

Pleasant Hill, California

Indicators Report

by
The National Economic Education Delegation (NEED)

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Exploring the economics, demographics, and well-being of Pleasant Hill and its residents through indicators.

This report was produced by the:

National Economic Education Delegation
271 Arias St.
San Rafael, CA 94903
415-336-5705
www.NEEDEcon.org
Contact: Jon@NEEDEcon.org

Executive Summary

Assessing the City with Indicators

About this Report

This report provides background or summary information for the city of Pleasant Hill (the City) in the form of indicators.

Using this Report

Indicators are measures of various aspects of a regional economy. They help to provide an indication of the quality of life in a region and progress toward improving conditions in the local economy. This report focuses on indicators

for changing demographics, incomes, housing markets, commute patterns, and employment in Pleasant Hill. These indicators are compared to Contra Costa County (the County) as a whole, a broader region where one is well defined, California, and the United States.

This report is vital for understanding trends in the underlying economy. It does not provide forecasts, but Rob Eyler and Jon Haveman at Economic Forensics and Analytics are available to provide them if that is of interest.

Topics Covered:

- **Demographics:** A detailed snapshot of Pleasant Hill demographics is presented. This provides evidence on the size, age and sex, income and poverty status, race and ethnicity, housing status, living arrangements, education, health, and transportation choices of the population. Beyond the current population level, data on trends in local population growth, in comparison with other broader regions is presented, in both tabular and graphical form.
- **Employment Report:** Here, we provide a brief snapshot of employment and unemployment in Pleasant Hill and how the City's experience differs from broader regions.
- **Income and Earnings:** Vital to understanding the prosperity of a city relative to its surrounding area is information on income and earnings. We provide a ranking of the City's income relative to all cities in California as well as growth relative to local regions. Inequality and poverty status are also important indicators for the level of equity in the community. We provide evidence of trends in both, not only for all residents, but also for children separately.
- **Housing:** This section provides evidence on the cost and availability of housing. Both median home values and rental costs are included, along with detailed information on home ownership, by age and income, in particular. Further, evidence is provided on the housing burden in the City, again, in comparison with other broader regions. We also provide evidence on the rate at which new buildings and units are permitted along with a broader housing picture. Finally, we provide evidence on the age of the housing stock in Pleasant Hill, along with information on how long the City's residents have been in place.
- **Transportation:** Increasingly important, in the wake of the pandemic, is an understanding of the transportation patterns and choices of local residents. We provide detailed evidence on the proportion of residents who work from home and on the various transportation choices of those who head to the office. This information is also provided for those who work in Pleasant Hill, but do not necessarily live in Pleasant Hill.
- **Migration:** Population changes comes primarily through organic causes: births and deaths. Migration between regions also plays a significant role in population growth. A final section of the report provides evidence on migration into and out of the City.

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Demographics

Definition:

Data on the demographics of a city indicate the nature of the population, with a focus on age, gender, race and ethnicity, as well as household composition.

Why is it important?

The characteristics and growth of Pleasant Hill's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	34,504.0	34,840.0
Veterans (#, 5yr)	1,023.0	1,295.0
Foreign born persons (% , 5yr)	19.2	19.3
Population age 25+ (#, 5yr)	24,767.0	25,401.0
AGE AND SEX		
Persons under 5 years (% , 5yr)	5.0	6.2
Persons under 18 years (% , 5yr)	19.8	19.2
Persons 65 years and over (% , 5yr)	17.4	16.1
Female persons (% , 5yr)	50.7	51.3
INCOME AND POVERTY		
Median household income (\$, 5yr)	137,685.0	118,947.0
Per capita income in past 12 months (\$, 5yr)	64,672.0	56,660.0
Persons in poverty (% , 5yr)	6.4	7.8
Children age less than 18 in poverty (#, 5yr)	611.0	383.0
Children age less than 18 in poverty (% , 5yr)	9.2	5.8
RACE AND ETHNICITY		
White alone (% , 5yr)	63.6	73.5
African American alone (% , 5yr)	4.4	2.6
American Indian or Alaska Native alone (% , 5yr)	0.3	0.2
Asian alone (% , 5yr)	16.8	12.3
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.7	0.8
Two or More Races (% , 5yr)	11.2	6.7
Hispanic or Latino (% , 5yr)	13.9	14.6
White alone, not Hispanic or Latino (% , 5yr)	57.8	64.4
HOUSING		
Housing units (#, 5yr)	14,450.0	14,371.0
Owner-occupied housing units (% , 5yr)	63.5	65.4
Median value of owner-occupied housing units (\$, 5yr)	960,200.0	716,300.0
Median selected monthly owner costs-with a mortgage (\$, 5yr)	3,402.0	2,772.0
Median selected monthly owner costs-without a mortgage (\$, 5yr)	867.0	671.0
Median gross rent (\$, 5yr)	2,419.0	2,014.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	13,818.0	13,817.0
Persons per household (#, 5yr)	2.5	2.5
Living in same house 1 year ago, % of persons age 1+ (5yr)	86.8	87.1
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	94.8	96.5
Bachelor's degree or higher, % of persons age 25+ (5yr)	56.0	55.0
HEALTH		
With a disability, under age 65 years (#, 5yr)	2,143.0	1,789.0
Persons without health insurance, under age 65 years (% , 5yr)	3.5	3.2
LABOR FORCE		
In civilian labor force, persons age 16+ (% , 5yr)	67.4	66.0
In civilian labor force, women age 16+ (% , 5yr)	61.0	59.9
Employed, persons age 16+ (% , 5yr)	62.3	60.2
Self employed (% , 5yr)	10.7	10.4
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	26.8	33.2
Drive alone in private vehicle (% , 5yr)	60.6	72.2
Using public transportation (% , 5yr)	12.0	22.9
Worked from home (% , 5yr)	19.0	7.1

Source: American Community Survey, Summary Files

Note: Data are from the 1-year files unless indicated by the notation 5yr.

Current Population

The data in these two tables and the following two graphs are from the CA Department of Finance (DOF). The DOF produces population estimates for geographies around California twice a year: January and July. As estimates for cities are only available in January, these two tables are based on the January data. The remaining figures are from the American Community Survey (ACS), provided annually by the U.S. Bureau of the Census.

Table 1. Population Change by Region
(Thousands, January to January)

Region	2023 Population	% Change		
		1 Year	3 Year	5 Year
City				
Pleasant Hill	33,397	-0.89	-2.14	-4.50
County and Broader Regions				
Contra Costa County	1,147,653	-0.36	-0.19	-0.02
Bay Area	7,548,792	-0.45	-2.58	-2.62
California	38,940,231	-0.35	-1.79	-2.01

Source: CA DOF; Calculations by National Economic Education Delegation

Table 2. County Population Change by City
(Thousands, January to January)

City	2022	2023	% Change		
			Local	Bay Area	California
Contra Costa County	1,151.8	1,147.7	-0.36	-0.45	-0.35
Concord	123.1	122.1	-0.84		
Antioch	114.4	115.4	0.94		
Richmond	114.5	113.5	-0.88		
San Ramon	83.6	82.9	-0.86		
Pittsburg	74.7	74.8	0.16		
Walnut Creek	69.6	69.2	-0.51		
Brentwood	64.2	64.5	0.46		
Oakley	44.3	45.0	1.67		
Danville	43.2	42.8	-0.79		
Martinez	36.8	36.5	-0.67		
Pleasant Hill	33.7	33.4	-0.89		
San Pablo	31.6	31.3	-1.02		
Hercules	25.9	26.3	1.36		
El Cerrito	25.7	25.5	-0.88		
Lafayette	25.1	25.0	-0.46		
Orinda	19.3	19.2	-0.52		
Pinole	18.4	18.2	-1.07		
Moraga	17.1	16.9	-0.95		
Clayton	10.8	10.7	-1.08		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

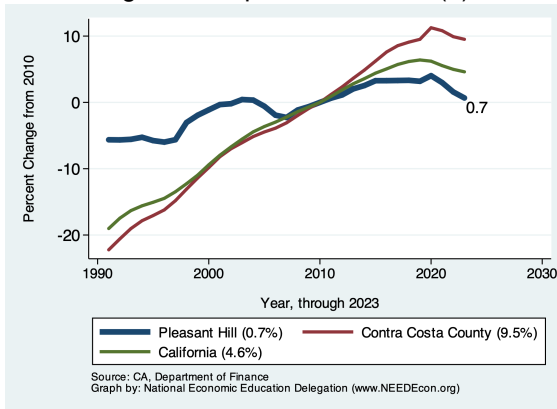


Figure 2: Population Growth (2)

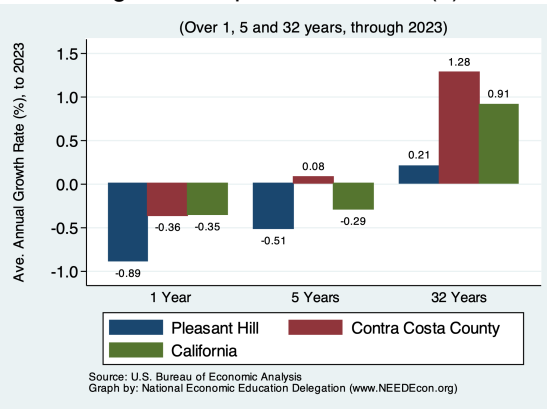


Figure 3: Population by Age - Detailed Age Categories

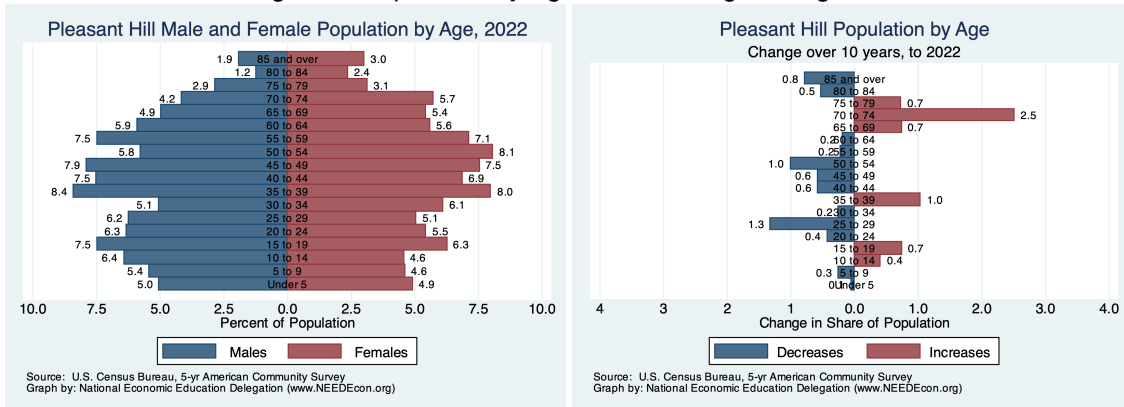


Figure 4: Population by Age - Broad Age Categories

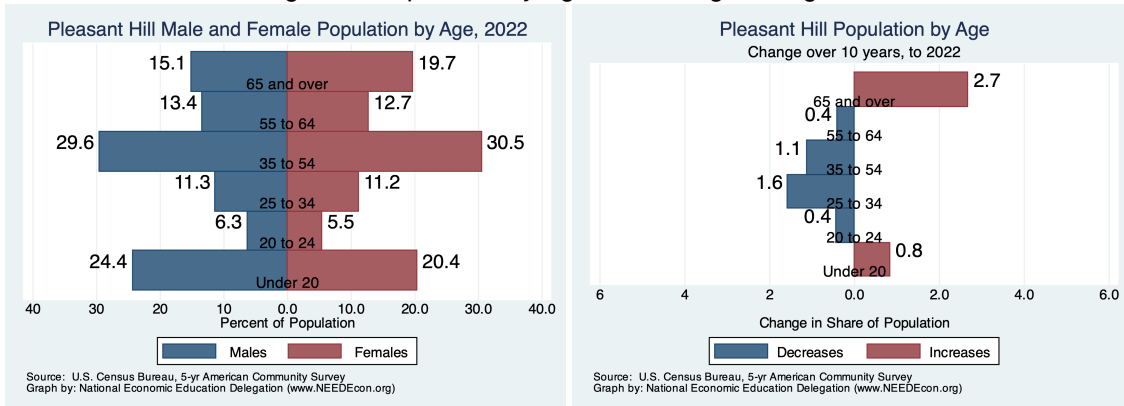


Figure 5: Population by Educational Attainment

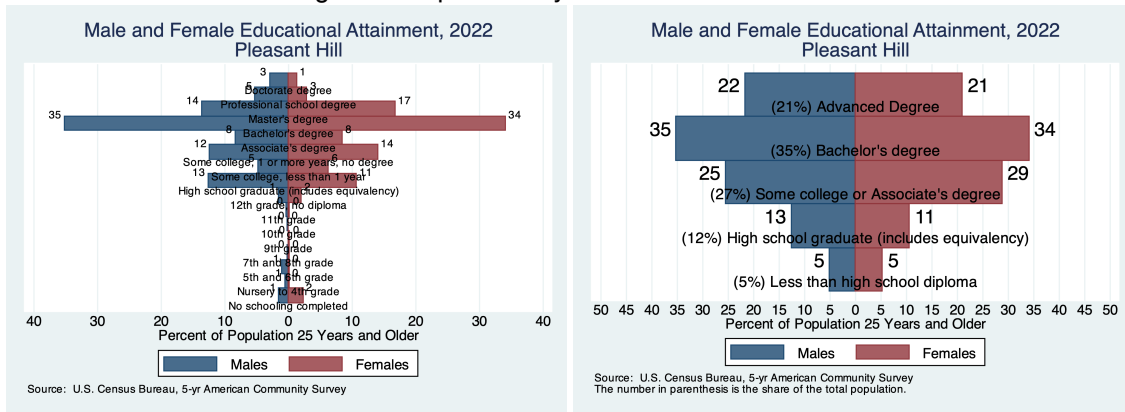


Figure 6: Population by Race/Ethnicity

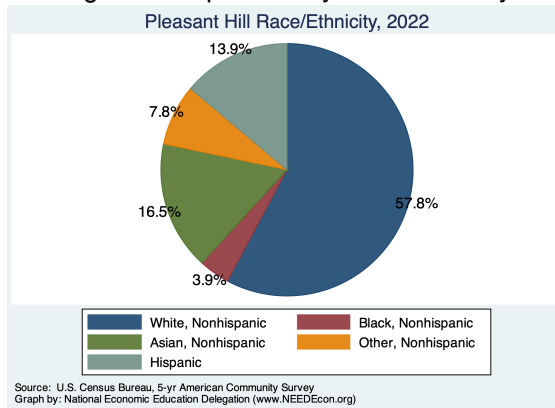
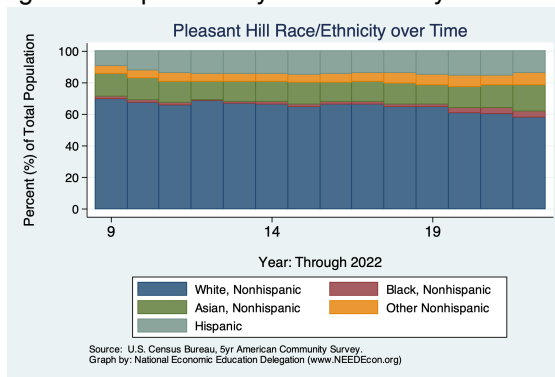


Figure 7: Population by Race/Ethnicity Over Time



Employment Report

Citywide Employment and Unemployment

Definition:

Each month, California's Employment Development Division (EDD) publishes an update on employment in California and in MSAs, counties, and cities all across the state. The report focuses primarily on non-farm employment, providing estimates of changes in em-

ployment by industry as well as unemployment in each region. Data for cities is limited to aggregate employment, labor force, and unemployment data. Those are reported below.

Why is it important?

Employment growth is a fundamental indicator of the health of an economy.

Table 3. Pleasant Hill Summary for March, 2024

Category	Current Value	Change From:		
		Last Month	2 Months Ago	Last Year
Employment	8,924	-30	-53	-103
Labor Force	9,644	9	15	96
Number Unemployed	678	-4	21	97
Unemployment Rate	7.0	-0.0	0.2	0.9

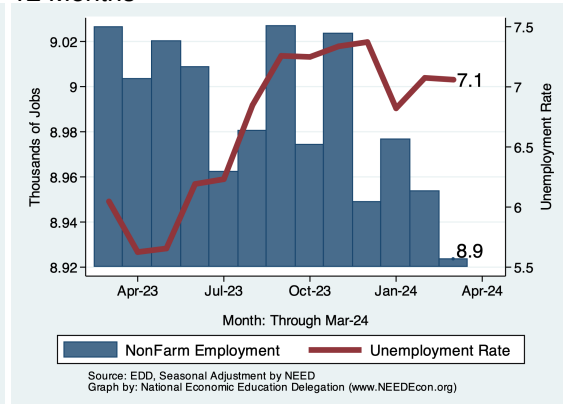
Source: EDD, National Economic Education Delegation

Figure 8: Historical Employment and Unemployment - Last 12 Months



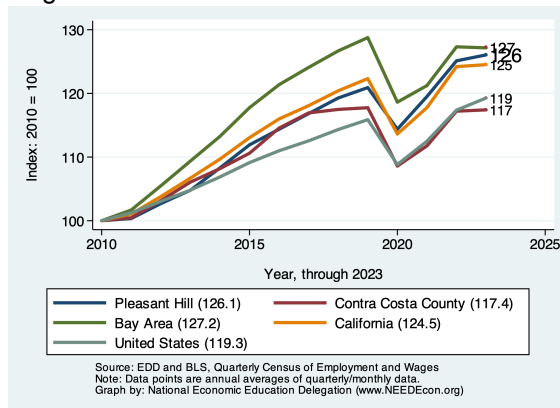
Source: EDD, Seasonal Adjustment by NEED
Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 9: Employment and Unemployment - Last 12 Months



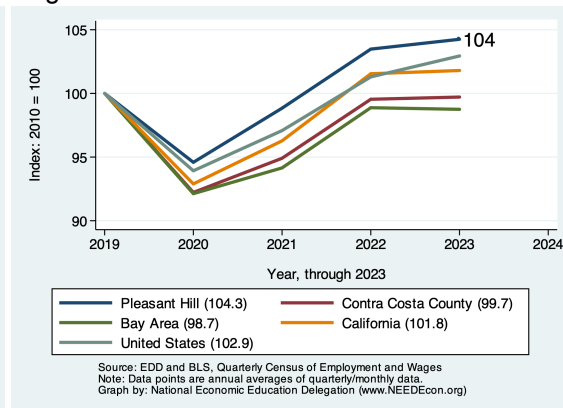
Source: EDD, Seasonal Adjustment by NEED
Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 10: Relative Employment Growth Across Regions - since 2010



Source: EDD and BLS, Quarterly Census of Employment and Wages
Note: Data points are annual averages of quarterly/monthly data.
Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 11: Relative Employment Growth Across Regions - since 2019



Source: EDD and BLS, Quarterly Census of Employment and Wages
Note: Data points are annual averages of quarterly/monthly data.
Graph by: National Economic Education Delegation (www.NEEDecon.org)

County Employment by Industry

California's Employment Development Division (EDD) does not regularly produce data on employment by industry for cities. However, we are able to report industry-level employment data for Contra Costa County. The following table provides the latest data for the County.

