286	303	321	324	328	332	77	108	100	46	332	
Total Family Households	4,267	4,564	4,863	5,158	5,453	5,516	5,580	5,643	1,315	1,844	1,705	780	5,643	

M3 - Eagle Development: Estimated Population & Household Characteristics

Summary of Estimated Population and Households at Year-End

Population/Household Characteristic	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Family Households by Size:												
1 Person :	0	0	0	0	0	0	0	0	0	0	0	0
2 Person:	75	149	273	397	521	645	769	931	1,091	1,252	1,414	1,574
3 Person:	38	76	140	203	267	330	394	476	558	641	723	805
4 Person:	45	91	166	241	316	391	466	564	662	759	857	954
5 Person:	21	41	75	110	144	178	212	257	301	345	390	434
6 Person:	7	14	26	39	51	63	75	90	106	122	137	153
7 or More Persons:	2	5	9	12	16	20	24	29	34	39	44	49
Total Family Households	188	377	689	1,002	1,315	1,627	1,940	2,347	2,752	3,159	3,565	3,971
Non-Family Hshlds by Age of Head of Household:												
Aged Under 25 Years:	6	12	23	33	43	54	64	77	91	104	117	131
Aged 25 to 34 Years:	10	19	35	51	67	83	99	120	141	162	182	203
Aged 35 to 44 Years:	8	15	28	40	53	66	78	95	111	127	144	160
Aged 45 to 54 Years:	7	15	27	39	51	64	76	92	108	123	139	155
Aged 55 to 64 Years:	5	9	17	24	32	39	47	56	66	76	86	95
Aged 65 to 74 Years:	4	8	15	22	28	35	42	50	59	68	77	85
Aged 75 Years and Over:	6	13	23	33	44	54	65	78	92	105	119	133
Total Non-Family Households	46	91	167	243	318	394	470	568	667	765	864	962
Non-Family Households by Size:												
1 Person :	34	69	126	184	241	298	356	430	505	579	654	728
2 Person:	9	18	33	48	63	78	94	113	133	152	172	191
3 Person:	2	3	6	8	11	13	16	19	23	26	29	33
4 Person:	0	1	1	2	2	3	3	4	5	6	6	7
5 Person:	0	0	0	0	1	1	1	1	1	1	2	2
6 Person:	0	0	0	0	0	0	0	0	0	1	1	1
7 or More Persons:	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Family Households	46	91	167	243	318	394	470	568	667	765	864	962
Projected number of persons working at home												
Projected number of children attending public schools by type of school:	18	36	66	94	123	150	178	213	247	280	315	350
Elementary (approx. ages 5-11)	79	158	286	411	535	656	774	927	1,076	1,222	1,374	1,525
Middle School (approx. ages 12-14)	34	69	124	179	232	285	336	402	467	531	597	662
High School (approx. ages 15-18)	39	78	142	204	265	325	384	460	534	606	681	756
Using MSD Parameter of 0.8 children per HH.												
Projected number of children attending public schools by type of school:	97	194	355	516	677	838	999	1,209	1,417	1,627	1,836	2,045
Elementary (approx. ages 5-11)	42	84	154	224	294	364	434	525	615	706	797	888
Middle School (approx. ages 12-14)	48	96	176	256	336	415	495	599	703	806	910	1,014
High School (approx. ages 15-18)												

M3 Companies Development: Estimated Population & Household Characteristics

Summary of Estimated Population and Households at Year-End

Population/Household Characteristic	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Absolute Change				Years 0 - 20
									Years 0 - 5	Years 5 - 10	Years 10 - 15	Years 15 - 20	
Family Households by Size:													
1 Person :	0	0	0	0	0	0	0	0	0	0	0	0	0
2 Person:	1,692	1,810	1,928	2,045	2,162	2,187	2,213	2,237	521	731	676	309	2,237
3 Person:	866	926	987	1,046	1,106	1,119	1,132	1,145	267	374	346	158	1,145
4 Person:	1,026	1,097	1,169	1,240	1,311	1,326	1,341	1,356	316	443	410	187	1,356
5 Person:	467	499	532	564	596	603	610	617	144	202	186	85	617
6 Person:	164	176	187	198	210	212	215	217	51	71	66	30	217
7 or More Persons:	53	57	60	64	68	68	69	70	16	23	21	10	70
Total Family Households	4,267	4,564	4,863	5,158	5,453	5,516	5,580	5,643	1,315	1,844	1,705	780	5,643
Non-Family Hshltds by Age of Head of Household:													
Aged Under 25 Years:	140	150	160	170	179	182	184	186	43	61	56	26	186
Aged 25 to 34 Years:	218	233	249	264	279	282	285	289	67	94	87	40	289
Aged 35 to 44 Years:	172	184	196	208	220	222	225	227	53	74	69	31	227
Aged 45 to 54 Years:	167	178	190	201	213	215	218	220	51	72	67	30	220
Aged 55 to 64 Years:	102	109	117	124	131	132	134	135	32	44	41	19	135
Aged 65 to 74 Years:	92	98	104	111	117	118	120	121	28	40	37	17	121
Aged 75 Years and Over:	142	152	162	172	182	184	186	188	44	62	57	26	188
Total Non-Family Households	1,034	1,106	1,178	1,249	1,321	1,336	1,352	1,367	318	447	413	189	1,367
Non-Family Households by Size:													
1 Person :	783	837	892	946	1,000	1,012	1,023	1,035	241	338	313	143	1,035
2 Person:	206	220	235	249	263	266	269	272	63	89	82	38	272
3 Person:	35	37	40	42	45	45	46	46	11	15	14	6	46
4 Person:	8	8	9	9	10	10	10	10	2	3	3	1	10
5 Person:	2	2	2	2	2	2	2	2	1	1	1	0	2
6 Person:	1	1	1	1	1	1	1	1	0	0	0	0	1
7 or More Persons:	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Family Households	1,034	1,106	1,178	1,249	1,321	1,336	1,352	1,367	318	447	413	189	1,367
Projected number of persons working at home	374	399	423	447	471	474	478	481	123	158	143	58	481
Projected number of children attending public schools by type of school:													
Elementary (approx. ages 5-11)	1,632	1,739	1,846	1,950	2,053	2,069	2,085	2,099	535	688	623	253	2,099
Middle School (approx. ages 12-14)	709	755	801	846	891	898	905	911	232	298	271	110	911
High School (approx. ages 15-18)	809	862	915	967	1,018	1,026	1,033	1,040	265	341	309	125	1,040
Using MSD Parameter of 0.8 children per HH.													
Projected number of children attending public schools by type of school:													
Elementary (approx. ages 5-11)	2,198	2,350	2,504	2,656	2,808	2,841	2,874	2,906	677	950	878	402	2,906
Middle School (approx. ages 12-14)	954	1,020	1,087	1,153	1,219	1,233	1,247	1,261	294	412	381	174	1,261
High School (approx. ages 15-18)	1,089	1,165	1,242	1,317	1,392	1,408	1,425	1,441	336	471	435	199	1,441

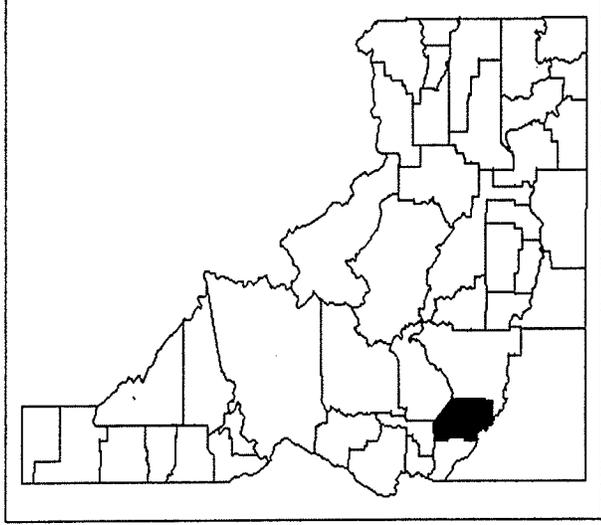
M3 – Eagle Development

Appendix D:

Idaho Power Company Summer 2005 State of Idaho
and County Economic Forecasts: Forecasts for Ada,
Boise, Canyon, and Gem Counties.

Idaho Economics
 Summer 2005 County Economic Forecasts

Ada County



Summary Information	Historical				Forecast					
	1980	1990	2000		2005	2010	2015	2020	2025	2030
Population & Households:										
Total Population:	174,090	207,720	303,040		346,230	386,720	428,820	479,480	541,180	605,650
Population per Square Mile	165.5	197.5	288.1		329.2	367.7	407.7	455.9	514.5	575.8
Total Households:	63,140	77,460	114,230		133,530	150,410	166,330	187,040	213,490	242,650
Persons per Household	2.69	2.60	2.59		2.53	2.51	2.51	2.50	2.47	2.43
Employment:										
Total Nonagricultural	80,990	108,100	181,720		196,870	225,180	253,930	286,640	324,020	363,300
Manufacturing:	8,580	16,500	25,960		21,650	23,830	25,570	27,330	29,330	30,440
Wholesale & Retail Trade	21,060	26,930	45,680		47,390	54,940	63,890	73,490	85,110	97,550

Ada County

	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Employment:															
Manufacturing	8,580	10,920	10,520	11,190	13,380	15,080	16,500	17,490	18,590	20,550	21,760	21,610	22,640	23,290	25,230
Mining	90	70	100	60	60	80	110	100	70	80	100	90	80	80	80
Construction	6,230	5,510	5,000	4,650	4,960	5,790	6,300	6,760	7,850	8,750	10,580	10,470	10,490	10,850	10,830
Transp., Comm., & Util.	5,230	5,530	5,640	5,190	5,240	5,560	6,080	6,150	6,030	6,320	6,580	6,920	7,080	7,740	8,600
Wholesale & Retail Trade	21,060	22,290	20,780	22,680	23,910	26,110	26,930	27,490	28,930	30,600	33,890	35,320	37,100	38,850	40,520
Fin., Ins., & Real Est.	9,220	8,240	9,530	7,410	7,660	7,730	8,210	8,810	8,940	9,850	10,550	10,550	10,500	10,170	9,860
Services	14,380	17,570	18,850	19,190	20,620	21,980	24,110	25,590	26,770	30,060	32,420	35,440	37,650	41,310	44,010
Government	16,200	15,990	16,520	16,910	17,550	18,570	19,850	20,410	21,480	22,170	22,530	23,640	23,600	24,600	25,690
Total Nonagricultural	80,990	86,120	86,950	87,280	93,380	100,900	108,100	112,800	118,650	128,390	138,420	144,050	149,150	156,890	164,810
Population & Households:															
Population:	174,090	189,810	191,040	192,930	195,510	200,950	207,720	216,800	225,270	236,480	247,230	256,860	266,290	274,330	284,950
Households:	63,140	70,010	70,790	71,910	73,470	75,860	77,460	81,470	85,100	89,360	92,970	97,070	100,400	103,770	107,310
Persons per Household:	2.69	2.65	2.64	2.63	2.62	2.61	2.60	2.60	2.59	2.59	2.60	2.59	2.59	2.58	2.59
Personal Income:															
(Millions)															
Current Year \$:	1,876.4	2,813.9	2,925.6	3,094.0	3,395.6	3,765.2	4,097.2	4,404.9	5,010.7	5,615.2	6,353.4	6,870.4	7,273.0	7,625.1	8,310.0
1992 \$:	3,196.8	3,672.8	3,747.5	3,823.1	4,031.4	4,264.4	4,402.7	4,537.4	5,012.2	5,452.1	6,014.9	6,325.2	6,504.0	6,666.0	7,153.4
Per Capita Personal Income:															
Current Year \$:	10,780	14,820	15,310	16,040	17,370	18,740	19,720	20,320	22,240	23,750	25,700	26,750	27,310	27,800	29,160
1992 \$:	18,360	19,350	19,620	19,820	20,620	21,220	21,200	20,930	22,250	23,060	24,330	24,630	24,420	24,300	25,100

Ada County

<u>Employment:</u>	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Manufacturing	25,140	25,960	26,180	22,560	21,390	21,120	21,650	22,230	22,770	23,030	23,330	23,830	24,310	24,640	24,920	25,250
Mining	110	100	90	80	80	80	80	80	80	80	80	80	80	80	70	70
Construction	11,800	12,600	13,320	12,950	13,060	14,170	15,190	15,830	16,310	16,800	17,290	17,670	17,880	17,700	17,890	18,300
Transp., Comm., & Util.	9,170	9,940	10,260	9,900	9,890	10,060	10,280	10,500	10,730	10,940	11,150	11,370	11,570	11,770	11,970	12,180
Wholesale & Retail Trade	42,570	45,680	45,240	44,940	44,810	45,860	47,390	48,800	50,110	51,540	53,190	54,940	56,740	58,530	60,250	61,990
Fin., Ins., & Real Est.	10,290	10,210	9,930	10,460	10,980	11,370	11,770	12,000	12,240	12,460	12,680	12,900	13,120	13,330	13,550	13,780
Services	45,660	49,250	52,010	53,430	56,010	58,680	61,850	64,410	67,000	69,680	72,460	75,180	77,990	80,900	83,720	86,540
Government	26,580	27,990	28,140	28,400	28,440	28,540	28,660	28,780	28,890	29,000	29,110	29,220	29,330	29,440	29,570	29,680
Total Nonagricultural	171,320	181,720	185,170	182,720	184,660	189,880	196,870	202,640	208,130	213,520	219,290	225,180	231,010	236,390	241,960	247,800

Population & Households:

Population:	294,290	303,040	312,860	319,840	325,480	334,700	346,230	353,960	362,210	370,200	378,340	386,720	395,190	403,200	411,230	419,860
Households:	111,040	114,230	117,910	121,880	124,840	128,480	133,530	137,080	141,070	144,650	147,630	150,410	154,290	157,060	159,990	163,370
Persons per Household:	2.59	2.59	2.59	2.56	2.54	2.54	2.53	2.52	2.50	2.50	2.50	2.51	2.50	2.50	2.51	2.51

Personal Income:

(Millions)	9,041.7	9,964.8	10,750.4	11,253.2	11,617.5	12,494.3	13,462.0	14,336.3	15,255.6	16,248.3	17,286.5	18,386.5	19,606.4	20,919.4	22,271.6	23,710.9
Current Year \$:	7,615.2	8,129.4	8,524.6	8,782.4	8,864.7	9,286.4	9,813.4	10,285.2	10,736.3	11,193.6	11,651.6	12,096.8	12,575.3	13,065.3	13,548.3	14,046.5

Per Capita Personal Income:

Current Year \$:	30,720	32,880	34,360	35,180	35,690	37,330	38,880	40,500	42,120	43,890	45,690	47,550	49,610	51,880	54,160	56,470
1992 \$:	25,880	26,830	27,250	27,460	27,240	27,750	28,340	29,060	29,640	30,240	30,800	31,280	31,820	32,400	32,950	33,460

