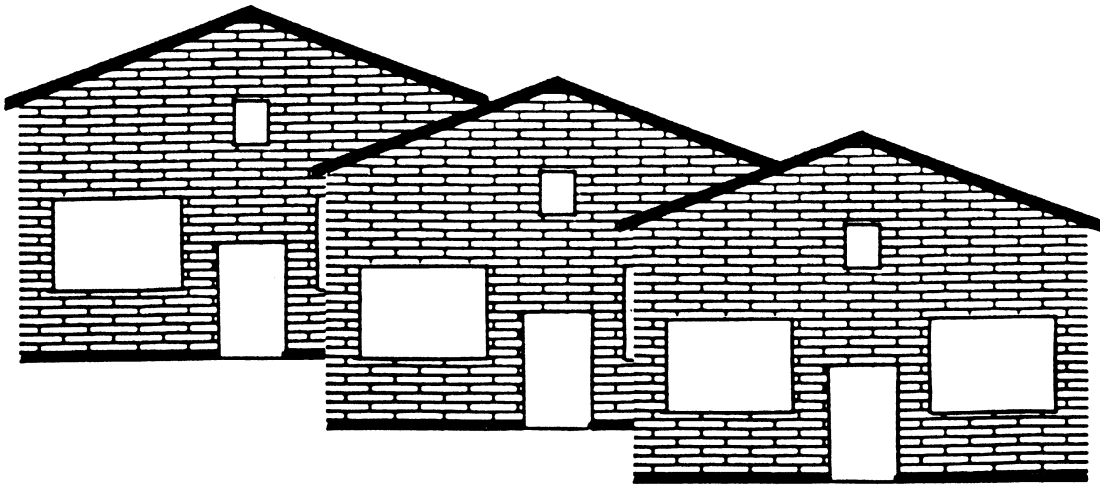

Kern Council of Governments

2000 Regional Housing Allocation Plan



Kern Council of Governments
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(661) 861-2191
Adopted May 17, 2001

**KERN COUNTY
REGIONAL HOUSING
ALLOCATION PLAN**

**Kern Council of Governments
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fax: (661) 324-8215**

Adopted May 17, 2001

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INTRODUCTION

California State Planning and Zoning Law requires that every city and county prepare and adopt a long-term comprehensive general plan for the development of the respective jurisdiction. The general plan is a policy document designed to guide the physical development of the jurisdiction in a manner consistent with its physical, social, economic, and environmental goals. The plan provides a framework of policies and program with which local decision-makers may direct the growth of the community.

There are seven mandatory elements to the general plan, one of which is the housing element. State law declares that the housing element is an issue of statewide concern. Housing elements are the only elements of the general plan subject to approval or disapproval by the state and the only element that must be updated on a specified timeline.

Prior to preparation of a housing element, each jurisdiction is allocated the number of additional housing units necessary to meet state housing goals. This allocation also considers the number of housing units need for specified income classes.

Government Code Section 65584 requires the Department of Housing and Community Development (HCD) to provide its determination of the region's existing and projected housing needs to the Kern Council of Governments (COG). It is the COG's responsibility to allocate housing to jurisdictions within its area of responsibility.

HCD's determination was based on work done for the California Housing Futures research project. On July 21, 2000, staff members of HCD presented their determination to Kern COG staff and local government planners. Staff and local government planners concurred with the determination of Kern County's fair share of state housing. On October 18, 2000, HCD notified Kern COG of the county's fair share allocation.

The determination incorporated population projections that benchmarked to the State Department of Finance Demographic Research Unit's most recent household population projections issued December 17, 1998.

The determination at county level was predominately based on demographic factors.

Table 1
Population and Household Estimates and Projection
Kern County - 2000 to 2007

2000 Household Population	627,872
2007 Household Population	763,135
Change 2000 to 2007	135,263
2000 Number of Households	214,614
2007 Number of Households	254,317
Change 2000 to 2007	39,703

By definition, a household consists of all of the persons who occupy a housing unit. A housing unit is 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. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

The year 2000 household and population estimate is based upon the California Department of Finance Series E-5 reports. The year 2007 number of households projection is based upon data developed by HCD in conjunction with the Department of Finance. The year 2007 household population projection is based upon the 1998 Department of Finance project series. To calculate the number of persons in households, it was assumed that group quarter population would grow proportionately with household population.

People in institutional settings such as prisons, hospital wards, rooming houses and other Census Bureau defined settings are living in group quarters rather than households. Thus they are not counted as living in households.

Based upon the projected growth in the number of households in Kern County between 2000 and 2007, HCD calculated the number of additional units that need to be available during that period. Table 2 summarizes the results of that calculation

Table 2
Household Demand and Housing Needed
Kern County - 2000 to 2007

Additional Household Demand 2000 - 2007	39,703
Vacancy and Housing Stock Loss Adjustment	<9,692>
Additional Housing Construction Needed by 2007	30,011

The 1990 Census indicated a gross vacancy rate of 8.6 percent for the county and 7.8 percent for the state. Included in the gross vacancy rate is housing held for vacation or occasional use. This type of housing accounted for approximately 2.5 percent of the county's housing stock. The 2000 Department of Finance estimate for Kern County shows a vacancy rate of 8.48 percent compared to 7.41 for the state. This includes housing units held for occasional and vacation use.

The Department of Housing and Community Development has also calculated the housing needed in Kern County by household income distribution.

Table 3
Additional Housing Needs By Income Distribution
Kern County - 2000 to 2007

Income Level		Units Needed
23%	Very Low Income	6,903
17%	Low Income	5,102
60%	Moderate and Above Moderate Income	18,007

Twenty-three percent of the households in Kern County are classified as very low income by state and federal guidelines; 17percent are classified as low income; and the remaining 60 percent of households are classified as moderate and above moderate income.

The definition for very low and low-income households is derived from the State and Federal classification of low and very low-income families. According to this classification system as it applies to Kern County:

- Very Low Income - The income limits for a four-person family does not exceed 50 percent of the median family income of the county.
- Low Income – Four-person family with income between 50 percent and 80 percent of the county median family income.

- Moderate Income – Four-person family with income between 80 percent and 120 percent of the county median family income.
- Above Moderate Income – Four-person family with income 120 percent or more of the county median family income.

In 1989, the median household income in Kern County was \$28,634. The median family income was \$31,714. According to the U.S. Department of Housing and Urban Development, the 2000 median family income in Kern County is \$38,700.

Setting

Kern County covers an area of more than a five million acres. It is 66 miles long from north to south and 130 miles wide from east to west. Elevations range from 205 feet in the Tulare-Buena Vista drainage system to 8,750 feet in the Mt. Pinos area.

California consists of twelve traditionally recognized geomorphic provinces, including the continental shelf/sea floor. Six of these provinces can be found in Kern County, more than any other county in the state. As a result, a variety of landscapes, climates, and vegetative patterns are found in the county. Current settlement and employment patterns reflect this diversity.

The political jurisdictions of Kern County include 11 incorporated cities and the County of Kern. None of the incorporated cities are contiguous to each other.

Methodology

In order to determine fair share of the housing allocation for the county, the county was divided into nine planning areas. These planning areas were used in past regional housing allocation plans and housing elements. The nine areas differ economically.

The primary data sources used for analysis and allocation was the 1990 Census of Population and Housing and the socio-economic database from the Kern COG traffic analysis model.

The socio-economic database consists of a tabulation of the estimated number of households, population in households, group quarters' population, school population, employment data, and income data. Inherent in the projections is an analysis of existing general plans in order to establish potential growth through the year 2030. The base year is 1990 with estimates for 2000 and projections for the years 2020 and 2030. Adopted by the Kern COG Board of

Directors on October 19, 2000, the estimates are the official Kern COG source of data.

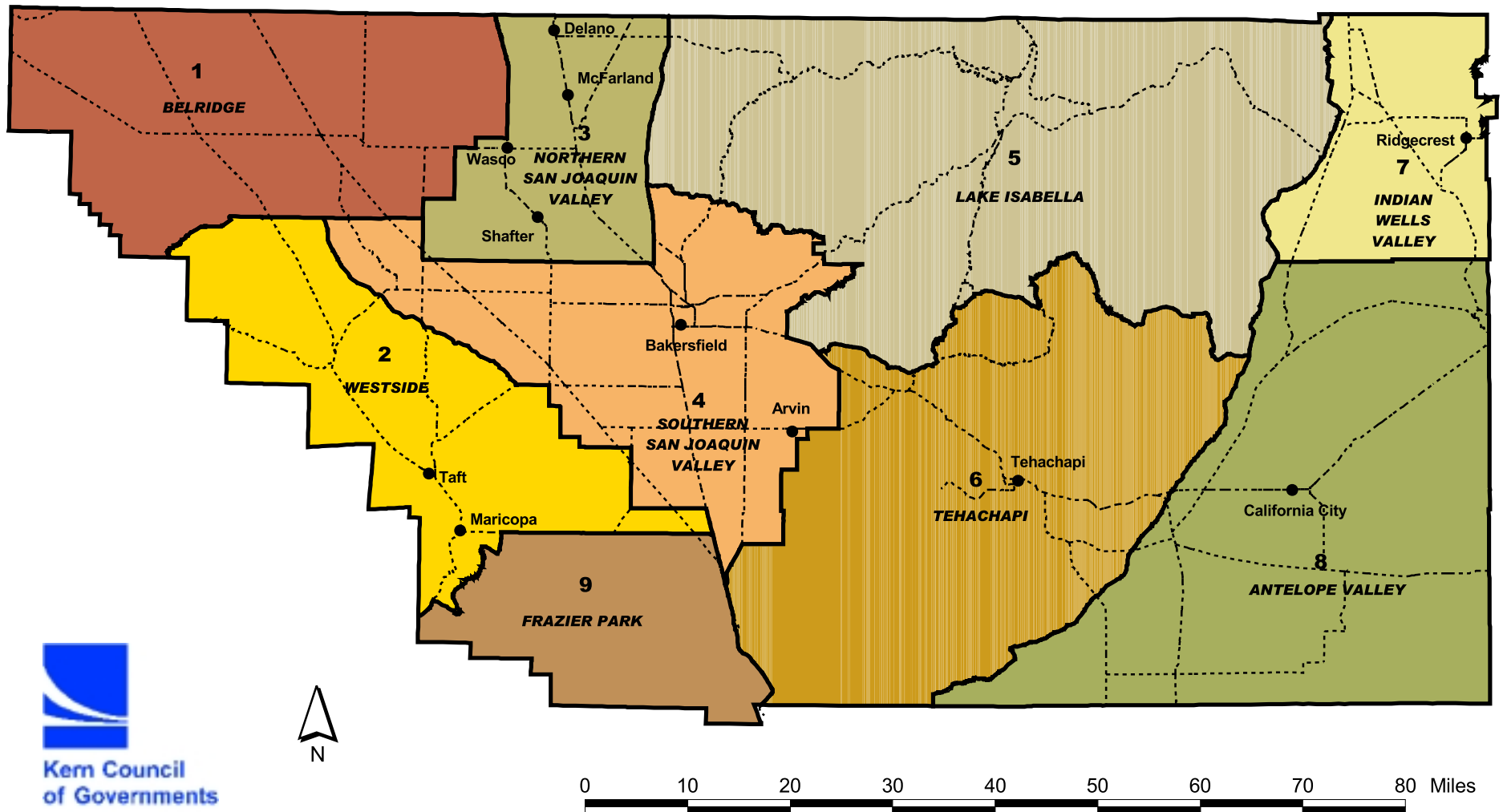
The major assumption made for the analysis and regional housing allocation was that the economic conditions prevalent between 1990 and 2000 would continue through 2007. Corollary to this assumption was the assumption that housing growth and economic growth were strongly linked and areas that had grown rapidly during the 1990-2000 decade would continue to grow while areas that had not would grow at proportionately slower rates.

Based upon these assumptions, the total county growth between 1990 and 2000 was calculated. Next the growth in each planning region was calculated and expressed as a percent of total county growth. This proportion was then applied to the county's allocation from the state to determine the sub-area allocation.

Next, incorporated jurisdictions within the planning areas were examined. Their growth was calculated for the period 1990-2000 using the Department of Finance E-5 series population and housing estimates. Because sub-region unincorporated estimates are not available, to arrive at the total for the sub-region, the total of the incorporated jurisdictions within the region was subtracted from the total for the region. The remainder was assumed to be unincorporated jurisdiction.

Once the number of additional housing needed for each jurisdiction and region was calculated, the very low, low, and moderate and above housing distributions were assigned by region and by jurisdiction.

Regional Planning Areas



Planning Area 1
Belridge Planning Area

Location

The Belridge Planning Area is comprised of Census Tract 45. Located in the northwestern sector of Kern County, it is bounded on the north by Kings and Tulare Counties, on the west by San Luis Obispo County, on the south by Lerdo Highway, and on the east by State Route 43. The primary community in the area is Lost Hills, which is unincorporated.

Economy

The area's economy is resource based with significant amounts of agricultural and petroleum production. Much of the water necessary for agricultural activities is imported from northern California via the California Aqueduct, which bisects the planning area. Interstate Highway 5 crosses the planning area and highway related retail activities are established at the junction of Interstate Route 5 and State Highway 46 (Paso Robles Highway) just to the east of the community of Lost Hills.

Population and Housing Growth

The population of the Belridge area grew by 12% during the 1990 - 2000 decade as compared to nearly 25 percent for Kern County.

