

Chapter Two

Population, Employment, and Housing Characteristics

The purpose of this chapter is to provide an analysis of the population, employment trends and housing characteristics for the City of Delano. To preface the analysis, the following is a descriptive community and geographic profile of the City as a whole.

The City of Delano (Diamond of the Golden Empire) is located in the Kern County Bakersfield metropolitan area; the third largest California county covering more than 8,000 square miles. The City itself consists of approximately 13 square miles. Delano is located in closest proximity to McFarland, Earlimart, Richgrove, Wasco, Pixley, Ducor, Alpaugh and Shafter. Delano is strategically located along State Highway 99; one of California's primary north/south arterial.

Delano was initially founded in July of 1873 as a railroad town and later incorporated in April of 1915. Delano came to be known, as we know it today, as being within one of the top five most productive agricultural areas in the nation.

The City is a culturally diverse community and has long been regarded as an international community. Though the population consists of multiple origins, the residents have many things in common, including a strong sense of community and family.

Population

In accordance with the State Department of Housing and Community Development (HCD) guidelines, much of the data used for analyzing population growth, employment trends and housing characteristics was extracted from the 1990 and 2000 U.S. Census Bureau data, American Community Survey, California Department of Finance, U.S. Bureau of Labor Statistics, and the California Economic Development Department.

Current Population and Recent Trends and Population Growth

Table 2-1 shows the population changes from 1990 to 2008 and population projections from 2010 to the year 2020. The greatest increases in City population were in 2005 with 6,043 persons and 2006 with 4,778 persons. The City is projected to grow to a population of 68,000 by the year 2020.*

* Regional Transportation Plan, 2011, Kern Council of Governments, Table 3-1 Growth Trends

Chapter Two

Population, Employment, and Housing Characteristics

**Table 2-1
Population
History and Projections**

Year	Population	Change
1990	23,467	-----
1991	24,150	683
1992	25,800	1,650
1993	27,000	1,200
1994	31,350	4,350
1995	32,850	1,500
1996	33,800	950
1997	35,250	1,450
1998	37,150	1,900
1999	37,850	700
2000	39,489	1,639
2005	45,532	6,043
2006	50,310	4,778
2008	53,855	3,545
2010	55,100*	1,245
2020	68,000*	12,900

Source: U.S. Census Bureau, State of California Department of Finance, Kern Council of Governments – Regional Transportation Plan (2010).

*Population projections from Regional Transportation Plan

Table 2-2 provides a perspective of the City’s population by age distribution. The two largest age group categories were the in the 25-34 and 35-44 age groups with 17.2 percent and 15.5 percent, respectively. These age groups are consistent with the County’s largest age group category of the 35-44 age groups.

The two smallest age groups were the 75-84 and 85 & over age group categories with 2.6 percent and 0.8 percent. These age group category percents were also consistent with the County’s in that its smallest age groups were also the 75-84 and 85 & over age groups. However, the County had two age groups that ranked at 3.2 percent; the 75-84 and 60-64 age group categories.

Analyzing the age distribution is important because it affects the future need for jobs and housing. Since the City represented a larger population of young adults, future growth may need to include additional school, entry level jobs, and starter homes.

Chapter Two

Population, Employment, and Housing Characteristics

Table 2-2
Age Distribution Profile

Age Group	City of Delano		County	
	Number	Percent	Number	Percent
Under 5	3,537	9.1	55,707	8.4
5-9	3,711	9.6	61,659	9.3
10-14	3,396	8.7	59,544	9.0
15-19	3,321	8.6	55,224	8.3
20-24	3,481	9.0	46,811	7.1
25-34	6,689	17.2	93,251	14.1
35-44	6,010	15.5	103,676	15.7
45-54	3,617	9.3	76,557	11.6
55-59	1,144	2.9	26,239	4.0
60-64	1,019	2.6	20,923	3.2
65-74	1,578	4.1	34,287	5.2
75-84	997	2.6	21,310	3.2
85&over	324	0.8	6,457	1.0
Total	38,824	100.0	661,645	100.0

Source: 2000 U.S. Census

In summary, and according to the U.S. Census data, the City appeared to have had a relatively young population. Even those age groups that fell between the Under 5 through 20-24 age categories were much larger percentage wise than those age groups in the 55-59 through 65-74 categories.

As further evidence of the younger population statistics, Table 2-3 shows that the 18 and over age category represented a much larger portion of the population than did the 60 and Over or 65 and Over, categories.

Table 2-3
Population 18 and Over

Total Population	18 and Over		60 and Over		65 and Over	
	Number	Percent	Number	Percent	Number	Percent
38,824	26,206	67.5	3,918	10.1	2,899	7.5

Source: 2000 U.S. Census

Income Data

Although the income categories were taken from 1999 statistics and reported in the 2000 U.S. Census, they are good indicators of population incomes on average. As shown in Table 2-4, the largest income category was the \$15,000 to \$24,999 income group. This is relatively low considering the City's median income in 1999 was \$28,143. During the same period, median household income for Kern County was \$35,446. State wide, the median household income in 1999 was \$47,493.

Chapter Two

Population, Employment, and Housing Characteristics

Table 2-4
1999 Household Income

Income	Number	Percent
\$00.00-\$9,999	1,213	14.3
\$10,000-\$14,999	868	10.2
\$15,000-\$24,999	1,679	19.8
\$25,000-\$34,999	1,386	16.3
\$35,000-\$49,999	1,419	16.7
\$50,000-\$74,999	1,116	13.2
\$75,000-\$99,999	372	4.4
\$100,000-\$149,999	273	3.2
\$150,000-\$199,999	74	0.9
\$200,000-or more	85	1.0
Total	8,485	100.0

Source: 2000 U.S. Census

It is important to recognize that education has been known to significantly impact the earning capacity of individuals. According to the Census data for those over 25, only 48.7 percent graduated from high school and only 5.5 percent had a Bachelor's degree or higher.

Table 2-5 shows the number of households in low-income categories. There were a significant number of very low-income households within the population.

Table 2-5
Income by Household

Income Level	City of Delano	
	Number	Percent
Very Low Income	2,598	30.6
Low Income	1,673	19.7
Moderate Income	1,694	20.0
Above Moderate	2,520	29.7
Total	8,485	100

Source: 2000 U.S. Census

Figure 2-1 below shows that of these very-low income households, there is a significant concentration within the south west areas of Delano's City limits.