Ada County

<u>Employment:</u>	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Manufacturing	25,570	25,860	26,170	26,480	26,750	27,330	27,680	28,170	28,610	28,970	29,330	29,560	29,790	30,030	30,230	30,440
Mining	70	70	70	70	70	70	70	70	70	60	60	60	60	60	60	60
Construction	18,760	19,240	19,740	20,250	20,770	21,310	21,880	22,460	23,060	23,680	24,320	24,980	25,670	26,370	27,100	27,840
Transp., Comm., & Util.	12,390	12,560	12,740	12,930	13,120	13,310	13,500	13,700	13,900	14,100	14,290	14,510	14,730	14,930	15,140	15,350
Wholesale & Retail Trade	63,890	65,800	67,680	69,560	71,490	73,490	75,540	77,910	80,250	82,650	85,110	87,650	90,030	92,480	94,980	97,550
Fin., Ins., & Real Est.	14,010	14,240	14,460	14,680	14,910	15,140	15,370	15,590	15,820	16,040	16,270	16,490	16,710	16,930	17,150	17,380
Services	89,450	92,440	95,530	98,720	102,120	105,630	109,070	112,620	116,270	120,040	123,710	127,490	131,380	135,380	139,200	143,110
Government	29,800	29,920	30,030	30,140	30,260	30,370	30,480	30,590	30,700	30,800	30,910	31,040	31,170	31,310	31,440	31,570
Total Nonagricultural	253,930	260,130	266,430	272,830	279,490	286,640	293,590	301,110	308,670	316,350	324,020	331,790	339,550	347,500	355,300	363,300

Population & Households:

Population:	428,820	437,940	446,840	455,890	467,420	479,480	491,490	503,980	516,190	528,600	541,180	554,050	567,090	579,810	592,610	605,650
Households:	166,330	169,830	173,850	177,340	181,650	187,040	192,080	197,770	202,840	207,950	213,490	219,250	227,070	232,210	237,380	242,650
Persons per Household:	2.51	2.51	2.51	2.51	2.51	2.50	2.50	2.48	2.48	2.48	2.47	2.46	2.44	2.43	2.43	2.43

Personal Income:

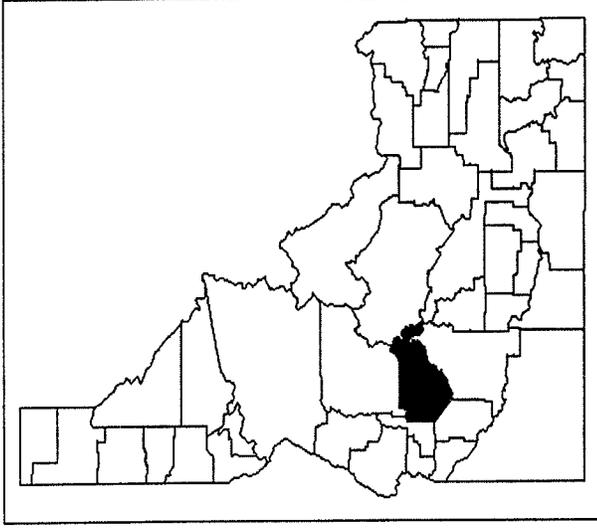
(Millions)	25,228.8	26,864.8	28,605.7	30,458.0	32,403.1	34,471.3	36,631.0	38,945.7	41,405.4	44,018.9	46,796.0	49,784.5	52,961.5	56,339.0	59,929.3	63,711.9
Current Year \$:	14,558.7	15,093.3	15,645.7	16,210.4	16,781.2	17,371.7	17,969.9	18,592.2	19,243.0	19,904.2	20,596.1	21,329.7	22,084.3	22,867.9	23,674.9	24,500.6

Per Capita Personal Income:

Current Year \$:	58,830	61,340	64,020	66,810	69,320	71,890	74,530	77,280	80,210	83,270	86,470	89,860	93,390	97,170	101,130	105,200
1992 \$:	33,950	34,460	35,010	35,560	35,900	36,230	36,560	36,890	37,280	37,650	38,060	38,500	38,940	39,440	39,950	40,450

Idaho Economics
Summer 2005 County Economic Forecasts

Boise County



Summary Information	Historical			Forecast					
	1980	1990	2000	2005	2010	2015	2020	2025	2030
Population & Households:									
Total Population:	3,020	3,570	6,750	7,580	8,200	8,930	9,730	10,620	11,650
Population per Square Mile	1.6	1.9	3.5	4.0	4.3	4.7	5.1	5.6	6.1
Total Households:	1,110	1,360	2,630	3,080	3,400	3,730	4,090	4,500	4,910
Persons per Household	2.71	2.59	2.47	2.43	2.39	2.35	2.33	2.33	2.33
Employment:									
Total Nonagricultural	920	930	1,330	1,670	1,990	2,350	2,760	3,240	3,780
Manufacturing:	410	170	70	60	70	70	70	70	70
Wholesale & Retail Trade	80	140	210	240	290	350	410	490	580

Boise County

Employment:	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
	Manufacturing	410	250	210	210	190	170	170	170	160	150	190	140	137	123	100
Mining	20	10	10	10	10	10	10	10	10	10	10	8	8	8	8
Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transp., Comm., & Util.	10	20	10	10	10	10	20	20	20	20	40	36	36	43	56
Wholesale & Retail Trade	80	70	70	80	100	110	140	150	170	190	190	208	221	192	199
Fin., Ins., & Real Est.	30	40	30	20	10	10	10	10	20	30	30	24	23	21	11
Services	70	180	160	140	200	200	240	270	310	400	400	457	475	460	452
Government	290	260	260	270	300	290	320	350	390	390	440	444	473	513	533
Total Nonagricultural	920	830	760	730	820	790	930	1,020	1,120	1,210	1,330	1,346	1,402	1,393	1,395
Population & Households:															
Population:	3,020	3,290	3,270	3,360	3,300	3,320	3,570	3,810	4,150	4,550	4,850	5,178	5,543	5,821	6,036
Households:	1,110	1,230	1,240	1,280	1,270	1,280	1,360	1,470	1,620	1,770	1,860	2,020	2,137	2,259	2,383
Persons per Household:	2.71	2.65	2.64	2.63	2.61	2.60	2.59	2.58	2.56	2.56	2.59	2.55	2.58	2.56	2.51
Personal Income:															
Current Year \$:	26	35	35	36	42	46	51	54	62	67	80	85	92	98	107
1992 \$:	44	45	44	45	50	53	55	56	62	65	75	79	82	86	93
Per Capita Personal Income:															
Current Year \$:	9,020	11,620	11,830	12,800	13,190	13,860	14,430	14,320	14,920	14,770	16,410	16,488	16,568	16,862	17,808
1992 \$:	15,360	15,170	15,160	15,820	15,650	15,700	15,500	14,750	14,930	14,340	15,540	15,180	14,816	14,741	15,330

Boise County

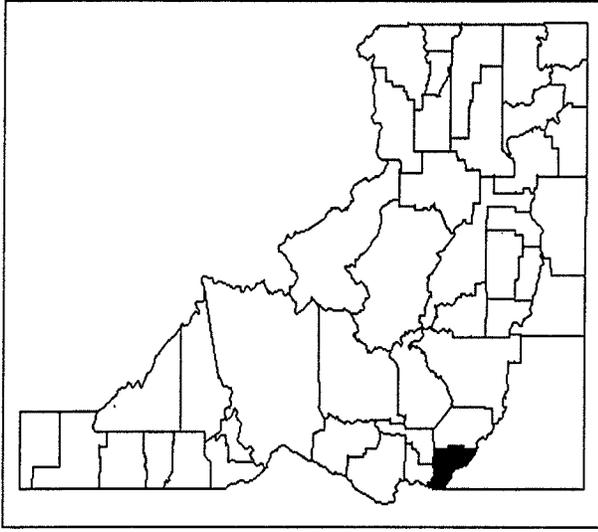
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Employment:																
Manufacturing	86	70	60	70	60	60	60	70	70	70	70	70	70	70	70	70
Mining	8	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Construction	75	80	80	70	70	70	80	80	80	80	80	80	80	80	80	80
Transp., Comm., & Util.	35	30	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Wholesale & Retail Trade	210	210	220	230	230	230	240	250	260	270	280	290	300	310	330	340
Fin., Ins., & Real Est.	11	10	10	10	10	10	20	20	20	20	20	20	20	20	20	20
Services	462	400	540	540	570	610	650	680	720	760	800	830	870	910	950	1,000
Government	515	520	540	560	570	580	600	610	630	640	660	670	690	700	720	740
Total Nonagricultural	1,403	1,330	1,480	1,510	1,540	1,600	1,670	1,730	1,790	1,860	1,920	1,990	2,060	2,130	2,200	2,270
Population & Households:																
Population:	6,390	6,750	6,920	7,060	7,240	7,350	7,580	7,700	7,820	7,940	8,070	8,200	8,340	8,490	8,640	8,780
Households:	2,511	2,630	2,720	2,800	2,930	2,970	3,080	3,150	3,220	3,290	3,350	3,400	3,470	3,540	3,610	3,670
Persons per Household:	2.48	2.47	2.46	2.45	2.44	2.44	2.43	2.42	2.41	2.40	2.40	2.39	2.38	2.37	2.36	2.36
Personal Income:																
(Millions)																
Current Year \$:	114	126	135	141	145	154	165	174	183	193	203	214	226	239	252	265
1992 \$:	96	103	107	110	110	115	120	125	129	133	137	141	145	149	153	157
Per Capita Personal Income:																
Current Year \$:	17,828	18,720	19,480	19,920	20,000	20,990	21,720	22,600	23,440	24,320	25,200	26,130	27,120	28,120	29,120	30,200
1992 \$:	15,016	15,270	15,450	15,550	15,260	15,600	15,830	16,210	16,490	16,750	16,990	17,190	17,400	17,570	17,720	17,890

Boise County

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Employment:																
Manufacturing	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Mining	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Construction	80	90	90	90	90	90	90	90	90	100	100	100	100	100	100	100
Transp., Comm., & Util.	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Wholesale & Retail Trade	350	360	380	390	400	410	430	440	460	480	490	510	530	540	560	580
Fin., Ins., & Real Est.	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Services	1,040	1,080	1,130	1,180	1,230	1,280	1,340	1,390	1,450	1,510	1,570	1,630	1,690	1,760	1,820	1,890
Government	760	780	800	820	840	860	880	900	920	940	960	990	1,010	1,040	1,060	1,090
Total Nonagricultural	2,350	2,430	2,510	2,590	2,670	2,760	2,850	2,950	3,040	3,140	3,240	3,350	3,450	3,560	3,670	3,780
Population & Households:																
Population:	8,930	9,080	9,230	9,390	9,560	9,730	9,900	10,070	10,250	10,440	10,620	10,820	11,020	11,230	11,440	11,650
Households:	3,730	3,790	3,870	3,940	4,020	4,090	4,170	4,240	4,320	4,410	4,500	4,580	4,640	4,730	4,820	4,910
Persons per Household:	2.35	2.35	2.34	2.34	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33	2.33
Personal Income:																
(Millions)																
Current Year \$:	279	294	310	327	344	363	382	402	423	445	469	493	520	547	576	607
1992 \$:	161	165	170	174	178	183	187	192	197	201	206	211	217	222	228	233
Per Capita Personal Income:																
Current Year \$:	31,280	32,420	33,610	34,820	36,030	37,290	38,560	39,890	41,250	42,650	44,110	45,620	47,160	48,740	50,410	52,110
1992 \$:	18,050	18,210	18,380	18,530	18,660	18,790	18,920	19,040	19,170	19,280	19,410	19,540	19,660	19,780	19,910	20,040

Idaho Economics
Summer 2005 County Economic Forecasts

Canyon County



Summary Information	Historical			Forecast					
	1980	1990	2000	2005	2010	2015	2020	2025	2030
Population & Households:									
Total Population:	83,940	90,680	133,090	161,330	178,500	195,200	212,390	228,110	241,270
Population per Square Mile	142.3	153.7	225.7	273.5	302.6	331.0	360.1	386.8	409.1
Total Households:	28,460	31,280	44,380	57,010	64,950	70,900	76,760	81,500	85,770
Persons per Household	2.86	2.79	2.93	2.77	2.69	2.69	2.71	2.74	2.75
Employment:									
Total Nonagricultural	25,640	30,140	45,830	48,590	52,790	56,580	60,830	65,350	69,120
Manufacturing:	6,210	8,050	11,310	10,720	11,060	11,310	11,550	11,800	11,930
Wholesale & Retail Trade	6,530	7,340	10,760	11,100	12,020	13,020	14,010	15,120	16,220

Canyon County

	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Employment:															
Manufacturing	6,210	6,450	6,760	6,750	7,410	8,080	8,050	7,680	8,320	8,860	9,440	9,970	10,900	11,510	11,210
Mining	110	90	50	20	20	30	30	40	40	30	30	30	20	40	40
Construction	1,020	850	800	880	870	1,050	1,170	1,470	1,680	1,860	2,490	2,510	2,630	2,890	3,070
Transp., Comm., & Util.	1,800	1,720	1,410	1,490	1,740	1,790	1,590	1,580	1,600	1,670	1,730	1,720	1,830	1,890	1,950
Wholesale & Retail Trade	6,530	6,740	6,480	7,080	6,920	7,290	7,340	7,850	7,750	7,660	8,310	8,540	8,810	9,120	9,070
Fin., Ins., & Real Est.	1,160	1,450	1,400	1,010	1,070	1,200	1,250	1,270	1,370	1,530	1,480	1,430	1,350	1,410	1,290
Services	4,880	4,980	5,080	5,180	5,580	5,570	5,940	6,100	6,600	6,760	7,480	7,650	8,180	8,720	8,630
Government	3,930	3,950	3,980	4,250	4,220	4,500	4,770	4,870	5,090	5,120	5,320	5,410	5,670	5,800	6,170
Total Nonagricultural	25,640	26,220	25,970	26,650	27,840	29,510	30,140	30,850	32,440	33,490	36,280	37,260	39,390	41,380	41,430
Population & Households:															
Population:	83,940	87,820	88,460	87,590	87,680	88,800	90,680	93,980	97,010	101,090	105,490	109,980	113,740	118,120	122,380
Households:	28,460	30,030	30,370	30,230	30,480	30,990	31,280	32,640	33,750	35,010	36,330	38,110	39,610	40,430	41,340
Persons per Household:	2.86	2.83	2.82	2.81	2.80	2.80	2.79	2.80	2.79	2.81	2.83	2.81	2.80	2.85	2.89
Personal Income:															
Current Year \$:	628.8	891.0	921.8	960.4	1,033.3	1,125.6	1,234.7	1,308.9	1,415.4	1,574.3	1,655.0	1,781.0	1,904.1	2,002.7	2,178.3
1992 \$:	1,071.2	1,163.0	1,180.8	1,186.7	1,226.7	1,274.8	1,326.7	1,348.3	1,415.8	1,528.6	1,566.8	1,639.7	1,702.8	1,750.8	1,875.1
Per Capita Personal Income:															
Current Year \$:	9,020	11,620	11,830	12,800	13,190	13,860	13,620	13,930	14,590	15,570	15,690	16,190	16,740	16,950	17,800
1992 \$:	15,360	15,170	15,160	15,820	15,650	15,700	14,630	14,350	14,600	15,120	14,850	14,910	14,970	14,820	15,320

