

## 2. DEMOGRAPHIC CHARACTERISTICS OF POPULATION

The analysis of the Demographic Characteristics of Population section relied primarily on 2000 U.S. Census data. Because detailed mid-2000 Census data will not be available during the 2007 - 2014 Housing Element Update process, this update has been based on 2000 Census data, while at the same time, every attempt has been made to include newer census from other reliable sources. Along with Census data, this section also includes data from the United States Department of Agriculture (USDA), San Benito County Community Services & Workforce Development Department, San Benito County Health & Human Services Agency, San Benito County One Stop Career Center, San Benito County Housing & Economic Development Department, and Economic Development Corporation.

### Age

#### Median Age:

The population division of the Census Bureau estimates in 2005 that the median age in San Benito County is 32.6 years of age. The median in San Benito is less than the median in California of 34.4. Since 2000, the area has experienced an increase in the median age, when it was 31.4 years of age.

#### Population of Youth - less than 18:

The population division of the Census Bureau estimates a total of 29.9% of the population in the year 2006 is made up of individuals less than 18 years old. In California, a total of 26.1% of the population in the year 2006 is made up of individuals less than 18 years old. San Benito County can be described as having a relatively high percent of people under 18.

#### First-time homebuyer 25 – 44:

The age group of 25–44 is representative of first-time homebuyers in San Benito County. Persons may be entering the housing market as first-time homebuyers or seeking larger homes for a growing family. According to the California Association of Realtors, December 2008 median home sales prices in San Benito County were down 38.2% to \$254,000 from 2007 when the median home sales price was \$411,000. With recent, median home sales prices declining in San Benito County the market for moderate-income first-time homebuyers has increased. In addition, recent mortgage interest rates have been historically low, averaging approximately 5.00%. With median home sale prices in San Benito County down to \$254,000 and mortgage interest rates averaging approximately 5.00%, the current market conditions allow many moderate-income households to purchase single family residences and/or condominiums as first-time homebuyers. There are several single family residences and/or condominiums listed well below the median \$254,000 price level on the open market as well. With additional subsidies such as down payment assistance, low and very-low income households also have an opportunity to purchase single family residences and/or condominiums for the first time. Prior to 2007, local housing costs and the lack of housing supply significantly restricted the ability for very low, low, and moderate-income households to enter the local housing market. Table 2-1 indicates that just over one quarter of the unincorporated population (27%) was in this age cohort in the 2000 Census. The largest proportion of this age cohort, 33.8%, resided in Hollister in 2000.

#### Population 65 years and older:

The 2000 unincorporated population of persons 65 years of age or older increased to 11.5%. This unincorporated population segment is slightly higher than the statewide average of

10.6%. Overall, the countywide average of persons 65 years of age or older was 8.1%. The Ridgemark census designated place in the unincorporated area had a higher proportion of persons 65 years of age or older (20.6%).

Table 2-1  
Distribution of Age in San Benito County by Jurisdiction

Age	Total County	% of County	Unincorporated	% of County	Hollister	% of County	San Juan Bautista	% of County
Under 5	4705	8.8	1147	6.6	3442	10	116	7.5
5 - 9	5015	9.4	1392	8.1	3504	10.2	119	7.7
10 - 14	4766	9	1414	8.1	3215	9.3	137	8.8
15 - 19	4152	7.8	1278	7.3	2782	8.1	92	5.9
20- 24	3213	6	883	5.1	2248	6.5	82	5.3
25 - 34	7782	14.6	1922	11.1	5649	16.4	211	13.6
35 - 44	8994	16.9	2766	16	5981	17.4	247	15.9
45- 54	6612	12.4	2723	15.8	3672	10.7	217	14
55 - 59	2192	4.1	1035	6	1063	3.1	94	6.1
60 - 64	1,488	2.8	717	4.2	706	2.1	65	4.2
65 - 74	2,379	4.5	1049	6	1235	3.6	95	6.1
75 - 84	1,473	2.8	726	4.2	685	2	62	4
85+	463	0.9	220	1.2	231	.7	12	0.8
<b>Under 5</b>	<b>4705</b>	<b>8.8</b>	<b>1147</b>	<b>6.6</b>	<b>3442</b>	<b>10</b>	<b>116</b>	<b>7.5</b>
<b>5 – 19</b>	<b>13933</b>	<b>26.2</b>	<b>4084</b>	<b>23.6</b>	<b>9501</b>	<b>27.6</b>	<b>348</b>	<b>22.5</b>
<b>25-44</b>	<b>16776</b>	<b>31.5</b>	<b>4688</b>	<b>27.1</b>	<b>11630</b>	<b>33.8</b>	<b>458</b>	<b>29.5%</b>
<b>20-64</b>	<b>30281</b>	<b>56.8</b>	<b>10046</b>	<b>58.2</b>	<b>19319</b>	<b>56.1</b>	<b>916</b>	<b>59.1</b>
<b>65+</b>	<b>4,315</b>	<b>8.2</b>	<b>1995</b>	<b>11.6</b>	<b>2151</b>	<b>6.3</b>	<b>169</b>	<b>10.9</b>

