

AMBAG EXECUTIVE/FINANCE COMMITTEE AGENDA

February 12, 2020

**Marina Library
Community Room
190 Seaside Circle
Marina, CA 93933**

5:00 pm

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
(A maximum of three minutes on any subject not on the agenda)
- 4. Consent Agenda**
Recommended Action: APPROVE
Note: Action listed for each item represents staff recommendation. The Executive/Finance Committee may, at its discretion, take any action on the items listed in the agenda.
 - A. Draft Minutes of the November 13, 2019 Meeting**
Approve the draft minutes of the November 13, 2019 meeting. (Page 3)
 - B. List of Warrants as of November 30, 2019**
Accept the list of warrants. (Page 7)
 - C. Accounts Receivable as of November 30, 2019**
Accept the accounts receivable. (Page 9)
- 5. Financial Update Report**
Recommended Action: INFORMATION
-Errol Osteraa, Director of Finance and Administration

Receive the financial update report which provides an update on AMBAG's current financial position and accompanying financial statements. (Page 11)

6. Draft 2022 Regional Growth Forecast

Recommended Action: INFORMATION

-Heather Adamson, Director of Planning

Receive a report from Heather Adamson, Director of Planning on the draft 2022 Regional Growth Forecast. (Page 17)

7. Other Items

8. Adjournment

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132), and the federal rules and regulations adopted in implementation thereof. If you have a request for disability-related modification or accommodation, including auxiliary aids or services, contact Ana Flores, AMBAG, 831-883-3750, or email aflores@ambag.org at least 48 hours prior to the meeting date.

DRAFT
EXECUTIVE/FINANCE COMMITTEE MEETING

Seaside Community Room
Conference Room
220 Coe Avenue
Seaside, CA 93955

November 13, 2019

Minutes

1. Call to Order

The meeting was called to order by President Funk at 5:15 p.m.

2. Roll Call

Present: Directors Freeman, Funk, McShane and Peterson

Absent: Directors McPherson and Smith

Others Present: Maura Twomey, Executive Director, Errol Osteraa, Director of Finance and Administration; Elisabeth Hurtado-Espinosa; and Mike Nolan, CPA, Hayashi and Wayland

3. Public Comments

There were no comments from the public.

4. Consent Agenda

The following items were enclosed: 1) the minutes of the October 9, 2019 meeting; 2) warrants as of August 31, 2019; and 3) accounts receivable as of August 31, 2019.

Motion made by Director McShane seconded by Director Peterson to approve the consent agenda. The motion passed unanimously.

5. Draft Comprehensive Annual Financial Report (CAFR) for Fiscal Year (FY) 2018-2019

Mike Nolan, CPA gave a presentation on AMBAG's Draft Comprehensive Annual Financial Report (CAFR) for FY 2018-2019. Mr. Nolan stated that AMBAG received an unmodified opinion on the financial statements and a clean single audit with no findings. A brief discussion followed.

6. Financial Update Report

Errol Osteraa, Director of Finance and Administration, gave a report on AMBAG's current financial position. The accompanying financial statements were also discussed.

7. Other Items

No other items were discussed.

8. Adjournment

The meeting adjourned at 5:28 p.m.

DRAFT
AMBAG EXECUTIVE/FINANCE COMMITTEE MEETING
ATTENDANCE & VOTING RECORD

MEETING DATE: November 13, 2019

Attendance (X= Present; AB= Absent) Voting (Y= Yes; N=No; A=Abstain)						
MEMBER	AMBAG REP	Attendance	Item# 4 Consent	--	--	--
Capitola	Kristen Petersen	X	Y	-	-	-
Gonzales	Scott Funk	X	Y	-	-	-
Monterey	Ed Smith	AB	-	-	-	-
Salinas	Steve McShane	X	Y	-	-	-
San Juan Bautista	John Freeman	X	Y	-	-	-
County of Santa Cruz	Bruce McPherson	AB	-	-	-	-

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AMBAG
Check Register
November 2019