Table 4. Employment Growth by Industry in Contra Costa County for March, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
Total Nonfarm	377,913	100.0	902.6	2.9	0.4	1.1	1.1	2.8	0.2
Goods Producing	39,893	10.6	198.5	6.2	-6.0	-3.2	-1.6	-0.0	-0.9
Mining, Logging and Construction	26,863	7.1	445.0	22.2	-8.4	-3.0	0.4	1.2	1.0
Manufacturing	13,478	3.6	-3.7	-0.3	-3.8	-2.7	-3.0	-1.1	-3.3
Durable Goods	6,291	1.7	-1.8	-0.3	-4.6	-3.2	-3.7	0.2	-0.6
Non-Durable Goods	7,225	1.9	-2.6	-0.4	-3.0	-1.6	-1.0	-1.8	-5.1
Service Providing	338,565	89.6	542.6	1.9	1.4	1.9	1.6	3.2	0.4
Trade, Trans & Utilities	63,677	16.8	-192.2	-3.6	-0.7	-1.6	-0.9	1.0	0.4
Wholesale Trade	7,775	2.1	-57.8	-8.5	-1.0	-3.3	-3.1	-1.6	-3.3
Retail Trade	41,830	11.1	-41.9	-1.2	0.9	0.7	0.4	0.9	0.1
Information	5,383	1.4	20.9	4.8	-4.5	-7.5	-6.9	-2.5	-5.3
Financial Activities	23,466	6.2	25.5	1.3	-4.7	-4.2	-2.5	-2.3	-2.6
Finance & Insurance	15,858	4.2	149.1	12.0	1.3	-1.2	-2.4	-4.6	-3.8
Real Estate & Rental & Leasing	7,522	2.0	-69.5	-10.5	-12.3	-6.0	-2.8	3.7	0.3
Professional & Business Svcs	56,006	14.8	69.1	1.5	1.0	0.9	0.2	0.0	-0.0
Prof, Sci, & Tech	26,070	6.9	70.2	3.3	2.9	3.3	1.8	1.4	1.6
Educational & Health Svcs	84,354	22.3	453.2	6.7	4.7	5.8	6.1	5.8	3.3
Education Svcs	7,747	2.1	63.0	10.3	-4.3	2.8	1.9	6.1	0.1
Health Care & Social Assistance	76,581	20.3	378.1	6.1	5.2	6.1	6.6	5.7	3.6
Leisure & Hospitality	43,027	11.4	-80.7	-2.2	1.5	2.8	1.9	12.7	0.1
Arts, Entertainment & Recreation	8,421	2.2	133.5	21.1	13.1	12.9	7.0	32.8	4.4
Accommodation & Food Svcs	34,960	9.3	-113.2	-3.8	1.8	2.0	0.8	9.3	-0.6
Other Svcs	13,060	3.5	184.7	18.6	-5.0	1.1	4.0	5.3	-1.0
Government	49,364	13.1	103.8	2.6	2.2	3.1	2.4	2.7	-0.5
Federal	4,772	1.3	0.0	0.0	-3.0	0.0	0.8	-0.9	0.3
State	1,616	0.4	-2.1	-1.5	-1.4	2.3	1.0	-1.6	0.2
Local	43,222	11.4	142.9	4.1	3.6	3.4	3.0	3.6	-0.5

Source: EDD, National Economic Education Delegation (NEED)

Some Employee Detail

Employed in Pleasant Hill

Figure 12: Employment by Occupation

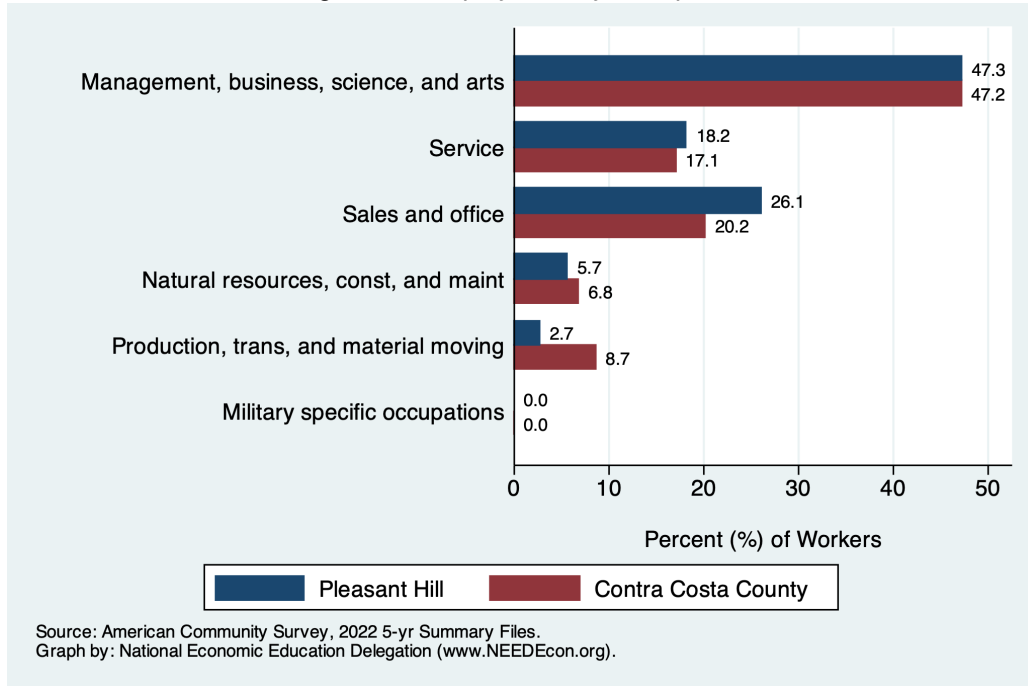


Figure 13: Employment by Industry

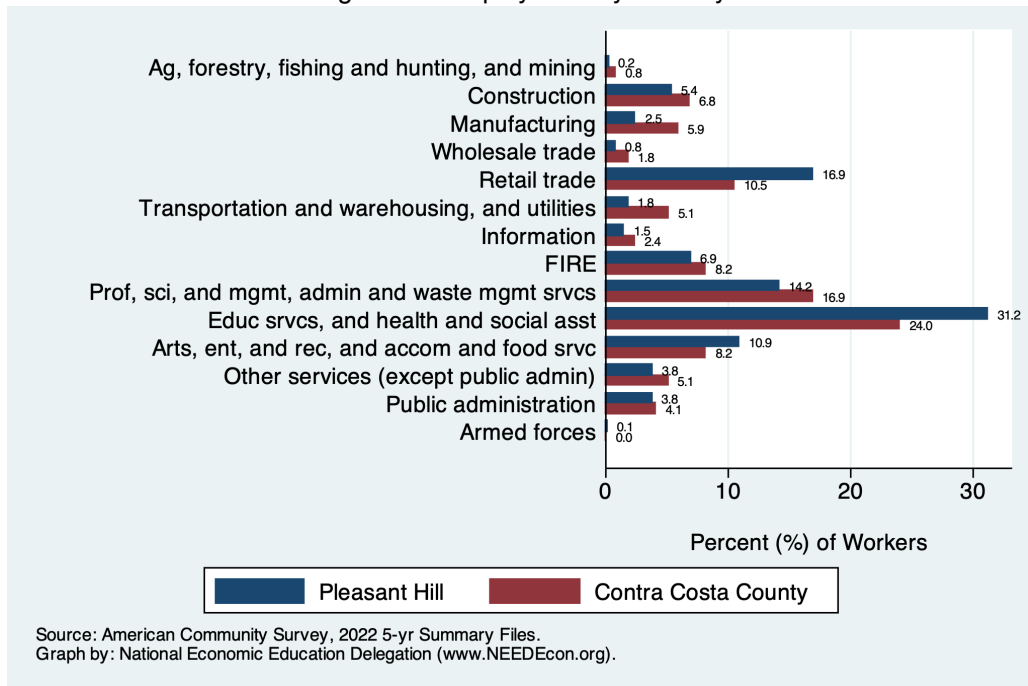


Figure 14: Language Spoken at Home

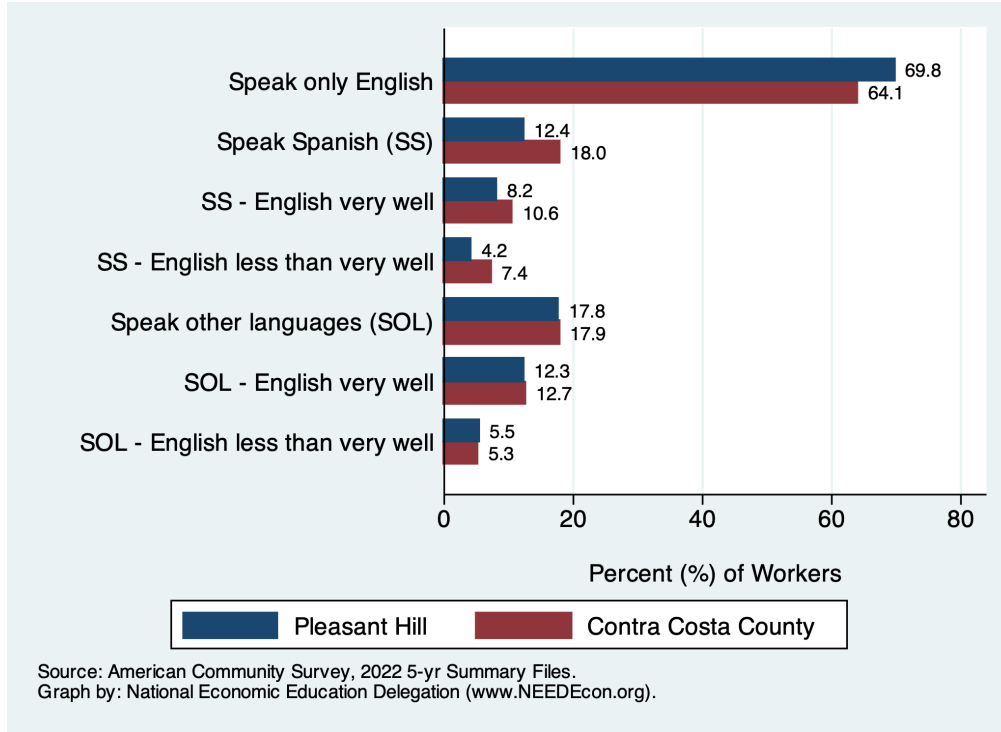
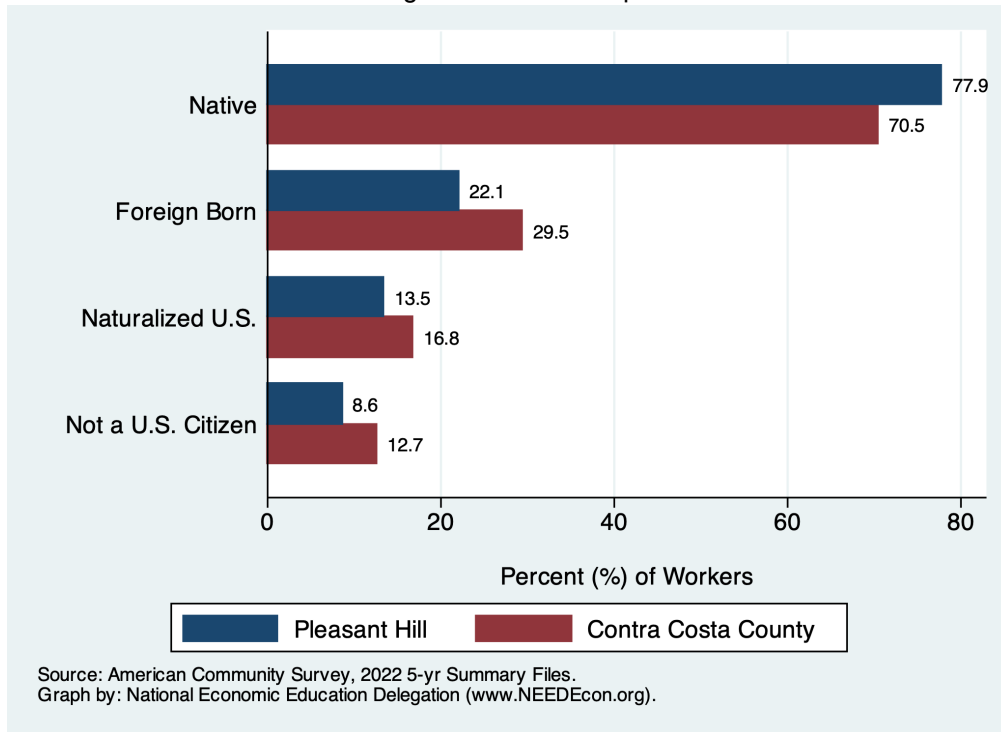


Figure 15: Citizenship



Employed Residents of Pleasant Hill

Figure 16: Employment by Occupation

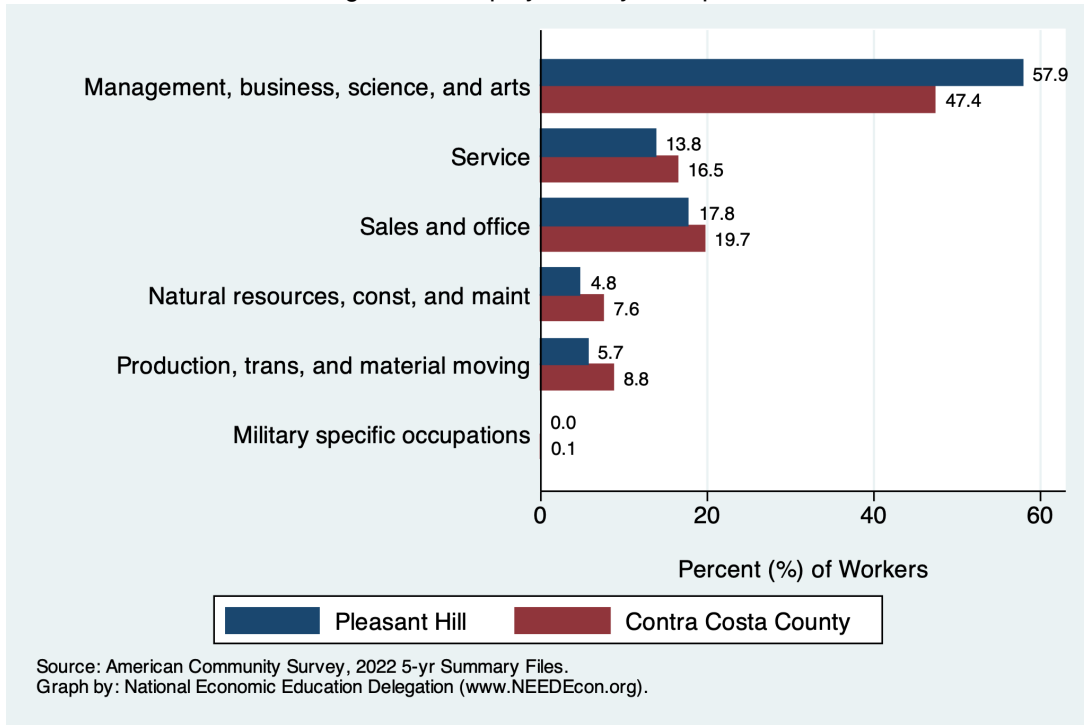


Figure 17: Employment by Industry

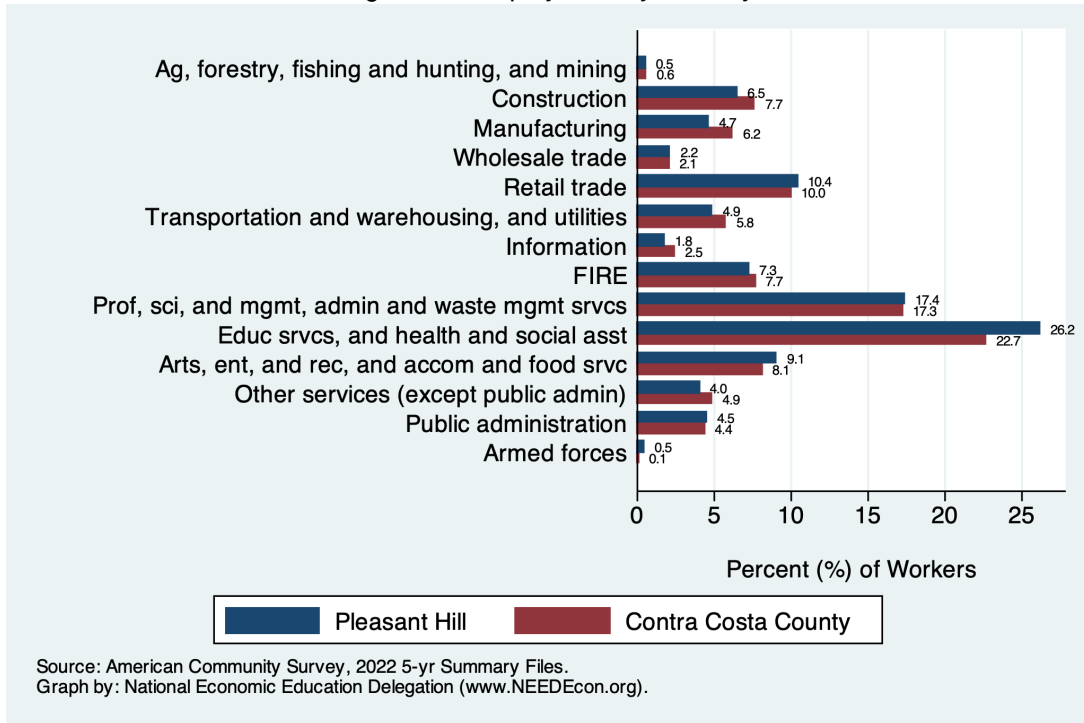
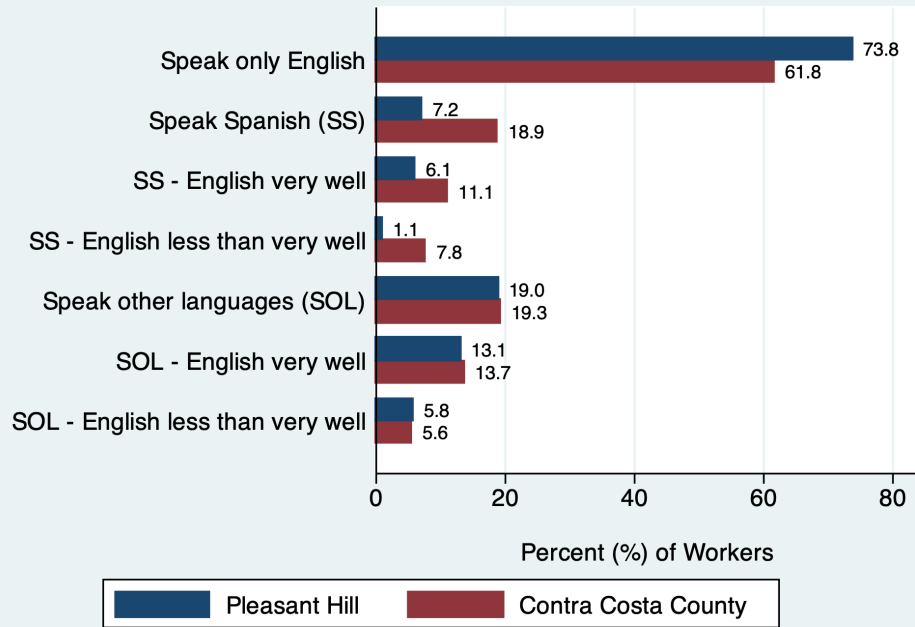
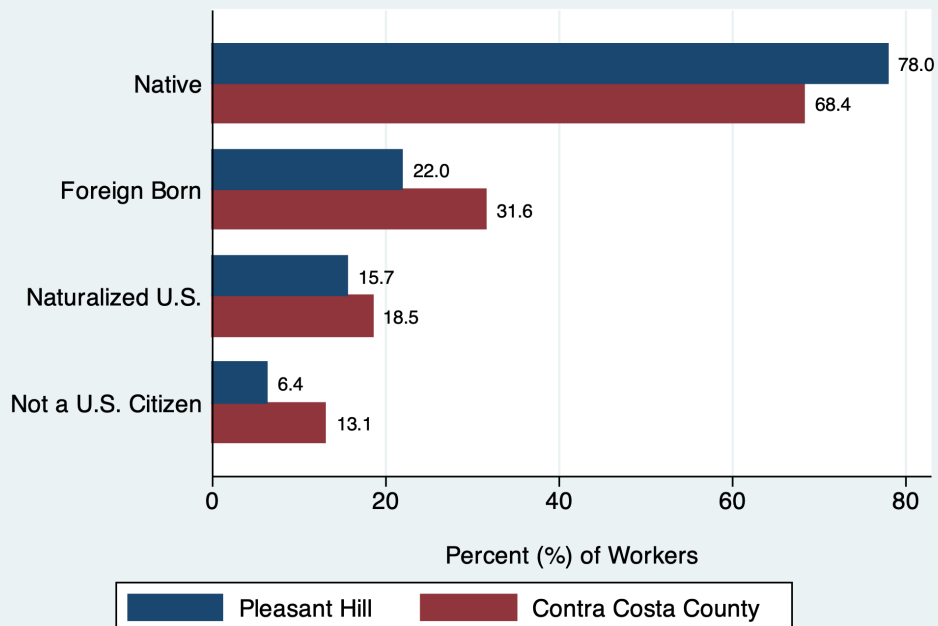


Figure 18: Language Spoken at Home



Source: American Community Survey, 2022 5-yr Summary Files.
 Graph by: National Economic Education Delegation (www.NEEDecon.org).

