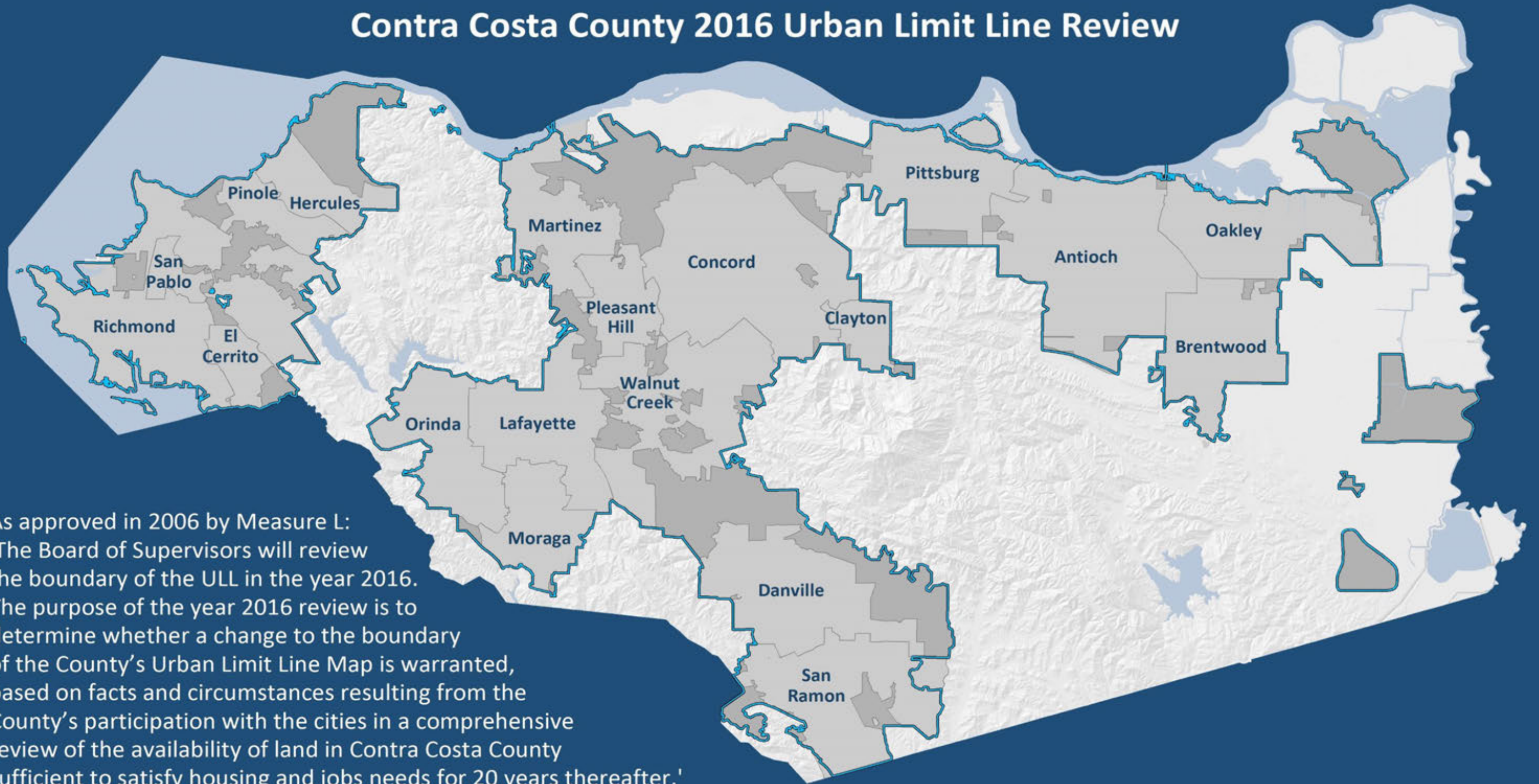


ATTACHMENT D: ULL Presentation

Contra Costa County 2016 Urban Limit Line Review



As approved in 2006 by Measure L: 'The Board of Supervisors will review the boundary of the ULL in the year 2016. The purpose of the year 2016 review is to determine whether a change to the boundary of the County's Urban Limit Line Map is warranted, based on facts and circumstances resulting from the County's participation with the cities in a comprehensive review of the availability of land in Contra Costa County sufficient to satisfy housing and jobs needs for 20 years thereafter.'

US Census Bureau's 2010 Census

2010

Source:		US Census Bureau	US Census Bureau
Year Published:		2011	2011
Jurisdiction:	Measurement:	Households	Housing Units
Antioch		32,250	34,850
Brentwood		16,490	17,520
Clayton		4,010	4,090
Concord		44,280	47,130
Danville		15,420	15,930
El Cerrito		10,140	10,720
Hercules		8,120	8,550
Lafayette		9,220	9,650
Martinez		14,290	14,980
Moraga		5,570	5,750
Oakley		10,730	11,480
Orinda		6,550	6,800
Pinole		6,780	7,160
Pittsburg		19,530	21,130
Pleasant Hill		13,710	14,320
Richmond		36,090	39,330
San Pablo		8,760	9,570
San Ramon		25,280	26,220
Walnut Creek		30,440	32,680
Cities Total		317,660	337,860
Unincorporated		57,710	62,400
Contra Costa County		375,370	400,260

Association of Bay Area Government's 2013 'Plan Bay Area' Forecast 2010-2040

2010

Source:	US Census Bureau	US Census Bureau	ABAG 'Plan Bay Area' Forecast
	2011	2011	2013
	Households	Housing Units	Jobs
Year Published:			
Jurisdiction:			
Measurement:			
Antioch	32,250	34,850	19,090
Brentwood	16,490	17,520	8,670
Clayton	4,010	4,090	1,540
Concord	44,280	47,130	47,640
Danville	15,420	15,930	13,460
El Cerrito	10,140	10,720	5,880
Hercules	8,120	8,550	3,910
Lafayette	9,220	9,650	9,940
Martinez	14,290	14,980	18,320
Moraga	5,570	5,750	4,740
Oakley	10,730	11,480	3,750
Orinda	6,550	6,800	5,530
Pinole	6,780	7,160	6,740
Pittsburg	19,530	21,130	14,180
Pleasant Hill	13,710	14,320	17,370
Richmond	36,090	39,330	30,790
San Pablo	8,760	9,570	7,470
San Ramon	25,280	26,220	43,960
Walnut Creek	30,440	32,680	41,720
Cities Total	317,660	337,860	304,700
Unincorporated	57,710	62,400	40,220
Contra Costa County	375,370	400,260	344,920

2040

ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast
2013	2013	2013
Households	Housing Units	Jobs
38,790	40,340	25,530
18,690	19,420	11,660
4,150	4,240	1,950
63,190	65,200	69,450
16,920	17,440	17,620
11,560	12,000	7,310
12,690	13,070	6,440
10,640	11,020	12,430
15,690	16,240	22,490
6,350	6,540	5,940
16,440	17,010	6,680
7,340	7,610	6,940
7,970	8,240	8,490
27,510	28,520	19,800
15,060	15,530	22,940
47,090	49,020	42,320
11,030	11,460	9,660
30,730	31,550	58,320
38,520	40,050	57,380
400,360	414,500	413,350
63,770	67,090	54,040
464,130	481,590	467,390

Association of Bay Area Government's 2013 Projections for 2015

2010

2015

2040

Source:

US Census Bureau	US Census Bureau	ABAG 'Plan Bay Area' Forecast
------------------	------------------	-------------------------------

Year Published:

2011	2011	2013
------	------	------

Jurisdiction:

Measurement:

Households	Housing Units	Jobs
------------	---------------	------

Antioch	32,250	34,850	19,090
Brentwood	16,490	17,520	8,670
Clayton	4,010	4,090	1,540
Concord	44,280	47,130	47,640
Danville	15,420	15,930	13,460
El Cerrito	10,140	10,720	5,880
Hercules	8,120	8,550	3,910
Lafayette	9,220	9,650	9,940
Martinez	14,290	14,980	18,320
Moraga	5,570	5,750	4,740
Oakley	10,730	11,480	3,750
Orinda	6,550	6,800	5,530
Pinole	6,780	7,160	6,740
Pittsburg	19,530	21,130	14,180
Pleasant Hill	13,710	14,320	17,370
Richmond	36,090	39,330	30,790
San Pablo	8,760	9,570	7,470
San Ramon	25,280	26,220	43,960
Walnut Creek	30,440	32,680	41,720
Cities Total	317,660	337,860	304,700
Unincorporated	57,710	62,400	40,220

ABAG Projections	?	ABAG Projections
------------------	---	------------------

2013		2013
------	--	------

Households	Housing Units	Jobs
------------	---------------	------

33,320		20,630
16,850		9,410
4,010		1,630
45,380		52,900
15,660		14,520
10,370		6,230
8,860		4,460
9,450		10,580
14,520		19,260
5,700		5,020
11,660		4,410
6,680		5,910
6,970		7,150
20,840		15,490
13,930		18,680
37,890		33,490
9,130		7,970
26,180		47,560
31,770		45,550
329,170		330,850
58,700		43,760

ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast
-------------------------------	-------------------------------	-------------------------------

2013	2013	2013
------	------	------

Households	Housing Units	Jobs
------------	---------------	------

38,790	40,340	25,530
18,690	19,420	11,660
4,150	4,240	1,950
63,190	65,200	69,450
16,920	17,440	17,620
11,560	12,000	7,310
12,690	13,070	6,440
10,640	11,020	12,430
15,690	16,240	22,490
6,350	6,540	5,940
16,440	17,010	6,680
7,340	7,610	6,940
7,970	8,240	8,490
27,510	28,520	19,800
15,060	15,530	22,940
47,090	49,020	42,320
11,030	11,460	9,660
30,730	31,550	58,320
38,520	40,050	57,380
400,360	414,500	413,350
63,770	67,090	54,040

Contra Costa County

375,370

400,260

344,920

387,870

374,610

464,130

481,590

467,390

Calculating 2015 'Baseline' Housing Units with the Conversion Factor

2010				2015			
	US Census Bureau 2011 Housing Units		US Census Bureau 2011 Households			2010 Units divided by 2010 Households Conversion Factor	
Antioch	34,850	/	32,250	=		1.08062016	
Brentwood	17,520	/	16,490	=		1.06246210	
Clayton	4,090	/	4,010	=		1.01995012	
Concord	47,130	/	44,280	=		1.06436314	
Danville	15,930	/	15,420	=		1.03307393	
El Cerrito	10,720	/	10,140	=		1.05719921	
Hercules	8,550	/	8,120	=		1.05295567	
Lafayette	9,650	/	9,220	=		1.04663774	
Martinez	14,980	/	14,290	=		1.04828551	
Moraga	5,750	/	5,570	=		1.03231598	
Oakley	11,480	/	10,730	=		1.06989748	
Orinda	6,800	/	6,550	=		1.03816794	
Pinole	7,160	/	6,780	=		1.05604720	
Pittsburg	21,130	/	19,530	=		1.08192524	
Pleasant Hill	14,320	/	13,710	=		1.04449307	
Richmond	39,330	/	36,090	=		1.08977556	
San Pablo	9,570	/	8,760	=		1.09246575	
San Ramon	26,220	/	25,280	=		1.03718354	
Walnut Creek	32,680	/	30,440	=		1.07358739	
Cities Total							
Unincorporated	62,400	/	57,710	=		1.08126841	
Contra Costa County	400,260		375,370				
	ABAG Projections 2013 Households				2010 Units divided by 2010 Households Conversion Factor		2015 Households times 2010 Multiplier Housing Units
	33,320	x	1.08062016	=		36,006	
	16,850	x	1.06246210	=		17,902	
	4,010	x	1.01995012	=		4,090	
	45,380	x	1.06436314	=		48,301	
	15,660	x	1.03307393	=		16,178	
	10,370	x	1.05719921	=		10,963	
	8,860	x	1.05295567	=		9,329	
	9,450	x	1.04663774	=		9,891	
	14,520	x	1.04828551	=		15,221	
	5,700	x	1.03231598	=		5,884	
	11,660	x	1.06989748	=		12,475	
	6,680	x	1.03816794	=		6,935	
	6,970	x	1.05604720	=		7,361	
	20,840	x	1.08192524	=		22,547	
	13,930	x	1.04449307	=		14,550	
	37,890	x	1.08977556	=		41,292	
	9,130	x	1.09246575	=		9,974	
	26,180	x	1.03718354	=		27,153	
	31,770	x	1.07358739	=		34,108	
						350,161	
	58,700	x	1.08126841	=		63,470	
	387,870					413,631	

