

**Kate White, Executive Director
ULI San Francisco**

**Panel: Smart and Green: Could Housing Trends Bolster
Sustainable Building Patterns?**

**New Partners for Smart Growth Conference
February 2, 2012
San Diego**



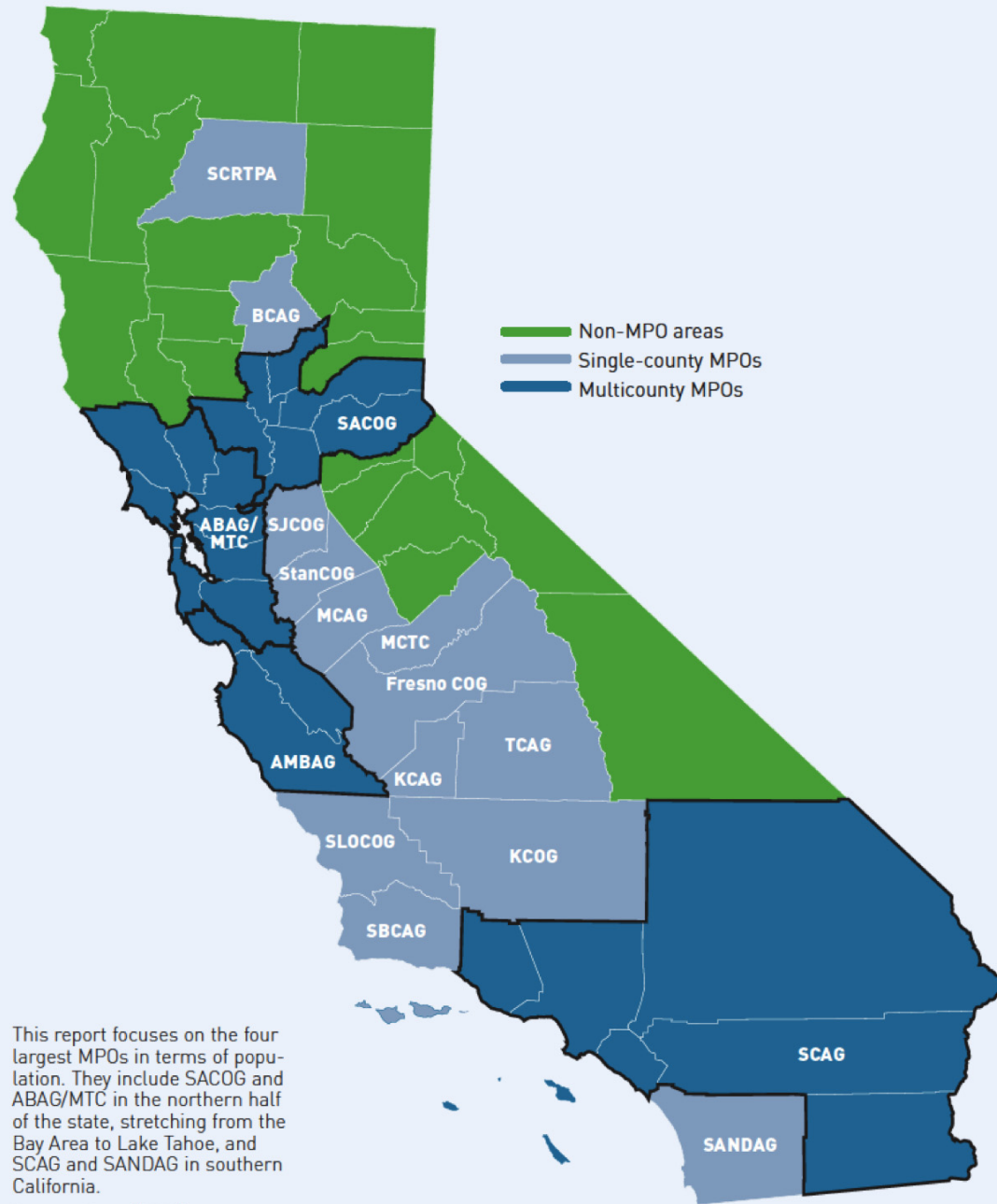
The New California Dream

How Demographic and
Economic Trends May Shape
the Housing Market

