

Population & Residential Growth

Contra Costa County's population grew considerably in the 1980s, resulting in substantial changes in its physical and economic environment. According to the U.S. Census Bureau, the county's population increased by more than 22 percent during the 1980s, or by about 147,400 residents. Despite the economic downturn in the early 1990s, Contra Costa continued to grow. From 1990 to 2000, the county added another 145,100 residents, bringing its 2000 population to 948,800.

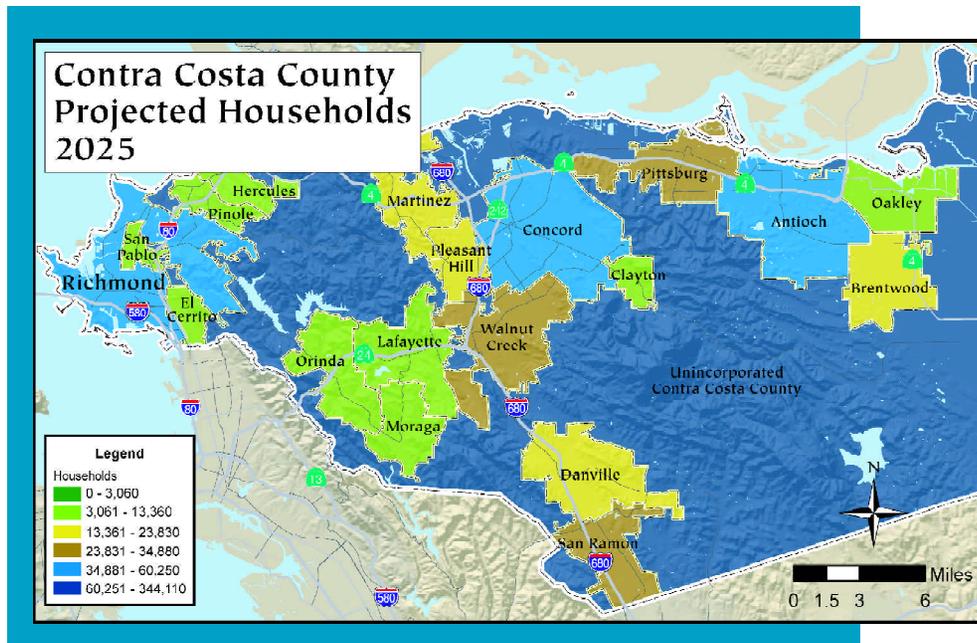
Although both the 1980s and the 1990s have brought growth to Contra Costa County, the reasons for growth in each period differ slightly. In the 1980s, Contra Costa was the beneficiary of jobs being relocated out of the Bay Area's central cities. The construction of many new commercial and industrial buildings fueled the county's growth. In the 1990s, both residential and nonresidential growth slowed. Nevertheless, Contra Costa County's population continued to expand. This expansion was primarily due to available vacant land for development at prices that permitted housing to be less expensive, and therefore, more affordable than in other

central Bay Area counties.

pected to occur between 2000 and 2010. From 2010 to 2025, the growth will be at about the same pace with 55,550 new households.

San Ramon (including Dougherty Valley) and east Contra Costa County (including Antioch Brentwood, Oakley, and Pittsburg) will dominate the county's growth in the next couple of decades. Together, almost 50 percent of new households in the county will be located in these two regions. San Ramon is expected to add 14,060 new households, more than any other city in the county. Antioch will have the second highest growth with about 11,080 projected new households expected between 2000 and 2025. Brentwood will have the third highest growth with an additional 9,930 households. Pittsburg will grow by 9,770 households. The Pittsburg/Bay Point Bay Area Rapid Transit (BART) station is the new terminus on the Concord BART line and is fueling the city's growth. (Source: *Projections 2002*, Association of Bay Area Governments)

Contra Costa County is projected to gain another 99,380 households between 2000 and 2025. Approximately 44 percent of this growth, or 43,830 households, is ex-



Job Growth

Economic growth in Contra Costa County added approximately 113,300 new jobs during the 1980s (a 56 percent growth rate). Concord, San Ramon, and Walnut Creek became major business centers in the IRP region. About 73 percent of the new jobs added in this county between 1985 and 1990 occurred in these new business centers. A substantial factor influencing this growth was the decentralization of office-related employment to San Ramon and Concord from other parts of the region, particularly San Francisco.