Figure 19: Citizenship



Source: American Community Survey, 2022 5-yr Summary Files.
 Graph by: National Economic Education Delegation (www.NEEDecon.org).

Employed Residents vs Workers in Pleasant Hill

Figure 20: Employment by Occupation

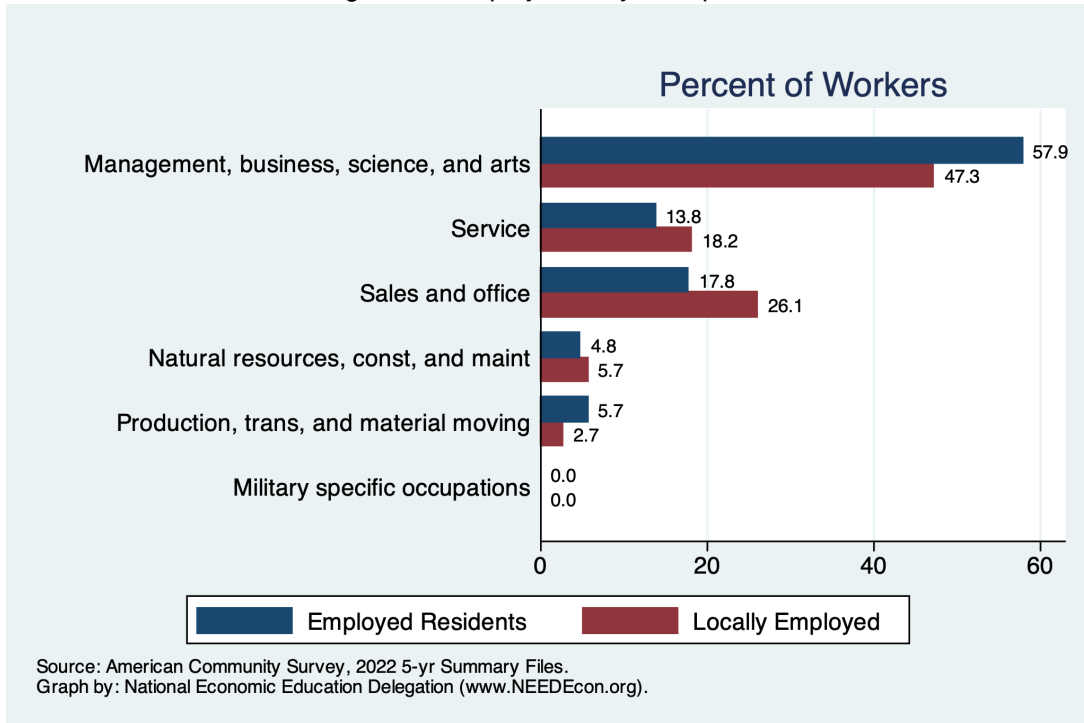


Figure 21: Employment by Industry

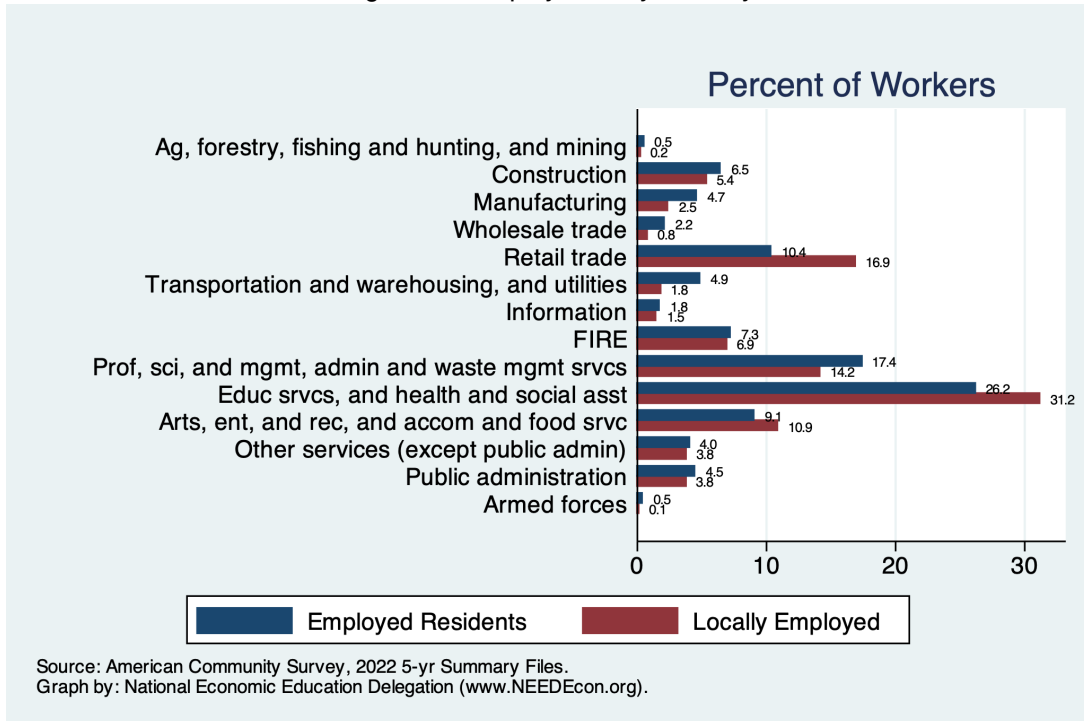


Figure 22: Language Spoken at Home

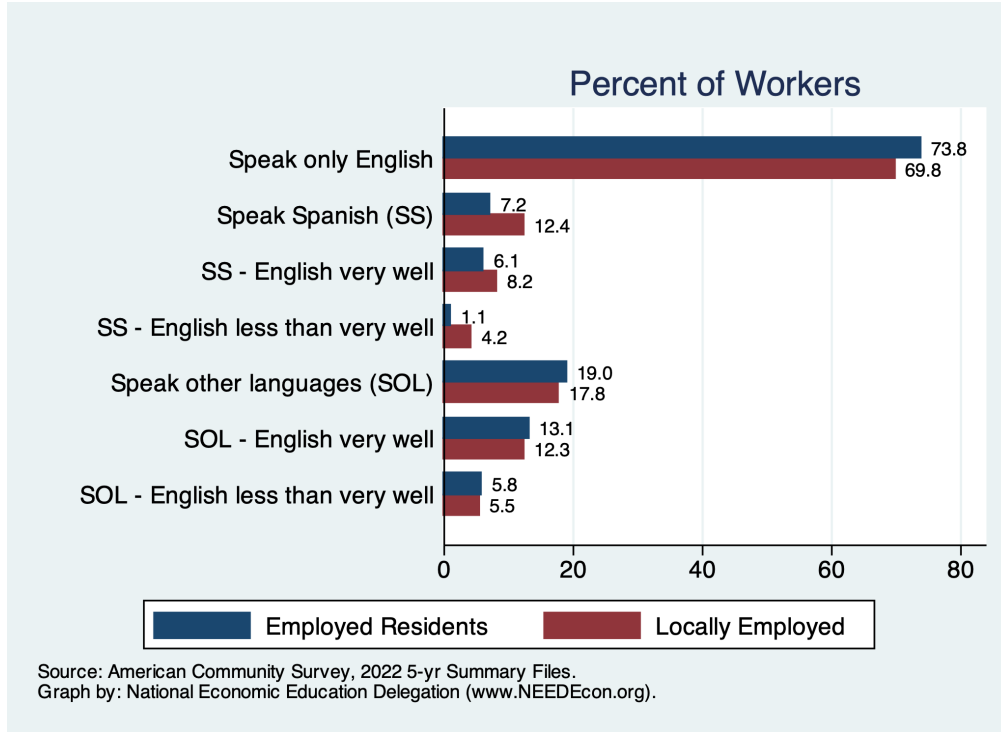
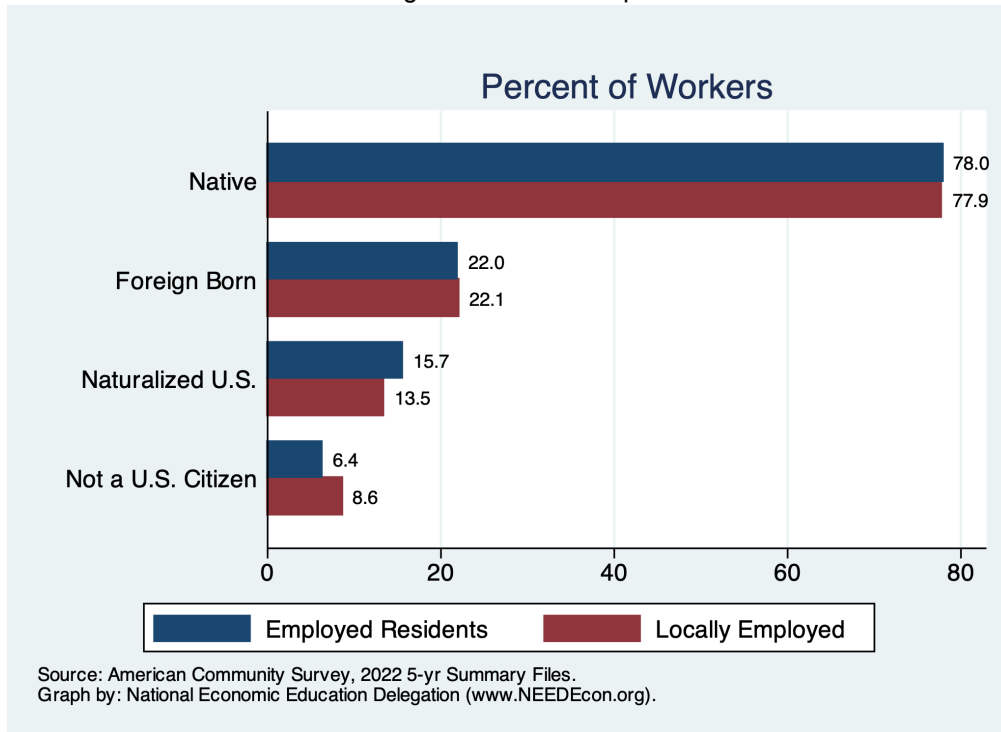


Figure 23: Citizenship



Income and Earnings

Per Capita Income Growth

Definition:

Per capita income is the average income per person in Pleasant Hill. Personal income is the income received by, or on behalf of, all persons from all sources: from participation as laborers in production, from owning a home or unincorporated business, from the ownership of financial assets, and from government and business

in the form of transfer receipts. Noncash government benefits are not included.

Why is it important?

Income is the money that is available to persons for consumption expenditures, taxes, interest payments, transfer payments to governments and the rest of the world, or for saving. As such, it is an important indicator of economic well-being in a community.

Figure 24: Real Per Capita Income Ranking Among California Cities

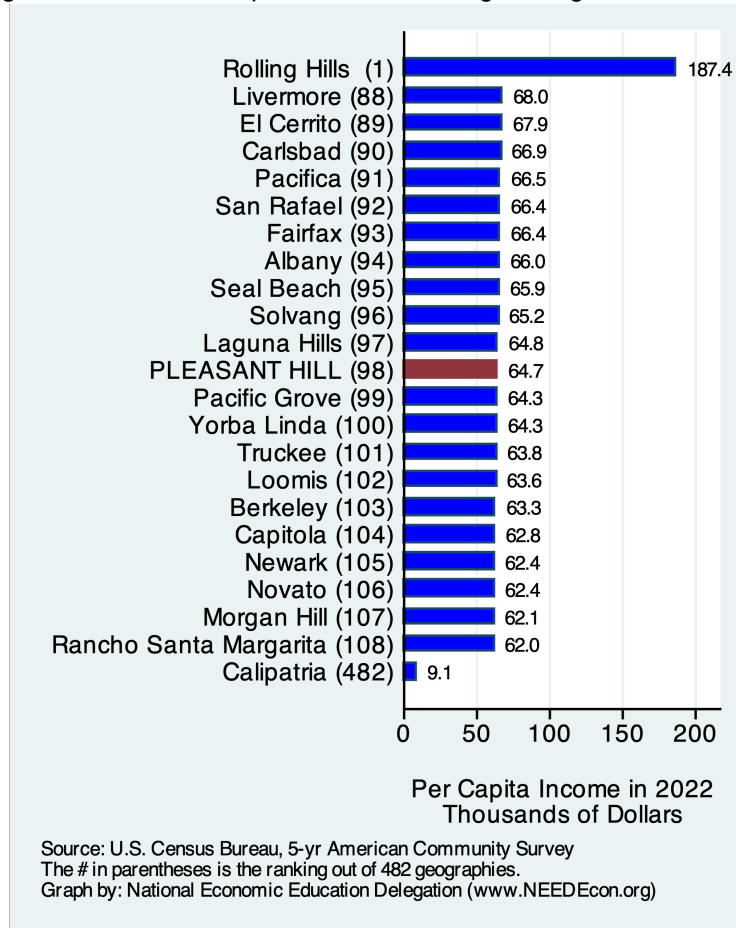
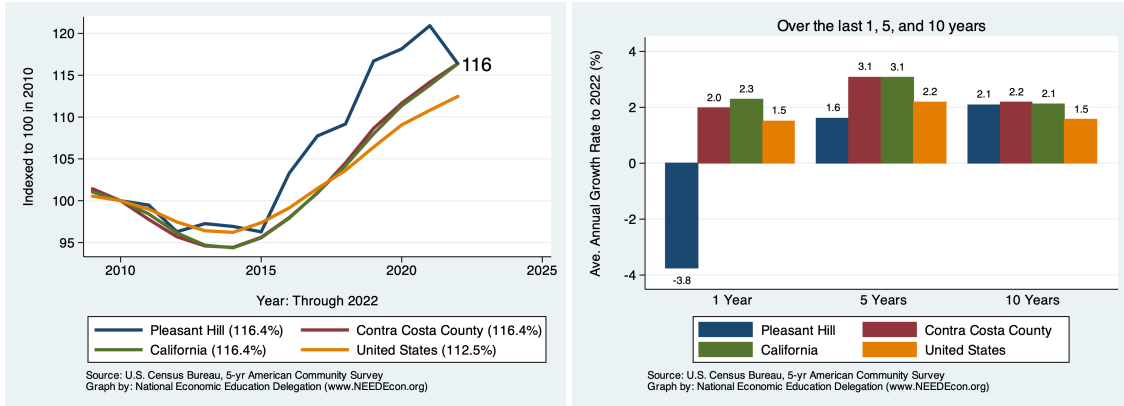


Figure 25: Regional Comparison of Growth over Time



Real Per Capita Income Ranking Among California Cities - w/Comparable Populations

Figure 26: Income Levels

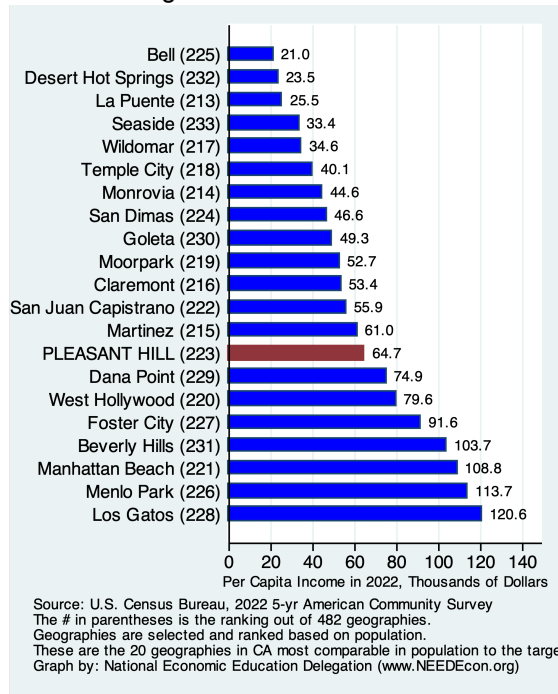
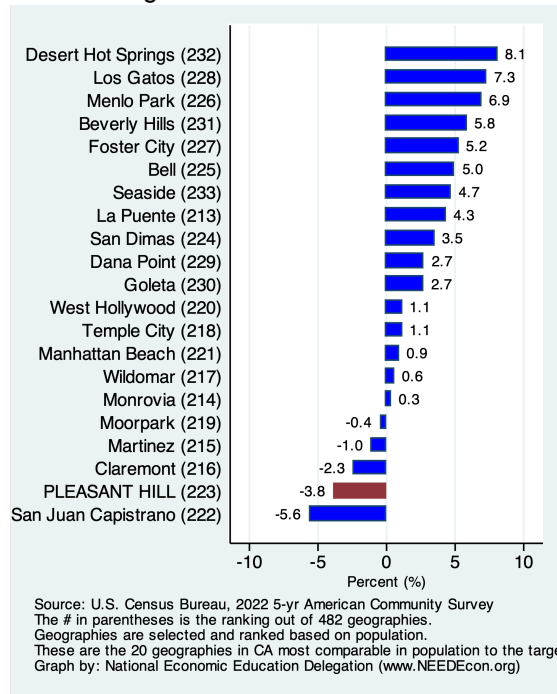


