

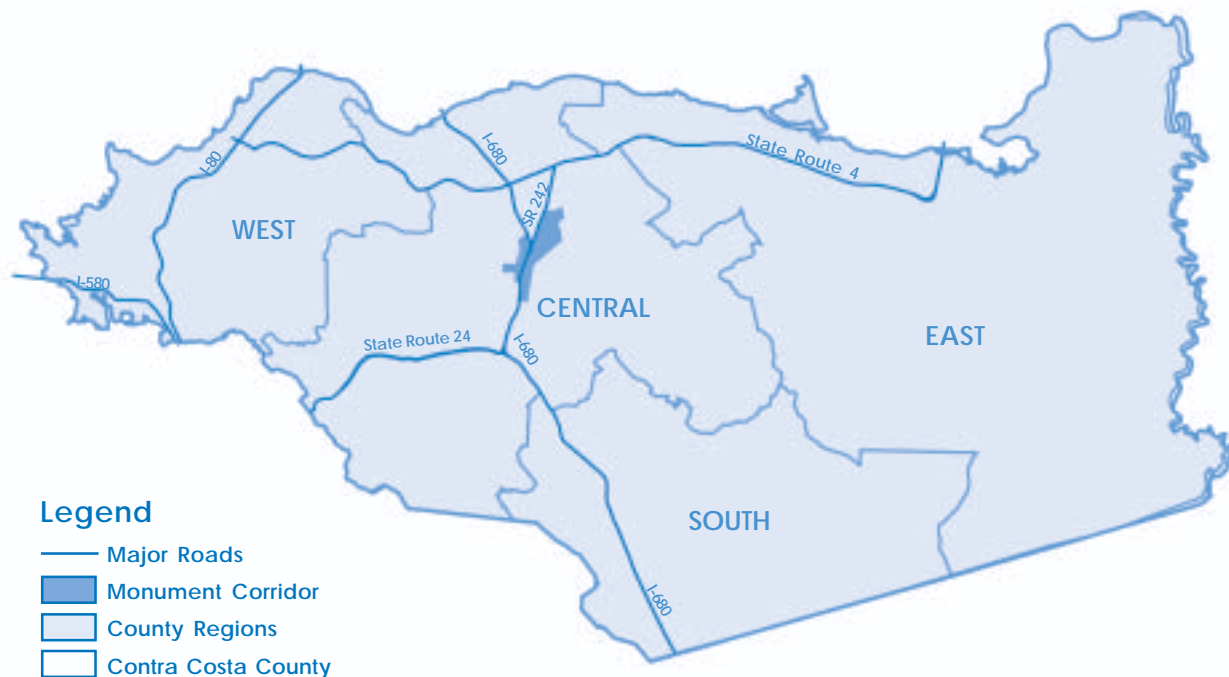
# County Overview and Maps

## Geography

Contra Costa County is one of nine counties in the greater San Francisco Bay Area and is located northeast of San Francisco. Its western boundary is San Pablo Bay and its northern boundary is the Carquinez Straits. The county is divided into regions by its hills, which are dominated by Mt. Diablo, one of the highest peaks in the Bay Area. The western portion of the county near the San Francisco Bay is primarily industrial, and has service and retail sectors as well. The northern edge is particularly industrialized with petroleum, steel and chemical plants. The central part of the county is a major commercial and financial center. The eastern region is suburban, with a rural and agricultural base.

Contra Costa County is an area of great natural beauty, featuring rolling hills that are golden in summer and emerald green in winter and spring, surrounded by bays and waterways, and encompassing Mt. Diablo State Park. Incorporated in 1850, Contra Costa County was one of the 27 original counties in California. The County has 17 cities and three towns. The five largest cities, with a total of 46.0% of the county's population, are Concord, Richmond, Antioch, Walnut Creek, and Pittsburg. Other cities are Brentwood, Clayton, El Cerrito, Hercules, Lafayette, Martinez (the county seat), Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon. The towns are Danville, Knightsen, and Moraga. Sixteen percent of the population lives in the unincorporated area of the county.

