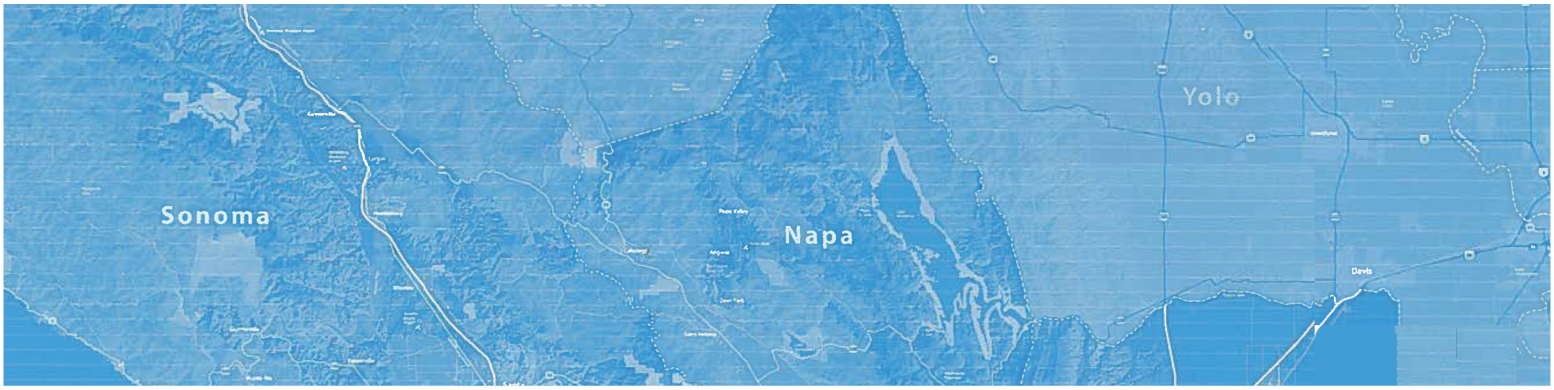


BayArea Plan

Initial Vision Scenario
Overview

March 11, 2011

Association of Bay Area Governments

Metropolitan Transportation Commission

Overview of the Initial Vision Scenario

In 2008, Senate Bill 375 (Steinberg) was enacted. The state law requires that our Regional Transportation Plan contain a Sustainable Communities Strategy (together, Plan Bay Area) that integrates land-use planning and transportation planning. For the 25-year period covered by Plan Bay Area, the Sustainable Communities Strategy must identify areas within the nine-county Bay Area sufficient to house all of the region's population, including all economic segments of the population. It must also attempt to coordinate the resulting land-use pattern with the transportation network so as to reduce per capita greenhouse-gas emissions from personal-use vehicles (automobiles and light trucks).

The Initial Vision Scenario for Plan Bay Area is a first-cut proposal that identifies the areas where the growth in the region's population might be housed. This proposal builds upon a rich legacy of integrative planning in the Bay Area. For over a decade, the region and its local governments have been working together to locate new housing in compact forms near jobs, close to services and amenities, and adjacent to transit so that the need to travel long distances by personal vehicle is reduced. Compact development within the existing urban footprint also takes development pressure off the region's open space and agricultural lands. We have referred to this type of efficient development as "focused growth," and the regional program that supports it is called FOCUS. (See Table 1.)

Planning for New Housing and Supporting Infrastructure

The Initial Vision Scenario is constructed by looking first at the Bay Area's regional housing needs over the next 25 years. This analysis was performed using demographic projections of household growth. It is not a forecast of the region, and does not take into account many factors that constrain the region's supply of new housing units, such as limitations in supporting infrastructure, affordable housing subsidies, and market factors. The principal purpose of the Initial Vision Scenario is to articulate how the region could potentially grow over time in a sustainable manner, and to orient policy and program development to achieve the first phases of implementation. Under the assumptions of the Initial Vision Scenario, the Bay Area is anticipated to grow by over 2 million people, from about 7,350,000 today to about 9,430,000 by the year 2035. This population growth would require around 902,000 new housing units. The Initial Vision Scenario proposes where these new units might be accommodated. (See Tables 2 -12.)

This Initial Vision Scenario is designed around places for growth identified by local jurisdictions. These places are defined by their character, scale, density, and the expected housing units to be built over the long term. Using "place types," areas with similar characteristics and physical and social qualities, ABAG asked local governments to identify general development aspirations for areas within their jurisdictions. These places were mostly the Priority Development Areas (PDAs) already identified through the FOCUS program. They also included additional Growth Opportunity Areas, some similar to PDAs and others with different sustainability criteria.

Based on local visions, plans and growth estimates, regional agencies distributed housing growth across the region, focusing on PDAs and Growth Opportunity Areas. ABAG in some cases supplemented the local forecast with additional units based on the typical characteristics of the relevant locally-selected place type. ABAG also distributed additional units to take advantage of significant existing and planned transit investment, and it assigned some units to locally identified areas that present regionally significant development opportunities for greater density.

