

**POPULATION, EMPLOYMENT, AND HOUSEHOLD CHARACTERISTICS-
SAMPLE ANALYSIS
CITY OF TURLOCK**

2.1.a. POPULATION TRENDS

The City of Turlock is part of the Stanislaus Council of Governments (StanCOG). StanCOG is comprised of nine cities and Stanislaus County. Between 1990 and 2000, Stanislaus County population increased by 20.6 percent or 76,475 persons. In 2000, Stanislaus County had an estimated population of 446,997, which represents an increase of 181,097 persons since 1980. Five counties surround Stanislaus County: San Joaquin, Santa Clara, Merced, Tuolumne, Calaveras. Of these counties, Stanislaus County had the second highest percentage growth since 1990. The greatest numerical growth occurred in Santa Clara County with 185,008 new persons since 1990. Stanislaus County is the third most populated County in the region.

**TABLE 5
POPULATION TRENDS - STANISLAUS AND NEIGHBORING COUNTIES**

County	1980	1990	2000	Change (1990-2000)	
				Number	Percent
Stanislaus	265,900	370,522	446,997	76,475	20.6%
San Joaquin	347,342	480,628	563,598	82,970	17.3%
Santa Clara	1,295,071	1,497,577	1,682,585	185,008	12.4%
Merced	134,561	178,403	210,554	32,151	18.0%
Tuolumne	33,928	48,456	54,501	6,045	12.5%
Calaveras	20,710	31,998	40,554	8,556	26.7%

Source: 1980,1990 and 2000 Census,

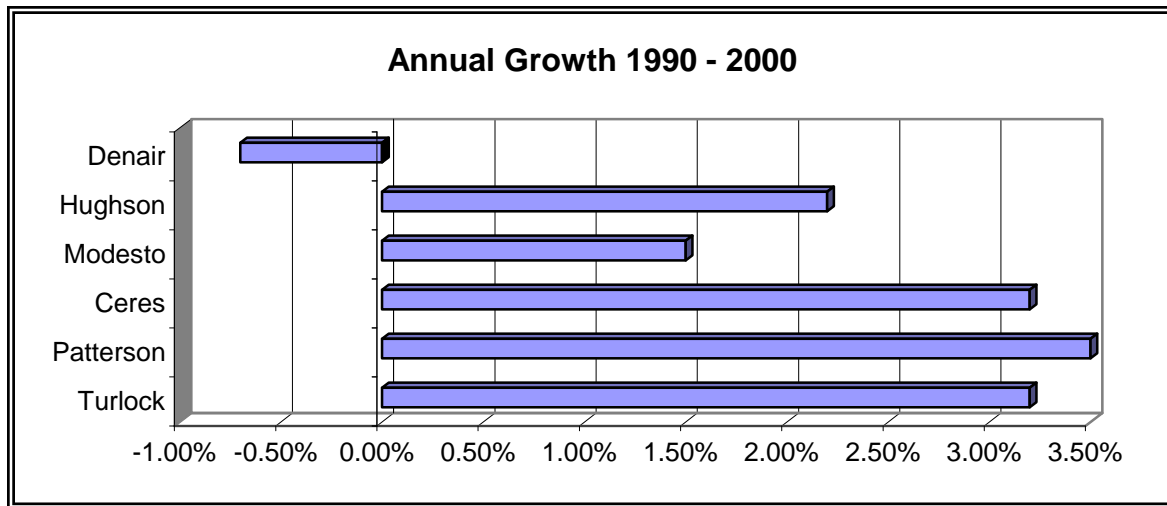
Of the five communities near the City, the City of Turlock is the second fastest growing city in the area behind the City of Patterson. Turlock had an estimated 32.3 percent growth over the 1990 to 2000 time span, while the City of Patterson experienced a growth rate of 34.5 percent. Currently, Turlock is the second most populated City in the region.

**TABLE 6
POPULATION TRENDS - NEIGHBORING CITIES AND COMMUNITIES**

City	1980	1990	2000	Change (1990-2000)	
				Number	Percent
Turlock	26,287	42,198	55,810	13,612	32.3
Patterson	3,908	8,626	11,606	2,980	34.5
Ceres	13,281	26,314	34,609	8,295	31.5
Modesto	106,602	164,730	188,856	24,126	14.6
Hughson	2,943	3,259	3,980	721	22.1
Denair Community	2,892	3,693	3,446	-247	-6.7

Source: 1980, 1990 and 2000 Census

CHART 1



Source: 1990 and 2000 Census

Over the past 22 years, the population in the City of Turlock increased by 119.5 percent. Currently, the City’s population is estimated at 58,683. Population projections indicate that Turlock will experience moderate growth through 2007 and reach a projected population of 63,691 by that year.

