

SW Corridor Demographics

Dec. 15, 2010

SW Technical Implementation Committee

City of St. Louis Park

John Carpenter, Excensus LLC

ULI/MN

Data Sources and Analysis Framework

- Workforce Data

- US Census Bureau – Local Employment Dynamics
- Derived from Payroll Tax/Unemployment Insurance Data
- 2nd Quarter 2008, Census Block summaries
- Tracking of home and work locations

- Resident Profiles

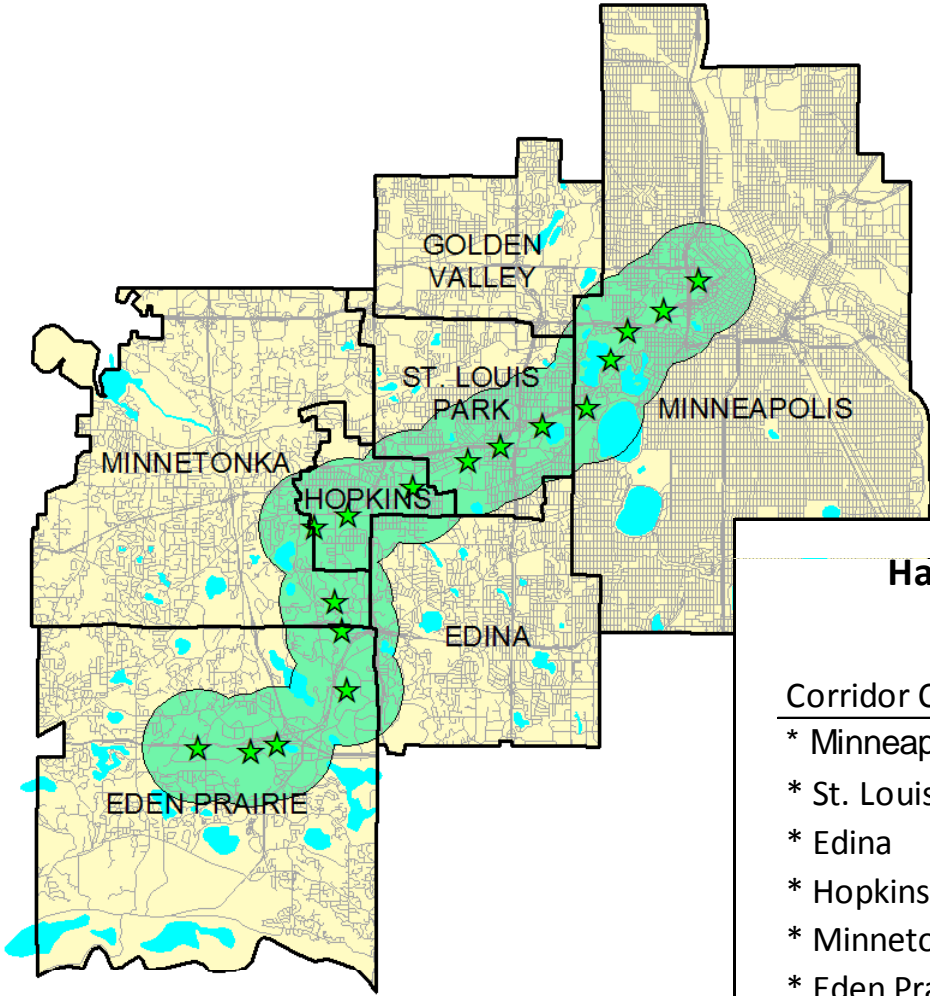
- Excensus household tracking data
- Derived from county tax and housing data, drivers license/vehicle registration data, etc.
- 2nd Quarter 2004-2009, Housing unit level
- Tracking of household profiles, housing usage, & HH flows

Workforce Profiles

2nd Quarter 2008

SW Corridor

(Jobs within 1 mile of a transit station)



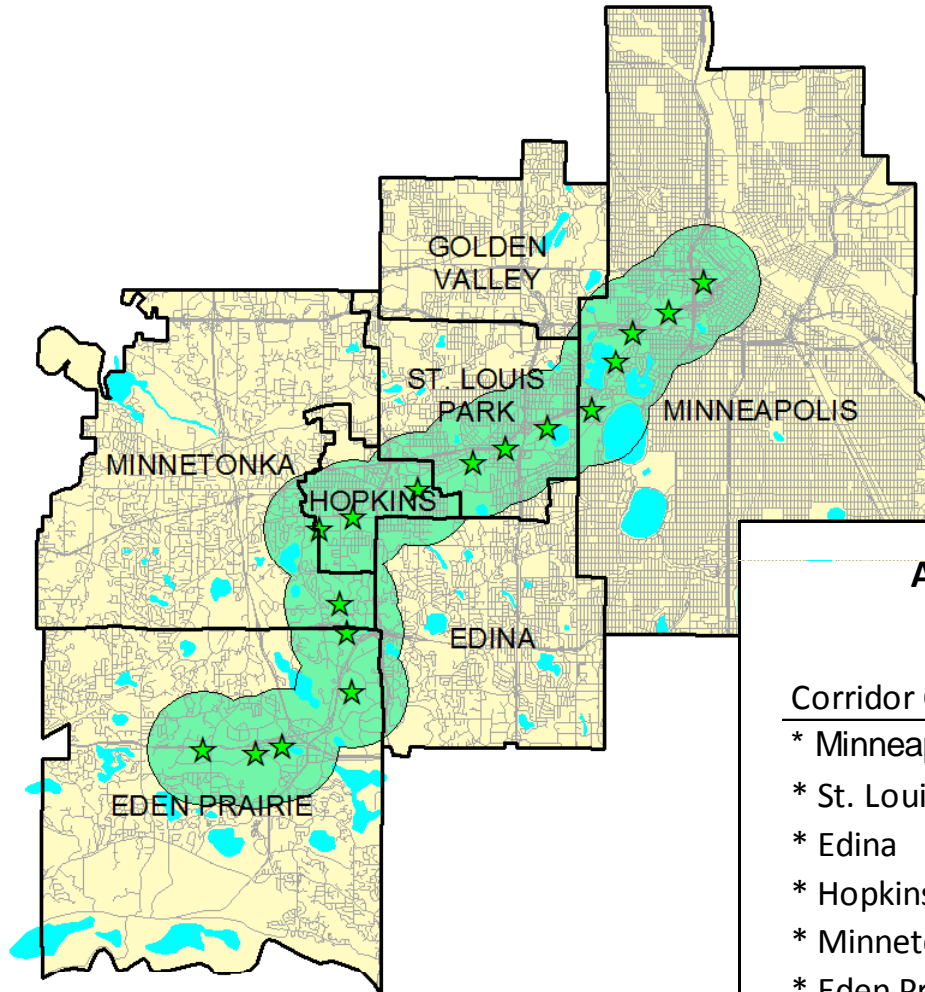
Half of all Primary Jobs in these 7 Cities

Corridor Cities	Primary Jobs	SW Corridor (One Mile)	Pct.
* Minneapolis	286,462	146,757	51%
* St. Louis Park	36,508	22,113	61%
* Edina	56,618	14,129	25%
* Hopkins	11,054	10,888	98%
* Minnetonka	48,650	10,041	21%
* Eden Prairie	46,938	35,474	76%
Total	486,230	239,402	49%

"Primary Job" - job that pays worker the most money.
 Source: US Census Bureau (LED - 2008), Excensus LLC

SW Corridor

(Workers Living within 1 mile of a transit station)

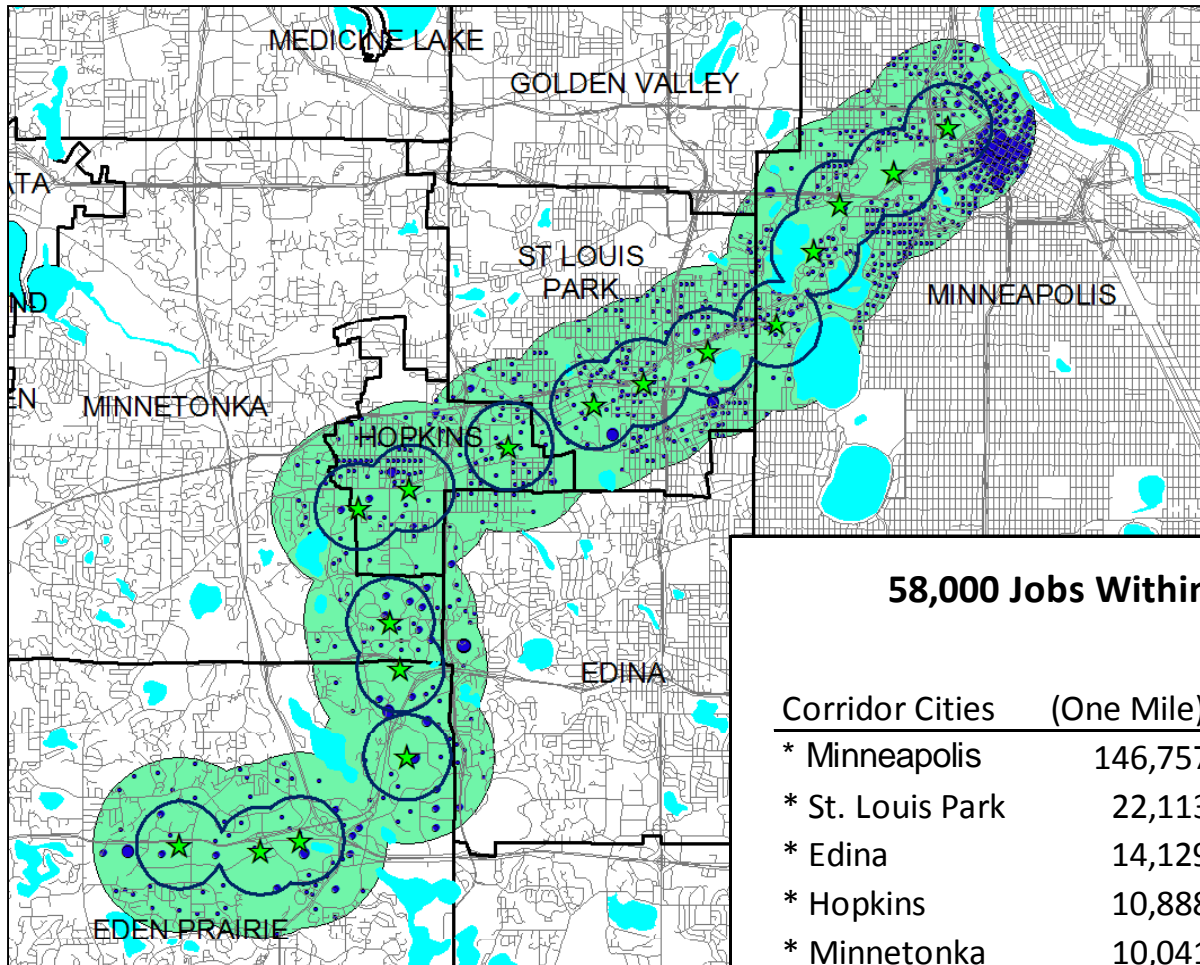


A Fifth of the 6-City Area's Workforce

Corridor Cities	Workers	SW Corridor (One Mile)	Pct.
* Minneapolis	163,337	19,995	12%
* St. Louis Park	24,881	12,753	51%
* Edina	20,029	1,951	10%
* Hopkins	8,817	8,374	95%
* Minnetonka	24,927	2,934	12%
* Eden Prairie	29,933	6,490	22%
Total	271,924	52,497	19%

