

DEMOGRAPHIC CHARACTERISTICS → POPULATION GROWTH

Proximity to job opportunities within the Bay Area metropolitan region, along with relatively affordable housing within the County, has made Contra Costa attractive to young professionals, mid-career transplants, married Gen Xers, and foreign immigrants.

1 POPULATION GROWTH

Population growth is a reflection of an area's attractiveness as a place to live and conduct business. In a competitive global economy, companies tend to locate where the best educated workers want to live.

HOW ARE WE DOING?

Between 2000 and 2005 Contra Costa's population grew from 948,816 to over one million people (or 1.7% annually), making it the 38th largest county in the United States. Demographers project the County's population will continue growing at a slower rate than it has over the past two decades (or at slightly less than 1% annually), adding approximately 225,000 additional people by the year 2030.

Attracted by relatively affordable housing, proximity to job opportunities, and good schools, most of the County's population growth is the result of foreign immigration and domestic migration, which add between 4,000 and 14,000 new residents annually. Natural increase (births minus deaths) accounts for approximately 6,500 new residents each year.

2 SUB-REGIONAL GROWTH

How to accommodate future population growth while maintaining our quality of life will be a major issue facing local communities over the next decade.

HOW ARE WE DOING?

Most of the County's population growth during the past decade has been occurring in the eastern and southern sub-regions of the county. East County is now the second largest sub-region. Demographers project that over the next twenty-five years approximately 55% of the County's population growth will occur in East County. This will require major investments in the expansion of existing highway capacity and public transit systems, development of new schools, parks, and other infrastructure needed to accommodate the growth. Unless new job centers are created in East County, most of the new residents will commute to job centers elsewhere in the County and Bay Area.

3 FOREIGN IMMIGRATION

Economic opportunity attracts workers seeking jobs and a better way of life. In today's global economy where labor is fairly mobile, workers are drawn to regions that are creating jobs.

HOW ARE WE DOING?

While domestic migration dropped off sharply following the economic downturn in 2001, foreign immigration continued undisturbed. Over the past ten years foreign immigration accounted for approximately 28% of the County's growth, compared to 31% for domestic migration, and 41% for natural increase. Foreign immigrants are choosing suburban communities and not just central city locations as their destination of choice due to lower housing costs, increasing job opportunities, and a better quality of life.

4 DIVERSITY

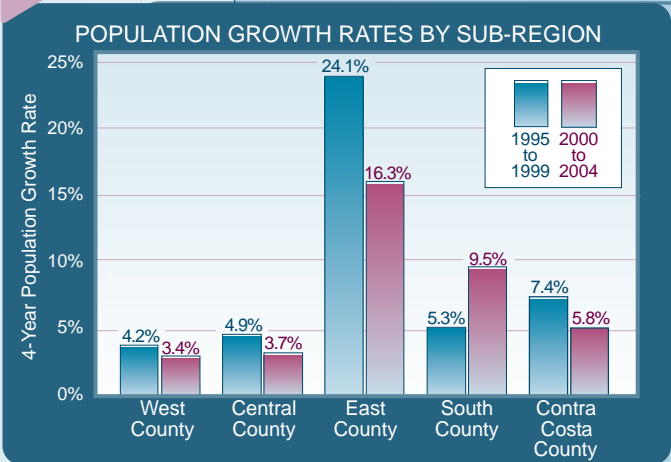
Growing diversity presents challenges in assimilation of new immigrants. The impact, however, will vary depending on the socio-economic characteristics of the migrant population, including language abilities, level of education, job skills, and age.

HOW ARE WE DOING?

More than half (54.3%) of the county's population is native Californians. The other 45.7% moved here from elsewhere in the Bay Area, California, or the United States (23.4%), or they are foreign born (22.3%). Of the foreign born residents Hispanics (primarily from Mexico, El Salvador, and Guatemala) make up 44% of the immigrant population, followed by immigrants from Southeast Asia (Vietnam, Cambodia, Laos, Philippines), then Europe (12.1%), China (11.7%), and India/Pakistan (8.6%). Almost half of the foreign born residents have moved here since 1990.

