

Downtown Demographics

31 January 2006

DOWNTOWN AREA PLAN

Themes

Citywide Trends

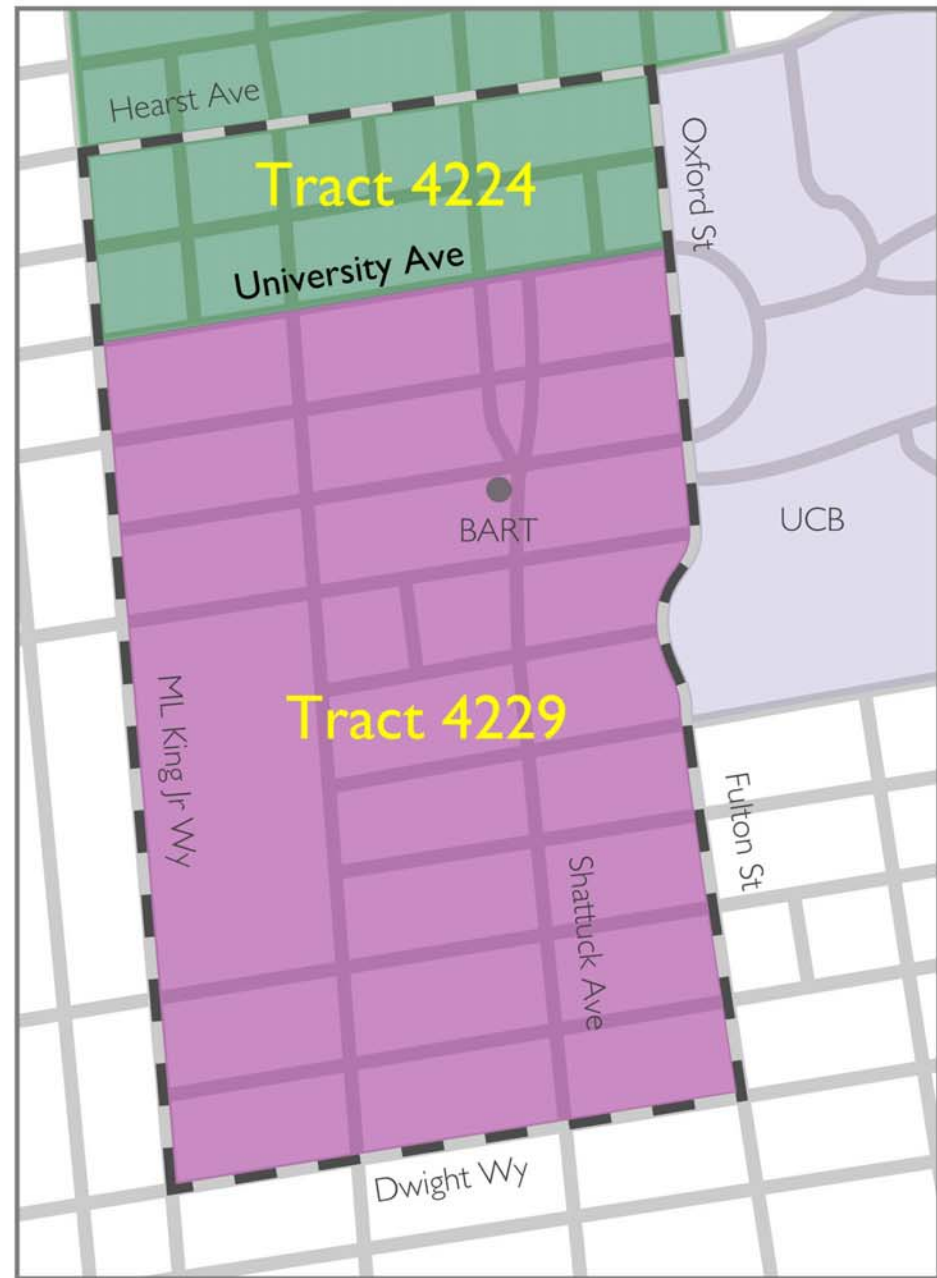
- Population
- Jobs
- Workforce/housing imbalance

Downtown Characteristics

- Ages
- Travel behavior
- Incomes
- Housing stock
- New construction
- Retail performance

