

1. POPULATION TRENDS

The analysis of the Population Trends section relied primarily on 2000 U.S. Census data. Because detailed mid-2000 Census data will not be available during the 2007 - 2014 Housing Element Update process, this update has been based on 2000 Census data, while at the same time, every attempt has been made to include newer census from other reliable sources. Along with Census data, this section also includes data from the California Department of Finance and Association of Monterey Bay Area Governments (AMBAG).

Population Growth Trends in San Benito County

The population growth in San Benito County exceeded the growth rate of the State of California and neighboring counties for the past three decades. The City of Hollister consistently contributed to the largest share of population growth in San Benito County between 1970 and 2000. Growth rates in the City of San Juan Bautista more closely mirrored statewide trends except in the last decade where population decreased. Population growth in the unincorporated area of the county exceeded the statewide average until the past decade. Between 1990 and 2008, the unincorporated population increased by 9%, slightly below the statewide average of 13.6%. (See Tables 1-1, 1-2, and 1-3).

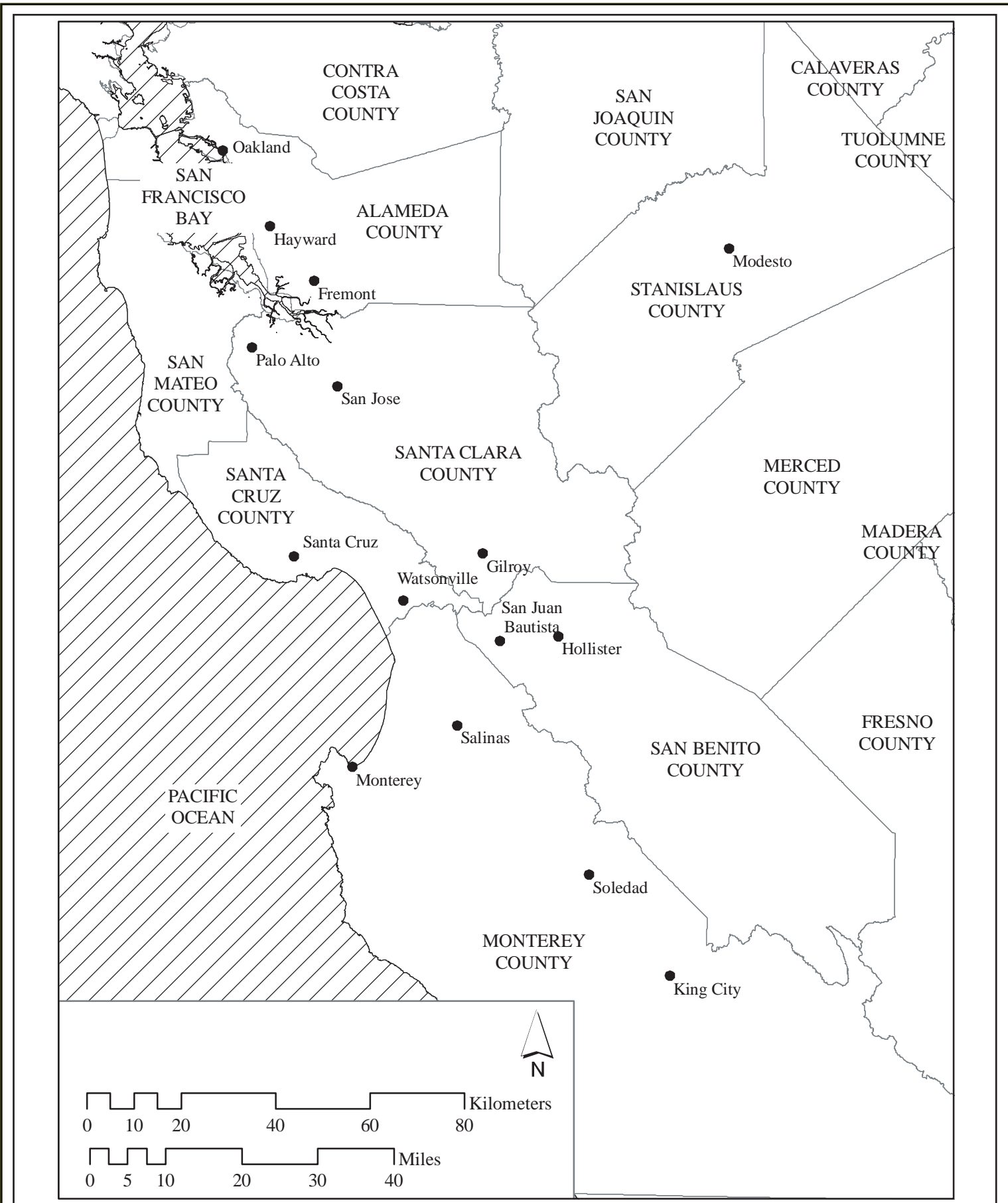
Population Growth in the Region

Table 1-2 compares growth in San Benito County with neighboring counties in the region between 1980 and 2008. During the 1980's, the population growth rate in neighboring counties ranged from 22 to 32% (except Santa Clara County 15.6%). The state averaged a growth rate of 25.7%. The growth rate in the 1990's declined in all neighboring counties to rates ranging from 11% to 20%. San Benito County exceeded growth patterns in the region and state with a growth rate of 46.7% in the 1980's and 45% in the 1990's.

Table 1-1
Population Growth in San Benito County 1950 – 2008

Jurisdiction	1950	1960	1970	1980	1990	2000	2008	% Change 1970-2008
San Benito County	14,370 (25.6%)	15,596 (8.5%)	18,226 (16.9%)	25,005 (37%)	36,697 (46.8%)	53,234 (45%)	57,784	217%
Unincorporated	8,436 (22.6%)	8,479 (0.5%)	9,399 (10.9%)	12,241 (30.2%)	15,809 (29.1%)	17,272 (9.25%)	18,859	100%
Hollister	4,903 (26.3%)	6,071 (23.8%)	7,663 (26.2%)	11,488 (49.9%)	19,181 (67%)	34,413 (79.4%)	37,051	383%
San Juan Bautista	1,031 (52%)	1,046 (1.5%)	1,164 (11.3%)	1,276 (9.6%)	1,570 (23%)	1,549 (-1.34%)	1,874	61%

Source: Census 2000 and California Department of Finance Table E-1: City/County Population Estimates with Annual Percent Change



Regional Location

Figure 1-1

0 2.5 5 10 Miles

San Juan
Bautista
Population
1,874 (3%)

Hollister
Population
37,051 (64%)



San Benito
Balance of County
Population
18,859 (33%)

