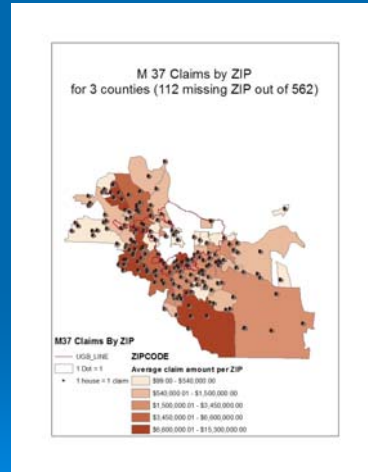
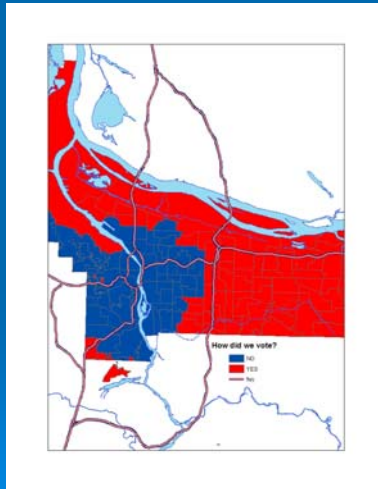


Measure 37



Initial Problems

- Data Quality
 - Missing Information
 - Lack of Consistency
 - No Standardized Format
- Data Availability
 - System of Reporting Claims
 - PDF Format
 - Guessing Game

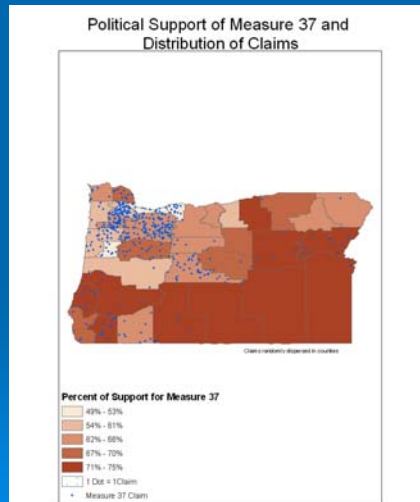
Process

- Revisit Literature
 - Generate a Testable Hypothesis
 - Guided by Theory
- Organize Data
 - Data Cleaning
 - Data Mining
 - Combining Sources

Process

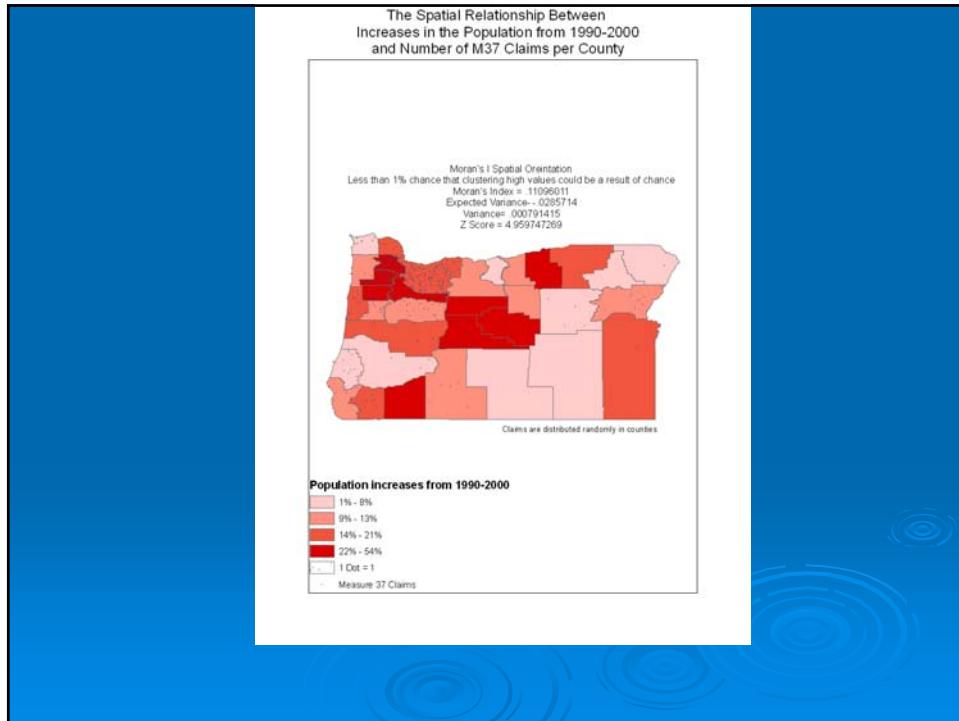
- Create Maps
 - Washington County Data Set
 - Oregon County Level Data Set
- Statistical Analysis
 - Distance to the UGB
 - Clustering of High Values

