

III. Jurisdiction by Jurisdiction Forecast Results

The following tables, maps and graphs display the forecast results for each jurisdiction in the three-county region. Although forecast data is available in 5-year increments per the graphs and tables, the maps of each jurisdiction reflect the boundaries assumed for the 2000, 2010, 2020, and 2030 forecast periods. The intermediate forecast periods (2005, 2015, and 2025) are not displayed for simplicity sake. Growth in a jurisdiction can be the result of new development on vacant land, redevelopment within the jurisdiction or from annexation of unincorporated areas with existing population, housing units and employment.

Transportation Analysis Zone boundaries are based on existing Census Block Group Boundaries. Transportation Analysis Zone boundaries were not modified to accommodate differences between Transportation Analysis Zone, City and/or Sphere of Influence boundaries. As a result, the maps displayed in this document may show a larger area as part of a jurisdiction that differs from official jurisdictional boundaries.

The AMBAG Board of Directors adopted resource constrained population, housing units and total employment forecasts summarized at the jurisdiction level per the summaries in Tables 4-6. As such, the additional data displayed in this section and available at the Transportation Analysis Zone level are not official adopted forecasts. Users of this data are reminded of one of the common attributes that apply to all forecasts regarding accuracy: they are typically more accurate for larger areas, such as counties, and less accurate for smaller areas, such as Transportation Analysis Zones.

GRAPH 11

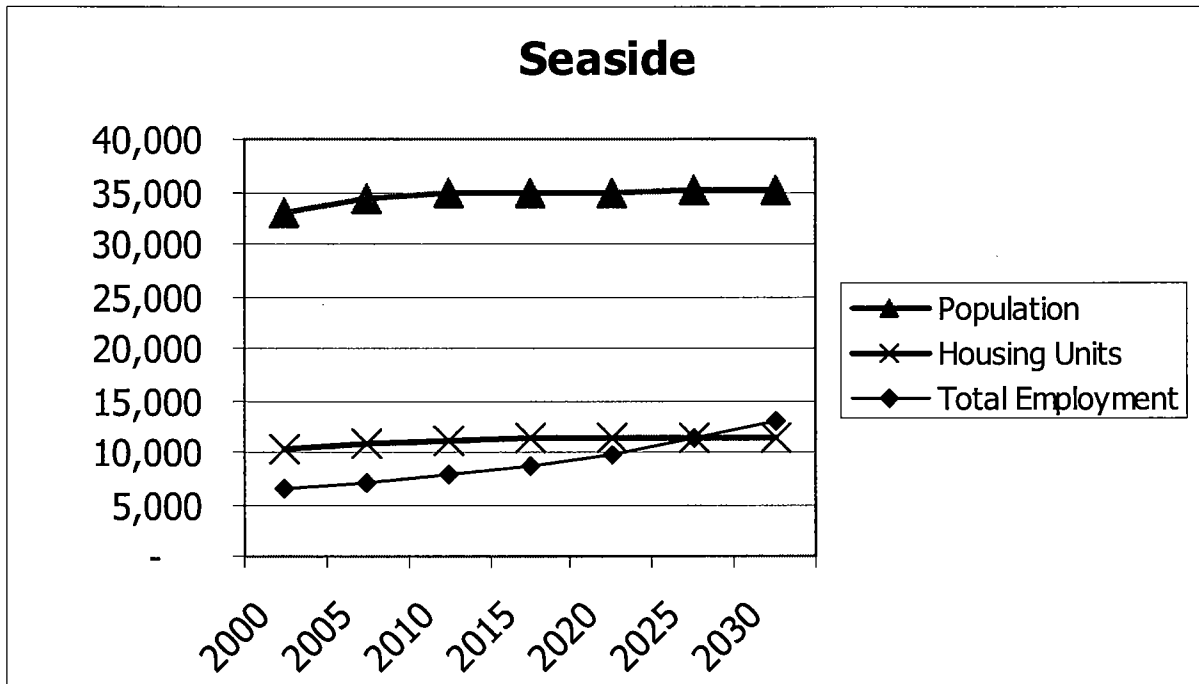


TABLE 17

Seaside							
Data	2000	2005	2010	2015	2020	2025	2030
Population	33,097	34,221	34,886	34,871	34,855	35,002	35,148
Housing Units	10,366	10,688	11,193	11,237	11,280	11,280	11,280
Total Employment	6,603	7,125	7,866	8,775	9,683	11,379	13,075
Construction Employment	170	189	212	253	293	362	430
Farm Employment	-	-	-	-	-	-	-
Government Employment	1,247	1,325	1,475	1,745	2,017	2,750	3,486
Industrial Employment	496	586	799	927	1,055	1,081	1,106
Retail Employment	2,285	2,372	2,510	2,605	2,699	2,900	3,100
Service Employment	2,405	2,653	2,870	3,245	3,619	4,286	4,953
Jobs-Housing Ratio	0.64	0.67	0.70	0.78	0.86	1.01	1.16