A Land Use Scenario for 2020 and 2035

ARTHUR C. NELSON

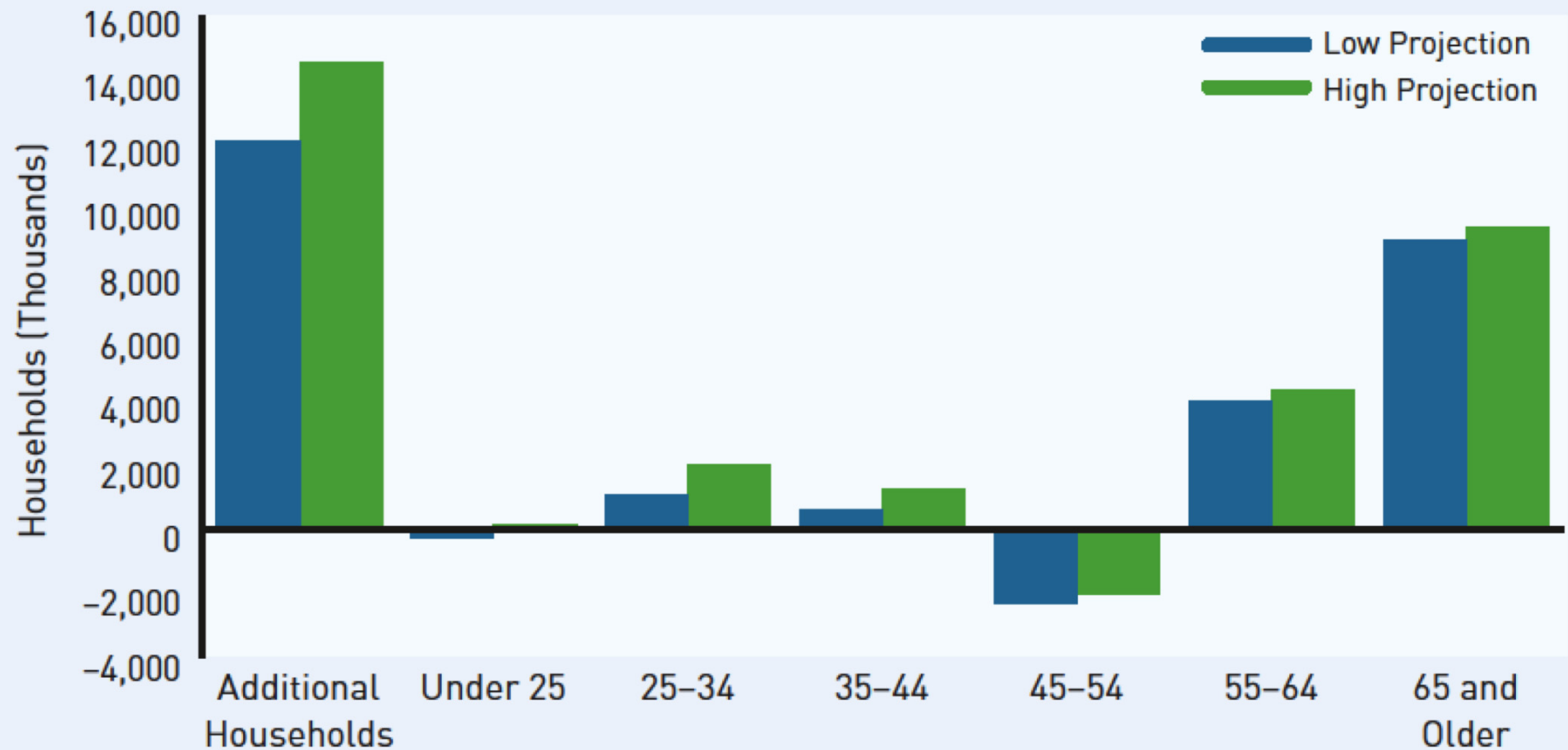
FIGURE 1.1 California's Metropolitan Planning Organizations



This report focuses on the four largest MPOs in terms of population. They include SACOG and ABAG/MTC in the northern half of the state, stretching from the Bay Area to Lake Tahoe, and SCAG and SANDAG in southern California.