Hypothesis 1: Measure 37 Claims and Support for Measure 37



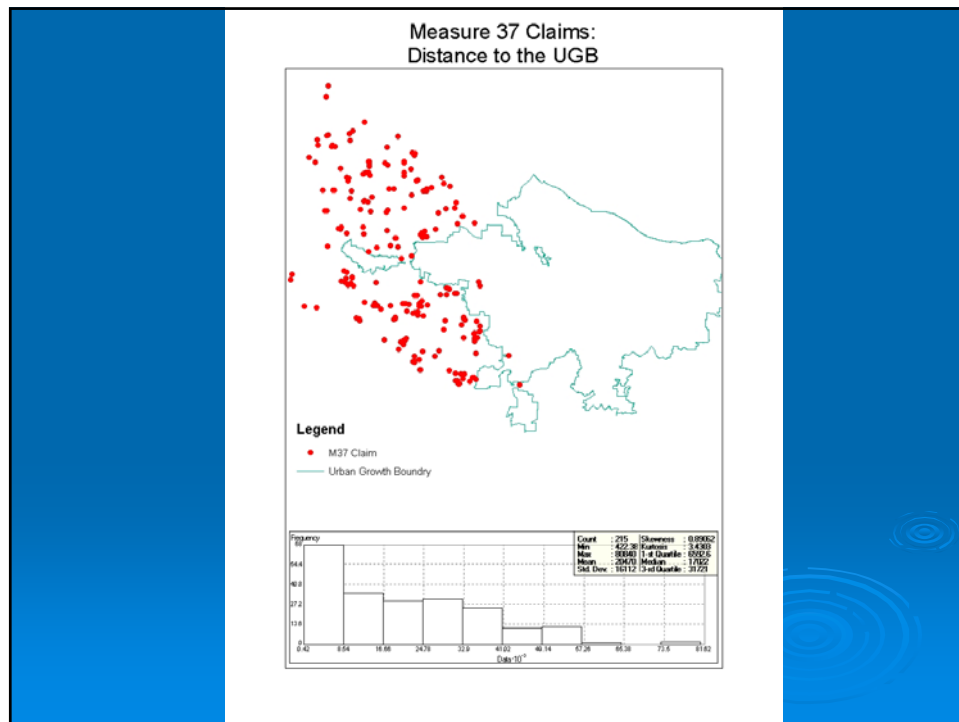
Hypothesis 2: County Growth Rates and Measure 37 Claims

- **Null Hypothesis:** There is no relationship between county growth rates and the number of Measure 37 claims filed in a county.
- **Alternative Hypothesis:** There is a relationship between county growth rates and the number of Measure 37 claims filed in a county.



Hypothesis 3: A Snapshot of the Urban Fringe in Washington County

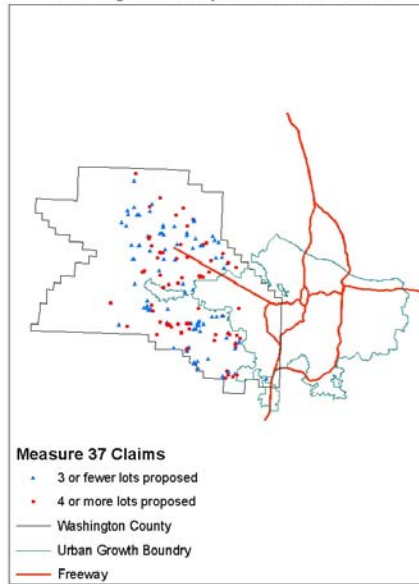
- **Null Hypothesis:** The distribution of claims outside the UGB in Washington County is random.
- **Alternate Hypothesis:** The distribution of claims outside the UGB is clustered close to the UGB.



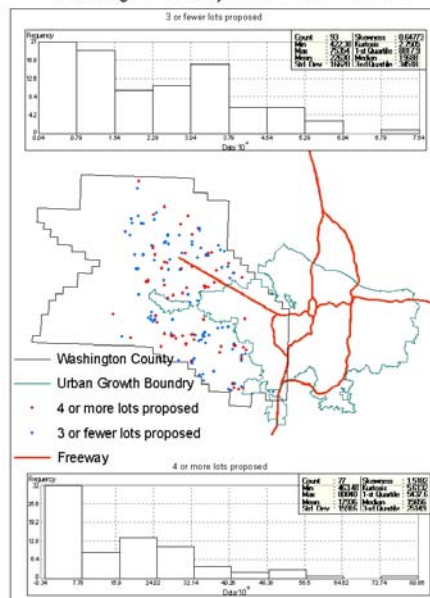
What are people really doing?

- **Null Hypothesis:** The mean distance from the UGB of claims for subdivisions in Washington County is the same as the mean distance from the UGB of claims for simple partitions or structure claims in Washington County.
- **Alternate Hypothesis:** The mean distance from the UGB of claims for simple partitions or structure claims in Washington County is lower than the mean distance from the UGB of claims for partitions in Washington County.

Washington County Measure 37 Claims



Washington County Measure 37 Claims



Conclusions

- Data Collection
 - Quality
 - Availability
- Statistical Significance at State Wide Level
 - High Value Clustering
 - Better Data Will Allow More Analysis
 - Prediction of Future Claim Sites
- Washington County
 - Proximity to UGB: Consistent With Demand
 - Large Developments vs. Smaller Developments
 - Policy Implications