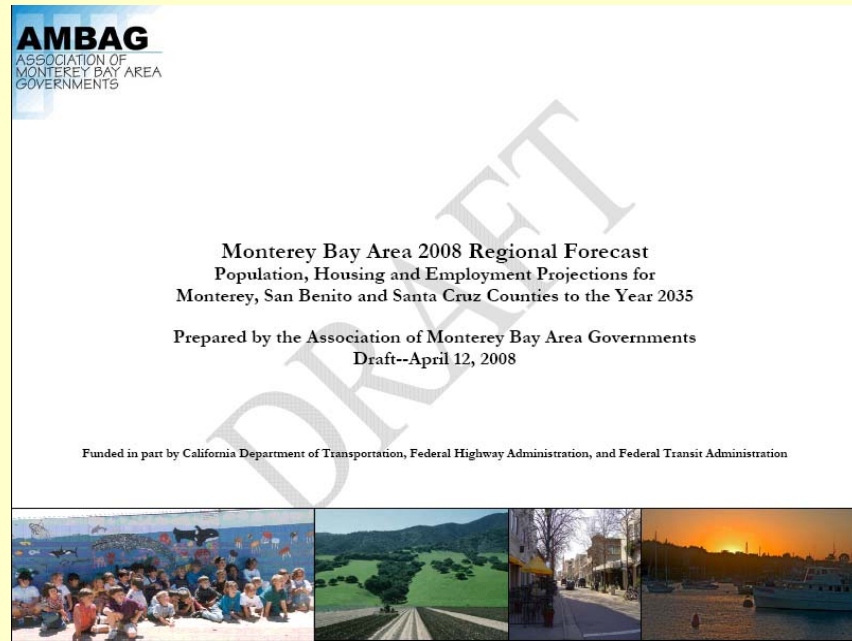


Monterey Bay Area 2008 Regional Forecast

Population, Housing and Employment Projections
Review of Draft Projections
Saturday, April 12, 2008



FTAC Members

Monterey County

- **County of Monterey:** Alana Knaster, Deputy Director of Resource Management Agency
- **City of Carmel-by-the Sea:** Brian Roseth, Community Development Director
- **City of Del Rey Oaks:** Elizabeth Guzman, DDA Planning
- **City of Greenfield:** Francisco Casas, Housing Programs Coordinator
- **City of Gonzales:** Bill Farell, Director of Planning and Economic Development
- **City of King City:** Tina Metzger, Planner
- **City of Marina:** Christi Di Iorio, Community Development Director
- **City of Monterey:** Kim Cole, Senior Planner
- **City of Salinas:** Bob Richelieu, Planning Manager
- **City of Sand City:** Steve Matarazzo, City Manager
- **City of Seaside:** Diana Hurlbert, Senior Planner; Clark Larson, Associate Planer
- **City of Soledad:** Susan Hilinski, Community Development Director

Santa Cruz County

- **County of Santa Cruz:** Frank Barron, Planner III, Policy Section
- **City of Capitola:** David Foster, Housing and Redevelopment Project Manager
- **City of Santa Cruz:** Ken Thomas, Planning and Community Development Director
- **City of Scotts Valley:** Susan Westman, Community Development Director
- **City of Watsonville:** John Doughty, Community Development Director

San Benito County

- **County of San Benito:** Betty Li, Transportation Planner
- **City of Hollister:** Mary Paxton, Planning Manager
- **City of San Juan Bautista:** Matthew Sundt, City Planner, Golden State Planning and Environmental Consulting

Process

In 2007, staff began the process of updating the AMBAG forecast

- Board established FTAC to provide local input into forecast (1/07)
- AMBAG contracted with ABAG to produce county level totals (4/07)
- ABAG produced county level totals and provided documentation (10/07 & 12/07)
- AMBAG staff disaggregated totals to local jurisdictions and to TAZs, with FTAC input (11/07-12/07)
- AMBAG staff surveyed water/wastewater constraints (12/07-2/08)
- AMBAG staff/FTAC reviewed and revised numbers (1/08-3/08)

County Level Methods

- There are three major components of the county level forecasts
 - Population
 - Housing
 - Employment

Forecasted population growth was produced through the cohort-component method

Forecasted housing growth was produced through an analysis of population and household trends

