



# City of San Leandro

Meeting Date: June 17, 2013

## Presentation

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**File Number:** 13-307

**Agenda Section:** PRESENTATIONS/  
RECOGNITIONS

**Agenda Number:** 2.B.

**TO:** City Council

**FROM:** Chris Zapata  
City Manager

**BY:** Cynthia Battenberg  
Community Development Director

**FINANCE REVIEW:** Not Applicable

**TITLE:** Presentation on the Association of Bay Area Governments and Metropolitan  
Transportation Commission's Draft Plan Bay Area

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## BACKGROUND

This report is for information only.

The Plan Bay Area is a result of Senate Bill (SB) 375 which the State enacted into law in 2008. SB 375 integrates land use, transportation and environmental planning and is considered landmark legislation for California. It requires the development of a Sustainable Communities Strategy (SCS) in all metropolitan regions in the State. For the nine county Bay Area region, the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) have joint responsibility to prepare the SCS. The Plan Bay Area (Plan) represents the name that ABAG/MTC has labeled the Bay Area SCS.

The Plan is a land use strategy required to be included as part of and consistent with the Bay Area's 25 year Regional Transportation Plan. The Plan must also be consistent with the regional housing need allocation prepared by ABAG. The Plan is required to achieve the following objectives:

- Provide a 25 year land use strategy for the Bay Area that is realistic and identifies areas to accommodate all of the region's population, including all income groups.
- Forecast a land use pattern, which when integrated with the transportation system, reduces greenhouse gas emissions from autos and light trucks and is measured against the regional target established by the California Air Resources Board.

In addition to working with Bay Area cities, counties and county transportation authorities/commissions, ABAG and MTC have also coordinated with the Bay Area Air Quality Management District and the Bay Area Conservation and Development Commission. The

long planning process for the Plan began in late 2010 and has involved extensive regional working groups. City Planning and Engineering and Transportation staff have been actively involved in the process.

An update on the Initial Vision Scenario was presented to the City Council and Planning Commission in 2011. The Initial Vision Scenario represented an unconstrained or ideal development pattern which ABAG refined with more realistic or constrained variables to develop alternative scenarios and then a preferred scenario, which is reflected in the draft Plan.

Recognizing the importance of feedback early in the process, City staff provided input to ABAG on its long-term household/housing and job growth estimates during the draft Initial Vision Scenario and alternative scenarios process to ensure that the estimates were consistent with the City's General Plan and Downtown Transit-Oriented Development Strategy.

The draft Plan highlights key growth trends. Of note is an employment trend, which projects knowledge-based and service industries will lead job growth and these two sectors preference for locations near transit in urban centers. In terms of population, the trend is for the Bay Area region to 1) continue growing in diversity, 2) experience dramatic growth in the senior population, and 3) see demand for multi-family housing near services and transit for the diversifying and aging population.

The growth strategy for the Plan will primarily involve focused growth in the 170 priority development areas (PDA) in over 60 bay area cities and counties and will most importantly allow for local jurisdictions to retain land use authority. Characteristics of designated PDAs include being:

- 1) within an existing infill development area,
- 2) near existing or planned transit,
- 3) able to provide housing and/or jobs, and
- 4) allowing a diversity of densities and community identities.

San Leandro has two approved PDAs (East 14th Street corridor and the Downtown TOD area) and one potential PDA (Bayfair Center). Potential PDAs require more planning and must apply for a formal PDA designation.

The most recent public comment period for the current draft Plan and related draft Environmental Impact Report ended in May 2013. The final Plan will be presented for ABAG/MTC adoption in July 2013.

For a full version of the draft Plan, go to

<http://www.onebayarea.org/regional-initiatives/plan-bay-area/draft-plan-bay-area.html>.

Attachment 1 shows the forecasted employment growth and Attachment 2 shows the forecasted household growth. Both attachments are arranged by PDA type and jurisdictions and provide comparative data for San Leandro.

## **ATTACHMENTS**

- Attachment 1: Employment Growth by PDA and Jurisdiction
- Attachment 2: Household Growth by PDA and Jurisdiction

**PREPARED BY:** Tom Liao, Planning and Housing Manager, Community Development Department

## Employment Growth by PDA and Jurisdiction

<b>KEY</b>
Jurisdiction
Priority Development Area

### Alameda County

Jurisdiction or Area Name	Place Type	JOBS			% Growth
		2010	2040	2010-2040	
<b>Alameda</b>		<b>24,030</b>	<b>33,180</b>	<b>9,150</b>	<b>38%</b>
Naval Air Station	Transit Town Center	1,220	8,420	7,200	
Northern Waterfront	Transit Neighborhood	2,430	3,430	1,000	
<b>Albany</b>		<b>4,210</b>	<b>5,610</b>	<b>1,400</b>	<b>33%</b>
San Pablo Avenue & Solano Avenue	Mixed-Use Corridor	1,910	2,430	520	
<b>Berkeley</b>		<b>17,020</b>	<b>99,220</b>	<b>22,210</b>	<b>29%</b>
Adeline Street	Mixed-Use Corridor	950	1,620	680	
Downtown	City Center	15,200	21,590	6,380	
San Pablo Avenue	Mixed-Use Corridor	2,390	3,340	940	
South Shattuck	Mixed-Use Corridor	1,140	1,440	300	
Telegraph Avenue	Mixed-Use Corridor	1,730	2,560	820	
University Avenue	Mixed-Use Corridor	1,410	1,980	580	
<b>Dublin</b>		<b>16,760</b>	<b>29,300</b>	<b>12,540</b>	<b>75%</b>
Downtown Specific Plan Area	Suburban Center	4,440	8,340	3,900	
Town Center	Suburban Center	310	1,320	1,010	
Transit Center	Suburban Center	0	6,370	6,370	
<b>Emeryville</b>		<b>16,040</b>	<b>23,580</b>	<b>7,540</b>	<b>47%</b>
Mixed-Use Core	City Center	11,260	18,420	7,160	
<b>Fremont</b>		<b>89,900</b>	<b>119,870</b>	<b>29,970</b>	<b>33%</b>
Centerville	Transit Neighborhood	4,020	4,450	430	
City Center	City Center	18,750	24,640	5,890	
Irvington District	Transit Town Center	5,460	5,640	180	
South Fremont/Warm Springs	Suburban Center	12,880	28,970	16,090	
<b>Hayward</b>		<b>69,100</b>	<b>89,900</b>	<b>20,800</b>	<b>30%</b>
Downtown	City Center	7,350	10,590	3,240	
South Hayward BART	Mixed-Use Corridor	320	810	490	
South Hayward BART	Urban Neighborhood	470	1,630	1,160	
The Cannery	Transit Neighborhood	1,450	2,380	930	
Mission Corridor	Mixed-Use Corridor	1,690	2,840	1,150	
<b>Livermore</b>		<b>38,370</b>	<b>51,620</b>	<b>13,250</b>	<b>35%</b>
Downtown	Suburban Center	2,870	3,560	690	
East Side	Suburban Center	16,360	24,440	8,080	
Isabel Avenue/BART Station	Suburban Center	3,290	7,100	3,810	
Planning Area					
<b>Newark</b>		<b>17,870</b>	<b>23,090</b>	<b>5,210</b>	<b>29%</b>
Dumbarton Transit Oriented Develop	Transit Town Center	860	2,100	1,240	
Old Town Mixed Use Area	Transit Neighborhood	180	390	210	
<b>Oakland</b>		<b>190,250</b>	<b>275,490</b>	<b>85,240</b>	<b>45%</b>
Coliseum BART Station Area	Transit Town Center	5,150	12,420	7,270	
Downtown & Jack London Square	Regional Center	88,180	127,620	39,440	
Eastmont Town Center	Urban Neighborhood	3,450	5,310	1,860	
Fruitvale & Dimond Areas	Urban Neighborhood	8,130	15,670	7,540	
MacArthur Transit Village	Urban Neighborhood	10,580	12,860	2,280	
Transit Oriented Development	Mixed-Use Corridor	33,490	41,770	8,280	
Corridors					
West Oakland	Transit Town Center	7,430	14,890	7,470	
<b>Piedmont</b>		<b>1,930</b>	<b>2,410</b>	<b>480</b>	<b>25%</b>
<b>Pleasanton</b>		<b>54,230</b>	<b>69,520</b>	<b>15,300</b>	<b>28%</b>
Hacienda	Suburban Center	9,910	15,320	5,410	
<b>San Leandro</b>		<b>39,900</b>	<b>52,830</b>	<b>12,930</b>	<b>32%</b>
Bay Fair BART Transit Village	Transit Town Center	1,430	2,690	1,260	
Downtown Transit Oriented	City Center	2,790	2,840	50	
Development					
East 14th Street	Mixed-Use Corridor	9,000	15,670	6,670	
<b>Union City</b>		<b>20,560</b>	<b>25,650</b>	<b>5,100</b>	<b>25%</b>
Intermodal Station District	City Center	340	2,810	2,460	
<b>Alameda County Unincorporated</b>		<b>34,270</b>	<b>46,350</b>	<b>12,080</b>	<b>35%</b>
Castro Valley BART	Transit Neighborhood	2,020	2,970	950	
East 14th Street and Mission Street	Mixed-Use Corridor	2,730	4,240	1,500	
Hesperian Boulevard	Transit Neighborhood	1,860	2,590	740	
Meekland Avenue Corridor	Transit Neighborhood	900	1,330	430	