The northern portion of Contra Costa County is still home to heavy manufacturing industries, especially oil refining and chemicals. It is expected that this traditional sector will continue to grow, even as the county becomes more economically diverse.

In the early part of the 1990s, Contra Costa County was hit hard by the recession and was slow to recover from its effects. However, like the rest of the region, the county eventually saw substantial job growth across its economy. As a result, the county added over 46,500 jobs

during the 1990s. The majority of those jobs, over 28,800, were in the service sector. While the manufacturing sector added over 1,700 jobs, it was the slowest growing category, adding about 5.5 percent more jobs during the 1990s.

Contra Costa County’s economy is expected to grow substantially in the next 25 years. Over 134,350 jobs will be added to the county’s economy, 37 percent more jobs than seen in the 1990s. As with the 1990s, the largest growth will be in the service sector, with 60,670 jobs. The other category, which includes government, con-

CONTRA COSTA COUNTY PROJECTIONS

	2000	2005	2010	2015	2020	2025
Total Jobs	361,110	385,050	419,140	445,140	470,480	495,460
Population	948,816	1,013,200	1,074,500	1,128,800	1,179,500	1,209,900
Households	344,129	364,910	387,960	408,870	428,870	443,510
Jobs/Housing Ratio	1.05	1.06	1.08	1.09	1.10	1.12

struction, financial services, and utilities like telecommunications, will add 36,930 jobs during the forecast period.

San Ramon will see the greatest job growth, with 20,210 new jobs added to its economy over the next 25 years. These jobs will be predominately in service and other employment categories, including transportation, communication, utilities, government and construction. Concord will follow, with 19,130 new jobs, mostly in manufacturing and wholesale. Richmond will add 16,200 new jobs, mostly in service and in the other sectors. (Source: *Projections 2002*, Association of Bay Area Governments)

Jobs/Housing Balance

Over the next 25 years, Contra Costa County will continue to be a county that produces more housing than jobs. Jobs/housing balance is measured by the number of jobs available for each housing unit. Ideally, there should be 1.5 jobs for every household. Currently, Contra Costa County has a jobs/housing balance of 1.05, indicating that there are more housing units available than there are jobs. Over time, the county will see an increase in the number of homes available per job, with a 1.12 jobs/housing ratio by 2025. This ratio translates into

HOUSING SURPLUSES & SHORTFALLS			
	2000 Housing Surplus/Shortfall	2025 Housing Surplus/Shortfall	2000-2025 Percent Change
Antioch	18,478	21,103	14 %
Brentwood	4,057	8,650	113 %
Clayton	3,070	4,010	31 %
Concord	4,980	-1,033	-121 %
Danville	8,049	7,023	-13 %
El Cerrito	4,895	4,900	0 %
Hercules	4,296	5,483	28 %
Lafayette	2,799	2,937	5 %
Martinez	893	-720	-181 %
Moraga	2,755	3,037	10 %
Oakley	5,219	5,353	3 %
Orinda	3,456	3,823	11 %
Pinole	2,876	2,637	-8 %
Pittsburg	5,408	8,997	66 %
Pleasant Hill	2,200	1,917	-13 %
Richmond	4,345	-1,103	-125 %
San Pablo	3,811	3,250	-15 %
San Ramon	-8,483	-7,900	-7 %
Walnut Creek	-10,252	-14,383	40 %
Remainder	40,537	55,223	36 %
Contra Costa County	103,389	113,203	9 %

JOBS/HOUSING BALANCE			
	2000 Jobs/Housing Ratio	2025 Jobs/Housing Ratio	2000-2025 Percent Change
Antioch	.56	.72	29 %
Brentwood	.69	.76	10 %
Clayton	.31	.30	-5 %
Concord	1.33	1.53	15 %
Danville	.69	.84	23 %
El Cerrito	.78	.83	6 %
Hercules	.50	.57	15 %
Lafayette	1.04	1.08	4 %
Martinez	1.41	1.57	11 %
Moraga	.77	.79	3 %
Oakley	.50	.87	73 %
Orinda	.71	.74	3 %
Pinole	.86	.99	15 %
Pittsburg	1.04	1.01	-3 %
Pleasant Hill	1.26	1.32	5 %
Richmond	1.31	1.54	18 %
San Pablo	.87	1.00	15 %
San Ramon	2.25	1.88	-16 %
Walnut Creek	2.01	2.13	6 %
Remainder	.40	.39	-3 %
Contra Costa County	1.05	1.12	6 %

113,200 more housing units than required based on their level of job production in the county.

