

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 2

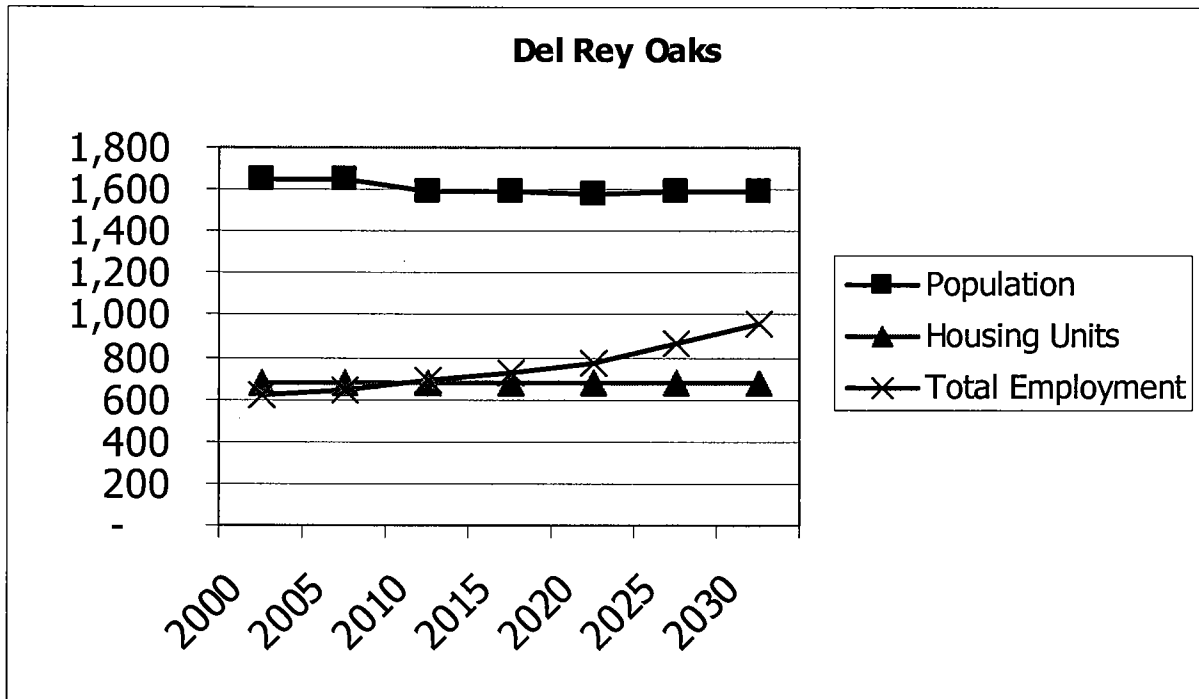


TABLE 8

Del Rey Oaks

Data	2000	2005	2010	2015	2020	2025	2030
Population	1,650	1,652	1,594	1,586	1,577	1,586	1,594
Housing Units	680	680	680	680	680	680	680
Total Employment	616	648	685	730	774	865	955
Construction Employment	12	12	13	13	13	17	20
Farm Employment	-	-	-	-	-	-	-
Government Employment	7	11	13	16	19	39	60
Industrial Employment	47	50	53	53	53	53	53
Retail Employment	378	380	403	403	403	399	395
Service Employment	172	195	203	245	286	357	427
Jobs-Housing Ratio	0.91	0.95	1.01	1.07	1.14	1.27	1.40

