

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 20

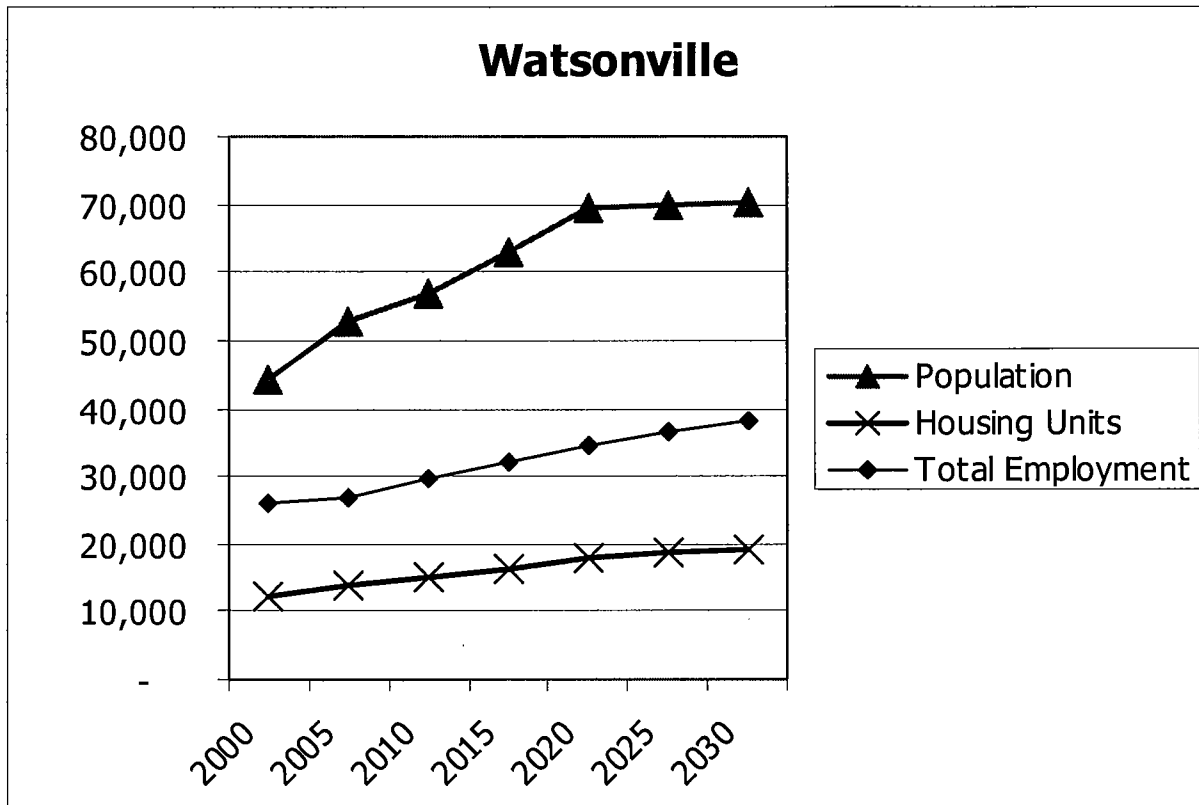


TABLE 26

Watsonville

Data	2000	2005	2010	2015	2020	2025	2030
Population	44,265	52,716	56,779	61,126	65,473	67,946	70,418
Housing Units	12,361	13,905	14,939	16,335	17,730	18,478	19,226
Total Employment	26,135	26,856	29,820	32,187	34,553	36,354	38,155
Retail Employment	5,383	5,612	5,824	6,075	6,325	6,498	6,670
Service Employment	10,071	10,354	12,329	13,961	15,592	16,854	18,116
Industrial Employment	7,440	7,561	8,040	8,179	8,318	8,464	8,610
Construction Employment	869	924	1,086	1,180	1,274	1,317	1,359
Farm Employment	34	38	47	195	343	343	343
Government Employment	2,338	2,367	2,494	2,597	2,701	2,878	3,057
Jobs-Housing Ratio	2.11	1.93	2.00	1.97	1.95	1.97	1.98