**TABLE 7
POPULATION TRENDS - CITY OF TURLOCK**

Year	Population	Change	% Change	Annual % Change
1980	26,287			
1990	42,198	15,911	60.5%	6.1%
2000	55,810	13,612	32.2%	3.2%
2003	58,683	2,873	5.1%	1.7%
2008	63,691	5,008	8.5%	1.7%

Source: 1980, 1990 and 2000 U.S. Census; DOF

Between 1990 and 2000, the median age in Turlock increased from 29.3 to 30.9 years of age, which implies a slowly aging population. Specifically, persons between the ages of 35-55 represented 28.8 percent of the population in 2000. The percent of the population under 20 represented 33.1 percent. The senior population, age 65 and over, represented 11.8 percent of the population.

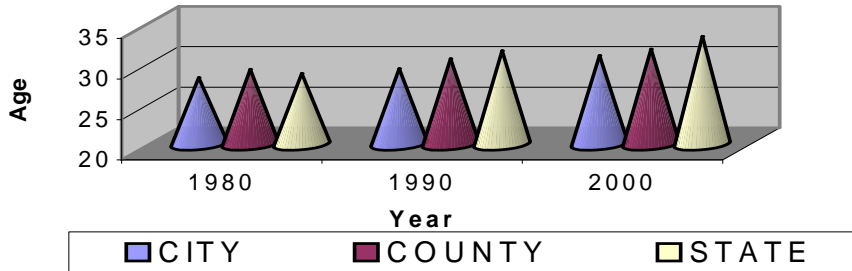
**TABLE 8
POPULATION BY AGE TRENDS - CITY OF TURLOCK**

Age Cohorts	1990		2000	
	Number	Percent	Number	Percent
0-4 years	3,770	8.9%	4,505	8.1%
5-9 years	3,604	8.5%	4,816	8.6%
10-14 years	3,323	8.0%	4,677	8.4%
15-19 years	2,868	6.8%	4,448	8.0%
20-24 years	3,585	8.5%	4,545	8.1%
25-34 years	7,590	18.0%	8,063	14.4%
35-44 years	5,949	14.1%	8,040	14.4%
45-54 years	3,369	8.0%	6,352	11.4%
55-59 years	1,491	3.5%	2,095	3.8%
60-64 years	1,316	3.1%	1,664	3.0%
65-74 years	2,747	6.5%	3,121	5.6%
75-84 years	1,866	4.4%	2,411	4.3%
85+ years	720	1.7%	1,073	1.9%
Median Age	29.3		30.9	

Source: 1990 and 2000 US Census

Overall, the City and County median age has been slightly less than that of the State. For example, in 1990, the state median age was 31.5 years, while the City and County median ages were 29.3 years and 30.5 years, respectively. Over the past ten years, the median age in the County and the City has increased. By 2000, the state median age was 33.3 while the City's was 30.9 years of age.

**CHART 2
MEDIAN AGE COMPARISONS (1980-2000)**



According to the 2000 Census, persons who categorized themselves as white represented 72.3 percent of the Turlock population and 69.3 percent of the Stanislaus County population. In the City, 29.4 percent are of Hispanic origin.

**TABLE 9
POPULATION BY RACE AND ETHNICITY - 2000**

City of Turlock			Stanislaus County	
Number	Percent	Category	Number	Percent
40,370	72.3%	White	309,901	69.3%
798	1.4%	Black	11,521	2.7%
523	0.9%	Am. Indian	5,676	1.3%
2,671	4.8%	Asian/Pac. Isl.	20,377	4.5%
8,460	15.2%	Other	75,187	16.8%
2,988	5.4%	Two or More Races	24,335	5.4%
16,422	29.4%	Hispanic Origin	141,871	31.7%

Source: 2000 Census

2.1.b. EMPLOYMENT TRENDS

Historically, services have been the largest employer in the City of Turlock. According to the 2000 Census, this industry has remained the top employer with 45.0 percent of the labor force. The next largest industries were manufacturing and trade.

