

2.0 POPULATION AND GROWTH

2.1 Population

The California Department of Finance estimates the 2005 population of the County of Santa Clara to be 1,759,585. In the 10 years between 1990 and 2000, the population of the County increased from 1,497,577 to 1,682,585, a total of 1.24 percent. During the same 10-year period, the housing stock increased from 540,240 to 579,329 units, which was 0.72 percent.

Table 2.A shows past population and housing growth within the cities included within this MSR, unincorporated areas, and the County as a whole. Growth within these cities from 1990 through 2004 has been much higher than growth within other areas or within the County as a whole. The Cities of Gilroy and Morgan Hill have the highest growth since 1990.

Table 2.A: Population and Housing (1990, 2000, 2005)

Year	Population	Annual Percent Change	Housing	Annual Percent Change
City of Gilroy				
1990	31,487	—	9,767	—
2000	41,464	3.17	12,152	2.44
2005	47,671	2.99	14,054	3.13
City of Milpitas				
1990	50,690	—	14,466	—
2000	62,698	2.37	17,364	2.00
2005	64,998	0.73	18,095	0.84
City of Morgan Hill				
1990	23,928	—	8,157	—
2000	33,586	4.04	11,100	3.61
2005	36,423	1.69	12,092	1.79
City of Santa Clara				
1990	93,613	—	37,873	—
2000	102,361	0.93	39,630	0.46
2005	109,106	1.32	42,454	1.43
City of San Jose				
1990	782,224	—	259,358	—
2000	895,131	1.44	281,937	0.87
2005	944,857	1.11	298,901	1.20

Year	Population	Annual Percent Change	Housing	Annual Percent Change
Countywide Unincorporated Areas				
1990	106,173	—	35,102	—
2000	99,813	-0.60	32,038	-0.87
2005	98,473	-0.27	31,507	-0.33
Total Santa Clara County				
1990	1,497,577	—	540,240	—
2000	1,682,585	1.24	579,329	0.72
2005	1,759,585	0.92	607,035	0.96

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, 2005, Revised 2001–2004, with 2000 DRU Benchmark. Sacramento, California, May 2005.

2.2 Average Household Size

The 2000 Census reports that there were 565,863 households within the County, with an average household size of 2.92. The County’s population per household is about average when compared to the following neighboring counties:

Alameda County (2.71)	San Benito County (3.32)
Merced County (3.25)	Santa Cruz County (2.71)
Monterey County (3.14)	Stanislaus County (3.03)
San Mateo County (2.74)	

The Association of Bay Area Governments’s (ABAG) most recently adopted growth projections show the County’s population per household being similar in 2030 at 2.97. Likewise, most of the cities within this MSR are expected to have a steady average of persons per household through 2030, as shown in Table 2.B.

Table 2.B: Population per Household (2000–2030)

County Area	2000	2010	2020	2030
Gilroy	3.49	3.45	3.52	3.47
Milpitas	3.66	3.60	3.63	3.57
Morgan Hill	3.09	3.05	3.11	3.07
Santa Clara	2.66	2.62	2.66	2.63
San Jose	3.24	3.20	3.23	3.21
Unincorporated	3.24	3.25	3.24	3.24

Source: Association of Bay Area Governments, Projections, 2005.

2.3 Growth Projections

The most recent growth projections adopted by ABAG indicate that population growth in the County between 2005 and 2025 is expected to be 20,785 persons annually, or 1.19 percent, which is slightly

less than what occurred in the 1990s (1.24 percent annually). The number of households will have slightly more growth than in the recent past (6,477 households annually or 1.09 percent).

ABAG has broken down the most recent growth projections by each city's boundary SOI areas. These projections are shown in Table 2.C. The projected growth within the different geographical areas of the County varies from a low growth rate of 1.14 percent annually in Morgan Hill to a high of 1.64 percent annually in Milpitas. The areas with the lowest projected growth rate include Gilroy, Morgan Hill, and Santa Clara. The areas with the highest projected growth rate include Milpitas and San Jose.