1990 Total Population	2,905
2000 Total Population	3,252
Growth 1990 - 2000	347
Percent Change 1990 - 2000	12.0%

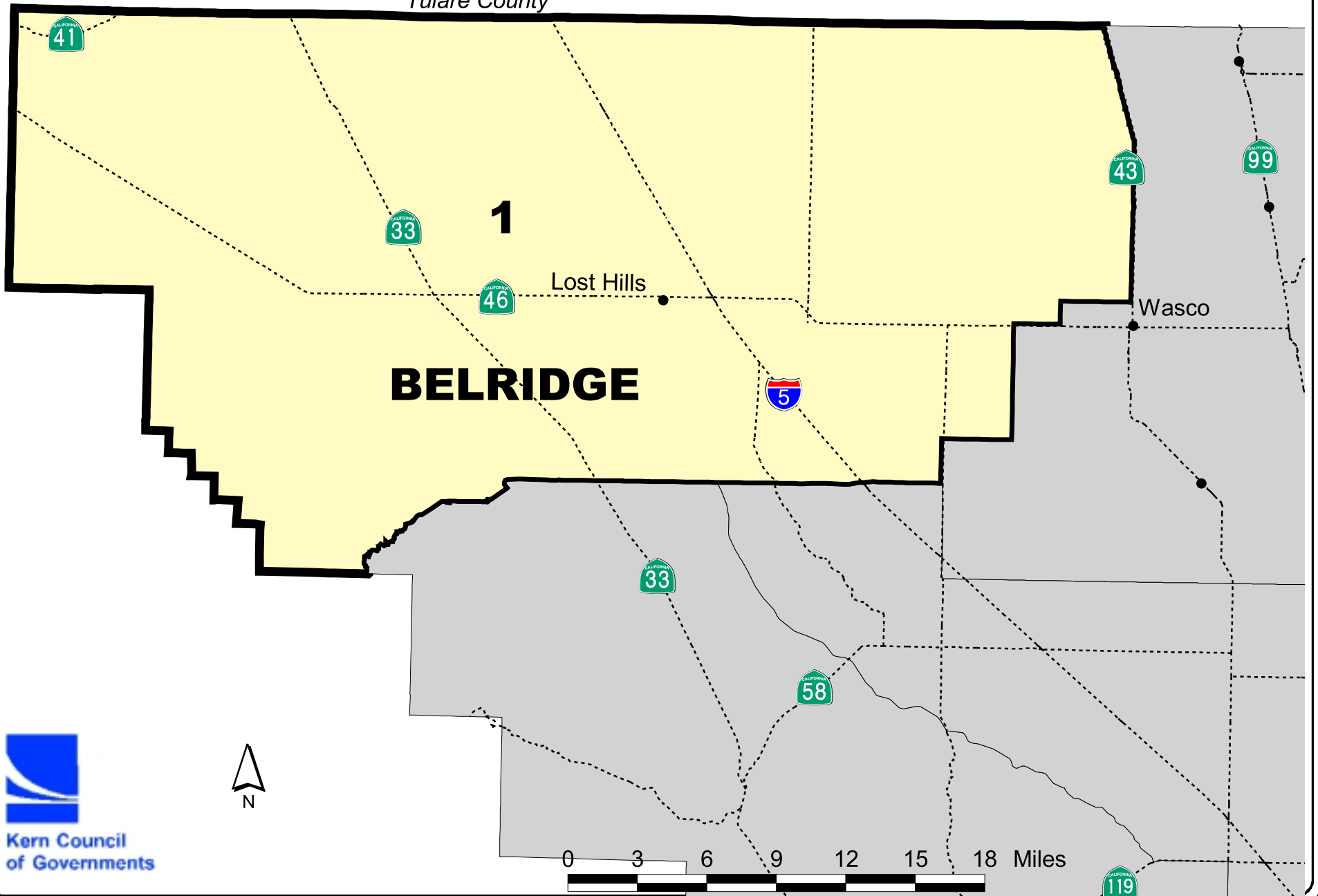
Household growth mirrored total population growth during the decade.

1990 Household Population	2,772
2000 Household Population	3,107
Growth 1990 - 2000	335
Percent Change 1990 - 2000	12.1%

The persons-per-household size is considerably higher than the County's average of 2.92 for 1990 and 2.93 for 2000.

1990 Persons per Household	3.64
2000 Persons per Household	3.62

Tulare County



The number of housing units increased by 12.8 percent for the decade. This compares to 21.4 percent for the County.

1990 Occupied Housing Units	761
2000 Occupied Housing Units	859
Growth 1990 – 2000	98
Percent Change 1990 – 2000	12.8%

The area accounts for a very small percentage of the County’s population and housing units as well as growth during the decade.

1990 Percent County Occupied Housing Units	0.42%
1990 Percent County Household Population	0.52%
2000 Percent County Occupied Housing Units	0.39%
2000 Percent County Household Population	0.48%
Percent of County Growth	0.25%

Housing Type and Vacancy Status

Fifty-three percent of the housing in 1990 was single family while the remaining 47 percent was mobile homes or trailers.

Slightly more than 12 percent of the housing was vacant at the time of the 1990 census.

Income

Belridge area families have a lower median income than Kern County.

	Kern	Belridge
Median Family Income	\$ 31,633	\$ 23,785
Very Low Income <\$15,826	30,633	128
Percent	23%	22%
Low Income \$15,816-25,306	23,301	212
Percent	17%	36%
Moderate Income \$25,306-37,690	27,115	157
Percent	20%	27%
Above Moderate Income	54,929	96
Percent	40%	16%

Employment

According to data developed for the traffic model socio-economic base, there were 2,425 jobs in the region in 2000. This is more than a 200 percent increase over the 1990 job base. Basic employment industries accounted for 68 percent of the jobs. This is a reflection of the agricultural and extraction industries that predominate. It is also a reflection of the oil economy in the year 2000.

Projections for the year 2020 anticipate a 40 percent increase in area employment with most of the new jobs coming from the service and retail sectors. This anticipated increase is primarily associated with the location of Lost Hills at the junction of Interstate Highway 5 and State Route 46. A net decrease in basic industries is anticipated.

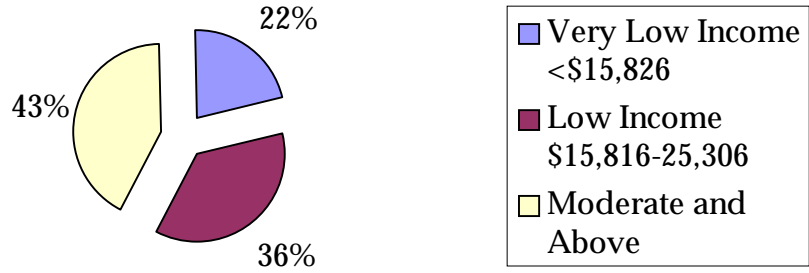
Housing Allocation

Based upon the past decade of growth in the region, the following new units are expected to be needed in the Belridge Planning Area.

	Kern	Belridge
Net Number of New Units Needed by 2007	30,011	76

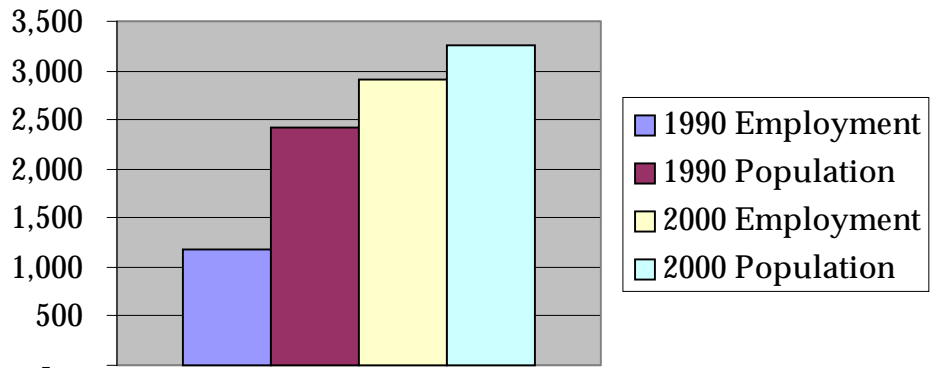
	Kern	Belridge
23% Very Low Income	6,903	17
17% Low Income	5,102	13
60% Moderate and Above Moderate Income	18,007	46

Area 1 Family Income



Source: 1990 Census of Population and Housing

Area 1 Population and Employment



Source: Kern COG Socio-Economic Traffic Model Forecast, 2000

***Planning Area 2
Westside Planning Area***

Location

The Westside Planning area encompasses the west-central portion of Kern County with the Belridge Planning area on the north, the Southern San Joaquin Planning Area on the east, and by the Frazier Park Planning area on the south. Within its boundaries are census tracts 33.03, 33.04, 34.00, 35.00, and 36.00. The area includes the incorporated cities of Taft and Maricopa and the unincorporated communities of South Taft, Ford City, Taft Heights, McKittrick, and smaller settlements such as Fellows, Dustin Acres, and Valley Acres.

Economy

The area's economy is resource based. Oil exploration and production activities account for a significant number of employment opportunities within the planning area. Clay mineral extraction also occurs to the west of Maricopa. Additional jobs were created with the growth and placement of correctional institutions in the region during the past decade.

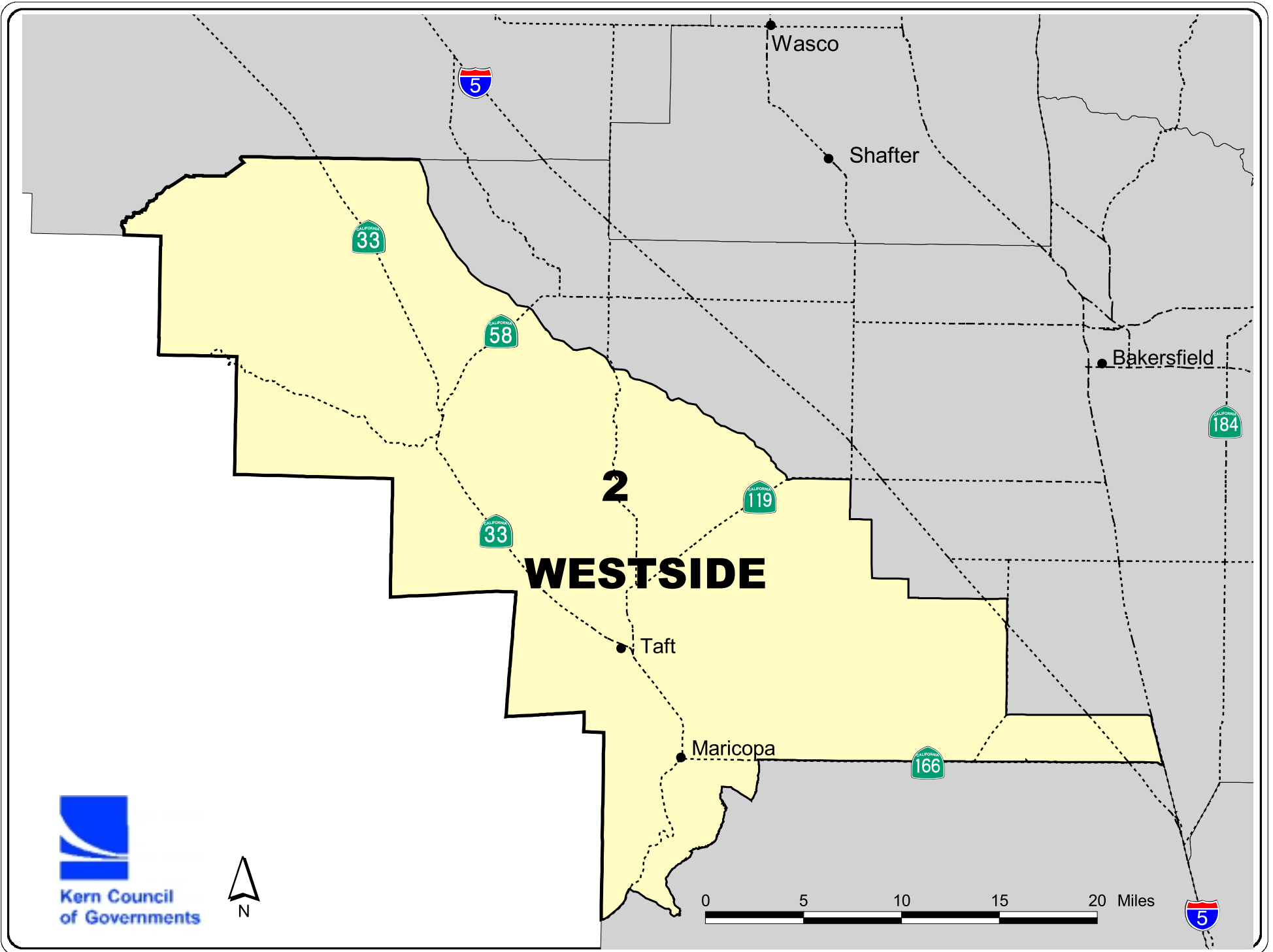
Population and Housing Growth

Total population in the area grew by 20.5 percent during the decade. This growth was led by the City of Taft which grew by 54.9 percent. Much of Taft's growth was through addition of persons in group quarters.

	Area 2	Maricopa	Taft	Uninc.
1990 Total Population	18,248	1,193	5,902	11,153
2000 Total Population	21,997	1,249	9,141	11,607
Growth 1990 - 2000	3,749	56	3,239	454
Percent Change 1990 - 2000	20.5%	4.7%	54.9%	4.1%

When adjusted for group quarters' population, the area grew by four percent versus nearly 25 percent for the county as a whole.

	Area 2	Maricopa	Taft	Uninc.
1990 Household Population	18,138	1,193	5,763	11,182
2000 Household Population	18,869	1,249	6,170	11,450
Growth 1990 - 2000	731	56	407	268
Percent Change 1990 - 2000	4.0%	4.7%	7.1%	2.4%



Persons per household were less than the countywide average of 2.92 persons in 1990 and 2.93 in 2000.

	Area 2	Maricopa	Taft	Uninc.
1990 Persons per Household	2.62	2.87	2.61	2.61
2000 Persons per Household	2.64	2.87	2.69	2.59

The number of occupied housing units in the area grew by 3.3 percent for the decade as contrasted to 21.4 percent for the county as a whole.

	Area 2	Maricopa	Taft	Uninc.
1990 Occupied Housing Units	6,915	416	2,209	4,290
2000 Occupied Housing Units	7,143	436	2,295	4,412
Growth 1990 - 2000	229	20	86	123
Percent Change 1990 - 2000	3.3%	4.8%	3.9%	2.9%

The area accounts for a relatively small percentage of the county's population and housing units as well as growth during the decade.

	Area 2	Maricopa	Taft	Uninc.
1990 Percent County Occupied H.U.	3.8%	0.2%	1.2%	2.4%
1990 Percent County Household Pop.	3.4%	0.2%	1.1%	2.1%

	Area 2	Maricopa	Taft	Uninc.
2000 Percent County Occupied H.U.	3.2%	0.2%	1.0%	2.0%
2000 Percent County Household Pop.	2.9%	0.2%	1.0%	1.8%

	Area 2	Maricopa	Taft	Uninc.
Percent County Growth 1990 -2000	0.59%	0.05%	0.22%	0.32%

Housing Type and Vacancy Status

Seventy-eight percent of the housing stock in Area 2 is single-family residential housing units. An additional 11 percent is mobile homes. The balance is apartment-type units. The 1990 vacancy rate was seven percent.

Income

The median family income in the area is less than the county median income. However, the percentage of moderate and above moderate-income families is slightly higher than the county as a whole. Very low-income families constitute 19 percent of the area's families compared to 23 percent for the county.

	Kern	Area 2
Median Family Income	\$ 31,633	\$ 29,515
Very Low Income <\$15,826	30,633	911
Percent	23%	19%
Low Income \$15,816-25,306	23,301	904
Percent	17%	18%
Moderate Income \$25,306-37,690	27,115	1,203
Percent	20%	24%
Above Moderate Income	54,929	1,894
Percent	40%	39%

Employment

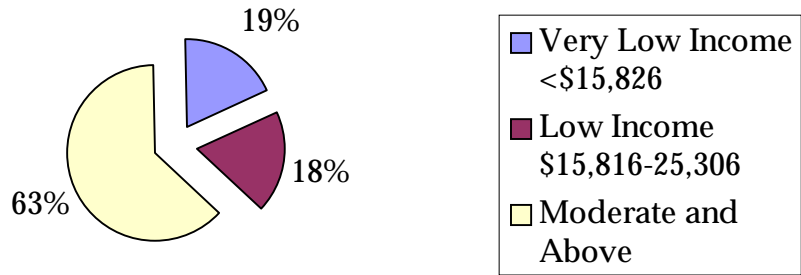
According to data developed for the Kern COG traffic model, eastside Westside employment fell from 9,974 in 1990 to 8,849 in 2000. This drop appears to be in the basic employment categories, which includes resource exploration and extraction. Westside employment by the 2020 is expected to be more than 23,300 with significant growth occurring in all categories.

