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# River Road & Santa Clara Neighborhood Plan

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## Historical Context and Demographic Analysis

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**Envision**  
Eugene

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# History<sup>1</sup>

The areas of our metropolitan region known today as River Road and Santa Clara were first inhabited by the Native American Kalapuya tribe. Surviving within the context of the Willamette Valley's mosaic of majestic landscapes and ecologies, the Kalapuya accessed the natural resources made available by way of the Willamette River and the Valley's fertile, nutrient-rich soils.

Given the available resources and the potential for agricultural land, the area was attractive to settlers. In 1840, as settlers made their way westward across the United States by way of the Oregon Trail, settlers arrived in Oregon.

The River Road and Santa Clara communities are oriented around River Road, an adopted Native American trail, which runs northbound through these communities. River Road and Santa Clara communities have been adjacent to the City of Eugene since the City was founded in 1853.<sup>2</sup> In the northernmost portion of the Eugene UGB, the Santa Clara area encompasses 3663 acres and has physical borders that include the Willamette River to the east, Randy Pape Beltline to the south, and Northwest Expressway to the west. Just south of Santa Clara is the River Road community which encompasses 1593 acres and is bordered by the Willamette River to the east, Randy Pape Beltline to the north, and the Northwest Expressway and the Union Pacific railroad yard to the west and south.

This area was originally settled by scattered subsistence farm operations. Over time, commercial agriculture became the preeminent land-use especially with the construction of the Oregon and California (O&C) Railroad in 1871, which was associated with transporting agricultural products.

Though residential construction continuously increased throughout the early 1900s, the communities remained predominantly agricultural in character until the post-WWII increases in Eugene's population spurred the siting and development of more subdivisions and homes within both communities. As of 2006, the rapid increase in population correlated with an estimated 45% of the River Road area's residences being constructed between 1940 and 1959. The result was a continued decrease in average farm size, declining agricultural production, and a checkerboard landscape of homes and farmland. As urbanization accelerated during the late 1940s and into the 1960s, Santa Clara also experienced increases in commercial development along River Road to serve the new influx of residents.

River Road, designated Pacific Highway in 1923, was once the only major link between Portland and California. This designation of River Road as a state highway greatly influenced much of the development experienced in the River Road and Santa Clara communities. According to land use studies completed by Michael Spyrou, in the 1930s and into the '40s, the majority of the roads in the area were created in order to provide access to River Road. Later, the completion of Beltline Highway and Northwest Expressway, by 1970 and 1980 respectively, further facilitated

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<sup>1</sup> City of Eugene. 2006. *Eugene's Historic River Road History*.

<sup>2</sup> Cogito Partners. N.d. "River Road Transition Project Brochure."  
<http://www.cogitopartners.com/storage/reports/RRSC%20Brochure.pdf>

development; this development resulted in changes to the use of the land. Generally, land uses shifted from being primarily farmland to an increase in subdivisions and the presence of homes.

Post-World War II growth brought with it the development of educational and religious facilities. In 1945, River Road and Santa Clara school districts joined Eugene School District No. 4, and five schools were built in the River Road community. The area also experienced an increase in church construction during the 1950s and 1960s. Though church construction had previously been limited to the downtown core, over this period of rapid growth, construction of churches began to take place in areas outside of downtown.

Development continued to urbanize both communities, bringing aspects of in-town communities, such as curb and gutters, street lights, and cul-de-sacs, to River Road and Santa Clara by 1975.<sup>3</sup> Accompanying these transformations to the built environment were continuing conversations around how these communities could be incorporated into the City's jurisdiction and provision of urban services, such as electricity, water, and sewer.

In 1982, the adopted regional Metro Plan governing planning efforts of the City, Springfield, and Lane County, required that if new development occurred on properties within the Urban Growth Boundary, the properties in question would be annexed to the appropriate city, either Eugene or Springfield.<sup>4</sup>

Later in the 1980s, this approach to annexation was accompanied by the City's requirement that properties annex in order to access the City's provision of sewer services. These processes resulted in tensions between River Road and Santa Clara community residents and the City, as residents questioned the legitimacy and legality of the sewer-annexation arrangement.<sup>5</sup> The legacy of these tensions has led to the continued jurisdictional fragmentation of these communities, with some residents integrated into the Eugene City limits and others remaining in within the Lane County jurisdiction—all of which created inefficiencies in the provision of services and confusion for residents and agencies alike.

#### Resources [[www.eugene-or.gov/830/Historic-Documents-and-Resources](http://www.eugene-or.gov/830/Historic-Documents-and-Resources)]

- *Eugene's Historic River Road*. Eugene, OR: City of Eugene (2006).
- *A Bicycle Tour of the Historic River Road Area*. Eugene, OR: City of Eugene (2006).

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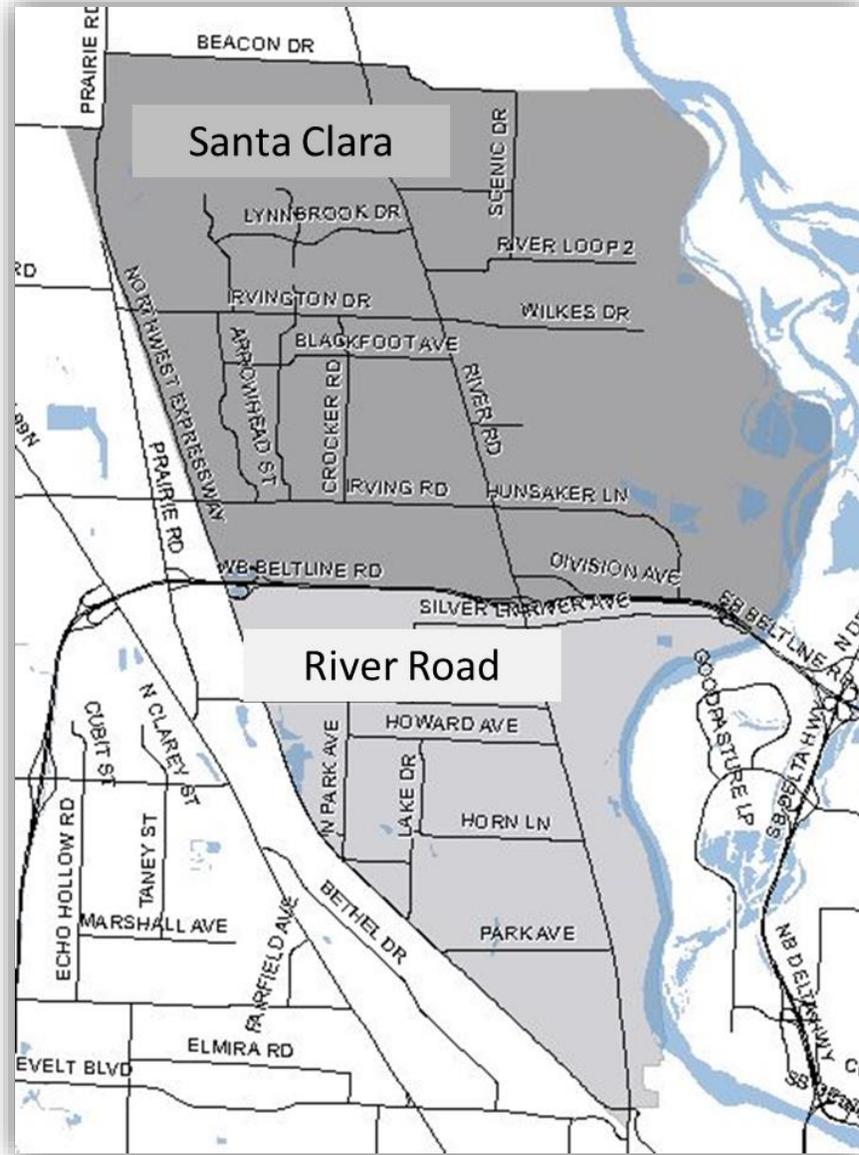
<sup>3</sup> Cogito Partners

<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

# River Road-Santa Clara Today

Figure 1. River Road and Santa Clara Neighborhood Map



Source: City of Eugene

## A Contemporary Landscape

Since the adoption of the 1987 Urban Facilities plan, the total acreage represented by each neighborhood has changed. These changes are the result of the neighborhood history with annexations into the City of Eugene, location within the urban growth boundary (UGB), and areas

that extend beyond the UGB. These factors create a unique geography, which is summarized below in Figure 2.

**Figure 2. Summary of Neighborhood Area (Acres and Lots)**

	River Road		Santa Clara	
	Acres	Lots	Acres	Lots
<b>Within the UGB</b>	1593.95	4781	2183.61	7817
<b>Within the City Limits</b>	659.02	1445	964.31	3388
<b>Unincorporated within UGB</b>	934.94	3336	1219.30	4429
<b>Unincorporated Total</b>	NA	NA	2699.34	4593
<b>Total in each Community Organization</b>	1593.95	4781	3663.65	7981

The Santa Clara community is composed of lands that are beyond and within the urban growth boundary. When considered in total, the entire community covers 3663 acres. This area includes commercial development near the intersection of the Pape Beltline and River Road, recently built residential subdivisions, historic homes, and farmland that is in active production. The recent construction is typically found within the City limits of Eugene, which comprises 44 percent of the area inside the UGB and about 25 percent of the entire community. River Road is not as geographically complex, as it is entirely within the UGB. The entire community totals almost 1600 acres. With approximately 660 acres within the City limits of Eugene, about 40 percent of the River Road area is annexed and the remaining 60 percent is unincorporated Lane County.

In both neighborhoods, the majority of the land is occupied by Low-Density residential designations (Figure 3 and Figure 4). River Road consists of **70** percent low-density residential designations while Santa Clara consists of **59** percent low-density residential designations.

**Figure 3. River Road Plan Designation Distribution**

Neighborhood	Plan Designation Description	Acres	Percent
<b>River Road Community Organization</b>	Commercial	137	6.9%
	Government & Education	149	7.5%
	Low Density Residential	1385	69.9%
	Medium Density Residential	157	7.9%
	Parks and Open Space	154	7.8%
<b>Total*</b>		<b>1983</b>	<b>100%</b>

Source: City of Eugene

**Figure 4. Santa Clara Plan Designation Distribution, 2015**

Neighborhood	Plan Designation Description	Acres	Percent
Santa Clara Community Organization	Agriculture	885	20.8%
	Commercial	103	2.4%
	Government & Education	47	1.1%
	Light Medium Industrial	7	0.2%
	Low Density Residential	2506	59.1%
	Medium Density Residential	82	1.9%
	Parks and Open Space	116	2.7%
	Rural Industrial	18	0.4%
	Rural Residential	165	3.9%
	Sand and Gravel	307	7.2%
	(blank)	8	0.2%
<b>Total*</b>		<b>4243</b>	<b>100%</b>

**Source: City of Eugene**

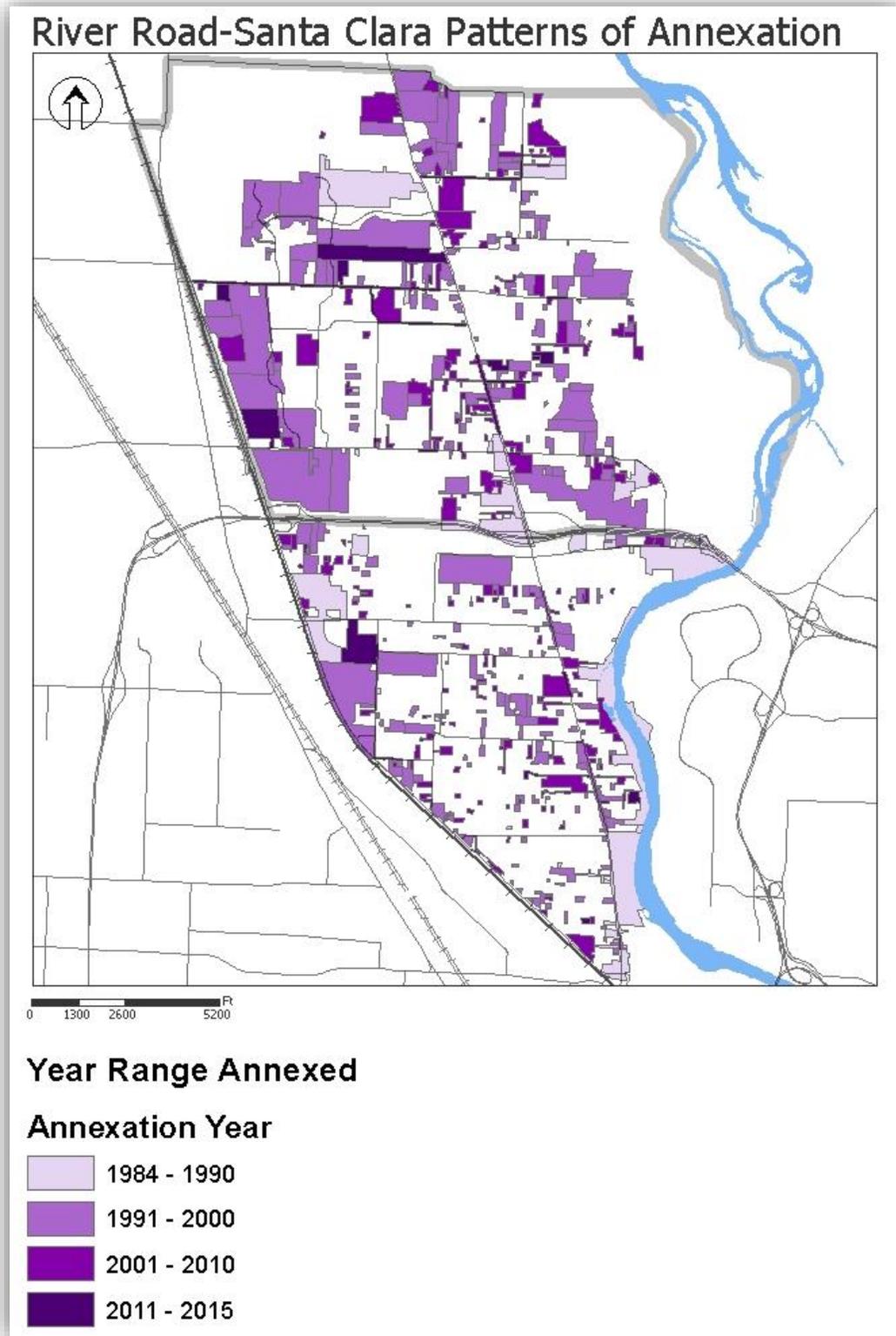
\*: Acreages reported in Figures 3 and 4 include areas beyond tax lots, which is the source of data reported in Figure 2. Street right of way and waterbodies comprise the majority of this additional acreage.