The Initial Vision Scenario accommodates 97 percent of new households within the existing urban footprint. Only 3 percent of the forecasted new homes require "greenfield development" (building on previously undeveloped lands). Priority Development Areas and Growth Opportunity Areas contain about 70 percent of the total growth (743,000 households).

Among counties, three take the lion's share of growth: Santa Clara, Alameda and Contra Costa absorb a little over two-thirds of the total. These same counties also are anticipated to take the majority of the region's job growth (64 percent). (See Tables 13 – 22.) The region's three major cities do a lot of the heavy lifting. Thirty-two percent of the forecast and proposed housing growth occurs in San José, San Francisco and Oakland. Seventeen percent goes to medium-sized cities like Fremont, Santa Rosa, Berkeley, Hayward, Concord, and Santa Clara.

The analysis embodied in the Initial Vision Scenario is founded on the location of housing. Employment forecasting and distribution in this Scenario is not directly related to land use policy. Employment location can have a strong influence on travel demand, vehicle miles traveled, and vehicle greenhouse-gas emissions. In light of these factors and considering economic competitiveness, transit sustainability, and a balanced relationship between employment and housing, regional agencies will be embarking, with local partners, on further analysis regarding appropriate employment locations in relation to future housing growth and the transportation network. This will inform the development of the detailed scenarios.

The Initial Vision Scenario reflects the transportation investments from MTC's current Regional Transportation (known as the Transportation 2035 Plan). To support the increased housing growth, it also includes some tentatively proposed improvements to the region's transit network. These include increased frequencies on over 70 local bus and several express bus routes, improved rail headways on BART, eBART, Caltrain, Muni Metro, VTA light-rail, and Altamont Commuter Express, and more dedicated bus lanes in San Francisco and Santa Clara counties, all resulting in overall growth in transit capacity. However, the Bay Area's transit system is financially unsustainable with operators unable to afford to run the current service levels into the future, much less expanded headways contemplated under the Initial Vision Scenario. MTC's Transit Sustainability Project will propose a more sustainable transit system for inclusion in the detailed scenarios to be tested.

Measuring Performance Against Targets

The Initial Vision Scenario results in a 12 percent per capita greenhouse gas emissions reduction from personal-use vehicles in 2035, compared to a 2005 base year. This reduction falls short of the region's state-mandated 15 percent per capita greenhouse gas emissions reduction target. It's clear that additional strategies will need to be employed if we want to attain the greenhouse gas targets, and other targets previously adopted by ABAG and MTC.

MTC and ABAG have adopted a set of Plan Bay Area performance targets to describe in specific, measureable terms the region's commitment and progress toward the "three E" principles of sustainability (Economy, Environment, and Equity). The Initial Vision Scenario meets some regional targets, including accommodating all the projected housing need by income level (in other words, no more in-commuting by workers who live in other regions); reducing the financial burden of housing and transportation on low-income households by providing more affordable housing; and housing the majority of new development within the existing urban core. Also, more residents are projected to ride transit, walk and bike more than existing residents because much of the new housing is located close to services, amenities and jobs, and adjacent to transit in complete communities. (See Figure 1 for the target results.)

The Initial Vision Scenario brings more residents into the region, thus increasing the total amount of travel. New residents will still drive for some trips. Even though vehicle miles traveled per capita in the Bay Area are projected to be lower in the Initial Vision Scenario than it is today, total miles driven within the region are projected to increase. With more Bay Area residents and more miles driven within the region, we can also expect an increase in the total number of injuries and fatalities. Health impacts from exposure to particulate emissions from automobiles and trucks are likewise projected to worsen with more driving; however, state and federal efforts to clean up heavy duty truck engines will more than off set the increases from automobiles, resulting in overall reductions sooty particulate pollution.

Finally, it must be said that while bringing more people into the Bay Area will increase the amount of driving and collisions within the region, it is still a net win in the larger sense. The amount of overall driving and greenhouse gas emissions statewide is certainly less than if the new residents were commuting to Bay Area jobs from communities in neighboring regions that do not offer such amenities.

Next Steps

The Initial Vision Scenario is offered as basis for discussion with local governments, stakeholders, and the general public about how the Bay Area can accommodate all its population growth over the next quarter century. It is by no means a fait accompli. Over the next several months we will seek input through elected official briefings, local government staff discussions, and public workshops. The comments received will assist ABAG and MTC in developing and testing a range of detailed scenarios that achieve the greenhouse gas emission reduction targets.

The purpose of the SCS is to forge consensus in the Bay Area on a preferred long-term regionwide growth pattern. Under SB 375, local governments are explicitly not required to update their general plans in accordance with the SCS. The SCS does not carry the same authority as Regional Housing Needs Allocation but it will inform the distribution of housing at the local level. The adopted SCS land development pattern will help guide regional policies and investments that are made pursuant to the Regional Transportation Plan. These regional policies and investments are intended to create financial and other incentives to implement the adopted land pattern in the SCS. ABAG is currently working with its Housing Methodology Committee to develop a methodology for distributing regional eight-year housing targets to Bay Area local jurisdictions; the methodology will be adopted by ABAG later this year.