Canyon County

<u>Employment:</u>	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Manufacturing	11,380	11,310	10,610	10,860	10,670	10,630	10,720	10,810	10,900	10,940	10,990	11,060	11,130	11,180	11,220	11,270
Mining	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Construction	3,480	3,780	3,750	3,620	3,660	3,980	4,280	4,470	4,610	4,760	4,900	5,010	5,080	5,020	5,080	5,200
Transp., Comm., & Util.	1,960	1,950	2,110	2,100	2,140	2,180	2,210	2,250	2,290	2,320	2,360	2,390	2,430	2,460	2,500	2,530
Wholesale & Retail Trade	9,480	10,760	11,070	10,780	10,770	10,900	11,100	11,280	11,440	11,610	11,810	12,020	12,220	12,430	12,620	12,810
Fin., Ins., & Real Est.	1,280	1,400	1,440	1,450	1,510	1,550	1,590	1,620	1,640	1,670	1,690	1,720	1,740	1,760	1,780	1,810
Services	9,220	9,820	10,080	10,400	10,650	10,910	11,200	11,430	11,660	11,890	12,130	12,350	12,580	12,810	13,020	13,240
Government	6,600	6,770	6,790	6,990	7,130	7,290	7,450	7,610	7,750	7,900	8,050	8,210	8,360	8,520	8,680	8,840
Total Nonagricultural	43,460	45,830	45,880	46,250	46,560	47,470	48,590	49,500	50,350	51,130	51,970	52,790	53,570	54,220	54,940	55,740

Population & Households:

Population:	126,720	133,090	139,180	145,550	152,000	157,710	161,330	164,930	168,430	171,820	175,140	178,500	181,820	184,840	188,040	191,580
Households:	42,300	44,380	46,200	48,000	50,820	55,150	57,010	59,170	61,090	62,620	63,780	64,950	66,230	67,380	68,500	69,660
Persons per Household:	2.93	2.93	2.95	2.97	2.92	2.80	2.77	2.73	2.70	2.68	2.69	2.69	2.68	2.68	2.68	2.69

Personal Income:

Current Year \$:	2,308.7	2,477.0	2,577.5	2,672.3	2,770.5	2,949.9	3,145.4	3,341.1	3,546.2	3,766.7	3,996.7	4,239.4	4,505.2	4,789.4	5,082.3	5,392.4
1992 \$:	1,944.5	2,020.8	2,043.9	2,085.5	2,114.0	2,192.5	2,292.9	2,397.0	2,495.7	2,594.9	2,693.9	2,789.2	2,889.6	2,991.3	3,091.7	3,194.5

Per Capita Personal Income:

Current Year \$:	18,220	18,610	18,520	18,360	18,230	18,700	19,500	20,260	21,050	21,920	22,820	23,750	24,780	25,910	27,030	28,150
1992 \$:	15,340	15,180	14,690	14,330	13,910	13,900	14,210	14,530	14,820	15,100	15,380	15,630	15,890	16,180	16,440	16,670

Canyon County

<u>Employment:</u>	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Manufacturing	11,310	11,350	11,400	11,440	11,480	11,550	11,600	11,660	11,710	11,760	11,800	11,830	11,860	11,880	11,910	11,930
Mining	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Construction	5,340	5,480	5,630	5,780	5,940	6,100	6,270	6,440	6,620	6,810	7,000	7,200	7,400	7,620	7,840	8,060
Transp., Comm., & Util.	2,570	2,610	2,640	2,680	2,710	2,740	2,780	2,810	2,850	2,880	2,910	2,920	2,920	2,920	2,930	2,930
Wholesale & Retail Trade	13,020	13,220	13,420	13,610	13,810	14,010	14,210	14,440	14,670	14,890	15,120	15,350	15,560	15,780	16,000	16,220
Fin., Ins., & Real Est.	1,830	1,860	1,880	1,900	1,930	1,950	1,970	2,000	2,020	2,040	2,060	2,090	2,110	2,130	2,150	2,180
Services	13,450	13,670	13,890	14,120	14,350	14,590	14,820	15,050	15,280	15,510	15,740	15,970	16,200	16,430	16,640	16,860
Government	9,010	9,180	9,350	9,520	9,680	9,850	10,010	10,180	10,350	10,510	10,680	10,720	10,770	10,820	10,860	10,910
Total Nonagricultural	56,580	57,410	58,240	59,080	59,930	60,830	61,700	62,620	63,530	64,440	65,350	66,110	66,860	67,620	68,360	69,120

Population & Households:

Population:	195,200	198,870	202,390	205,950	209,140	212,390	215,660	218,900	221,940	224,980	228,110	230,780	233,510	236,030	238,640	241,270
Households:	70,900	72,180	73,320	74,570	75,770	76,760	77,770	78,720	79,680	80,630	81,500	82,380	82,970	83,880	84,820	85,770
Persons per Household:	2.69	2.69	2.70	2.70	2.70	2.71	2.71	2.72	2.72	2.73	2.74	2.74	2.75	2.75	2.75	2.75

Personal Income:

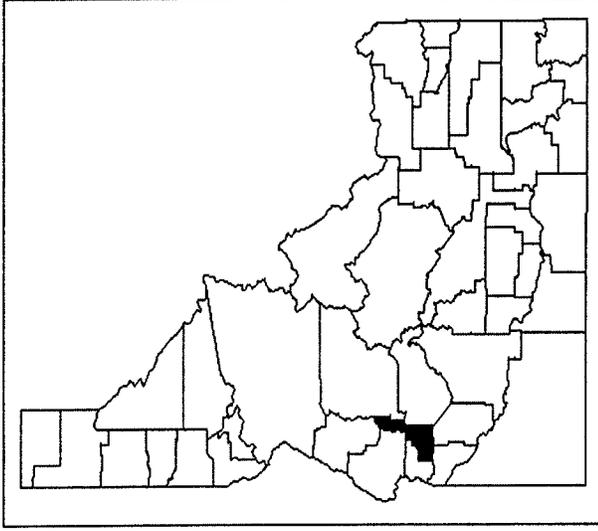
Current Year \$:	5,718.2	6,007.2	6,310.5	6,628.8	7,027.6	7,449.4	7,888.8	8,356.7	8,851.1	9,373.7	9,925.8	10,419.0	10,936.1	11,478.5	12,047.2	12,638.3
1992 \$:	3,299.8	3,375.0	3,451.5	3,528.0	3,639.5	3,754.1	3,870.0	3,989.4	4,113.5	4,238.5	4,368.6	4,463.9	4,560.2	4,659.1	4,759.2	4,860.1

Per Capita Personal Income:

Current Year \$:	29,290	30,210	31,180	32,190	33,600	35,070	36,580	38,180	39,880	41,660	43,510	45,150	46,830	48,630	50,480	52,380
1992 \$:	16,900	16,970	17,050	17,130	17,400	17,680	17,950	18,220	18,530	18,840	19,150	19,340	19,530	19,740	19,940	20,140

Idaho Economics
Summer 2005 County Economic Forecasts

Gem County



Summary Information	Historical		Forecast						
	1980	1990	2000	2005	2010	2015	2020	2025	2030
Population & Households:									
Total Population:	11,970	11,940	15,220	16,200	17,110	18,160	19,180	19,820	20,400
Population per Square Mile:	21.3	21.2	27.1	28.8	30.4	32.3	34.1	35.2	36.3
Total Households:	4,220	4,420	5,550	5,940	6,320	6,690	7,050	7,250	7,430
Persons per Household:	2.81	2.64	2.71	2.69	2.67	2.68	2.69	2.70	2.71
Employment:									
Total Nonagricultural	2,650	2,490	3,210	2,990	3,270	3,540	3,840	4,150	4,480
Manufacturing:	620	650	550	110	110	110	120	120	130
Wholesale & Retail Trade	690	590	820	810	880	970	1,050	1,140	1,230

Gem County

Employment:	1980	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
	Manufacturing	620	650	620	620	610	660	650	640	650	670	650	630	630	590	580
Mining	10	10	20	20	20	10	20	20	10	10	10	10	10	10	10
Construction	50	40	30	30	40	50	60	80	90	110	110	110	120	160	190
Transp., Comm., & Util.	60	80	100	100	100	110	110	100	110	110	120	120	130	140	140
Wholesale & Retail Trade	690	550	490	510	550	560	590	580	590	630	710	750	770	790	800
Fin., Ins., & Real Est.	120	130	110	90	70	80	70	70	100	110	110	110	110	100	90
Services	460	320	320	300	300	290	350	400	420	440	450	470	510	510	500
Government	640	540	550	570	580	620	630	670	700	730	750	780	790	800	810
Total Nonagricultural	2,650	2,320	2,230	2,230	2,270	2,380	2,490	2,550	2,690	2,800	2,910	2,980	3,070	3,110	3,110
Population & Households:															
Population:	11,970	11,790	11,600	11,410	11,540	11,530	11,940	12,270	12,600	13,110	13,470	13,790	14,050	14,420	14,800
Households:	4,220	4,250	4,210	4,180	4,280	4,300	4,420	4,560	4,690	4,910	5,010	5,140	5,280	5,370	5,460
Persons per Household:	2.81	2.73	2.71	2.69	2.67	2.66	2.64	2.65	2.65	2.63	2.65	2.65	2.62	2.65	2.67
Personal Income:															
Current Year \$:	94.9	131.4	133.4	130.4	138.9	150.1	160.2	168.8	184.6	200.9	209.7	222.7	237.9	247.4	263.5
1992 \$:	161.6	171.5	170.9	161.2	164.9	170.0	172.1	173.9	184.6	195.0	198.5	205.0	212.8	216.3	226.8
Per Capita Personal Income:															
Current Year \$:	9,020	11,620	11,850	12,800	13,190	13,860	13,420	13,760	14,650	15,320	15,560	16,140	16,930	17,160	17,800
1992 \$:	15,360	15,170	15,160	15,820	15,650	15,700	14,420	14,170	14,650	14,870	14,730	14,860	15,140	15,000	15,320

Gem County

<u>Employment:</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Manufacturing	590	550	340	100	100	100	110	110	110	110	110	110	110	110	110	110
Mining	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Construction	210	220	240	210	210	230	240	250	250	260	270	270	280	270	280	280
Transp., Comm., & Util.	140	130	110	130	130	130	130	130	130	140	140	140	140	150	150	150
Wholesale & Retail Trade	810	820	760	780	780	790	810	820	840	850	870	880	900	920	930	950
Fin., Ins., & Real Est.	80	90	90	90	90	100	100	110	110	110	110	120	120	120	120	120
Services	500	540	670	680	700	720	740	760	770	790	810	830	840	860	880	900
Government	810	850	830	830	830	840	850	860	870	890	900	910	920	930	940	960
Total Nonagricultural	3,160	3,210	3,060	2,820	2,850	2,920	2,990	3,050	3,100	3,160	3,210	3,270	3,320	3,370	3,430	3,480
<u>Population & Households:</u>																
Population:	15,050	15,220	15,440	15,580	15,780	15,930	16,200	16,330	16,460	16,680	16,900	17,110	17,310	17,510	17,710	17,930
Households:	5,560	5,550	5,600	5,650	5,730	5,840	5,940	6,020	6,070	6,180	6,250	6,320	6,400	6,480	6,550	6,610
Persons per Household:	2.67	2.71	2.72	2.72	2.72	2.70	2.69	2.68	2.68	2.67	2.67	2.67	2.67	2.67	2.67	2.68
<u>Personal Income:</u>																
(Millions)																
Current Year \$:	278.0	298.6	315.5	326.9	334.9	354.2	375.1	393.7	412.9	433.4	454.5	476.6	500.7	526.2	552.2	579.3
1992 \$:	234.2	243.6	250.2	255.1	255.5	263.2	273.5	282.4	290.6	298.6	306.4	313.6	321.1	328.7	335.9	343.2
<u>Per Capita Personal Income:</u>																
Current Year \$:	18,470	19,620	20,430	20,980	21,220	22,230	23,160	24,100	25,080	25,980	26,900	27,860	28,920	30,060	31,180	32,300
1992 \$:	15,560	16,010	16,200	16,370	16,190	16,520	16,880	17,290	17,650	17,900	18,130	18,330	18,550	18,770	18,960	19,140

Gem County

<u>Employment:</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Manufacturing	110	110	120	120	120	120	120	120	120	120	120	120	120	120	130	130
Mining	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Construction	290	290	300	310	310	320	330	340	340	350	360	370	380	390	400	410
Transp., Comm., & Util.	150	160	160	160	160	160	170	170	170	170	170	180	180	180	180	190
Wholesale & Retail Trade	970	980	1,000	1,020	1,030	1,050	1,070	1,080	1,100	1,120	1,140	1,160	1,180	1,200	1,210	1,230
Fin., Ins., & Real Est.	130	130	130	130	140	140	140	140	150	150	150	150	160	160	160	160
Services	910	930	950	960	980	1,000	1,020	1,040	1,060	1,070	1,090	1,110	1,130	1,150	1,170	1,180
Government	970	980	1,000	1,010	1,020	1,030	1,050	1,060	1,070	1,090	1,100	1,110	1,130	1,140	1,160	1,180
Total Nonagricultural	3,540	3,600	3,660	3,720	3,780	3,840	3,900	3,960	4,020	4,090	4,150	4,220	4,280	4,350	4,420	4,480
<u>Population & Households:</u>																
Population:	18,160	18,390	18,610	18,820	19,010	19,180	19,360	19,480	19,590	19,700	19,820	19,940	20,070	20,180	20,290	20,400
Households:	6,690	6,770	6,840	6,920	7,000	7,050	7,110	7,150	7,180	7,220	7,250	7,290	7,300	7,340	7,380	7,430
Persons per Household:	2.68	2.68	2.69	2.69	2.68	2.69	2.69	2.69	2.69	2.70	2.70	2.70	2.72	2.71	2.71	2.71
<u>Personal Income:</u>																
(Millions)																
Current Year \$:	607.6	637.7	669.3	702.5	736.6	772.4	809.3	848.2	889.0	931.7	976.4	1,024.0	1,073.9	1,126.1	1,180.9	1,237.7
1992 \$:	350.6	358.3	366.1	373.9	381.5	389.3	397.0	404.9	413.1	421.3	429.7	438.7	447.8	457.1	466.5	476.0
<u>Per Capita Personal Income:</u>																
Current Year \$:	33,450	34,670	35,970	37,320	38,760	40,280	41,810	43,540	45,370	47,280	49,260	51,340	53,500	55,810	58,200	60,670
1992 \$:	19,300	19,480	19,670	19,860	20,070	20,300	20,510	20,780	21,090	21,380	21,680	22,000	22,310	22,650	22,990	23,330

M3 – Eagle Development

Appendix E:

Projected Property Tax Revenues by Year and
Property Taxing Authority.

