

POPULATION, EMPLOYMENT, AND HOUSING

9.1 SETTING

This chapter describes existing and projected conditions with respect to local population, employment, and housing in the Specific Plan area.

Population

As of January 1, 1998, the City of Pittsburg had an estimated population of 52,169, making it the fifty most populous city in Contra Costa County.¹ The population of the Pittsburg's Sphere of Influence (SOI) was approximately 72,100 in 1995.² Table 9-1 compares population growth in the City, the SOI, and the County between 1990 and 1995. Growth in the Pittsburg SOI (which includes the Specific Plan area) exceeded the growth rate in the City and County, although growth in unincorporated areas has slowed down in recent years.³ Virtually the entire unincorporated population of the Bay Point community is located in the SOI. The Bay Point population was approximately 19,100 in 1996.⁴

TABLE 9-1

Population Growth 1980-1995; Pittsburg, SOI, and Contra Costa County

	1980	1990	Annual Growth Rate 1980-1990	1995	Annual Growth Rate 1990-1995
Pittsburg ^a	33,465	47,564	3.6%	50,391	1.2%
Pittsburg Sphere of Influence (SOI) ^b	43,843	65,230	4.1%	68,000	0.8%
East Contra Costa County ^c	80,038	117,322	3.9%	135,163	2.9%
Contra Costa County ^d	656,380	803,732	2.0%	865,300 ^d	1.5%

^a City of Pittsburg population data from US Census, except for 1995 data, which is from California Department of Finance (DOF).

^b SOI and County population data from ABAG Draft Projections '98.

^c East Contra Costa County population data for 1980 from DOF; 1990 data from US Census; 1995 data from DOF; East Contra Costa County includes the cities of Pittsburg, Antioch, and Brentwood.

^d According to the DOF, Contra Costa County's population in 1995 was 863,335.

Source: *Pittsburg General Plan Update: Existing Conditions and Planning Issues Report*, June 1998.

Population Projections

The Association of Bay Area Governments (ABAG) projects that population in the City's SOI will reach 97,000 in the year 2020, which represents a 43 percent increase over the ABAG population of 68,000.⁵ This project represents a faster growth rate for the Pittsburg SOI than

the County as a whole, which is projected to increase by 32 percent between 1995 and 2020. The East County area, however, is projected to grow more than twice the rate of the entire County, with a projected increase of 71 percent, or 110,000 people, over the same period.⁶ Population projections have not been developed for the portion of the City SOI containing the boundaries of the Specific Plan. Changes in local policies could affect the rate and distribution of new population associated with regional growth.

Households

According to the U.S. Census, Pittsburg had 15,643 households in 1990, with an average household size of 3.02, compared to the County's average household size of 2.64. Pittsburg's average household size reached 3.11 by January 1998, the third largest in the County behind Brentwood and Hercules.⁷ Pittsburg's larger household size is a reflection of family households comprising a greater proportion of the total. Approximately 77 percent of households in the City consist of family households, compared to about 71 percent in the County. Many families are attracted to Pittsburg because of its affordable housing prices.

The average household size in the Pittsburg SOI is expected to increase from 2.88 in 1980 to 3.00 in 2020. In comparison, Contra Costa County's household size is expected to remain at about 2.7 through 2020. The number of households in the City grew rapidly between 1980 and 1990 for a net increase of 43 percent. Household growth is expected to remain steady at about 15 percent in the coming decades. The historic and projected household growth in the Pittsburg SOI is shown in Table 9-2.

TABLE 9-2

Historic and Projected Household Growth – Pittsburg Sphere of Influence

Year	Household Population	Number of Households	Percent Increase	Persons per Household
1980	43,756	15,207		2.88
1990	64,714	21,670	43%	2.99
2000	70,900	23,210	7%	3.05
2010	84,500	27,720	19%	3.05
2020	96,500	32,170	16%	3.00

Sources: ABAG Projections '96; Draft Projections '98; Pittsburg General Plan Update.

Employment

City of Pittsburg

The employment characteristics of Pittsburg and Bay Point residents can be separated by industry and occupation. In 1990, the proportion of employment by industry was similar between the City and the County, with the largest proportion of workers engaged in trade, manufacturing, services, and finance, insurance, and real estate.⁸ The occupational structure of

City residents differs substantially from those of County residents, as a higher proportion of City residents work in support, agricultural, and industrial occupations, and comparatively fewer work in managerial, professional, and sales positions.

Job growth in the Pittsburg SOI between 1980 and 1995 exceeded the rate of growth for the Bay Area and Contra Costa County. Services is the dominant sector of employment. ABAG projections indicate that the City's employment growth will continue to exceed the County's job growth rate. The growth in retail jobs is projected to be strong at about 115 percent or 2,780 jobs. The largest number of jobs, 4,150, will be created in the services sector. Total job growth in Pittsburg is expected to increase by 73 percent between 1996 and 2015, as shown in Table 9-3.