2.4 Jobs/Housing Balance

The jobs/housing balance is the relationship between the number of jobs provided by a community and the number of housing units needed to house the workers in those jobs. The measure of jobs/housing balance is the jobs/employed resident ratio. A ratio of 1.00 indicates that there is a numeric balance between the number of jobs and the number of employed residents in a community. A ratio of less than 1.00 indicates that a community is "job poor" and its economic development has not kept pace with its housing growth. A jobs/housing balance indicates whether (1) a community's housing costs match worker incomes, (2) travel distances between homes and jobs are not excessive, and (3) the environment and quality of life are maintained at an acceptable level. A jobs/housing imbalance can create both environmental problems (increased traffic congestion, decreased air quality) and fiscal problems (insufficient resources to provide services since housing cannot pay for all its service needs). Santa Clara County as a whole is relatively well balanced (slightly "jobs rich") in terms of employment and resident workers. However, there are differences among the geographical areas evaluated within this MSR. The balance between jobs and employed residents within the cities (from 2000 to 2025) are shown in Table 2.D.

Table 2.D shows that Santa Clara and Milpitas are jobs rich. What is not evident in the Table is that a majority of the jobs within the City of San Jose are located in the northern portion of the City toward the jobs rich cities of Santa Clara and Milpitas. This land use pattern creates a regional imbalance, as a large percentage of jobs are located in the north central area. This regional land use pattern indicates that employees will be commuting in from other areas. The fact that there is peak-hour congestion on routes to this area is directly attributable to the jobs and housing imbalance. As indicated in Table 2.D, the land use pattern is not expected to change within the short-term.

Table 2.C: ABAG Growth Projections for Santa Clara County Cities and SOI Areas

	Gilroy		Milpitas		Morgan Hill		Santa Clara	San Jose		Total County
	Boundary	SOI	Boundary	SOI	Boundary	SOI	Boundary	Boundary	SOI	
Population										
2005	46,100	53,500	65,400	65,500	35,600	41,000	108,700	935,300	985,000	1,750,100
2015	53,700	62,300	76,400	76,500	40,900	46,800	123,600	1,062,500	1,118,800	1,959,100
2025	56,800	65,600	86,800	86,900	43,700	49,700	135,400	1,202,100	1,264,400	2,165,800
Annual Growth Rate (%)	1.16	1.13	1.64	1.63	1.14	1.06	1.23	1.43	1.42	1.19
Housing Units										
2005	13,400	15,450	18,130	18,170	11,730	13,330	41,520	293,600	309,020	595,550
2015	15,480	17,870	21,180	21,220	13,320	15,090	46,870	331,640	349,210	660,850
2025	16,210	18,690	24,080	24,120	14,070	15,890	51,090	373,410	392,800	725,090
Annual Growth Rate (%)	1.05	1.05	1.64	1.64	1.00	0.96	1.15	1.36	1.36	1.09
Employment										
2005	18,080	22,430	50,910	50,980	13,600	14,520	110,030	361,330	375,750	903,840
2015	23,180	30,420	58,400	58,490	17,800	19,170	127,780	440,750	464,040	1,077,050
2025	26,370	33,970	65,370	65,480	22,690	24,330	144,030	531,100	564,510	1,249,090
Annual Growth Rate (%)	2.29	2.57	1.42	1.42	3.34	3.38	1.55	2.35	2.51	1.91

Source: ABAG Projections 2005

Table 2.D: Jobs and Employed Resident Balance

	2000			2005			2015			2025		
	Jobs	Employed Residents	Jobs/Emp*	Jobs	Employed Residents	Jobs/Emp Ratio	Jobs	Employed Residents	Jobs/Emp Ratio	Jobs	Employed Residents	Jobs/Emp Ratio
Gilroy	20,770	22,785	0.91	22,430	20,740	1.08	30,420	25,670	1.19	33,970	28,500	1.19
Milpitas	53,980	31,063	1.74	50,980	26,490	1.92	58,490	32,880	1.78	65,480	39,390	1.66
Morgan Hill	15,220	18,913	0.80	14,520	16,620	0.87	19,170	20,160	0.95	24,330	22,580	1.08
Santa Clara	131,690	56,989	2.31	110,030	49,500	2.22	127,780	59,810	2.14	144,030	69,090	2.08
San Jose	432,480	470,027	0.92	375,750	401,970	0.93	464,040	486,860	0.95	564,510	580,690	0.97
Total County	1,044,130	863,432	1.21	903,840	734,000	1.23	1,077,050	874,300	1.23	1,249,090	1,019,210	1.23

Source: Association of Bay Area Governments, Projections, 2005.

*Emp = employed resident