"Workers" - Employed residents

Source: US Census Bureau (LED - 2008), Excensus LLC



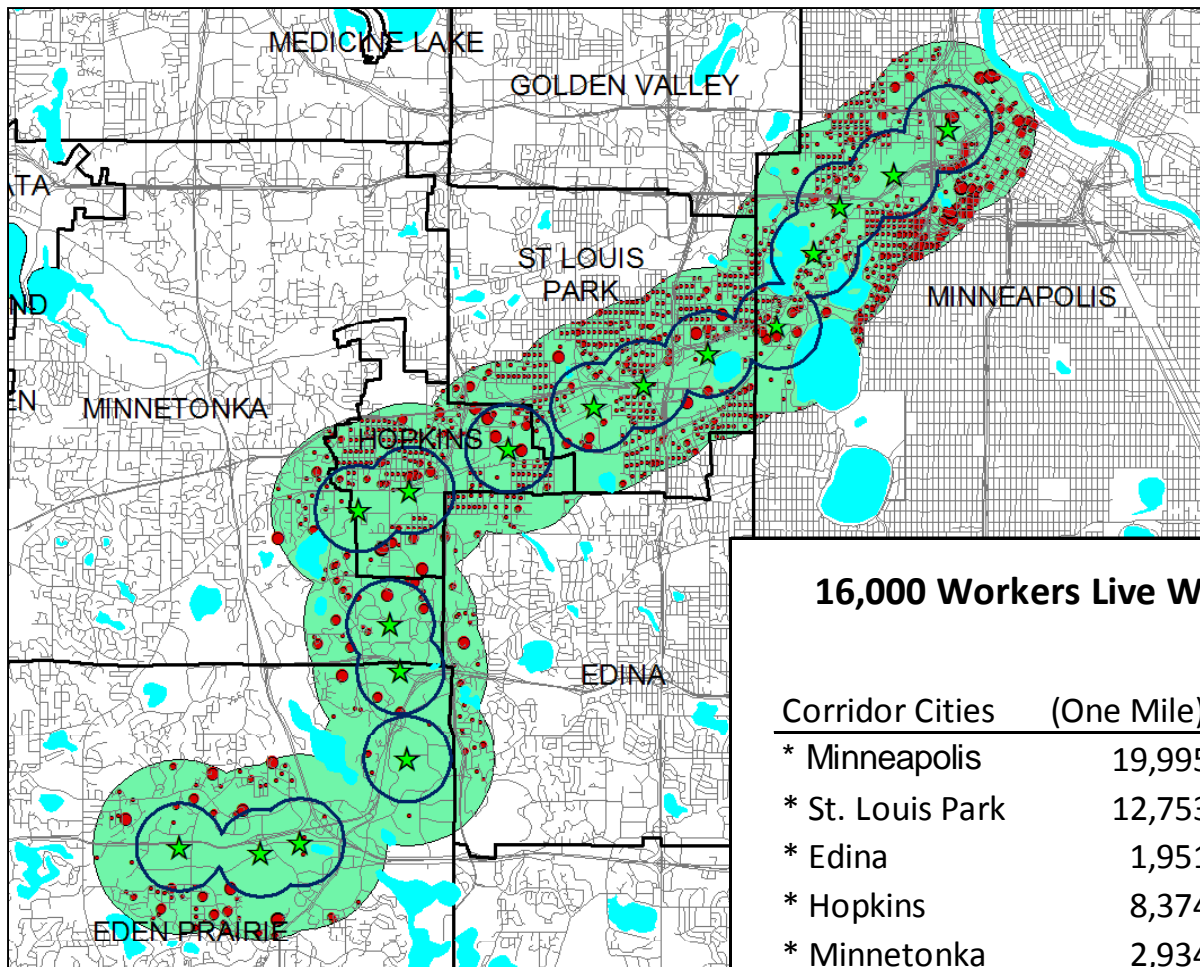
Proximity of Jobs to a Transit Station

58,000 Jobs Within Half-Mile of Station

Corridor Cities	(One Mile)	(Half Mile)	Pct.
* Minneapolis	146,757	19,061	13%
* St. Louis Park	22,113	13,095	59%
* Edina	14,129	-	0%
* Hopkins	10,888	8,534	78%
* Minnetonka	10,041	8,082	80%
* Eden Prairie	35,474	9,935	28%
Total	239,402	58,707	25%

"Primary Job" - job that pays worker the most money.

Source: US Census Bureau (LED - 2008)



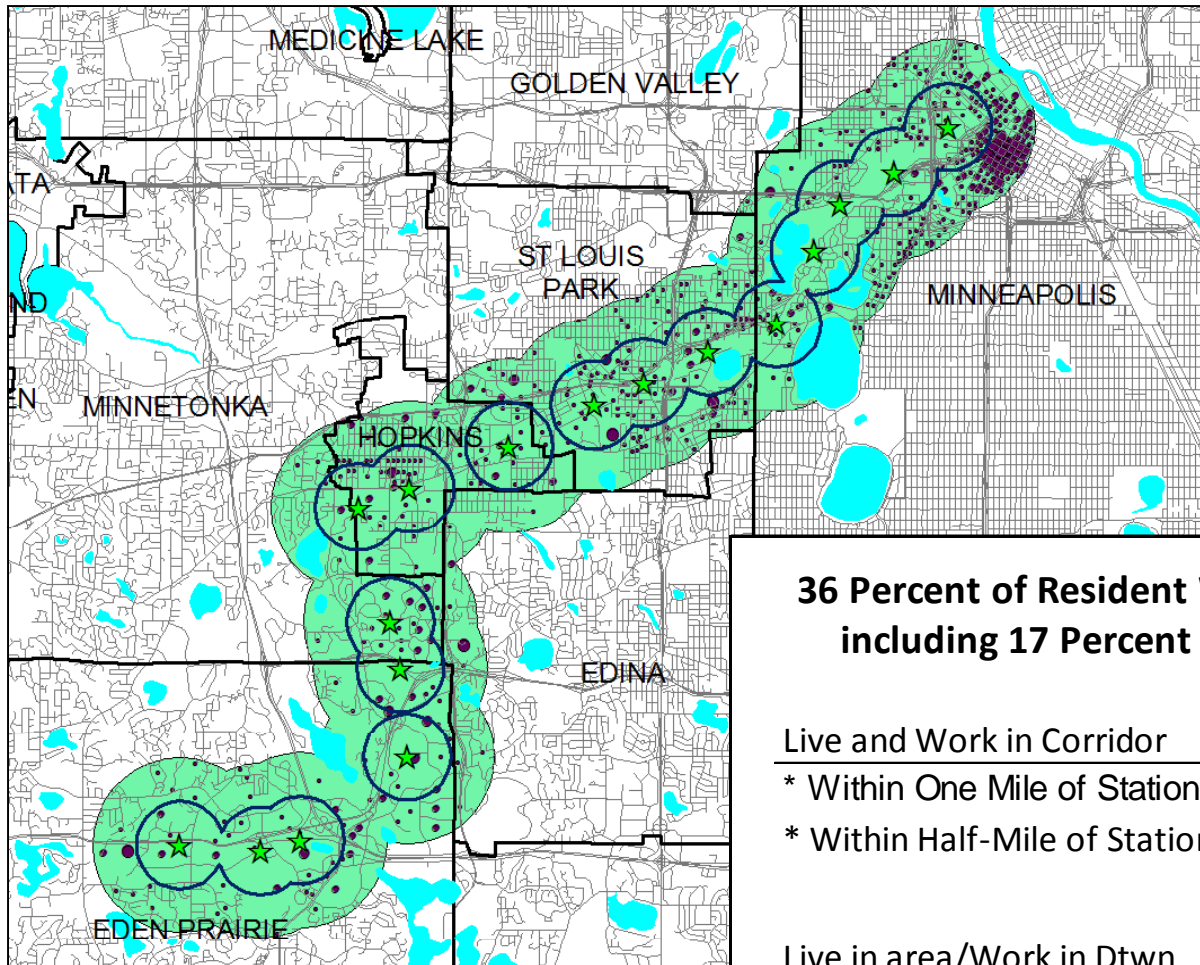
Workers Living Close to a Transit Station

16,000 Workers Live Within Half-Mile of Station

Corridor Cities	(One Mile)	(Half Mile)	Pct.
* Minneapolis	19,995	5,891	29%
* St. Louis Park	12,753	4,727	37%
* Edina	1,951	78	4%
* Hopkins	8,374	4,036	48%
* Minnetonka	2,934	733	25%
* Eden Prairie	6,490	660	10%
Total	52,497	16,125	31%

"Workers" - Employed residents

Source: US Census Bureau (LED - 2008)



Workers that Live and Work within 1 mile of a Station

36 Percent of Resident Workers have Jobs in Area including 17 Percent Employed in Dtown Mpls

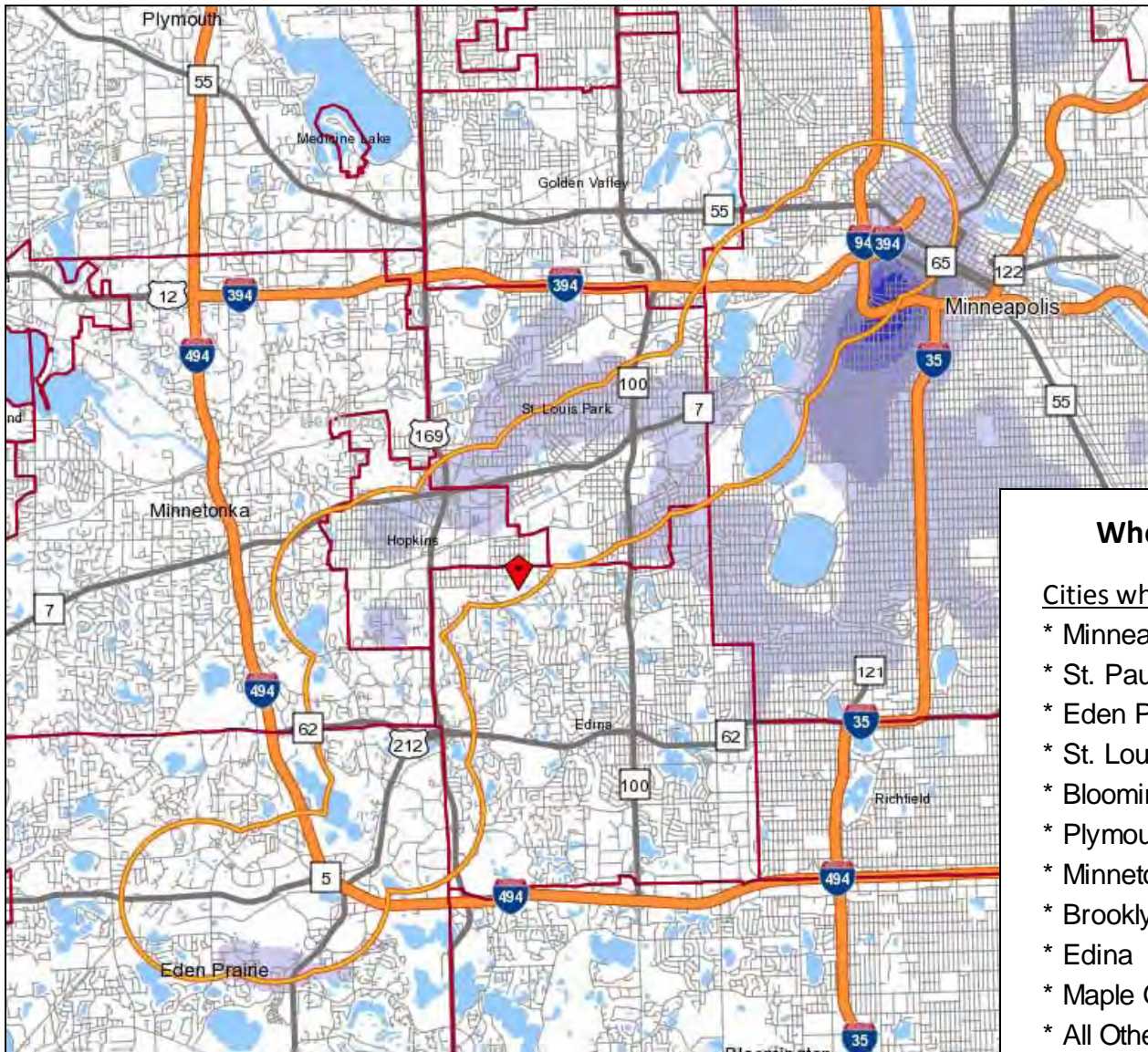
Live and Work in Corridor	Total	% of Workers
* Within One Mile of Station	19,024	36%
* Within Half-Mile of Station	1,681	10%

Live in area/Work in Dtown	Total	% of Workers
* Within One Mile of Station	9,082	17%
* Within Half-Mile of Station	2,802	17%

"Workers" - Employed residents

Source: US Census Bureau (LED - 2008), Excensus LLC

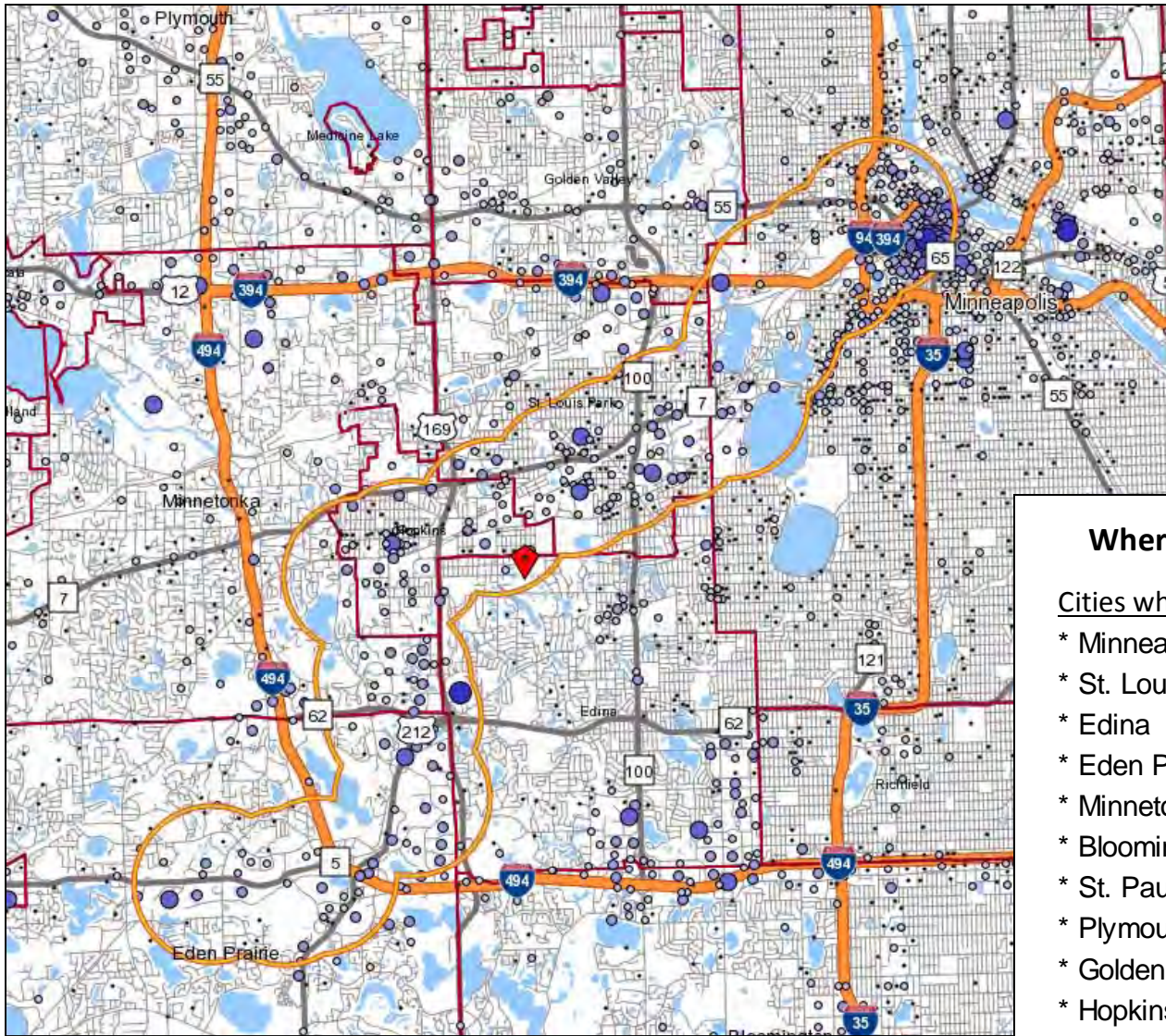
Corridor
Labor Shed
 Where
 Employers
 Draw Their
 Workers



