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KERN REGIONAL HOUSING DATA REPORT



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INTRODUCTION

To comply with Senate Bill 375, the Housing Element planning period has been extended from five years to eight years in some jurisdictions to allow for synchronization with the regional transportation plan; however, jurisdictions that do not meet the deadline (April 30, 2015) for the 2015–2023 Housing Element cycle will revert to a four-year cycle until they have adopted two consecutive revisions by the due date. In addition to providing an analysis of sites and zoning to accommodate the projected housing need as determined by the Regional Housing Needs Assessment (RHNA) Allocation Plan, jurisdictions are required to assess their existing housing needs.

Kern COG has processed data from the 2010 decennial Census and the 2006–2010 American Community Survey, along with housing-related statistics from other sources, for the purpose of providing value-added information to member jurisdictions and other stakeholders. Specifically, the purpose of the data sets is to provide information that may help local jurisdictions in preparing housing element updates.

Kern COG also worked with HCD on facilitating the Housing Element data review and approval processes. Kern COG and HCD are developing a regional data review process that would mean data drawn from these data sets would not need to be reviewed again by HCD when the Housing Element is submitted. Kern COG will advise its member jurisdictions when approval is obtained.

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I. KERN COUNTY

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	661,649	839,631	849,977	857,882	1,110,000	260,023	31%
Group Quarters Population	29,970	36,575	32,002	30,848	46,700	14,698	46%
Household Population	631,679	803,056	817,975	827,034	1,063,300	245,325	30%
Households	208,654	254,610	257,353	258,663	336,800	79,447	31%
Average Household Size	3.03	3.15	3.18	3.20	3.16	-0.04	-1%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	314,100	339,900	384,000	44,100	13%
Housing Units	284,367	288,624	371,800	83,176	29%
Jobs-Housing Ratio	1.10	1.18	1.03	-0.15	-12%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Kern COG Regional Housing Data Report

EMPLOYMENT**Table 3: Employment by Industry**

Industry	Number	Percentage
Other Services, Except Public Administration	59,873	19.3%
Agriculture, Forestry, Fishing and Hunting, and Mining	43,384	14.0%
Professional, Scientific, and Management, and Administrative	34,130	11.0%
Transportation and Warehousing, and Utilities	25,847	8.3%
Finance and Insurance, and Real Estate and Rental and Leasing	25,008	8.0%
Educational Services, and Health Care and Social Assistance	23,149	7.4%
Information	22,906	7.4%
Retail Trade	16,432	5.3%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	16,511	5.3%
Wholesale Trade	15,035	4.8%
Manufacturing	14,375	4.6%
Construction	10,096	3.2%
Public Administration	4,249	1.4%
Total Civilian Employed Population 16 Years and Over	310,995	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

Table 4: Fastest-Growing Occupations in Kern County, 2008–2018

Occupational Title	Annual Average Employment		Employment Change	
	2008	2018	Net	Percent
Office and Administrative Support Occupations	37,630	42,200	4,570	12.1%
Food Preparation and Serving Related Occupations	20,030	24,350	4,320	21.6%
Healthcare Practitioners and Technical Occupations	10,870	14,520	3,650	33.6%
Personal Care and Service Occupations	9,270	12,160	2,890	31.2%
Sales and Related Occupations	23,610	26,390	2,780	11.8%
Healthcare Support Occupations	6,670	9,390	2,720	40.8%
Transportation and Material Moving Occupations	23,600	26,220	2,620	11.1%
Construction and Extraction Occupations	22,990	25,040	2,050	8.9%
Installation, Maintenance, and Repair Occupations	13,460	15,220	1,760	13.1%
Production Occupations	12,510	14,240	1,730	13.8%
Protective Service Occupations	8,850	10,040	1,190	13.4%
Building and Grounds Cleaning and Maintenance Occupations	8,350	8,900	550	6.6%
Arts, Design, Entertainment, Sports, and Media Occupations	2,470	2,820	350	14.2%
Farming, Fishing, and Forestry Occupations	41,760	41,530	-230	-0.6%
Total, All Occupations	242,070	273,020	30,950	12.8%

Source: 2008–2010 American Community Survey 3-Year Estimates

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	267,458	60.2%
Renter-Occupied Households	176,717	39.8%
Total Occupied Households	444,175	100%

Sources 2006–2010 American Community Survey 5-Year Estimates, Table DP-04
2008–2010 American Community Survey 3-Year Estimates, Table DP-04

Table 6: Households by Income Class

Household Income	Number	Percentage
Less than \$10,000	16,661	6.7%
\$10,000 to \$14,999	18,238	7.4%
\$15,000 to \$24,999	30,209	12.2%
\$25,000 to \$34,999	28,321	11.4%
\$35,000 to \$49,999	37,103	15.0%
\$50,000 to \$74,999	44,214	17.8%
\$75,000 to \$99,999	28,936	11.7%
\$100,000 to \$149,999	29,234	11.8%
\$150,000 to \$199,999	8,738	3.5%
\$200,000 or more	6,403	2.6%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

Kern COG Regional Housing Data Report

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$13,860	3,370	1.3%	1,370	0.5%	2,000	0.8%
Very Low (30–50% AMI) \$13,860 to \$23,110	9,375	3.7%	2,755	1.1%	6,620	2.6%
Low (50–80% AMI) \$23,110 to \$36,970	11,755	4.6%	5,700	2.2%	6,055	2.4%
Moderate (80–120%) \$36,970 to \$46,220	6,235	2.4%	4,225	1.7%	2,010	0.8%
Total	30,735	31.9%	14,050	14.6%	16,685	17.3%

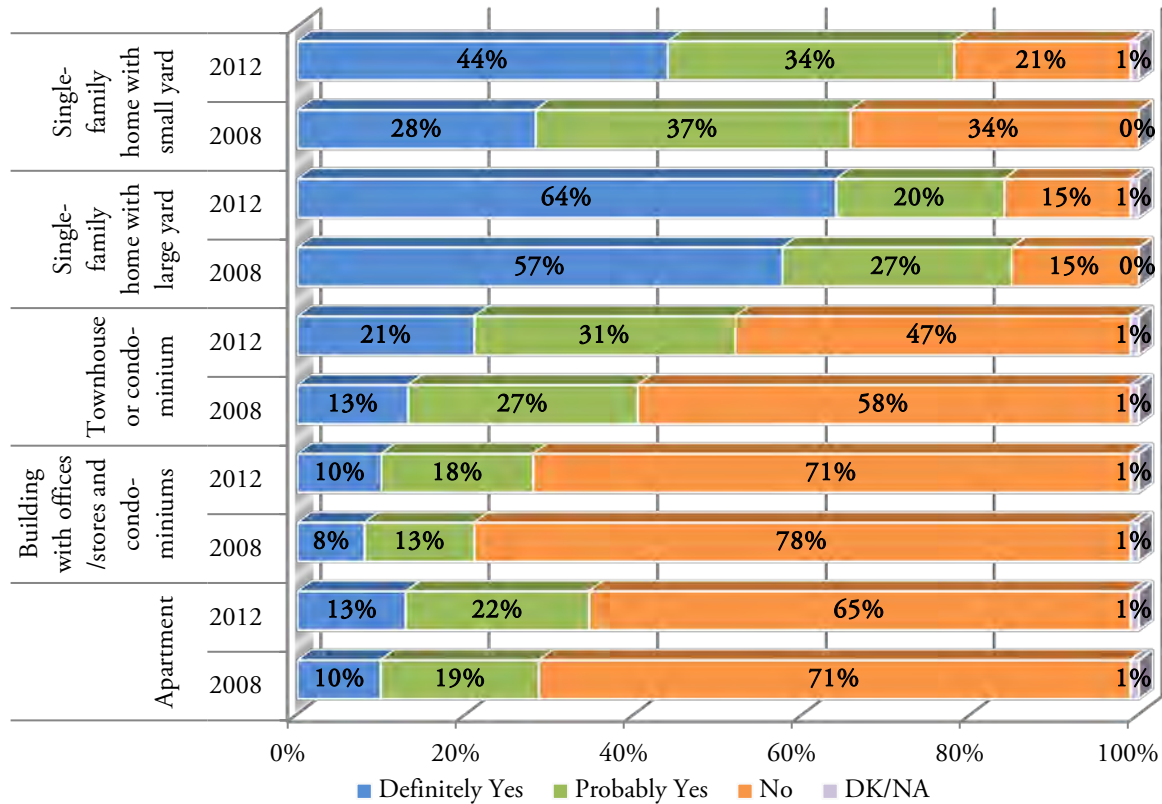
Source: HUD Enterprise GIS Portal, CPD Maps

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	226,521	91.3%
1.01 to 1.50	16,646	6.7%
1.51 or more	4,890	2.0%
Occupied Units	248,057	100.0%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

Figure 1: Housing Preference



HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	202,068	71.1%
Single-Family Attached	7,325	2.6%
Multi-Family 2-4 Units	28,671	10.1%
Multi-Family 5 or More Units	23,666	8.3%
Mobile Homes	22,637	8.0%
Total Housing Units	284,367	100.0%

Source: California Department of Finance, Table E-5

Kern COG Regional Housing Data Report

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percentage
Occupied Housing Units	254,610	89.5%
Vacant Housing Units	29,757	10.5%
For Rent	10,248	3.6%
For Sale	505	0.2%
Rented/Sold, Not Occupied	5,072	1.8%
For Seasonal/Recreational or Occasional Use	971	0.3%
For Migrant Workers	5,981	2.1%
Other Vacant	181	0.1%
Total Housing Units	254,610	89.5%

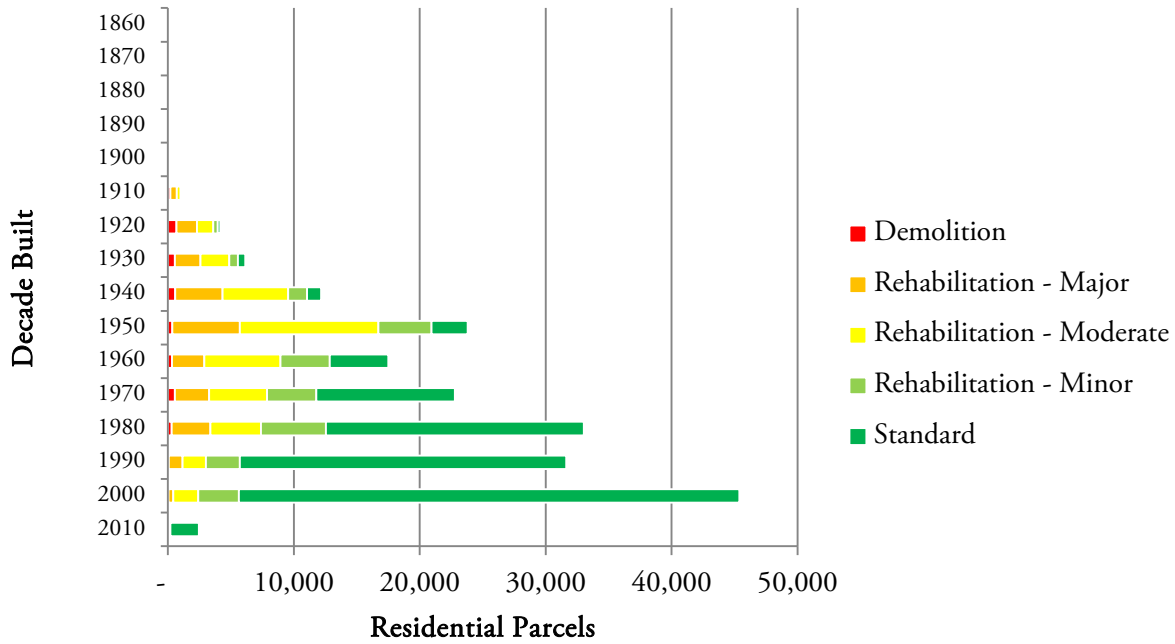
Source: US 2010 Census, ESRI Business Analyst

Table 11: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1860	1	-	1	-	1
1870	-	1	-	-	-
1880	3	4	2	-	1
1890	12	20	10	3	7
1900	42	118	53	16	33
1910	187	507	323	66	71
1920	673	1,617	1,318	345	215
1930	542	2,049	2,264	708	586
1940	566	3,779	5,207	1,494	1,126
1950	333	5,365	11,022	4,197	2,881
1960	308	2,570	6,066	3,912	4,641
1970	557	2,702	4,596	3,921	11,006
1980	281	3,087	4,008	5,165	20,478
1990	69	1,083	1,848	2,710	25,916
2000	28	392	1,993	3,219	39,754
2010	13	59	79	40	2,267
Total	3,615	23,353	38,790	25,796	108,983

Source: Kern COG

Figure 2: Housing Conditions



SPECIAL NEEDS POPULATION

Table 12: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	53,770
Senior-Headed Households	93,502
Renter-Occupied	21,484
Owner-Occupied	72,018
Single-Father Household Population	20,520
Single-Mother Household Population	48,896
Farm Worker Population	43,384
College Student Population	49,052
Disabled Population	n/a
Group Quarter Population	36,757
Institutionalized	32,732
Non-Institutionalized	4,025

Source: US 2010 Census, 2006–2010 American Community Survey 5-Year Estimates

II. REGIONAL STATISTICAL AREAS AND CITIES

GREATER ARVIN AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	20,698	22,248	27,516	5,268	23.7%
Group Quarters Population	351	352	355	3	0.9%
Household Population	20,347	21,895	27,160	5,265	24.0%
Households	4,596	5,036	6,503	1,467	29.1%
Average Household Size	4.43	4.35	4.18	-0.17	-3.9%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	3,767	3,976	4,727	751	18.9%
% of County Growth	-	-	-	1.7%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

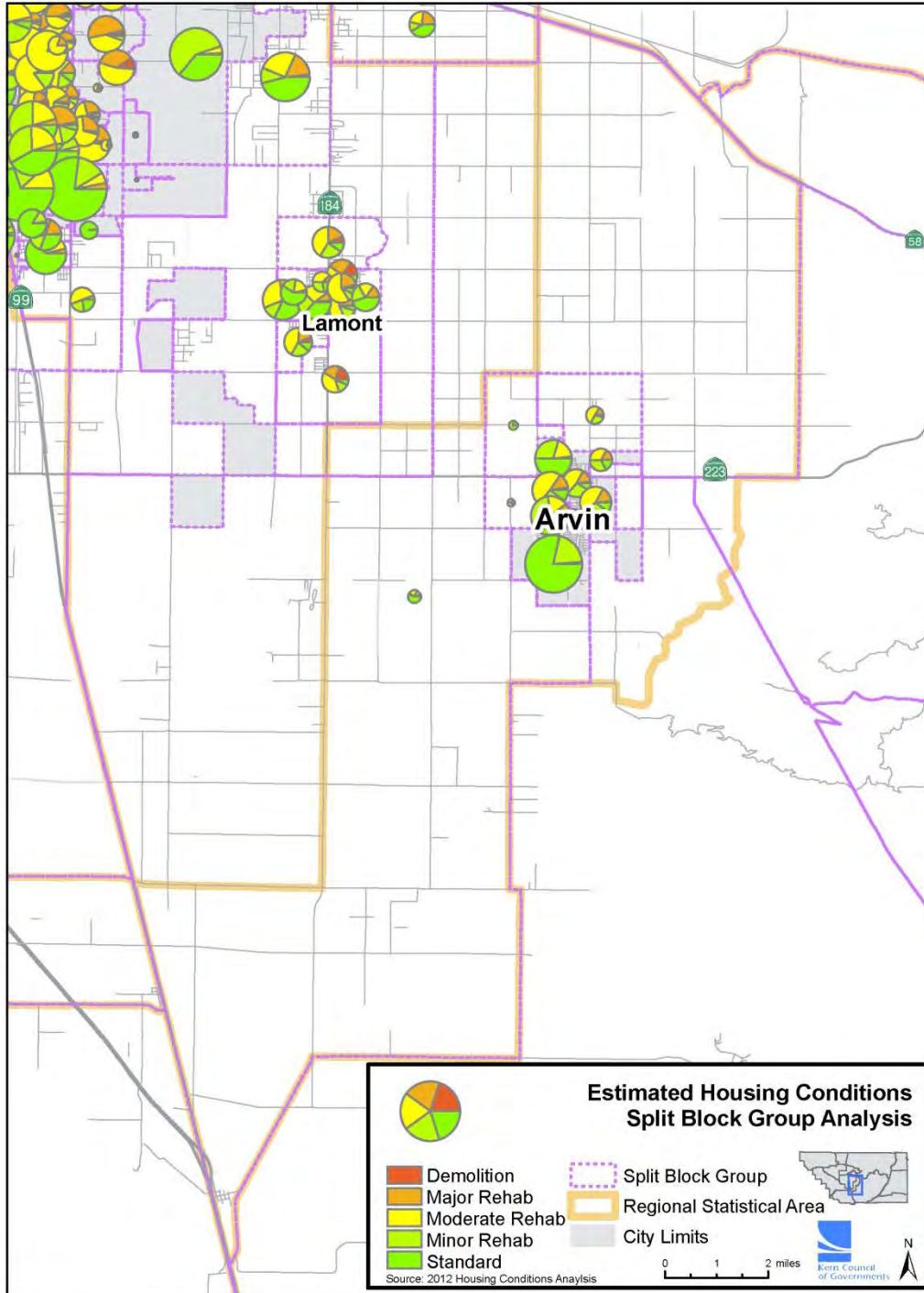
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	1,832
Retail	284
Service/Office	1,568
Warehousing	83
Total All Occupations	3,767

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



CITY OF ARVIN

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	12,956	19,304	19,849	19,960	26,600	6,640	33%
Group Quarters Population	71	349	349	349	400	51	15%
Household Population	12,885	18,955	19,500	19,611	26,200	6,589	34%
Households	3,248	4,228	4,316	4,315	5,700	1,385	32%
Average Household Size	3.97	4.48	4.52	4.54	4.60	0.06	1%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	3,600	3,674	4,400	726	20%
Housing Units	4,476	4,568	6,000	1,432	31%
Jobs-Housing Ratio	0.80	0.80	0.73	-0.07	-9%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	19,304	19,960	26,600	6,640
% of County Growth	-	-	-	2.6%
County Households	254,610	258,663	336,800	78,137
City Households	4,228	4,315	5,700	1,385
% of County Growth	-	-	-	1.8%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	3,027	46.9%
Educational Services, and Health Care and Social Assistance	912	14.1%
Retail Trade	591	9.2%
Construction	451	7.0%
Transportation and Warehousing, and Utilities	417	6.5%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	241	3.7%
Wholesale Trade	205	3.2%
Manufacturing	184	2.8%
Professional, Scientific, and Management, and Administrative	148	2.3%
Other Services, Except Public Administration	117	1.8%
Finance and Insurance, and Real Estate and Rental and Leasing	71	1.1%
Public Administration	57	0.9%
Information	36	0.6%
Total Civilian Employed Population 16 Years and Over	6,457	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	2,069	51.8%
Renter-Occupied Households	1,922	48.2%
Total Occupied Households	3,991	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

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Table 6: Households by Income Class

Household Income	Number	Percentage
Less than \$10,000	257	6.4%
\$10,000 to \$14,999	342	8.6%
\$15,000 to \$24,999	883	22.1%
\$25,000 to \$34,999	630	15.8%
\$35,000 to \$49,999	877	22.0%
\$50,000 to \$74,999	642	16.1%
\$75,000 to \$99,999	248	6.2%
\$100,000 to \$149,999	87	2.2%
\$150,000 to \$199,999	14	0.4%
\$200,000 or more	11	0.3%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$8,970	65	1.5%	20	0.5%	45	1.1%
Very Low (30–50% AMI) \$8,970 to \$14,960	120	2.8%	85	2.0%	35	0.8%
Low (50–80% AMI) \$14,960 to \$23,930	225	5.3%	200	4.7%	25	0.6%
Moderate (80–120%) \$23,930 to \$29,920	35	0.8%	35	0.8%	-	0.0%
Total	445	10.5%	340	8.0%	105	2.5%

Source: HUD Enterprise GIS Portal, CPD Maps

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	2,899	72.6%
1.01 to 1.50	912	22.9%
1.51 or more	180	4.5%
Occupied Units	3,991	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	3,262	72.9%
Single-Family Attached	119	2.7%
Multi-Family 2–4 Units	422	9.4%
Multi-Family 5 or More Units	530	11.8%
Mobile Homes	143	3.2%
Total Housing Units	4,476	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percent
Occupied Housing Units	4,228	94.5%
Vacant Housing Units	248	5.5%
For Rent	100	2.2%
For Sale	58	1.3%
Rented/Sold, Not Occupied	19	0.4%
For Seasonal/Recreational or Occasional Use	15	0.3%
For Migrant Workers	0	0.0%
Other Vacant	56	1.3%
Total Housing Units	4,476	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	640
Senior-Headed Households	886
Renter-Occupied	364
Owner-Occupied	522
Single-Father Household Population	444
Single-Mother Household Population	1,027
Farm Worker Population	3,027
College Student Population	857
Disabled Population	n/a
Group Quarter Population	349
Institutionalized	68
Non-Institutionalized	281

Source: US 2010 Census, 2006–2010 American Community Survey 5-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1910	1	2	-	-	-
1920	2	14	26	5	3
1930	9	36	44	16	3
1940	16	73	193	43	11
1950	-	28	117	79	12
1960	-	11	57	61	12
1970	2	15	77	120	19
1980	2	3	32	83	25
1990	-	5	18	109	414
2000	-	1	15	238	617
2010	-	1	2	-	54
Total	32	189	581	754	1,170

Source: Kern COG

Kern COG Regional Housing Data Report

Figure 1: Housing Conditions

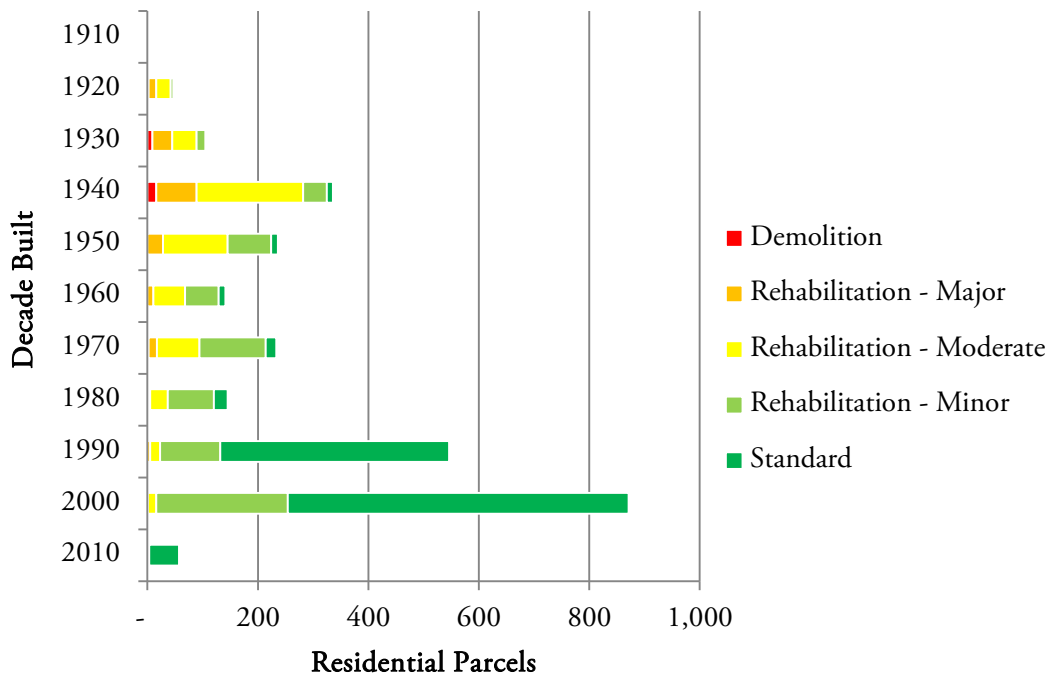
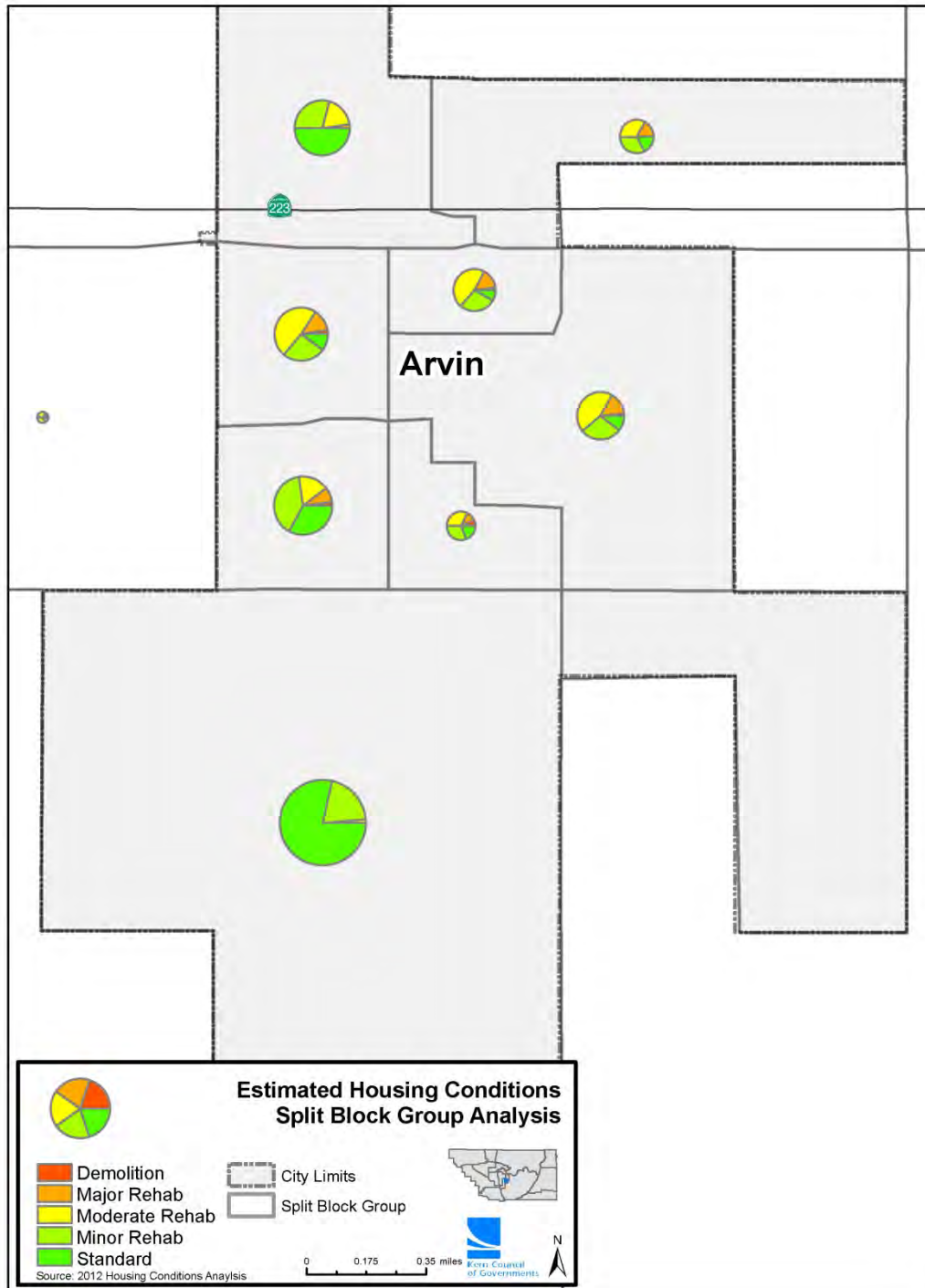


Figure 2: Estimated Housing Conditions Map



METRO – BAKERSFIELD AREA

POPULATION, HOUSING AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	536,825	564,838	671,418	106,580	18.9%
Group Quarters Population	4,145	4,237	4,589	352	8.3%
Household Population	532,680	560,597	666,823	106,226	18.9%
Households	168,373	178,842	217,548	38,706	21.6%
Average Household Size	3.16	3.13	3.07	-0.07	-2.2%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	183,660	192,182	222,682	30,500	15.9%
% of County Growth	-	-	-	69.2%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