The Initial Vision Scenario kicks off a two-year conversation among local jurisdictions and regional agencies on what ultimately will become the Sustainable Communities Strategy, as a part of Plan Bay Area. During that time, the regional agencies will engage local agencies and the public to help identify and assess several detailed Sustainable Communities Strategy scenarios that demonstrate ways that land-use strategies, transportation investments, pricing and other strategies could achieve our adopted goals and targets. The scenarios also will need to address how the Bay Area's land-use plans can assist adaptation to climate change. The Sustainable Communities Strategy will need to coordinate regional agencies' initiatives and requirements related to sea-level rise, air quality, and other climate change related issues.

These detailed scenarios will lead to selection of a preferred scenario early next year that would include an integrated transportation investment and land-use plan; this plan would also undergo a detailed environmental impact review that local agencies could use to streamline environmental assessments of their own local development projects as provided for in SB 375. Finally, the ABAG and MTC boards would be asked to adopt the complete Plan Bay Area, including a Sustainable Communities Strategy, by April 2013.
(See Figure 2.)

The regional agencies look forward to further dialogue on these assumptions with our local government and transportation partners, stakeholders, and the general public.

Attachments

Table 1
San Francisco Bay Area Demographic Overview
2010-2035

Scenario	Households	Population	Employed Residents	Jobs
2010 (Actual)	2,669,800	7,348,300	3,152,400	3,271,300
2035 Current Regional Plans	+ 635,400	+1,717,900	+881,600	+1,129,200
2035 PDA Growth Increment	+ 266,800	+ 363,700	+ 165,000	+ 93,600
2035 Initial Vision Scenario	+ 902,200	+2,081,600	+1,046,600	+1,222,800

Note: Current Regional Plans refers to MTC's adopted Transportation 2035 Plan, as well as ABAG's Projections 2009, which was updated to reflect new economic forecasts.

Table 2A
Initial Vision Scenario – Total Households and Household Growth by County

County	2010 Households	2035 Households	Household Growth	Percent Change
Alameda	557,651	770,397	212,746	38.2%
Contra Costa	392,680	546,653	153,973	39.2%
Marin	106,447	117,124	10,678	10.0%
Napa	51,260	56,061	4,801	9.4%
San Francisco	346,680	436,794	90,114	26.0%
San Mateo	264,516	358,337	93,821	35.5%
Santa Clara	613,947	867,813	253,866	41.3%
Solano	148,160	187,776	39,616	26.7%
Sonoma	188,430	231,373	42,943	22.8%
Regional Total	**2,669,772**	**3,572,327**	**902,556**	**33.8%**

Table 2B
Initial Vision Scenario – Total Households and Household Growth in Priority Development Areas and Growth Opportunity Areas by County (which is a subset of Table 2A)

County	2010 Households	2035 Households	Household Growth	Percent Change
Alameda	161,100	293,700	132,600	82%
Contra Costa	35,100	135,700	100,600	287%
Marin	4,700	10,900	6,200	134%
Napa	300	1,900	1,600	618%
San Francisco	346,700	436,800	90,100	26%
San Mateo	87,400	162,700	75,300	86%
Santa Clara	78,300	253,800	175,600	224%
Solano	4,100	26,600	22,500	543%
Sonoma	25,200	55,500	30,300	121%
Regional Total	**742,800**	**1,377,700**	**634,800**	**85%**

Table 3
Initial Vision Scenario – Total Jobs and Job Growth by County

County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
Alameda	675,591	925,449	249,859	37.0%
Contra Costa	345,931	479,373	133,442	38.6%
Marin	129,679	151,097	21,418	16.5%
Napa	70,136	88,838	18,703	26.7%
San Francisco	544,755	713,651	168,897	31.0%
San Mateo	330,135	452,226	122,091	37.0%
Santa Clara	858,399	1,238,400	380,001	44.3%
Solano	126,328	176,711	50,383	39.9%
Sonoma	190,369	267,588	77,219	40.6%
Regional Total	**3,271,321**	**4,493,333**	**1,222,012**	**37.4%**

** Employment by jurisdiction within each County can be found in Section 3.*

Table 4
Initial Vision Scenario – Alameda County Total Households and Household Growth by Jurisdiction

Alameda County	2010 Households	2035 Households	Household Growth	Percent Change
Alameda	31,774	39,873	8,099	25.5%
Albany	7,150	9,317	2,167	30.3%
Berkeley	46,146	61,876	15,730	34.1%
Dublin	15,572	32,216	16,644	106.9%
Emeryville	5,770	13,260	7,490	129.8%
Fremont	71,004	98,564	27,560	38.8%
Hayward	46,300	61,283	14,982	32.4%
Livermore	28,662	40,801	12,138	42.3%
Newark	13,530	19,331	5,802	42.9%
Oakland	160,567	226,019	65,453	40.8%
Piedmont	3,810	3,820	10	0.3%
Pleasanton	24,034	33,819	9,785	40.7%
San Leandro	31,647	40,447	8,800	27.8%
Union City	20,420	25,900	5,480	26.8%
Alameda County Unincorporated	51,265	63,872	12,606	24.6%
Countywide Total	**557,651**	**770,397**	**212,746**	**38.2%**