Where Workers Come From

Cities where workers originate		Pct.
* Minneapolis	43,143	18%
* St. Paul	12,612	5%
* Eden Prairie	9,839	4%
* St. Louis Park	8,498	4%
* Bloomington	7,736	3%
* Plymouth	7,282	3%
* Minnetonka	6,858	3%
* Brooklyn Park	6,361	3%
* Edina	5,488	2%
* Maple Grove	5,212	2%
* All Other	126,387	53%
Total	239,416	100%

Corridor
Commute Shed
 Where
 Resident
 Workers are
 Employed



Where Residents are Employed

<u>Cities where workers have jobs</u>		<u>Pct.</u>
* Minneapolis	17,430	33%
* St. Louis Park	3,440	7%
* Edina	3,341	6%
* Eden Prairie	3,304	6%
* Minnetonka	3,268	6%
* Bloomington	3,069	6%
* St. Paul	2,694	5%
* Plymouth	1,606	3%
* Golden Valley	1,445	3%
* Hopkins	1,192	2%
* All Other	11,741	22%
Total	52,530	100%

Worker Profiles (1 mile)

Corridor Worker Profiles (1 Mile from a Station)

Employed in Corridor

Living in Corridor

Worker Ages:

	239,416	100%	52,530	100%
* Under age 30	59,748	25%	17,874	34%
* Age 35 to 54	145,142	61%	26,398	50%
* Age 55 or older	34,526	14%	8,258	16%

Annual Earnings

	239,416	100%	52,530	100%
* Under \$15,000	31,016	13%	9,064	17%
* \$15,000 to \$39,999	64,677	27%	16,085	31%
* \$40,000 or more	143,723	60%	27,381	52%

Industry Group (Top 10 Rank Ordered)

	239,416	100%	52,530	100%
* Finance and Insurance	40,074	17%	4,907	9%
* Professional, Scientific, and Technical Services	32,386	14%	5,492	10%
* Management of Companies and Enterprises	20,073	8%	3,973	8%
* Health Care and Social Assistance	17,953	7%	6,510	12%
* Manufacturing	17,113	7%	3,894	7%
* Accommodation and Food Services	13,371	6%	3,519	7%
* Retail Trade	12,652	5%	4,677	9%
* Transportation and Warehousing	12,247	5%	1,296	2%
* Admin. & Support, Waste Management and Remediation	11,530	5%	2,974	6%
* Wholesale Trade	10,494	4%	2,711	5%

Source: US Census Bureau (LED - 2008), Excensus LLC

Worker Profiles (1/2 mile)

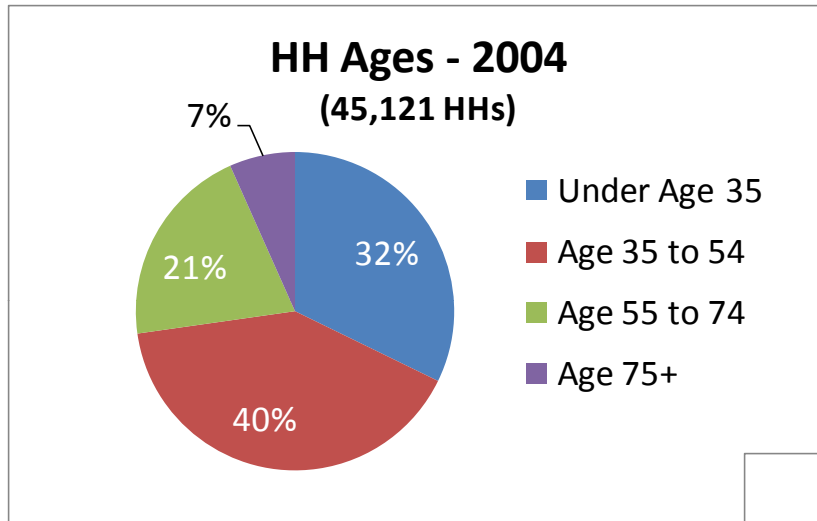
<u>Corridor Worker Profiles (1/2 Mile from a Station)</u>	<u>Employed in Corridor</u>		<u>Living in Corridor</u>	
Worker Ages:	58,707	100%	16,125	100%
* Under age 30	15,632	27%	5,453	34%
* Age 35 to 54	34,121	58%	8,093	50%
* Age 55 or older	8,954	15%	2,579	16%
Annual Earnings	58,707	100%	16,125	100%
* Under \$15,000	9,695	17%	2,653	16%
* \$15,000 to \$39,999	17,928	31%	4,890	30%
* \$40,000 or more	31,084	53%	8,582	53%
Industry Group (Top 10 Rank Ordered)	58,707	100%	16,125	100%
* Manufacturing	12,269	21%	1,211	8%
* Health Care and Social Assistance	9,075	15%	2,047	13%
* Wholesale Trade	5,596	10%	801	5%
* Professional, Scientific, and Technical Services	5,352	9%	1,723	11%
* Retail Trade	4,013	7%	1,452	9%
* Accommodation and Food Services	3,792	6%	1,028	6%
* Management of Companies and Enterprises	3,497	6%	1,198	7%
* Finance and Insurance	2,542	4%	1,520	9%
* Educational Services	2,169	4%	1,398	9%
* Construction	1,903	3%	278	2%

Source: US Census Bureau (LED - 2008), Excensus LLC

Resident & Housing Profiles

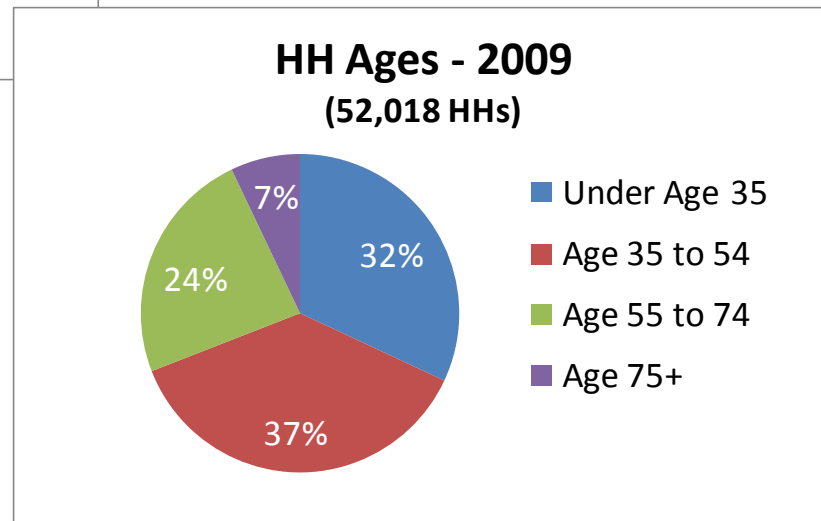
Corridor and Station Profiles

Growing HH Base – Stable Ages

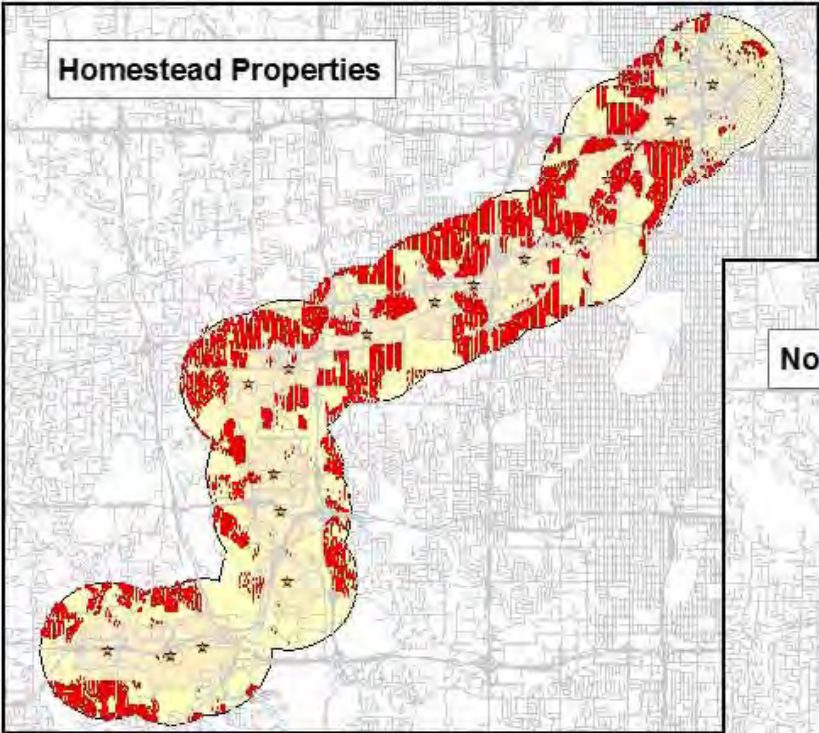


Increase of 13.2% in occupied househousing units between 2004 and 2009

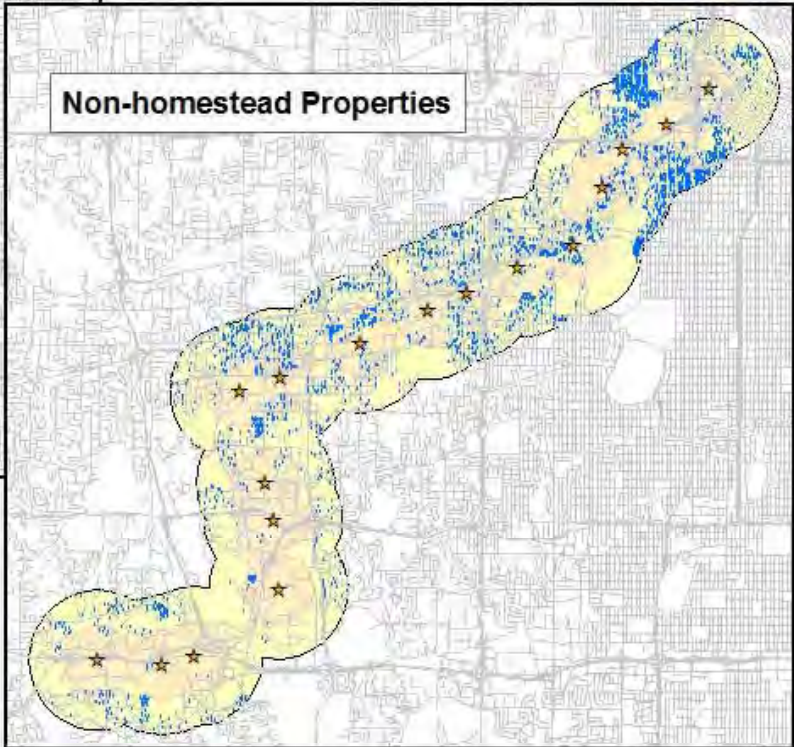
Increasing households ages 35 to 54 and offset in households ages 55 to 74.