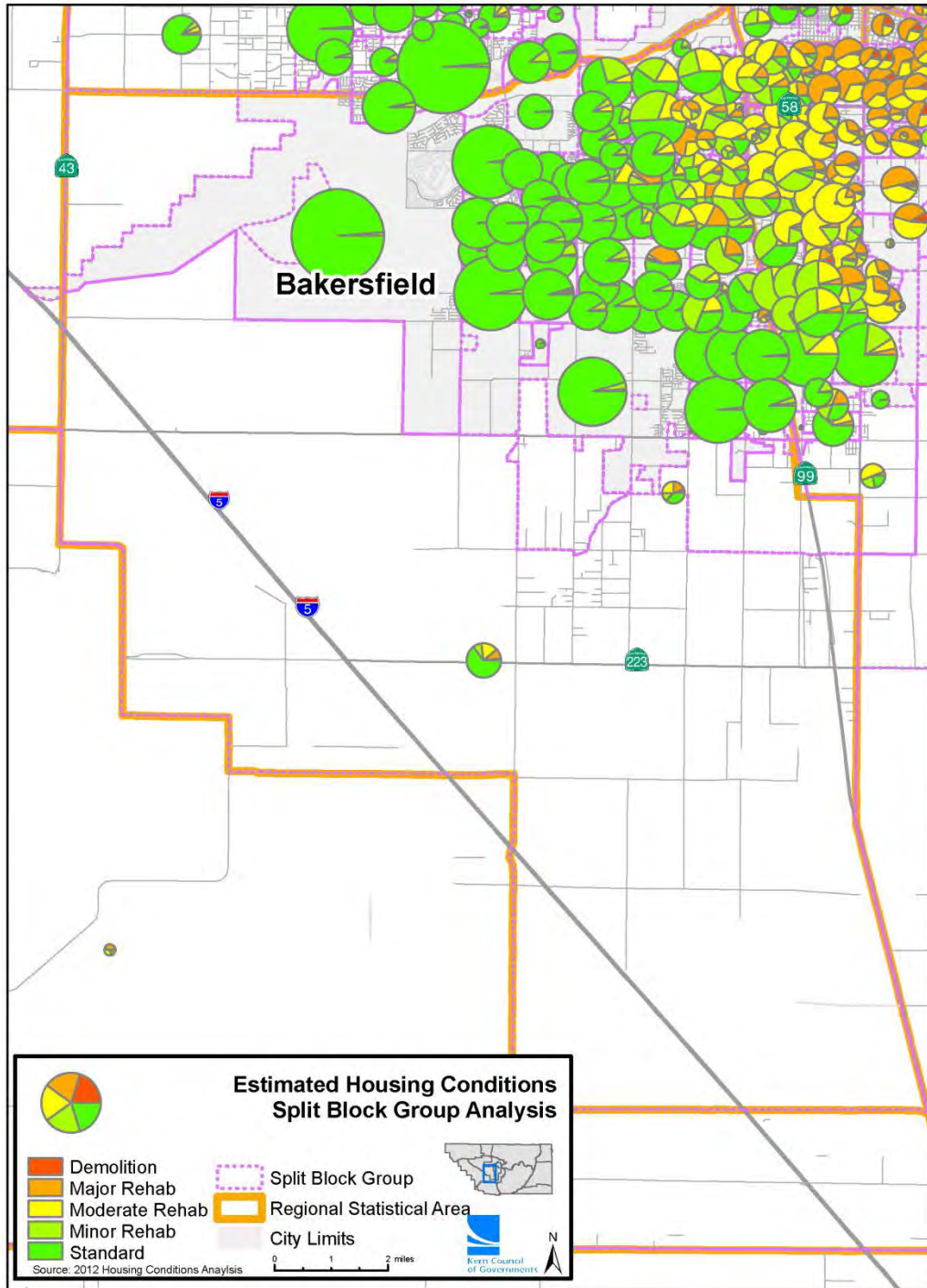
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	40,698
Retail	29,404
Service/Office	101,959
Warehousing	11,599
Total All Occupations	183,660

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map (1 of 7)



Kern COG Regional Housing Data Report

Figure 2: Estimated Housing Conditions Map (2 of 7)

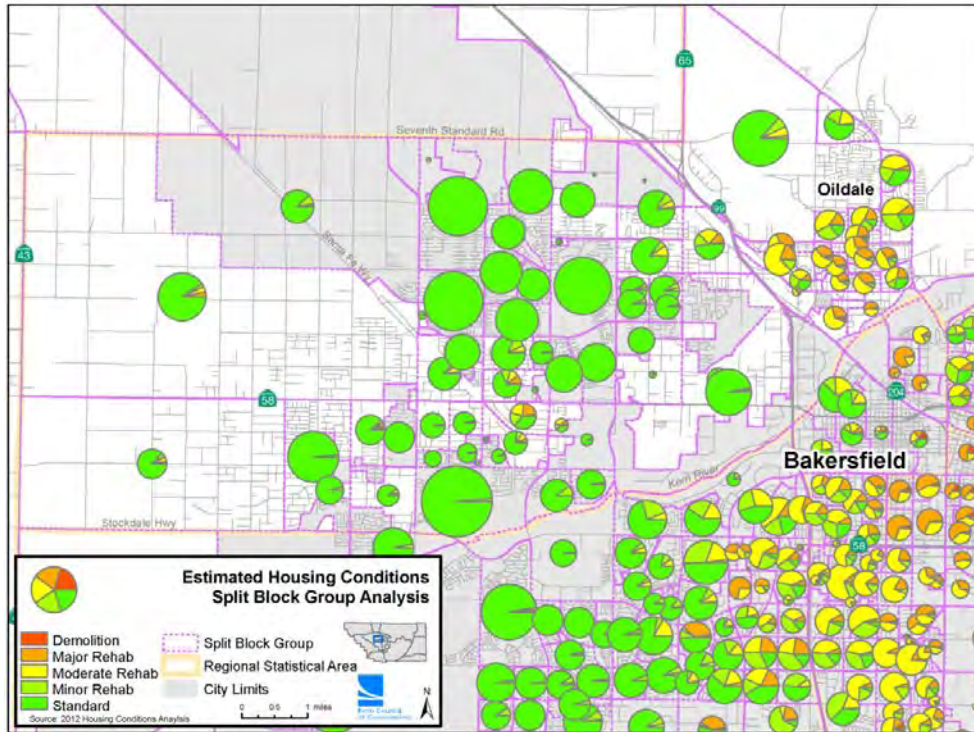


Figure 3: Estimated Housing Conditions Map (3 of 7)

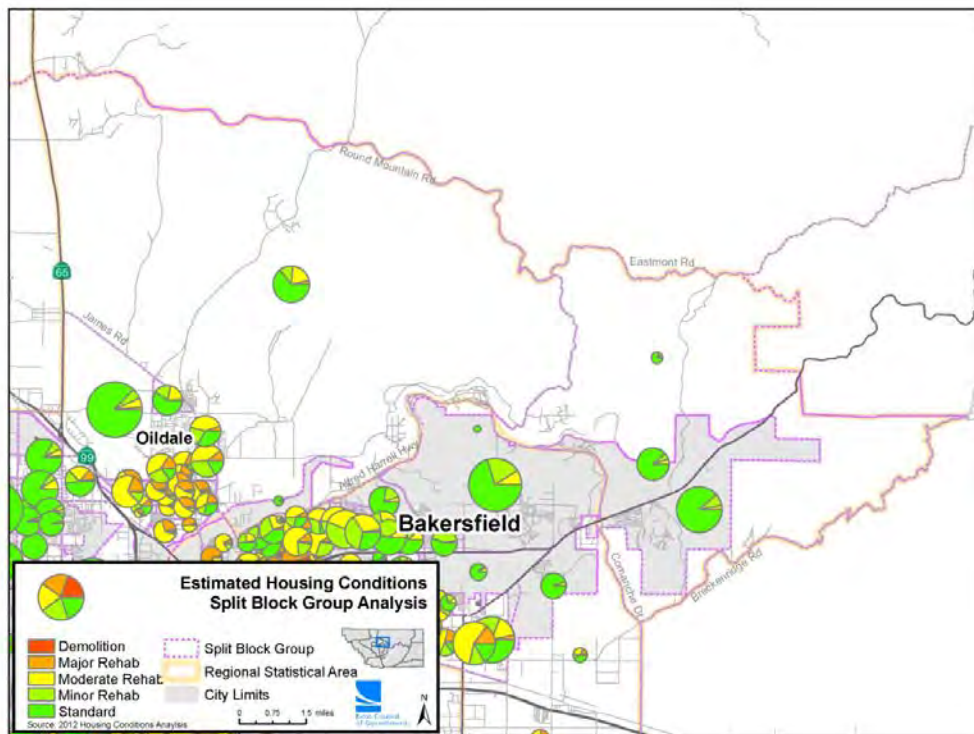


Figure 4: Estimated Housing Conditions Map (4 of 7)

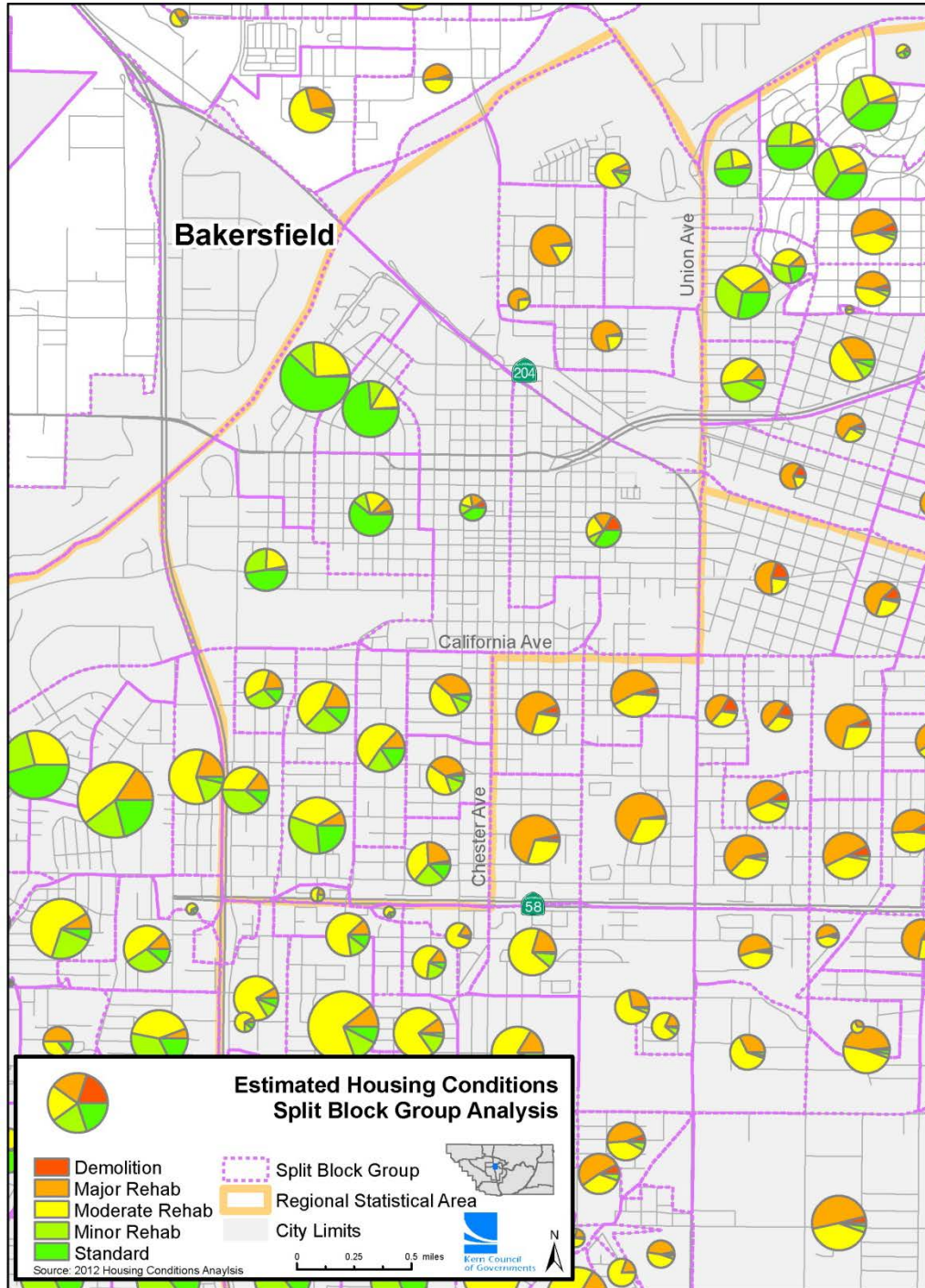


Figure 5: Estimated Housing Conditions Map (5 of 7)

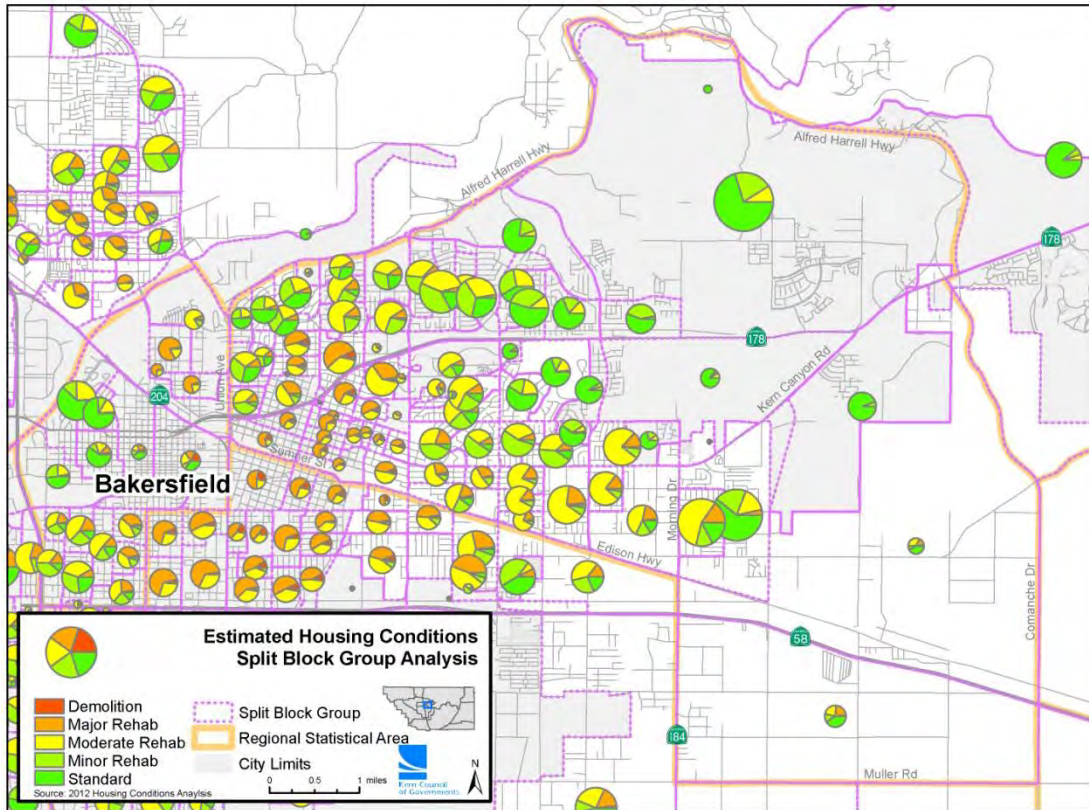
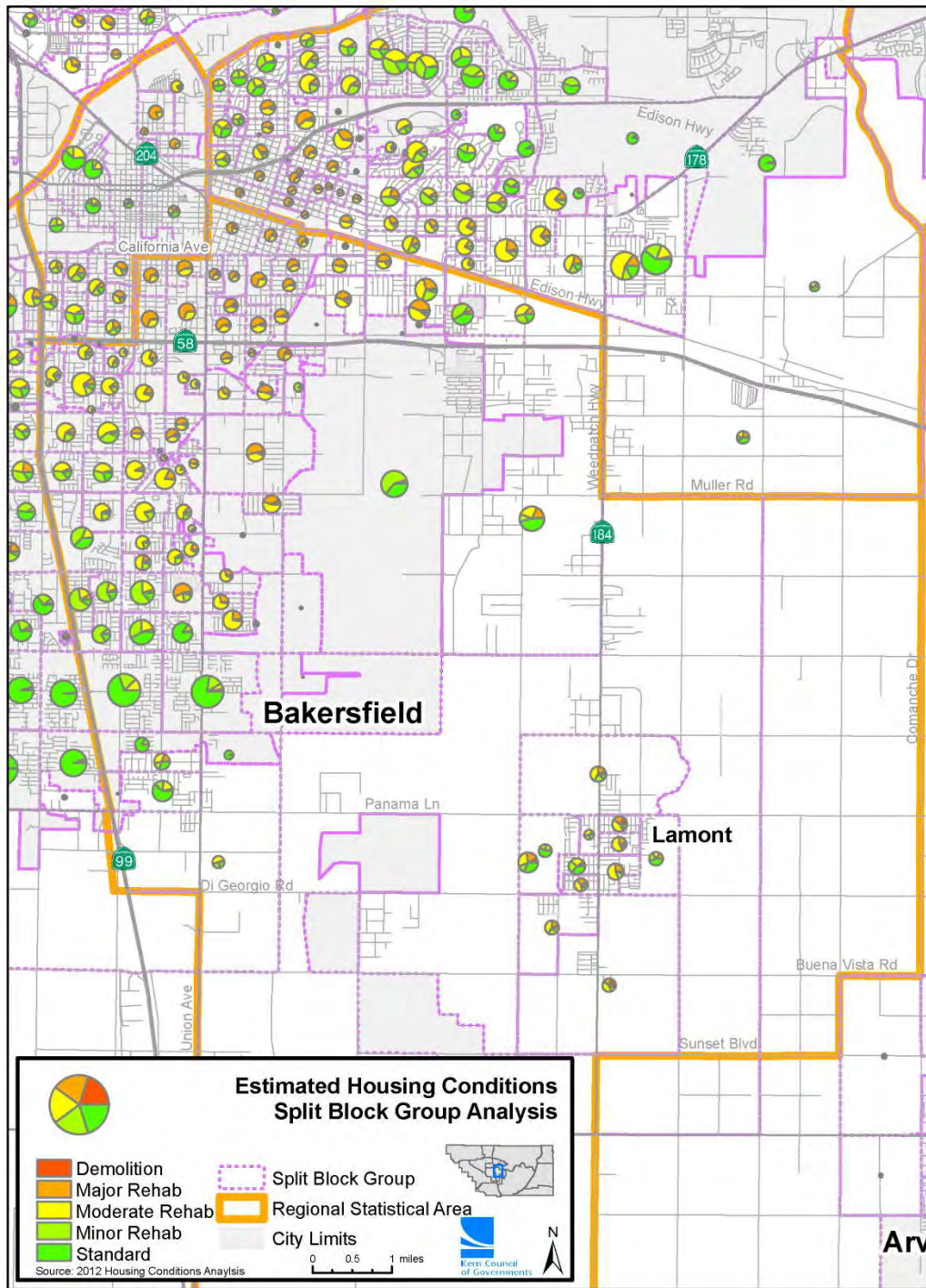
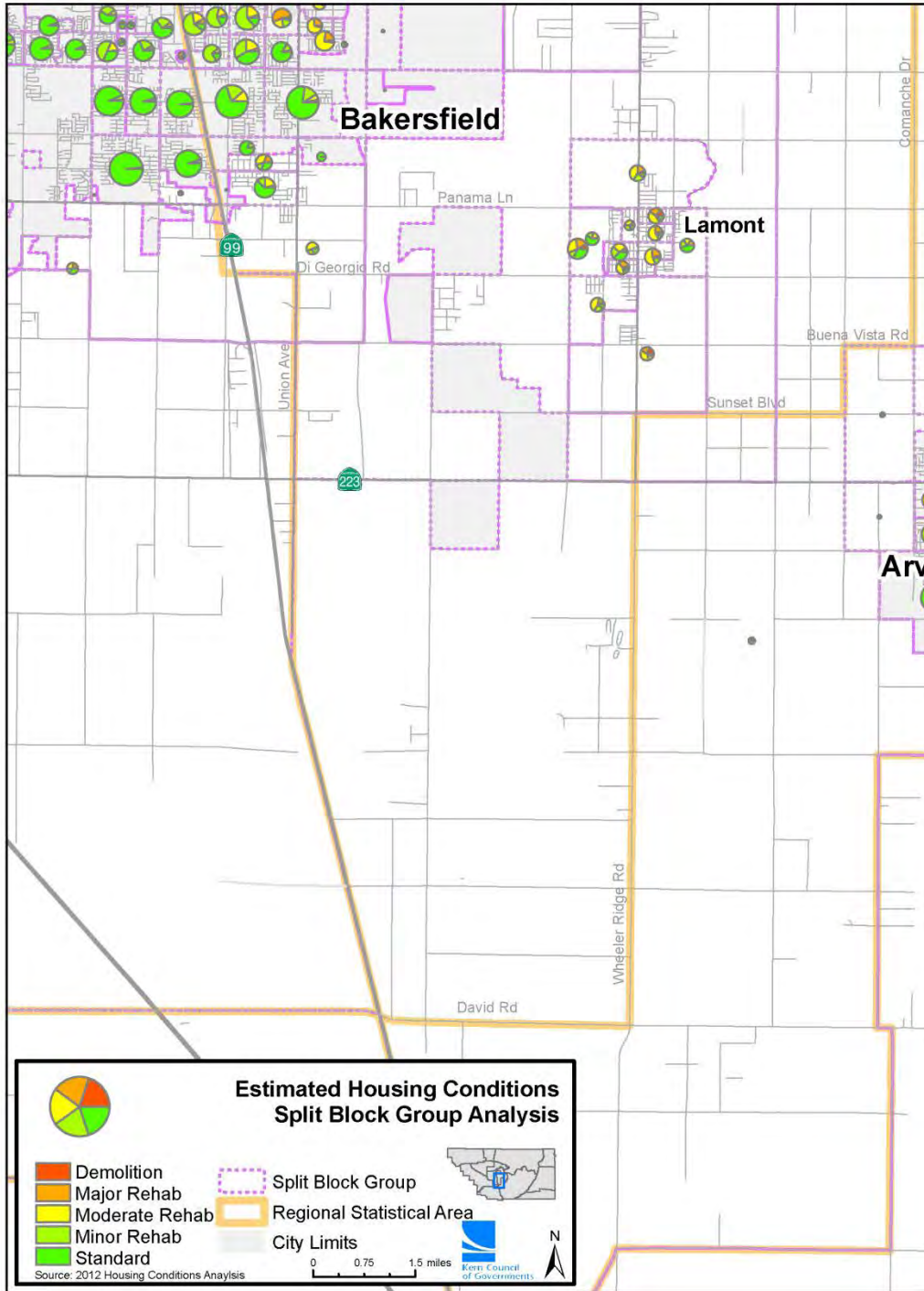


Figure 6: Estimated Housing Conditions Map (6 of 7)



Kern COG Regional Housing Data Report

Figure 7: Estimated Housing Conditions Map (7 of 7)



CITY OF BAKERSFIELD

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	253,562	347,483	359,221	359,221	409,300	50,079	14%
Group Quarters Population	3,813	3,395	349	3,638	4,100	462	13%
Household Population	249,749	344,088	19,500	355,583	405,200	49,617	14%
Households	85,264	111,132	4,316	113,287	130,200	16,913	15%
Average Household Size	2.93	3.10	4.52	3.14	3.11	-0.03	-1%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	137,700	155,203	175,200	19,997	13%
Housing Units	120,725	123,066	140,500	17,434	14%
Jobs-Housing Ratio	1.14	1.26	1.25	-0.01	-1%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	347,483	359,221	409,300	50,079
% of County Growth	-	-	-	19.86%
County Households	254,610	258,663	336,800	78,137
City Households	111,132	113,287	130,200	19,913
% of County Growth	-	-	-	25.50%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

Kern COG Regional Housing Data Report

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Educational Services, and Health Care and Social Assistance	32,987	23.4%
Retail Trade	16,128	11.4%
Agriculture, Forestry, Fishing and Hunting, and Mining	12,896	9.1%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	12,375	8.8%
Professional, Scientific, and Management, and Administrative	12,115	8.6%
Public Administration	9,438	6.7%
Construction	8,557	6.1%
Other Services, Except Public Administration	8,258	5.8%
Finance and Insurance, and Real Estate and Rental and Leasing	7,518	5.3%
Transportation and Warehousing, and Utilities	7,008	5.0%
Manufacturing	6,921	4.9%
Wholesale Trade	4,726	3.3%
Information	2,308	1.6%
Total Civilian Employed Population 16 Years and Over	141,235	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	63,718	59.2%
Renter-Occupied Households	43,839	40.8%
Total Occupied Households	107,557	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

Table 6: Households by Income Class

Household Income	Number	Percent
Less than \$10,000	6,900	6.4%
\$10,000 to \$14,999	5,934	5.5%
\$15,000 to \$24,999	11,685	10.9%
\$25,000 to \$34,999	10,508	9.8%
\$35,000 to \$49,999	16,389	15.2%
\$50,000 to \$74,999	19,469	18.1%
\$75,000 to \$99,999	13,898	12.9%
\$100,000 to \$149,999	15,084	14.0%
\$150,000 to \$199,999	4,521	4.2%
\$200,000 or more	3,169	2.9%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$15,570	900	0.8%	310	0.3%	590	0.5%
Very Low (30–50% AMI) \$15,570 to \$25,940	3,135	2.8%	675	0.6%	2,460	2.2%
Low (50–80% AMI) \$25,940 to \$41,510	5,440	4.9%	2,095	1.9%	3,345	3.0%
Moderate (80–120%) \$41,510 to \$51,890	3,490	3.1%	2,050	1.8%	1,440	1.3%
Total	12,965	11.7%	5,130	4.6%	7,835	7.1%

Source: HUD Enterprise GIS Portal, CPD Maps

Kern COG Regional Housing Data Report

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	100,376	93.3%
1.01 to 1.50	5,220	4.9%
1.51 or more	1,961	1.8%
Occupied Units	107,557	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	85,476	70.8%
Single-Family Attached	3,357	2.8%
Multi-Family 2–4 Units	14,340	11.9%
Multi-Family 5 or More Units	15,015	12.4%
Mobile Homes	2,537	2.1%
Total Housing Units	120,725	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percent
Occupied Housing Units	111,132	92.1%
Vacant Housing Units	9,593	7.9%
For Rent	4,428	3.7%
For Sale	2,187	1.8%
Rented/Sold, Not Occupied	551	0.5%
For Seasonal/Recreational or Occasional Use	427	0.4%
For Migrant Workers	7	0.0%
Other Vacant	1,993	1.7%
Total Housing Units	120,725	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	20,563
Senior-Headed Households	35,786
Renter-Occupied	9,554
Owner-Occupied	26,232
Single-Father Household Population	8,547
Single-Mother Household Population	21,908
Farm Worker Population	12,896
College Student Population	25,333
Disabled Population	38,327
Group Quarter Population	3,395
Institutionalized	1,301
Non-Institutionalized	2,094

Source: US 2010 Census, 2008–2010 American Community Survey 3-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1880	2	2	-	-	-
1890	9	18	9	2	5
1900	29	89	38	11	29
1910	68	318	207	29	53
1920	96	591	492	155	73
1930	54	406	407	147	130
1940	77	953	1,196	394	446
1950	31	1,203	3,729	1,234	783
1960	33	476	2,552	1,998	1,409
1970	48	848	1,329	1,730	4,935
1980	38	931	1,379	2,836	9,046
1990	5	158	325	913	14,138
2000	9	87	513	1,660	25,633
2010	7	24	39	17	1,404
Total	506	6,104	12,215	11,126	58,084