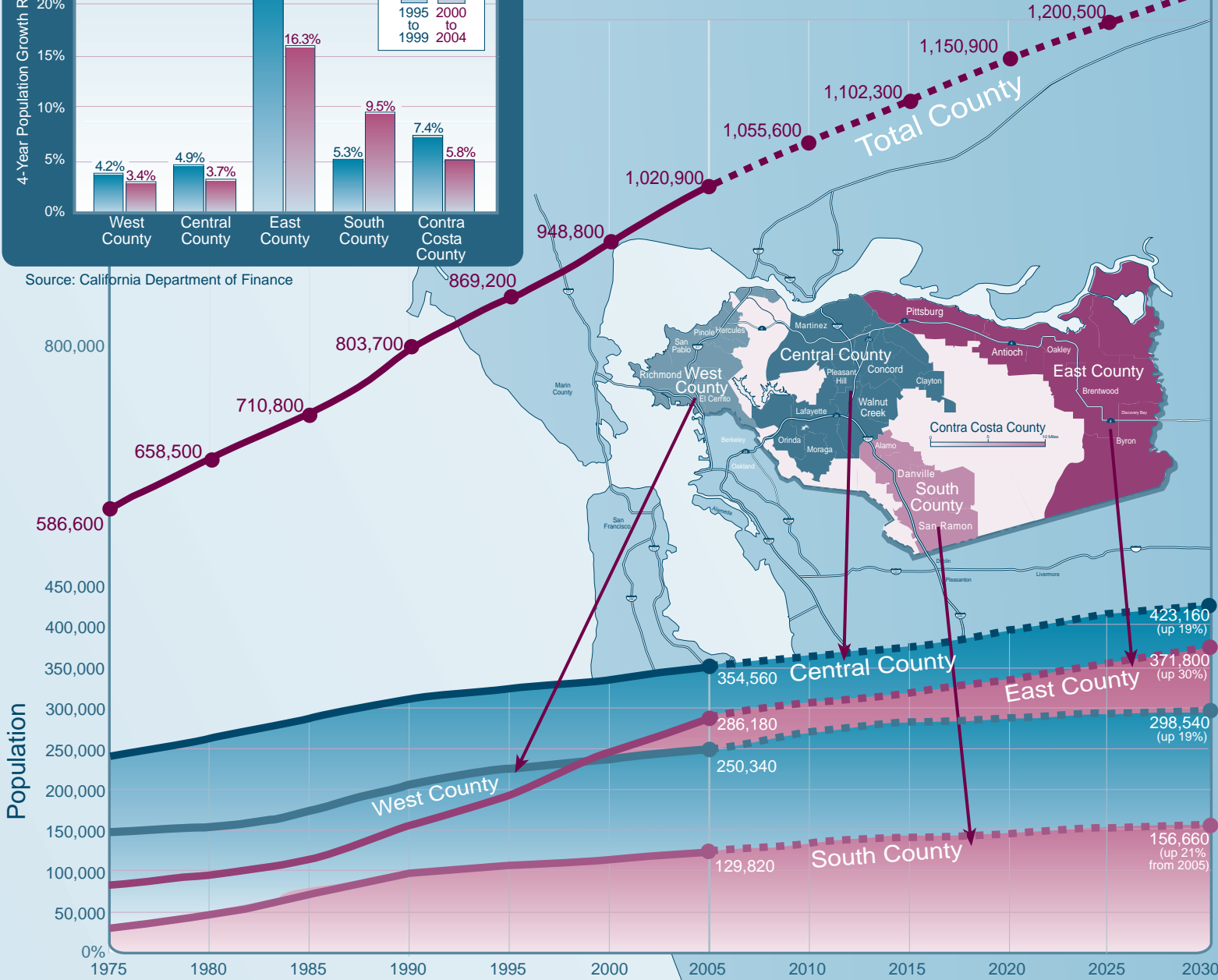
Pinole, Hercules, San Pablo, El Sobrante, Concord, and Pittsburg absorbed the largest number of foreign immigrants over the past ten years. West County has the largest percentage of foreign-born residents, while Central County has the largest number of foreign-born residents.

2 East County is Fastest Growing Sub-region



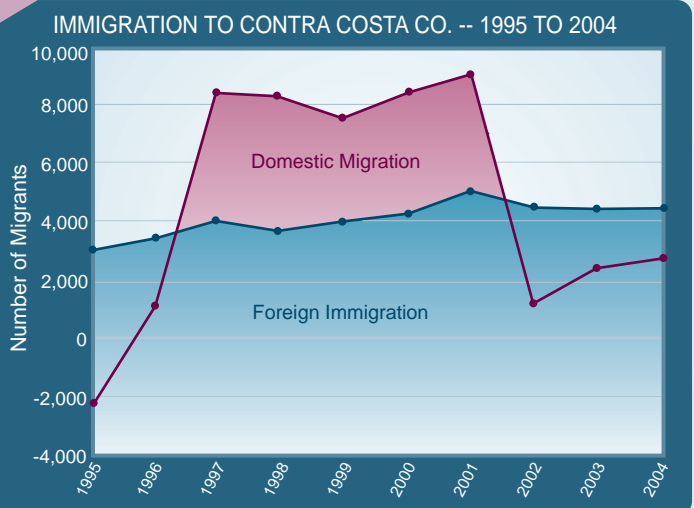
1 38th Largest County in the United States