Housing and Employment 'Baseline' for 2015 and ABAG Anticipated Growth by 2040

2010

2015

2040

Source: Year Published: Jurisdiction: Measurement:	US Census Bureau	US Census Bureau	ABAG 'Plan Bay Area' Forecast
	2011	2011	2013
	Households	Housing Units	Jobs
Antioch	32,250	34,850	19,090
Brentwood	16,490	17,520	8,670
Clayton	4,010	4,090	1,540
Concord	44,280	47,130	47,640
Danville	15,420	15,930	13,460
El Cerrito	10,140	10,720	5,880
Hercules	8,120	8,550	3,910
Lafayette	9,220	9,650	9,940
Martinez	14,290	14,980	18,320
Moraga	5,570	5,750	4,740
Oakley	10,730	11,480	3,750
Orinda	6,550	6,800	5,530
Pinole	6,780	7,160	6,740
Pittsburg	19,530	21,130	14,180
Pleasant Hill	13,710	14,320	17,370
Richmond	36,090	39,330	30,790
San Pablo	8,760	9,570	7,470
San Ramon	25,280	26,220	43,960
Walnut Creek	30,440	32,680	41,720
Cities Total	317,660	337,860	304,700
Unincorporated	57,710	62,400	40,220
Contra Costa County	375,370	400,260	344,920

ABAG Projections	2015 Households times Conversion Factor	ABAG Projections
2013	Conversion Factor	2013
Households	Housing Units	Jobs
33,320	36,006	20,630
16,850	17,902	9,410
4,010	4,090	1,630
45,380	48,301	52,900
15,660	16,178	14,520
10,370	10,963	6,230
8,860	9,329	4,460
9,450	9,891	10,580
14,520	15,221	19,260
5,700	5,884	5,020
11,660	12,475	4,410
6,680	6,935	5,910
6,970	7,361	7,150
20,840	22,547	15,490
13,930	14,550	18,680
37,890	41,292	33,490
9,130	9,974	7,970
26,180	27,153	47,560
31,770	34,108	45,550
329,170	350,161	330,850
58,700	63,470	43,760
387,870	413,631	374,610

ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast
2013	2013	2013
Households	Housing Units	Jobs
38,790	40,340	25,530
18,690	19,420	11,660
4,150	4,240	1,950
63,190	65,200	69,450
16,920	17,440	17,620
11,560	12,000	7,310
12,690	13,070	6,440
10,640	11,020	12,430
15,690	16,240	22,490
6,350	6,540	5,940
16,440	17,010	6,680
7,340	7,610	6,940
7,970	8,240	8,490
27,510	28,520	19,800
15,060	15,530	22,940
47,090	49,020	42,320
11,030	11,460	9,660
30,730	31,550	58,320
38,520	40,050	57,380
400,360	414,500	413,350
63,770	67,090	54,040
464,130	481,590	467,390

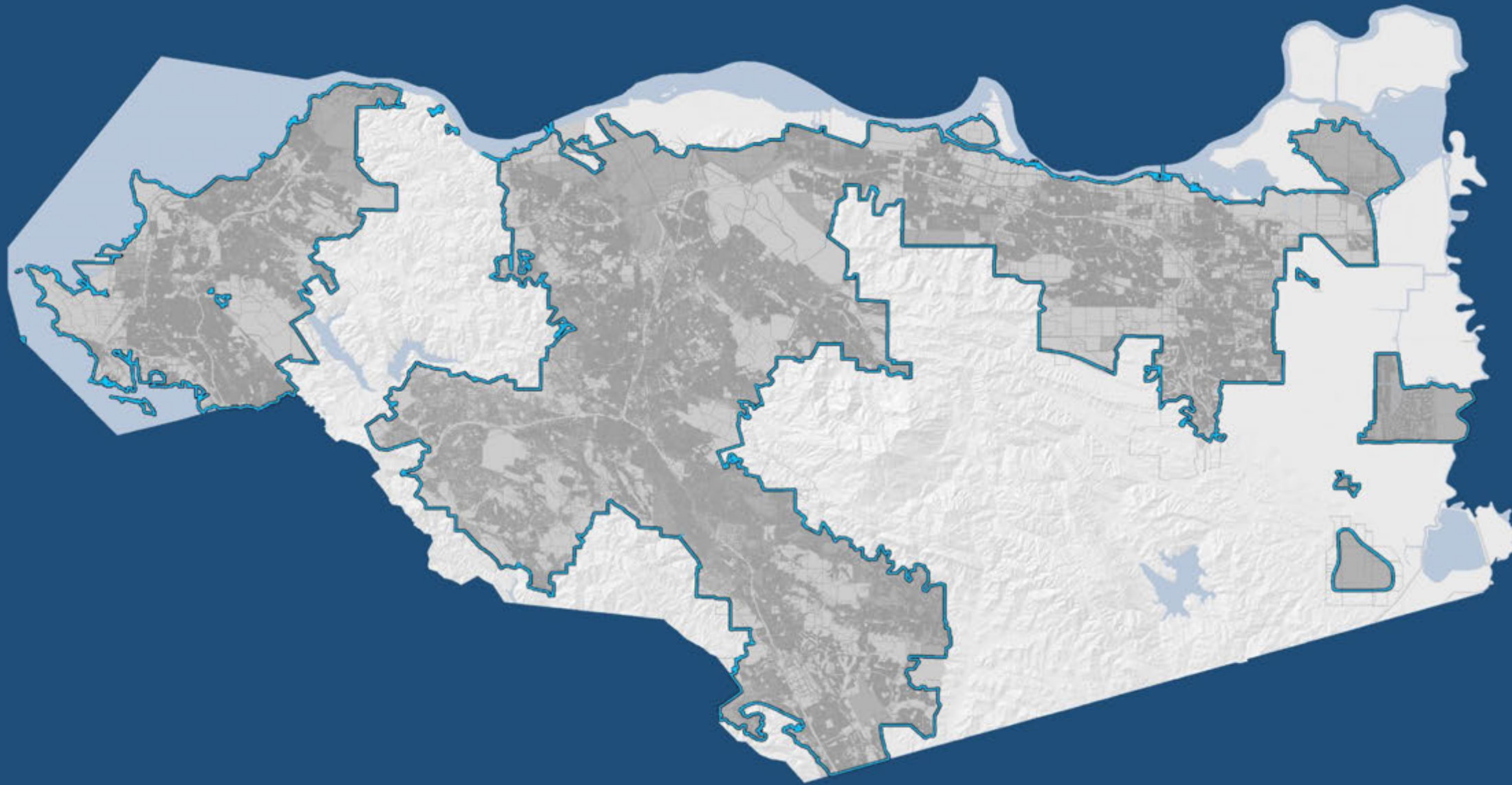
Determining the ABAG Anticipated Growth between 2015 and 2040

2040			-	2015			=	ABAG's Anticipated Growth		
Source:				2015 Households times Conversion Factor				2015 - 2040		
Year Published:				ABAG Projections				2015 - 2040		
Jurisdiction:				2013				2013		
Measurement:				Housing Units				Housing Units		
				Jobs				Jobs		
Antioch	40,340	25,530		36,006	20,630			4,334	4,900	
Brentwood	19,420	11,660		17,902	9,410			1,518	2,250	
Clayton	4,240	1,950		4,090	1,630			150	320	
Concord	65,200	69,450		48,301	52,900			16,899	16,550	
Danville	17,440	17,620		16,178	14,520			1,262	3,100	
El Cerrito	12,000	7,310		10,963	6,230			1,037	1,080	
Hercules	13,070	6,440		9,329	4,460			3,741	1,980	
Lafayette	11,020	12,430		9,891	10,580			1,129	1,850	
Martinez	16,240	22,490		15,221	19,260			1,019	3,230	
Moraga	6,540	5,940		5,884	5,020			656	920	
Oakley	17,010	6,680		12,475	4,410			4,535	2,270	
Orinda	7,610	6,940		6,935	5,910			675	1,030	
Pinole	8,240	8,490		7,361	7,150			879	1,340	
Pittsburg	28,520	19,800		22,547	15,490			5,973	4,310	
Pleasant Hill	15,530	22,940		14,550	18,680			980	4,260	
Richmond	49,020	42,320		41,292	33,490			7,728	8,830	
San Pablo	11,460	9,660		9,974	7,970			1,486	1,690	
San Ramon	31,550	58,320		27,153	47,560			4,397	10,760	
Walnut Creek	40,050	57,380		34,108	45,550			5,942	11,830	
Cities Total	414,500	413,350		350,161	330,850			64,339	82,500	
Unincorporated	67,090	54,040		63,470	43,760			3,620	10,280	
Contra Costa County	481,590	467,390		413,631	374,610			67,959	92,780	