Date	Check Number	Name	Description	Amount
11/05/2019	EFT	Pers Retirement	Retirement Contributions 10-16-2019 thru 10-31-2019 - Classic	8,024.46
11/05/2019	EFT	Pers Retirement	Retirement Contributions 10-16-2019 thru 10-31-2019 - PEPR	2,110.48
11/06/2019	28579	Anthem Blue Cross of California	Small Group Life Insurance Coverage 12-01-19 to 01-01-20	391.25
11/06/2019	28580	Bhupendra Patel	Reimbursement for CALGOG's CARL Program Oct 22-25, 2019	403.87
11/06/2019	28581	Bobbie Grant	Mileage Reimbursement for October 2019	48.02
11/06/2019	28582	Caltronics Business Systems, Inc	Copier Usage Bill for 09/22/19 - 10/21/19	858.91
11/06/2019	28583	Elizabeth Hurtado-Espinosa	Travel Reimbursement for CalPERS Educational Forum 2019	1,115.10
11/06/2019	28584	Errol Osteraa	Travel Reimbursement for CalPERS Educational Forum 2019	1,113.39
11/06/2019	28585	Heather Adamson	Reimbursement for Expenses for October 2019	227.43
11/06/2019	28586	Monterey Computer Corporation, Inc.	IT Support Services for November 2019	1,167.00
11/06/2019	28587	Perry and Freeman	Legal Services for November 2019	1,125.00
11/06/2019	28588	Planeteria Media	Website Development and Maintenance - October 2019	2,600.00
11/06/2019	28589	Rayne Water, Inc.	Water for the Period of 11/01/2019 through 11/30/2019	64.09
11/06/2019	28590	Shell Small Business	Fuel Cost 10/10/19	10.74
11/06/2019	28591	Verizon Wireless, Inc	Broadband Account for Broadband Devices and iPads New Plan	235.02
11/14/2019	28592	BOD - Alan Haffa	BOD Meeting 11/13/19	50.00
11/14/2019	28593	BOD - Carlos Victoria	BOD Meeting 11/13/19	50.00
11/14/2019	28594	BOD - Derek Timm	BOD Meeting 11/13/19	50.00
11/14/2019	28595	BOD - Felipe Hernandez	BOD Meeting 11/13/19	50.00
11/14/2019	28596	BOD - Greg Caput	BOD Meeting 11/13/19	50.00
11/14/2019	28597	BOD - John Freeman	BOD Meeting 11/13/19	50.00
11/14/2019	28598	BOD - Justin Cummings	BOD Meeting 11/13/19	50.00
11/14/2019	28599	BOD - Kristen Petersen	BOD Meeting 11/13/19	50.00
11/14/2019	28600	BOD - Lisa BerKley	BOD Meeting 11/13/19	50.00
11/14/2019	28601	BOD - Louise Goetzelt	BOD Meeting 11/13/19	50.00
11/14/2019	28602	BOD - Mark Medina	BOD Meeting 11/13/19	50.00
11/14/2019	28603	BOD - Mary Adams	BOD Meeting 11/13/19	50.00
11/14/2019	28604	BOD - Mary Ann Carbone	BOD Meeting 11/13/19	50.00
11/14/2019	28605	BOD - Scott Funk	BOD Meeting 11/13/19	50.00
11/14/2019	28606	BOD - Steve McShane	BOD Meeting 11/13/19	50.00
11/14/2019	28607	Caliper Corporation - WE 257	Supra-Regional ABM Framework Project Work for 08/01/19 - 09/30/19	36,147.50
11/14/2019	28608	ESA	AMBAG Central Coast Highway 1 Climate Resiliency Study - 09/01/19 - 09/30/19	10,984.88
11/14/2019	28609	VISA Mechanics Bank - 1628	Meeting Expenses, Car Maintenance, Supplies, Office Equipment	1,852.40
11/14/2019	28610	VISA Mechanics Bank - 3667	Travel Related Expenses, Storage, Event Registration	1,887.02
11/14/2019	EFT	Pers Retirement	November Pmt for Annual Unfunded Accrued Liability as of 06/30/2017 Valuation - Classic	12,683.18
11/14/2019	EFT	Pers Retirement	November Pmt for Annual Unfunded Accrued Liability as of 06/30/2017 Valuation - PEPR	211.57
11/15/2019	EFT	Paychex, Inc.	Net Payroll and Taxes for Period Ending 11/15/2019	67,806.87
11/18/2019	EFT	Pers Retirement	Retirement Contributions 11-1-2019 thru 11-15-2019 - Classic	7,935.69
11/18/2019	EFT	Pers Retirement	Retirement Contributions 11-1-2019 thru 11-15-2019 - PEPR	2,158.36
11/20/2019	28611	Amaury Berteaud	Expense Reimbursement for October 2019	65.48
11/20/2019	28612	Comcast - Monterey	High Speed Internet for 11/22/2019 - 12/21/2019	318.24
11/20/2019	28613	Delta Dental Plan of California	December 2019 Dental Premiums	1,383.75
11/20/2019	28614	Elisabeth Russell Bertrand	Expense Reimbursement for November 2019	400.19
11/20/2019	28615	Gina Schmidt	Travel & Expense Reimbursement for Aug - Nov 2019	125.21
11/20/2019	28616	Iron Mountain, Inc.	Office Document Storage for October 2019	91.83

