



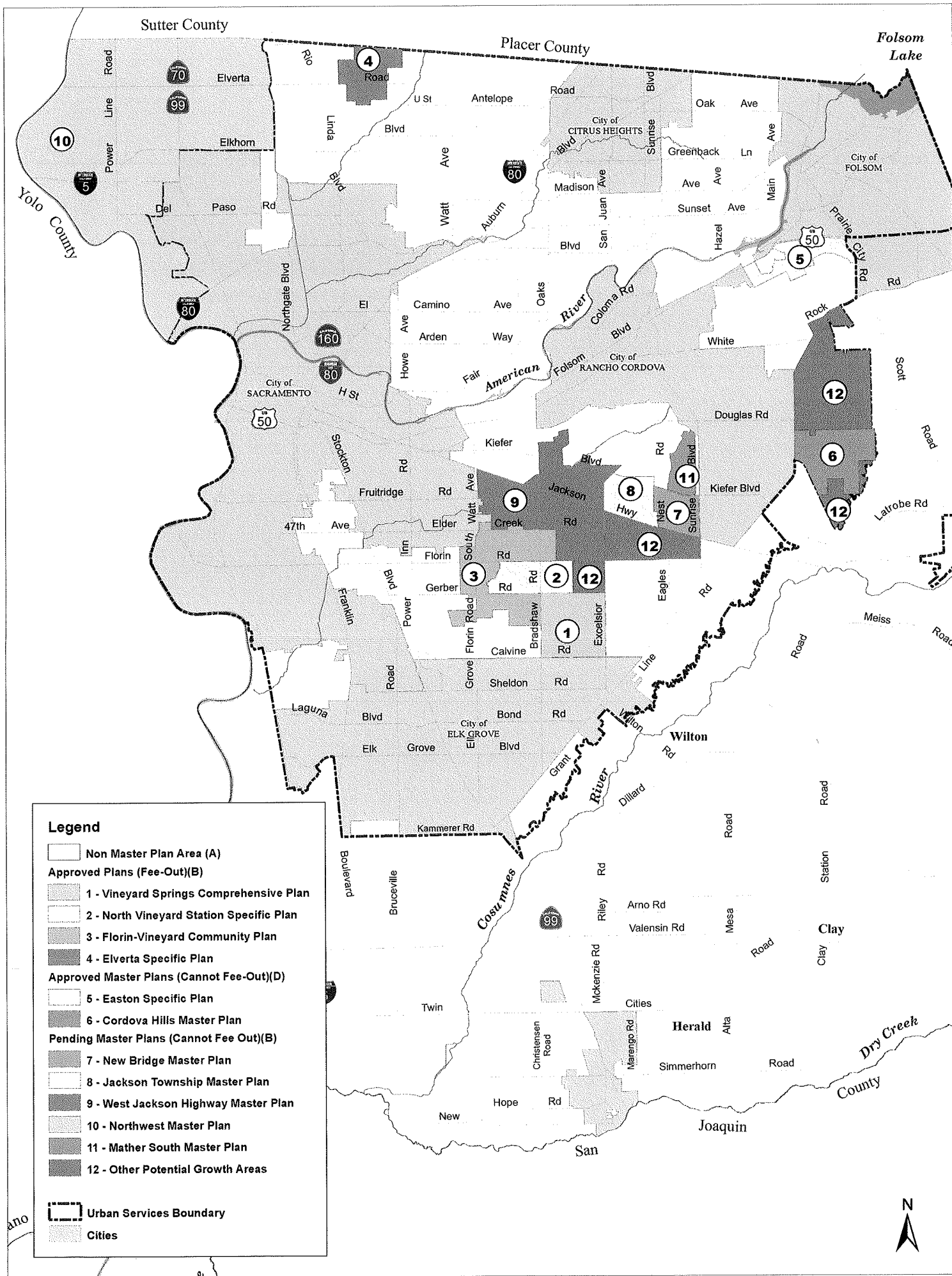


Map Created: December 2013  
Central GIS - David Wilcox



**Legend**

-  1 mile radius
-  1/2 mile radius
-  School parcel
-  City Boundary



**Legend**

- Non Master Plan Area (A)
- Approved Plans (Fee-Out)(B)**
- 1 - Vineyard Springs Comprehensive Plan
- 2 - North Vineyard Station Specific Plan
- 3 - Florin-Vineyard Community Plan
- 4 - Elverta Specific Plan
- Approved Master Plans (Cannot Fee-Out)(D)**
- 5 - Easton Specific Plan
- 6 - Cordova Hills Master Plan
- Pending Master Plans (Cannot Fee Out)(B)**
- 7 - New Bridge Master Plan
- 8 - Jackson Township Master Plan
- 9 - West Jackson Highway Master Plan
- 10 - Northwest Master Plan
- 11 - Mather South Master Plan
- 12 - Other Potential Growth Areas
- Urban Services Boundary
- Cities





## Government Relations & Public Affairs Committee

March 31, 2010

### Draft Regional Growth Projections

**Issue:** SACOG's consultant has delivered draft growth projections for the Metropolitan Transportation Plan (MTP) update.

