



City of Palo Alto Community Profile

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In planning for future growth, the total increase in population and the demographic characteristics of the population (household size, age and sex, workers per household) are important considerations.

Census data provides the basis for demographics in the United States. The Association of Bay Area Governments (ABAG) interprets census data for the Bay Area and projects regional growth patterns based on that data. Both census data and ABAG projections reflect population growth a function of both natural increase i.e., births offset by deaths and migration into or out of an area. Migration is dependent on a variety of factors including existing and projected economic conditions, real estate and development costs, area politics, and infrastructure availability. Migration to an area is also related to regional growth.

The attached *Profile of General Demographic Characteristics for Palo Alto* is based on 2000 Census data and reflects a dominantly white, well-educated, affluent population living in owner-occupied, single family households with an even mix of males (49%) and females (51%). 75% of the adult population in Palo Alto has a college degree with 43% having graduate degrees. The median household* income in Palo Alto in 2000 was \$90,377 compared to the Countywide \$74,335. The census data also shows that Palo Alto has a relatively high percentage of “non-family”*** households, 42% compared to 30% countywide. The make-up and character of Palo Alto’s population remained fairly constant during the 1990s. In 1990 Palo Alto’s population was 55,900, 3.73% of the Santa Clara County population of 1,497,577. In 2000, the City of Palo Alto had a population of 58,598, 3.48% of the Santa Clara County population of 1,682,585.

Based on projected growth trends, ABAG estimates that the City’s total population will reach 63,500 by 2010 (about an 8 percent increase from 2000 to 2010) and 73,000 by 2025 (about a 15 percent increase from 2010 to 2025). The following table shows the projected growth for Palo Alto compared to the County as a whole.

Population Projections

JURISDICTIONAL BOUNDARY	2000	2005	2010	2015	2020	2025
PALO ALTO	58,598	59,900	63,500	67,700	70,900	73,000
SANTA CLARA COUNTY	1,682,585	1,750,100	1,855,500	1,959,100	2,073,300	2,165,800
ABAG Projections 2005 with US Census 2000 Baseline						

* A household includes all the people who occupy a housing unit as their usual place of residence.
 ** A non-family household is a household with only 1 member, i.e., householder living alone or, none of the people living in the same household are related to the householder by birth, marriage, or adoption.

Housing Stock - The housing stock in the City of Palo Alto is characterized by a majority of single-family homes, a smaller percentage of multi-unit buildings, and relatively low vacancy rates. There were 26,048 housing units (25,216 were occupied) in Palo Alto in 2000 according to the 2000 U.S. Census. Of these, approximately 59 percent were detached single-family homes, about 4 percent were attached single-family homes, and about 35 percent were units located in multi-unit buildings. Approximately 30 percent of the City's housing units were in buildings with five or more units. According to the 2000 U.S. Census, 57.2 percent of all occupied housing units in Palo Alto were owner-occupied. The remaining 42.8 percent were renter-occupied.

Age

From 1990 to 2000 the age composition of Palo Alto has changed reflecting an out migration of young adults and an aging Baby Boomer population as indicated in Table 1.1. Approximately 27% of the Palo Alto population was between 18 and 34 years old in 1990. By 2000, however, that same age group had shrunk to slightly less than 20%. In 1990 only 17.5% of the population was between 45 and 60 years old compared to almost 22% in 2000. In 2000, 60% of the population in Palo Alto was over 35 years old with a median age of 40 compared to the countywide median age of 34. In 1990, however, only 55% of the population in Palo Alto was over 35.

Households - In 2000, there were 25,216 households in the City of Palo Alto and 565,863 households in all of Santa Clara County compared to 24,206 households in Palo Alto and 520,180 households in the county in 1990. As shown below, ABAG estimates that the total number of households in the City of Palo Alto will reach 27,730 by 2010 (about a 10 percent increase from 2000 to 2010) and 31,560 by 2025 (about a 14 percent increase from 2010 to 2025) with similar growth projected countywide.