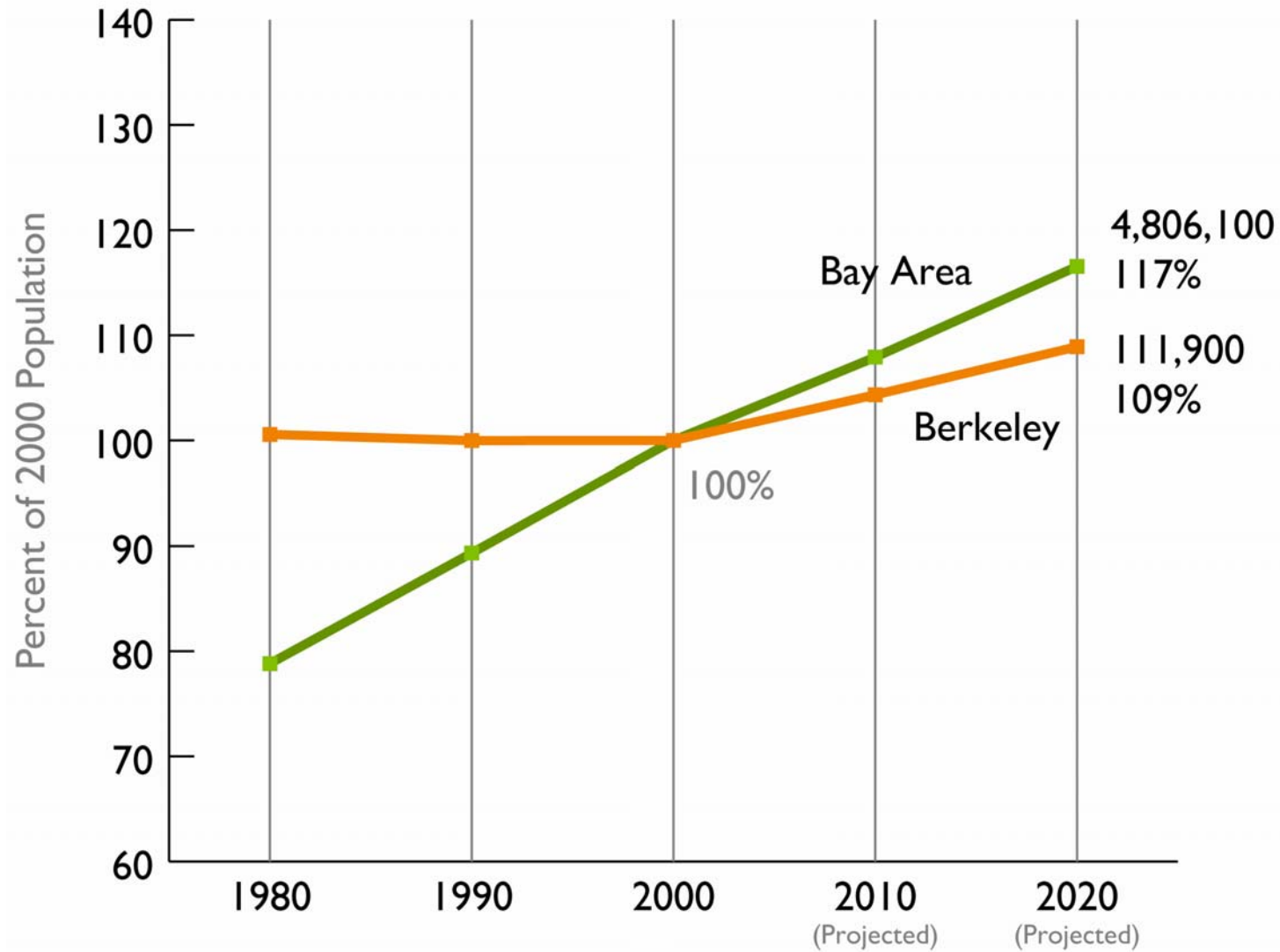
A Note about Sources

- Population and housing unit statistics are calculated for the entire DAP study area
- All other statistics are available for the portion of the study area south of University—the area covered by Census Tract 4229