Southwest Residential Characteristics: Homestead Status

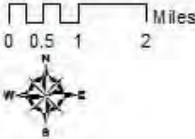


Type	Ownership		Med. Age
	Distribution	# of Adults	Householder
Homestead	47.1%	45,802	52
Non-Homestead	52.9%	43,058	36
Total	100.0%	88,860	44



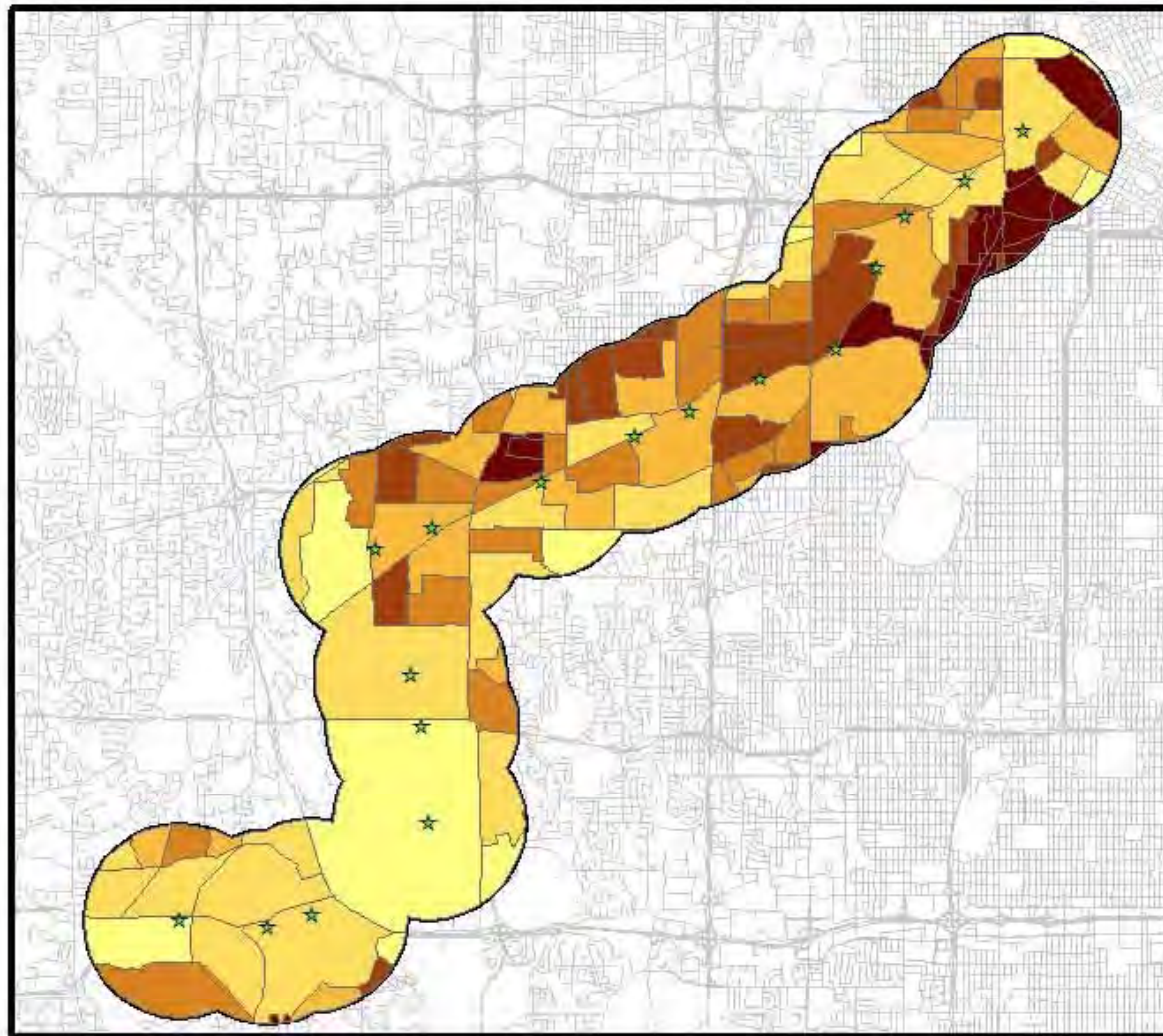
Legend

- ★ Light Rail Stations
- Yellow One Mile from Light Rail Station
- Pink Half Mile from Light Rail Station



Source: Excensus data 2010; Map created December 12, 2010

Southwest Corridor Population Density: 2009



Legend

Block Groups

Population Per Square Mile

- 0 - 1,139
- 1,140 - 2,421
- 2,422 - 3,277
- 3,278 - 4,664
- 4,665 - 7,248
- 7,249 and over

★ Light Rail Stations

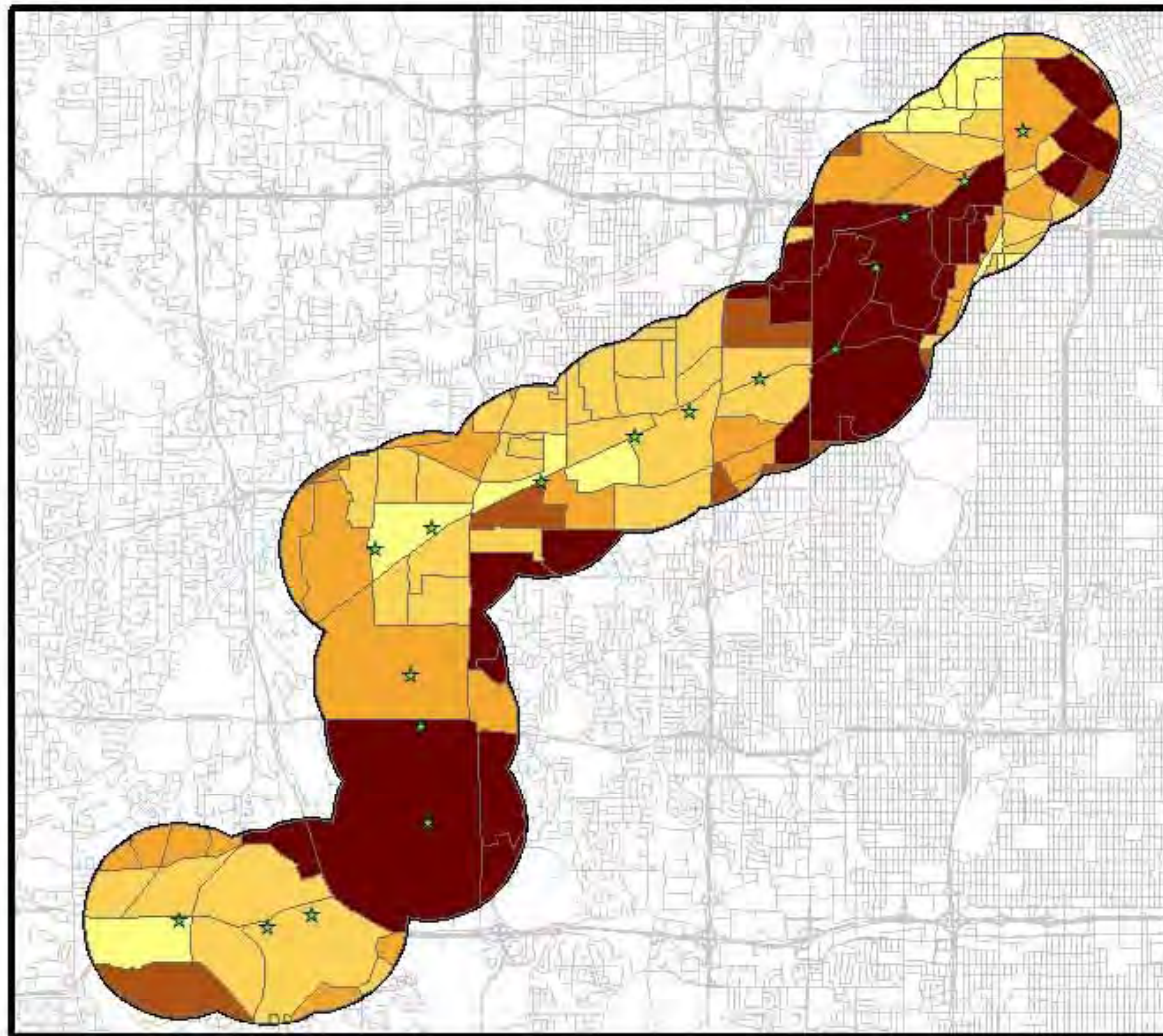
□ One Mile from LRT Station



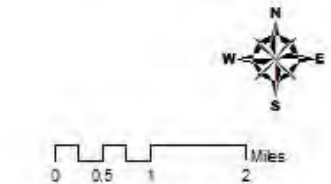
0 0.5 1 2 Miles

Source: Excensus Data 2010;
Map Created December 14, 2010

Mean Taxable Income by Block Group: 2008

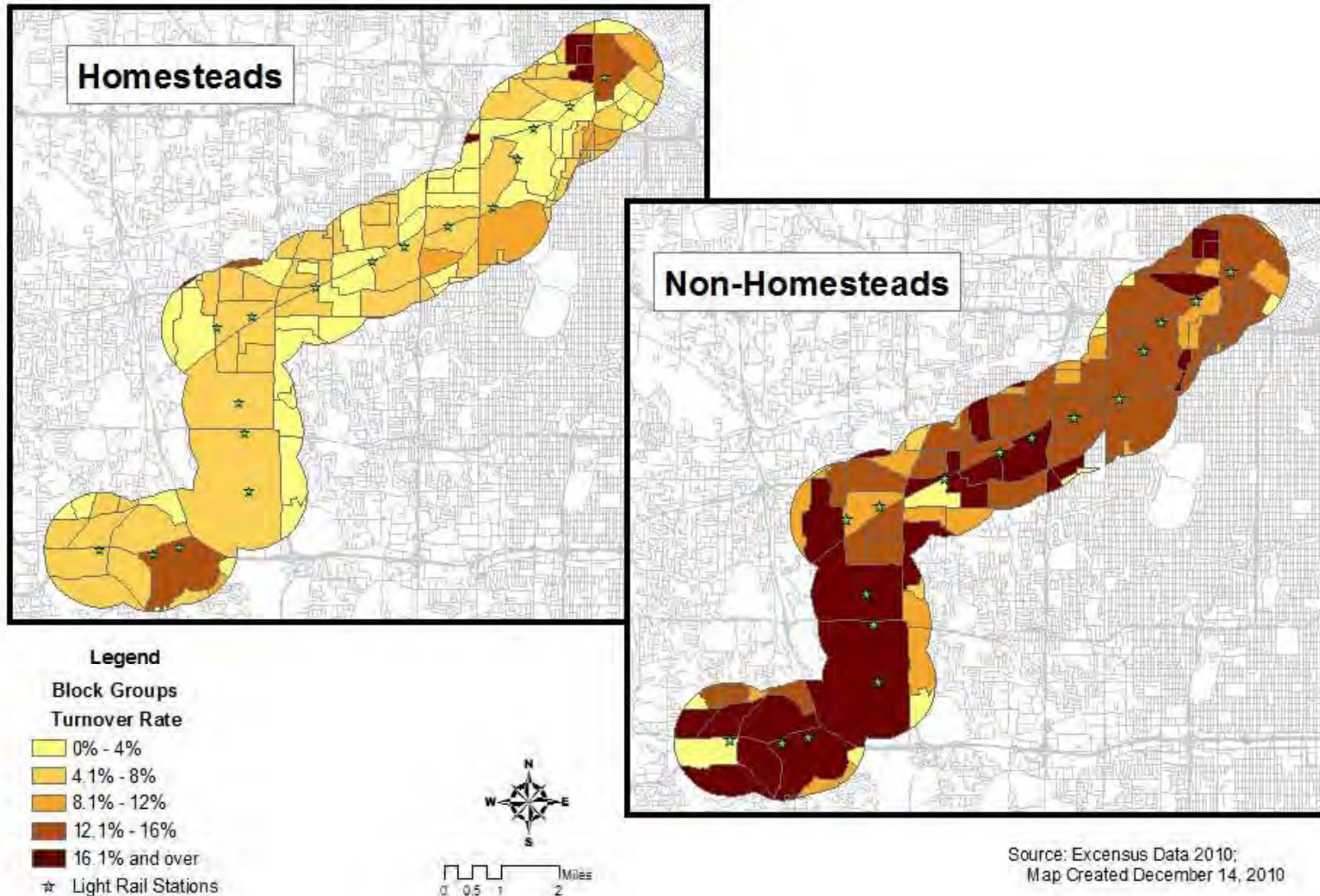


- Legend**
- Block Groups**
Mean Taxable Income
- 0 - 25,000
 - 25,001 - 50,000
 - 50,001 - 75,000
 - 75,001 - 100,000
 - 100,001 and over
- ☆ Light Rail Stations
- One Mile from LRT Station