Figure 27: Growth over Time



Real Per Capita Income Ranking Among Cities in Contra Costa County

Figure 28: Income Levels

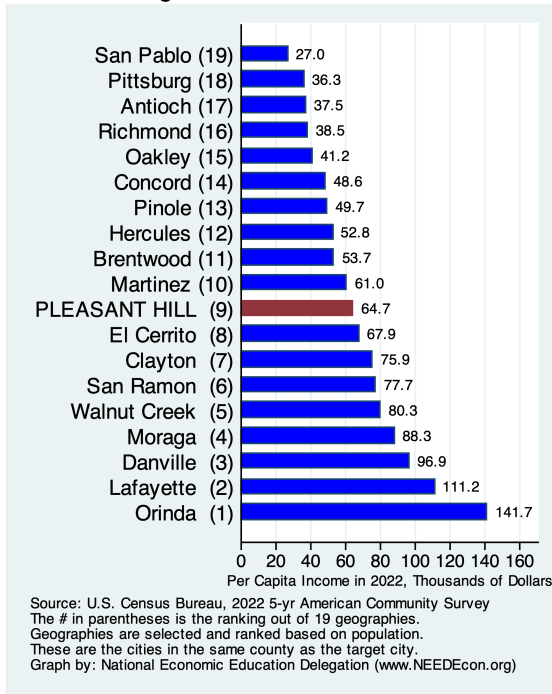


Figure 29: Growth over Time

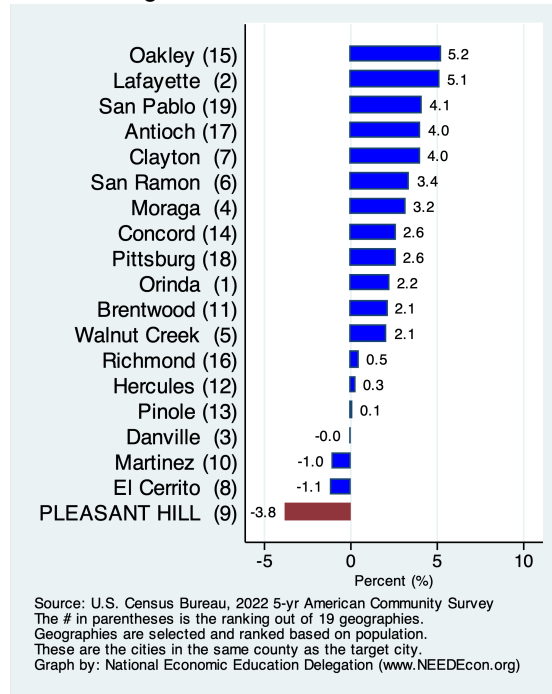
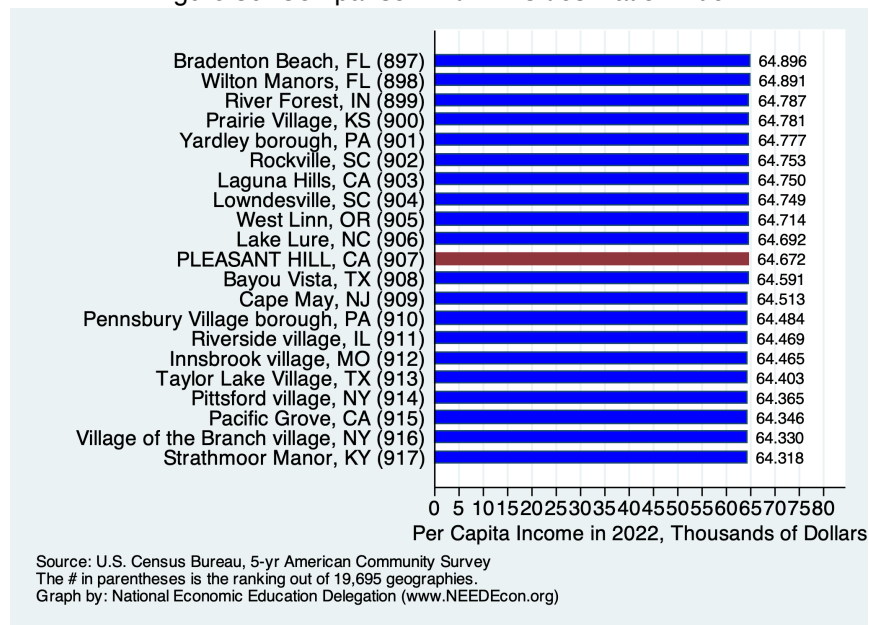


Figure 30: Comparison with All Cities Nationwide



Poverty and Inequality

Definition:

The local poverty rate provides an indication of the well-being of those at the bottom of the income distribution. The federal poverty rate measures the proportion of households in the region that are classified as living in poverty. Also included are measures of the extent to which the City's children are impoverished. Measures of the income distribution provide

further evidence on disparities in income in the region and how those disparities have changed over time.

Why is it important?

It is important to track measures of poverty and inequality to assess the extent of income disparities in the region, with an eye toward understanding how well the local economy is performing for all of its citizens.

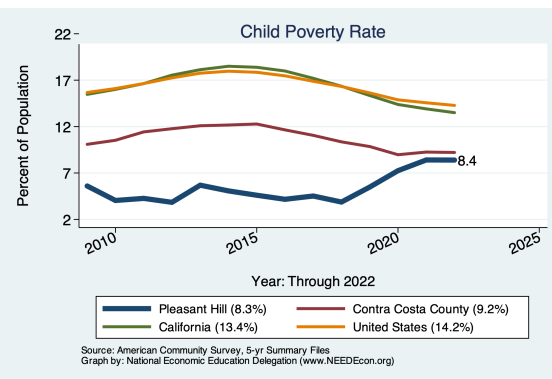
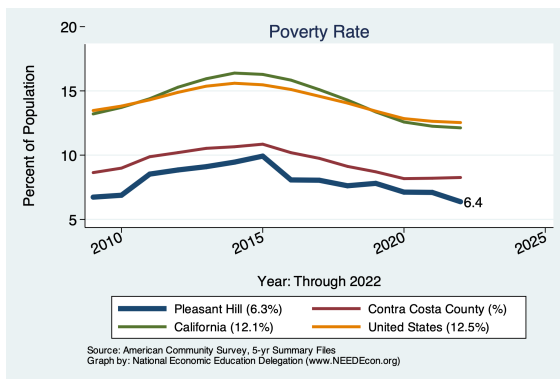


Figure 31: Inequality

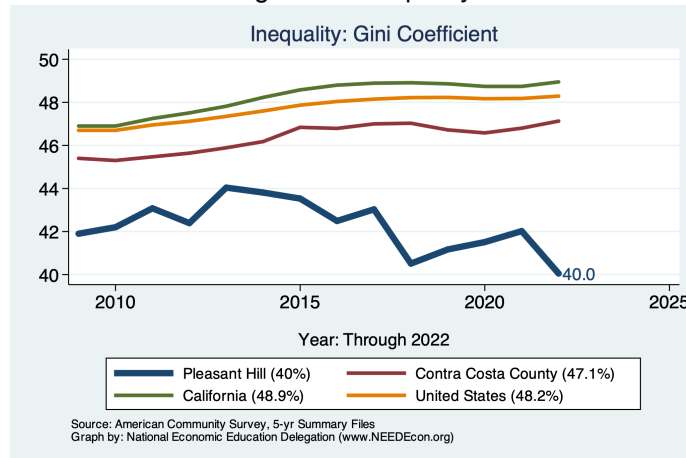


Figure 32: Shares Across the Income Distribution

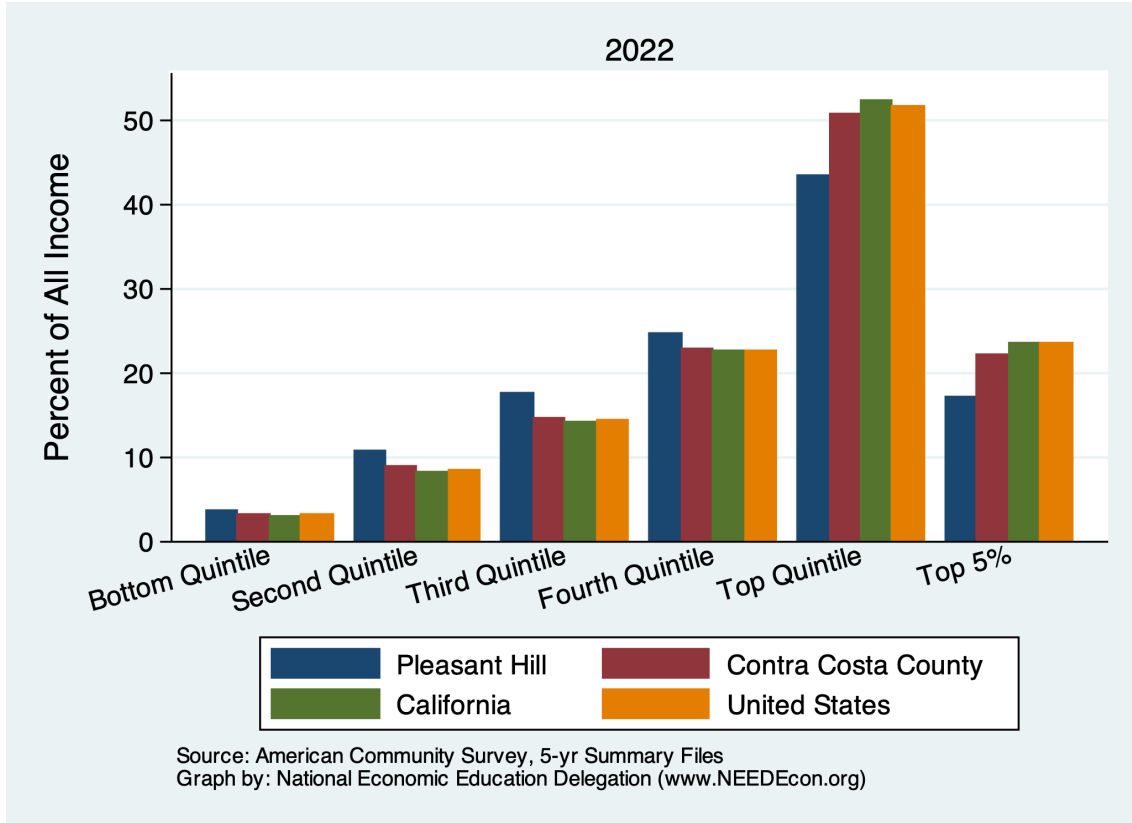
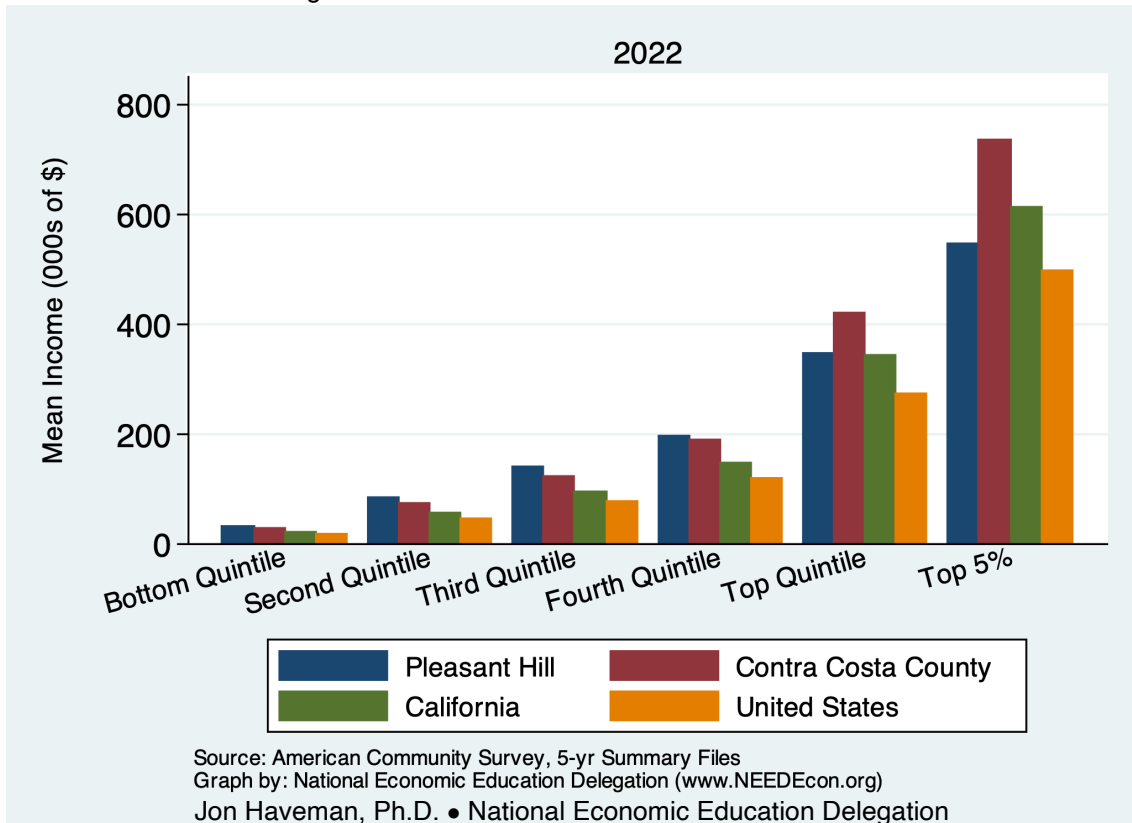


Figure 33: Means Across the Income Distribution



Housing

Housing Costs and Affordability

Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. Housing burden is defined as a household needing to commit more than 30% of their household income toward housing costs. The median value is the amount in the middle. Fifty

percent of units are above the median and 50 percent are below.

Why is it important?

Housing is one of three fundamental necessities, along with food and clothing. A measure of the cost of housing is an integral part of the measurement of the cost of living in a specific community. This is particularly true in cities and regions throughout the Bay Area, where housing costs are high relative to income.

Cost of Housing in Pleasant Hill and Broader Regions

Figure 34: Median Home Prices

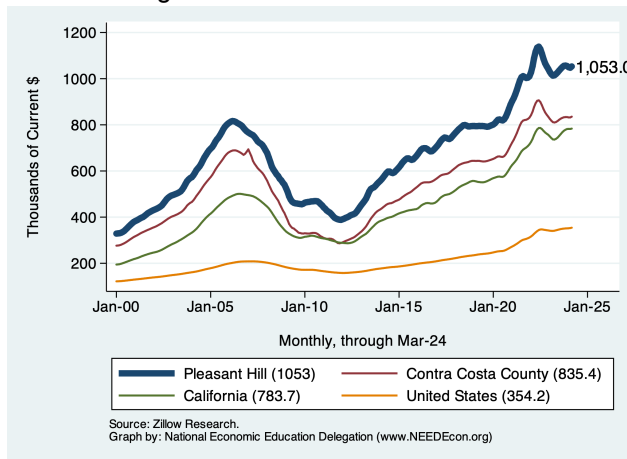
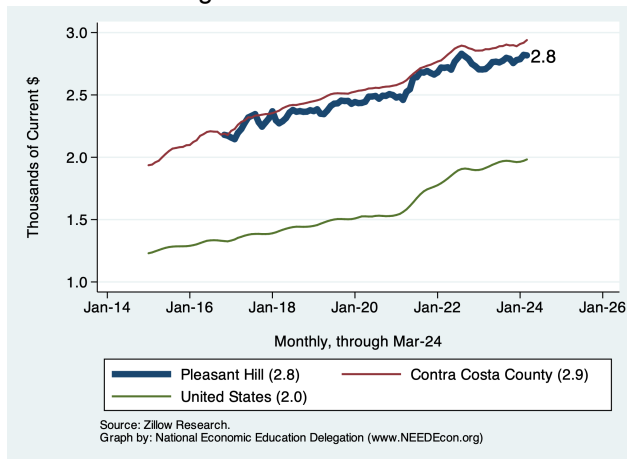