## Tracking Annexation

The question of annexation has been present and relevant throughout much of the history of communications between the City and the Santa Clara and River Road communities. Figure 4 graphically depicts the annexations that have occurred across each neighborhood according to the time period in which the annexations occurred. Each period is color coded to demonstrate, at once, the annexations that have occurred from 1984-2015 (1984 was the year of data collection closest to the year the Urban Facilities Plan was adopted and 2015 was the most recent year of data collection).

As the following map suggests, the majority of annexed acreage in each community occurred between 1991 and 2000. Note, the map does not account for the purpose of the annexation, the processes, or the outcomes that followed the annexation.

Figure 5. River Road and Santa Clara Annexations, 1984-2015



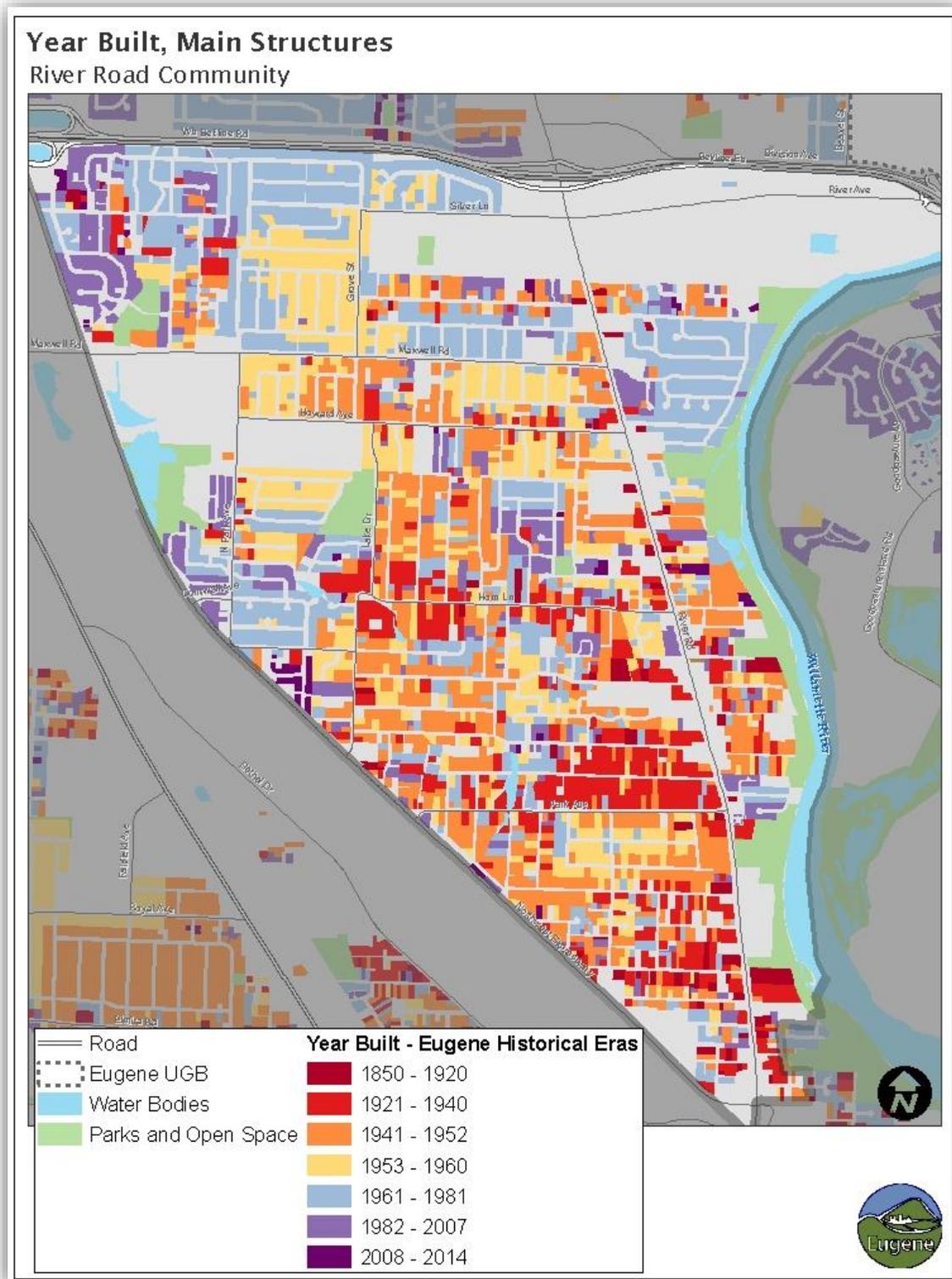
Source: City of Eugene, Regional Land Information Database of Lane County (RLID)

## Tracking Dwellings Built

As River Road became a thoroughfare, much of the backdrop of the River Road and Santa Clara communities began to transform. Figure 5 demonstrates a component of that transformation through visually representing the dwellings built across both communities between 1986-2013. This information begins in 1986 because it is the year of data collection closest to the adoption of the Urban Facilities Plan (1987). Each period of time is color coded in order to show which dwellings were built during said time period.

As the map shows, across both communities, the majority of residential development occurred before 1986; however, since adoption of the Urban Facilities Plan, most dwellings were built between 1991 and 2000. Note, the map does not account for the use of the built dwellings or the longevity of dwellings that were built.

**Figure 6. Year of Construction for River Road structures, 1850-2014**



Source: City of Eugene, RLID



## Demographic and Economic Indicators

The following section provides a series of demographic and economic indicators that describe the socioeconomic situation in both the River Road and Santa Clara communities. This section updates the data presented in the 1987 River Road-Santa Clara Urban Facilities Plan. Therefore, it uses data from the 1990, 2000, and 2010 Census.

The indicators discussed include population, age, race, median household income, overall housing units, housing mix, housing tenure, renter and owner cost burden, as well as rent to income ratios. This information assists in understanding the socioeconomic trends in River Road and Santa Clara; it will also assist in informing assessments of the current needs, identify future needs and inform the following: (1) policy development and (2) potential program development to address these needs.

### Explanation of Indicators

The data used in the *Historical Context and Demographic Analysis* is from the US Census Bureau. These eight indicators have generally accepted definitions that help standardize the use and application across jurisdictions. A brief definition of each indicator follows here.

**Population Growth.** Growth of the entire population for each neighborhood. These three data points allow for simple comparison across time and across the Census tracts.

**Age Distribution.** The data set provides the proportionate numbers of persons in each successive age cohort. It offers insights into the composition of a neighborhood and how that composition may be changing over time.

**Ethnic and Racial Characteristics.** The overall population data is further divided by race and ethnicity. This addresses another aspect of population composition and covers changes seen over the past 30 years. NOTE: US Census methodology recognizes Hispanic/ Latino as an ethnicity, not a race. An individual may select from a racial category concurrently with their Latino ethnicity.

**Total Housing Units.** A basic measure and reporting of the total number of houses in each Census tract. This allows one to track areas that are experiencing the most growth, and consider how that growth relates to other neighborhood Census tracts or the growth rate of the entire City.

**Housing Mix.** Census data captures housing mix at a high level and makes a single distinction between single-family homes, multi-family housing, and manufactured homes (trailers). These data points allow one to track general changes in the housing stock across time or compare rates of change across the different Tracts within the larger neighborhood.

**Housing Tenure.** The data reports the proportion of neighborhood residents that rent their home and those that are home owners. This measure is sometimes used as an indicator of neighborhood stability, although this is subjective and there is no causal relationship. It is also a

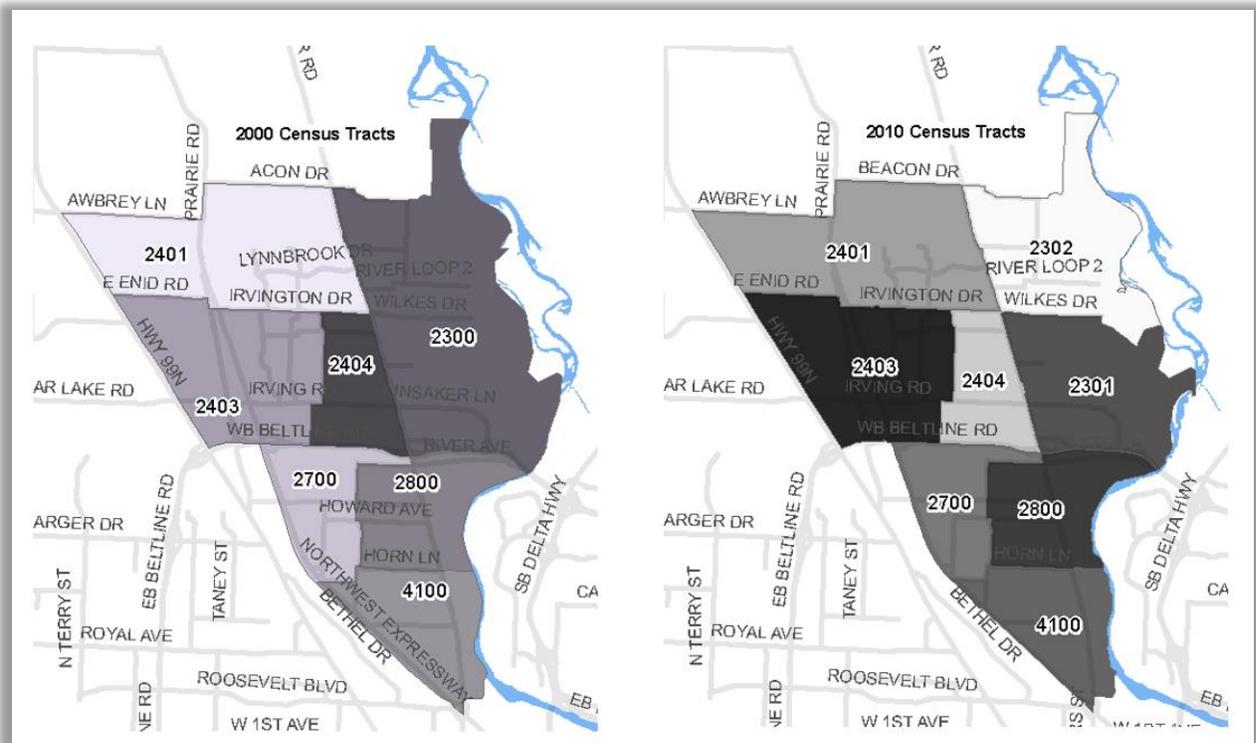
de facto measure of housing type; however, this equates renting to apartments, which is rarely the case in neighborhoods that are predominantly comprised of single family houses (e.g., Low Density Residential designations or zones), such as River Road and Santa Clara.

**Median Household Income.** This figure is the household income at the exact mid-point of the population, which means 50 percent of the population has a larger annual income and the other 50 percent makes less annually. This figure is relevant often as related to housing and economic development issues.

**Cost Burden.** The data reports the percentage of the population that spends more than 30 percent of their total income on housing. According to the US Department of Housing and Urban Development, households are cost burdened when housing costs meet or exceed 30% of the median household income.

The starting point for the discussion of the preceding indicators is the 1990 US Census data. The most recent data discussed is US Census data collected in 2010. While the drawing of the census tract lines stayed consistent in the River Road community, from 1990-2010, the census tract lines shifted in Santa Clara, as indicated in Figure 7 below. For the sake of consistency and the benefit of succinctly communicating and understanding socioeconomic trends, the following discussion of Santa Clara data will use the 1990 census tracts.

**Figure 8. River Road and Santa Clara Census Tracts in 2000 and 2010**



Source: US Census

## Population Growth

### River Road

**Overall, population growth in River Road was slower than growth in the City of Eugene from 1990-2010.** While the average annual growth rate (AAGR) in Census Tract 27 was comparable to that of Eugene's growth rate, the remaining census tracts that comprise the River Road community grew at much slower rates. Over this time period, the River Road community's population grew by 1%, while the River Road community's share of Eugene's population decreased from 9% in 1990 to 8% in 2010. The raw data can be found in Appendix A.