Chapter Two

Population, Employment, and Housing Characteristics

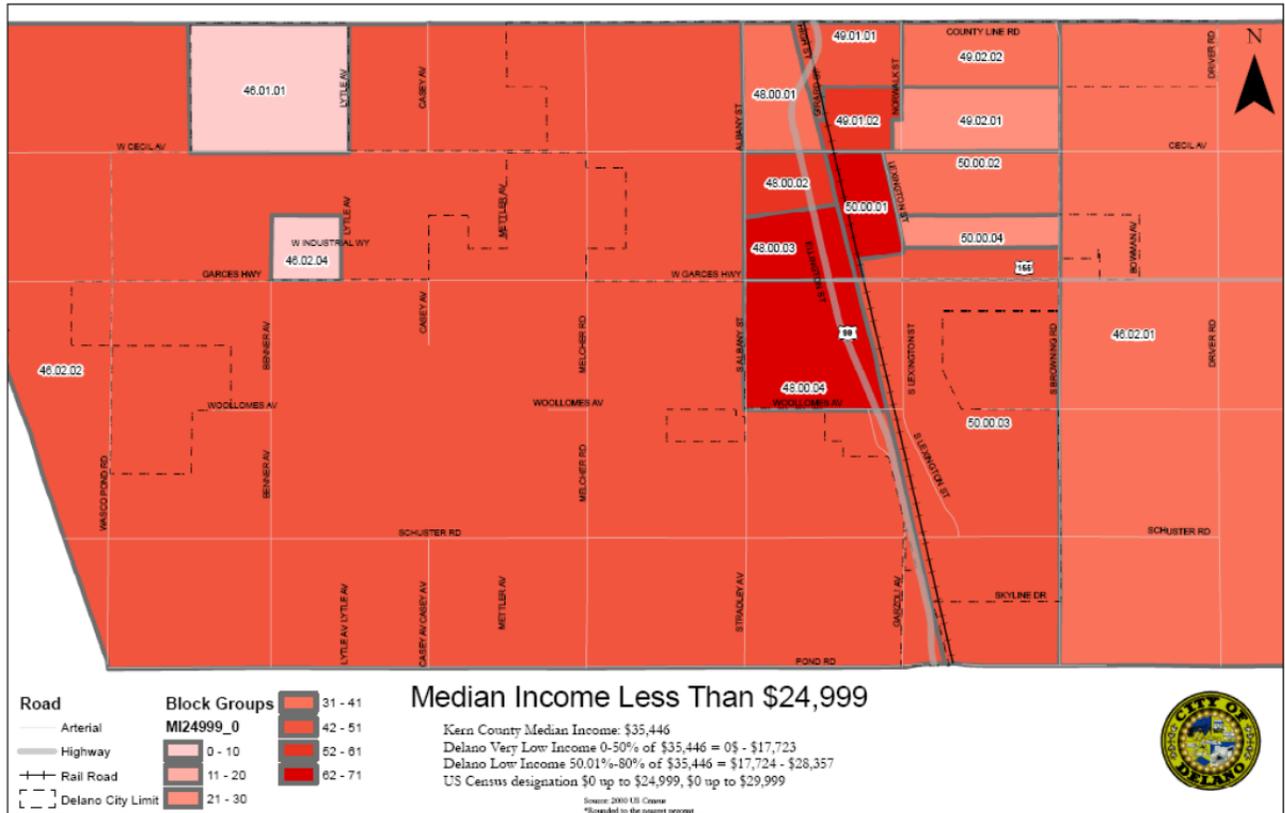


Figure 2-1

The most pressing problem for those households in the low and very low-income categories is affordable housing in both rental and ownership units. Many cities use Federal and/or State financial assistance to increase the supply of affordable housing for low-income families.

Although assistance is offered and available, the amount is a mere fraction of what is truly needed to accommodate housing for extremely low, very low, and low-income households.

Often, lower income households are forced to live in multi-family dwelling units due to housing cost and availability. This pattern is consistent within the City of Delano. Figure 1 below shows high renter occupied housing in south west Delano, up to 73% in certain block groups. This same block group also has up to 71% of its residents with a median family income less than \$24,999, as mentioned earlier in Figure 2.