Housing Allocation

Based upon the past decade of growth in the region, the following new units are expected to be needed in the Westside Planning Area.

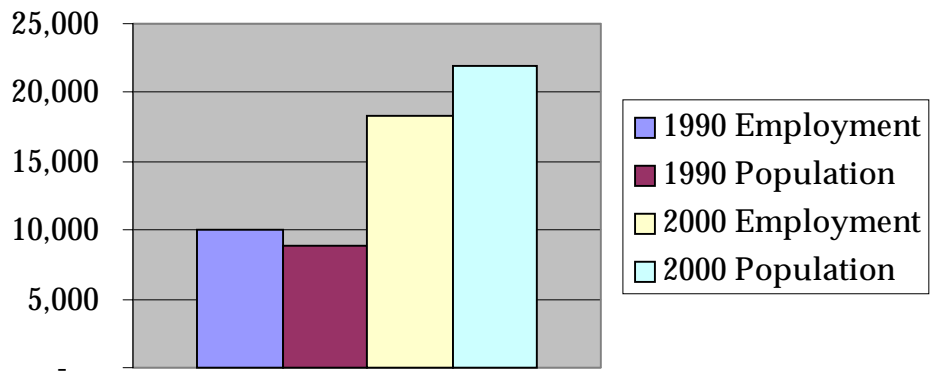
	Area 2	Maricopa	Taft	Uninc.
Number New Needed by 2007	177	15	67	95
Very Low Income	41	4	15	22
Low Income	30	3	11	16
Moderate and Above Moderate Inc.	106	9	40	57

Area 2 Family Income



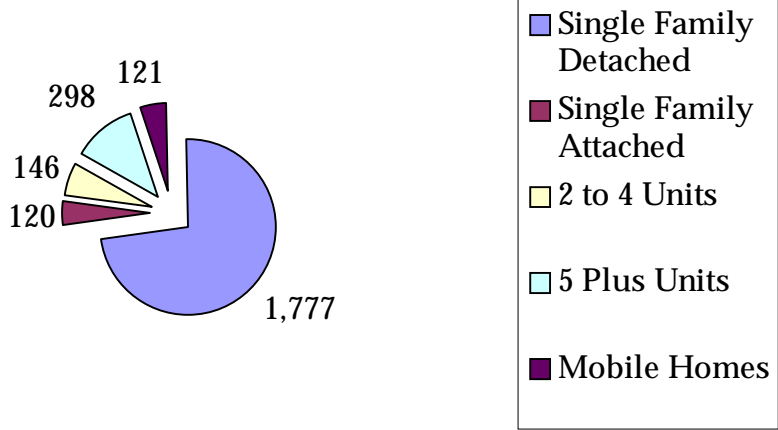
Source: 1990 Census of Population and Housing

Area 2 Population and Employment



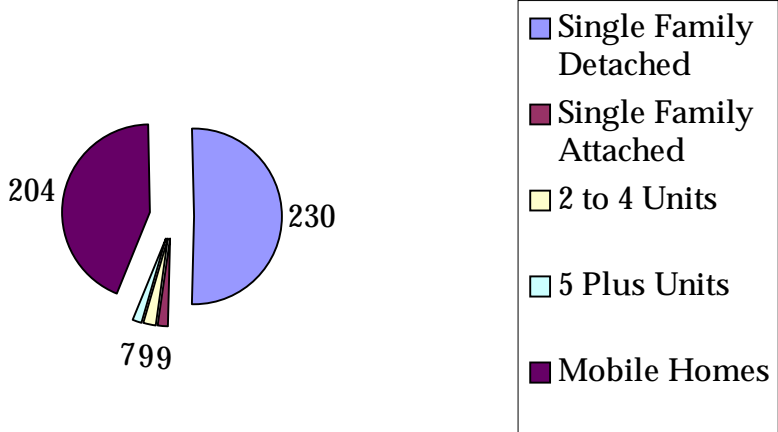
Source: Kern COG Socio-Economic Traffic Model Forecast, 2000

TAFT HOUSING TYPES 2000



Source: California Department of Finance Report E5, January 2000

MARICOPA HOUSING TYPES 2000



Source: California Department of Finance Report E5, January 2000

Planning Area 3
Northern San Joaquin Planning Area

Location

The Northern San Joaquin Planning area occupies an area of approximately 424 square miles in the northern San Joaquin Valley portion of Kern County. The planning area is made up of census tracts 39, 40 through 44, and 46 through 50. Four incorporated cities are in the area: Delano, McFarland, Shafter, and Wasco.

Economy

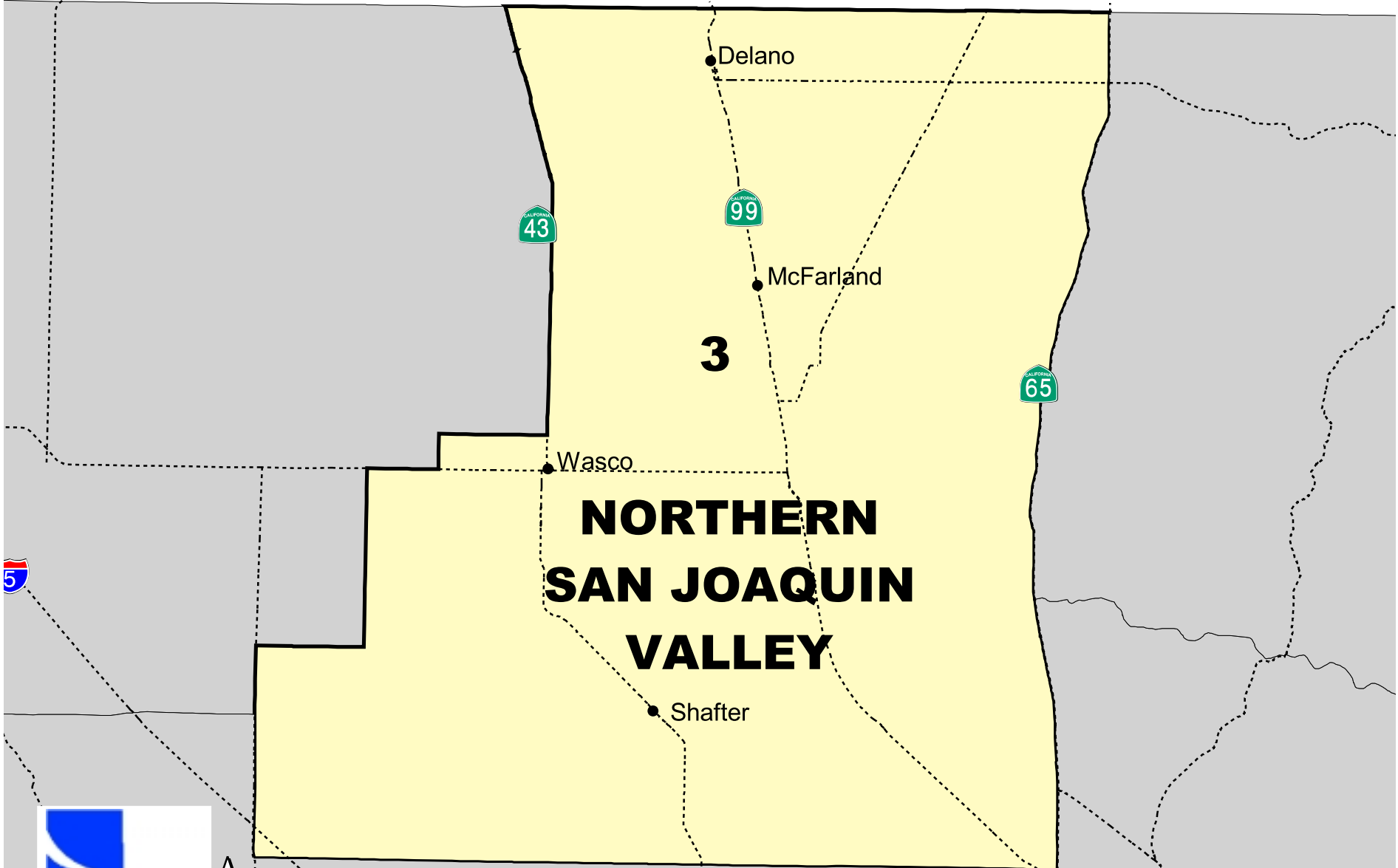
The Northern San Joaquin Planning area is economically based on agricultural production. A wide variety of products are grown in the region owing to the mild climatic conditions, good soil, imported water sources for irrigation, and an advanced farm to market transportation system that includes national rail links, a major north-south state highway (SR 99), and several other well maintained state and county roads.

Several correctional facilities in the area that helped stabilize the seasonality of the economic cycle. In addition, Delano, Wasco and Shafter are aggressively recruiting additional manufacturing and distribution facilities to take advantage of their locations with respect to transportation access to northern and southern California.

Population and Housing Growth

Total population in the area grew nearly twice as fast as Kern County. During the decade, the population increased from 61,568 to 91,074, a 47.9 percent gain.

	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
1990 Total Population	61,568	22,762	7,005	8,409	12,412	10,980
2000 Total Population	91,074	35,545	9,438	11,895	20,092	14,104
Growth 1990 – 2000	29,506	12,783	2,433	3,486	7,680	3,124
Percent Change 1990 - 2000	47.9%	56.2%	34.7%	41.5%	61.9%	28.5%



NORTHERN SAN JOAQUIN VALLEY

3

Delano

McFarland

Wasco

Shafter

43

99

65

5



Nearly half of the population growth was due to group quarter population in custodial facilities. The household population growth mirrored that of the county as a whole.

	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
1990 Household Population	59,513	22,685	6,939	8,381	12,394	9,114
2000 Household Population	74,011	30,256	8,097	11,391	14,745	9,522
Growth 1990 - 2000	14,497	7,571	1,158	3,010	2,351	407
Percent Change 1990 - 2000	24.4%	33.4%	16.7%	35.9%	19.0%	4.5%

The cities of Delano and Shafter grew faster than the county rate of nearly 25 percent. A slight amount of the growth in Shafter was from annexation of older existing settlements.

	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
1990 Persons per Household	3.60	3.64	4.12	3.28	3.57	3.55
2000 Persons per Household	3.67	3.63	3.94	3.29	3.60	4.29

Persons per households exceed the county rate of 2.92 in 1990 and 2.93 in 2000. There was a slight increase between 1990 and 2000 reflected in the growth rates of occupied housing units compared to persons in housing units.

	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
1990 Occupied Housing Units	16,517	6,236	1,685	2,558	3,471	2,567
2000 Occupied Housing Units	20,171	8,338	2,056	3,462	4,093	2,222
Growth 1990 - 2000	3,654	2,102	371	904	622	(345)
Percent Change 1990 - 2000	22.1%	33.7%	22.0%	35.3%	17.9%	-13.4%

Part of the loss in occupied housing units in unincorporated areas of Area 3 is probably due to annexation as previously discussed. Existing, accessible records, which are not complete, indicate some additional housing units were added in unincorporated areas.

The Northern San Joaquin Planning area represents more than nine percent of the county's occupied housing units and more than 11 percent of its household population.

	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
1990 Percent County Occupied H.U.	9.1%	3.4%	0.9%	1.4%	1.9%	1.4%
1990 Percent County Household Pop.	11.2%	4.3%	1.3%	1.6%	2.3%	1.7%
	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
2000 Percent County Occupied H.U.	9.2%	3.8%	0.9%	1.6%	1.9%	1.0%
2000 Percent County Household Pop.	11.5%	4.7%	1.3%	1.8%	2.3%	1.5%
	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
Percent County Growth 1990 -2000	9.43%	5.42%	0.96%	2.33%	1.60%	-0.89%

Housing Type and Vacancy Status

Seventy-five percent of the housing units in the area are classified as single-family residential homes. This compared to 67 percent for the county as a whole. Only six percent of the housing is mobile homes or trailers. The balance is in multi-family dwelling units.

The 1990 vacancy rate for the area was four percent, the lowest in the county which had a vacancy rate of nine percent.

Income

Based upon 1990 census data, the planning area had the lowest family income of all of the planning areas in the county. Median family incomes were more than \$10,000 below that of the County. Low and very low-income families represented nearly 60 percent of families.

	Kern	Area 3
Median Family Income	\$ 31,633	\$ 21,627
Very Low Income <\$15,826	30,633	4,573
Percent	23%	33%
Low Income \$15,816-25,306	23,301	3,562
Percent	17%	26%
Moderate Income \$25,306-37,690	27,115	2,583
Percent	20%	19%
Above Moderate Income	54,929	3,152
Percent	40%	23%

Employment

Between 1990 and 2000, employment in the Northern San Joaquin Planning Area rose from 19,485 to 28,208, an increase of 45 percent. By 2020, employment is expected to nearly double to 55,762.

Housing Allocation

Based upon the past decade of growth in the region as a percentage of total county growth, the following additional units were initially calculated to be needed in the Northern San Joaquin Planning Area:

	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
Number New Units Needed by 2007	2,829	1,628	287	700	482	(267)

However, because of the anomaly of a negative number in the unincorporated area and because of the very low vacancy rate in the area compared to the county, the numbers were readjusted to add five percent of the total calculated units to the unincorporated area. The following table shows the modified housing requirements:

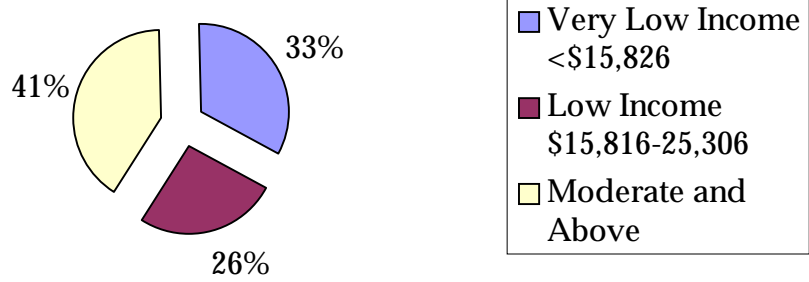
	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
Number New Units Needed by 2007	3,238	1,628	287	700	482	141

Based upon this calculation, the following housing is needed for the specified income groups:

	Area 3	Delano	McFarland	Shafter	Wasco	Uninc.
Very Low Income	744	374	66	161	111	32
Low Income	551	277	49	119	82	24
Moderate and Above Moderate Inc.	1,943	977	172	420	289	85

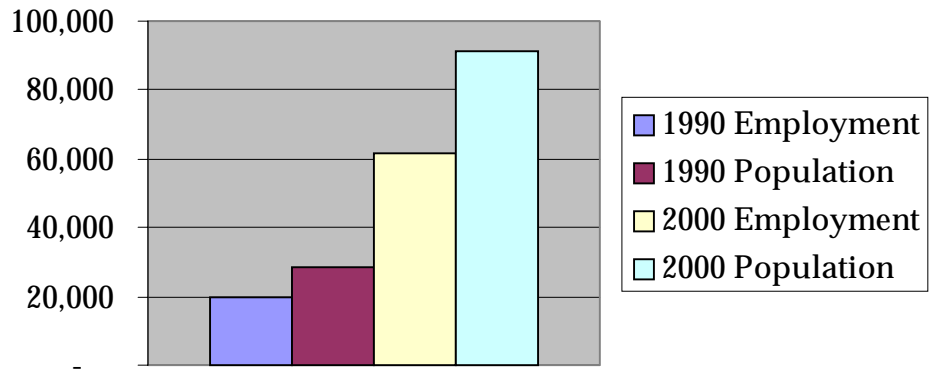
In order to balance the overall county housing allocation, the 409 additional housing units were reallocated from the Lake Isabella Planning area and the Frazier Park Planning area, both of which had vacant housing rates more than 30 percent.