ABAG's Housing and Jobs Anticipated Growth

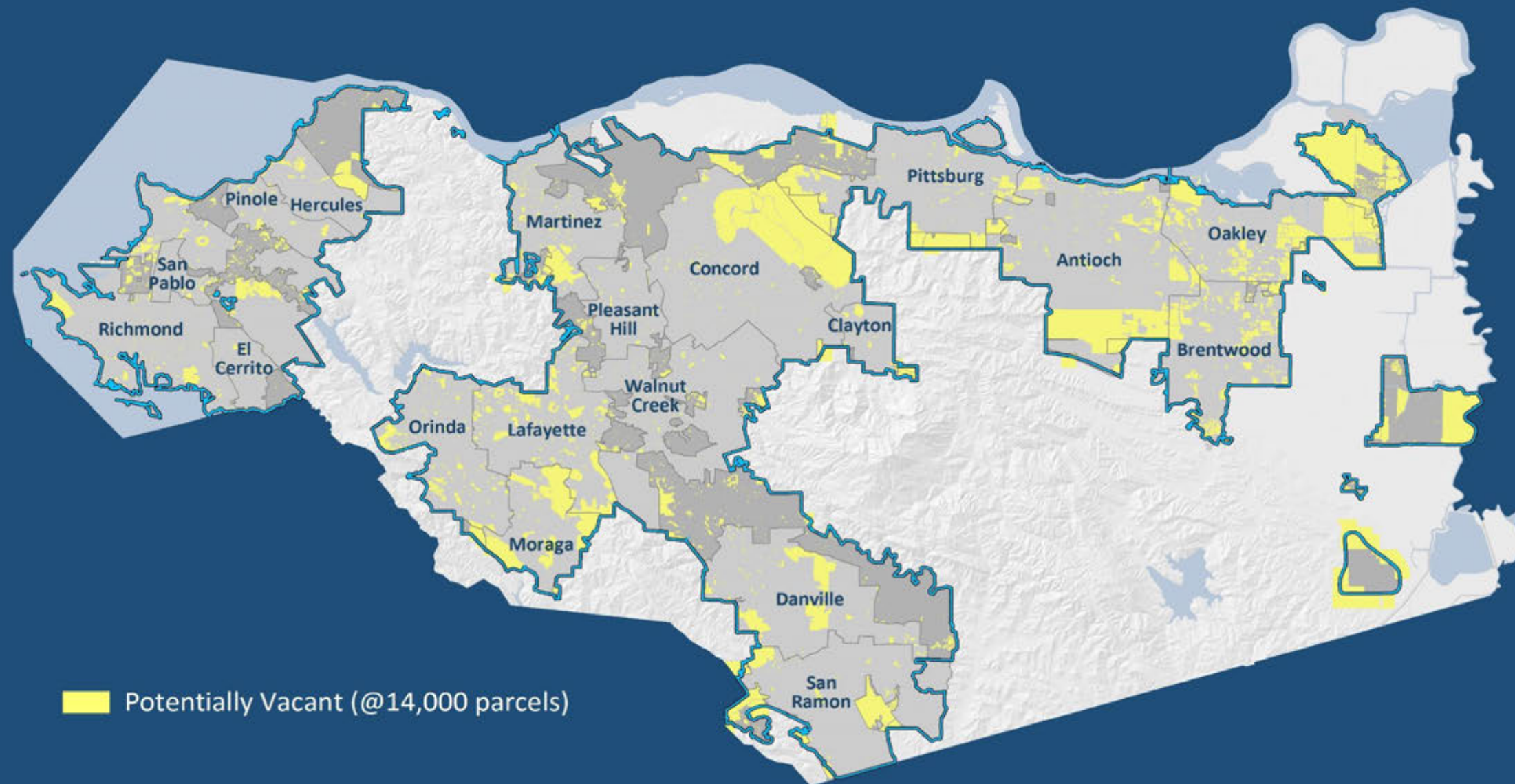
2010					2015			2040			ABAG's Anticipated Growth		
Jurisdiction:	Source:	US Census Bureau	US Census Bureau	2010 Units divided by	ABAG 'Plan Bay Area' Forecast	ABAG Projections	2015 Households times	ABAG Projections	ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast	Anticipated Growth	Anticipated Growth
	Year Published:	2011	2011	2010 Households	2013	2013	2010 Multiplier	2013	2013	2013	2013	2015 - 2040	2015 - 2040
	Measurement:	Households	Housing Units	Conversion Factor	Jobs	Households	Housing Units	Jobs	Households	Housing Units	Jobs	Housing Units	Jobs
Antioch		32,250	34,850	1.08062016	19,090	33,320	36,006	20,630	38,790	40,340	25,530	4,334	4,900
Brentwood		16,490	17,520	1.06246210	8,670	16,850	17,902	9,410	18,690	19,420	11,660	1,518	2,250
Clayton		4,010	4,090	1.01995012	1,540	4,010	4,090	1,630	4,150	4,240	1,950	150	320
Concord		44,280	47,130	1.06436314	47,640	45,380	48,301	52,900	63,190	65,200	69,450	16,899	16,550
Danville		15,420	15,930	1.03307393	13,460	15,660	16,178	14,520	16,920	17,440	17,620	1,262	3,100
El Cerrito		10,140	10,720	1.05719921	5,880	10,370	10,963	6,230	11,560	12,000	7,310	1,037	1,080
Hercules		8,120	8,550	1.05295567	3,910	8,860	9,329	4,460	12,690	13,070	6,440	3,741	1,980
Lafayette		9,220	9,650	1.04663774	9,940	9,450	9,891	10,580	10,640	11,020	12,430	1,129	1,850
Martinez		14,290	14,980	1.04828551	18,320	14,520	15,221	19,260	15,690	16,240	22,490	1,019	3,230
Moraga		5,570	5,750	1.03231598	4,740	5,700	5,884	5,020	6,350	6,540	5,940	656	920
Oakley		10,730	11,480	1.06989748	3,750	11,660	12,475	4,410	16,440	17,010	6,680	4,535	2,270
Orinda		6,550	6,800	1.03816794	5,530	6,680	6,935	5,910	7,340	7,610	6,940	675	1,030
Pinole		6,780	7,160	1.05604720	6,740	6,970	7,361	7,150	7,970	8,240	8,490	879	1,340
Pittsburg		19,530	21,130	1.08192524	14,180	20,840	22,547	15,490	27,510	28,520	19,800	5,973	4,310
Pleasant Hill		13,710	14,320	1.04449307	17,370	13,930	14,550	18,680	15,060	15,530	22,940	980	4,260
Richmond		36,090	39,330	1.08977556	30,790	37,890	41,292	33,490	47,090	49,020	42,320	7,728	8,830
San Pablo		8,760	9,570	1.09246575	7,470	9,130	9,974	7,970	11,030	11,460	9,660	1,486	1,690
San Ramon		25,280	26,220	1.03718354	43,960	26,180	27,153	47,560	30,730	31,550	58,320	4,397	10,760
Walnut Creek		30,440	32,680	1.07358739	41,720	31,770	34,108	45,550	38,520	40,050	57,380	5,942	11,830
Cities Total		317,660	337,860		304,700	329,170	350,161	330,850	400,360	414,500	413,350	64,339	82,500
Unincorporated		57,710	62,400	1.08126841	40,220	58,700	63,470	43,760	63,770	67,090	54,040	3,620	10,280
Contra Costa County		375,370	400,260		344,920	387,870	413,631	374,610	464,130	481,590	467,390	67,959	92,780

There are @ 352,000 parcels* inside the Urban Limit Line



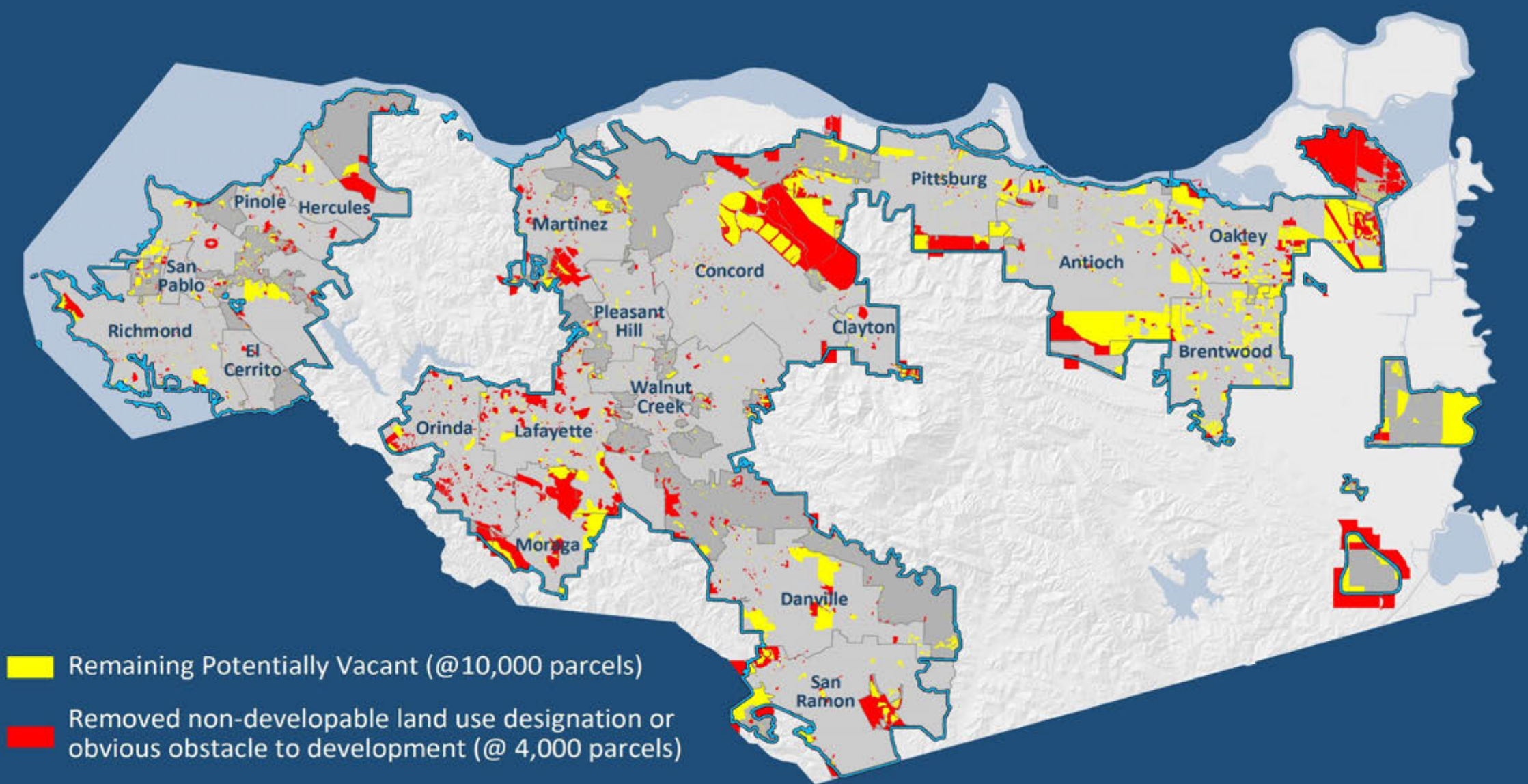
* Parcels and their attribute data are maintained by Contra Costa County Assessor's Office. The data used in this study was updated in October 2015. Any development beyond that point is not reflected in the GIS Calculations in this study.

There are @14,000 potentially vacant* parcels indicated by Assessor data



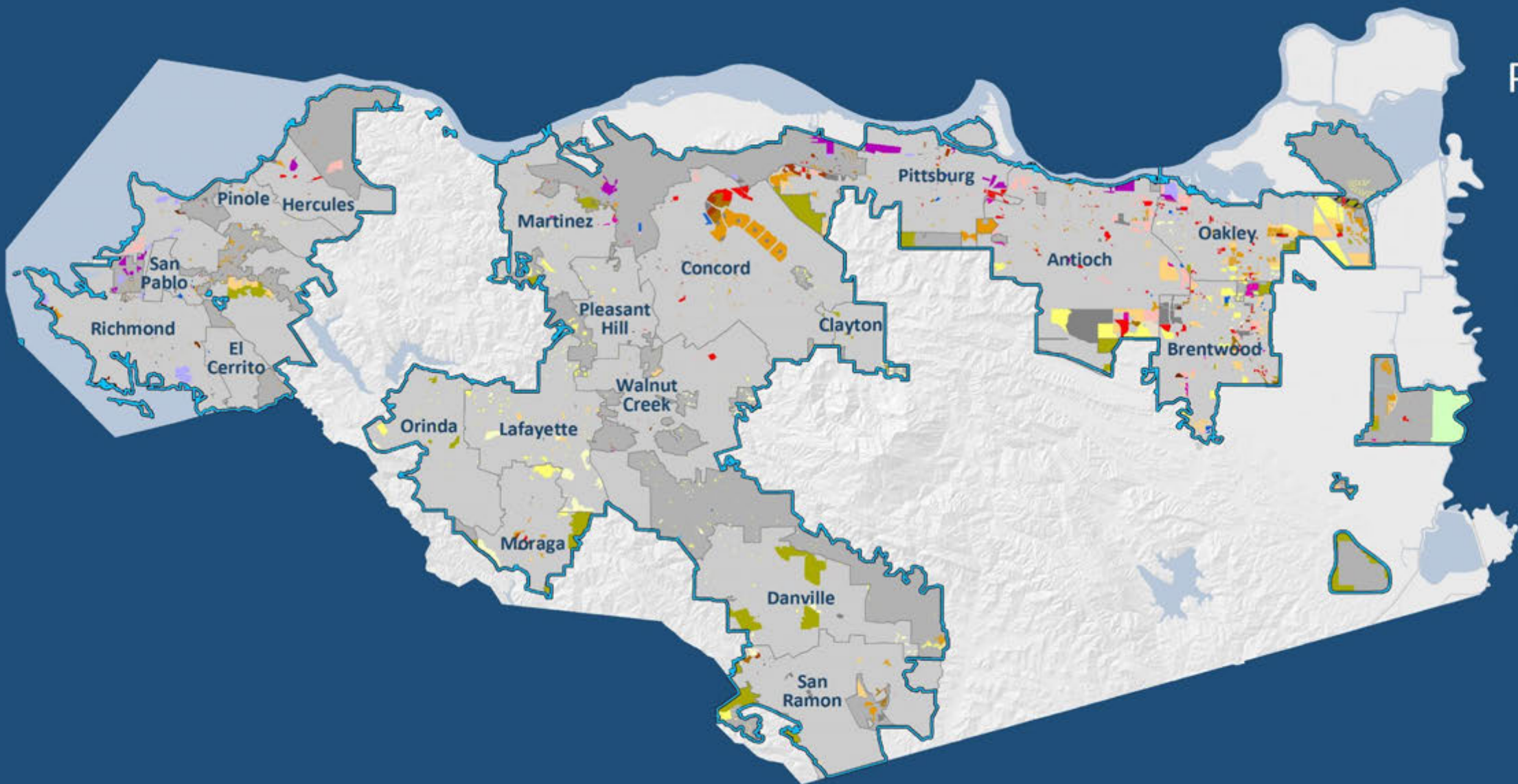
* Parcels with Use Codes that indicate Vacant Residential, Commercial, or Industrial parcels along with Residential, Commercial, Industrial, Agricultural or Publically Owned parcels with limited Improvement Value were tagged as 'Potentially Vacant'

Removed @4,000 parcels assumed non-developable *



* Parcels with land use designations that restricted development were removed from the study. Additionally factors such as slope, access, development history, geological hazards, ownership, conservation easements, agricultural easements, development rights and other restrictions were considered.