Source: Census 2000

## Ethnicity

The fastest growing ethnic groups in the State for the past three decades were Asians and Hispanics/Latinos. The percentage of Hispanics in the State increased to 32.4% in 2000. The dominant ethnic group in San Benito County continues to be the Hispanic/Latino population. The percentage of this ethnic group has remained nearly the same for the past three decades with a slight increase to 46.7% in 2000. The Hispanic/Latino population represented over half of the population of Hollister (55%) and nearly half of the population of San Juan Bautista (47.3%) in the 2000 Census. By contrast, the proportion of the Hispanic or Latino population in unincorporated San Benito County was about one third of the population in 2000 (33.8%).

Table 2-2 shows the racial and ethnic composition of San Benito County, the unincorporated area and the two cities of Hollister and San Juan Bautista. The racial composition of other ethnic groups in the unincorporated areas were about one half percent to one percent less than in the countywide population and the cities of Hollister and San Juan Bautista. Black, American Indian, Alaska, Asian and Native Hawaiian other Pacific Islander each represented from nearly one half a percent to 1.6% of the unincorporated population.

Limited ability to speak English can be a barrier to finding housing, obtaining assistance in times of crisis, remedy public health and safety code violations, and access to home renovation programs. Data from Summary Tape File 3 of the 2000 census indicates that there are an estimated 1,797 linguistically isolated households in San Benito County with 451 in the unincorporated area. About 45% (205) of the unincorporated linguistically isolated households listed Spanish as the primary language while there was 39% (176) listed as Other Indo-European and the remaining 16% (70) as Asian. The San Benito County Health Department has also reported that there are some farm workers from Central and South American that speak their indigenous language rather than Spanish.

Table 2-2  
Ethnic Composition of San Benito County

<b>San Benito County</b>	<b>San Benito County</b>	<b>Unincorporated Area</b>	<b>Hollister</b>	<b>San Juan Bautista</b>
Total Population 5 and Over	48623	16041	31254	1328
Hispanic or Latino	4315	1995	2151	169
65 and older	519	85	429	5
Asian and Pacific Islander Languages	94	31	63	0
65 and older	21	0	21	0
Indo-European Languages	65	40	25	0
65 and older	11	9	2	0
Other languages	0	0	0	0
Total	5025	2160	2691	174
Percent of Total Population 5 and over	10%	13%	9%	13%
Total of Population 65 and over	551	94	452	5
Percent of Population 65 and over	13%	5%	21%	3%

Source: Census 2000

## *Special Needs Housing*

### Elderly Households:

The elderly population cohort may have special needs due to one or a combination of factors including limited income, physical disabilities/limitations (wheelchair access, access to local services), health care costs, homeowner repair, and/or maintenance costs. A profile of the population age cohort 65 years and older from 2000 Census data is provided in Table 2-3. The 2000 Census indicates that 352 persons or 8% of the San Benito County residents 65 years of age or older, are living in poverty (2000 Census Summary Tape File 3, P87). The proportion of elderly persons living in poverty in the unincorporated area was slightly higher at nine percent. In order to maintain a satisfactory quality of life, elderly residents of San Benito County must have access to housing which suits their varying needs during each stage of their lives. As people age, they often find themselves facing additional housing problems they may not have had to cope with previously.

Table 2-3  
 Characteristics of Elderly Population and Households

<b>POPULATION</b>	<b>San Benito County</b>	<b>(%)</b>	<b>Unincorporated</b>	<b>(%)</b>
Total 2000 Population 65+	4,315	8%	1,995	11.5%
Male 65+	1,907	3.6%	924	5.3%
Female 65+	2,408	4.5%	1,071	6.2%
<b>DISABLED</b>				
Disabled 65+ Population	1,509	35%	607	30.4%
<b>HOUSEHOLDS</b>				
Households with person 65+	3049	19.2%	1229	61.6%
Householder alone 65+	853	5.4%	342	17%
Households 65+	2558	16%	1085	7%
Owner-occupied	2043	13%	955	6%
Renter-occupied	545	3%	160	1%
<b>POVERTY</b>				
Individuals Below Poverty Level 65+	352	8.2%	187	9.4%
Owner-occupied Households	154	1%	77	0.5%
Rental Households	71	0.4%	15	0.09%
Grandparents as caregivers	467		180	
<b>LANGUAGE</b>				
Speak English "not well" or "not at all"	551	13%	94	5%
Hispanic	519	12%	85	23%
Asian/Pacific Islander	21	0.5%	0	0%
Indo-European	11	0.25%	9	0.45%

Source: Census 2000 Summary Tape Files 1 and 3

### Elderly Services:

Within San Benito County's unincorporated area the Whispering Pines Inn provides assisted senior housing to the elderly. The Whispering Pines Inn facility is licensed for 36 beds serving up to 36 individuals at any given time. Table 2-4 reflects the statistics of the total facilities offered in San Benito County.