Source: California Department of Finance, 2008

Distribution of Population in San Benito County

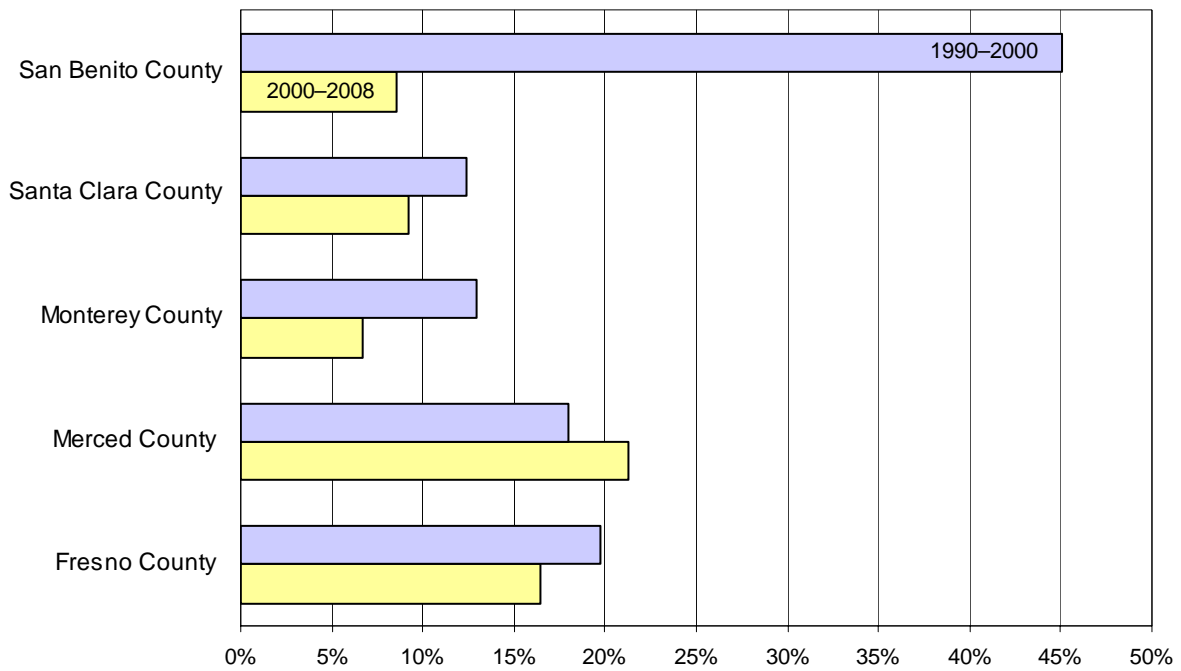
