

**Housing Needed to Match ABAG Projections for 2020 Job Generation
Compared to ABAG Projections for Base Case, Regional Agencies Workshops Preferred Scenario, and ABAG Policy-Based Forecast**

County	ABAG Projected New Households 2020 Base Case	ABAG Projected New Jobs 2020 Base Case	Housing Units Needed to Achieve a Jobs-Housing Balance	Projected Planned Housing Deficit Base Case	Regional Agencies Workshops Preferred Scenario Housing 2020	Policy-Based Housing Growth Forecast 2020 (Projections 2003)	Regional Agencies Workshops Preferred Scenario Jobs 2020	Policy-Based Job Growth Forecast 2020 (Projections 2003)	Housing Needed to Match Policy-Based Job Forecast @ 1.5 Jobs/Unit	Policy-Based Forecast Housing Deficit 2020
Alameda	72,034	213,060	142,040	-70,006	211,514	96,314	291,784	228,350	152,233	-55,919
Contra Costa	84,741	109,370	72,913	+11,828	105,946	80,351	137,578	110,810	73,873	+6,478
Marin	11,380	32,200	21,467	-10,087	11,794	11,460	8,541	31,460	20,973	-9,513
Napa	13,118	21,370	14,247	-1,129	10,153	10,169	12,287	18,350	12,233	-2,064
San Francisco	17,480	111,170	74,113	-56,633	112,950	33,770	138,347	121,440	80,960	-47,190
San Mateo	27,567	85,080	56,720	-29,153	38,939	34,087	59,226	93,130	62,087	-28,000
Santa Clara	108,547	249,100	166,067	-57,520	168,619	136,507	241,520	270,500	180,333	-43,826
Solano	51,357	50,900	33,933	+17,424	64,786	47,797	175,835	49,170	32,780	+15,017
Sonoma	42,127	84,040	56,027	-13,900	41,995	34,497	51,004	78,200	52,133	-17,636
Bay Area Region	428,351	956,290	637,527	-209,176	766,697	484,952	1,116,123	1,001,410	667,607	-182,655

The Bay Area Council and the Economic and Business Caucus of the Bay Area Alliance for Sustainable Communities advocate the Jobs-Housing Balance Scenario as the “preferred policy-based alternative” to the Base Case. The Jobs-Housing Balance Scenario starts with the ABAG Base Case for Projected Jobs (Projections 2002) because it is the most likely and realistic scenario for job-generation patterns (based on historical experience) and calculates the number of housing units needed to match the jobs in each jurisdiction, achieving a jobs-housing balance going forward.

The Policy-Based Forecast for Jobs is more realistic than the Workshops Preferred Scenario. However, the Policy-Based Forecast for Housing results in a housing deficit of 182,655 units, which is not much of an improvement over the Base Case deficit of 209,176 units. Thus, the Policy-Based Housing Forecast

falls far short of the Smart Growth Strategy—Regional Livability Footprint fundamental “policy goal” of accommodating a sufficient housing supply within the region and eliminating the projected increase in in-commuters.

ABAG Projections 2003 “Policy-Based” Forecast Housing Deficit in Comparison to ABAG “Policy-Based” Jobs Forecast

Bay Area Region	2000	Policy-Based Forecast 2020 (Projections 2003)	Policy-Based Increase 2020	Policy-Based Forecast 2025 (Projections 2003)	Policy-Based Increase 2025	Policy-Based Forecast 2030 (Projections 2003)	Policy-Based Increase 2030
Jobs	3,753,670	4,755,080	1,001,410	4,985,760	1,232,090	5,229,810	1,476,140
Housing Needed to Match Jobs @ 1.5 Jobs/Unit	2,502,447		667,607		821,393		984,093
Housing	2,466,028	2,950,980	484,952	3,065,450	599,422	3,186,610	720,582
Policy-Based Forecast Housing Deficit	-36,419		-182,655		-221,971		-263,511

The “Policy-Based” Projections 2003 for Housing forecast an increasing housing deficit from 2020 to 2030 in comparison to the housing needed to match the “Policy-Based” Projections 2003 for Jobs. Thus the Policy-Based Housing Forecast continues to fall short of the policy goal in the later years as well as in 2020. This Policy-Based Housing Forecast is in direct contradiction of the goal of the Smart Growth Strategy—Regional Livability Footprint Project.

The ABAG Policy-Based Forecast (Projections 2003) figures for both Housing and Jobs Growth in the above tables are from the ABAG December 20, 2002 “Policy-Based” Projections 2003: A Smart Growth Strategy document.

ABAG “Policy-Based” Forecast (Projections 2003) in Comparison to Jobs-Housing Balance Scenario

County	ABAG Projected New House- holds 2020 Base Case	ABAG Projected New Jobs 2020 Base Case	Housing Units Needed to Achieve a Jobs- Housing Balance	Projected Planned Housing Deficit Base Case	Policy- Based Housing Growth Forecast (Projec- tions 2003)	Policy- Based Housing Deficit Compared to Jobs- Housing Balance Scenario	Policy- Based Jobs Growth Forecast (Projec- tions 2003)	Policy- Based Jobs Growth in excess of Base Case Jobs Projections
Alameda	72,034	213,060	142,040	-70,006	96,314	-45,726	228,350	+15,290
Contra Costa	84,741	109,370	72,913	+11,828	80,351	+7,438	110,810	+1,440
Marin	11,380	32,200	21,467	-10,087	11,460	-10,007	31,460	-740
Napa	13,118	21,370	14,247	-1,129	10,169	-4,079	18,350	-3,020
San Francisco	17,480	111,170	74,113	-56,633	33,770	-40,343	121,440	+10,270
San Mateo	27,567	85,080	56,720	-29,153	34,087	-18,633	93,130	+8,050
Santa Clara	108,547	249,100	166,067	-57,520	136,507	-29,560	270,500	+21,400
Solano	51,357	50,900	33,933	+17,424	47,797	+13,864	49,170	-1,730
Sonoma	42,127	84,040	56,027	-13,900	34,497	-21,530	78,200	-5,840
Bay Area Region	428,351	956,290	637,527	-209,176	484,952	-152,575	1,001,410	+45,120

The Policy-Based Job Growth Forecast for 2020 exceeds the Jobs-Housing Balance Scenario (and most likely scenario for future job generation) by 45,120 jobs and the Policy-Based Housing Growth Forecast for 2020 results in 152,575 fewer housing units than will be needed to eliminate the increase in in-commuters. Thus, the Policy-Based Forecast has a too many jobs and significantly fewer housing units than will be needed to provide an adequate supply to alter “dumb” land-use patterns.