### Santa Clara

**Overall, the rate of population growth in Santa Clara was comparable to growth in the City of Eugene from 1990-2010.** While the Average Annual Growth Rate (AAGR) in Census Tract 24.01 was greater than growth experienced in Eugene, the remaining census tracts that comprise the Santa Clara community grew at rates closer to what was demonstrated in the City of Eugene. Over this time period, the AAGR was 2%, while the Santa Clara community's share of Eugene's population decreased from 9% in 1990 to 8% in 2010 (see Appendix A).

### Future Considerations

The data suggests that populations in River Road and Santa Clara are growing at comparable or slower rates than observed population growth in the overall City of Eugene. The fastest population growth in River Road occurred in the census tract (tract 27) that consistently had the smallest population from 1990-2010. Tract 27 straddles Maxwell Road in the northwest section of the River Road community. This may be due to shifting development patterns and housing types, or the presence of large lots beginning to urbanize, as the census tract includes much of the recent housing development along North Park Avenue.

Even while each community's share of Eugene's population has decreased, growth has continued at a relatively consistent pace. It appears that the growth rate was impacted by the urbanization of larger lots. Therefore, as the supply of these larger lots is depleted, development pressures may shift to types of infill development, which is often a more complex process or one that results in redevelopment. In such situations, it is important that the City remain communicative with each community so as to remain attentive to the particular needs of present and future populations.

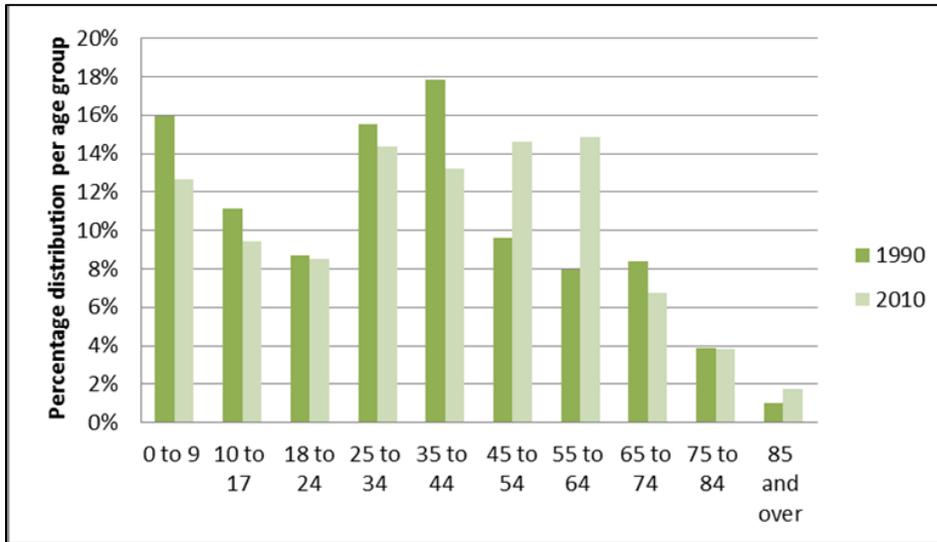
## Age Distribution

### River Road

**Overall, the population in River Road is aging.** From 1990-2010, the age distribution shifted and the largest percentages of representation were individuals between 45 to 54 and 55 to 64. In 1990, individuals aging from 35 to 44 accounted for 18% of the population and were the age group with

the largest representation. In 2010, the age groups of 45 to 54 and 55 to 64 had the most representation, both accounting for 15% of the population (see appendix A).

**Figure 9. River Road Age Distribution, 1990-2010**

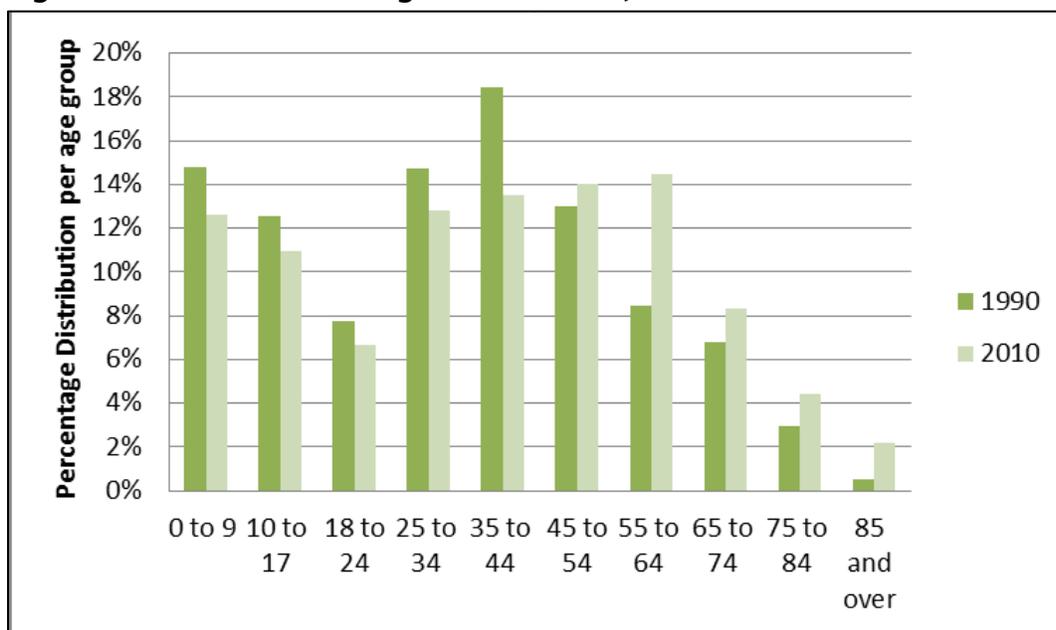


Source: Social Explorer, US Census

### Santa Clara

**Overall, the population in Santa Clara is aging.** From 1990-2010, the age distribution shifted and largest percentage of individuals are of the ages 45 to 54 and 55 to 64. In 1990, individuals aging from 35 to 44 accounted for 18% of the population and were the age group with the largest representation. In 2010, the age groups of 45 to 54 and 55 to 64 had the most representation, both accounting for 14% of the population (see Appendix A).

**Figure 10. Santa Clara Age Distribution, 1990-2010**



Source: Social Explorer, US Census

### Future Considerations

The disparity between the middle aged groups (those between 25 and 64) and the older cohorts suggests that particular attention must be paid to shifting housing and transportation needs and preferences. Specifically, there is a need to acknowledge and account for the different housing needs of the increasingly older population. The significant difference in the proportion of the overall populations implies that those in the older cohorts may have left the community. Additionally, as the middle cohorts age, the limited senior or assisted living facilities in the area may experience intense demand that leads to affordability concerns. These concerns can be placed in the category of “aging in place,” which is an attempt to provide housing types and services in close enough proximity so that residents can remain in their neighborhood as they age and their abilities change. Diversifying housing types, providing more senior services, and improving infrastructure to improve access for people walking are examples of preparatory actions to serve an aging population.

## Ethnic and Racial Characteristics

### River Road

**The diversity of the River Road community increased from 1990-2010, however River Road continued to be less diverse than the City of Eugene.** River Road was more diverse than Lane County by 2010. The percentage of white individuals in River Road decreased from 1990-2010,

though the community continued to be approximately 88% white. By 2010, Eugene's population was 86% white while Lane County's more broadly was 88% white. Amongst River Road's increasing diversity, the Hispanic or Latino population more than doubled, increasing from 324 in 1990 to 1,158 in 2010. In addition, the Hispanic or Latino percentage share of the population within the neighborhood more than tripled, increasing from approximately 3% in 1990 to approximately 10% in 2010 (see racial distribution charts in Appendix A).

## **Santa Clara**

**The diversity of the Santa Clara community increased from 1990-2010, however Santa Clara continued to be less diverse than the City of Eugene and Lane County.** The percentage of white individuals in Santa Clara decreased from 1990-2010, but by 2010, the community continued to be 90% white. By 2010, Eugene's population was 86% white while Lane County's more broadly was 88% white. Amongst Santa Clara's increasing diversity, the Hispanic or Latino population in 2010 was five times higher than the Hispanic or Latino population in 1990. The Hispanic or Latino percentage share of the population increased by more than 4 times, increasing from 1.7% to 6.9% (see Appendix A).

## **Future Considerations**

The shifting diversity in the River Road and Santa Clara communities runs parallel to trends across Oregon. As the Latino population grows public policy, public involvement efforts, and infrastructure provision should respond to and respect the demographic shift. For example, public involvement plans should provide all materials in Spanish. Additionally, there may be a need to alter programming or provide different amenities in our parks and public spaces to respond to the cultural preferences.

## **Total Housing Units**

### **River Road**

**Overall Housing Units in the River Road Community have consistently increased from 1990-2010, though the percentage increase in housing units in Eugene and Lane County was greater.** While each census tract has demonstrated an increase in housing units, Census Tract 27 experienced the largest percent change with a 37% increase in the number of housing units from 1990-2010. The majority of the change in each census tract occurred between 1990 and 2010 (See housing unit count in Appendix A).

### **Santa Clara**

**Overall Housing Units in the Santa Clara Community consistently increased and increased by a greater percentage than in Eugene and Lane County from 1990-2010.** Though each census tract has demonstrated an increase in housing units, the area representing the 1990 Census Tract 24.01 experienced the largest percent change with an 119% increase in the number of housing units from 1990-2010. The majority of the change in each census tract occurred between 1990 and 2010. (See appendix A).

## Future Considerations

This data suggests that both the River Road and Santa Clara communities are continuing to grow. With that growth comes increasing opportunities for the City and local residents to work together to facilitate growth in a pattern that retains the historic character. Due to the location within the urban growth boundary, the communities will continue to urbanize; however, efforts can be made to preserve neighborhood character through various planning, regulatory, design, and investment tools.

## Housing Mix

### River Road

**From 1990-2010, single-family units continued to represent the largest percentage of the housing stock, though the percentage of single-family and multi-family units decreased while the percentage of other available housing units (mobile homes, RV, etc.) increased.**

Census Tract 28 has consistently had the highest number of multi-family units as well as the largest percentage of multi-family units. While Census Tract 41 has had the largest number of single-family units, Census Tract 27 has consistently had the largest percentage of housing stock attributed to single-family units (see Appendix A).

### Santa Clara

**From 1990-2010, single-family units continued to represent the largest percentage of the housing stock, though the percentage of single-family and multi-family units decreased while the percentage of other available housing units (mobile homes, RV, etc.) increased.**

Census Tract 24.02 has consistently had the highest number of single-family units as well as the largest percentage of single-family units. While Census Tract 24.01 continues to not have any multi-family units available, Census Tract 23 has consistently increased its percentage of multifamily units (see Appendix A).

## Future Considerations

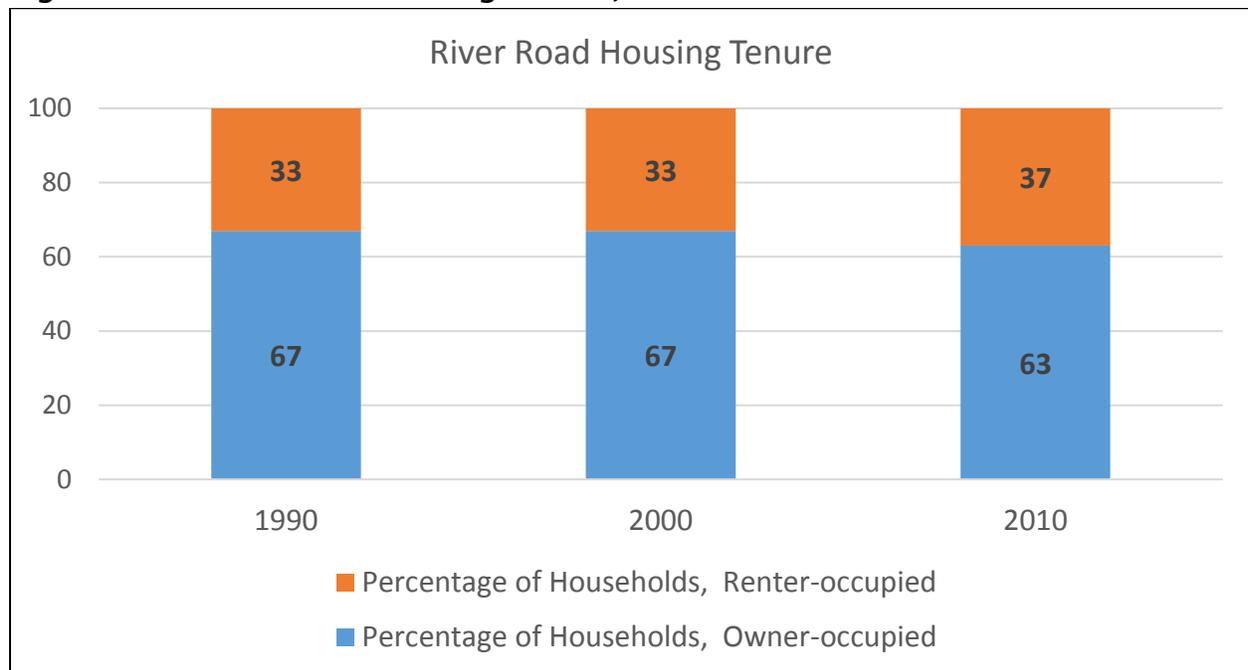
While remaining generally single-family residential in character, the housing stock in River Road and Santa Clara is becoming more diverse in certain areas. National trends have shown increasing interest in what is sometimes referred to as the “missing middle,” which includes housing types somewhere between a single family home and a tall apartment building such as cottage clusters, rowhouses, or small four-unit apartment houses. Small changes in the River Road and Santa Clara housing stock reveal this trend locally. Although new construction is typically more expensive initially than existing houses, when one considers the long term affordability of a community, it is important to provide a range of housing types that offers choices to a household.