Table 5
Initial Vision Scenario – Contra Costa County Total Households and Household Growth by Jurisdiction

Contra Costa County	2010 Households	2035 Households	Household Growth	Percent Change
Antioch	32,668	46,365	13,697	41.9%
Brentwood	18,250	24,284	6,034	33.1%
Clayton	3,966	4,090	124	3.1%
Concord	46,296	65,624	19,328	41.7%
Danville	16,574	17,920	1,346	8.1%
El Cerrito	10,422	20,905	10,483	100.6%
Hercules	8,361	17,431	9,070	108.5%
Lafayette	9,589	11,068	1,479	15.4%
Martinez	14,769	16,156	1,387	9.4%
Moraga	5,811	6,995	1,184	20.4%
Oakley	10,835	17,508	6,673	61.6%
Orinda	6,868	8,788	1,920	28.0%
Pinole	7,336	12,623	5,287	72.1%
Pittsburg	20,849	36,261	15,412	73.9%
Pleasant Hill	15,247	17,861	2,614	17.1%
Richmond	37,897	63,439	25,542	67.4%
San Pablo	9,975	13,027	3,052	30.6%
San Ramon	22,061	36,682	14,621	66.3%
Walnut Creek	33,890	40,244	6,354	18.7%
Contra Costa County Unincorporated	61,016	69,382	8,366	13.7%
Countywide Total	**392,680**	**546,653**	**153,973**	**39.2%**

Table 6
Initial Vision Scenario – Marin County Total Households and Household Growth by Jurisdiction

Marin County	2010 Households	2035 Households	Household Growth	Percent Change
Belvedere	949	969	20	2.1%
Corte Madera	3,948	4,721	773	19.6%
Fairfax	3,301	3,361	60	1.8%
Larkspur	8,036	8,377	341	4.2%
Mill Valley	6,267	6,631	364	5.8%
Novato	20,375	21,153	778	3.8%
Ross	780	790	10	1.3%
San Anselmo	5,310	5,370	60	1.1%
San Rafael	23,164	28,209	5,045	21.8%
Sausalito	4,310	4,400	90	2.1%
Tiburon	3,844	4,242	398	10.4%
Marin County Unincorporated	26,162	28,900	2,738	10.5%
Countywide Total	**106,447**	**117,124**	**10,678**	**10.0%**

Table 7
Initial Vision Scenario –Napa County Total Households and Household Growth by Jurisdiction

Napa County	2010 Households	2035 Households	Household Growth	Percent Change
American Canyon	5,761	7,392	1,632	28.3%
Calistoga	2,140	2,171	31	1.4%
Napa	29,440	32,019	2,579	8.8%
St. Helena	2,440	2,533	93	3.8%
Yountville	1,110	1,230	120	10.8%
Napa County Unincorporated	10,370	10,716	346	3.3%
Countywide Total	**51,260**	**56,061**	**4,801**	**9.4%**

Table 8
Initial Vision Scenario – San Francisco County Total Households and Household Growth

San Francisco County	2010 Households	2035 Households	Household Growth	Percent Change
San Francisco	346,680	436,794	90,114	26.0%
Countywide Total	**346,680**	**436,794**	**90,114**	**26.0%**

Table 9
Initial Vision Scenario – San Mateo County Total Households and Household Growth by Jurisdiction

San Mateo County	2010 Households	2035 Households	Household Growth	Percent Change
Atherton	2,490	2,580	90	3.6%
Belmont	10,740	12,759	2,019	18.8%
Brisbane	1,730	5,324	3,594	207.7%
Burlingame	13,247	19,431	6,184	46.7%
Colma	460	1,372	912	198.3%
Daly City	31,261	43,095	11,834	37.9%
East Palo Alto	7,780	12,310	4,530	58.2%
Foster City	12,210	13,767	1,557	12.8%
Half Moon Bay	4,440	4,730	290	6.5%
Hillsborough	3,837	4,589	752	19.6%
Menlo Park	12,432	17,563	5,130	41.3%
Millbrae	8,308	12,910	4,602	55.4%
Pacifica	14,320	14,600	280	2.0%
Portola Valley	1,730	1,780	50	2.9%
Redwood City	29,620	41,032	11,412	38.5%
San Bruno	15,262	21,699	6,437	42.2%
San Carlos	11,909	15,707	3,798	31.9%
San Mateo	38,643	56,678	18,035	46.7%
South San Francisco	20,288	30,522	10,234	50.4%
Woodside	2,029	2,059	30	1.5%
San Mateo County Unincorporated	21,780	23,830	2,050	9.4%
Countywide Total	**264,516**	**358,337**	**93,821**	**35.5%**

Table 10
Initial Vision Scenario – Santa Clara County Total Households and Household Growth by Jurisdiction

