

# COUNTY FOCUS

## Alameda County Today

Plan  
Bay Area  
2040

POPULATION

1.6M

Residents

73% Increase  
since 1960

EMPLOYMENT

\$72,399  
Median family income

7.4%  
Unemployment  
rate

TRANSPORTATION

65%

Drive alone

10% carpool  
12% take transit  
4% walk  
2% bike  
6% telecommute

COMMUTE TIMES

29

Minute commute  
to work

(Compared to an average of  
28 minutes for the entire Bay Area)

COMMUTE FROM?

68%

Of residents live AND work in  
Alameda County

Alameda County exports the most workers  
to San Francisco and imports the most  
workers from Contra Costa County

TRAFFIC

7%

Of miles traveled on Alameda  
County highways are affected  
by congestion

Southbound I-880 from San Lorenzo  
to Milpitas during morning commute is  
the most congested segment in  
Alameda County

PUBLIC TRANSIT

325,000

Daily BART system boardings  
(+52% since 1991)

149,000

Daily AC Transit system boardings  
(-17% since 1991)

5,000

Daily Wheels boardings  
(+127% since 1991)

HOUSING

\$1,200

Median monthly rent

\$570,000

Median home price

60%

Multi-family permits  
in 2013

PAVEMENT  
CONDITION

67

Overall score  
for all jurisdictions

Best: Dublin at 86

Worst: San Leandro at 56

Index on a scale of 0 - 100

Data Sources: Population—California Department of Finance, 2014; Employment—U.S. Census Bureau: American Community Survey, 2013; California Employment Development Department, 2013; Transportation—U.S. Census Bureau: American Community Survey, 2013; Commute Times—U.S. Census Bureau: American Community Survey, 2013; Traffic—Caltrans Performance Monitoring System, 2013; Metropolitan Transportation Commission, 2013; Public Transit—Federal Transit Administration: National Transit Database, 2012; Housing—U.S. Census Bureau: American Community Survey, 2013; Multiple Listing Service Homes Sales Records, 2014; California Housing Foundation/Construction Industry Research Board, 2013; Metropolitan Transportation Commission, 2013 Regional Pavement Condition Report.

## What are the current trends in Alameda County?

Alameda | Albany | Berkeley | Dublin | Emeryville | Fremont | Hayward | Livermore | Newark | Oakland | Piedmont | Pleasanton | San Leandro | Union City

Understanding what’s happening in Alameda County now helps us recognize what issues may become most important as we plan for the future. Here’s a brief snapshot of Alameda County and some key issues to consider for these communities as we update Plan Bay Area.



**DISPARITY:** Like many areas throughout the Bay Area, socioeconomic disparities are growing in Alameda County. The region lost mostly middle- and low-wage jobs during the Great Recession, yet many new jobs over the next 25 years have been projected to be in low-wage, local-serving occupations.



**DIVERSITY:** 12.4% of Alameda County residents are African-American, 22.7% are Latino, 28.2% are Asian, and 52% are White.



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## PDAs in Alameda

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### Locally Nominated Priority Development Areas and Priority Conservation Areas

Alameda County is home to the city of Oakland, one of the largest cities in the region; the Port of Oakland, one of the country’s busiest container ports; nineteen BART stations; historic downtowns and main streets; and an enviable park system. Alameda County has long been a major hub of economic activity in the Bay Area. Alameda County is home to 43 locally nominated PDAs and 16 PCAs.