Table 2-4  
 Elderly Facilities in San Benito County

<b>Name of Facility</b>	<b>Total # of Rooms</b>	<b>Total # of Individuals Served</b>	<b>Transit Service</b>	<b>Distance from Community Services</b>
Whispering Pines Assisted Care Facility	36	36	Dial-A-Ride County Express	2-5 miles
<b>Total</b>	<b>36</b>	<b>36</b>		

Source: San Benito County Housing and Economic Development Department

There are a multitude of services offered to assist the elderly population which are primarily provided by Jovenes de Antaño a local non-profit service provider. Jovenes de Antaño is a non-profit organization and has been incorporated since May of 1975. Jovenes de Antaño was established to encourage, develop, and administer programs to improve the general welfare of the elderly in San Benito County. Jovenes de Antaño makes their services

available to all elderly, including people with disabilities 18 years and older, and implement programs focusing on the needs of the frail, low-income, Latino community, through the use of bi-lingual/ bi-cultural staff, outreach into our rural areas, senior advocacy and networking with local, regional, and national agencies that strive to meet our common challenges. The Community Pantry is a non-profit organization offering a self-help supplemental food program for low-income families including the elderly in San Benito County. The Community Pantry serves approximately 1,377 individuals and families each month with approximately 594 being elderly households. A listing of additional Elderly services is listed below in Table 2-5.

Table 2-5  
Elderly Services and Resources in San Benito County

<b>Name of Provider</b>	<b>Type of Service</b>	<b>Description</b>
Jovenes De Antaño	Nutrition	Dining centers, daily meals, nutrition education and counseling services
Jovenes De Antaño	Transportation	Provide transportation to dining centers, adult day care center, medical and dental appointments.
Jovenes De Antaño	In-Home Services	Homemaker, chore workers, and case management.
Jovenes De Antaño	Alzheimer's Day Care	Adult social day care, caregiver support groups and community education
Community Pantry	Meal Service	Provides daily meals and nutrition training programs.
San Benito County Public Authority and In-Home Support Services	In-Home Support Services	Cleaning services, transportation, and protective supervision.

Source: San Benito County Housing and Economic Development Department

**Female head of households 2000 Census:**

Female heads of family households are considered a special need group because on average females in San Benito County – 1) earn less money, 2) day care costs for families with young children can reduce available income for shelter and living expenses, and 3) children may be subject to housing discrimination. Female full-time year round workers earned \$29,524 in Census 2000 which is 34% less than the male full-time year round workers income of \$44,158.

Census data indicates that the percentage of female head of households in San Benito County as a whole, and the unincorporated area was nearly the same at 7.2%. Over 75% of the female head of households were located within the two cities of the county according to the Census 2000.

The percentage of female head of households living in poverty decreased between 1990 and 2000 in the unincorporated area from 26% to 18%. Nearly three quarters of the female head of households in this category had related children less than 18 years of age.

**Grandparents as Caregiver:**

About 460 grandparents reported to be responsible for their grandchildren in Census 2000, with 173 in the unincorporated area (37.6%) of San Benito County. Grandparents as caregivers may not be elderly. Nevertheless, grandparents may be limited by retirement income, size of housing and issues associated with aging.

**Disabled:**

Census 2000 indicates that about 15.5% of the countywide population has a disability. About one-third of this special needs group resides in the unincorporated area. Table 2-6 indicates

that the proportion of elderly persons with a disability was nearly double the countywide average of 22.5% at the Ridgemark Census designated place (40%). Persons with a disability may have a long-lasting physical, mental, or emotional condition that prevents them from walking, climbing stairs, dressing, bathing, learning, or remembering.

Affordable housing is a constraint for many disabled persons because many persons with a disability rely on public benefits as their sole source of income. The disabled may also need to spend a disproportionately high share of his/her monthly income on housing. As documented in *Housing Crisis Continues, Findings from Price Out in 2000 Opening Doors* (June 2001), as a national average, a disabled person needs to spend 98% of this/her monthly income to rent a one-bedroom apartment. To address the issue of high rental costs, the Central Coast Center for Independent Living recommends high-density mixed income developments. These developments could provide housing for disabled persons that do not meet the Department of Housing and Urban Development Standards, as well as those that do.

Accessibility can be a housing constraint for some persons with a disability. Ease of access can be provided in housing with widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices (smoke alarms, flashing lights).

Generally, incorporated areas or urban areas with urban services are the best location for group homes and/or residential facilities for the disabled. The Central Coast Center for Independent Living anticipates that the need for access to affordable housing could increase as implementation of the American with Disability Act (ADA) ensures that more people with a disability can live with in the community instead of being restricted to institutions, nursing homes, or psychiatric hospitals.

There are limited resources for disabled individuals and households in San Benito County. San Benito County allows placement of a temporary mobile home with a use permit for persons in need of medical supervision in all residential and agricultural zoning districts. The housing provision opportunities for disabled persons in San Benito County are discussed in detail in Chapter 7.