## Employment Growth by PDA and Jurisdiction

### Contra Costa County

Jurisdiction or Area Name	Place Type	JOBS			% Growth
		2010	2040	2010-2040	
<b>Antioch</b>		<b>19,070</b>	<b>25,490</b>	<b>6,420</b>	<b>34%</b>
Hillcrest eBART Station	Suburban Center	20	3,260	3,240	
Rivertown Waterfront	Transit Town Center	4,030	4,520	490	
<b>Brentwood</b>		<b>8,650</b>	<b>11,280</b>	<b>2,620</b>	<b>30%</b>
<b>Clayton</b>		<b>1,540</b>	<b>1,940</b>	<b>400</b>	<b>26%</b>
<b>Concord</b>		<b>47,520</b>	<b>69,310</b>	<b>21,790</b>	<b>46%</b>
Community Reuse Area	Regional Center	170	14,180	14,020	
Community Reuse Area	Transit Neighborhood	0	3,240	3,240	
Downtown	City Center	7,840	10,190	2,350	
<b>Danville</b>		<b>13,440</b>	<b>17,600</b>	<b>4,160</b>	<b>31%</b>
Downtown Danville	Transit Town Center	5,320	7,280	1,960	
<b>El Cerrito</b>		<b>5,880</b>	<b>7,310</b>	<b>1,430</b>	<b>24%</b>
San Pablo Avenue Corridor	Mixed-Use Corridor	3,510	4,340	830	
<b>Hercules</b>		<b>3,880</b>	<b>6,400</b>	<b>2,520</b>	<b>65%</b>
Central Hercules	Transit Neighborhood	800	1,830	1,030	
Waterfront District	Transit Town Center	1,210	1,860	650	
<b>Lafayette</b>		<b>10,640</b>	<b>13,230</b>	<b>2,590</b>	<b>24%</b>
Downtown	Transit Town Center	5,960	7,520	1,560	
<b>Martinez</b>		<b>18,300</b>	<b>22,460</b>	<b>4,160</b>	<b>23%</b>
Downtown	Transit Neighborhood	4,040	5,110	1,070	
<b>Moraga</b>		<b>4,740</b>	<b>5,930</b>	<b>1,190</b>	<b>25%</b>
Moraga Center	Transit Town Center	1,140	1,400	260	
<b>Oakley</b>		<b>3,740</b>	<b>6,670</b>	<b>2,930</b>	<b>78%</b>
Downtown	Transit Town Center	800	1,390	580	
Employment Area	Suburban Center	680	2,290	1,610	
Potential Planning Area	Transit Neighborhood	290	880	590	
<b>Orinda</b>		<b>5,530</b>	<b>6,980</b>	<b>1,450</b>	<b>26%</b>
Downtown	Transit Town Center	3,220	3,980	750	
<b>Pinole</b>		<b>6,740</b>	<b>8,480</b>	<b>1,740</b>	<b>26%</b>
Appian Way Corridor	Suburban Center	2,430	3,190	750	
Old Town	Transit Town Center	2,830	3,440	610	
<b>Pittsburg</b>		<b>14,130</b>	<b>19,740</b>	<b>5,610</b>	<b>40%</b>
Downtown	Transit Neighborhood	1,390	2,500	1,110	
Pittsburg/Bay Point BART Station	Transit Town Center	140	1,450	1,310	
Railroad Avenue eBART Station	Transit Town Center	5,590	7,910	2,320	
<b>Pleasant Hill</b>		<b>17,360</b>	<b>22,920</b>	<b>5,560</b>	<b>32%</b>
Buskirk Avenue Corridor	Mixed-Use Corridor	4,580	6,190	1,610	
Diablo Valley College	Transit Neighborhood	2,550	4,190	1,640	
<b>Richmond</b>		<b>30,670</b>	<b>42,180</b>	<b>11,520</b>	<b>38%</b>
Central Richmond & 23rd Street Corridor	Mixed-Use Corridor	6,600	8,660	2,070	
South Richmond	Transit Neighborhood	6,990	9,320	2,330	
<b>San Pablo</b>		<b>7,460</b>	<b>9,650</b>	<b>2,190</b>	<b>29%</b>
San Pablo Avenue & 23rd Street	Mixed-Use Corridor	5,530	7,510	1,980	
<b>San Ramon</b>		<b>43,880</b>	<b>58,240</b>	<b>14,350</b>	<b>33%</b>
City Center	Suburban Center	10,400	17,760	7,370	
North Camino Ramon	Transit Town Center	11,410	14,440	3,020	
<b>Walnut Creek</b>		<b>41,650</b>	<b>57,300</b>	<b>15,650</b>	<b>38%</b>
West Downtown	Suburban Center	7,440	12,210	4,770	
<b>Contra Costa County Unincorporated</b>		<b>40,100</b>	<b>53,900</b>	<b>13,800</b>	<b>34%</b>
Contra Costa Centre	Mixed-Use Corridor	3,730	4,740	1,010	
Downtown El Sobrante	Mixed-Use Corridor	940	1,430	490	
North Richmond	Transit Neighborhood	1,480	1,980	500	
Pittsburg/Bay Point BART Station	Transit Neighborhood	390	1,140	750	
<b>West Contra Costa Transportation Advisory Committee</b>					
San Pablo Avenue Corridor	Mixed-Use Corridor	3,190	5,160	1,970	

## Employment Growth by PDA and Jurisdiction

### Marin County

Jurisdiction or Area Name	Place Type	JOBS			
		2010	2040	2010-2040	% Growth
Belvedere		430	480	50	12%
Corte Madera		7,940	8,260	320	4%
Fairfax		1,490	1,820	330	22%
Larkspur		7,190	7,810	620	9%
Mill Valley		5,980	6,780	810	14%
Novato		20,890	24,390	3,490	17%
Ross		510	590	80	16%
San Anselmo		3,240	4,350	610	16%
San Rafael		37,620	44,960	7,340	20%
Civic Center/North Rafael Town Center	Transit Town Center	5,660	6,860	1,200	
Downtown	City Center	8,250	10,480	2,230	
Sausalito		6,220	7,630	1,420	23%
Tiburon		2,340	2,690	340	15%
Marin County Unincorporated		16,380	19,360	2,980	18%
Urbanized 101 Corridor	Transit Neighborhood	2,260	2,960	700	

### Napa County

Jurisdiction or Area Name	Place Type	JOBS			
		2010	2040	2010-2040	% Growth
American Canyon		2,920	4,160	1,240	42%
Highway 29 Corridor	Mixed-Use Corridor	1,280	2,100	810	
Calistoga		2,220	2,640	420	19%
Napa		33,950	44,520	10,570	31%
Downtown Napa/Soscol Corridor	Transit Neighborhood	10,950	13,570	2,620	
St. Helena		5,340	6,230	890	17%
Yountville		1,600	1,980	380	
Napa County Unincorporated		24,630	30,000	5,380	22%

### San Francisco County

Jurisdiction or Area Name	Place Type	JOBS			
		2010	2040	2010-2040	% Growth
San Francisco		568,720	759,470	190,740	34%
19th Avenue	Transit Town Center	9,980	13,570	3,580	
Balboa Park	Transit Neighborhood	2,690	3,460	770	
Bayview/Hunters Point	Urban Neighborhood	19,590	29,260	9,660	
Shipyard/Candlestick Point					
Downtown-Van Ness-Geary	Regional Center	315,570	368,140	52,580	
Eastern Neighborhoods	Urban Neighborhood	61,070	70,890	9,820	
Market & Octavia	Urban Neighborhood	31,850	34,790	2,940	
Mission Bay	Urban Neighborhood	2,770	27,200	24,430	
Mission-San Jose Corridor	Mixed-Use Corridor	12,680	18,760	6,080	
Port of San Francisco	Mixed-Use Corridor	5,430	24,400	18,970	
San Francisco/San Mateo Bi-County Area (with Brisbane)	Transit Neighborhood	1,720	2,580	860	
Transbay Terminal	Regional Center	7,950	37,660	29,710	
Treasure Island	Transit Town Center	260	3,010	2,750	