Figure 35: Median Rents



Housing Ownership in Pleasant Hill and Broader Regions

Figure 36: Home Ownership Rates

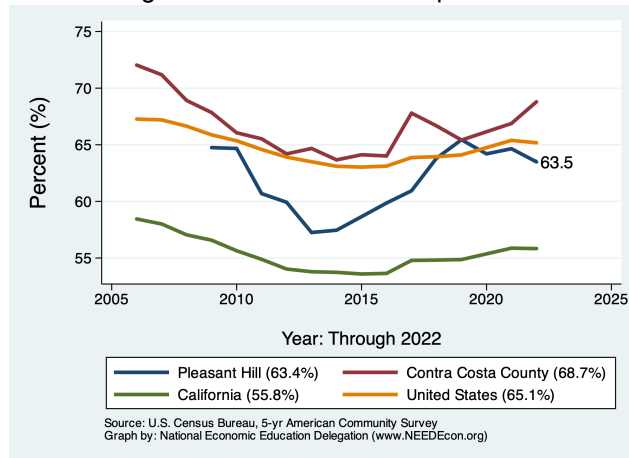


Figure 37: Home Ownership by Age

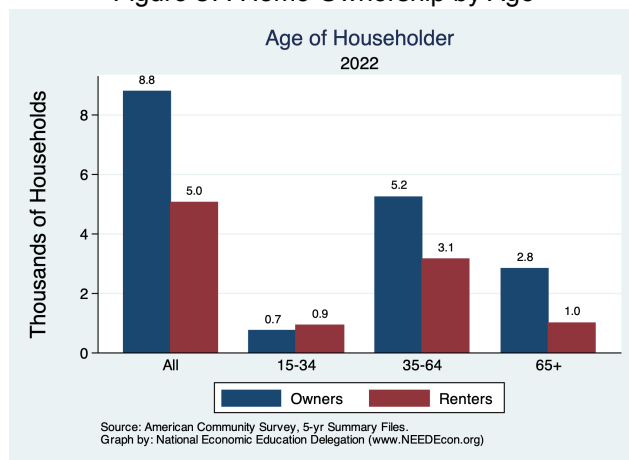


Figure 38: Income by Tenure

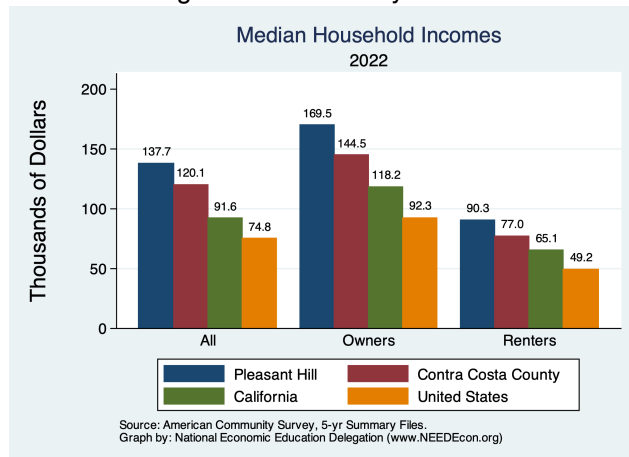


Figure 39: Income Distribution by Tenure

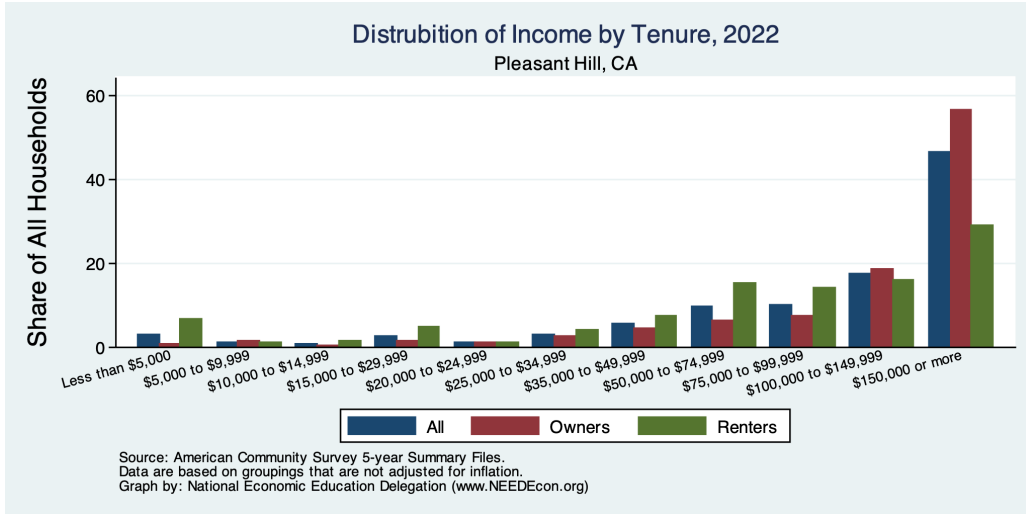


Figure 40: Income Distribution of Home Owners

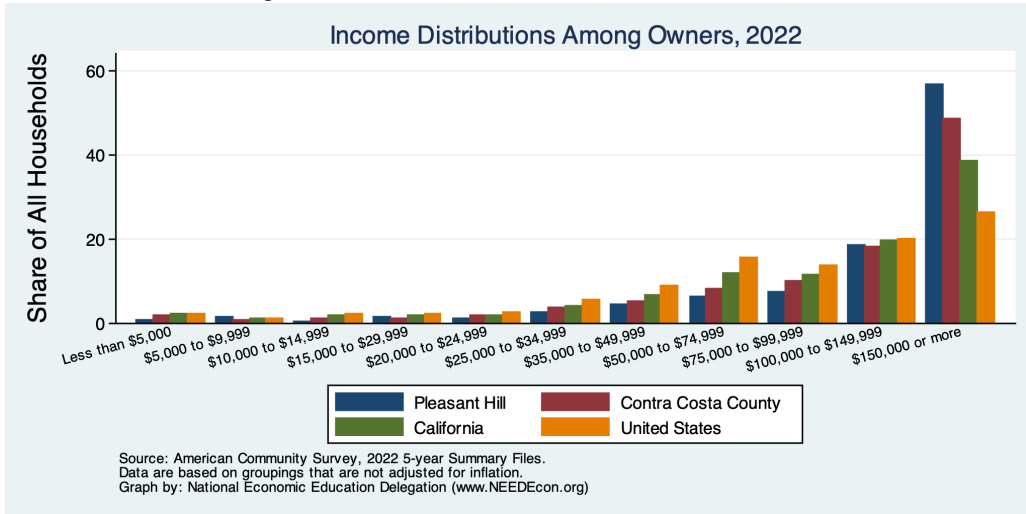
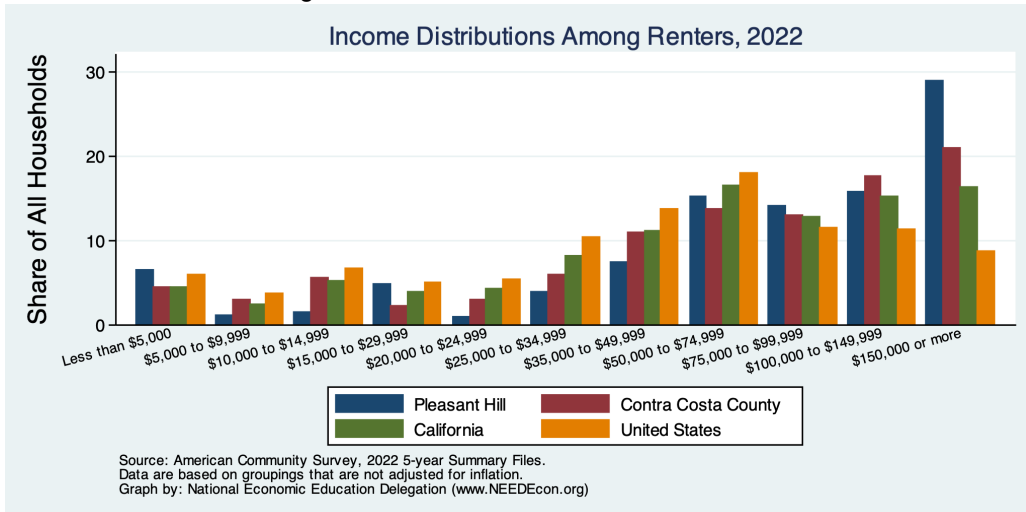


Figure 41: Income Distribution of Renters



Housing Burden in Pleasant Hill and Broader Regions

Figure 42: Home Owners w/ A Mortgage

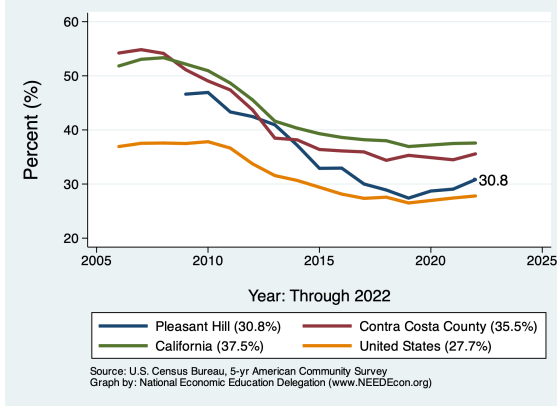


Figure 43: Home Owners w/o A Mortgage

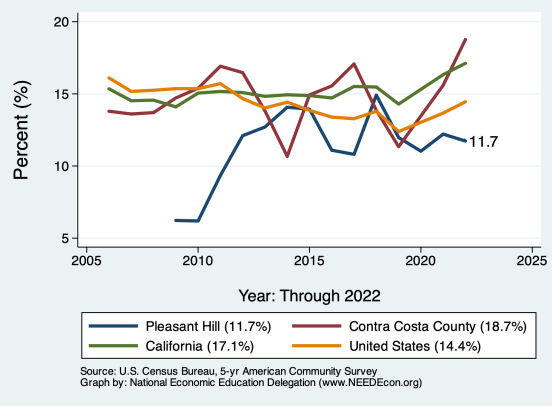


Figure 44: Renters

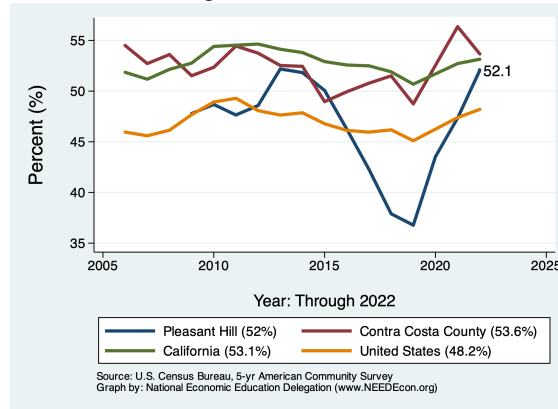
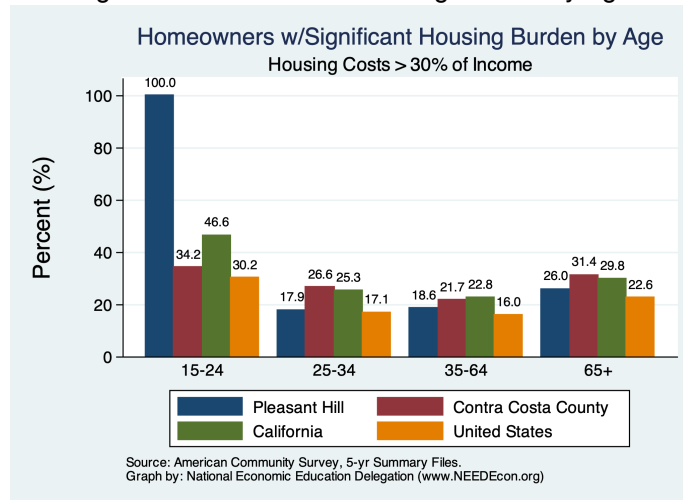


Figure 45: Homeowner Housing Burden by Age



Housing Picture

Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

Why is it important?

In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per household.

Table 5. Housing Market Indicators

Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	33,397.0	34,286.0	33,152.0	-2.6	0.7
Total # of Homes	14,530.0	14,340.0	14,321.0	1.3	1.5
# Occupied Units	13,942.0	13,595.0	13,708.0	2.6	1.7
Persons per Household	2.4	2.5	2.4	-5.2	-1.1
Vacancy Rate (%)	4.0	5.2	4.3	-22.1	-5.5

Source: CA DOF; Calculations by the National Economic Education Delegation

Figure 46: Housing Growth

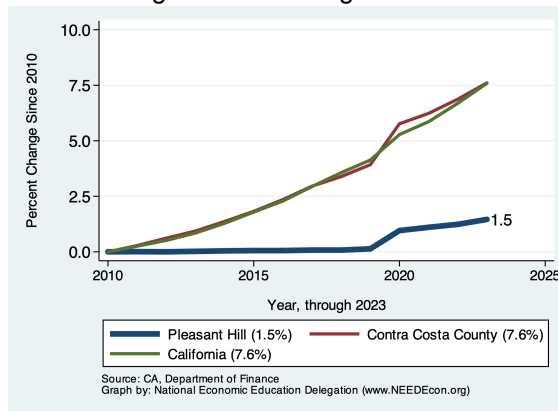


Figure 47: Persons per Household

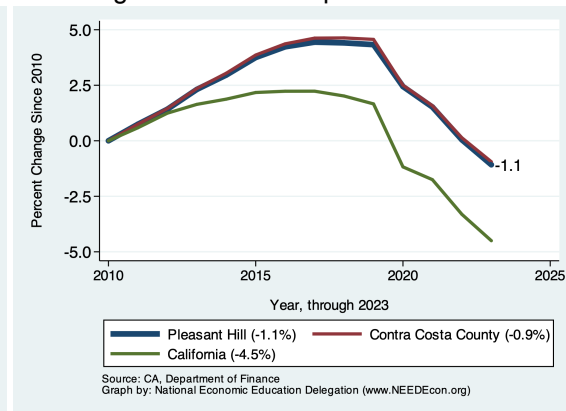


Figure 48: Vacancy Rates

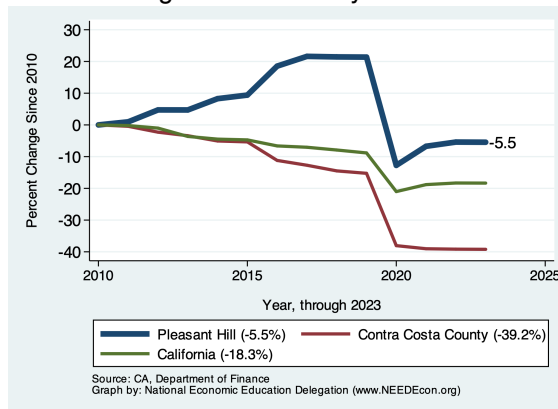
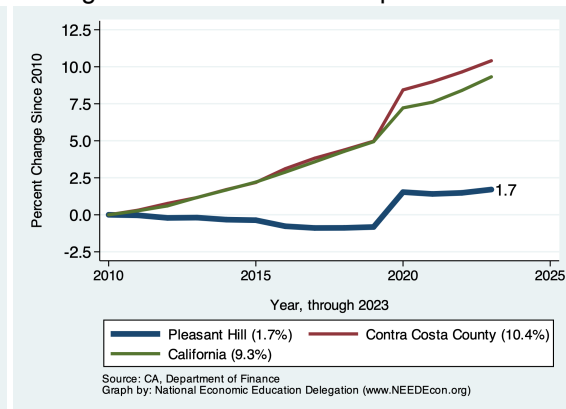


Figure 49: Number of Occupanied Units



Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

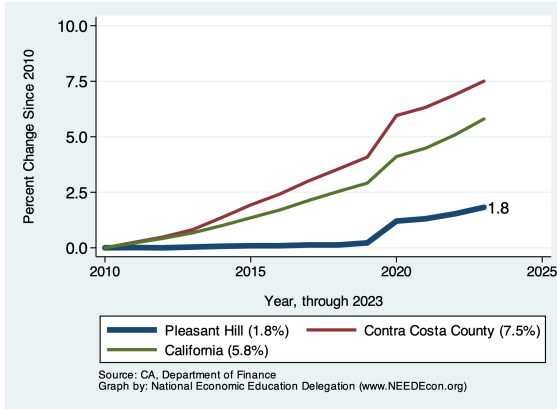


Figure 51: Single Attached Homes

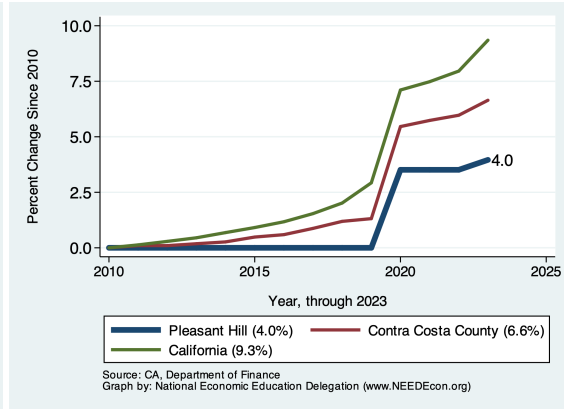


Figure 52: Housing in Buildings with Two to Four Units

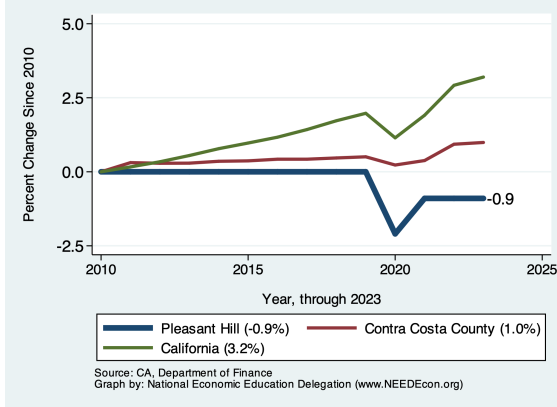
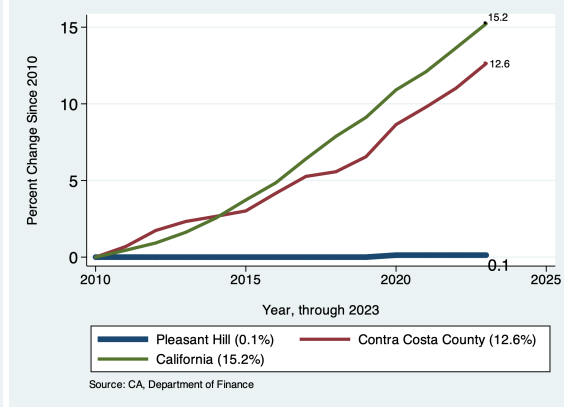


Figure 53: Housing in Buildings with Five or More Units



Vintage of Residential Housing

Why is it important?

This section provides evidence on the year in which residential housing in Pleasant Hill was built. We break it down into owned versus rented residences and provide a comparison across Contra Costa County and broader regions. A sense of the age of housing in a region provides an indication of the urgency with which a region might pursue additional hous-

ing. As the housing stock ages, an urgency with which renovations and rebuilds are permitted might result. All things equal, more recently constructed housing will be more likely to meet current codes and standards. Remodeling of existing units will be more desirable when existing units are, on average, older.