Population Growth

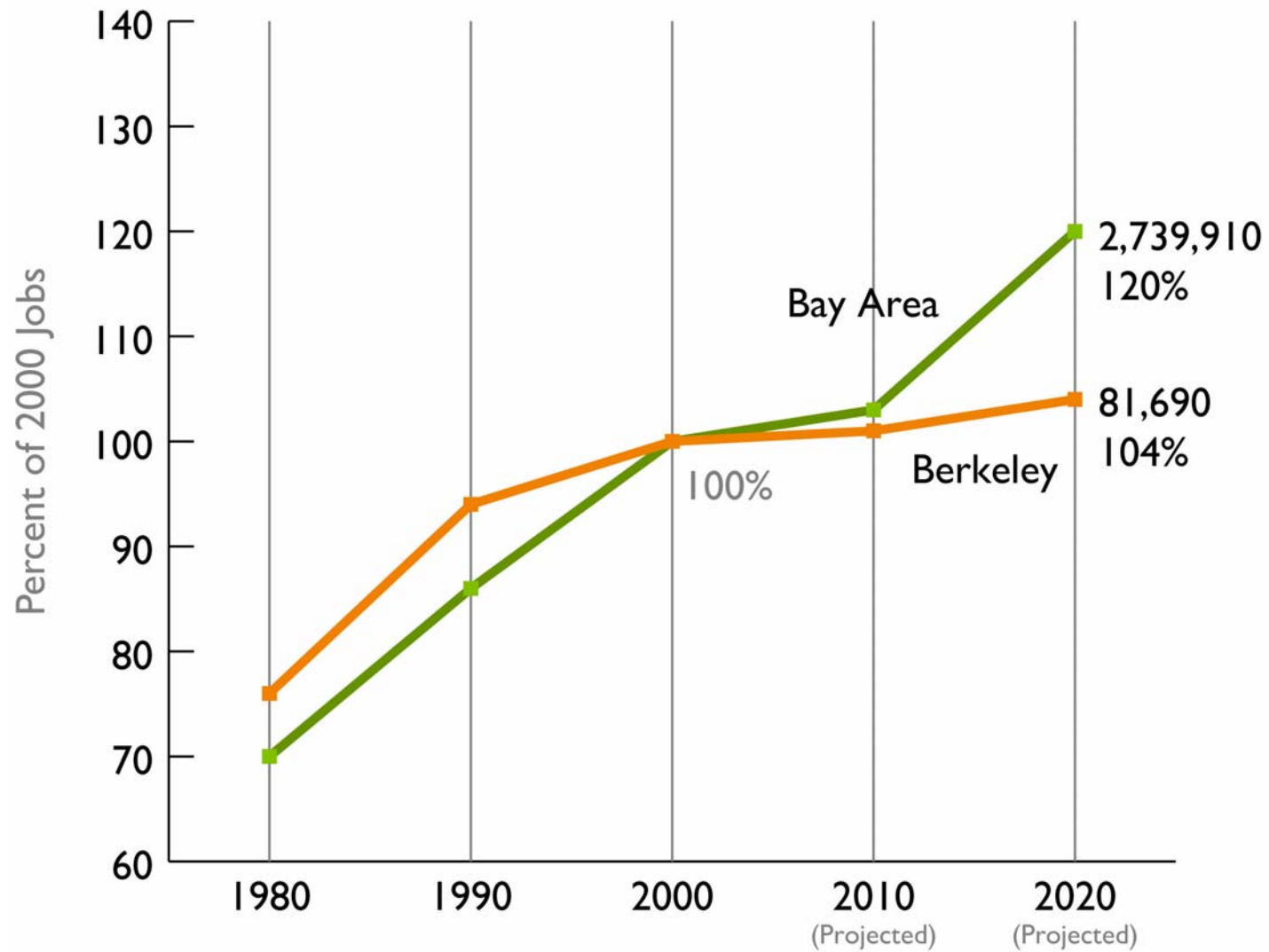
*Berkeley's population will grow,
but not as fast as the region's*



Association of Bay Area Governments, *Projections* (various years)