Table 2-6  
Disabled Population by Age Cohort in San Benito County

	Disabled Population All Ages	Disabled Population 5-20	Disabled Population 21-64	Disabled Population 65+
San Benito County (%) Employed*	8266 (15.5%)	1132 (14%)	5625 (68%) 59.5%	1509 (18%)
Unincorporated (%) Employed*	2701 (33%)	368 (13.5%)	1726 (64%) 64%	607 (22.5%)
<b>Aromas CDP</b> (%) Employed*	557 (6.7%)	85 (15%)	363 (65%) 66.4%	109 (20%)
<b>Ridgemark CDP</b> (%) Employed*	370 (4.5%)	24 (6.5%)	202 (54.5%) 72.3%	144(40%)
City of Hollister (%) Employed*	5309 (64%)	736 (14%)	3743 (70.5%) 57.8%	830 (15.5%)
City of San Juan Bautista (%) Employed*	256 (3%)	28 (8.5%)	156 (19%) 52.6%	72 (42%)

Source: Census 2000 Summary Tape File 3 – Table DP-2 Profile of Selected Social Characteristics CDP (Census Designated Place)

\*The % of non-disabled persons employed in the age cohort 21-64 was 74.1% in San Benito County, 72.7% in the unincorporated area, 74.8% in Hollister, San Juan Bautista, 77.9% in Aromas and 71.5% in Ridgemark.

### Farmworker:

Farm workers are considered a special needs group because the income earned is generally low, job skills are limited, the periods of labor are often seasonal, and the need for housing varies from transitory to permanent. Farm workers may live in substandard housing because of a lack of temporary and permanent housing. The May 2003 *Agricultural Bulletin* reported that the average hourly wage in the Central Coast area for agricultural worker was \$8.49 per hour.

### County Data Farm Figures:

Estimating the size of the agricultural labor force is challenging as farm workers are historically undercounted by the census and other data sources. Farm workers are typically categorized into three groups: 1) permanent, 2) seasonal, 3) migrant. Permanent farm workers are typically employed year round and full-time with the same employer. A seasonal farm worker works on average less than 150 days a year and earns at least half of his/her earned income from farm work. Seasonal farm workers include persons that reside in the County full time but may only work during a portion of the harvest of one or more crops, and/or migrant farm workers that utilize temporary housing only during the harvest and then leave the area. A seasonal worker that is a resident may seek other temporary work in the off-season and may have difficulty finding affordable housing because periods of employment are sporadic and the pay is low. Migrant farm workers are seasonal farm workers who have to travel to do the farm work so that he/she is unable to return to his/her permanent residence within the same day. Migrant farm workers arrive during the cultivating or harvesting of crops and leave when work is not available. Generally, a migrant laborer will seek housing in a labor camp, rentals, vehicles, overcrowded conditions, or substandard facilities if there are insufficient migrant labor facilities. A portion of the farmworkers may also be undocumented foreign workers who may come to the area during the harvest season and then leave. Some undocumented foreign workers may stay because they lack insufficient funds to return home.

According to the United States Department of Agriculture (USDA) 2002 Census of Agriculture there are 4,193 permanent, seasonal, and migrant farmworkers working on 280 farms located within San Benito County. A smaller percentage of farms (31%) employ 10 employees or more accounting for (83%) of the farmworker population. Table 2-7 summarizes data from the United States Department of Agriculture (USDA) 2002 Census of Agriculture which surveyed the number of farms in San Benito County that hired laborers, the size of the farms and the duration of employment.

Table 2-7  
Summary of USDA 2002 Farmworker Census

Item	San Benito
Hired farm labor . . . . . farms	280
workers	4,193
\$1,000 payroll	36,159
Farms with-	
1 worker . . . . . farms	46
workers	46
2 workers . . . . . farms	63
workers	126
3 or 4 workers . . . . . farms	19
workers	62
5 to 9 workers . . . . . farms	65
workers	462
10 workers or more . . . . . farms	87
workers	3,497
Workers by days worked:	
150 days or more . . . . . farms	138
workers	1,710
Farms with-	
1 worker . . . . . farms	19
workers	19
2 workers . . . . . farms	47
workers	94
3 or 4 workers . . . . . farms	29
workers	111
5 to 9 workers . . . . . farms	14
workers	96
10 workers or more . . . . . farms	29
workers	1,390
Less than 150 days . . . . . farms	238
workers	2,483
Farms with-	
1 worker . . . . . farms	38
workers	38
2 workers . . . . . farms	53
workers	106
3 or 4 workers . . . . . farms	35
workers	120
5 to 9 workers . . . . . farms	39
workers	248
10 workers or more . . . . . farms	73
workers	1,971
Reported only workers working	
150 days or more . . . . . farms	42
workers	820
\$1,000 payroll	16,549
Reported only workers working	
less than 150 days . . . . . farms	142
workers	1,341
\$1,000 payroll	1,385
Reported both - workers working 150	
days or more and workers	
working less than 150 days . . . . . farms	96
150 days or more, workers	890
less than 150 days, workers	1,142
\$1,000 payroll	18,225
Migrant farm labor on farms with hired	
labor (see text) . . . . . farms	87
Migrant farm labor on farms reporting only	
contract labor (see text) . . . . . farms	1