Source: Kern COG

Kern COG Regional Housing Data Report

Figure 1: Housing Conditions

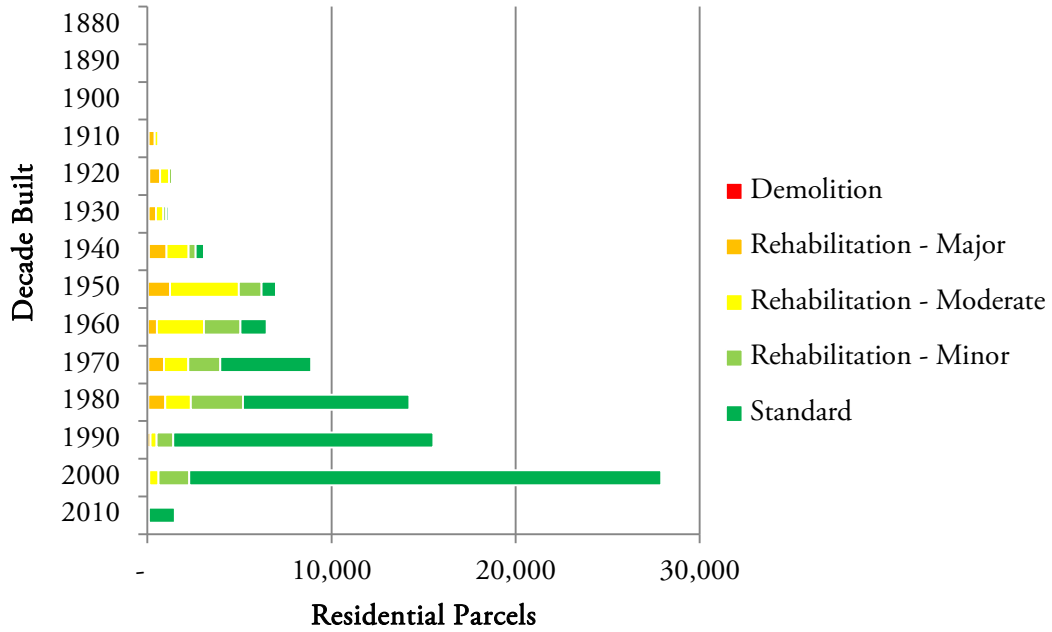
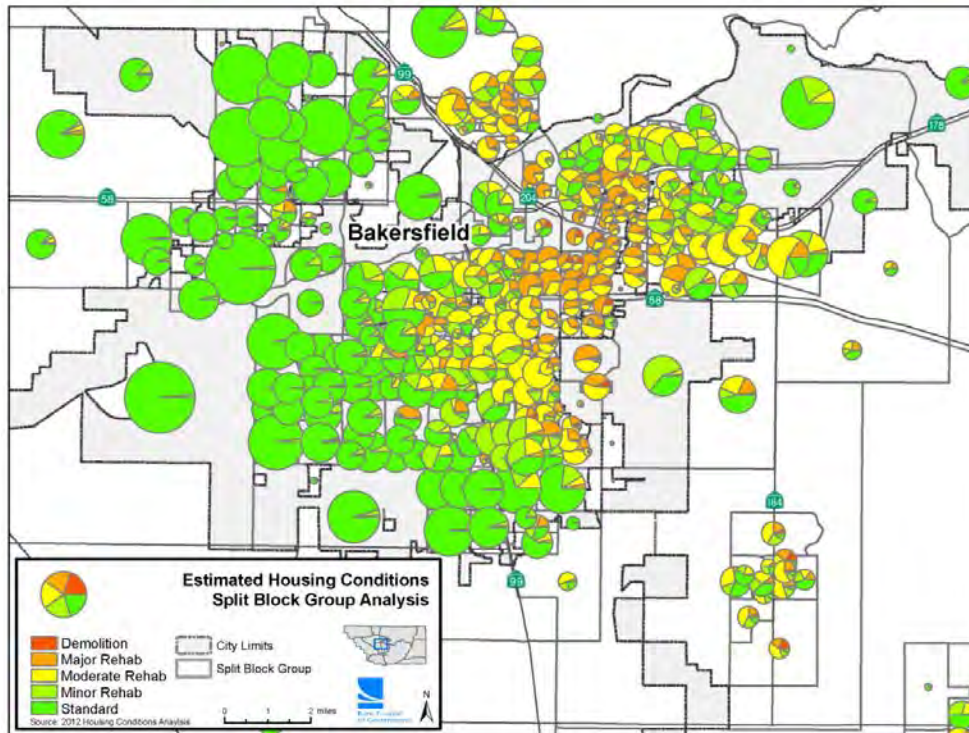


Figure 2: Estimated Housing Conditions Map



GREATER CALIFORNIA CITY/MOJAVE AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	22,753	24,114	29,432	5,318	22.1%
Group Quarters Population	2,632	2,778	3,352	574	20.7%
Household Population	20,121	21,336	26,080	4,744	22.2%
Households	7,307	7,920	10,225	2,305	29.1%
Average Household Size	2.75	2.69	2.55	-0.14	-5.3%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	5,609	6,344	9,226	2,882	45.4%
% of County Growth	-	-	-	6.5%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

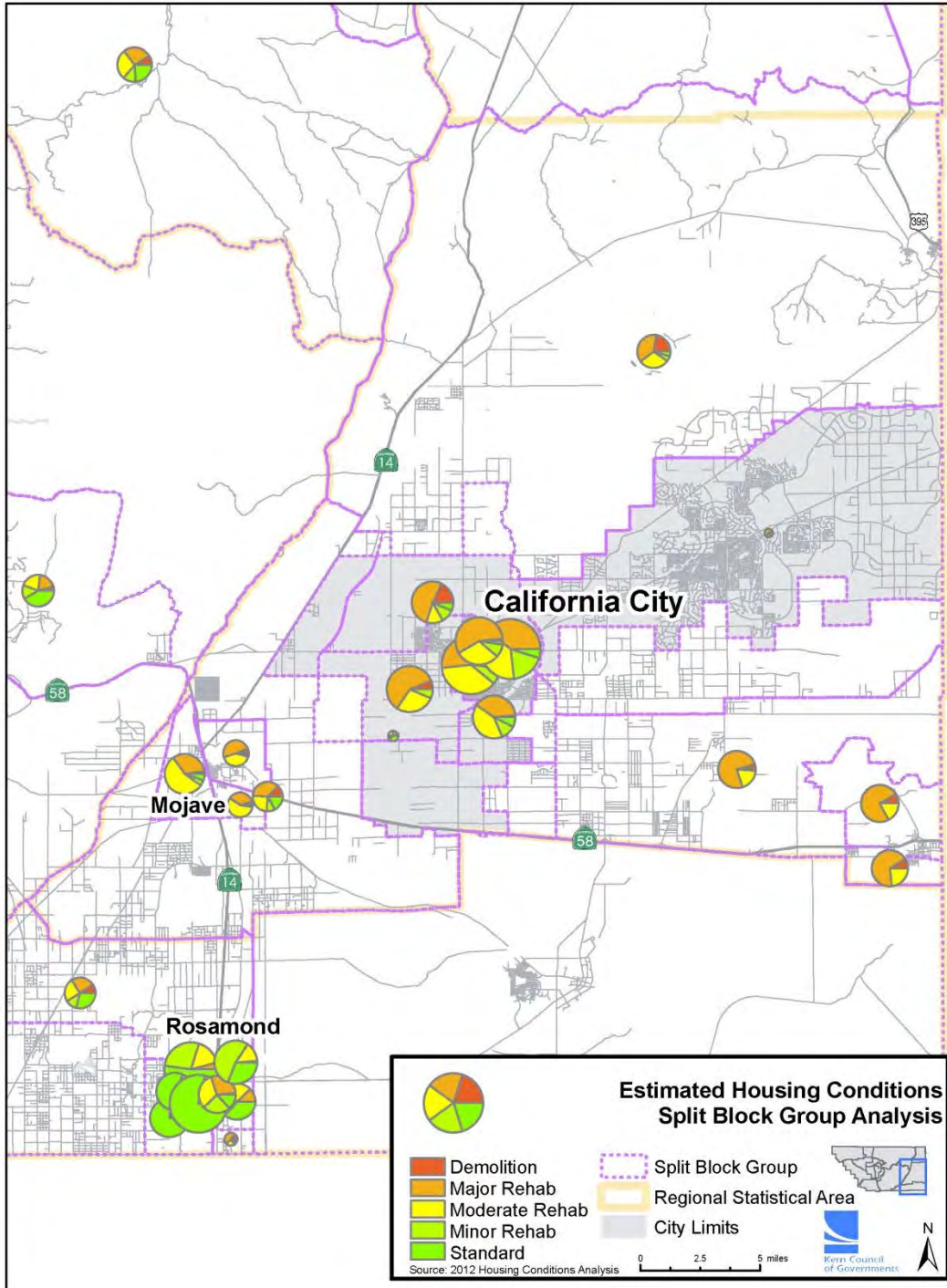
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	2,205
Retail	650
Service/Office	2,240
Warehousing	514
Total All Occupations	5,609

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



CITY OF CALIFORNIA CITY

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	8,838	14,120	13,259	13,150	19,300	6,150	47%
Group Quarters Population	58	2,614	1,650	1,451	3,000	1,549	107%
Household Population	8,780	11,506	11,609	11,699	16,300	4,601	39%
Households	3,071	4,102	4,107	4,115	5,600	1,485	36%
Average Household Size	2.86	2.80	2.83	2.84	2.91	0.07	2%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	4,400	4,414	5,700	1,286	29%
Housing Units	5,210	5,226	6,800	1,574	30%
Jobs-Housing Ratio	0.84	0.84	0.84	-0.01	-1%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	14,120	13,150	19,300	6,150
% of County Growth	-	-	-	2.4%
County Households	254,610	258,663	336,800	78,137
City Households	4,102	4,115	5,600	1,485
% of County Growth	-	-	-	1.90%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

Kern COG Regional Housing Data Report

EMPLOYMENT**Table 4: Employment by Industry**

Industry	Number	Percentage
Public Administration	1,281	26.8%
Professional, Scientific, and Management, and Administrative	647	13.5%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	619	12.9%
Educational Services, and Health Care and Social Assistance	502	10.5%
Manufacturing	472	9.9%
Retail Trade	439	9.2%
Other Services, Except Public Administration	215	4.5%
Construction	174	3.6%
Agriculture, Forestry, Fishing and Hunting, and Mining	150	3.1%
Transportation and Warehousing, and Utilities	144	3.0%
Wholesale Trade	74	1.5%
Finance and Insurance, and Real Estate and Rental and Leasing	50	1.0%
Information	14	0.3%
Total Civilian Employed Population 16 Years and Over	4,781	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS**Table 5: Housing Tenure**

Housing Tenure	Number	Percentage
Owner-Occupied Households	2,707	62.6%
Renter-Occupied Households	1,619	37.4%
Total Occupied Households	4,326	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

Table 6: Households by Income Class

Household Income	Number	Percentage
Less than \$10,000	276	6.4%
\$10,000 to \$14,999	412	9.5%
\$15,000 to \$24,999	442	10.2%
\$25,000 to \$34,999	477	11.0%
\$35,000 to \$49,999	666	15.4%
\$50,000 to \$74,999	832	19.2%
\$75,000 to \$99,999	542	12.5%
\$100,000 to \$149,999	581	13.4%
\$150,000 to \$199,999	56	1.3%
\$200,000 or more	42	1.0%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$13,430	85	2.1%	35	0.9%	50	1.2%
Very Low (30–50% AMI) \$13,430 to \$22,390	175	4.3%	70	1.7%	105	2.6%
Low (50–80% AMI) \$22,390 to \$35,820	325	7.9%	150	3.7%	175	4.3%
Moderate (80–120%) \$35,820 to \$44,770	140	3.4%	140	3.4%	-	0.0%
Total	725	17.7%	395	9.6%	330	8.0%

Source: HUD Enterprise GIS Portal, CPD Maps

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	4,125	95.4%
1.01 to 1.50	161	3.7%
1.51 or more	40	0.9%
Occupied Units	4,326	100%

Kern COG Regional Housing Data Report

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	4,038	77.5%
Single-Family Attached	97	1.9%
Multi-Family 2–4 Units	465	8.9%
Multi-Family 5 or More Units	159	3.1%
Mobile Homes	451	8.7%
Total Housing Units	5,210	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percent
Occupied Housing Units	4,102	78.7%
Vacant Housing Units	1,108	21.3%
For Rent	476	9.1%
For Sale	229	4.4%
Rented/Sold, Not Occupied	72	1.4%
For Seasonal/Recreational or Occasional Use	87	1.7%
For Migrant Workers	-	0.0%
Other Vacant	244	4.7%
Total Housing Units	5,210	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	725
Senior-Headed Households	1,516
Renter-Occupied	418
Owner-Occupied	1,098
Single-Father Household Population	305
Single-Mother Household Population	865
Farm Worker Population	150
College Student Population	548
Disabled Population	n/a
Group Quarter Population	2,614
Institutionalized	2,614
Non-Institutionalized	-

Source: US 2010 Census, 2006–2010 American Community Survey 5-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1930	-	-	1	-	-
1940	-	-	1	-	-
1950	8	101	3	-	2
1960	49	365	16	1	8
1970	43	253	11	4	3
1980	28	791	116	11	13
1990	20	497	537	38	23
2000	7	116	716	418	128
2010	1	-	4	8	2
Total	156	2,123	1,405	480	179

Source: Kern COG

Kern COG Regional Housing Data Report

Figure 1: Housing Conditions

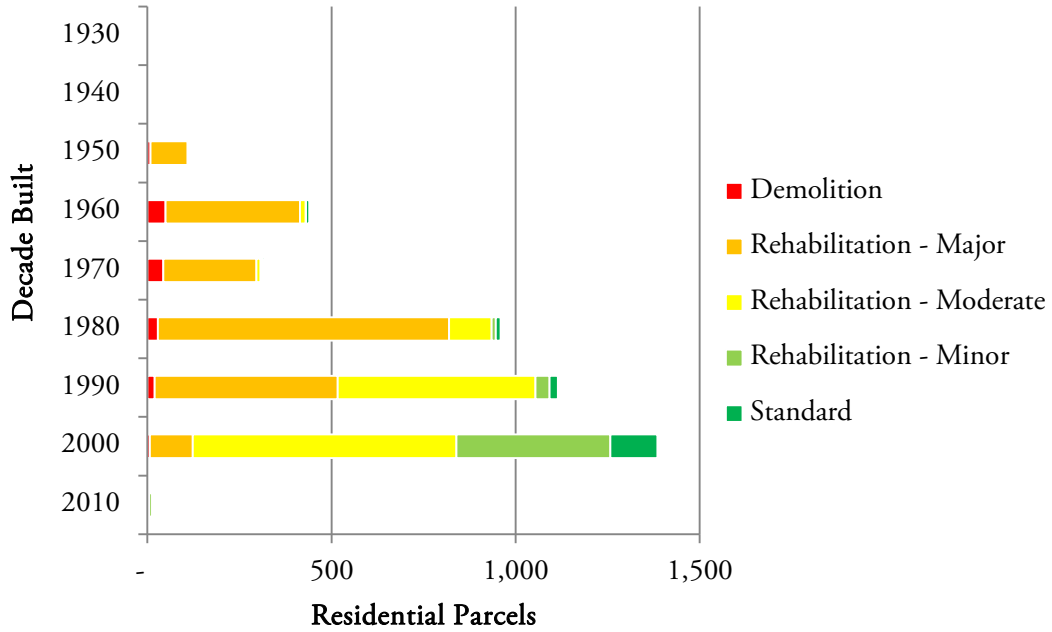
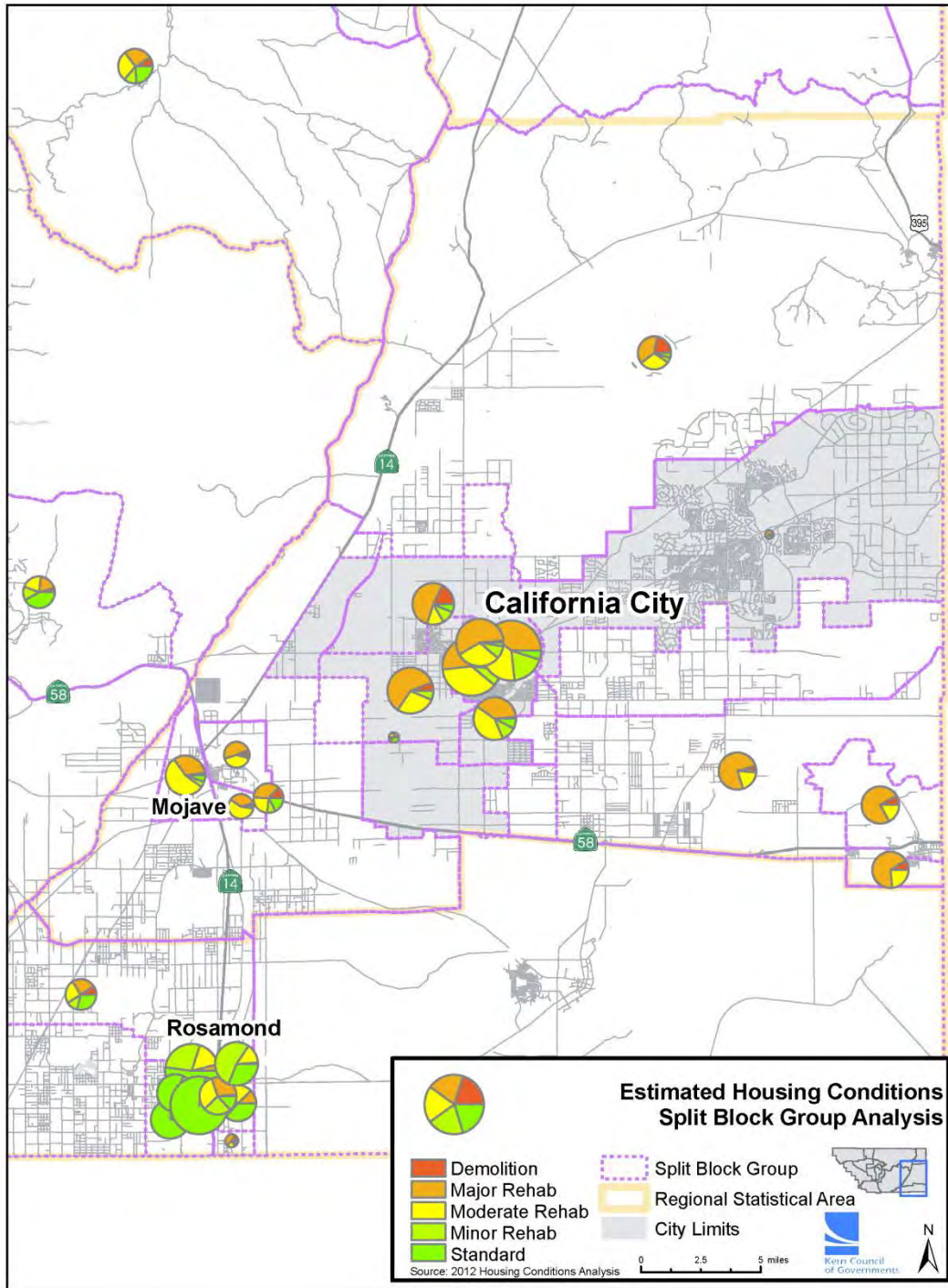


Figure 2: Estimated Housing Conditions Map



GREATER DELANO/MCFARLAND AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	69,115	71,674	80,466	8,792	12.3%
Group Quarters Population	12,213	12,826	15,228	2,402	18.7%
Household Population	56,902	58,845	65,211	6,366	10.8%
Households	13,712	14,327	16,239	1,912	13.3%
Average Household Size	4.15	4.11	4.02	-0.09	-2.2%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	22,721	23,590	26,610	3,020	12.8%
% of County Growth	-	-	-	6.8%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

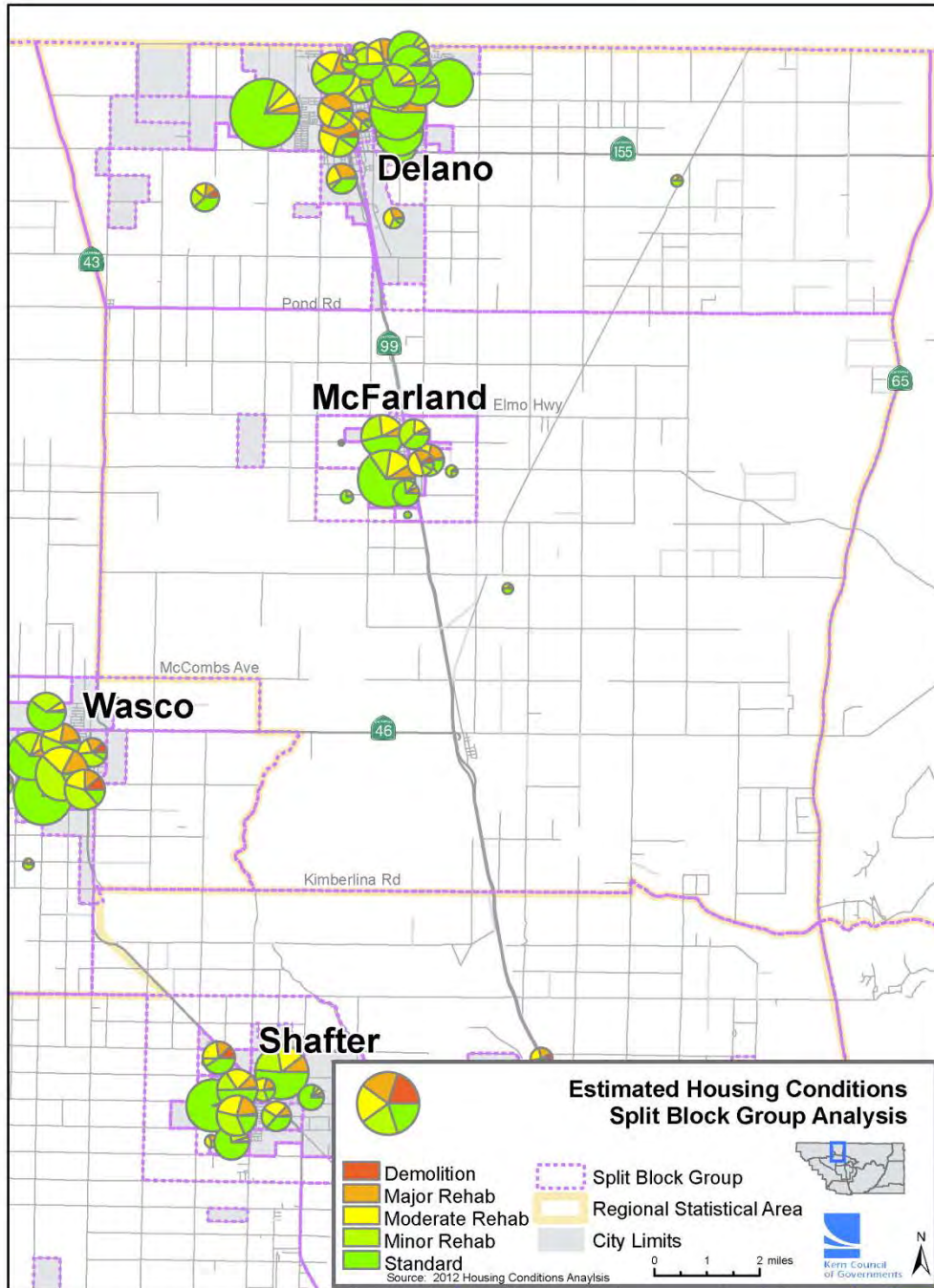
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	9,369
Retail	1,698
Service/Office	9,373
Warehousing	2,282
Total All Occupations	22,722

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



CITY OF DELANO

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	40,036	53,041	52,003	51,963	64,100	12,137	23%
Group Quarters Population	5,057	10,897	9,137	8,769	13,200	4,431	51%
Household Population	34,979	42,144	42,866	43,194	50,900	7,706	18%
Households	8,607	10,260	10,355	10,373	12,000	1,627	16%
Average Household Size	4.06	4.11	4.14	4.16	4.24	0.08	2%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	12,600	12,863	15,000	2,137	17%
Housing Units	10,713	10,831	12,500	1,669	15%
Jobs-Housing Ratio	1.18	1.19	1.20	0.01	1%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	53,041	51,963	64,100	12,137
% of County Growth	-	-	-	4.81%
County Households	254,610	258,663	336,800	78,137
City Households	10,260	10,373	12,000	1,627
% of County Growth	-	-	-	2.08%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	5,240	35.4%
Educational Services, and Health Care and Social Assistance	2,111	14.2%
Retail Trade	1,879	12.7%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	1,057	7.1%
Public Administration	993	6.7%
Transportation and Warehousing, and Utilities	818	5.5%
Construction	660	4.5%
Manufacturing	543	3.7%
Professional, Scientific, and Management, and Administrative	467	3.2%
Finance and Insurance, and Real Estate and Rental and Leasing	356	2.4%
Wholesale Trade	344	2.3%
Other Services, Except Public Administration	336	2.3%
Information	14	0.1%
Total Civilian Employed Population 16 Years and Over	14,818	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	5,471	55.3%
Renter-Occupied Households	4,417	44.7%
Total Occupied Households	9,888	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

Kern COG Regional Housing Data Report

Table 6: Households by Income Class

Household Income	Number	Percent
Less than \$10,000	1,040	10.5%
\$10,000 to \$14,999	807	8.2%
\$15,000 to \$24,999	1,694	17.1%
\$25,000 to \$34,999	1,620	16.4%
\$35,000 to \$49,999	1,489	15.1%
\$50,000 to \$74,999	1,660	16.8%
\$75,000 to \$99,999	686	6.9%
\$100,000 to \$149,999	720	7.3%
\$150,000 to \$199,999	77	0.8%
\$200,000 or more	95	1.0%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$11,220	335	3.3%	150	1.5%	185	1.8%
Very Low (30–50% AMI) \$11,220 to \$18,700	665	6.5%	140	1.4%	525	5.1%
Low (50–80% AMI) \$18,700 to \$29,920	700	6.8%	400	3.9%	300	2.9%
Moderate (80–120%) \$29,920 to \$37,390	185	1.8%	150	1.5%	35	0.3%
Total	1,885	18.4%	840	8.2%	1,045	10.2%

Source: HUD Enterprise GIS Portal, CPD Maps

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	8,393	84.9%
1.01 to 1.50	1,174	11.9%
1.51 or more	321	3.2%
Occupied Units	9,888	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	7,548	70.5%
Single-Family Attached	468	4.4%
Multi-Family 2–4 Units	1,245	11.6%
Multi-Family 5 or More Units	1,003	9.4%
Mobile Homes	449	4.2%
Total Housing Units	10,713	100.0%

Source: California Department of Finance, Table E-5

Kern COG Regional Housing Data Report

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percentage
Occupied Housing Units	10,260	95.8%
Vacant Housing Units	453	4.2%
For Rent	162	1.5%
For Sale	95	0.9%
Rented/Sold, Not Occupied	34	0.3%
For Seasonal/Recreational or Occasional Use	40	0.4%
For Migrant Workers	-	0.0%
Other Vacant	122	1.1%
Total Housing Units	10,713	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	1,983
Senior-Headed Households	3,048
Renter-Occupied	1,102
Owner-Occupied	1,946
Single-Father Household Population	993
Single-Mother Household Population	2,680
Farm Worker Population	5,240
College Student Population	1,926
Disabled Population	4,313
Group Quarter Population	10,897
Institutionalized	10,719
Non-Institutionalized	178

Source: US 2010 Census, 2008–2010 American Community Survey 3-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1880	-	-	1	-	-
1890	1	-	-	-	-
1900	-	5	-	-	-
1910	4	17	5	3	-
1920	15	44	27	3	-
1930	15	76	57	24	6
1940	28	163	219	85	18
1950	9	316	378	395	133
1960	1	192	162	212	207
1970	1	53	98	86	65
1980	-	39	138	143	413
1990	-	4	27	71	1,822
2000	-	1	2	9	1,609
2010	1	-	-	-	47
Total	75	910	1,114	1,031	4,320