# Housing Tenure

## River Road

River Road consistently had a greater percentage of owner-occupied units than Eugene and Lane County from 1990-2010. There continued to be a greater percentage of owner-occupied units, though the distribution of renter-occupied units increased from 1990-2010 in the River Road community. The Urban Facilities Plan (1987) suggests that at the time of the plan, 75% of dwellings were owner-occupied. Across the River Road community, renter-occupied units increased by 12% from 33% in 1990 to 37% in 2010. Each census tract demonstrated a shifting distribution of tenure toward a higher percentage of renter-occupied units. Within the River Road community, Census Tract 28 consistently had the highest percentage of renter-occupied units. Census Tract 27 demonstrated the largest percentage change in renter-occupied units from 25% in 1990 to 33% in 2010 – a 32% increase (see tenancy data in Appendix A).

**Figure 11. River Road Housing Tenure, 1990-2010**



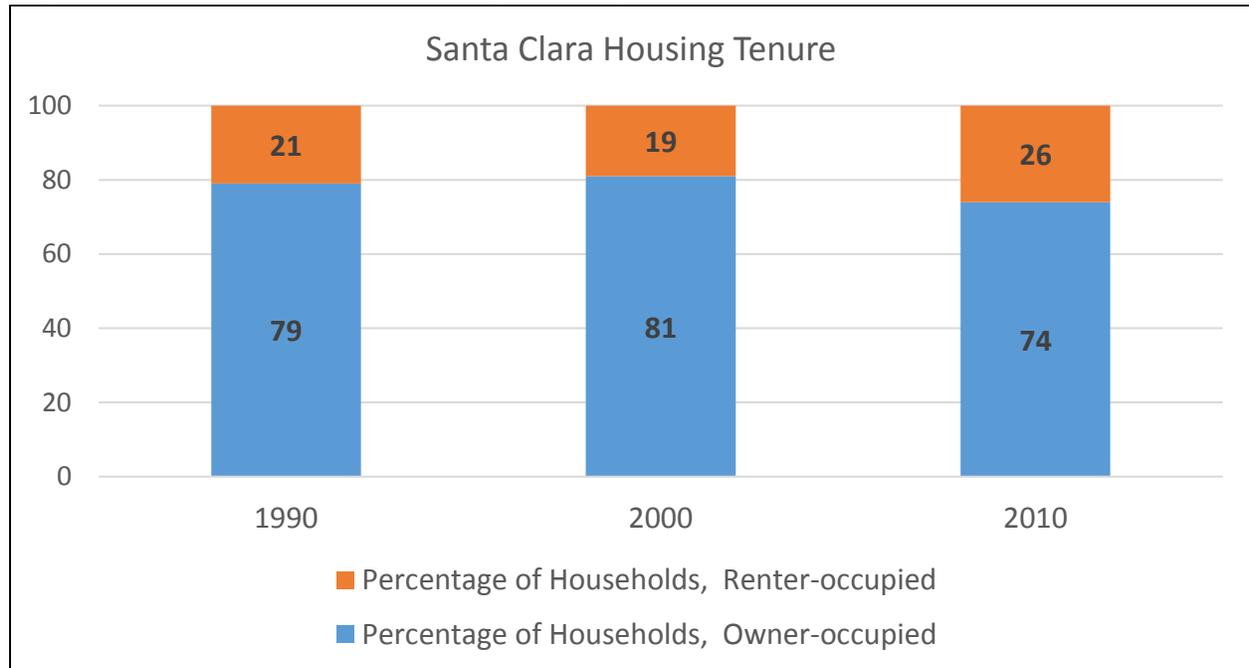
Source: Social Explorer, US Census

## Santa Clara

The percentage of owner occupancy in Santa Clara was greater than owner-occupancy in Eugene and Lane County from 1990-2010. The percentage of owner occupied units was greater than the percentage of renter-occupied units, though the distribution of renter-occupied units increased, from 1990-2010 in the Santa Clara community. Each census tract demonstrated a shifting distribution of tenure toward a higher percentage of renter-occupied units.

Within the Santa Clara community, Census Tract 24.01 consistently had the highest percentage of renter-occupied units. Census Tract 23 demonstrated the largest percentage change in renter-occupied units from 24% in 1990 to 33% in 2010 – an approximate 38% increase (see Appendix A).

**Figure 12. Santa Clara Housing Tenure, 1990-2010**



**Source: Social Explorer, US Census**

### **Future Considerations**

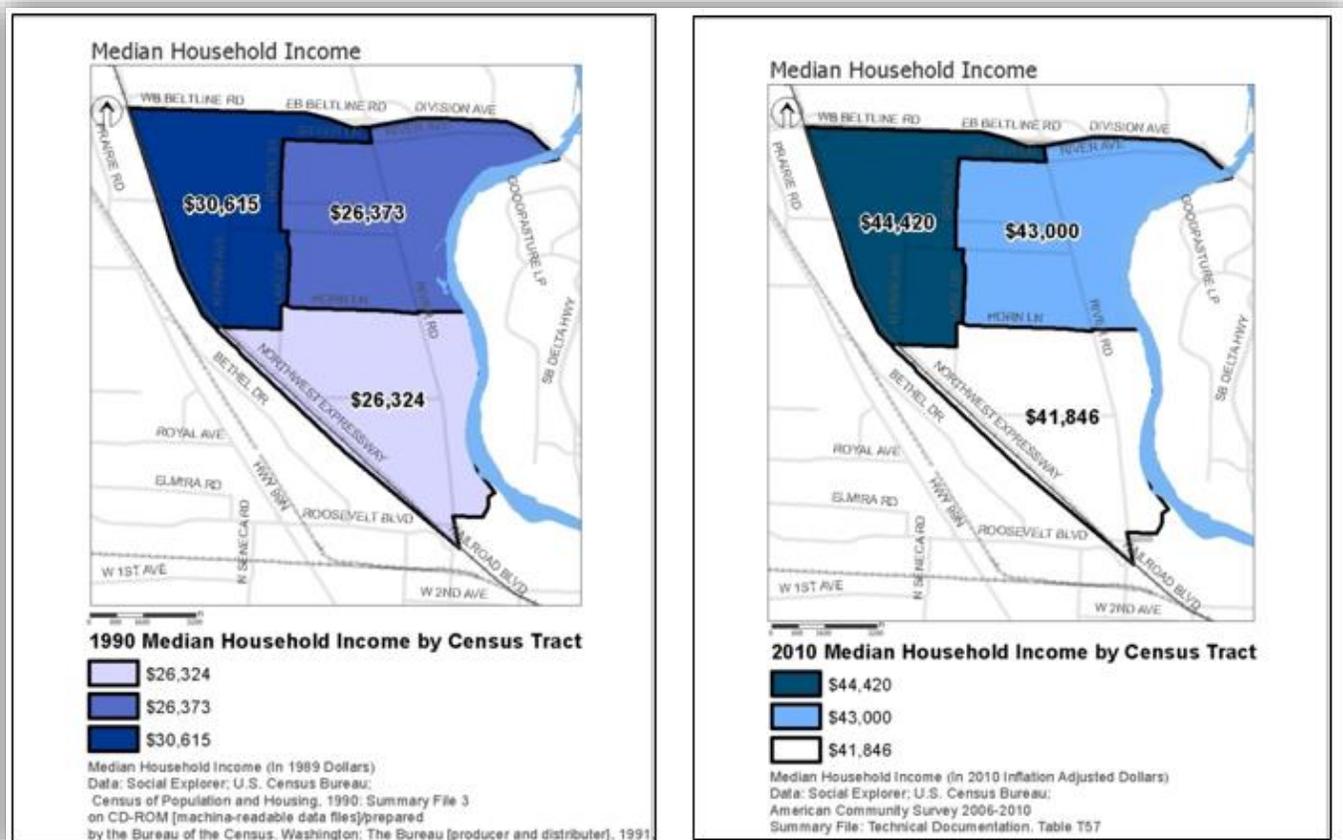
The data suggests that both River Road and Santa Clara are becoming communities with more renters, which could be due to factors such as increasing housing costs in the community and changing preferences in home ownership, which relates to the earlier *Housing Mix* section. While economic development strategies may be useful in altering some of the issues contributing to the shift, this local pattern reflects a national trend of reduced home ownership since the economic down turn of the mid-2000s. Future neighborhood planning efforts should analyze this recent local decline in conjunction with household cost burdens. Lastly, as it relates to the *Age Distribution* section, perhaps we should expect to see this continued decline if residents are provided the option to “age in place” by downsizing into the smaller houses, rental units, or assisted living facilities, most of which are not owned by residents.

# Median Household Income

## River Road

Median Household Incomes in River Road have consistently increased from 1990 to 2010. Although the rate of growth over this period was not as high as Eugene and Lane County, River Road maintained higher median household incomes than the City and County overall. Census Tract 27 sustained a higher median household income than the other census tracts that comprise the River Road community (see income data in Appendix A).

Figure 13. Median Household Income in River Road, 1990 and 2010



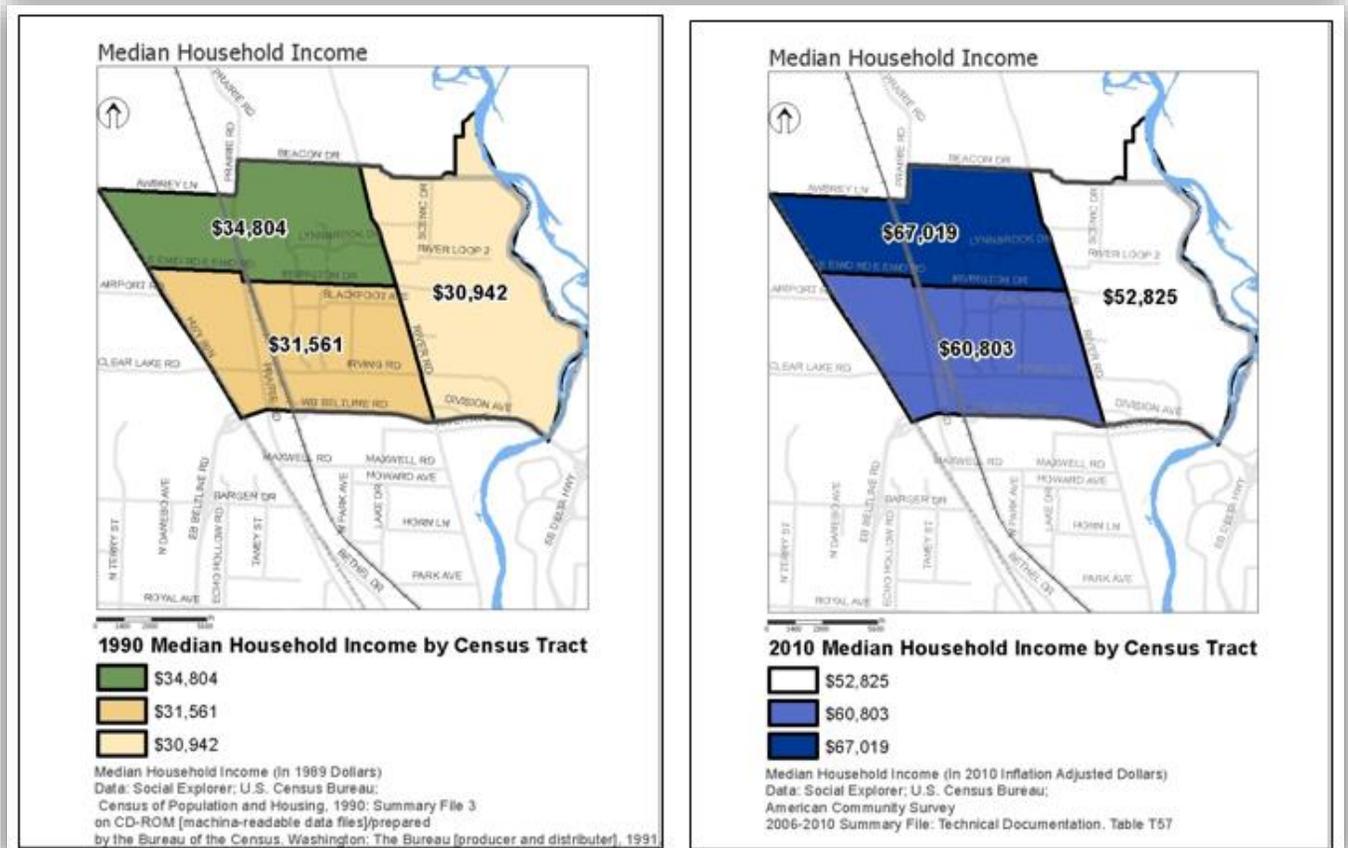
Source: Social Explorer, US Census

## Santa Clara

Median Household Incomes in Santa Clara consistently increased from 1990 to 2010. Santa Clara maintained higher median household incomes than the City and County overall, and the the rate of growth occurred at a greater percentage than median household incomes

over the same period. The areas comprising the 1990 boundaries of Census Tract 24.01 and 24.02 sustained a higher median household income than the other census tracts that comprise the Santa Clara community (see appendix A).