**TABLE 10
EMPLOYMENT BY INDUSTRY - CITY OF TURLOCK**

Industry Type	1990		2000	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries and Mining	1,399	7.8%	1,223	5.5%
Construction	1,273	7.1%	1,306	5.9%
Manufacturing	3,700	20.8%	3,416	15.3%
Transportation, Comm. and Public Utilities	1,031	5.8%	941	4.2%
Wholesale and Retail Trade	3,540	19.9%	3,475	15.5%
Finance, Insurance and Real Estate	967	5.4%	1,008	4.5%
Services	5,473	30.7%	9,580	45.0%
Public Administration	445	2.5%	914	4.1%

Source: 1990 and 2000 Census.

In 1990, technical, sales, and administrative support were the prominent occupations for the Turlock labor force; over one third of the labor force was employed in this occupation type. By the 2000 Census, managerial and professional specialties had become the leading occupation type. *

**TABLE 11
EMPLOYMENT BY OCCUPATION - CITY OF TURLOCK**

Occupation Type	1990		2000	
	Number	Percent	Number	Percent
Managerial and Professional Specialty	1,812	10.2%	6,737	30.2%
Technical, Sales, and Administrative Support	7,125	40.0%	5,644	25.3%
Service	2,183	12.2%	3,342	15.0%
Farming, Forestry and Fishing	817	4.6%	781	3.5%
Precision Production, Craft and Repair	2,426	13.6%	1,850	8.3%
Operators, Fabricators and Laborers	3,465	19.4%	3,930	17.6%

Source: 1990 and 2000 Census

According to the Bureau of Labor Statistics, there was an average of 24,484 persons in the Turlock labor force in 2001. Generally, the unemployment rate has decreased since 1993 in the City to 9.0 percent in 2001. However, in 2002, the City unemployment rate has increased slightly to 9.6 percent.

**TABLE 12
TURLOCK LABOR FORCE TRENDS (1993-2002)**

Year	Labor Force	Employment	Unemployed	Unemployment Rate
1993	22,465	19,155	3,310	14.7%
1994	22,574	19,432	3,142	13.9%
1995	22,405	19,334	3,071	13.7%
1996	22,582	19,773	2,809	12.4%
1997	23,092	20,437	2,655	11.5%
1998	23,527	20,994	2,533	10.8%
1999	23,690	21,498	2,192	9.3%
2000	23,970	21,776	2,194	9.2%
2001	24,484	22,289	2,195	9.0%
2002*	25,163	22,748	2,415	9.6%

Source: Bureau of Labor and Statistics * as of September 2002

The top employers in the City of Turlock include: Foster Farms, Turlock School District, and the Emanuel Medical Center. Of the top ten employers, five are administrative, one is retail, and four are manufacturers.

**TABLE 13
TURLOCK MAJOR EMPLOYERS**

Employer	Number of Employees
Foster Farms	1,500
Turlock School District	1,200
Emanuel Medical Center	1,100
Valley Fresh	650
CSU, Stanislaus	900
Turlock Irrigation District	431
Varco Pruden	280
City of Turlock	412
Walmart	420
International Paper	145

Source: Turlock Chamber of Commerce

According to the 2000 Census, 46.0 percent of the labor force that lived within the City actually worked there as well. Approximately 82 percent of all employed persons worked in the County. A majority of these workers commute less than 30 minutes.

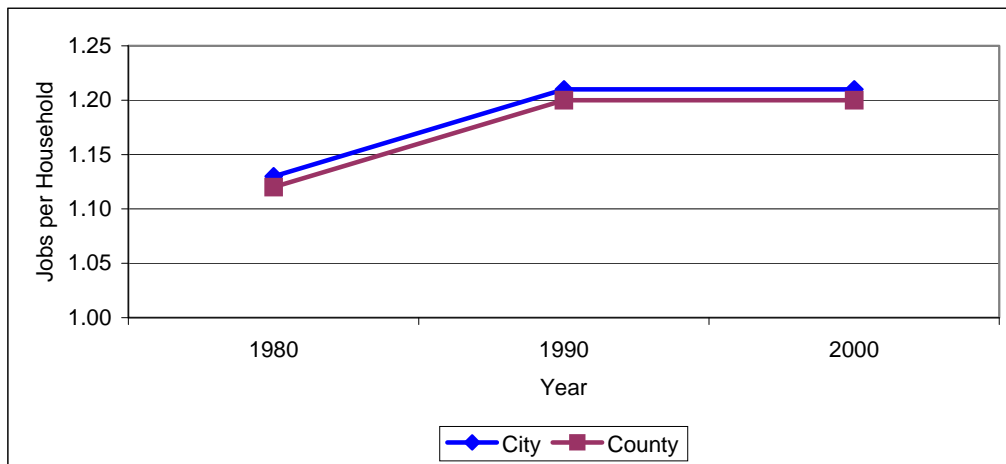
**TABLE 14
EMPLOYMENT BY COMMUTING PATTERNS (1990-2000)**