## Employment Growth by PDA and Jurisdiction

### San Mateo County

Jurisdiction or Area Name	Place Type	JOBS			
		2010	2040	2010-2040	% Growth
<b>Atherton</b>		2,610	3,170	560	21%
<b>Belmont</b>		8,220	10,500	2,280	28%
<i>Villages of Belmont</i>	<i>Mixed-Use Corridor</i>	1,260	2,510	1,260	
<b>Brisbane</b>		7,220	8,280	1,060	15%
<i>San Francisco/San Mateo Bi-County Area (with San Francisco)</i>	<i>Suburban Center</i>	550	1,100	540	
<b>Burlingame</b>		30,420	39,210	8,790	29%
<i>Burlingame El Camino Real</i>	<i>Transit Town Center</i>	12,480	18,460	5,980	
<b>Colma</b>		2,790	3,210	420	15%
<b>Daly City</b>		21,000	26,910	5,900	28%
<i>Bayshore</i>	<i>Transit Town Center</i>	1,110	3,260	2,160	
<i>Mission Boulevard</i>	<i>Mixed-Use Corridor</i>	3,790	5,240	1,450	
<b>East Palo Alto</b>		2,720	3,750	1,020	38%
<i>Ravenswood</i>	<i>Transit Town Center</i>	810	1,230	430	
<b>Foster City</b>		13,890	17,490	3,600	26%
<b>Half Moon Bay</b>		5,110	6,120	1,010	20%
<b>Hillsborough</b>		2,190	2,620	430	20%
<b>Menlo Park</b>		28,990	35,110	6,120	21%
<i>El Camino Real Corridor and Downtown</i>	<i>Transit Town Center</i>	5,630	7,680	2,050	
<b>Millbrae</b>		6,950	9,410	2,460	35%
<i>Transit Station Area</i>	<i>Mixed-Use Corridor</i>	1,350	3,400	2,060	
<b>Pacifica</b>		5,920	7,170	1,250	21%
<b>Portola Valley</b>		1,510	1,780	270	18%
<b>Redwood City</b>		58,340	77,830	19,490	33%
<i>Downtown</i>	<i>City Center</i>	10,470	14,110	3,640	
<i>Broadway/Veterans Boulevard Corridor</i>	<i>Mixed-Use Corridor</i>	8,540	11,980	3,440	
<b>San Bruno</b>		12,930	17,250	4,320	33%
<i>Transit Corridors</i>	<i>Mixed-Use Corridor</i>	6,750	10,710	3,960	
<b>San Carlos</b>		16,170	19,790	3,620	22%
<i>Railroad Corridor</i>	<i>Transit Town Center</i>	1,950	3,110	1,160	
<b>San Mateo</b>		52,930	73,460	20,530	39%
<i>Downtown</i>	<i>City Center</i>	4,440	7,050	2,610	
<i>El Camino Real</i>	<i>Mixed-Use Corridor</i>	2,270	5,680	3,410	
<i>Rail Corridor</i>	<i>Transit Neighborhood</i>	8,840	18,700	9,870	
<b>South San Francisco</b>		46,170	57,400	11,230	24%
<i>Downtown</i>	<i>Transit Town Center</i>	2,670	6,920	4,250	
<b>Woodside</b>		1,770	2,070	310	18%
<b>San Mateo County Unincorporated</b>		17,350	22,790	5,440	31%
<b>City County Association of Governments of San Mateo County</b>					
<i>El Camino Real</i>	<i>Mixed-Use Corridor</i>	4,590	6,840	2,270	

## Employment Growth by PDA and Jurisdiction

### Santa Clara County

Jurisdiction or Area Name	Place Type	JOBS			
		2010	2040	2010-2040	% Growth
<b>Campbell</b>		<b>27,230</b>	<b>35,050</b>	<b>7,820</b>	<b>29%</b>
<i>Central Redevelopment Area</i>	<i>Transit Neighborhood</i>	7,880	10,220	2,340	
<b>Cupertino</b>		<b>25,990</b>	<b>33,350</b>	<b>7,360</b>	<b>28%</b>
<b>Gilroy</b>		<b>17,600</b>	<b>21,900</b>	<b>4,300</b>	<b>24%</b>
<i>Downtown</i>	<i>Transit Town Center</i>	2,370	3,600	1,230	
<b>Los Altos</b>		<b>14,700</b>	<b>18,160</b>	<b>3,460</b>	<b>24%</b>
<b>Los Altos Hills</b>		<b>3,580</b>	<b>4,440</b>	<b>860</b>	<b>24%</b>
<b>Los Gatos</b>		<b>23,580</b>	<b>28,980</b>	<b>5,390</b>	<b>23%</b>
<b>Milpitas</b>		<b>45,060</b>	<b>57,640</b>	<b>12,580</b>	<b>28%</b>
<i>Transit Area</i>	<i>Suburban Center</i>	5,240	9,560	4,320	
<b>Monte Sereno</b>		<b>450</b>	<b>570</b>	<b>120</b>	<b>27%</b>
<b>Morgan Hill</b>		<b>17,520</b>	<b>22,080</b>	<b>4,560</b>	<b>26%</b>
<i>Downtown</i>	<i>Transit Town Center</i>	1,660	3,000	1,340	
<b>Mountain View</b>		<b>47,800</b>	<b>63,380</b>	<b>15,570</b>	<b>33%</b>
<i>Downtown</i>	<i>Transit Town Center</i>	9,410	10,250	850	
<i>El Camino Real Corridor</i>	<i>Mixed-Use Corridor</i>	5,770	6,630	850	
<i>North Bayshore</i>	<i>Suburban Center</i>	7,390	15,070	7,690	
<i>San Antonio Center</i>	<i>Transit Town Center</i>	3,150	4,330	1,180	
<i>Whisman Station</i>	<i>Transit Neighborhood</i>	650	1,210	560	
<b>Palo Alto</b>		<b>89,370</b>	<b>119,030</b>	<b>29,650</b>	<b>33%</b>
<i>California Avenue</i>	<i>Transit Neighborhood</i>	3,370	5,030	1,660	
<b>San Jose</b>		<b>375,360</b>	<b>522,050</b>	<b>146,680</b>	<b>39%</b>
<i>Bascom TOD Corridor</i>	<i>Mixed-Use Corridor</i>	11,520	12,910	1,390	
<i>Bascom Urban Village</i>	<i>Mixed-Use Corridor</i>	1,700	2,660	960	
<i>Berryessa Station</i>	<i>Transit Neighborhood</i>	6,140	12,180	6,040	
<i>Blossom Hill/Snell Urban Village</i>	<i>Mixed-Use Corridor</i>	880	1,720	840	
<i>Camden Urban Village</i>	<i>Mixed-Use Corridor</i>	5,600	7,630	2,030	
<i>Capitol Corridor Urban Villages</i>	<i>Mixed-Use Corridor</i>	2,340	5,580	3,250	
<i>Capitol/Tully/King Urban Villages</i>	<i>Suburban Center</i>	4,070	7,060	2,990	
<i>Communications Hill</i>	<i>Transit Town Center</i>	3,940	5,650	1,710	
<i>Cottle Transit Village</i>	<i>Suburban Center</i>	2,550	3,040	490	
<i>Downtown "Frame"</i>	<i>City Center</i>	26,760	31,090	4,330	
<i>East Santa Clara/Alum Rock Corridor</i>	<i>Mixed-Use Corridor</i>	9,950	13,380	3,430	
<i>Greater Downtown</i>	<i>Regional Center</i>	27,950	55,970	28,020	
<i>North San Jose</i>	<i>Regional Center</i>	84,290	130,190	45,900	
<i>Oakridge/Almaden Plaza Urban Village</i>	<i>Suburban Center</i>	5,430	9,700	4,270	
<i>Saratoga TOD Corridor</i>	<i>Mixed-Use Corridor</i>	3,520	5,520	2,000	
<i>Stevens Creek TOD Corridor</i>	<i>Mixed-Use Corridor</i>	5,680	8,020	2,340	
<i>West San Carlos &amp; Southwest Expressway Corridors</i>	<i>Mixed-Use Corridor</i>	8,940	15,600	6,660	
<i>Westgate/El Paseo Urban Village</i>	<i>Suburban Center</i>	3,440	5,230	1,790	
<i>Winchester Boulevard TOD Corridor</i>	<i>Mixed-Use Corridor</i>	4,040	6,820	2,780	
<b>Santa Clara</b>		<b>112,460</b>	<b>145,560</b>	<b>33,100</b>	<b>29%</b>
<i>El Camino Real Focus Area</i>	<i>Mixed-Use Corridor</i>	4,390	6,980	2,590	
<i>Santa Clara Station Focus Area</i>	<i>City Center</i>	10,020	12,750	2,740	
<b>Saratoga</b>		<b>11,870</b>	<b>14,500</b>	<b>2,630</b>	<b>22%</b>
<b>Sunnyvale</b>		<b>74,610</b>	<b>95,320</b>	<b>20,710</b>	<b>28%</b>
<i>Downtown &amp; Caltrain Station</i>	<i>Transit Town Center</i>	3,750	5,660	1,910	
<i>East Sunnyvale</i>	<i>Urban Neighborhood</i>	8,050	9,240	1,180	
<i>El Camino Real Corridor</i>	<i>Mixed-Use Corridor</i>	13,190	16,390	3,200	
<i>Lawrence Station Transit Village</i>	<i>Transit Neighborhood</i>	4,160	5,380	1,220	
<i>Tasman Station ITR</i>	<i>Mixed-Use Corridor</i>	1,540	2,530	980	
<b>Santa Clara County Unincorporated</b>		<b>39,060</b>	<b>47,800</b>	<b>8,740</b>	<b>22%</b>
<b>Valley Transportation Authority</b>					
<i>Cores, Corridors, and Station Areas</i>	<i>Mixed-Use Corridor</i>	90,770	118,380	27,610	



