

3. HOUSING CHARACTERISTICS

The analysis of the Housing Characteristics 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 American Community Survey 2007.

Housing Units

Changes in the types of housing units over the past decade and the proportional share of housing types have been analyzed to determine whether or not there are any gaps in the types of housing units available in the County. Countywide there is a total of 16,499 housing units including year-round, vacant, seasonal, and migratory units. The unincorporated area has a total of 5,927 occupied and vacant units (see Table 3-1). Overall, the number of households increased in San Benito County between 1990 and 2000 by 35%. The most significant increase was in the production of single family homes. By 2007, the total number of housing units rose to 17,786, an 8% increase from 2000. The largest increases in types of housing include attached single-family dwelling and 5+ multi-family housing units by 25% from 2000 to 2007. San Benito County households are projected to continue increasing over the period between 2008-2013 by approximately 1.3 percent annually.

Table 3-1 summarizes the quantity of households in San Benito County by type from Census 2000 data. There is a notable gap in the unincorporated area between single family dwelling units 89% and multi-family dwellings – 2%. The low proportion of multi-family units is noteworthy because this type of housing is needed by renters and special needs groups (elderly, single head of household, disabled, and low-income families). Table 3-1.1 summarizes the quantity of households in San Benito County from American Community Survey 2007. There was an increase in multi-family housing units by 299 units from 2000 to 2007, which have been in decline in the 1980's and 1990's.

It appears that the number of attached dwelling units may have been underreported in Census 2000. Census 2000 reports that there are 251 attached units in the Ridgemark Census Designated Place, which is less than the 309 attached condominium townhouses constructed within the Ridgemark development.¹ By American Community Survey 2007 data, the number of attached single-family units has risen by 923 since 2000, this assumes the Ridgemark development is included in this estimate.

¹ Tract 132 Villa Pacheco - 39 units; Tract 137 Sunrise – 12 units; Tract 116 Unit 5 Greens – 60 units; Tract 116 Unit 6 Villages – 54 units; Tract 116 Unity 8 Phases I and II –144 lots.

Table 3-1
Housing Units in San Benito County and Unincorporated Area by Type (1990 and 2000)

Type of Dwelling Units	1990	(%)	2000	(%)	Net Change	(%) Change
Countywide						
Single Family Dwellings	9,412	77%	13,671	83.0%	4,269	45%
<i>Attached</i>	713	8%	1,027	6.2%	1,027	44%
<i>Detached</i>	8699	92%	12,644	76.6%	3,945	45%
Multi-Family Dwellings	1657	14%	1956	12.0%	299	18%
2-4 Units	1016	8%	1109	6.7%	93	9%
5+	641	5%	847	5.0%	206	32%
Mobile Homes	1,161	9%	858	4.7%	-303	-3%
Boat RV Van			14	0.1%		
Countywide All Dwelling Units	12,230		16,499			35%
Unincorporated						
Single Family Dwellings	4,521	81%	5,266	89%	745	17%
<i>Attached</i>	383	7%	425	7%	42	11%
<i>Detached</i>	4138	74%	4,841	82%	703	17%
Multi-Family Dwellings	339	6%	112	2%	-227	2
2-4 Units	303	5%	70	1%	-233	-76%
5+	36	1%	42	1%	6	16%
Mobile Homes	732	13%	549	9%	-183	-25%
Boat, RV, Van			12	0.2%		
Unincorporated All Dwelling Units	4,592		5,960		1368	30%

Source: Census 2000

² A Quonset hut was destroyed by fire and a ten unit apartment building was annexed that could account for the loss of 18 multi family units. There is not a record of demolition of multi-family units or annexation of 200+ multi-family units.

Table 3-1.1
Housing Units in San Benito County by Type (2000 and 2007)

Type of Dwelling Units	1990	(%)	2000	(%)	Net Change	(%) Change
Countywide						
Single Family Dwellings	13,671	83.0%	14,594	82.1%	923	7%
<i>Attached</i>	1,027	6.2%	774	4.4%	253	25%
<i>Detached</i>	12,644	76.6%	13,820	77.7%	1,176	10%
Multi-Family Dwellings	1,956	12.0%	3,192	14.5%	299	15%
2-4 Units	1,109	6.7%	1,322	7.5%	93	9%
5+	847	5.0%	1,248	7.0%	206	25%
Mobile Homes	858	4.7%	614	3.5%	-244	-29%
Boat RV Van	14	0.1%	8	0.0%		
Countywide All Dwelling Units	16,499		17,786			8%

Source: American Community Survey 2007

Housing Tenure:

Housing tenure is evaluated to determine whether there is an adequate supply of owner-occupied units and rental-occupied units. Rental units are needed for persons that are mobile, those who cannot afford a single family home, and for persons that do not desire home maintenance or other reasons. The demand for rental units can also increase when mortgage interest rates increase because fewer people can purchase a home.

Statewide 57% of all dwelling units are owner-occupied and 43.1% are renter-occupied. Countywide the percent of owner-occupied units is higher than the State average at nearly 67.3% down from 68% in 2000. Table 3-2 indicates that the percent of owner-occupied units in the unincorporated area is significantly higher at 72%. Of the renter-occupied units in the unincorporated area, 67% are single family dwellings and 30% are single family attached rentals. (Census 2000 table QT-H10 Housing Units) Table 3-3 shows the population per household between owner-occupied renter-occupied units within and around San Benito County.