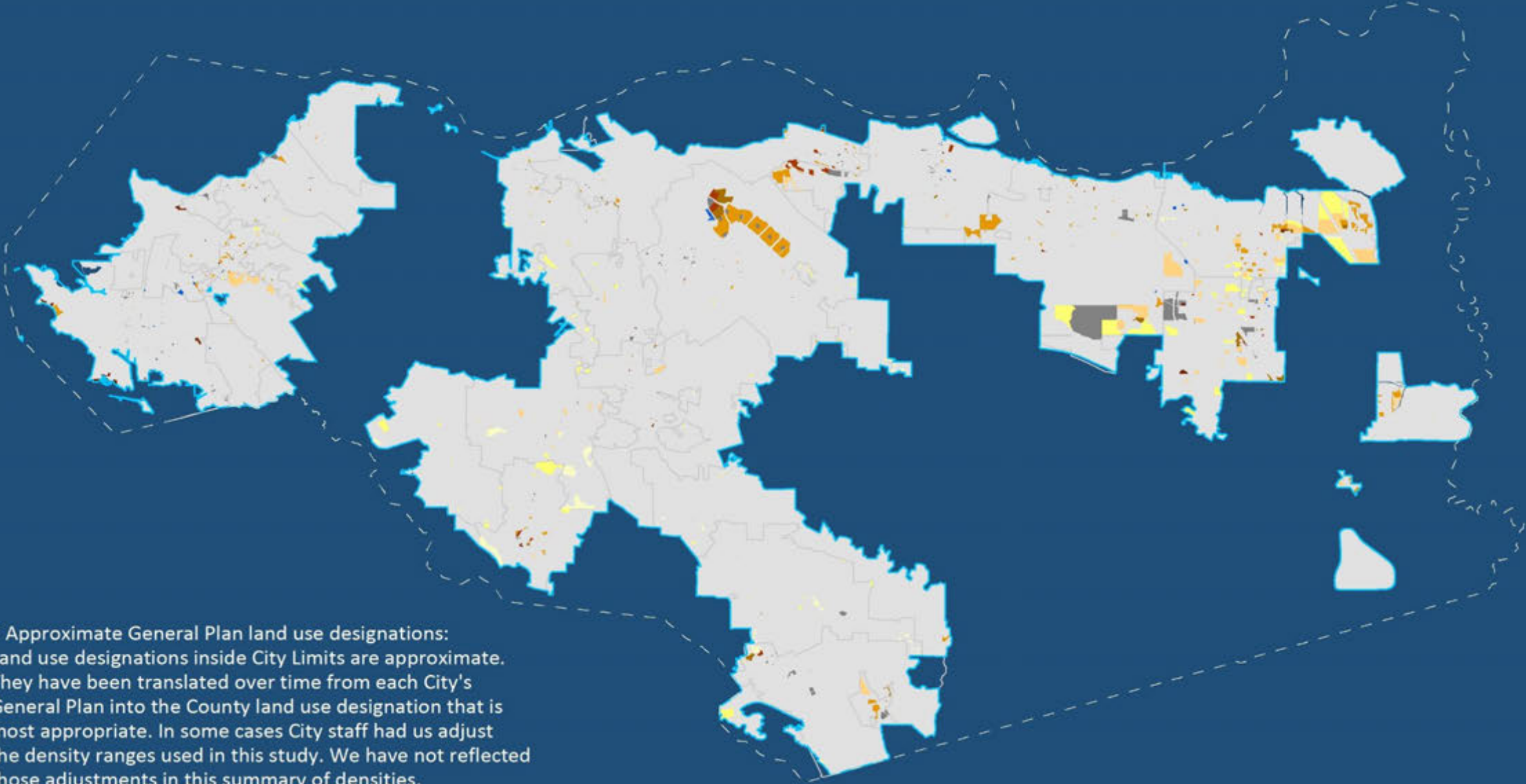
Preliminary Vacant Parcel Inventory - General Plan land use map*



* Approximate General Plan land use designations. Land use designations inside City Limits are approximate. They have been translated over time from each City's General Plan into the County land use designation that is most appropriate.

Components of Capacity: General Plan Calculation Residential

General Plan Calculations of Vacant Lots for Housing and Jobs
Unbuilt Subdivisions and Single Vacant Lots
Conversion of Land Designated Agricultural in the General Plan
Input from Cities
Priority Development Area Growth



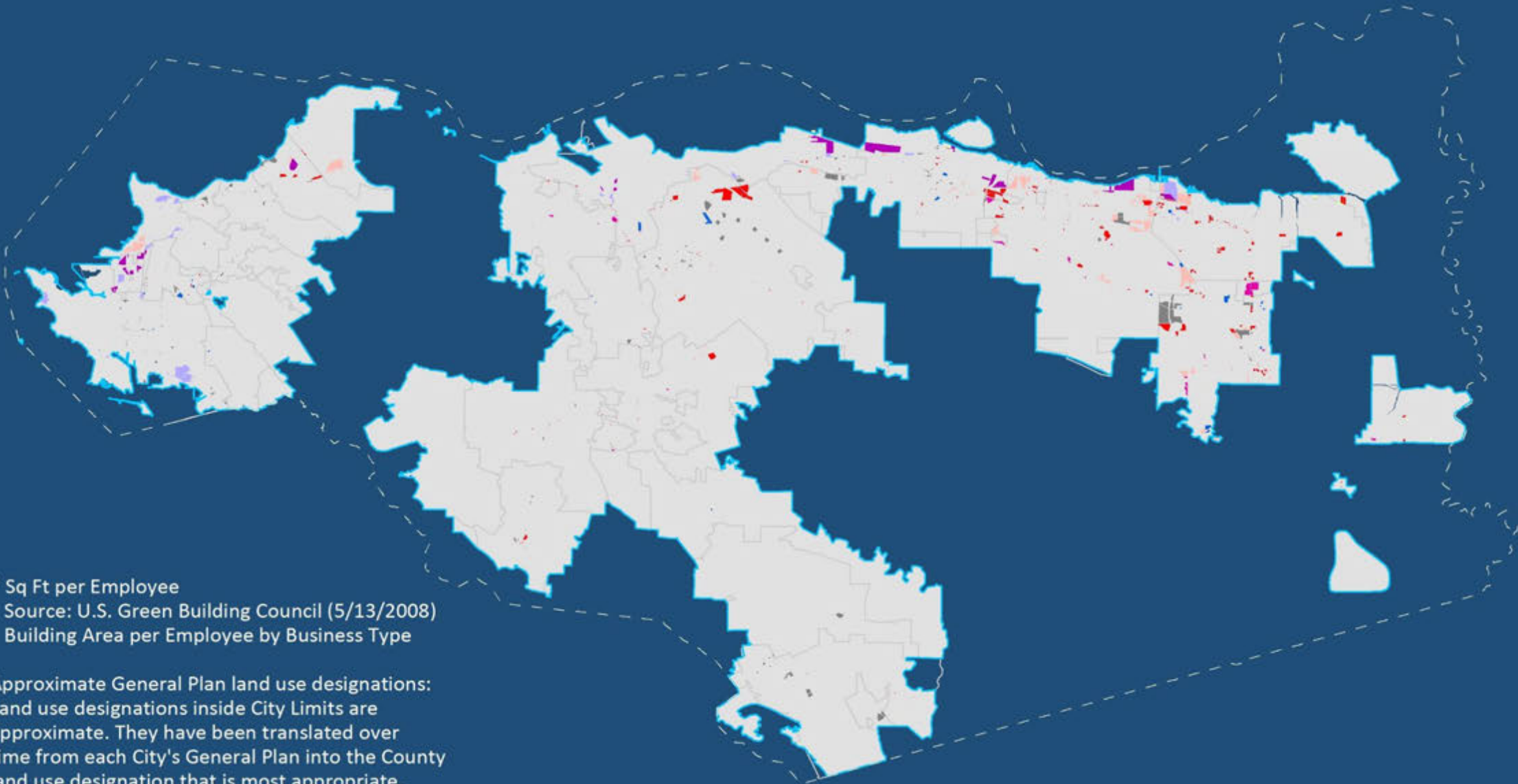
General Plan Residential Land Use Descriptions	Density Range	
	Low	High
SV Single Family Residential - Very Low Density	0.2	0.9
SL Single Family Residential - Low Density	1.0	2.9
SM Single Family Residential - Medium Density	3.0	4.9
SH Single Family Residential - High Density	5.0	7.2
ML Multiple Family Residential - Low Density	7.3	11.9
MM Multiple Family Residential - Medium Density	12.0	20.9
MH Multiple Family Residential - High Density	21.0	29.9
MV Multiple Family Residential - Very High Density	30.0	44.9
MU Mixed Use - Various	@ 12.0	@ 65
PS Public/Semi-Public (Former Redev, Vacant Sites)	12.0	20.9

* Approximate General Plan land use designations:
Land use designations inside City Limits are approximate.
They have been translated over time from each City's
General Plan into the County land use designation that is
most appropriate. In some cases City staff had us adjust
the density ranges used in this study. We have not reflected
those adjustments in this summary of densities.