Source: Kern COG

Kern COG Regional Housing Data Report

Figure 1: Housing Conditions

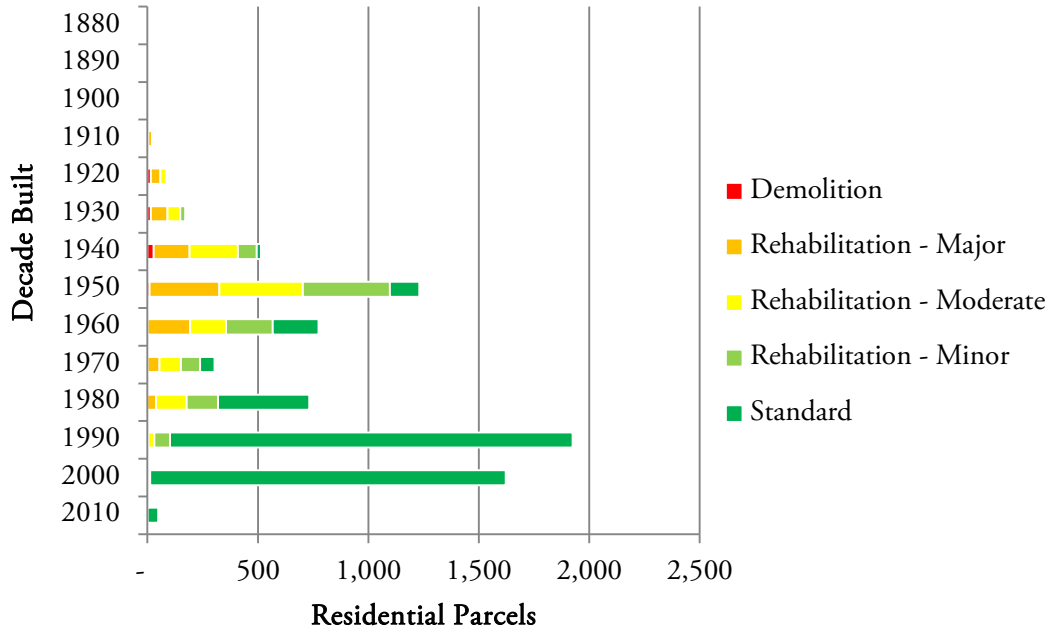
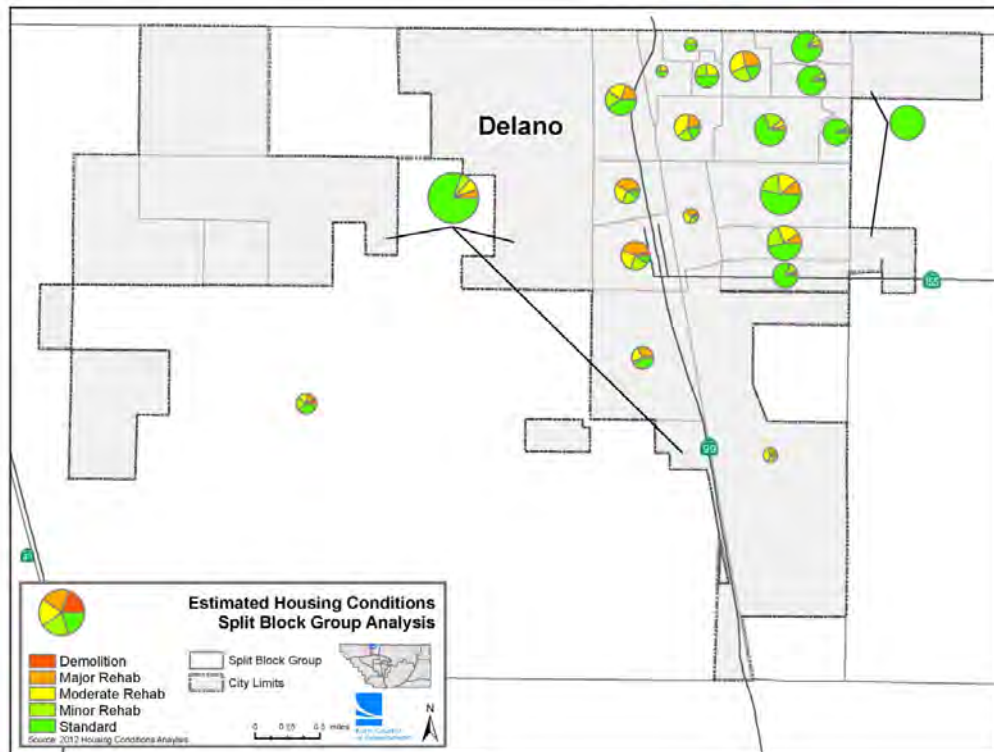


Figure 2: Estimated Housing Conditions Map



CITY OF MCFARLAND

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	9,932	12,707	12,333	12,577	15,700	3,123	25%
Group Quarters Population	1,069	1,221	644	620	2,000	1,380	223%
Household Population	8,863	11,486	11,689	11,957	13,700	1,743	15%
Households	2,013	2,599	2,624	2,669	3,000	331	12%
Average Household Size	4.40	4.42	4.45	4.48	4.57	0.09	2%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	3,300	3,421	4,000	579	17%
Housing Units	2,683	2,755	3,100	345	13%
Jobs-Housing Ratio	1.23	1.24	1.29	0.05	4%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	12,707	12,577	15,700	3,123
% of County Growth	-	-	-	1.23%
County Households	254,610	258,663	336,800	78,137
City Households	2,599	2,669	3,000	331
% of County Growth	-	-	-	0.42%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

Kern COG Regional Housing Data Report

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	1,934	49.3%
Educational Services, and Health Care and Social Assistance	527	13.4%
Retail Trade	396	10.1%
Transportation and Warehousing, and Utilities	242	6.2%
Professional, Scientific, and Management, and Administrative	204	5.2%
Construction	170	4.3%
Manufacturing	99	2.5%
Public Administration	86	2.2%
Other Services, Except Public Administration	82	2.1%
Wholesale Trade	68	1.7%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	55	1.4%
Finance and Insurance, and Real Estate and Rental and Leasing	41	1.0%
Information	15	0.4%
Total Civilian Employed Population 16 Years and Over	3,919	100%

Source: 2006–2010 American Community Survey 5-Year Estimates.

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	1,440	56.0%
Renter-Occupied Households	1,133	44.0%
Total Occupied Households	2,573	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

Table 6: Households by Income Class

Household Income	Number	Percent
Less than \$10,000	232	9.0%
\$10,000 to \$14,999	264	10.3%
\$15,000 to \$24,999	425	16.5%
\$25,000 to \$34,999	334	13.0%
\$35,000 to \$49,999	513	19.9%
\$50,000 to \$74,999	540	21.0%
\$75,000 to \$99,999	49	1.9%
\$100,000 to \$149,999	201	7.8%
\$150,000 to \$199,999	15	0.6%
\$200,000 or more	0	0.0%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$8,910		10	0.4%	10	0.4%	-
Very Low (30–50% AMI) \$8,910 to \$14,850		195	7.5%	80	3.1%	115
Low (50–80% AMI) \$14,850 to \$23,750		135	5.2%	70	2.7%	65
Moderate (80–120%) \$23,750 to \$29,690		15	0.6%	15	0.6%	-
Total		355	13.7%	175	6.7%	180

Source: HUD Enterprise GIS Portal, CPD Maps

Kern COG Regional Housing Data Report

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	2,078	80.8%
1.01 to 1.50	362	14.1%
1.51 or more	133	5.2%
Occupied Units	2,573	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	2,252	83.9%
Single-Family Attached	55	2.0%
Multi-Family 2–4 Units	208	7.8%
Multi-Family 5 or More Units	98	3.7%
Mobile Homes	70	2.6%
Total Housing Units	2,683	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percentage
Occupied Housing Units	2,599	96.9%
Vacant Housing Units	84	3.1%
For Rent	30	1.1%
For Sale	14	0.5%
Rented/Sold, Not Occupied	5	0.2%
For Seasonal/Recreational or Occasional Use	5	0.2%
For Migrant Workers	-	0.0%
Other Vacant	30	1.1%
Total Housing Units	2,683	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	366
Senior-Headed Households	640
Renter-Occupied	154
Owner-Occupied	486
Single-Father Household Population	314
Single-Mother Household Population	633
Farm Worker Population	1,934
College Student Population	488
Disabled Population	n/a
Group Quarter Population	1,221
Institutionalized	1,194
Non-Institutionalized	27

Source: US 2010 Census, 2006–2010 American Community Survey 5-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1900	-	-	3	1	-
1910	1	3	9	4	-
1920	2	12	21	3	1
1930	10	22	26	10	1
1940	18	51	111	25	5
1950	7	35	58	57	21
1960	2	28	27	49	13
1970	-	41	66	70	59
1980	-	1	58	151	101
1990	-	2	4	30	211
2000	-	-	-	4	507
2010	-	8	9	-	88
Total	40	203	392	404	1,007

Source: Kern COG

Kern COG Regional Housing Data Report

Figure 1: Housing Conditions

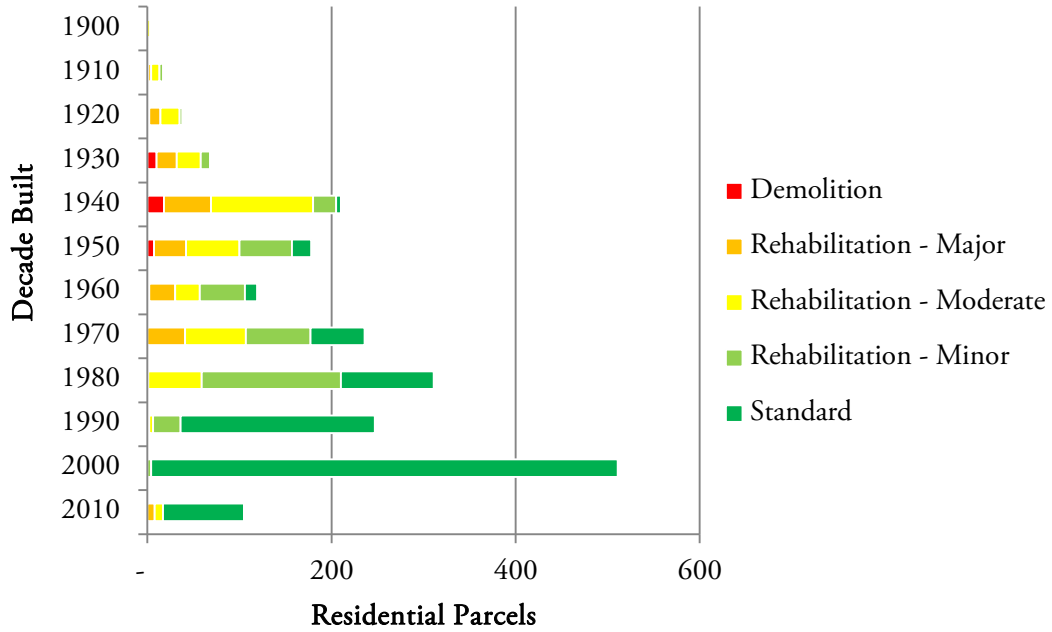
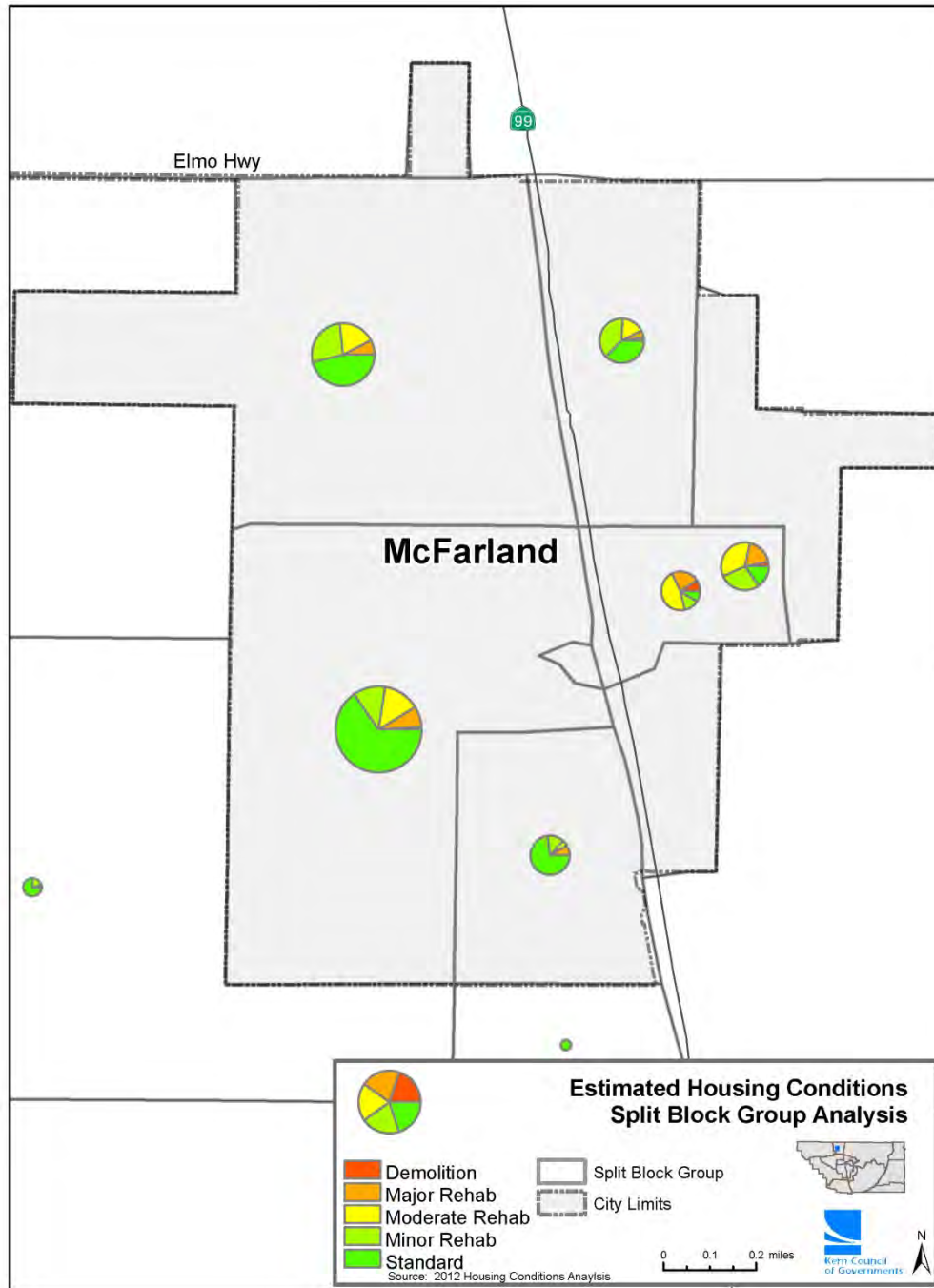


Figure 2: Estimated Housing Conditions Map



GREATER RIDGECREST AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	35,010	36,406	40,543	4,137	11.4%
Group Quarters Population	193	194	196	2	1.0%
Household Population	34,817	36,212	40,348	4,136	11.4%
Households	13,775	14,469	16,471	2,002	13.8%
Average Household Size	2.53	2.50	2.45	-0.05	-2.1%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	13,841	14,645	17,750	3,105	21.2%
% of County Growth	-	-	-	7.0%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

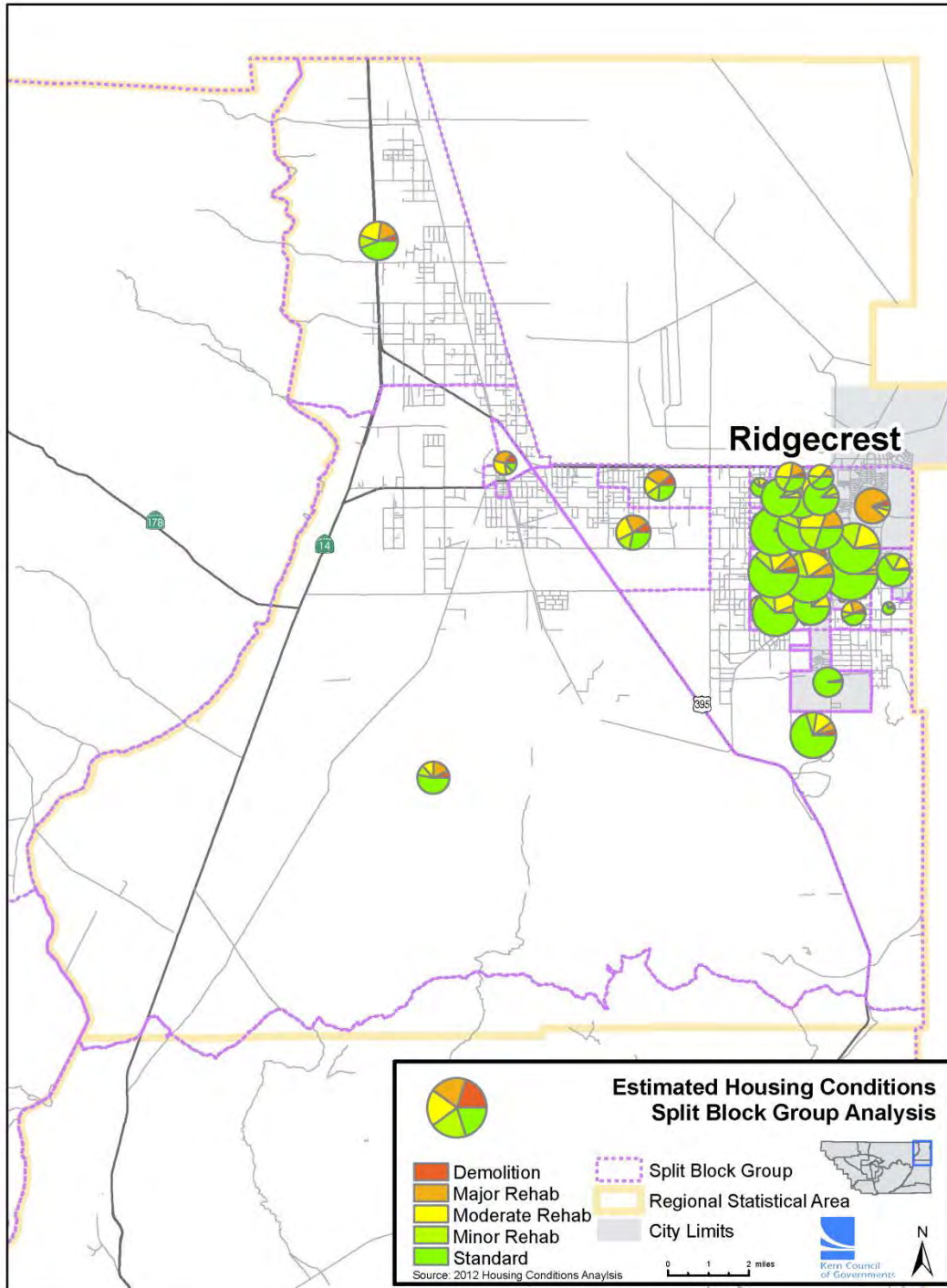
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	5,275
Retail	1,834
Service/Office	6,483
Warehousing	250
Total All Occupations	13,842

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



CITY OF RIDGECREST

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	25,103	27,616	28,088	28,348	32,100	3,752	13%
Group Quarters Population	309	196	244	254	200	-54	-21%
Household Population	24,794	27,420	27,844	28,094	31,900	3,806	14%
Households	9,919	10,781	10,882	10,927	12,400	1,473	13%
Average Household Size	2.50	2.54	2.56	2.57	2.57	0.00	0%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	13,300	13,480	14,200	720	5%
Housing Units	11,915	12,088	13,600	1,512	13%
Jobs-Housing Ratio	1.12	1.12	1.04	-0.07	-6%

Source: US Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	27,616	28,348	32,100	3,752
% of County Growth	-	-	-	1.5%
County Households	254,610	258,663	336,800	78,137
City Households	10,781	10,927	12,400	1,473
% of County Growth	-	-	-	1.9%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Public Administration	2,663	22.8%
Educational Services, and Health Care and Social Assistance	1,900	16.2%
Professional, Scientific, and Management, and Administrative	1,860	15.9%
Retail Trade	1,198	10.2%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	1,103	9.4%
Transportation and Warehousing, and Utilities	607	5.2%
Manufacturing	572	4.9%
Other Services, Except Public Administration	523	4.5%
Construction	504	4.3%
Finance and Insurance, and Real Estate and Rental and Leasing	339	2.9%
Agriculture, Forestry, Fishing and Hunting, and Mining	192	1.6%
Information	130	1.1%
Wholesale Trade	108	0.9%
Total Civilian Employed Population 16 Years and Over	11,699	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	6,283	58.7%
Renter-Occupied Households	4,429	41.3%
Total Occupied Households	10,712	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

Kern COG Regional Housing Data Report

Table 6: Households by Income Class

Household Income	Number	Percentage
Less than \$10,000	437	4.1%
\$10,000 to \$14,999	744	6.9%
\$15,000 to \$24,999	1,003	9.4%
\$25,000 to \$34,999	892	8.3%
\$35,000 to \$49,999	1,409	13.2%
\$50,000 to \$74,999	2,229	20.8%
\$75,000 to \$99,999	1,392	13.0%
\$100,000 to \$149,999	2,101	19.6%
\$150,000 to \$199,999	287	2.7%
\$200,000 or more	218	2.0%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$16,990	85	0.8%	20	0.2%	65	0.6%
Very Low (30–50% AMI) \$16,990 to \$28,320	450	4.2%	180	1.7%	270	2.5%
Low (50–80% AMI) \$28,320 to \$45,320	280	2.6%	110	1.0%	170	1.6%
Moderate (80–120%) \$45,320 to \$56,650	220	2.0%	115	1.1%	105	1.0%
Total	1,035	9.6%	425	3.9%	610	5.7%

Source: HUD Enterprise GIS Portal, CPD Maps

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	10,532	98.3%
1.01 to 1.50	113	1.1%
1.51 or more	67	0.6%
Occupied Units	10,712	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	7,879	66.1%
Single-Family Attached	470	3.9%
Multi-Family 2–4 Units	1,852	15.5%
Multi-Family 5 or More Units	782	6.6%
Mobile Homes	932	7.8%
Total Housing Units	11,915	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percent
Occupied Housing Units	10,781	90.5%
Vacant Housing Units	1,134	9.5%
For Rent	435	3.7%
For Sale	194	1.6%
Rented/Sold, Not Occupied	96	0.8%
For Seasonal/Recreational or Occasional Use	168	1.4%
For Migrant Workers	2	0.0%
Other Vacant	239	2.0%
Total Housing Units	11,915	100%

Source: US 2010 Census, ESRI Business Analyst

Kern COG Regional Housing Data Report

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	2,895
Senior-Headed Households	4,606
Renter-Occupied	896
Owner-Occupied	3,710
Single-Father Household Population	602
Single-Mother Household Population	1,557
Farm Worker Population	192
College Student Population	2,410
Disabled Population	3,636
Group Quarter Population	196
Institutionalized	87
Non-Institutionalized	109

Source: US 2010 Census, 2008–2010 American Community Survey 3-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1910	-	-	1	-	-
1930	-	-	6	-	-
1940	20	79	28	4	1
1950	30	435	239	149	134
1960	14	65	281	144	291
1970	37	113	609	422	1,279
1980	16	68	179	269	2,019
1990	3	19	36	45	686
2000	-	2	9	9	555
2010	-	3	3	-	116
Total	120	784	1,391	1,042	5,081

Source: Kern COG

Note: No homes in the survey were constructed in the 1920 time period.

Figure 1: Housing Conditions

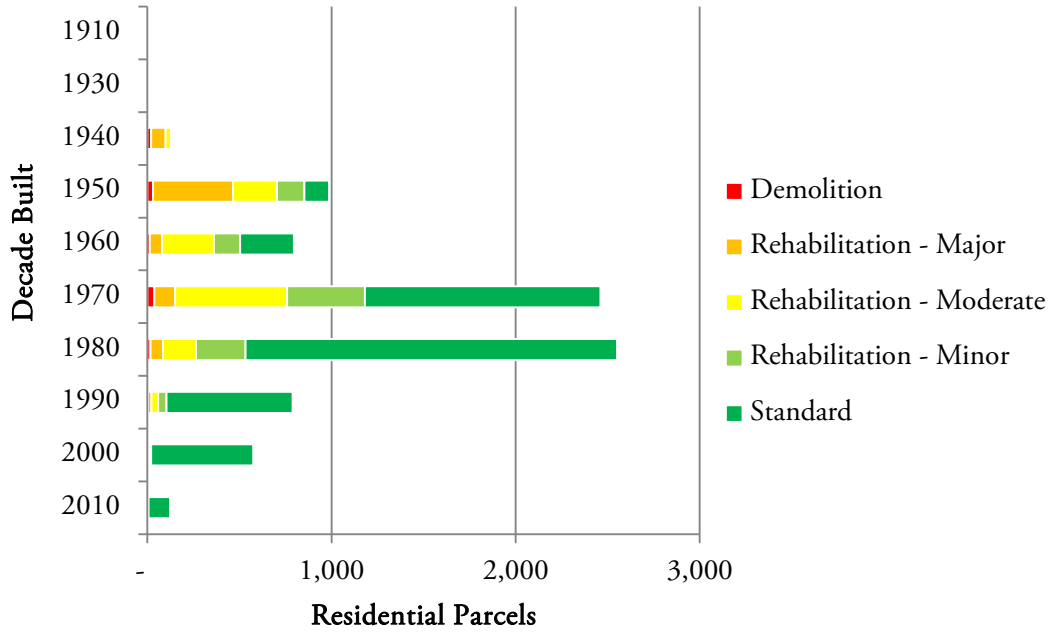
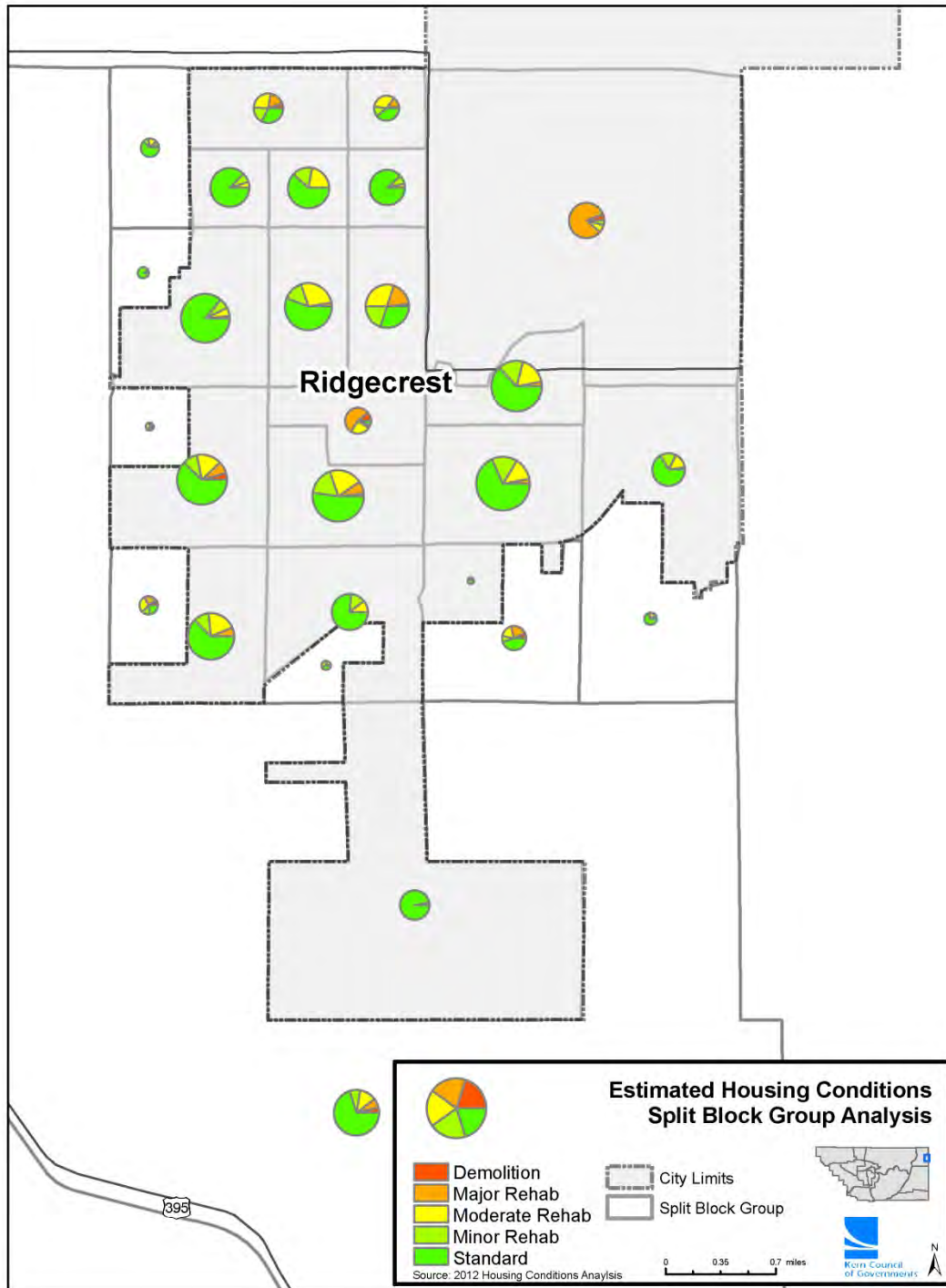


Figure 2: Estimated Housing Conditions Map



GREATER SHAFTER AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	25,934	28,994	41,536	12,542	43.3%
Group Quarters Population	2,274	2,461	3,213	752	30.6%
Household Population	23,660	26,530	38,321	11,791	44.4%
Households	6,212	7,071	10,588	3,517	49.7%
Average Household Size	3.81	3.75	3.62	-0.13	-3.5%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	19,183	20,857	27,223	6,366	30.5%
% of County Growth	-	-	-	14.4%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