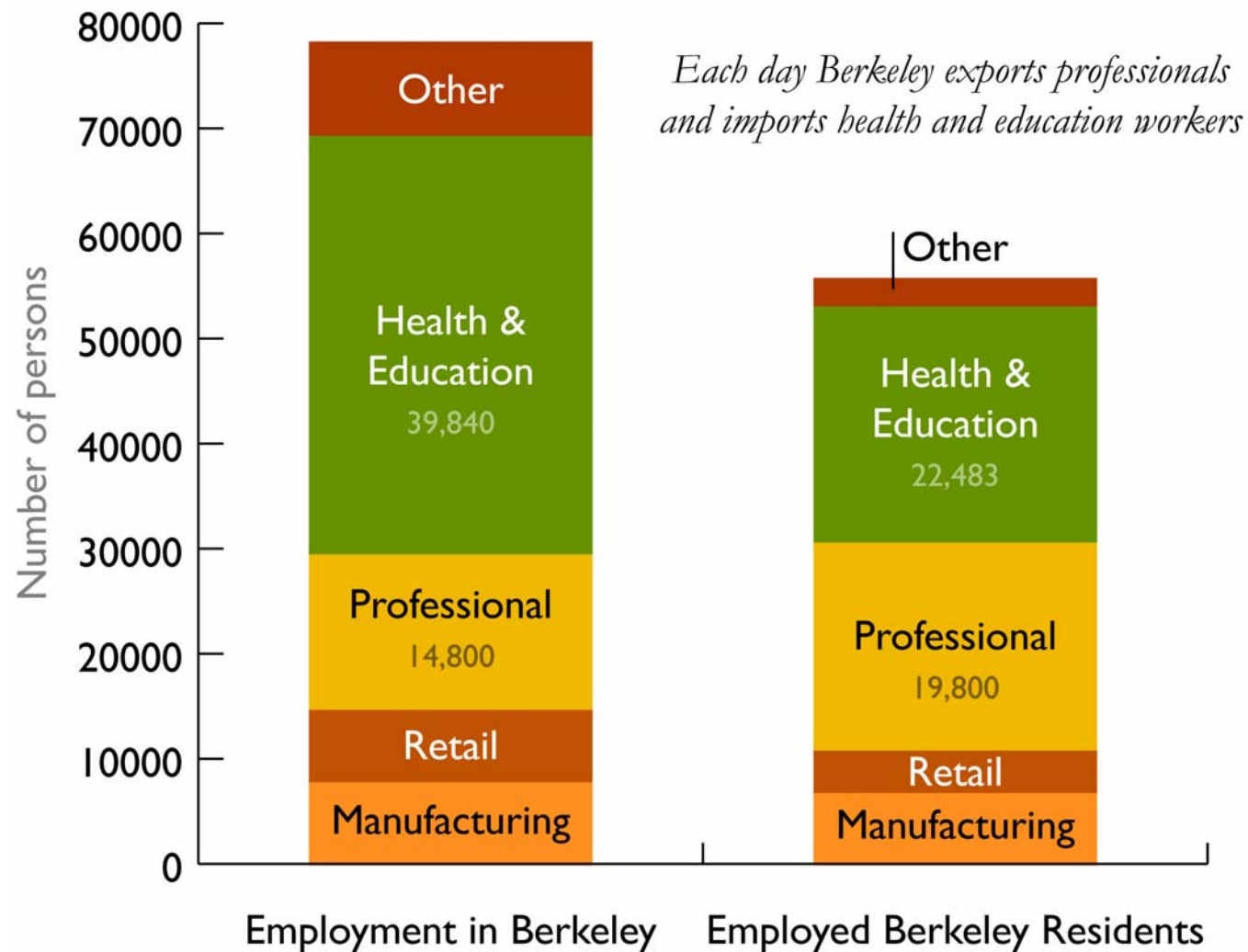
Job Growth

*Job growth in Berkeley
is expected to slow*



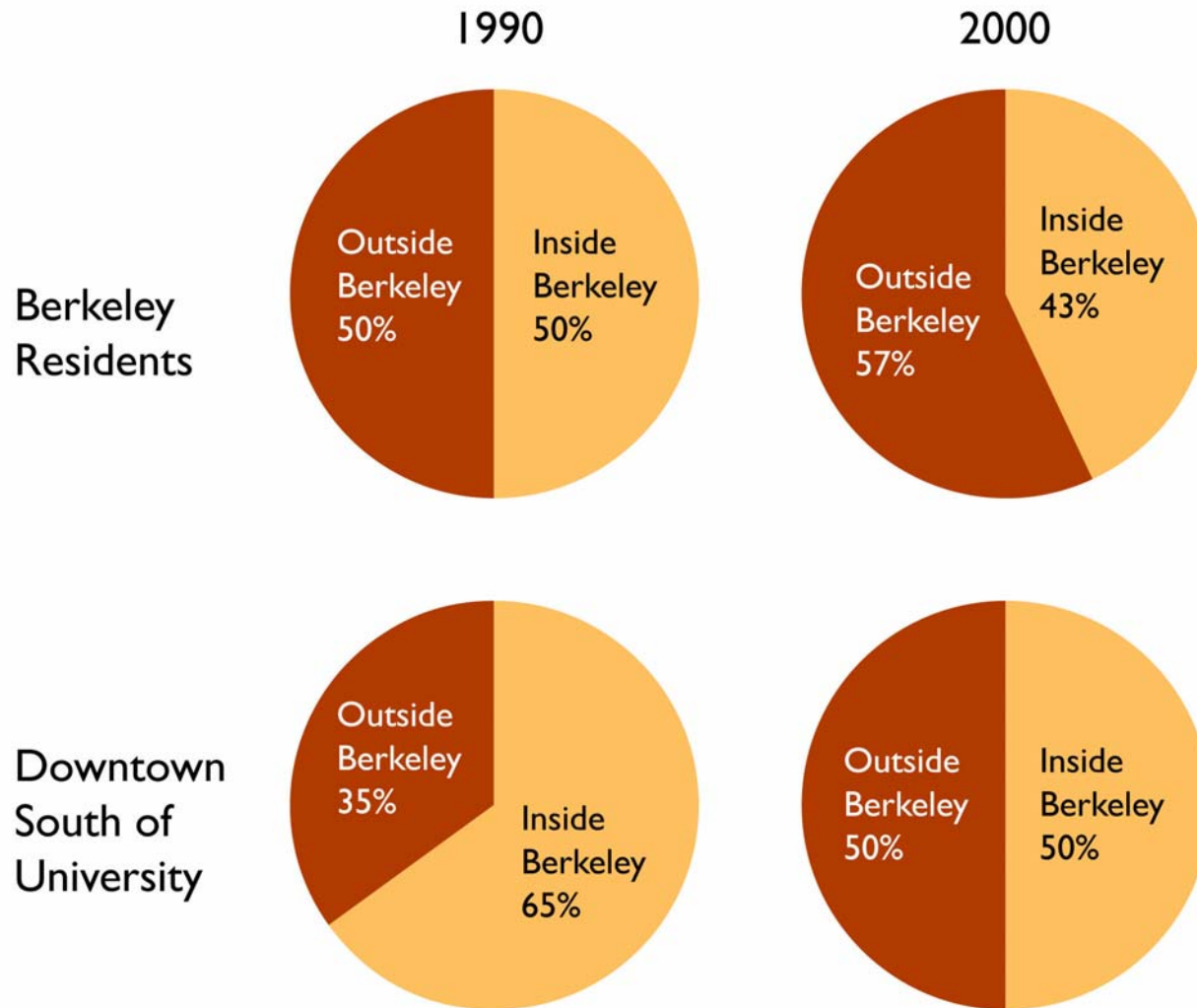
Association of Bay Area Governments, *Projections* (various years)

