

# Contents

<b>Affected Environment</b> .....	<b>1-1</b>
1.1 Economic and Social Environment .....	1-1
1.1.1 Population, Employment and Income .....	1-2
1.2 Community Characteristics and Conditions .....	1-8
1.2.1 Housing Units .....	1-8
1.2.2 Commuting Patterns .....	1-10
1.3 Municipal Fiscal Conditions .....	1-10
1.3.1 Municipal Expenditures.....	1-10
1.3.2 Municipal Revenues .....	1-11
1.3.3 Municipal Property Tax Base.....	1-12
1.3.4 Municipal Property Tax Rates.....	1-13
1.4 Economic Development Initiatives and Outlook.....	1-14
1.4.1 Major Employers.....	1-14
1.4.2 Active Industrial Parks .....	1-15
1.4.3 Educational Institutions.....	1-17
1.4.4 Tourism.....	1-17
1.5 Future Economic Issues .....	1-19
1.6 Minority and Disadvantaged Population .....	1-19
1.6.1 Income and Poverty Status.....	1-20
1.6.2 Racial Composition.....	1-21
1.6.3 Food Stamp and Temporary Assistance to Needy Families (TANF) Recipients .....	1-21
1.6.4 Assisted Housing .....	1-22
1.7 Real Estate Trends .....	1-23
<b>Potential Impacts</b> .....	<b>2-1</b>
2.1 Real Estate Impacts.....	2-1
2.1.1 Local Land, Residential and Commercial Property Values.....	2-2
2.2 Economic Impacts.....	2-5
2.2.1 Economic Impacts of the SDEIS Corridors.....	2-5
<b>Appendices</b>	
Appendix A: Real Estate Impacts – Estimated Cost of Acquiring Land & Structures – Segment Details.....	A-1
Appendix B: Property Acquisition Process .....	B-1
Appendix C: Economic Impact – REMI Model Assumptions & Methods.....	C-1