

Population & Residential Growth

San Joaquin County's population grew at an average annual rate of 1.6 percent during the 1990s, reaching a total population of 566,600 in 2000. The most rapid growth occurred in the communities located in the southern portion of the county, and the largest absolute growth oc-

curred in the City of Stockton (32,828 net gain in the past ten years).

The rapid population growth in San Joaquin County is heavily attributed to Bay Area jobholders taking up residence in the

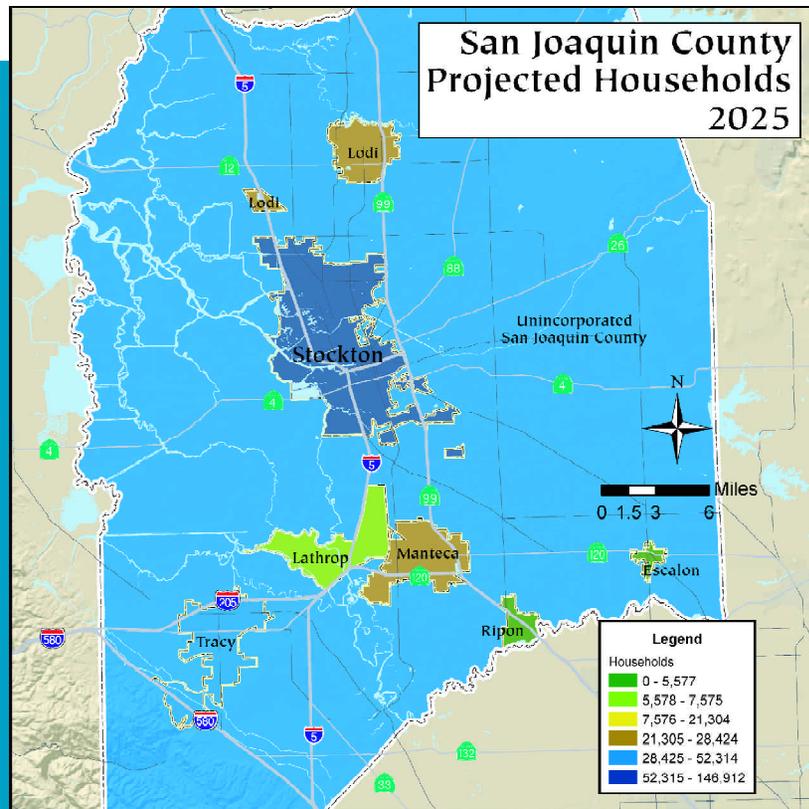
More than 12,000 San Joaquin County residents commute to Alameda County ...

county. From 1990 to 2000, the population of the City of Tracy, the western most city in the county, grew more than 69 percent, compared to the overall growth of the county of 17 percent during the same time period (2000 Census). Tracy's share of the county's population has increased 3 percent in the past decade, while the unincorporated areas' share dropped 3 percent. In addition, Tracy and Stockton alone accounted for nearly 70 percent of the absolute population growth in the county from 1990 to 2000.

San Joaquin County of 333,738 persons (59 percent) by 2025, for a total population of 900,338 persons. The southern portion of San Joaquin County will continue to see the greatest population growth. Tracy, Lathrop, and Ripon will have, respectively 153 percent (137,341 persons), 140 percent (23,902 persons) and 127 percent (23,637 persons) population growth by 2025. Tracy is projected to surpass Lodi and become the second most populous city in the county by 2025.

Over the 2000-2025 period, total household growth is projected to increase 57 percent throughout San Joaquin County from 202,320 to 316,768 units. This growth is divided between single-family and multi-family units at 61 and 49 percent respectively. The highest rate of household growth is projected for the cities of Lathrop and Tracy. By 2025 Lathrop is expected to gain an additional 4,013 housing units (113 percent growth) while Tracy is expected to gain 21,296 housing units (94 percent growth). The highest number of new household development between 2000 and 2025 will be experienced in Stockton (46,584 units) and the unincorporated region of San Joaquin County (23,676 units).