AMBAG
Check Register
November 2019

Date	Check Number	Name	Description	Amount
11/20/2019	28617	John Riley Barnacastle	Expense Report for October 2019	9.92
11/20/2019	28618	Maura Twomey	Expenses for CTC Interview Panel & ATP Symposium Oct 28-30, 2019	10.00
11/20/2019	28619	Monterey Bay Air Resources District	December 2019 Rent	5,968.00
11/20/2019	28620	Office Depot Credit Plan	Office Supplies	83.06
11/20/2019	28621	Paul Hierling	Expense Report for Aug - Oct 2019	318.59
11/20/2019	28622	The Sohagi Law Group	Legal Services 2045 MTP/SCS through 10/31/19	1,495.40
11/20/2019	28623	Valero, Inc.	Oct 21 to Nov 06, 2019 Fuel Costs	69.38
11/20/2019	28624	Vision Service Plan, Inc. (VSP)	December 2019 Premium	259.10
11/20/2019	EFT	AT&T (FAX Line)	Fax Line Billed in Advance From 11/02/19 - 12/01/19	96.01
11/20/2019	EFT	Pers Health Benefit	Health Coverage Dec 2019	8,777.19
11/25/2019	EFT	Shell Small Business	Fuel Cost 10/25/19	76.30
11/30/2019	EFT	Paychex, Inc.	Net Payroll and Taxes for Period Ending 11/30/2019	69,275.89
			Total	\$ 250,735.77

AMBAG
A/R Aging Detail
As of November 30, 2019

Date	Num	Name	Memo	Due Date	Aging	Open Balance	Paid
10/31/2019	4010	Caltrans, D5		11/30/2019		216,113.22	V
11/30/2019	4014	PG & E-CEE Invoice Desk	Calliper \$25,240.00, ESA \$24,875.02, MIIS \$14,543.95, PR \$131.84, TNC \$5,950.03	11/30/2019		45,950.20	V
11/30/2019	4017	RAPS A/R	All AMBAG	11/30/2019		1,783.08	V
11/30/2019	4018	RAPS A/R	All AMBAG	11/30/2019		635.50	V
11/30/2019	4015	Caltrans, D5	Calliper \$14,440.00, ESA \$28,174.01, PR \$777.37	12/30/2019		199,920.48	V
10/31/2019	4009	PG & E-CEE Invoice Desk	All AMBAG	10/31/2019	30	52,100.76	V
10/31/2019	4012	RAPS A/R	All AMBAG	10/31/2019	30	1,453.90	V
10/31/2019	4013	RAPS A/R	All AMBAG	10/31/2019	30	1,434.31	V
09/30/2019	4008	RAPS A/R	All AMBAG	09/30/2019	61	1,320.72	V
			Total Receivables			\$ 520,712.17	
			Less Contractor Receivables			\$ 114,132.22	
			Net AMBAG Receivables			\$ 406,579.95	

✓ Reflects payments received subsequent to November 30, 2019.

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MEMORANDUM

TO: Executive/Finance Committee

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Errol Osteraa, Director of Finance and Administration

SUBJECT: Financial Update Report

MEETING DATE: February 12, 2020

RECOMMENDATION:

Staff recommends that the Board of Directors receive the Financial Update Report.

BACKGROUND/ DISCUSSION:

The enclosed financial reports are for the 2019-2020 Fiscal Year (FY) and are presented as a consent item. The attached reports contain the cumulative effect of operations through November 30, 2019 as well as a budget-to-actual comparison. Amounts in the Financial Update Report are unaudited.

On September 3, 2019, Mechanics Bank announced the completion of its acquisition of Rabobank, N.A., a subsidiary of Rabobank Group. Mechanics Bank acquired Rabobank, N.A.'s retail, business banking, commercial real estate, mortgage, and wealth management businesses. The bank accounts held by the Association of Monterey Bay Area Governments (AMBAG) were transferred to Mechanics Bank as part of this acquisition. The financial statements have been updated to reflect this name change. No other changes are currently anticipated for AMBAG.

FINANCIAL IMPACT:

The Balance Sheet for November 30, 2019 reflects a cash balance of \$792,515.31. The accounts and contractors receivable balance is \$520,712.17, while the current liabilities balance is \$224,684.35. AMBAG has sufficient current assets on hand to pay all known current obligations.

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Due to the implementation of Governmental Accounting Standards Board (GASB) Statement No. 68 in FY 2014-2015 and a restatement to Net Position for GASB Statement No. 82, AMBAG has a deficit Net Position in the amount of \$125,188.85.

Although AMBAG’s Balance Sheet as of November 30, 2019 reflects a deficit Net Position, AMBAG’s Profit and Loss Statement reflects an excess of revenue over expense of \$74,382.24. As we make efforts to pay the outstanding pension liability, AMBAG’s Net Position will continue to improve.