Workforce vs. Housing Supply



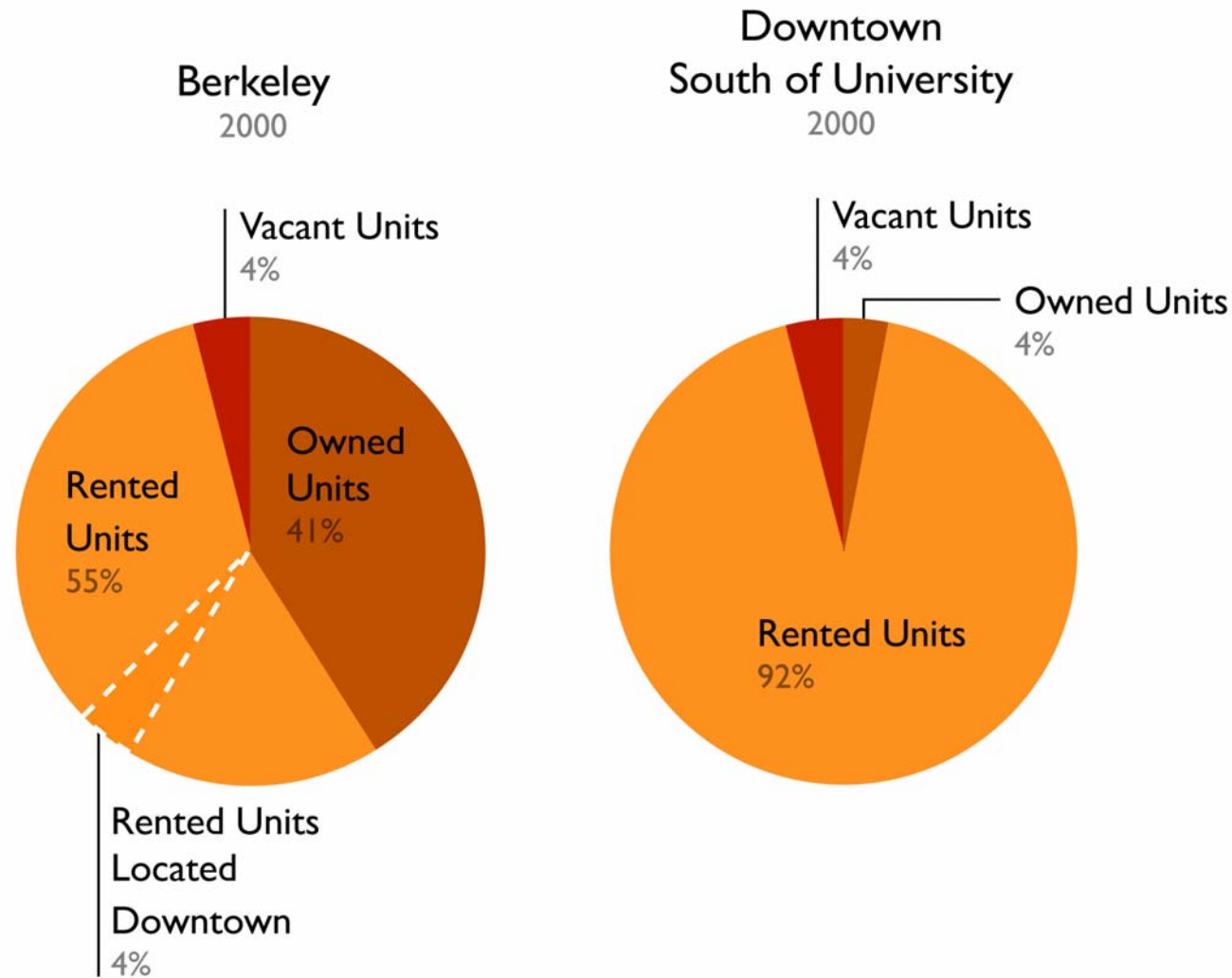
Work Destinations

More and more residents are commuting to locations outside of Berkeley