Figure 54: Distribution of Housing Construction

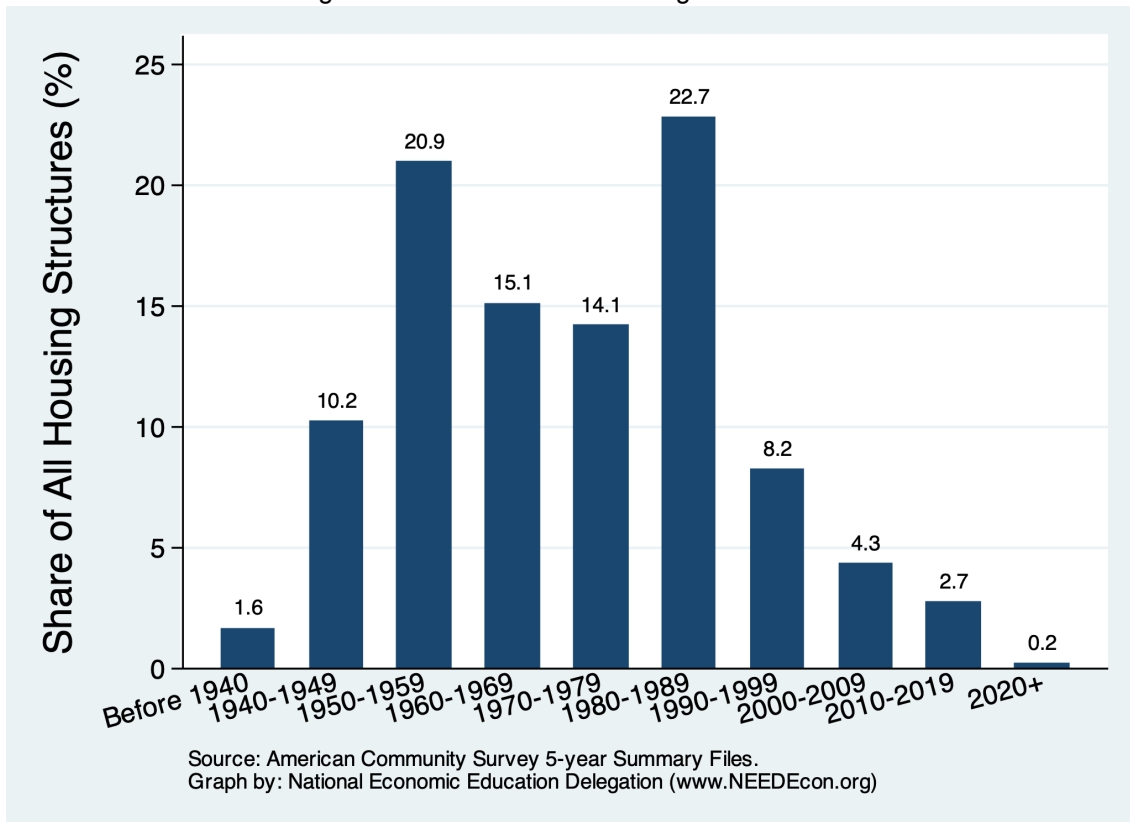


Figure 55: Housing Vintage across Regions

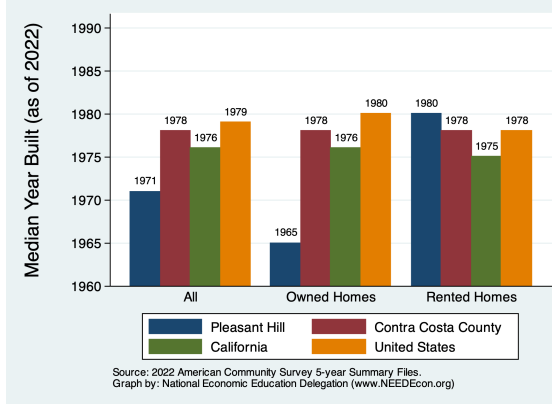


Figure 56: Housing Vintage by Tenure

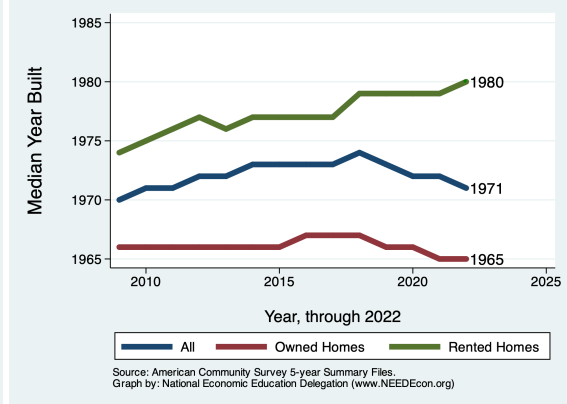


Figure 57: Vintage of Owned Residences

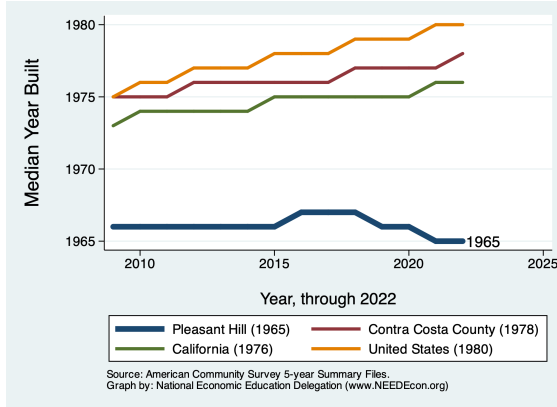


Figure 58: Vintage of Rented Residences

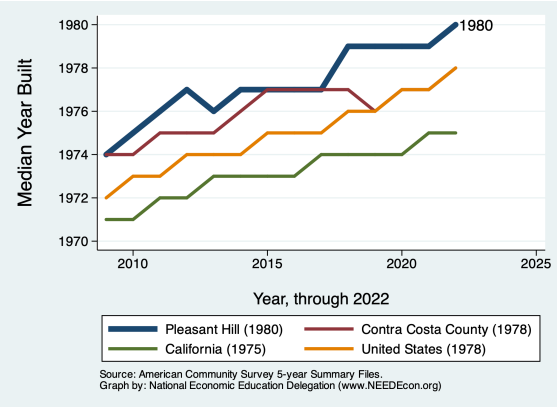
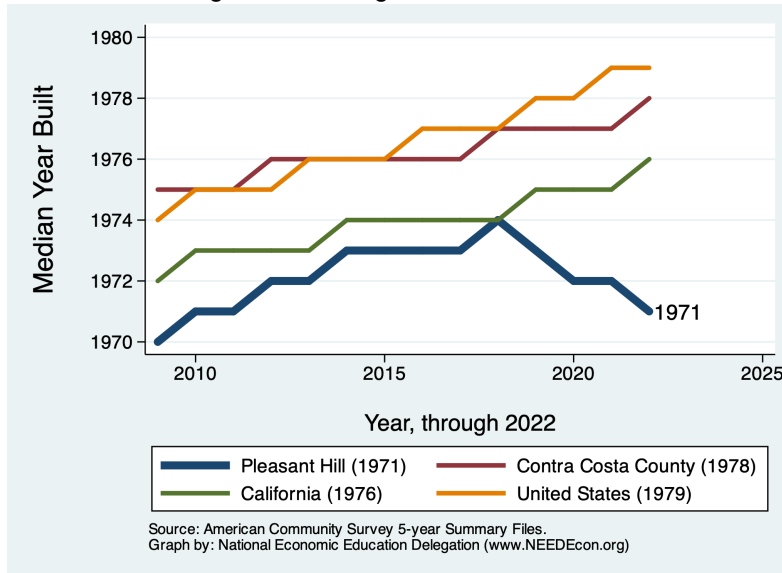


Figure 59: Vintage of All Residences



Occupation of Residential Housing

Why is it important?

The duration of residence in a city is important for developing future policies regarding growing the local population. If a region is highly mobile, evidenced by most residences having

been recently occupied, a city might propose policies to reduce that mobility, or ask why the mobility happens. Policies could be put in place to either reduce or increase migration.

Figure 60: Year Current Occupant Moved In

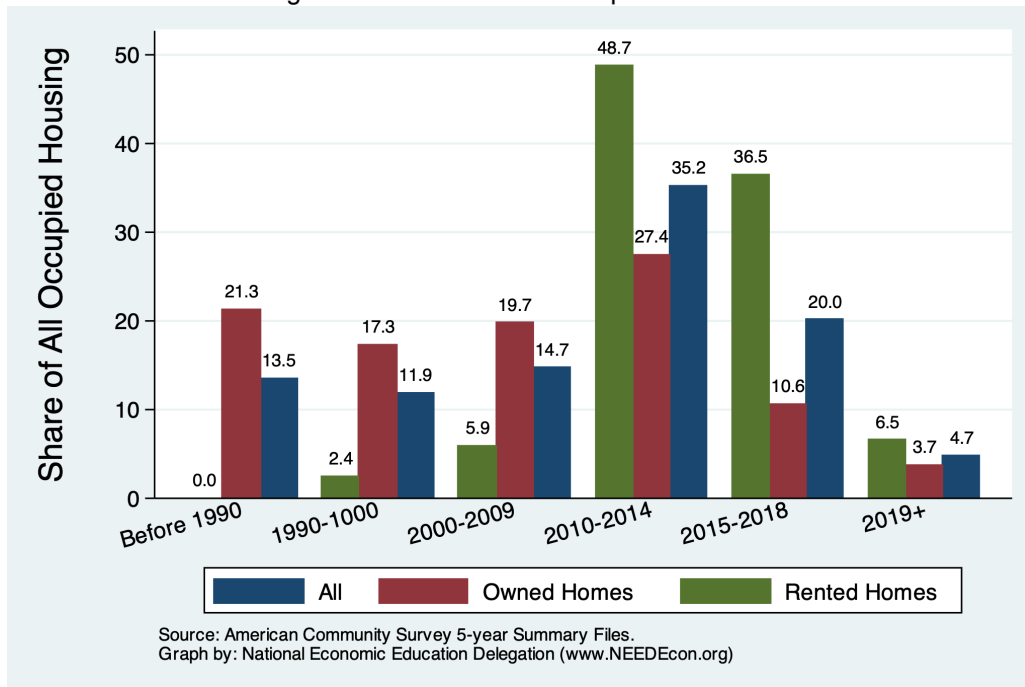


Figure 61: Year Occupied by Current Residents across Regions

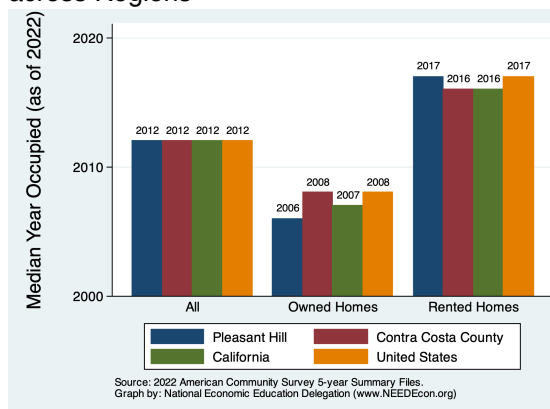


Figure 62: Year Occupied by Current Residents by Tenure

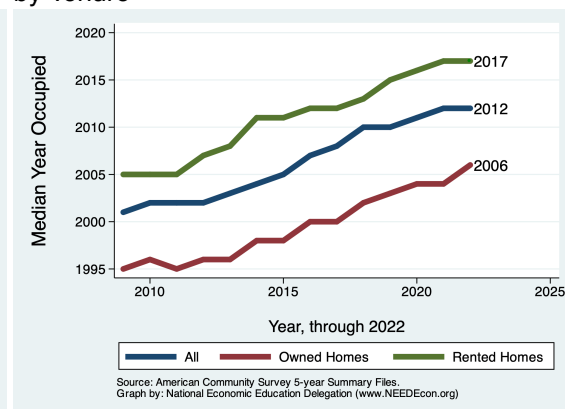


Figure 63: Year Occupied by Current Residents for Owned Housing

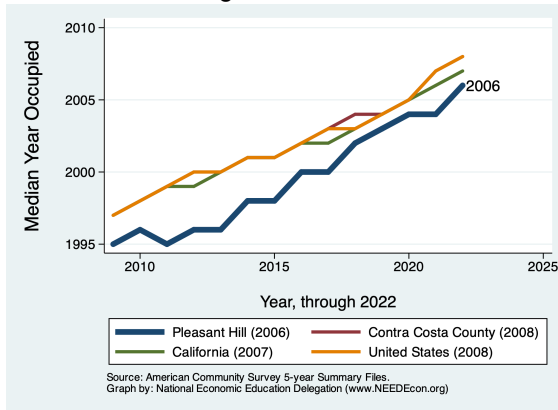


Figure 64: Year Occupied by Current Residents for Rented Housing

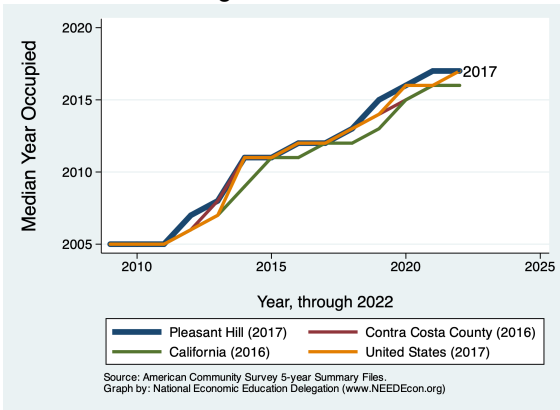
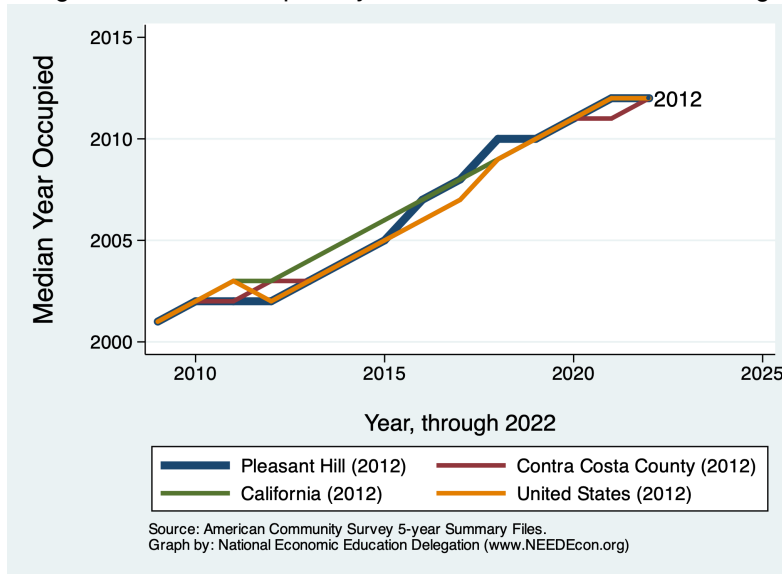


Figure 65: Year Occupied by Current Residents for All Housing



Residential Permitting

Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Pleasant Hill is compared with data from Contra Costa County as a whole and broader regions. The statistic provided scales the number of permits by population. This is done to facilitate comparisons across regions.

Why is it important?

Building permits are the best indicator available of new units coming on the market. In order for a region's population to grow and flourish, new residential properties must be added to the existing stock. Building, both in the City and in the County more generally, is an indication of the extent to which new residences accommodate new residents or are affecting prices through increased supply.

Pleasant Hill - Ranking Among Comparables

Figure 66: Number of Units Permitted - Nationwide Comparables (Rank)

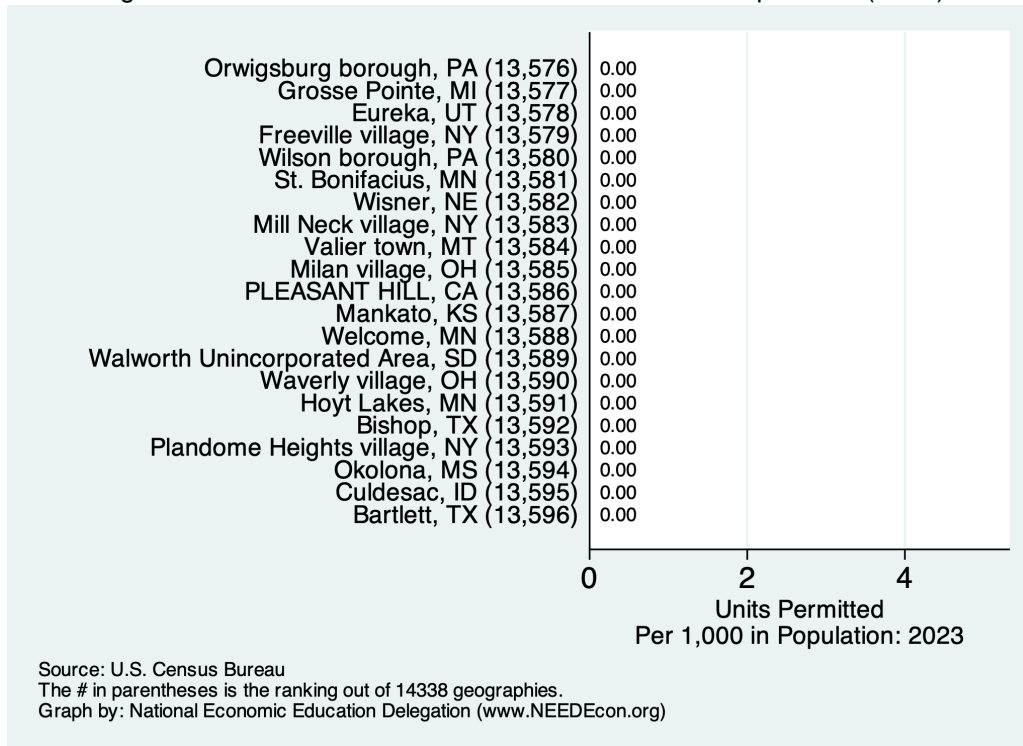
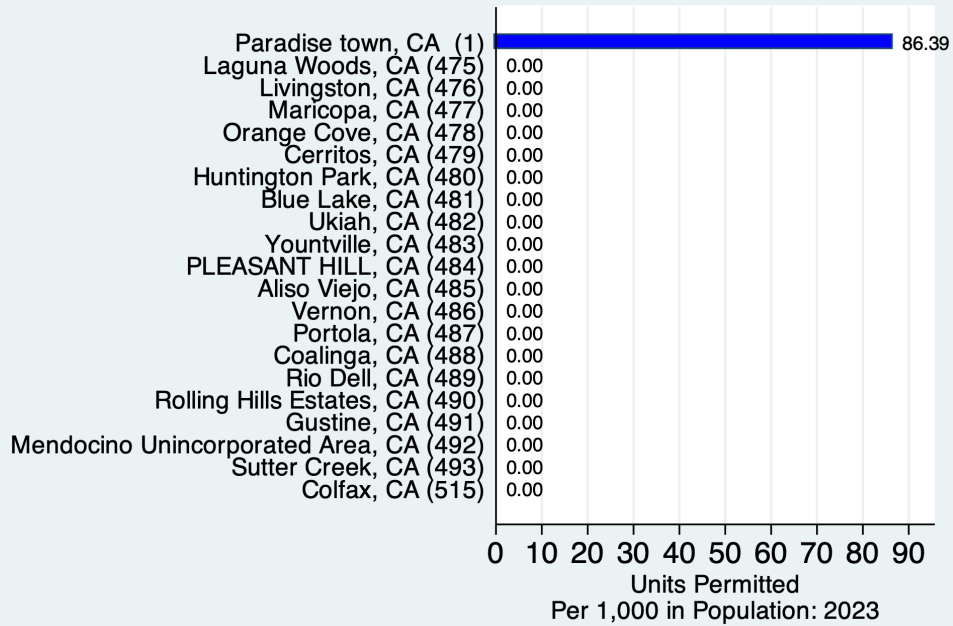
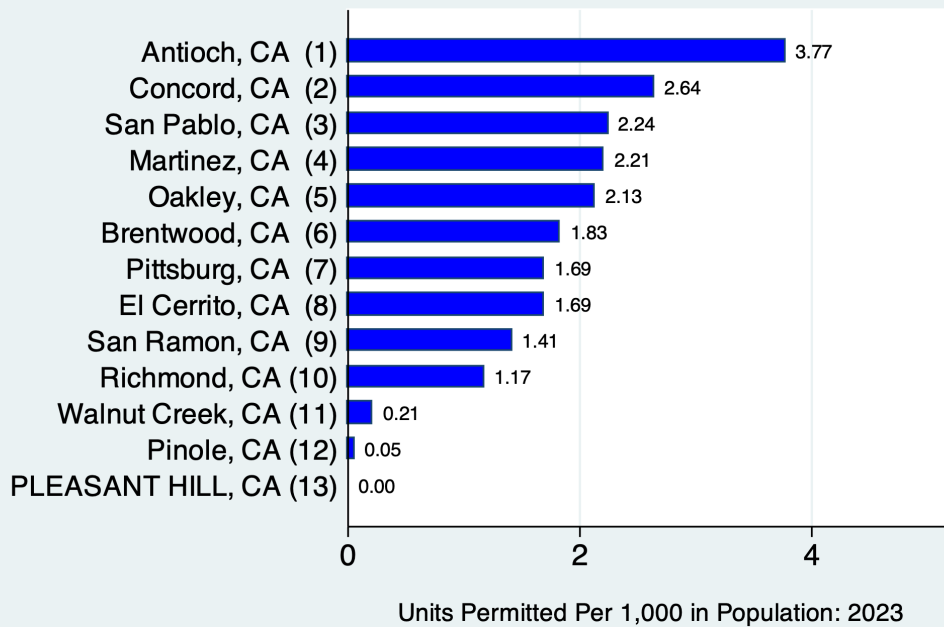


Figure 67: Number of Units Permitted - California Comparables (Rank)



Source: U.S. Census Bureau.
 The # in parentheses is the ranking out of 515 geographies.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 68: Number of Units Permitted - Cities in Contra Costa County (Rank)



Source: U.S. Census Bureau.
 The # in parentheses is the ranking out of 13 geographies.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Pleasant Hill - Permitting Activity