TABLE 9-3

Pittsburg Sphere of Influence Employment Base

	1980	1995	% Change 1980-1995	2015	% Change 1996-2015
Agriculture & Mining	68	70	2.9%	40	-42.9%
Manufacturing & Wholesale	1,976	3,400	72.1%	5,340	57.1%
Retail Trade	1,437	2,400	67.0%	5,180	115.8%
Services	2,900	5,320	77.9%	9,470	78.0%
Other Jobs	2,693	4,940	83.4%	7,840	58.7%
Total Jobs	9,164	16,130	76.0%	27,870	72.8%

Source: ABAG Projections '96.

Contra Costa County

Jobs in Contra Costa County grew more than twice as fast compared to the rest of the Bay Area between 1980 and 1995. Of the approximately 97,200 jobs created in the County during this period, about 50 percent, or 46,600 jobs, were in the services sector.⁹ Retail trade and finance, insurance, and real estate ("FIRE") were also strong sectors of job growth. Job growth in the County over the next twenty years is expected to remain strong, and outpace projected Bay Area job growth by 33 percent.¹⁰ The County is expected to add 148,000 jobs over the next twenty years, with services and retail trade expected to constitute 75 percent of the job growth.¹¹

Housing

Table 9-4 presents a comparison of housing growth in the City of Pittsburg with Contra Costa County between 1990 and 1998. The distribution of housing types in the City corresponds closely with the County, except in the City's percentage of mobile homes. The City has five percent of the County's overall housing stock, yet contains about nine percent of the County's

mobile homes. The Specific Plan area includes the Far Hills mobile home park located east of Bailey Road at Canal Road.

TABLE 9-4

Housing Units by Type, 1990-1998

	1990	% of Total	1998	% of Total	% Increase
Pittsburg					
Single-family detached	10,485	63%	11,462	64%	9.32%
Townhouse/attached	913	5%	1,046	6%	14.57%
Multiple family	4,684	28%	4,625	26%	-1.26%
Mobile Home	639	4%	639	4%	0.00%
Total	16,721	100%	17,772	100%	6.29%
Contra Costa County					
Single-family detached	202,523	64%	225,011	65%	11.10%
Townhouse/attached	26,269	8%	28,353	8%	7.93%
Multiple family	79,966	25%	85,809	25%	7.31%
Mobile Home	7,412	2%	7,522	2%	1.48%
Total	316,170	100%	346,695	100%	9.65%

Sources: California Department of Finance, 1998; Dyett & Bhatia; Pittsburg General Plan Update.

The City experienced a 6.3 percent increase in total number of housing units between 1990 and 1998, compared to an increase of 9.6 percent in the County.¹² The City experienced a substantial increase in the number of townhouse and attached units relative to the County. Over the same period, the number of multi-family housing units declined by three percent, most likely due to removal of dilapidated units.¹³ Detached homes constitute approximately 64 percent of total housing units in the City, while the remaining are either multi-family units or mobile homes.

Jobs/Housing Balance

With 28,900 employed residents and 16,130 jobs, the Pittsburg SOI in 1995 had a jobs per employed resident's ratio of 0.56, with a deficit of 12,800 jobs.¹⁴ This deficit is common to other East Contra Costa County cities which tend to serve as bedroom communities to employment centers in West County and the Bay Area in general. The County also has a net deficit of jobs, with a job per employed residents ratio of 0.71. ABAG expects the County to achieve a jobs per employed residents ratio of 0.79 by 2015. Significant gains in employment are projected in the East County.

9.2 STANDARDS OF SIGNIFICANCE

The County and City of Pittsburg have no adopted standards of significance for evaluating potential impacts related to population, employment, and housing. A plan that induces population growth, such as the Specific Plan, is not generally viewed as having a significant effect on the environment; however, the effects of this growth are examined under other environmental considerations such as transportation, air quality, community services, and noise.

9.3 IMPACTS AND MITIGATION MEASURES

The analysis of population growth associated with development proposed in the Specific Plan takes into account the projected growth patterns and household size trends for the City of Pittsburg that are described in Section 9.1, Setting. This information was compared to data collected by the County, and assumptions used in other studies concerning development associated with BART stations.

IMPACT 9-1. The Specific Plan would result in a population of about 4,500 at the time of buildout in the year 2010. This impact is considered less than significant.

The Specific Plan proposes the development of 2,195 residential units at buildout in 2010. County staff confirmed that Bay Point household size projections for multi-family dwellings and single-family detached housing will range from 2.0 to 3.14, respectively.¹⁵ Household size for apartments would range from 1.5 to 2.25. The *Pleasant Hill BART Station Specific Plan Amendments DEIR* used an average household size of 1.87 for all housing types to estimate population associated with plan alternatives.¹⁶ For purposes of this Master EIR, an average household size of 2.00 is assumed for Multi-Family Residential High (apartments); and household size of 2.50 is considered acceptable for Multi-Family Residential Medium.¹⁷ Although these assumptions are slightly higher than the ranges projected, their use helps produce a conservative estimate of population associated with Specific Plan development.