A sizable housing surplus by 2025 in Contra Costa County means that essentially more housing units will be built there than are necessary to house new workers filling the additional jobs that will be created in the county. Ideally, the county should have 330,306 housing units to meet the demands of new workers. However by 2025, Contra Costa County will have over 443,510 households, amounting to a surplus of 113,203 units.

Housing surpluses are most significant in eastern Contra Costa County. Together, the cities of Antioch, Brentwood, Pittsburg, Oakley and unincorporated eastern Contra Costa County have a housing surplus of over 37,792 units. By 2025, that figure will be 51,860 units, amounting to 46 percent of the County's housing surplus. Because job development is being outpaced by housing development, new residents of these cities will most likely travel to other parts of the Bay Area for work. Likely destinations in Contra Costa County may be San Ramon or Walnut Creek. Together, these cities are under-producing housing by 18,735 units. In other words, these communities are producing more jobs than housing, arguably pushing the housing need to more outlying areas in the County or the region.

Most jurisdictions in Contra Costa County have a jobs/housing balance number that reflects their tendency to build more housing than jobs. The City of Clayton currently and will continue to have the lowest jobs/housing ratio in the county. In 2000, Clayton's jobs/housing ratio was .31. This figure is projected to further decrease to .30 by 2025. Clayton is projected to have 4,010 more housing units than needed based upon its job totals. Clearly, Clayton is a bedroom community, where jobs are scarce and housing is abundant.

At .50, the City of Hercules holds the second lowest jobs/housing balance ratio in the county. Hercules will see a modest 15 percent

increase in its jobs/housing ratio which will reach .57 by 2025. In 2000, Hercules had 4,296 more housing units than needed to have a jobs/housing balance of 1.5. In 2025, Hercules is projected to over produce 4,900 units.

Not all cities in Contra Costa are projected to produce more housing than their job figures would indicate are needed. Both San Ramon and Walnut Creek currently produce more jobs than housing. In 2000, San Ramon had a jobs/housing ratio of 2.25, resulting in a

housing shortfall of 8,483 housing units. In the coming decades, San Ramon will move closer to a jobs/housing balance, moving to 1.88 jobs per household by 2025.

While San Ramon will see an improvement in their jobs/housing ratio, the City of Walnut Creek will not fair so well. Currently, Walnut Creek has the second highest jobs/housing ratio (behind San Ramon) at 2.01. By 2025, Walnut Creek will have continued to produce more jobs than housing and will end up with a jobs/housing ratio of 2.13. This works out to a shortage of 14,383 housing units by 2025, an increase of 40 percent over 2000 levels.



Over the next 25 years, Contra Costa County will continue to be a county that produces more housing than jobs.