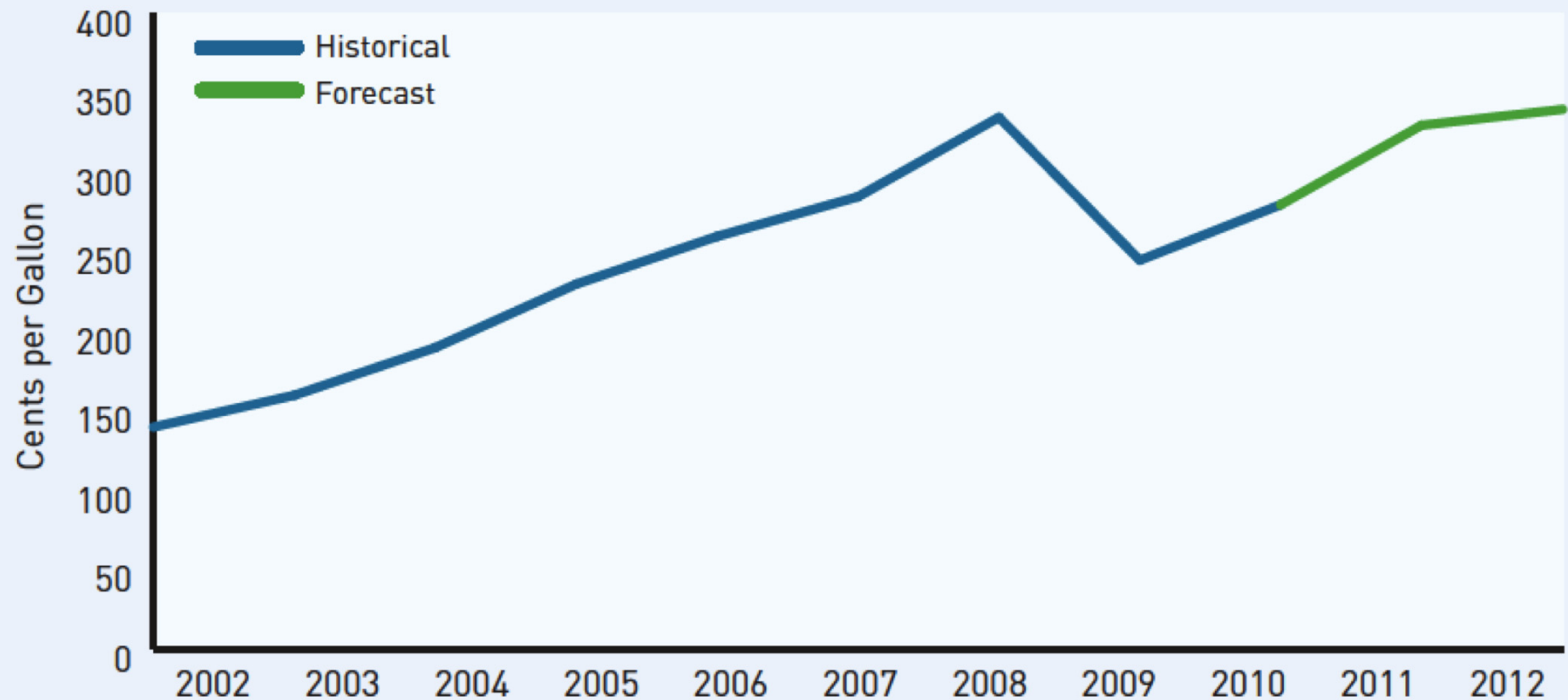
Source: Rose (2011).

FIGURE 2.1 Distribution of New Housing Demand, 2010–2020



Source: McIlwain (2009).