Based on these recent growth trends, current projections indicate an increase in population in



Job Growth

Based on the latest “Industry Trends and Outlook” prepared by the California Employment Development Department in 1997, San Joaquin County will continue to experience employment growth as the region’s economy continues to expand and diversify. The total number of non-farm jobs is expected to increase by 37,500 during the seven-year (1997-2004) projection period, an increase of 22 percent. In contrast, there was a slight decline (-2 percent) in agricultural employment between 1985 and 2000.

San Joaquin County’s growth will be fueled by a number of factors, including a strategic location, an expected strong state economy, affordable land, population growth, and spillover business expansions from the San Francisco Bay Area to the Central Valley. Employment gains are anticipated across all major industry divisions with the largest absolute increases occurring in services, trade and government.

Benefiting from the county’s centralized location for trucking and warehouse distribution operations, which serves the larger western mar-

kets connected by Interstates 5 and 580, employment in the transportation industry is anticipated to expand by 2,000 jobs (a 27 percent increase) by 2004. Of all the major industries, finance, insurance, and real estate industries stand out as experiencing rapid changes in the last decade. This is mainly due to the mergers and restructuring in the finance sector during the mid 1990s. Nearly two thousand new jobs in these industries are projected to be added in the county by 2004, marking a 22 percent growth since 1997.

SAN JOAQUIN COUNTY PROJECTIONS

	2000	2005	2010	2015	2020	2025
Total Jobs	201,671	218,051	234,430	250,810	267,189	283,569
Population	566,600	633,348	700,095	766,843	821,851	900,338
Households	202,320	225,185	248,094	270,994	293,903	316,768
Jobs/Housing Ratio	1.00	.97	.94	.93	.91	.90

Projections indicate that employment in San Joaquin County will remain at its current growth rate, and will reach 283,569 jobs by 2025, an increase of 81,898. The average employment growth rate from 2000 to 2025 will be 41 percent. Stockton, the unincorporated areas, and Lodi will share more than 79 percent of the employment gains, 44 percent, 20 percent and 15

percent respectively. In addition, Tracy will account for 9 percent of the employment growth, while Manteca will account for 8 percent. Ripon, Lathrop, and Escalon will contribute 2 percent, 2 percent, and 1 percent respectively. It is expected that other areas in the county will increasingly offer more employment opportunities, although Stockton is projected to remain the employment center for the region

Jobs/Housing Balance

Rapid job expansion throughout the Bay Area, beginning in the last two decades, has fueled a growing demand for the limited Bay Area housing supply. The economic boom of the technology sector has driven out many families who could no longer afford to live in the Bay Area. The shortage of affordable housing in the Bay Area has led to increased subdivision activity in San Joaquin County, where lower land costs created a profitable setting for new housing development. By 2000, the aggregate jobs/housing ratio across San Joaquin County was 1.00 with the cities of Tracy, Lathrop, and Stockton showing the greatest disparity with jobs/housing ratios of 0.75, 0.88, and 0.88 respectively.

As indicated by 1990 Census Journey to Work data, Alameda, Contra Costa, and Santa Clara counties are the major Bay Area worker importers from San Joaquin County. More than 12,000 San Joaquin County residents commute to Alameda County, 2,827 commute to Contra Costa County, and 3,380 commute to Santa Clara County. Overall, there were about 10,400 more commuters leaving San Joaquin County than arriving in 1990 (Source: 1990 Census Transportation Planning Package).

HOUSING SURPLUSES & SHORTFALLS

	2000 Housing Surplus/Shortfall	2025 Housing Surplus/Shortfall	2000-2025 Percent Change
Escalon	747	-1,531	-305 %
Lathrop	1,467	4,629	216 %
Lodi	2,980	-841	-128 %
Manteca	7,765	13,995	80 %
Ripon	488	1,904	290 %
Stockton	41,573	64,297	55 %
Tracy	11,273	27,943	148 %
Remainder	1,579	14,265	803 %
San Joaquin County	67,872	127,722	84 %

The regional income disparities help to explain the attractiveness of Bay Area jobs to San Joaquin County workers. The average income per capita in the Bay Area was well above San Joaquin County in 1999. While the average income per capita for San Joaquin County stood at \$21,544 (Bureau of Economic Analysis, U.S. Department of Commerce, 2000), the average income per capita in Alameda, Contra Costa and Santa Clara Counties stood at \$34,131, \$37,994, and \$46,649 respectively. Although the income gap between the central Bay Area and San Joaquin County may not remain so extreme in the long run, the San Joaquin Council of Governments foresees a continuation of worker importing from San Joaquin County into the Bay Area coupled with the expansion of the Bay Area housing market into San Joaquin County.