M3 - Eagle Development: Annual Summary of Projected Property Taxes

Projected Property Tax Revenues

Estimated Taxable Property Value at Year-End	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Residential Properties	\$117,057,000	\$234,290,000	\$427,111,000	\$622,375,000	\$817,639,000	\$1,012,903,000	\$1,208,629,000	\$1,446,819,000	\$1,685,009,000
Commercial Properties	\$0	\$0	\$5,175,000	\$10,350,000	\$15,525,000	\$20,700,000	\$25,875,000	\$42,750,000	\$59,625,000
Total Taxable Property Value	\$ 117,057,000	\$234,290,000	\$432,286,000	\$632,725,000	\$833,164,000	\$1,033,603,000	\$1,234,504,000	\$1,489,569,000	\$1,744,634,000

Estimated Annual Property Tax Revenues:

Residential Property:

(Calendar Year Basis)

Taxing Authority	2006 Mill Levy	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Ada County	0.002560344	\$299,700	\$599,900	\$1,093,600	\$1,593,500	\$2,093,400	\$2,593,400	\$3,094,500	\$3,704,400	\$4,314,200
City of Eagle	0.000855955	100,200	200,500	365,600	532,700	699,900	867,000	1,034,500	1,238,400	1,442,300
Meridian Joint School District #2	0.003888275	455,100	911,000	1,660,700	2,420,000	3,179,200	3,938,400	4,699,500	5,625,600	6,551,800
Ada County Highway District	0.000954955	111,800	223,700	407,900	594,300	780,800	967,300	1,154,200	1,381,600	1,609,100
Ada County Emergency Medical	0.000113527	13,300	26,600	48,500	70,700	92,800	115,000	137,200	164,300	191,300
Eagle Fire District	0.001209738	141,600	283,400	516,700	752,900	989,100	1,225,300	1,462,100	1,750,300	2,038,400
Mosquito Abatement District	0.000027599	3,200	6,500	11,800	17,200	22,600	28,000	33,400	39,900	46,500
Ada County Weed & Pest Control	0.000121634	14,200	28,500	52,000	75,700	99,500	123,200	147,000	176,000	205,000
Star Cemetary District	0.000113733	13,300	26,600	48,600	70,800	93,000	115,200	137,500	164,600	191,600
Total	0.011863518	\$1,152,400	\$2,421,200	\$4,205,400	\$6,127,800	\$8,050,300	\$9,972,800	\$11,899,900	\$14,245,100	\$16,590,200

Commercial Property:

(Calendar Year Basis)

Taxing Authority	2006 Mill Levy	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Ada County	0.002560344	\$0	\$0	\$13,200	\$26,500	\$39,700	\$53,000	\$66,200	\$109,500	\$152,700
City of Eagle	0.000655955	0	0	\$4,400	8,900	13,300	17,700	22,100	36,600	51,000
Meridian Joint School District #2	0.003888275	0	0	\$20,100	40,200	60,400	80,500	100,600	166,200	231,800
Ada County Highway District	0.000954955	0	0	\$4,900	9,900	14,800	19,800	24,700	40,800	56,900
Ada County Emergency Medical	0.000113527	0	0	\$600	1,200	1,800	2,400	2,900	4,900	6,800
Eagle Fire District	0.001209738	0	0	\$6,300	12,500	18,800	25,000	31,300	51,700	72,100
Mosquito Abatement District	0.000027599	0	0	\$100	300	400	600	700	1,200	1,600
Ada County Weed & Pest Control	0.000121634	0	0	\$600	1,300	1,900	2,500	3,100	5,200	7,300
Star Cemetary District	0.000113733	0	0	\$600	1,200	1,800	2,400	2,900	4,900	6,800
Total	0.011863518	\$0	\$0	\$50,800	\$102,000	\$152,900	\$203,900	\$254,500	\$421,000	\$587,000

M3 - Eagle Development: Annual Summary of Projected Property Taxes

Projected Property Tax Revenues

Estimated Taxable Property Value at Year-End									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Residential Properties	\$117,057,000	\$234,290,000	\$427,111,000	\$622,375,000	\$817,639,000	\$1,012,903,000	\$1,208,629,000	\$1,446,819,000	\$1,685,009,000
Commercial Properties	\$0	\$0	\$5,175,000	\$10,350,000	\$15,525,000	\$20,700,000	\$25,875,000	\$42,750,000	\$59,625,000
Total Taxable Property Value	\$117,057,000	\$234,290,000	\$432,286,000	\$632,725,000	\$833,164,000	\$1,033,603,000	\$1,234,504,000	\$1,489,569,000	\$1,744,634,000
Projected Annual Residential Occupancy Tax Revenues:									
(Calendar Year Basis)									
Taxing Authority									
Ada County	0.002560344	\$78,200	\$128,400	\$130,100	\$130,100	\$130,100	\$130,400	\$158,000	\$158,000
City of Eagle	0.000855955	26,130	42,900	43,500	43,500	43,500	43,600	52,800	52,800
Meridian Joint School District #2	0.003888275	118,700	195,000	197,600	197,600	197,600	198,100	239,900	239,900
Ada County Highway District	0.000954955	29,100	47,900	48,500	48,500	48,500	48,600	58,900	58,900
Eagle Fire District	0.00113527	3,500	5,700	5,800	5,800	5,800	5,800	7,000	7,000
Mosquito Abatement District	0.001209738	36,900	60,700	61,500	61,500	61,500	61,600	74,600	74,600
Ada County Weed & Pest Control	0.000027599	800	1,400	1,400	1,400	1,400	1,400	1,700	1,700
Star Cemetery District	0.000121634	3,700	6,100	6,200	6,200	6,200	6,200	7,500	7,500
Total	0.00113733	3,500	5,700	5,800	5,800	5,800	5,800	7,000	7,000
Total	0.011863518	\$300,530	\$493,800	\$500,400	\$500,400	\$500,400	\$501,500	\$607,400	\$607,400

Estimated Total

Annual Property Tax Revenues:

Residential, Commercial, & Occupancy Tax Revenues:

Residential, Commercial, & Occupancy Tax Revenues:									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Ada County	\$415,962	\$716,262	\$1,273,262	\$1,788,162	\$2,301,262	\$2,814,562	\$3,329,162	\$4,009,962	\$4,662,962
City of Eagle	\$139,055	\$239,425	\$425,625	\$597,825	\$769,425	\$940,925	\$1,112,925	\$1,340,525	\$1,558,825
Meridian Joint School District #2	\$631,603	\$1,087,703	\$1,933,603	\$2,715,603	\$3,495,603	\$4,274,303	\$5,056,003	\$6,089,503	\$7,081,303
Ada County Highway District	\$155,096	\$267,096	\$474,896	\$666,896	\$858,296	\$1,049,796	\$1,241,696	\$1,495,496	\$1,739,096
Eagle Fire District	\$18,488	\$31,788	\$56,488	\$79,388	\$102,088	\$124,888	\$147,588	\$177,888	\$206,788
Mosquito Abatement District	\$196,484	\$338,384	\$601,684	\$844,884	\$1,087,384	\$1,329,784	\$1,572,984	\$1,894,584	\$2,203,084
Ada County Weed & Pest Control	\$4,000	\$7,300	\$13,300	\$18,900	\$24,400	\$30,000	\$35,500	\$42,800	\$49,800
Star Cemetery District	\$19,588	\$33,888	\$60,388	\$84,888	\$109,288	\$133,588	\$157,988	\$190,388	\$221,488
Total	\$1,597,076	\$2,866,446	\$4,894,146	\$6,874,346	\$8,847,746	\$10,821,246	\$12,800,046	\$15,417,646	\$17,928,746

Estimated Total

Annual Property Tax Revenues:

(Estimated Fiscal Year Basis)

(Estimated Fiscal Year Basis)									
Taxing Authority									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Ada County	\$207,981	\$586,112	\$994,762	\$1,530,712	\$2,044,712	\$2,557,912	\$3,071,862	\$3,669,562	\$4,336,462
City of Eagle	69,527	189,240	332,525	511,725	683,825	855,175	1,026,925	1,226,725	1,449,675
Meridian Joint School District #2	315,802	859,653	1,510,653	2,324,603	3,105,303	3,884,653	4,665,153	5,572,753	6,585,403
Ada County Highway District	77,548	211,096	370,996	570,896	762,596	954,046	1,145,746	1,368,596	1,617,296
Eagle Fire District	9,244	25,138	44,138	67,938	90,738	113,488	136,238	162,738	192,338
Mosquito Abatement District	98,242	267,434	470,034	723,284	966,134	1,208,584	1,451,384	1,733,784	2,048,834
Ada County Weed & Pest Control	2,000	5,650	10,300	16,100	21,650	27,200	32,750	39,150	46,300
Star Cemetery District	9,794	26,738	47,138	72,638	97,088	121,438	145,788	174,188	205,938
Total	\$798,538	\$2,231,761	\$3,880,296	\$5,884,246	\$7,861,046	\$9,834,496	\$11,810,646	\$14,108,846	\$16,873,196

M3 - Eagle Development: Annual Summary of Projected Property Taxes

Projected Property Tax Revenues

Estimated Taxable Property Value at Year-End	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Residential Properties	\$1,923,199,000	\$2,161,389,000	\$2,399,354,000	\$2,584,349,000	\$2,768,199,000	\$2,953,730,000	\$3,138,326,000	\$3,322,922,000	\$3,369,540,000
Commercial Properties	\$76,500,000	\$93,375,000	\$110,250,000	\$135,607,500	\$159,097,500	\$182,587,500	\$206,077,500	\$229,567,500	\$250,807,500
Total Taxable Property Value	\$1,999,699,000	\$2,254,764,000	\$2,509,604,000	\$2,719,956,500	\$2,927,296,500	\$3,136,317,500	\$3,344,403,500	\$3,552,489,500	\$3,620,347,500

Estimated Annual Property Tax Revenues:

Residential Property:

(Calendar Year Basis)

Taxing Authority	2006 Mill Levy	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Ada County	0.002560344	\$4,924,100	\$5,533,900	\$6,143,200	\$6,616,800	\$7,087,500	\$7,562,600	\$8,035,200	\$8,507,800	\$8,627,200
City of Eagle	0.000855955	1,646,200	1,850,100	2,053,700	2,212,100	2,369,500	2,528,300	2,686,300	2,844,300	2,884,200
Meridian Joint School District #2	0.003888275	7,477,900	8,404,100	9,329,300	10,048,700	10,763,500	11,484,900	12,202,700	12,920,400	13,101,700
Ada County Highway District	0.000954955	1,836,600	2,064,000	2,291,300	2,467,900	2,643,500	2,820,700	2,997,000	3,173,200	3,217,800
Ada County Emergency Medical	0.000113527	218,300	245,400	272,400	293,400	314,300	335,300	356,300	377,200	382,500
Eagle Fire District	0.001209738	2,326,600	2,614,700	2,902,600	3,126,400	3,348,800	3,573,200	3,796,600	4,019,900	4,076,300
Mosquito Abatement District	0.000027599	53,100	59,700	66,200	71,300	76,400	81,500	86,600	91,700	93,000
Ada County Weed & Pest Control	0.000121634	233,900	262,900	291,800	314,300	336,700	359,300	381,700	404,200	409,900
Star Cemetery District	0.000113733	218,700	245,800	272,900	293,900	314,800	335,900	356,900	377,900	383,200
Total	0.011863518	\$18,935,400	\$21,280,600	\$23,623,400	\$25,444,800	\$27,255,000	\$29,081,700	\$30,899,300	\$32,716,600	\$33,175,800

Commercial Property:

(Calendar Year Basis)

Taxing Authority	2006 Mill Levy	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Ada County	0.002560344	\$195,900	\$239,100	\$282,300	\$347,200	\$407,300	\$467,500	\$527,600	\$587,800	\$642,200
City of Eagle	0.000855955	65,500	79,900	94,400	116,100	136,200	156,300	176,400	196,500	214,700
Meridian Joint School District #2	0.003888275	297,500	363,100	428,700	527,300	618,600	710,000	801,300	892,600	975,200
Ada County Highway District	0.000954955	73,100	89,200	105,300	129,500	151,900	174,400	196,800	219,200	239,500
Ada County Emergency Medical	0.000113527	8,700	10,800	12,500	15,400	18,100	20,700	23,400	26,100	28,500
Eagle Fire District	0.001209738	92,500	113,000	133,400	164,000	192,500	220,900	249,300	277,700	303,400
Mosquito Abatement District	0.000027599	2,100	2,600	3,000	3,700	4,400	5,000	5,700	6,300	6,900
Ada County Weed & Pest Control	0.000121634	9,300	11,400	13,400	16,500	19,400	22,200	25,100	27,900	30,500
Star Cemetery District	0.000113733	8,700	10,600	12,500	15,400	18,100	20,800	23,400	26,100	28,500
Total	0.011863518	\$753,300	\$919,500	\$1,085,500	\$1,335,100	\$1,566,500	\$1,797,800	\$2,029,000	\$2,260,200	\$2,469,400

M3 - Eagle Development: Annual Summary of Projected Property Taxes

Projected Property Tax Revenues

Estimated Taxable Property Value at Year-End	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Residential Properties	\$1,923,199,000	\$2,161,389,000	\$2,399,354,000	\$2,584,349,000	\$2,768,199,000	\$2,953,730,000	\$3,138,326,000	\$3,322,922,000	\$3,369,540,000
Commercial Properties	\$76,500,000	\$93,375,000	\$110,250,000	\$135,607,500	\$159,097,500	\$182,587,500	\$206,077,500	\$229,567,500	\$250,807,500
Total Taxable Property Value	\$1,999,699,000	\$2,254,764,000	\$2,509,604,000	\$2,719,956,500	\$2,927,296,500	\$3,136,317,500	\$3,344,403,500	\$3,552,489,500	\$3,620,347,500

Projected Annual Residential

Occupancy Tax Revenues:

(Calendar Year Basis)

Taxing Authority	2006 Mill Levy	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Ada County	0.002560344	\$158,000	\$158,000	\$157,800	\$123,300	\$122,500	\$123,700	\$123,100	\$123,100	\$31,600
City of Eagle	0.000855955	52,800	52,800	52,800	41,200	41,000	41,300	41,200	41,200	10,500
Meridian Joint School District #2	0.00388275	239,900	239,900	239,700	187,300	186,000	187,800	186,900	186,900	47,900
Ada County Highway District	0.000954955	58,900	58,900	58,900	46,000	45,700	46,100	45,900	45,900	11,800
Ada County Emergency Medical	0.000113527	7,000	7,000	7,000	5,400	5,400	5,500	5,500	5,500	1,400
Eagle Fire District	0.001209738	74,600	74,600	74,600	58,300	57,900	58,400	58,200	58,200	14,900
Mosquito Abatement District	0.00027599	1,700	1,700	1,700	1,300	1,300	1,300	1,300	1,300	300
Ada County Weed & Pest Control	0.000121634	7,500	7,500	7,500	5,900	5,800	5,900	5,800	5,800	1,500
Star Cemetary District	0.000113733	7,000	7,000	7,000	5,500	5,400	5,500	5,500	5,500	1,400
Total	0.011863518	\$607,400	\$607,400	\$607,000	\$474,300	\$471,000	\$475,500	\$473,400	\$473,400	\$121,300

Estimated Total

Annual Property Tax Revenues:

Residential, Commercial, & Occupancy Tax Revenues:

(Calendar Year Basis)

