

Population & Residential Growth

Stanislaus County’s population is projected to reach nearly 826,125 people by 2025. With a current population of almost 447,000, this represents an 85 percent increase in population in less than 25 years.

For the first time in its history, Stanislaus County has two urbanized areas, Modesto and Turlock. Modesto is currently the most populous city in the county, with almost 189,000 residents. By 2025, Modesto is projected to increase its population by 133 percent

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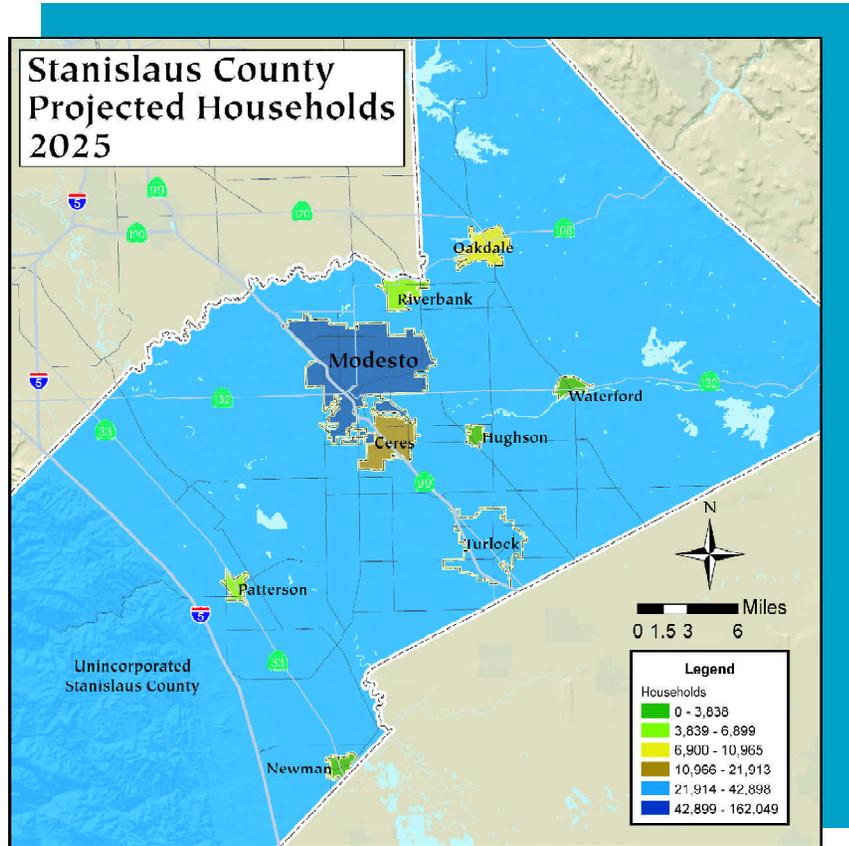
to 439,750 people. The City of Turlock, the second most populous city in the county, has a current population of 55,810. In less than 25 years, Turlock will have over 97,000 residents, reflecting a 75 percent increase.

that number had increased to over 35,500 employed persons, representing 21 percent of the work-force.

Two cities and three unincorporated communities in Stanislaus County have a significant percentage of out of county commuters. In the cities of Patterson and Newman, both located near Interstate 5 (I-5), 40 percent and 42 percent, respectively, of the work-force commutes out of the county. Two small communities near I – 5, Grayson and Westley also had high percentages of commuters in 2000, with 43 percent and 44 percent respectively.

A significant cause of growth in Stanislaus County has been the availability of relatively low cost housing for workers from the Bay Area and other surrounding counties. In 1990, there were almost 24,500 employed persons who worked outside of Stanislaus County, representing 17 percent of the work-force. By 2000

The community of Salida, located at the north end of Highway 99, has seen the greatest amount of growth in residents commuting outside of the county to work. From 1990 to 2000, the percentage of commuters showed a noteworthy gain from 45 percent to 52 percent. The absolute increase in commuters over the ten year period totaled over 1,800 persons.