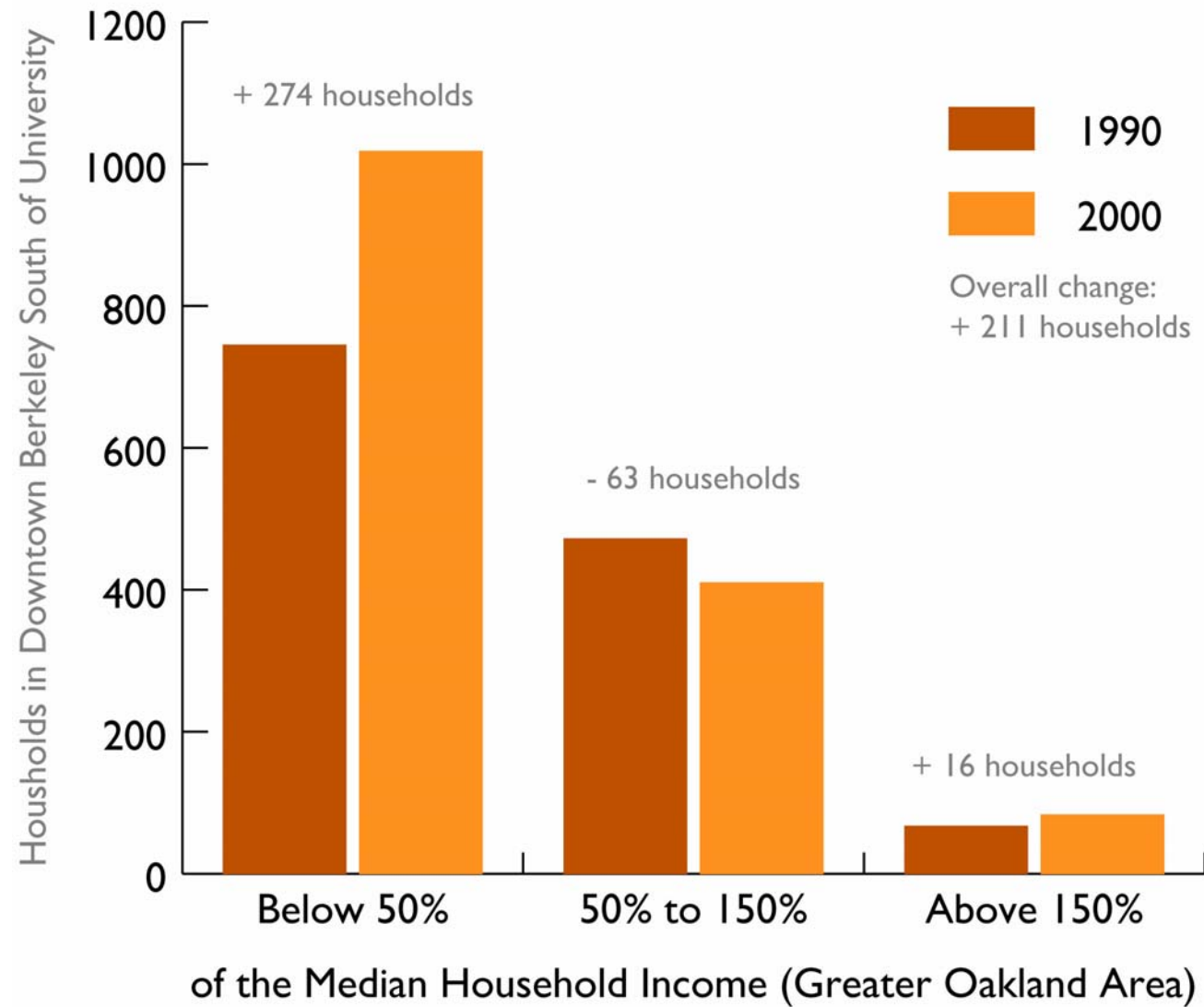


Housing Type

Rental units predominate in downtown Berkeley, but comprise only a modest fraction of all rental units in Berkeley