Annual Units Permitted - Per Capita in Pleasant Hill

Figure 69: Units Permitted Each Year

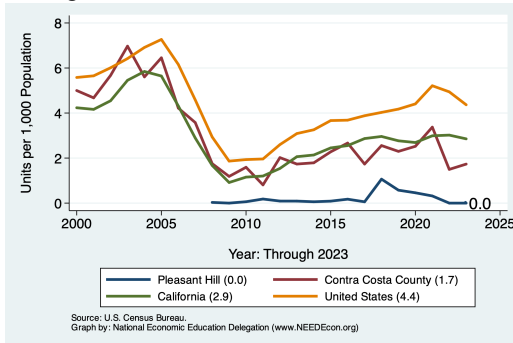
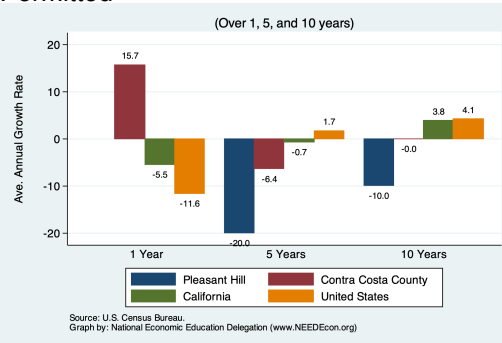


Figure 70: Average Annual Growth in Units Permitted



Annual Number of Buildings Permitted - Per Capita in Pleasant Hill

Figure 71: Units Permitted Each Year

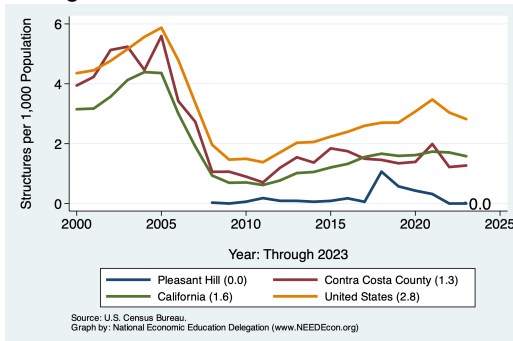
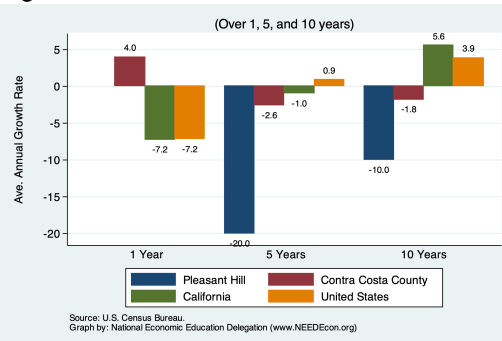


Figure 72: Average Annual Growth in Buildings Permitted



Annual Value of Property Permitted - Per Capita in Pleasant Hill

Figure 73: Value Permitted Each Year

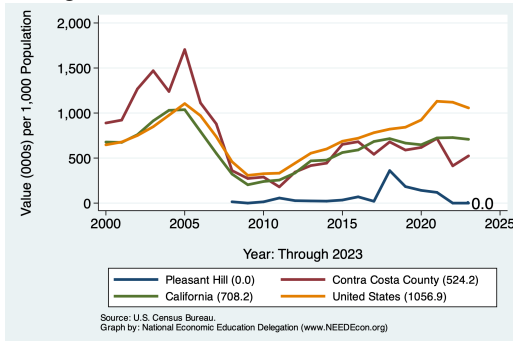
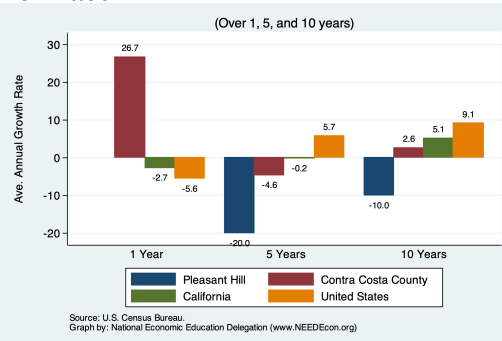


Figure 74: Average Annual Growth in Value Permitted



Commute Patterns

During the recovery from the Great Recession, the period from 2010 to 2019, the Bay Area economy, and Silicon Valley in particular, has been growing at a pace roughly double that of the state as a whole and triple that of the nation. This growth has precipitated a tight hous-

ing market and also brought about some significant changes in commute patterns, many of which have been reversed by the pandemic. Recent years have seen significant changes in both the mode of transportation and commute times.

Mode of Transportation

Figure 75: Percent of Workers Commuting by Car Alone

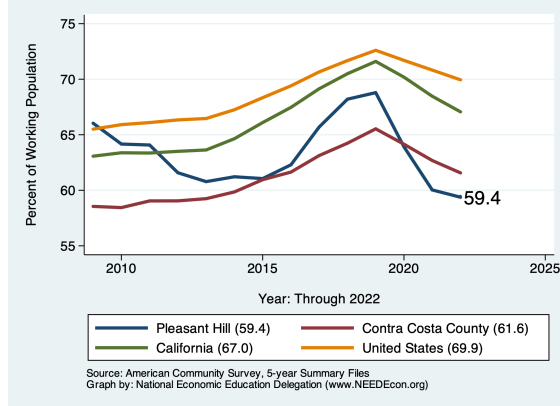


Figure 76: Percent of Workers Commuting by Carpool

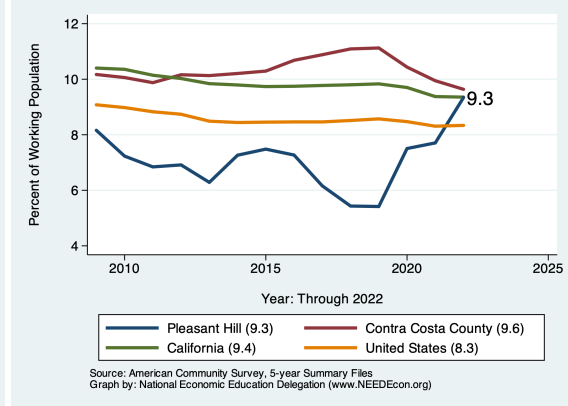


Figure 77: Percent of Workers using Public Transportation

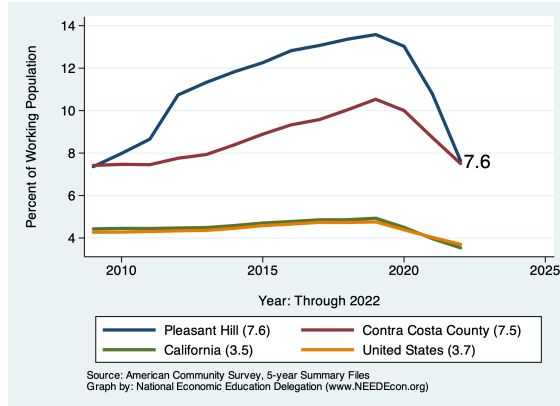
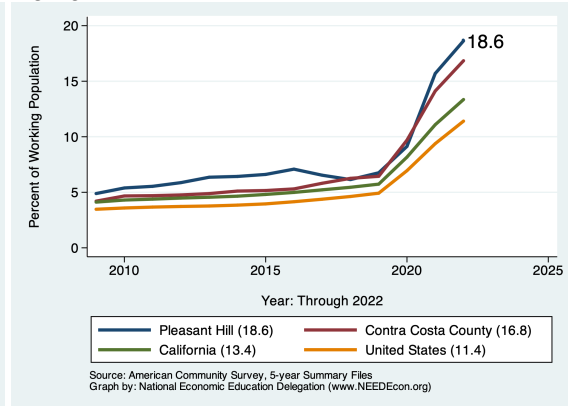


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Pleasant Hill. The second provides data on those who work, but do not necessarily live in Pleasant Hill. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

Table 6. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van:	6,855	69.8	5,718	67.5	12,573	68.7	78.0
Drove Alone	6,088	62.0	4,776	56.4	10,864	59.4	68.4
Carpooled:	767	7.8	942	11.1	1,709	9.3	9.5
In 2-person carpool	633	6.4	826	9.7	1,459	8.0	6.9
In 3-person carpool	30	0.3	60	0.7	90	0.5	1.5
In 4-or-more-person carpool	104	1.1	56	0.7	160	0.9	1.1
Public Transportation (excl Taxi):	750	7.6	648	7.6	1,398	7.6	3.6
Bus or Trolley Bus	61	0.6	77	0.9	138	0.8	2.3
Streetcar or Trolley Car	418	4.3	229	2.7	647	3.5	0.8
Subway or Elevated	226	2.3	342	4.0	568	3.1	0.3
Railroad	45	0.5	0	0.0	45	0.2	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	99	1.0	21	0.2	120	0.7	0.7
Walked	180	1.8	184	2.2	364	2.0	2.4
Taxicab, Motorcycle, or other	252	2.6	181	2.1	433	2.4	1.7
Worked at Home	1,691	17.2	1,718	20.3	3,409	18.6	13.6
Total:	9,827	100.0	8,470	99.9	18,297	100.0	

Source: 2022 5-year American Community Survey, Summary File

Table 7. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK FOR WORKPLACE GEOGRAPHY

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van:	5,924	73.2	6,542	67.5	12,466	72.4	78.0
Drove Alone	5,328	65.9	5,904	60.9	11,232	65.2	68.5
Carpooled:	596	7.4	638	6.6	1,234	7.2	9.5
In 2-person carpool	441	5.5	547	5.6	988	5.7	6.9
In 3-person carpool	43	0.5	54	0.6	97	0.6	1.5
In 4-or-more-person carpool	112	1.4	37	0.4	149	0.9	1.1
Public Transportation (excl Taxi):	98	1.2	212	2.2	310	1.8	3.6
Bus or Trolley Bus	60	0.7	42	0.4	102	0.6	2.3
Streetcar or Trolley Car	21	0.3	93	1.0	114	0.7	0.8
Subway or Elevated	17	0.2	77	0.8	94	0.5	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	28	0.3	34	0.4	62	0.4	0.7
Walked	72	0.9	213	2.2	285	1.7	2.4
Taxicab, Motorcycle, or other	98	1.2	133	1.4	231	1.3	1.7
Worked at Home	1,691	20.9	1,718	17.7	3,409	19.8	13.6
Total:	7,911	97.8	8,852	91.3	16,763	97.3	

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

Commute Times for Employed Residents

Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Less than 5 minutes	257	2.8	218	2.8	475	2.8	2.0
5 to 9 minutes	517	5.6	495	6.4	1,012	6.0	7.5
10 to 14 minutes	803	8.7	1,031	13.4	1,834	10.9	12.2
15 to 19 minutes	1,238	13.4	986	12.8	2,224	13.2	15.0
20 to 24 minutes	741	8.0	782	10.2	1,523	9.1	14.3
25 to 29 minutes	470	5.1	388	5.0	858	5.1	6.3
30 to 34 minutes	724	7.8	631	8.2	1,355	8.1	15.0
35 to 39 minutes	254	2.8	129	1.7	383	2.3	2.9
40 to 44 minutes	581	6.3	230	3.0	811	4.8	4.3
45 to 59 minutes	995	10.8	695	9.0	1,690	10.0	8.6
60 to 89 minutes	1,227	13.3	927	12.0	2,154	12.8	7.9
90 or more minutes	329	3.6	240	3.1	569	3.4	4.0
Total:	8,136	88.2	6,752	87.7	14,888	88.5	

Source: 2022 5-year American Community Survey, Summary File

Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes

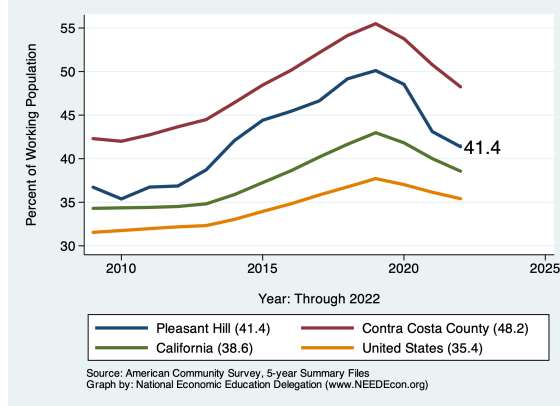


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

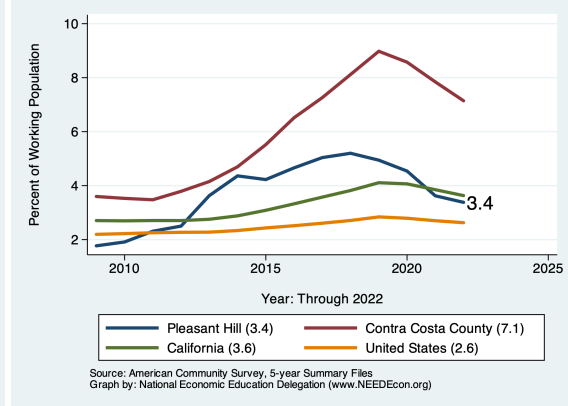
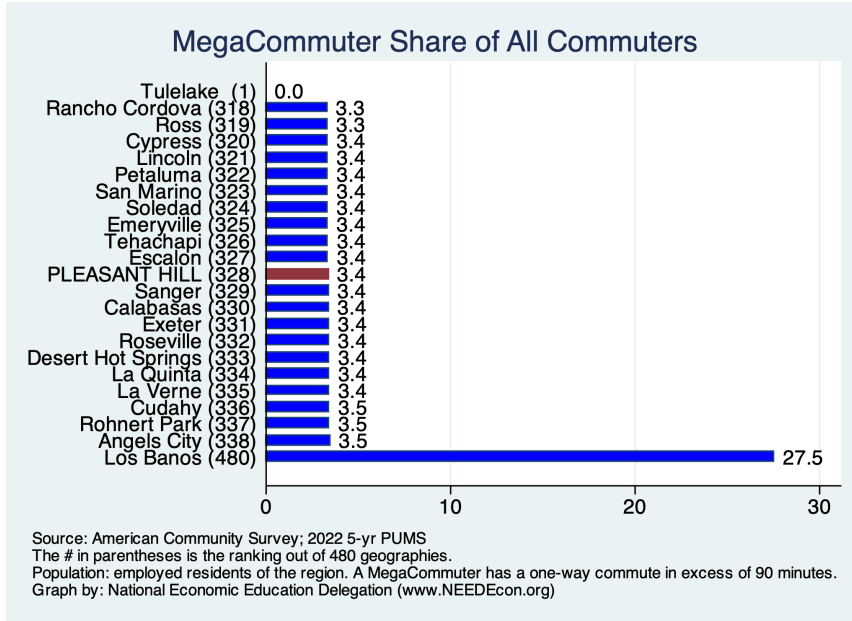


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



Source: American Community Survey; 2022 5-yr PUMS
 The # in parentheses is the ranking out of 480 geographies.
 Population: employed residents of the region. A MegaCommuter has a one-way commute in excess of 90 minutes.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Commute Times for Those Employed in the City

Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR WORKPLACE GEOGRAPHY

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	209	2.7	105	1.2	314	2.0	2.0
5 to 9 minutes	451	5.9	668	7.5	1,119	7.1	7.5
10 to 14 minutes	712	9.3	1,153	13.0	1,865	11.8	12.2
15 to 19 minutes	1,215	15.9	1,259	14.2	2,474	15.6	15.0
20 to 24 minutes	630	8.2	1,071	12.1	1,701	10.7	14.3
25 to 29 minutes	255	3.3	355	4.0	610	3.9	6.3
30 to 34 minutes	955	12.5	1,002	11.3	1,957	12.4	15.0
35 to 39 minutes	283	3.7	138	1.6	421	2.7	2.9
40 to 44 minutes	261	3.4	218	2.5	479	3.0	4.3
45 to 59 minutes	519	6.8	363	4.1	882	5.6	8.6
60 to 89 minutes	546	7.1	547	6.2	1,093	6.9	7.9
90 or more minutes	184	2.4	255	2.9	439	2.8	4.0
Total:	6,220	81.2	7,134	80.3	13,354	84.3	

Source: 2022 5-year American Community Survey, Summary File
The results in this table are for those who work in the region, regardless of the location of their residence.

Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes

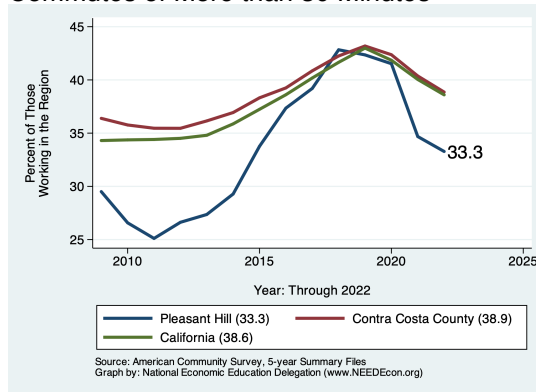


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

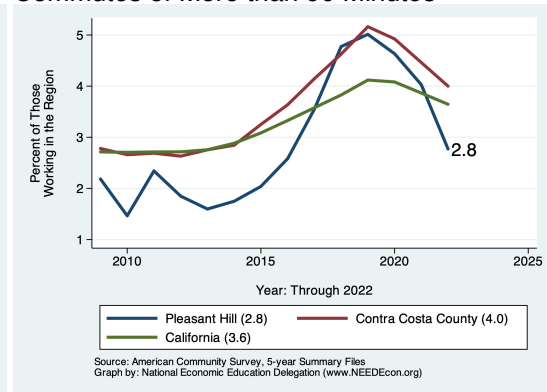
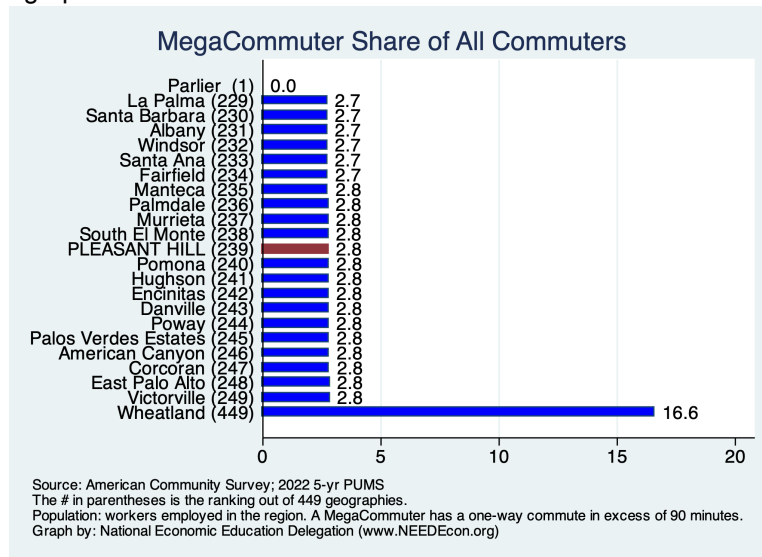


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



Place of Work

This section provides evidence on where workers living in Pleasant Hill work. As evidenced in the first table, some of Pleasant Hill’s employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the Pleasant Hill city boundary.