Household Projections

JURISDICTIONAL BOUNDARY	2000	2005	2010	2015	2020	2025
PALO ALTO	25,216	26,240	27,730	29,350	30,450	31,560
SANTA CLARA COUNTY	565,863	595,550	628,670	660,850	692,440	725,090

ABAG Projections 2005 with US Census 2000 Baseline

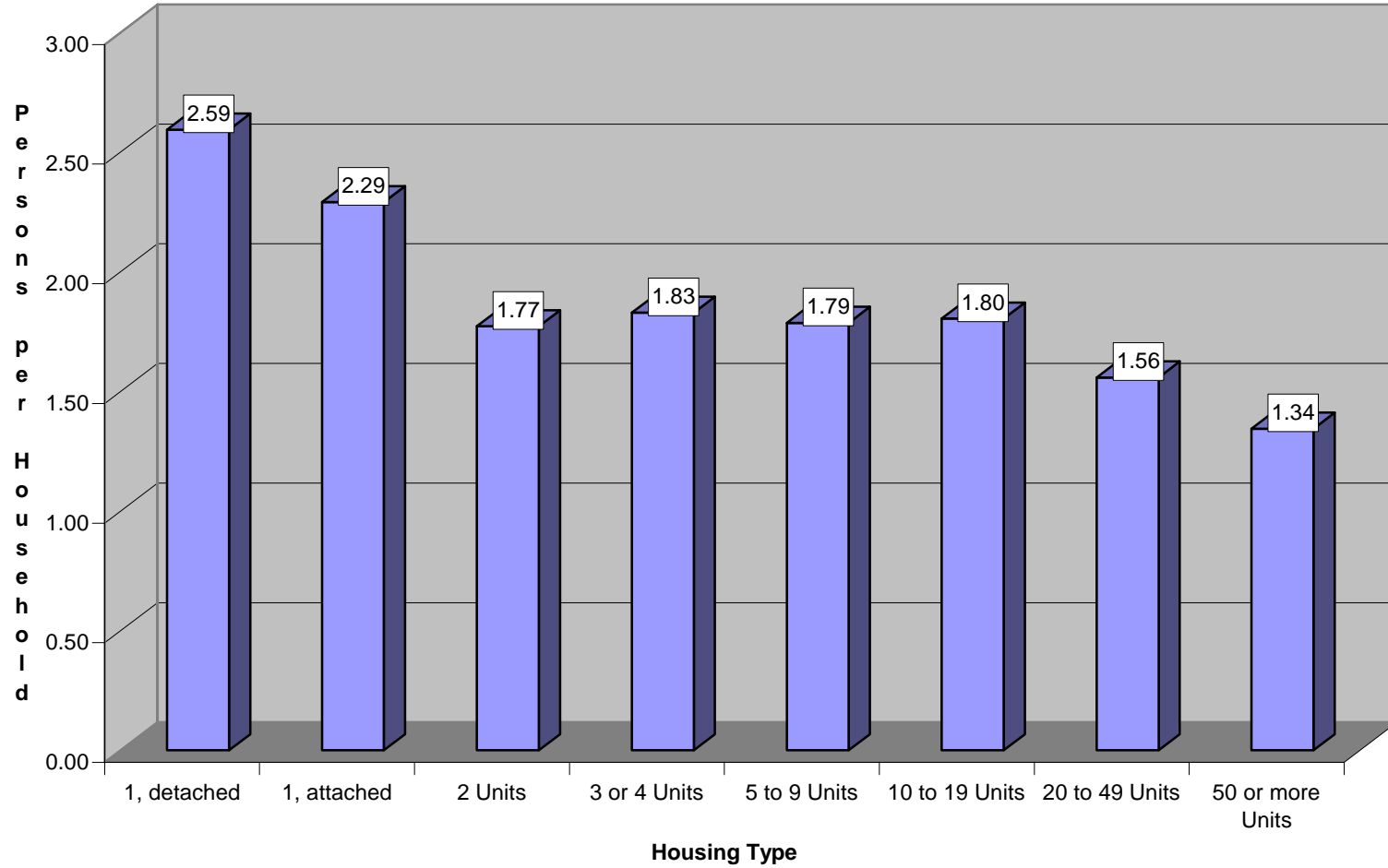
The average household size for Palo Alto was 2.32 persons in 2000, which is considerably low when given the predominately single-family composition of Palo Alto. The Santa Clara County average was 2.92. As depicted on Chart 1.1, Palo Alto's household size varies with housing type and density. Higher density multi-family development has the lowest household size with the traditional single-family detached units having the highest. Average household size has increased very slightly in both Palo Alto and Santa Clara County since 1990, when it was 2.31 and 2.88 respectively. ABAG projects that Palo Alto will continue to maintain this household size through 2025 with a slight decrease to 2.29 in 2010 and a slight increase to 2.31 in 2025.