Santa Clara County	2010 Households	2035 Households	Household Growth	Percent Change
Campbell	16,892	21,002	4,110	24.3%
Cupertino	19,830	21,588	1,758	8.9%
Gilroy	14,330	22,118	7,788	54.3%
Los Altos	10,670	11,968	1,298	12.2%
Los Altos Hills	3,053	3,088	35	1.1%
Los Gatos	12,430	13,151	721	5.8%
Milpitas	19,030	38,758	19,728	103.7%
Monte Sereno	1,229	1,269	40	3.3%
Morgan Hill	12,399	20,040	7,641	61.6%
Mountain View	32,114	50,348	18,234	56.8%
Palo Alto	26,705	38,692	11,987	44.9%
San Jose	305,087	435,585	130,498	42.8%
Santa Clara	43,403	67,672	24,269	55.9%
Saratoga	11,000	11,118	118	1.1%
Sunnyvale	54,170	73,425	19,255	35.5%
Santa Clara County Unincorporated	31,604	37,991	6,386	20.2%
Countywide Total	**613,947**	**867,813**	**253,866**	**41.3%**

Table 11
Initial Vision Scenario – Solano County Total Households and Household Growth by Jurisdiction

Solano County	2010 Households	2035 Households	Household Growth	Percent Change
Benicia	11,329	13,527	2,198	19.4%
Dixon	5,617	8,222	2,605	46.4%
Fairfield	36,061	52,476	16,415	45.5%
Rio Vista	3,540	4,737	1,197	33.8%
Suisun City	9,132	10,548	1,415	15.5%
Vacaville	32,620	41,775	9,155	28.1%
Vallejo	42,043	47,814	5,771	13.7%
Solano County Unincorporated	7,817	8,677	860	11.0%
Countywide Total	**148,160**	**187,776**	**39,616**	**26.7%**

Table 12
Initial Vision Scenario – Sonoma County Total Households and Household Growth by Jurisdiction

Sonoma County	2010 Households	2035 Households	Household Growth	Percent Change
Cloverdale	3,211	4,639	1,428	44.5%
Cotati	2,832	3,387	555	19.6%
Healdsburg	4,390	5,284	894	20.4%
Petaluma	21,775	24,713	2,938	13.5%
Rohnert Park	15,718	20,395	4,677	29.8%
Santa Rosa	62,886	83,010	20,124	32.0%
Sebastopol	3,325	3,595	270	8.1%
Sonoma	4,476	5,036	560	12.5%
Windsor	8,884	13,809	4,925	55.4%
Sonoma County Unincorporated	60,933	67,505	6,572	10.8%
Countywide Total	**188,430**	**231,373**	**42,943**	**22.8%**

Table 13
Initial Vision Scenario – Alameda County Total Jobs and Job Growth by Jurisdiction

Alameda County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
Alameda	25,347	37,416	12,069	47.6%
Albany	4,476	4,974	498	11.1%
Berkeley	69,782	78,575	8,794	12.6%
Dublin	18,058	33,400	15,342	85.0%
Emeryville	18,198	25,479	7,281	40.0%
Fremont	86,839	128,484	41,645	48.0%
Hayward	66,135	84,730	18,595	28.1%
Livermore	28,485	46,930	18,445	64.8%
Newark	19,049	21,799	2,750	14.4%
Oakland	187,328	254,846	67,518	36.0%
Piedmont	2,091	2,171	80	3.8%
Pleasanton	52,775	70,158	17,382	32.9%
San Leandro	38,532	51,606	13,074	33.9%
Union City	17,919	33,560	15,642	87.3%
Alameda County Unincorporated	40,576	51,320	10,744	26.5%
Countywide Total	**675,591**	**925,449**	**249,859**	**37.0%**

Table 14
Initial Vision Scenario – Contra Costa County Total Jobs and Job Growth by Jurisdiction

Contra Costa County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
Antioch	18,529	37,530	19,001	102.5%
Brentwood	6,766	7,731	965	14.3%
Clayton	874	1,158	284	32.5%
Concord	58,731	88,097	29,366	50.0%
Danville	12,837	13,610	772	6.0%
El Cerrito	5,154	7,917	2,763	53.6%
Hercules	2,747	5,344	2,597	94.5%
Lafayette	10,087	10,898	810	8.0%
Martinez	16,919	17,845	926	5.5%
Moraga	4,603	5,525	922	20.0%
Oakley	2,720	7,378	4,658	171.3%
Orinda	5,689	6,352	663	11.6%
Pinole	5,280	6,410	1,130	21.4%
Pittsburg	12,432	24,657	12,224	98.3%
Pleasant Hill	13,815	19,148	5,333	38.6%
Richmond	37,077	57,222	20,145	54.3%
San Pablo	5,403	8,025	2,622	48.5%
San Ramon	36,286	48,905	12,619	34.8%
Walnut Creek	49,309	56,967	7,659	15.5%
Contra Costa County Unincorporated	40,672	48,654	7,982	19.6%
Countywide Total	**345,931**	**479,373**	**133,442**	**38.6%**

Table 15
Initial Vision Scenario – Marin County Total Jobs and Job Growth by Jurisdiction