Chapter Two

Population, Employment, and Housing Characteristics

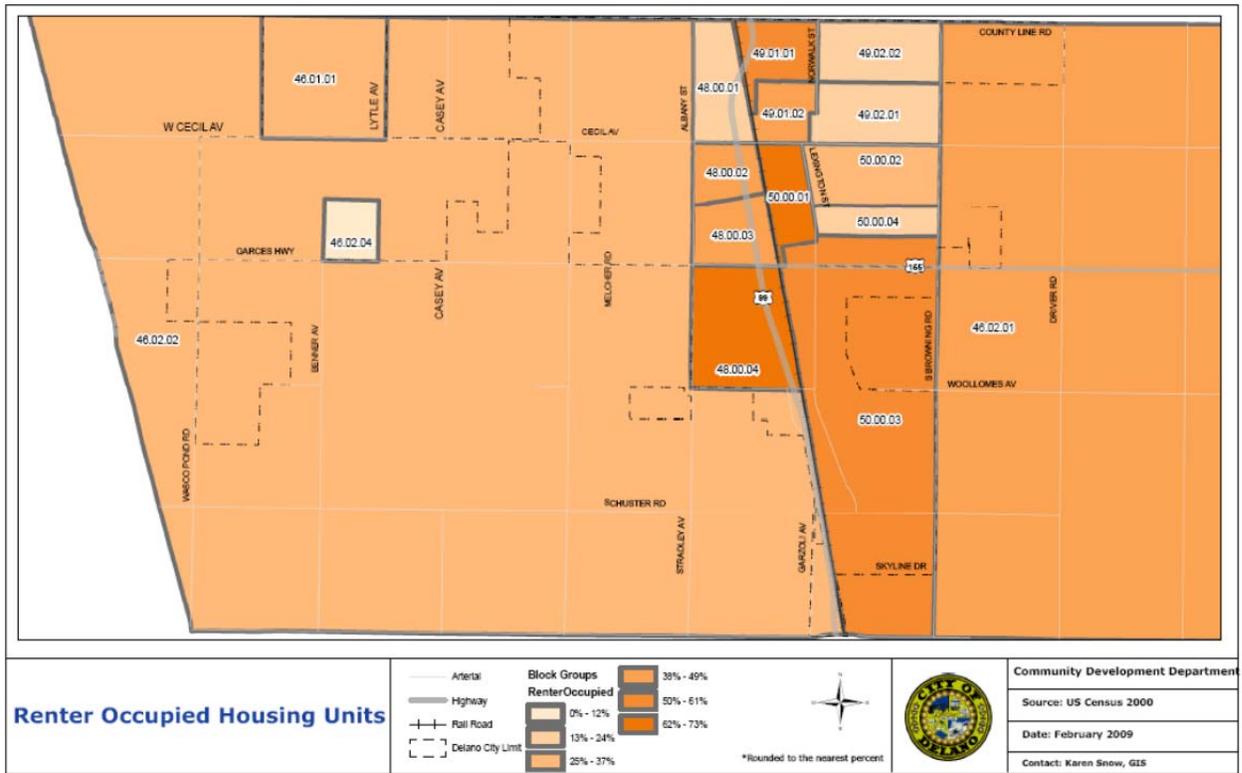


Figure 2-2

State Housing Element Law requires cities and counties to address housing for all segment of the population including those that are lower income. The Regional Housing Needs Allocation development by the cities’ or county’s respective council of governments details in income category the new construction needs for all income categories. The City of Delano’s projected new construction need for lower income housing is 1,817. A total of 442 units will be needed for the City’s very low-income and a total of 300 will be needed for the City’s low-income. The balance of units will be in the moderate to above moderate-income category.

The terms low, very low and moderate-income are most often associated with the State definition as outlined in the Health and Safety Code or by the U.S. Department of Housing and Urban Development (HUD). The State’s low-income levels tend to be slightly higher than that of the HUD. In either case, the income levels set the assistance threshold for many of the housing programs offered by the State or HUD.

Chapter Two

Population, Employment, and Housing Characteristics

Employment Data

Table 2-6 provides an overview of the County's employment industry. The top two employment sectors are government representing 20.7 percent and agriculture representing 16.1 percent of the job market industries. The two smallest employment sectors are information at 0.9 percent and other services at 2.5 percent.

Table 2-6
2006 County Employment by Industry

Industry	Percentage
Agriculture	16.1
Construction	7.2
Education & Health	8.3
Financial Activities	3.2
Government	20.7
Information	0.9
Leisure & Hospitality	7.5
Manufacturing	4.7
Natural Resources & Mining	3.4
Other Services	2.5
Professional & Business	9.0
<u>Trade, Transportation & Utilities</u>	<u>16.6</u>

Source: State of California Employment Development Department 2006

In 2006, the State unemployment rate was reported at 4.9, while the County as a whole was reported at 7.6, which is quite high in comparison. As with all jurisdictions that rank high in agriculture employment, high unemployment during off-production seasons are not uncommon and tend to skew reported unemployment trend data. According to 2008 DataPlace.org, Delano ranked 22nd as having the highest unemployment rate than any other place in California.

Also, according to the State's Employment Development Department, the largest employment changes in Kern County were in trade, transportation and utilities, and construction and agriculture.

The 2000 Census show slightly different employment categories, however, agriculture consistently ranks among the top two occupations.

Chapter Two

Population, Employment, and Housing Characteristics

Housing Profile

The City of Delano’s housing stock consists of a variety of housing types. Table 2-7 shows the type and number of units in comparison to that of the County. A majority of the housing types are single-family units at 6,322 and some multi-family units at 1,958.

**Table 2-7
Composition of Housing Stock**

Housing Type	City of Delano		Kern County	
	Number of Units	Percent	Number of Units	Percent
Single-Family, Detached	6,065	70.0	154,615	65.9
Single-Family, Attached	257	3.0	7,850	3.3
2 to 4 Unit Structure	735	8.5	21,061	9.0
5 or More Unit Structure	1,223	14.1	23,935	10.2
Mobile Home	387	4.5	27,026	11.6
Total	8,667	100.0	234,487	100.0

Source: California Department of Finance, January 2000.

Although not specified, the 2 to 4 unit structures could also be owner-occupied units such triplexes, duplex, and condominium type housing.

Housing Inventory, as reported by the California Department of Finance, in 2000 reflected 8,667 dwelling units within the City. A total of 70 percent of the dwelling units were single family homes. Over 14 percent were located in structures of five or more.

Housing Conditions – In March of 2000, a housing condition analysis was prepared for the City and indicated approximately 37 percent of the housing structures were classified as needing some form of repair. Another 37 percent of the housing structures were reported to need very minor repairs. Structures needing moderate to major repairs comprised of approximately 20 percent. Units that required extensive repairs or had viable structure problems represented 5 percent. Dilapidated or uninhabitable structures accounted for less than 1 percent of the total units analyzed.

Future housing needs – By Article 10.6 of the Government Code Section 65580-65590, all California localities are required to adopt a Housing Element as part of their general plans. The Kern Council of Governments is responsible for providing the City of Delano with an adopted Regional Housing Needs Allocation Plan for incorporation into the City Housing Element. The Housing Element serves as a planning document for public official and community residents. The Housing Element which is part of the City’s General Plan, incorporates existing and projected housing needs assessment, sites inventory and analysis, an analysis on constraints to

Chapter Two

Population, Employment, and Housing Characteristics

housing development, housing programs to be implemented during the planning period, and quantified objective to be met during the planning period.

Special Needs

Persons with Disabilities

Individuals with disabilities often have some form of special housing need. Depending on the type of disability, the need may include close proximity to transit facilities, retail and commercial services, workplace, parking, handicap ramps, curb cuts, connecting walkways, lowered sinks, restroom grab bars, wider doorways, and the like.

According to the U.S Census, the greatest number of physical and mental disabilities for both male and female were in the 21 to 64 years of age category. The second greatest number for these categories were for those 65 years and older.

Table 2-8
Persons with Disabilities

Disability	Persons
Sensory	1,186
Physical	2,212
Mental	1,771
Self-Care	1,305
Employment	3,801
Go-outside-home	3,713
Total	13,988

Source: 2000 U.S. Census, SF 3, Table P41

Although the 2000 Census provides disability categories, it does not provide the extent or duration of the disability. However, the statistics are a good indicator of the housing needs for those with disabilities.

HUD refers to special needs as those with a disabling condition, primarily the existence of a mental or physical challenge, which requires some form of special housing accommodations in order to live an independent life style.

Elderly and frail persons also fall into this category as well as those with a severe mental disability, developmentally disabled, physical disability, person with drug or alcohol addiction, persons with HIV/AIDS, and homeless individuals. Many cities also include large families and farm worker housing in the special needs category.

Supportive housing also falls into the special needs housing category. The term supportive housing refers to housing units and housing group quarters that provide a supportive

Chapter Two

Population, Employment, and Housing Characteristics

environment and consists of some form of a planned social service component that enables individuals to transition into traditional housing.