In October 2000, the San Joaquin Council of Governments undertook a survey (Altamont Pass Commuter Survey) to study commute patterns originating in San Joaquin County with destinations in the Bay Area. The findings were what most had expected. A majority of commuters are traveling to East and South Bay destinations while a smaller number are going to North Bay or Peninsula destinations. Average commute

times were approximately 1.4 hours with departures times prior to 6 am. Most of these commuters occupy a single occupant vehicle on one corridor for their commute. The transportation mode split was: 78 percent Single Occupant Vehicle (SOV), 14 percent carpool, 1 percent vanpool, 4 percent Altamont Commuter Express train, and 2 percent bus.

Current employment and housing projections indicate a 10 percent decrease between the 2000 and 2025 jobs/housing ratio for San Joaquin County with jobs per household dropping from 1.00 to .90. This trend is expected to be most severe in the cities of Lathrop (34 percent decrease to 0.58 jobs/household) and Tracy (28 percent decrease to 0.55 jobs/household).

JOBS/HOUSING BALANCE			
	2000 Jobs/Housing Ratio	2025 Jobs/Housing Ratio	2000-2025 Percent Change
Escalon	1.01	.88	-13 %
Lathrop	.88	.58	-34 %
Lodi	1.31	1.54	18 %
Manteca	.85	.76	-11 %
Ripon	1.26	.99	-22 %
Stockton	.88	.84	-4 %
Tracy	.75	.55	-28%
Remainder	1.42	1.09	-23 %
San Joaquin County	1.00	.90	-10 %

TOTAL POPULATION

	2000	2005	2010	2015	2020	2025
Escalon	5,825	6,637	7,448	8,260	8,929	9,883
Lathrop	9,975	12,760	15,546	18,331	20,627	23,902
Lodi	57,900	60,843	63,787	66,730	69,156	72,617
Manteca	49,500	56,874	64,248	71,622	77,699	86,370
Ripon	10,400	13,047	15,695	18,342	20,524	23,637
Stockton	247,400	279,216	311,033	342,849	374,631	406,482
Tracy	54,200	70,828	87,456	104,084	117,788	137,341
Remainder	131,400	133,141	134,881	136,622	138,056	140,103
San Joaquin County	566,600	633,348	700,095	766,843	821,851	900,338

TOTAL HOUSEHOLDS

	2000	2005	2010	2015	2020	2025
Escalon	2,290	2,573	2,853	3,137	3,417	3,700
Lathrop	3,562	4,366	5,171	5,966	6,771	7,575
Lodi	23,708	24,624	25,548	26,464	27,388	28,304
Manteca	18,027	20,108	22,186	24,265	26,343	28,424
Ripon	3,101	3,596	4,092	4,586	5,082	5,577
Stockton	100,328	109,635	118,958	128,282	137,605	146,912
Tracy	22,666	26,920	31,184	35,444	39,708	43,962
Remainder	28,638	33,363	38,102	42,850	47,589	52,314
San Joaquin County	202,320	225,185	248,094	270,994	293,903	316,768

TOTAL JOBS

	2000	2005	2010	2015	2020	2025
Escalon	2,314	2,502	2,690	2,878	3,066	3,254
Lathrop	3,143	3,398	3,653	3,909	4,164	4,419
Lodi	31,092	33,617	36,142	38,667	41,193	43,718
Manteca	15,393	16,643	17,893	19,144	20,394	21,644
Ripon	3,919	4,237	4,555	4,873	5,192	5,510
Stockton	88,133	95,291	102,449	109,607	116,765	123,923
Tracy	17,089	18,477	19,865	21,253	22,640	24,028
Remainder	40,589	43,866	47,183	50,479	53,776	57,073
San Joaquin County	201,671	218,051	234,430	250,810	267,189	283,569