Commuting Pattern*	1990		2000	
	Number	Percent	Number	Percent
Worked in Turlock	7,203	41.3%	10,018	46.0%
Worked outside Turlock	10,253	58.7%	11,746	54.0%
Worked in the County	15,335	87.8%	17,834	81.9%
Commute Time to Work				
0-15 Minutes	8,382	48.0%	9,216	43.5%
15-30 Minutes	5,092	29.2%	6,990	33.0%
30-45 Minutes	2,195	12.6%	2,711	12.9%
Over 45 Minutes	1,450	8.2%	2,249	10.6%

Source: 1990, 2000 Census * numbers are mutual exclusive

Throughout the last 20 years, the City and County’s jobs per household ratio remained fairly similar. Between 1980 and 1990, the ratio rose approximately seven percent, then remained stable from 1990 to 2000. In general, the City has a slightly higher jobs per household ratio compared to the County. Turlock’s current jobs per household ratio is 1.21.

**CHART 3
JOBS PER HOUSEHOLD (1990-2000)**



2.1.c. HOUSEHOLD TRENDS

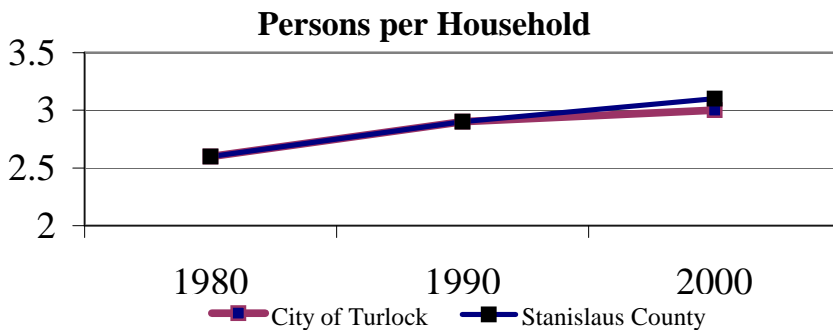
The change in the number of households in a city is one of the prime determinants of the demand for housing. Households can form even in periods of static population growth as adult children leave home, through divorce, and with the aging of the population.

Persons per household is an important indicator of the relationship between population growth and household formation. For example, if the number of persons per household is decreasing, then households are forming at a faster rate than population growth. Conversely, if population is growing faster than households, then the persons per household would be increasing.

Between 1980 and 1990, persons per household slightly increased for the City of Turlock and Stanislaus County. Specifically, the City of Turlock rose from 2.6 persons per household to 2.9 persons per household. The increase in persons per household indicates that population increased at a faster pace than the household formation between 1980 and 1990. *

More recently, the persons per household rate has become more static in the City of Turlock and Stanislaus County. According to the 2000 Census, there were 3.0 persons per household in the City, which is an increase of 0.1 since 1990. There were 3.1 persons per household in Stanislaus County in 2000.

**CHART 4
PERSONS PER HOUSEHOLD**



** (HCD NOTE: A community could show an increase in household size for a variety of reasons including an increase in children and extended family in the household. In addition, household size increases could also be the result of inadequate housing supply and high housing cost resulting in higher incidences of overcrowding. Therefore it is important for the element to compare increases in household sizes to the number of households living in overcrowded and severely overcrowded housing.*

**TABLE 15
PERSON PER HOUSEHOLD TRENDS**

Year	City of Turlock	Stanislaus County
1980	2.6	2.6
1990	2.9	2.9
2000	3.0	3.1
2003	3.0	3.1

Source: 1980, 1990 and 2000 Census.