Source: USDA 2002 Census of Agriculture  
[http://www.agcensus.usda.gov/Publications/2002/Volume\\_1\\_Chapter\\_2\\_County\\_Level/California/st06\\_2\\_007\\_007.pdf](http://www.agcensus.usda.gov/Publications/2002/Volume_1_Chapter_2_County_Level/California/st06_2_007_007.pdf)

Table 2-8 shows that the number of hired farm laborers has increased slightly since 1997. This is due, in part, to the shifting ownership of many locally run, family farms to larger, corporate owned farms.

Table 2-8  
San Benito County Farm Labor Summary

<b>San Benito County</b>	<b>2002</b>	<b>1997</b>	<b>1992</b>
Hired Farm Labor (Farms)	280	212	231
Hired Farm Labor (Workers)	4,193	4,097	5,813

Source: USDA 2002 Census of Agriculture <http://agcensus.mannlib.cornell.edu/show2.php>

### Farmworker Services:

The United States Bureau of the Census defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. The San Benito County Southside Migrant Center Housing facility currently offers two Bunkhouses. Bunkhouse #100 offers 24 group rooms (housing units) and Bunkhouse #200 offers 22 group rooms (housing units). Each group room consists of 4 individual bedrooms. Although each group room has four individual bedrooms, San Benito County identifies each group room as a single housing unit for purposes of meeting the US Census definition and Regional Housing Needs Allocation (RHNA). The San Benito County Community Services and Workforce Development (CSWD) Department is currently working with the Office of Migrant Services (OMS) to oversee a remodel of an additional Bunkhouse (Bunkhouse #300) located at the County Farmworker Migrant Center which is scheduled to be completed by June, 2010. Bunkhouse #300 is proposed to add 22 additional group rooms (housing units) to expand total capacity from 46 to 68 total group rooms (housing units). The County Farmworker Migrant Center would increase its capacity to serve up to 272 individuals for farmworker housing between Bunkhouse #100, Bunkhouse #200 and Bunkhouse #300.

The Southside Migrant Center Housing facility also offers a total of 67 cabins (housing units) which serves up to an additional 289 individuals for farmworker housing. Although, each cabin houses more than one individual, San Benito County identifies each cabin as a single housing unit for purposes of meeting the US Census definition and Regional Housing Needs Allocation (RHNA).

In addition to the Bunkhouses and cabins located at the County Farmworker Migrant Center, there are 13 legal farm labor complexes in the unincorporated area offering 102 mobile home trailers with a capacity to service an additional 411 farmworkers. Although each mobile home trailer houses more than one individual, San Benito County only identifies each mobile home trailer as a single housing unit for purposes of meeting the US Census definition and Regional Housing Needs Allocation (RHNA). For the purposes of RHNA, San Benito County identifies the total number of farmworker housing units Countywide as follows: 68 group rooms plus 67 cabins plus 102 mobile home trailers, totaling 237 housing units. Table 2-9 reflects total number of farmworker housing units offered in San Benito County.

Table 2-9  
San Benito County Farmworker Migrant Center Housing

Location	# of Housing Units/Group Rooms	# of Housing Units/Cabins	# of Housing Units/Mobile Home Trailers	Transit Service	Distance from Community Services
San Benito County Farmworker Migrant Center					
Bunkhouse #100	24			Dial-A- Ride County Express	2-5 miles
Bunkhouse #200	22			Dial-A- Ride County Express	2-5 miles
Bunkhouse #300 (construction in process to be completed in June, 2010)	22 (est.)			Dial-A- Ride County Express	2-5 miles
San Benito County Farmworker Migrant Center					
Cabins		67		Dial-A-Ride County Express	2-5 miles
13 Legal Farmworker Complexes					
Mobile Home Trailers			102	Dial-A- Ride County Express	2-5 miles
<b>Total</b>	<b>68</b>	<b>67</b>	<b>102</b>		

Source: The San Benito County Community Services & Workforce Development Department, San Benito County Health & Human Services Agency, San Benito County One Stop Career Center San Benito County Housing & Economic Development Department, and Economic Development Corporation.

The San Benito County Southside Road Migrant Center is located on unincorporated property about a mile south of a grocery store, Hazel Hawkins Hospital, and medical facilities. The Employment Development Department is located about five miles to the north. Public schools are slightly more than a mile from the facility. The Southside Road Migrant Center services include; but are not limited to, meals (unaccompanied adults), One Stop Career Center which offers job training, placement programs, substance abuse workshops, legal clinic, dental, veteran, behavioral health, and County Express transportation services.