Taxing Authority	2006 Mill Levy	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Ada County	0.002560344	\$5,316,062	\$5,969,062	\$6,621,362	\$7,125,362	\$7,655,362	\$8,191,862	\$8,723,962	\$9,256,762	\$9,339,062
City of Eagle	0.000855955	\$1,777,225	\$1,995,525	\$2,213,625	\$2,382,125	\$2,559,425	\$2,738,625	\$2,916,625	\$3,094,725	\$3,122,125
Meridian Joint School District #2	0.00388275	\$8,073,103	\$9,064,903	\$10,055,503	\$10,821,103	\$11,625,903	\$12,440,503	\$13,246,703	\$14,057,703	\$14,182,603
Ada County Highway District	0.000954955	\$1,982,796	\$2,226,296	\$2,469,696	\$2,657,596	\$2,855,296	\$3,055,396	\$3,253,896	\$3,452,496	\$3,483,296
Ada County Emergency Medical	0.000113527	\$235,688	\$264,688	\$293,588	\$315,988	\$339,488	\$363,188	\$386,888	\$410,488	\$414,088
Eagle Fire District	0.001209738	\$2,511,694	\$2,820,294	\$3,128,594	\$3,366,694	\$3,617,194	\$3,870,494	\$4,122,094	\$4,373,794	\$4,412,594
Mosquito Abatement District	0.00027599	\$56,900	\$64,000	\$70,900	\$76,300	\$82,100	\$87,800	\$93,600	\$99,300	\$100,200
Ada County Weed & Pest Control	0.000121634	\$252,388	\$283,488	\$314,388	\$338,388	\$363,588	\$389,088	\$414,288	\$439,588	\$443,588
Star Cemetary District	0.000113733	\$234,400	\$263,400	\$292,400	\$314,800	\$338,300	\$362,200	\$385,800	\$409,500	\$413,100
Total	0.011863518	\$20,440,246	\$22,951,646	\$25,460,046	\$27,398,346	\$29,436,646	\$31,499,146	\$33,545,846	\$35,594,346	\$35,910,646

Estimated Total

Annual Property Tax Revenues:

(Estimated Fiscal Year Basis)

Taxing Authority	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Ada County	\$4,989,512	\$5,642,562	\$6,295,212	\$6,873,362	\$7,390,362	\$7,923,612	\$8,457,912	\$8,990,362	\$9,297,912
City of Eagle	1,668,025	1,886,375	2,104,575	2,297,875	2,470,775	2,649,025	2,827,625	3,005,675	3,108,425
Meridian Joint School District #2	7,577,203	8,569,003	9,560,203	10,438,303	11,223,503	12,033,203	12,844,603	13,653,203	14,120,153
Ada County Highway District	1,860,946	2,104,546	2,347,946	2,583,646	2,756,446	2,955,346	3,154,646	3,353,196	3,467,896
Ada County Emergency Medical	221,238	250,188	279,138	304,788	327,738	351,338	375,038	398,688	412,288
Eagle Fire District	2,357,384	2,665,984	2,974,434	3,247,634	3,491,934	3,743,834	3,996,284	4,247,934	4,393,184
Mosquito Abatement District	53,350	60,450	67,550	73,600	79,200	84,950	90,700	96,450	99,750
Ada County Weed & Pest Control	236,938	267,938	298,938	326,388	350,988	376,338	401,688	426,938	441,588
Star Cemetary District	219,900	248,900	279,900	303,600	326,550	350,250	374,000	397,650	411,300
Total	\$19,184,496	\$21,695,946	\$24,205,846	\$26,429,196	\$28,417,496	\$30,467,896	\$32,522,496	\$34,570,096	\$35,752,496

M3 - Eagle Development: Annual Summary of Projected Property Taxes

Projected Property Tax Revenues

	Year 19	Year 20	Year 21+
Estimated Taxable Property Value at Year-End			
Residential Properties	\$3,416,158,000	\$3,462,368,000	\$3,462,368,000
Commercial Properties	\$267,750,000	\$267,750,000	\$267,750,000
Total Taxable Property Value	\$3,683,908,000	\$3,730,118,000	\$3,730,118,000

Estimated Annual Property Tax Revenues:

Residential Property: (Calendar Year Basis) Taxing Authority	2006 Mill Levy	Year 19	Year 20	Year 21+
Ada County	0.002560344	\$8,746,500	\$8,864,900	\$8,864,900
City of Eagle	0.000855955	2,924,100	2,963,600	2,963,600
Meridian Joint School District #2	0.003888275	13,283,000	13,462,600	13,462,600
Ada County Highway District	0.000954955	3,282,300	3,306,400	3,306,400
Ada County Emergency Medical	0.000113527	387,800	393,100	393,100
Eagle Fire District	0.001209738	4,132,700	4,188,600	4,188,600
Mosquito Abatement District	0.000027599	94,300	95,600	95,600
Ada County Weed & Pest Control	0.000121634	415,500	421,100	421,100
Star Cemetery District	0.000113733	388,500	393,800	393,800
Total	0.011863518	\$33,634,700	\$34,089,700	\$34,089,700

Commercial Property:

Commercial Property: (Calendar Year Basis) Taxing Authority	2006 Mill Levy	Year 19	Year 20	Year 21+
Ada County	0.002560344	\$685,500	\$685,500	\$685,500
City of Eagle	0.000855955	229,200	229,200	229,200
Meridian Joint School District #2	0.003888275	1,041,100	1,041,100	1,041,100
Ada County Highway District	0.000954955	255,700	255,700	255,700
Ada County Emergency Medical	0.000113527	30,400	30,400	30,400
Eagle Fire District	0.001209738	323,900	323,900	323,900
Mosquito Abatement District	0.000027599	7,400	7,400	7,400
Ada County Weed & Pest Control	0.000121634	32,600	32,600	32,600
Star Cemetery District	0.000113733	30,500	30,500	30,500
Total	0.011863518	\$2,636,300	\$2,636,300	\$2,636,300

Summary of Projected Property Tax Revenues

	5-Year Summaries of Projected Property Tax Revenues					20-Year Total
	Total Years 1 - 5	Total Years 6 - 10	Total Years 11 - 15	Total Years 16 - 20	Total Years 1 - 20	
Residential Properties	\$21,957,100	\$71,643,400	\$126,685,500	\$164,516,100	\$384,802,100	
Commercial Properties	\$305,700	\$2,219,700	\$6,704,400	\$12,031,200	\$21,261,000	
Total	\$22,262,800	\$73,863,100	\$133,389,900	\$176,547,300	\$406,063,100	

M3 - Eagle Development: Annual Summary of Projected Property Taxes

Projected Property Tax Revenues

Estimated Taxable Property Value at Year-End	Year 19	Year 20	Year 21+
Residential Properties	\$3,416,158,000	\$3,462,368,000	\$3,462,368,000
Commercial Properties	\$267,750,000	\$267,750,000	\$267,750,000
Total Taxable Property Value	\$3,683,908,000	\$3,730,118,000	\$3,730,118,000

Projected Annual Residential

Occupancy Tax Revenues:

(Calendar Year Basis)	2006 Mill Levy	Year 19	Year 20	Year 21+
Taxing Authority				
Ada County	0.002560344	\$31,600	\$31,300	\$0
City of Eagle	0.000855955	10,500	10,500	0
Meridian Joint School District #2	0.00388275	47,900	47,500	0
Ada County Highway District	0.000954955	11,800	11,700	0
Ada County Emergency Medical	0.000113527	1,400	1,400	0
Eagle Fire District	0.001209738	14,900	14,800	0
Mosquito Abatement District	0.00027599	300	300	0
Ada County Weed & Pest Control	0.000121634	1,500	1,500	0
Star Cemetary District	0.000113733	1,400	1,400	0
Total	0.011863518	\$121,300	\$120,400	\$0

Estimated Total

Annual Property Tax Revenues:

Residential, Commercial,

& Occupancy Tax Revenues:

(Calendar Year Basis)	2006 Mill Levy	Year 19	Year 20	Year 21+
Taxing Authority				
Ada County	0.002560344	\$9,501,662	\$9,619,762	\$9,550,400
City of Eagle	0.000855955	\$3,176,525	\$3,216,025	\$3,192,800
Meridian Joint School District #2	0.00388275	\$14,429,803	\$14,609,003	\$14,503,700
Ada County Highway District	0.000954955	\$3,543,996	\$3,587,996	\$3,562,100
Ada County Emergency Medical	0.000113527	\$421,288	\$426,588	\$423,500
Eagle Fire District	0.001209738	\$4,489,484	\$4,545,284	\$4,512,500
Mosquito Abatement District	0.00027599	\$102,000	\$103,300	\$103,000
Ada County Weed & Pest Control	0.000121634	\$451,288	\$458,888	\$453,700
Star Cemetary District	0.000113733	\$420,400	\$425,700	\$424,300
Total	0.011863518	\$36,536,446	\$36,990,546	\$36,726,000

Estimated Total

Annual Property Tax Revenues:

(Estimated Fiscal Year Basis)

Taxing Authority

Year 19	Year 20	Year 21+	
Ada County	\$9,420,362	\$9,560,712	\$9,585,081
City of Eagle	3,149,325	3,196,275	3,204,412
Meridian Joint School District #2	14,306,203	14,519,403	14,556,352
Ada County Highway District	3,513,646	3,565,996	3,575,048
Ada County Emergency Medical	417,688	423,938	425,044
Eagle Fire District	4,451,034	4,517,384	4,528,892
Mosquito Abatement District	101,100	102,650	103,150
Ada County Weed & Pest Control	447,438	454,088	455,294
Star Cemetary District	416,750	423,050	425,000
Total	\$36,223,546	\$36,763,496	\$36,858,273

Summary of Projected Property Tax Revenues

5-Year Summaries of Projected Property Tax Revenues					20-Year Total				
Total Years 1 - 5	Total Years 6 - 10	Total Years 11 - 15	Total Years 16 - 20	Total Years 1 - 20	Total Years 1 - 5	Total Years 6 - 10	Total Years 11 - 15	Total Years 16 - 20	Total Years 1 - 20
\$545,100	\$734,500	\$685,300	\$340,700	\$2,305,600	\$545,100	\$734,500	\$685,300	\$340,700	\$2,305,600
182,230	245,500	229,100	113,900	770,730	182,230	245,500	229,100	113,900	770,730
827,800	1,115,400	1,040,700	517,100	3,501,900	827,800	1,115,400	1,040,700	517,100	3,501,900
203,200	273,800	255,600	127,100	859,700	203,200	273,800	255,600	127,100	859,700
24,300	32,600	30,400	15,200	102,500	24,300	32,600	30,400	15,200	102,500
257,600	346,900	323,800	161,000	1,089,300	257,600	346,900	323,800	161,000	1,089,300
5,800	7,900	7,300	3,500	24,500	5,800	7,900	7,300	3,500	24,500
25,900	34,900	32,600	16,100	109,500	25,900	34,900	32,600	16,100	109,500
24,300	32,600	30,400	15,200	102,500	24,300	32,600	30,400	15,200	102,500
\$2,096,230	\$2,824,100	\$2,635,200	\$1,309,800	\$8,865,330	\$2,096,230	\$2,824,100	\$2,635,200	\$1,309,800	\$8,865,330

Total Years 1 - 5	Total Years 6 - 10	Total Years 11 - 15	Total Years 16 - 20	Total Years 1 - 20
\$6,494,910	\$20,132,710	\$35,563,010	\$46,441,210	\$108,631,841
2,171,353	6,730,423	11,889,323	15,526,023	36,317,123
9,863,515	30,574,215	54,007,915	70,527,815	164,973,462
2,422,282	7,508,882	13,264,282	17,321,682	40,517,127
288,238	892,838	1,576,938	2,059,338	4,817,354
3,068,820	9,512,120	16,803,220	21,943,220	51,327,379
67,900	215,000	381,100	498,400	1,162,400
308,038	955,838	1,689,938	2,205,638	5,158,454
394,700	885,900	1,571,100	2,054,500	4,906,200
\$25,079,758	\$77,407,928	\$136,745,828	\$178,577,828	\$417,811,340

Total Years 1 - 5	Total Years 6 - 10	Total Years 11 - 15	Total Years 16 - 20	Total Years 1 - 20
\$5,344,279	\$18,625,310	\$34,125,110	\$45,727,260	\$103,821,960
1,786,641	6,226,523	11,408,623	15,287,323	34,709,110
8,116,014	28,285,165	51,824,215	69,443,565	157,668,960
1,993,134	6,946,632	12,727,982	17,055,382	38,723,129
237,195	826,038	1,513,188	2,027,638	4,604,060
2,525,128	8,799,970	16,123,820	21,605,820	49,054,737
55,700	198,570	365,650	490,650	1,110,570
253,395	884,288	1,620,588	2,171,738	4,930,010
344,400	819,000	1,507,200	2,022,750	4,693,350
20,655,885	71,611,678	131,216,378	175,832,128	399,316,067

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 1										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ -	\$ -	\$ -	\$ -
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	20	\$ 9,000,000	\$ 675,000	\$ 13,500,000	\$ 22,500,000	\$ (1,500,000)	\$ 21,000,000
R-1	\$800,000	1,083	\$320,000	\$800,000	39	\$ 12,359,000	\$ 480,000	\$ 18,539,000	\$ 30,898,000	\$ (2,897,000)	\$ 28,001,000
R-2	\$612,500	1,431	\$245,000	\$612,500	50	\$ 12,258,000	\$ 367,500	\$ 18,388,000	\$ 30,646,000	\$ (3,753,000)	\$ 26,893,000
R-3	\$450,000	1,575	\$180,000	\$450,000	56	\$ 10,112,000	\$ 270,000	\$ 15,168,000	\$ 25,280,000	\$ (4,213,000)	\$ 21,067,000
R-4	\$375,000	2,106	\$150,000	\$375,000	54	\$ 8,032,000	\$ 225,000	\$ 12,048,000	\$ 20,080,000	\$ (4,016,000)	\$ 16,064,000
Multi-family	\$250,000	379	\$100,000	\$250,000	20	\$ 2,019,000	\$ 150,000	\$ 3,028,000	\$ 5,047,000	\$ (1,015,000)	\$ 4,032,000
Total Residential	\$557,086	7,153			239	\$ 53,780,000		\$ 80,671,000	\$ 134,451,000	\$ (17,394,000)	\$ 117,057,000
Commercial:											
VC/MU		522,300			0			\$ -	\$ -	\$ -	\$ -
RE		667,700			0			\$ -	\$ -	\$ -	\$ -
Total Commercial		1,190,000			0			\$ -	\$ -	\$ -	\$ -
Residential - Cumulative Values					239	\$ 53,780,000		\$ 80,671,000	\$ 134,451,000	\$ (17,394,000)	\$ 117,057,000
Commercial - Cumulative Values					0			\$ -	\$ -	\$ -	\$ -
Total - Cumulative Value						\$ 53,780,000		\$ 80,671,000	\$ 134,451,000	\$ (17,394,000)	\$ 117,057,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 2										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ -	\$ -	\$ -	\$ -
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	20	\$ 9,000,000	\$ 675,000	\$ 13,500,000	\$ 22,500,000	\$ (1,500,000)	\$ 21,000,000
R-1	\$800,000	1,083	\$320,000	\$800,000	39	\$ 12,359,000	\$ 480,000	\$ 18,539,000	\$ 30,898,000	\$ (2,897,000)	\$ 28,001,000
R-2	\$612,500	1,431	\$245,000	\$612,500	50	\$ 12,258,000	\$ 367,500	\$ 18,388,000	\$ 30,646,000	\$ (3,753,000)	\$ 26,893,000
R-3	\$450,000	1,575	\$180,000	\$450,000	56	\$ 10,112,000	\$ 270,000	\$ 15,168,000	\$ 25,280,000	\$ (4,213,000)	\$ 21,067,000
R-4	\$375,000	2,106	\$150,000	\$375,000	54	\$ 8,032,000	\$ 225,000	\$ 12,048,000	\$ 20,080,000	\$ (4,016,000)	\$ 16,064,000
Multi-family	\$250,000	379	\$100,000	\$250,000	21	\$ 2,107,000	\$ 150,000	\$ 3,160,000	\$ 5,267,000	\$ (1,059,000)	\$ 4,208,000
Total Residential	\$557,086	7,153			239	\$ 53,868,000		\$ 80,803,000	\$ 134,671,000	\$ (17,438,000)	\$ 117,233,000
Commercial:											
VC/MU		522,300			0						
RE		667,700			0						
Total Commercial		1,190,000			0						
Residential - Cumulative Values					478	\$ 107,648,000		\$ 161,474,000	\$ 269,122,000	\$ (34,832,000)	\$ 234,290,000
Commercial - Cumulative Values					0						
Total - Cumulative Value						\$ 107,648,000		\$ 161,474,000	\$ 269,122,000	\$ (34,832,000)	\$ 234,290,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