Map 1: Contra Costa County - West, Central, South and East Regions, 2000



Map data provided by the California Spatial Information Library, 2003; U.S. Census Bureau, 2000 Census, 2003; and Contra Costa County Community Development Department, 2003.

## Population

According to the 2000 U. S. Census, the county is the ninth most populous county in California, with a population of 948,816. Twenty-nine percent of the population (274,300) are children, including 7.0% under age 5, 7.7% ages 5 to 9, 7.6% ages 10 to 14, and 6.7% ages 15 to 19.

The California Department of Finance (2002) estimates indicate the following ethnic distribution: 63.0% Caucasian, 14.3% Latino, 12.9% Asian, 9.3% African American, and 0.5% American Indian. The California Department of Finance (2002) estimates indicate that among children 0-18, Caucasians make up 53.8%, Latinos 20.3%, Asian 14.1%, African Americans 11.4%, and American Indians 0.4%.

The household characteristics of Contra Costa County are similar to those of California. Seventy percent of the households in Contra Costa County are families with children.

**Table A: Contra Costa County Population of Children Ages 0-18, 2002**

Ethnicity	Population 0-18
Caucasian	128,600
Latino	48,378
Asian/Pacific Islander	33,746
African American	27,238
American Indian	927

Source: State of California, Department of Finance 1970-2040 Population Projections by Age, Sex, and Race/Ethnic Detail, December 1998, 2003.

**Table B: Household Characteristics**

Household Type	Contra Costa Number	Contra Costa Percent	California Percent
Family households	242,233	70.4%	68.9%
With own children under 18 years	121,884	35.4%	35.8%
Married-couple family	187,613	54.5%	51.1%
With own children under 18 years	91,975	26.7%	26.0%
Single female head of household	39,683	11.5%	12.6%
With own children under 18 years	22,363	6.5%	7.3%
Non-family households	101,896	29.6%	31.1%
Householder living alone	78,759	22.9%	23.5%
Householder 65 year and over	27,559	8.0%	7.8%
Households with individuals under 18 years	133,372	38.8%	39.7%
Households with individuals 65 years and over	76,255	22.2%	22.3%
<b>Total households</b>	<b>344,129</b>	<b>-</b>	<b>11,502,870</b>

Source: U.S. Census Bureau, 2000 Census, 2003.

## Workforce and Employment

Historically Contra Costa County was a “bedroom community” for those who worked in the East Bay and San Francisco. In 2000, more than 40% of the workforce commuted to jobs outside of the county. The mean travel time for working commuters was over 30 minutes.

**Table C: Contra Costa County Labor Force and Transportation, 2000**

Percent of population 16 years and over - in labor force	Percent in carpools	Percent using public transportation	Mean travel time to work (in minutes) of those who did not work in the home	Percent working outside county of residence
65.5%	13.5%	9.0%	34.4	42.4%

Source: U.S. Census Bureau, 2000 Census, 2003.

Labor force and transportation data is important when considering the impacts that commuting has on families with children. In 2000, over 50% of Contra Costa County families in which both parents worked included children under the age of 6, and over 60% of families in which both parents worked had children ages 6 to 17 years.

Those workers who do not commute may be employed in the increasing number of service businesses within Contra Costa County. Other employment opportunities within the county are available in petroleum refining, which was the county’s first major industry. Additional key employment sectors include telecommunications, financial services, steel manufacturing, prefabricated metals, chemicals, electronic equipment, and food processing.

## Income

The median family income in Contra Costa County in 2000 was \$73,039, however, the income of nearly 20% of the county’s families is approximately half that amount.

The distribution of family income in 2000 is represented in 16 income categories and varies by ethnicity. In Table E, Contra Costa County’s median family income of \$73,039 falls within the \$60,000-74,999 income category. The percent of families at or below the median family income are: 70% African American, 64% American Indian/Alaskan, 50% Asian, 46% Caucasian, 73% Latino, 59% Pacific Islander, and 77% Other (U. S. Census, 2000).

**Table D: Contra Costa County Percent of Workers with Children, 2000**

Percent of population 16 years and over - in labor force	Percent with all Parents in Family in Labor Force	
	With children under 6 yrs	With children 6 to 17 yrs
65.5%	53.6%	64.6%

Source: U.S. Census Bureau, 2000 Census, 2003.