TOTAL POPULATION

	2000	2005	2010	2015	2020	2025
Antioch	90,532	94,000	101,700	107,900	114,600	117,500
Brentwood	23,302	29,700	36,400	43,000	48,500	52,700
Clayton	10,762	11,100	11,700	12,200	12,800	13,500
Concord	121,780	127,600	130,700	134,200	136,900	138,500
Danville	41,715	43,200	43,900	44,700	45,200	45,500
El Cerrito	23,171	24,000	24,300	24,500	24,600	24,700
Hercules	19,488	20,900	22,500	23,600	25,200	26,100
Lafayette	23,908	25,000	25,600	26,000	26,600	27,100
Martinez	35,866	37,100	38,400	39,500	40,300	40,700
Moraga	16,290	16,600	17,000	17,400	17,900	18,100
Oakley	25,619	30,400	33,400	36,300	38,800	40,300
Oroinda	17,599	17,900	18,400	18,800	19,300	19,600
Pinole	19,039	19,600	20,200	20,700	21,200	21,400
Pittsburg	56,769	61,600	69,200	76,300	82,700	85,100
Pleasant Hill	32,837	34,500	36,000	36,700	37,200	37,500
Richmond	99,216	104,600	106,900	108,700	110,700	112,200
San Pablo	30,215	30,900	31,200	31,700	32,100	32,200
San Ramon	44,722	52,400	59,900	68,300	75,700	82,500
Walnut Creek	64,296	66,300	68,100	69,900	71,100	71,800
Remainder	151,690	165,800	179,000	188,400	198,100	202,900
Contra Costa County	948,816	1,013,200	1,074,500	1,128,800	1,179,500	1,209,900

TOTAL HOUSEHOLDS

	2000	2005	2010	2015	2020	2025
Antioch	29,338	31,590	34,250	36,470	38,910	40,410
Brentwood	7,497	9,610	11,830	14,050	15,930	17,430
Clayton	3,883	4,060	4,290	4,500	4,720	5,010
Concord	44,020	45,960	47,230	48,690	49,830	50,760
Danville	14,816	15,420	15,550	15,700	15,880	16,010
El Cerrito	10,208	10,490	10,660	10,820	10,890	10,980
Hercules	6,423	6,850	7,440	7,870	8,500	8,850
Lafayette	9,152	9,510	9,790	10,000	10,320	10,610
Martinez	14,300	14,740	15,280	15,750	16,180	16,560
Moraga	5,662	5,780	5,950	6,120	6,340	6,430
Oakley	7,832	9,160	10,140	11,130	12,040	12,680
Orinda	6,596	6,760	6,970	7,180	7,360	7,530
Pinole	6,743	6,930	7,180	7,390	7,570	7,730
Pittsburg	17,741	19,240	21,790	24,250	26,510	27,510
Pleasant Hill	13,753	14,290	14,960	15,280	15,580	15,770
Richmond	34,625	36,470	37,390	38,190	39,090	39,970
San Pablo	9,051	9,140	9,240	9,450	9,580	9,690
San Ramon	16,944	19,560	22,470	25,410	28,290	31,000
Walnut Creek	30,301	30,970	31,950	32,970	33,610	34,230
Remainder	55,244	58,380	63,600	67,650	71,740	74,350
Contra Costa County	344,129	364,910	387,960	408,870	428,870	443,510

TOTAL JOBS

	2000	2005	2010	2015	2020	2025
Antioch	16,290	17,410	20,570	24,100	26,430	29,860
Brentwood	5,160	5,490	6,790	8,650	11,010	13,170
Clayton	1,220	1,240	1,280	1,320	1,400	1,500
Concord	58,560	61,870	65,520	69,430	72,640	77,690
Danville	10,150	10,820	11,880	12,120	12,550	13,480
El Cerrito	7,970	8,120	8,490	8,620	8,770	9,120
Hercules	3,190	3,430	4,080	4,390	4,710	5,050
Lafayette	9,530	9,710	10,290	10,520	10,980	11,510
Martinez	20,110	21,520	23,340	23,860	24,870	25,920
Moraga	4,360	4,430	4,690	4,910	5,000	5,090
Oakley	3,920	4,260	5,420	6,930	8,890	10,990
Orinda	4,710	4,880	5,170	5,280	5,460	5,560
Pinole	5,800	5,930	6,280	6,540	7,120	7,640
Pittsburg	18,500	20,240	22,790	23,890	25,950	27,770
Pleasant Hill	17,330	18,130	19,000	19,130	19,930	20,780
Richmond	45,420	50,390	53,860	56,400	59,100	61,610
San Pablo	7,860	8,420	8,890	9,350	9,530	9,660
San Ramon	38,140	42,140	48,450	53,380	56,830	58,350
Walnut Creek	60,830	63,760	67,380	69,740	71,600	72,920
Remainder	22,060	22,860	24,970	26,580	27,710	28,690
Contra Costa County	361,110	385,050	419,140	445,140	470,480	495,460