

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 17

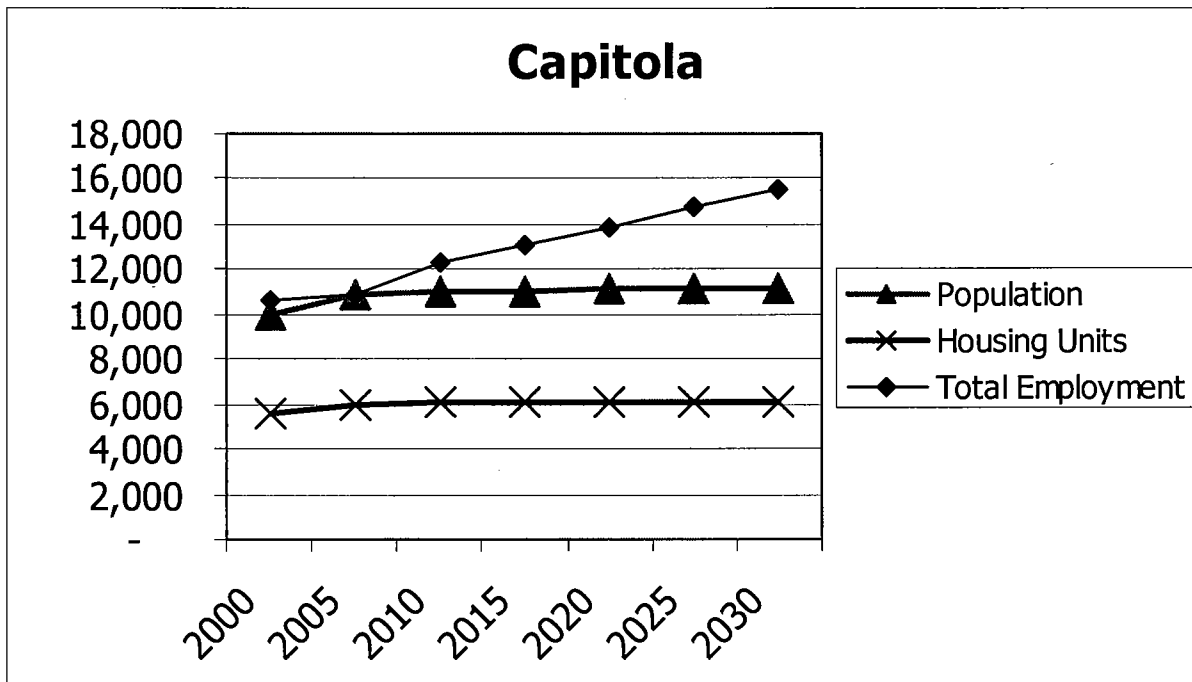


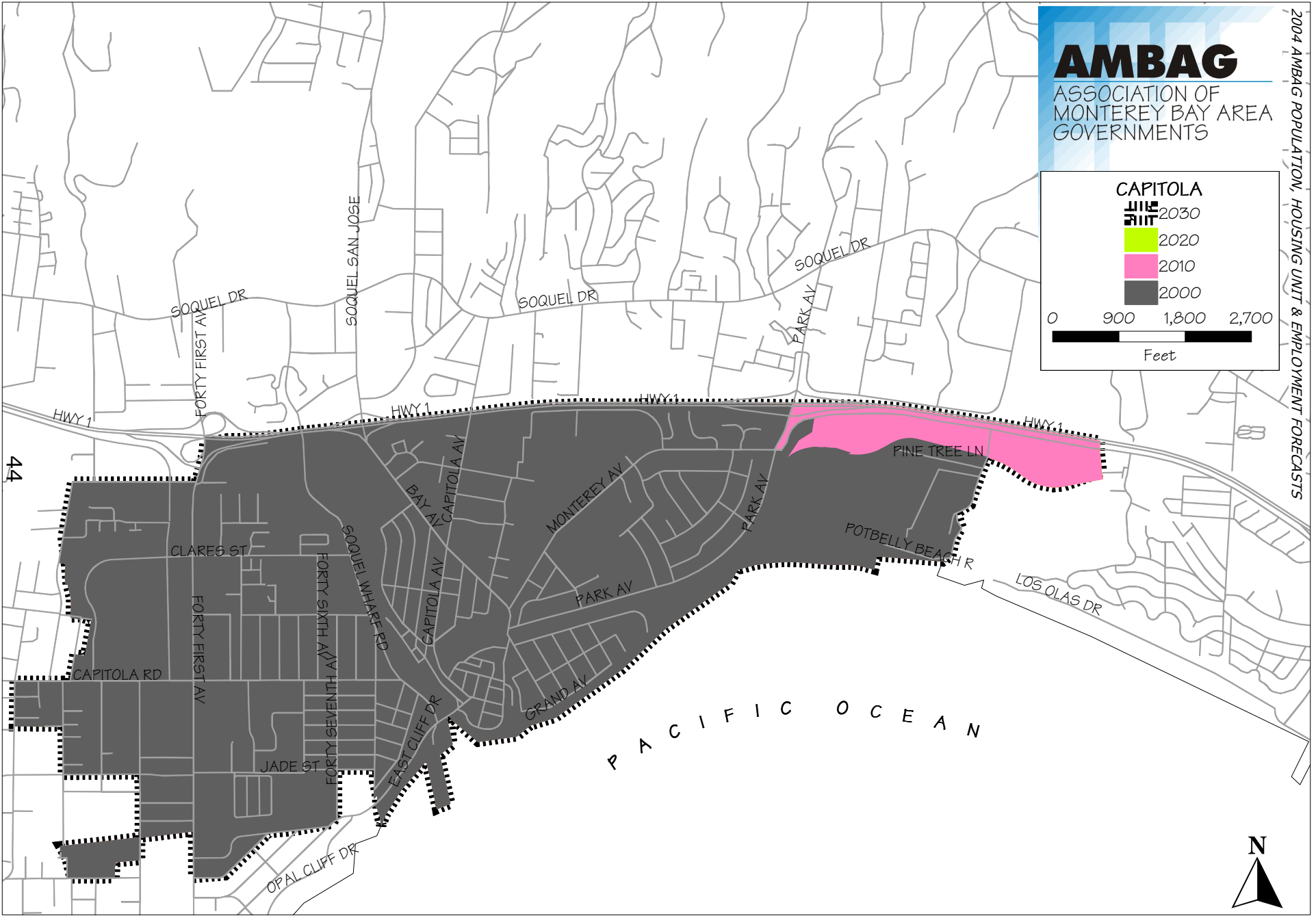
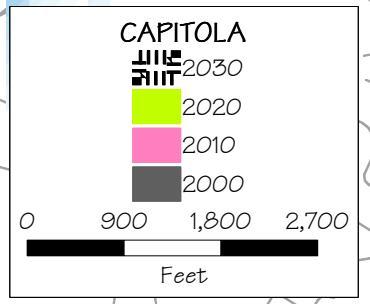
TABLE 23

Data	2000	2005	2010	2015	2020	2025	2030
Population	10,033	10,869	10,978	11,041	11,104	11,120	11,136
Housing Units	5,556	5,896	6,054	6,088	6,121	6,127	6,132
Total Employment	10,651	10,935	12,280	13,093	13,905	14,721	15,536
Retail Employment	5,364	5,499	5,750	5,907	6,064	6,234	6,404
Service Employment	4,151	4,270	5,240	5,851	6,461	7,038	7,614
Industrial Employment	291	302	310	310	310	310	310
Construction Employment	198	214	296	328	359	380	401
Farm Employment	-	-	-	-	-	-	-
Government Employment	647	650	684	697	711	759	807
Jobs-Housing Ratio	1.92	1.85	2.03	2.15	2.27	2.40	2.53

AMBAG

ASSOCIATION OF
MONTEREY BAY AREA
GOVERNMENTS

2004 AMBAG POPULATION, HOUSING UNIT & EMPLOYMENT FORECASTS



44

