

Exhibit 39: Calculation of Alameda County Housing Production Surplus/Shortfall: 1980-89, 1990-94, 1995-97

Item	1980-89	1990-94	1995-97	Source
1 Job change	146,782	-14,278	30,000	California Department of Employment Development 1980, 1990 Census
2 <u>divided by jobs/household</u>	<u>1.26</u>	<u>1.35</u>	<u>1.35</u>	
3 Equivalent household change	116,251	-10,575	22,219	
4 Population change	na	67,498	63,900	California Department of Finance 1980, 1990 Census
5 <u>divided by persons/household</u>	<u>na</u>	<u>2.93</u>	<u>2.93</u>	
6 Equivalent household change		23,013	21,786	
7 Maximum of (3) or (6)	116,251	23,013	22,219	Census C-30 reports calculated from 1980, 1990 Census
8 + Demolition replacement	3,305	641	-641	
9 <u>+ Vacancy adjustment</u>	<u>3,878</u>	<u>614</u>	<u>na</u>	
10 Demand Growth	123,433	24,268	21,578	Construction Industry Research Board
11 <u>Residential permits</u>	<u>65,626</u>	<u>13,238</u>	<u>11,652</u>	
12 Surplus or Deficit	-57,807	-11,030	-9,926	
13 as % of Demand Growth	-46.8%	-45.5%	-46.0%	
14 as % of end-of-period Housing Stock	-11.5%	-2.1%	-4.1%	