Table 1.1 Age Composition of Palo Alto Population, 1990 and 2000

Age Category	Number of Persons 1990	%	Number of Persons 2000	%
Under 5 years	2696	4.82%	2970	5.07%
5 to 9 years	2650	4.74%	3563	6.08%
10 to 14 years	2679	4.79%	3721	6.35%
15 to 17 years	1859	3.33%	2152	3.67%
18 and 19 years	973	1.74%	726	1.24%
20 years	633	1.13%	314	0.54%
21 years	650	1.16%	311	0.53%
22 to 24 years	2283	4.08%	1531	2.61%
25 to 29 years	5158	9.23%	3886	6.63%
30 to 34 years	5377	9.62%	4638	7.91%
35 to 39 years	4947	8.85%	5221	8.91%
40 to 44 years	5010	8.96%	5245	8.95%
45 to 49 years	4219	7.55%	4871	8.31%
50 to 54 years	3066	5.48%	4490	7.66%
55 to 59 years	2587	4.63%	3405	5.81%
60 and 61 years	968	1.73%	1018	1.74%
62 to 64 years	1508	2.70%	1396	2.38%
65 and 69 years	2804	5.02%	2,105	3.59%
70 to 74 years	2092	3.74%	2067	3.53%
75 to 79 years	1602	2.87%	2156	3.68%
80 to 84 years	1179	2.11%	1438	2.45%
85 years and over	960	1.72%	1374	2.34%
Total	55,900	100.00%	58,598	100.00%

Source: 1990 and 2000 Census

**Chart 1.1 Persons per Household by Housing Type
Census 2000**



Source: Census 2000

Employment - The City of Palo Alto had 86,960 total jobs in 2000 according to ABAG. ABAG Projections reflect a decrease in total jobs in the City of Palo Alto since 2000 mostly because of the economic downturn and the unique impact it had in the region, particularly Silicon Valley. ABAG projects Palo Alto to have 81,370 total jobs in 2010 (about a 6.4 percent decrease from 2000 to 2010) and 88,180 total jobs by 2025 (about an 8.4 percent increase from 2010 to 2025), which is only around 1200 more jobs than at the height of the economic boom in 2000. From 2000 to 2005, it is estimated that Palo Alto lost approximately 9% or a little over 7,700 jobs. The fluctuations in job growth projected through 2025 are shown below.

Job Projections

JURISDICTIONAL BOUNDARY	2000	2005	2010	2015	2020	2025
PALO ALTO	86,960	79,250	81,370	82,690	85,170	88,810
SANTA CLARA COUNTY	1,044,130	903,840	992,420	1,077,050	1,161,930	1,249,090

ABAG Projections 2005

The City of Palo Alto had 31,369 employed residents in 2000 according to the U.S. Census. This would give the City of Palo Alto an average of 1.24 employees per household in 2000 decreasing slightly from 1.33 workers per household in 1990. Utilizing the ABAG household projections and the average number of employees per household in the City, it is projected that Palo Alto currently has 32,643 employed residents in 2005, and will have 34,496 employed residents in 2010 (about a 10 percent increase from 2000 to 2010), and 39,261 employed residents for 2025 (about a 14 percent increase from 2010 to 2025). These projections reflect a continual increase in housing development but a leveling off of job growth in Palo Alto. Data comparing Palo Alto's projected employed residents and employees per household to other neighboring cities is provided below.