Source: Excensus Data 2010;
Map Created December 14, 2010

Annual Residential Turnover Rate: 2004-2009



Station Comparisons

SW CORRIDOR DEMOGRAPHIC PROFILES - STATION AREAS (1 MILE RADIUS)
SELECTED STATION COMPARISON PROFILES



ALL RESIDENTIAL HOUSEHOLDS	Corridor Total	Van		21st	Blake	Downtown	Shady	Town			
		Royalton 1	White 2	Penn 3	Street 4	Road 9	Hopkins 10	Oak 11	Center 15	Southwest 16	Michell 17
All Households	52,018	9,896	11,361	5,057	5,210	5,592	5,866	5,659	2,361	3,964	3,400
<u>Householder Ages</u>											
* Under Age 35	31.9%	41.2%	39.2%	25.7%	22.1%	29.9%	25.2%	23.8%	36.6%	38.5%	29.4%
* Age 35 to 54	37.1%	34.4%	35.2%	41.5%	39.2%	40.6%	40.6%	39.1%	38.5%	39.6%	41.6%
* Age 55 to 74	23.9%	20.2%	20.9%	27.4%	31.4%	21.9%	26.0%	27.5%	16.4%	17.9%	26.1%
* Age 75+	7.1%	4.2%	4.7%	5.4%	7.3%	7.6%	8.3%	9.6%	8.5%	4.0%	2.9%
<u>Adults in Household</u>	88,882	14,423	17,198	9,099	9,625	10,514	10,277	9,786	4,406	7,403	6,385
* Adults per Household	1.71	1.46	1.51	1.80	1.85	1.88	1.75	1.73	1.87	1.87	1.88
<u>Owner/Renter Status</u>	52,018	9,896	11,361	5,057	5,210	5,592	5,866	5,659	2,361	3,964	3,400
* Owners	47.1%	27.9%	31.7%	59.5%	64.2%	42.3%	55.9%	55.8%	29.1%	30.7%	55.0%
* Renters	52.9%	72.1%	68.3%	40.5%	35.8%	57.7%	44.1%	44.2%	70.9%	69.3%	45.0%
<u>Housing Usage</u>	52,018	9,896	11,361	5,057	5,210	5,592	5,866	5,659	2,361	3,964	3,400
* Owned SFD	26.9%	2.4%	13.7%	43.5%	45.6%	35.5%	34.8%	29.2%	10.9%	10.5%	29.2%
* Rental SFD	2.0%	0.9%	2.5%	4.9%	3.3%	2.1%	2.3%	1.7%	1.5%	1.3%	1.2%
* Duplx/Trplx	3.3%	1.7%	5.4%	11.7%	7.0%	3.9%	4.3%	3.3%	0.8%	0.5%	0.8%
* Owned MF	18.8%	24.9%	15.5%	10.0%	14.3%	5.5%	19.7%	25.6%	17.8%	20.0%	25.5%
* Rental MF	5.2%	7.2%	4.4%	3.0%	3.4%	1.8%	8.2%	8.7%	15.0%	9.1%	3.3%
* Rental Apt	43.7%	62.9%	58.5%	26.8%	26.4%	51.2%	30.6%	31.5%	54.0%	58.7%	40.0%
<u>Tax Value (Owned SFD)</u>	14,003	239	1,552	2,199	2,376	1,987	2,044	1,653	257	416	992
* Under \$200K	10.5%	63.6%	19.5%	8.6%	0.2%	15.4%	18.2%	15.6%	1.9%	0.2%	8.4%
* \$200-249K	26.8%	21.8%	10.5%	7.9%	1.8%	38.6%	51.2%	44.9%	25.7%	1.8%	15.3%
* \$250-299K	17.5%	10.0%	12.6%	10.5%	4.6%	14.0%	18.1%	24.1%	35.4%	4.6%	26.4%
* \$300K or More	45.2%	4.6%	57.5%	73.0%	93.4%	32.0%	12.5%	15.4%	37.0%	93.4%	49.9%
<u>Year Built (Owned SFD)</u>	13,998	238	1,549	2,196	2,374	1,987	2,044	1,653	257	416	992
* Before 1960	75.4%	38.7%	88.7%	91.0%	91.0%	85.6%	84.7%	78.2%	1.2%	1.0%	1.7%
* 1960 to 1979	12.8%	23.9%	5.1%	5.1%	5.4%	10.4%	10.0%	16.6%	46.3%	35.6%	37.5%
* 1980 to 1999	10.3%	18.1%	4.3%	2.6%	2.4%	3.2%	4.1%	4.4%	52.5%	63.0%	60.5%
* 2000 to 2008	1.5%	19.3%	1.9%	1.2%	1.2%	0.9%	1.3%	0.9%	0.0%	0.5%	0.3%

CORRIDOR STATION COMPARISON PROFILES (Page Two)

ALL HOUSEHOLDS	Corridor										
	Total	1	2	3	4	9	10	11	15	16	17
Time at Current Address	51,426	9,640	11,155	4,992	5,058	5,589	5,860	5,653	2,361	3,964	3,399
* Moved-in Before 2004	58.1%	49.2%	53.6%	64.4%	68.8%	58.9%	62.6%	61.9%	48.6%	48.0%	60.5%
* Moved-in 2004/05	10.5%	16.8%	13.5%	8.9%	7.4%	8.6%	8.4%	8.5%	12.3%	11.3%	8.3%
* Moved-in 2005/06	10.6%	13.1%	11.9%	8.9%	7.8%	9.6%	9.2%	9.8%	11.6%	12.1%	9.4%
* Moved-in 2006/07	6.8%	6.9%	7.0%	6.4%	5.2%	8.0%	6.3%	6.1%	9.3%	9.5%	7.0%
* Moved-in 2007/08	5.5%	5.2%	5.0%	4.1%	3.9%	6.2%	5.4%	5.5%	7.6%	8.4%	6.5%
* Moved-in 2008/09	8.4%	8.8%	9.1%	7.3%	6.9%	8.7%	8.1%	8.2%	10.6%	10.7%	8.3%
HH Turnover ('04-'09) ¹⁾	9.1%	9.4%	9.2%	7.7%	6.9%	10.1%	8.8%	9.0%	11.6%	12.6%	9.7%
* Turnover ('04-'05)	11.2%	12.0%	11.4%	9.3%	8.2%	12.1%	10.4%	10.5%	13.8%	15.9%	12.2%
* Turnover ('05-'06)	10.5%	9.9%	9.8%	8.6%	7.9%	12.1%	10.7%	11.1%	12.5%	14.4%	11.0%
* Turnover ('06-'07)	9.8%	10.8%	10.5%	9.2%	7.5%	10.6%	8.8%	8.9%	13.0%	13.3%	9.8%
* Turnover ('07-'08)	6.1%	5.8%	5.6%	4.5%	4.2%	6.8%	5.9%	6.1%	8.4%	9.3%	7.2%
* Turnover ('08-'09)	8.3%	8.6%	9.0%	7.2%	6.7%	8.7%	8.1%	8.2%	10.6%	10.7%	8.3%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

Note: Since the one mile rings overlap between stations, sum totals for the stations will not equal the total for the corridor.

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

SW CORRIDOR DEMOGRAPHIC PROFILES - STATION AREAS (1 MILE RADIUS)



SELECTED STATION COMPARISON PROFILES

ALL RESIDENT HOUSEHOLDS

ALL RESIDENTIAL HOUSEHOLDS	Corridor Total	Van		21st		West		Blake		Downtown		Shady		City		Golden		Town	
		Royalton 1	White 2	Penn 3	Street 4	Lake 5	Beltline 6	Wooddale 7	Louisiana 8	Road 9	Hopkins 10	Oak 11	Opus 12	West 13	Triangle 14	Center 15	Southwest 16	Michell 17	
All Households	52,018	9,896	11,361	5,057	5,210	6,114	7,920	7,112	5,340	5,592	5,866	5,659	4,784	2,699	1,111	2,361	3,964	3,400	
<u>Householder Ages</u>																			
* Under Age 35	31.9%	41.2%	39.2%	25.7%	22.1%	36.1%	33.9%	33.2%	31.3%	29.9%	25.2%	23.8%	26.5%	24.5%	22.0%	36.6%	38.5%	29.4%	
* Age 35 to 54	37.1%	34.4%	35.2%	41.5%	39.2%	33.2%	35.3%	38.3%	39.8%	40.6%	40.6%	39.1%	33.7%	30.9%	36.8%	38.5%	39.6%	41.6%	
* Age 55 to 74	23.9%	20.2%	20.9%	27.4%	31.4%	24.2%	22.6%	21.1%	22.5%	21.9%	26.0%	27.5%	29.9%	32.7%	28.8%	16.4%	17.9%	26.1%	
* Age 75+	7.1%	4.2%	4.7%	5.4%	7.3%	6.5%	8.1%	7.4%	6.5%	7.6%	8.3%	9.6%	9.9%	11.9%	12.4%	8.5%	4.0%	2.9%	
<u>Adults in Household</u>	88,882	14,423	17,198	9,099	9,625	10,319	13,591	12,156	9,460	10,514	10,277	9,786	7,811	4,475	2,117	4,406	7,403	6,385	
* Adults per Household	1.71	1.46	1.51	1.80	1.85	1.69	1.72	1.71	1.77	1.88	1.75	1.73	1.63	1.66	1.91	1.87	1.87	1.88	
<u>Owner/Renter Status</u>	52,018	9,896	11,361	5,057	5,210	6,114	7,920	7,112	5,340	5,592	5,866	5,659	4,784	2,699	1,111	2,361	3,964	3,400	
* Owners	47.1%	27.9%	31.7%	59.5%	64.2%	40.4%	49.0%	53.7%	58.3%	42.3%	55.9%	55.8%	57.7%	62.6%	50.0%	29.1%	30.7%	55.0%	
* Renters	52.9%	72.1%	68.3%	40.5%	35.8%	59.6%	51.0%	46.3%	41.7%	57.7%	44.1%	44.2%	42.3%	37.4%	50.0%	70.9%	69.3%	45.0%	
<u>Housing Usage</u>	52,018	9,896	11,361	5,057	5,210	6,114	7,920	7,112	5,340	5,592	5,866	5,659	4,784	2,699	1,111	2,361	3,964	3,400	
* Owned SFD	26.9%	2.4%	13.7%	43.5%	45.6%	27.3%	36.0%	42.8%	50.9%	35.5%	34.8%	29.2%	6.2%	15.0%	32.8%	10.9%	10.5%	29.2%	
* Rental SFD	2.0%	0.9%	2.5%	4.9%	3.3%	1.9%	2.0%	2.7%	3.1%	2.1%	2.3%	1.7%	0.4%	0.6%	1.8%	1.5%	1.3%	1.2%	
* Duplx/Trplx	3.3%	1.7%	5.4%	11.7%	7.0%	3.3%	2.8%	2.8%	4.0%	3.9%	4.3%	3.3%	0.4%	1.4%	4.2%	0.8%	0.5%	0.8%	
* Owned MF	18.8%	24.9%	15.5%	10.0%	14.3%	11.9%	11.9%	9.8%	5.8%	5.5%	19.7%	25.6%	51.3%	47.5%	17.3%	17.8%	20.0%	25.5%	
* Rental MF	5.2%	7.2%	4.4%	3.0%	3.4%	3.5%	3.0%	2.8%	2.5%	1.8%	8.2%	8.7%	12.5%	8.7%	3.9%	15.0%	9.1%	3.3%	
* Rental Apt	43.7%	62.9%	58.5%	26.8%	26.4%	52.0%	44.3%	39.2%	33.7%	51.2%	30.6%	31.5%	29.2%	26.8%	40.1%	54.0%	58.7%	40.0%	
<u>Tax Value (Owned SFD)</u>	14,003	239	1,552	2,199	2,376	1,671	2,852	3,044	2,719	1,987	2,044	1,653	295	404	364	257	416	992	
* Under \$200K	10.5%	63.6%	19.5%	8.6%	0.2%	1.2%	4.6%	11.7%	16.1%	15.4%	18.2%	15.6%	8.5%	0.0%	0.0%	1.9%	0.2%	8.4%	
* \$200-249K	26.8%	21.8%	10.5%	7.9%	1.8%	4.5%	18.5%	43.8%	52.0%	38.6%	51.2%	44.9%	7.1%	2.0%	1.9%	25.7%	1.8%	15.3%	
* \$250-299K	17.5%	10.0%	12.6%	10.5%	4.6%	7.5%	21.6%	27.1%	21.5%	14.0%	18.1%	24.1%	1.7%	2.7%	1.9%	35.4%	4.6%	26.4%	
* \$300K or More	45.2%	4.6%	57.5%	73.0%	93.4%	86.8%	55.3%	17.4%	10.4%	32.0%	12.5%	15.4%	82.7%	95.3%	96.2%	37.0%	93.4%	49.9%	
<u>Year Built (Owned SFD)</u>	13,998	238	1,549	2,196	2,374	1,670	2,852	3,044	2,719	1,987	2,044	1,653	295	404	364	257	416	992	
* Before 1960	75.4%	38.7%	88.7%	91.0%	91.0%	89.6%	92.7%	95.3%	94.7%	85.6%	84.7%	78.2%	10.2%	9.2%	7.7%	1.2%	1.0%	1.7%	
* 1960 to 1979	12.8%	23.9%	5.1%	5.1%	5.4%	6.5%	5.4%	3.5%	3.7%	10.4%	10.0%	16.6%	43.7%	26.0%	67.6%	46.3%	35.6%	37.5%	
* 1980 to 1999	10.3%	18.1%	4.3%	2.6%	2.4%	2.6%	1.4%	0.7%	1.3%	3.2%	4.1%	4.4%	38.6%	56.7%	20.9%	52.5%	63.0%	60.5%	
* 2000 to 2008	1.5%	19.3%	1.9%	1.2%	1.2%	1.2%	0.5%	0.5%	0.4%	0.9%	1.3%	0.9%	7.5%	8.2%	3.8%	0.0%	0.5%	0.3%	

CORRIDOR STATION COMPARISON PROFILES (Page 2)

