

STAFF REPORT

SUBJECT: **2005-2030 Population and Employment Projections**

RECOMMENDED ACTION: Motion to adopt the new 2005-2030 population and employment projections

DISCUSSION:

Background

As the designated Metropolitan Planning Organization for San Joaquin County, SJCOG is required by federal law to periodically update and adopt estimates of future population and employment for the region. These forecasts will be used as the foundation for the Regional Transportation Plan, Air Quality Conformity Analyses, traffic modeling, and other planning studies. In addition, SJCOG's projections have been widely cited by public, private, as well as not-for-profit agencies and organizations.

The last set of SJCOG projections was officially adopted in 2001. As new demographic trends continue to emerge, SJCOG is currently preparing new Regional Transportation Planning; therefore SJCOG must present an updated set of projections covering periods from 2005 to 2030.

Population Projections

In updating the previous set of projections, SJCOG took into consideration the following factors in order to make the projections more accurate.

- **Adjusted for 2000 Census figures:**
SJCOG's 2001 projections were produced before the U.S. Census Bureau released the 2000 Census population figures. This update adjusted the 2000 base-line population based on the 2000 Census figures.
- **Historical trend analysis (1980-2000):**
This update studies the historical trends of population growth between 1980 and 2000 on all of the 600+ Traffic Analysis Zones (TAZs) in San Joaquin County. Underestimations and overestimations from the previous set of projections were therefore adjusted to reflect historical growth trends.
- **Local growth measures:**
SJCOG surveyed all jurisdictions for current local growth measures and their effects on the prospective local population growth. Projections are adjusted for the impacts of these growth measures.

- **Built-out and zoning spatial analysis:**
All 600+ TAZs in the County were also individually analyzed for their built-out level and permissible potential to accommodate future population growth based on the existing zoning regulations.
- **Major approved residential projects and projects in advanced planning stage:**
The projections were also adjusted for major projects recently approved or in advanced planning phase, such as River Islands in Lathrop, Chesapeake Estate in Ripon, Mariposa Lakes in Stockton, etc. Adjustments based on these projects are conservative, as they reflect the current development stage of these projects. These adjustments will be reassessed in the next projection updates to reflect these projects' progress.
- **Age structure of local populations:**
Age structure disparities among different areas in this region are relatively insignificant. The update of the projections also took into consideration of age structure disparities for its adjustments.
- **Local jurisdictions' input:**
All local jurisdictions' planning departments were surveyed for this update. Local inputs have been tremendously constructive in producing a more accurate update.

Employment Projections

The Census Bureau just released the Part 2 data of the Census Transportation Planning Package, which contains the data on jobs for local areas. The employment projections reflect the number of jobs within an area, not employed residents within an area. Employment projections usually have a higher degree of uncertainty because employment status is directly tied to local, regional, national, and even global economic conditions. In order to increase the accuracy of employment projections, several factors were taken into consideration in updating the employment projections:

- **Adjusted for 2000 Census employment data:**
SJCOG's previous set of employment projections was based on the estimates from the 1990 Census. The new 2000 Census job data are the most significant benchmark SJCOG used for updating the 2005-2030 employment projections.
- **Built-out and zoning spatial analysis:**
Built-out areas tend to remain relatively stable in terms of providing new employment opportunities. Thus, all TAZs were analyzed to determine if they are currently built-out and do not have foreseeable redevelopment efforts. In addition, areas with high commercial and industrial concentrations were also examined to ensure such concentration is reflected in the projections.
- **Major approved commercial and industrial projects and projects in advanced planning stage:**
There are currently several major approved commercial and industrial developments. Examples of these projects are Mountain House and River Islands. Adjustments based on these projects are conservative, as they reflect the current development stage of these projects. These adjustments will be reassessed in the next projection updates to reflect these projects' progress. The employment projections also considered other commercial and industrial park developments.