Figure
1-2

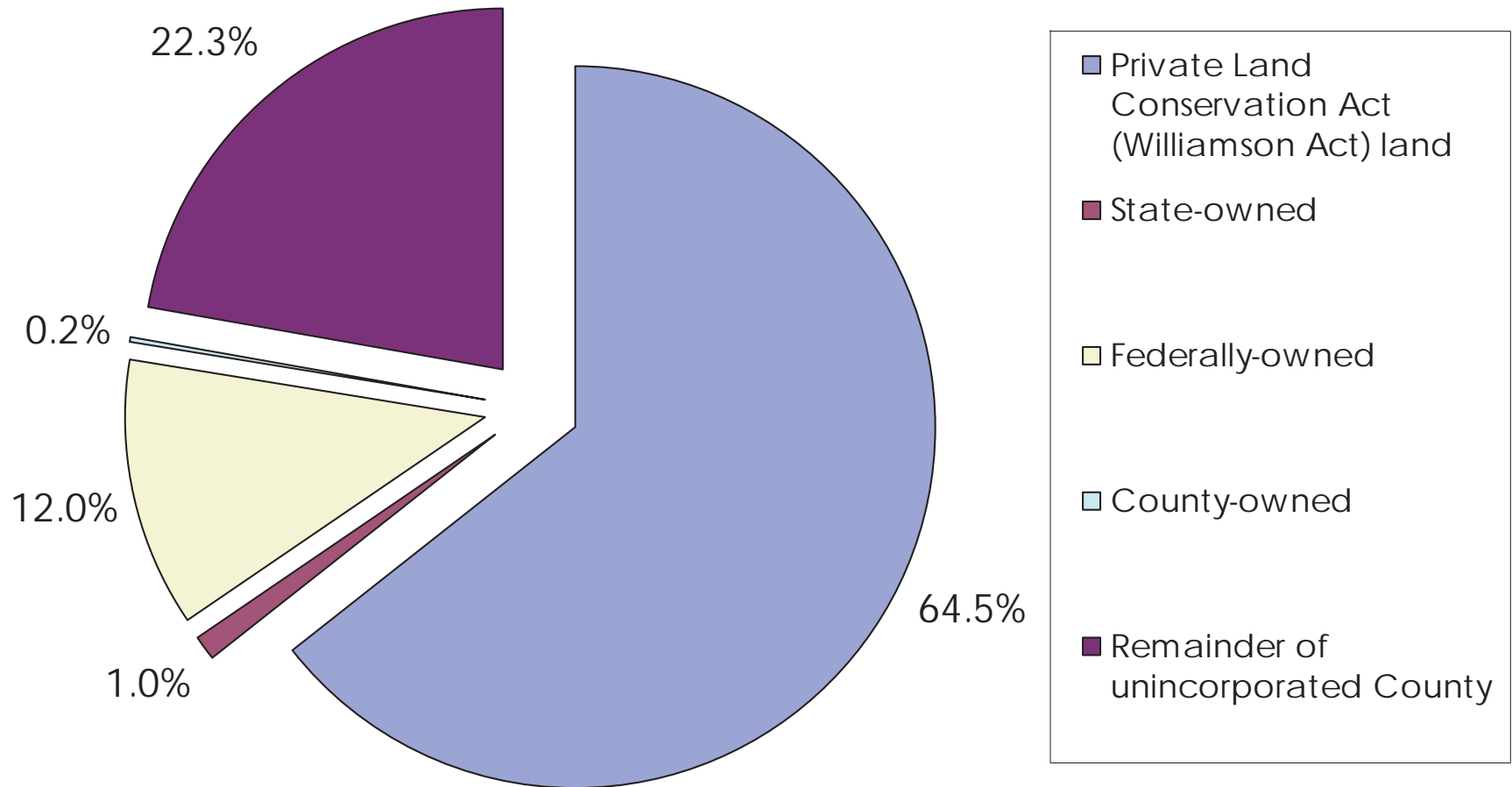
Table 1-2
County Population Growth 1980 – 2008

