

# COUNTY FOCUS

## Contra Costa County Today

Plan  
Bay Area  
2040

POPULATION

1.1M

Residents

166% Increase  
since 1960

EMPLOYMENT

\$79,100  
Median family income

7.4%  
Unemployment  
rate

TRANSPORTATION

70%

Drive alone

12% carpool  
9% take transit  
2% walk  
1% bike  
6% telecommute

COMMUTE TIMES

33

Minute commute  
to work

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

COMMUTE FROM?

61%

Of residents live AND work in  
Contra Costa County

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

TRAFFIC

5%

Of miles traveled on Contra  
Costa County highways are  
affected by congestion

Westbound I-80 from Richmond to  
Emeryville during the evening commute  
is the most congested segment in Contra  
Costa County

PUBLIC TRANSIT

325,000

Daily BART system boardings (+52% since 1991)

9,000

Daily County Connection boardings (-24% since 1991)

7,000

Daily Tri Delta boardings

4,000

Daily WestCAT boardings

149,000

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

HOUSING

\$1,280  
Median monthly rent

\$435,000  
Median home price

19%  
Multi-family permits  
in 2013

PAVEMENT  
CONDITION

68

Overall score  
for all jurisdictions

Best: Brentwood at 86

Worst: Orinda at 48

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 Contra Costa County?

Antioch | Brentwood | Clayton | Concord | Danville | El Cerrito | Hercules | Lafayette | Martinez | Moraga | Oakley | Orinda | Pinole | Pittsburg | Pleasant Hill | Richmond | San Pablo | San Ramon | Walnut Creek

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



**TRANSPORTATION:** There are many transportation options in Contra Costa County, but last-mile alternatives remain a challenge in many areas.



**DIVERSITY:** 9.6% of Contra Costa County residents are African-American, 15.9% are Asian, 24.9% are Latino, and 67.9% are White.

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## PDAs in Contra Costa

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

Located across from San Francisco and Marin County, Contra Costa County has grown to be the third most populous area in the Bay Area region; the county’s natural beauty and its strategic location between the San Francisco Bay and California’s Central Valley have long attracted residents and businesses. New jobs and housing are expected to cluster along the county’s major transit thoroughfares, including San Pablo Avenue in the western part of the county, and around the ten BART stations in Contra Costa County. Contra Costa is home to 38 locally nominated PDAs and 14 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 Contra Costa County PDAs



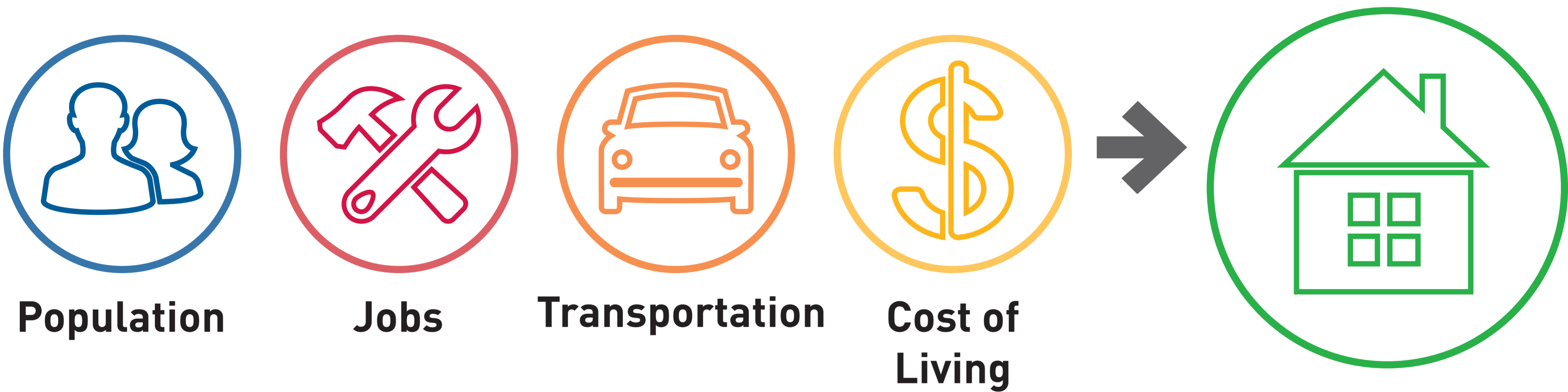
# COUNTY FOCUS

## Contra Costa Housing

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### What Housing is Being Built?

Housing reflects the unique values and lifestyles of a community. Factors that influence types of housing include General Plans, zoning, population growth, household size, job availability, access to transportation, income and the cost of living.