**Figure 14. Median Household Income in Santa Clara, 1990 and 2010**



Source: Social Explorer, US Census

### Future Considerations

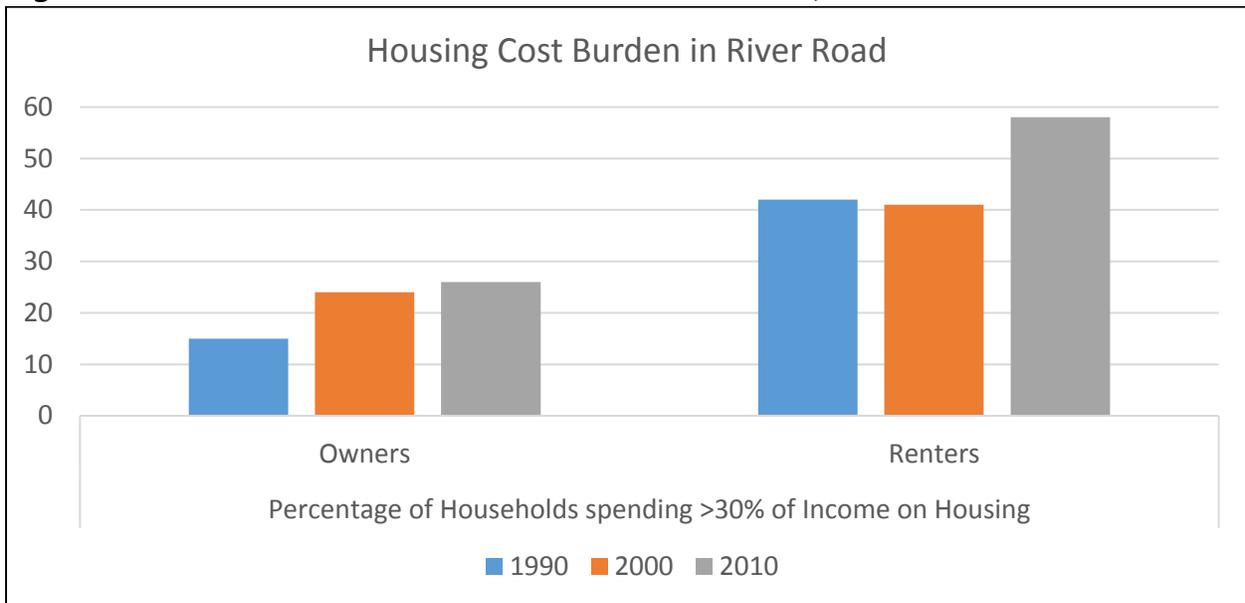
While the data suggests that the River Road and Santa Clara communities have had higher median household incomes than the City and Lane County, when reported at a large scale (i.e., Census tracts) these values do not paint a sufficiently comprehensive picture of the economic situation in River Road and Santa Clara. This is due to the way data is aggregated and the fact that reporting median values does not reflect financial diversity that exists at a smaller scale (i.e., block or block groups). This data set does have implications for the related housing sections, above, so more detailed analysis may be necessary in the future.

# Cost Burden

## River Road

**Cost Burden<sup>6</sup> for both Renters and Owners in the River Road community increased from 1990-2010.** From 1990-2010, the percentage of cost burdened renters increased by 38% from 42% of households in 1990 to 58% of households in 2010. Over this time period, percentage of cost burdened owners increased by 73% from 15% of households in 1990 to 26% of households in 2010. As of 2010, Census Tract 28 had the highest percentage of cost burdened owners with 29% while Census Tract 27 had the highest percentage of cost burdened renters with 73% (see cost burden data in Appendix A).

**Figure 15. Cost Burdened Households in River Road, 1990-2010**



Source: Social Explorer, US Census

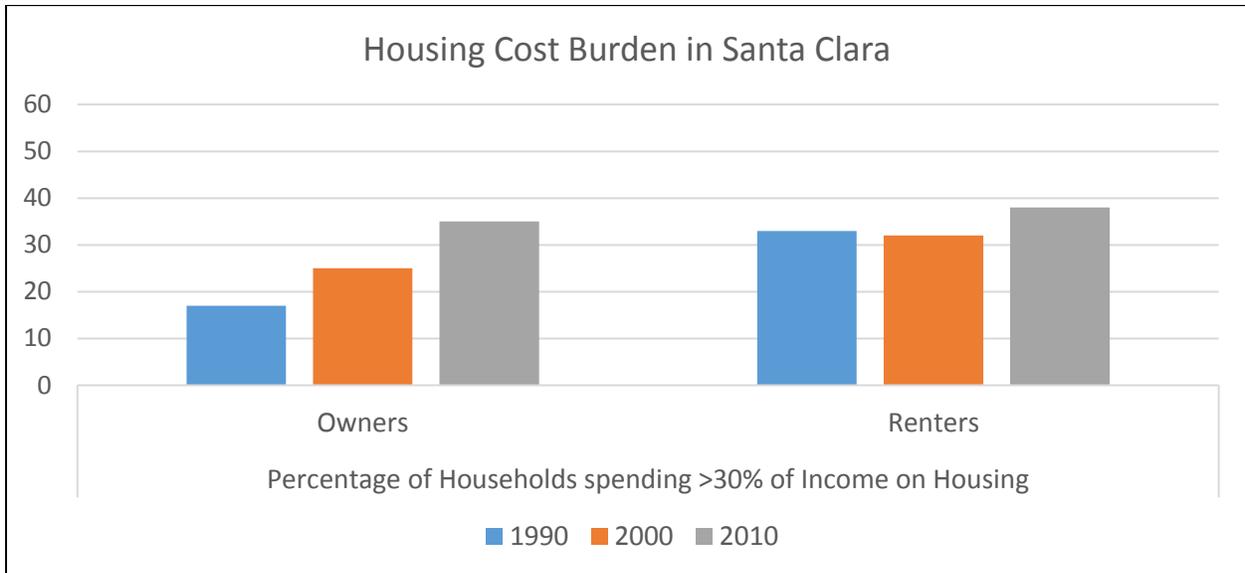
## Santa Clara

**Cost Burden for both Renters and Owners in the Santa Clara community increased from 1990-2010. Santa Clara consistently had a lower percentage of cost burdened renters than Eugene and Lane County from 1990-2010.** However, over this period, the percentage of cost burden owners in Santa Clara increased by a greater percentage than the percentage of cost burden owners in Eugene and Lane County. From 1990-2010, the percentage of cost burdened renters increased by 13% from 33% of households in 1990 to 38% of households in 2010. Over this time period, percentage of cost burdened owners increased by 100% from 17% of households in 1990 to 35% of households in 2010. As of 2010, Census Tract 23 had the highest percentage of cost

<sup>6</sup> Renters or Owners experience cost burden when their housing costs meet or exceed 30% of the median household income for the area.

burdened owners with 40% while Census Tract 24.01 had the highest percentage of cost burdened renters with 46% (see Appendix A).

**Figure 16. Cost Burdened Households in Santa Clara, 1990-2010**



**Source: Social Explorer, US Census**

### **Future Considerations**

Cost burdened status for renters and owners in both Santa Clara and River Road increased from 1990-2010. In the long term, community-wide efforts to increase wages and job opportunities can positively impact this situation. Also, new housing must be built to provide for anticipated population growth. While new construction is often more expensive than existing housing, ignoring the simple supply/ demand dynamics will result in continued high proportions of cost burdened households. In addition to the citywide need for more housing affordable to all households, it is worth noting that a household budget is also significantly impacted by transportation costs. Therefore, while attention must be paid to housing affordability, future neighborhood planning should strive to provide safe, accessible transit, walking, and cycling options as well.

## Appendix A: Source Data

### River Road Population Change and Percent Change

Geographic Area	1990	2000	2010	Change 1990-2000		Change 2000-2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
Census Tract 27	3,069	3,854	3,991	785	25.6%	137	3.6%	922	30.0%
Census Tract 28	3,806	3,960	4,189	154	4.0%	229	5.8%	383	10.1%
Census Tract 41	3,714	3,906	3,794	192	5.2%	-112	-2.9%	80	2.2%
River Road Neighborhood	10,589	11,720	11,974	1,131	10.7%	254	2.2%	1,385	13.1%

Source: Social Explorer, US Census

### River Road and Eugene Population Average Annual Growth Rate, 1990 -2010

Geographic Area	1990	2000	2010	AAGR 1990-2010
Census Tract 27	3,069	3,854	3,991	1%
Census Tract 28	3,806	3,960	4,189	0.5%
Census Tract 41	3,714	3,906	3,794	0.1%
River Road Neighborhood	10,589	11,720	11,974	1%
Eugene	112,669	137,893	156,185	2%

Source: Social Explorer, US Census

### River Road's Share of Eugene's Population, 1990 and 2010

Geographic Area	1990		2000	
	Number	% share	Number	% share
River Road Neighborhood	10,589	9%	11,974	8%
Eugene	112,669	100%	156,185	100%

Source: Social Explorer, US Census

### Age Demographics in River Road, 1990 and 2010

River Road Age	1990		2010	
	Number	Percent	Number	Percent
0 to 9	1,687	16%	1,513	13%
10 to 17	1,177	11%	1,128	9%
18 to 24	923	9%	1,022	9%
25 to 34	1,642	16%	1,720	14%
35 to 44	1,891	18%	1,584	13%
45 to 54	1,020	10%	1,747	15%
55 to 64	845	8%	1,781	15%
65 to 74	887	8%	806	7%
75 to 84	412	4%	461	4%
85 and over	105	1%	212	2%
Total	10,589	100%	11,974	100%

Source: Social Explorer, US Census

### Racial Distribution and Change in River Road, 1990 – 2010

River Road Neighborhood Race	1990		2000		2010		Change 1990-2000		Change 2000-2010		Change 1990-2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White	10,135	96%	10,433	89%	10,489	88%	298	3%	56	1%	354	3%
Black	102	1%	123	1%	88	1%	21	21%	(35)	-28%	(14)	-14%
American Indian, Eskimo, or Aleut	133	1%	177	2%	165	1%	44	33%	(12)	-7%	32	24%
Asian or Pacific Islander	121	1%	122	1%	169	1%	1	1%	47	39%	48	40%
Other Race	98	1%	865	7%	1,063	9%	767	783%	198	23%	965	985%
Total	10,589	100%	11,720	100%	11,974	100%	1,131	11%	254	2%	1,385	13%

Source: Social Explorer, US Census

### Racial Distribution and Change in Eugene, 1990 - 2010

Eugene City Race	1990		2000		2010		Change 1990-2000		Change 2000-2010		Change 1990-2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White	105,268	93%	121,546	91%	134,018	86%	187,460	89%	12,472	68%	28,750	66%
Black	1,410	1%	1,729	1%	2,126	1%	1,096	1%	397	2%	716	2%
American Indian, Eskimo, or Aleut	1,004	1%	1,281	1%	1,606	1%	2,638	1%	325	2%	602	1%
Asian or Pacific Islander	3,896	3%	5,210	2%	6,647	4%	3,173	2%	1,437	8%	2,751	6%
Other Race	1,091	1%	8,127	5%	11,788	8%	15,923	8%	3,661	20%	10,697	25%
Total	112,669	100%	137,893	100%	156,185	100%	210,290	100%	18,292	100%	43,516	100%

Source: Social Explorer, US Census

### Racial Distribution and Change in Lane County, 1990 - 2010

Lane County Race	1990		2000		2010		Change 1990-2000		Change 2000-2010		Change 1990-2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White	269,798	95%	292,728	91%	310,685	88%	22,930	57%	17,957	62%	40,887	59%
Black	2,107	1%	2,506	1%	3,369	1%	399	1%	863	3%	1,262	2%
American Indian, Eskimo, or Aleut	3,207	1%	3,642	1%	4,070	1%	435	1%	428	1%	863	1%
Asian or Pacific Islander	5,557	2%	7,069	2%	9,091	3%	1,512	4%	2,022	7%	3,534	5%
Other Race	2,243	1%	17,014	5%	24,500	7%	14,771	37%	7,486	26%	22,257	32%
Total	282,912	100%	322,959	100%	351,715	100%	40,047	100%	28,756	100%	68,803	100%

Source: Social Explorer, US Census

### Racial Composition of the Hispanic or Latino populations in River Road, 1990 - 2010

River Road Neighborhood Hispanic or Latino	1990		2000		2010		Change 1990-2000		Change 2000-2010		Change 1990-2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White	211	1.99%	267	2.28%	508	4.24%	56	27%	241	90%	297	141%
Black	8	0.08%	6	0.05%	10	0.08%	-2	-25%	4	67%	2	25%
American Indian, Eskimo, or Aleut	12	0.11%	16	0.14%	42	0.35%	4	33%	26	163%	30	250%
Asian or Pacific Islander*	1	0.01%	4	0.03%	2	0.02%	3	300%	-2	-50%	1	100%
Other Race	92	0.87%	428	3.65%	596	4.98%	336	365%	168	39%	504	548%
Total Hispanic or Latino	324	3.06%	721	6.15%	1,158	9.67%	397	123%	437	61%	834	257%
Total Population	10,589	100.00%	11,720	100.00%	11,974	100.00%	1,131	11%	254	2%	1,385	13%