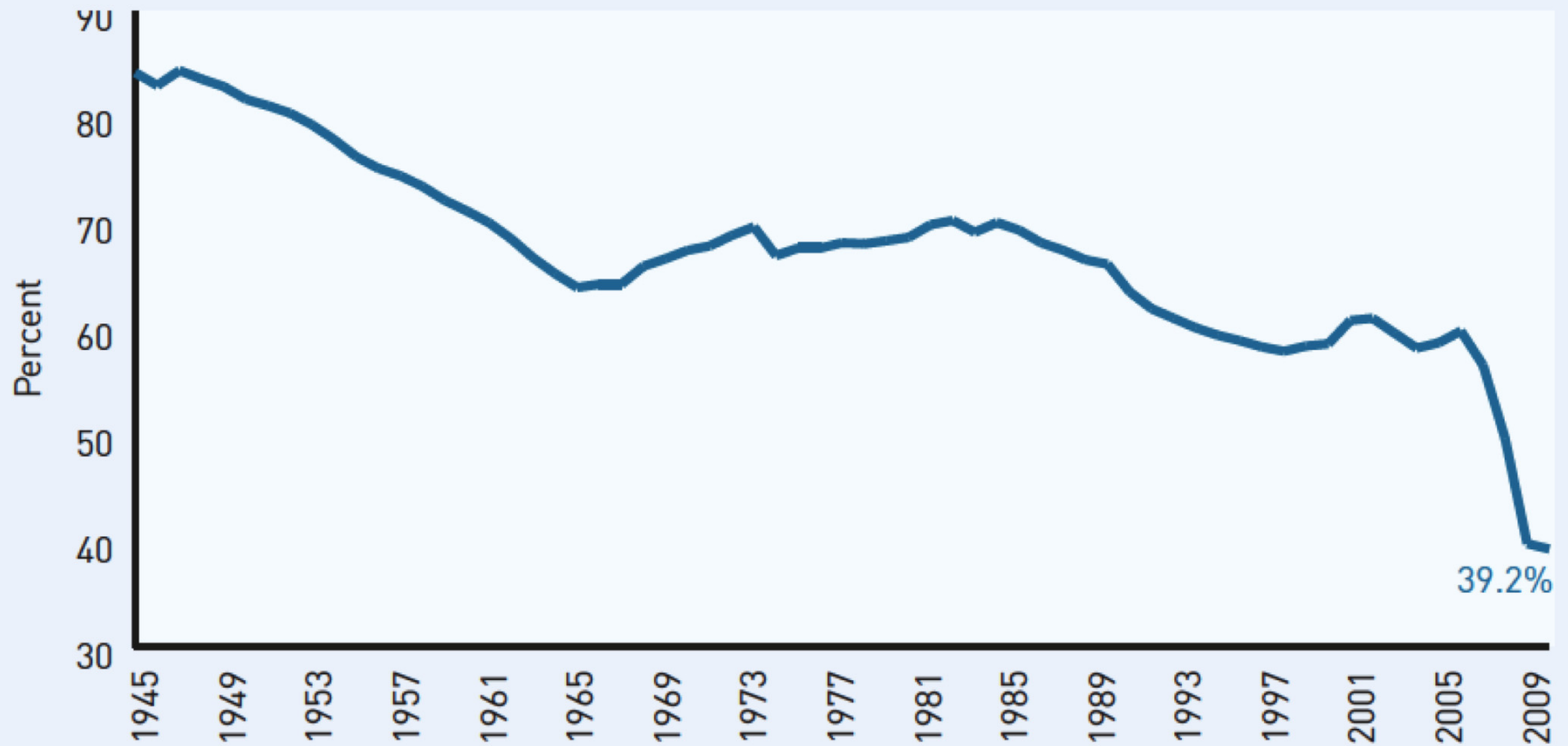
FIGURE 2.2 Price per Gallon of Gas, Averaged across All Grades, 2002–2012



Source: EIA (2011).