#### Single-Family Homes Remain Primary Housing Choice in Contra Costa County

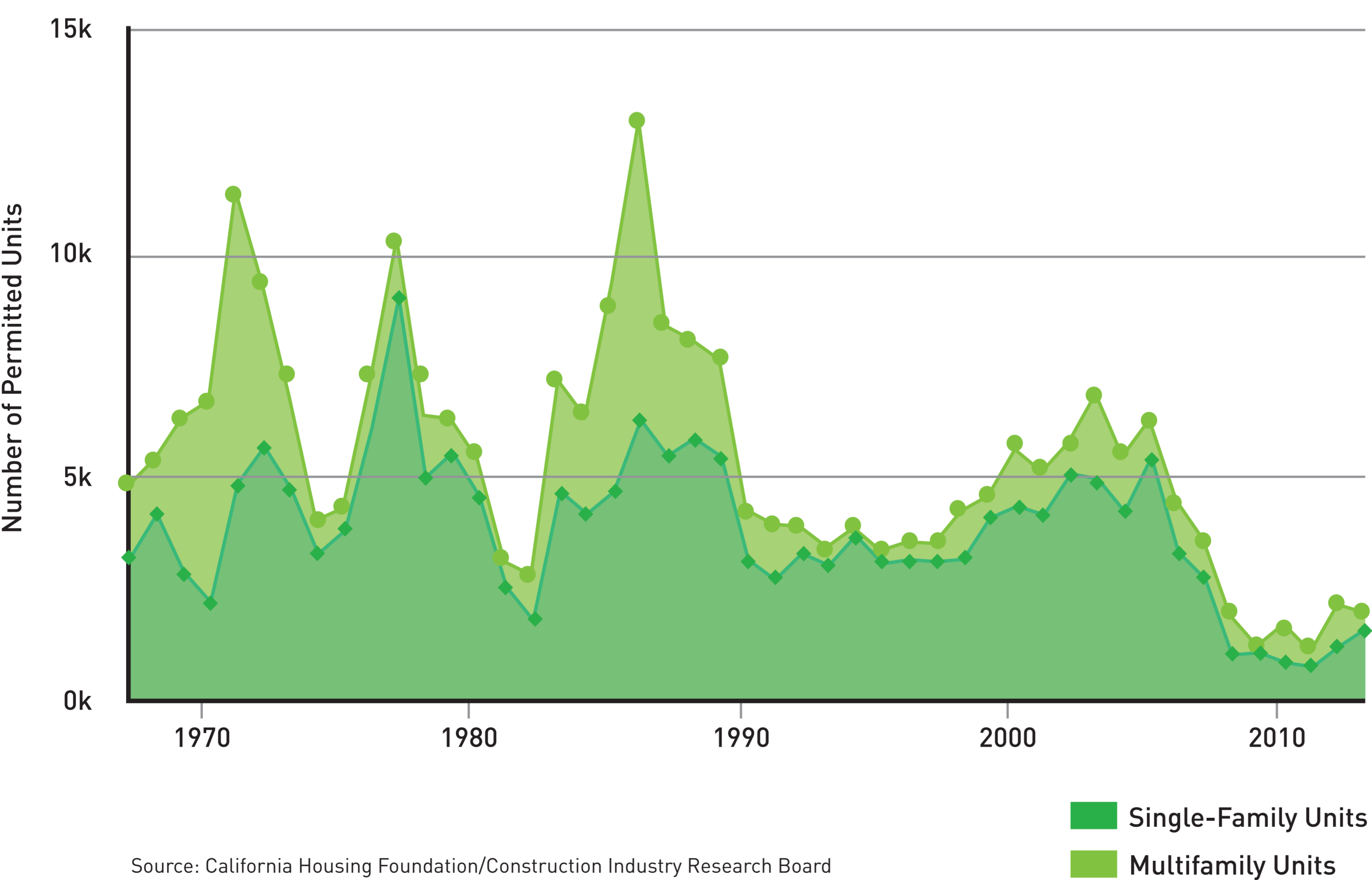
During the period of expansive growth across the Bay Area over the last half-century, most new units were single-family homes. This trend continues in Contra Costa County, with 80 percent of new housing permitted as detached single-family homes. Other parts of the region, by contrast, are shifting more toward multifamily homes, including apartments and duplexes in Priority Development Areas.

**1,955**  
housing units permitted  
in Contra Costa County  
in 2013. Of these...

**370**  
(20%) were multifamily

Source: California Housing Foundation/Construction Industry Research Board

#### Historical Trends for Housing Growth in Contra Costa 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