

**Appendix G**  
**Project Population, Households, and**  
**Employment**  
**(Bay Area Economics)**

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**Central Station Inputs to Oakland/CMA Model - Maximum Residential Alternative**

TAZ (a)	BDRMS	Units	Occupancy (b)	Residential					Commercial			
				HH	Pop. per HH (c)	Emp. Pop. per HH (c)	Total Pop	Emp. Residents	Household Average Income (d)	SqFt	EMP psf (f)	Employees
792 Studio		0	96%	0	2.15	2.12	-	-				
792 1 BR		229	96%	220	2.08	1.74	458	383				
792 2 BR		80	96%	77	2.09	1.68	161	129				
792 3 BR		60	96%	58	3.21	1.66	186	96				
792 1 BR Live Work		34	96%	33	2.08	1.74	69	57				
792 2 BR Live Work		68	96%	65	2.09	1.68	136	109				
792 Employment in Live Work Sq.Ft. (e)										132,600	512.5	26
792 Commercial												
<b>Total</b>		<b>471</b>		<b>453</b>			<b>1,009</b>	<b>775</b>	<b>\$82,500</b>	<b>132,600</b>		<b>26</b>
476 Studio		238	96%	228	2.15	2.12	490	483				
476 1 BR		220	96%	211	2.08	1.74	439	367				
476 2 BR		0	96%	0	2.09	1.68	-	-				
476 3 BR		131	96%	126	3.21	1.66	404	209				
476 1 BR rental		204	96%	196	1.89	1.46	370	286				
476 2 BR rental		216	96%	207	2.49	1.51	515	313				
476 3 BR rental		6	96%	6	3.42	1.63	21	10				
476 1 BR Live Work		0	96%	0	2.08	1.74	-	-				
476 2 BR Live Work		84	96%	81	2.09	1.68	169	136				
Employment in Live Work Sq.Ft. (e)										117,600	512.5	23
Employment in Rental Residential project												10
Commercial										25,000	275	91
<b>Total</b>		<b>1,099</b>		<b>1,055</b>			<b>2,409</b>	<b>1,804</b>	<b>\$69,500</b>	<b>142,600</b>		<b>124</b>
<b>Project Total</b>		<b>1,570</b>		<b>1,508</b>			<b>3,418</b>	<b>2,579</b>	<b>\$73,400</b>	<b>275,200</b>		<b>150</b>
							2.27	1.71				
<b>EXISTING DEVELOPMENT (to be netted out)</b>												
792		0	96%	0			0	0				15
476		1		1			4	1				15
(outside of Project Site)		(est)										
792		15	96%	14								N/A
476 None (project site encompasses the entire TAZ)												

**Notes:**

- (a) TAZ 792 contains sites 1, 2 & 3 from the Central Station project description.
- (b) Occupancy rates based on California Dept. of Finance calculation of Oakland citywide occupancy rate.
- (c) Population and employed residents in owner and rental households calculated from the 2000 U.S. Census 1-Percent Public Use Microdata Sample (PUMS) Oakland/Berkeley area.
- (d) Mean household income calculations assume that household incomes in rental units will average 100% Countywide area median income (AMI) and incomes in for-sale market-rate units will average 135 to 145% Alameda County AMI. For-sale household incomes assume that households will average 35% for principal, interest, taxes and insurance (PITI). All incomes are shown in 2000 constant dollars.
- (e) Assumes that 10% of space in the live/work units will be used for employment uses. Employment per square foot factors reflect an equal mix of office and light industrial uses (275 and 750 sf per employee respectively).
- (f) Self-storage employment based on survey of 10 facilities with average employment of 2.7 and median employment of 2.

Source: BUILD, Bay Area Economics, California Dept. of Finance, U.S. Census 2000.