**Table E: Contra Costa County Median Family Income and Per Capita Income, 1999**

Income	Number of Families	Percent
Less than \$10,000	7,788	3.2%
\$10,000 to \$14,999	5,817	2.4%
\$15,000 to \$24,999	14,033	5.8%
\$25,000 to \$34,999	17,236	7.1%
\$35,000 to \$49,999	30,256	12.4%
\$50,000 to \$74,999	50,014	20.5%
\$75,000 to \$99,999	40,142	16.5%
\$100,000 to \$149,999	44,270	18.1%
\$150,000 to \$199,999	16,522	6.8%
\$200,000 or more	17,893	7.3%
Median family income (dollars)	\$73,039	-
Per capita income (dollars)	\$30,615	-
Number of Families in Contra Costa County	243,971	-

Source: U.S. Census Bureau, 2000 Census, 2003.

## Income — Continued

Table F: Contra Costa County Percentage of Family Income by Ethnicity, 1999

Income	African-American	American Indian/Alaskan	Asian	Caucasian	Latino	Pacific Islander	Other
< \$10,000		5.7%	3.4%	2.0%	5.1%	1.1%	6.0%
\$10,000 to \$14,999	5.6%	1.7%	2.0%	1.7%	4.4%	6.7%	5.0%
\$15,000 to \$19,999		3.3%	2.4%	2.0%	4.8%	2.0%	5.8%
\$20,000 to \$24,999	5.1%	6.1%	2.8%	2.5%	6.0%	3.1%	6.0%
\$25,000 to \$29,999		5.2%	2.6%	2.8%	5.1%	2.7%	5.7%
\$30,000 to \$34,999	5.2%	7.1%	3.4%	3.4%	6.3%	0.7%	6.3%
\$35,000 to \$39,999		5.5%	3.9%	3.7%	6.6%	2.7%	6.6%
\$40,000 to \$44,999	5.2%	1.5%	3.7%	3.8%	6.6%	4.5%	7.2%
\$45,000 to \$49,999		3.2%	4.0%	3.9%	5.9%	6.3%	6.5%
\$50,000 to \$59,999	7.8%	8.6%	8.5%	8.0%	10.2%	12.0%	10.5%
\$60,000 to \$74,999		16.5%	13.3%	12.2%	12.3%	17.1%	11.7%
\$75,000 to \$99,999	14.6%	15.4%	17.5%	17.0%	12.8%	13.3%	11.8%
\$100,000 to \$124,999		9.4%	13.0%	12.6%	6.3%	15.9%	5.8%
\$125,000 to \$149,999	3.0%	3.9%	7.6%	7.3%	3.0%	3.6%	2.3%
\$150,000 to \$199,999		6.1%	6.9%	7.9%	2.5%	5.9%	1.7%
\$200,000+	1.8%	0.9%	5.1%	9.3%	2.1%	2.5%	1.1%
<b>Total families</b>		1,355	25,482	168,869	34,279	715	15,977

Source: U.S. Census Bureau, 2000 Census, 2003.

## Income — Continued

The Self-Sufficiency Standard, an alternative measure used to document the costs of living that families of different sizes must meet to mitigate poverty, calculates the income that working adults require to meet basic needs without subsidies of any kind. Unlike the Federal Poverty Level, this new standard breaks ground as it takes into account the costs of living as they vary both by family types and geographic location.