The following table highlights key Budget to Actual financial data:

Budget to Actual Financial Highlights
For Period July 1, 2019 through November 30, 2019

Expenditures	Budget Through November 2019	Actual Through November 2019	Difference
Salaries & Fringe Benefits	\$ 1,073,924.00	\$ 908,683.72	\$ 165,240.28
Professional Services	\$ 332,542.00	\$ 310,441.56	\$ 22,100.44
Lease/Rentals	\$ 37,917.00	\$ 33,850.75	\$ 4,066.25
Communications	\$ 10,333.00	\$ 7,815.74	\$ 2,517.26
Supplies	\$ 45,716.00	\$ 9,664.30	\$ 36,051.70
Printing	\$ 4,729.00	\$ 540.91	\$ 4,188.09
Travel	\$ 37,563.00	\$ 14,747.33	\$ 22,815.67
Other Charges	\$ 128,863.00	\$ 135,313.54	\$ (6,450.54)
Total	\$ 1,671,586.00	\$ 1,421,057.86	\$ 250,529.15
Revenue			
Federal/State/Local Revenue	\$ 1,686,411.00	\$ 1,495,440.10	\$ 190,970.90

Note: AMBAG is projecting a surplus, therefore budgeted revenues do not equal expenses.

Revenues/Expenses (Budget to Actual Comparison):

The budget reflects a linear programming of funds while actual work is contingent on various factors. Therefore, during the fiscal year there will be fluctuations from budget-to-actual.

Salaries and fringe benefits are under budget primarily due to positions that were vacant for portions of the fiscal year.

Professional Services are under budget primarily due to the timing of work on projects performed by contractors. These projects include the Central Coast Highway 1 Climate Resiliency Study and the development of an Activity-Based Model (ABM) Framework for the Central Coast Supra-Region (AMBAG, SLOCOG and SBCAG). In addition, work has begun on the 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). These projects are in various phases of completion.

Since AMBAG funding is primarily on a reimbursement basis, any deviation in expenditure also results in a corresponding deviation in revenue. Budget-to-actual revenue and expenditures are monitored regularly to analyze fiscal operations and propose amendments to the budget if needed.

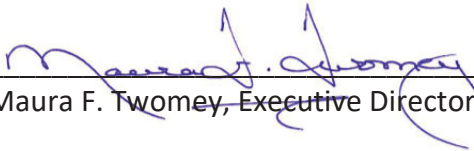
COORDINATION:

N/A

ATTACHMENTS:

1. Balance Sheet as of November 30, 2019
2. Profit and Loss: July 1, 2019 – November 30, 2019
3. Cash Activity for December, 2019

APPROVED BY:


Maura F. Twomey, Executive Director

Profit & Loss - Attachment 2

July - November 2019

	July - November 2019
Income	
AMBAG Revenue	175,474.97
Cash Contributions	18,460.38
Grant Revenue	1,221,557.49
Non-Federal Local Match	79,947.26
Total Income	1,495,440.10
Expense	
Salaries	590,876.36
Fringe Benefits	317,807.36
Professional Services	310,441.56
Lease/Rentals	33,850.75
Communications	7,815.74
Supplies	9,664.30
Printing	540.91
Travel	14,747.33
Other Charges:	
BOD Allowances	3,050.00
BOD Refreshments/Travel/Nameplates/Dinner/Other	2,032.82
Workshops/Training	3,914.07
GIS Licensing/CCJDC Support	7,841.81
Energy Watch Travel/Classes/Events/Recruitment	983.01
SB1/MTIP/MTP/SCS/OWP/Public Participation Expenses	5,458.83
Recruiting	395.00
Climate Resiliency Study	265.34
Dues & Subscriptions	8,728.35
Depreciation Expense	8,268.70
Maintenance/Utilities	320.45
Insurance	14,087.90
Interest/Fees/Tax Expense	20.00
Total Other Charges	55,366.28
Non-Federal Local Match	79,947.26
Total Expense	1,421,057.86
Net Income/(Loss)	74,382.24