Jurisdiction	1980	1990	2000	2008	% Change 1980-2008
San Benito County	25,005	36,697	53,234	57,784	131%
Santa Clara County	1,295,071	1,497,577	1,682,585	1,837,075	42%
Monterey County	290,444	355,660	401,762	428,549	48%
Fresno County	514,621	667,490	799,407	931,098	81%
Merced County	134,560	178,403	210,554	255,250	90%

Source: Census 2000 and California Department of Finance Table E-1: City/County Population Estimates with Annual Percent Change

Table 1-3
Comparison of Percent Change in Population
with Counties Neighboring San Benito County





Open Space Lands in San Benito County

Figure
1-3

Lack of Housing in the Bay Area:

Santa Clara County updated its General Plan in 1980 and 1994 with a goal to deter sprawl by limiting new housing development to the 15 cities within the county. Since 1973, the policy of the Board of Supervisors has been that new urban development occurs only in cities. More specifically each of the 15 cities allows urban development only within established areas scheduled to be annexed to the City. There was no parallel plan or policy to provide housing for the unprecedented job growth within Santa Clara County and/or the greater Bay Area. The shortage of housing in the Bay Area continues to be a major factor contributing to population growth, inflation of housing prices for the local workforce and significant increases in median income in San Benito County and outlying counties (Stanislaus, San Joaquin, Merced).

Table 1-4 shows that local job growth in San Benito County was dwarfed by a 118% increase in the local workforce commuting to the Bay Area. This increase is due to the in-migration of Bay Area residents seeking more affordable housing in San Benito County. The influx of commuters to the population base has contributed to the 57% increase in the median income of San Benito County over the past decade (Census 2000).

The percentage of the commuting workforce increased from 24% to 36% between 1980 and 1990 and rose to nearly half the workforce (49%) by 2000. The median income for a family of four nearly doubled increasing from \$18,600 in 1980 to \$57,469 by 2000.

Projected Population and Employment Growth

The population growth rate expected in San Benito County during the 2001-2008 period will be significantly less than the last two decades due to wastewater and water infrastructure constraints and resultant local growth management programs. The Association of Monterey Bay Area Governments 2004 Population and Employment Forecasts were based on a growth model with adjustment for General Plan policies (Table 1-5). Forecasts prepared for an Inter-Regional Partnership Study predict that San Benito County will repeat growth patterns of the last two decades with residential growth outpacing job growth (Table 1-6).

Association of Monterey Bay Area Government Forecasts:

The Association of Monterey Area Bay Area Governments has approved population and employment forecasts for Santa Cruz County and San Benito County and Monterey County for 2008. The forecasts for San Benito County are presented in Table 1-5. The forecasts predict a population loss in the unincorporated area from annexation of residential unincorporated islands into the cities. Overall, the county population between 2010 and 2020 is expected to increase by 22%.