**Table G: Self-Sufficiency Income Standards, Contra Costa County**

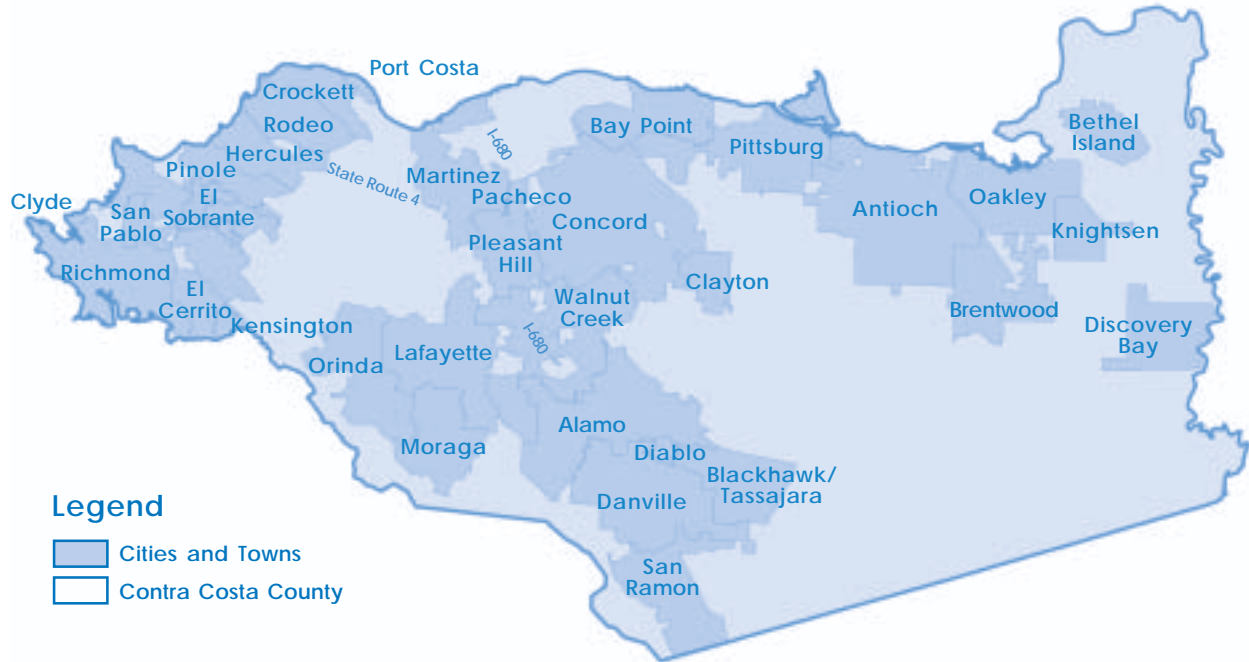
Expense Category	Single Adult + 2 School-Age Children	Two Adults + 2 School-Age Children	Two Adults + 1 School-Age Child + 2 Teenagers
Housing	\$921	\$921	\$1,263
Child Care	\$873	\$873	\$437
Food	\$412	\$549	\$673
Transportation	\$49	\$98	\$98
Health Care	\$264	\$324	\$405
Miscellaneous	\$252	\$276	\$288
Taxes	\$557	\$586	\$557
Earned Income Tax credit (-)	\$0	\$0	\$0
Child Care Tax credit (-)	-\$80	-\$80	-\$40
Child Tax credit (-)	-\$83	-\$83	-\$125
Hourly self-sufficiency wage	\$17.99	*\$19.68	*\$20.20
Monthly self-sufficiency wage	\$3,165	\$3,464	3,555
Annual self-sufficiency wage	\$37,985	\$41,568	\$42,656

Source: Wider Opportunities For Women and Californians for Family Economic Self-Sufficiency (CFESS) and Equal Rights Advocates, 1996 and 2000.

\* Hourly, monthly, and annual wages of two-adult households reflect the total combined income of both adults.

## Income — Continued

Map 2: Contra Costa County Map Indicating Cities and Unincorporated Areas



Map data provided by the California Spatial Information Library, the U.S. Census Bureau, 2000 Census, and the Contra Costa County Community Development Department.