Unaudited
AMBAG
Cash Activity - Attachment 3
For December 2019

Monthly Cash Activity AMBAG	July-19	August-19	September-19	October-19	November-19	December-19	January-20	February-20	March-20	April-20	May-20	June-20	TOTAL
1. CASH ON HAND [Beginning of month]	750,647.47	814,801.68	879,766.34	647,829.65	671,561.67	792,515.31	-	-	-	-	-	-	-
2. CASH RECEIPTS													
(a) AMBAG Revenue	174,298.77	10,033.84	11,434.86	1,699.19	1,624.86	27.83	-	-	-	-	-	-	199,119.35
(b) Grant Revenue	212,552.01	286,567.88	-	294,532.12	370,064.55	268,213.98	-	-	-	-	-	-	1,431,930.54
(c) Non-Federal Local Match	-	-	-	-	-	-	-	-	-	-	-	-	-
(d) Borrowing	-	-	-	-	-	-	-	-	-	-	-	-	-
3. TOTAL CASH RECEIPTS	386,850.78	296,601.72	11,434.86	296,231.31	371,689.41	268,241.81	-	-	-	-	-	-	1,631,049.89
4. TOTAL CASH AVAILABLE	1,137,498.25	1,111,403.40	891,201.20	944,060.96	1,043,251.08	1,060,757.12	-	-	-	-	-	-	-
5. CASH PAID OUT													
(a) Payroll & Related *	253,898.83	176,987.84	178,879.35	200,519.92	180,487.53	183,353.52	-	-	-	-	-	-	1,174,126.99
(b) Professional Services	51,087.32	32,343.11	48,648.66	53,610.90	53,519.78	77,722.21	-	-	-	-	-	-	316,931.98
(c) Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
(d) Lease/Rentals	7,046.80	6,313.23	6,513.39	6,768.61	6,745.74	7,090.90	-	-	-	-	-	-	40,478.67
(e) Communications	2,267.51	1,813.13	1,075.58	1,839.15	649.27	1,898.67	-	-	-	-	-	-	9,543.31
(f) Supplies	2,366.56	1,212.45	915.14	3,555.06	560.92	1,203.91	-	-	-	-	-	-	9,814.04
(g) Printing	5.38	-	40.91	-	500.00	2,183.19	-	-	-	-	-	-	2,729.48
(h) Travel	2,275.72	2,854.74	2,121.67	1,731.51	4,958.08	3,083.90	-	-	-	-	-	-	17,025.62
(i) Other Charges	3,748.45	10,112.56	5,176.85	4,474.14	3,314.45	1,432.24	-	-	-	-	-	-	28,258.69
(j) Non-Federal Local Match	-	-	-	-	-	-	-	-	-	-	-	-	-
(k) Loan Repayment	-	-	-	-	-	-	-	-	-	-	-	-	-
6. TOTAL CASH PAID OUT	322,696.57	231,637.06	243,371.55	272,499.29	250,735.77	277,968.54	-	-	-	-	-	-	1,598,908.78
7. CASH POSITION	814,801.68	879,766.34	647,829.65	671,561.67	792,515.31	782,788.58	-	-	-	-	-	-	-



MEMORANDUM

TO: Executive/Finance Committee

FROM: Maura F. Twomey, Executive Director

RECOMMENDED BY: Heather Adamson, Director of Planning

SUBJECT: Draft 2022 Regional Growth Forecast

MEETING DATE: February 12, 2020

RECOMMENDATION:

This is an informational item only.

BACKGROUND/DISCUSSION:

Every four years, AMBAG updates its regional forecast for population, housing and employment to support the development of the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), Regional Travel Demand Model and other planning efforts.

The regional growth forecast projects the region's population, employment and housing numbers for the tri-county area of Monterey County, San Benito County and Santa Cruz County. The purpose of the regional growth forecast is to show likely changes in employment, population and housing in the region between 2015 and 2045, based on the most current information available. As growth patterns change over time, the forecast is updated on a regular basis to reflect the most current and accurate information available.

This forecast is used to inform regional and local planning projects such as the MTP/SCS, transportation projects, corridor studies, and economic activity analyses. Results from this forecast are used as inputs in the Regional Travel Demand Model to forecast travel patterns.

In the 2022 Draft Regional Growth Forecast (RGF) for the AMBAG region, employment is expected to grow at a rate slightly lower than the rate predicted in the prior forecast, and population is expected to grow more slowly. Overall, the draft 2022 housing

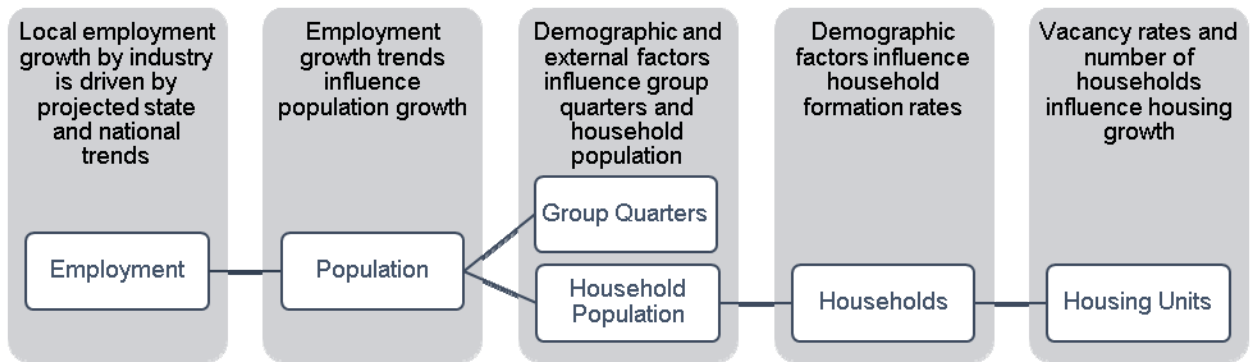
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forecast is lower than the prior forecast, reflecting recent changes in demographic trends.