Projected Employed Residents

JURISDICTIONAL BOUNDARY	EMP/HH	2000*	2005	2010	2015	2020	2025
PALO ALTO	1.24	31,369	32,643	34,496	36,512	37,880	39,261
MENLO PARK	1.25	15,429	15,507	15,749	16,342	17,102	17,712
MOUNTAIN VIEW	1.32	41,126	42,308	44,177	46,639	48,337	50,088
SUNNYVALE	1.38	72,756	73,533	74,627	76,787	79,211	82,202
REDWOOD CITY	1.43	40,100	41,543	42,815	44,087	46,445	48,889
SANTA CLARA	1.44	55,528	59,843	64,499	67,554	70,423	73,637
SAN JOSE	1.58	436,890	463,745	492,271	523,830	556,162	589,806
EAST PALO ALTO	1.63	11,349	12,657	13,649	14,788	16,073	17,066

ABAG Projections 2005 and Census 2000*

Jobs/Housing Balance

The concept of a jobs/housing balance is used to examine whether a region can provide an adequate supply of housing to house its employment base. It indicates whether a community's housing costs match worker incomes, whether travel distances between homes and jobs are not excessive and whether the environment and quality of life are maintained at an acceptable level.

The primary functions of an analysis of the relationship between jobs and housing are: 1) to provide a generalized measure of employment or housing need in areas where the relationship between these two characteristics is out of balance; and 2) to indicate the potential severity of such a condition on traffic flows and housing affordability. A region that has too many jobs relative to its housing supply is likely to experience escalating housing prices (with a concurrent decline in affordability for the lower-income segments of the community) and intensified pressure for additional residential development. Conversely, if a region has relatively few jobs in comparison to employed residents, this may be a good indication that many workers are commuting to jobs located elsewhere. In both cases, the resulting commuting patterns can lead to traffic congestion and adverse effects on both local and regional air quality.

Even if a community has a statistical balance between jobs and housing, sizeable levels of in-commuting and out-commuting are still possible. This occurs primarily where employment opportunities do not match the skills and educational characteristics of the local labor force. Intra-regional commuting tends to result in such instances. A community can also have a balance between jobs and housing, but with a housing stock that is not affordable to its workers causing commute congestion.

Although the term "jobs/housing balance" implies a relationship between jobs and housing units within a community, the key relationship is between jobs and the number of employed residents within a community, because some households have no workers and many have more than one worker. The balance between population and employment is typically measured by computing the ratio of jobs to employed residents, with 1.0 indicating a balance between the two variables. A city with an ideal ratio is slightly jobs rich in terms of employment and resident workers.

Overall the Bay Area has been relatively well balanced in terms of employment and resident workers; however, there are vast differences in this ratio for individual communities. Data comparing Palo Alto employed residents per household and jobs per employed residents to other neighboring cities is provided in Table 1.2. It shows that Palo Alto, Santa Clara and Menlo Park have an overabundance of jobs in comparison to their resident workers, whereas East Palo Alto has limited jobs in comparison to its population. Based on their jobs/housing ratios, Redwood City and Mountain View are considered well balanced cities.

The jobs/employed resident ratio within Palo Alto in 2000 was a high 2.77, but estimates indicate a significant decline for 2005 with the ratio at 2.43 and are projected to continue to decrease consistently through 2015 with a ratio of 2.36 for 2010 and 2.26 for 2015. The jobs/employed resident is then projected to level off and remain at 2.26 for 2025, according to ABAG projections. This jobs/housing imbalance results in a significant in-commute of workers to Palo Alto and is directly attributable to severe peak hour congestion on the regional transportation network.