Residential growth in Stanislaus County is projected to remain primarily within the incorporated cities. The cities of Modesto, Ceres, Riverbank, and Hughson, are located within the Modesto urbanized area, and each is expected to have significant growth in housing by 2025. The City of Modesto will see a 150 percent increase in its housing stock by 2025, increasing from 64,959 to over 162,000 units. Ceres will see a 110 percent increase in the number of housing units by 2025 to over 21,900 from its current 10,435.

Turlock is also expected to experience moderate growth in housing development. From 2000 to 2025, Turlock will see a 91 percent increase in housing units. The other incorporated cities in Stanislaus County, including Newman, Oakdale, Patterson, and Waterford, will also see some residential growth over the projection period.

Job Growth

In the coming decades, Stanislaus County is projected to add over 136,700 jobs to its economy. By 2025, there will be over 323,000 jobs in the county, 73 percent more than currently exists. The City of Modesto is currently the job center in Stanislaus County. Over 44 percent of all jobs in the county are located in Modesto. By 2025, with 180,377 jobs, Modesto will employ over 55 percent of Stanislaus County’s work-force. Census data indicates that

STANISLAUS COUNTY PROJECTIONS						
	2000	2005	2010	2015	2020	2025
Total Jobs	186,235	213,590	240,945	268,300	295,655	323,010
Population	446,997	522,822	598,647	674,473	750,298	826,123
Households	145,146	175,379	205,612	235,846	266,079	296,312
Jobs/Housing Ratio	1.28	1.22	1.17	1.14	1.11	1.09

over 70 percent of Modesto residents who are employed, work in Modesto. This number does not include those employed in several large concentrations of employment located in unincorporated Stanislaus County, within the Modesto and Ceres spheres of influence.

The second largest concentration of jobs in Stanislaus County is in the City of Turlock. Currently, Turlock has over 23,500 jobs, mostly goods and service producing jobs. Job growth by 2025 will be over 58 percent in Turlock with a projected 37,185 jobs in the city. The City of Turlock is the only other city in Stanislaus County (the other being Modesto) where over 50 percent of its employed residents work within the city.

Jobs/Housing Balance

In 2000, the jobs to housing ratio for Stanislaus County was 1.28. This figure indicates that, on average, Stanislaus county produces more housing units than jobs. Ideally, there should be 1.5 jobs for every household. A jobs/housing ratio under the ideal scenario suggests that there are fewer jobs than are typically needed for each household.

Based on the 1.5 jobs/housing ratio, in 2000, Stanislaus County produced almost 21,000 more housing units than needed to balance the available jobs in the County. By 2025, Stanislaus

County is projected to see its jobs/housing balance figure drop to 1.09, resulting in over 80,970 more housing units than jobs in the county.

HOUSING SURPLUSES & SHORTFALLS			
	2000 Housing Surplus/Shortfall	2025 Housing Surplus/Shortfall	2000-2025 Percent Change
Ceres	894	5,758	544 %
Hughson	151	295	95 %
Modesto	10,901	41,798	283 %
Newman	398	1,484	273 %
Oakdale	973	4,738	387 %
Patterson	-17	1,108	-6,618 %
Riverbank	171	1,362	696 %
Turlock	2,728	10,311	278 %
Waterford	88	1,232	1,300 %
Remainder	4,702	12,297	162 %
Stanislaus County	20,989	80,383	283 %

Currently, the City of Patterson is the most “balanced” jurisdiction in Stanislaus County, with a jobs/housing ratio of 1.51. However, over the next 25 years, Patterson will begin to produce more housing than jobs which will reduce its jobs/housing ratio by 19 percent to 1.22. The

change in Patterson’s jobs/housing ratio will result in the city producing 1,108 more housing units than jobs over the next 25 years. Currently, Patterson has 17 more jobs than housing units.

The overproduction of housing over jobs is a pattern that will be reflected in all of Stanislaus County in the next 25 years. Each jurisdiction, aside from Hughson (which will remain relatively constant), will see a drop in their jobs/housing ratio. The Cities of Oakdale and Waterford will experience the greatest decline in their jobs/housing ratios from 2000 to 2025. The jobs/housing ratio for both Oakdale and Waterford will drop by 31 percent. Oakdale’s ratio will drop from 1.24 to .85. Waterford will see its current ratio of 1.43 decline to .99.