Methodology

As shown in the flow chart below, the forecast is based on a methodology that predicts employment growth using a model based on local data as well as state and national trends. Population growth is then driven by employment growth. Household and housing growth are driven by population growth, demographic factors, and external factors (explained below). This approach was vetted and approved by the AMBAG Board of Directors in 2014 for use in the 2035 MTP/SCS, and again in 2018 for use in the 2040 MTP/SCS. While the methodology for the Draft 2022 RGF remains the same as the prior two forecasts, the models have been updated to include current data, a revised base year of 2015 and a new horizon year of 2045.

Forecast Process



Employment: Employment growth by industry is driven by projected national and statewide trends for all industries in the region using a shift-share model.

Population: Employment growth trends influence population growth. The forecast of total population is based on historical trends in the ratio of population to employment in AMBAG region.

Projections of demographic characteristics (i.e., population by age, sex, and race/ethnicity) in the 2022 RGF rely on a proportional approach based on demographic projections from the California Department of Finance (DOF).

Household Population and Households: Demographic factors such as age, sex, and race/ethnicity, and external factors such as major group quarters facilities like colleges and universities, and correctional facilities, influence the household population and household formation rates (i.e., the number of people per household).

Housing Units: Housing projections are driven by the household population projection, demographic characteristics of the household population (age, sex, race/ethnicity), household formation rates, and housing vacancy rates. Vacancy rates refer to the proportion of vacant, habitable housing units divided by the number of available housing units.

Data sources include the California Department of Finance, California Employment Development Department, Caltrans, U.S. Bureau of Labor Statistics, and U.S. Census Bureau

Results: Employment, Population and Housing

The draft forecast results are summarized in the text below and in the attached tables and charts.

The draft 2022 RGF projects that the region will add about 65,500 jobs between 2015 and 2045, for a total of approximately 440,500 jobs by 2045 (See Attachments 1 and 2, Jobs). The regional growth rate is slightly lower than state and national forecasts. Furthermore, job growth is expected across all employment sectors. From 2015 to 2045 the fastest growing industries in this draft forecast include utilities, construction, and logistical services, health care and social assistance, and other services. Retail is expected to be the slowest-growing industry, following the trend of nearly two decades of slow growth or decline. Notably, while many models for the U.S. predict declines in agriculture, the AMBAG region is experiencing agricultural job growth.

This draft forecast projects that the region's population will grow by just under 92,400 people between 2015 and 2045, for a total population of 858,000 in 2045 (See Attachments 1 and 2, Population). This is lower than prior forecasts and reflects the slowing growth rates seen at both the state and national level due to declining fertility rates, stalled improvements in life expectancy, and lower international migration. This revised growth trend also reflects the most current population estimate for the region through 2019. In addition to slower growth, the new forecast predicts an older age distribution, with a larger proportion of the population age 75 and older (See Attachment 3).

An aging population affects the household and housing unit forecasts. While population growth will slow, which reduces future housing demand, older people are more likely to live alone or in small households. This shift has an upward effect on housing demand. The net result is that the region is expected to build just over 40,400 housing units between 2015 and 2045, for a total of slightly more than 303,000 units (See Attachments 1 and 2, Housing Units).

AMBAG staff will be coordinating with all local jurisdictions, Local Agency Formation Commissions, both major universities and the Fort Ord Reuse Authority to discuss the draft regional growth forecast estimates and to gather local input on recent development and growth activities at the local level. These one-on-one meetings are scheduled for February and March 2020.

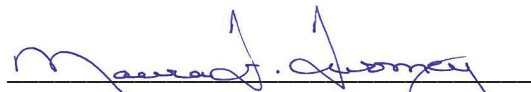
Next Steps

The AMBAG Board of Directors will be asked to accept the Draft 2022 regional growth numbers in March 2020. The next steps in the process include disaggregating the tri-county regional forecast at both the county- and jurisdiction-level for the employment, population and housing estimates. A draft of the disaggregated estimates will be ready for review and discussion in late spring/early summer. AMBAG will continue to work closely with local jurisdictions and gather information to ensure that the most current local data is incorporated into the forecast and to ensure consensus on the process. A third round of one-on-one meetings will be scheduled to discuss the draft disaggregated forecast estimates in late spring/early summer.

ATTACHMENTS:

1. Attachment 1: DRAFT 2022 Regional Growth Forecast Summary
2. Attachment 2: DRAFT 2022 RGF – Trends in Employment and Housing, with Comparison to 2018 RGF
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APPROVED BY:


Maura F. Twomey, Executive Director

Attachment 1: DRAFT 2022 Regional Growth Forecast Summary
Historical and Forecast Jobs, Population, and Housing, 2000-2045