Table H: Median Family Income and Percent of Families Below the Poverty Level, 1999

City or Unincorporated Area	Median Family Income	Percent of Families Below Poverty Level	City or Unincorporated Area	Median Family Income	Percent of Families Below Poverty Level
Alamo	\$147,643	2.6%	Knightsen	\$64,643	7.3%
Antioch	\$64,723	6.5%	Lafayette	\$120,364	2.1%
Bay Point	\$47,884	14.9%	Martinez	\$77,411	3.2%
Bethel Island	\$53,929	5.3%	Moraga	\$116,113	1.9%
Blackhawk/Tassajara	\$155,904	0.2%	Oakley	\$68,888	2.8%
Brentwood	\$75,753	4.3%	Orinda	\$132,531	1.3%
Clayton	\$107,448	1.2%	Pacheco	\$58,938	7.9%
Clyde	\$80,137	0.0%	Pittsburg	\$54,472	8.7%
Concord	\$62,093	5.2%	Pleasant Hill	\$79,001	2.7%
Crockett	\$66,174	4.8%	Port Costa	\$61,429	9.7%
Danville	\$125,867	1.3%	Richmond	\$46,659	13.4%
Diablo	\$200,000+	0.0%	Rodeo	\$63,151	6.0%
Discovery Bay	\$90,272	1.9%	San Ramon	\$106,321	1.4%
El Cerrito	\$69,397	3.5%	Walnut Creek	\$83,794	1.7%
El Sobrante	\$59,342	6.6%	<b>Contra Costa County</b>	<b>\$73,039</b>	<b>5.4%</b>
Hercules	\$82,214	1.9%	<b>California</b>	<b>\$53,025</b>	<b>10.6%</b>
Kensington	\$102,601	1.7%	<b>Nation</b>	<b>\$50,046</b>	<b>9.2%</b>

Source: U. S. Census Bureau, 2000 Census, 2003.

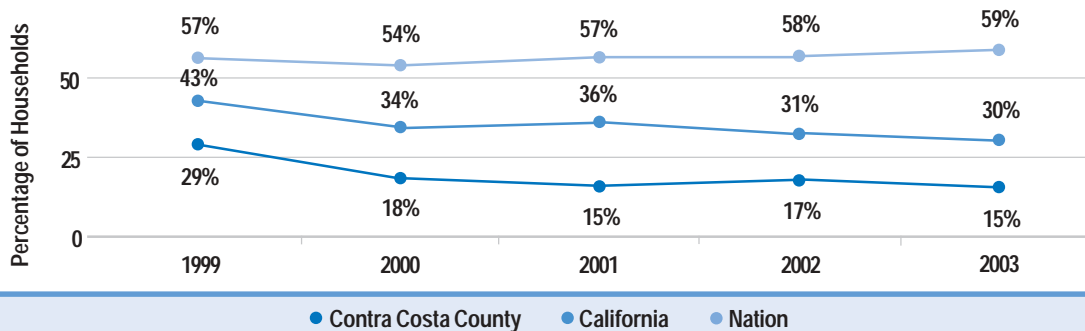
## Housing

The Department of Housing and Urban Development defines *affordable housing* as that which does not cost more than 30 percent of a family's income. The scarcity of affordable housing has become one of the most significant challenges for many families living in Contra Costa County. The high cost of home ownership impacts the rental market, as would-be buyers stay in the rental market and tighten the competition for units, driving up rental prices. Lack of affordable rental housing often leads to overcrowded or unsafe housing conditions and seriously impacts the ability of low- to moderate-income families to meet other basic needs. The housing shortage leads to longer and more congested commutes, more air pollution, diminished productivity, and less family time.

Home ownership has become increasingly difficult in Contra Costa County with less than one-sixth of median income households able to afford an existing single family home in 2003. Further, the percentage of homes affordable to median income households decreased by approximately fifty percent from 29% in 1999 to 15% in 2003.

In December 2002, the median sale price of single-family residences, condominiums, and new homes in Contra Costa County was \$364,000. In November 2002, the median sale price varied greatly throughout the county from \$222,000 in Richmond (zip code 94801) to \$978,000 in Alamo (zip code 94507).