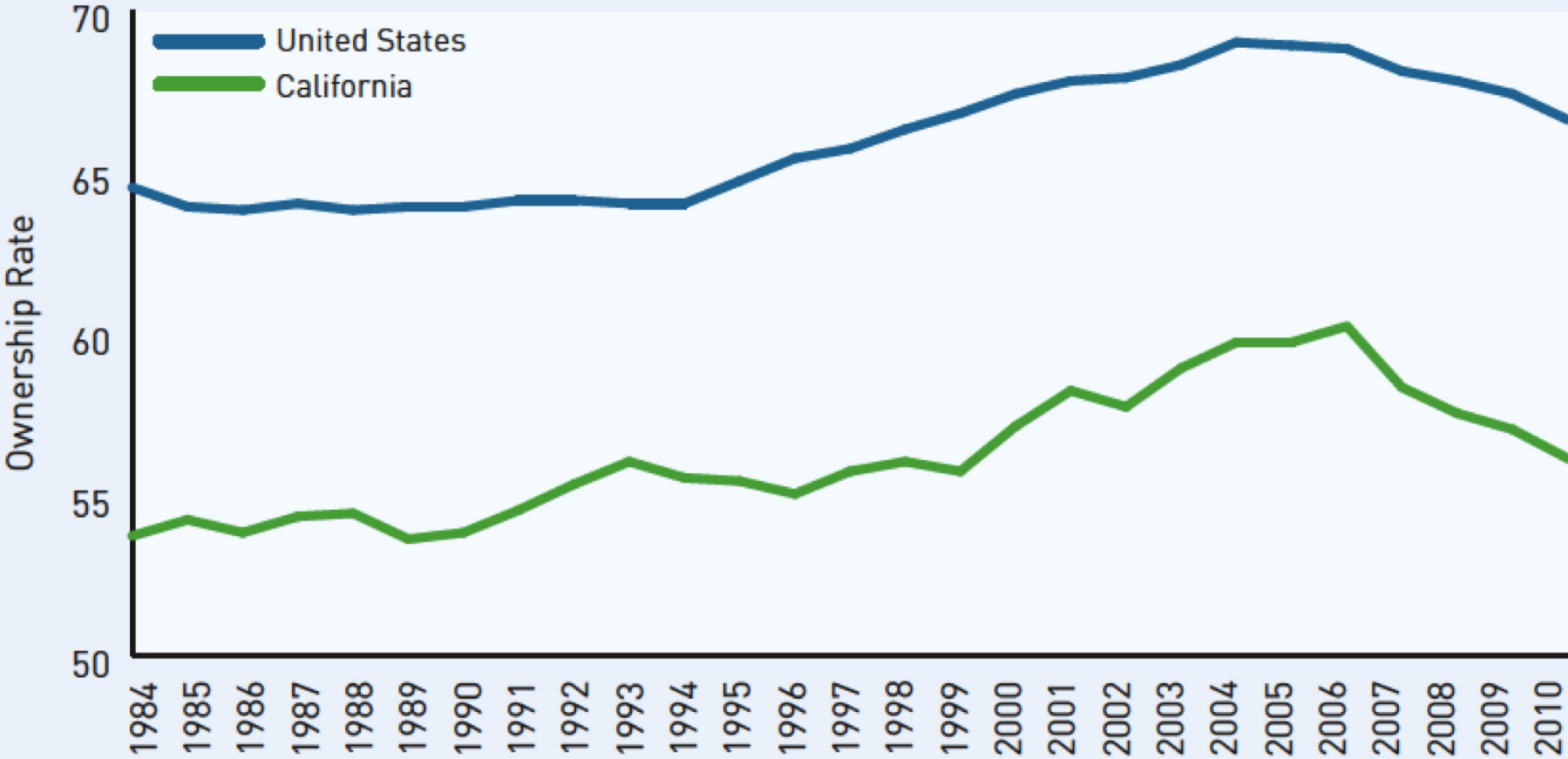
Note: Figures are not adjusted for inflation; 2012 figures are estimates. Price includes taxes.