Area 3 Family Income



Source: 1990 Census of Population and Housing

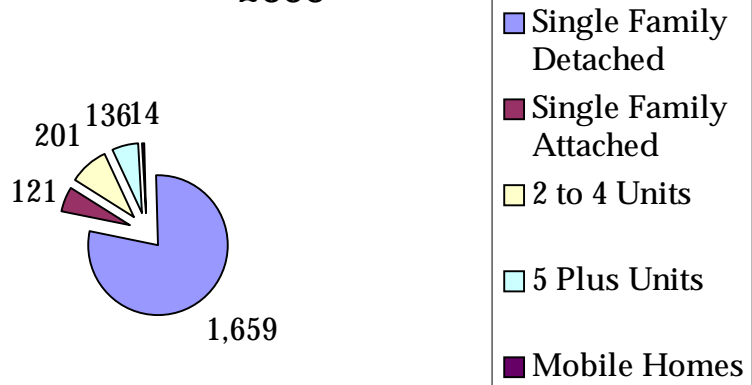
Area 3 Population and Employment



Source: Kern COG Socio-Economic Traffic Model Forecast, 2000

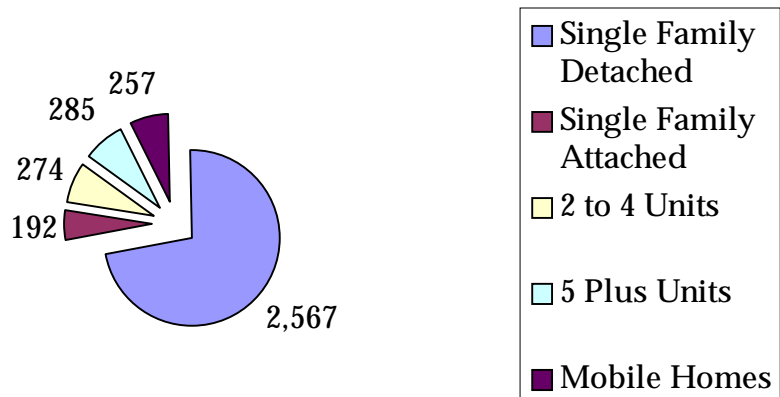
MCFARLAND HOUSING TYPES

2000



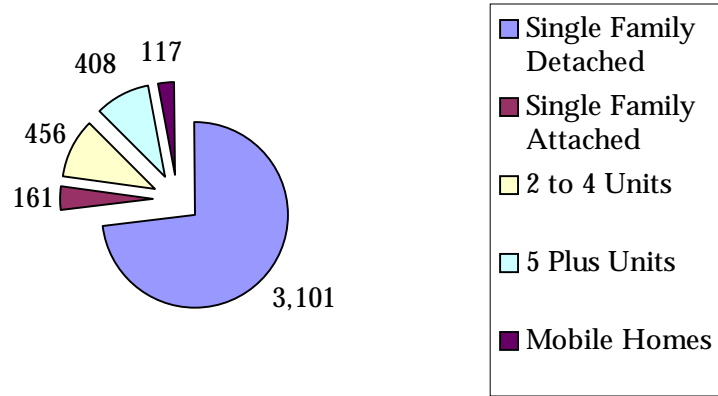
Source: California Department of Finance Report E5, January 2000

SHAFTER HOUSING TYPES 2000



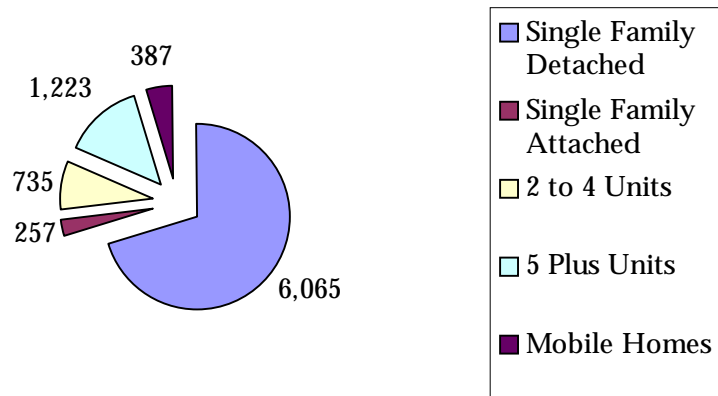
Source: California Department of Finance Report E5, January 2000

WASCO HOUSING TYPES 2000



Source: California Department of Finance Report E5, January 2000

DELANO HOUSING TYPES



Source: California Department of Finance Report E5, January 2000

Planning Area 4
Southern San Joaquin Valley Planning Area

Location

The Southern San Joaquin Planning area occupies 960.1 square miles in the south-central portion of Kern County. It contains the cities of Bakersfield and Arvin, as well as unincorporated communities including Oildale, Lamont, Buttonwillow, Old River, Pumpkin Center, Rosedale and Greenfield.

Economy

This planning area has a diverse economic base, with significant employment in the petroleum and agricultural industries, government agencies and the service sector. Transportation facilities are excellent, with several major highways and two national railroads passing through the area. Several regional distribution centers are located in the area to take advantage of the centrality of the area. Economic diversification is being pursued through the efforts of such agencies as the Kern Economic Development Corporation and the City of Bakersfield Economic Development Agency.

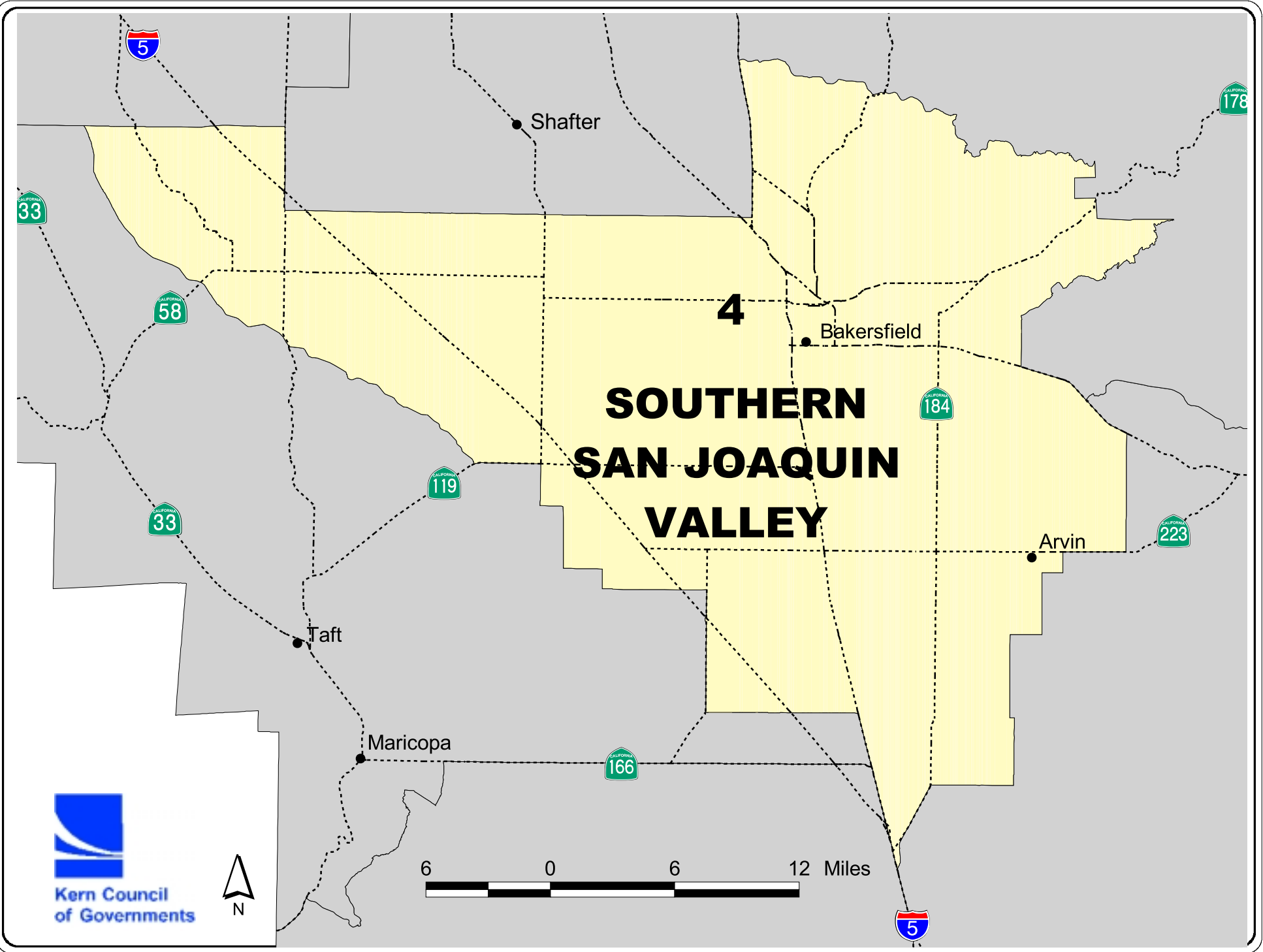
Population and Housing Growth

Population in the area grew 20 percent between 1990 and 2000. The City of Bakersfield grew at a faster rate than the area as a whole, with an increase of 35.6 percent.

	Area 4	Arvin	Bakersfield	Uninc.
1990 Total Population	343,703	9,286	174,978	159,439
2000 Total Population	412,446	11,847	237,222	163,377
Growth 1990 - 2000	68,743	2,561	62,244	3,938
Percent Change 1990 - 2000	20.0%	27.6%	35.6%	2.5%

The growth in household population mirrored that of total population. Some of the increase in both total and household population in the City of Bakersfield was due to annexation of unincorporated territory and the households and population therein. This reflects in the unincorporated area's growth.

	Area 4	Arvin	Bakersfield	Uninc.
1990 Household Population	339,652	9,179	172,009	158,464
2000 Household Population	407,548	11,733	233,384	162,431
Growth 1990 - 2000	67,896	2,554	61,375	3,967
Percent Change 1990 - 2000	20.0%	27.8%	35.7%	2.5%



SOUTHERN SAN JOAQUIN VALLEY

4

Shafter

Bakersfield

Taft

Maricopa

Arvin


Kern Council
of Governments



The persons per household in the area was the same in 2000 as in 1990. However, the persons per household increased slightly in Arvin and in Bakersfield and decreased slightly in the unincorporated areas.

	Area 4	Arvin	Bakersfield	Uninc.
1990 Persons per Household	2.95	3.85	2.75	3.16
2000 Persons per Household	2.95	3.89	2.83	3.08

The growth in occupied housing units nearly mirrored that of household population, with Bakersfield growing by more than 32 percent and Arvin by 26.3 percent.

	Area 4	Arvin	Bakersfield	Uninc.
1990 Occupied Housing Units	115,015	2,385	62,516	50,114
2000 Occupied Housing Units	138,338	3,013	82,554	52,771
Growth 1990 - 2000	23,322	628	20,038	2,656
Percent Change 1990 - 2000	20.3%	26.3%	32.1%	5.3%

The area represents a majority of the county's housing units. However, the ratio between the area and the whole county decreased slightly between 1990 and 2000.

	Area 4	Arvin	Bakersfield	Uninc.
1990 Percent County Occupied H.U.	63.4%	1.3%	34.4%	27.6%
1990 Percent County Household Pop.	64.1%	1.7%	32.5%	29.9%
	Area 4	Arvin	Bakersfield	Uninc.
2000 Percent County Occupied H.U.	62.8%	1.4%	37.5%	24.0%
2000 Percent County Household Pop.	63.2%	1.8%	36.2%	25.2%

The area represents more than 60 percent of the county growth between 1990 and 2000. Bakersfield represents 46 percent of the county growth for the decade.

	Area 4	Arvin	Bakersfield	Uninc.
Percent County Growth 1990 -2000	60.18%	1.90%	46.00%	12.28%

Housing Type and Vacancy Status

Sixty-nine percent of the housing is single family residential, six percent is mobile homes or trailers, and the balance is multi-family housing.

In 1990, six percent of the housing was vacant compared to nine percent for the county as a whole.

Income

The median income was slightly above that of the County in 1989. The distribution of very low income, low income, and moderate and above income persons was very close to the county as a whole.

	County	Area 4
Median Family Income	\$ 31,633	\$ 32,207
Very Low Income <\$15,826	30,633	20,076
Percent	23%	23%
Low Income \$15,816-25,306	23,301	13,833
Percent	17%	16%
Moderate Income \$25,306-37,690	27,115	17,087
Percent	20%	20%
Above Moderate Income	54,929	36,405
Percent	40%	42%

Employment

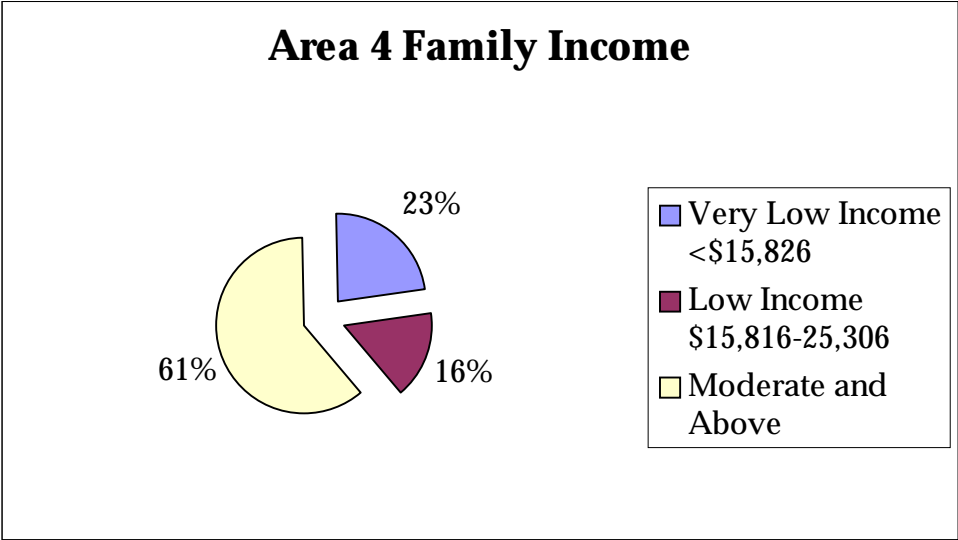
Between 1990 and 2000, employment in the Southern San Joaquin Planning Area rose from 146,923 to 160,473, an increase of nine percent. By 2020, employment is expected to nearly rise 128 percent to 365,905.