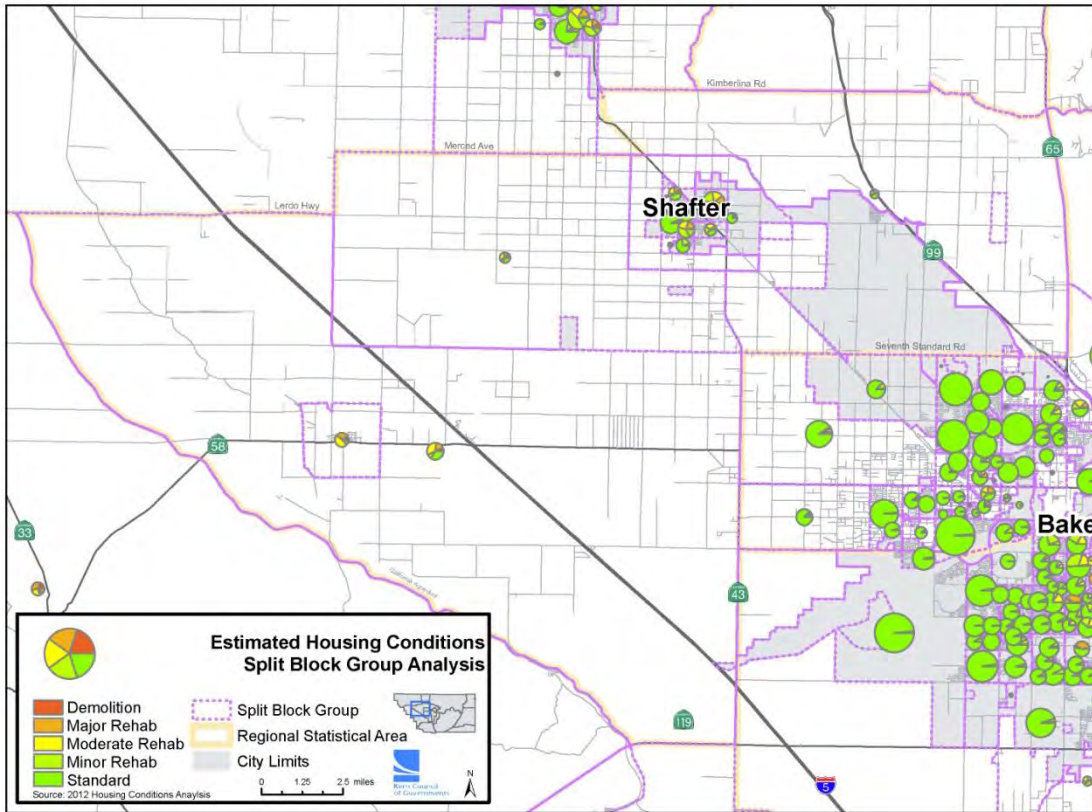
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	9,979
Retail	998
Service/Office	4,739
Warehousing	3,466
Total All Occupations	19,182

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



CITY OF SHAFTER

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	13,045	16,988	16,927	17,029	28,400	11,371	67%
Group Quarters Population	647	665	178	148	700	552	373%
Household Population	12,398	16,323	16,749	16,881	27,700	10,819	64%
Households	3,300	4,230	4,306	4,314	6,800	2,486	58%
Average Household Size	3.76	3.86	3.89	3.91	4.07	0.16	4%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	4,700	5,890	10,500	4,610	78%
Housing Units	4,521	4,612	7,200	2,588	56%
Jobs-Housing Ratio	1.04	1.28	1.46	0.18	14%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	16,988	17,029	28,400	11,371
% of County Growth	-	-	-	4.51%
County Households	254,610	258,663	336,800	78,137
City Households	4,230	4,314	6,800	2,486
% of County Growth	-	-	-	3.18%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

Kern COG Regional Housing Data Report

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	1,862	31.9%
Educational Services, and Health Care and Social Assistance	734	12.6%
Retail Trade	613	10.5%
Professional, Scientific, and Management, and Administrative	491	8.4%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	414	7.1%
Construction	358	6.1%
Manufacturing	309	5.3%
Wholesale Trade	307	5.3%
Transportation and Warehousing, and Utilities	241	4.1%
Other Services, Except Public Administration	213	3.7%
Public Administration	146	2.5%
Finance and Insurance, and Real Estate and Rental and Leasing	128	2.2%
Information	13	0.2%
Total Civilian Employed Population 16 Years and Over	5,829	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	2,523	57.0%
Renter-Occupied Households	1,907	43.0%
Total Occupied Households	4,430	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

Table 6: Households by Income Class

Household Income	Number	Percent
Less than \$10,000	164	3.7%
\$10,000 to \$14,999	450	10.2%
\$15,000 to \$24,999	684	15.4%
\$25,000 to \$34,999	865	19.5%
\$35,000 to \$49,999	749	16.9%
\$50,000 to \$74,999	826	18.6%
\$75,000 to \$99,999	358	8.1%
\$100,000 to \$149,999	230	5.2%
\$150,000 to \$199,999	71	1.6%
\$200,000 or more	33	0.7%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$10,710	10	0.2%	-	0.0%	10	0.2%
Very Low (30–50% AMI) \$10,710 to \$17,850	105	2.5%	50	1.2%	55	1.3%
Low (50–80% AMI) \$17,850 to \$28,560	240	5.7%	155	3.7%	85	2.0%
Moderate (80–120%) \$28,560 to \$35,690	70	1.7%	60	1.4%	10	0.2%
Total	425	10.0%	265	6.3%	160	3.8%

Source: HUD Enterprise GIS Portal, CPD Maps

Kern COG Regional Housing Data Report

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	3,774	85.2%
1.01 to 1.50	574	13.0%
1.51 or more	82	1.9%
Occupied Units	4,430	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	3,331	73.7%
Single-Family Attached	153	3.4%
Multi-Family 2–4 Units	548	12.1%
Multi-Family 5 or More Units	277	6.1%
Mobile Homes	212	4.7%
Total Housing Units	4,521	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percentage
Occupied Housing Units	4,230	93.6%
Vacant Housing Units	291	6.4%
For Rent	130	2.9%
For Sale	56	1.2%
Rented/Sold, Not Occupied	13	0.3%
For Seasonal/Recreational or Occasional Use	12	0.3%
For Migrant Workers	1	0.0%
Other Vacant	79	1.7%
Total Housing Units	4,521	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	813
Senior-Headed Households	1,288
Renter-Occupied	330
Owner-Occupied	958
Single-Father Household Population	477
Single-Mother Household Population	958
Farm Worker Population	1,862
College Student Population	712
Disabled Population	n/a
Group Quarter Population	665
Institutionalized	517
Non-Institutionalized	148

Source: US 2010 Census, 2006–2010 American Community Survey 5-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1890	-	-	1	-	-
1910	1	5	4	2	-
1920	8	18	38	12	1
1930	18	33	71	32	10
1940	18	42	86	60	23
1950	8	119	194	186	110
1960	2	34	50	57	84
1970	2	39	29	72	107
1980	2	2	9	32	71
1990	1	-	13	91	427
2000	-	-	4	30	860
2010	-	-	1	-	105
Total	60	292	500	574	1,798

Source: Kern COG

Kern COG Regional Housing Data Report

Figure 1: Housing Conditions

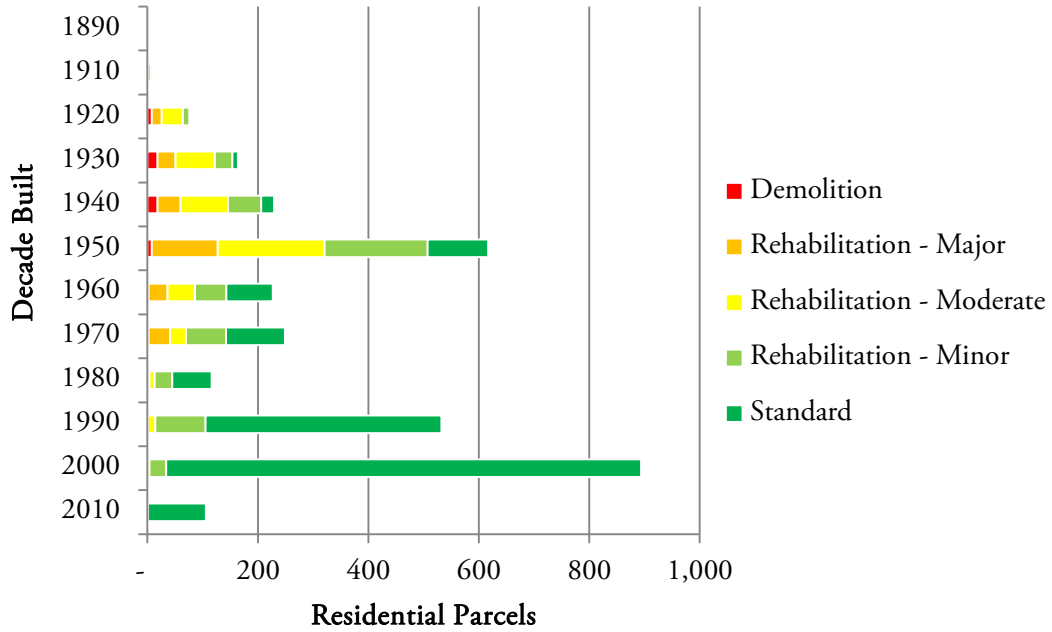
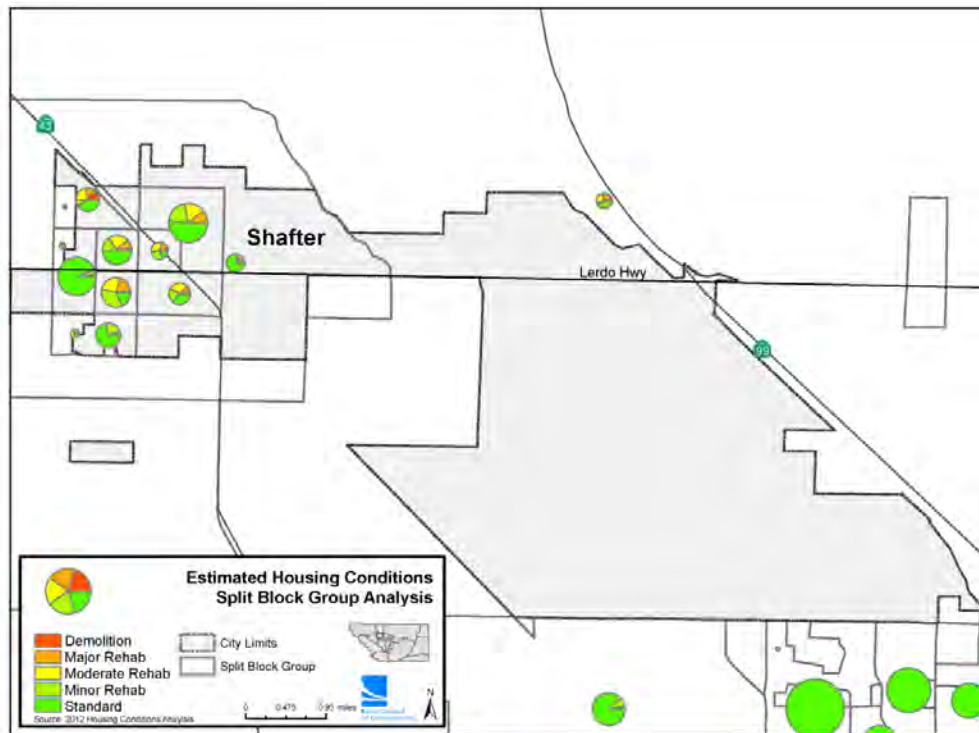


Figure 2: Estimated Housing Conditions Map



GREATER TAFT/MARICOPA AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	21,884	23,233	28,115	4,882	21.0%
Group Quarters Population	3,117	3,537	5,318	1,781	50.4%
Household Population	18,767	19,673	22,743	3,070	15.6%
Households	6,189	6,578	7,863	1,285	19.5%
Average Household Size	3.03	2.99	2.89	-0.10	-3.3%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	10,866	11,326	12,964	1,638	14.5%
% of County Growth	-	-	-	3.7%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

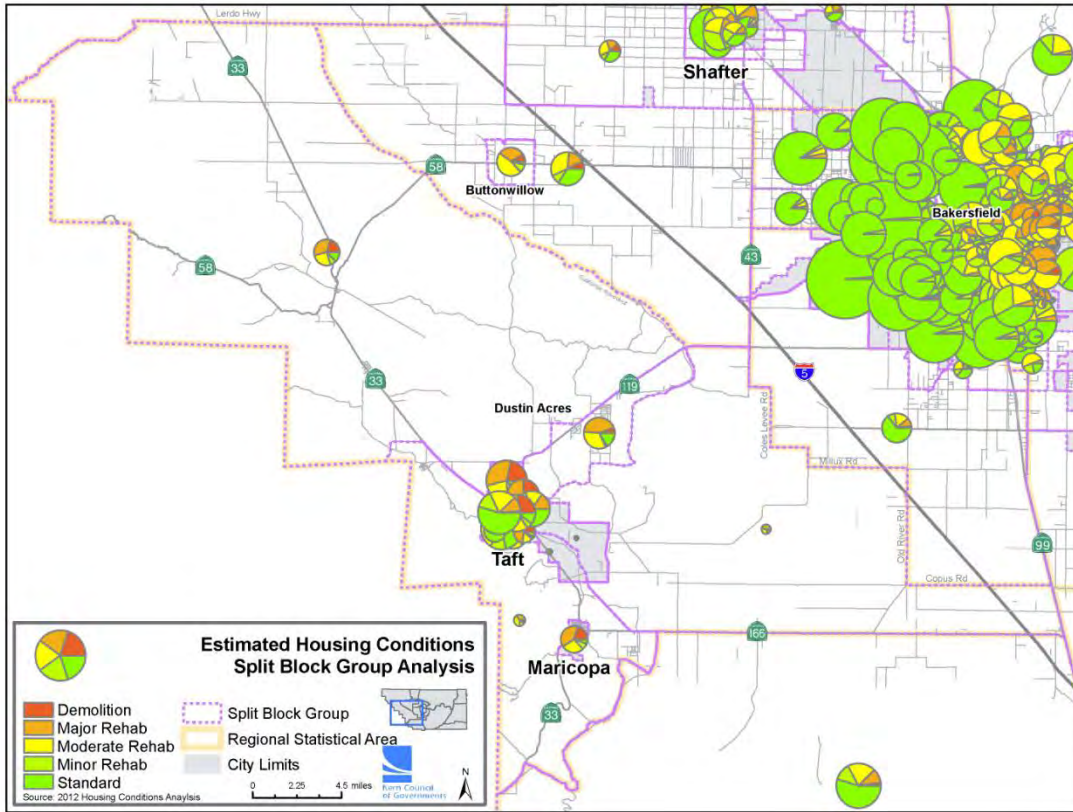
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	9,369
Retail	1,698
Service/Office	9,373
Warehousing	2,282
Total All Occupations	22,722

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



CITY OF TAFT

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	8,975	9,327	8,905	8,911	11,900	2,989	34%
Group Quarters Population	559	2,955	2,484	2,460	4,200	1,740	71%
Household Population	8,416	6,372	6,421	6,451	7,700	1,249	19%
Households	2,221	2,254	2,254	2,251	2,500	249	11%
Average Household Size	3.79	2.83	2.85	2.87	3.08	0.21	7%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	3,000	3,026	3,400	374	12%
Housing Units	2,525	2,522	2,800	278	11%
Jobs-Housing Ratio	1.19	1.20	1.21	0.01	1%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	9,327	8,911	11,900	2,989
% of County Growth	-	-	-	1.2%
County Households	254,610	258,663	336,800	78,137
City Households	2,254	2,251	2,500	249
% of County Growth	-	-	-	0.3%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

Kern COG Regional Housing Data Report

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Educational Services, and Health Care and Social Assistance	812	30.1%
Agriculture, Forestry, Fishing and Hunting, and Mining	659	24.4%
Construction	318	11.8%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	219	8.1%
Other Services, Except Public Administration	155	5.7%
Professional, Scientific, and Management, and Administrative	120	4.4%
Public Administration	107	4.0%
Finance And Insurance, and Real Estate and Rental And Leasing	99	3.7%
Wholesale Trade	71	2.6%
Transportation and Warehousing, and Utilities	66	2.4%
Retail Trade	42	1.6%
Information	29	1.1%
Manufacturing	0	0.0%
Total Civilian Employed Population 16 Years and Over	2,697	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	1,532	63.0%
Renter-Occupied Households	898	37.0%
Total Occupied Households	2,430	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

Table 6: Households by Income Class

Household Income	Number	Percentage
Less than \$10,000	262	10.8%
\$10,000 to \$14,999	201	8.3%
\$15,000 to \$24,999	294	12.1%
\$25,000 to \$34,999	209	8.6%
\$35,000 to \$49,999	335	13.8%
\$50,000 to \$74,999	351	14.4%
\$75,000 to \$99,999	403	16.6%
\$100,000 to \$149,999	294	12.1%
\$150,000 to \$199,999	41	1.7%
\$200,000 or more	40	1.6%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$12,750	90	4.0%	55	2.4%	35	1.6%
Very Low (30–50% AMI) \$12,750 to \$21,240	95	4.2%	45	2.0%	50	2.2%
Low (50–80% AMI) \$21,240 to \$33,990	75	3.3%	35	1.6%	40	1.8%
Moderate (80–120%) \$33,990 to \$42,490	60	2.7%	60	2.7%	-	0.0%
Total	320	14.2%	195	8.7%	125	5.5%

Source: HUD Enterprise GIS Portal, CPD Maps

Kern COG Regional Housing Data Report

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	2,282	93.9%
1.01 to 1.50	148	6.1%
1.51 or more	0	0.0%
Occupied Units	2,430	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	1,885	74.7%
Single-Family Attached	113	4.5%
Multi-Family 2–4 Units	198	7.8%
Multi-Family 5 or More Units	240	9.5%
Mobile Homes	89	3.5%
Total Housing Units	2,525	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percent
Occupied Housing Units	2,254	89.3%
Vacant Housing Units	271	10.7%
For Rent	108	4.3%
For Sale	37	1.5%
Rented/Sold, Not Occupied	20	0.8%
For Seasonal/Recreational or Occasional Use	15	0.6%
For Migrant Workers	2	0.1%
Other Vacant	89	3.5%
Total Housing Units	2,525	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	617
Senior-Headed Households	1,064
Renter-Occupied	250
Owner-Occupied	814
Single-Father Household Population	175
Single-Mother Household Population	310
Farm Worker Population	659
College Student Population	810
Disabled Population	n/a
Group Quarter Population	2,955
Institutionalized	2,832
Non-Institutionalized	123

Source: US 2010 Census, 2006–2010 American Community Survey 5-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1900	1	1	-	-	-
1910	32	35	9	2	-
1920	75	113	42	6	4
1930	16	37	15	1	-
1940	3	29	39	11	40
1950	-	63	126	60	104
1960	3	52	53	64	134
1970	-	6	31	29	166
1980	-	6	4	23	196
1990	1	-	-	2	67
2000	-	1	3	4	109
2010	-	-	-	-	1

Kern COG Regional Housing Data Report

Total	131	343	322	202	821
<i>Source: Kern COG</i>					

Figure 1: Housing Conditions

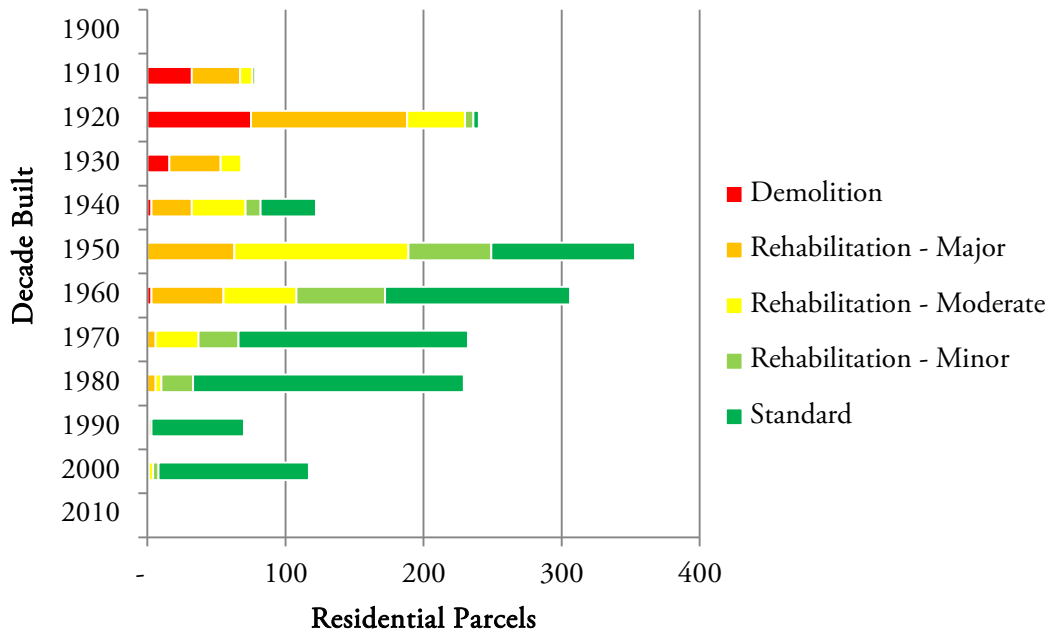
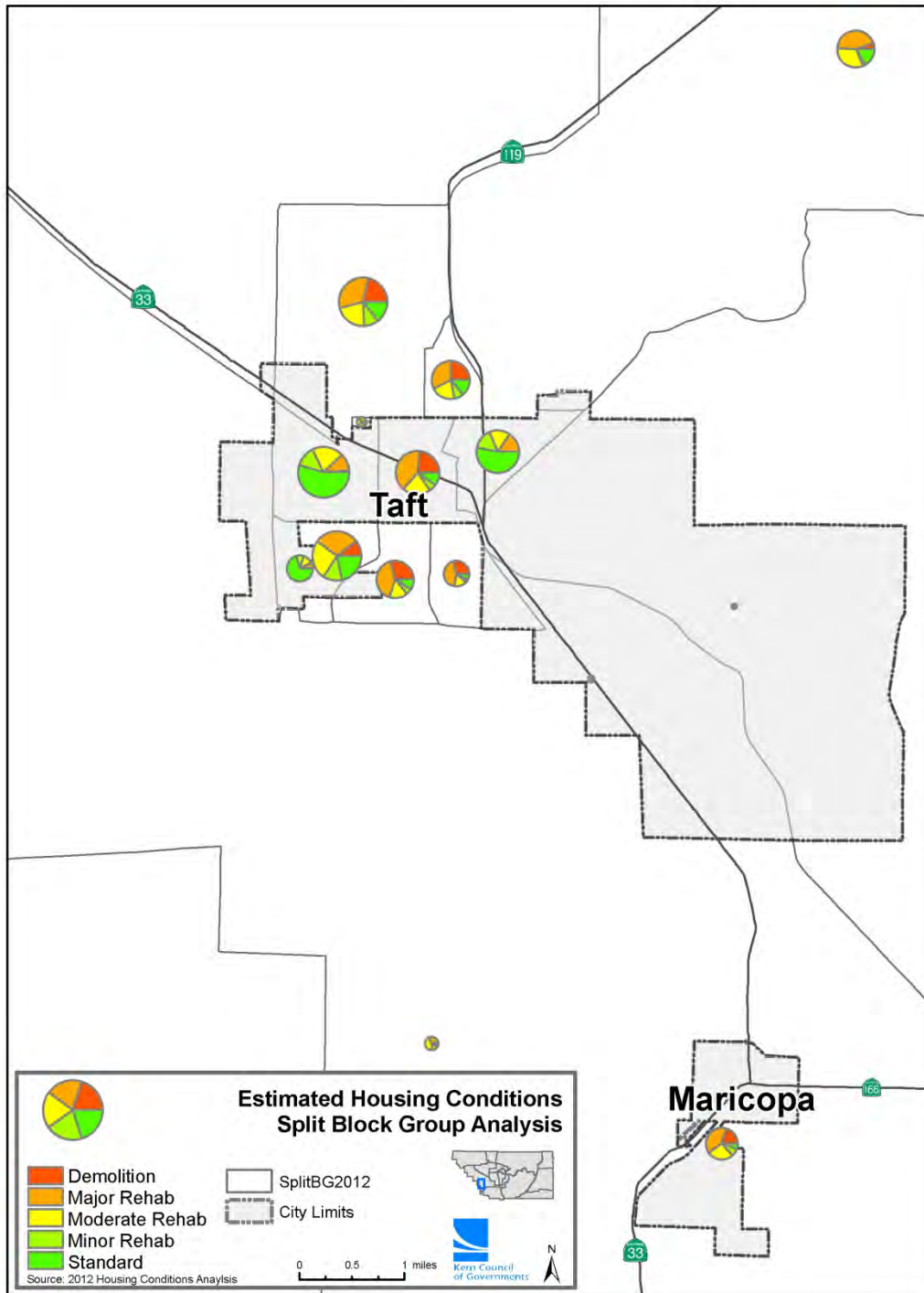


Figure 2: Estimated Housing Conditions Map



CITY OF MARICOPA

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	1,173	1,154	1,163	1,165	1,200	35	3%
Group Quarters Population	-	-	-	-	-	-	-
Household Population	1,173	1,154	1,163	1,165	1,200	35	3%
Households	414	414	414	410	410	0	0%
Average Household Size	2.83	2.79	2.81	2.83	2.93	0.10	4%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	500	500	500	-	0%
Housing Units	466	464	500	36	8%
Jobs-Housing Ratio	1.07	1.08	1.00	-0.08	-7%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	1,154	1,165	1,200	35
% of County Growth	-	-	-	0.0%
County Households	254,610	258,663	336,800	78,137
City Households	414	410	410	-
% of County Growth	-	-	-	0.0%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	78	24.5%
Educational Services, and Health Care and Social Assistance	63	19.8%
Construction	38	11.9%
Professional, Scientific, and Management, and Administrative	30	9.4%
Retail Trade	23	7.2%
Transportation and Warehousing, and Utilities	18	5.7%
Public Administration	18	5.7%
Wholesale Trade	16	5.0%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	13	4.1%
Manufacturing	9	2.8%
Other Services, Except Public Administration	9	2.8%
Finance and Insurance, and Real Estate and Rental and Leasing	3	0.9%
Information	0	0.0%
Total Civilian Employed Population 16 Years and Over	318	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	270	70.5%
Renter-Occupied Households	113	29.5%
Total Occupied Households	383	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

Kern COG Regional Housing Data Report

Table 6: Households by Income Class

Household Income	Number	Percent
Less than \$10,000	16	4.2%
\$10,000 to \$14,999	24	6.3%
\$15,000 to \$24,999	78	20.4%
\$25,000 to \$34,999	63	16.4%
\$35,000 to \$49,999	57	14.9%
\$50,000 to \$74,999	93	24.3%
\$75,000 to \$99,999	36	9.4%
\$100,000 to \$149,999	8	2.1%
\$150,000 to \$199,999	8	2.1%
\$200,000 or more	0	0.0%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$10,810	4	1.0%	4	1.0%	-	0.0%
Very Low (30–50% AMI) \$10,810 to \$18,020	14	3.4%	4	1.0%	10	2.4%
Low (50–80% AMI) \$18,020 to \$28,830	4	1.0%	-	0.0%	4	1.0%
Moderate (80–120%) \$28,830 to \$36,040	4	1.0%	4	1.0%	-	0.0%
Total	26	6.3%	12	2.9%	14	3.4%

Source: HUD Enterprise GIS Portal, CPD Maps

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	338	88.3%
1.01 to 1.50	27	7.0%
1.51 or more	18	4.7%
Occupied Units	383	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	187	40.1%
Single-Family Attached	3	0.6%
Multi-Family 2–4 Units	20	4.3%
Multi-Family 5 or More Units	0	0.0%
Mobile Homes	256	54.9%
Total Housing Units	466	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percent
Occupied Housing Units	414	88.8%
Vacant Housing Units	52	11.2%
For Rent	16	3.4%
For Sale	5	1.1%
Rented/Sold, Not Occupied	1	0.2%
For Seasonal/Recreational or Occasional Use	7	1.5%
For Migrant Workers	-	0.0%
Other Vacant	23	4.9%
Total Housing Units	466	100%

Source: US 2010 Census, ESRI Business Analyst

Kern COG Regional Housing Data Report

SPECIAL NEEDS POPULATION**Table 11: Special Needs Population by Group**

Special Need Group	Number
Households with Seniors	98
Senior-Headed Households	186
Renter-Occupied	22
Owner-Occupied	164
Single-Father Household Population	26
Single-Mother Household Population	65
Farm Worker Population	78
College Student Population	32
Disabled Population	Not Available
Group Quarter Population	-
Institutionalized	-
Non-Institutionalized	-