- **Local jurisdictions' input:**
Similar to population projections, SJCOG also consulted local jurisdictions for input while updating employment projections.

Housing Unit Projections

SJCOG's previous set of projections adopted in 2001 does not include housing unit projections. SJCOG subsequently produced a set of housing unit projections for the Inter-regional Partnership project. SJCOG has received many inquiries for such projections and housing unit projections were thus included in this cycle of updates. The housing unit projections process is similar to the population projection process.

The following is the complete projection set consisting population, employment, and housing unit projections. Staff recommends the adoption of this projection set.

Population Projection (2005-2030)							
	2000*	2005	2010	2015	2020	2025	2030
Escalon	5,963	6,712	7,526	8,422	9,410	10,524	11,782
Lathrop	10,455	12,369	15,453	19,475	24,144	31,073	41,556
Lodi	56,999	60,913	65,028	69,055	73,130	77,253	81,717
Manteca	49,258	57,499	66,210	75,653	85,605	96,607	108,719
Ripon	10,146	11,794	13,615	15,429	17,413	19,543	21,756
Stockton	243,771	268,270	298,267	331,278	366,332	401,997	438,770
Tracy	56,929	70,541	85,845	102,478	125,192	153,677	189,389
Unincorporated	130,077	142,515	156,420	171,208	187,310	204,458	223,317
San Joaquin Total	563,598	630,613	708,364	792,998	888,536	995,132	1,117,006

* Official 2000 Census population counts

Employment Projections (2005-2030)							
	2000	2005	2010	2015	2020	2025	2030
Escalon	1,905	2,094	2,285	2,472	2,662	2,868	3,074
Lathrop	4,495	4,872	5,241	5,639	6,063	6,459	6,833
Lodi	21,450	23,438	25,466	27,457	29,449	31,597	33,686
Manteca	11,905	12,809	13,737	14,691	15,722	16,889	18,053
Ripon	2,925	3,077	3,237	3,386	3,538	3,727	3,891
Stockton	88,645	92,122	95,901	101,001	105,846	111,607	116,895
Tracy	16,360	17,998	19,947	22,160	25,637	30,164	33,306
Unincorporated	48,025	50,987	54,187	57,535	61,709	67,094	73,722
San Joaquin Total	195,710	207,397	220,000	234,343	250,624	270,406	289,461

Note: Numbers reflect the number of jobs, NOT number of employed residents

Housing Unit Projections (2005-2030)

	2000		2005		2010		2015		2020		2025		2030	
	single	multiple	single	multiple	single	multiple	single	multiple	single	multiple	single	multiple	single	multiple
Escalon	1,653	479	1,837	535	2,018	590	2,200	647	2,382	703	2,565	759	2,781	825
Lathrop	2,251	740	2,685	946	3,511	1,242	4,801	1,509	7,547	1,722	9,129	1,859	13,248	2,073
Lodi	13,726	7,652	14,294	7,931	14,924	8,214	15,494	8,501	16,115	8,741	16,750	8,855	17,506	8,899
Manteca	11,981	4,956	13,378	5,486	14,824	6,015	16,350	6,577	17,854	7,132	19,364	7,604	21,206	8,185
Ripon	2,861	585	3,325	663	3,789	745	4,257	821	4,720	903	5,185	981	5,811	1,086
Stockton	49,013	33,029	54,084	35,707	59,920	38,406	66,274	41,121	72,817	43,504	79,686	45,593	88,613	48,346
Tracy	13,779	4,308	17,945	5,042	24,026	5,870	29,401	6,732	34,482	7,547	38,774	8,395	44,238	9,304
Unincorporated	31,725	10,422	37,113	12,146	42,694	14,258	48,466	15,727	54,206	17,193	59,845	18,397	67,147	20,145
Total	126,989	62,171	144,661	68,455	165,706	75,340	187,243	81,634	210,123	87,445	231,297	92,442	260,550	98,864