The number of households in Stanislaus County increased by 32.2 percent between 1980 and 1990, which is significantly less than the rate of population growth (39.3 percent) in the same time period. According to the 1990 Census, 125,375 households resided in the County. By 2000, an estimated 145,253 households lived in the County, an increase of 15.8 percent since 1990. Stanislaus County households are projected to continue increasing over the next eight year period between 2000-2008 by approximately 1.2 percent annually.

Since 1990, the City of Turlock has increased by 3,719 households or 25.3 percent. In the 2000 Census, a total of 18,408 households were estimated for the City of Turlock. The City is projected to increase over the next five years and reach 20,802 households by 2008. The projected increase of 1,606 households represents an 8.4 percent change since 2003.

**TABLE 16
HOUSEHOLD FORMATION TRENDS**

Year	Households	Change	% Change	Annual % Change
CITY OF TURLOCK				
1980	9,918			
1990	14,689	4,771	48.1%	4.8%
2000	18,408	3,719	25.3%	2.5%
2003	19,196	788	4.3%	1.4%
2008	20,802	1,606	8.4%	1.4%
STANISLAUS COUNTY				
1980	94,842			
1990	125,375	30,533	32.2%	3.2%
2000	145,253	19,878	15.8%	1.6%
2003	150,309	5,056	3.5%	1.1%
2008	159,504	9,195	6.1%	1.2%

Source: 1980, 1990 and 2000 US Census; Datum Populous

Along with the persons-per-household figures, household size helps to determine the size of housing units needed within a jurisdiction. In the City of Turlock, “large” households containing five or more persons represented 16.2 percent of all households in 2000, about 34.2 percent less than the “small” households with one or two persons. Large households were the fastest growing household size component between 1990 and 2000, increasing from 13.5 percent in 1990 to 16.2 percent in 2000. Small households decreased from 52.4 percent to 50.4 percent in the same time period.

Household sizes in Stanislaus County only slightly vary from those in the City of Turlock. For example, small households comprised 48.2 percent of the households in Stanislaus County in 2000, less than in the City of Turlock. Additionally, large households represented 18.2 percent in the County in 2000, compared to 16.2 percent for the City.

**TABLE 17
HOUSEHOLD SIZE TRENDS**

Household Size	1990		2000		2003	
	Number	Percent	Number	Percent	Number	Percent
CITY OF TURLOCK						
1 Person	3,138	21.4%	3,911	21.2%	4,185	21.8%
2 Person	4,550	31.0%	5,352	29.2%	5,586	29.1%
3-4 Person	5,013	34.1%	6,166	33.4%	6,258	32.6%
5+ Person	1,988	13.5%	2,979	16.2%	3,167	16.5%
STANISLAUS COUNTY						
1 Person	24,792	19.8%	28,211	19.4%	29,310	19.5%
2 Person	38,157	30.4%	41,630	28.8%	42,988	28.6%
3-4 Person	43,120	34.4%	48,856	33.6%	49,903	33.2%
5+ Person	19,662	15.8%	26,449	18.2%	28,108	18.7%

Source: 1980, 1990 and 2000 Census,

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as: housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, public agencies and consumer preference.

During the period 1980 to 1990, the proportion of renter households increased from 45.7 percent of the households to 47.6 percent of the City of Turlock. However, since 1990 the numbers of renter households have decreased to 44.5 percent. This decrease in renter households can be partially attributed to the City of Turlock’s successful first-time homebuyers program.

In comparison, Stanislaus County has a lower proportion of renter households. For example, 47.6 percent of the Turlock households were renters in 1990, while 39.3 percent of the Stanislaus County households were renters, a difference of 8.3 percent. In 2000, 44.2 percent of the Turlock households were renters, while 38.1 percent of the Stanislaus County households were renters, a difference of 6.1 percent. Traditionally, college students attending California State University, Stanislaus account for Turlock’s higher proportion of renter households.

**TABLE 18
TENURE BY HOUSEHOLDS**

City of Turlock			Stanislaus County	
1980				
Number	Percent		Number	Percent
5385	54.3%	Owners	59,181	62.4%
4533	45.7%	Renters	95,661	37.6%
1990				
7,712	52.5%	Owners	76,103	60.7%
6,992	47.6%	Renters	49,272	39.3%
2000				
10,272	55.8%	Owners	89,912	61.9%
8,136	44.2%	Renters	55,341	38.1%
2003				
10,711	55.8%	Owners	93,342	62.1%
8,485	44.2%	Renters	56,967	37.9%

Source: 1980, 1990 and 2000 US Census., Datum Populous