	Historical					Draft 2022 Regional Growth Forecast				
	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045
Jobs (total, all industries)	352,210	357,110	349,410	375,010	403,955	407,692	415,807	423,520	431,822	440,499
Agriculture (field work)	28,586	30,557	32,644	36,587	40,066	40,091	40,209	40,336	40,463	40,591
Manufacturing	22,831	19,085	16,348	17,656	19,728	19,802	19,916	20,018	20,121	20,225
Site-based Skilled Trade	39,650	41,048	33,921	38,116	42,895	43,741	44,852	45,639	46,637	47,684
Wholesale (incl. ag)	25,383	26,834	27,852	30,553	33,283	32,768	33,170	33,478	33,785	34,097
Retail (incl. farm stands)	44,257	43,481	40,613	43,261	42,080	42,204	42,528	43,014	43,507	44,008
Financial and Professional Services	42,237	38,970	35,496	35,988	37,135	37,435	38,499	39,621	40,762	41,912
Education	23,873	25,243	26,601	27,125	29,875	30,070	30,738	31,404	32,195	33,086
Health Care and Social Assistance	32,619	36,119	39,919	43,619	47,358	48,885	50,188	51,529	52,917	54,373
Other Services	55,024	55,657	54,683	61,875	68,516	69,056	71,223	73,227	75,250	77,289
Public (excl. education & health care)	23,473	24,305	24,874	24,655	27,326	27,474	27,913	28,337	28,905	29,576
Self-employed	14,277	15,811	16,459	15,575	15,693	16,165	16,570	16,919	17,282	17,660
Population	710,598	719,561	732,708	765,608	785,700	801,400	819,500	835,000	847,800	858,000
Household Population	680,087	n/a	700,207	731,719	749,354	763,871	779,678	793,400	804,335	813,032
Group Quarters	30,511	n/a	32,501	33,889	36,346	37,529	39,822	41,600	43,465	44,968
Households	228,260	234,869	236,059	238,454	244,616	253,807	261,995	268,524	272,543	275,527
Avg Household Size	3.0	n/a	3.0	3.1	3.1	3.0	3.0	3.0	3.0	3.0
Housing	247,080	256,467	260,256	262,660	269,160	279,240	288,226	295,386	299,803	303,087
Vacancy Rate	7.6%	8.4%	9.3%	9.2%	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%

Sources:

Jobs: California Employment Development Department, InfoUSA, and AMBAG forecast.

Population, Households, Housing: Data for 2000 and 2010 reflect decennial Census counts as of April 1 of each year. Data for 2005 and 2015 are from California Department of Finance E-5 and E-8 population and housing estimates, and reflect values as of January 1 of each year. Forecast data are from AMBAG and PRB, and reflect values as of January 1 of each year.

Historical and Forecast Jobs, Population, and Housing, with Change Over Time, 2000-2045