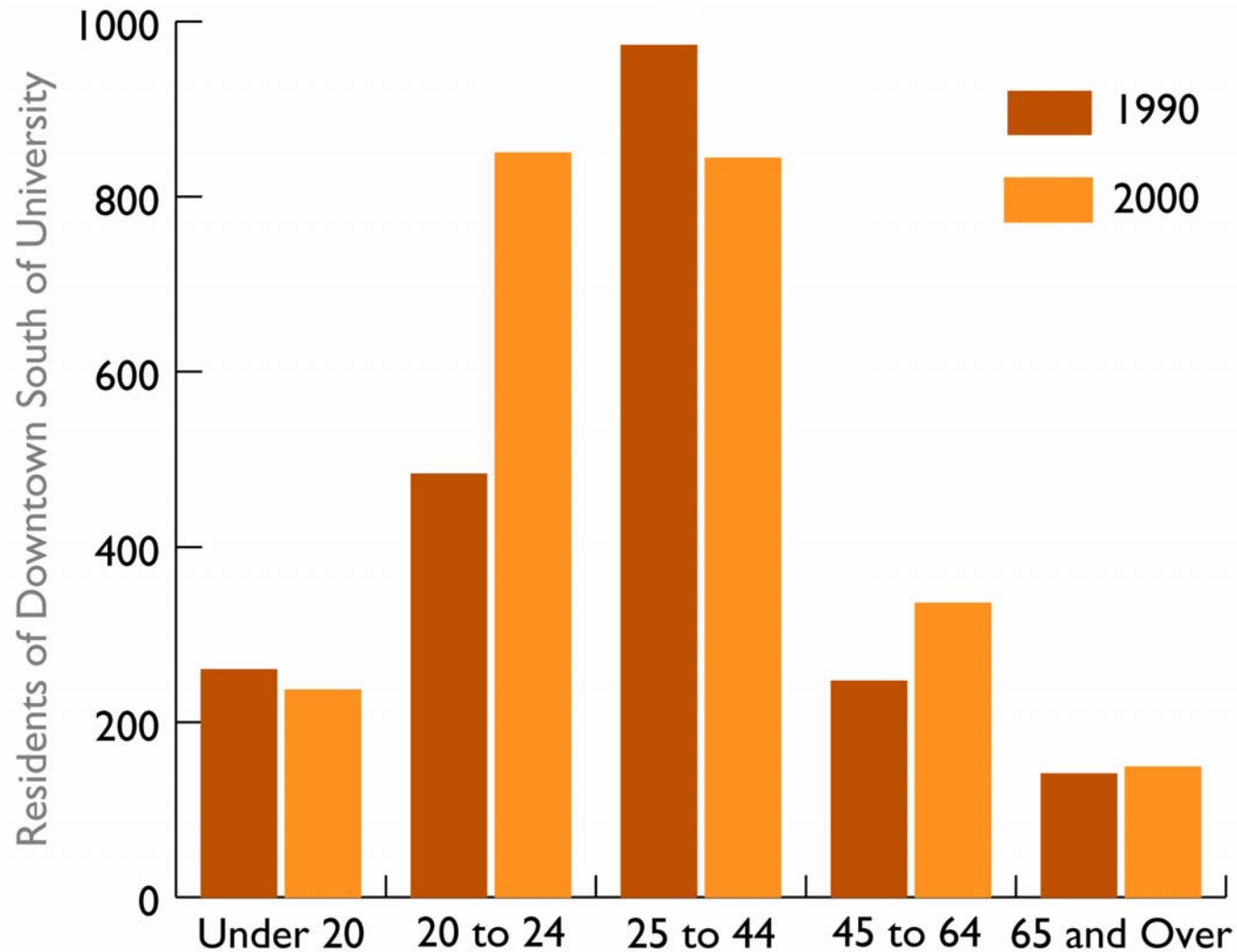


Income of Downtown Households



Ages of Downtown Residents

More students and older adults are living downtown

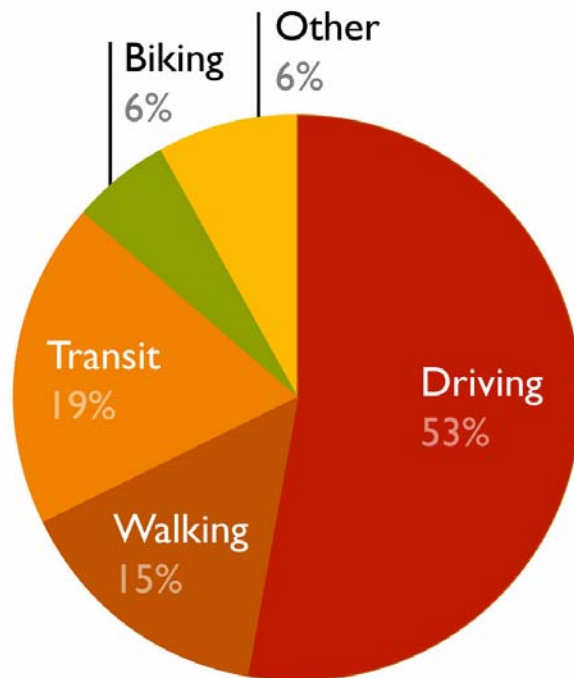


US Census Bureau, STF 1: DP-1 (1990); SF 1: DP-1 (2000)