FIGURE 2.6 Homeowner Equity as Share of Home Value, 1945–2009



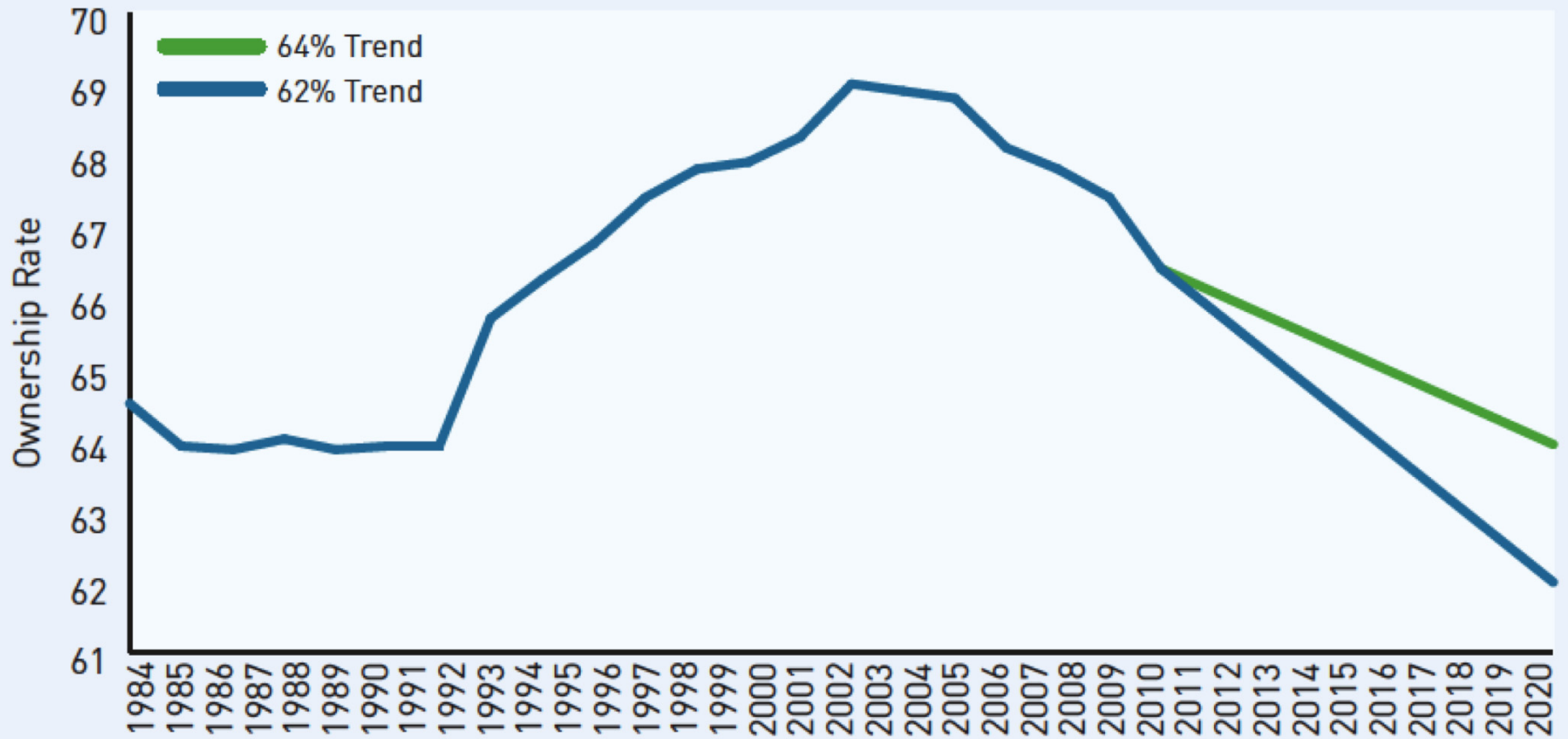
Source: Economic Policy Institute analysis of Federal Reserve Board, Flow of Funds data, http://www.stateofworkingamerica.org/files/images/Figure-O_Homeequirty_inhouse_2.png.