Source: US 2010 Census, 2006–2010 American Community Survey 5-Year Estimates

HOUSING CONDITIONS**Table 12: Housing Conditions**

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1910	2	4	1	1	-
1920	32	42	16	2	2
1930	3	9	7	-	-
1940	5	17	8	1	1
1950	1	2	4	-	1
1960	-	6	7	2	1
1970	7	11	8	2	3
1980	8	16	19	8	1
1990	-	3	3	3	1
2000	-	2	1	1	6
Total	58	112	74	20	16

Source: Kern COG

Figure 1: Housing Conditions

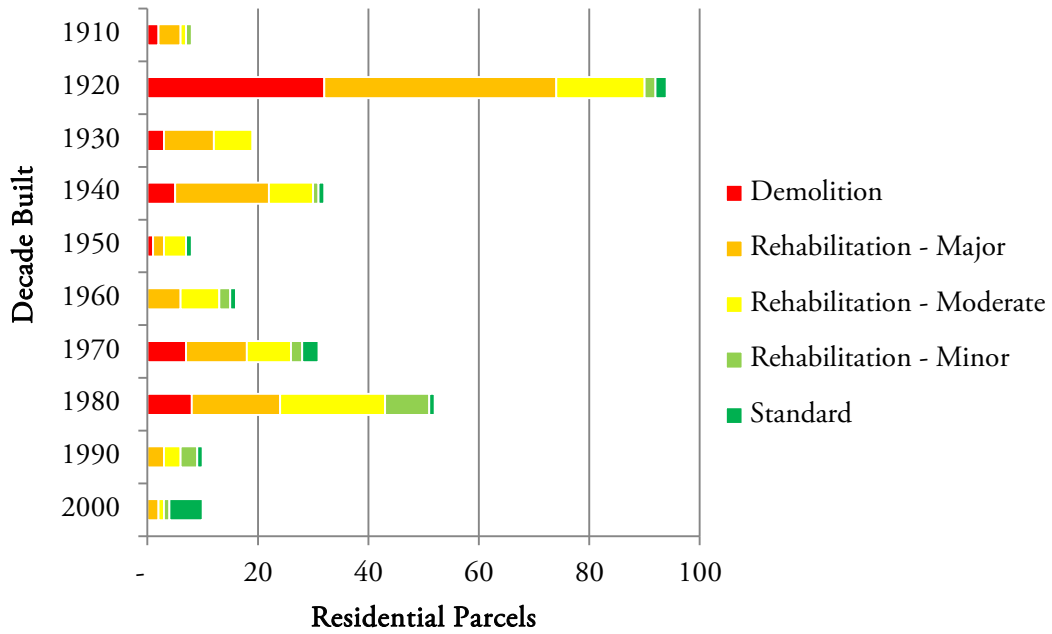
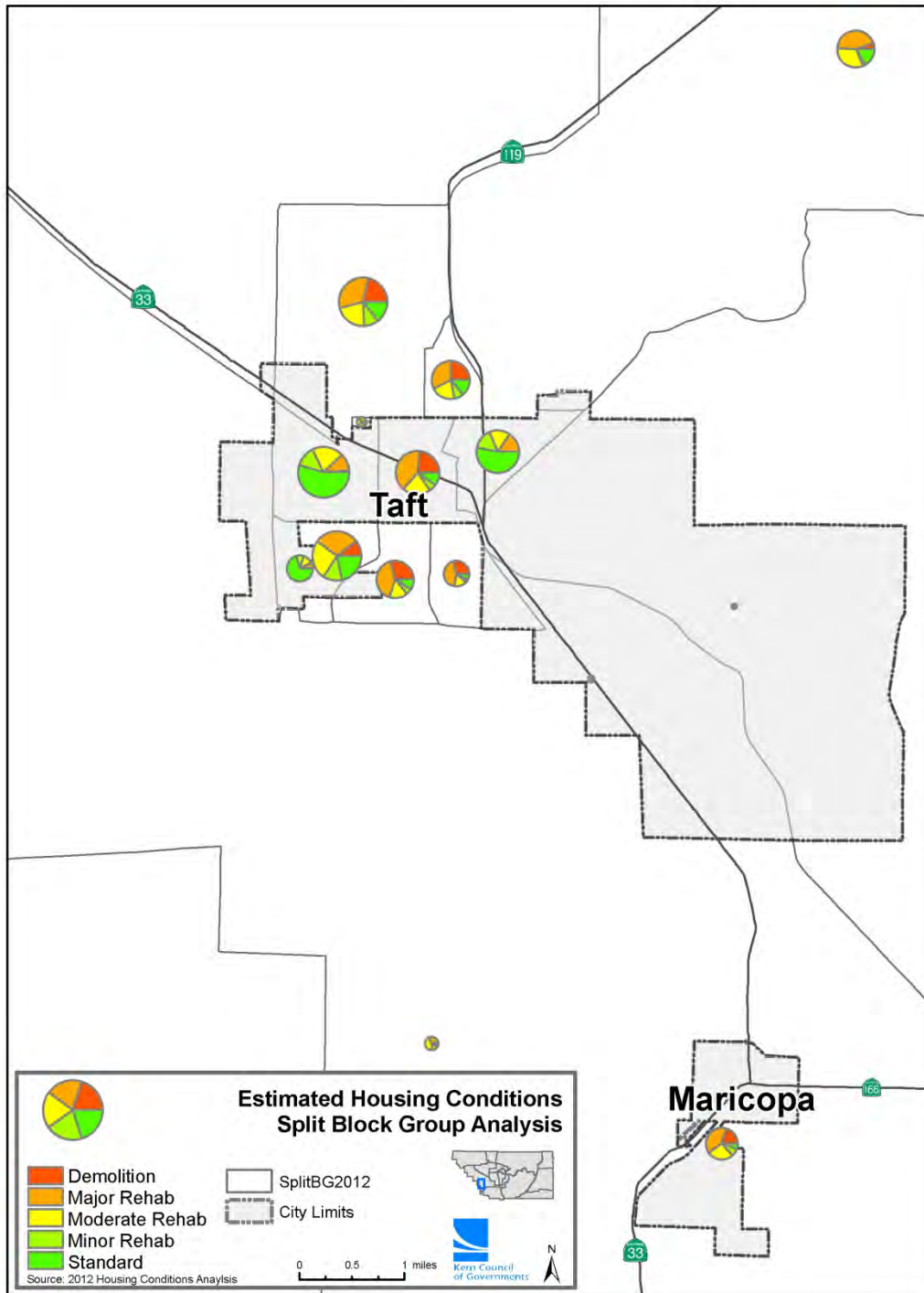


Figure 2: Estimated Housing Conditions Map



GREATER TEHACHAPI AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	36,665	38,402	45,393	6,991	18.2%
Group Quarters Population	6,002	6,070	6,329	259	4.3%
Household Population	30,663	32,322	39,038	6,716	20.8%
Households	11,614	12,466	15,672	3,206	25.7%
Average Household Size	2.64	2.59	2.49	-0.10	-3.9%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	10,499	11,441	14,924	3,483	30.4%
% of County Growth	-	-	-	7.9%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

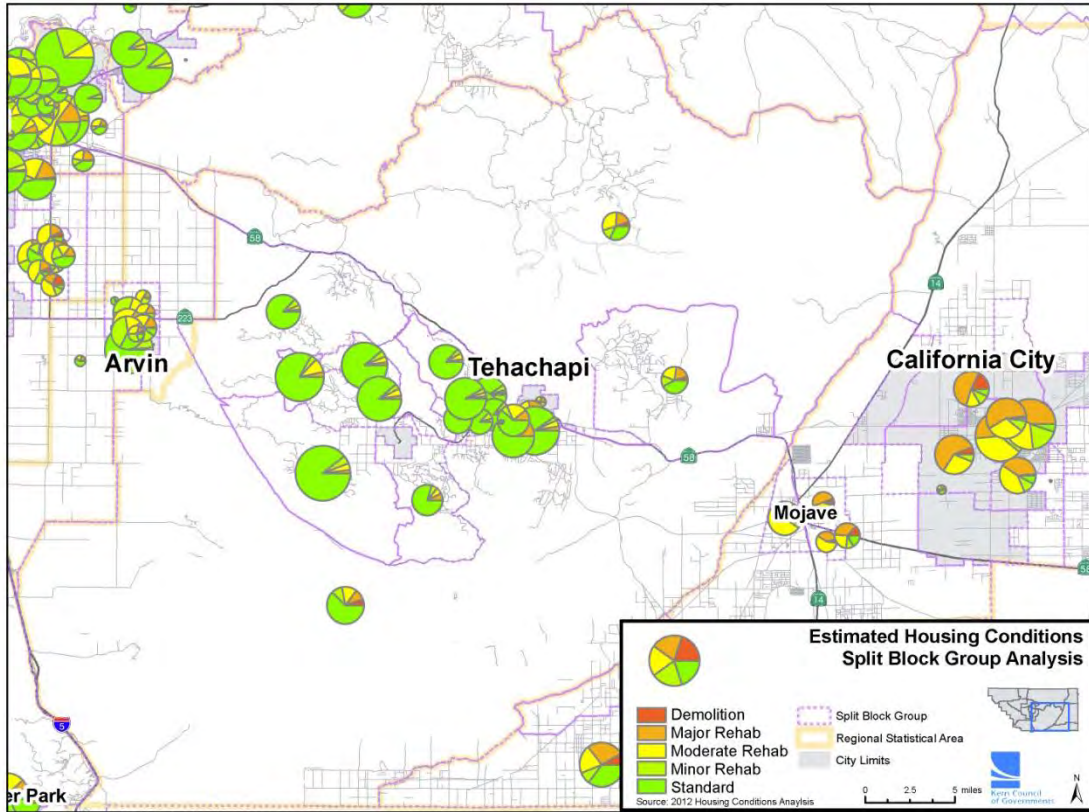
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	2,506
Retail	1,077
Service/Office	6,336
Warehousing	580
Total All Occupations	10,499

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



CITY OF TEHACHAPI

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	10,861	14,414	13,871	13,313	16,900	3,587	27%
Group Quarters Population	4,399	5,927	5,117	4,508	6,300	1,792	40%
Household Population	6,462	8,487	8,754	8,805	10,600	1,795	20%
Households	2,493	3,121	3,194	3,194	3,800	606	19%
Average Household Size	2.59	2.72	2.74	2.76	2.79	0.03	1%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	3,000	3,081	3,700	619	20%
Housing Units	3,539	3,622	4,200	578	16%
Jobs-Housing Ratio	0.85	0.85	0.88	0.03	4%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	14,414	13,313	16,900	3,587
% of County Growth	-	-	-	1.4%
County Households	254,610	258,663	336,800	78,137
City Households	2,493	3,194	3,800	606
% of County Growth	-	-	-	0.8%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

Kern COG Regional Housing Data Report

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Public Administration	578	16.0%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	556	15.4%
Educational Services, and Health Care and Social Assistance	544	15.1%
Retail Trade	420	11.7%
Construction	381	10.6%
Manufacturing	313	8.7%
Professional, Scientific, and Management, and Administrative	242	6.7%
Transportation and Warehousing, and Utilities	215	6.0%
Other Services, Except Public Administration	159	4.4%
Finance and Insurance, and Real Estate and Rental and Leasing	85	2.4%
Agriculture, Forestry, Fishing and Hunting, and Mining	50	1.4%
Wholesale Trade	46	1.3%
Information	13	0.4%
Total Civilian Employed Population 16 Years and Over	3,602	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	1,782	61.5%
Renter-Occupied Households	1,116	38.5%
Total Occupied Households	2,898	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

Table 6: Households by Income Class

Household Income	Number	Percent
Less than \$10,000	187	6.5%
\$10,000 to \$14,999	307	10.6%
\$15,000 to \$24,999	427	14.7%
\$25,000 to \$34,999	320	11.0%
\$35,000 to \$49,999	292	10.1%
\$50,000 to \$74,999	543	18.7%
\$75,000 to \$99,999	371	12.8%
\$100,000 to \$149,999	354	12.2%
\$150,000 to \$199,999	70	2.4%
\$200,000 or more	27	0.9%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$14,900	45	1.4%	35	1.1%	10	0.3%
Very Low (30–50% AMI) \$14,900 to \$24,830	120	3.8%	40	1.3%	80	2.6%
Low (50–80% AMI) \$24,830 to \$39,730	65	2.1%	15	0.5%	50	1.6%
Moderate (80–120%) \$39,730 to \$49,670	60	1.9%	60	1.9%	-	0.0%
Total	290	9.3%	150	4.8%	140	4.5%

Source: HUD Enterprise GIS Portal, CPD Maps

Kern COG Regional Housing Data Report

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	2,792	96.3%
1.01 to 1.50	76	2.6%
1.51 or more	30	1.0%
Occupied Units	2,898	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	2,407	68.0%
Single-Family Attached	77	2.2%
Multi-Family 2–4 Units	439	12.4%
Multi-Family 5 or More Units	170	4.8%
Mobile Homes	446	12.6%
Total Housing Units	3,539	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percent
Occupied Housing Units	3,121	88.2%
Vacant Housing Units	418	11.8%
For Rent	180	5.1%
For Sale	61	1.7%
Rented/Sold, Not Occupied	26	0.7%
For Seasonal/Recreational or Occasional Use	50	1.4%
For Migrant Workers	-	0.0%
Other Vacant	101	2.9%
Total Housing Units	3,539	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	809
Senior-Headed Households	1,652
Renter-Occupied	412
Owner-Occupied	1,240
Single-Father Household Population	214
Single-Mother Household Population	508
Farm Worker Population	50
Disabled Population	n/a
Group Quarter Population	5,927
Institutionalized	5,921
Non-Institutionalized	6

Source: US 2010 Census, 2006–2010 American Community Survey 5-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1890	1	-	-	-	1
1900	-	-	-	-	1
1910	-	4	1	3	6
1920	4	10	7	6	10
1930	2	17	19	17	27
1940	3	22	14	7	20
1950	1	103	89	57	198
1960	-	24	82	29	185
1970	-	10	31	14	92
1980	-	11	27	56	286
1990	-	5	6	10	186
2000	-	14	3	1	671
2010	-	-	-	-	2
Total	11	220	279	200	1,685

Source: Kern COG

Kern COG Regional Housing Data Report

Figure 1: Housing Conditions

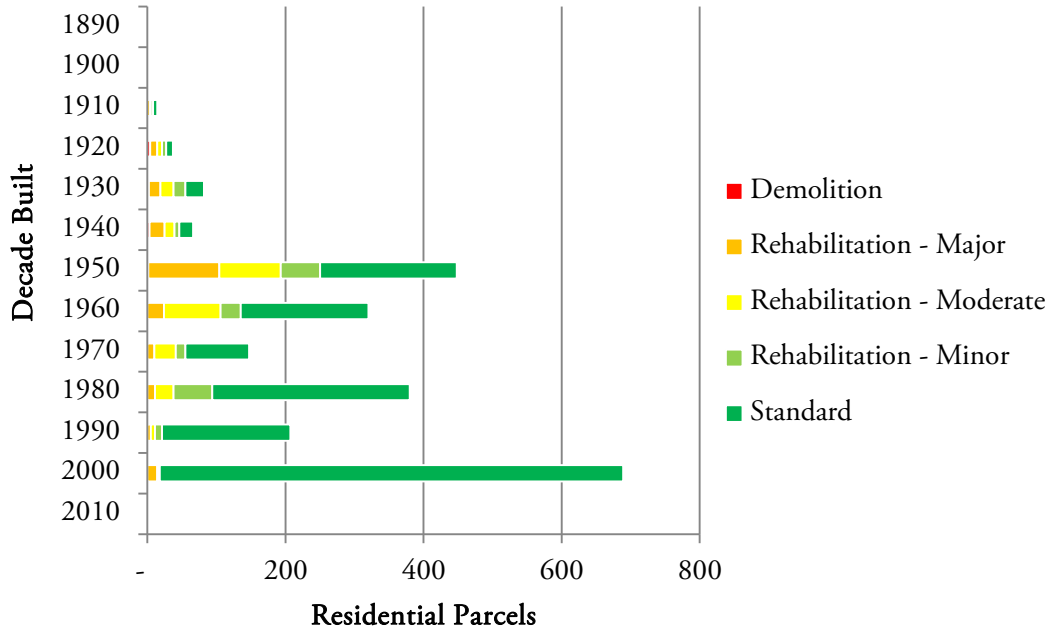
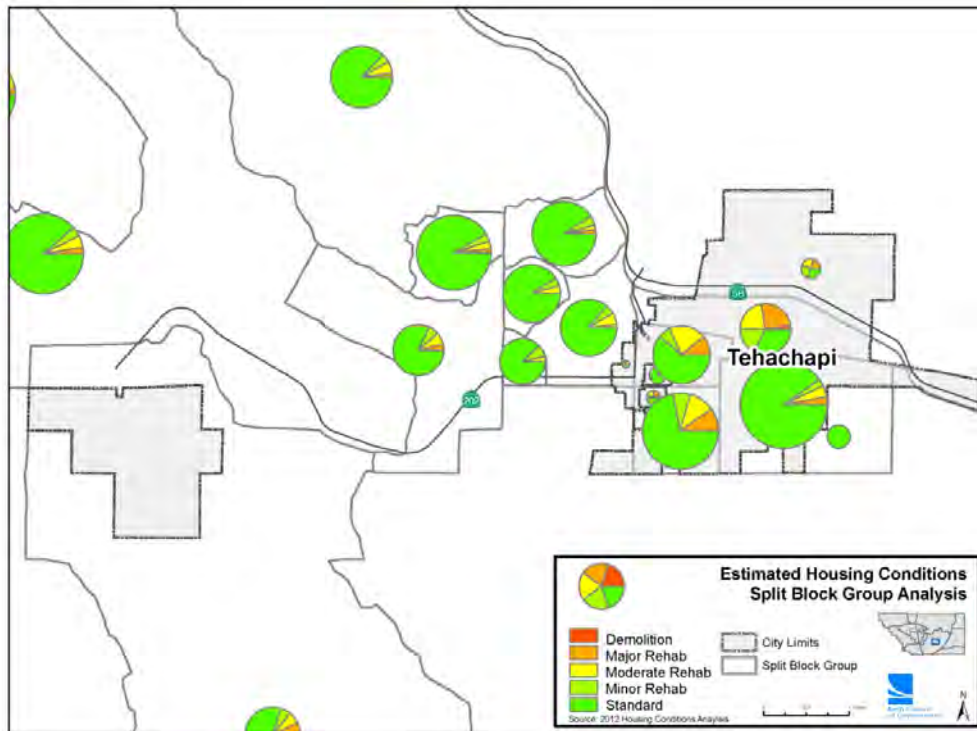


Figure 2: Estimated Housing Conditions Map



GREATER WASCO AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	29,980	31,267	36,846	5,579	17.8%
Group Quarters Population	5,759	6,028	7,077	1,049	17.4%
Household Population	24,221	25,239	29,766	4,527	17.9%
Households	6,087	6,435	7,905	1,470	22.8%
Average Household Size	3.98	3.92	3.77	-0.15	-3.8%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	13,563	14,066	15,845	1,779	12.6%
% of County Growth	-	-	-	4.0%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

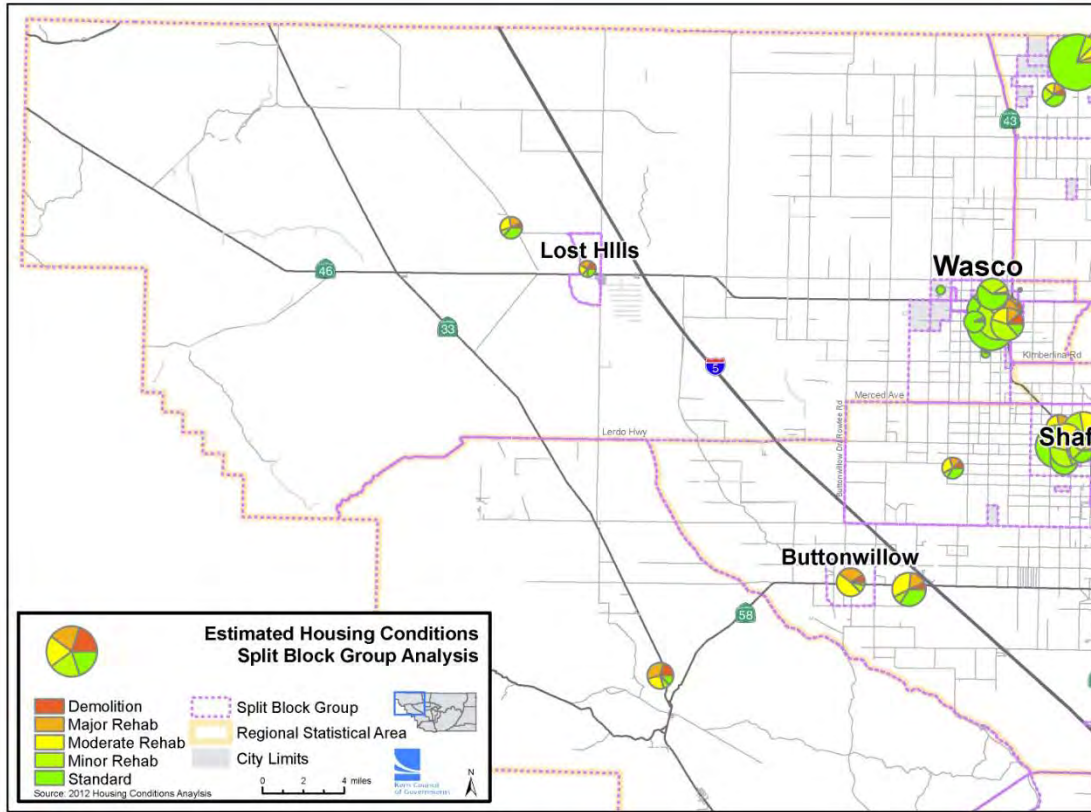
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	9,088
Retail	764
Service/Office	3,433
Warehousing	278
Total All Occupations	13,563

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



CITY OF WASCO

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	21,604	25,545	25,323	25,710	34,700	8,990	35%
Group Quarters Population	6,219	5,720	5,007	4,981	7,100	2,119	43%
Household Population	15,385	19,825	20,316	20,729	27,600	6,871	33%
Households	4,070	5,131	5,218	5,293	7,000	1,707	32%
Average Household Size	3.78	3.86	3.89	3.92	3.94	0.02	1%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	6,300	6,337	7,400	1,063	17%
Housing Units	5,477	5,649	7,400	1,751	31%
Jobs-Housing Ratio	1.15	1.12	1.00	-0.12	-11%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2013–2023
County Population	839,631	857,882	1,110,000	252,118
City Population	25,545	25,710	34,700	8,990
% of County Growth	-	-	-	3.6%
County Households	254,610	258,663	336,800	78,137
City Households	5,131	5,293	7,000	1,707
% of County Growth	-	-	-	2.2%

Kern COG Regional Housing Data Report

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	2,316	33.6%
Educational Services, and Health Care and Social Assistance	809	11.7%
Retail Trade	778	11.3%
Public Administration	502	7.3%
Transportation and Warehousing, and Utilities	493	7.1%
Wholesale Trade	432	6.3%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	351	5.1%
Manufacturing	332	4.8%
Professional, Scientific, and Management, and Administrative	254	3.7%
Finance and Insurance, and Real Estate and Rental and Leasing	230	3.3%
Construction	181	2.6%
Information	125	1.8%
Other Services, Except Public Administration	99	1.4%
Total Civilian Employed Population 16 Years and Over	6,902	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	2,753	57.0%
Renter-Occupied Households	2,075	43.0%
Total Occupied Households	4,828	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

Table 6: Households by Income Class

Household Income	Number	Percentage
Less than \$10,000	273	5.7%
\$10,000 to \$14,999	488	10.1%
\$15,000 to \$24,999	659	13.6%
\$25,000 to \$34,999	728	15.1%
\$35,000 to \$49,999	891	18.5%
\$50,000 to \$74,999	916	19.0%
\$75,000 to \$99,999	364	7.5%
\$100,000 to \$149,999	380	7.9%
\$150,000 to \$199,999	94	1.9%
\$200,000 or more	35	0.7%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$11,430	100	1.9%	30	0.6%	70	1.4%
Very Low (30–50% AMI) \$11,430 to \$19,050	365	7.1%	50	1.0%	315	6.1%
Low (50–80% AMI) \$19,050 to \$30,480	205	4.0%	135	2.6%	70	1.4%
Moderate (80–120%) \$30,480 to \$38,100	120	2.3%	95	1.9%	25	0.5%
Total	790	15.4%	310	6.0%	480	9.4%

Source: HUD Enterprise GIS Portal, CPD Maps

Kern COG Regional Housing Data Report

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	3,787	78.4%
1.01 to 1.50	799	16.5%
1.51 or more	242	5.0%
Occupied Units	4,828	100%

Source: 2008–2010 American Community Survey 3-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	4,150	75.8%
Single-Family Attached	193	3.5%
Multi-Family 2–4 Units	376	6.9%
Multi-Family 5 or More Units	571	10.4%
Mobile Homes	187	3.4%
Total Housing Units	5,477	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percentage
Occupied Housing Units	5,131	93.7%
Vacant Housing Units	346	6.3%
For Rent	103	1.9%
For Sale	143	2.6%
Rented/Sold, Not Occupied	6	0.1%
For Seasonal/Recreational or Occasional Use	13	0.2%
For Migrant Workers	-	0.0%
Other Vacant	81	1.5%
Total Housing Units	5,477	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	897
Senior-Headed Households	1,520
Renter-Occupied	506
Owner-Occupied	1,014
Single-Father Household Population	627
Single-Mother Household Population	1,334
Farm Worker Population	2,316
College Student Population	884
Disabled Population	2,177
Group Quarter Population	5,720
Institutionalized	5,710
Non-Institutionalized	10

Source: US 2010 Census, 2008–2010 American Community Survey 3-Year Estimates

HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1900	-	1	1	-	-
1910	12	14	13	13	-
1920	40	30	48	41	4
1930	13	38	69	81	10
1940	10	38	50	82	19
1950	17	109	94	274	47
1960	1	69	63	112	64
1970	2	50	72	143	64
1980	2	18	35	185	122
1990	-	3	19	59	454
2000	-	5	4	68	820
2010	-	-	3	4	78
Total	97	375	471	1,062	1,682

Source: Kern COG

Kern COG Regional Housing Data Report

Figure 1: Housing Conditions

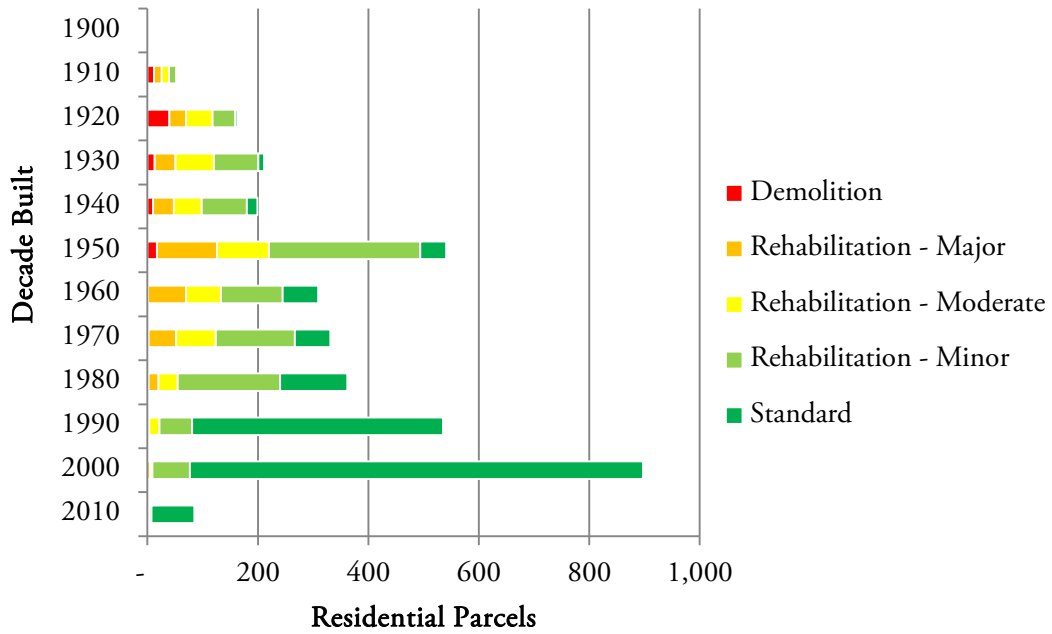
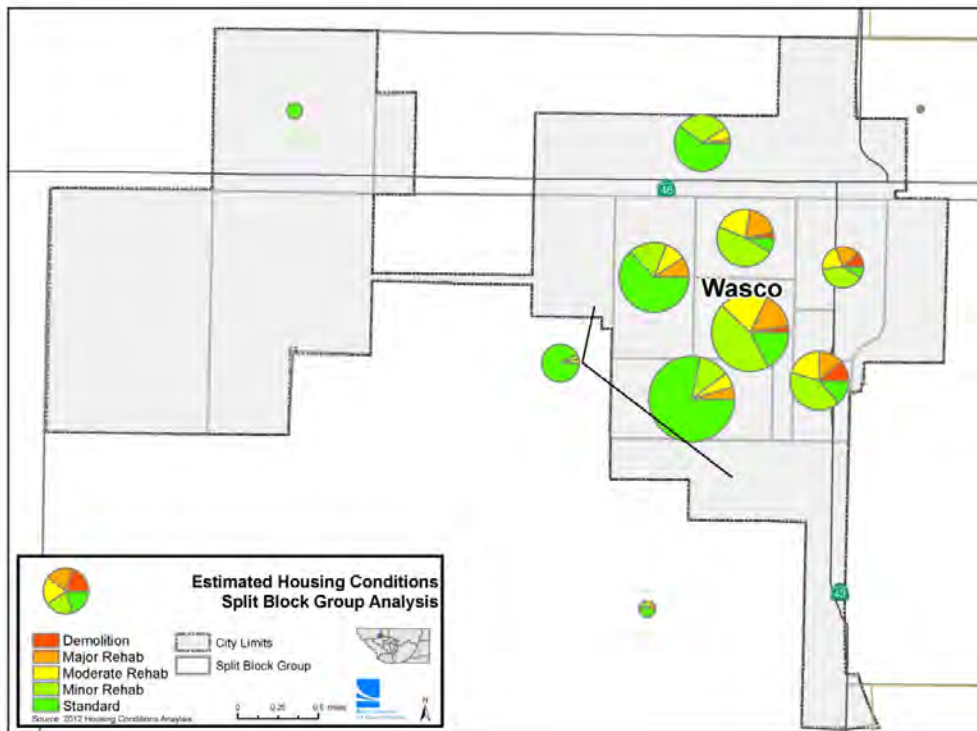