The housing density provisions of the Specific Plan were used as a measure of housing type. The Specific Plan proposes a total of 1,990 units at densities of 40 to 65 units per acre (Multi-Family Residential High) and a total of 205 units at the lower densities of 10 to 15 units per acre (Multi-Family Residential Medium).

Using the average household sizes described previously:

- 1,900 units x 2.00 = 3,980 people
- 205 units x 2.50 = 513 people
- Total = 4,493 – or about 4,500 people

The estimated population in 2010 would be approximately 4,500. Of this population, approximately 3,600 people would be expected to live in housing developed in Zone I west of the BART station; about 600 people would live in housing in Zone II in the Orbisonia Heights area, east of the intersection of Bailey Road and West Leland Road; and approximately 300 people would live in Zone III in various parcels developed along, and west of, Bailey Road.

The estimates of population associated with development assumed in the Specific Plan are consistent with local and regional projections. Furthermore, the estimated population is consistent with the goals of the Specific Plan, which call for high-density housing in the BART station and selected multi-family housing development on parcels targeted for new development or redevelopment.

The projected population for the entire City of Pittsburg SOI at 2010 is estimated to reach 84,500 (see Table 9-2). The population associated with the Specific Plan represents about 5.5 percent of this population. The impact of population growth associated with construction of housing proposed in the Specific Plan would be less than significant.

MITIGATION MEASURE 9-1. None required.

IMPACT 9-2. The Specific Plan would generate approximately 800 jobs at buildout in the year 2010. This impact is considered beneficial.

Employment is estimated using the following factors:

- Retail Commercial: one employee per 500 square feet
- Office: one employee per 250 square feet

The Specific Plan assumes approximately 239,000 square feet of retail commercial space and 75,000 square feet of office space, respectively. These land uses would generate approximately 478 retail commercial jobs and about 300 office jobs, for a total of 778 jobs. Employment for the City of Pittsburg SOI is projected to reach 27,780 by the year 2015. Employment generated by the Specific Plan would represent about three percent of this total employment. The Specific Plan's generation of employment with corresponding new housing (see Impact 9-3) would improve the jobs/housing balance for the City and Bay Point. In addition, the types of jobs created (retail and office) are consistent with policies and projections for the Specific Plan area. This impact is considered less than significant.

MITIGATION MEASURE 9-2. None required.

IMPACT 9-3. The Specific Plan assumes the construction of 2,195 dwelling units at buildout in year 2010. About 1,790 units would be constructed at the BART station. This impact is considered less than significant.

The proposed number of households and associated density are shown in Table 9-5. The number of households in the City of Pittsburg SOI is projected to reach 27,720 by 2010. The number of households created by full implementation of the housing proposed in the Specific Plan represents about eight percent of these total households. The Specific Plan's creation of new housing with corresponding jobs in retail, office, and services, would improve the jobs/housing balance for the City and Bay Point. This impact is considered less than significant.

MITIGATION MEASURE 9-3. None required.

TABLE 9-5

Proposed Housing Type and Household Population by Specific Plan Zone

Zone	Housing Type	Density	Units Proposed	Average Household Size ^a	Household Population ^b
I	MH	65 units/acre	1,790	2.00	3,580
II	MM	12 units/acre	70	2.50	175
	MH	40 units/acre	200	2.00	400
III	MM	10 units/acre	35	2.50	88
	MM	15 units/acre	100	2.50	250
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Buildout Total			2,195		4,500

MH = Multi-Family Residential High

MM = Multi-Family Residential Medium

^a The number of occupants per household.

^b Final calculation of total projected population reflects rounding.

NOTES: Population, Employment, and Housing

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- ¹ *Pittsburg General Plan Update: Existing Conditions and Planning Issues Report*, June 1998, page 12.
- ² ABAG Draft Projections, 1998.
- ³ Pittsburg General Plan Update, op. cit., page 15.
- ⁴ *Pittsburg/Bay Point BART Station Area Specific Plan Current Conditions Report*, August 1996, page 41.
- ⁵ Pittsburg General Plan Update, op. cit., page 16.
- ⁶ Ibid.
- ⁷ Pittsburg General Plan Update, op. cit., page 18.
- ⁸ Pittsburg General Plan Update, op. cit., page 21.
- ⁹ Pittsburg General Plan Update, op. cit., page 120.
- ¹⁰ Ibid.
- ¹¹ Ibid.
- ¹² Pittsburg General Plan Update, op. cit., page 38.
- ¹³ Ibid.
- ¹⁴ Pittsburg General Plan Update, op. cit., page 122.
- ¹⁵ Linda Moulton, Ph.D., Demographer, Contra Costa County Community Development Department, personal communication, July 1998.
- ¹⁶ *Pleasant Hill BART Station Area Specific Plan Amendments DEIR*, August 1997.
- ¹⁷ Linda Moulton, Ph.D., op. cit.