The Delano Association for the Developmentally Disabled, Inc. (DADD) has provided information on the developmentally disabled population residing within the City of Delano and surrounding unincorporated area (Zip Code 92315). Existing law defines developmental disability" as a disability that originates before an individual attains 18 years of age, continues or may continue indefinitely, and which constitutes a substantial disability for that individual.

**Table 2-9
Developmentally Disabled Population**

Age Range	Persons
0-14 years	121
15-22	36
23-54	140
55-65	26
65+	3
Total	326

Ethnic Background	Persons
African	8
Filipino	30
Hispanic	202
Caucasian	78
Japanese	1
Other	7
Total	326

Source: Kern Regional Center for the
Developmentally Disabled, Inc.

The Delano Association for the Developmentally Disabled staff has provided the following perspective relating to the housing needs of the developmentally disabled population in Delano:

“Our studies reveal that poverty rates are higher for persons with developmental disabilities as opposed to those without. Many of our clientele rely on SSI (\$700-800/month) as their primary source of income and can afford only substandard housing. (Current rent for 2 bedroom apartment is well over \$700.00 /month) We estimate that 10% to 15% of our local developmentally disabled population is in critical need of housing assistance. This need could be satisfied by providing rent subsidized homes (various set aside programs, section 811, MFH programs, etc.) that accommodate those with special needs. Also special programs for home purchase (HOME, AHP, etc), Section 8 vouchers and similar programs and projects could also address this need. We believe that as a community much can be done in providing the developmentally disabled citizens a wider range of housing choices that can be adequate, safe, stable and affordable. This specific population also has the added challenge of requiring hands on assistance in navigating the home purchase process and accessing local rental assistance (i.e.

Chapter Two

Population, Employment, and Housing Characteristics

Section 8) programs. Local vendors and Regional Centers address these specific needs.”

In June of 2011, the Kern Regional Center Foundation conducted a Housing Needs Assessment Survey of the developmentally disabled population within its service area. The assessment identified a need for 33 housing units for developmentally disabled persons within the Delano 93215 Zip Code boundary.

Elderly Households

The elderly are a special needs housing group due to the proportion that have disabilities, generally lower incomes and more extensive medical needs. Elderly households make up 17 percent of total households in Delano, according to the 2000 U.S. Census. This compares with the nearly 19 percent of elderly households in Kern County in 2000. 66 percent of elderly households in the City were owners, compared with the 34 per cent that rented. The comparable figures for Kern County in 2000 were 80 percent elderly households who were owners and 20 percent who rented.

In 1990, 24 per cent of Delano households had an elderly member, while the County’s figure was 19 percent. Between 1990 and 2000, the number of elderly increased from 2,365 to 3,044, a 78 percent increase. According to the 2000 Census, 22 percent of elderly households lived below the poverty level.

Table 2-10
Elderly Households
Number/Percent of Total HH

	2000	1990
City of Delano	1460 17.2%	1466 23.6%
Kern County	39,305 18.8%	34,383 18.9%

Source: 2000 U.S. Census, SF 3, Table P13, 1990 U.S. Census, STF 3 P024

Table 2-11
Elderly Households by Tenure and Age

<u>Age</u>	<u>Owners</u>	<u>Renters</u>	<u>Total</u>
65-74 Years	585	248	833
75 plus Years	400	264	664
TOTAL	985	512	1497

Source: 2000 U.S. Census, SF 3, Table H14

Chapter Two

Population, Employment, and Housing Characteristics

Table 2-12
Percent Elderly Households in Poverty

Households In Poverty	Total Elderly Households	Percent Below Poverty Line
322	1460	22.1%

Source: 2000 U.S. Census, SF 3, Table P87

Large Families

A large family is defined as one that has five or more members. These households have special difficulties in locating housing due to affordability limitations and the lack of available rental units with 3 or more bedrooms. According to the 2000 Census, 38 percent of total households residing in the City of Delano were large families. 63 percent of these large family households were owners, and 37 percent rented their housing units. This is an increase since the 1990 census, which showed that only 30 percent of households were then large families.

Table 2-13
Large Families by Tenure

	Number	Percent
Owner	1987	63%
Renter	1190	37%
TOTAL	3177	100%

Source: 2000 U.S. Census, SF 3, Table H17

Table 2-14
Tenure by Number of Bedrooms/ Percentage

	Owned	Percentage	Rented	Percentage
No Bedrooms	557	11.1%	863	25.3
1 & 2 Bedrooms	1,397	27.9%	1898	55.6
3 & More Bedrooms	3,045	60.1%	650	19.1
TOTAL	4,999		3,411	

Source: 2000 U.S. Census, SF 3, Table H42

Female Head Households

A total of 1629 households in the City of Delano in 2000 were headed by a female. This constitutes 19 percent of all Delano households. 61 percent of the female headed households included children under 18 years old. Of the 998 female-headed households with children under 18, 62 percent were below the poverty income level. The proportion of Delano female headed households increased from 15 percent in 1990, while the number of female headed households with children less than 18 years old increased from 610 in 1990 to 998 in 2000, representing a 61 percent increase.

Chapter Two

Population, Employment, and Housing Characteristics

Table 2-15
Number and Percentage
of Female Head Households

	Number	Percentage of Total City Households
With Children		
Under 18 Years	998	13.5
Without Children		
Under 18 Years	524	7.1
TOTAL	1522	20.6

Source: 2000 U.S. Census, SF 3, Table P15

Table 2-16
Female Head Household by Poverty Status

Household Type	Number in poverty	Total of Household Type	Percentage of Household Type
Married Couple Male Head	1007	5317	18.9
Household Female Head	206	536	38.4
Household Female Head with children	686	1522	45.1
<u>under 18 years</u>	<u>616</u>	<u>1188</u>	<u>51.9</u>

Source: 2000 U.S. Census, SF 3, Table P90

Substandard Housing Conditions

Table 2-17 shows units that lack some form of traditional housing amenity, based on a survey completed in 2000. A total of 158 units lack complete plumbing and a total 88 lack a complete kitchen facility. Keep in mind these are statistics from the 2000 Census Bureau so the numbers may have changed over the past nine years. However, no matter the number reported, any amount of housing units in this condition is unacceptable. Although a unit having no telephone is listed in the substandard category, there are currently many available sources and access to communication services and devices.

Table 2-17
Substandard Housing

Lacking	Number	Percent
Complete Plumbing	158	1.9
Complete Kitchen	88	1.0
Telephone	325	3.9

Source: 2000 Census, SF 3, Tables H22 & H50

Table 2-18 shows the number of renters and owners that fall into one of the low income categories.