Housing Allocation

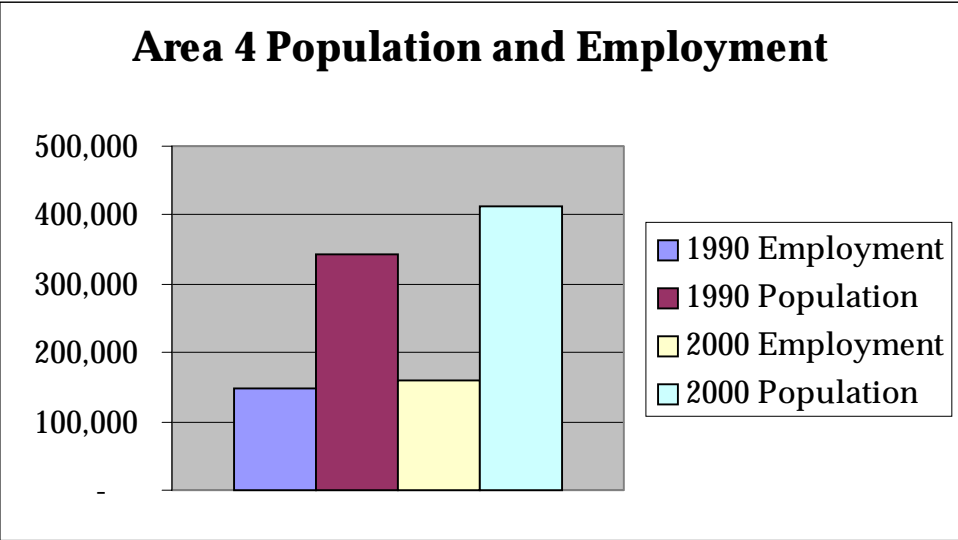
Based upon the past decade of growth in the region, the following new units are expected to be needed in the Southern San Joaquin Planning Area:

	Area 4	Arvin	Bakersfield	Uninc.
Number Units Needed by 2007	18,060	570	13,805	3,685
Very Low Income	4,154	131	3,175	848

Low Income	3,070	97	2,347	626
Mod and Abv Moderate Inc.	10,836	342	8,283	2,211

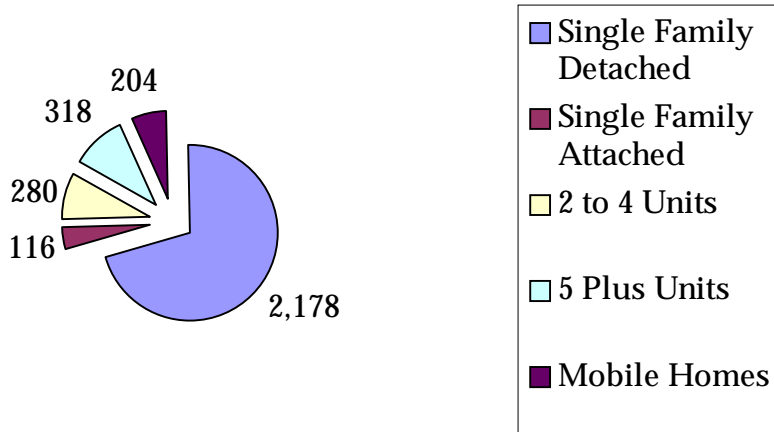


Source: 1990 Census of Population and Housing



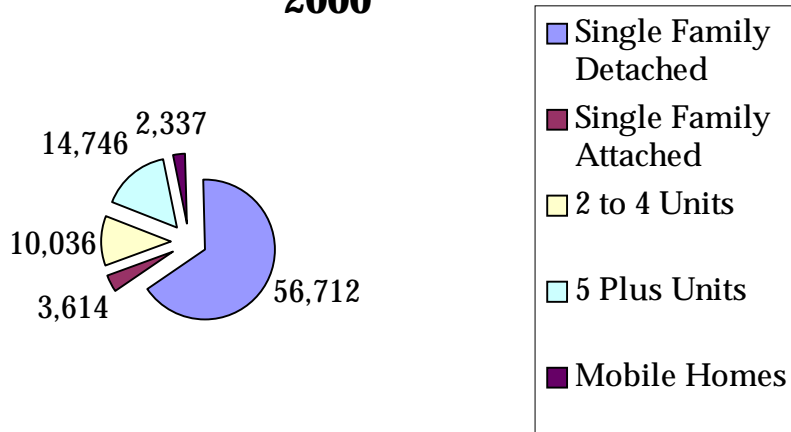
Source: Kern COG Socio-Economic Traffic Model Forecast, 2000

ARVIN HOUSING TYPES 2000



Source: California Department of Finance Report E5, January 2000

BAKERSFIELD HOUSING TYPES 2000



Source: California Department of Finance Report E5, January 2000

Planning Area 5
Lake Isabella Planning Area

Location

The Lake Isabella Planning area occupies 1,570.5 square miles in the north-central area of Kern County. It contains all of census tract 52 and portions of census tract 51.01. The area is mountainous and contains no incorporated cities. The unincorporated communities of Wofford Heights, Bodfish, Lake Isabella and Kernville are within the planning area.

Economy

This planning area has an economy that is based on tourist related industries. Basic production occurring in the region includes mining (on a limited basis) timber harvesting and livestock grazing. Many of the employment opportunities are related to the tourism industry or in firms that are engaged in retail trade. This planning area has a significant number of retired persons.

Population and Housing Growth

Population growth in the region was a modest 10 percent for the decade.

	Area 5
1990 Total Population	15,633
2000 Total Population	17,190
Growth 1990 - 2000	1,557
Percent Change 1990 - 2000	10.0%

The growth in household population was nearly the same as total population growth.

	Area 5
1990 Household Population	15,415
2000 Household Population	16,968
Growth 1990 - 2000	1,554
Percent Change 1990 - 2000	10.1%

Persons per household were significantly lower than the county as a whole. This is reflective of an aged population and single person households.

Tulare County

65

155

178

5

LAKE ISABELLA

178

Bakersfield

184

Arvin

223

Tehachapi

58

California City

14



	Area 5	Kern
1990 Persons per Household	2.09	2.92
2000 Persons per Household	2.11	2.93

Growth of occupied housing units averaged less than one percent per year for the decade.

	Area 5
1990 Occupied Housing Units	7,366
2000 Occupied Housing Units	8,023
Growth 1990 - 2000	658
Percent Change 1990 - 2000	8.9%

While the region had 4.1 percent of occupied housing units in the county in 1990, it had less than 3 percent of the household population.

	Area 5
1990 Percent County Occupied H.U.	4.1%
1990 Percent County Household Pop.	2.9%

This proportion of occupied housing units declined further by 2000.

	Area 5
2000 Percent County Occupied H.U.	3.6%
2000 Percent County Household Pop.	2.6%

	Area 5
Percent County Growth 1990 -2000	1.70%

Housing Type and Vacancy Status

The dominant form of housing in the Lake Isabella Planning Area is mobile homes and trailers. This housing type represents 54 percent of the total housing. Single-family housing units represent 42 percent and multi-family units represent only four percent of the area housing.

The vacancy rate in the area was 33 percent in 1990. This is indicative of housing held as second homes.

Income

Median family income was significantly less than Kern County. In addition, only 45 percent of families were classified as having moderate and above income.

	Kern	Area 5
Median Family Income	\$ 31,633	\$ 22,785
Very Low Income <\$15,826	30,633	1,397
Percent	23%	28%
Low Income \$15,816-25,306	23,301	1,298
Percent	17%	26%
Moderate Income \$25,306-37,690	27,115	924
Percent	20%	19%
Above Moderate Income	54,929	1,293
Percent	40%	26%

Employment

Between 1990 and 2000, employment in the Lake Isabella Planning Area fell from 3,035 to 2,981, a nearly two percent drop. This loss is accounted for in the basic industries of extraction and forestry. Both service and retail employment showed increases. By 2020, employment is expected to be 8,824.

Housing Allocation

Based upon the past decade of growth in the region, the following new units are expected to be needed in the Lake Isabella Planning Area:

	Area 5	Kern
Net Number New Units Needed by 2007	510	30,011

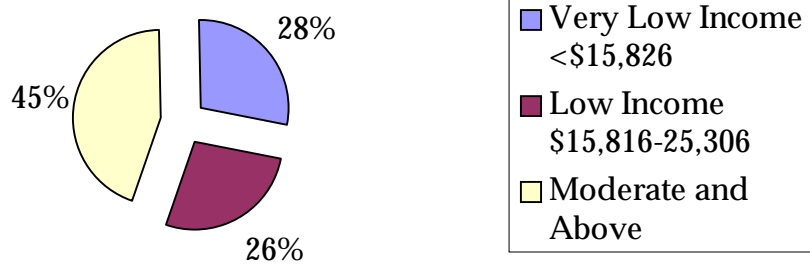
However, due to the high vacancy factor in this area and the need to move allocation into the Northern San Joaquin Planning Area, the allocation has been adjusted. The adjusted allocation is:

	Area 5	Kern
Net Number New Units Needed by 2007	320	30,011

The following is the housing allocation by income group:

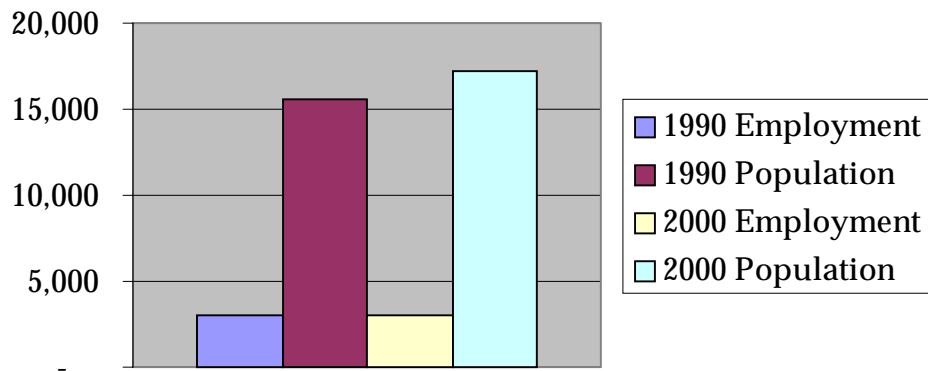
	Area 5	Kern
Very Low Income	74	6,903
Low Income	54	5,102
Moderate and Above Moderate Inc.	192	18,007

Area 5 Family Income



Source: 1990 Census of Population and Housing

Area 5 Population and Employment



Source: Kern COG Socio-Economic Traffic Model Forecast, 2000

**Planning Area 6
Tehachapi Planning Area**

Location

The Tehachapi Planning area covers 1,263.8 square miles in the southern Sierra Nevada Mountains. The planning area is comprised of census tract 60, 61 and a portion of census tract 51.01. The city of Tehachapi is the only incorporated city in the planning area. The area includes the communities of Golden Hills, Stallion Springs, Bear Valley Springs, and Old Town.

Economy

The economy of this planning area is diverse. Many of the employment opportunities are found outside the area, with many persons commuting to the Bakersfield area, as well as to the Antelope Valley area of Kern County. Within the region a wide range of activities are found, ranging from resource extraction, wind power generation, building material production and limited agricultural activity. The Tehachapi Correctional Institution employs a significant number of individuals.

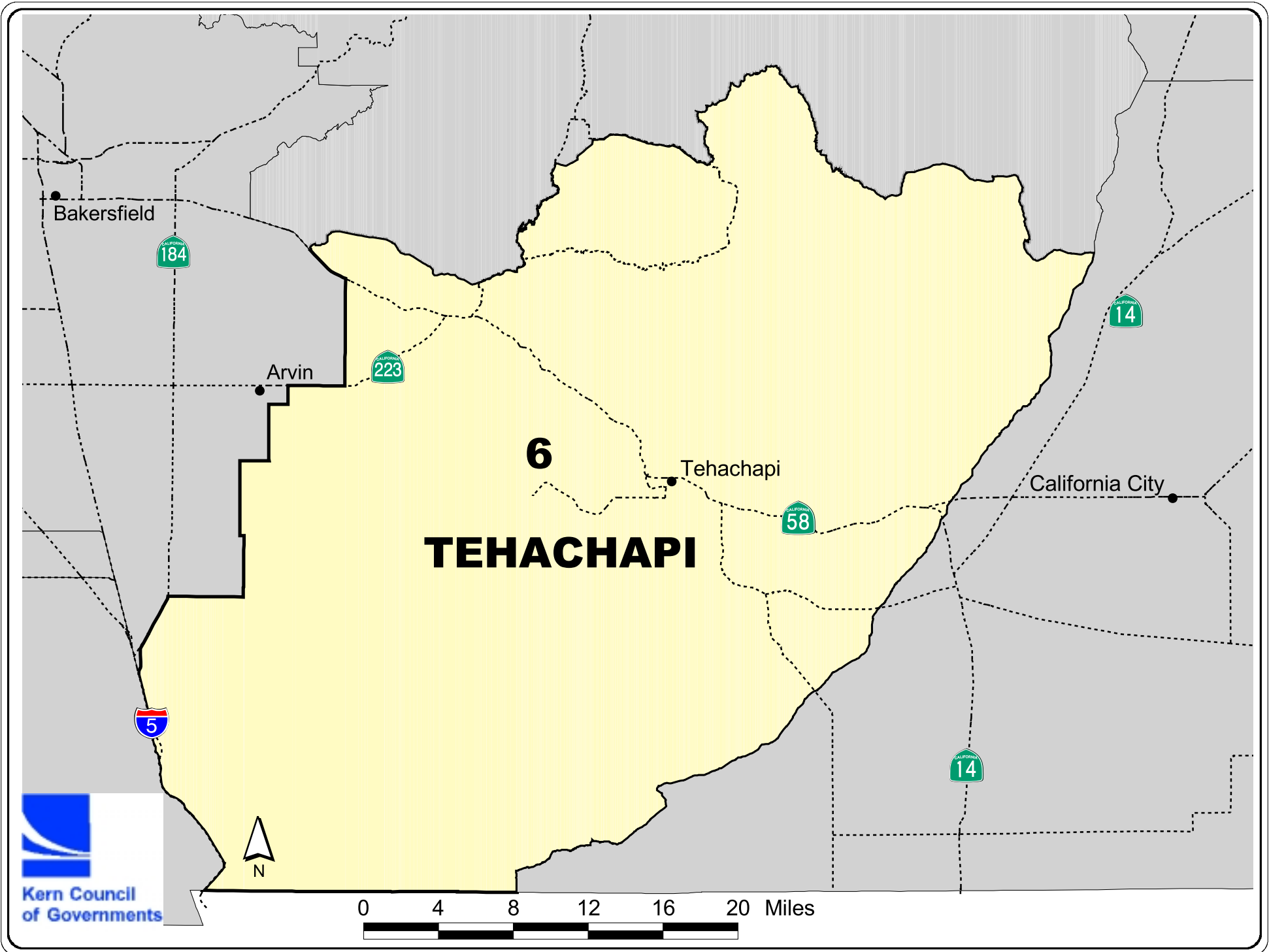
Population and Housing Growth

The area grew by 33.3 percent in the decade 1990 to 2000. Total population of the City of Tehachapi grew by 104 percent. However, much of that growth was due to annexation of the California Correctional Institution at Tehachapi.

	Area 6	Tehachapi	Uninc.
1990 Total Population	25,902	6,182	19,720
2000 Total Population	34,532	12,618	21,914
Growth 1990 - 2000	8,630	6,436	2,194
Percent Change 1990 - 2000	33.3%	104.1%	11.1%

The household population of the City of Tehachapi grew by 11 percent while the unincorporated county area grew by 58 percent.