Product Type	Year 3										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	1	\$ 550,000	\$ 825,000	\$ 1,375,000	\$ (75,000)	\$ 1,300,000	
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	30	\$ 13,500,000	\$ 675,000	\$ 20,250,000	\$ (2,250,000)	\$ 31,500,000	
R-1	\$800,000	1,083	\$320,000	\$800,000	61	\$ 19,663,000	\$ 480,000	\$ 29,494,000	\$ (4,608,000)	\$ 44,549,000	
R-2	\$612,500	1,431	\$245,000	\$612,500	81	\$ 19,786,000	\$ 367,500	\$ 29,678,000	\$ (6,057,000)	\$ 43,407,000	
R-3	\$450,000	1,575	\$180,000	\$450,000	88	\$ 15,800,000	\$ 270,000	\$ 23,701,000	\$ (6,584,000)	\$ 32,917,000	
R-4	\$375,000	2,106	\$150,000	\$375,000	125	\$ 18,697,000	\$ 225,000	\$ 28,046,000	\$ (9,349,000)	\$ 37,394,000	
Multi-family	\$250,000	379	\$100,000	\$250,000	9	\$ 878,000	\$ 150,000	\$ 1,317,000	\$ (441,000)	\$ 1,754,000	
Total Residential	\$557,086	7,153			394	\$ 88,874,000		\$ 133,311,000	\$ 222,185,000	\$ (29,364,000)	\$ 192,821,000
Commercial:											
V/MU		522,300			0			\$ -	\$ -	\$ -	\$ -
RE		667,700			23,000		\$ 4,600,000	\$ 4,600,000	\$ 5,175,000	\$ -	\$ 5,175,000
Total Commercial		1,190,000			23,000		\$ 4,600,000	\$ 5,175,000	\$ -	\$ -	\$ 5,175,000
Residential - Cumulative Values					872	\$ 196,522,000		\$ 294,785,000	\$ 491,307,000	\$ (64,196,000)	\$ 427,111,000
Commercial - Cumulative Values					23,000		\$ 4,600,000	\$ 5,175,000	\$ -	\$ -	\$ 5,175,000
Total - Cumulative Value					9	\$ 196,522,000		\$ 299,385,000	\$ 496,482,000	\$ (64,196,000)	\$ 432,286,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 4										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	1	\$ 483,000	\$ 825,000	\$ 724,000	\$ 1,207,000	\$ (66,000)	\$ 1,141,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	32	\$ 14,615,000	\$ 675,000	\$ 21,923,000	\$ 36,538,000	\$ (2,436,000)	\$ 34,102,000
R-1	\$800,000	1,083	\$320,000	\$800,000	61	\$ 19,663,000	\$ 480,000	\$ 29,494,000	\$ 49,157,000	\$ (4,608,000)	\$ 44,549,000
R-2	\$612,500	1,431	\$245,000	\$612,500	81	\$ 19,786,000	\$ 367,500	\$ 29,678,000	\$ 49,454,000	\$ (6,057,000)	\$ 43,407,000
R-3	\$450,000	1,575	\$180,000	\$450,000	88	\$ 15,800,000	\$ 270,000	\$ 23,701,000	\$ 39,501,000	\$ (6,584,000)	\$ 32,917,000
R-4	\$375,000	2,106	\$150,000	\$375,000	125	\$ 18,697,000	\$ 225,000	\$ 28,046,000	\$ 46,743,000	\$ (9,349,000)	\$ 37,394,000
Multi-family	\$250,000	379	\$100,000	\$250,000	9	\$ 878,000	\$ 150,000	\$ 1,317,000	\$ 2,195,000	\$ (441,000)	\$ 1,754,000
Total Residential	\$557,086	7,153			397	\$ 89,922,000		\$ 134,883,000	\$ 224,805,000	\$ (29,541,000)	\$ 195,264,000
Commercial:											
VC/MU		522,300			0			\$ -	\$ -	\$ -	\$ -
RE		667,700			23,000			\$ 4,600,000	\$ 5,175,000	\$ -	\$ 5,175,000
Total Commercial		1,190,000			23,000			\$ 4,600,000	\$ 5,175,000	\$ -	\$ 5,175,000
Residential - Cumulative Values					1,269	\$ 286,444,000		\$ 429,668,000	\$ 716,112,000	\$ (93,737,000)	\$ 622,375,000
Commercial - Cumulative Values					46,000			\$ 9,200,000	\$ 10,350,000	\$ -	\$ 10,350,000
Total - Cumulative Value						\$ 286,444,000		\$ 438,868,000	\$ 726,462,000	\$ (93,737,000)	\$ 632,725,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 5										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
<u>Residential:</u>											
AR	\$1,375,000	5	\$550,000	\$1,375,000	1	\$ 483,000	\$ 825,000	\$ 724,000	\$ 1,207,000	\$ (66,000)	\$ 1,141,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	32	\$ 14,615,000	\$ 675,000	\$ 21,923,000	\$ 36,538,000	\$ (2,436,000)	\$ 34,102,000
R-1	\$800,000	1,083	\$320,000	\$800,000	61	\$ 19,663,000	\$ 480,000	\$ 29,494,000	\$ 49,157,000	\$ (4,608,000)	\$ 44,549,000
R-2	\$612,500	1,431	\$245,000	\$612,500	81	\$ 19,786,000	\$ 367,500	\$ 29,678,000	\$ 49,464,000	\$ (6,057,000)	\$ 43,407,000
R-3	\$450,000	1,575	\$180,000	\$450,000	88	\$ 15,800,000	\$ 270,000	\$ 23,701,000	\$ 39,501,000	\$ (6,584,000)	\$ 32,917,000
R-4	\$375,000	2,106	\$150,000	\$375,000	125	\$ 18,697,000	\$ 225,000	\$ 28,046,000	\$ 46,743,000	\$ (9,349,000)	\$ 37,394,000
Multi-family	\$250,000	379	\$100,000	\$250,000	9	\$ 878,000	\$ 150,000	\$ 1,317,000	\$ 2,195,000	\$ (441,000)	\$ 1,754,000
Total Residential	\$557,086	7,153			397	\$ 89,922,000		\$ 134,883,000	\$ 224,805,000	\$ (29,541,000)	\$ 195,264,000
<u>Commercial:</u>											
VC/MU		522,300			0			\$ -	\$ -	\$ -	\$ -
RE		667,700			23,000			\$ 4,600,000	\$ 5,175,000	\$ -	\$ 5,175,000
Total Commercial		1,190,000			23,000			\$ 4,600,000	\$ 5,175,000	\$ -	\$ 5,175,000
Residential - Cumulative Values					1,666	\$ 376,366,000		\$ 564,551,000	\$ 940,917,000	\$ (123,278,000)	\$ 817,639,000
Commercial - Cumulative Values					69,000			\$ 13,800,000	\$ 15,525,000	\$ -	\$ 15,525,000
Total - Cumulative Value						\$ 376,366,000		\$ 578,351,000	\$ 956,442,000	\$ (123,278,000)	\$ 833,164,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 6										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	1	\$ 483,000	\$ 825,000	\$ 724,000	\$ 1,207,000	\$ (66,000)	\$ 1,141,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	32	\$ 14,615,000	\$ 675,000	\$ 21,923,000	\$ 36,538,000	\$ (2,436,000)	\$ 34,102,000
R-1	\$800,000	1,083	\$320,000	\$800,000	61	\$ 19,663,000	\$ 480,000	\$ 29,494,000	\$ 49,157,000	\$ (4,608,000)	\$ 44,549,000
R-2	\$612,500	1,431	\$245,000	\$612,500	81	\$ 19,786,000	\$ 367,500	\$ 29,678,000	\$ 49,464,000	\$ (6,057,000)	\$ 43,407,000
R-3	\$450,000	1,575	\$180,000	\$450,000	88	\$ 15,800,000	\$ 270,000	\$ 23,701,000	\$ 39,501,000	\$ (6,584,000)	\$ 32,917,000
R-4	\$375,000	2,106	\$150,000	\$375,000	125	\$ 18,697,000	\$ 225,000	\$ 28,046,000	\$ 46,743,000	\$ (9,349,000)	\$ 37,394,000
Multi-family	\$250,000	379	\$100,000	\$250,000	9	\$ 878,000	\$ 150,000	\$ 1,317,000	\$ 2,195,000	\$ (441,000)	\$ 1,754,000
Commercial:											
VC/MU	\$557,086	7,153			397	\$ 89,922,000		\$ 134,883,000	\$ 224,805,000	\$ (29,541,000)	\$ 195,264,000
RE		522,300			0						
		667,700			23,000			\$ 4,600,000	\$ 5,175,000		\$ 5,175,000
Total Commercial		1,190,000			23,000			\$ 4,600,000	\$ 5,175,000		\$ 5,175,000
Residential - Cumulative Values					2,063	\$ 466,288,000		\$ 699,434,000	\$ 1,165,722,000	\$ (152,819,000)	\$ 1,012,903,000
Commercial - Cumulative Values					92,000			\$ 18,400,000	\$ 20,700,000		\$ 20,700,000
Total - Cumulative Value						\$ 466,288,000		\$ 717,834,000	\$ 1,186,422,000	\$ (152,819,000)	\$ 1,033,603,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 7										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	2	\$ 966,000	\$ 825,000	\$ 1,448,000	\$ 2,414,000	\$ (132,000)	\$ 2,282,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	32	\$ 14,220,000	\$ 675,000	\$ 21,331,000	\$ 35,551,000	\$ (2,370,000)	\$ 33,181,000
R-1	\$800,000	1,083	\$320,000	\$800,000	61	\$ 19,663,000	\$ 480,000	\$ 29,494,000	\$ 49,157,000	\$ (4,608,000)	\$ 44,549,000
R-2	\$612,500	1,431	\$245,000	\$612,500	81	\$ 19,786,000	\$ 367,500	\$ 29,678,000	\$ 49,464,000	\$ (6,057,000)	\$ 43,407,000
R-3	\$450,000	1,575	\$180,000	\$450,000	89	\$ 15,958,000	\$ 270,000	\$ 23,938,000	\$ 39,896,000	\$ (6,649,000)	\$ 33,247,000
R-4	\$375,000	2,106	\$150,000	\$375,000	126	\$ 18,829,000	\$ 225,000	\$ 28,243,000	\$ 47,072,000	\$ (9,414,000)	\$ 37,658,000
Multi-family	\$250,000	379	\$100,000	\$250,000	7	\$ 702,000	\$ 150,000	\$ 1,053,000	\$ 1,755,000	\$ (353,000)	\$ 1,402,000
Total Residential	\$557,086	7,153			397	\$ 90,124,000		\$ 135,185,000	\$ 225,309,000	\$ (29,583,000)	\$ 195,726,000
Commercial:											
VC/MU		522,300			0			\$ -	\$ -	\$ -	\$ -
RE		667,700			23,000			\$ 4,600,000	\$ 5,175,000	\$ -	\$ 5,175,000
Total Commercial		1,190,000			23,000			\$ 4,600,000	\$ 5,175,000	\$ -	\$ 5,175,000
Residential - Cumulative Values					2,459	\$ 556,412,000		\$ 834,619,000	\$ 1,391,031,000	\$ (182,402,000)	\$ 1,208,629,000
Commercial - Cumulative Values					115,000			\$ 23,000,000	\$ 25,875,000	\$ -	\$ 25,875,000
Total - Cumulative Value						\$ 556,412,000		\$ 857,619,000	\$ 1,416,906,000	\$ (182,402,000)	\$ 1,234,504,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 8										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 26,325,000	\$ 43,875,000	\$ (2,925,000)	\$ 40,950,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	39	\$ 17,550,000	\$ 675,000	\$ 33,286,000	\$ 55,477,000	\$ (5,201,000)	\$ 50,276,000
R-1	\$800,000	1,083	\$320,000	\$800,000	69	\$ 22,191,000	\$ 480,000	\$ 33,872,000	\$ 56,453,000	\$ (6,913,000)	\$ 49,540,000
R-2	\$612,500	1,431	\$245,000	\$612,500	92	\$ 22,581,000	\$ 367,500	\$ 27,493,000	\$ 45,821,000	\$ (7,637,000)	\$ 38,184,000
R-3	\$450,000	1,575	\$180,000	\$450,000	102	\$ 18,328,000	\$ 270,000	\$ 37,723,000	\$ 62,872,000	\$ (12,574,000)	\$ 50,298,000
R-4	\$375,000	2,106	\$150,000	\$375,000	168	\$ 25,149,000	\$ 225,000	\$ 6,715,000	\$ 11,192,000	\$ (2,250,000)	\$ 8,942,000
Multi-family	\$250,000	379	\$100,000	\$250,000	45	\$ 4,477,000	\$ 150,000				
Total Residential	\$557,086	7,153			515	\$ 110,276,000		\$ 165,414,000	\$ 275,690,000	\$ (37,500,000)	\$ 238,190,000
Commercial:											
VC/MU		522,300			36,500			\$ 7,300,000	\$ 8,212,500	\$ -	\$ 8,212,500
RE		667,700			38,500			\$ 7,700,000	\$ 8,662,500	\$ -	\$ 8,662,500
Total Commercial		1,190,000			75,000			\$ 15,000,000	\$ 16,875,000	\$ -	\$ 16,875,000
Residential - Cumulative Values					2,974	\$ 666,688,000		\$ 1,000,033,000	\$ 1,666,721,000	\$ (219,902,000)	\$ 1,446,819,000
Commercial - Cumulative Values					190,000			\$ 38,000,000	\$ 42,750,000	\$ -	\$ 42,750,000
Total - Cumulative Value						\$ 666,688,000		\$ 1,038,033,000	\$ 1,709,471,000	\$ (219,902,000)	\$ 1,489,569,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues	Year 9										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000				
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	39	\$ 17,550,000	\$ 675,000	\$ 26,325,000	\$ 43,875,000	\$ (2,925,000)	\$ 40,950,000
R-1	\$800,000	1,083	\$320,000	\$800,000	69	\$ 22,191,000	\$ 480,000	\$ 33,286,000	\$ 55,477,000	\$ (5,201,000)	\$ 50,276,000
R-2	\$612,500	1,431	\$245,000	\$612,500	92	\$ 22,591,000	\$ 367,500	\$ 33,872,000	\$ 56,453,000	\$ (6,913,000)	\$ 49,540,000
R-3	\$450,000	1,575	\$180,000	\$450,000	102	\$ 18,328,000	\$ 270,000	\$ 27,493,000	\$ 45,821,000	\$ (7,637,000)	\$ 38,184,000
R-4	\$375,000	2,106	\$150,000	\$375,000	168	\$ 25,149,000	\$ 225,000	\$ 37,723,000	\$ 62,872,000	\$ (12,574,000)	\$ 50,298,000
Multi-family	\$250,000	379	\$100,000	\$250,000	45	\$ 4,477,000	\$ 150,000	\$ 6,715,000	\$ 11,192,000	\$ (2,250,000)	\$ 8,942,000
Total Residential	\$557,086	7,153			515	\$ 110,276,000		\$ 165,414,000	\$ 275,690,000	\$ (37,500,000)	\$ 238,190,000
Commercial:											
VC/MU		522,300			36,500			\$ 7,300,000	\$ 8,212,500	\$ -	\$ 8,212,500
RE		667,700			38,500			\$ 7,700,000	\$ 8,662,500	\$ -	\$ 8,662,500
Total Commercial		1,190,000			75,000			\$ 15,000,000	\$ 16,875,000	\$ -	\$ 16,875,000
Residential - Cumulative Values					3,489	\$ 776,964,000		\$ 1,165,447,000	\$ 1,942,411,000	\$ (257,402,000)	\$ 1,685,009,000
Commercial - Cumulative Values					265,000			\$ 53,000,000	\$ 59,625,000	\$ -	\$ 59,625,000
Total - Cumulative Value						\$ 776,964,000		\$ 1,218,447,000	\$ 2,002,036,000	\$ (257,402,000)	\$ 1,744,634,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Developed: Projected Property Tax Revenues Product Type	Year 10										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 26,325,000	\$ 43,875,000	\$ (2,925,000)	\$ 40,950,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	39	\$ 17,550,000	\$ 675,000	\$ 33,286,000	\$ 55,477,000	\$ (5,201,000)	\$ 50,276,000
R-1	\$800,000	1,083	\$320,000	\$800,000	69	\$ 22,191,000	\$ 480,000	\$ 33,872,000	\$ 56,453,000	\$ (6,913,000)	\$ 49,540,000
R-2	\$612,500	1,431	\$245,000	\$612,500	92	\$ 22,581,000	\$ 367,500	\$ 27,493,000	\$ 45,821,000	\$ (7,637,000)	\$ 38,184,000
R-3	\$450,000	1,575	\$180,000	\$450,000	102	\$ 18,328,000	\$ 270,000	\$ 37,723,000	\$ 62,872,000	\$ (12,574,000)	\$ 50,298,000
R-4	\$375,000	2,106	\$150,000	\$375,000	168	\$ 25,149,000	\$ 225,000	\$ 6,715,000	\$ 11,192,000	\$ (2,250,000)	\$ 8,942,000
Multi-family	\$250,000	379	\$100,000	\$250,000	45	\$ 4,477,000	\$ 150,000				
Total Residential	\$557,086	7,153			515	\$ 110,276,000		\$ 165,414,000	\$ 275,690,000	\$ (37,500,000)	\$ 238,190,000
Commercial:											
VC/MU		522,300			36,500			\$ 7,300,000	\$ 8,212,500	\$ -	\$ 8,212,500
RE		667,700			38,500			\$ 7,700,000	\$ 8,662,500	\$ -	\$ 8,662,500
Total Commercial		1,190,000			75,000			\$ 15,000,000	\$ 16,875,000	\$ -	\$ 16,875,000
Residential - Cumulative Values					4,004	\$ 887,240,000		\$ 1,330,861,000	\$ 2,218,101,000	\$ (294,902,000)	\$ 1,923,199,000
Commercial - Cumulative Values					340,000			\$ 68,000,000	\$ 76,500,000	\$ -	\$ 76,500,000
Total - Cumulative Value						\$ 887,240,000		\$ 1,398,861,000	\$ 2,294,601,000	\$ (294,902,000)	\$ 1,999,699,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 11										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
<u>Residential:</u>											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 26,325,000	\$ 43,875,000	\$ (2,925,000)	\$ 40,950,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	39	\$ 17,550,000	\$ 675,000	\$ 33,286,000	\$ 55,477,000	\$ (5,201,000)	\$ 50,276,000
R-1	\$800,000	1,083	\$320,000	\$800,000	69	\$ 22,191,000	\$ 480,000	\$ 33,872,000	\$ 56,453,000	\$ (6,913,000)	\$ 49,540,000
R-2	\$612,500	1,431	\$245,000	\$612,500	92	\$ 22,581,000	\$ 367,500	\$ 27,493,000	\$ 45,821,000	\$ (7,637,000)	\$ 38,184,000
R-3	\$450,000	1,575	\$180,000	\$450,000	102	\$ 18,328,000	\$ 270,000	\$ 37,723,000	\$ 62,872,000	\$ (12,574,000)	\$ 50,298,000
R-4	\$375,000	2,106	\$150,000	\$375,000	168	\$ 25,149,000	\$ 225,000	\$ 6,715,000	\$ 11,192,000	\$ (2,250,000)	\$ 8,942,000
Multi-family	\$250,000	379	\$100,000	\$250,000	45	\$ 4,477,000	\$ 150,000				
Total Residential	\$557,086	7,153			515	\$ 110,276,000		\$ 165,414,000	\$ 275,690,000	\$ (37,500,000)	\$ 238,190,000
<u>Commercial:</u>											
VC/MU		522,300			36,500			\$ 7,300,000	\$ 8,212,500	\$ -	\$ 8,212,500
RE		667,700			38,500			\$ 7,700,000	\$ 8,662,500	\$ -	\$ 8,662,500
Total Commercial		1,190,000			75,000			\$ 15,000,000	\$ 16,875,000	\$ -	\$ 16,875,000
Residential - Cumulative Values					4,519	\$ 997,516,000		\$ 1,496,275,000	\$ 2,493,791,000	\$ (332,402,000)	\$ 2,161,389,000
Commercial - Cumulative Values					415,000			\$ 83,000,000	\$ 93,375,000	\$ -	\$ 93,375,000
Total - Cumulative Value						\$ 997,516,000		\$ 1,579,275,000	\$ 2,587,166,000	\$ (332,402,000)	\$ 2,254,764,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 12										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ -	\$ 43,875,000	\$ (2,925,000)	\$ 40,950,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	39	\$ 17,550,000	\$ 675,000	\$ -	\$ 55,477,000	\$ (5,201,000)	\$ 50,276,000
R-1	\$800,000	1,083	\$320,000	\$800,000	69	\$ 22,191,000	\$ 480,000	\$ -	\$ 33,286,000	\$ (6,825,000)	\$ 48,913,000
R-2	\$612,500	1,431	\$245,000	\$612,500	91	\$ 22,295,000	\$ 367,500	\$ -	\$ 33,443,000	\$ (7,637,000)	\$ 38,184,000
R-3	\$450,000	1,575	\$180,000	\$450,000	102	\$ 18,328,000	\$ 270,000	\$ -	\$ 27,493,000	\$ (12,675,000)	\$ 50,700,000
R-4	\$375,000	2,106	\$150,000	\$375,000	169	\$ 25,350,000	\$ 225,000	\$ -	\$ 38,025,000	\$ (2,250,000)	\$ 8,942,000
Multi-family	\$250,000	379	\$100,000	\$250,000	45	\$ 4,477,000	\$ 150,000	\$ -	\$ 6,715,000	\$ -	\$ -
Total Residential	\$557,086	7,153			515	\$ 110,191,000		\$ 165,257,000	\$ 275,478,000	\$ (37,513,000)	\$ 237,965,000
Commercial:											
VC/MU		522,300			36,500			\$ 7,300,000	\$ 8,212,500	\$ -	\$ 8,212,500
RE		667,700			38,500			\$ 7,700,000	\$ 8,662,500	\$ -	\$ 8,662,500
Total Commercial		1,190,000			75,000			\$ 15,000,000	\$ 16,875,000	\$ -	\$ 16,875,000
Residential - Cumulative Values					5,034	\$ 1,107,707,000		\$ 1,661,562,000	\$ 2,769,269,000	\$ (369,915,000)	\$ 2,399,354,000
Commercial - Cumulative Values					490,000			\$ 98,000,000	\$ 110,250,000	\$ -	\$ 110,250,000
Total - Cumulative Value						\$ 1,107,707,000		\$ 1,759,562,000	\$ 2,879,519,000	\$ (369,915,000)	\$ 2,509,604,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 13										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 21,331,000	\$ 35,551,000	\$ (2,370,000)	\$ 33,181,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	32	\$ 14,220,000	\$ 675,000	\$ 28,230,000	\$ 47,050,000	\$ (4,411,000)	\$ 42,639,000
R-1	\$800,000	1,083	\$320,000	\$800,000	59	\$ 18,820,000	\$ 480,000	\$ 28,711,000	\$ 47,851,000	\$ (5,859,000)	\$ 41,992,000
R-2	\$612,500	1,431	\$245,000	\$612,500	78	\$ 19,140,000	\$ 367,500	\$ 23,227,000	\$ 38,711,000	\$ (6,452,000)	\$ 32,259,000
R-3	\$450,000	1,575	\$180,000	\$450,000	86	\$ 15,484,000	\$ 270,000	\$ 24,096,000	\$ 40,160,000	\$ (8,032,000)	\$ 32,128,000
R-4	\$375,000	2,106	\$150,000	\$375,000	107	\$ 16,064,000	\$ 225,000	\$ 2,100,000	\$ 3,500,000	\$ (704,000)	\$ 2,796,000
Multi-family	\$250,000	379	\$100,000	\$250,000	14	\$ 1,400,000	\$ 150,000				
Commercial:											
VC/MU	\$557,086	7,153			376	\$ 85,128,000		\$ 127,695,000	\$ 212,823,000	\$ (27,828,000)	\$ 184,995,000
RE		522,300			57,300			\$ 11,460,000	\$ 12,892,500	\$ -	\$ 12,892,500
		667,700			55,400			\$ 11,080,000	\$ 12,465,000	\$ -	\$ 12,465,000
Total Commercial		1,190,000			112,700			\$ 22,540,000	\$ 25,357,500	\$ -	\$ 25,357,500
Residential - Cumulative Values					5,409	\$ 1,192,835,000		\$ 1,789,257,000	\$ 2,982,092,000	\$ (397,743,000)	\$ 2,584,349,000
Commercial - Cumulative Values					602,700			\$ 120,540,000	\$ 135,607,500	\$ -	\$ 135,607,500
Total - Cumulative Value						\$ 1,192,835,000		\$ 1,909,797,000	\$ 3,117,699,500	\$ (397,743,000)	\$ 2,719,956,500