Figure 2: Estimated Housing Conditions Map



III. UNINCORPORATED KERN COUNTY

UNINCORPORATED KERN COUNTY

POPULATION, HOUSING, AND JOBS PROJECTIONS

Table 1: Population, Housing, and Household Size Projections, 2000–2023

	2000	2010	2012	2013	2023	2013–2023	
						Net Change	% Change
Total Population	255,564	297,932	303,786	306,535	449,800	143,265	47%
Group Quarters Population	7,769	2,636	3,580	3,670	5,500	1,830	50%
Household Population	247,795	295,296	300,206	302,865	444,300	141,435	47%
Households	84,034	96,358	97,244	97,513	147,390	49,877	51%
Average Household Size	2.95	3.06	3.09	3.11	3.01	-0.10	-3%

Sources: US 2010 Census, California Department of Finance E-5 Estimates, Kern COG Preliminary 2014 RTP

Table 2: Jobs, Housing Units, and Jobs-Housing Ratio Projections, 2010–2023

	2010	2013	2023	2013–2023	
				Net Change	% Change
Jobs	119,900	128,012	140,000	11,988	9%
Housing Units	112,117	113,221	167,800	54,579	48%
Jobs-Housing Ratio	1.07	1.13	0.83	-0.30	-26%

Source: US 2010 Census, Kern COG Preliminary 2014 RTP

Kern COG Regional Housing Data Report

Table 3: Contribution to Countywide Population and Household Growth, 2010–2023

	2010	2013	2023	Net Change, 2010–2023
County Population	839,631	857,882	1,110,000	252,118
Unincorporated Population	297,932	306,535	449,800	143,265
% of County Growth	-	-	-	56.8%
County Households	254,610	258,663	336,800	78,137
Unincorporated Households	96,358	97,513	147,390	49,877
% of County Growth	-	-	-	63.8%

Sources: US 2010 Census, Kern COG Preliminary 2014 RTP

EMPLOYMENT

Table 4: Employment by Industry

Industry	Number	Percentage
Agriculture, Forestry, Fishing and Hunting, and Mining	23,837	17.4%
Educational Services, and Health Care and Social Assistance	23,184	16.9%
Retail Trade	14,245	10.4%
Construction	11,736	8.6%
Professional, Scientific, and Management, and Administrative	11,412	8.3%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	10,935	8.0%
Public Administration	10,061	7.3%
Manufacturing	8,075	5.9%
Transportation and Warehousing, and Utilities	6,941	5.1%
Other Services, Except Public Administration	6,254	4.6%
Finance and Insurance, and Real Estate and Rental and Leasing	5,035	3.7%
Wholesale Trade	4,190	3.1%
Information	1,290	0.9%
Total Civilian Employed Population 16 Years and Over	137,195	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

HOUSEHOLD CHARACTERISTICS

Table 5: Housing Tenure

Housing Tenure	Number	Percentage
Owner-Occupied Households	73,551	63.0%
Renter-Occupied Households	43,125	37.0%
Total Occupied Households	116,676	100%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

Table 6: Households by Income Class

Household Income	Number	Percentage
Less than \$10,000	8,873	7.6%
\$10,000 to \$14,999	10,306	8.8%
\$15,000 to \$24,999	15,724	13.5%
\$25,000 to \$34,999	14,713	12.6%
\$35,000 to \$49,999	17,419	14.9%
\$50,000 to \$74,999	19,662	16.9%
\$75,000 to \$99,999	11,845	10.2%
\$100,000 to \$149,999	11,998	10.3%
\$150,000 to \$199,999	3,808	3.3%
\$200,000 or more	2,328	2.0%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-03

Table 7: Households Overpaying >30% by Area Medium Income Bracket, 2010

Income Range*	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
Extremely Low (0–30% AMI) Less than \$13,860	1,641	1.7%	701	0.7%	940	1.0%
Very Low (30–50% AMI) \$13,860 to \$23,110	3,936	4.1%	1,336	1.4%	2,600	2.7%
Low (50–80% AMI) \$23,110 to \$36,970	4,061	4.2%	2,335	2.4%	1,726	1.8%
Moderate (80–120%) \$36,970 to \$46,220	1,836	1.9%	1,441	1.5%	395	0.4%
Total	11,474	11.9%	5,813	6.0%	5,661	5.9%

Source: HUD Enterprise GIS Portal, CPD Maps

Kern COG Regional Housing Data Report

**Unincorporated ranges unavailable. The preceding ranges represent countywide income.*

Table 8: Overcrowding by Tenure

Overcrowding by Tenure	Number of Households	Percentage
1.00 or less	105,031	90.0%
1.01 to 1.50	9,013	7.7%
1.51 or more	2,632	2.3%
Occupied Units	116,676	100.0%

Source: 2006–2010 American Community Survey 5-Year Estimates, Table DP-04

HOUSING STOCK CHARACTERISTICS

Table 9: Housing Units by Type

Type	Number	Percentage
Single-Family Detached	79,653	71.0%
Single-Family Attached	2,220	2.0%
Multi-Family 2–4 Units	8,558	7.6%
Multi-Family 5 or More Units	4,821	4.3%
Mobile Homes	16,865	15.0%
Total Housing Units	112,117	100.0%

Source: California Department of Finance, Table E-5

Table 10: Occupancy Status of Housing Stock, 2010

Type	Number	Percentage
Occupied Housing Units	96,358	85.9%
Vacant Housing Units	15,759	14.1%
For Rent	3,575	3.2%
For Sale	1,993	1.8%
Rented/Sold, Not Occupied	633	0.6%
For Seasonal/Recreational or Occasional Use	5,142	4.6%
For Migrant Workers	169	0.2%
Other Vacant	4,247	3.8%
Total Housing Units	112,117	100%

Source: US 2010 Census, ESRI Business Analyst

SPECIAL NEEDS POPULATION

Table 11: Special Needs Population by Group

Special Need Group	Number
Households with Seniors	23,364
Senior-Headed Households	41,310
Renter-Occupied	7,476
Owner-Occupied	33,834
Single-Father Household Population	7,796
Single-Mother Household Population	17,051
Farm Worker Population	18,011
College Student Population	15,052
Disabled Population	n/a
Group Quarter Population	2,818
Institutionalized	1,769
Non-Institutionalized	1,049

Source: US 2010 Census, 2006–2010 American Community Survey 5-Year Estimates

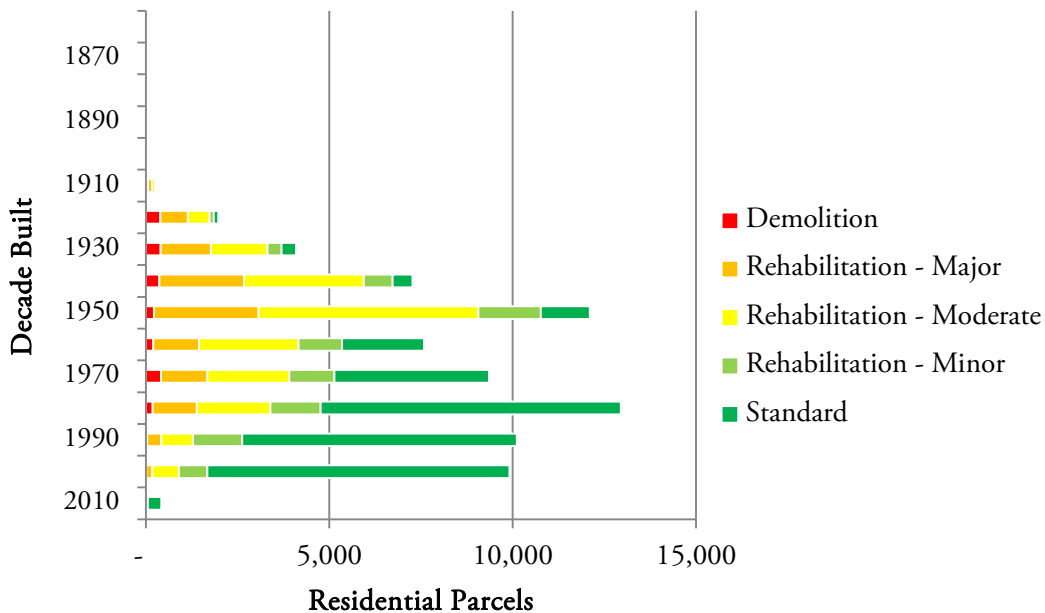
HOUSING CONDITIONS

Table 12: Housing Conditions

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1860	1	-	1	-	1
1870	-	1	-	-	-
1880	1	2	1	-	1
1890	1	2	-	1	1
1900	12	22	11	4	3
1910	66	105	73	9	12
1920	399	743	601	112	117
1930	402	1,375	1,542	380	399
1940	368	2,312	3,262	782	542
1950	221	2,851	5,991	1,706	1,336
1960	203	1,248	2,716	1,183	2,233
1970	415	1,263	2,235	1,229	4,214
1980	185	1,201	2,012	1,368	8,185
1990	39	387	860	1,339	7,487
2000	12	163	723	777	8,239
2010	4	23	18	11	370
Total	2,329	11,698	20,046	8,901	33,140

Source: Kern COG

Figure 1: Housing Conditions



UNINCORPORATED GREATER ARVIN AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Population	1,394	2,288	916	-1,372	-60.0%
Households	368	721	803	82	11.4%
Average Household Size	3.79	3.17	1.14	-2.03	-64.1%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
Unincorporated RSA Jobs	167	302	327	25	8.3%
% of County Growth	-	-	-	0.1%	-

Source: US 2010 Census, Kern COG GIS Database

HOUSING CHARACTERISTICS

Table 3: Household Population, 2010

	Number
Total Household Population	1,394
Group Quarter Population	2
Non-Group Quarters Population	1,392

Source: Kern COG GIS Database

Kern COG Regional Housing Data Report

EMPLOYMENT

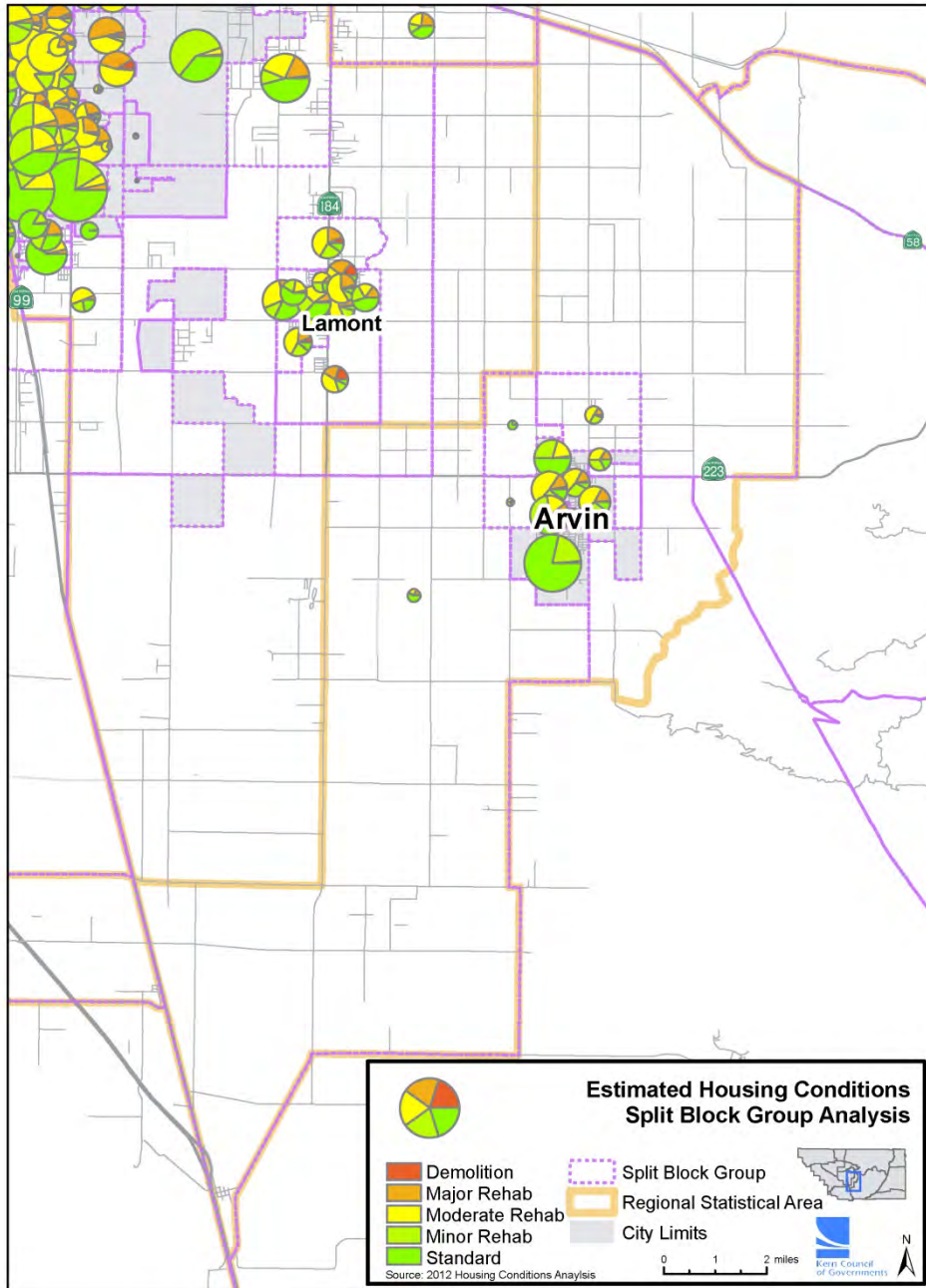
Table 4: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	1,832
Retail	284
Service/Office	1,568
Warehousing	83
Total All Occupations	3,767

Source: Kern COG GIS Database

Note: Employment is presented for the entire RSA which includes incorporated and unincorporated areas.

Figure 1: Estimated Housing Conditions map



Kern COG Regional Housing Data Report

UNINCORPORATED METRO – BAKERSFIELD AREA
POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Population	189,342	205,617	262,118	56,501	27.5%
Households	57,241	65,555	87,348	21,793	33.2%
Average Household Size	3.31	3.14	3.00	-0.14	-4.3%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
Unincorporated RSA Jobs	45,960	36,979	47,482	10,503	28.4%
% of County Growth	-	-	-	23.8%	-

Source: US 2010 Census, Kern COG GIS Database

HOUSING CHARACTERISTICS

Table 3: Household Population, 2010

	Number
Total Household Population	188,592
Group Quarter Population	750
Non-Group Quarters Population	187,842

Source: Kern COG GIS Database

EMPLOYMENT

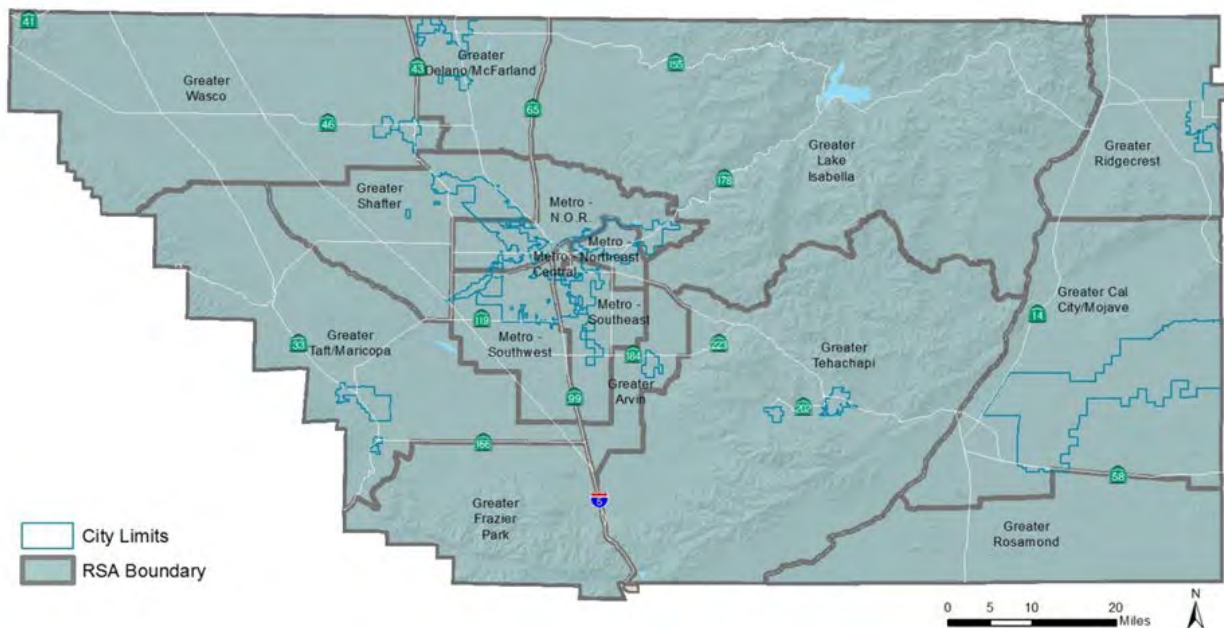
Table 4: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	40,698
Retail	29,404
Service/Office	101,959
Warehousing	11,599
Total All Occupations	183,660

Source: Kern COG GIS Database

Note: Employment is presented for the entire RSA which includes incorporated and unincorporated areas.

Figure 1: RSA Boundaries



UNINCORPORATED GREATER CALIFORNIA CITY/MOJAVE AREA POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Population	8,633	10,964	10,132	-832	-7.6%
Households	3,205	3,805	4,625	820	21.6%
Average Household Size	2.69	2.88	2.19	-0.69	-24.0%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
Unincorporated RSA Jobs	1,209	1,930	3,526	1,596	82.7%
% of County Growth	-	-	-	3.6%	-

Source: US 2010 Census, Kern COG GIS Database

HOUSING CHARACTERISTICS

Table 3: Household Population, 2010

	Number
Total Household Population	8,633
Group Quarter Population	1,181
Non-Group Quarters Population	7,452

Source: Kern COG GIS Database

EMPLOYMENT

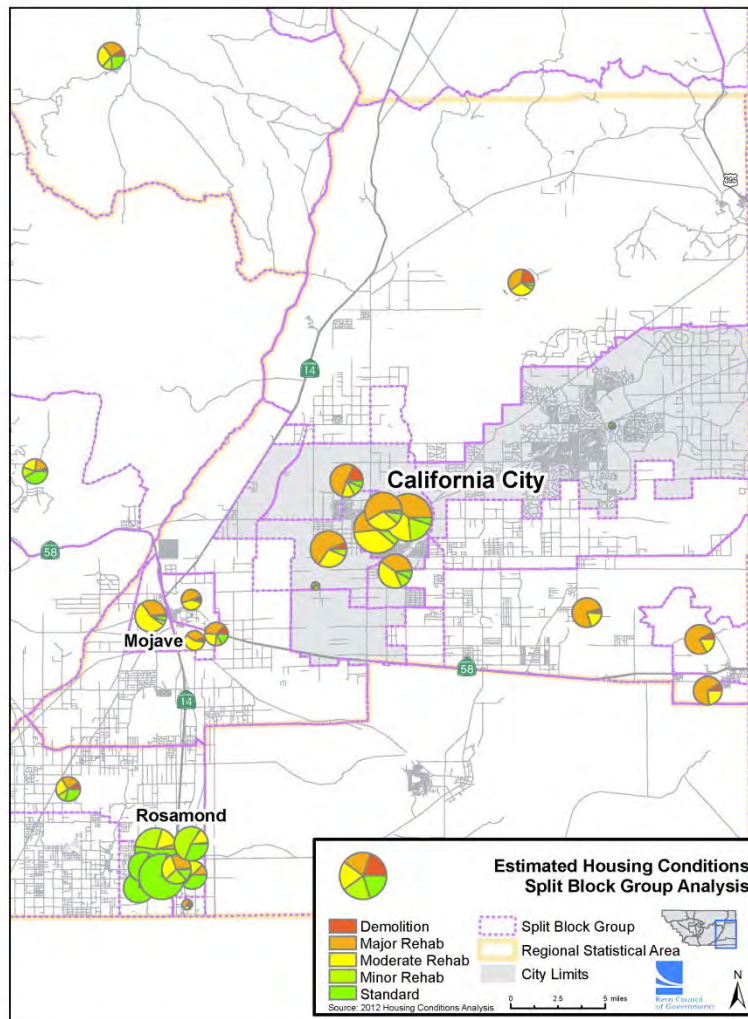
Table 4: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	2,205
Retail	1,864
Service/Office	1,026
Warehousing	514
Total All Occupations	5,609

Source: Kern COG GIS Database

Note: Employment is presented for the entire RSA which includes incorporated and unincorporated areas.

Figure 1: Estimated Housing Conditions map



Kern COG Regional Housing Data Report

UNINCORPORATED GREATER DELANO/MCFARLAND AREA**POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS**

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Population	3,367	7,134	666	-6,468	-90.7%
Households	853	1,285	1,239	-46	-3.6%
Average Household Size	3.95	5.55	0.54	-5.01	-90.3%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
Unincorporated RSA Jobs	6,821	7,306	7,610	304	4.2%
% of County Growth	-	-	-	0.7%	-

Source: US 2010 Census, Kern COG GIS Database

HOUSING CHARACTERISTICS

Table 3: Household Population, 2010

	Number
Total Household Population	3,367
Group Quarter Population	2,824
Non-Group Quarters Population	543

Source: Kern COG GIS Database

EMPLOYMENT

Table 4: Employment by Industry, 2010

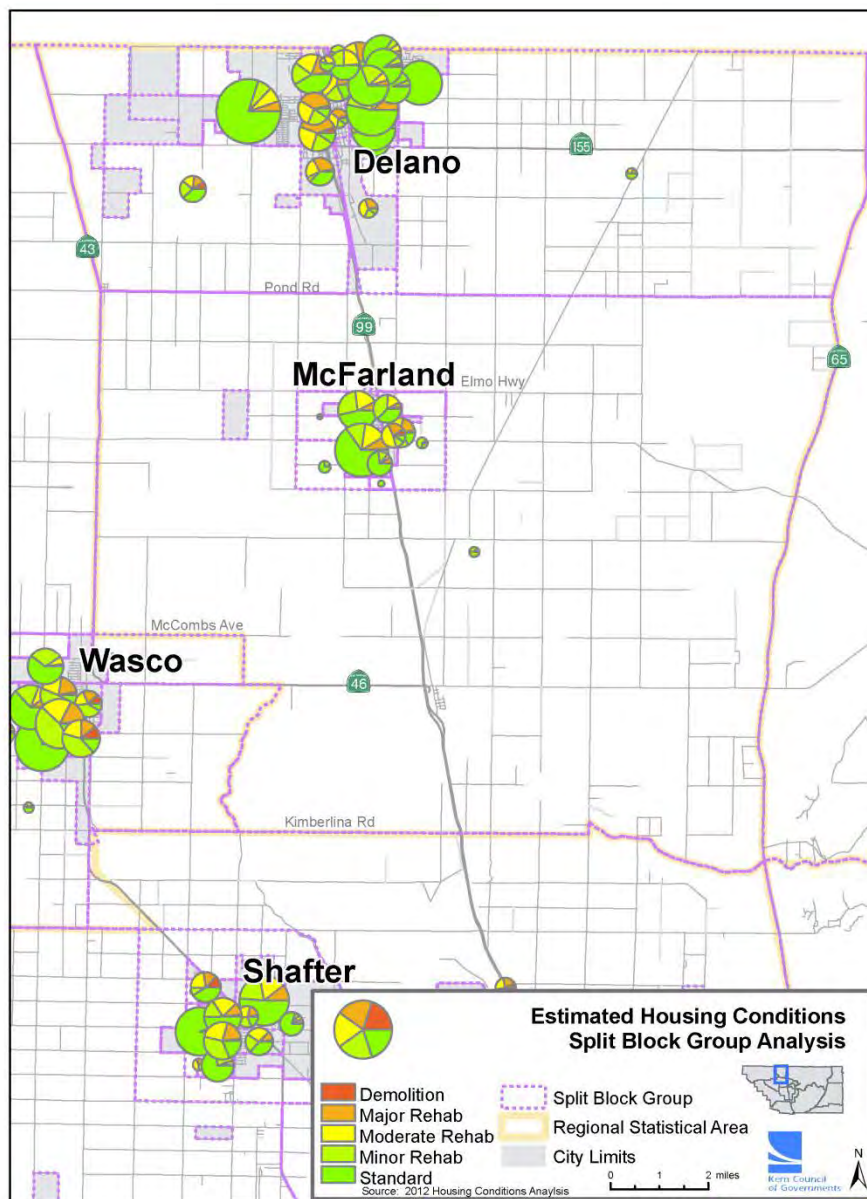
Occupation Category	Number Employed
Basic Production	9,369

Retail	1,698
Service/Office	9,373
Warehousing	2,282
Total All Occupations	22,722

Source: Kern COG GIS Database

Note: Employment is presented for the entire RSA which includes incorporated and unincorporated areas.