#### Farmworker Funding Sources:

The San Benito County Southside Road Migrant Center is primarily funded by the California Office of Migrant Services (OMS). Additional resources are funded by various Federal, State and local grants which include; but are not limited to, Community Services Block Grants (CSBG) for winter shelter salaries, Community Development Block Grants (CDBG) for homeless shelter and 3 transitional trailers, Emergency Food and Shelter Program (EFSP), Emergency Housing Assistance Program (EHAP) for rental assistance for emergency shelter, and Low Income Heating & Energy Assistance Program (LIHEAP) for PG&E assistance. These funding sources help further provide for additional resources benefiting residents during the time the facilities are open.

**Farmworker Existing Needs:**

Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (i.e., having to move throughout the year from one harvest to the next). San Benito County has collaborated with a network of local service providers, local community organizations, non profits, and held a Special Needs Housing Workshop open to the public to gather data on this subject. Among the major findings are: family support services in education, health, housing, tax preparation, English classes, flu shots, AIDS prevention, financial literacy, first-time homebuyer program and counseling services.

**Farmworker Projected Needs:**

According to the San Benito County Community and Services and Workforce Development Department, in 2008 the Migrant Center had approximately 30 families projected to serve 120 individuals on the waiting list for farmworker housing needs. However, the upcoming addition of Bunkhouse #300 at the Southside Migrant Center will help fill the demand for future farmworker housing.

**Homeless:**

The homeless are considered a special needs group because loss of shelter can result in a loss of a sense of well being. Persons and families that become homeless may lose all of their possessions. The shelter needs for these persons vary from temporary shelter, transitional shelter, and counseling and support services. Special facilities may be needed for substance abusers, persons suffering from AIDS, the mentally ill and persons/families displaced by job loss and or lack of affordable housing. Table 2-10 shows a summary of homeless housing provided in the County.

Table 2-10  
San Benito County Emergency Shelter/Transitional Housing

<b>Location</b>	<i>Rooms/ Bunkhouse</i>	<b>Cabins/ Trailers</b>	<b>Total # of Individuals Served</b>	<b>Transit Service</b>	<b>Distance from Community Services</b>
San Benito County Southside Migrant Center					
1) Transitional Housing		15	75	Dial-A-Ride County Express	2-5 miles
2) Winter Emergency Shelter		15	87	Dial-A-Ride County Express	2-5 miles
3) Homeless Shelter	24		24	Dial-A-Ride County Express	2-5 miles
Emmaus House	10		20	Dial-A-Ride County Express	Approx. 1 mile
<b>Total County Wide</b>	<b>34</b>	<b>30</b>	<b>206</b>		

Source: The Community Services & Workforce Development, County Health & Human Services Agency, San Benito County One Stop Career Center, San Benito County Housing & Economic Development Department and Economic Development Corporation.

**Homeless Services:**

The San Benito County Southside Migrant Center offers three homeless service components on site such as, transitional housing, winter emergency shelter, and homeless shelter. The 15 unit transitional housing component is currently operated and managed by Community Services Development Corporation (CSDC) a local non profit corporation. The 15 unit Winter Emergency Shelter component is currently operated and managed by Community Services

& Workforce Development, a County Department. The fifteen cabins at the County Migrant Center are used temporarily during the winter months (see Table 2-10). The 24 bedroom bunkhouse homeless shelter component is currently operated by the Homeless Task Force of San Benito County. In addition, the Emmaus House is a local non-profit organization which offers a year round domestic violence shelter to both the City of Hollister and County of San Benito residents. The Emmaus House services up to 10 homeless families at any given time. During the program period over 100 clients accessed the “Emmaus House” for domestic violence related services. The Emmaus House makes available a shelter facility providing a furnished room and meals for women assisted during the program period.

The San Benito County Southside Road Migrant Center is located on unincorporated property about a mile south of a grocery store, Hazel Hawkins Hospital, and medical facilities. The Employment Development Department is located about five miles to the north. Public schools are slightly more than a mile from the facility. Between the three homeless components located at the San Benito County Migrant Center, services and resources include; but are not limited to, meals, job training programs, substance abuse workshops, legal clinic, flu shots, dental, veteran, behavioral health, daycare, and County Express transportation services.

#### Homeless Funding Sources:

The San Benito County homeless units and services are funded by various Federal, State and local grants which include; but are not limited to, Community Services Block Grants (CSBG) for winter shelter salaries, Community Development Block Grants (CDBG) for homeless shelter and 3 transitional trailers, Emergency Food and Shelter Program (EFSP), Emergency Housing Assistance Program (EHAP) for rental assistance for emergency shelter, and Low Income Heating & Energy Assistance Program (LIHEAP) for PG&E assistance. These funding sources help further provide for additional resources benefiting residents during the time the facilities are open.

#### Homeless Existing Needs:

San Benito County has collaborated with a network of local Homeless service providers, local community organizations, non profits, and held a Special Needs Housing Workshop open to the public. Between these methods, San Benito County has identified existing needs for homeless such as, identifying a site for a permanent year round homeless shelter that will accommodate families, singles, adults, and children.

