

Population & Residential Growth

Alameda County's population reached 1.44 million in 2000, making it the second most populous county in the IRP region behind Santa Clara County. Oakland is the most populous city in the county, with almost 400,000 residents.

Alameda County is unique in that it contains several urbanized areas with populations greater than 100,000, including Oakland, Fremont, Hayward and Berkeley.

Due to the job opportunities in Silicon Valley, the Tri-City (Fremont, Union City and Newark) and the East

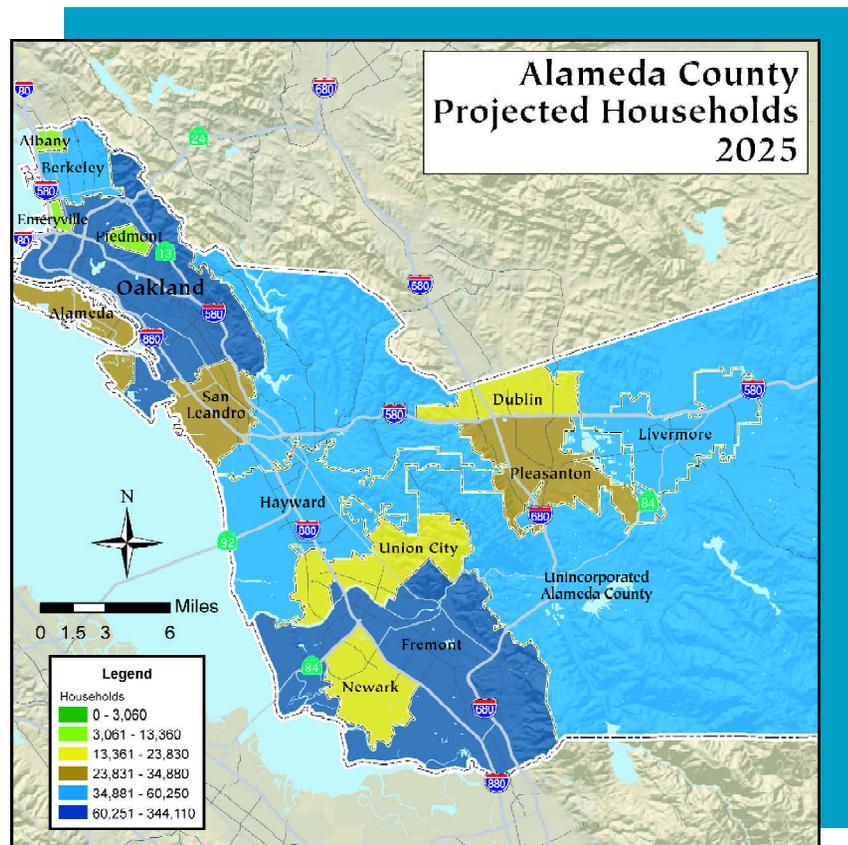
County (Livermore-Amador Valley) areas were experiencing high residential growth rates in the 1990s. These rates have since decreased, but the East County area is still projected to experience a boom, with 15,860 new households and an increased population of 48,400 between 2000 and 2010. It is estimated that the Tri-City area will add about 7,260 new households and an increased population of 31,400 during this same period.

East County is expected to have the highest population growth rate between 2000 and 2025, adding about 88,500 new residents and about 31,000 new households. Dublin is expected to have the highest percentage change from 2000-2025 with an estimated 127 percent increase over its 2000 population.

Over the long-term (2010-2025) Oakland leads the county in number of new households (12,030), followed by Livermore (6,290) and Dublin (5,880). Dublin, Livermore, and Pleasanton combine for 31 percent of the county's projected growth in households for the 2010-2025 period. (Source: *Projections 2002*, Association of Bay Area Governments)

Job Growth

The 1970s and 1980s were a period of transition for Alameda County. During these decades, the county's economy became more diverse. The southern part of the county began to attract a concentration of high technology industries. The eastern portion of the county increasingly became the center for office employ-



A l a m e d a C o u n t y

ment, communications, and the computer software industries. The northern portion of the county added more transportation-related and biotechnology employment.

In contrast to the job growth in the 1980s, Alameda County saw declining numbers of jobs during the recession of the early 1990s. Military base closures in the Cities of Oakland and Alameda accounted for particularly high job losses.

The latter part of the 1990s was an entirely different story. Growth centered particularly on jobs in business services, retail and wholesale trade, and high technology manufacturing. During this period, the county's economy not only recovered, it participated in an era of profound growth.

According to ABAG's projections, job growth between the years 2000 and 2005 is expected to be significantly slower in Alameda County than during the proceeding five years.

As the national economy continues to be weak, and the demand for computer hardware and software, and services are more limited, all sectors will see slower growth. Growth is expected to be limited to about 1 percent annually, as compared to nearly 4 percent growth in recent years.