PAST & PROJECTED POPULATION GROWTH -- CONTRA COSTA COUNTY & SUBAREAS 1975 - 2030



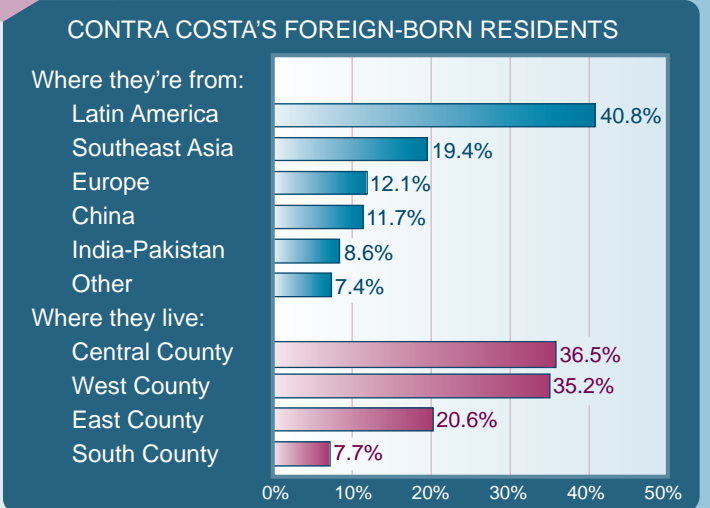
Source: California Department of Finance

3 Foreign Immigration Dominant Since 2001



Source: California Department of Finance

4 22% of Contra Costa Residents Foreign Born



Source: California Department of Finance

DEMOGRAPHIC CHARACTERISTICS → AGE DISTRIBUTION

The leading edge of the baby-boom generation is poised to enter their retirement years during the coming decade. Although Contra Costa County's population will continue to increase, the population structure will change as it shifts toward a much older age distribution, primarily due to the size of the baby-boom generation that was born between 1946-1964. Generation X, born between 1965 and 1977 and now in their prime career building, childrearing, and home buying years, will have a major impact on the housing market and the level of entrepreneurial activity within the County over the next several decades.

1 AGE DISTRIBUTION OF POPULATION -- 2004

The age-sex distribution of the population allows us to evaluate its productive potential, labor force participation rates, and dependency ratios.

HOW ARE WE DOING?

The County's current demographic structure shows a balanced population with a large working age population and low dependency ratios. Approximately 62% of the population is of working age with young workers (ages 20-49) comprising 43.4% and older workers (ages 50-65) accounting for 16.3%. Retirees (those over age 65) make up 10.7%. The youth dependency ratio (those under age 20) account for 27.5% of the County's population.

AGE DISTRIBUTION OF POPULATION -- 2030

Regions with a young working age population and low youth and age dependency ratios will be more competitive in the global economy than will an aging workforce.

HOW ARE WE DOING?

Demographers project that the County's population age 65 and over will increase from approximately 11% today to around 18% by 2030, reaching a peak of 18.4% in 2040. As a percentage, there will be a smaller working age population (57.5% vs. 62%) and fewer families with children compared to the County's current population structure. Even though the percentage of working age population will decrease there will be more total workers (approximately 295,000) than today due to the growth in population. The Hispanic population will make up 44.4% of those who are age 19 and under, while the white population will make up 50.3% of those over age 65.

2 COMPARISON WITH COMPARABLE SIZED COUNTIES

Contra Costa County is no longer a child dependent suburban community. The population structure is changing as the Baby Boom generation ages.

HOW ARE WE DOING?

Within 20 years Contra Costa will have a population structure that resembles that of Erie County, New York today. There will be a slightly smaller percentage of the population under the age of 20 and a much higher percentage age 65 and over. The percentage of elderly will increase from 10.7% in 2005 to 17.5% in 2030, while the percentage of youth will decrease from 27.5% to 25.0% of the County's total population. The types of businesses located here will change to reflect the demographic makeup of the county.