	Area 6	Tehachapi	Uninc.
1990 Household Population	20,196	6,157	14,039
2000 Household Population	29,014	6,837	22,177
Growth 1990 - 2000	8,817	680	8,137
Percent Change 1990 - 2000	43.7%	11.0%	58.0%



Persons per household increased slightly in unincorporated areas and decreased slightly within the city limits.

	Area 6	Tehachapi	Uninc.
1990 Persons per Household	2.86	2.64	2.97
2000 Persons per Household	2.90	2.61	3.00

The number of occupied housing units in the city grew slightly faster than its household population.

	Area 6	Tehachapi	Uninc.
1990 Occupied Housing Units	7,056	2,335	4,721
2000 Occupied Housing Units	10,021	2,625	7,396
Growth 1990 - 2000	2,965	290	2,675
Percent Change 1990 - 2000	42.0%	12.4%	56.7%

As a percentage of county occupied housing units, the area rose from 3.9 percent in 1990 to 4.6 percent in 2000.

	Area 6	Tehachapi	Uninc.
1990 Percent County Occupied H.U.	3.9%	1.3%	2.6%
1990 Percent County Household Pop.	3.8%	1.2%	2.6%
2000 Percent County Occupied H.U.	4.6%	1.2%	3.4%
2000 Percent County Household Pop.	4.5%	1.1%	3.4%

This growth accounted for 7.65 percent of the county housing unit growth between 1990 and 2000.

	Area 6	Tehachapi	Uninc.
Percent County Growth 1990 -2000	7.65%	0.75%	6.90%

Housing Type and Vacancy Status

Seventy-six percent of the housing units in the area were single-family residential. Another ten percent were mobile homes or trailers. The balance was multiple-family units.

Vacancy in 1990 was 16 percent. Much of this percentage was due to the number of second homes in the area.

Income

Area income was nearly 15 percent more than the county median family income.

	Kern	Area 6
Median Family Income	\$ 31,633	\$ 36,250
Very Low Income <\$15,826	30,633	905
Percent	23%	16%
Low Income \$15,816-25,306	23,301	647
Percent	17%	11%
Moderate Income \$25,306-37,690	27,115	1,276
Percent	20%	22%
Above Moderate Income	54,929	2,977
Percent	40%	51%

The percentage of moderate and above moderate-income persons reflects this higher income level.

Employment

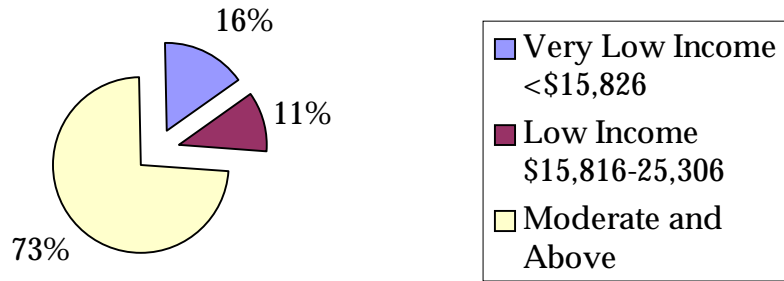
Between 1990 and 2000, employment in the Tehachapi Planning Area rose by 70 percent to 8525. By 2020, employment is expected to be 20,642, an increase of 142 percent.

Housing Allocation

Based upon the past decade of growth in the region, the following new units are expected to be needed in the Tehachapi Planning Area:

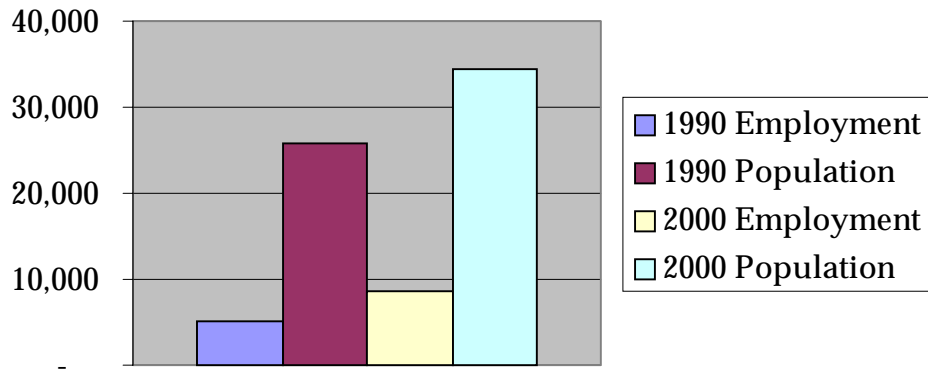
	Area 6	Tehachapi	Uninc.
Net Number New Units Needed by 2007	2,296	225	2,071
Very Low Income	528	52	476
Low Income	390	38	352
Moderate and Above Moderate Inc.	1,378	135	1,243

Area 6 Family Income



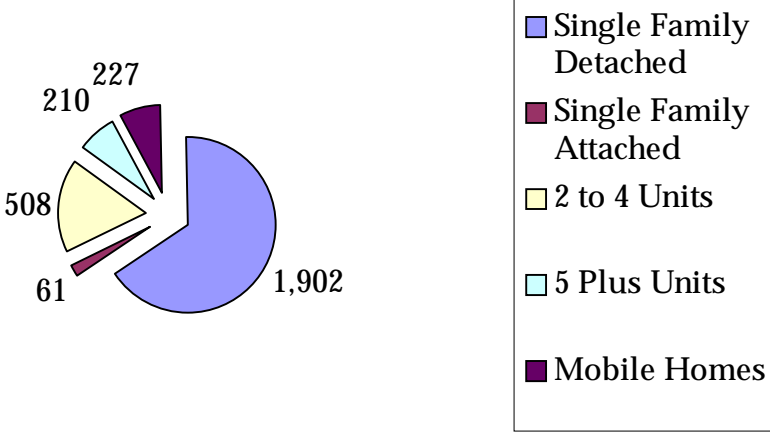
Source: 1990 Census of Population and Housing

Area 6 Population and Employment



Source: Kern COG Socio-Economic Traffic Model Forecast, 2000

TEHACHAPI HOUSING TYPES 2000



Source: California Department of Finance Report E5, January 2000

Planning Area 7
Indian Wells Planning Area

Location

The Indian Wells Planning Area occupies 412 square miles in the northeastern corner of Kern County. The planning area is made up of census tracts 53, 54.01, 54.02, 54.03, 54.04 and 55.01. The city of Ridgecrest is within the planning area.

Economy

This planning area contains the Naval Weapons Center, (NWC) a major research and development facility. Many of the employment opportunities in this area are directly or indirectly associated with the NWC. Other employment opportunities are associated with resource production, primarily at Trona, California (which is in San Bernardino County), but also in the Rand Mining area. Agricultural production is limited due to the desert environment; however some alfalfa is grown south of the area.

Population and Housing Growth

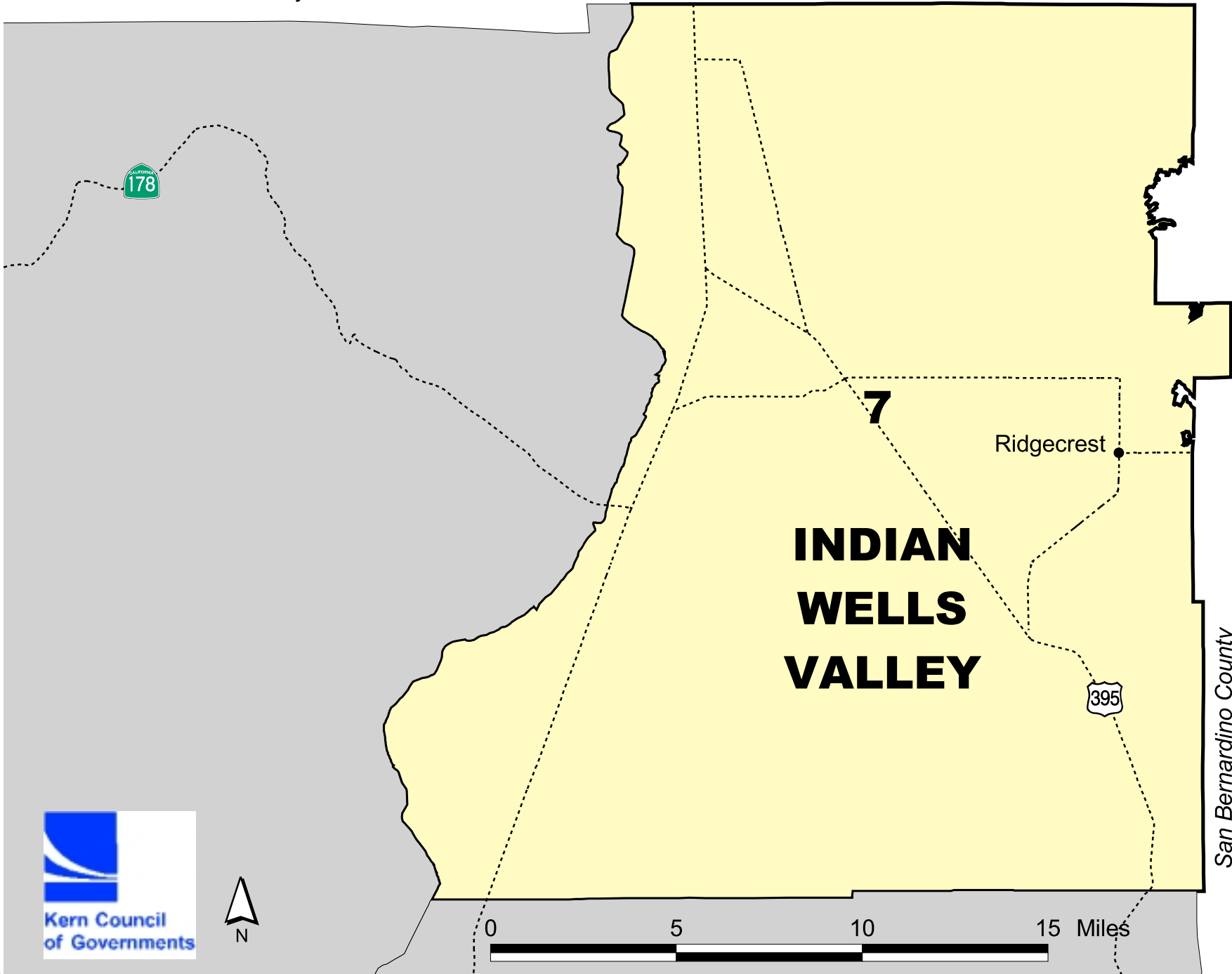
The population of the City of Ridgecrest has declined during the past decade. This is primarily due to the city's association with the military base. When defense related personnel are reduced, it traditionally has impacted the population growth of the city.

	Area 7	Ridgecrest	Uninc.
1990 Total Population	36,093	28,295	7,798
2000 Total Population	40,703	27,279	13,424
Growth 1990 - 2000	4,610	(1,016)	5,626
Percent Change 1990 - 2000	12.8%	-3.6%	72.1%

Household population has been impacted less than group quarters' population.

	Area 7	Ridgecrest	Uninc.
1990 Household Population	35,438	27,601	7,837
2000 Household Population	40,037	26,877	13,160
Growth 1990 - 2000	4,599	(724)	5,323
Percent Change 1990 - 2000	13.0%	-2.6%	67.9%

Tulare County



San Bernardino County



0 5 10 15 Miles

Persons per household have declined in the city while it has increased in unincorporated areas.

	Area 7	Ridgecrest	Uninc.
1990 Persons per Household	2.63	2.67	2.49
2000 Persons per Household	2.66	2.56	2.90

Growth in the unincorporated areas has increased at a much larger rate than in the incorporated area.

	Area 7	Ridgecrest	Uninc.
1990 Occupied Housing Units	13,498	10,349	3,149
2000 Occupied Housing Units	15,037	10,496	4,541
Growth 1990 - 2000	1,540	147	1,393
Percent Change 1990 - 2000	11.4%	1.4%	44.2%

	Area 7	Ridgecrest	Uninc.
1990 Percent County Occupied H.U.	7.4%	5.7%	1.7%
1990 Percent County Household Pop.	6.7%	5.2%	1.5%

The relative percentage of county occupied households and household population has decreased slightly during the past decade.

	Area 7	Ridgecrest	Uninc.
2000 Percent County Occupied H.U.	6.8%	4.8%	2.1%
2000 Percent County Household Pop.	6.2%	4.2%	2.0%

	Area 7	Ridgecrest	Uninc.
Percent County Growth 1990 -2000	3.97%	0.38%	3.59%

Housing Type and Vacancy Status

Approximately 61 percent of housing in the area is single-family. Twenty-two percent is mobile home or trailer. The balance is multiple-family units.

The vacancy rate in 1990 was eight percent.

Income

The 1989 income in the Indian Wells area was 37.6 percent higher than the county average. This reflects the technological employment at the Naval Weapons Center and the associated high technology employment.

The relatively high percentage of moderate and above income families is reflective of the income median.

	Kern	Area 7
Median Family Income	\$ 31,633	\$ 43,512
Very Low Income <\$15,826	30,633	1,085
Percent	23%	11%
Low Income \$15,816-25,306	23,301	1,119
Percent	17%	12%
Moderate Income \$25,306-37,690	27,115	1,781
Percent	20%	18%
Above Moderate Income	54,929	5,654
Percent	40%	59%

Employment

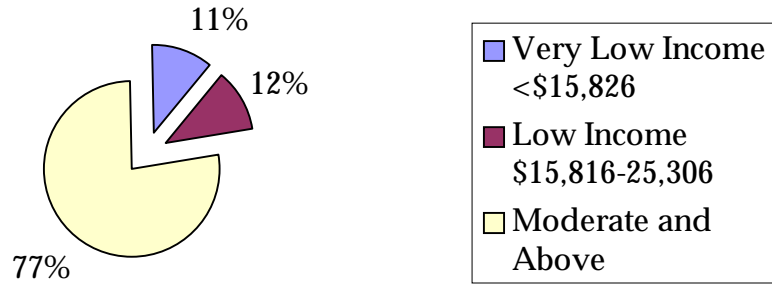
Between 1990 and 2000, employment in the Indian Wells Planning Area increased from 10,410 to 17,563. Most of this increase was in the service sector. By 2020, employment is expected to increase by more than 10,000 persons to 27,617.