Chapter Two

Population, Employment, and Housing Characteristics

Table 2-18
Low Income Households

Income	Renters	Owners
Less Than or Equal to 30%	1,003	493
Greater Than 30% to Less or Equal to 50%	833	769
Less Than or Equal to 50%	1,833	1,262
Greater Than 50% to Less or Equal to 80%	795	1,231

Source: U.S. Department of Housing and Urban Development, Community Housing Affordability Strategy

According to the data provided, there were a large number of both renters and owners in the Less Than or Equal to 50% category. Typically this range represents the extremely low and very low-income groups.

Overcrowded Housing

As defined by the state and HUD, overcrowding occurs when there is more than one person per room (excluding kitchens, bathrooms and hallways). Occupancy by more than 1.5 persons per room is considered severe overcrowding. The incidence of overcrowding was significant in Delano, in 1990, with 53 percent of renter households and 33 percent of owner households defined as overcrowded and severely overcrowded. The 2000 Census states that the average household size is 4.02 and the average family size is 4.27¹. Factors that contribute to the overcrowded rate include housing costs, an increasing number of large families, and an inadequate supply of rental and ownership units for large families.

Table 2-19
Tenure by Occupants per Room

Persons/ Room	Owner	Percentage	Renter	Percentage	Total Overcrowded	Percentage of Total Households
1.0 or less	3,335	66.7%	1609	47.2%		
1.01 to 1.5	807	16.1%	506	14.8	1,313	15.6
1.5 or more	857	17.1	1,296	38.0	2,153	25.6
TOTAL	4,999		3,411		3,466	41.2

¹ City of Delano 2003 Housing Element

Chapter Two

Population, Employment, and Housing Characteristics

Although overcrowding is usually concentrated in areas where the area median income is the lowest, overcrowding seems to be a City wide problem as illustrated in Figure 3 below. This could be explained in three ways. First, over 50% of Delano's population is considered low or very low income. Low income families often share housing in order to minimize expenses. Second, there is a large migrant farm worker population. Nearly 35% of Delano's workforce was employed as farm workers². According to the California Agricultural Workers Health Survey (CAWHS), nearly half of dwellings occupied by California hired farm workers are overcrowded, and a quarter are extremely overcrowded³. Lastly, many recent immigrants are young adults of childbearing age, from a country with a tradition of large families. Combination of families often come together to share living quarters, which seems to occur in both urban and rural areas, as well as multigenerational family households.

² Ibid

³ *Environmental Health Policy and California's Farm Labor Housing*, John Muir Institute on the Environment University of California, Davis, October 1, 2006

Chapter Two

Population, Employment, and Housing Characteristics

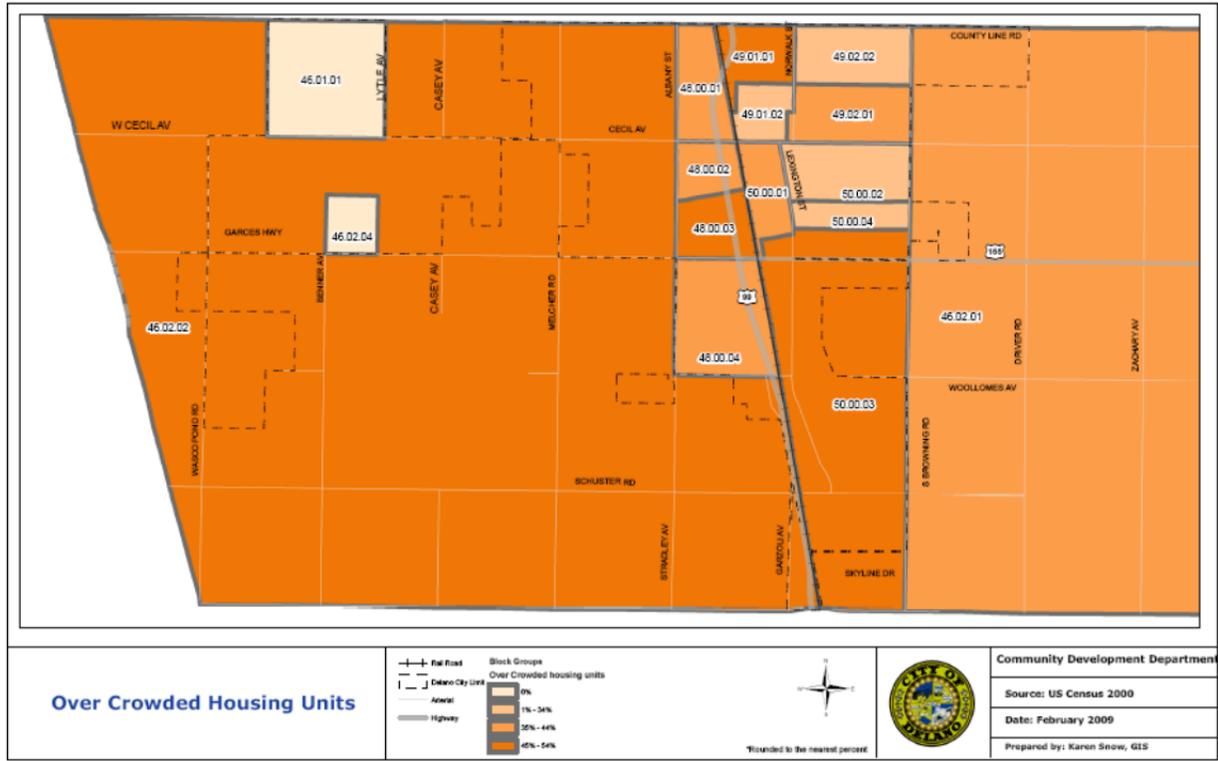


Figure 2-3

Housing Overpayment

In the current economic market, more and more lower-income (less than 80 percent of are median income) families are cutting back on basic necessities just to pay housing costs. According to the 2002 Comprehensive Housing Affordability Strategy (CHAS), 1,410 renters and 1,447 owners were overpaying for housing within the low and very low-income household groups. These numbers represent 54 percent of low income renters and 58 percent of low income owners paying more than 30 percent of household income on housing costs. Among renters of all income levels, 42 percent were paying more than 30 percent of income on housing costs, and 35 percent of owners were burdened with payments higher than 30 percent.