Table 1.2 Jobs/Housing Comparison in Nine Cities in the Area

Jurisdiction	Jobs	Households	Employed Residents	Jobs per Households	Employed Residents per Household	Jobs per Employed Resident
Palo Alto	86,960	25,216	31,369	3.45	1.24	2.77
Menlo Park	36,130	12,387	15,429	2.92	1.25	2.34
Mountain View	65,480	31,242	41,126	2.10	1.32	1.59
Sunnyvale	99,290	52,539	72,756	1.89	1.38	1.36
Redwood City	57,980	28,060	40,100	2.07	1.43	1.45
Santa Clara	131,690	38,526	55,528	3.42	1.44	2.37
San Jose	417,500	276,598	436,890	1.51	1.58	0.96
East Palo Alto	3,040	6,976	11,349	0.44	1.63	0.27

Profile of General Demographic Characteristics for Palo Alto

		Percent
Total population*	58,598	100
In households	57,930	98.9
In group quarters	668	1.1
Sex*		
Male	28,671	48.9
Female	29,927	51.1
Age*		
Under 5 years	2,970	5.1
5 to 19 years	10,162	17.3
20 to 64 years	36,326	62
64 years and over	9,140	15.6
Median age (years)	40.2	x
Race/Ethnicity*		
Hispanic or Latino (of any race)	2,722	4.6
Non Hispanic or Latino	55,876	95.40
Of the Non Hispanic or Latino		
	White	42,682 72.8
	Black or African American	1,166 2
	American Indian and Alaska Native	88 0.2
	Asian	10,056 17.2
	Native Hawaiian and Other Pacific Islander	81 0.1
	Some other race	183 0.3
	Two or more races	1,620 2.8
Households By Type*		
Total households	25,216	100
Family households (families)	14,593	57.9
Non-family households (Householder living alone, etc.)	10,623	42.1
Average household size	2.3	x
Average family size	2.95	x

Housing Type**

Total:	26,155	100
1, detached	15,387	58.83
1, attached	978	3.74
2	474	1.81
3 or 4	1,254	4.79
5 or more	7,897	30.19
Mobile home	156	0.6
Boat, RV, van, etc.	9	0.03

Housing Tenure*

Occupied housing units	25,216	100
Owner-occupied housing units	14,420	57.2
Renter-occupied housing units	10,796	42.8

Median Value owner occupied unit in 1999 (dollars)**	811,800	x
Median gross rent in 1999 (dollars)**	1,349	x

Average household size of owner-occupied unit	2.55	x
Average household size of renter-occupied unit	1.96	x

Income and Poverty in 1999**

Median household income (dollars)	90,377	x
Median family income (dollars)	117,574	x
Per capita income (dollars)	56,257	x
Individuals in poverty	2,801	4.8

Educational Attainment**

Population 25 and over	43,566	100
No High school diploma	8,732	20
High school graduate	2,428	5.6
Bachelor's degree	13,658	31.4
Graduate degree or higher	18,748	43

Commuting to Work***

Mean travel time to work (minutes)	21
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Labor and Employment by Occupation**

Employed civilian population 16 years and over	31,369	100
Management, professional and related	23,839	76
Service	1,493	4.8
Sales and office	4,638	14.8
Farming, fishing, and forestry	9	0
Construction, extraction, and maintenance	624	2
Production, transportation, and material moving	766	2.4
Self Employed Workers	3,126	10
Employees per Household	1.24	

Source

* Census 2000 SF1 - 100% Data

** Census 2000 SF3 - in depth data from the population and housing long form, also known as the "Sample Data" because they are obtained from questions asked of a sample (generally 1-in-6) of persons and housing units.

***ABAG