ALL HOUSEHOLDS	Corridor																	
	Total	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
<u>Time at Current Address</u>	<u>52,018</u>	<u>9,896</u>	<u>11,361</u>	<u>5,057</u>	<u>5,210</u>	<u>7,920</u>	<u>5,340</u>	<u>5,866</u>	<u>4,784</u>	<u>5,592</u>	<u>5,866</u>	<u>5,659</u>	<u>4,784</u>	<u>2,699</u>	<u>1,111</u>	<u>2,361</u>	<u>3,964</u>	<u>3,400</u>
* Moved-in Before 2004	57.5%	48.0%	52.6%	63.6%	66.8%	57.3%	60.1%	62.5%	57.3%	58.9%	62.5%	61.8%	57.3%	59.3%	58.4%	48.6%	48.0%	60.5%
* Moved-in 2004/05	10.5%	16.6%	13.5%	8.8%	7.2%	9.4%	8.0%	8.4%	9.2%	8.6%	8.4%	8.5%	9.2%	9.0%	9.3%	12.3%	11.3%	8.3%
* Moved-in 2005/06	10.6%	13.0%	12.2%	9.4%	7.7%	11.4%	10.2%	9.3%	11.2%	9.6%	9.3%	9.8%	11.2%	9.8%	8.6%	11.6%	12.1%	9.4%
* Moved-in 2006/07	6.8%	6.7%	6.8%	6.3%	5.0%	7.0%	6.9%	6.3%	6.7%	8.0%	6.3%	6.1%	6.7%	6.3%	7.5%	9.3%	9.5%	7.0%
* Moved-in 2007/08	6.4%	7.1%	5.9%	4.6%	6.5%	6.9%	7.1%	5.4%	6.0%	6.3%	5.4%	5.6%	6.0%	6.0%	6.6%	7.6%	8.4%	6.5%
* Moved-in 2008/09	8.3%	8.6%	9.0%	7.2%	6.7%	8.0%	7.7%	8.0%	9.5%	8.7%	8.0%	8.2%	9.5%	9.6%	9.7%	10.6%	10.7%	8.3%
<u>HH Turnover ('04-'09)¹⁾</u>	<u>9.1%</u>	<u>9.4%</u>	<u>9.2%</u>	<u>7.7%</u>	<u>6.9%</u>	<u>10.1%</u>	<u>9.3%</u>	<u>9.2%</u>	<u>9.2%</u>	<u>10.1%</u>	<u>8.8%</u>	<u>9.0%</u>	<u>10.2%</u>	<u>9.6%</u>	<u>9.4%</u>	<u>11.6%</u>	<u>12.6%</u>	<u>9.7%</u>
* Turnover ('04-'05)	11.2%	12.0%	11.4%	9.3%	8.2%	12.3%	11.5%	11.5%	11.6%	12.1%	10.4%	10.5%	12.9%	12.1%	10.4%	13.8%	15.9%	12.2%
* Turnover ('05-'06)	10.5%	9.9%	9.8%	8.6%	7.9%	12.0%	10.9%	10.7%	10.9%	12.1%	10.7%	11.1%	12.5%	10.8%	9.3%	12.5%	14.4%	11.0%
* Turnover ('06-'07)	9.8%	10.8%	10.5%	9.2%	7.5%	10.9%	9.9%	9.3%	9.3%	10.6%	8.8%	8.9%	9.5%	9.0%	10.6%	13.0%	13.3%	9.8%
* Turnover ('07-'08)	6.1%	5.8%	5.6%	4.5%	4.2%	6.5%	6.4%	6.6%	6.6%	6.8%	5.9%	6.1%	6.6%	6.4%	7.1%	8.4%	9.3%	7.2%
* Turnover ('08-'09)	8.3%	8.6%	9.0%	7.2%	6.7%	8.7%	8.0%	8.2%	7.7%	8.7%	8.1%	8.2%	9.5%	9.6%	9.7%	10.6%	10.7%	8.3%

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

Note: Since the one mile rings overlap between stations, sum totals for the stations will not equal the total for the corridor.

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

SW CORRIDOR DEMOGRAPHIC PROFILES - STATION AREAS (1 MILE RADIUS)



SELECTED STATION COMPARISON PROFILES (PAGE 3)

HOUSEHOLDS UNDER AGE 35

ALL RESIDENTIAL HOUSEHOLDS	Corridor Total	Van			21st		West		Blake			Downtown		Shady		City		Golden	Town		
		Royalton	White	Penn	Street	Lake	Beltline	Wooddale	Louisiana	Road	Hopkins	Oak	Opus	West	Triangle	Center	Southwest	Michell			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
All HHs Under Age 35	16,616	4,078	4,448	1,298	1,151	2,207	2,688	2,359	1,671	1,673	1,476	1,349	1,268	661	244	863	1,525	1,001			
* As percent of all HHs	31.9%	41.2%	39.2%	25.7%	22.1%	36.1%	33.9%	33.2%	31.3%	29.9%	25.2%	23.8%	26.5%	24.5%	22.0%	36.6%	38.5%	29.4%			
Adults in Household	25,237	5,575	6,004	1,907	1,672	3,173	4,076	3,781	2,776	2,941	2,390	2,161	1,923	960	348	1,462	2,548	1,609			
* Adults per Household	1.52	1.37	1.35	1.47	1.45	1.44	1.52	1.60	1.66	1.76	1.62	1.60	1.52	1.45	1.43	1.69	1.67	1.61			
Owner/Renter Status	16,616	4,078	4,448	1,298	1,151	2,207	2,688	2,359	1,671	1,673	1,476	1,349	1,268	661	244	863	1,525	1,001			
* Owners	24.4%	15.9%	12.7%	25.3%	19.9%	13.7%	25.9%	35.8%	40.3%	20.1%	41.5%	39.6%	38.2%	34.6%	10.2%	18.7%	18.2%	30.6%			
* Renters	75.6%	84.1%	87.3%	74.7%	80.1%	86.3%	74.1%	64.2%	59.7%	79.9%	58.5%	60.4%	61.8%	65.4%	89.8%	81.3%	81.8%	69.4%			
Housing Usage	16,616	4,078	4,448	1,298	1,151	2,207	2,688	2,359	1,671	1,673	1,476	1,349	1,268	661	244	863	1,525	1,001			
* Owned SFD	10.1%	0.8%	2.7%	9.6%	7.6%	5.0%	13.4%	25.9%	33.3%	15.1%	19.3%	15.3%	1.0%	1.7%	2.9%	3.5%	4.1%	10.9%			
* Rental SFD	1.8%	0.9%	2.0%	4.8%	2.3%	1.2%	1.9%	2.7%	3.4%	2.3%	2.7%	2.4%	0.1%	0.2%	0.8%	0.9%	0.7%	0.7%			
* Duplx/Trplx	3.7%	1.6%	5.9%	17.4%	11.0%	4.0%	3.3%	3.1%	3.4%	3.4%	4.9%	4.2%	0.6%	0.9%	2.9%	0.5%	0.3%	0.4%			
* Owned MF	13.2%	14.8%	8.2%	10.1%	7.6%	7.9%	11.5%	9.1%	5.9%	3.8%	21.1%	23.4%	37.0%	33.0%	7.4%	15.1%	14.0%	19.6%			
* Rental MF	6.7%	7.0%	4.8%	4.2%	5.1%	4.2%	3.5%	2.8%	2.8%	2.0%	11.4%	12.8%	16.6%	12.3%	6.1%	21.7%	12.3%	5.9%			
* Rental Apt	64.5%	74.9%	76.5%	53.9%	66.5%	77.7%	66.5%	56.5%	51.3%	73.3%	40.4%	41.9%	44.6%	52.0%	79.9%	58.4%	68.7%	62.5%			
Tax Value (Owned SFD)	1,674	33	118	125	87	111	360	611	556	253	285	206	13	11	7	30	62	109			
* Under \$200K	16.4%	51.5%	34.7%	23.2%	0.0%	6.3%	6.9%	14.2%	18.0%	23.3%	22.8%	22.3%	23.1%	0.0%	0.0%	6.7%	0.0%	16.5%			
* \$200-249K	43.2%	18.2%	17.8%	16.8%	6.9%	10.8%	29.2%	51.6%	59.0%	54.5%	57.5%	56.8%	23.1%	0.0%	0.0%	26.7%	6.9%	22.9%			
* \$250-299K	20.3%	30.3%	19.5%	20.0%	14.9%	16.2%	28.1%	25.0%	18.2%	7.5%	13.7%	16.0%	0.0%	0.0%	0.0%	50.0%	14.9%	33.9%			
* \$300K or More	20.1%	0.0%	28.0%	40.0%	78.2%	66.7%	35.8%	9.2%	4.9%	14.6%	6.0%	4.9%	53.8%	100.0%	100.0%	16.7%	78.2%	26.6%			
Year Built (Owned SFD)	1,673	32	118	125	87	111	360	611	556	253	285	206	13	11	7	30	62	109			
* Before 1960	83.1%	43.8%	84.7%	89.6%	86.2%	96.4%	96.4%	96.4%	95.5%	92.1%	89.8%	86.4%	23.1%	9.1%	0.0%	0.0%	3.2%	2.8%			
* 1960 to 1979	8.1%	6.3%	4.2%	2.4%	8.0%	3.6%	2.5%	2.1%	2.9%	6.7%	6.7%	8.7%	38.5%	18.2%	71.4%	56.7%	38.7%	43.1%			
* 1980 to 1999	7.0%	15.6%	5.9%	5.6%	5.7%	0.0%	0.8%	0.5%	0.7%	0.8%	2.1%	2.9%	23.1%	63.6%	14.3%	43.3%	58.1%	53.2%			
* 2000 to 2008	1.7%	34.4%	5.1%	2.4%	0.0%	0.0%	0.3%	1.0%	0.9%	0.4%	1.4%	1.9%	15.4%	9.1%	14.3%	0.0%	0.0%	0.9%			

CORRIDOR STATION COMPARISON PROFILES (Page 4)

	Corridor	D	G	J	M	P	S	V	Y	AB	AE	AH	AK	AN	AQ	AT	AW	AZ
ALL HOUSEHOLDS	Total	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Time at Current Address	16,616	4,078	4,448	1,298	1,151	2,207	2,688	2,359	1,671	1,673	1,476	1,349	1,268	661	244	863	1,525	1,001
* Moved-in Before 2004	33.9%	35.2%	35.2%	33.7%	32.1%	31.0%	31.7%	32.6%	33.6%	35.8%	35.0%	33.0%	30.5%	28.1%	25.4%	32.7%	31.3%	34.5%
* Moved-in 2004/05	12.5%	15.4%	13.9%	12.0%	11.4%	11.2%	11.8%	11.9%	11.1%	10.1%	12.5%	12.2%	11.1%	10.7%	11.5%	12.1%	11.2%	10.8%
* Moved-in 2005/06	15.4%	15.6%	16.0%	17.5%	14.9%	15.8%	16.7%	15.0%	14.1%	13.7%	13.8%	14.7%	15.2%	15.3%	11.9%	14.8%	15.7%	16.1%
* Moved-in 2006/07	10.9%	8.9%	10.0%	12.4%	9.4%	12.0%	11.7%	11.3%	12.8%	13.5%	12.0%	11.3%	12.5%	12.4%	13.5%	12.2%	11.9%	10.3%
* Moved-in 2007/08	11.4%	10.7%	9.2%	7.9%	15.6%	13.8%	12.4%	13.2%	13.2%	10.9%	10.6%	11.7%	12.1%	12.7%	13.5%	11.5%	12.9%	12.0%
* Moved-in 2008/09	15.9%	14.3%	15.8%	16.4%	16.6%	16.1%	15.7%	15.9%	15.2%	16.0%	16.1%	17.1%	18.6%	20.7%	24.2%	16.8%	17.0%	16.4%
HH Turnover ('04-'09) ¹⁾	14.0%	12.0%	12.8%	13.5%	13.5%	15.2%	14.6%	14.1%	14.5%	15.8%	13.8%	14.9%	16.7%	18.0%	16.3%	15.4%	16.6%	15.6%
* Turnover ('04-'05)	17.7%	15.1%	15.9%	16.3%	16.0%	18.5%	18.2%	18.5%	20.2%	20.1%	17.8%	18.1%	21.4%	23.3%	14.1%	20.0%	21.2%	20.4%
* Turnover ('05-'06)	15.8%	13.0%	13.7%	15.2%	15.3%	18.1%	17.1%	15.5%	15.6%	18.1%	16.2%	18.1%	20.6%	20.9%	15.5%	16.8%	19.1%	16.8%
* Turnover ('06-'07)	14.5%	13.8%	14.8%	15.4%	13.7%	15.8%	14.8%	13.5%	14.2%	16.8%	13.2%	13.6%	14.7%	14.6%	17.8%	15.9%	17.0%	15.9%
* Turnover ('07-'08)	9.5%	7.3%	7.5%	8.3%	8.6%	10.6%	10.6%	10.5%	10.6%	10.6%	9.6%	10.7%	11.4%	13.5%	15.7%	10.6%	12.0%	11.1%
* Turnover ('08-'09)	12.8%	11.4%	12.4%	12.6%	13.8%	13.1%	12.6%	12.9%	12.3%	13.0%	12.4%	14.1%	15.4%	17.9%	17.8%	14.6%	14.5%	14.4%
		F	K	P	U	Z	AE	AJ	AO	AT	AY	BD	BI	BN	BS	BX	CC	CH

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

Note: Since the one mile rings overlap between stations, sum totals for the stations will not equal the total for the corridor.