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 14										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR - Residential Estates	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 20,250,000	\$ 33,750,000	\$ (2,250,000)	\$ 31,500,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	30	\$ 13,500,000	\$ 675,000	\$ 28,230,000	\$ 47,050,000	\$ (4,411,000)	\$ 42,639,000
R-1	\$800,000	1,083	\$320,000	\$800,000	59	\$ 18,820,000	\$ 480,000	\$ 28,711,000	\$ 47,851,000	\$ (5,859,000)	\$ 41,992,000
R-2	\$612,500	1,431	\$245,000	\$612,500	78	\$ 19,140,000	\$ 367,500	\$ 23,227,000	\$ 38,711,000	\$ (6,452,000)	\$ 32,259,000
R-3	\$450,000	1,575	\$180,000	\$450,000	86	\$ 15,484,000	\$ 270,000	\$ 24,096,000	\$ 40,160,000	\$ (8,032,000)	\$ 32,128,000
R-4	\$375,000	2,106	\$150,000	\$375,000	107	\$ 16,064,000	\$ 225,000	\$ 2,502,000	\$ 4,170,000	\$ (638,000)	\$ 3,332,000
Multi-family	\$250,000	379	\$100,000	\$250,000	17	\$ 1,668,000	\$ 150,000				
Total Residential	\$557,086	7,153			377	\$ 84,676,000		\$ 127,016,000	\$ 211,692,000	\$ (27,842,000)	\$ 183,850,000
Commercial:											
VC/MU		522,300			53,100			\$ 10,620,000	\$ 11,947,500	\$ -	\$ 11,947,500
RE		667,700			51,300			\$ 10,260,000	\$ 11,542,500	\$ -	\$ 11,542,500
Total Commercial		1,190,000			104,400			\$ 20,880,000	\$ 23,490,000	\$ -	\$ 23,490,000
Residential - Cumulative Values					5,786	\$ 1,277,511,000		\$ 1,916,273,000	\$ 3,193,784,000	\$ (425,585,000)	\$ 2,768,199,000
Commercial - Cumulative Values					707,100			\$ 141,420,000	\$ 159,097,500	\$ -	\$ 159,097,500
Total - Cumulative Value						\$ 1,277,511,000		\$ 2,057,693,000	\$ 3,352,881,500	\$ (425,585,000)	\$ 2,927,296,500

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Developed: Projected Property Tax Revenues	Year 15										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 21,331,000	\$ 35,551,000	\$ (2,370,000)	\$ 33,181,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	32	\$ 14,220,000	\$ 675,000	\$ 28,230,000	\$ 47,050,000	\$ (4,411,000)	\$ 42,639,000
R-1	\$800,000	1,083	\$320,000	\$800,000	59	\$ 18,820,000	\$ 480,000	\$ 28,711,000	\$ 47,851,000	\$ (5,859,000)	\$ 41,992,000
R-2	\$612,500	1,431	\$245,000	\$612,500	78	\$ 19,140,000	\$ 367,500	\$ 23,227,000	\$ 38,711,000	\$ (6,452,000)	\$ 32,259,000
R-3	\$450,000	1,575	\$180,000	\$450,000	86	\$ 15,484,000	\$ 270,000	\$ 24,096,000	\$ 40,160,000	\$ (8,032,000)	\$ 32,128,000
R-4	\$375,000	2,106	\$150,000	\$375,000	107	\$ 16,064,000	\$ 225,000	\$ 2,502,000	\$ 4,170,000	\$ (638,000)	\$ 3,532,000
Multi-family	\$250,000	379	\$100,000	\$250,000	17	\$ 1,668,000	\$ 150,000				
Total Residential	\$557,086	7,153			378	\$ 85,396,000		\$ 128,097,000	\$ 213,493,000	\$ (27,962,000)	\$ 185,531,000
Commercial:											
VC/MU		522,300			53,100			\$ 10,620,000	\$ 11,947,500	\$ -	\$ 11,947,500
RE		667,700			51,300			\$ 10,260,000	\$ 11,542,500	\$ -	\$ 11,542,500
Total Commercial		1,190,000			104,400			\$ 20,880,000	\$ 23,490,000	\$ -	\$ 23,490,000
Residential - Cumulative Values					6,164	\$ 1,362,907,000		\$ 2,044,370,000	\$ 3,407,277,000	\$ (453,547,000)	\$ 2,953,730,000
Commercial - Cumulative Values					811,500			\$ 162,300,000	\$ 182,587,500	\$ -	\$ 182,587,500
Total - Cumulative Value						\$ 1,362,907,000		\$ 2,206,670,000	\$ 3,589,864,500	\$ (453,547,000)	\$ 3,136,317,500