Marin County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
Belvedere	776	838	62	8.0%
Corte Madera	6,482	9,202	2,720	42.0%
Fairfax	1,642	1,923	281	17.1%
Larkspur	6,708	7,158	451	6.7%
Mill Valley	8,181	9,900	1,719	21.0%
Novato	25,385	30,753	5,368	21.1%
Ross	827	924	97	11.7%
San Anselmo	4,754	5,170	416	8.8%
San Rafael	43,649	50,324	6,676	15.3%
Sausalito	6,543	7,740	1,198	18.3%
Tiburon	3,494	3,997	503	14.4%
Marin County Unincorporated	21,238	23,166	1,927	9.1%
Countywide Total	**129,679**	**151,097**	**21,418**	**16.5%**

Table 16
Initial Vision Scenario – Napa County Total Jobs and Job Growth by Jurisdiction

Napa County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
American Canyon	2,204	4,321	2,117	96.0%
Calistoga	2,748	3,243	495	18.0%
Napa	34,272	44,565	10,293	30.0%
St. Helena	5,763	6,191	428	7.4%
Yountville	2,104	2,624	520	24.7%
Napa County Unincorporated	23,044	27,894	4,850	21.0%
Countywide Total	**70,136**	**88,838**	**18,703**	**26.7%**

Table 17
Initial Vision Scenario – San Francisco County Total Jobs and Job Growth by Jurisdiction

San Francisco County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
San Francisco	544,755	713,651	168,897	31.0%
Countywide Total	**544,755**	**713,651**	**168,897**	**31.0%**

Table 18
Initial Vision Scenario – San Mateo County Total Jobs and Job Growth by Jurisdiction

San Mateo County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
Atherton	2,485	2,632	147	5.9%
Belmont	6,635	11,738	5,102	76.9%
Brisbane	7,991	17,402	9,411	117.8%
Burlingame	21,905	26,728	4,823	22.0%
Colma	3,111	4,310	1,199	38.5%
Daly City	16,772	27,084	10,312	61.5%
East Palo Alto	2,105	6,484	4,379	208.1%
Foster City	13,923	18,560	4,637	33.3%
Half Moon Bay	4,355	5,539	1,184	27.2%
Hillsborough	1,624	2,277	653	40.2%
Menlo Park	25,145	29,501	4,356	17.3%
Millbrae	6,731	10,238	3,507	52.1%
Pacifica	6,051	7,467	1,415	23.4%
Portola Valley	1,686	1,888	202	12.0%
Redwood City	48,682	63,717	15,035	30.9%
San Bruno	13,537	17,938	4,401	32.5%
San Carlos	15,024	21,976	6,952	46.3%
San Mateo	43,337	58,896	15,559	35.9%
South San Francisco	41,328	54,485	13,157	31.8%
Woodside	2,381	2,498	117	4.9%
San Mateo County Unincorporated	45,326	60,869	15,542	34.3%
Countywide Total	**330,135**	**452,226**	**122,091**	**37.0%**

Table 19
Initial Vision Scenario – Santa Clara County Total Jobs and Job Growth by Jurisdiction

Santa Clara County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
Campbell	22,099	26,897	4,798	21.7%
Cupertino	30,513	35,283	4,770	15.6%
Gilroy	16,652	22,666	6,014	36.1%
Los Altos	10,250	11,511	1,261	12.3%
Los Altos Hills	1,845	1,937	93	5.0%
Los Gatos	18,275	20,700	2,425	13.3%
Milpitas	46,784	55,624	8,840	18.9%
Monte Sereno	400	532	132	33.1%
Morgan Hill	12,698	20,806	8,109	63.9%
Mountain View	50,074	64,507	14,434	28.8%
Palo Alto	73,303	78,163	4,860	6.6%
San Jose	342,799	593,219	250,420	73.1%
Santa Clara	103,186	138,386	35,200	34.1%
Saratoga	6,826	7,279	453	6.6%
Sunnyvale	72,392	96,408	24,016	33.2%
Santa Clara County Unincorporated	50,304	64,481	14,177	28.2%
Countywide Total	**858,399**	**1,238,400**	**380,001**	**44.3%**

Table 20
Initial Vision Scenario – Solano County Total Jobs and Job Growth by Jurisdiction

Solano County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
Benicia	14,043	17,485	3,442	24.5%
Dixon	4,330	7,239	2,909	67.2%
Fairfield	42,864	60,579	17,716	41.3%
Rio Vista	1,191	2,327	1,136	95.3%
Suisun City	3,210	4,637	1,428	44.5%
Vacaville	23,422	35,030	11,608	49.6%
Vallejo	28,415	38,258	9,843	34.6%
Solano County Unincorporated	8,853	11,156	2,302	26.0%
Countywide Total	**126,328**	**176,711**	**50,383**	**39.9%**

Table 21
Initial Vision Scenario – Sonoma County Total Jobs and Job Growth by Jurisdiction

Sonoma County	2010 Jobs	2035 Jobs	Job Growth	Percent Change
Cloverdale	1,430	1,961	531	37.1%
Cotati	2,043	2,192	149	7.3%
Healdsburg	5,111	6,193	1,082	21.2%
Petaluma	26,968	34,870	7,902	29.3%
Rohnert Park	13,566	21,506	7,940	58.5%
Santa Rosa	72,324	117,005	44,680	61.8%
Sebastopol	4,753	5,333	581	12.2%
Sonoma	7,005	7,924	919	13.1%
Windsor	5,154	7,782	2,628	51.0%
Sonoma County Unincorporated	52,015	62,822	10,807	20.8%
Countywide Total	**190,369**	**267,588**	**77,219**	**40.6%**