Table 2-20
Housing Overpayment
(Paying 30% or More of Income
on Housing Costs)

Income Range		Number of Renters	Percentage of Total Renters	Number of Owners	Percentage of Total Owners
Extremely Low	<30% of median	786	78.4	331	67.1
Very Low	>30% and <50% of median	537	64.5	528	68.7

Chapter Two

Population, Employment, and Housing Characteristics

Low	>50% and <80% of median	87	10.9	588	47.8
Moderate & above Moderate	>80% of median	744	2.7	2,493	11.2
Total		2,154	42.4	3,940	34.6

Source: 2002 Comprehensive Housing Affordability Strategy (CHAS)

Household Size

There is not a significant contrast between households (Table 2-20) that are owner-occupied and households that are renter-occupied. What is significant though is the household size in the 6 to 7 or more category that are renting. This may be of concern considering that a typical multi-family dwelling unit usually consists of two to three bedrooms.

Table 2-21
Household Size by Tenure

Household Size	Owner Occupied	Renter Occupied	Total Households	Percent of Total Households
1	454	463	917	10.9
2	958	516	1,474	17.5
3	689	615	1,304	15.5
4	911	627	1,538	18.3
5	812	537	1,349	16.0
6	555	329	884	10.5
7 or more	620	324	944	11.3
Total	4,999	3,411	8,410	100

Source: 2000 U.S. Census Bureau, SF 3, Table H17

The 2000 Census reported that there were 8,410 households in the City with an average size of 4.04 persons per occupied household. It was estimated that 7,245 or 86.2 percent were family households, 1,164 or 13.8 percent were nonfamily households, with only 917 households or 10.9 percent of the total representing individuals living alone. The population per household of 4.02 persons is relatively high in comparison to that of the County at 3.03 percent.

Housing Occupancy

The U.S. Census reported a total 8,410 occupied units during 2000 and a total of 421 vacant units during the same time period. Of the 8,410 occupied units, 4,999 were owner-occupied and 3,411 were renter occupied. As illustrated in Figure 4, the highest number of owner occupied units within Delano is primarily located in the north-east part of the City, with certain block groups having up to 83% of owner occupied housing. Conversely, in certain south-west Delano block groups, the highest owner occupied housing is only 17%.

Of the 8,830 available dwelling units, 8,410 were occupied and 421 were reported as vacant. Of the reported vacant units: 204 were listed as for rent, 57 were listed at for sale only, 30 were

Chapter Two

Population, Employment, and Housing Characteristics

rented or sold (not occupied), 27 were listed as seasonal, recreational, or occasional use, 17 were reported as for migratory workers only, and 86 were reported as other vacancy.

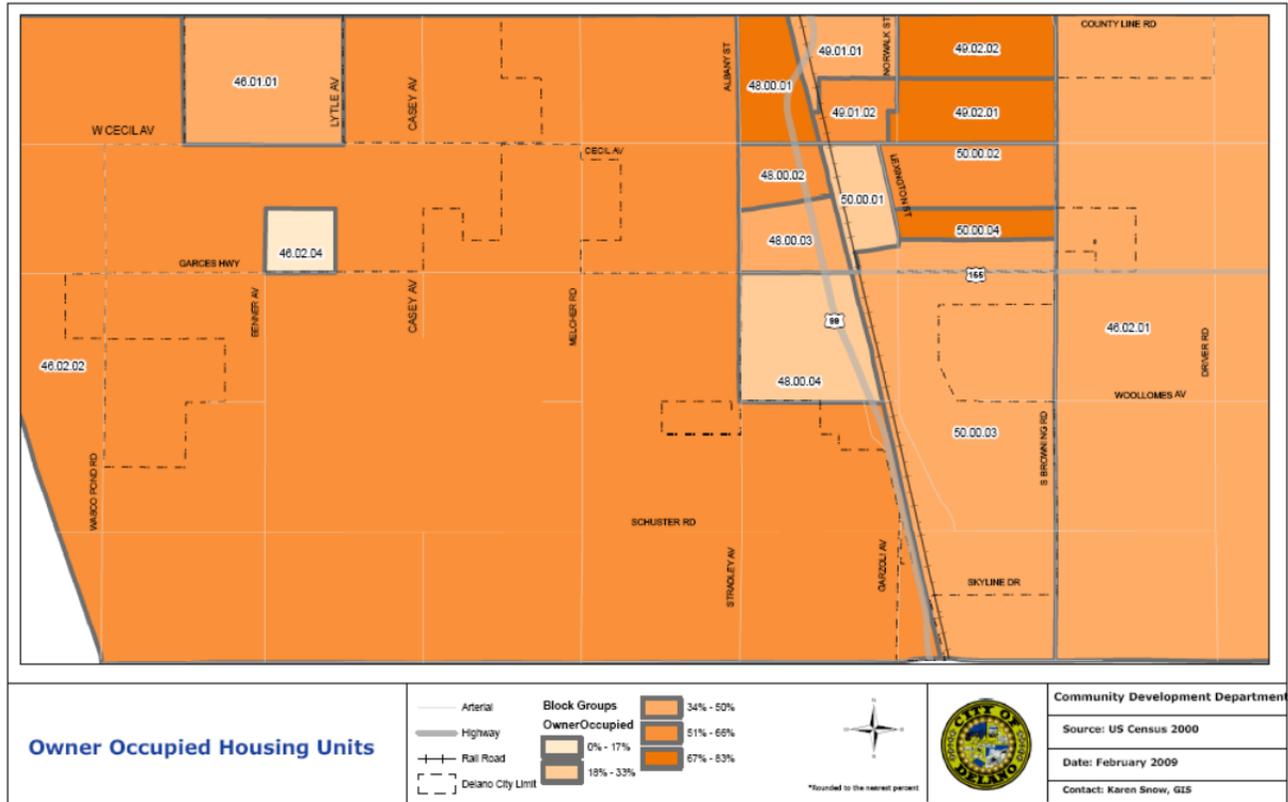


Figure 2-4

Fair Market Rent

The 2009 income limits (Table 2-22) are based on HUD’s fiscal year Fair Market Rate areas. In 2009, Kern County area median income is \$52,200.

Table 2-22
Kern County Income Limits

Kern County, California										
FY 2009 Income Limit Area	Median Income	FY 2009 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Kern County	\$52,200	Very Low (50%) Income Limits	\$19,550	\$22,300	\$25,100	\$27,900	\$30,150	\$32,350	\$34,600	\$36,850
		Extremely Low (30%) Income Limits	\$11,750	\$13,400	\$15,100	\$16,750	\$18,100	\$19,450	\$20,750	\$22,100
		Low (80%) Income Limits	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800	\$55,350	\$58

Source: 2009 U.S. Department of Housing and Urban Development Income Limits Summary for Kern County

Chapter Two

Population, Employment, and Housing Characteristics

Gender and Family Status

Table 2-23 shows the male/female households with children and female head-of-household with children.

