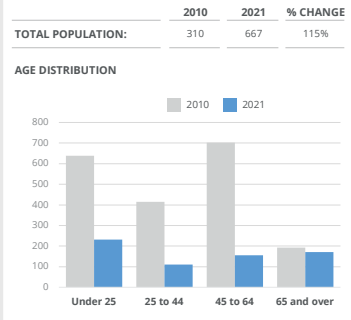


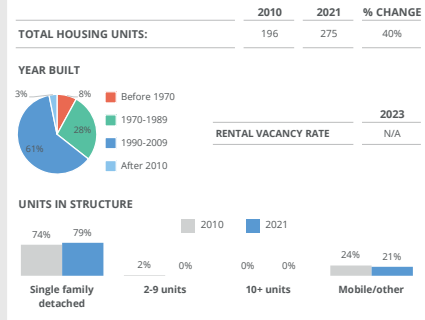
PLACE: Pine Haven

Population 2010: 310 Population Forecast 2030: 567 Population Change from 2010: 83%

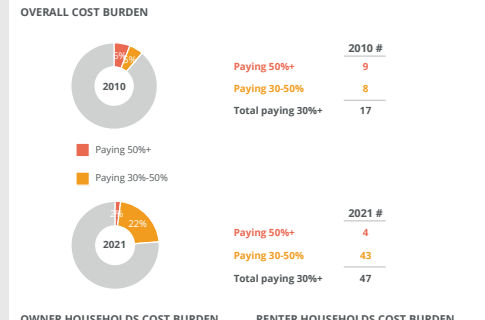
POPULATION BY AGE



HOUSING STOCK



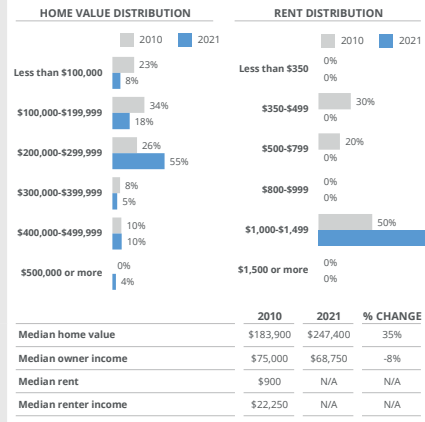
HOUSING NEEDS



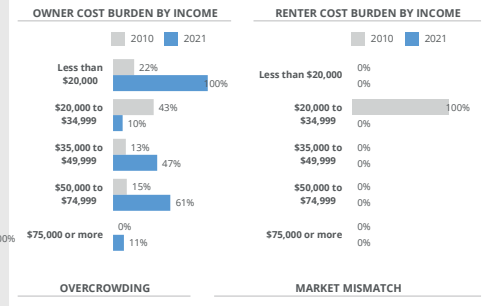
SOCIOECONOMIC MAKE-UP

	2010	2021	CHANGE
Households	151	198	47
Median income	\$73,281	\$73,750	\$469
Average household size	2.05	3.37	1.32
Homeownership rate	90%	97%	7%
Poverty rate	3%	4%	1%
Disability rate	N/A	18%	N/A
Pct. households with children	16%	19%	3%
Pct. single parents	1%	4%	3%
Pct. non-family households	32%	18%	-14%
Pct. senior (65+) living alone	9%	9%	0%

HOUSING MARKET TRENDS



OWNER HOUSEHOLDS COST BURDEN



RENTER HOUSEHOLDS COST BURDEN

	2010	2021
All Renters:	33%	0%

RENTER COST BURDEN BY INCOME

OVERCROWDING

	2010	2021
All	0%	3%
Owners	0%	1%
Renters	0%	60%

MARKET MISMATCH

	2010	2021
Renters with income <\$25,000	53%	40%
Rental units affordable to them	30%	0%
Renters with income <\$100,000	87%	100%
Ownership units affordable to them	90%	81%

WORKER AFFORDABILITY

OCCUPATION	2010 % EMPLOYMENT	2021 % EMPLOYMENT	2021 MEDIAN EARNINGS	MAX RENT	CAN AFFORD MEDIAN RENT?	MAX PURCHASE PRICE	CAN AFFORD MEDIAN PRICE?
Construction and extraction occupations	26%	18%	\$89,688	\$2,242	No	\$389,258	Yes
Transportation occupations	10%	16%	\$61,250	\$1,531	No	\$265,833	Yes
Healthcare support occupations	0%	13%	\$31,500	\$788	No	\$136,714	No
Production occupations	5%	13%	\$26,583	\$665	No	\$115,374	No
Healthcare practitioners and technical occupations	3%	11%	N/A	N/A	N/A	N/A	N/A
Office and administrative support occupations	5%	11%	\$46,667	\$1,167	No	\$202,541	No
Management, business, and financial occupations	9%	6%	\$162,917	\$4,073	No	\$707,081	Yes
Sales and related occupations	10%	6%	N/A	N/A	N/A	N/A	N/A
Building and grounds cleaning and maintenance occupations	3%	3%	N/A	N/A	N/A	N/A	N/A
Installation, maintenance, and repair occupations	9%	3%	N/A	N/A	N/A	N/A	N/A