In terms of housing surpluses and shortfalls, each city in Stanislaus County, including the unincorporated area, is projected to produce more housing units than jobs over the next 25 years. The City of Modesto is projected to have the greatest housing surplus in Stanislaus County. Based on the jobs/housing ratio of 1.5, Modesto currently has a housing surplus of 10,901 units. By 2025, that figure will rise by 283 percent to over 41,790 units.

The unincorporated portion of Stanislaus County and the City of Turlock are also projected to produce many more housing units than jobs. In the unincorporated areas of the county, over 12,297 more housing units will be produced than jobs. This reflects a 162 percent increase over the unincorporated area’s current levels. The City of Turlock is projected to increase its housing surplus by 7,583 units over the next 25 years for a total housing surplus of 10,311 units.

JOBS/HOUSING BALANCE			
	2000 Jobs/Housing Ratio	2025 Jobs/Housing Ratio	2000-2025 Percent Change
Ceres	1.37	1.11	-19 %
Hughson	1.31	1.32	0 %
Modesto	1.25	1.11	-11 %
Newman	1.21	.92	-24 %
Oakdale	1.24	.85	-31 %
Patterson	1.51	1.22	-19 %
Riverbank	1.44	1.10	-23 %
Turlock	1.28	1.06	-17 %
Waterford	1.43	.99	-31 %
Remainder	1.28	1.07	-17 %
Stanislaus County	1.28	1.09	-15 %

TOTAL POPULATION

	2000	2005	2010	2015	2020	2025
Ceres	34,609	40,607	46,605	52,604	58,602	64,600
Hughson	3,980	4,586	5,191	5,797	6,402	7,008
Modesto	188,856	239,035	289,214	339,392	389,571	439,750
Newman	7,093	7,931	8,769	9,607	10,445	11,283
Oakdale	11,503	14,775	18,047	21,320	24,592	27,864
Patterson	11,606	13,233	14,861	16,488	18,116	19,743
Riverbank	15,826	18,188	20,550	22,913	25,275	27,637
Turlock	55,810	64,137	72,465	80,792	89,120	97,447
Waterford	6,924	8,076	9,228	10,379	11,531	12,683
Remainder	110,790	112,254	113,717	115,181	116,644	118,108
Stanislaus County	446,997	522,822	598,647	674,473	750,298	826,123

TOTAL HOUSEHOLDS

	2000	2005	2010	2015	2020	2025
Ceres	10,435	12,731	15,026	17,322	19,617	21,913
Hughson	1,223	1,473	1,722	1,972	2,221	2,471
Modesto	64,959	84,377	103,795	123,213	142,631	162,049
Newman	2,079	2,431	2,783	3,134	3,486	3,838
Oakdale	5,610	6,681	7,752	8,823	9,894	10,965
Patterson	3,146	3,714	4,281	4,849	5,416	5,984
Riverbank	4,544	5,133	5,722	6,310	6,899	7,488
Turlock	18,408	21,747	25,085	28,424	31,762	35,101
Waterford	1,990	2,313	2,636	2,959	3,282	3,605
Remainder	32,752	34,781	36,810	38,840	40,869	42,898
Stanislaus County	145,146	175,379	205,612	235,846	266,079	296,312

TOTAL JOBS

	2000	2005	2010	2015	2020	2025
Ceres	14,312	16,296	18,280	20,265	22,249	24,233
Hughson	1,608	1,939	2,270	2,602	2,933	3,264
Modesto	81,087	100,945	120,803	140,661	160,519	180,377
Newman	2,521	2,723	2,925	3,127	3,329	3,531
Oakdale	6,955	7,432	7,909	8,387	8,864	9,341
Patterson	4,744	5,258	5,772	6,286	6,800	7,314
Riverbank	6,560	6,909	7,258	7,607	7,956	8,305
Turlock	23,520	26,253	28,986	31,719	34,452	37,185
Waterford	2,853	2,994	3,135	3,277	3,418	3,559
Remainder	42,075	42,840	43,605	44,371	45,136	45,901
Stanislaus County	186,235	213,590	240,945	268,300	295,655	323,010