The transformation of Alameda County's economy will continue in the future. Over the 2000-2025 forecast period, the service sector will add more than 117,500 jobs, with business services contributing more than 33,500

ALAMEDA COUNTY PROJECTIONS

	2000	2005	2010	2015	2020	2025
Total Jobs	751,680	790,400	857,450	914,790	964,740	1,014,190
Population	1,443,741	1,534,400	1,588,900	1,628,800	1,669,400	1,714,200
Households	523,366	543,400	562,010	578,540	595,400	611,680
Jobs/Housing Ratio	1.44	1.45	1.53	1.58	1.62	1.66

to that total. Retail sales and manufacturing jobs will also be leading sectors for growth.

The City of Oakland is projected to have the largest gain in jobs, with 49,550 new jobs over the next 25 years. Fremont will add the second largest total, with 38,110 new jobs. In percentage terms, Dublin will add 90 percent more jobs. The City of Alameda is close behind with an 89 percent increase to its job total by 2025.

Over the forecast period, manufacturing jobs will continue to be concentrated in cities in the southern part of the county, such as Fremont. Fremont is projected to add 12,000 manufacturing and wholesale jobs by 2025. Oakland will lead in the addition of retail jobs and other jobs. (The “other” category of jobs includes construction, transportation, finance, and government.) (Source: *Projections 2002*, Association of Bay Area Governments)

Jobs/Housing Balance

Of the IRP counties, Alameda County is on average the most “balanced”. Currently, Alameda County has a jobs/housing balance of 1.43, meaning there are 1.43 jobs for every household. Over time, however, the county will see an increase in the number of jobs available, with-

HOUSING SURPLUSES & SHORTFALLS			
	2000 Housing Surplus/Shortfall	2025 Housing Surplus/Shortfall	2000-2025 Percent Change
Alameda	12,119	-1,163	-110 %
Albany	3,751	2,173	-42 %
Berkeley	-6,512	-9,830	51 %
Dublin	-4,922	-5,727	16 %
Emeryville	-8,418	-9,880	17 %
Fremont	-4,036	-20,700	413 %
Hayward	-12,763	-22,433	76 %
Livermore	443	-7,507	-1,795 %
Newark	449	-1,673	-411 %
Oakland	21,490	6,307	-71 %
Piedmont	2,697	2,687	0 %
Pleasanton	-12,482	-24,437	96 %
San Leandro	-5,511	-9,510	73 %
Union City	6,189	1,040	- 83 %
Remainder	29,662	36,207	22 %
Alameda County	22,246	-64,446	- 390 %

JOBS/HOUSING BALANCE

	2000 Jobs/Housing Ratio	2025 Jobs/Housing Ratio	2000-2025 Percent Change
Alameda	.90	1.55	73 %
Albany	.70	1.07	53 %
Berkeley	1.72	1.81	5 %
Dublin	2.29	1.91	-17 %
Emeryville	4.68	3.97	-15 %
Fremont	1.59	1.90	20 %
Hayward	1.93	2.17	13 %
Livermore	1.47	1.82	24 %
Newark	1.44	1.66	15 %
Oakland	1.29	1.44	12 %
Piedmont	.44	.46	4 %
Pleasanton	2.30	2.72	18 %
San Leandro	1.77	1.93	9 %
Union City	1.00	1.43	43 %
Remainder	.58	.58	0 %
Alameda County	1.44	1.66	15%

out the commensurate amount of housing units. By 2025, 1.66 jobs will be available per household. This represents a 15 percent increase in the number of jobs available per household.

By 2025, Alameda County will have a housing shortfall. Essentially, not enough housing units will be built to house new workers filling the additional jobs that will be created. Ideally, the county should add an additional 152,760 housing units to meet the demands of new workers. However by 2025, only 88,314 new homes will be built in the county, amounting to a shortfall of 64,446 units.

Housing shortfalls are projected to be most significant in the cities of Pleasanton, Hayward and Fremont. The City of Pleasanton is projected to see its current high jobs/housing ratio of 2.27 increase by 15 percent to 2.61 in the next 25 years. Based on the ideal jobs/housing balance of 1.5, Pleasanton should have a total of 54,753 housing units by 2025 to house their workers. It is projected that Pleasanton will fall short of this by over 23,000 units. Both Fremont and Hayward will also have over 20,000 units less than what is needed by 2025 to house workers and their families.

A l a m e d a C o u n t y

Not all cities in Alameda are projected to produce less housing than their job figures would indicate are needed. Albany, Oakland, Piedmont, Union City and the unincorporated communities of the county each have housing “surpluses,” for they are providing more housing than jobs for residents.

The City of Albany will strive to be more balanced in 2025, increasing its jobs/housing ratio from a low of .70 to 1.06. Even with this 51 percent increase, Albany will still have a housing surplus of well over 2,000 units by 2025.

