

## 2.0 POPULATION AND GROWTH

### 2.1 POPULATION

The California Department of Finance estimates the 2006 population of the County of Santa Clara to be 1,773,258. 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, a total of 0.72 percent.

Table 2.A shows past population and housing growth within the cities included within this Service Review, unincorporated areas, and the County as a whole. Among these cities, Cupertino and Palo Alto have the highest growth, and Los Altos, Monte Sereno, and Campbell have had the lowest growth between 2000 and 2006.

**Table 2.A: Population and Housing (1990, 2000, 2006)**

Year	Population	Annual Percent Change	Housing	Annual Percent Change
<b>City of Campbell</b>				
1990	36,088	—	15,882	—
2000	38,138	0.57	16,286	0.25
2006	38,408	0.12	16,475	0.19
<b>City of Cupertino</b>				
1990	39,967	—	15,839	—
2000	50,602	2.66	18,701	1.81
2006	53,840	1.07	19,892	1.06
<b>City of Los Altos</b>				
1990	26,559	—	10,323	—
2000	27,693	0.43	10,727	0.39
2006	27,608	-0.05	10,741	0.02
<b>Town of Los Altos Hills</b>				
1990	7,514	—	2,682	—
2000	8,025	0.68	2,871	0.70
2006	8,482	0.95	3,050	1.04
<b>Town of Los Gatos</b>				
1990	27,357	—	11,822	—
2000	28,592	0.45	12,367	0.46
2006	28,989	0.23	12,599	0.31
<b>City of Monte Sereno</b>				
1990	3,287	—	1,190	—
2000	3,483	0.60	1,237	0.39
2006	3,512	0.14	1,253	0.22

Year	Population	Annual Percent Change	Housing	Annual Percent Change
<b>City of Mountain View</b>				
1990	67,365	—	31,487	—
2000	70,708	0.50	32,432	0.30
2006	71,995	0.30	33,168	0.38
<b>City of Palo Alto</b>				
1990	55,900	—	25,188	—
2000	58,598	0.48	26,048	0.34
2006	62,148	1.01	27,767	1.10
<b>City of Saratoga</b>				
1990	28,061	—	10,315	—
2000	29,849	0.64	10,652	0.33
2006	30,835	0.55	11,016	0.57
<b>City of Sunnyvale</b>				
1990	117,324	—	50,789	—
2000	131,844	1.24	53,787	0.59
2006	133,544	0.21	54,728	0.29
<b>Countywide Unincorporated Areas</b>				
1990	106,173	—	35,102	—
2000	99,813	-0.60	32,038	-0.87
2006	98,553	-0.21	31,568	-0.24
<b>Total Santa Clara County</b>				
1990	1,497,577	—	540,240	—
2000	1,682,585	1.24	579,329	0.72
2006	1,773,258	0.90	612,129	0.94

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, 2006, Revised 2001–2005, with 2000 DRU Benchmark. Sacramento, California, May 2006

## 2.2 AVERAGE HOUSEHOLD SIZE

The 2000 Census reports that there were 565,863 households in the County, with an average household size of 2.92. The County’s population per household is 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 (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 Service Review 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
Campbell	2.39	2.37	2.40	2.38
Cupertino	2.77	2.76	2.80	2.77
Los Altos	2.64	2.63	2.66	2.63
Los Altos Hills	2.88	2.87	2.88	2.86
Los Gatos	2.38	2.36	2.40	2.37
Monte Sereno	2.87	2.83	2.94	2.87
Mountain View	2.26	2.23	2.26	2.23
Palo Alto	2.32	2.28	2.32	2.28
Saratoga	2.85	2.82	2.87	2.83
Sunnyvale	2.50	2.48	2.51	2.49
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 and SOI areas. These projections are shown in Table 2.C. The projected growth within the different geographical areas of the County varies slightly from a low growth rate of less than 0.05 percent annually in several cities to a high of 1.09 percent annually in Palo Alto. As shown, Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga all have low projected growth rates, ranging from 0.22–0.46 person and 0.16-0.38 housing unit annually. The areas with the highest projected growth rate, in terms of population and housing units, include Palo Alto and Mountain View.

### 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 and decreased air quality) and fiscal problems (insufficient resources to provide services since housing cannot pay for all of its service needs). Santa Clara County as a whole is relatively well balanced (slightly “jobs