## Employment Growth by PDA and Jurisdiction

### Solano County

Jurisdiction or Area Name	Place Type	JOBS			
		2010	2040	2010-2040	% Growth
<b>Benicia</b>		<b>14,240</b>	<b>18,920</b>	<b>4,680</b>	<b>33%</b>
<i>Downtown</i>	<i>Transit Neighborhood</i>	<i>2,540</i>	<i>2,840</i>	<i>300</i>	
<b>Dixon</b>		<b>4,460</b>	<b>5,780</b>	<b>1,310</b>	<b>29%</b>
<i>Downtown</i>	<i>Transit Town Center</i>	<i>560</i>	<i>830</i>	<i>280</i>	
<b>Fairfield</b>		<b>39,300</b>	<b>53,310</b>	<b>14,000</b>	<b>36%</b>
<i>Downtown South (Jefferson Street)</i>	<i>Suburban Center</i>	<i>2,970</i>	<i>4,280</i>	<i>1,320</i>	
<i>Fairfield-Vacaville Train Station</i>	<i>Transit Town Center</i>	<i>340</i>	<i>2,650</i>	<i>2,310</i>	
<i>North Texas Street Core</i>	<i>Mixed-Use Corridor</i>	<i>1,420</i>	<i>2,420</i>	<i>1,000</i>	
<i>West Texas Street Gateway</i>	<i>Mixed-Use Corridor</i>	<i>1,680</i>	<i>2,890</i>	<i>1,210</i>	
<b>Rio Vista</b>		<b>1,790</b>	<b>2,340</b>	<b>550</b>	<b>31%</b>
<b>Suisun City</b>		<b>3,080</b>	<b>4,520</b>	<b>1,440</b>	<b>47%</b>
<i>Downtown &amp; Waterfront</i>	<i>Transit Town Center</i>	<i>1,040</i>	<i>1,960</i>	<i>920</i>	
<b>Vacaville</b>		<b>29,800</b>	<b>41,120</b>	<b>11,310</b>	<b>38%</b>
<i>Allison Area</i>	<i>Suburban Center</i>	<i>900</i>	<i>1,710</i>	<i>810</i>	
<i>Downtown</i>	<i>Transit Town Center</i>	<i>2,800</i>	<i>3,800</i>	<i>1,000</i>	
<b>Vallejo</b>		<b>31,660</b>	<b>43,060</b>	<b>11,410</b>	<b>36%</b>
<i>Waterfront &amp; Downtown</i>	<i>Suburban Center</i>	<i>3,640</i>	<i>5,940</i>	<i>2,300</i>	
<b>Solano County Unincorporated</b>		<b>8,010</b>	<b>10,860</b>	<b>2,850</b>	<b>36%</b>

### Sonoma County

Jurisdiction or Area Name	Place Type	JOBS			
		2010	2040	2010-2040	% Growth
<b>Cloverdale</b>		<b>1,570</b>	<b>2,270</b>	<b>700</b>	<b>45%</b>
<i>Downtown/SMART Transit Area</i>	<i>Transit Town Center</i>	<i>880</i>	<i>1,390</i>	<i>510</i>	
<b>Cotati</b>		<b>2,920</b>	<b>3,860</b>	<b>940</b>	<b>32%</b>
<i>Downtown and Cotati Depot</i>	<i>Transit Town Center</i>	<i>650</i>	<i>1,190</i>	<i>550</i>	
<b>Healdsburg</b>		<b>6,440</b>	<b>8,210</b>	<b>1,780</b>	<b>28%</b>
<b>Petaluma</b>		<b>28,830</b>	<b>38,690</b>	<b>9,860</b>	<b>34%</b>
<i>Central, Turning Basin/Lower Reach</i>	<i>Suburban Center</i>	<i>3,110</i>	<i>8,330</i>	<i>5,220</i>	
<b>Rohnert Park</b>		<b>11,730</b>	<b>16,320</b>	<b>4,590</b>	<b>39%</b>
<i>Central Rohnert Park</i>	<i>Transit Town Center</i>	<i>3,350</i>	<i>5,170</i>	<i>1,820</i>	
<i>Sonoma Mountain Village</i>	<i>Suburban Center</i>	<i>140</i>	<i>1,190</i>	<i>1,050</i>	
<b>Santa Rosa</b>		<b>75,460</b>	<b>103,930</b>	<b>28,470</b>	<b>38%</b>
<i>Downtown Station Area</i>	<i>City Center</i>	<i>9,250</i>	<i>13,800</i>	<i>4,550</i>	
<i>Mendocino Avenue/Santa Rosa Avenue Corridor</i>	<i>Mixed-Use Corridor</i>	<i>23,230</i>	<i>30,080</i>	<i>6,850</i>	
<i>North Santa Rosa Station</i>	<i>Suburban Center</i>	<i>8,960</i>	<i>13,060</i>	<i>4,090</i>	
<i>Roseland</i>	<i>Transit Neighborhood</i>	<i>2,650</i>	<i>3,890</i>	<i>1,240</i>	
<i>Sebastopol Road Corridor</i>	<i>Mixed-Use Corridor</i>	<i>2,110</i>	<i>3,450</i>	<i>1,340</i>	
<b>Sebastopol</b>		<b>5,650</b>	<b>7,300</b>	<b>1,650</b>	<b>29%</b>
<i>Nexus Area</i>	<i>Transit Town Center</i>	<i>5,440</i>	<i>7,010</i>	<i>1,570</i>	
<b>Sonoma</b>		<b>6,650</b>	<b>8,640</b>	<b>1,990</b>	<b>30%</b>
<b>Windsor</b>		<b>5,610</b>	<b>7,760</b>	<b>2,150</b>	<b>38%</b>
<i>Redevelopment Area</i>	<i>Suburban Center</i>	<i>1,020</i>	<i>1,830</i>	<i>810</i>	
<b>Sonoma County Unincorporated</b>		<b>47,150</b>	<b>60,470</b>	<b>13,320</b>	<b>28%</b>