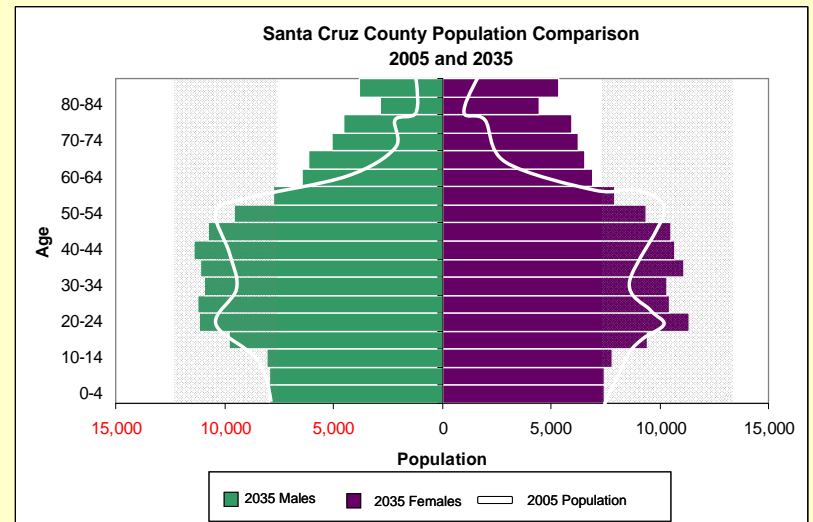
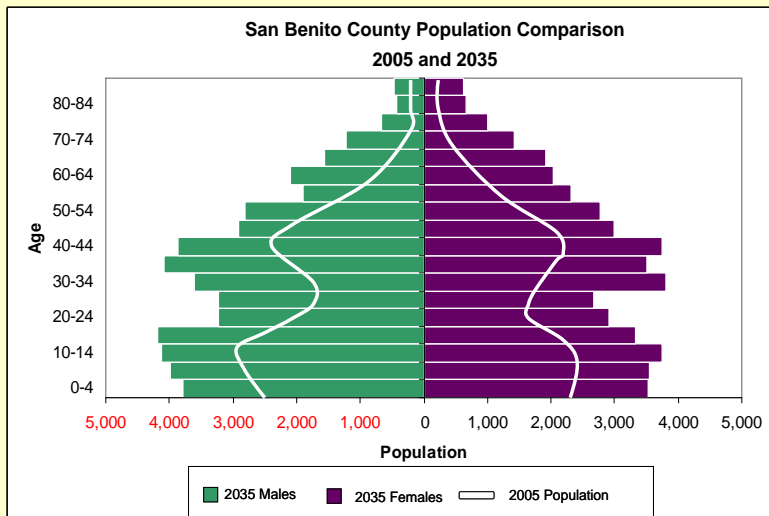
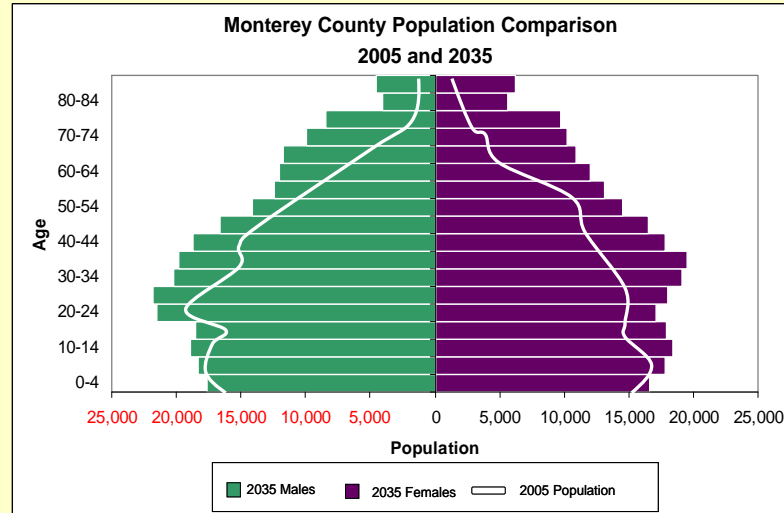
Forecasted employment growth was produced through economic input-output models

Population Overview

Slow to moderate annual population growth in region, ranging from 1% to 2%, with Santa Cruz growing slowest, San Benito growing most rapidly

Average Annual Growth	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035
Monterey County	1.1%	1.0%	0.7%	0.7%	0.7%	0.6%
San Benito County	1.8%	1.9%	2.2%	1.9%	1.5%	1.2%
Santa Cruz County	0.5%	0.5%	0.5%	0.4%	0.3%	0.4%
Region	0.9%	0.9%	0.8%	0.7%	0.6%	0.6%

Aging population



Housing

Housing units are calculated by:

- Assuming part of the population lives in group quarters
- Assuming that the remaining household population will form households at sizes consistent with trend data
- Using vacancy trends from DOF
- We identify the number of units consistent with population growth

Housing Units

The housing stock will grow from 258,000 to 327,000 units over the forecast

Most growth will occur prior to 2020, then slackening through the rest of the forecast, with most units (about 40,000) being built in Monterey

Average Annual Growth	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035
Monterey County	1.4%	1.2%	0.9%	0.9%	0.7%	0.7%
San Benito County	1.8%	2.0%	2.2%	2.0%	1.5%	1.3%
Santa Cruz County	0.5%	0.4%	0.5%	0.3%	0.3%	0.3%
Region	1.1%	0.9%	0.8%	0.8%	0.7%	0.6%

Employment Overview

Counties will grow by:

San Benito: 1.2% annually

Santa Cruz: 0.9% annually

Monterey: 0.8% annually

Fastest growing employment sectors through the forecast in the region are in Education, Health, Social Services, Professional Services and tourism related jobs.