Figure 1

Target Results

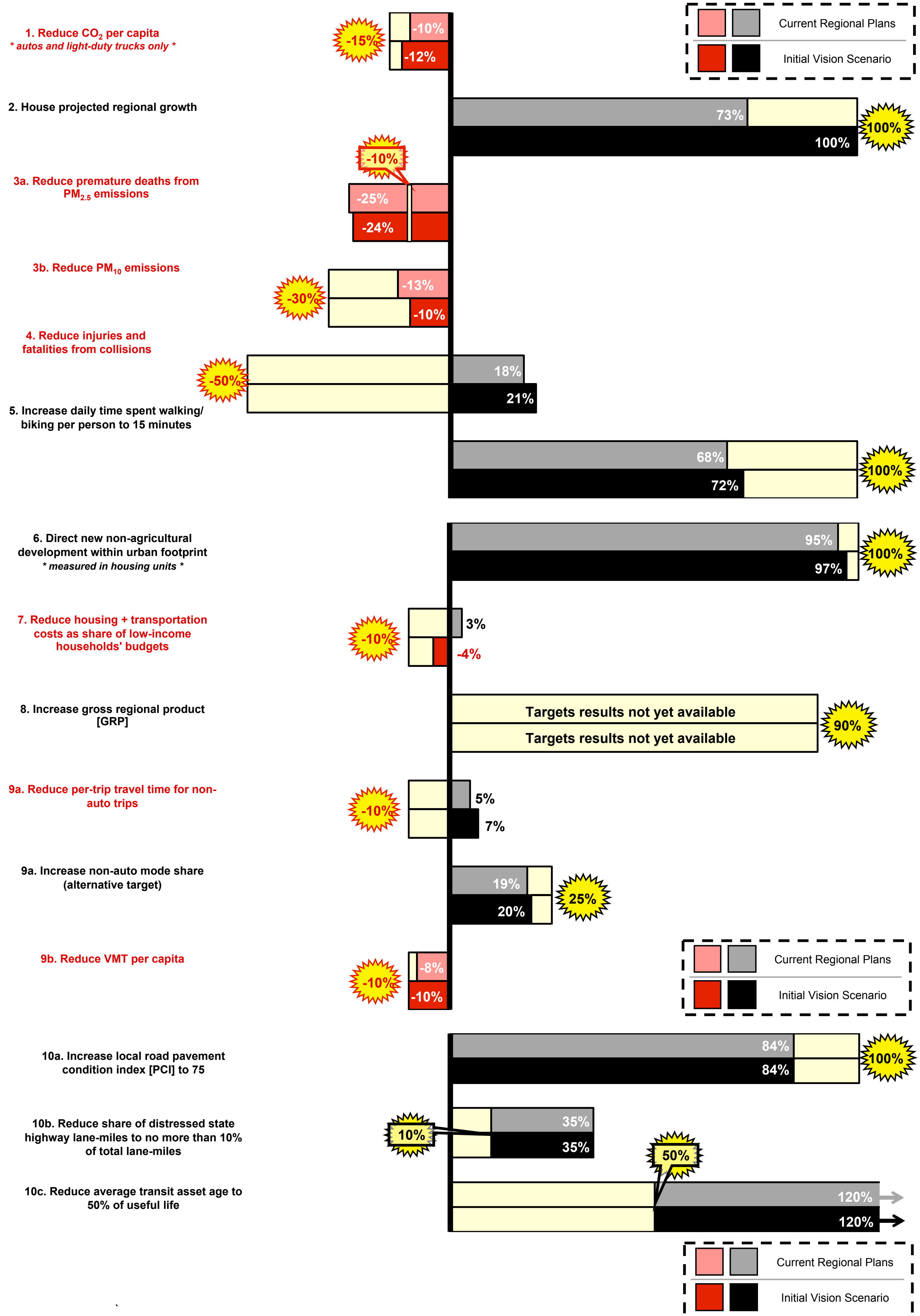
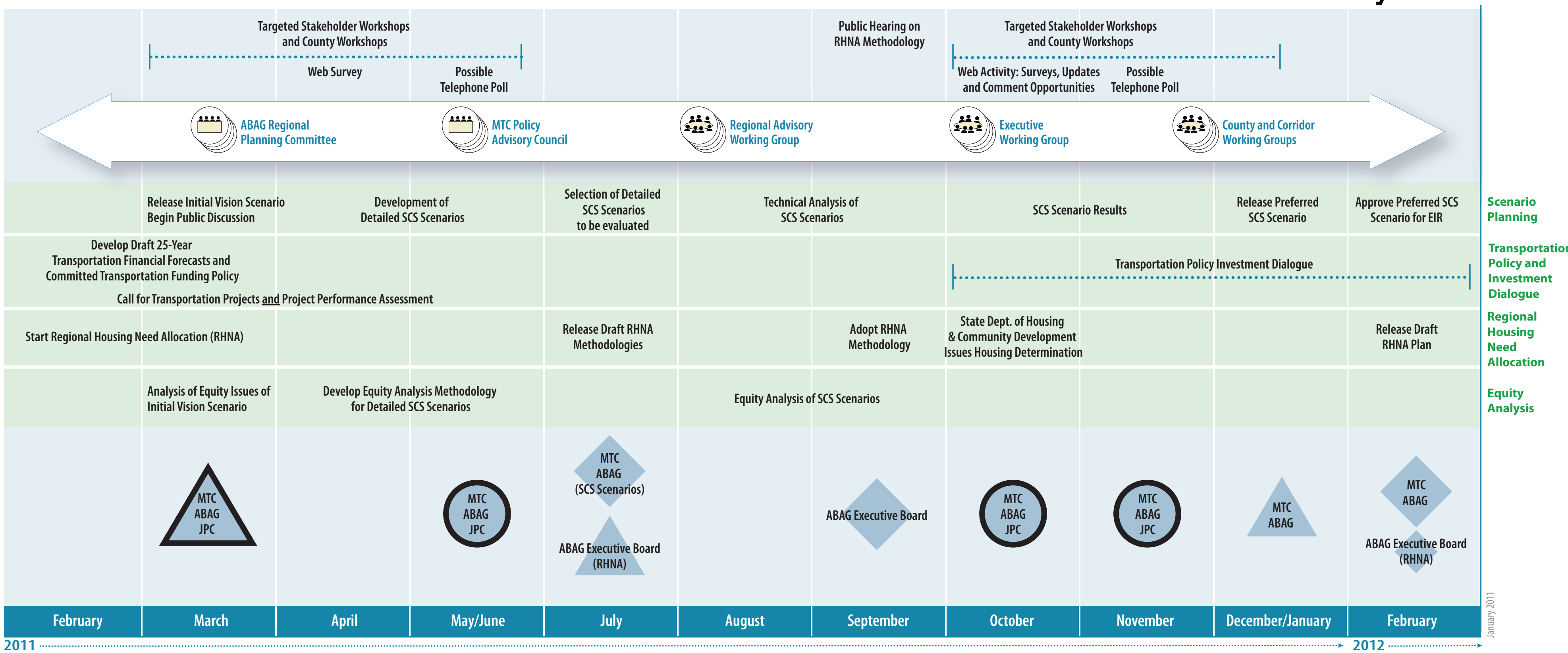