#### Priority Development Areas (PDAs)

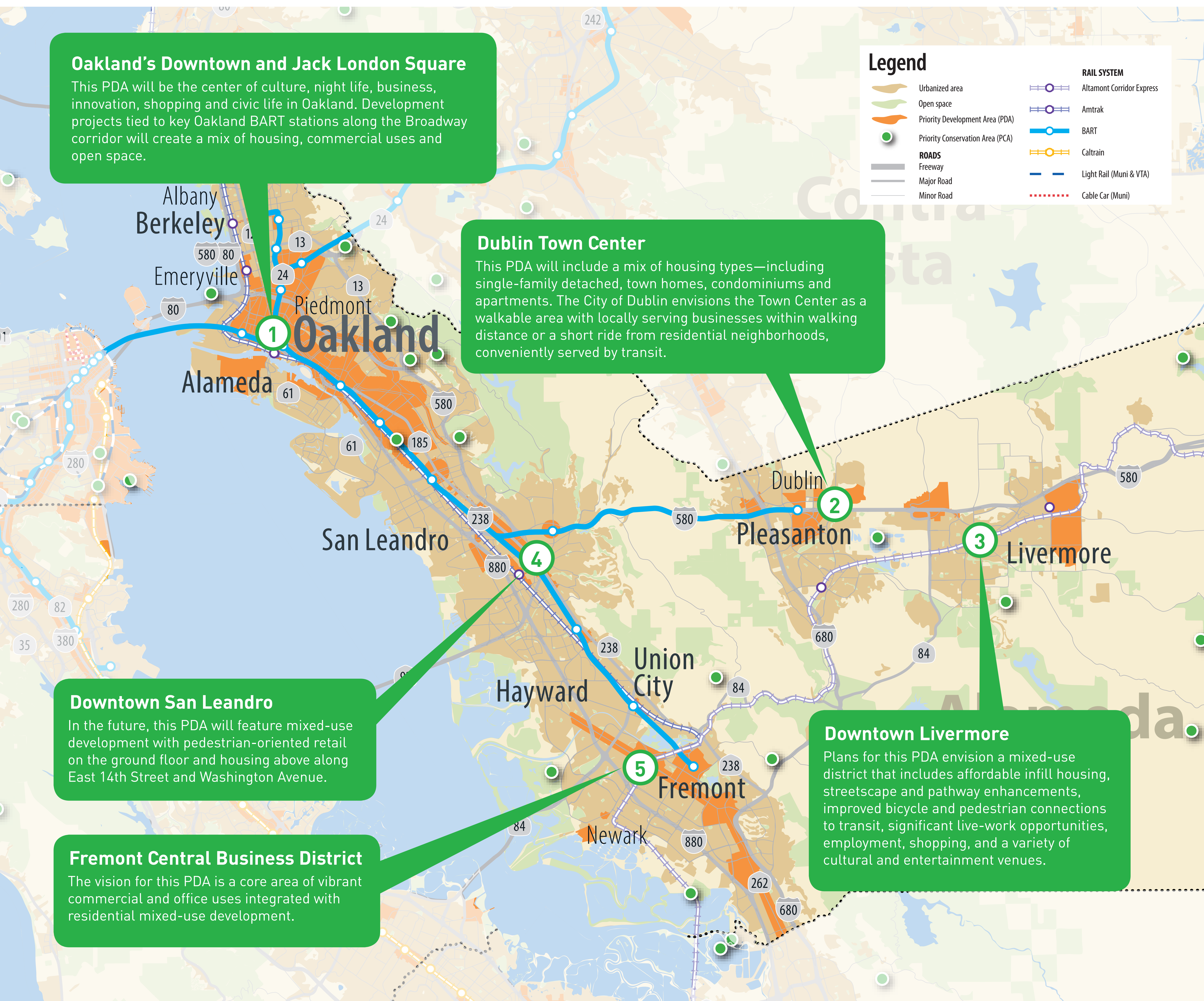
Priority Development Areas (PDAs) are locally designated areas within existing communities that provide infill development opportunities, and are easily accessible to transit, jobs, shopping and services.

#### Priority Conservation Areas (PCAs)

Priority Conservation Areas (PCAs) are regionally significant open spaces for which there exists a broad consensus for long-term protection and for which public and private funds may be invested to promote their protection. The purpose for identifying Priority Conservation Areas is to highlight near-term opportunities for land conservation in the San Francisco Bay Area that are supported by local consensus.



### A Map of Alameda County PDAs





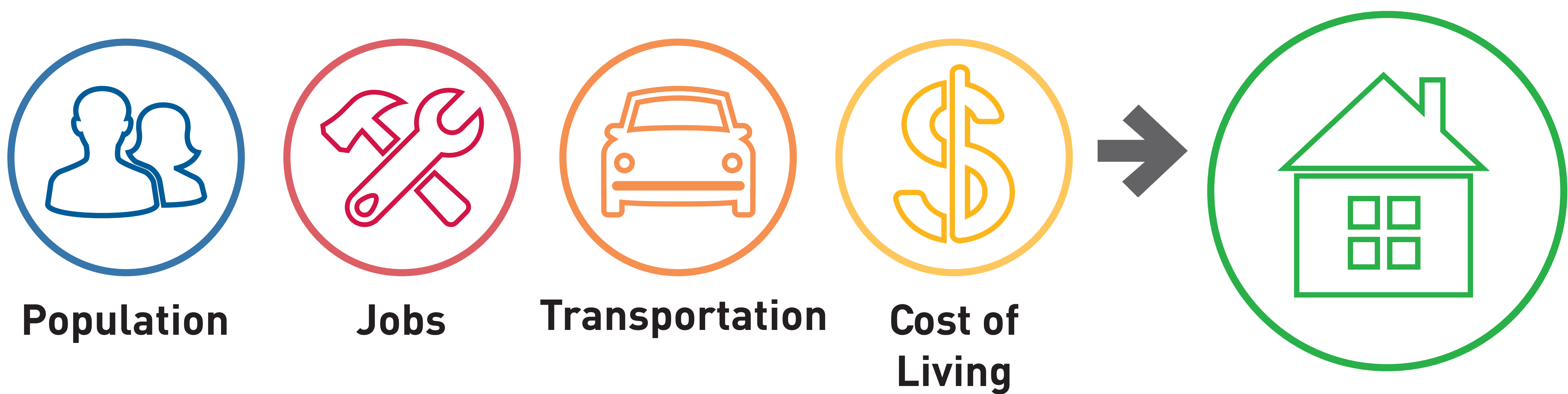
# COUNTY FOCUS

## Alameda Housing

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### What Housing is Being Built?