## Household Growth by PDA and Jurisdiction

<b>KEY</b>
Jurisdiction
Priority Development Area

### Alameda County

Jurisdiction or Area Name	Place Type	HOUSING UNITS				HOUSEHOLDS			
		2010	2040	2010-2040	% Growth	2010	2040	2010-2040	% Growth
<b>Alameda</b>		<b>32,350</b>	<b>38,240</b>	<b>5,890</b>	<b>18%</b>	<b>30,120</b>	<b>36,570</b>	<b>6,440</b>	<b>21%</b>
Naval Air Station	Transit Town Center	1,460	5,470	4,010		1,090	5,040	3,950	
Northern Waterfront	Transit Neighborhood	1,070	1,830	760		990	1,760	780	
<b>Albany</b>		<b>7,890</b>	<b>9,060</b>	<b>1,170</b>	<b>15%</b>	<b>7,400</b>	<b>8,740</b>	<b>1,340</b>	<b>18%</b>
San Pablo Avenue & Solano Avenue	Mixed-Use Corridor	1,810	2,060	240		1,690	1,970	280	
<b>Berkeley</b>		<b>49,450</b>	<b>58,730</b>	<b>9,280</b>	<b>19%</b>	<b>46,030</b>	<b>55,980</b>	<b>9,950</b>	<b>22%</b>
Adeline Street	Mixed-Use Corridor	690	940	250		620	900	280	
Downtown	City Center	2,690	6,840	4,150		2,570	6,670	4,100	
San Pablo Avenue	Mixed-Use Corridor	1,630	2,500	870		1,440	2,340	900	
South Shattuck	Mixed-Use Corridor	340	460	110		310	440	120	
Telegraph Avenue	Mixed-Use Corridor	1,110	1,470	360		990	1,400	410	
University Avenue	Mixed-Use Corridor	1,660	2,310	650		1,560	2,220	660	
<b>Dublin</b>		<b>15,780</b>	<b>24,320</b>	<b>8,530</b>	<b>54%</b>	<b>14,910</b>	<b>23,610</b>	<b>8,700</b>	<b>58%</b>
Downtown Specific Plan Area	Suburban Center	830	1,790	960		790	1,750	950	
Town Center	Suburban Center	4,130	5,990	1,860		3,750	5,770	2,020	
Transit Center	Suburban Center	670	3,810	3,130		620	3,720	3,100	
<b>Emeryville</b>		<b>6,650</b>	<b>12,110</b>	<b>5,470</b>	<b>82%</b>	<b>5,690</b>	<b>11,620</b>	<b>5,920</b>	<b>104%</b>
Mixed-Use Core	City Center	4,150	9,620	5,470		3,530	9,300	5,770	
<b>Fremont</b>		<b>73,990</b>	<b>91,610</b>	<b>17,620</b>	<b>24%</b>	<b>71,000</b>	<b>89,080</b>	<b>18,080</b>	<b>25%</b>
Centerville	Transit Neighborhood	10,850	13,360	2,510		10,360	12,980	2,620	
City Center	City Center	7,310	10,210	2,900		6,870	9,910	3,040	
Irvington District	Transit Town Center	7,280	10,260	2,980		6,910	9,990	3,080	
South Fremont/Warm Springs	Suburban Center	2,330	5,310	2,980		2,180	5,150	2,970	
<b>Hayward</b>		<b>48,300</b>	<b>60,580</b>	<b>12,290</b>	<b>25%</b>	<b>45,370</b>	<b>58,820</b>	<b>13,460</b>	<b>30%</b>
Downtown	City Center	2,290	5,510	3,220		2,100	5,370	3,280	
South Hayward BART	Mixed-Use Corridor	180	1,360	1,170		170	1,330	1,160	
South Hayward BART	Urban Neighborhood	1,800	4,490	2,700		1,660	4,400	2,740	
The Cannery	Transit Neighborhood	340	1,090	750		330	1,070	740	
Mission Corridor	Mixed-Use Corridor	1,480	3,320	1,840		1,230	3,210	1,980	
<b>Livermore</b>		<b>30,340</b>	<b>40,020</b>	<b>9,670</b>	<b>32%</b>	<b>29,130</b>	<b>38,920</b>	<b>9,780</b>	<b>34%</b>
Downtown	Suburban Center	1,020	2,690	1,680		920	2,620	1,710	
East Side	Suburban Center	100	4,370	4,270		90	4,280	4,190	
Isabel Avenue/BART Station Planning Area	Suburban Center	530	4,000	3,470		470	3,910	3,440	
<b>Newark</b>		<b>13,410</b>	<b>17,090</b>	<b>3,670</b>	<b>27%</b>	<b>12,970</b>	<b>16,630</b>	<b>3,660</b>	<b>28%</b>
Dumbarton Transit Oriented Develop	Transit Town Center	140	2,540	2,400		140	2,500	2,360	
Old Town Mixed Use Area	Transit Neighborhood	600	970	370		580	940	370	
<b>Oakland</b>		<b>169,710</b>	<b>221,200</b>	<b>51,490</b>	<b>30%</b>	<b>153,790</b>	<b>212,500</b>	<b>58,710</b>	<b>38%</b>
Coliseum BART Station Area	Transit Town Center	3,870	10,720	6,850		3,440	10,420	6,980	
Downtown & Jack London Square	Regional Center	11,910	26,190	14,290		10,630	25,390	14,760	
Eastmont Town Center	Urban Neighborhood	6,850	7,260	410		5,960	6,840	880	
Fruitvale & Dimond Areas	Urban Neighborhood	14,210	18,580	4,370		12,840	17,820	4,990	
MacArthur Transit Village	Urban Neighborhood	8,820	13,910	5,090		8,030	13,410	5,380	
Transit Oriented Development Corridors	Mixed-Use Corridor	67,370	77,570	10,200		60,970	74,390	13,410	
West Oakland	Transit Town Center	10,830	17,690	6,870		9,030	16,940	7,910	
<b>Piedmont</b>		<b>3,920</b>	<b>4,020</b>	<b>90</b>	<b>2%</b>	<b>3,800</b>	<b>3,890</b>	<b>90</b>	<b>2%</b>
<b>Pleasanton</b>		<b>26,050</b>	<b>33,200</b>	<b>7,150</b>	<b>27%</b>	<b>25,250</b>	<b>32,330</b>	<b>7,090</b>	<b>28%</b>
Hacienda	Suburban Center	1,310	4,900	3,590		1,270	4,800	3,530	
<b>San Leandro</b>		<b>32,420</b>	<b>39,630</b>	<b>7,210</b>	<b>22%</b>	<b>30,720</b>	<b>38,390</b>	<b>7,670</b>	<b>25%</b>
Bay Fair BART Transit Village	Transit Town Center	660	1,560	900		630	1,520	890	
Downtown Transit Oriented Development	City Center	4,210	7,900	3,690		3,930	7,690	3,760	
East 14th Street	Mixed-Use Corridor	4,920	6,240	1,310		4,490	5,980	1,480	
<b>Union City</b>		<b>21,260</b>	<b>24,270</b>	<b>3,010</b>	<b>14%</b>	<b>20,430</b>	<b>23,650</b>	<b>3,220</b>	<b>16%</b>
Intermodal Station District	City Center	1,060	1,850	800		1,030	1,810	780	
<b>Alameda County Unincorporated</b>		<b>51,020</b>	<b>56,450</b>	<b>5,430</b>	<b>11%</b>	<b>48,520</b>	<b>54,570</b>	<b>6,050</b>	<b>12%</b>
Castro Valley BART	Transit Neighborhood	1,480	2,150	670		1,400	2,090	690	
East 14th Street and Mission Street	Mixed-Use Corridor	7,190	9,120	1,930		6,740	8,800	2,060	
Hesperian Boulevard	Transit Neighborhood	2,860	3,560	690		2,740	3,450	720	
Meekland Avenue Corridor	Transit Neighborhood	1,400	1,860	460		1,300	1,790	500	