Housing Allocation

Based upon the past decade of growth in the region, the following new units are expected to be needed in the Indian Wells Planning Area:

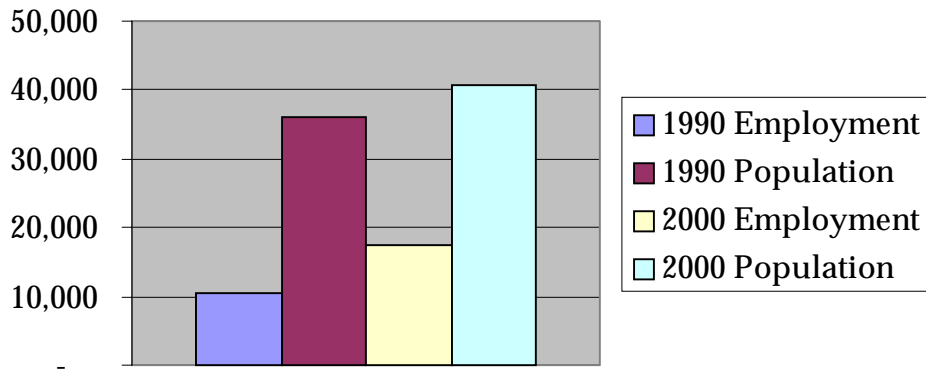
	Area 7	Ridgecrest	Uninc.
Net Number New Units Needed by 2007	1,192	114	1,078
Very Low Income	274	26	248
Low Income	203	20	183
Moderate and Above Moderate Inc.	715	68	647

Area 7 Family Income



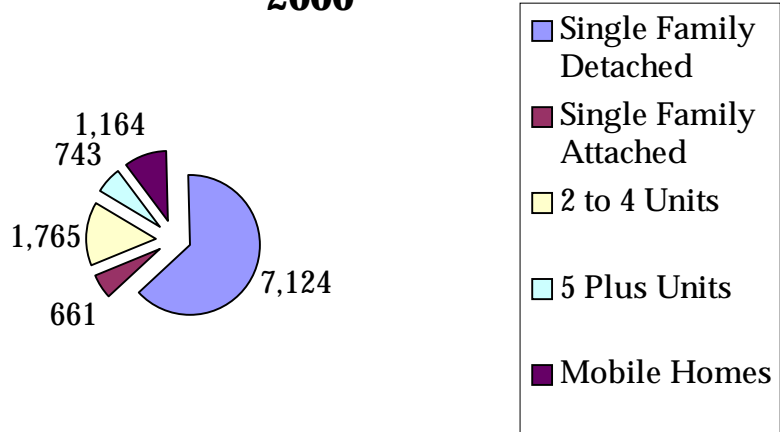
Source: 1990 Census of Population and Housing

Area 7 Population and Employment



Source: Kern COG Socio-Economic Traffic Model Forecast, 2000

RIDGECREST HOUSING TYPES 2000



Source: California Department of Finance Report E5, January 2000

Planning Area 8
Antelope Valley Planning Area

Location

The Antelope Valley Planning area occupies 1,381.5 square miles in the southeastern quarter of Kern County. The incorporated city of California City and the unincorporated communities of Boron, Mojave, North Edwards, Willow Springs, and Rosamond are situated within this planning area.

Economy

This planning area contains Edwards Air Force Base, a major testing, research and development facility. The only incorporated city in the area is the City of California City. Many of the employment opportunities found in the Antelope Valley Planning area are directly or indirectly associated with the Air Force Base. At Boron, one of the largest borax deposits is being developed. Recently, gold production had been re-initiated, providing additional mineral extraction employment. Additional employment opportunities are present in Los Angeles County, primarily in the Lancaster—Palmdale area.

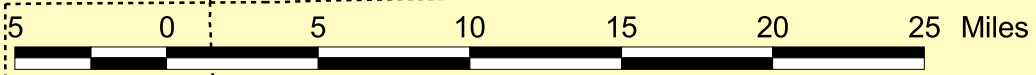
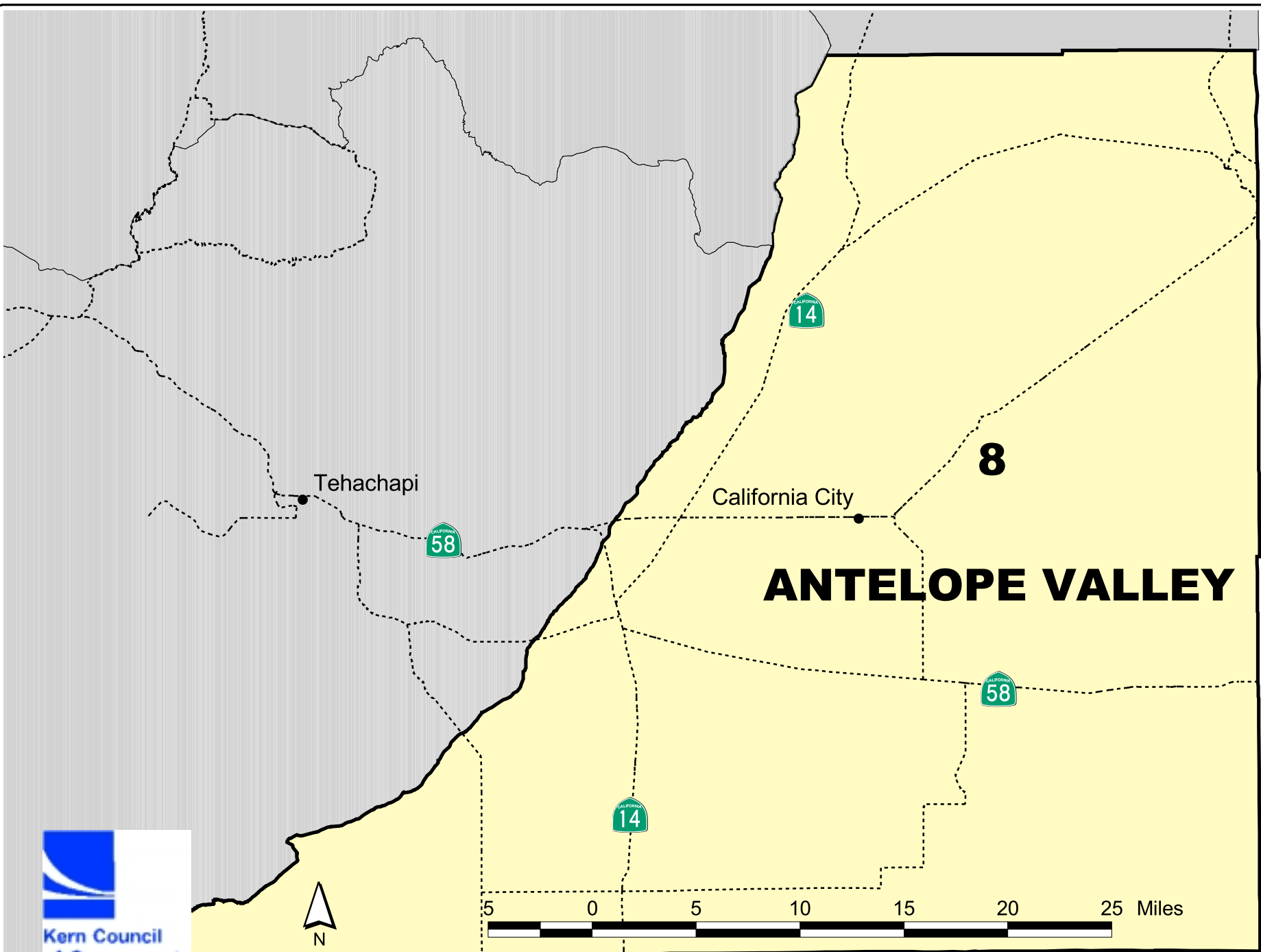
Population and Housing Growth

Percent population growth in the area was only surpassed by the Northern San Joaquin Area where much of the growth was due to group quarter growth.

	Area 8	California City	Uninc.
1990 Total Population	32,877	5,955	26,922
2000 Total Population	47,757	8,787	38,970
Growth 1990 - 2000	14,880	2,832	12,048
Percent Change 1990 - 2000	45.3%	47.6%	44.8%

The Antelope Valley Planning Area was the fastest growing region in Kern County for household population and occupied housing units. During the decade, the area grew at more than double the county rate

	Area 8	California City	Uninc.
1990 Household Population	32,214	5,955	26,259
2000 Household Population	46,491	8,787	37,704
Growth 1990 - 2000	14,277	2,832	11,445
Percent Change 1990 - 2000	44.3%	47.6%	43.6%



Los Angeles County

San Bernardino County

Persons per household was less than the county average of 2.92 for 1990 and 2.93 for 2000.

	Area 8	California City	Uninc.
1990 Persons per Household	2.72	2.81	2.70
2000 Persons per Household	2.68	2.74	2.66

	Area 8	California City	Uninc.
1990 Occupied Housing Units	11,836	2,119	9,717
2000 Occupied Housing Units	17,368	3,204	14,164
Growth 1990 - 2000	5,532	1,085	4,447
Percent Change 1990 - 2000	46.7%	51.2%	45.8%

The relative proportion of the county's occupied housing units and household population increased during the 1990 - 2000 decade.

	Area 8	California City	Uninc.
1990 Percent County Occupied H.U.	6.5%	1.2%	5.4%
1990 Percent County Household Pop.	6.1%	1.1%	5.0%

	Area 8	California City	Uninc.
2000 Percent County Occupied H.U.	7.9%	1.5%	6.4%
2000 Percent County Household Pop.	7.2%	1.4%	5.9%

While accounting for only 7.9 percent of the occupied housing units, the area had 14.3 percent of the county growth.

	Area 8	California City	Uninc.
Percent County Growth 1990 -2000	14.27%	2.80%	11.47%

Housing Type and Vacancy Status

Sixty percent of the housing in the area was single-family residential units. Twenty-four percent of housing was mobile homes or trailers and the balance was multiple-family units.

In 1990, the vacancy factor was 11 percent.

Income

The median family income in the area was slightly higher than the county's median. There were proportionately fewer very low-income families, although there were proportionately more low-income families.

	Kern	Area 8
Median Family Income	\$ 31,633	\$ 31,902
Very Low Income <\$15,826	30,633	1,558
Percent	23%	18%
Low Income \$15,816-25,306	23,301	1,725
Percent	17%	20%
Moderate Income \$25,306-37,690	27,115	2,103
Percent	20%	24%
Above Moderate Income	54,929	3,459
Percent	40%	39%

Employment

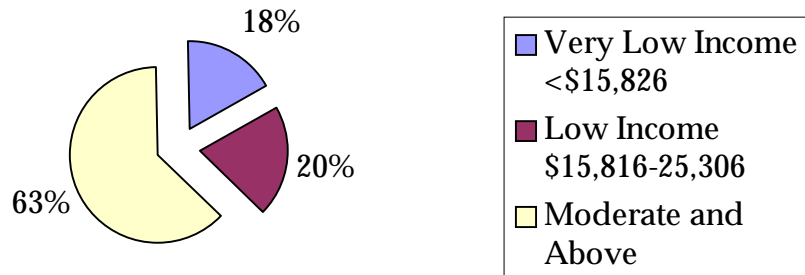
Between 1990 and 2000, employment in the Antelope Valley Planning Area fell from 24,817 to 15,705. Much of this decrease was in the service sector and aerospace related. By 2020, employment is projected to be 51,165.

Housing Allocation

Based upon the past decade of growth in the region, the following new units are expected to be needed in the Antelope Wells Planning Area:

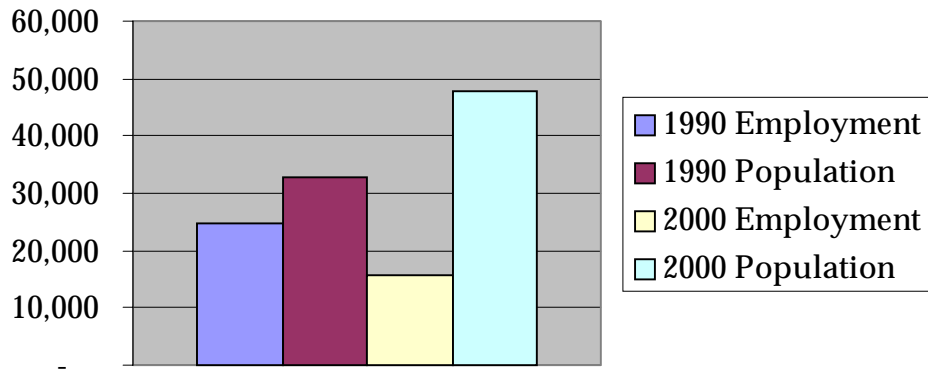
	Area 8	California City	Uninc.
Net Number New Units Needed by 2007	4,284	840	3,444
Very Low Income	986	193	793
Low Income	728	143	585
Moderate and Above Moderate Inc.	2,570	504	2,066

Area 8 Family Income



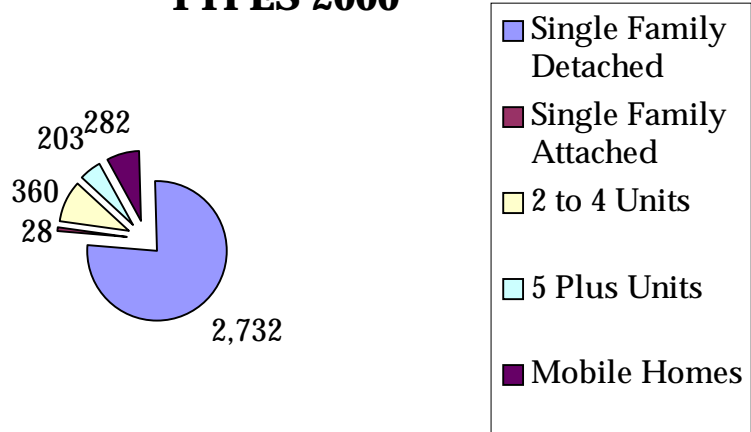
Source: 1990 Census of Population and Housing

Area 8 Population and Employment



Source: Kern COG Socio-Economic Traffic Model Forecast, 2000

CALIFORNIA CITY HOUSING TYPES 2000



Source: California Department of Finance Report E5, January 2000

Planning Area 9
Frazier Park Planning Area

Location

The Frazier Park Planning area occupies approximately 439 square miles and is located in the southwestern sector of Kern County. It is bounded on the north by the Westside Planning area, on the east by Interstate 5, on the south by Los Angeles County, and on the west by San Luis Obispo County. It is a mountainous region and contains the unincorporated communities of Frazier Park, Lebec, Lake of the Woods and Pine Mountain Club. The planning area consists of census tract 33.02.

Economy

Employment opportunities within this planning area are somewhat limited. Much of the employment is beyond the borders of the planning area in the Southern San Joaquin Planning area and in Los Angeles County. At present the local employment is centered on governmental agencies, the service sector and some manufacturing, mainly in building materials. Agricultural activity is limited due to the mountainous terrain and elevation.