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

SW CORRIDOR DEMOGRAPHIC PROFILES - STATION AREAS (1 MILE RADIUS)



SELECTED STATION COMPARISON PROFILES (Page 5)

HOUSEHOLDS AGE 35 TO 54

ALL RESIDENTIAL HOUSEHOLDS	Corridor	Van			21st	West	Blake			Downtown	Shady	City			Golden	Town		
	Total	Royalton	White	Penn	Street	Lake	Beltline	Wooddale	Louisiana	Road	Hopkins	Oak	Opus	West	Triangle	Center	Southwest	Michell
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
All HHs Age 35 to 54	19,320	3,403	4,003	2,099	2,041	2,028	2,799	2,721	2,124	2,272	2,379	2,210	1,611	835	409	909	1,571	1,414
* As percent of all HHs	37.1%	34.4%	35.2%	41.5%	39.2%	33.2%	35.3%	38.3%	39.8%	40.6%	40.6%	39.1%	33.7%	30.9%	36.8%	38.5%	39.6%	41.6%
Adults in Household	35,023	5,131	6,282	3,821	3,853	3,627	5,175	4,933	3,929	4,540	4,392	3,996	2,721	1,463	824	1,924	3,235	2,819
* Adults per Household	1.81	1.51	1.57	1.82	1.89	1.79	1.85	1.81	1.85	2.00	1.85	1.81	1.69	1.75	2.01	2.12	2.06	1.99
Owner/Renter Status	19,320	3,403	4,003	2,099	2,041	2,028	2,799	2,721	2,124	2,272	2,379	2,210	1,611	835	409	909	1,571	1,414
* Owners	50.4%	29.4%	35.5%	63.8%	67.1%	46.0%	58.0%	60.5%	60.5%	44.0%	58.4%	56.5%	53.1%	53.7%	43.3%	33.0%	33.5%	59.3%
* Renters	49.6%	70.6%	64.5%	36.2%	32.9%	54.0%	42.0%	39.5%	39.5%	56.0%	41.6%	43.5%	46.9%	46.3%	56.7%	67.0%	66.5%	40.7%
Housing Usage	19,320	3,403	4,003	2,099	2,041	2,028	2,799	2,721	2,124	2,272	2,379	2,210	1,611	835	409	909	1,571	1,414
* Owned SFD	32.5%	3.2%	18.8%	49.2%	51.6%	34.2%	45.9%	51.0%	54.2%	37.1%	39.0%	32.1%	7.1%	18.8%	38.1%	15.7%	14.6%	35.8%
* Rental SFD	2.7%	1.2%	3.6%	6.4%	4.9%	2.7%	2.6%	3.5%	3.7%	2.3%	2.5%	1.7%	0.7%	0.6%	1.7%	1.9%	1.8%	2.2%
* Duplx/Trplx	3.7%	1.9%	6.1%	11.0%	6.6%	3.5%	3.1%	3.1%	5.1%	5.4%	5.3%	3.8%	0.5%	2.5%	6.4%	1.2%	0.7%	0.9%
* Owned MF	16.5%	25.5%	13.6%	8.6%	11.3%	10.5%	10.9%	8.5%	4.6%	5.4%	17.9%	23.3%	45.9%	34.7%	5.1%	16.7%	18.6%	23.2%
* Rental MF	5.1%	7.6%	3.8%	2.8%	3.1%	3.4%	2.3%	2.0%	1.9%	1.9%	8.8%	9.6%	14.8%	9.3%	4.2%	14.6%	8.8%	2.3%
* Rental Apt	39.5%	60.7%	54.1%	22.0%	22.5%	45.9%	35.3%	32.0%	30.4%	47.8%	26.5%	29.5%	31.0%	34.0%	44.5%	49.8%	55.5%	35.6%
Tax Value (Owned SFD)	6,270	109	751	1,032	1,054	694	1,285	1,387	1,151	844	928	710	115	157	156	143	230	506
* Under \$200K	10.9%	56.9%	20.6%	9.6%	0.1%	1.0%	3.9%	11.0%	15.5%	16.7%	20.7%	18.5%	7.8%	0.0%	0.0%	1.4%	0.1%	7.3%
* \$200-249K	25.7%	29.4%	11.1%	8.4%	1.8%	4.8%	18.1%	41.3%	49.9%	36.7%	50.8%	43.8%	7.0%	2.5%	2.6%	25.2%	1.8%	14.8%
* \$250-299K	17.4%	6.4%	12.4%	11.4%	4.9%	5.8%	21.2%	28.0%	22.7%	12.6%	17.3%	23.5%	0.0%	0.0%	0.6%	35.0%	4.9%	25.1%
* \$300K or More	46.1%	7.3%	55.9%	70.5%	93.2%	88.5%	56.7%	19.8%	12.0%	34.0%	11.2%	14.2%	85.2%	97.5%	96.8%	38.5%	93.2%	52.8%
Year Built (Owned SFD)	6,268	109	750	1,031	1,053	693	1,285	1,387	1,151	844	928	710	115	157	156	143	230	506
* Before 1960	75.0%	38.5%	88.5%	92.6%	92.8%	90.0%	92.5%	95.0%	94.6%	86.6%	86.2%	81.3%	12.2%	6.4%	3.8%	0.7%	0.4%	1.4%
* 1960 to 1979	11.7%	15.6%	5.3%	4.1%	3.8%	6.1%	5.4%	3.7%	3.6%	8.5%	8.2%	13.5%	40.9%	24.8%	66.7%	38.5%	29.6%	34.8%
* 1980 to 1999	11.4%	21.1%	3.9%	1.6%	1.6%	2.2%	1.5%	0.8%	1.5%	3.2%	4.1%	4.4%	40.0%	61.1%	23.7%	60.8%	69.1%	63.4%
* 2000 to 2008	1.9%	24.8%	2.3%	1.6%	1.8%	1.7%	0.6%	0.5%	0.3%	1.7%	1.5%	0.8%	7.0%	7.6%	5.8%	0.0%	0.9%	0.4%

CORRIDOR STATION COMPARISON PROFILES (Page 6)

	Corridor	D	G	J	M	P	S	V	Y	AB	AE	AH	AK	AN	AQ	AT	AW	AZ
ALL HOUSEHOLDS	Total	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Time at Current Address	19,320	3,403	4,003	2,099	2,041	2,028	2,799	2,721	2,124	2,272	2,379	2,210	1,611	835	409	909	1,571	1,414
* Moved-in Before 2004	59.7%	49.7%	56.0%	63.8%	66.2%	60.8%	63.3%	63.5%	64.2%	58.5%	63.6%	61.6%	54.6%	53.7%	53.3%	50.2%	52.1%	65.2%
* Moved-in 2004/05	11.6%	19.5%	15.5%	10.1%	8.4%	10.2%	9.7%	8.8%	8.7%	10.1%	8.6%	8.6%	10.2%	11.1%	12.0%	13.8%	12.1%	8.4%
* Moved-in 2005/06	10.4%	13.1%	11.7%	9.2%	8.0%	9.8%	10.1%	10.7%	9.7%	10.4%	9.2%	9.9%	12.5%	12.0%	11.7%	10.7%	10.9%	7.6%
* Moved-in 2006/07	6.7%	6.8%	6.4%	6.1%	5.6%	6.8%	6.0%	6.0%	6.1%	8.0%	5.8%	6.6%	7.2%	6.8%	8.6%	9.9%	10.1%	7.1%
* Moved-in 2007/08	5.4%	5.4%	4.7%	5.1%	5.6%	5.9%	5.3%	5.4%	5.7%	5.8%	5.3%	5.3%	5.8%	6.3%	6.6%	6.8%	6.9%	5.4%
* Moved-in 2008/09	6.4%	5.5%	5.7%	5.6%	6.1%	6.5%	5.6%	5.7%	5.7%	7.2%	7.5%	8.0%	9.6%	10.1%	7.8%	8.7%	8.0%	6.2%
HH Turnover ('04-'09) ¹⁾	8.3%	8.8%	8.4%	6.9%	6.2%	9.1%	7.9%	7.9%	8.1%	9.0%	8.4%	8.6%	10.6%	10.4%	9.9%	10.7%	11.3%	8.4%
* Turnover ('04-'05)	9.9%	11.8%	10.4%	8.2%	7.5%	10.8%	9.6%	9.6%	9.2%	9.9%	9.6%	10.0%	12.7%	12.4%	11.4%	11.6%	13.7%	10.3%
* Turnover ('05-'06)	9.5%	9.1%	8.9%	7.7%	7.1%	10.6%	9.3%	9.5%	10.0%	10.9%	10.2%	10.4%	12.3%	10.9%	10.6%	10.9%	12.9%	10.3%
* Turnover ('06-'07)	8.9%	9.8%	9.5%	8.6%	6.9%	9.8%	8.4%	8.0%	8.2%	9.1%	8.8%	8.6%	10.1%	10.2%	11.7%	13.3%	12.3%	8.5%
* Turnover ('07-'08)	5.7%	5.7%	5.2%	3.9%	3.6%	5.6%	5.1%	5.3%	6.0%	6.7%	5.4%	5.6%	7.3%	7.3%	6.6%	8.3%	8.3%	6.4%
* Turnover ('08-'09)	7.6%	7.9%	7.8%	6.1%	5.5%	8.3%	7.3%	7.3%	7.2%	8.3%	7.8%	8.3%	10.6%	11.0%	9.2%	9.5%	9.2%	6.3%
		F	K	P	U	Z	AE	AJ	AO	AT	AY	BD	BI	BN	BS	BX	CC	CH

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

Note: Since the one mile rings overlap between stations, sum totals for the stations will not equal the total for the corridor.

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

SW CORRIDOR DEMOGRAPHIC PROFILES - STATION AREAS (1 MILE RADIUS)



SELECTED STATION COMPARISON PROFILES (Page 7)

HOUSEHOLDS AGE 55 TO 74

ALL RESIDENTIAL HOUSEHOLDS	Corridor	Van			21st	West	Blake					Downtown	Shady	City		Golden	Town		
	Total	Royalton	White	Penn	Street	Lake	Beltline	Wooddale	Louisiana	Road	Hopkins	Oak	Opus	West	Triangle	Center	Southwest	Michell	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
All HHs Age 55 to 74	12,407	1,996	2,371	1,388	1,637	1,481	1,790	1,504	1,200	1,222	1,523	1,558	1,429	883	320	388	708	887	
* As percent of all HHs	23.9%	20.2%	20.9%	27.4%	31.4%	24.2%	22.6%	21.1%	22.5%	21.9%	26.0%	27.5%	29.9%	32.7%	28.8%	16.4%	17.9%	26.1%	
Adults in Household	23,555	3,193	4,215	2,976	3,526	2,956	3,446	2,731	2,252	2,434	2,825	2,894	2,508	1,597	737	764	1,407	1,806	
* Adults per Household	1.90	1.60	1.78	2.14	2.15	2.00	1.93	1.82	1.88	1.99	1.85	1.86	1.76	1.81	2.30	1.97	1.99	2.04	
Owner/Renter Status	12,407	1,996	2,371	1,388	1,637	1,481	1,790	1,504	1,200	1,222	1,523	1,558	1,429	883	320	388	708	887	
* Owners	67.0%	44.1%	55.3%	82.6%	85.5%	64.8%	66.1%	67.6%	70.8%	61.8%	63.8%	68.4%	77.0%	81.1%	69.4%	50.5%	53.5%	72.5%	
* Renters	33.0%	55.9%	44.7%	17.4%	14.5%	35.2%	33.9%	32.4%	29.3%	38.2%	36.2%	31.6%	23.0%	18.9%	30.6%	49.5%	46.5%	27.5%	
Housing Usage	12,407	1,996	2,371	1,388	1,637	1,481	1,790	1,504	1,200	1,222	1,523	1,558	1,429	883	320	388	708	887	
* Owned SFD	38.6%	4.6%	24.4%	63.4%	61.5%	45.6%	51.8%	54.3%	61.8%	52.3%	40.0%	34.8%	9.9%	21.4%	50.9%	19.6%	16.7%	39.6%	
* Rental SFD	1.7%	0.6%	1.9%	3.3%	2.6%	2.3%	1.9%	2.0%	2.4%	1.9%	2.0%	1.5%	0.2%	0.7%	3.4%	2.6%	1.4%	0.3%	
* Duplx/Trplx	2.8%	1.6%	4.2%	8.6%	5.3%	2.6%	2.5%	2.8%	3.7%	2.9%	3.3%	2.4%	0.2%	1.1%	4.4%	1.3%	0.7%	0.8%	
* Owned MF	26.8%	38.8%	28.1%	12.8%	19.8%	17.5%	12.8%	11.4%	6.7%	8.2%	22.3%	32.5%	67.0%	59.6%	18.4%	29.9%	36.3%	32.5%	
* Rental MF	4.2%	7.3%	4.4%	2.4%	2.3%	3.2%	3.6%	3.9%	2.9%	1.6%	6.1%	6.2%	8.7%	6.7%	2.5%	8.2%	4.7%	2.3%	
* Rental Apt	25.9%	47.1%	37.0%	9.5%	8.4%	28.8%	27.4%	25.7%	22.6%	33.1%	26.4%	22.6%	14.0%	10.5%	20.3%	38.4%	40.3%	24.6%	
Tax Value (Owned SFD)	4,785	91	579	880	1,007	676	928	816	741	639	609	542	141	189	163	76	118	351	
* Under \$200K	8.6%	73.6%	16.8%	6.3%	0.3%	0.9%	5.0%	11.2%	15.4%	12.1%	13.5%	10.3%	7.1%	0.0%	0.0%	1.3%	0.3%	7.1%	
* \$200-249K	21.8%	15.4%	9.2%	6.6%	1.3%	3.6%	15.6%	40.1%	47.2%	34.4%	50.6%	41.7%	5.7%	0.5%	1.2%	28.9%	1.3%	13.1%	
* \$250-299K	16.4%	7.7%	11.1%	7.6%	3.2%	7.7%	20.0%	28.9%	24.4%	14.7%	18.6%	25.6%	2.8%	4.8%	2.5%	27.6%	3.2%	25.6%	
* \$300K or More	53.2%	3.3%	63.0%	79.5%	95.2%	87.9%	59.4%	19.9%	13.0%	38.8%	17.4%	22.3%	84.4%	94.7%	96.3%	42.1%	95.2%	54.1%	
Year Built (Owned SFD)	4,783	91	577	878	1,006	676	928	816	741	639	609	542	141	189	163	76	118	351	
* Before 1960	71.9%	37.4%	89.4%	89.9%	90.0%	88.6%	91.6%	94.7%	93.9%	82.3%	81.0%	71.8%	7.1%	7.9%	8.6%	0.0%	0.8%	1.7%	
* 1960 to 1979	15.6%	39.6%	5.2%	6.2%	6.2%	6.7%	6.1%	4.0%	4.2%	12.8%	12.8%	21.8%	46.8%	27.0%	65.6%	55.3%	43.2%	39.0%	
* 1980 to 1999	11.3%	14.3%	4.3%	3.3%	3.1%	3.7%	1.8%	1.0%	1.6%	4.5%	4.9%	5.5%	38.3%	55.6%	23.3%	44.7%	55.9%	59.3%	
* 2000 to 2008	1.1%	8.8%	1.0%	0.7%	0.8%	1.0%	0.4%	0.2%	0.3%	0.3%	1.3%	0.9%	7.8%	9.5%	2.5%	0.0%	0.0%	0.0%	