**Central Station Inputs to Oakland/CMA Model - Maximum Commercial Alternative**

TAZ (a)	BDRMS	Units	Occupancy (b)	Residential					Commercial				
				HH	Pop. per HH (c)	Emp. Pop. per HH (c)	Total Pop	Emp. Residents	Household Average Income (d)	SqFt	EMP psf (f)	Employees	
792 Studio		0	96%	0	2.15	2.12	-	-					
792 1 BR		60	96%	58	2.08	1.74	121	101					
792 2 BR		80	96%	77	2.09	1.68	161	129					
792 3 BR		60	96%	58	3.21	1.66	186	96					
792 1 BR Live Work		14	96%	13	2.08	1.74	27	23					
792 2 BR Live Work		68	96%	65	2.09	1.68	136	109					
792 Employment in Live Work Sq.Ft. (e)										110,600	512.5	22	
792 Self-Storage										221,000		3	
<b>Total</b>		<b>282</b>		<b>271</b>			<b>631</b>	<b>458</b>		<b>\$85,600</b>	<b>331,600</b>	<b>25</b>	
476 Studio		130	96%	125	2.15	2.12	269	265					
476 1 BR		130	96%	125	2.08	1.74	260	218					
476 2 BR		0	96%	0	2.09	1.68	-	-					
476 3 BR		89	96%	85	3.21	1.66	273	141					
476 1 BR rental		197	96%	189	1.89	1.46	357	276					
476 2 BR rental		190	96%	182	2.49	1.51	453	275					
476 3 BR rental		6	96%	6	3.42	1.63	21	10					
476 1 BR Live Work		0	96%	0	2.08	1.74	-	-					
476 2 BR Live Work		60	96%	58	2.09	1.68	121	97					
Employment in Live Work Sq.Ft. (e)										84,000	512.5	16	
Employment in Rental Residential project Commercial										316,000	275	1,149	
<b>Total</b>		<b>802</b>		<b>770</b>			<b>1,754</b>	<b>1,282</b>		<b>\$68,000</b>	<b>400,000</b>	<b>1,175</b>	
<b>Project Total</b>		<b>1,084</b>		<b>1,041</b>			<b>2,384</b>	<b>1,740</b>		<b>\$72,600</b>	<b>731,600</b>	<b>1,200</b>	
<b>EXISTING DEVELOPMENT (to be netted out)</b>							2.29	1.67					
792		0	96%	0			0	0					15
476		1		1			4	1					15
(outside of Project Site)		(est)											
792		15	96%	14									N/A
476 None (project site encompasses the entire TAZ)													

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- (d) Mean household income calculations assume that household incomes in rental units will average 100% Countywide area median income (AMI) and incomes in for-sale market-rate units will average 135 to 145% Alameda County AMI. For-sale household incomes assume that households will average 35% for principal, interest, taxes and insurance (PITI). All incomes are shown in 2000 constant dollars.
- (e) Assumes that 10% of space in the live/work units will be used for employment uses. Employment per square foot factors reflect an equal mix of office and light industrial uses (275 and 750 sf per employee respectively).
- (f) Self-storage employment based on survey of 10 facilities with average employment of 2.7 and median employment of 2.

**Central Station Inputs to Oakland/CMA Model - Maximum Trips Alternative**

TAZ (a)	BDRMS	Units	Occupancy (b)	Residential					Commercial			
				HH	Pop. per HH (c)	Emp. Pop. per HH (c)	Total Pop	Emp. Residents	Household Average Income (d)	SqFt	EMP psf (f)	Employees
792 Studio		0	96%	0	2.15	2.12	-	-				
792 1 BR		229	96%	220	2.08	1.74	458	383				
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792 Employment in Live Work Sq.Ft. (e)										132,600	512.5	26
792 Commercial												
<b>Total</b>		<b>471</b>		<b>453</b>			<b>1,009</b>	<b>775</b>	<b>\$82,500</b>	<b>132,600</b>		<b>26</b>
476 Studio		130	96%	125	2.15	2.12	269	265				
476 1 BR		130	96%	125	2.08	1.74	260	218				
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476 1 BR Live Work		0	96%	0	2.08	1.74	-	-				
476 2 BR Live Work		60	96%	58	2.09	1.68	121	97				
Employment in Live Work Sq.Ft. (e)										84,000	512.5	16
Employment in Rental Residential project												10
Commercial										316,000	275	1,149
<b>Total</b>		<b>802</b>		<b>770</b>			<b>1,754</b>	<b>1,282</b>	<b>\$68,000</b>	<b>400,000</b>		<b>1,175</b>
<b>Project Total</b>		<b>1,273</b>		<b>1,223</b>			<b>2,763</b>	<b>2,057</b>	<b>\$73,300</b>	<b>532,600</b>		<b>1,201</b>
							2.26	1.68				
<b>EXISTING DEVELOPMENT (to be netted out)</b>												
792		0	96%	0			0	0				15
476		1		1			4	1				15
(outside of Project Site)		(est)										
792		15	96%	14								N/A
476		None										
(project site encompasses the entire TAZ)												

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Source: BUILD, Bay Area Economics, California Dept. of Finance, U.S. Census 2000.