## Household Growth by PDA and Jurisdiction

### Contra Costa County

Jurisdiction or Area Name	Place Type	HOUSING UNITS				HOUSEHOLDS			
		2010	2040	2010-2040	% Growth	2010	2040	2010-2040	% Growth
<b>Antioch</b>		<b>34,850</b>	<b>40,320</b>	<b>5,470</b>	<b>16%</b>	<b>32,250</b>	<b>38,780</b>	<b>6,530</b>	<b>20%</b>
Hillcrest eBART Station	Suburban Center	160	2,450	2,290		150	2,400	2,250	
Rivertown Waterfront	Transit Town Center	1,600	3,420	1,830		1,430	3,330	1,900	
<b>Brentwood</b>		<b>17,520</b>	<b>18,370</b>	<b>850</b>	<b>5%</b>	<b>16,490</b>	<b>17,660</b>	<b>1,160</b>	<b>7%</b>
Clayton		4,090	4,200	110	3%	4,010	4,120	110	3%
<b>Concord</b>		<b>47,130</b>	<b>65,170</b>	<b>18,040</b>	<b>38%</b>	<b>44,280</b>	<b>63,160</b>	<b>18,880</b>	<b>43%</b>
Community Reuse Area	Regional Center	150	3,420	3,270		70	3,320	3,240	
Community Reuse Area	Transit Neighborhood	0	9,120	9,120		0	8,960	8,960	
Downtown	City Center	4,600	7,740	3,140		4,200	7,530	3,320	
<b>Danville</b>		<b>15,930</b>	<b>17,430</b>	<b>1,500</b>	<b>9%</b>	<b>15,420</b>	<b>16,910</b>	<b>1,490</b>	<b>10%</b>
Downtown Danville	Transit Town Center	1,450	2,200	750		1,370	2,120	760	
<b>El Cerrito</b>		<b>10,720</b>	<b>12,000</b>	<b>1,280</b>	<b>12%</b>	<b>10,140</b>	<b>11,550</b>	<b>1,410</b>	<b>14%</b>
San Pablo Avenue Corridor	Mixed-Use Corridor	1,340	2,360	1,020		1,220	2,280	1,060	
<b>Hercules</b>		<b>8,550</b>	<b>13,070</b>	<b>4,510</b>	<b>53%</b>	<b>8,120</b>	<b>12,680</b>	<b>4,570</b>	<b>56%</b>
Central Hercules	Transit Neighborhood	410	2,850	2,440		400	2,800	2,400	
Waterfront District	Transit Town Center	690	1,700	1,020		640	1,660	1,020	
<b>Lafayette</b>		<b>9,650</b>	<b>11,020</b>	<b>1,370</b>	<b>14%</b>	<b>9,220</b>	<b>10,640</b>	<b>1,420</b>	<b>15%</b>
Downtown	Transit Town Center	2,030	2,970	940		1,890	2,880	990	
<b>Martinez</b>		<b>14,980</b>	<b>16,240</b>	<b>1,260</b>	<b>8%</b>	<b>14,290</b>	<b>15,690</b>	<b>1,400</b>	<b>10%</b>
Downtown	Transit Neighborhood	820	1,510	690		750	1,460	710	
<b>Moraga</b>		<b>5,750</b>	<b>6,540</b>	<b>790</b>	<b>14%</b>	<b>5,570</b>	<b>6,350</b>	<b>780</b>	<b>14%</b>
Moraga Center	Transit Town Center	440	780	340		430	760	330	
<b>Oakley</b>		<b>11,480</b>	<b>17,010</b>	<b>5,530</b>	<b>48%</b>	<b>10,730</b>	<b>16,450</b>	<b>5,720</b>	<b>53%</b>
Downtown	Transit Town Center	560	1,740	1,180		520	1,690	1,170	
Employment Area	Suburban Center	580	1,480	900		560	1,450	890	
Potential Planning Area	Transit Neighborhood	1,060	2,310	1,250		980	2,240	1,260	
<b>Orinda</b>		<b>6,800</b>	<b>7,610</b>	<b>800</b>	<b>12%</b>	<b>6,550</b>	<b>7,450</b>	<b>900</b>	<b>14%</b>
Downtown	Transit Town Center	230	440	210		330	530	210	
<b>Pinole</b>		<b>7,160</b>	<b>8,240</b>	<b>1,080</b>	<b>15%</b>	<b>6,780</b>	<b>7,970</b>	<b>1,200</b>	<b>18%</b>
Appian Way Corridor	Suburban Center	560	1,150	590		520	1,110	590	
Old Town	Transit Town Center	1,430	1,540	110		1,300	1,470	180	
<b>Pittsburg</b>		<b>21,130</b>	<b>28,510</b>	<b>7,380</b>	<b>35%</b>	<b>19,530</b>	<b>27,500</b>	<b>7,980</b>	<b>41%</b>
Downtown	Transit Neighborhood	1,870	3,700	1,820		1,600	3,540	1,950	
Pittsburg/Bay Point BART Station	Transit Town Center	0	1,090	1,090		0	1,070	1,070	
Railroad Avenue eBART Station	Transit Town Center	3,930	7,470	3,530		3,600	7,240	3,640	
<b>Pleasant Hill</b>		<b>14,320</b>	<b>15,530</b>	<b>1,210</b>	<b>8%</b>	<b>13,710</b>	<b>15,060</b>	<b>1,350</b>	<b>10%</b>
Buskirk Avenue Corridor	Mixed-Use Corridor	1,730	1,820	90		1,620	1,750	130	
Diablo Valley College	Transit Neighborhood	360	660	300		330	640	310	
<b>Richmond</b>		<b>39,330</b>	<b>49,020</b>	<b>9,690</b>	<b>25%</b>	<b>36,090</b>	<b>47,090</b>	<b>10,990</b>	<b>30%</b>
Central Richmond & 23rd Street Corridor	Mixed-Use Corridor	5,930	7,250	1,320		5,340	6,940	1,610	
South Richmond	Transit Neighborhood	3,590	4,960	1,380		3,250	4,740	1,490	
<b>San Pablo</b>		<b>9,570</b>	<b>11,460</b>	<b>1,890</b>	<b>20%</b>	<b>8,760</b>	<b>11,030</b>	<b>2,270</b>	<b>26%</b>
San Pablo Avenue & 23rd Street	Mixed-Use Corridor	2,780	4,240	1,470		2,530	4,110	1,580	
<b>San Ramon</b>		<b>26,220</b>	<b>31,550</b>	<b>5,330</b>	<b>20%</b>	<b>25,280</b>	<b>30,720</b>	<b>5,440</b>	<b>22%</b>
City Center	Suburban Center	490	1,410	920		480	1,390	910	
North Camino Ramon	Transit Town Center	130	1,910	1,780		40	1,820	1,780	
<b>Walnut Creek</b>		<b>32,680</b>	<b>40,050</b>	<b>7,370</b>	<b>23%</b>	<b>30,440</b>	<b>38,520</b>	<b>8,070</b>	<b>27%</b>
West Downtown	Suburban Center	1,520	4,530	3,010		1,270	4,400	3,130	
<b>Contra Costa County Unincorporated</b>		<b>62,400</b>	<b>67,070</b>	<b>4,670</b>	<b>7%</b>	<b>57,710</b>	<b>63,740</b>	<b>6,040</b>	<b>10%</b>
Contra Costa Centre	Mixed-Use Corridor	1,910	2,380	470		1,780	2,310	530	
Downtown El Sobrante	Mixed-Use Corridor	1,810	2,290	480		1,670	2,190	510	
North Richmond	Transit Neighborhood	1,240	1,530	290		1,030	1,410	380	
Pittsburg/Bay Point BART Station	Transit Neighborhood	1,170	1,870	700		1,020	1,800	780	
<b>West Contra Costa Transportation Advisory Committee</b>									
San Pablo Avenue Corridor	Mixed-Use Corridor	4,230	6,700	2,470		3,900	6,480	2,590	

## Household Growth by PDA and Jurisdiction

### Marin County

Jurisdiction or Area Name	Place Type	HOUSING UNITS				HOUSEHOLDS			
		2010	2040	2010-2040	% Growth	2010	2040	2010-2040	% Growth
<b>Belvedere</b>		1,050	1,070	20	2%	930	970	40	4%
<b>Corte Madera</b>		4,030	4,250	230	6%	3,790	4,080	280	7%
<b>Fairfax</b>		3,590	3,790	210	6%	3,380	3,620	240	7%
<b>Larkspur</b>		6,380	6,770	390	6%	5,910	6,450	540	9%
<b>Mill Valley</b>		6,530	6,920	380	6%	6,080	6,540	450	7%
<b>Novato</b>		21,160	22,220	1,060	5%	20,280	21,450	1,170	6%
<b>Ross</b>		880	940	50	6%	800	860	60	8%
<b>San Anselmo</b>		5,540	5,790	250	5%	5,240	5,530	290	6%
<b>San Rafael</b>		24,010	27,400	3,390	14%	22,760	26,490	3,720	16%
Civic Center/North Rafael Town Center	Transit Town Center	1,990	3,030	1,040		1,900	2,950	1,050	
Downtown	City Center	2,610	3,960	1,350		2,420	3,830	1,410	
<b>Sausalito</b>		4,540	4,790	250	6%	4,110	4,460	350	9%
<b>Tiburon</b>		4,030	4,250	220	5%	3,730	4,000	270	7%
<b>Marin County Unincorporated</b>		29,500	30,550	1,050	4%	26,190	27,570	1,380	5%
Urbanized 101 Corridor	Transit Neighborhood	4,580	5,020	440		4,290	4,810	510	

### Napa County

Jurisdiction or Area Name	Place Type	HOUSING UNITS				HOUSEHOLDS			
		2010	2040	2010-2040	% Growth	2010	2040	2010-2040	% Growth
<b>American Canyon</b>		5,980	7,890	1,910	32%	5,660	7,630	1,970	35%
Highway 29 Corridor	Mixed-Use Corridor	440	1,980	1,540		400	1,930	1,530	
<b>Calistoga</b>		2,320	2,370	50	2%	2,020	2,130	110	5%
<b>Napa</b>		30,150	33,410	3,270	11%	28,170	32,010	3,840	14%
Downtown Napa/Soscol Corridor	Transit Neighborhood	790	1,730	940		730	1,670	940	
<b>St. Helena</b>		2,780	2,830	60	2%	2,400	2,520	120	5%
<b>Yountville</b>		1,250	1,280	30	2%	1,050	1,110	60	6%
<b>Napa County Unincorporated</b>		12,280	13,020	740	6%	9,580	10,880	1,300	14%