Table 10. SEX OF WORKERS BY PLACE OF WORK—STATE AND COUNTY LEVEL

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Worked in state of residence:	9,689	98.6	8,461	99.8	18,150	99.2	99.6
Worked in county of residence	6,003	61.1	6,157	72.6	12,160	66.5	84.1
worked outside of county of residence	3,686	37.5	2,304	27.2	5,990	32.7	15.4
Worked outside state of residence	138	1.4	9	0.1	147	0.8	0.4
Total:	9,827	100.0	8,470	99.9	18,297	100.0	

Source: 2022 5-year American Community Survey, Summary File

Figure 85: Percent of Workers Employed Outside of Their County of Residence

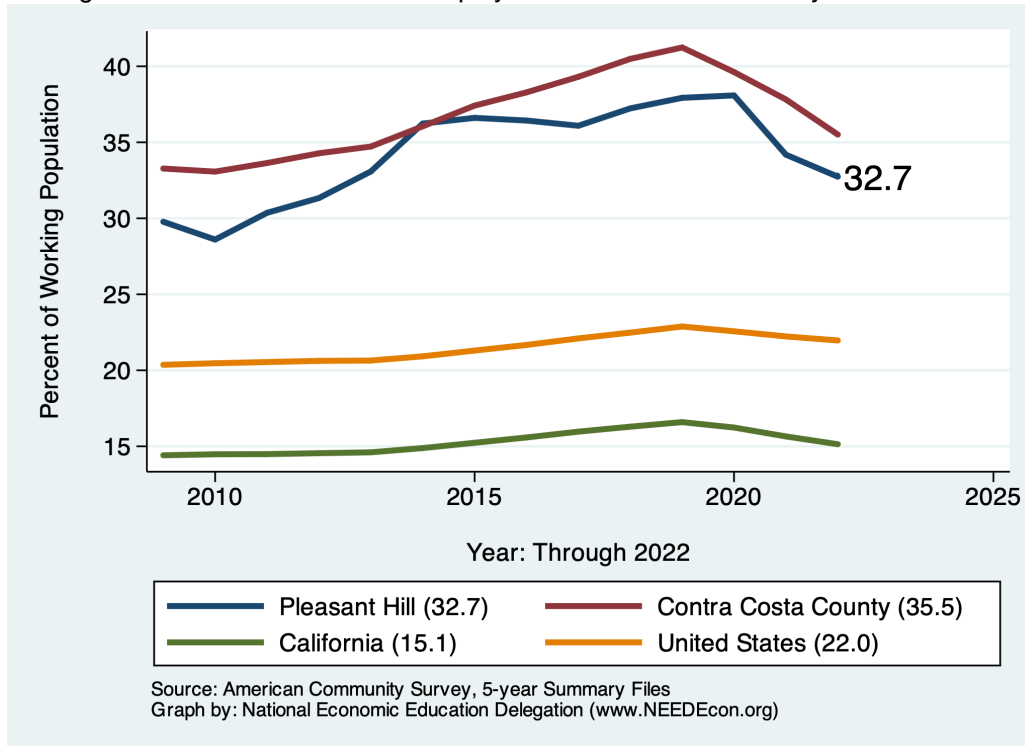
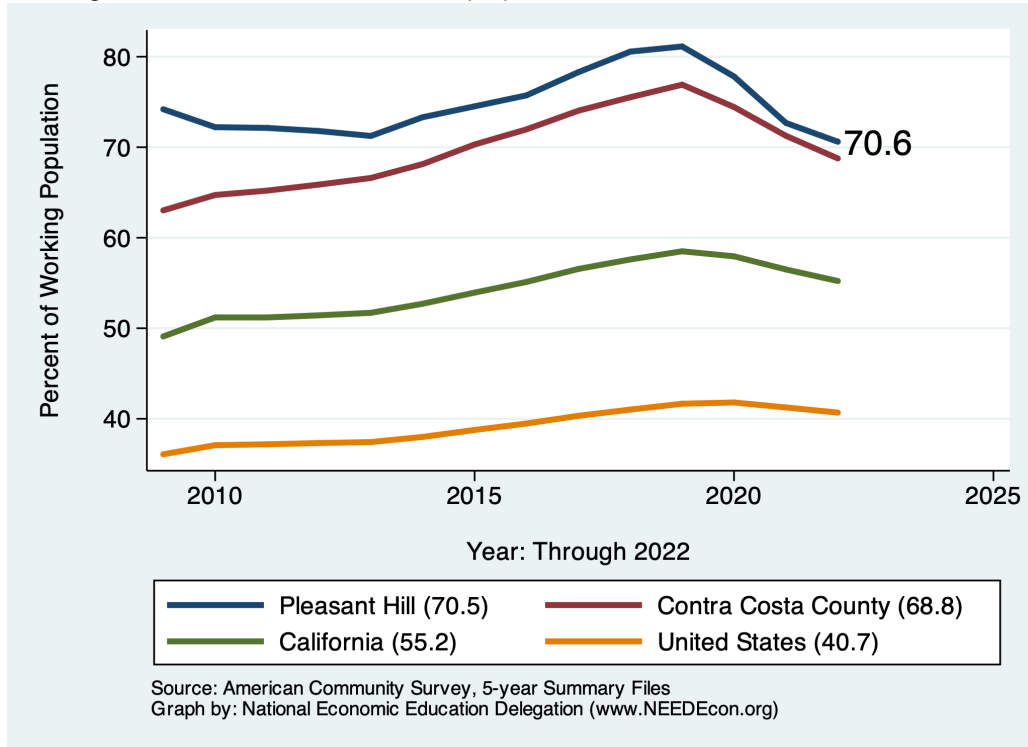


Table 11. SEX OF WORKERS BY PLACE OF WORK—PLACE LEVEL

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	9,827	100.0	8,470	99.9	18,297	100.0	95.9
Worked in place of residence	2,741	27.9	2,637	31.1	5,378	29.4	39.5
Worked outside place of residence	7,086	72.1	5,833	68.8	12,919	70.6	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
Total:	9,827	100.0	8,470	99.9	18,297	100.0	

Source: 2022 5-year American Community Survey, Summary File

Figure 86: Percent of Workers Employed Outside of Their Place of Residence



Commute Mode by Income

**Table 12. MEDIAN EARNINGS IN THE PAST 12 MONTHS
BY MEANS OF TRANSPORTATION TO WORK**

	City	California	Ratio	United States	
	Median	Median		Median	Ratio
Car, truck, or van - drove alone	74,080	48,566	93.8	46,171	93.3
Car, truck, or van - carpooled	77,884	36,463	131.4	34,487	131.4
Public transportation (excluding taxicab)	118,917	40,179	182.1	45,100	153.4
Walked		29,366		27,142	
Taxicab, motorcycle, bicycle, or other means	36,235	40,433	55.1	36,140	58.3
Worked from home	104,281	75,153	85.4	67,180	90.3
Total:	79,243	48,747	162.6	46,099	171.9

Source: 2022 5-year American Community Survey, Summary File

Notes: 1) Ratio = the ratio of the regional median to either the CA or US median, relative to the Total ratio.

Values above 100 imply a high local median. Values below 100 imply a low local median.

For example, a value of 200 means that the local mean is 2x higher than would be expected.

For "Total:", ratio is simply the ratio of the medians.

2) For regions with more than one geography, the medians are averages weighted by working population.

Table 13. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	2,203	54.8	2,503	44.4	5,340	55.7	10,864	59.4	68.4
Car, Truck, or Van: Carpooled	316	7.9	346	6.1	870	9.1	1,709	9.3	9.5
Public Transportation (excl Taxi)	108	2.7	64	1.1	1,016	10.6	1,398	7.6	3.6
Walked	108	2.7	99	1.8	89	0.9	364	2.0	2.4
Taxicab, Motorcycle, or other	235	5.8	209	3.7	109	1.1	553	3.0	2.4
Worked at Home	583	14.5	603	10.7	2,166	22.6	3,409	18.6	13.6
Total:	3,553	88.3	3,824	67.8	9,590		18,297		100.0

Source: 2022 5-year American Community Survey, Summary File

**Table 14. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS FOR
WORKPLACE GEOGRAPHY**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	3,348	50.3	3,430	66.6	3,482	56.2	11,232	65.2	68.5
Car, Truck, or Van: Carpooled	487	7.3	276	5.4	294	4.7	1,234	7.2	9.5
Public Transportation (excl Taxi)	161	2.4	38	0.7	94	1.5	310	1.8	3.6
Walked	73	1.1	41	0.8	103	1.7	285	1.7	2.4
Taxicab, Motorcycle, or other	148	2.2	88	1.7	57	0.9	293	1.7	2.4
Worked at Home	583	8.8	603	11.7	2,166	35.0	3,409	19.8	13.6
Total:	4,800	72.1	4,476	86.9	6,196		16,763		97.3

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

Commute Mode by Poverty Status

Table 15. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	237	33.3	243	38.6	10,384	59.7	10,864	59.4	68.7
Car, Truck, or Van: Carpooled	40	5.6	23	3.7	1,646	9.5	1,709	9.3	9.5
Public Transportation (excl Taxi)	45	6.3	19	3.0	1,334	7.7	1,398	7.6	3.6
Walked	24	3.4	17	2.7	323	1.9	364	2.0	2.1
Taxicab, Motorcycle, or other	85	11.9	86	13.7	382	2.2	553	3.0	2.4
Worked at Home	44	6.2	51	8.1	3,314	19.1	3,409	18.6	13.6
Total:	475	66.7	439	69.7	17,383		18,297		

Source: 2022 5-year American Community Survey, Summary File

Table 16. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS FOR WORKPLACE GEOGRAPHY

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	494	40.1	562	48.0	10,152	63.5	11,208	65.2	68.7
Car, Truck, or Van: Carpooled	84	6.8	77	6.6	1,073	6.7	1,234	7.2	9.5
Public Transportation (excl Taxi)	2	0.2	22	1.9	286	1.8	310	1.8	3.6
Walked	8	0.6	17	1.5	260	1.6	285	1.7	2.1
Taxicab, Motorcycle, or other	37	3.0	0	0.0	256	1.6	293	1.7	2.4
Worked at Home	44	3.6	51	4.4	3,314	20.7	3,409	19.8	13.6
Total:	669	54.3	729	62.3	15,341	96.0	16,739	97.4	

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

Migration

Overall Migration Flows

Definition:

The United States is a country with an increasingly mobile population. People move, migrate, from one place to another with increasing frequency.

Why is it important?

Having a handle on whether or not Pleasant Hill is a net recipient (migration inflows) or donor (migration outflows) of population is very im-

portant for understanding trends in the City's development. This section outlines migration patterns by age, education, income, marital status, and housing tenure. Understanding recent trends is very important for making policy, investment, and other decisions about the future. Also, understanding the extent to which the population is stable, or experiences significant turnover each year is helpful for planning purposes.

Figure 87: Overall Movements of Residents

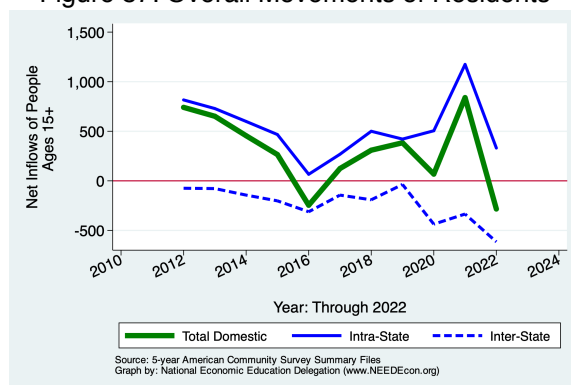


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	3,406	-221	105	-131	-226	31
With income	25,758	125	-191	548	-389	157
\$1 to \$9,999 or less	2,645	-170	-66	-147	14	29
\$10,000 to \$14,999	1,162	-277	-146	-96	-36	1
\$15,000 to \$24,999	2,564	-2	22	51	-75	0
\$25,000 to \$34,999	1,939	-84	51	-5	-130	0
\$35,000 to \$49,999	2,176	-50	-78	2	10	16
\$50,000 to \$64,999	1,920	44	-29	67	-10	16
\$65,000 to \$74,999	1,837	89	-31	177	-57	0
\$75,000 or more	11,515	575	86	499	-105	95
All:	29,164	-96	-86	417	-615	188

Source: 2022 5-year American Community Survey, Summary File

Note: The data in this and other tables in this section are limited in that there is no information on the City's population that has moved abroad.

The "From Abroad" column is gross movements into the City from abroad.

Figure 88: Overall Movements of Low Income Residents

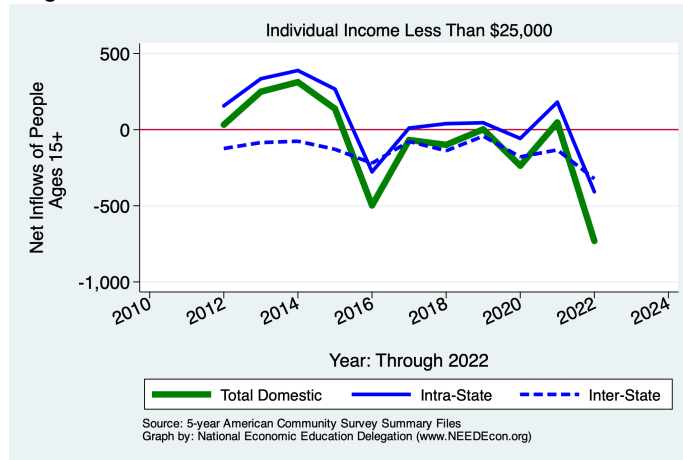


Figure 89: Overall Movements of Middle Income Residents

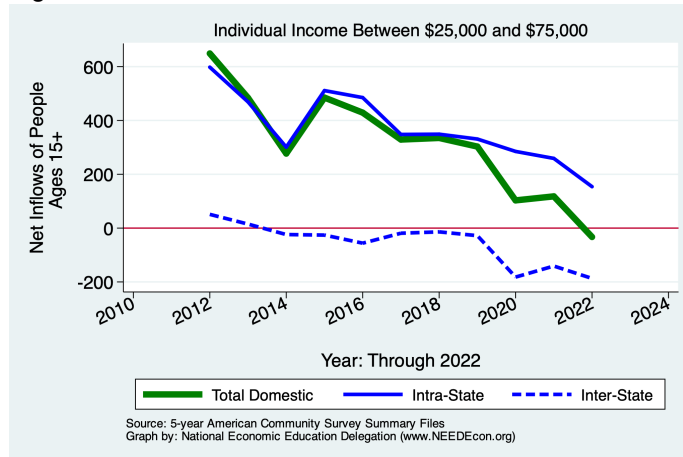
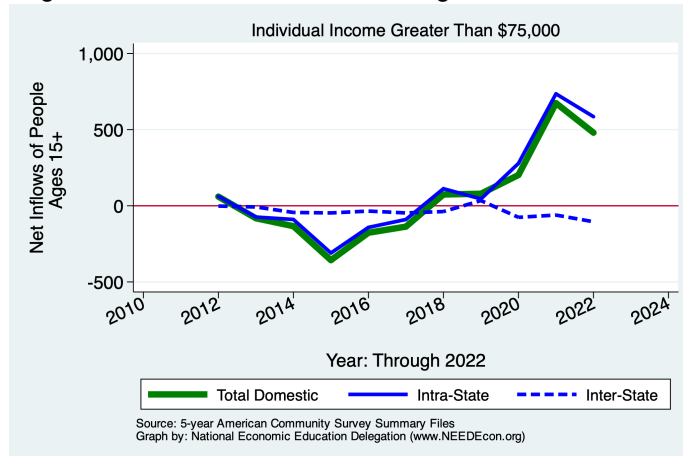


Figure 90: Overall Movements of High Income Residents



Demographics of Migration Flows

Table 18: Migration by Marital Status

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Never married	9,553	455	241	115	-29	128
Now married, except separated	14,668	-519	-450	345	-458	44
Divorced	3,459	137	85	99	-47	0
Separated	295	-100	58	-78	-80	0
Widowed	1,189	-69	-20	-64	-1	16
Total:	29,164	-96	-86	417	-615	188

Source: 2022 5-year American Community Survey, Summary File

Table 19: Migration by Tenure

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Householder lived in owner-occupied housing units	22,575	-63	163	553	-815	36
Householder lived in renter-occupied housing units	10,965	217	-254	203	78	190
Total:	33,540	154	-91	756	-737	226

Source: 2022 5-year American Community Survey, Summary File

Figure 91: Domestic Movements of Residents by Tenure

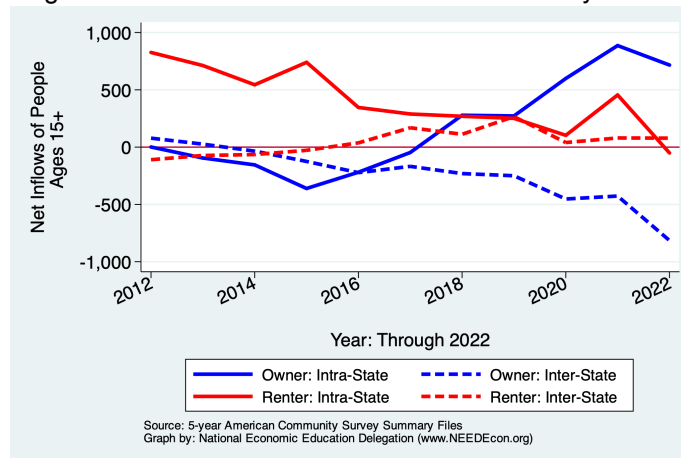


Table 20: Migration by Age

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
1 to 4 years	1,336	-73	-94	44	-50	27
5 to 17 years	5,104	66	152	28	-171	57
18 and 19 years	887	-128	57	-125	-111	51
20 to 24 years	2,030	-66	-52	-52	5	33
25 to 29 years	1,948	78	-13	77	-13	27
30 to 34 years	1,931	180	-107	305	-30	12
35 to 39 years	2,830	-227	-282	91	-36	0
40 to 44 years	2,478	-66	102	32	-205	5
45 to 49 years	2,662	66	60	22	-16	0
50 to 54 years	2,395	-4	-1	23	-42	16
55 to 59 years	2,520	-25	56	-10	-71	0
60 to 64 years	1,984	-101	23	-35	-89	0
65 to 69 years	1,794	-17	-20	3	0	0
70 to 74 years	1,713	-95	-28	-32	-35	0
75 years and over	2,512	222	79	96	47	0
Total Population:	34,124	-190	-68	467	-817	228

Source: 2022 5-year American Community Survey, Summary File

Table 21: Migration by Educational Attainment

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Less than high school graduate	1,291	-41	-19	28	-51	1
High school graduate (includes equiv)	2,870	-192	-33	-54	-119	14
Some college or assoc. degree	6,745	-41	101	115	-290	33
Bachelor's degree	8,572	103	-185	297	-21	12
Graduate or professional degree	5,289	182	5	186	-9	0
Total:	24,767	11	-131	572	-490	60

Source: 2022 5-year American Community Survey, Summary File

Table 22: Median Income of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	66,490	66,490
Moved Within Same County	59,750	41,875
Moved to Different County, Same State	74,525	22,143
Moved Between States	111,425	66,189
Moved from Abroad	92,934	
Total Population:	68,091	63,929

Source: 2022 5-year American Community Survey, Summary File

Table 23: Median Age of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	43.6	43.6
Moved Within Same County	41.5	35.3
Moved to Different County, Same State	33.1	28.9
Moved Between States	48.8	42.0
Moved from Abroad	18.6	
Total Population:	42.4	42.2

Source: 2022 5-year American Community Survey, Summary File

References and Sources

The majority of the data presented in this report are from the American Community Survey (ACS). For larger geographies, the 1-year Summary Files provide the data. For smaller communities, roughly those with less than 65,000 in population in 2021, the 5-year Summary Files provide the data.

The ACS data are supplemented by building permit data from the U.S. Census Bureau, population and housing data from the California Department of Finance, and home price and rental rates from Zillow.

U.S. Census Bureau. American Community Survey 1-year and 5-year Summary Files. <https://www.census.gov/programs-surveys/acs/data/data-via-ftp.html>. The 1-year data are released in September each year and the 5-year data are released in January.

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