Over the forecast period, the region will grow from 320,000 to 400,000 jobs.

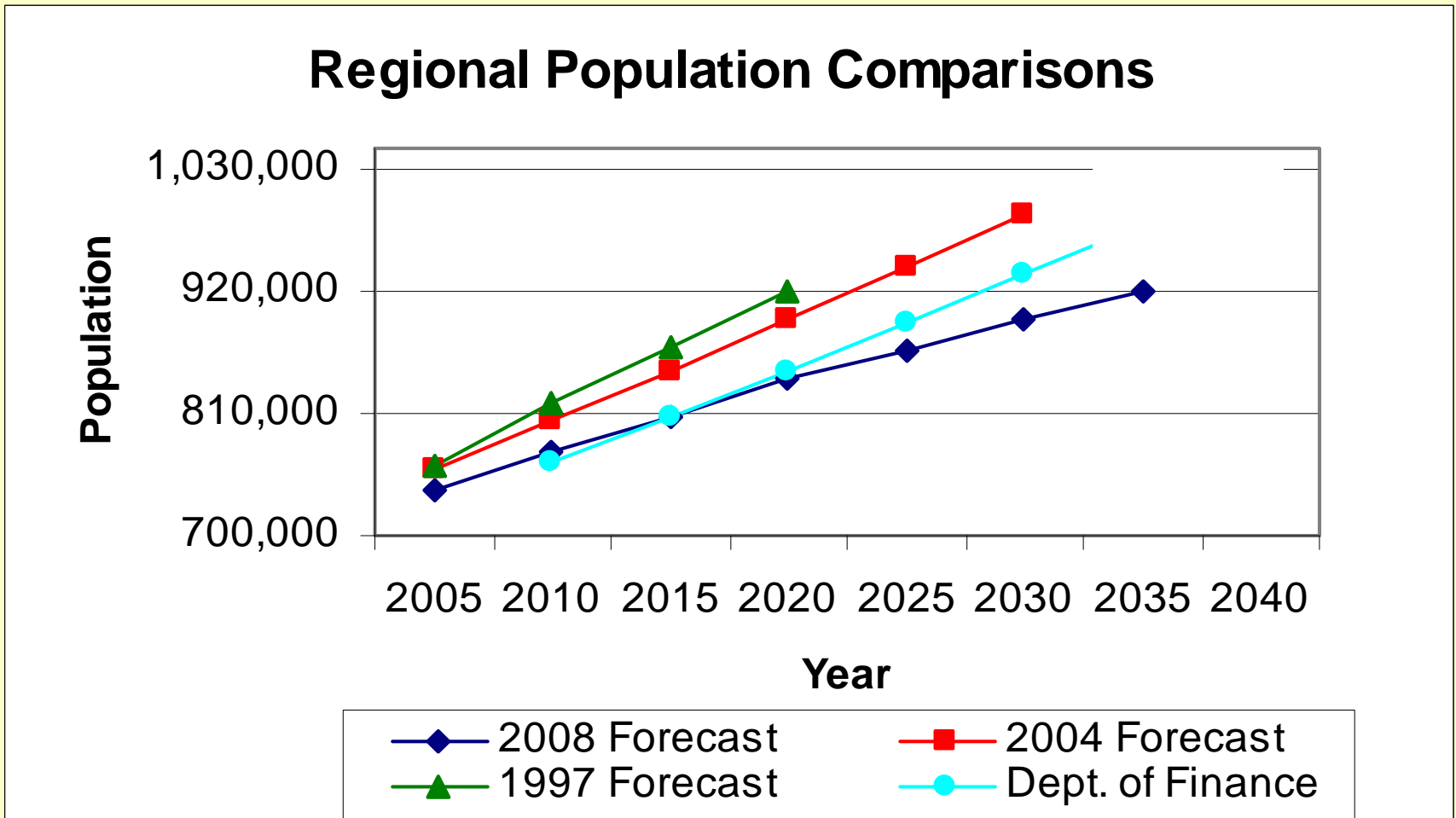
Annual Average Growth

	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035
Monterey County	0.3%	0.7%	0.7%	0.7%	0.7%	0.7%
San Benito County	0.6%	0.8%	1.1%	1.0%	1.0%	0.7%
Santa Cruz County	-0.2%	1.0%	1.0%	1.0%	1.0%	1.0%
Region	0.2%	0.8%	0.9%	0.8%	0.9%	0.9%

Disaggregation Methods

- Local trend data from DOF (local housing data) and EDD (local employment data) were used to disaggregate housing and job growth
- Discussions with FTAC members to fine-tune distribution of jobs and housing

AMBAG Forecast Track Record



Forecast Document Contents

Draft Forecast Document includes:

- Regional Overview
- County Overviews
- Jurisdictional Forecasts through 2035
- Extensive methodology section
- Water and Wastewater constraints analysis
- Comparison to previous forecasts

Recommendation:

- Release the draft **Projections** for a 30-day comment period (Ending May 12, 2008)
- Consider adoption of Projections at the June 11, 2008 meeting