Figure I: Percentage of Households Able to Afford a Median Priced, Single Family Existing Home

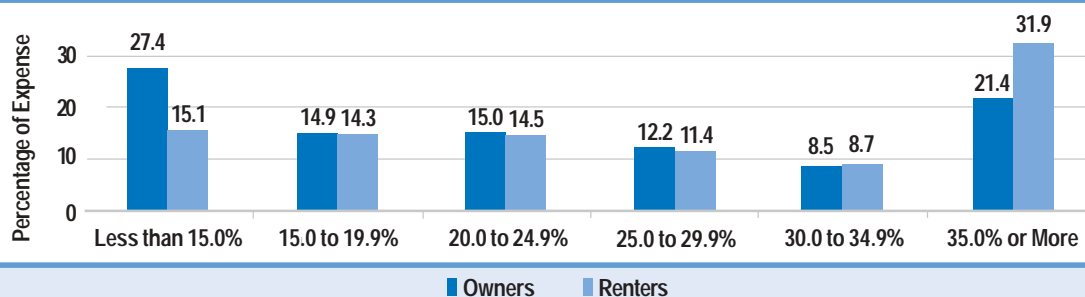


Note: Data collected in February of each year.

In 1999, the percentage of homeowners spending more than 30% of their income on housing in Contra Costa County was 29.9%, while 40.6% of renters spent more than 30% of their income on housing. In 2002, the median rent for a two-bedroom

apartment in Contra Costa County (calculated as part of the Oakland Primary Metropolitan Service Area (PMSA), which also includes Alameda County) was \$1,243 compared to neighboring Santa Rosa PMSA at \$1,066 and San Francisco PMSA at \$1,848<sup>2</sup>.

Figure J: Percentage of Monthly Income Spent by Renters and Homeowners on Housing, Contra Costa County, 1999



Source: U.S. Census Bureau, 2000 Census, Profile of General Demographic Characteristics, 2002.

<sup>2</sup> Oakland PMSA includes Contra Costa and Alameda counties; San Francisco PMSA includes Marin, San Mateo and San Francisco counties; San Jose PMSA includes Santa Clara County; Santa Rosa PMSA includes Sonoma County; Vallejo-Fairfield-Napa PMSA includes Solano and Napa counties.

## Education

Contra Costa County has 18 public school districts and a number of independent elementary and high schools. There are three community colleges, one four-year college, and two universities. Educational attainment by adults is generally higher than that of the state, however, there are variations within the cities in the county. For example, the percent of Contra Costa residents who have achieved high school graduation or higher for the selected cities represented in the table below is greater than the state average, with the exception of residents

of Pittsburg and Richmond, where the percentage is slightly under the state average. Countywide, 86.9% of residents have achieved high school graduation or higher, compared to 76.8% statewide. Further, the percentage of Pittsburg residents who have achieved a BA or higher is 14.7%, just over half of the state average, while 54.0% of Walnut Creek residents have achieved a BA or higher, which is slightly more than double the state average. Countywide, 35.0% of residents have achieved a BA or higher, compared to 26.6% statewide.

**Table K: Educational Attainment of Adults Aged 25 Years and Over, by City, County and State Comparisons, 2000**

Attainment Level (Highest Level Achieved)	Antioch	Concord	Pittsburg	Richmond	Walnut Creek	Contra Costa	California
Less than 9th Grade	4.5%	6.9%	10.5%	11.1%	1.8%	5.3%	11.5%
9th to 12th Grade, No Diploma	9.8%	8.4%	13.8%	13.5%	3.3%	7.8%	11.7%
High School Graduate (Includes Equivalency)	28.6%	23.2%	25.9%	21.8%	12.6%	19.8%	20.1%
Some College, No Degree	29.9%	27.0%	27.7%	24.4%	21.1%	24.5%	22.9%
AA Degree	8.9%	8.7%	7.3%	6.8%	7.3%	7.7%	7.1%
BA Degree	13.5%	18.7%	11.4%	14.1%	33.4%	22.8%	17.1%
Graduate or Professional Degree	4.7%	7.2%	3.3%	8.2%	20.5%	12.2%	9.5%
Percent of High School Graduates or higher	85.7%	84.7%	75.7%	75.4%	95.0%	86.9%	76.8%
Percent of BA and higher	18.2%	25.9%	14.7%	22.4%	54.0%	35.0%	26.6%
Number of persons 25 or older	54,041	80,130	33,388	62,662	49,986	625,641	21,298,900

Source: U.S. Census Bureau, 2000 Census, 2003.

