

## *C o n t e n t s*

	About the Author	ix
	Preface and Acknowledgments	xi
Chapter 1	Introduction	1
<b>PART I</b>	<b>IMMIGRATION AND THE GREAT TRANSITION</b>	<b>17</b>
Chapter 2	Knowing and Making the Future	19
Chapter 3	Demographic Transition in California and the United States	36
Chapter 4	A Dismal Future? The Outlook in the Early Transition Period	64
Chapter 5	California Turnaround: A Renewed Basis for Optimism	85
Chapter 6	Immigrant Upward Mobility: Support for a More Hopeful Future	102
<b>PART II</b>	<b>SELF-INTEREST AND GOVERNANCE</b>	<b>121</b>
Chapter 7	The Political Lag During the Demographic Transition	123
Chapter 8	An Evolving Social Contract with Many Strands	151

*viii*    *Contents*

Chapter 9	Rediscovering the Intergenerational Social Contract for the Twenty-First Century	177
<b>PART III</b>	<b>MUTUAL SELF-INTEREST FOR A HOPEFUL FUTURE</b>	<b>197</b>
Chapter 10	Growing the New Skilled Workforce and Middle-Class Taxpayer Base	199
Chapter 11	Sharing the American Dream: The Linked Interests of Older Home Sellers and Younger Home Buyers	225
<b>PART IV</b>	<b>A SHARED DESTINY AND A NEW SOCIAL CONTRACT</b>	<b>247</b>
Chapter 12	Conclusion: Steps Toward Building a More Hopeful Future	249
Appendix A	Supplementary Analysis of the Economic Turnaround	261
Appendix B	Supplementary Analysis of Voter's Opinions	267
	Notes	279
	References	325
	Index	343