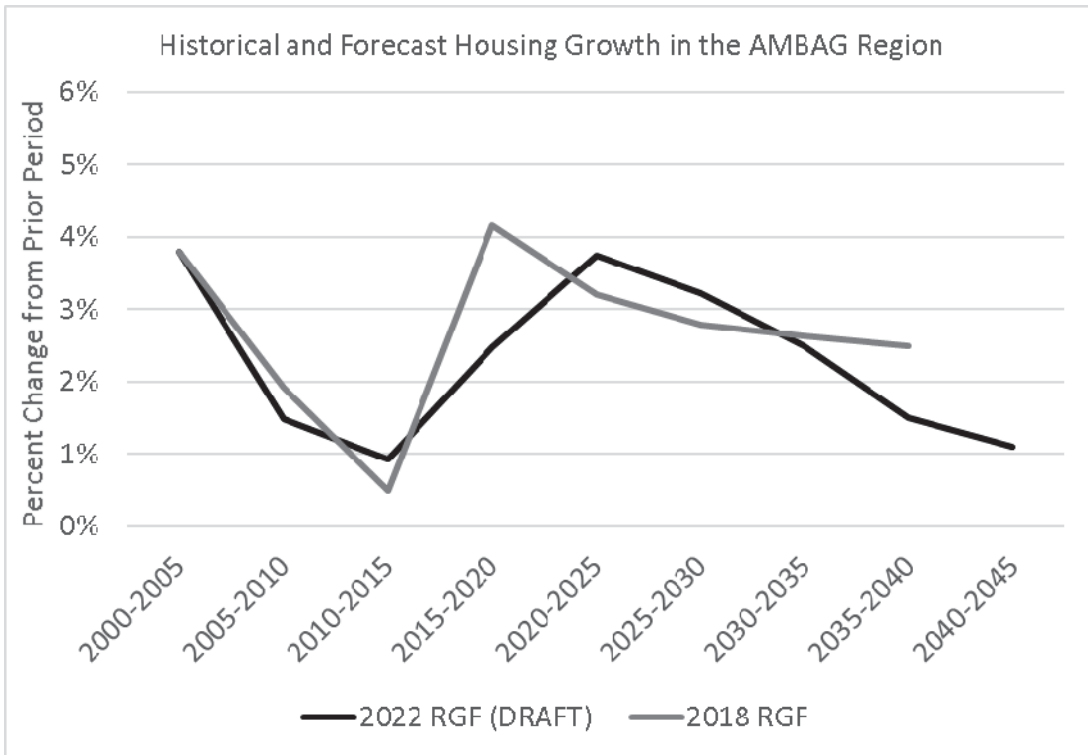
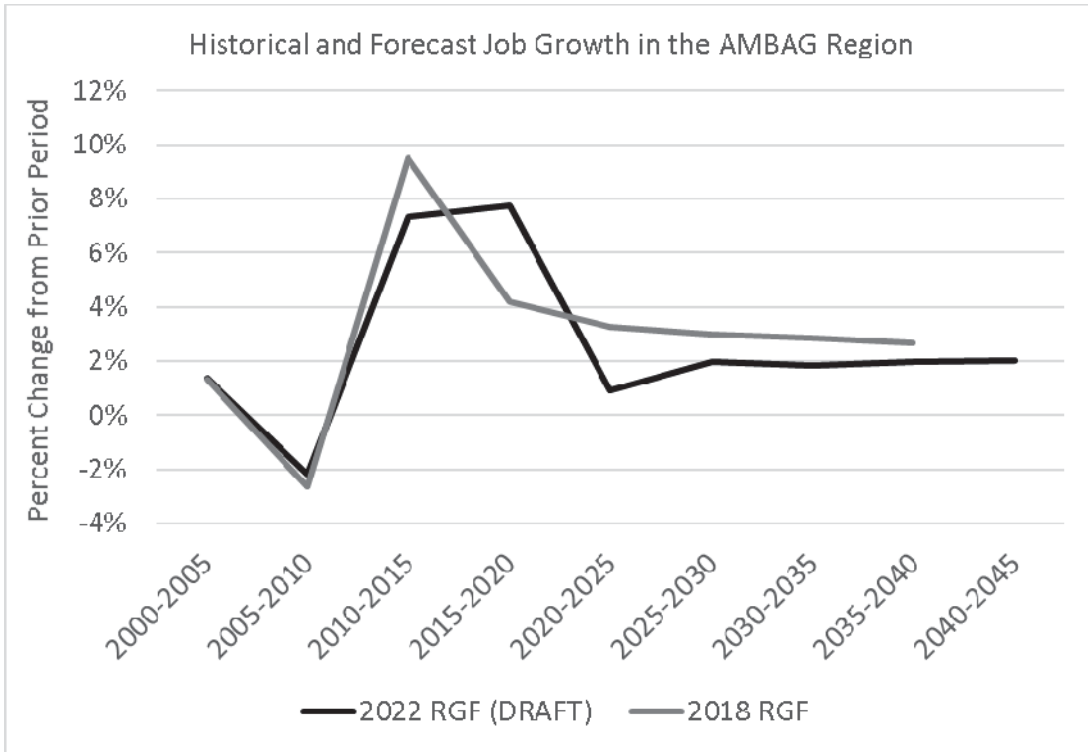
	Draft 2022 Regional Growth Forecast										
	2000	Historical				2015	2020	2025	2030	2035	2040
Jobs (total, all industries)	352,210	357,110	349,410	375,010	403,955	407,692	415,807	423,520	431,822	440,499	
Change from Prior Period	4,900	-7,700	25,600	28,945	3,737	8,115	7,713	8,302	8,677		
Percent Change from Prior Period	1%	-2%	7%	8%	1%	2%	2%	2%	2%		
Population	710,598	719,561	732,708	765,608	785,700	801,400	819,500	835,000	847,800	858,000	
Change from Prior Period	8,963	13,147	32,900	20,092	15,700	18,100	15,500	12,800	10,200		
Percent Change from Prior Period	1%	2%	4%	3%	2%	2%	2%	2%	1%		
Housing	247,080	256,467	260,256	262,660	269,160	279,240	288,226	295,386	299,803	303,087	
Change from Prior Period	9,387	3,789	2,404	6,500	10,080	8,986	7,160	4,417	3,284		
Percent Change from Prior Period	4%	1%	1%	2%	4%	3%	2%	1%	1%		

Sources:

Jobs: California Employment Development Department, InfoUSA, and AMBAG forecast.

Population, Households, Housing: Data for 2000 and 2010 reflect decennial Census counts as of April 1 of each year. Data for 2005 and 2015 are from California Department of Finance E-5 and E-8 population and housing estimates, and reflect values as of January 1 of each year. Forecast data are from AMBAG and PRB, and reflect values as of January 1 of each year.

Attachment 2: DRAFT 2022 RGF – Trends in Employment and Housing, with Comparison to 2018 RGF



Attachment 3: DRAFT 2022 RGF – Aging Population in the AMBAG Region



Sources:

2040 forecast data for the 2018 Regional Growth Forecast are from AMBAG. 2040 data for the Draft 2022 Regional Growth Forecast are from AMBAG and PRB. Figures reflect values as of January 1 of each year.