#### Homeless Projected Needs:

This past year approximately 35 families with average family sizes of 3 totaling 105 individuals were on the waiting list for Homeless shelter and services throughout San Benito County. It is important to recognize that this is a point-in-time count or snapshot, reflecting those persons identified as homeless on the day of the count during a limited timeframe; it is not an absolute number. Many individuals and families move in and out of homelessness over the course of a year. In order to meet this demand, San Benito County will establish a program during the upcoming program period which identifies specific zoning/sites as required by Senate Bill No. 2 for a year round homeless shelter to help meet future demand. See Chapter 10 Program 1-9 for more details.

#### Households Overpaying for Housing:

Generally, housing is considered to be affordable if a family/person does not need to spend more than 30% of their annual income for shelter. An individual’s housing costs and the

amount they are able to pay will vary between rental and home ownership units. See Table 2-11 for a range of income levels by jurisdiction.

Table 2-11  
Range of Income Levels by Jurisdiction

Income Range	San Benito County	Unincorporated	Hollister	San Juan Bautista
Less than \$34,999	28%	27%	28%	41%
\$35,000 - \$49,000	14%	13%	15%	17%
\$50,000 - \$74,900	22%	19%	23%	20%
\$75,000 or more	36%	41%	34%	23%

Source: Census 2000

**Rentals:**

Data from Census 2000 indicates that on average 42% of the rental households overpaid for housing in San Benito County. The proportion of rental households overpaying for housing was 28% in the unincorporated area but was much higher in the two cities (47% Hollister – 53% San Juan Bautista). At least 85% of the rental households in each jurisdiction spent more than 35% of their income on housing (see Table 2-12).

**Homeowners:**

The percentage of owner-occupied households that overpaid for housing was nearly the same countywide at 36% in both the unincorporated County and the City of Hollister (see Table 2-13). The proportion of homeowners that overpaid for housing in San Juan Bautista was lower at 33%.

**Extremely-low income Existing Needs:**

According to the Comprehensive Housing Affordability Strategy (CHAS) data released in May of 2000, approximately 2,412 extremely-low income households resided in the County, representing 15% of total households. Approximately 63% of extremely-low income households owned their home in 2000. Both renters and owners of extremely-low income households experienced high incidence of housing problems according to the CHAS data.

**Extremely-low income Projected Needs:**

To calculate the projected housing needs, the County assumed 50 percent of its very-low income regional housing needs are extremely-low income households. As a result, from the very-low income need of 364 units, the County has projected a need of 182 units for extremely-low income units. To address this need, the County will employ a detailed housing strategy to promote a variety of housing types such as Single-Room Occupancy units and transitional housing units. The ability of the County to address extremely low-income households by these housing types is discussed later in Chapter 6, Constraints on Residential Development. Additionally, Programs 2-5 and 2-6 detail the steps the County will take, including attainment of funding to assist housing construction of extremely-low income household units, in Chapter 10, Quantified Objectives.

Table 2-12  
 Renter Households Overpaying for Housing as a Percentage of Income (>=30%)

Household Income	Percent of Income on Housing	Income Category	COUNTYWIDE		COUNTY		HOLLISTER		SAN JUAN BAUTISTA	
			Households	% Overpay	Households	% Overpay	Households	% Overpay	Households	% Overpay
			4777		1265		3263		249	
Less than \$10,000	30 - 34%	Very Low	24	1%	0	0%	24	1%	0	0%
\$10,000-\$19,999	30 - 34%	Very Low	49	1%	9	1%	40	1%	0	0%
\$20,000-\$34,999	30 - 34%	Very Low - Low	131	3%	26	2%	98	3%	7	3%
Less than \$10,000	35% +	Very Low	285	6%	55	4%	219	7%	11	4%
\$10,000-\$19,999	35% +	Very Low	497	10%	115	9%	329	10%	53	21%
\$20,000-\$34,999	35% +	Very Low - Low	535	11%	77	6%	426	13%	32	13%
<b>Subtotal Low Income Renter Overpaying</b>			1521	32%	282	22%	1136	35%	103	41%
\$35,000 or more	30 - 34%	Low - + Moderate	161	3%	6	1%	145	58%	10	4%
\$35,000 or more	35% +	Low - + Moderate	83	2%	29	4%	50	20%	4	2%
<b>Subtotal Low, Moderate, and Above Moderate Income Overpaying</b>			244	5%	35	5%	195	78%	14	6%
<b>Total All Renter Households Overpaying</b>			1765	37%	317	27%	1331	113%	117	47%