Vacancy Rate:

The vacancy rate is evaluated to measure whether the supply of housing stock is meeting the demand. If a vacancy rate is too low in an area, this can artificially increase the costs for housing which is particularly hard for low-income persons. Conversely, a high vacancy rate can be indicative of a surplus of housing stock and the cost of housing may be artificially low.

The "market vacancy rate" includes only vacant units that are for sale or rent. Generally, a market vacancy rate of five percent (5%) is considered to be desirable for a normal turnover in housing units. The Census 2000 countywide vacancy rate was 3.7% in 2000 and 4% in 2007. The vacancy rate in the unincorporated area was six percent (6%) in 2000. Hollister had the lowest vacancy rate at 2.1% in 2000 and 5.5% by 2007.

Table 3-2
Housing Tenure in San Benito County and Unincorporated Area

Geographic Area	Household Number	Housing Unit Number	%	Vacancy Rate %
San Benito County:				
Owner		10,830	(68%)	(1.0%)
Renter		5,055	(32%)	(2.7%)
Vacant		614		(3.7%)
Total	15,885	16,499		
Unincorporated:				
Owner		4,020	(72%)	
Renter		1,582	(28%)	
Vacant		358		(6%)
Total	5,602	5,960		
Hollister:				
Owner		6,506	(67%)	(0.6%)
Renter		3,210	(33%)	(2.3%)
Vacant		208		(2.1%)
Total	9,716	9,924		
San Juan Bautista:				
Owner		304	(53.6%)	(3.5%)
Renter		263	(46.4%)	(4.0%)
Vacant		48		(7.8%)
Total	567	615		

Source: Census 1990 and 2000

Table 3-3
Population Per Household (Census 2000)

Geographic Area	Population per Household	
	Owners Occupied	Renters Occupied
Aromas Census Designated Place	3.13	3.20
Hollister, City	3.51	3.55
San Juan Bautista, City	2.56	2.93
Ridgemark, Census Designated Place	2.47	2.48
Unincorporated San Benito County	3.25	3.44

Source: Census 2000

Age and Condition of Housing Stock:

The age of homes is important in the evaluation of the housing stock because older homes are most likely to become substandard. Traditionally housing structures have a design life of about 30+ years for roofing, plumbing, landscaping, paving, and electrical. If homes are not maintained, major rehabilitation or demolition may be necessary. Older homes are prone to be less costly than newer homes and more likely to be converted to multiple units. These homes are also used as rentals.

About one third (36%) of the housing stock in San Benito County and the unincorporated area (31%) is more than 30 years old (see Table 3-4). By 2007, Census data found 47.8% of housing stock county-wide is more than 30 years old. The Aromas Census designated place had the highest concentration of older housing stock in the unincorporated area with 43.6% of the dwelling units 30 years or more in 2000. The Ridgemark Census designated place by contrast only had three 3.4% of the housing stock being 30 years or more in 2000.

Table 3-4
San Benito County Age of Housing Stock in Years (2000)

Jurisdiction	1 – 10 Years	11 – 30 Years	31 – 40 Years	41 – 60 Years	61+ Years
Unincorporated (5924)	1,302 (22%)	2,445 (41%)	614 (10%)	836 (14%)	730 (12%)
Aromas CDP (912)	128 (14%)	388 (42.5%)	99 (10.9%)	133 (15.7%)	154 (17%)
Ridgemark CDP (1162)	479 (41.2%)	642 (55.2%)	33 (2.8%)	4 (0.3%)	4 (0.3%)
County Total (16449)	5,082 (30.8%)	6,263 (38%)	1,610 (9.7%)	1,955 (11.8%)	1,589 (9.6%)

Source: Census 2000 Summary Tape File 3 - DP-4 Profile of Selected Housing Characteristics: 2000

Thirty percent of the housing stock in San Benito County was constructed over the past decade (1990 –2000), only 9.7 of the housing stock constructed between 2000 and 2007. This downturn in construction may be an indication in the downturn of the housing market. The Census 2007 American Community Survey reported owner occupied units with a mortgage as 35% or more of the household income at 36%. Of the unincorporated housing stock, 22% was constructed between 1990 and 2000.

The County planning and building department conducted a windshield survey in targeted communities within the county, where census data showed housing stock to be 30 years or older (San Juan Valley, Tres Pinos, Aromas, unincorporated subdivisions in Hollister’s east planning area). Results of the survey indicate that less than 50 dwelling units were categorized as in need of repair (moderate – dilapidated).

Households Type

Non-Family Household:

Households listed as non-family in the 2007 represent about 20.2%, a slight rise from 2000 of 18.8% of the households countywide, down from close to 21% in the 1990 Census. Non-family households comprised nearly 18% of the households in the unincorporated area. Approximately four percent of the non-family households in the unincorporated area are elderly females living alone.

One-Person Household Census 2000:

Fourteen percent (2,245) of the households in San Benito County were one-person households in Census 2000. There were 876 one-person households in the unincorporated - 16% of the households. Nearly one quarter (23%) of the single occupancy households were in the Ridgemark Census Designated Place (CDP) (Summary Tape File 1, Table P18).

Family Households 2000 Census:

The percentage of family households in San Benito County increased between 1990 and 2000 from 75% to 81%. There was a slight decrease in family household in the unincorporated area over the past decade, going from 82% in 1990 and 79.5% in 2000.

The majority of the family households included married couples with 10,429 (65.7%) countywide and 3,803 (85%) in the unincorporated area. Three percent of the family households in the unincorporated area were living in poverty in 2000. (2000 Census, Summary Tape File 3, Table P30).