### San Francisco County

Jurisdiction or Area Name	Place Type	HOUSING UNITS				HOUSEHOLDS			
		2010	2040	2010-2040	% Growth	2010	2040	2010-2040	% Growth
<b>San Francisco</b>		376,940	469,350	92,410	25%	345,810	447,250	101,440	29%
19th Avenue	Transit Town Center	5,220	11,170	5,950		4,790	10,870	6,070	
Balboa Park	Transit Neighborhood	1,270	3,120	1,850		1,190	3,020	1,830	
Bayview/Hunters Point	Urban Neighborhood	11,610	22,510	10,900		10,470	21,760	11,290	
Shipyard/Candlestick Point									
Downtown-Van Ness-Geary	Regional Center	101,520	128,660	27,140		89,850	121,600	31,750	
Eastern Neighborhoods	Urban Neighborhood	34,270	45,690	11,420		31,650	43,810	12,160	
Market & Octavia	Urban Neighborhood	11,950	18,150	6,210		11,130	17,530	6,410	
Mission Bay	Urban Neighborhood	3,470	6,850	3,380		3,200	6,610	3,410	
Mission-San Jose Corridor	Mixed-Use Corridor	31,230	32,490	1,260		29,360	30,880	1,510	
Port of San Francisco	Mixed-Use Corridor	120	1,950	1,830		110	1,910	1,800	
San Francisco/San Mateo Bi-County Area (with Brisbane)	Transit Neighborhood	1,630	6,880	5,250		1,510	6,720	5,210	
Transbay Terminal	Regional Center	490	5,210	4,720		190	4,990	4,800	
Treasure Island	Transit Town Center	690	7,950	7,270		590	7,740	7,160	

## Household Growth by PDA and Jurisdiction

### San Mateo County

Jurisdiction or Area Name	Place Type	HOUSING UNITS				HOUSEHOLDS			
		2010	2040	2010-2040	% Growth	2010	2040	2010-2040	% Growth
<b>Atherton</b>		2,530	2,750	220	9%	2,330	2,580	250	11%
<b>Belmont</b>		11,030	12,150	1,120	10%	10,580	11,790	1,210	11%
<i>Villages of Belmont</i>	<i>Mixed-Use Corridor</i>	920	1,830	910		890	1,780	900	
<b>Brisbane</b>		1,930	2,180	250	13%	1,820	2,090	270	15%
<i>San Francisco/San Mateo Bi-County Area (with San Francisco)</i>	<i>Suburban Center</i>	0	0	0		0	0	0	
<b>Burlingame</b>		13,030	17,320	4,300	33%	12,360	16,780	4,420	36%
<i>Burlingame El Camino Real</i>	<i>Transit Town Center</i>	7,610	10,870	3,260		7,170	10,530	3,360	
<b>Colma</b>		590	830	240	41%	560	810	240	43%
<b>Daly City</b>		32,590	36,890	4,300	13%	31,090	35,770	4,680	15%
<i>Bayshore</i>	<i>Transit Town Center</i>	1,590	3,580	1,990		1,550	3,510	1,960	
<i>Mission Boulevard</i>	<i>Mixed-Use Corridor</i>	2,270	3,310	1,050		2,070	3,210	1,140	
<b>East Palo Alto</b>		7,820	8,670	860	11%	6,940	8,340	1,400	20%
<i>Ravenswood</i>	<i>Transit Town Center</i>	1,030	1,880	860		970	1,830	860	
<b>Foster City</b>		12,460	13,350	890	7%	12,020	12,940	920	8%
<b>Half Moon Bay</b>		4,400	4,660	260	6%	4,150	4,410	260	6%
<b>Hillsborough</b>		3,910	4,230	310	8%	3,690	4,010	320	9%
<b>Menlo Park</b>		13,090	15,080	1,990	15%	12,350	14,510	2,160	17%
<i>El Camino Real Corridor and Downtown</i>	<i>Transit Town Center</i>	1,130	2,050	910		1,010	1,980	970	
<b>Millbrae</b>		8,370	11,390	3,020	36%	7,990	11,050	3,060	38%
<i>Transit Station Area</i>	<i>Mixed-Use Corridor</i>	280	2,710	2,420		270	2,680	2,380	
<b>Pacifica</b>		14,520	15,120	600	4%	13,970	14,640	670	5%
<b>Portola Valley</b>		1,900	2,020	130	7%	1,750	1,900	150	9%
<b>Redwood City</b>		29,170	37,880	8,720	30%	27,960	36,850	8,890	32%
<i>Downtown</i>	<i>City Center</i>	1,060	6,300	5,240		990	6,180	5,190	
<i>Broadway/Veterans Boulevard Corridor</i>	<i>Mixed-Use Corridor</i>	770	2,300	1,530		730	2,250	1,520	
<b>San Bruno</b>		15,360	19,820	4,460	29%	14,700	19,170	4,470	30%
<i>Transit Corridors</i>	<i>Mixed-Use Corridor</i>	4,330	7,660	3,330		4,140	7,450	3,310	
<b>San Carlos</b>		12,020	13,800	1,780	15%	11,520	13,390	1,860	16%
<i>Railroad Corridor</i>	<i>Transit Town Center</i>	460	1,230	770		440	1,200	760	
<b>San Mateo</b>		40,010	50,180	10,160	25%	38,230	48,600	10,370	27%
<i>Downtown</i>	<i>City Center</i>	540	1,610	1,070		500	1,560	1,060	
<i>El Camino Real</i>	<i>Mixed-Use Corridor</i>	880	2,080	1,200		840	2,030	1,200	
<i>Rail Corridor</i>	<i>Transit Neighborhood</i>	520	5,540	5,030		500	5,440	4,940	
<b>South San Francisco</b>		21,810	28,730	6,920	32%	20,940	27,900	6,960	33%
<i>Downtown</i>	<i>Transit Town Center</i>	1,590	4,700	3,120		1,510	4,590	3,090	
<b>Woodside</b>		2,160	2,250	90	4%	1,980	2,080	100	5%
<b>San Mateo County Unincorporated</b>		22,350	27,440	5,080	23%	20,910	26,130	5,220	25%
<b>City County Association of Governments of San Mateo County</b>									
<i>El Camino Real</i>	<i>Mixed-Use Corridor</i>	2,840	6,530	3,690		2,610	6,360	3,740	