Source: Census 2000 Tables QT H13 and QT H16

Table 2-13  
Homeowners Overpaying for Housing as a Percentage of Income

Household Income	Percent of Income on Housing	Income Category	COUNTYWIDE		COUNTY		HOLLISTER		SAN JUAN BAUTISTA	
			Households	% Overpay	Households	% Overpay	Households	% Overpay	Households	% Overpay
			9385		3158		5946		281	
Less than \$10,000	30 - 34%	Very Low	19	0.2%	0	0.0%	14	0.24%	5	1.8%
\$10,000-\$19,999	30 - 34%	Very Low	44	0.5%	37	1.0%	7	0.12%	0	0.0%
\$20,000-\$34,999	30 - 34%	Very Low - Low	18	0.2%	0	0.0%	16	0.27%	2	0.7%
Less than \$10,000	35% +	Very Low	215	2.3%	69	2.0%	134	2.25%	12	4.3%
\$10,000-\$19,999	35% +	Very Low	204	2.2%	65	2.0%	125	2.10%	14	5.0%
\$20,000-\$34,999	35% +	Very Low - Low	515	5.5%	150	5.0%	358	6.02%	7	2.5%
<b>Subtotal Very Low, Low Income Homeowner Households Overpaying</b>			1015	10.9%	321	10.0%	654	11.00%	40	14.3%
\$35,000-\$49,000	30 - 34%	Low to Moderate	78	0.8%	11	0.3%	64	1.10%	3	1.1%
\$35,000-\$49,000	35% +	Low to Moderate	531	5.7%	210	6.6%	311	5.20%	19	6.8%
<b>Subtotal Low to Moderate Income Homeowner Households Overpaying</b>			609	6.5%	221	6.9%	375	6.30%	22	7.9%

San Benito County 2007-2014 Housing Element Draft

Household Income	Percent of Income on Housing	Income Category	COUNTYWIDE		COUNTY		HOLLISTER		SAN JUAN BAUTISTA	
			Households	% Overpay	Households	% Overpay	Households	% Overpay	Households	% Overpay
\$50,000-\$74,999	30 - 34%	Moderate to Above Mod.	336	3.6%	100	3.2%	228	3.80%	8	2.8%
\$50,000-\$74,999	35% +	Moderate to Above Mod.	767	8.2%	205	6.5%	544	9.10%	18	6.4%
<b>Subtotal Moderate to Above Mod. Income Homeowner Households Overpaying</b>			1103	11.8%	305	9.7%	772	12.90%	26	9.2%
\$75,000 or More	30 - 34%	Above Moderate	418	4.5%	173	5.5%	238	7.50%	7	2.5%
\$75,000 or More	35% +	Above Moderate	260	2.8%	140	4.4%	120	3.80%	0	0.0%
<b>Subtotal Above Moderate Income Homeowner Households Overpaying</b>			678	7.3%	313	9.9%	358	11.30%	7	2.5%
<b>Total All Homeowner Households Overpaying</b>			3405	36.5%	1160	36.5%	2159	41.50%	95	33.9%

Source: Census 2000 Tables QT H13 and QT H16

**Large Family Households:**

A large family household is considered to be a household with five or more persons. Large family households generally require more rooms, which in turn increases the cost of purchasing or renting a house. Large families on limited income may live in overcrowded conditions in order to pay for living expenses.

Nearly 16% of the households in the State of California were large family households in Census 2000. Table 2-14 indicates that the percentage of large family households in San Benito County increased to 23%. The percentage of large family households in the unincorporated area, however, dropped by 1% over the past decade to 18%. 2000 Census data indicates that there was a significantly higher percentage of Hispanic/Latino large family households countywide and in the unincorporated area.

Table 2-14  
Large Family Households in San Benito County

Total Large Family Households By Types (>= 5 persons)	San Benito County	%	Unincorporated	%
2000 Census	3598	23%	998	18%
<i>Hispanic/Latino</i>	2261	39%	494	37%
<i>Native Hawaiian/other Pacific Islander</i>	8	36%	3	13.6%
Owner Occupied	2284	14%	614	11%
<i>Hispanic/Latino</i>	1244	21%	211	16%
Renter Occupied	1314	8.5%	384	7%
<i>Hispanic/Latino</i>	1017	17%	283	21%

Source: 2000 Census Summary Tape File 1 Tables H15 and H15H

Note: The percentage of large Hispanic/Latino Households is derived from the total number of Hispanic or Latino Households.

**Overcrowded Housing:**

An overcrowded household is considered to be a household with 1.01 or more (excluding kitchen and bathroom) persons per room in the household. There was a nominal increase in the countywide rate of overcrowding to 14.8%. The rate of overcrowding in the unincorporated decreased to 10.7% in 2000. About 55% of the overcrowded housing were rental units (see Table 2-15).

Table 2-15  
Comparison of Overcrowded Households in San Benito County  
(Greater than 1.01 persons per room)

Area	Countywide	Unincorporated
All Households	2351 (14.8%)	593 (10.7%)
Owner-occupied	1063 (45.0%)	252 (42.5%)
Renter-occupied	1288 (55.0%)	341 (57.5%)

Source: Census 2000

**Local Workforce:**

A special housing needs group identified during the public review process for the 2007-2014 update is the local worker. The greater Bay Area has experienced significant job growth over the past 30+ years. San Benito County, along with many counties on the edge of the Bay

Area, has experienced inflated land prices, significant increases in housing costs and pressure to provide housing for the unplanned and unmet needs of the greater bay area. The disparity between incomes for workers in San Benito County and the HUD median income is discussed in Chapter 4.