CORRIDOR STATION COMPARISON PROFILES (Page 8)

	Corridor	D	G	J	M	P	S	V	Y	AB	AE	AH	AK	AN	AQ	AT	AW	AZ
ALL HOUSEHOLDS	Total	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Time at Current Address	12,407	1,996	2,371	1,388	1,637	1,481	1,790	1,504	1,200	1,222	1,523	1,558	1,429	883	320	388	708	887
* Moved-in Before 2004	76.9%	63.1%	72.0%	86.5%	85.8%	77.0%	76.8%	77.1%	80.2%	80.0%	79.1%	80.0%	75.6%	76.2%	77.8%	68.6%	68.6%	78.5%
* Moved-in 2004/05	8.0%	17.1%	11.9%	4.9%	3.9%	6.9%	7.0%	6.1%	4.7%	5.5%	6.1%	6.0%	7.3%	7.6%	5.9%	10.8%	10.3%	6.1%
* Moved-in 2005/06	6.4%	9.1%	7.3%	3.0%	3.5%	6.6%	7.3%	8.1%	7.6%	4.7%	6.5%	6.5%	7.8%	6.5%	5.0%	8.0%	7.8%	5.9%
* Moved-in 2006/07	2.9%	3.5%	2.7%	1.8%	2.2%	3.8%	3.0%	2.2%	2.2%	2.9%	3.3%	2.6%	2.7%	3.2%	4.1%	4.4%	4.4%	3.6%
* Moved-in 2007/08	2.7%	3.5%	2.9%	1.6%	2.6%	3.0%	3.2%	3.5%	2.8%	2.7%	2.1%	2.0%	2.5%	2.6%	3.1%	3.4%	3.4%	2.7%
* Moved-in 2008/09	3.1%	3.7%	3.2%	2.2%	2.0%	2.8%	2.7%	3.0%	2.6%	4.2%	3.0%	3.0%	3.9%	4.0%	4.1%	4.9%	5.5%	3.3%
HH Turnover ('04-'09) ¹⁾	4.7%	5.6%	4.7%	3.8%	3.7%	4.8%	4.4%	4.6%	4.2%	5.3%	5.0%	4.8%	4.6%	4.0%	5.3%	7.2%	7.7%	4.8%
* Turnover ('04-'05)	5.3%	6.6%	5.2%	4.3%	3.8%	6.2%	5.6%	4.7%	4.7%	6.0%	5.0%	5.1%	6.4%	5.6%	8.5%	7.6%	9.5%	5.5%
* Turnover ('05-'06)	6.0%	5.9%	5.1%	4.2%	4.6%	6.0%	5.3%	7.0%	6.9%	7.8%	7.3%	7.3%	6.6%	4.4%	3.6%	10.4%	8.9%	5.4%
* Turnover ('06-'07)	5.3%	7.1%	5.0%	4.5%	4.0%	6.1%	5.5%	5.0%	4.5%	5.5%	4.6%	4.3%	4.2%	4.5%	5.6%	7.1%	8.8%	5.4%
* Turnover ('07-'08)	3.0%	3.9%	3.2%	2.1%	2.7%	2.5%	2.4%	3.1%	2.4%	2.7%	3.4%	3.3%	2.0%	1.4%	2.9%	5.7%	5.7%	3.6%
* Turnover ('08-'09)	4.1%	4.6%	5.0%	4.1%	3.7%	3.6%	3.5%	3.5%	2.8%	4.9%	4.7%	3.9%	4.3%	4.4%	6.0%	5.8%	6.4%	4.3%
		F	K	P	U	Z	AE	AJ	AO	AT	AY	BD	BI	BN	BS	BX	CC	CH

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

Note: Since the one mile rings overlap between stations, sum totals for the stations will not equal the total for the corridor.

Source: Excensus LLC, Excensus select demographics (2004 to 2009).

SW CORRIDOR DEMOGRAPHIC PROFILES - STATION AREAS (1 MILE RADIUS)



SELECTED STATION COMPARISON PROFILES (Page 9)

HOUSEHOLDS AGE 75 OR MORE

ALL RESIDENTIAL HOUSEHOLDS	Corridor Total	Van			21st		West		Blake			Downtown		Shady		City		Golden		Town	
		Royalton	White	Penn	Street	Lake	Beltline	Wooddale	Louisiana	Road	Hopkins	Oak	Opus	West	Triangle	Center	Southwest	Michell			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
All HHs Age 75 or More	3,675	419	539	272	381	398	643	528	345	425	488	542	476	320	138	201	160	98			
* As percent of all HHs	7.1%	4.2%	4.7%	5.4%	7.3%	6.5%	8.1%	7.4%	6.5%	7.6%	8.3%	9.6%	9.9%	11.9%	12.4%	8.5%	4.0%	2.9%			
<u>Adults in Household</u>	5,067	524	697	395	574	563	894	711	503	599	670	735	659	455	208	256	213	151			
* Adults per Household	1.38	1.25	1.29	1.45	1.51	1.41	1.39	1.35	1.46	1.41	1.37	1.36	1.38	1.42	1.51	1.27	1.33	1.54			
<u>Owner/Renter Status</u>	3,675	419	539	272	381	398	643	528	345	425	488	542	476	320	138	201	160	98			
* Owners	65.4%	54.2%	56.2%	72.4%	91.3%	69.6%	59.3%	59.1%	89.3%	64.5%	62.5%	57.2%	66.8%	92.5%	95.7%	14.9%	21.9%	84.7%			
* Renters	34.6%	45.8%	43.8%	27.6%	8.7%	30.4%	40.7%	40.9%	10.7%	35.5%	37.5%	42.8%	33.2%	7.5%	4.3%	85.1%	78.1%	15.3%			
<u>Housing Usage</u>	3,675	419	539	272	381	398	643	528	345	425	488	542	476	320	138	201	160	98			
* Owned SFD	34.7%	1.4%	19.3%	59.6%	59.8%	47.7%	43.4%	43.6%	78.6%	59.1%	45.5%	36.0%	5.5%	14.7%	27.5%	4.0%	3.8%	26.5%			
* Rental SFD	0.9%	0.0%	0.9%	1.8%	1.3%	1.0%	0.6%	0.4%	1.2%	1.2%	1.4%	0.7%	0.6%	0.9%	0.0%	0.0%	0.6%	1.0%			
* Duplx/Trplx	1.2%	0.5%	2.2%	6.6%	3.9%	1.0%	0.5%	0.9%	1.4%	0.5%	0.8%	0.9%	0.4%	0.0%	0.0%	0.0%	0.0%	2.0%			
* Owned MF	29.6%	52.5%	34.9%	6.6%	27.6%	20.9%	15.4%	14.6%	9.3%	4.9%	16.2%	20.3%	61.1%	77.8%	68.1%	10.9%	18.1%	56.1%			
* Rental MF	3.0%	6.7%	5.2%	1.8%	3.9%	2.5%	2.8%	3.0%	2.9%	0.2%	2.5%	2.4%	4.8%	5.6%	2.2%	1.0%	1.3%	0.0%			
* Rental Apt	30.7%	38.9%	37.5%	23.5%	3.4%	26.9%	37.3%	37.5%	6.7%	34.1%	33.6%	39.7%	27.5%	0.9%	2.2%	84.1%	76.3%	14.3%			
<u>Tax Value (Owned SFD)</u>	1,274	6	104	162	228	190	279	230	271	251	222	195	26	47	38	8	6	26			
* Under \$200K	8.6%	100.0%	8.7%	3.7%	0.0%	0.0%	3.6%	11.3%	16.6%	11.6%	15.3%	12.8%	11.5%	0.0%	0.0%	0.0%	0.0%	11.5%			
* \$200-249K	29.2%	0.0%	5.8%	4.9%	2.2%	3.2%	16.5%	51.3%	59.4%	39.4%	46.4%	45.6%	7.7%	6.4%	2.6%	0.0%	2.2%	23.1%			
* \$250-299K	18.8%	0.0%	14.4%	12.3%	5.3%	8.4%	19.7%	20.4%	15.5%	23.5%	25.2%	30.3%	3.8%	4.3%	5.3%	62.5%	5.3%	30.8%			
* \$300K or More	43.5%	0.0%	71.2%	79.0%	92.5%	88.4%	60.2%	17.0%	8.5%	25.5%	13.1%	11.3%	76.9%	89.4%	92.1%	37.5%	92.5%	34.6%			
<u>Year Built (Owned SFD)</u>	1,274	6	104	162	228	190	279	230	271	251	222	195	26	47	38	8	6	26			
* Before 1960	80.2%	33.3%	90.4%	88.3%	89.0%	87.9%	92.8%	96.1%	95.2%	84.1%	82.0%	75.9%	11.5%	23.4%	21.1%	25.0%	0.0%	3.8%			
* 1960 to 1979	14.4%	33.3%	3.8%	8.6%	8.3%	9.5%	6.5%	3.9%	4.4%	13.9%	14.0%	21.5%	42.3%	27.7%	78.9%	62.5%	83.3%	46.2%			
* 1980 to 1999	5.2%	33.3%	5.8%	3.1%	2.2%	2.1%	0.7%	0.0%	0.4%	2.0%	4.1%	2.6%	42.3%	44.7%	0.0%	12.5%	16.7%	50.0%			
* 2000 to 2008	0.2%	0.0%	0.0%	0.0%	0.4%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.8%	4.3%	0.0%	0.0%	0.0%	0.0%			

CORRIDOR STATION COMPARISON PROFILES (Page 10)

	Corridor	D	G	J	M	P	S	V	Y	AB	AE	AH	AK	AN	AQ	AT	AW	AZ
ALL HOUSEHOLDS	Total	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Time at Current Address	3,675	419	539	272	381	398	643	528	345	425	488	542	476	320	138	201	160	98
* Moved-in Before 2004	86.7%	86.2%	86.1%	87.5%	93.2%	92.2%	84.6%	83.1%	93.6%	90.8%	88.5%	81.9%	83.0%	91.6%	87.0%	71.6%	75.6%	95.9%
* Moved-in 2004/05	4.2%	3.1%	2.4%	2.6%	2.4%	3.3%	4.8%	4.5%	0.6%	3.1%	2.9%	5.7%	6.3%	3.8%	5.1%	9.5%	8.1%	1.0%
* Moved-in 2005/06	4.8%	6.0%	5.4%	5.1%	2.1%	2.8%	6.1%	7.0%	4.6%	3.3%	4.3%	7.2%	5.9%	1.9%	1.4%	9.5%	9.4%	0.0%
* Moved-in 2006/07	1.4%	1.0%	2.0%	2.2%	0.8%	0.5%	2.0%	2.3%	0.0%	0.7%	1.4%	1.7%	1.7%	0.6%	1.4%	3.5%	2.5%	1.0%
* Moved-in 2007/08	1.3%	2.1%	1.9%	1.1%	1.0%	0.8%	1.6%	1.7%	0.6%	0.7%	0.8%	1.5%	1.5%	0.9%	2.2%	2.5%	2.5%	1.0%
* Moved-in 2008/09	1.5%	1.7%	2.2%	1.5%	0.5%	0.5%	0.9%	1.3%	0.6%	1.4%	2.0%	2.0%	1.7%	1.3%	2.9%	3.5%	1.9%	1.0%
HH Turnover ('04-'09) ¹⁾	5.1%	4.5%	4.4%	4.2%	3.7%	5.7%	5.6%	5.7%	4.9%	4.6%	6.1%	6.0%	5.9%	4.3%	4.7%	5.2%	6.2%	6.1%
* Turnover ('04-'05)	5.4%	4.6%	4.7%	4.2%	4.3%	5.0%	5.6%	5.9%	3.8%	4.2%	6.7%	5.4%	6.3%	4.3%	4.7%	2.3%	6.7%	10.5%
* Turnover ('05-'06)	5.2%	4.1%	3.2%	2.8%	2.7%	7.3%	6.7%	5.4%	6.3%	5.1%	6.1%	5.8%	6.8%	6.8%	5.8%	3.2%	3.3%	5.2%
* Turnover ('06-'07)	6.9%	6.4%	6.1%	5.9%	5.7%	8.3%	7.5%	8.1%	6.3%	6.0%	7.5%	10.2%	7.9%	5.9%	5.1%	8.6%	5.9%	3.7%
* Turnover ('07-'08)	3.2%	2.2%	2.7%	2.4%	1.4%	3.2%	4.2%	4.5%	4.6%	2.8%	3.7%	3.5%	3.6%	2.2%	2.5%	3.6%	6.6%	6.6%
* Turnover ('08-'09)	4.7%	5.2%	5.4%	5.6%	4.2%	4.2%	3.7%	4.3%	3.5%	4.8%	6.2%	5.0%	4.8%	2.4%	5.4%	6.8%	8.0%	5.2%
		F	K	P	U	Z	AE	AJ	AO	AT	AY	BD	BI	BN	BS	BX	CC	CH

1) Turnover rate is the percent of resident households (in a selected area or group) that moved in a given year.

Note: Since the one mile rings overlap between stations, sum totals for the stations will not equal the total for the corridor.

Source: Excensus LLC, Excensus select demographics (2004 to 2009).