

APPENDIX D

ECONOMIC AND DEMOGRAPHIC INFORMATION FOR THE CITY OF BRENTWOOD

The following information concerning the City and surrounding areas are included only for the purpose of supplying general information regarding the community. The 2024 Bonds are limited obligations of the Authority and are not secured by a legal or equitable pledge of, or charge or lien upon, any property of the Authority or any of its income or receipts, except the Revenues. The full faith and credit of neither the Authority nor the City is pledged for the payment of the interest on or principal of the 2024 Bonds and no tax or other source of funds, other than the Revenues, is pledged to pay the interest on or principal of the 2024 Bonds. The payment of principal of or interest on the 2024 Bonds does not constitute a debt, liability or obligation of the Authority or the City for which any such entity is obligated to levy or pledge any form of taxation or for which any such entity has levied or pledged any form of taxation. The Authority has no taxing power. See "SECURITY FOR THE 2024 BONDS" in the forepart of this Official Statement.

The City is located in eastern Contra Costa County (the "County") across the San Francisco Bay approximately 55 miles east of San Francisco, 62 miles south of Sacramento and borders the City of Antioch on the northwest. The City contains approximately 14.83 square miles in total area and has an estimated population of 64,811 as of January 1, 2024.

The City was first settled by farmers in 1878. Until the past couple of decades, the City retained its agricultural orientation. Over the past two decades, new residential subdivisions have transformed the City into a more suburban environment, as evidenced by its population growth. Land uses in and around the City are characterized by older farming districts and an original downtown area, contrasted with expanding residential neighborhoods in the peripheral areas of the City.

The City enjoys close proximity to major regional employment areas, including San Francisco and the northern Bay Area, Walnut Creek and the San Ramon corridor in Contra Costa County, the Livermore and Pleasanton corridor in Alameda County to the south and the Stockton and central San Joaquin Valley area to the east. The City also enjoys close proximity to major regional recreation areas, including Mt. Diablo State Park approximately 15 miles to the west, the Sierra Nevada Mountains 90 miles to the east and the Sacramento Delta waterway to the north. Interstate Highways 580 and 680 are approximately one half hour's drive from the City's downtown area, depending on traffic. The City's main roads connect directly with California Highway 4 which provides convenient access to the City.

Municipal Government

The City was incorporated in 1948 as a general law city. The City government is made up of council members elected from four geographical districts and serve four-year overlapping terms, at elections held every two years. The mayor is directly elected at-large to serve a four-year term. A city manager is appointed by the council and mayor to administer daily affairs of the City and to implement policies established by the council.

Municipal functions include police protection, water service, highways and streets, sanitation, solid waste disposal services, youth services, public improvements, parks and recreation services, community development and general administrative services. The City has approximately 339 full-time equivalent employees.

Population

The City is located in the eastern portion of the County. The City’s population as of January 1, 2024 was 64,811, as estimated by the State Department of Finance.

Set forth below is comparative historical and projected population data for the City and County, respectively.

HISTORICAL CITY, COUNTY AND STATE POPULATION DATA

Year ⁽¹⁾	City of Brentwood	Percent Change	Contra Costa County	Percent Change	State of California	Percent Change
2010	52,152	--	1,061,578	--	37,552,880	--
2011	52,822	1.3%	1,075,165	1.3%	37,904,303	0.9%
2012	54,062	2.3	1,090,305	1.4	38,237,859	0.9
2013	55,545	2.7	1,104,732	1.3	38,513,119	0.7
2014	57,220	3.0	1,120,530	1.4	38,810,306	0.8
2015	59,065	3.2	1,136,478	1.4	39,036,749	0.6
2016	60,858	3.0	1,147,957	1.0	39,273,915	0.6
2017	62,324	2.4	1,155,105	0.6	39,429,439	0.4
2018	63,564	2.0	1,161,077	0.5	39,503,656	0.2
2019	64,204	1.0	1,164,844	0.3	39,535,623	0.1
2020	64,534	0.5	1,162,336	(0.2)	39,327,868	(0.5)
2021	64,228	(0.5)	1,149,841	(1.1)	39,114,785	(0.5)
2022	64,496	0.4	1,145,274	(0.4)	39,061,058	(0.1)
2023	64,811	0.5	1,146,626	0.1	39,128,162	0.2

Sources: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2011-2020, with 2010 Census Counts; State of California, Department of Finance, E-5 City/County Population and Housing Estimates for years 2020-2023; State of California, Department of Finance, E-5 County/State Population and Housing Estimates for years 2021-2024.

⁽¹⁾ All estimates are as of January 1 of the following year.

Prior to the 1970’s, the City’s growth lagged behind growth in the County as a whole because development was centered in the western portion of the County. As development activity moved eastward during the 1970’s, population in the City began to grow sharply, outpacing growth in the County.

Employment

The following table lists some of the major employers in Contra Costa County in alphabetical order:

CONTRA COSTA COUNTY Major Employers

Employer Name	Location	Industry
Bay Area Rapid Transit	Richmond	Transit Lines
Bio-Rad Laboratories Inc	Hercules	Physicians & Surgeons Equipment & Supplies Manufacturers
C & H Sugar	Crockett	Sugar Refiners (Mrfs)
Chevron Corp	San Ramon	Crude Oil-Petroleum Refiners (Mrfs)
Contra Costa County Health Services	Martinez	Government Offices
Contra Costa Regional Medical Center	Martinez	Hospitals
Crash Champions Collision	Concord	Automobile Body Repairing and Painting
Home and Hospital Program	Concord	Educational Service-Business
John Muir Health Concord Med	Concord	Hospitals
Kaiser Permanente Antioch Med	Antioch	Hospitals
Kaiser Permanente Martinez Med	Martinez	Clinics
La Raza Market	Richmond	Grocers-Retail
Los Medanos College	Pittsburg	Junior Community College Tech Institutes
Macias Gini & O'Connell LLP	Walnut Creek	Accountants
Martinez Arts Outpatient Clinic	Martinez	Physicians and Surgeons
Martinez Refining Co LLC	Martinez	Crude Oil-Petroleum Refineries
Nordstrom	Walnut Creek	Department Stores
Oakley Union School District	Oakley	School Districts
Phillips 66	Rodeo	Service Stations-Gasoline & Oil
Phillips 66 San Francisco Refinery	Rodeo	Crude Oil-Petroleum Refineries
Robert Half	San Ramon	Employment Agencies & Opportunities
San Ramon Regional Medical Center	San Ramon	Hospitals
Sutter Delta Medical Ctr	Antioch	Hospitals
USS-Posco Industries	Pittsburg	Steel Mills (Mfrs)

Source: California Employment Development Department, extracted from the America's Labor Market Information System (ALMIS) Employer Database, 2024 2nd Edition.

The County and Alameda County comprise the Oakland-Hayward-Berkeley Metropolitan Division. The civilian labor force, employment and unemployment for the County is outlined in the following table.

**OAKLAND-HAYWARD-BERKELEY METROPOLITAN DIVISION
(Alameda and Contra Costa Counties)
Employment and Unemployment of
Industry Employment and Labor Force***

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Civilian Labor Force	1,401,500	1,364,400	1,354,000	1,367,400	1,376,700
Employment	1,359,000	1,242,300	1,270,000	1,320,400	1,320,300
Unemployment	42,500	122,100	84,000	47,100	56,400
Civilian Unemployment Rate:					
Oakland-Hayward-Berkeley					
MD	3.0%	9.0%	6.2%	3.4%	4.1%
State of California	4.1%	10.1%	7.3%	4.3%	4.8%

*Totals may not be precise due to rounding. Annual averages for all categories.

Source: Employment Development Department, State of California Labor Market Information Division.

A breakdown of the labor force by industry in the Oakland-Hayward-Berkeley Metropolitan Division is set forth in the following table.

**OAKLAND-HAYWARD-BERKELEY METROPOLITAN STATISTICAL AREA
Wage And Salary Workers By Industry
Annual Averages***

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Total Farm	1,400	1,500	1,700	1,900	1,900
Mining and Logging	200	200	200	300	300
Construction	75,600	71,100	74,300	75,400	75,100
Manufacturing	101,000	98,700	106,000	112,300	111,900
Wholesale Trade	45,400	42,100	41,100	41,500	41,400
Retail Trade	112,000	101,500	105,300	106,200	105,600
Transportation, Warehousing & Utilities	43,700	45,200	49,500	54,500	54,400
Information	27,600	25,600	24,700	25,000	24,200
Finance & Insurance	37,200	35,900	34,800	33,600	32,300
Real Estate & Rental & Leasing	18,100	16,800	17,200	18,400	18,400
Professional & Business Services	193,200	184,900	190,700	195,500	189,500
Education & Health Services	198,400	191,300	198,500	205,800	216,500
Leisure & Hospitality	121,000	84,700	92,500	108,300	112,100
Other Services	41,200	33,100	35,600	39,200	41,300
Government	174,800	165,900	161,100	161,400	164,900
Total All Industries*	<u>1,190,800</u>	<u>1,098,500</u>	<u>1,133,200</u>	<u>1,179,300</u>	<u>1,189,800</u>

* Totals may not be precise due to independent rounding.

Source: Employment Development Department, State of California Labor Market Information Division.

Utilities

Gas and electric service in the City is provided by Pacific Gas & Electric. Telephone service is provided by Pacific Bell. Water is supplied by City wells and the Contra Costa County Water District through the City water lines and filtration plant. Sewer service is supplied by the City.

Education

The City is part of the Brentwood and Liberty Union School Districts which provide K-12 public education needs. There are four high schools, three middle schools, and eight elementary schools located in the City.

Near the City are four colleges, Los Medanos Community College in Pittsburg, Diablo Valley Community College in Concord, San Joaquin Delta Community College and University of the Pacific in Stockton. Los Medanos Community College also has an extension campus located in the City.

Transportation

The City, located near the Cities of Antioch and Stockton, is in close proximity to a highly developed transportation network. The City's main roads connect directly with State Highway 4 which intersects with Interstate 680 near Martinez and Interstate 80 in Hercules. To the east, Highway 4 leads to Stockton where it intersects with Interstate 5. The highways provide the City with access to major regional workplace and recreation areas. The City is close to both regional and international airports — Concord Airport, Stockton Airport and Oakland International Airport.

Proximity to Major Urban Centers

<u>Proximity</u>	<u>Distance</u>
Antioch to Brentwood	5 miles
Concord to Brentwood	26 miles
Livermore to Brentwood	24 miles
Oakland to Brentwood	46 miles
Stockton to Brentwood	37 miles
San Francisco to Brentwood	54 miles
Sacramento to Brentwood	75 miles

Source: City of Brentwood

The City is also served by bus lines and railroads. Bay Area Rapid Transit ("BART") provides eBART rail service from Antioch connecting to the Pittsburg BART station. Tri Delta Transit Express Route 300 provides limited-stop service from Brentwood, Oakley and Antioch to the Pittsburg BART station. In addition, Tri Delta Transit Commuter Route 300x provides a fast weekday route between Brentwood, Oakley and the Antioch BART station, with only 3 stops along the way. BART serves cities in San Francisco Peninsula and communities in the East Bay and South Bay, including service to and from the San Francisco International Airport. A BART train extension also provides service between the Oakland Coliseum BART station and the Oakland International Airport.