Components of Capacity: General Plan Calculation Employment

General Plan Calculations of Vacant Lots for Housing and Jobs

- Unbuilt Subdivisions and Single Vacant Lots
- Conversion of Land Designated Agricultural in the General Plan
- Input from Cities
- Priority Development Area Growth



* Sq Ft per Employee
Source: U.S. Green Building Council (5/13/2008)
Building Area per Employee by Business Type

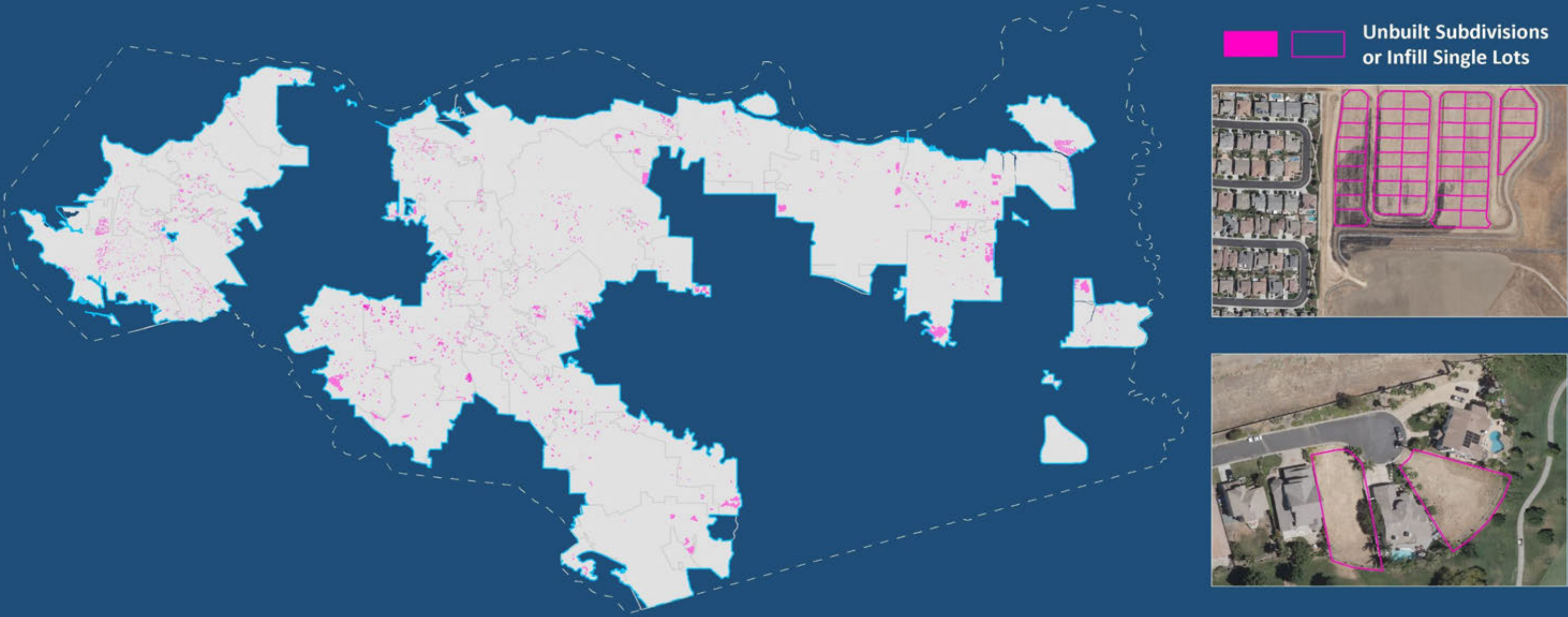
Approximate General Plan land use designations:
Land use designations inside City Limits are approximate. They have been translated over time from each City's General Plan into the County land use designation that is most appropriate.

Sq Ft per Employee * Low High

Assumed Building Sq Ft = 40% Site Coverage / FAR = 1.0			
CO			
<div></div>	Commercial	654	529
OF			
<div></div>	Office	332	207
BP			
<div></div>	Business Park	500	405
MU			
<div></div>	Mixed Use - Various	654	529
PS			
<div></div>	Public/Semi-Public (Former Redev, Vacant Sites)	654	529
PS			
<div></div>	Public/Semi-Public (School District Sites)	1587	1250
CR			
<div></div>	Commercial Recreation	1042	1042
Assumed Building Sq Ft = 50% Site Coverage / FAR = 1.0			
LI			
<div></div>	Light Industrial	781	463
Assumed Building Sq Ft = 30% Site Coverage / FAR = 1.0			
HI			
<div></div>	Heavy Industrial	781	535

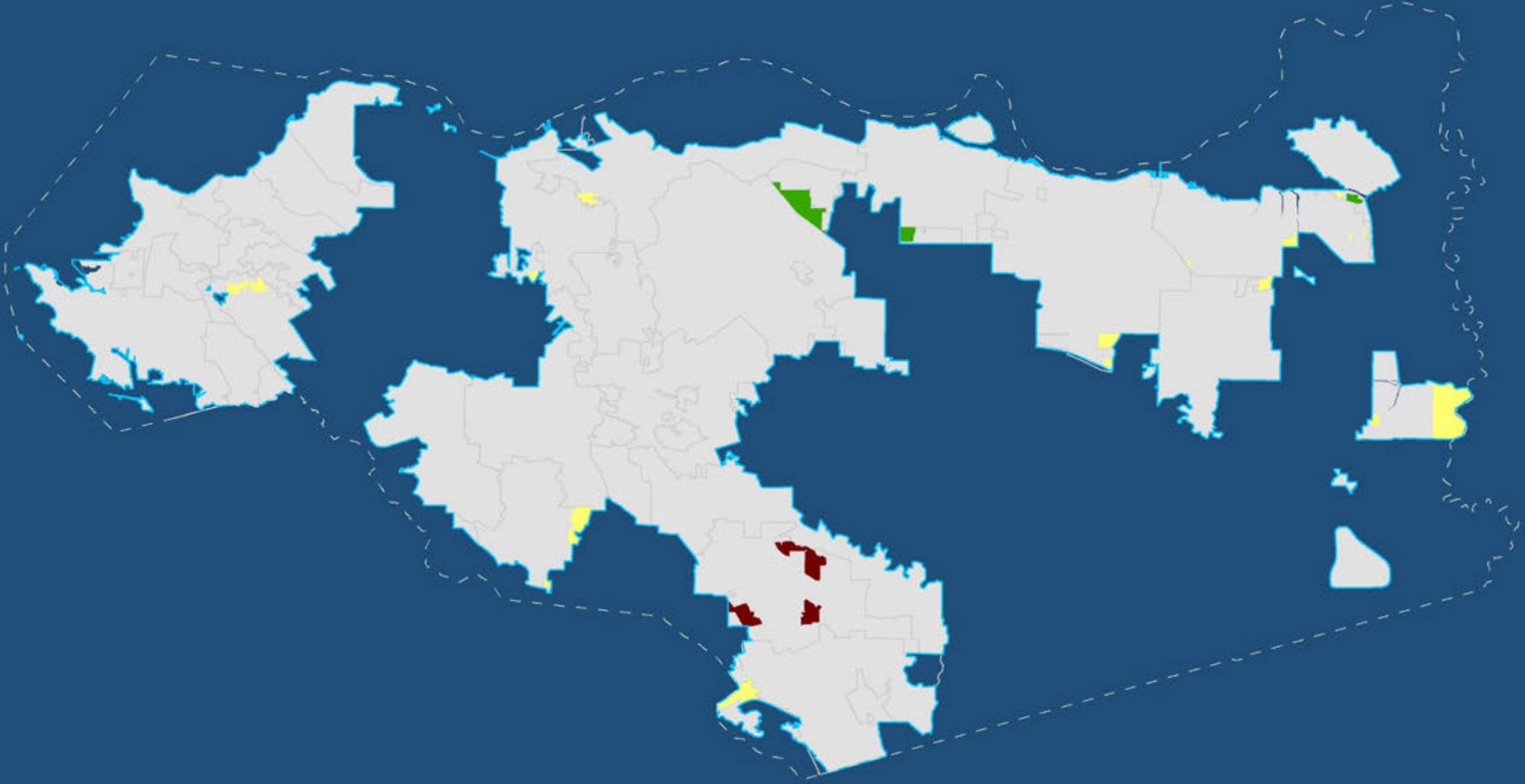
Components of Capacity: Subdivided Lots / Under Construction

General Plan Calculations of Vacant Lots for Housing and Jobs
Unbuilt Subdivisions and Single Vacant Lots
Conversion of Land Designated Agricultural in the General Plan
Input from Cities
Priority Development Area Growth



Components of Capacity: Agricultural to Residential

General Plan Calculations of Vacant Lots for Housing and Jobs
Unbuilt Subdivisions and Single Vacant Lots
Conversion of Land Designated Agricultural in the General Plan
Input from Cities
Priority Development Area Growth



Potential Agricultural Conversion



Parcels with Agricultural land use designations and some theoretical potential to develop were assumed to be 'upzoned' to the neighboring residential designation with the lowest density. In the Higher Density Scenario they were assumed to be 'upzoned' one additional level of density.

Project on Agricultural Designation



Further study revealed some of these potential conversion sites had existing proposed or approved residential projects on them. In these cases the unit count from the project was used.

Superseded by City Input



None of the GIS analysis was used for this city in the final analysis. In this case the potential units were not counted in our analysis.

Components of Capacity: Detailed Plans & Studies / Proposed or Approved Projects

General Plan Calculations of Vacant Lots for Housing and Jobs
Unbuilt Subdivisions and Single Vacant Lots
Conversion of Land Designated Agricultural in the General Plan
Input from Cities
Priority Development Area Growth

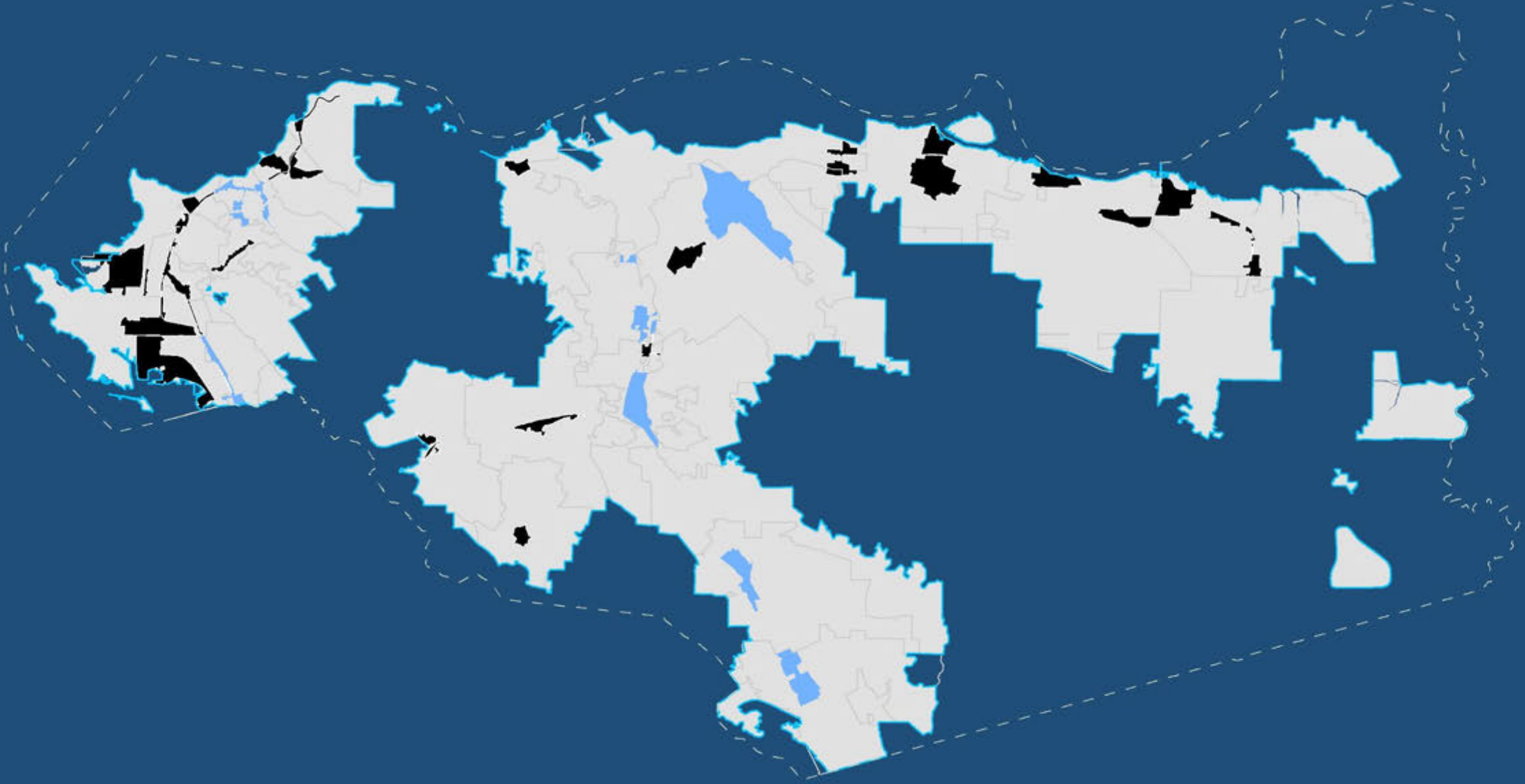


- Consider Reasonable**
- While these Cities did not verify nor endorse individual sites in this study, they do consider the overall numbers to adequately represent their capacity for the purposes of this study. For Concord we used the numbers from the CNWS Reuse Plan in lieu of PDA growth.
- Provided Site Analysis**
- These Cities performed analysis on specific sites, focusing on actual numbers from current projects or studies. These augmented our GIS and PDA components.
- Proposed or Approved Development Project (including in unincorporated area)**
- Provided Partial Alternative Numbers**
- These Cities provided a combination of alternative numbers from their Housing Elements and site/project specific numbers. These numbers were combined with our GIS numbers to determine capacity. For Pinole, Pleasant Hill and Clayton, PDA growth was used only for job numbers. Walnut Creek provided alternate PDA numbers that were used in lieu of PDA growth.
- Provided All Alternative Numbers**
- These Cities provided alternative numbers from their General Plan or Specific Plans. Also, they found major contradictions with the numbers we derived from GIS and ABAG's PDA Growth. We rely solely on their numbers for this analysis.