M3 Eagle Development: Detail of Projected Property Tax Revenues

Product Type	Year 16										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 21,331,000	\$ 35,551,000	\$ (2,370,000)	\$ 33,181,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	32	\$ 14,220,000	\$ 675,000	\$ 28,230,000	\$ 47,050,000	\$ (4,411,000)	\$ 42,639,000
R-1	\$800,000	1,083	\$320,000	\$800,000	59	\$ 18,820,000	\$ 480,000	\$ 28,711,000	\$ 47,851,000	\$ (5,859,000)	\$ 41,992,000
R-2	\$612,500	1,431	\$245,000	\$612,500	78	\$ 19,140,000	\$ 367,500	\$ 23,227,000	\$ 38,711,000	\$ (6,452,000)	\$ 32,259,000
R-3	\$450,000	1,575	\$180,000	\$450,000	86	\$ 15,484,000	\$ 270,000	\$ 24,096,000	\$ 40,160,000	\$ (8,032,000)	\$ 32,128,000
R-4	\$375,000	2,106	\$150,000	\$375,000	107	\$ 16,064,000	\$ 225,000	\$ 1,800,000	\$ 3,000,000	\$ (603,000)	\$ 2,397,000
Multi-family	\$250,000	379	\$100,000	\$250,000	12	\$ 1,200,000	\$ 150,000				
Total Residential	\$557,086	7,153			374	\$ 84,928,000		\$ 127,395,000	\$ 212,323,000	\$ (27,727,000)	\$ 184,596,000
Commercial:											
VC/MU		522,300			53,100			\$ 10,620,000	\$ 11,947,500	\$ -	\$ 11,947,500
RE		667,700			51,300			\$ 10,260,000	\$ 11,542,500	\$ -	\$ 11,542,500
Total Commercial		1,190,000			104,400			\$ 20,880,000	\$ 23,490,000	\$ -	\$ 23,490,000
Residential - Cumulative Values					6,538	\$ 1,447,835,000		\$ 2,171,765,000	\$ 3,619,600,000	\$ (481,274,000)	\$ 3,138,326,000
Commercial - Cumulative Values					915,900			\$ 183,180,000	\$ 206,077,500	\$ -	\$ 206,077,500
Total - Cumulative Value						\$ 1,447,835,000		\$ 2,354,945,000	\$ 3,825,677,500	\$ (481,274,000)	\$ 3,344,403,500

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Developed: Projected Property Tax Revenues	Year 17										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 21,331,000	\$ 35,551,000	\$ (2,370,000)	\$ 33,181,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	32	\$ 14,220,000	\$ 675,000	\$ 28,230,000	\$ 47,050,000	\$ (4,411,000)	\$ 42,639,000
R-1	\$800,000	1,083	\$320,000	\$800,000	59	\$ 18,820,000	\$ 480,000	\$ 28,711,000	\$ 47,851,000	\$ (5,859,000)	\$ 41,992,000
R-2	\$612,500	1,431	\$245,000	\$612,500	78	\$ 19,140,000	\$ 367,500	\$ 23,227,000	\$ 38,711,000	\$ (6,452,000)	\$ 32,259,000
R-3	\$450,000	1,575	\$180,000	\$450,000	86	\$ 15,484,000	\$ 270,000	\$ 24,096,000	\$ 40,160,000	\$ (8,032,000)	\$ 32,128,000
R-4	\$375,000	2,106	\$150,000	\$375,000	107	\$ 16,064,000	\$ 225,000	\$ 1,800,000	\$ 3,000,000	\$ (603,000)	\$ 2,397,000
Multi-family	\$250,000	379	\$100,000	\$250,000	12	\$ 1,200,000	\$ 150,000				
Total Residential	\$557,086	7,153			374	\$ 84,928,000		\$ 127,395,000	\$ 212,323,000	\$ (27,727,000)	\$ 184,596,000
Commercial:											
VC/MU		522,300			53,100			\$ 10,620,000	\$ 11,947,500	\$ -	\$ 11,947,500
RE		667,700			51,300			\$ 10,260,000	\$ 11,542,500	\$ -	\$ 11,542,500
Total Commercial		1,190,000			104,400			\$ 20,880,000	\$ 23,490,000	\$ -	\$ 23,490,000
Residential - Cumulative Values					6,912	\$ 1,532,763,000		\$ 2,299,160,000	\$ 3,831,923,000	\$ (509,001,000)	\$ 3,322,922,000
Commercial - Cumulative Values					1,020,300			\$ 204,060,000	\$ 229,567,500	\$ -	\$ 229,567,500
Total - Cumulative Value						\$ 1,532,763,000		\$ 2,503,220,000	\$ 4,061,490,500	\$ (509,001,000)	\$ 3,552,489,500

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 18										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 5,400,000	\$ 9,000,000	\$ (600,000)	\$ 8,400,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	8	\$ 3,600,000	\$ 675,000	\$ 9,270,000	\$ 15,450,000	\$ (1,448,000)	\$ 14,002,000
R-1	\$800,000	1,083	\$320,000	\$800,000	19	\$ 6,180,000	\$ 480,000	\$ 9,355,000	\$ 15,592,000	\$ (1,909,000)	\$ 13,683,000
R-2	\$612,500	1,431	\$245,000	\$612,500	25	\$ 6,237,000	\$ 367,500	\$ 7,584,000	\$ 12,640,000	\$ (2,107,000)	\$ 10,533,000
R-3	\$450,000	1,575	\$180,000	\$450,000	28	\$ 5,056,000	\$ 270,000	\$ -	\$ -	\$ -	\$ -
R-4	\$375,000	2,106	\$150,000	\$375,000	0	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -
Multi-family	\$250,000	379	\$100,000	\$250,000	0	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Total Residential	\$557,086	7,153			81	\$ 21,073,000		\$ 31,609,000	\$ 52,682,000	\$ (6,064,000)	\$ 46,618,000
Commercial:											
VC/MU		522,300			44,600			\$ 8,920,000	\$ 10,035,000	\$ -	\$ 10,035,000
RE		667,700			49,800			\$ 9,960,000	\$ 11,205,000	\$ -	\$ 11,205,000
Total Commercial		1,190,000			94,400			\$ 18,880,000	\$ 21,240,000	\$ -	\$ 21,240,000
Residential - Cumulative Values					6,992			\$ 2,330,769,000	\$ 3,884,605,000	\$ (515,065,000)	\$ 3,369,540,000
Commercial - Cumulative Values					1,114,700			\$ 222,940,000	\$ 250,807,500	\$ -	\$ 250,807,500
Total - Cumulative Value								\$ 2,553,709,000	\$ 4,135,412,500	\$ (515,065,000)	\$ 3,620,347,500

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 19										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ 5,400,000	\$ 9,000,000	\$ (600,000)	\$ 8,400,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	8	\$ 3,600,000	\$ 675,000	\$ 9,270,000	\$ 15,450,000	\$ (1,448,000)	\$ 14,002,000
R-1	\$800,000	1,083	\$320,000	\$800,000	19	\$ 6,180,000	\$ 480,000	\$ 9,355,000	\$ 15,592,000	\$ (1,909,000)	\$ 13,683,000
R-2	\$612,500	1,431	\$245,000	\$612,500	25	\$ 6,237,000	\$ 367,500	\$ 7,584,000	\$ 12,640,000	\$ (2,107,000)	\$ 10,533,000
R-3	\$450,000	1,575	\$180,000	\$450,000	28	\$ 5,056,000	\$ 270,000	\$ -	\$ -	\$ -	\$ -
R-4	\$375,000	2,106	\$150,000	\$375,000	0	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -
Multi-family	\$250,000	379	\$100,000	\$250,000	0	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Total Residential	\$557,086	7,153			81	\$ 21,073,000		\$ 31,609,000	\$ 52,682,000	\$ (6,064,000)	\$ 46,618,000
Commercial:											
VC/MU		522,300			25,500			\$ 5,100,000	\$ 5,737,500	\$ -	\$ 5,737,500
RE		667,700			49,800			\$ 9,960,000	\$ 11,205,000	\$ -	\$ 11,205,000
Total Commercial		1,190,000			75,300			\$ 15,060,000	\$ 16,942,500	\$ -	\$ 16,942,500
Residential - Cumulative Values					7,073	\$ 1,574,909,000		\$ 2,362,378,000	\$ 3,937,287,000	\$ (521,129,000)	\$ 3,416,158,000
Commercial - Cumulative Values					1,190,000			\$ 238,000,000	\$ 267,750,000	\$ -	\$ 267,750,000
Total - Cumulative Value						\$ 1,574,909,000		\$ 2,600,378,000	\$ 4,205,037,000	\$ (521,129,000)	\$ 3,683,908,000

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues Product Type	Year 20										
	Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation
Residential:											
AR	\$1,375,000	5	\$550,000	\$1,375,000	0	\$ -	\$ 825,000	\$ -	\$ 9,000,000	\$ (600,000)	\$ 8,400,000
RE - Residential Estates	\$1,125,000	574	\$450,000	\$1,125,000	8	\$ 3,600,000	\$ 675,000	\$ 5,400,000	\$ 15,450,000	\$ (1,448,000)	\$ 14,002,000
R-1	\$800,000	1,083	\$320,000	\$800,000	19	\$ 6,180,000	\$ 480,000	\$ 9,270,000	\$ 15,592,000	\$ (1,909,000)	\$ 13,683,000
R-2	\$612,500	1,431	\$245,000	\$612,500	25	\$ 6,237,000	\$ 367,500	\$ 9,355,000	\$ 12,150,000	\$ (2,025,000)	\$ 10,125,000
R-3	\$450,000	1,575	\$180,000	\$450,000	27	\$ 4,860,000	\$ 270,000	\$ 7,290,000	\$ -	\$ -	\$ -
R-4	\$375,000	2,106	\$150,000	\$375,000	0	\$ -	\$ 225,000	\$ -	\$ -	\$ -	\$ -
Multi-family	\$250,000	379	\$100,000	\$250,000	0	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Total Residential	\$557,086	7,153			80	\$ 20,877,000		\$ 31,315,000	\$ 52,192,000	\$ (5,982,000)	\$ 46,210,000
Commercial:											
VC/MU		522,300			0			\$ -	\$ -	\$ -	\$ -
RE		667,700			0			\$ -	\$ -	\$ -	\$ -
Total Commercial		1,190,000			0			\$ -	\$ -	\$ -	\$ -
Residential - Cumulative Values					7,153	\$ 1,595,786,000		\$ 2,393,693,000	\$ 3,989,479,000	\$ (527,111,000)	\$ 3,462,368,000
Commercial - Cumulative Values					1,190,000			\$ 238,000,000	\$ 267,750,000	\$ -	\$ 267,750,000
Total - Cumulative Value						\$ 1,595,786,000		\$ 2,631,693,000	\$ 4,257,229,000	\$ (527,111,000)	\$ 3,730,118,000

Notes: Projected property values round to the nearest \$1,000. Projected property tax revenues rounded to the nearest \$100.

(1) The anticipated lot price and average home value for each residential product type was provided by the developer. (2) Estimated value of the residential improvements per lot is the average home value minus the lot price for each residential housing product. (3) The analysis assumes that the \$75,000 homeowners property tax exemption applies to all of the projected number of single-family residential housing units and to two-thirds of the multi-family housing units.

M3 Eagle Development: Detail of Projected Property Tax Revenues

M3 - Eagle Development: Projected Property Tax Revenues	Product Type	Year 21+											
		Average Home Value (1)	Total Residential Lots or Comm. Sq. Ft.	Lot Price (1)	Average Home Value (1)	Residential Lot Sales or Comm. Sq. Ft.	Total Valuation Lot Sales	Est. Value of Improvements Per Lot (2)	Total Value of Improvements	Total Value of Lot & Improvements	Total (3) Non-Taxable Property Value	Total Property Tax Valuation	
Residential:													
AR		\$1,375,000	5	\$550,000	\$1,375,000	0		\$ 55,157,000					
RE - Residential Estates		\$1,125,000	574	\$450,000	\$1,125,000	0		\$ 110,346,000					
R-1		\$800,000	1,083	\$320,000	\$800,000	0		\$ 34,539,500					
R-2		\$612,500	1,431	\$245,000	\$612,500	0		\$ 98,694,000					
R-3		\$450,000	1,575	\$180,000	\$450,000	0		\$ 83,621,000					
R-4		\$375,000	2,106	\$150,000	\$375,000	0		\$ 127,449,000					
Multi-family		\$250,000	379	\$100,000	\$250,000	0							
Total Residential		\$557,086	7,153			0		\$	\$	\$	\$	\$	
Commercial:													
VC/MU			522,300			0							
RE			667,700			0							
Total Commercial			1,190,000										
Residential - Cumulative Values						7,153		\$ 1,595,786,000		\$ 2,393,693,000	\$ 3,989,479,000	\$ (527,111,000)	\$ 3,462,368,000
Commercial - Cumulative Values						1,190,000				\$ 238,000,000	\$ 267,750,000	\$ -	\$ 267,750,000
Total - Cumulative Value								\$ 1,595,786,000		\$ 2,631,693,000	\$ 4,257,229,000	\$ (527,111,000)	\$ 3,730,118,000

**The Change in Property Tax Revenues in the "Zero Year":
A Comparison of the Assessed Value per Acre of Selected Parcels in the
M3-Eagle Development Area versus "Bare Land" Parcels in North Meridian
that are Facing Imminent Development but Have Not Begun Construction**

<u>Parcel #</u>	<u>Acres</u>	<u>Classification</u>	<u>Assessed Valuation</u>	<u>Assessed Value per Acre</u>
<u>Selected Land Parcels within Proposed M3-Eagle Development:</u>				
S0327130000	160.000	Agriculture	\$6,800	\$43
S0328449250	29.451	Agriculture	91,200	3,097
S0334240000	40.000	Agriculture	33,100	828
S0333142322	44.080	Agriculture	24,700	560
S0326220000	40.000	Agriculture	1,700	43
S0334120800	21.590	Agriculture	900	42
S0327311100	120.000	Agriculture	5,100	43
S0326336200	20.500	Agriculture	12,200	595
Total/Average	475.621		\$175,700	\$369
<u>Selected "Bare Land" Parcels in North Meridian Facing Imminent Development:</u>				
S0426336040	15.293	Bare Land	1,065,900	\$69,699
S0425142110	5.000	Bare Land	348,500	69,700
S0425311500	10.668	Bare Land	743,600	69,704
R1002730100	10.060	Bare Land	905,400	90,000
Total/Average	41.021		\$3,063,400	\$74,679

**M3-Eagle Development
Estimated "Year Zero" Change in Property Tax Revenues:
Change in Property Tax Revenues and Land Value
from a Agriculture Classification to Land Facing Imminent Development**

Comparative Value of 200 Acres:

Value of 200 Acres Assessed at \$370 / Acre.....	\$74,000
Value of 200 Acres Assessed at \$74,700 / Acre.....	\$14,940,000
Difference in Assessed Value.....	\$14,866,000

Estimated Change in Property Tax Revenues Using 2005 Levy Rates:

City of Eagle.....	0.001008173	.....	\$14,987
Ada County.....	0.002834671	.....	42,140
Meridian School District #2.....	0.006553372	.....	97,422
Eagle Fire District.....	0.001081546	.....	16,078
Ada County EMS.....	0.000120598	.....	1,793
Ada County Highway District.....	0.001010326	.....	15,020

* The "Zero Year" - Prior to the construction of residential or commercial buildings the land under development has often ceased to be used for agriculture as site preparation activities and the addition of utility and roadway infrastructure is undertaken. When the land's agricultural use ceases it is reclassified, often as "Bare Land", and reassessed. The above sampling of land parcels from the area of the proposed M3-Eagle development and of "Bare Land" parcels in north Meridian that are facing imminent development reflect the potential change in value. That higher assessed value produces an increase in property tax revenues from the land prior to any additional population or employment on the land.