**Recommendation:** None, this item is for information only. This item is an action item for the Transportation Committee.

**Discussion:** Stephen Levy of the Center for Continuing Study of the California Economy has produced a draft growth projection for the six-county SACOG region. These projections are based on the most recent national and state projections and on current information on the region's economy and housing.

While in this comment period, the consultants and SACOG staff will continue to develop data to refine these projections. The comments and ongoing analysis will be incorporated into a revised projection set and brought to the committee and board in May. At the May meeting, staff will recommend that the revised projections be used in the MTP planning process, but that the official adoption be delayed until December 2011 when the MTP is adopted.

During this time period, SACOG will work with the state Department of Housing and Community Development (HCD) and the Department of Finance (DOF) with the goal of making the regional and state projections consistent for use in this MTP process and in the Regional Housing Needs Assessment process. The draft population projections for 2020 are 3.9 percent lower than DOF and for 2035 they are 4.7 percent lower. State law allows for a 3 percent difference. The DOF population projection will have an interim update early in 2011, which provides the opportunity to have consistent projections. The housing projections process at HCD also has opportunities to coordinate growth assumptions. We will work carefully with HCD and DOF to try to make more consistent growth assumptions prior to final Board action next year.

These projections are summarized in Tables 1 through 3 attached. Detailed documentation of the analysis which underlies the projections will be prepared and distributed soon. The basic process is as follows:

- The SACOG region job projections were based on projections of U.S. and California job growth and the competitive position of the SACOG region to capture a share of the state and national job growth.
- The SACOG population projections by age, sex, and ethnic group were developed based on the projected job growth starting with the actual regional population in 2008.
- The household projections are preliminary and are based on projecting forward the household formation trends of the current population by age and ethnic group. The preliminary household projections are demographic projections and do not yet reflect considerations of housing supply, income, and affordability.

**Table 1. Projections of Employment by Sector, Six-County SACOG Region**

<b>Economic Sector</b>	<b>2008</b>	<b>2020</b>	<b>2035</b>
Farm	12,800	12,965	13,998
Natural Resources and Mining	1,100	1,009	758
Construction	58,100	80,949	100,146
Manufacturing	41,300	37,694	18,695
Wholesale Trade	27,800	30,210	31,633
Retail Trade	101,300	110,659	117,699
Transportation, Warehousing and Utilities	26,300	28,100	30,768
Information	19,600	20,558	22,127
Financial Activities	58,900	68,659	77,922
Professional and Business Services	112,900	153,414	194,268
Educational and Health Services	105,700	131,258	173,005
Leisure and Hospitality	89,500	99,610	115,875
Other Services	30,300	34,123	43,160
Government	249,600	268,381	308,948
Self Employed	86,272	94,495	114,974
Total Jobs	1,021,472	1,172,053	1,364,000

*Source: CCSCE, March 2010.*

**Table 3. Projections of Households by Age of Householder, Six-County SACOG Region**

Age of Householder	2008	2020	2035
15-24	39,960	38,245	44,099
25-34	140,412	165,009	161,532
35-54	337,279	328,085	397,408
55-64	139,799	188,031	172,522
65+	174,064	269,632	346,331
<b>Total</b>	<b>831,513</b>	<b>989,002</b>	<b>1,121,892</b>

Source: CCSCE, March 2010.

**Table 4. Comparison of Current Projections to Last Projections**

	Draft Projections March 2010					MTP2035 Projections			
	Pop	HHs	Jobs	DUs	Vacancy Rate	Pop	HHs	Jobs	DUs (5%)
<b>2005</b>	2,245,700	805,400	1,024,500	847,789	5%	2,245,700	805,400	1,024,500	847,789
<b>2008</b>	2,309,968	831,513	1,021,472	913,750	9%	2,324,800	839,948	1,069,467	884,156
<b>2020</b>	2,660,127	989,002	1,172,053	1,063,443	7%	2,769,200	1,030,240	1,282,426	1,084,463
<b>2035</b>	3,218,700	1,121,892	1,364,000	1,180,939	5%	3,413,136	1,268,920	1,529,100	1,335,705
<b>Differences in Projections</b>									
	Pop	HHs	Jobs	DUs					
<b>2008</b>	-14,832	-8,435	-47,995	29,594					
<b>2020</b>	-109,073	-41,238	-110,373	-21,020					
<b>2035</b>	-194,436	-147,028	-165,100	-154,766					

Source: CCSCE and SACOG, March 2010.

## Community Questions:

What (if any) school functions will still happen at each of these sites?

- *No school functions are held at the closed school sites.*

What criteria is the committee using to determine if a site is “surplus?”

- *Will be decided at a future 7-11 meeting.*

How will competing proposals for sites be ranked?

- *Will be decided at a future 7-11 meeting.*

How long will groups have to further develop their proposals after submission?

- *Proposals will continue to be accepted up until the Board presentation in March.*

Can/will modifications be made to accommodate offices or other functions?

- *Any modifications requested must follow DSA guidelines. No District funds will be allocated for such modifications.*

How long will it take to finalize the lease agreements? When will groups actually move into the sites?

- *Site and use specific.*

For how many years will leases be granted?

- *Site and use specific.*