In Alameda County—and across the Bay Area—the type of housing being permitted and constructed is changing. Factors that influence these shifts include population growth, household size, job availability, access to transportation and the cost of living.



#### Growth of Multifamily Homes in Alameda County and Across the Bay Area

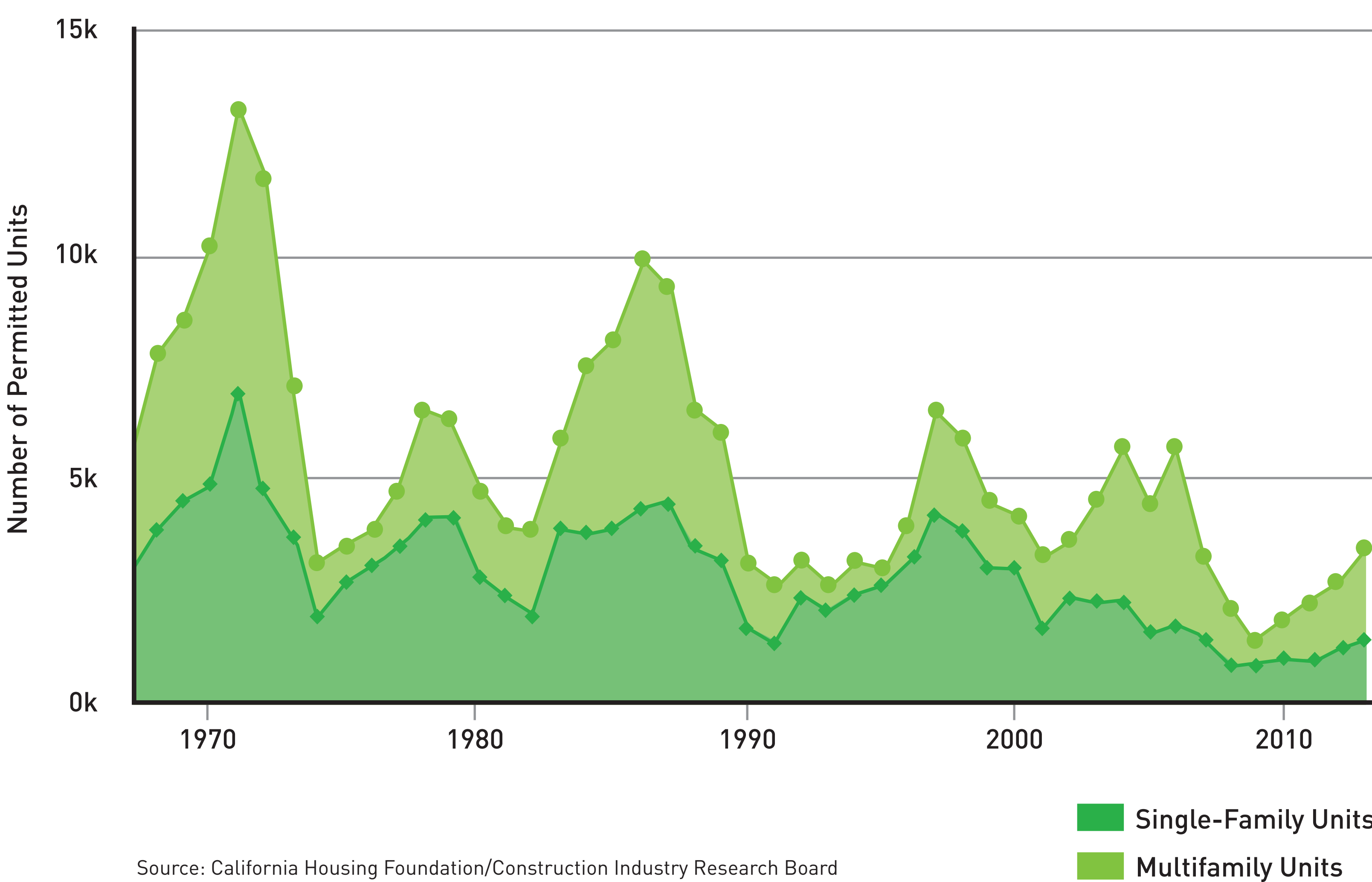
During the period of expansive growth across the Bay Area over the last half-century, most of the new units were single-family homes. As growth returns to cities, counties like Alameda have seen development shift toward a prevalence of multifamily homes, which range from duplexes to apartment buildings. Most new multifamily housing is in Priority Development Areas (PDAs), and most of the units permitted today will be constructed in the next few years.

**3,362**  
housing units permitted  
in Alameda County in  
2013. Of these...

**2,023**  
(60%) were multifamily

Source: California Housing Foundation/Construction Industry Research Board

#### Historical Trends for Housing Growth in Alameda County



**70%**  
of permits are now  
for multifamily homes  
across the Bay Area,  
compared to

**40%**  
25 years ago

Source: California Housing Foundation/Construction Industry Research Board