Figure 2

Sustainable Communities Strategy Planning Process: Phase 2 Detail for 2011*

Phase 2: Scenario Planning, Transportation Policy & Investment Dialogue, and Regional Housing Need Allocation

OneBayArea



*Subject to change

Policy Board Actions — Meeting for Discussion/ Public Comment — JOINT meeting of the ABAG Administrative Committee, the Joint Policy Committee and the MTC Planning Committee for Discussion/Public Comment — Decision — Document Release — JOINT document release by **ABAG** and **MTC**

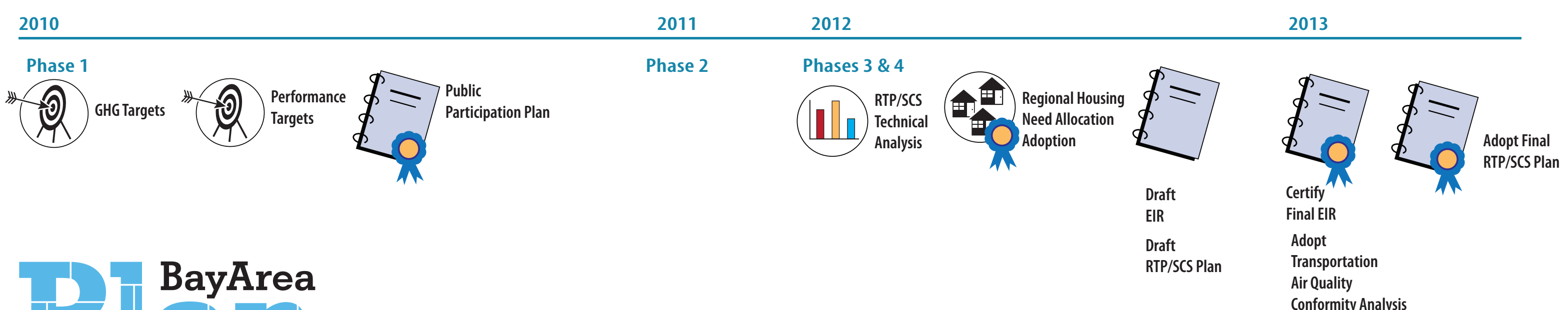
For more information on key actions and decisions and how to get involved, visit OneBayArea.org

ABAG - ABAG Administrative Committee

JPC- Joint Policy Committee

MTC- MTC Planning Committee

Multi-Year Effort



Plan Bay Area

Phase Two Actions/Decisions:

- Initial Vision Scenario
- Financial Forecasts
- Detailed SCS Scenarios
- RHNA Methodology
- Preferred SCS Scenario
- Draft RHNA Plan