**Table 2.C: ABAG Growth Projections for Service Review Cities and SOI Areas**

City/Town	Designation	Population				Housing Units				Employment			
		2005	2015	2025	Annual Growth Rate	2005	2015	2025	Annual Growth Rate	2005	2015	2025	Annual Growth Rate
Campbell	Boundary	38,200	39,700	41,300	<b>0.41</b>	16,140	16,650	17,170	<b>0.32</b>	23,340	25,150	26,080	<b>0.59</b>
	+SOI	39,300	40,900	42,500	<b>0.41</b>	16,600	17,140	17,660	<b>0.32</b>	23,340	25,150	26,080	<b>0.59</b>
Cupertino	Boundary	54,600	57,500	59,200	<b>0.42</b>	19,810	20,690	21,190	<b>0.35</b>	32,120	38,960	40,830	<b>1.36</b>
	+SOI	55,400	58,500	60,200	<b>0.43</b>	20,090	21,030	21,530	<b>0.36</b>	32,320	39,200	41,090	<b>1.36</b>
Los Altos	Boundary	27,700	28,200	28,900	<b>0.22</b>	10,530	10,670	10,860	<b>0.16</b>	10,830	11,330	11,470	<b>0.30</b>
	+SOI	30,000	30,800	31,600	<b>0.27</b>	11,470	11,650	11,850	<b>0.17</b>	11,030	11,550	11,690	<b>0.30</b>
Los Altos Hills	Boundary	8,300	8,600	8,900	<b>0.36</b>	2,920	3,010	3,100	<b>0.31</b>	1,590	1,630	1,680	<b>0.28</b>
	+SOI	9,900	10,300	10,600	<b>0.35</b>	3,510	3,610	3,720	<b>0.30</b>	1,650	1,700	1,750	<b>0.30</b>
Los Gatos	Boundary	28,700	29,900	31,100	<b>0.42</b>	12,200	12,550	13,020	<b>0.34</b>	19,330	21,120	21,560	<b>0.58</b>
	+SOI	32,100	33,400	34,800	<b>0.42</b>	13,370	13,780	14,290	<b>0.34</b>	20,260	22,160	22,610	<b>0.58</b>
Monte Sereno	Boundary	3,600	3,600	3,800	<b>0.28</b>	1,250	1,290	1,290	<b>0.16</b>	390	420	450	<b>0.77</b>
	+SOI	4,400	4,500	4,700	<b>0.34</b>	1,550	1,610	1,640	<b>0.29</b>	490	520	550	<b>0.61</b>
Mountain View	Boundary	71,900	79,500	86,000	<b>0.98</b>	32,140	35,430	38,050	<b>0.92</b>	52,960	62,840	70,790	<b>1.68</b>
	+SOI	72,000	80,600	87,200	<b>1.06</b>	32,210	35,780	38,430	<b>0.97</b>	57,130	68,010	77,490	<b>1.78</b>
Palo Alto	Boundary	59,900	67,700	73,000	<b>1.09</b>	26,240	29,350	31,560	<b>1.01</b>	79,250	82,690	88,810	<b>0.60</b>
	+SOI	74,000	82,900	89,100	<b>1.02</b>	29,620	33,150	35,650	<b>1.02</b>	99,350	104,430	112,560	<b>0.66</b>
Saratoga	Boundary	30,300	31,800	33,100	<b>0.46</b>	10,740	11,180	11,560	<b>0.38</b>	7,130	7,840	7,980	<b>0.60</b>
	+SOI	30,900	32,400	33,800	<b>0.47</b>	10,940	11,390	11,790	<b>0.39</b>	7,410	8,140	8,280	<b>0.59</b>
Sunnyvale	Boundary	131,700	138,400	149,100	<b>0.66</b>	53,100	55,450	59,360	<b>0.59</b>	74,450	93,060	111,320	<b>2.48</b>
	+SOI	133,000	140,600	152,500	<b>0.73</b>	53,440	56,000	60,390	<b>0.65</b>	74,560	93,200	111,520	<b>2.48</b>
<b>Total County</b>		1,750,100	1,959,100	2,165,800	<b>1.19</b>	595,550	660,850	725,090	<b>1.09</b>	903,840	1,077,050	1,249,090	<b>1.91</b>

Source: Association of Bay Area Governments, Projections, 2005

rich”) in terms of employment and resident workers. However, there are differences among the geographical areas evaluated within this service review. The projected balance between jobs and employed residents within the cities (from 2000 to 2025) is shown in Table 2.D.

Table 2.D shows that Palo Alto, Mountain View, and Cupertino are jobs rich, while Los Altos Hills and Monte Sereno are jobs poor. This employment land use pattern creates a regional imbalance, as a large percentage of jobs are located in these jobs-rich cities. 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 these cities is directly attributable to the jobs and housing imbalance. As indicated in Table 2.D, the land use pattern is not expected to change through 2025.

**Table 2.D: Jobs and Employed Resident Balance**

City/Town	2000			2005			2015			2025		
	Jobs	Employed Residents	Jobs/Emp* Ratio	Jobs	Employed Residents	Jobs/Emp Ratio	Jobs	Employed Residents	Jobs/Emp Ratio	Jobs	Employed Residents	Jobs/Emp Ratio
<b>Campbell</b>	25,530	22,903	1.11	23,340	18,740	1.25	25,150	20,720	1.21	26,080	22,710	1.15
<b>Cupertino</b>	39,280	25,633	1.53	32,320	21,930	1.47	39,200	24,610	1.59	41,090	26,700	1.54
<b>Los Altos</b>	12,030	14,326	0.84	11,030	11,620	0.95	11,550	12,680	0.91	11,690	13,710	0.85
<b>Town of Los Altos Hills</b>	2,380	4,475	0.53	1,650	3,830	0.43	1,700	4,240	0.40	1,750	4,600	0.38
<b>Los Gatos</b>	19,920	17,231	1.16	20,260	14,190	1.43	21,160	15,690	1.35	22,610	17,230	1.31
<b>Monte Sereno</b>	590	1,849	0.32	490	1,550	0.32	520	1,690	0.31	550	1,860	0.30
<b>Mountain View</b>	70,540	42,397	1.66	57,130	35,220	1.62	68,010	41,910	1.62	77,490	47,800	1.62
<b>Palo Alto</b>	107,950	38,013	2.84	99,350	31,990	3.11	104,430	38,090	2.74	112,560	43,160	2.61
<b>Saratoga</b>	8,910	13,895	0.64	7,410	11,560	0.64	8,140	12,880	0.63	8,280	14,170	0.58
<b>Sunnyvale</b>	99,530	75,153	1.32	74,560	61,430	1.21	93,200	69,010	1.35	111,520	78,920	1.41
<b>Total County</b>	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