Components of Capacity: Included Priority Development Growth

General Plan Calculations of Vacant Lots for Housing and Jobs
Unbuilt Subdivisions and Single Vacant Lots
Conversion of Land Designated Agricultural in the General Plan
Input from Cities
Priority Development Area Growth

Association of Bay Area Government's "Priority Development Areas"



Included PDAs (2013 Plan Bay Area Forecast)



Priority Development Areas (PDAs) are places identified by Bay Area communities as areas for investment, new homes and job growth. ABAG forecasts the housing and job growth inside the PDAs from a baseline 2010 out to 2040. To project PDA growth from 2015, we calculated the individual growth rate from 2010 to 2015 for the entire city and then applied that rate to the 2010 PDA baseline. We use this projected growth from 2015 to 2040 as a component in the Higher Density Scenario only. To avoid double counting, any GIS derived components or proposed/approved projects that fall inside the PDA boundaries are not counted in the Higher Density Scenario.

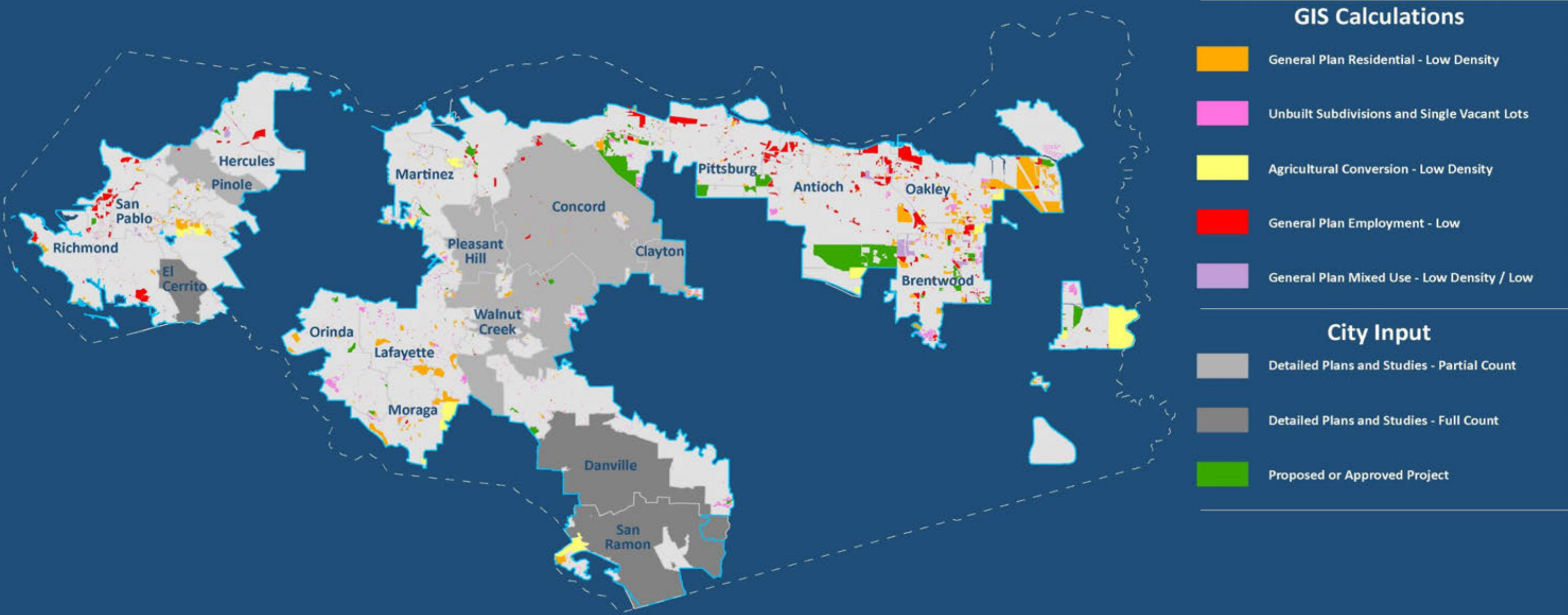
PDAs Not Included



In some cases the City's responded that the PDA had been removed from the City's General Plan, or had never been approved. In other cases the PDAs had an accompanying Specific Plan or Reuse Plan with more exact numbers. In these cases the PDA growth was not counted in our analysis, and the GIS components or projects inside those PDA are counted.

Lower Density Scenario: Components of Capacity

General Plan Calculations of Vacant Lots for Housing and Jobs - Low Density
Unbuilt Subdivisions and Single Vacant Lots
Conversion of Land Designated Agricultural in the General Plan (to Residential Low Density)
Input from Cities
Priority Development Area Growth



Capacity Summary: Lower Density Scenario

Components of Housing Capacity (Inside Urban Limit Line)							Components of Employment Capacity (Inside ULL)						
Jurisdiction:	Source:	General Plan Calculation Residential Low	Subdivided Lots / Under Construction	Agricultural to Residential Low Density	Proposed/ Approved Projects	Detailed Studies & Plans *	ABAG 'Plan Bay Area' Forecast PDA Growth	Estimated Housing Capacity	General Plan Calculation Employment	Proposed/ Approved Projects	Detailed Studies & Plans *	ABAG 'Plan Bay Area' Forecast PDA Growth	Estimated Employment Capacity
		Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Jobs	Jobs	Jobs	Jobs	Jobs
Antioch		1,657	384	6	4,000		(PDA	6,047	28,395				28,395
Brentwood		4,934	1,347	76	1,432			7,789	24,509				24,509
Clayton						277	growth	277	86				86
Concord		346	151			12,200		12,697	3,159		26,530		29,689
Danville						992	was	992			1,900		1,900
El Cerrito						1,706		1,706			372		372
Hercules		402	38		144		not	584	3,322				3,322
Lafayette		101	156		4			261	137	50			187
Martinez		279	121		152		factored	552	1,113				1,113
Moraga		657	111	314				1,082	501				501
Oakley		3,822	841	131			into	4,794	15,899				15,899
Orinda		175	270		75			520	0	84			84
Pinole						493	lower	493	660				660
Pittsburg		1,198	703	1,851	4,652			8,404	12,951		1,300		14,251
Pleasant Hill						490	density	490	332				332
Richmond		2,369	556	180				3,105	19,059				19,059
San Pablo		508	71				scenario)	579	1,035				1,035
San Ramon						7,198		7,198			11,673		11,673
Walnut Creek		149	86		278			513	651	233			884
Cities Total		16,597	4,835	2,558	10,737	23,356	0	58,083	111,809	367	41,775	0	153,951
Unincorporated		1,401	2,215	3,530	2,201	0	0	9,347	15,223	1,413	1,450	0	18,086
County Total		17,998	7,050	6,088	12,938	23,356	0	67,430	127,032	1,780	43,225	0	172,037

* Detailed Studies & Plans include Housing Elements, Specific Plans, General Plans, Reuse Plans, or Master Plans

Higher Density Scenario: Components of Capacity

General Plan Calculations of Vacant Lots for Housing and Jobs - Higher Density *
Unbuilt Subdivisions and Single Vacant Lots *
Conversion of Land Designated Agricultural in the General Plan (to Residential Higher Density *)
Input from Cities
Priority Development Area Growth

* Outside of Included PDAs Only



Capacity Summary: Higher Density Scenario

Components of Housing Capacity (Inside Urban Limit Line)							Components of Employment Capacity (Inside ULL)						
Jurisdiction:	Source:	General Plan Calculation Residential High ^	Subdivided Lots / Under Construction ^	Agricultural to Residential High Density ^	Proposed/ Approved Projects	General Plans Specific Plans Housing Elements	ABAG 'Plan Bay Area' Forecast PDA Growth	Estimated Housing Capacity	General Plan Calculation Employment ^	Proposed/ Approved Projects ^	General Plans Specific Plans Job Estimates	ABAG 'Plan Bay Area' Forecast PDA Growth	Estimated Employment Capacity
		Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Jobs	Jobs	Jobs	Jobs	Jobs
Antioch		1,645	372	88	4,000		4,062	10,167	29,923			3,402	33,325
Brentwood		8,104	1,347	366	1,432			11,249	31,506				31,506
Clayton						364		364	107				107
Concord		344	151			12,200	3,026	15,721	3,772		26,530	1,483	31,785
Danville						1,555		1,555			1,900		1,900
El Cerrito						1,706		1,706			460		460
Hercules		12	4				4,023	4,039	0			1,740	1,740
Lafayette		129	156		4		849	1,138	0	50		1,142	1,192
Martinez		408	106		152		677	1,343	1,300			863	2,163
Moraga		633	80	1,550			330	2,593	95			303	398
Oakley		6,337	827	401			3,139	10,704	2,563			2,478	5,041
Orinda		127	270		75		203	675	0	50		539	589
Pinole						74	644	718				1,039	1,039
Pittsburg		946	602	1,851	3,484		6,071	12,954	12,835			3,780	16,615
Pleasant Hill						180	356	536	338			2,712	3,050
Richmond		3,105	373	860			3,712	8,050	13,842			4,591	18,433
San Pablo		353	64				1,334	1,751	298			1,759	2,057
San Ramon						7,392		7,392			11,673		11,673
Walnut Creek		137	85		200	3,500		3,922	855	378	5,600		6,833
Cities Total		22,280	4,437	5,116	9,347	26,971	28,426	96,577	97,434	478	46,163	25,831	169,906
Unincorporated		1,927	2,020	6,889	1,469	0	1,975	14,280	14,631	874	2,600	2,712	20,817
County Total		24,207	6,457	12,005	10,816	26,971	30,401	110,857	112,065	1,352	48,763	28,543	190,723

* Detailed Studies & Plans include Housing Elements, Specific Plans, General Plans, Reuse Plans, or Master Plans

^ These components are only tallied outside of included PDAs in this Higher Density Scenario