Table 1-4
Regional Influences on San Benito County Employment, Income, Housing

Location of Work for San Benito County Residents	1980	1990	2000	1990-2000 Change	Percent Change 1990 - 2000
Bay Area By County:	1420	3980	8702	4722	118.6%
Santa Clara	1340	3767	8054	4287	
San Francisco	12	17	82	65	
San Mateo	17	65	178	113	
Alameda	55	114	299	185	
San Benito	7079	10592	11909	1317	12.4%
▪ Percent of Workforce Commuting	24%	36%	49%		
▪ Median Household Income	\$18,600	\$36,473	\$57,469	\$20,996	57.6%

Sources: 1. 1980, 1990, 2000 Census
2. Growth in Interregional Commutes to Bay Area 1980 – 2000
mtc.ca.gov/datamart/census/county2countytable5coco.htm

Table 1-5
Association of Monterey Bay Area Governments
2008 Population and Employment Forecasts

	San Benito County	Hollister	San Juan Bautista	Unincorporated
Population				
2010	62,431	40,415	1,937	20,079
2015	68,471	44,613	2,121	21,737
2020	76,140	49,064	2,356	24,720
2030	89,431 (43%)	59,259 (47%)	2,743 (42%)	27,429 (37%)
Employment				
2010	17,380	10,898	220	6,262
2015	18,090	11,393	233	6,465
2020	19,050	12,056	248	6,745
2030	20,980	13,398	283	7,299
Housing Units				
2010	19,187	11,544	764	6,879
2015	21,110	12,816	2,121	7,457
2020	23,483	14,085	2,356	8,471
2030	27,674	17,108	2,743	9,482

Source: Association of Monterey Bay Area Governments, 2008 AMBAG Population, Housing Unit & Employment Forecasts

Monterey Bay Area Silicon Valley Inter-Regional Partnership Study:

A study was prepared in partnership with the Association of Monterey Bay Area Governments and the Association of Bay Area Governments. This study predicts the San Benito County population will increase by 60% between 2000 and 2020 and the county will continue to

house employment centers outside the county. The ideal jobs/housing balance would be 1.5 jobs per household in a jurisdiction. Table 1-6 indicates that in 2000 there were 0.75 jobs for every housing unit in San Benito County. The study predicted this trend would worsen over the next twenty years with the ratio of local jobs diminishing to 0.61 for every housing unit by 2020 in San Benito County. At the other end of the spectrum, the study predicted Santa Clara County will continue to maintain a surplus of jobs to housing with the 2000 ratio of 1.93 jobs per housing unit increasing to 1.99 jobs per housing unit in 2020.

The study forecasted that both Santa Cruz and Monterey County would have jobs to housing ratios less than the ideal of 1.5. The imbalance is expected to slightly improve in Santa Cruz County with a ratio of 1.17 jobs per housing unit in 2000 changing to 1.23 in 2020. The ratio is not expected to recover in Monterey County with a ratio of 1.19 jobs per housing unit in 2000 diminishing to 1.12 in 2020.

The forecasts in Table 1-6 point out that the Bay Area will continue to exert tremendous pressure on San Benito County to provide unmet housing needs for the next 20 years. The regional housing crisis will continue to elevate local housing costs independent of the local economy and land use decisions. The demand for housing and the weak economic base in San Benito County poses a continued challenge for the provision of basic public services and infrastructure improvements/costs.

Table 1-6
Projected Population and Job Growth
Monterey Bay Area Silicon Valley Inter-Regional Partnership Study

San Benito County	2000	2020	Change from 2000-2020	% Change
Population	50,163	80,653	30,490	60.8%
Jobs	13,407	17,530	4,123	30.8%
Housing	17,831	28,820	10,989	61.6%
Jobs/Housing Ratio	0.75 Jobs/House	0.61 Jobs/House		