Source: Social Explorer, U.S. Census

### Racial Composition of the Hispanic or Latino populations in Eugene, 1990 – 2010

Eugene City	1990		2000		2010		Change 1990-2000		Change 2000-2010		Change 1990-2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White	1,904	1.69%	2,983.0	2.16%	5,987	3.83%	1,079	57%	3,004	101%	4,083	214%
Black	39	0.03%	85	0.06%	171	0.11%	46	118%	86	101%	132	338%
American Indian, Eskimo, or Aleut	56	0.05%	166	0.12%	339	0.22%	110	196%	173	104%	283	505%
Asian or Pacific Islander*	72	0.06%	54	0.04%	101	0.06%	-18	-25%	47	87%	29	40%
Other Race	980	0.87%	3,555	2.58%	5,602	3.59%	2,575	263%	2,047	58%	4,622	472%
Total Hispanic or Latino	3,051	2.71%	6,843	4.96%	12,200	7.81%	3,792	124%	5,357	78%	9,149	300%
Total Population	112,669	100.00%	137,893	100.00%	156,185	100.00%	25,224	22%	18,292	13%	43,516	39%

Source: Social Explorer, U.S. Census

### Racial Composition of the Hispanic or Latino populations in Lane County, 1990 – 2010

Lane County	1990		2000		2010		Change 1990-2000		Change 2000-2010		Change 1990-2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White	4,407	1.56%	6,653	2.06%	12,877	3.66%	2,246	51%	6,224	94%	8,470	192%
Black	67	0.02%	115	0.04%	267	0.08%	48	72%	152	132%	200	299%
American Indian, Eskimo, or Aleut	190	0.07%	374	0.12%	652	0.19%	184	97%	278	74%	462	243%
Asian or Pacific Islander*	138	0.05%	117	0.04%	190	0.05%	-21.00	-15%	73	62%	52	38%
Other Race	2,050	0.72%	7,615	2.36%	12,181	3.46%	5,565	271%	4,566	60%	10,131	494%
Total Hispanic or Latino	6,852	2.42%	14,874	4.61%	26,167	7.44%	8,022	117%	11,293	76%	19,315	282%
Total Population	282,912	100.00%	322,959	100.00%	351,715	100.00%	40,047	14%	28,756	9%	68,803	24%

Source: Social Explorer, U.S. Census

### River Road Housing Mix, 1990

	1990							
	Census Tract 27		Census Tract 28		Census Tract 41		River Road	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Structure Type</b>								
Single-family	1,055	93%	1,178	79%	1,260	84%	3,493	85%
Multifamily	82	7%	305	20%	185	12%	572	14%
Mobile home or trailer, etc.	-	-	6	-	47	3%	53	1%
<b>Total</b>	1,137	100%	1,489	100%	1,492	100%	4,118	100%

Source: Social Explorer, US Census

### River Road Housing Mix, 2000

	2000							
	Census Tract 27		Census Tract 28		Census Tract 41		River Road	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Structure Type</b>								
Single-family	1,304	91%	1,262	77%	1,426	89%	3,992	85%
Multifamily	92	6%	363	22%	150	9%	605	13%
Mobile home or trailer, etc.	44	3%	22	1%	18	1%	84	2%
<b>Total</b>	1,440	100%	1,647	100%	1,594	100%	4,681	100%

Source: Social Explorer, US Census

### River Road Housing Mix, 2010

	2010							
	Census Tract 27		Census Tract 28		Census Tract 41		River Road	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Structure Type</b>								
Single-family	1,375	90%	1,318	74%	1,451	87%	4,144	83%
Multifamily	101	7%	400	22%	158	9%	659	13%
Mobile home or trailer, etc.	49	3%	65	4%	64	4%	178	4%
<b>Total</b>	1,525	100%	1,783	100%	1,673	100%	4,981	100%

Source: Social Explorer, US Census

### Change in Housing Mix across River Road, 1990 - 2010

	River Road							
	1990		2000		2010		Change 1990-2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Structure Type</b>								
Single-family	3,493	85%	3,992	85%	4,144	83%	651	19%
Multifamily	572	14%	605	13%	659	13%	87	15%
Mobile home or trailer, etc.	53	1%	84	2%	178	4%	125	236%
<b>Total</b>	4,118	100%	4,681	100%	4,981	100%	863	21%

Source: Social Explorer, US Census

### Number and Percent Change of Housing Units in River Road, 1990 – 2010

Geographic Area	1990	2000	2010	Change 1990 to 2000		Change 2000 to 2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
Census Tract 27	1,137	1,440	1,556	303	27%	116	8%	419	37%
Census Tract 28	1,489	1,647	1,796	158	11%	149	9%	307	21%
Census Tract 41	1,492	1,594	1,679	102	7%	85	5%	187	13%
River Road Neighborhood	4,118	4,681	5,031	563	14%	350	7%	913	22%

Source: Social Explorer, US Census

### Number and Percent Change of Housing Units in River Road, Eugene, and Lane County, 1990 – 2010

Geographic Area	1990	2000	2010	Change 1990 to 2000		Change 2000 to 2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
River Road Neighborhood	4,118	4,681	5,031	563	14%	350	7%	913	22%
Eugene	47,991	61,444	69,951	13,453	28%	8,507	14%	21,960	46%
Lane County	116,676	138,946	156,112	22,270	19%	17,166	12%	39,436	34%

Source: Social Explorer, US Census

### Housing Tenure in River Road, Eugene, and Lane County, 1990

Tenure	1990					
	River Road		Eugene		Lane County	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	2,691	67%	23,483	51%	67,387	61%
Renter Occupied	1,311	33%	22,791	49%	43,412	39%
<b>Total</b>	<b>4,002</b>	<b>100%</b>	<b>46,274</b>	<b>100%</b>	<b>110,799</b>	<b>100%</b>

Source: Social Explorer, US Census

### Housing Tenure in River Road, Eugene, and Lane County, 2000

Tenure	2000					
	River Road		Eugene		Lane County	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	3,041	67%	30,105	52%	81,207	62%
Renter Occupied	1,495	33%	28,005	48%	49,246	38%
<b>Total</b>	<b>4,536</b>	<b>100%</b>	<b>58,110</b>	<b>100%</b>	<b>130,453</b>	<b>100%</b>

Source: Social Explorer, US Census

### Housing Tenure in River Road, Eugene, and Lane County, 2010

2010						
	River Road		Eugene		Lane County	
Tenure	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	3,060	63%	33,271	50%	87,228	60%
Renter Occupied	1,785	37%	33,148	50%	58,738	40%
<b>Total</b>	4,845	100%	66,419	100%	145,966	100%

Source: Social Explorer, US Census

### Change in Median Household Income in River Road, 1990 - 2010

Geographic Area	1990	2000	2010	Change 1990 to 2000		Change 2000 to 2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
Census Tract 27	\$ 30,615	\$ 43,899	\$44,420	\$ 13,284	43.4%	\$ 521	1.2%	\$ 13,805	45.1%
Census Tract 28	\$ 26,373	\$ 39,660	\$43,000	\$ 13,287	50.4%	\$ 3,340	8.4%	\$ 16,627	63.0%
Census Tract 41	\$ 26,324	\$ 35,347	\$41,846	\$ 9,023	34.3%	\$ 6,499	18.4%	\$ 15,522	59.0%
River Road Neighborhood	\$ 27,647	\$ 39,607	\$43,379	\$ 11,960	43.3%	\$ 3,772	9.5%	\$ 15,732	56.9%

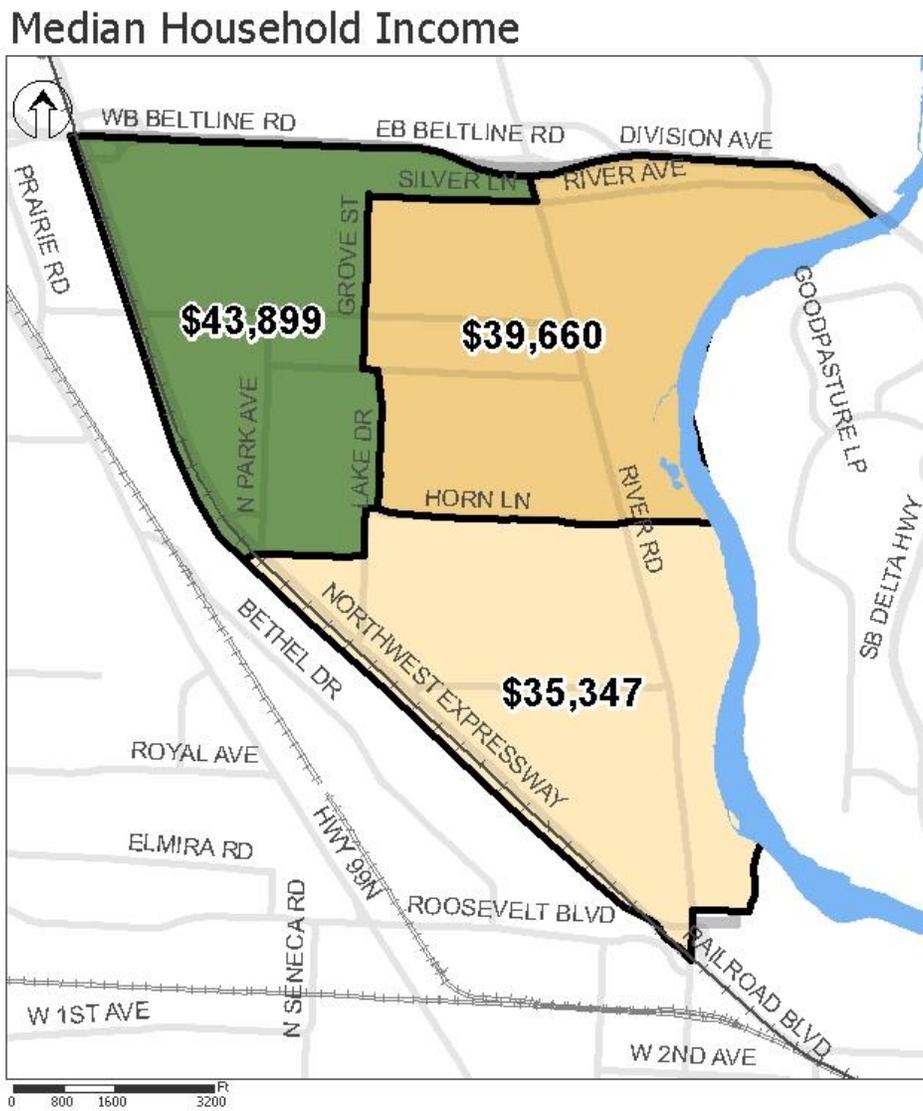
Source: Social Explorer, US Census

### Change in Median Household Income in River Road, Eugene, And Lane County, 1990 - 2010

Geographic Area	1990	2000	2010	Change 1990 to 2000		Change 2000 to 2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
River Road Neighborhood	\$ 27,647	\$ 39,607	\$43,379	\$ 11,960	43.3%	\$ 3,772	9.5%	\$ 15,732	56.9%
Eugene	\$ 25,369	\$ 35,850	\$41,701	\$ 10,481	41.3%	\$ 5,851	16.3%	\$ 16,332	64.4%
Lane County	\$ 25,268	\$ 36,942	\$42,923	\$ 11,674	46.2%	\$ 5,981	16.2%	\$ 17,655	69.9%

Source: Social Explorer, US Census

**Median Household Income in River Road, 2000**



**2000 Median Household Income by Census Tract**

- \$43,899
- \$39,660
- \$35,347

Median Household Income (In 1999 Dollars)  
 Data: Social Explorer; U.S. Census Bureau;  
 2000 Census of Population and Housing,  
 Summary File 3: Technical Documentation, 2002. Table T93

Source: Social Explorer, US Census

### Cost Burdened Owners in River Road, 1990 – 2010

	Census Tract 27				Census Tract 28				Census Tract 41				River Road			
	1990		2010		1990		2010		1990		2010		1990		2010	
Cost Burden Owners	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total households	818	100%	1,035	100%	829	100%	1,014	100%	897	100%	1,044	100%	2,544	100%	3,093	100%
Not computed	8	1%	25	2%	6	1%	-	0%	14	2%	11	1%	28	1%	36	1%
Under 30%	715	87%	738	71%	692	83%	719	71%	734	82%	807	77%	2,141	84%	2,264	73%
<b>Over 30%</b>	95	12%	272	26%	131	16%	295	29%	149	17%	226	22%	375	15%	793	26%

Source: Social Explorer, US Census

### Cost Burdened Renters in River Road, 1990 – 2010

	Census Tract 27				Census Tract 28				Census Tract 41				River Road			
	1990		2010		1990		2010		1990		2010		1990		2010	
Cost Burden Renters	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total households	275	100%	490	100%	573	100%	692	100%	459	100%	570	100%	1,307	100%	1,752	100%
Not computed	8	3%	12	2%	-	0%	-	0%	-	0%	26	5%	8	1%	38	2%
Under 30%	158	57%	121	25%	311	54%	390	56%	285	62%	184	32%	754	58%	695	40%
<b>Over 30%</b>	109	40%	357	73%	262	46%	302	44%	174	38%	360	63%	545	42%	1,019	58%

Source: Social Explorer, US Census

### Cost Burdened Owners across River Road, Eugene, and Lane County, 1990 – 2010

	River Road				Eugene				Lane County			
	1990		2010		1990		2010		1990		2010	
Cost Burden Owners	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total households	2,544	100%	3,093	100%	20,146	100%	33,038	100%	49,724	100%	87,469	100%
Not computed	28	1%	36	1%	145	1%	123	0%	318	1%	550	1%
Under 30%	2,141	84%	2,264	73%	16,469	82%	21,964	66%	40,492	81%	58,792	67%
<b>Over 30%</b>	375	15%	793	26%	3,532	18%	10,951	33%	8,914	18%	28,127	32%