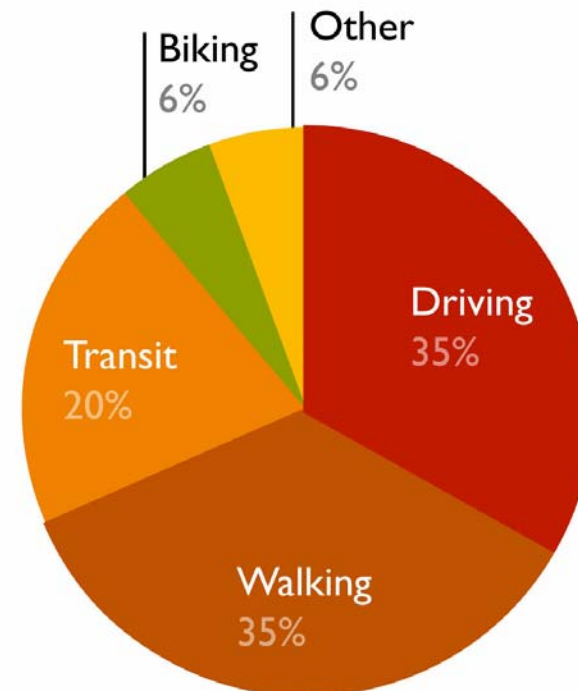
Commute Mode

Downtown residents walk more and drive less than most Berkeley residents

Berkeley

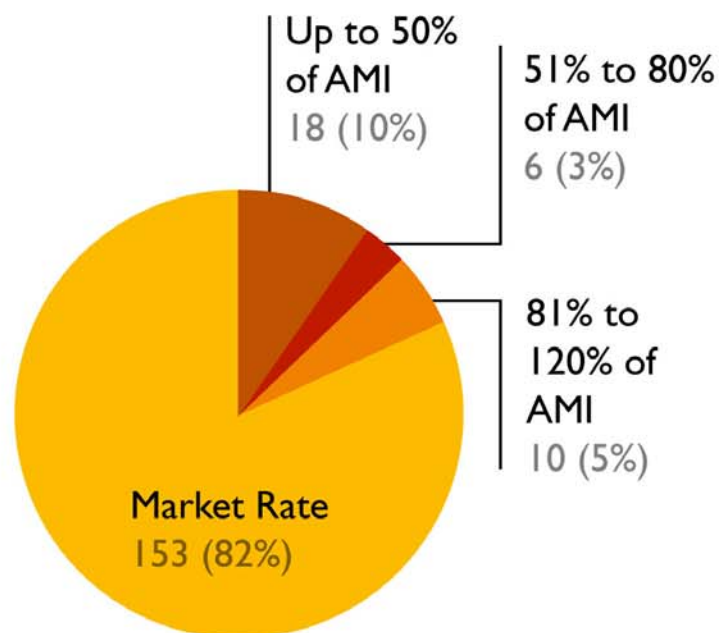


Downtown
South of University

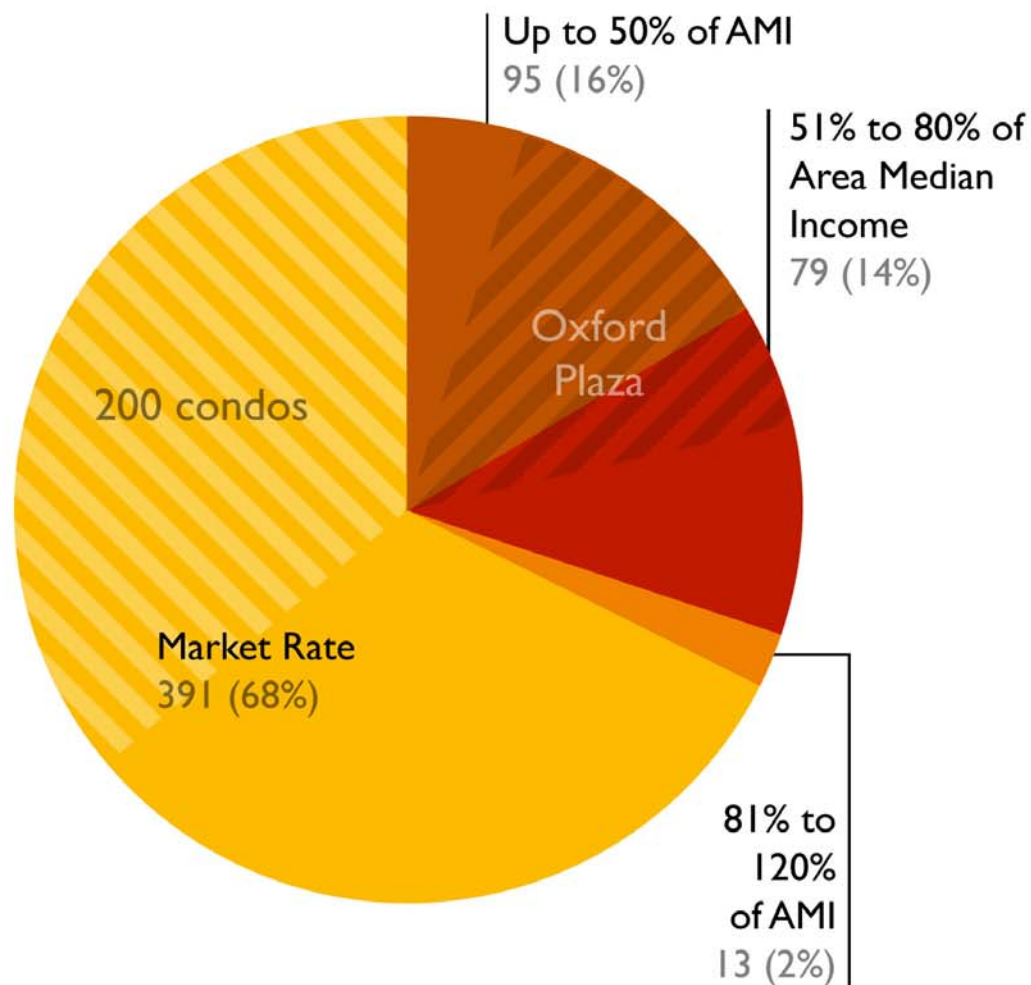


Downtown Construction Since 1999

187 units completed since 1999
10% increase from 1,873 units in 2000



578 units planned
28% increase from 2,060 units in 2005



Downtown Sales Tax Revenues

While the activity of most businesses has remained steady, miscellaneous retail has declined 18% and office equipment, 43%