Capacity Compared to Anticipated Growth: Lower Density Scenario

ABAG's Anticipated Growth						Lower Density Scenario					
Jurisdiction:		Anticipated Growth 2015 - 2040	Anticipated Growth 2015 - 2040	Estimated Housing Capacity	Estimated Employment Capacity	Estimated Deficit or Surplus	Estimated Deficit or Surplus				
		Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs				
Antioch		4,334	4,900	6,047	28,395	1,713	23,495				
Brentwood		1,518	2,250	7,789	24,509	6,271	22,259				
Clayton		150	320	277	86	127	-234				
Concord		16,899	16,550	12,697	29,689	-4,202	13,139				
Danville		1,262	3,100	992	1,900	-270	-1,200				
El Cerrito		1,037	1,080	1,706	372	669	-708				
Hercules		3,741	1,980	584	3,322	-3,157	1,342				
Lafayette		1,129	1,850	261	187	-868	-1,663				
Martinez		1,019	3,230	552	1,113	-467	-2,117				
Moraga		656	920	1,082	501	426	-419				
Oakley		4,535	2,270	4,794	15,899	259	13,629				
Orinda		675	1,030	520	84	-155	-946				
Pinole		879	1,340	493	660	-386	-680				
Pittsburg		5,973	4,310	8,404	14,251	2,431	9,941				
Pleasant Hill		980	4,260	490	332	-490	-3,928				
Richmond		7,728	8,830	3,105	19,059	-4,623	10,229				
San Pablo		1,486	1,690	579	1,035	-907	-655				
San Ramon		4,397	10,760	7,198	11,673	2,801	913				
Walnut Creek		5,942	11,830	513	884	-5,429	-10,946				
Cities Total		64,339	82,500	58,083	153,951	(6,256)	71,451				
Unincorporated		3,620	10,280	9,347	18,086	5,727	7,806				
County Total		67,959	92,780	67,430	172,037	(529)	79,257				

Capacity Compared to Anticipated Growth: Higher Density Scenario

ABAG's Anticipated Growth			Higher Density Scenario			
Jurisdiction:	Anticipated Growth 2015 - 2040	Anticipated Growth 2015 - 2040	Estimated Housing Capacity	Estimated Employment Capacity	Estimated Deficit or Surplus	Estimated Deficit or Surplus
	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs
Antioch	4,334	4,900	10,167	33,325	5,833	28,425
Brentwood	1,518	2,250	11,249	31,506	9,731	29,256
Clayton	150	320	364	107	214	-213
Concord	16,899	16,550	15,721	31,785	-1,178	15,235
Danville	1,262	3,100	1,555	1,900	293	-1,200
El Cerrito	1,037	1,080	1,706	460	669	-620
Hercules	3,741	1,980	4,039	1,740	298	-240
Lafayette	1,129	1,850	1,138	1,192	9	-658
Martinez	1,019	3,230	1,343	2,163	324	-1,067
Moraga	656	920	2,593	398	1,937	-522
Oakley	4,535	2,270	10,704	5,041	6,169	2,771
Orinda	675	1,030	675	589	0	-441
Pinole	879	1,340	718	1,039	-161	-301
Pittsburg	5,973	4,310	12,954	16,615	6,981	12,305
Pleasant Hill	980	4,260	536	3,050	-444	-1,210
Richmond	7,728	8,830	8,050	18,433	322	9,603
San Pablo	1,486	1,690	1,751	2,057	265	367
San Ramon	4,397	10,760	7,392	11,673	2,995	913
Walnut Creek	5,942	11,830	3,922	6,833	-2,020	-4,997
Cities Total	64,339	82,500	96,577	169,906	32,238	87,406
Unincorporated	3,620	10,280	14,280	20,817	10,660	10,537
County Total	67,959	92,780	110,857	190,723	42,898	97,943

Capacity Compared to Anticipated Growth

Jurisdiction:	A		B		C		D		E	
	ABAG's Anticipated Growth		Lower Density Capacity		Lower Density Surplus/Deficit (C = B - A)		Higher Density Capacity		Higher Density Surplus/Deficit (E = D - A)	
	Anticipated Growth 2015 - 2040	Anticipated Growth 2015 - 2040	Estimated Housing Capacity	Estimated Employment Capacity	Estimated Deficit or Surplus	Estimated Deficit or Surplus	Estimated Housing Capacity	Estimated Employment Capacity	Estimated Deficit or Surplus	Estimated Deficit or Surplus
	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs
Antioch	4,334	4,900	6,047	28,395	1,713	23,495	10,167	33,325	5,833	28,425
Brentwood	1,518	2,250	7,789	24,509	6,271	22,259	11,249	31,506	9,731	29,256
Clayton	150	320	277	86	127	-234	364	107	214	-213
Concord	16,899	16,550	12,697	29,689	-4,202	13,139	15,721	31,785	-1,178	15,235
Danville	1,262	3,100	992	1,900	-270	-1,200	1,555	1,900	293	-1,200
El Cerrito	1,037	1,080	1,706	372	669	-708	1,706	460	669	-620
Hercules	3,741	1,980	584	3,322	-3,157	1,342	4,039	1,740	298	-240
Lafayette	1,129	1,850	261	187	-868	-1,663	1,138	1,192	9	-658
Martinez	1,019	3,230	552	1,113	-467	-2,117	1,343	2,163	324	-1,067
Moraga	656	920	1,082	501	426	-419	2,593	398	1,937	-522
Oakley	4,535	2,270	4,794	15,899	259	13,629	10,704	5,041	6,169	2,771
Orinda	675	1,030	520	84	-155	-946	675	589	0	-441
Pinole	879	1,340	493	660	-386	-680	718	1,039	-161	-301
Pittsburg	5,973	4,310	8,404	14,251	2,431	9,941	12,954	16,615	6,981	12,305
Pleasant Hill	980	4,260	490	332	-490	-3,928	536	3,050	-444	-1,210
Richmond	7,728	8,830	3,105	19,059	-4,623	10,229	8,050	18,433	322	9,603
San Pablo	1,486	1,690	579	1,035	-907	-655	1,751	2,057	265	367
San Ramon	4,397	10,760	7,198	11,673	2,801	913	7,392	11,673	2,995	913
Walnut Creek	5,942	11,830	513	884	-5,429	-10,946	3,922	6,833	-2,020	-4,997
Cities Total	64,339	82,500	58,083	153,951	(6,256)	71,451	96,577	169,906	32,238	87,406
Unincorporated	3,620	10,280	9,347	18,086	5,727	7,806	14,280	20,817	10,660	10,537
County Total	67,959	92,780	67,430	172,037	(529)	79,257	110,857	190,723	42,898	97,943
Rounded to Nearest 100			67,400	172,000	(500)	79,300	110,900	190,700	42,900	97,900

APPENDIX A: ABAG's Plan Bay Area 'Preferred Scenario - 2017'

Association of Bay Area Government's 2017 'Plan Bay Area' Preferred 2010-2040

2010					2015			2040			ABAG's Revised Anticipated Growth		
Jurisdiction:	Source:	US Census Bureau	ABAG 'Plan Bay Area' Preferred	ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Preferred	ABAG Projections	2015 Households times Conversion Factor	ABAG Projections	ABAG 'Plan Bay Area' Preferred	?	ABAG 'Plan Bay Area' Preferred	Anticipated Growth 2015 - 2040	Anticipated Growth 2015 - 2040
	Year Published:	2011	2017	2013	2017	2013	Conversion Factor	2013	2017		2017		
	Measurement:	Households	Households	Jobs	Jobs	Households	Housing Units	Jobs	Households	Housing Units	Jobs	Housing Units	Jobs
Antioch		32,250	32,252	19,090	20,110	33,320	36,006	20,630	40,300		25,700	?	5070
Brentwood		16,490	16,494	8,670	11,620	16,850	17,902	9,410	26,100		11,990	?	2580
Clayton		4,010	4,006	1,540	1,990	4,010	4,090	1,630	4,100		2,090	?	460
Concord		44,280	44,278	47,640	54,270	45,380	48,301	52,900	64,400		95,500	?	42600
Danville		15,420	15,420	13,460	11,840	15,660	16,178	14,520	16,020		13,100	?	(1420)
El Cerrito		10,140	10,142	5,880	5,320	10,370	10,963	6,230	12,100		5,910	?	(320)
Hercules		8,120	8,115	3,910	4,950	8,860	9,329	4,460	9,650		5,420	?	960
Lafayette		9,220	9,223	9,940	8,990	9,450	9,891	10,580	9,970		9,940	?	(640)
Martinez		14,290	14,287	18,320	20,710	14,520	15,221	19,260	15,300		26,100	?	6840
Moraga		5,570	5,570	4,740	4,570	5,700	5,884	5,020	5,920		5,700	?	680
Oakley		10,730	10,727	3,750	3,410	11,660	12,475	4,410	16,400		5,350	?	940
Orinda		6,550	6,553	5,530	4,840	6,680	6,935	5,910	6,830		5,500	?	(410)
Pinole		6,780	6,775	6,740	6,700	6,970	7,361	7,150	7,290		8,500	?	1350
Pittsburg		19,530	19,527	14,180	11,840	20,840	22,547	15,490	26,500		15,600	?	110
Pleasant Hill		13,710	13,708	17,370	16,360	13,930	14,550	18,680	14,310		19,800	?	1120
Richmond		36,090	36,093	30,790	30,680	37,890	41,292	33,490	54,900		61,800	?	28310
San Pablo		8,760	8,761	7,470	7,430	9,130	9,974	7,970	9,800		9,100	?	1130
San Ramon		25,280	25,284	43,960	47,950	26,180	27,153	47,560	30,300		71,800	?	24240
Walnut Creek		30,440	30,443	41,720	50,860	31,770	34,108	45,550	37,500		58,100	?	12550
Cities Total		317,660	317,658	304,700	324,440	329,170	350,161	330,850	407,690		457,000	?	126150
Unincorporated		57,710	57,706	40,220	35,790	58,700	63,470	43,760	67,700		41,100	?	(2660)
Contra Costa County		375,370	375,364	344,920	360,230	387,870	413,631	374,610	475,390		498,100	?	123,490

Comparing 2017 'Plan Bay Area' Preferred to 2013 'Plan Bay Area Forecast'

			2015	2040	2017	2013	
					PBA Preferred	PBA Forecast	
Jurisdiction:	Source:	2010 Census U	ABAG	2015 Households	ABAG 'Plan Bay	Anticipated	Anticipated
		divided by	Projections	times	Area' Preferred	Growth	Growth
	Year Published:	2010 Census HH	2013	Conversion Factor	2017	2015 - 2040	2015 - 2040
	Measurement:	Conversion Factor	Households	Housing Units	Jobs	Housing Units	Jobs
Antioch		1.08062016	33,320	36,006	20,630	4,334	4,900
Brentwood		1.06246210	16,850	17,902	9,410	1,518	2,250
Clayton		1.01995012	4,010	4,090	1,630	150	320
Concord		1.06436314	45,380	48,301	52,900	16,899	16,550
Danville		1.03307393	15,660	16,178	14,520	1,262	3,100
El Cerrito		1.05719921	10,370	10,963	6,230	1,037	1,080
Hercules		1.05295567	8,860	9,329	4,460	3,741	1,980
Lafayette		1.04663774	9,450	9,891	10,580	1,129	1,850
Martinez		1.04828551	14,520	15,221	19,260	1,019	3,230
Moraga		1.03231598	5,700	5,884	5,020	656	920
Oakley		1.06989748	11,660	12,475	4,410	4,535	2,270
Orinda		1.03816794	6,680	6,935	5,910	675	1,030
Pinole		1.05604720	6,970	7,361	7,150	879	1,340
Pittsburg		1.08192524	20,840	22,547	15,490	5,973	4,310
Pleasant Hill		1.04449307	13,930	14,550	18,680	980	4,260
Richmond		1.08977556	37,890	41,292	33,490	7,728	8,830
San Pablo		1.09246575	9,130	9,974	7,970	1,486	1,690
San Ramon		1.03718354	26,180	27,153	47,560	4,397	10,760
Walnut Creek		1.07358739	31,770	34,108	45,550	5,942	11,830
Cities Total			329,170	350,161	330,850	64,339	82,500
Unincorporated		1.08126841	58,700	63,470	43,760	3,620	10,280
Contra Costa County			387,870	413,631	374,610	67,959	92,780