Source: Social Explorer, US Census

**Cost Burdened Renters across River Road, Eugene, and Lane County, 1990 - 2010**

	River Road				Eugene				Lane County			
	1990		2010		1990		2010		1990		2010	
<b>Cost Burden Renters</b>	<b>Number</b>	<b>Percent</b>										
Total households	1,307	100%	1,752	100%	20,146	100%	33,038	100%	49,724	100%	87,469	100%
Not computed	8	1%	38	2%	145	1%	123	0%	318	1%	550	1%
Under 30%	754	58%	695	40%	16,469	82%	21,964	66%	40,492	81%	58,792	67%
<b>Over 30%</b>	545	42%	1,019	58%	3,532	18%	10,951	33%	8,914	18%	28,127	32%

Source: Social Explorer, US Census

### Population Change in Santa Clara, 1990 - 2010

Geographic Area	1990	2000	2010	Change 1990-2000		Change 2000-2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
Census Tract 23	5,676	6,663	8,412	987	17.4%	1,749	26.2%	2,736	48.2%
Census Tract 24.01	1,893	2,995	3,887	1,102	58.2%	892	29.8%	1,994	105.3%
Census Tract 24.02	5,909	7,522	8,248	1,613	27.3%	726	9.7%	2,339	39.6%
Santa Clara Neighborhood	13,478	17,180	20,547	3,702	27.5%	3,367	19.6%	7,069	52.4%

Source: Social Explorer, US Census

### Average Annual Growth Rate in Santa Clara and Eugene, 1990 - 2010

Geographic Area	1990		2010	
	Number	% share	Number	% share
Santa Clara	13,478	9%	20,547	8%
Eugene	112,669	100%	156,185	100%

Source: Social Explorer, US Census

### Change in Santa Clara's Share of Eugene's Population, 1990 - 2010

Geographic Area	1990		2010	
	Number	% share	Number	% share
Santa Clara	13,478	9%	20,547	8%
Eugene	112,669	100%	156,185	100%

Source: Social Explorer, US Census

### Age Demographics in Santa Clara, 1990 - 2010

Santa Clara Age	1990		2010	
	Number	Percent	Number	Percent
0 to 9	1,994	15%	2,589	13%
10 to 17	1,692	13%	2,251	11%
18 to 24	1,047	8%	1,374	7%
25 to 34	1,985	15%	2,637	13%
35 to 44	2,488	18%	2,771	13%
45 to 54	1,753	13%	2,876	14%
55 to 64	1,138	8%	2,979	14%
65 to 74	913	7%	1,712	8%
75 to 84	397	3%	912	4%
85 and over	71	1%	446	2%
Total	13,478	100%	20,547	100%

Source: Social Explorer, US Census

### Racial Distribution in Santa Clara 1990 - 2010

Santa Clara Race	1990		2000		2010		Change 1990-2000		Change 2000-2010		Change 1990-2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White	13,072	97%	15,896	93%	18,487	90%	2,824	22%	2,591	16%	5,415	41%
Black	59	0%	107	1%	195	1%	48	81%	88	82%	136	231%
American Indian, Eskimo, or Aleut	117	1%	165	1%	207	1%	48	41%	42	25%	90	77%
Asian or Pacific Islander	125	1%	268	2%	440	2%	143	114%	172	64%	315	252%
Other Race	105	1%	744	4%	1,218	6%	639	609%	474	64%	1,113	1060%
Total	13,478	100%	17,180	100%	20,547	100%	3,702	27%	3,367	20%	7,069	52%

Source: Social Explorer, US Census

### Racial Composition of the Hispanic or Latino Population in Santa Clara, 1990 – 2010

Santa Clara Neighborhood	1990		2000		2010		Change 1990-2000		Change 2000-2010		Change 1990-2010	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
White	119	0.88%	262	1.53%	780	3.80%	143	120%	518	198%	661	555%
Black	0	0.00%	2	0.01%	15	0.07%	2	~200%	13	650%	15	1500%
American Indian, Eskimo, or Aleut	6	0.04%	14	0.08%	28	0.14%	8	133%	14	100%	22	367%
Asian or Pacific Islander*	4	0.03%	2	0.01%	9	0.04%	-2	-50%	7	350%	5	125%
Other Race	93	0.69%	340	1.98%	592	2.88%	247	266%	252	74%	499	537%
Total	222	1.65%	620	3.61%	1,424	6.93%	398	179%	804	130%	1,202	541%
Total Population	13,478	100.00%	17,180	100.00%	20,547	100.00%	3,702	27%	3,367	20%	7,069	52%

Source: Social Explorer, US Census

### Housing Mix in Santa Clara, 1990

Structure Type	1990							
	Census Tract 23		Census Tract 24.01		Census Tract 24.02		Santa Clara	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-family	1,848	89%	679	96%	1,993	93%	4,520	91.6%
Multifamily	107	5%	-	0%	117	5%	224	4.5%
Mobile home or trailer, etc.	126	6%	31	4%	34	2%	191	3.9%
<b>Total</b>	<b>2,081</b>	<b>100%</b>	<b>710</b>	<b>100%</b>	<b>2,144</b>	<b>100%</b>	<b>4,935</b>	<b>100%</b>

Source: Social Explorer, US Census

## Housing Mix in Santa Clara, 2000

Structure Type	2000							
	Census Tract 23		Census Tract 24.01		Census Tract 24.02		Santa Clara	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-family	2,250	88%	1,133	98%	2,699	92%	6,082	91%
Multifamily	118	5%	7	1%	151	5%	276	4%
Mobile home or trailer, etc.	201	8%	11	1%	90	3%	302	5%
<b>Total</b>	<b>2,569</b>	<b>100%</b>	<b>1,151</b>	<b>100%</b>	<b>2,940</b>	<b>100%</b>	<b>6,660</b>	<b>100%</b>

Source: Social Explorer, US Census

## Housing Mix in Santa Clara, 2010

Structure Type	2010							
	Census Tract 23		Census Tract 24.01		Census Tract 24.02		Santa Clara	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-family	2,757	83%	1,582	99%	2,989	90%	7,328	89%
Multifamily	370	11%	-	0%	235	7%	605	7%
Mobile home or trailer, etc.	196	6%	11	1%	98	3%	305	4%
<b>Total</b>	<b>3,323</b>	<b>100%</b>	<b>1,593</b>	<b>100%</b>	<b>3,322</b>	<b>100%</b>	<b>8,238</b>	<b>100%</b>

Source: Social Explorer, US Census

## Change in Housing Mix in Santa Clara, 1990 -- 2010

Structure Type	Santa Clara							
	1990		2000		2010		Change 1990-2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-family	4,520	92%	6,082	91%	7,328	89%	2,808	62%
Multifamily	224	5%	276	4%	605	7%	381	170%
Mobile home or trailer, etc.	191	4%	302	5%	305	4%	114	60%
<b>Total</b>	<b>4,935</b>	<b>100%</b>	<b>6,660</b>	<b>100%</b>	<b>8,238</b>	<b>100%</b>	<b>3,303</b>	<b>67%</b>

Source: Social Explorer, US Census

## Housing Units in Santa Clara, 1990 - 2010

Geographic Area	1990	2000	2010	Change 1990 to 2000		Change 2000 to 2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
Census Tract 23	2,081	2,569	3,405	488	23%	836	33%	1,324	64%
Census Tract 24.01	710	1,151	1,555	441	62%	404	35%	845	119%
Census Tract 24.02	2,144	2,937	3,338	793	37%	401	14%	1,194	56%
Santa Clara	4,935	6,657	8,298	1,722	35%	1,641	25%	3,363	68%

Source: Social Explorer, US Census

## Housing Units in Santa Clara, Eugene and Lane County, 1990 – 2010

Geographic Area	1990	2000	2010	Change 1990 to 2000		Change 2000 to 2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
Santa Clara	4,935	6,657	8,298	1,722	35%	1,641	25%	3,363	68%
Eugene	47,991	61,444	69,951	13,453	28%	8,507	14%	21,960	46%
Lane County	116,676	138,946	156,112	22,270	19%	17,166	12%	39,436	34%

Source: Social Explorer, US Census

## Housing Tenure in Santa Clara, 1990

Tenure	1990					
	Santa Clara		Eugene		Lane County	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	3,827	79%	23,483	51%	67,387	61%
Renter Occupied	1,027	21%	22,791	49%	43,412	39%
<b>Total</b>	4,854	100%	46,274	100%	110,799	100%

Source: Social Explorer, US Census

## Housing Tenure in Santa Clara, 2000

Tenure	2000					
	Santa Clara		Eugene		Lane County	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	5,221	81%	30,105	52%	81,207	62%
Renter Occupied	1,215	19%	28,005	48%	49,246	38%
<b>Total</b>	6,436	100%	58,110	100%	130,453	100%

Source: Social Explorer, US Census

## Housing Tenure in Santa Clara, 2010

Tenure	2010					
	Santa Clara		Eugene		Lane County	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	5,964	74%	33,271	50.1%	87,228	60%
Renter Occupied	2,051	26%	33,148	49.9%	58,738	40%
<b>Total</b>	8,015	100%	66,419	100%	145,966	100%

Source: Social Explorer, US Census

### Median Household Income in Santa Clara, 1990 – 2010

Geographic Area	1990	2000	2010	Change 1990 to 2000		Change 2000 to 2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
Census Tract 23	\$30,942	\$46,491	\$52,825	\$ 15,549	50.3%	\$ 6,334	13.6%	\$ 21,883	70.7%
Census Tract 24.01	\$34,804	\$61,341	\$67,019	\$ 26,537	76.2%	\$ 5,678	9.3%	\$ 32,215	92.6%
Census Tract 24.02	\$31,561	\$48,357	\$60,803	\$ 16,796	53.2%	\$ 12,446	25.7%	\$ 29,242	92.7%
Santa Clara Neighborhood	\$31,732	\$49,404	\$58,208	\$ 17,672	55.7%	\$ 8,804	17.8%	\$ 26,476	83.4%
Eugene	\$25,369	\$35,850	\$41,701	\$ 10,481	41.3%	\$ 5,851	16.3%	\$ 16,332	64.4%
Lane County	\$25,268	\$36,942	\$42,923	\$ 11,674	46.2%	\$ 5,981	16.2%	\$ 17,655	69.9%

Source: Social Explorer, US Census

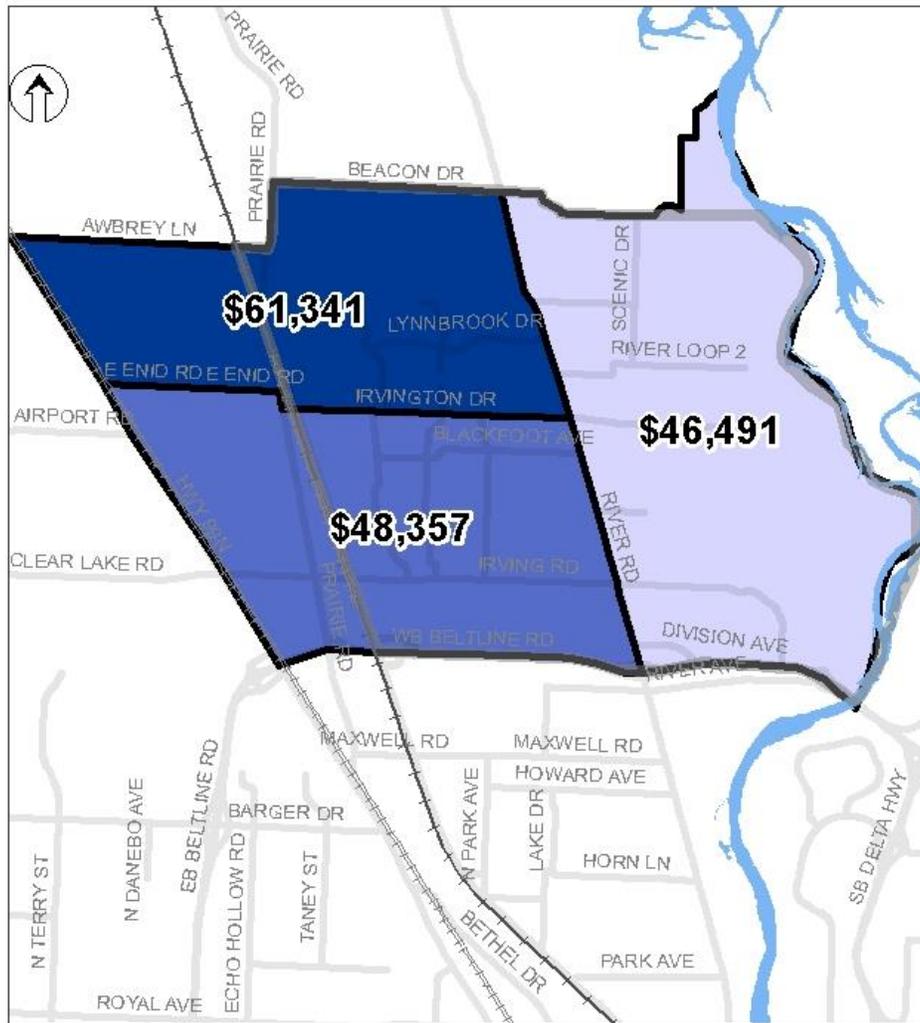
### Median Household Incomes in Santa Clara, Eugene, and Lane County, 1990 – 2010