Figure 1: Estimated Housing Conditions map



GREATER FRAZIER PARK AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	8,577	9,518	13,117	3,599	37.8%
Group Quarters Population	-	-	-	-	-
Household Population	8,577	9,518	13,117	3,599	37.8%
Households	3,484	3,991	5,872	1,881	47.1%
Average Household Size	2.46	2.38	2.23	-0.15	-6.3%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	3,419	3,970	6,007	2,037	51.3%
% of County Growth	-	-	-	4.6%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

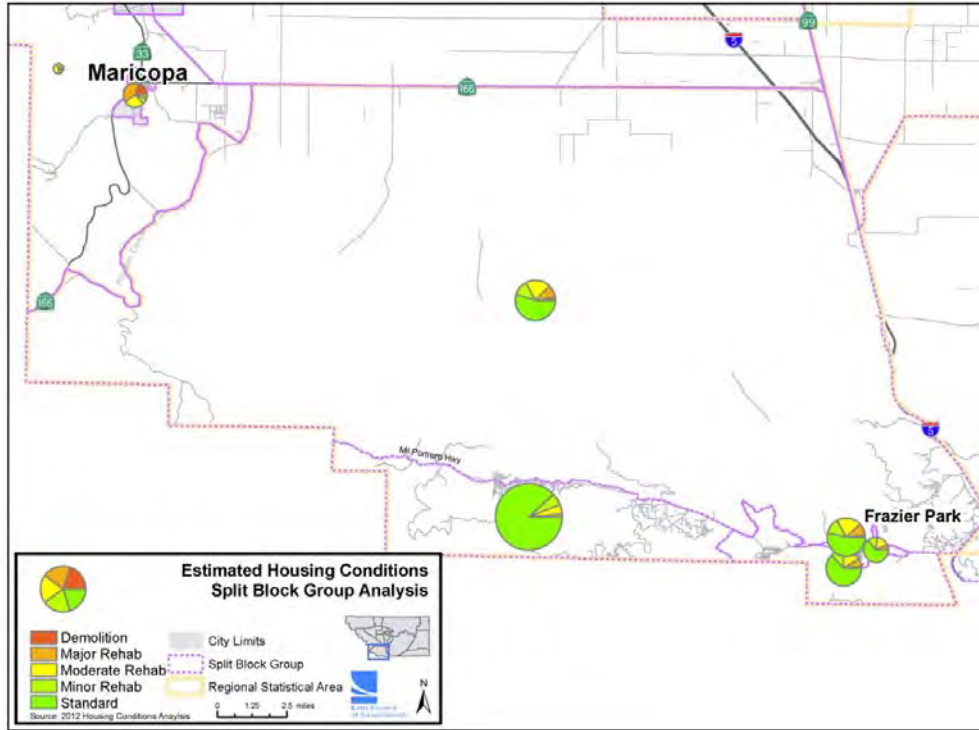
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	1,113
Retail	284
Service/Office	940
Warehousing	1,082
Total All Occupations	3,419

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



GREATER LAKE ISABELLA AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	16,501	17,987	22,618	4,631	25.7%
Group Quarters Population	78	78	78	0	0.0%
Household Population	16,423	17,908	22,540	4,632	25.9%
Households	7,634	8,534	11,343	2,809	32.9%
Average Household Size	2.15	2.10	1.99	-0.11	-5.2%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	3,091	3,363	4,379	1,016	30.2%
% of County Growth	-	-	-	2.3%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

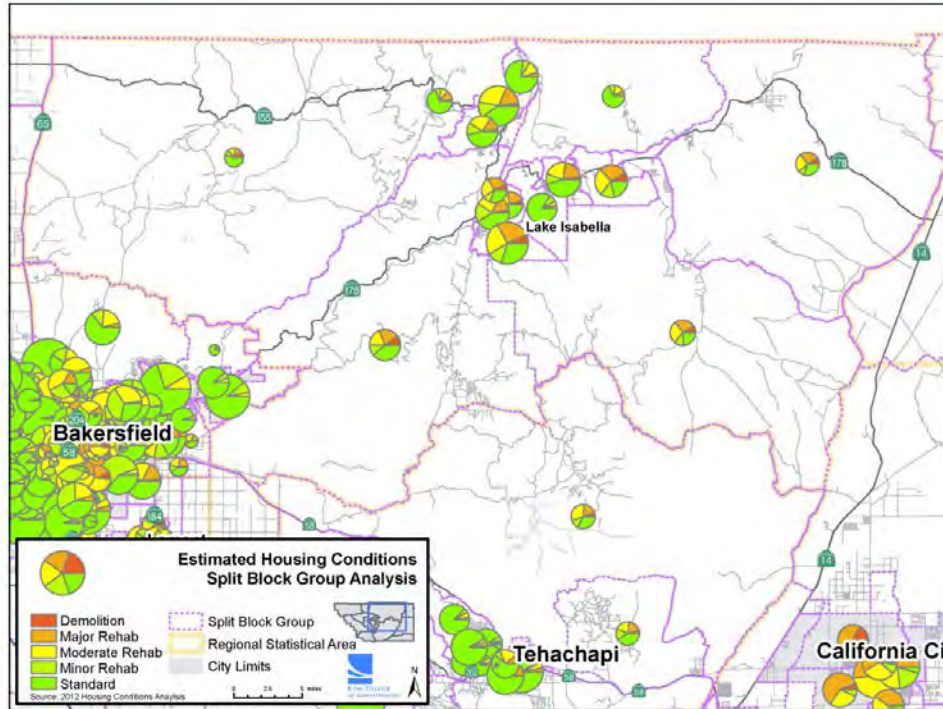
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	930
Retail	594
Service/Office	1,414
Warehousing	154
Total All Occupations	3,092

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



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UNINCORPORATED GREATER RIDGECREST AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Population	7,394	8,058	8,443	385	4.8%
Households	2,994	3,542	4,071	529	14.9%
Average Household Size	2.47	2.27	2.07	-0.20	-8.8%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
Unincorporated RSA Jobs	541	1,165	3,550	2,385	204.8%
% of County Growth	-	-	-	5.4%	-

Source: US 2010 Census, Kern COG GIS Database

HOUSING CHARACTERISTICS

Table 3: Household Population, 2010

	Number
Total Household Population	7,394
Group Quarter Population	-
Non-Group Quarters Population	7,394

Source: Kern COG GIS Database

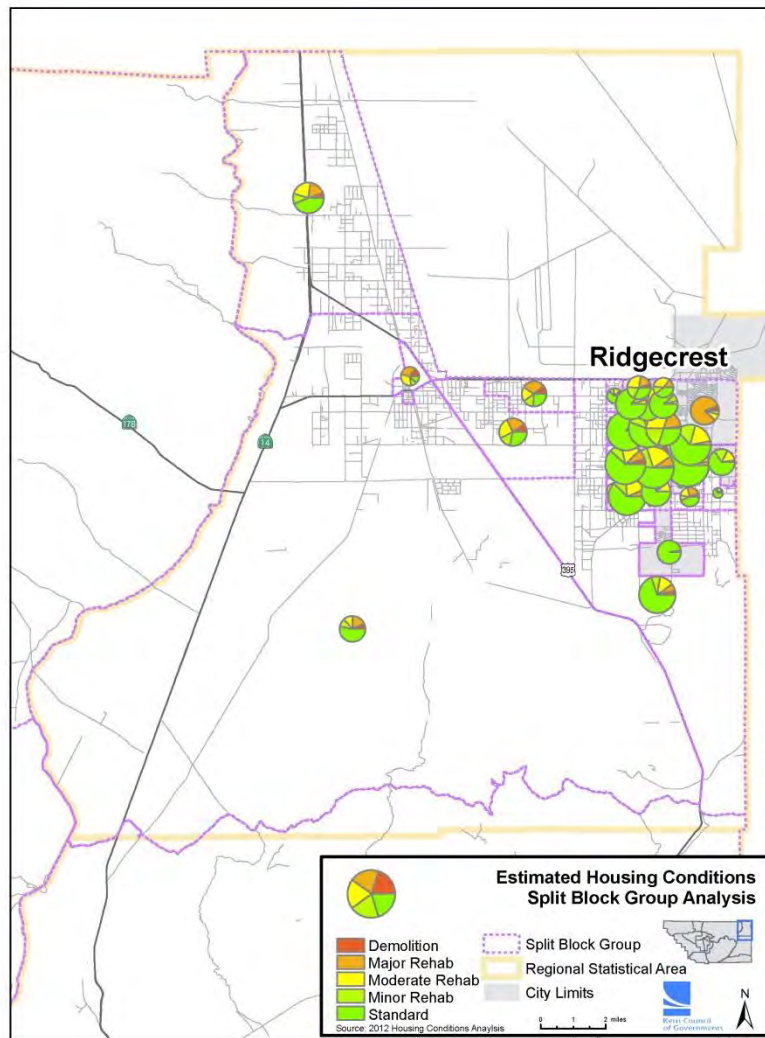
EMPLOYMENT

Table 4: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	5,275
Retail	1,834
Service/Office	6,483
Warehousing	250
Total All Occupations	13,842

Source: Kern COG GIS Database

Figure 1: Estimated Housing Conditions map



GREATER ROSAMOND AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Total Population	21,659	23,192	28,938	5,746	24.8%
Group Quarters Population	236	236	238	2	0.8%
Household Population	21,423	22,955	28,698	5,743	25.0%
Households	7,318	7,965	10,354	2,389	30.0%
Average Household Size	2.93	2.88	2.77	-0.11	-3.8%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
RSA Jobs	17,980	18,608	20,857	2,249	12.1%
% of County Growth	-	-	-	5.1%	-

Source: US 2010 Census, Kern COG GIS Database

EMPLOYMENT

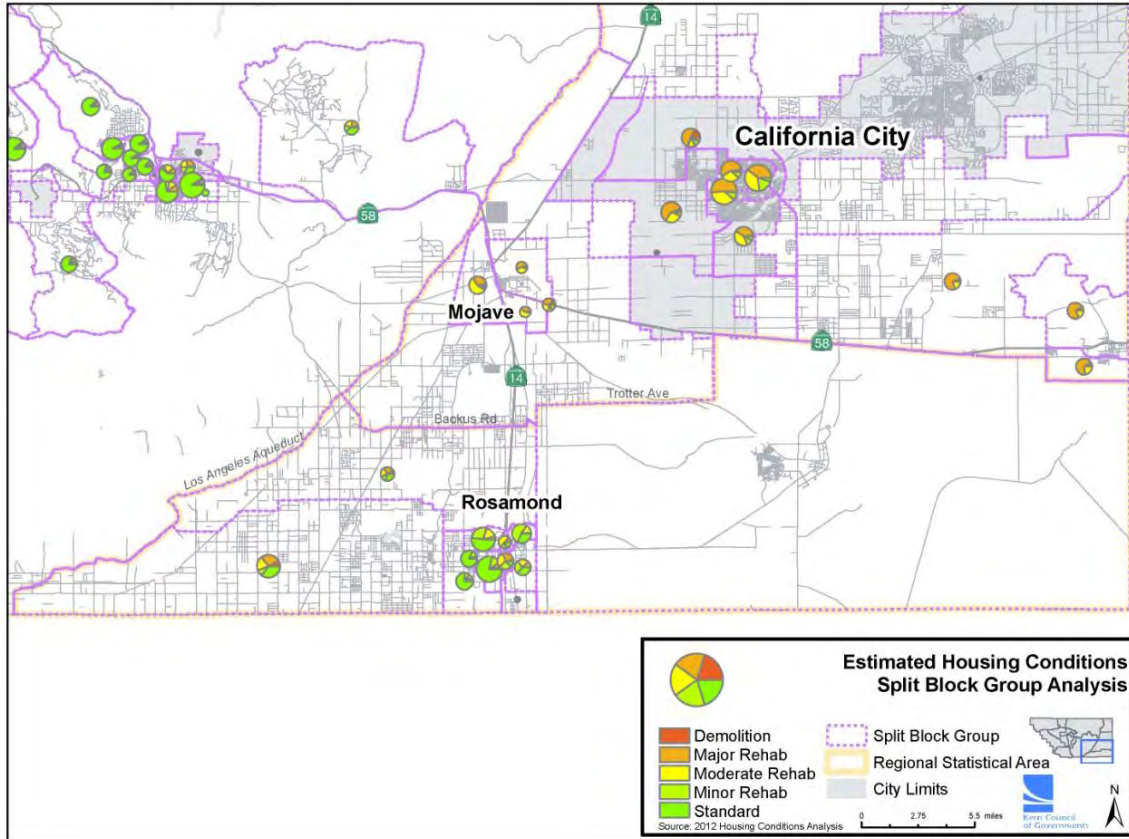
Table 3: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	11,684
Retail	470
Service/Office	5,746
Warehousing	79
Total All Occupations	17,979

Source: Kern COG GIS Database

HOUSING CONDITIONS

Figure 1: Estimated Housing Conditions Map



UNINCORPORATED GREATER SHAFTER AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Population	8,946	11,965	13,136	1,171	9.8%
Households	1,982	2,757	3,788	1,031	37.4%
Average Household Size	4.51	4.34	3.47	-0.87	-20.1%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
Unincorporated RSA Jobs	14,483	14,967	16,723	1,756	11.7%
% of County Growth	-	-	-	4.0%	-

Source: US 2010 Census, Kern COG GIS Database

HOUSING CHARACTERISTICS

Table 3: Household Population, 2010

	Number
Total Household Population	8,946
Group Quarter Population	2,126
Non-Group Quarters Population	6,820

Source: Kern COG GIS Database

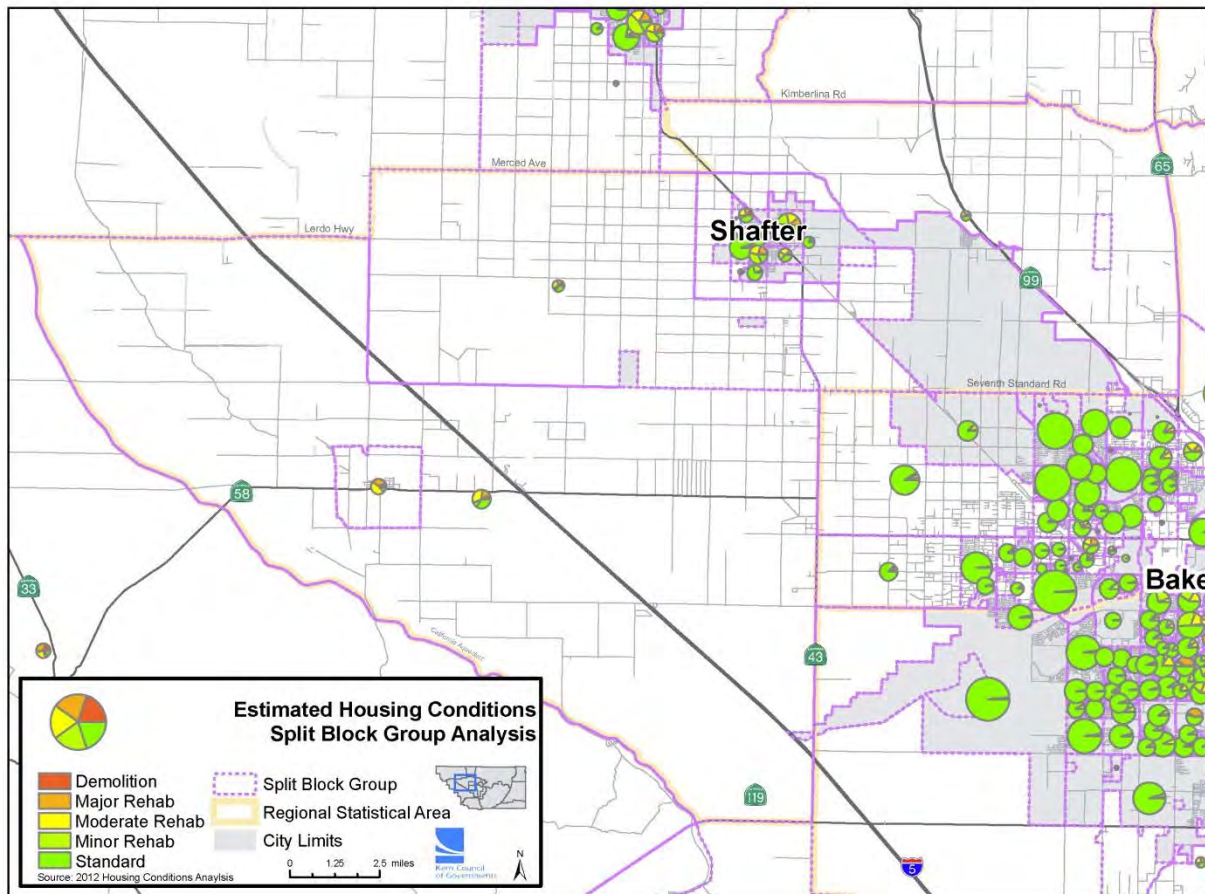
EMPLOYMENT

Table 4: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	9,979
Retail	998
Service/Office	4,739
Warehousing	3,466
Total All Occupations	19,182

Source: Kern COG GIS Database

Figure 1: Estimated Housing Conditions Map



UNINCORPORATED GREATER TAFT/MARICOPA AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Population	11,403	13,157	15,015	1,858	14.1%
Households	3,521	3,915	4,953	1,038	26.5%
Average Household Size	3.24	3.36	3.03	-0.33	-9.8%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
Unincorporated RSA Jobs	7,366	7,800	9,064	1,264	16.2%
% of County Growth	-	-	-	2.9%	-

Source: US 2010 Census, Kern COG GIS Database

HOUSING CHARACTERISTICS

Table 3: Household Population, 2010

	Number
Total Household Population	11,403
Group Quarter Population	657
Non-Group Quarters Population	10,746

Source: Kern COG GIS Database

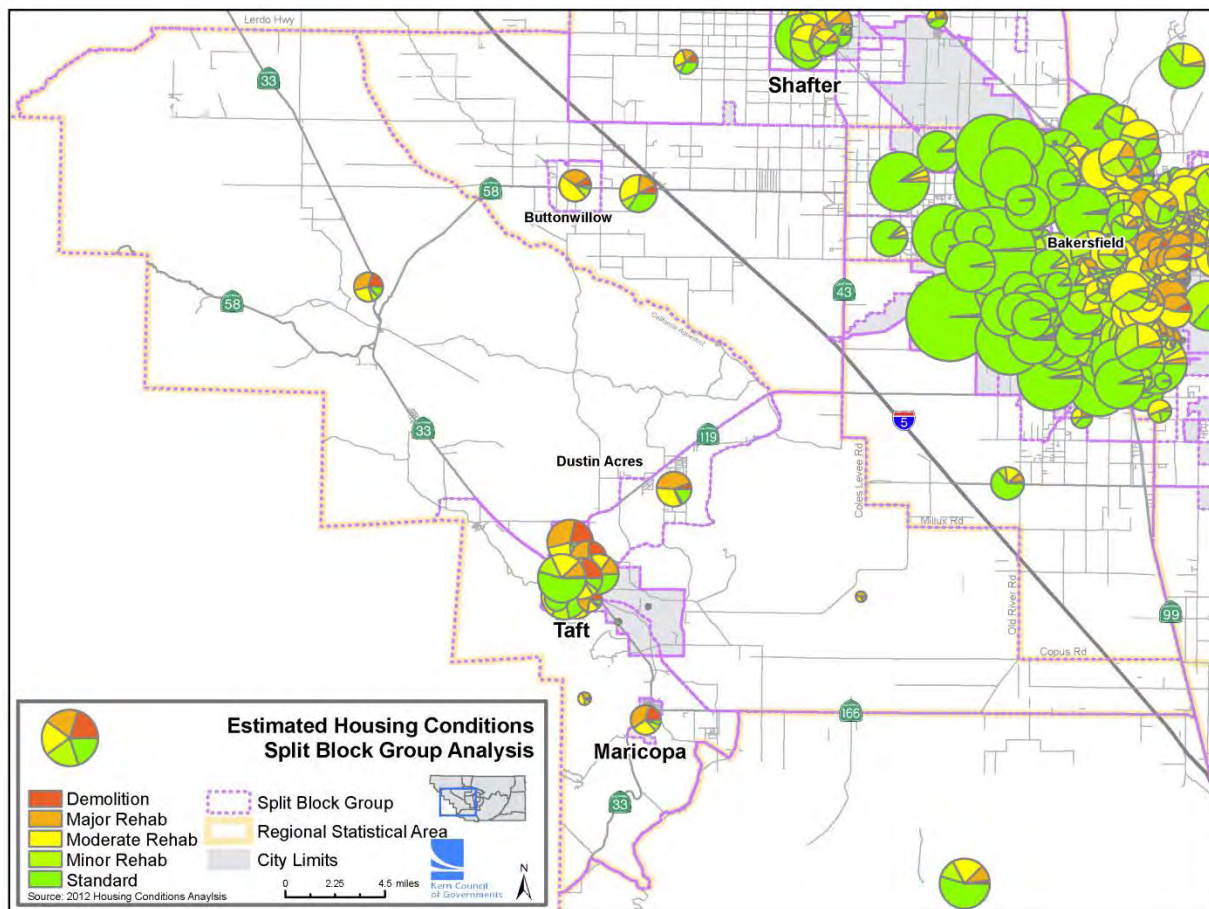
EMPLOYMENT

Table 4: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	6,348
Retail	706
Service/Office	3,406
Warehousing	406
Total All Occupations	10,866

Source: Kern COG GIS Database

Figure 1: Estimated Housing Conditions map



UNINCORPORATED GREATER TEHACHAPI AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Population	22,251	25,089	28,493	3,404	13.6%
Households	8,493	9,272	11,872	2,600	28.0%
Average Household Size	2.62	2.71	2.40	-0.31	-11.3%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
Unincorporated RSA Jobs	7,499	8,360	11,224	2,864	34.3%
% of County Growth	-	-	-	6.5%	-

Source: US 2010 Census, Kern COG GIS Database

HOUSING CHARACTERISTICS

Table 3: Household Population, 2010

	Number
Total Household Population	22,251
Group Quarter Population	1,494
Non-Group Quarters Population	20,757

Source: Kern COG GIS Database

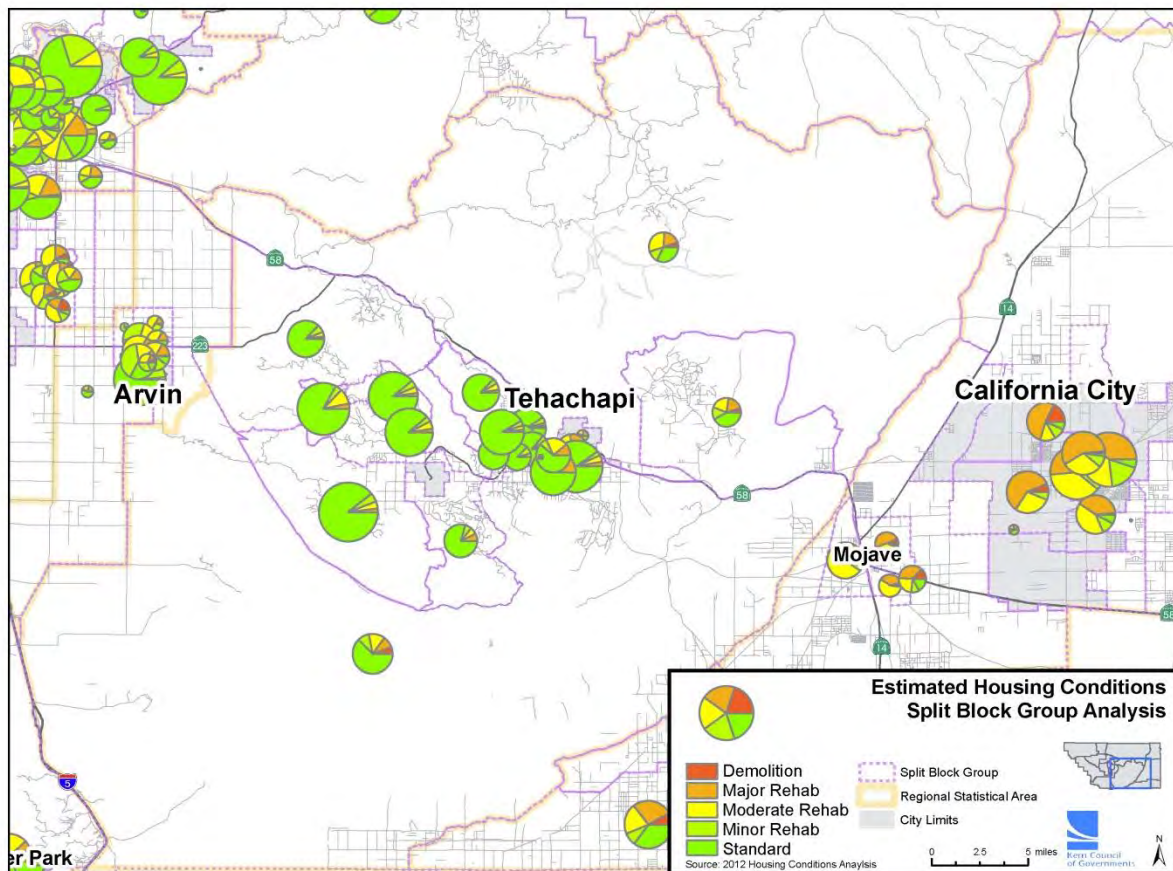
EMPLOYMENT

Table 4: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	2,506
Retail	1,077
Service/Office	6,336
Warehousing	580
Total All Occupations	10,499

Source: Kern COG GIS Database

Figure 1: Estimated Housing Conditions map



UNINCORPORATED GREATER WASCO AREA

POPULATION, HOUSING, AND JOB GROWTH PROJECTIONS

Table 1: Population and Household Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
Population	4,435	5,557	2,146	-3,411	-61.4%
Households	956	1,142	905	-237	-20.8%
Average Household Size	4.64	4.87	2.37	-2.49	-51.3%

Source: US 2010 Census, Kern COG GIS Database

Table 2: Job Growth, 2010–2023

	2013–2023				
	2010	2013	2023	Net Change	% Change
County Jobs	314,100	339,900	384,000	44,100	13.0%
Unincorporated RSA Jobs	7,263	7,729	8,445	716	9.3%
% of County Growth	-	-	-	1.6%	-

Source: US 2010 Census, Kern COG GIS Database

HOUSING CHARACTERISTICS

Table 3: Household Population, 2010

	Number
Total Household Population	4,435
Group Quarter Population	778
Non-Group Quarters Population	3,657

Source: Kern COG GIS Database

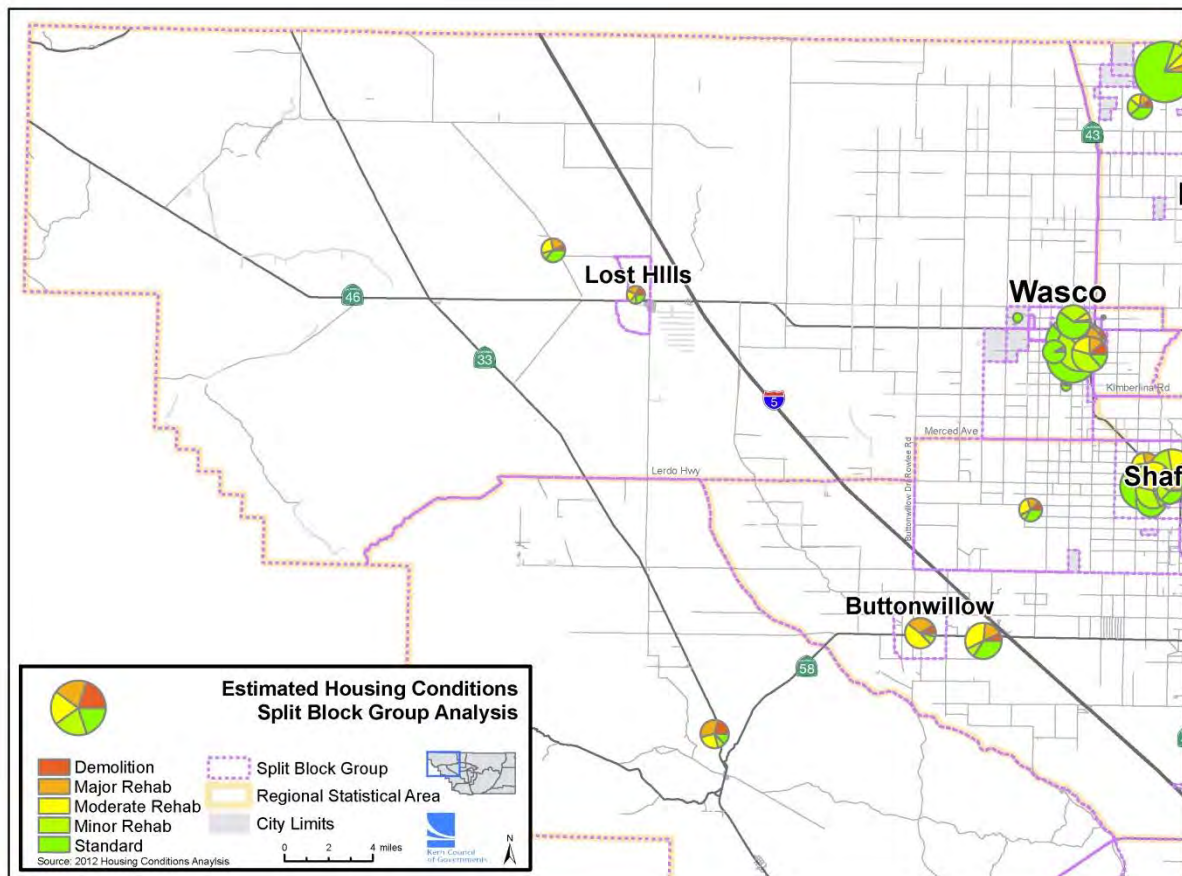
EMPLOYMENT

Table 4: Employment by Industry, 2010

Occupation Category	Number Employed
Basic Production	9,088
Retail	764
Service/Office	3,433
Warehousing	278
Total All Occupations	13,563

Source: Kern COG GIS Database

Figure 1: Estimated Housing Conditions map



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