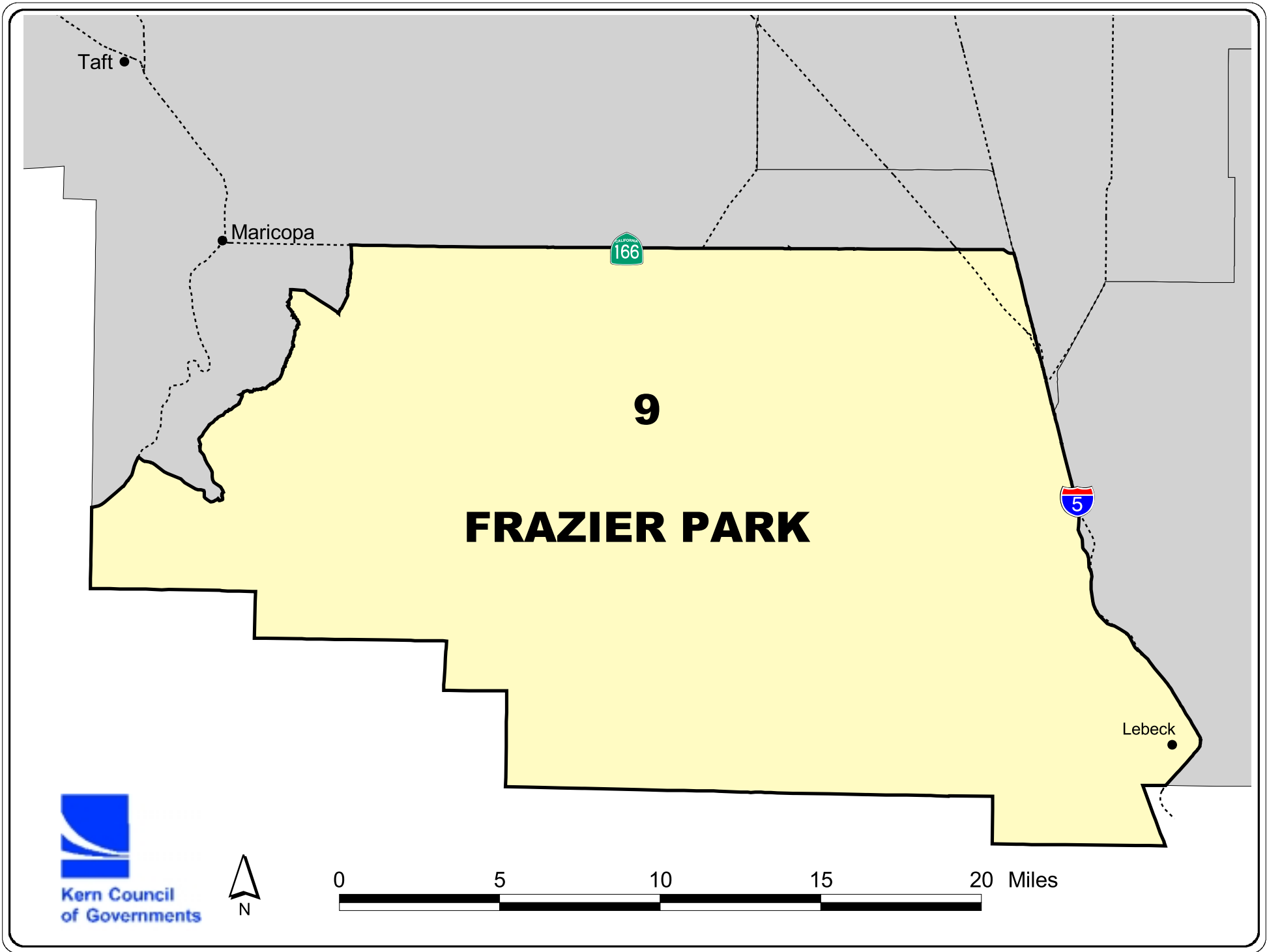
Population and Housing Growth

Between 1990 and 2000, the area population grew by 28.6 percent to 8,420.

	Area 9
1990 Total Population	6,548
2000 Total Population	8,420
Growth 1990 - 2000	1,872
Percent Change 1990 - 2000	28.6%

Household population grew by the nearly the same percentage. There were very few people recorded in group quarters.

	Area 9
1990 Household Population	6,495
2000 Household Population	8,366
Growth 1990 - 2000	1,871
Percent Change 1990 - 2000	28.8%



Taft

Maricopa

166

9

FRAZIER PARK

5

Lebeck


Kern Council
of Governments



0 5 10 15 20 Miles

Persons per household were below the county average of 2.92 for 1990 and 2.93 for 2000.

	Area 9
1990 Persons per Household	2.58
2000 Persons per Household	2.55

The growth in occupied housing was faster than the 21.4 percent recorded for the county.

	Area 9
1990 Occupied Housing Units	2,517
2000 Occupied Housing Units	3,275
Growth 1990 - 2000	759
Percent Change 1990 - 2000	30.1%

The relative proportion of total county occupied housing units and household population grew by only 0.1 percent during the decade.

	Area 9
1990 Percent County Occupied H.U.	1.4%
1990 Percent County Household Pop.	1.2%
	Area 9
2000 Percent County Occupied H.U.	1.5%
2000 Percent County Household Pop.	1.3%

As a proportion of county growth, the Frazier Park Planning Area accounted for less than two percent of growth.

	Area 9
Percent County Growth 1990 -2000	1.96%

Housing Type and Vacancy Status

The Frazier Park Planning Area has the highest percentage of single-family residences of any of the planning areas with 82.4 percent single-family dwelling structures. Mobile homes account for 16.5 percent of housing, while the remaining 1.8 percent is multi-family units and “other.”

According to the 1990 census, 38.2 percent of the housing units were vacant. Of the single-family units, 40.3 percent were vacant and 38.2 percent of mobile homes were vacant. These vacancy rates are explained in great part by recreational and occasional use of the housing, with 29.7 percent of housing units held for that usage.

Income

Median family incomes were more than 16 percent higher than the county's median income.

	Kern	Area 9
Median Family Income	\$ 31,633	\$ 36,744
Very Low Income <\$15,826	30,633	208
Percent	23%	11%
Low Income \$15,816-25,306	23,301	334
Percent	17%	18%
Moderate Income \$25,306-37,690	27,115	351
Percent	20%	19%
Above Moderate Income	54,929	942
Percent	40%	51%

The ratio of very low income, low income, and moderate and above income people also reflect this higher income.

Employment

According to data developed for the Kern COG traffic model, the Frazier Park Planning Area employment grew by 7 percent between 1990 and 2000 to 2,072 jobs. By 2020, employment is expected to grow by 190% to 6,005, with most of the new jobs occurring in the service sector.

Housing Allocation

Based upon the past decade of growth in the region, the following new units are expected to be needed in the Frazier Park Planning Area:

	Area 9
Number New Units Needed by 2007	588

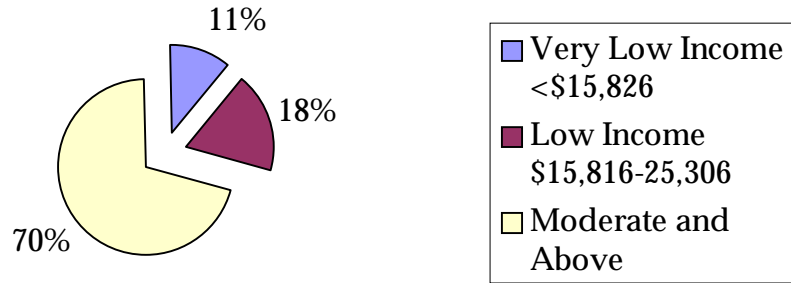
However, due to the high vacancy factor in this area and the need to move allocation into the Northern San Joaquin Planning Area, the allocation has been adjusted. The adjusted allocation is:

	Area 9
Number New Units Needed by 2007	369

These units are needed for the following income categories:

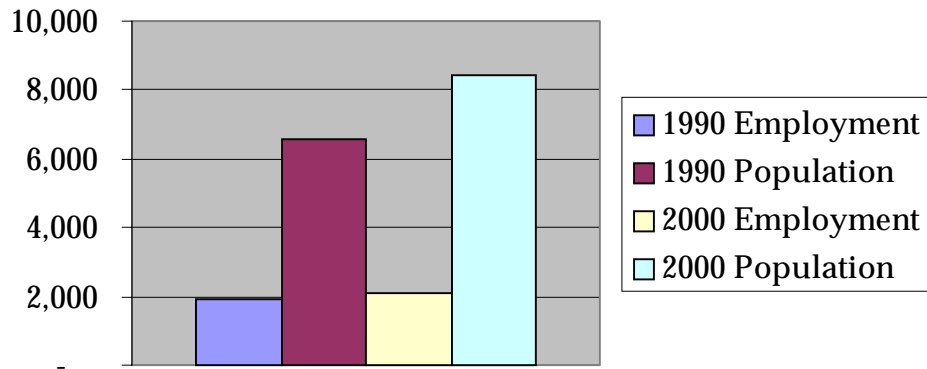
	Area 9
Very Low Income	85
Low Income	63
Moderate and Above Moderate Inc.	221

Area 9 Family Income



Source: 1990 Census of Population and Housing

Area 9 Population and Employment

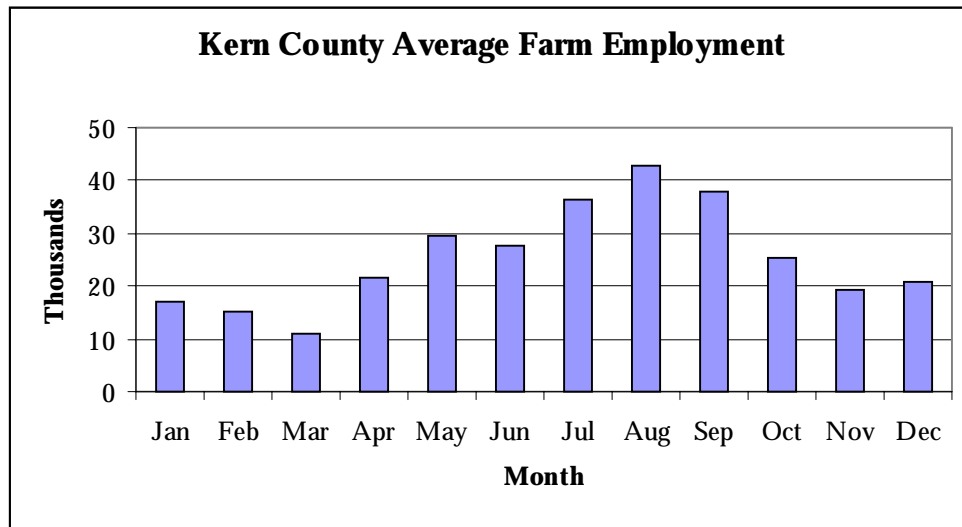


Source: Kern COG Socio-Economic Traffic Model Forecast, 2000

FARMWORKER HOUSING IN KERN COUNTY

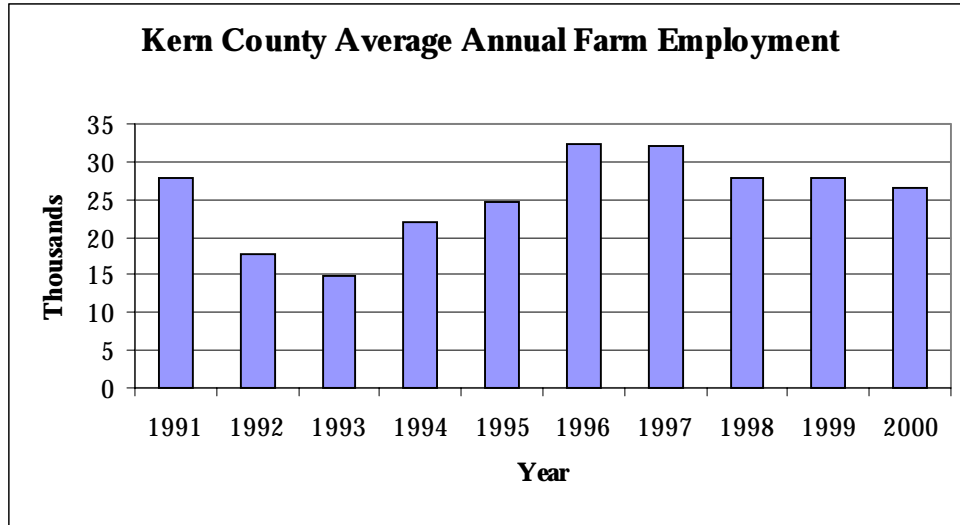
Government Code Section 65584 requires the housing allocation plan to consider the housing needs of farmworkers. According to the 1990 Census of Population and Housing, 18,112 individuals in Kern County listed their occupation as farming, forestry, and fishing. This was 8.4 percent of the county workforce.

The number of employed farmworkers in the county varies from month to month. According to the Bureau of Labor statistics, the number of farmworkers is greatest in August and least in March. The following chart shows the average monthly agricultural employment for the period January 1991 to February 2001.



Source: United States Bureau of Labor Statistics

In addition to seasonal variability, Kern agricultural employment also has annual variation. According to the Bureau of Labor Statistics, during the years 1991 through 2000, average annual farm employment ranged from 14,799 in 1993 to 32,368 workers in 1996. This is a difference of 17,569 workers. The mean average farm employment was 25,397. The following graph illustrates the annual variability of farm employment.



Source: United States Bureau of Labor Statistics

Farmworkers are not distributed equally throughout the County. According to the 1990 Census of Population and Housing, the highest concentration of farmworkers was in Arvin where 47.1 percent of the labor force was identified as being in farming, forestry, and fishing occupations. Since there is neither a large fishing nor forestry industry in Kern County, these workers are assumed to be farmworkers.

The following table shows the rank order of the major farming cities in Kern County in 1990:

Rank	City	Percent Farmworkers
1	Arvin	47.1%
2	McFarland	35.9%
3	Delano	35.3%
4	Wasco	30.6%
5	Shafter	19.5%
6	Bakersfield	3.0%

Source: 1990 Census of Population and Housing, File 3

In addition to data from the 1990 Census of Population and Housing and the Bureau of Labor Statistics, the California Department of Housing and Community Development has also procured data from a September 2000 study prepared for the federal Migrant Health Program. This data estimates that Kern County has 92,142 farmworkers of which 42,662 are migrant farmworkers and 49,480 are seasonal farmworkers. It is unclear why the Migrant Health Program data shows nearly twice as many farmworkers as Census and Bureau of Labor Statistics data.

The Kern County Housing Authority operates and owns farmworker housing in the San Joaquin Valley areas of Kern County. The Authority operates both year-round housing and seasonal housing projects.

Year-Round Housing Projects

Northern San Joaquin Planning Area (Area 3)

Delano

International Village has a total of 54 units. The village consists of:

- 32 two-bedroom units renting for \$267 per month
- 18 three-bedroom units renting for \$302 per month
- 4 four-bedroom units renting for \$337 per month

Shafter

USDA Shafter has a total of 100 units.

- These are all three-bedroom units renting for \$340 per month

Southern San Joaquin Valley Planning Area (Area 4)

Arvin

Sun Garden Village has a total of 50 units.

- These are all three-bedroom units renting for \$379 per month

Lamont

H. R. Olson Homes has a total of 50 units.

- These are all three-bedroom and rent for \$396 per month

Rueben J. Blunt Village was acquired in 1998 and consists of a total of 27 units. They are:

- 10 two-bedroom renting for \$610 per month
- 6 three-bedroom renting for \$675 per month
- 11 four-bedroom renting for \$720 per month

Seasonal Housing Projects

The Kern County Housing Authority owns and operates two seasonal housing projects.

Northern San Joaquin Planning Area (Area 3)

Shafter

North Shafter Village consists of 80 units. They are:

- 70 two-bedroom renting for \$7.50 per day
- 7 three-bedroom renting for \$8.00 per day
- 3 four-bedroom renting for \$8.50 per day

Southern San Joaquin Valley Planning Area (Area 4)

Lamont

Sunset Farm Labor Center consists of 130 units. They are:

- 90 two-bedroom units
- 40 three-bedroom units

At the present time, the Farm Labor Center is closed in anticipation of remodeling.