Table 2-23
Household Status

Male/Female	Number
With related children under 18	3,868
With related children under 5	2,045
Female with no Husband	
With related children under 18	1,188
With related children under 5	472

Source: 2000 U.S. Census

Table 2-24 show the age of individual households. Consistent with other reporting data, the age groups for the 25 to 34 and 35 to 44 age categories represent the largest number of the population occupying housing.

Table 2-24
Age of Householders

Age	Number	Percent
15 to 24	491	5.8
25 to 34	1,815	21.6
35 to 44	2,155	25.6
45 to 54	1,522	18.1
55 to 64	1,012	12.0
65 and over	1,414	16.8
Total	8,409	100.0

Source: 2000 U.S. Census (SF 1)

Race, Ethnicity and Minority Concentration

Table 2-25 provides a breakdown of the 1980, 1990, and 2000 racial and ethnicity distribution of the City by number and percent. As show in table 2-15, there are varying methods by which data is being reported. In the 1980 and 1990 Census data available, the Hispanics were included in either one of the following groups: White, Black, Native American, Asian, or other race. The 2000 Census data provides only White, Black, Native American, Asian, and Other Race as an ethnicity category. Hispanics were not categorized by race.

Table 2-25
Ethnicity of Population

Ethnicity	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
White	6,750	40.9	5,521	24.3	10,157	26.2
Hispanic	N/A	N/A	N/A	N/A	18,198	49.9

Chapter Two

Population, Employment, and Housing Characteristics

Black	505	3.1	534	2.3	2,193	5.6
Native American	134	0.8	134	0.6	352	1.0
Asian/Pacific Islander	2,418	14.7	4,903	21.5	6,187	15.9
⁴ Other Race	6,684	40.5	11,670	51.3	-----	-----
Two or More Races	-----	-----	-----	-----	1,737	4.4
Total	16,491	100	22,762	100	38,824	100
Hispanic Origin - Any Race	9,464	57.4	14,214	59.3	N/A	N/A

Source: 1980, 1990, and 2000 Census

The race and Hispanic origin categories were used by the Census Bureau and were mandated by the Office of Management and Budget Directive. As of the 2000 Census, there were eight race-ethnicity categories that also fell into the non-Hispanic or Hispanic category. This revised method treats race and ethnicity as to separate and distinct categories.

The White category represented a majority of the overall population during 1980 and 1990. In 2000, the Hispanic category was reported as representing a majority of the population with 18,198 persons or 49.9 percent of the population. Of notable change is the Asian/Pacific Islander category that shows a steady increase since 1980.

Public Assisted Housing

Section 8 Housing Programs

The Housing Authority of the County of Kern administers the Section 8 housing choice voucher and subsidized public housing programs for the City of Delano. The Section 8 Housing Choice Voucher Program provides rental subsidies to low-income families which spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. According to the Housing Authority of the Kern, there are 107 Delano residents in receipt of a Section 8 Housing Choice Voucher. Recipients of Housing Choice Vouchers are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

The Section 8 Public Housing Program provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and

⁴ In the 1980 and 1990 Census Hispanics were categorized under "Other Race"

Chapter Two

Population, Employment, and Housing Characteristics

types, from scattered single family houses to high-rise apartments for elderly families. The program has the same income requirement as the Housing Choice Program. According to the Housing Authorities of the County of Kern, all public housing units are currently occupied or committed, leaving 372 Delano residents on the waiting list. Table 2-26 provides a wait-list distribution by race/ ethnicity. This distribution is consistent with the overall population distribution in the City, with Hispanics comprising the largest population group, followed by Whites. However, Whites and Asians are heavily underrepresented in the Section 8 public housing program in Delano, while American Indians are only slight overrepresented. African Americans are slightly underrepresented.

Table 2-26
Section 8 Public Housing Wait List
Versus Delano Population by Race

Race/Ethnicity	% of Total Applications	% of Total Population
American Indian or Alaska Native	2.4%	1%
Asian	1.7%	15.9%
Black or African American	2.4%	5.6%
Hispanic	90%	49.9%
Whites	3.5%	26.2%
Total	100%	100%

Source: US Census 2000 and HMDA data, 2007

Affordable Housing Projects

Apartment projects can receive housing assistance from a variety of sources to ensure that rents are affordable to lower-income households. In exchange for public assistance, owners are typically required to reserve a portion or all of the units as housing affordable to lower-income households. The length of use restrictions is dependent upon the funding program. The types of public assistance commonly used by owners when partnering with local jurisdictions are Home Partnership Investment Program (HOME) and Community Development Block Grant Program (CDBG). These funds are typically used in concert with Low Income Housing Tax Credits (LIHTC) to reduce the debt associated with a project, therefore maximizing affordability. Currently, the City of Delano does not have a partnership with private owners in use of their HOME/ CDBG funds. However there are several LIHTC projects located in the City.

The Low Income Housing Tax Credit Program (LIHTC) creates an incentive for private investment in low-income housing development by giving federal tax credits to investors. Private investors, such as banks and corporations, buy the tax credits from the affordable housing developer. The owner/ developer use these proceeds from the sale of tax credits, known as “equity,” to construct or rehabilitate housing. Investors receive a federal tax credit

Chapter Two

Population, Employment, and Housing Characteristics

over a ten-year term. Currently, there are 9 LIHTC rental housing developments in the City of Delano, providing 529 affordable units to lower-income households, as illustrated in Table 2-27 below.

Table 2-27
Low Income Housing Tax Credits Location and Number of Units

Apartment	# of units	affordable units	Location
Sunny View	140	138	North of 18 th Ave, east of Dover St.
Villas Santa Fe	81	80	Garces Hwy/ Main Street
Belmont Meadows	70	69	150 Belmont Street
Villas Del Sol	43	42	2020 Girard Street
Quincy Street Apt ⁵ .	33	7	1626 Quincy Street
Jasmine Heights	128	128	851 22nd Avenue
Casa Hernandez Apartments	80	79	South Albany Ave
Casas del Valle / Housing Authority of Kern	35	35	Austin Street, Delano Court, and Belmont Street, south of First Avenue
Maganda Park	20	20	Balboa Street between First Avenue and Diaz Street
Total	560	529	

Source: California State Treasurer

Affordable Housing Projects at Risk of Conversion

State Housing Element Law requires that the Housing Element contain an identification of financially assisted housing projects or those whose occupancy is restricted to income levels based on affordability criteria which may be at risk of conversion to market rate rents during the next 10 years. Data provided by the California Housing Partnership Corporation indicate two projects in Delano which may be at risk for conversion. One of these projects is the Olson Rotary Village, a 42 unit development for senior citizen occupancy located at 1635 Randolph Street. This project is operated by a nonprofit organization. The other identified at risk project is Delano Gardens, a 76 unit project located at 302 Garces Highway.