APPENDIX B: Comparing Lower Density Scenario to Housing Elements

Capacity Compared to Anticipated Growth: Lower Density Scenario vs Housing Element

ABAG's Anticipated Growth		Lower Density Scenario		Housing Element 2015-2023	
Jurisdiction:	Anticipated Growth 2015 - 2040	Estimated Housing Capacity	Estimated Deficit or Surplus	Residential Development Capacity	Estimated Deficit or Surplus
	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units
Antioch	4,334	6,047	1,713	2,448	-1,886
Brentwood	1,518	7,789	6,271	8,097	6,579
Clayton	150	277	127	265	115
Concord	16,899	12,697	-4,202	16,723	-176
Danville	1,262	992	-270	1,555	293
El Cerrito	1,037	1,706	669	943	-94
Hercules	3,741	584	-3,157	2,732	-1,009
Lafayette	1,129	261	-868	868	-261
Martinez	1,019	552	-467	1,156	137
Moraga	656	1,082	426	886	230
Oakley	4,535	4,794	259	7,854	3,319
Orinda	675	520	-155	525	-150
Pinole	879	493	-386	493	-386
Pittsburg	5,973	8,404	2,431	5,006	-967
Pleasant Hill	980	490	-490	490	-490
Richmond	7,728	3,105	-4,623	1,912	-5,816
San Pablo	1,486	579	-907	825	-661
San Ramon	4,397	7,198	2,801	7,198	2,801
Walnut Creek	5,942	513	-5,429	3,186	-2,756
Cities Total	64,339	58,083	(6,256)	63,162	(1,177)
Unincorporated	3,620	9,347	5,727	3,590	30
County Total	67,959	67,430	(529)	66,752	(1,207)

APPENDIX C: Alternative Baseline Estimates for Housing and Jobs

Alternate Housing/Employment 'Baseline' for 2010 and Estimates for 2014, 2015 and 2030

2010														2014				2015				2030		2040		
Jurisdiction:	Source:	ABAG 'Plan Bay Area' Forecast	LEHD On the Map	LEHD On the Map	US Census A.C.S. Survey	ABAG Projections	2015 Households times Conversion Factor	California Dept of Finance	ABAG Projections	ABAG Projections	ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast													
	Year Published:	2013	2016	2016	2011	2013	Conversion Factor	2015	2013	2013	2013	2013	2013													
	Measurement:	Jobs	Jobs	Jobs	Households	Households	Housing Units	Housing Units	Jobs	Households	Households	Housing Units	Jobs													
Antioch		19,090	19,343	20,210	32,900	33,320	36,006	35,750	20,630	36,600	38,790	40,340	25,530													
Brentwood		8,670	7,494	9,899	17,138	16,850	17,902	18,663	9,410	17,960	18,690	19,420	11,660													
Clayton		1,540	1,193	1,511	4,134	4,010	4,090	4,111	1,630	4,150	4,150	4,240	1,950													
Concord		47,640	47,435	51,659	44,987	45,380	48,301	47,170	52,900	54,840	63,190	65,200	69,450													
Danville		13,460	12,149	11,204	15,685	15,660	16,178	16,075	14,520	16,440	16,920	17,440	17,620													
El Cerrito		5,880	5,132	5,315	10,027	10,370	10,963	10,731	6,230	11,080	11,560	12,000	7,310													
Hercules		3,910	3,479	4,595	8,184	8,860	9,329	8,551	4,460	11,140	12,690	13,070	6,440													
Lafayette		9,940	8,874	10,296	9,150	9,450	9,891	9,866	10,580	10,170	10,640	11,020	12,430													
Martinez		18,320	21,091	20,012	14,192	14,520	15,221	15,151	19,260	15,230	15,690	16,240	22,490													
Moraga		4,740	3,660	4,075	5,719	5,700	5,884	5,763	5,020	6,090	6,350	6,540	5,940													
Oakley		3,750	3,099	3,448	11,136	11,660	12,475	12,206	4,410	14,520	16,440	17,010	6,680													
Orinda		5,530	3,588	3,621	6,647	6,680	6,935	6,970	5,910	7,080	7,340	7,610	6,940													
Pinole		6,740	4,705	5,337	6,679	6,970	7,361	7,161	7,150	7,570	7,970	8,240	8,490													
Pittsburg		14,180	12,935	14,265	19,629	20,840	22,547	21,915	15,490	24,840	27,510	28,520	19,800													
Pleasant Hill		17,370	16,328	15,603	13,774	13,930	14,550	14,329	18,680	14,610	15,060	15,530	22,940													
Richmond		30,790	28,513	29,920	36,413	37,890	41,292	39,396	33,490	43,390	47,090	49,020	42,320													
San Pablo		7,470	5,251	5,868	8,967	9,130	9,974	9,483	7,970	10,270	11,030	11,460	9,660													
San Ramon		43,960	35,787	42,360	25,215	26,180	27,153	27,696	47,560	28,900	30,730	31,550	58,320													
Walnut Creek		41,720	52,188	55,251	30,328	31,770	34,108	33,038	45,550	35,810	38,520	40,050	57,380													
Cities Total		304,700	292,244	314,449	320,904	329,170	350,161	344,025	330,850	370,690	400,360	414,500	413,350													
Unincorporated		40,220	32,343	33,567	59,279	58,700	63,470	63,636	43,760	61,740	63,770	67,090	54,040													
Contra Costa County		344,920	324,587	348,016	380,183	387,870	413,631	407,661	374,610	432,430	464,130	481,590	467,390													

APPENDIX D: CALCULATING PDA GROWTH 2015 to 2040

Housing and Jobs Projections inside Priority Development Areas

2010		2015		2040		Anticipated PDA Growth	
Source:		ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast			ABAG 'Plan Bay Area' Forecast	ABAG 'Plan Bay Area' Forecast
Year Published:		2013	2013			PDA Growth	PDA Growth
Measurement:		Housing Units	Jobs			Housing Units	Jobs
Antioch	PDA	1,760	4,060			5,880	7,790
Brentwood	No PDA						
Clayton	No PDA						
Concord	Downtown PDA	4,600	7,850			7,740	10,200
Danville	PDA	1,450	5,320			2,200	7,290
El Cerrito	PDA	1,340	3,520			2,350	4,350
Hercules	PDA	1,720	2,770			5,900	4,900
Lafayette	PDA	2,030	5,250			2,930	6,730
Martinez	PDA	820	4,040			1,510	5,110
Moraga	PDA	440	1,140			780	1,510
Oakley	PDA	2,200	1,770			5,530	4,560
Orinda	PDA	340	3,220			550	3,980
Pinole	PDA	1,990	5,270			2,690	6,630
Pittsburg	PDA	5,800	7,140			12,260	11,580
Pleasant Hill	PDA	2,090	7,140			2,480	10,390
Richmond	PDA	11,390	15,730			15,670	21,700
San Pablo	PDA	3,210	5,690			4,680	7,830
San Ramon	PDA	620	21,860			3,320	32,260
Walnut Creek	PDA	1,520	7,450			4,100	12,070
Cities Total		43,320	109,220			80,570	158,880
Unincorporated	PDA	7,870	7,250			9,980	10,600
Contra Costa County		51,190	116,470			90,550	169,480

Calculating Growth Factor for Jobs and Housing between 2010 to 2015

		Housing Unit Growth Factor				Employment Growth Factor			
		2015	/	2010	=	2015	/	2010	=
		2015 Households times Conversion Factor		US Census Bureau 2011		ABAG Projections 2013		ABAG 'Plan Bay Area' Forecast 2013	
		Housing Units		Housing Units		Jobs		Jobs	
Antioch	Total	36,006	/	34,850	=	20,630	/	19,090	=
Brentwood	Total	17,902	/	17,520	=	9,410	/	8,670	=
Clayton	Total	4,090	/	4,090	=	1,630	/	1,540	=
Concord	Total	48,301	/	47,130	=	52,900	/	47,640	=
Danville	Total	16,178	/	15,930	=	14,520	/	13,460	=
El Cerrito	Total	10,963	/	10,720	=	6,230	/	5,880	=
Hercules	Total	9,329	/	8,550	=	4,460	/	3,910	=
Lafayette	Total	9,891	/	9,650	=	10,580	/	9,940	=
Martinez	Total	15,221	/	14,980	=	19,260	/	18,320	=
Moraga	Total	5,884	/	5,750	=	5,020	/	4,740	=
Oakley	Total	12,475	/	11,480	=	4,410	/	3,750	=
Orinda	Total	6,935	/	6,800	=	5,910	/	5,530	=
Pinole	Total	7,361	/	7,160	=	7,150	/	6,740	=
Pittsburg	Total	22,547	/	21,130	=	15,490	/	14,180	=
Pleasant Hill	Total	14,550	/	14,320	=	18,680	/	17,370	=
Richmond	Total	41,292	/	39,330	=	33,490	/	30,790	=
San Pablo	Total	9,974	/	9,570	=	7,970	/	7,470	=
San Ramon	Total	27,153	/	26,220	=	47,560	/	43,960	=
Walnut Creek	Total	34,108	/	32,680	=	45,550	/	41,720	=
Cities Total		350,161				330,850		304,700	
Unincorporated	Total	63,470	/	62,400	=	43,760	/	40,220	=
Contra Costa County		413,631		400,260		374,610		344,920	

Housing and Jobs Projections inside Priority Development Areas

		2010	x	Total City Growth Factor	=	2015	- from	2040	=	Anticipated PDA Growth
Source:		ABAG 'Plan Bay Area' Forecast		ABAG 'Plan Bay Area' Forecast		2015 Units divided by		ABAG Projections		ABAG 'Plan Bay Area' Forecast
Year Published:		2013		2013		2010 Units		2013		2013
Measurement:		Housing Units		Jobs		Growth Factor		Jobs		Housing Units
Antioch	PDA	1,760		4,060	x	1.03317829		1,818		4,388
Brentwood	No PDA					1.02183141				
Clayton	No PDA					1.00000000				
Concord	Downtown PDA	4,600		7,850	x	1.02484192		4,714		8,717
Danville	PDA not Included	1,450		5,320		1.01556420		1,473		5,739
El Cerrito	PDA not Included	1,340		3,520		1.02268245		1,370		3,730
Hercules	PDA	1,720		2,770	x	1.09113300		1,877		3,160
Lafayette	PDA	2,030		5,250	x	1.02494577		2,081		5,588
Martinez	PDA	820		4,040	x	1.01609517		833		4,247
Moraga	PDA	440		1,140	x	1.02333932		450		1,207
Oakley	PDA	2,200		1,770	x	1.08667288		2,391		2,082
Orinda	PDA	340		3,220	x	1.01984733		347		3,441
Pinole	PDA	1,990		5,270	x	1.02802360		2,046		5,591
Pittsburg	PDA	5,800		7,140	x	1.06707629		6,189		7,800
Pleasant Hill	PDA	2,090		7,140	x	1.01604668		2,124		7,678
Richmond	PDA	11,390		15,730	x	1.04987531		11,958		17,109
San Pablo	PDA	3,210		5,690	x	1.04223744		3,346		6,071
San Ramon	PDA not Included	620		21,860		1.03560127		642		23,650
Walnut Creek	PDA not Included	1,520		7,450		1.04369251		1,586		8,134
Cities Total		43,320		109,220				45,245		118,332
Unincorporated	PDA	7,870		7,250	x	1.01715474		8,005		7,888
Contra Costa County		51,190		116,470				53,250		126,220