3 GEOGRAPHIC CONCENTRATION OF YOUTH AND ELDERLY

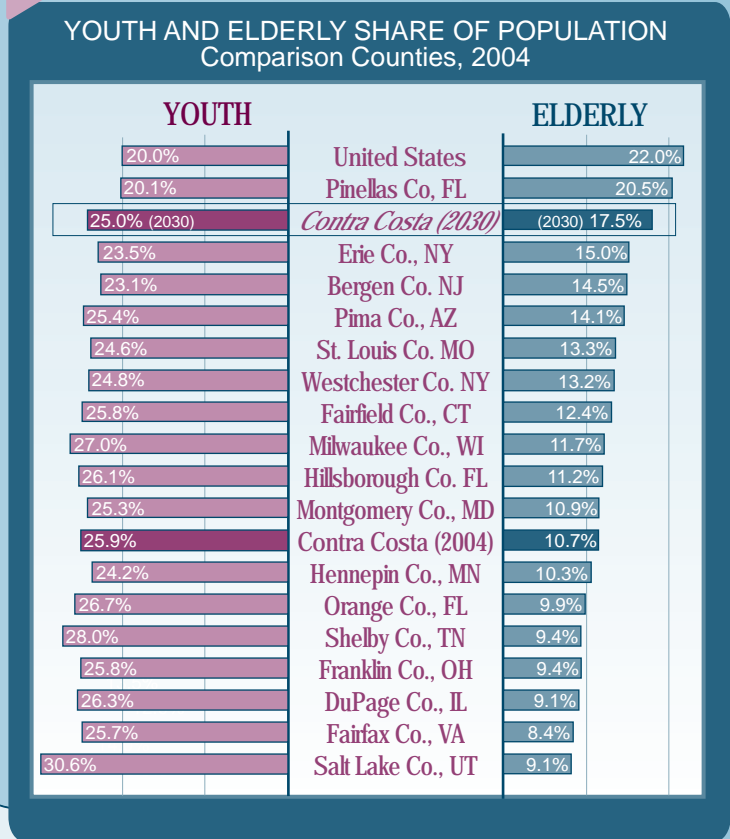
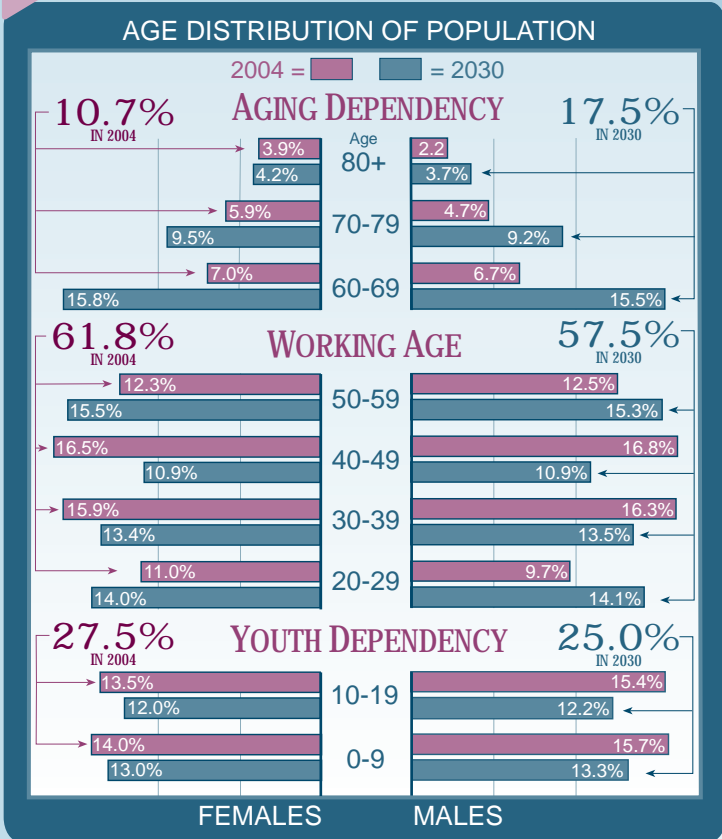
Communities with large youth or elderly populations tend to require more schools, daycare, elder care, and other social services.

HOW ARE WE DOING?

The fastest growing communities in Contra Costa County -- particularly in East County -- tend to have the most youth and the fewest elderly. Older, more mature communities generally tend to have more elderly. Central County communities will see increasing elderly populations, while communities in the East and South County sub-regions will support younger populations with school age children. Creating opportunities for people to remain in the same neighborhoods and community as they age will be important.

1 Future Workers Will Support More Dependents

2 Share of Elderly Going Up, Youth Down



Source: California Department of Finance Demographic Research

Source: U.S. Census Bureau