FIGURE 2.7 U.S. and California Homeownership Rates, 1984–2009



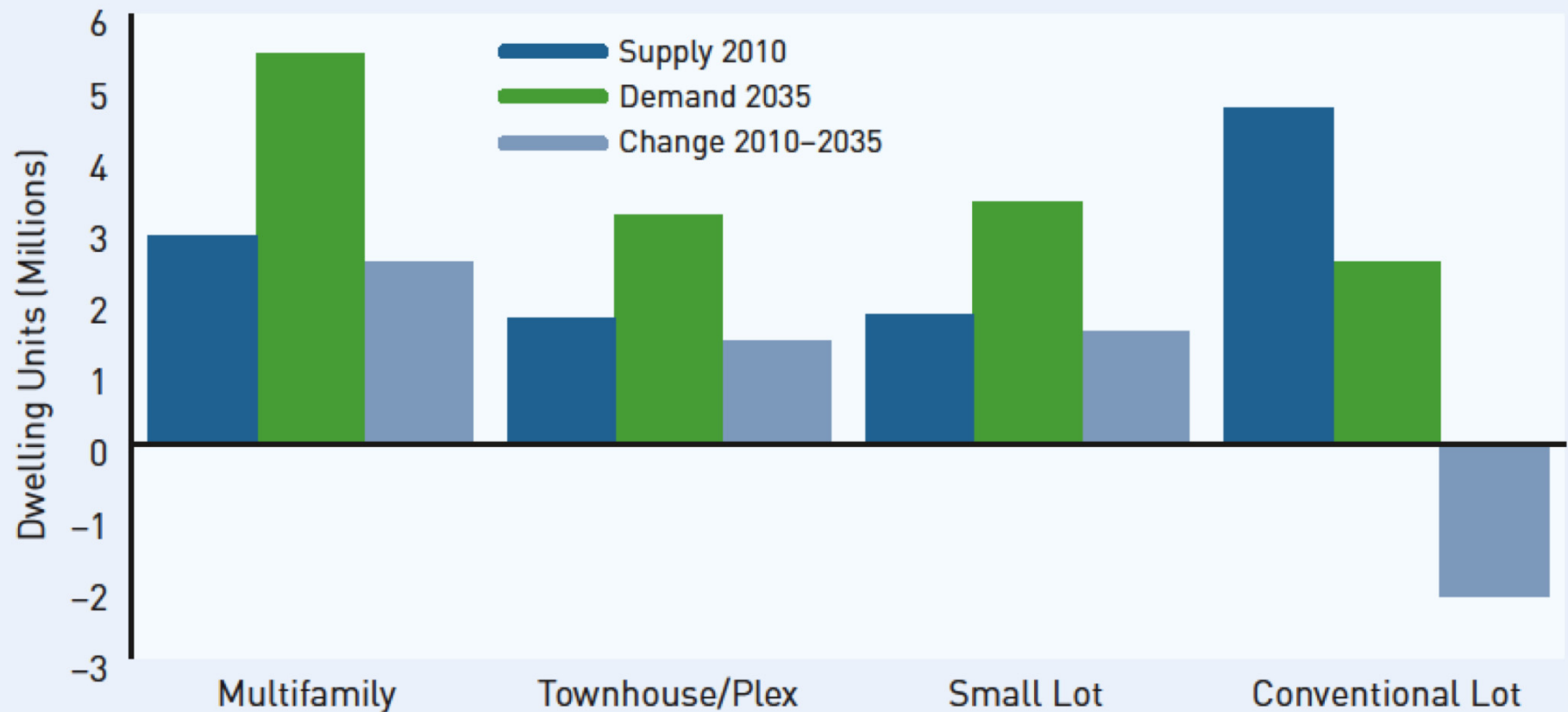
Source: U.S. Census.

FIGURE 2.8 U.S. Homeownership Rate, Actual 1984–2010 and Projected to 2020



Source: Mcllwain (2009).

FIGURE 1 Demand in 2035 for Residential Units in the Largest Four Metropolitan Areas by Major Category, Compared to Supply in 2010



Source: Author.