Staff contact with the management of each of these two projects has indicated that there is no foreseen change in the assistance status of either project. Therefore, there are no housing projects within the City of Delano that are known to staff to be at risk of conversion from an assisted status to market rate.

Licensed Community Care Facilities

⁵ The Housing Authority has in escrow Quincy Street Apartments. The development just ended its 20-year compliance period under the HUD Housing Development Grant Program, and the Agency intends to preserve the property with affordable rents for families.

Chapter Two

Population, Employment, and Housing Characteristics

Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation.

According to the State of California Community Care Licensing Division of the State's Department of Social Services, there are 17 State-licensed community care facilities located in Delano. The locations of these facilities are shown in Table 2-28.

Table 2-28
Locations of Community Care Facilities in Delano

Facility Name	Street Address	Type
ADC 1	600 JEFFERSON ST	Adult Day Care
ADULT DEVELOPMENT CENTER II	612 MAIN STREET	
DELANO ASSN. FOR THE DEVELOPMENTALLY DISABLED #2	531 HIGH STREET	
POSITIVE SUPPORTS	618 MAIN STREET	
GUERRA FAMILY CARE HOME	1022 ALBANY	Adult Residential Care
MOORE SMALL FAMILY HOME	1101 AUSTIN STREET	
TERREL'S RESIDENCE	1818 - 7TH AVENUE	
TERREL'S RESIDENCE #2	1823 5TH PLACE	
TERREL'S RESIDENCE #3	2039 5TH PLACE	
TERREL'S RESIDENCE #6	918 BALBOA	
CASCADE VIEW CARE HOME	1834 CASCADE AVENUE	Residential Care for the Elderly
DELANO MANOR	2120 18TH AVENUE	
JVMA GUEST HOME	1960 BOREL STREET	
POSITIVE DIRECTIONS #9	329 EL CAMINO DRIVE	
RASAY CARE HOME	2308 VISTA COURT	
SANTA BARBARA MANOR	2239 SANTA BARBARA CIRCLE	
TERREL'S RESIDENCE #1	1610 5TH PLACE	

Source: State of California Community Care Licensing Division, 2009

Table 2-29 summarizes the facilities by type and capacity. Delano currently contains three types of facilities: adult day care, adult residential care, and residential care for the elderly. These facilities have a total capacity for 82 persons in 24-hour care and 259 adults in day care programs.

Table 2-29
Community Care Facilities

Type Facility	Description	Facilities	
		No.	Capacity

Chapter Two

Population, Employment, and Housing Characteristics

Adult Day Care	Day care programs for frail elderly or developmentally/mentally disabled adults	4	259
Adult Residential Care	Facilities that provide 24-hour non-medical care for disabled adults ages 18 through 59, who are unable to provide for their daily needs	6	34
Residential Care Elderly	Provides care, supervision, and assistance with activities of daily living for persons older than 60 years of age	7	48

Source: State of California Community Care Licensing Division, 2009
 Note: Categories are not mutually exclusive

Funding Programs for Affordable Housing

There are several local, State, and federal funding programs that can be used to assist with rehabilitation, new construction, mortgage assistance, and special needs housing. These possible funding sources include, but are not limited to, the following programs:

- Affordable Housing Program – Provides, through a competitive application process, grants or subsidized interest rates on advances to member banks to finance affordable housing initiatives.
- Building Equity and Growth in Neighborhoods (BEGIN) - Provides incentives for projects that remove or reduce regulatory barriers for the development of affordable housing by providing mortgage assistance loans to qualifying first-time low- to moderate-income households.
- CalHOME Program – Provides mortgage assistance loans to low- and very low-income households.
- California Self-Help Housing Program - Provides assistance to low- and moderate-income households to construct and rehabilitate their homes using their own labor.
- Community Development Block Grant Program – Provides funds for many housing activities including acquisition, relocation, demolition and clearance activities, rehabilitation, utility connection, and refinancing.
- Emergency Shelter Grants Program – Provides grants to supportive social services that provide services to eligible recipients.
- Housing Choice (Section 8) Voucher Program – Provides local housing authorities with federal funds from HUD. Families use the voucher by paying the difference between the rent charged and the amount subsidized by the program.

Chapter Two

Population, Employment, and Housing Characteristics

- Home Investment Partnerships Program – Provides fund for housing related programs and new construction activities. Also provide funds for Community Housing Development Organizations for predevelopment or new construction activities.
- Infill Infrastructure Grant Program - Provides infrastructure and housing funds for projects that are located near mass transit facilities.
- Joe Serna, Jr. Farmworker Housing Grant Program – Provides financing for new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers.
- Local Housing Trust Fund Program - Provides matching grants to local housing trust funds that use their trust funds for housing related programs and projects.
- Low Income Housing Tax Credit Program - Provides 4% or 9% federal tax credit to owners of low-income rental housing projects.
- Multifamily Housing Program – Provides post construction, permanent financing of affordable housing.
- Predevelopment Loan Program - Provides predevelopment or seed money to local governments in the form of a loan for projects in urban or rural areas.
- School Facility Fee Downpayment Assistance Program – Provides a small grant to first-time homebuyers purchasing a home.
- Section 202 Supportive Housing for the Elderly Program - Provides interest-free capital to finance the construction, rehabilitation, or acquisition (with or without rehabilitation), of structures that will serve as supportive housing for very low- income elderly persons.
- Section 811 Supportive Housing for Persons with Disabilities Program - Provides interest-free capital advances to nonprofit sponsors to help finance the development of rental housing such as independent living projects, condominium units, and small group homes with the availability of supportive services for persons with disabilities.
- Shelter Plus Care Program – Provides grants for the provision of rental assistance payments.
- Supportive Housing Program - Provides assist to homeless persons in the transition from streets and shelters to permanent housing and maximum self-sufficiency.

Chapter Two

Population, Employment, and Housing Characteristics

- Transit-Oriented Development Housing Program – Provides low-interest loans as gap financing for rental housing developments that connect housing to transit facilities.