The City of Piedmont currently and will continue to have the lowest jobs/housing ratio. In 2000, Piedmont’s jobs/housing ratio was .44. This figure is projected to increase by a mere 4.5 percent by 2025 to .46. In 2025, Piedmont is projected to have 2,687 more housing units than needed based upon their job totals.

Oakland is projected to increase its jobs/housing ratio from 1.29 to 1.44 by 2025, and to provide over 6,300 more housing units than are necessary based on a 1.5 jobs/housing ratio. The unincorporated part of the county, by far, has the largest housing surplus in the county. With a jobs/housing ratio of .54 projected for 2025, unincorporated Alameda County will provide an excess of 27,800 housing units than needed.

The city with the greatest jobs/housing imbalance in Alameda County is the City of Emeryville. The city has a current imbalance of 4.68. This figure indicates that Emeryville has numerous jobs and very few housing units for its workers. In 2000, Emeryville had 18,590 jobs

and only 3,975 housing units. Emeryville’s imbalance is projected to decrease marginally by 2025. By 2025, Emeryville will have a jobs/housing ratio of 3.97. The 2025 projected housing shortfall for the City of Emeryville is 9,580 units.

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TOTAL POPULATION

	2000	2005	2010	2015	2020	2025
Alameda	72,259	75,200	77,500	78,500	79,500	80,600
Albany	16,444	17,100	17,300	17,500	17,700	18,000
Berkeley	102,743	106,300	107,300	108,600	109,800	111,600
Dublin	29,973	39,400	47,400	52,300	57,800	63,100
Emeryville	6,882	8,200	9,000	9,500	10,400	11,200
Fremont	203,413	214,600	220,500	224,800	228,300	233,200
Hayward	140,030	148,100	150,500	153,400	156,600	160,300
Livermore	73,345	78,200	83,800	88,000	93,900	99,400
Newark	42,471	45,400	47,100	48,700	51,100	53,400
Oakland	399,484	415,700	423,200	431,500	440,000	449,500
Piedmont	10,952	11,100	11,200	11,200	11,300	11,300
Pleasanton	63,654	71,000	76,800	78,800	80,600	83,600
San Leandro	79,452	83,100	84,500	85,300	86,300	87,600
Union City	66,869	73,900	76,600	80,000	82,200	84,700
Remainder	135,770	147,100	156,200	160,700	163,900	166,700
Alameda County	1,443,741	1,534,400	1,588,900	1,628,800	1,669,400	1,714,200

TOTAL HOUSEHOLDS

	2000	2005	2010	2015	2020	2025
Alameda	30,226	31,080	31,680	32,110	32,610	33,070
Albany	7,011	7,100	7,210	7,330	7,440	7,540
Berkeley	44,955	45,280	45,640	46,160	46,710	47,650
Dublin	9,325	12,430	15,320	17,150	19,250	21,200
Emeryville	3,975	4,370	4,790	5,060	5,530	6,000
Fremont	68,237	70,350	72,240	73,960	75,370	76,980
Hayward	44,804	45,940	46,670	47,790	48,950	50,120
Livermore	26,123	27,280	29,260	30,490	32,690	35,000
Newark	12,992	13,550	14,050	14,620	15,380	16,080
Oakland	150,790	153,530	156,610	160,850	165,010	168,640
Piedmont	3,804	3,820	3,830	3,840	3,850	3,860
Pleasanton	23,311	25,370	27,420	28,190	28,910	30,010
San Leandro	30,642	31,250	31,770	32,220	32,690	33,210
Union City	18,642	20,070	20,840	21,860	22,540	23,220
Remainder	48,529	51,980	54,680	56,910	58,470	59,100
Alameda County	523,366	543,400	562,010	578,540	595,400	611,680

TOTAL JOBS

	2000	2005	2010	2015	2020	2025
Alameda	27,160	30,360	36,830	41,880	46,650	51,350
Albany	4,890	5,170	5,790	6,510	7,230	8,050
Berkeley	77,200	79,310	81,500	83,450	84,940	86,220
Dublin	21,370	22,630	27,750	31,980	36,150	40,390
Emeryville	18,590	19,670	20,990	21,670	23,000	23,820
Fremont	108,410	115,700	123,270	130,190	138,860	146,520
Hayward	86,350	91,050	96,260	98,730	103,740	108,830
Livermore	38,520	40,560	48,360	53,540	58,690	63,760
Newark	18,680	19,480	21,610	23,560	25,130	26,630
Oakland	193,950	202,080	215,580	228,380	235,510	243,500
Piedmont	1,660	1,680	1,700	1,720	1,740	1,760
Pleasanton	53,690	56,160	65,150	72,230	76,900	81,670
San Leandro	54,230	55,870	57,390	60,990	62,520	64,080
Union City	18,680	21,480	24,680	27,710	30,460	33,270
Remainder	28,300	29,200	30,590	32,250	33,220	34,340
Alameda County	751,680	790,400	857,450	914,790	964,740	1,014,190