

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 7

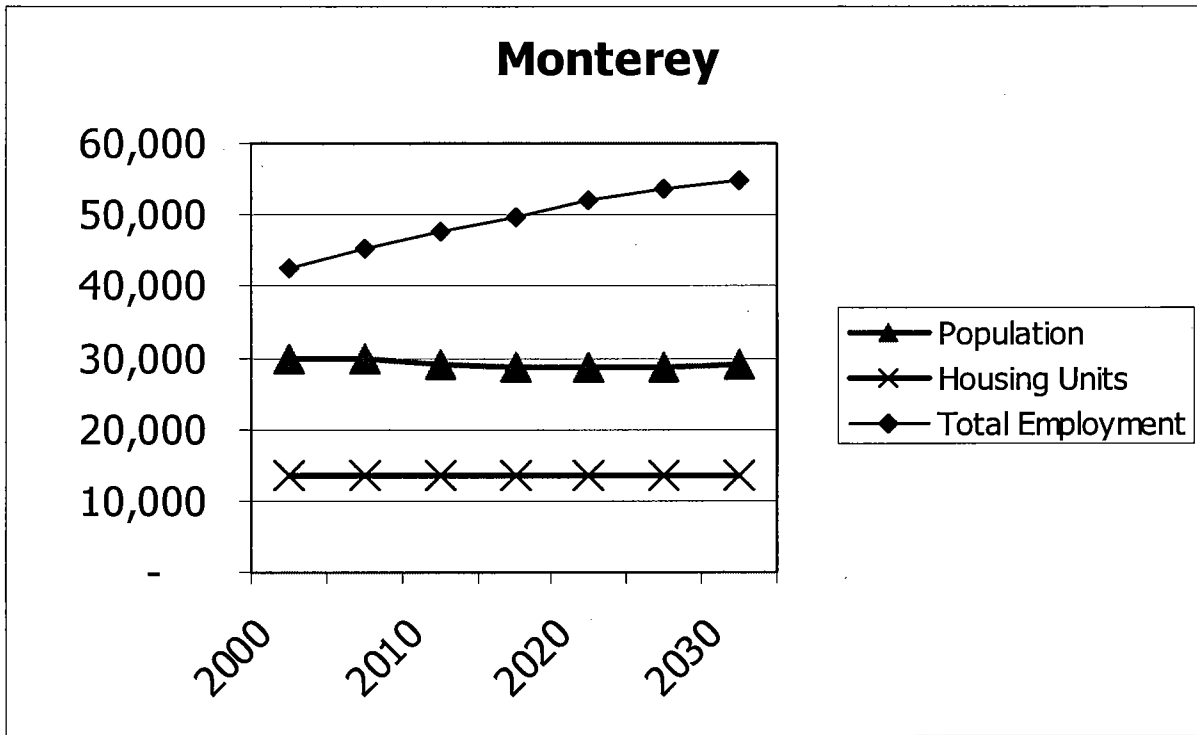


TABLE 13

Data	2000	2005	2010	2015	2020	2025	2030
Population	29,674	29,863	28,824	28,653	28,481	28,648	28,815
Housing Units	13,478	13,516	13,545	13,545	13,545	13,545	13,545
Total Employment	42,488	45,327	47,493	49,714	51,934	53,471	55,008
Construction Employment	1,897	2,003	2,070	2,129	2,187	2,228	2,268
Farm Employment	-	-	-	-	-	-	-
Government Employment	9,652	10,518	11,257	12,447	13,637	14,688	15,742
Industrial Employment	4,577	4,866	5,307	5,456	5,605	5,675	5,744
Retail Employment	8,188	8,547	8,497	8,538	8,579	8,602	8,625
Service Employment	18,174	19,393	20,362	21,144	21,926	22,278	22,629
Jobs-Housing Ratio	3.15	3.35	3.51	3.67	3.83	3.95	4.06

AMBAG
ASSOCIATION OF
MONTEREY BAY AREA
GOVERNMENTS

MONTEREY
Housing Unit
2030
2020
2010
2000

0 2,000 4,000 6,000
Feet