Geographic Area	1990	2000	2010	Change 1990 to 2000		Change 2000 to 2010		Change 1990-2010	
				Number	Percent	Number	Percent	Number	Percent
Santa Clara Neighborhood	31,732	49,404	58,208	17672	55.7%	\$ 8,804	17.8%	\$ 26,476	83.4%
Eugene	25,369	35,850	41,701	10481	41.3%	5851	16.3%	\$ 16,332	64.4%
Lane County	25,268	36,942	42,923	11674	46.2%	\$ 5,981	16.2%	\$ 17,655	69.9%

Source: Social Explorer, US Census

**Median Household Income in Santa Clara, 2000 (1990 Census Tract areas)**

**Median Household Income**



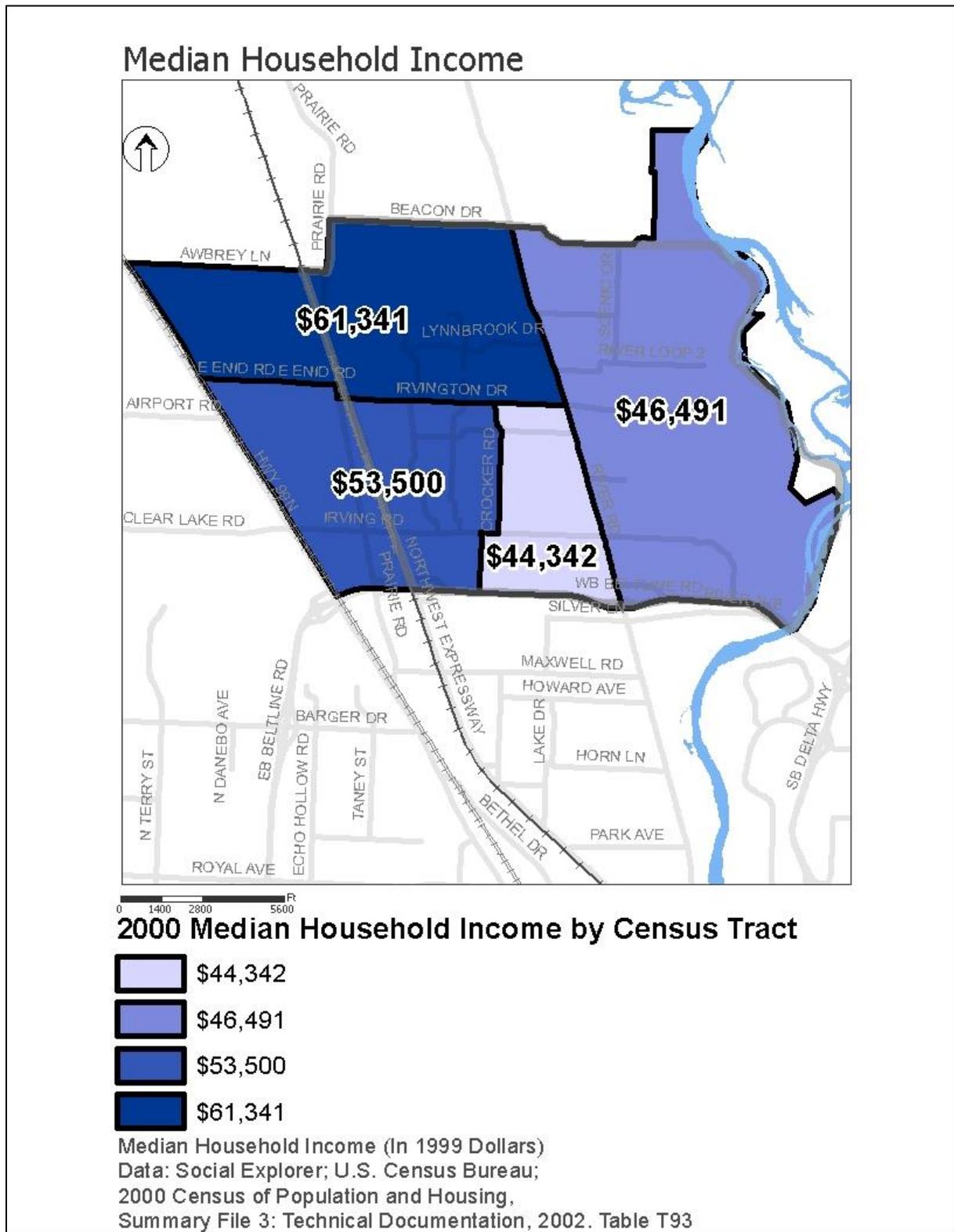
**2000 Median Household Income by Census Tract**



Median Household Income (In 1999 Dollars)  
 Data: Social Explorer; U.S. Census Bureau;  
 2000 Census of Population and Housing,  
 Summary File 3: Technical Documentation, 2002. Table T93

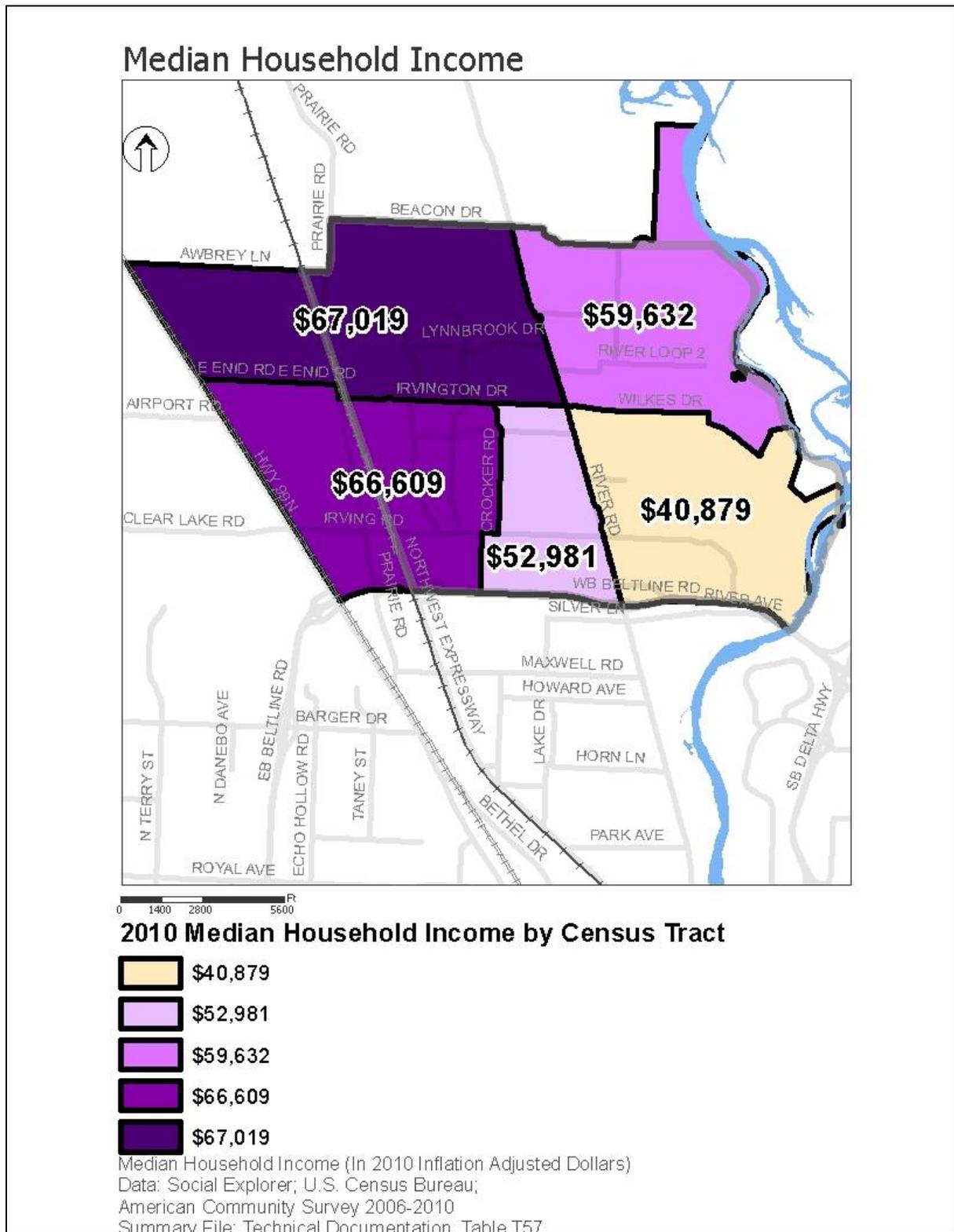
Source: Social Explorer, US Census

**Median Household Income in Santa Clara, 2000 (2000 Census Tract areas)**



**Source: Social Explorer, US Census**

**Median Household Income in Santa Clara, 2010 (2010 Census Tract areas)**



**Source: Social Explorer, US Census**

### Cost-Burdened Owners in Santa Clara, 1990 - 2010

	Census Tract 23				Census Tract 24.01				Census Tract 24.02				Santa Clara			
	1990		2010		1990		2010		1990		2010		1990		2010	
<b>Cost Burden Owners</b>	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total households	1,332	100%	2,088	100%	541	100%	1,494	100%	1,541	100%	2,399	100%	3,414	100%	5,981	100%
Not computed	-	0%	-	0%	-	0%	9	1%	8	1%	25	1%	8	0%	34	1%
Under 30%	1098	82%	1,405	67%	477	88%	885	59%	1,252	81%	1,633	68%	2,827	83%	3,855	64%
<b>Over 30%</b>	234	18%	683	33%	64	12%	600	40%	281	18%	809	34%	579	17%	2,092	35%

Source: Social Explorer, US Census

### Cost Burdened Renters in Santa Clara, 1990 - 2010

	Census Tract 23				Census Tract 24.01				Census Tract 24.02				Santa Clara			
	1990		2010		1990		2010		1990		2010		1990		2010	
<b>Cost Burden Renters</b>	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total households	494	100%	1,114	100%	97	100%	99	100%	431	100%	789	100%	1,022	100%	2,002	100%
Not computed	8	2%	124	11%	5	5%	-	0%	14	3%	31	4%	27	3%	155	8%
Under 30%	351	71%	475	43%	53	55%	79	80%	252	58%	532	67%	656	64%	1086	54%
<b>Over 30%</b>	135	27%	515	46%	39	40%	20	20%	165	38%	257	33%	339	33%	761	38%

Source: Social Explorer, US Census

### Cost Burdened Owners in Santa Clara, Eugene, and Lane County, 1990 - 2010

	Santa Clara				Eugene				Lane County			
	1990		2010		1990		2010		1990		2010	
<b>Cost Burden Owners</b>	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total households	3,414	100%	5,981	100%	20,146	100%	33,038	100%	49,724	100%	87,469	100%
Not computed	8	0%	34	1%	145	1%	123	0%	318	1%	550	1%
Under 30%	2,827	83%	3,855	64%	16,469	82%	21,964	66%	40,492	81%	58,792	67%
<b>Over 30%</b>	579	17%	2,092	35%	3,532	18%	10,951	33%	8,914	18%	28,127	32%

Source: Social Explorer, US Census

### Cost Burdened Renters in Santa Clara, Eugene, and Lane County, 1990 – 2010

	Santa Clara				Eugene				Lane County			
	1990		2010		1990		2010		1990		2010	
<b>Cost Burdened Renters</b>	<b>Number</b>	<b>Percent</b>										
Total households	1,022	100%	2,002	100%	22,735	100%	31,961	100%	42,250	100%	56,425	100%
Not computed	27	3%	155	8%	817	4%	1,821	6%	1,791	4%	3,498	6%
Under 30%	656	64%	1086	54%	10,770	47%	12552	39%	21,734	51%	23,778	42%
<b>Over 30%</b>	339	33%	761	38%	11,148	49%	17,588	55%	18,725	44%	29,149	52%

Source: Social Explorer, US Census

### Rent to Income Ratios in Santa Clara, 1990

	1990			
	Census Tract 23	Census Tract 24.01	Census Tract 24.02	Santa Clara
Median Monthly Household Income	\$2,579	\$2,900	\$2,630	\$2,644
Median Montly Gross Rent	\$485	\$532	\$495	\$491
<b>Ratio of Rent to Income</b>	19%	18%	19%	19%

Source: Social Explorer, US Census

### Rent to Income Ratios in Santa Clara, 2000

	2000			
	Census Tract 23	Census Tract 24.02	Census Tract 24.02	Santa Clara
Median Monthly Household Income	\$3,874	\$5,112	\$4,030	\$4,117
Median Montly Gross Rent	\$731	\$680	\$768	\$741
<b>Ratio of Rent to Income</b>	19%	13%	19%	18%

Source: Social Explorer, US Census

### Rent to Income Ratios in Santa Clara, 2010

	2010			
	Census Tract 23	Census Tract 24.01	Census Tract 24.02	Santa Clara
Median Monthly Household Income	\$ 4,402	\$ 5,585	\$ 5,067	\$ 4,851
Median Monthly Gross Rent	\$ 914	\$ 1,136	\$ 915	\$ 922
<b>Ratio of Rent to Income</b>	21%	20%	18%	19%

Source: Social Explorer, US Census