## Household Growth by PDA and Jurisdiction

### Santa Clara County

Jurisdiction or Area Name	Place Type	HOUSING UNITS				HOUSEHOLDS			
		2010	2040	2010-2040	% Growth	2010	2040	2010-2040	% Growth
<b>Campbell</b>		16,950	19,990	3,040	18%	16,160	19,430	3,270	20%
Central Redevelopment Area	Transit Neighborhood	1,340	2,820	1,470		1,260	2,730	1,490	
<b>Cupertino</b>		21,030	25,820	4,790	23%	20,180	25,050	4,870	24%
<b>Gilroy</b>		14,850	17,570	2,710	18%	14,180	17,040	2,860	20%
Downtown	Transit Town Center	980	2,900	1,930		880	2,820	1,940	
<b>Los Altos</b>		11,200	12,300	1,100	10%	10,750	11,840	1,100	10%
<b>Los Altos Hills</b>		3,000	3,100	100	3%	2,830	2,940	110	4%
<b>Los Gatos</b>		13,050	13,820	770	6%	12,360	13,220	860	7%
<b>Milpitas</b>		19,810	32,430	12,620	64%	19,180	31,680	12,500	65%
Transit Area	Suburban Center	790	7,870	7,080		750	7,720	6,970	
<b>Monte Sereno</b>		1,290	1,370	80	6%	1,210	1,290	80	7%
<b>Morgan Hill</b>		12,860	16,690	3,830	30%	12,330	16,150	3,820	31%
Downtown	Transit Town Center	570	1,990	1,420		510	1,930	1,420	
<b>Mountain View</b>		33,880	43,270	9,390	28%	31,960	41,790	9,830	31%
Downtown	Transit Town Center	5,240	6,390	1,150		4,790	6,030	1,240	
El Camino Real Corridor	Mixed-Use Corridor	9,190	11,150	1,960		8,740	10,830	2,090	
North Bayshore	Suburban Center	360	1,790	1,420		350	1,750	1,410	
San Antonio Center	Transit Town Center	3,590	6,350	2,760		3,420	6,180	2,770	
Whisman Station	Transit Neighborhood	670	1,670	1,010		650	1,640	990	
<b>Palo Alto</b>		28,220	35,620	7,410	26%	26,490	34,360	7,870	30%
California Avenue	Transit Neighborhood	800	1,650	850		750	1,600	850	
<b>San Jose</b>		314,040	443,210	129,170	41%	301,370	431,910	130,550	43%
Bascom TOD Corridor	Mixed-Use Corridor	680	2,240	1,560		650	2,190	1,540	
Bascom Urban Village	Mixed-Use Corridor	1,780	2,590	810		1,670	2,520	850	
Berryessa Station	Transit Neighborhood	1,880	7,990	6,110		1,850	7,850	6,000	
Blossom Hill/Snell Urban Village	Mixed-Use Corridor	640	1,720	1,080		610	1,680	1,070	
Camden Urban Village	Mixed-Use Corridor	490	1,480	1,000		480	1,460	980	
Capitol Corridor Urban Villages	Mixed-Use Corridor	860	7,100	6,240		820	6,960	6,140	
Capitol/Tully/King Urban Villages	Suburban Center	1,090	3,340	2,250		1,060	3,270	2,210	
Communications Hill	Transit Town Center	6,810	10,140	3,340		6,540	9,910	3,360	
Cottle Transit Village	Suburban Center	0	3,580	3,580		0	3,510	3,510	
Downtown "Frame"	City Center	18,120	28,210	10,090		16,980	27,410	10,440	
East Santa Clara/Alum Rock Corridor	Mixed-Use Corridor	7,180	13,370	6,200		6,750	12,980	6,230	
Greater Downtown	Regional Center	4,590	19,750	15,150		3,670	19,310	15,640	
North San Jose	Regional Center	10,880	43,730	32,850		10,420	42,820	32,400	
Oakridge/Almaden Plaza Urban Village	Suburban Center	1,910	9,200	7,300		1,790	9,020	7,240	
Saratoga TOD Corridor	Mixed-Use Corridor	2,430	3,550	1,120		2,340	3,460	1,130	
Stevens Creek TOD Corridor	Mixed-Use Corridor	2,620	7,800	5,170		2,500	7,620	5,120	
West San Carlos & Southwest Expressway Corridors	Mixed-Use Corridor	11,150	20,960	9,810		10,320	20,410	10,100	
Westgate/El Paseo Urban Village	Suburban Center	850	3,340	2,490		800	3,270	2,480	
Winchester Boulevard TOD Corridor	Mixed-Use Corridor	4,850	6,850	2,000		4,630	6,690	2,050	
<b>Santa Clara</b>		45,150	58,920	13,770	30%	43,020	57,240	14,220	33%
El Camino Real Focus Area	Mixed-Use Corridor	1,840	5,400	3,560		1,650	5,220	3,580	
Santa Clara Station Focus Area	City Center	480	3,880	3,410		450	3,800	3,350	
<b>Saratoga</b>		11,120	11,750	630	6%	10,730	11,350	620	6%
<b>Sunnyvale</b>		55,790	74,780	18,990	34%	53,380	72,760	19,380	36%
Downtown & Caltrain Station	Transit Town Center	1,840	3,810	1,980		1,730	3,710	1,980	
East Sunnyvale	Urban Neighborhood	1,020	4,270	3,260		950	4,170	3,220	
El Camino Real Corridor	Mixed-Use Corridor	10,990	15,400	4,410		10,350	14,940	4,590	
Lawrence Station Transit Village	Transit Neighborhood	1,660	5,210	3,550		1,560	5,100	3,540	
Tasman Station ITR	Mixed-Use Corridor	1,440	3,270	1,830		1,390	3,200	1,810	
<b>Santa Clara County Unincorporated</b>		29,690	32,490	2,800	9%	28,080	31,060	2,980	11%
<b>Valley Transportation Authority</b>									
Cores, Corridors, and Station Areas	Mixed-Use Corridor	48,380	67,690	19,300		46,070	65,750	19,680	

## Household Growth by PDA and Jurisdiction

### Solano County

Jurisdiction or Area Name	Place Type	HOUSING UNITS				HOUSEHOLDS			
		2010	2040	2010-2040	% Growth	2010	2040	2010-2040	% Growth
<b>Benicia</b>		11,310	12,680	1,380	12%	10,690	12,240	1,560	15%
Downtown	Transit Neighborhood	600	1,530	930		530	1,480	950	
<b>Dixon</b>		6,170	6,660	480	8%	5,860	6,430	570	10%
Downtown	Transit Town Center	740	990	250		690	960	270	
<b>Fairfield</b>		37,180	48,280	11,100	30%	34,480	46,410	11,930	35%
Downtown South (Jefferson Street)	Suburban Center	680	1,100	420		600	1,060	460	
Fairfield-Vacaville Train Station	Transit Town Center	410	6,450	6,040		90	6,050	5,960	
North Texas Street Core	Mixed-Use Corridor	1,770	3,470	1,700		1,600	3,370	1,770	
West Texas Street Gateway	Mixed-Use Corridor	1,120	3,550	2,430		1,020	3,450	2,440	
<b>Rio Vista</b>		3,890	4,260	370	10%	3,450	3,950	500	14%
<b>Suisun City</b>		9,450	10,820	1,360	14%	8,920	10,490	1,570	18%
Downtown & Waterfront	Transit Town Center	1,180	2,230	1,040		1,090	2,160	1,060	
<b>Vacaville</b>		32,810	36,910	4,100	12%	31,090	35,860	4,770	15%
Allison Area	Suburban Center	610	700	100		550	690	130	
Downtown	Transit Town Center	250	940	690		220	920	690	
<b>Vallejo</b>		44,430	46,960	2,530	6%	40,560	44,880	4,320	11%
Waterfront & Downtown	Suburban Center	1,130	1,970	840		980	1,920	950	
<b>Solano County Unincorporated</b>		7,450	8,940	1,500	20%	6,710	8,390	1,680	25%

### Sonoma County

Jurisdiction or Area Name	Place Type	HOUSING UNITS				HOUSEHOLDS			
		2010	2040	2010-2040	% Growth	2010	2040	2010-2040	% Growth
<b>Cloverdale</b>		3,430	4,210	790	23%	3,180	4,040	860	27%
Downtown/SMART Transit Area	Transit Town Center	1,150	1,880	730		1,040	1,800	760	
<b>Cotati</b>		3,140	3,650	510	16%	2,980	3,530	550	18%
Downtown and Cotati Depot	Transit Town Center	890	1,290	400		830	1,250	410	
<b>Healdsburg</b>		4,800	5,000	200	4%	4,390	4,650	260	6%
<b>Petaluma</b>		22,740	25,430	2,690	12%	21,740	24,610	2,880	13%
Central, Turning Basin/Lower Reach	Suburban Center	810	2,570	1,760		750	2,500	1,750	
<b>Rohnert Park</b>		16,550	20,150	3,600	22%	15,810	19,590	3,780	24%
Central Rohnert Park	Transit Town Center	1,360	2,320	960		1,300	2,270	970	
Sonoma Mountain Village	Suburban Center	200	2,210	2,010		200	2,170	1,980	
<b>Santa Rosa</b>		67,400	83,420	16,020	24%	63,590	80,560	16,970	27%
Downtown Station Area	City Center	2,230	6,130	3,890		2,080	5,980	3,900	
Mendocino Avenue/Santa Rosa Avenue Corridor	Mixed-Use Corridor	7,310	9,820	2,510		6,810	9,510	2,700	
North Santa Rosa Station	Suburban Center	4,240	6,200	1,960		3,960	6,040	2,090	
Roseland	Transit Neighborhood	3,570	6,480	2,910		3,400	6,300	2,900	
Sebastopol Road Corridor	Mixed-Use Corridor	2,990	8,280	5,290		2,750	8,050	5,300	
<b>Sebastopol</b>		3,470	3,890	420	12%	3,280	3,710	430	13%
Nexus Area	Transit Town Center	2,510	2,890	390		2,360	2,750	400	
<b>Sonoma</b>		5,540	5,840	300	5%	4,960	5,390	430	9%
<b>Windsor</b>		9,540	11,460	1,910	20%	8,960	10,870	1,910	21%
Redevelopment Area	Suburban Center	1,430	2,640	1,200		1,370	2,550	1,190	
<b>Sonoma County Unincorporated</b>		67,970	73,400	5,430	8%	56,950	63,730	6,780	12%