

Welcome!

In this spreadsheet are dozens of tables and graphs that will be useful for completing the existing conditions section of your housing element.

For this preliminary release we used data for Belmont, but once the template is finalized, we will produce similar information for each municipality.

This is an ideal time for us to receive comments and suggestions. Please feel free to send us your thoughts. Please send comments to abrams@bdplanning.com by June 13th, 2008.

A few key points about the material are summarized below:

Overview

The first nine sheets in the Excel document have charts and graphs that you can use for your housing element (all of these begin with numbers).

The raw data are also included, in worksheets that begin with letters (starting with sheet a_data_ABAG_proj_07). By providing the raw data, it will make it easier for you to produce additional charts and tables as you see fit.

Contents

This document contains a large number of graphs and tables. You are under no obligation to use all of these, but they are available if you choose to incorporate them.

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9_Housing need

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Disclaimer

The charts and tables are still in draft form. In particular, formatting, spacing, fonts, and titles are not 100 percent consistent. There are likely a few glitches in the equations that need to be worked out. In some cases, you will see notes written about changes that need to happen. These notes will be removed in the final version.

Do to the nature of the program, the Excel document does not look great when printed. The final version will be in Word and this will be set up to print properly.

If you find problems, please let the project team know. You can call Joshua Abrams at 510.658.2827 or email at abrams@bdplanning.com.

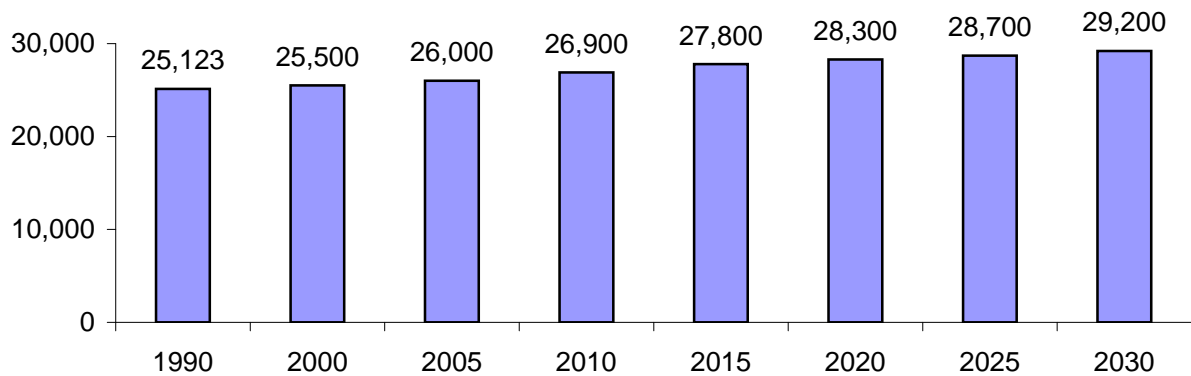
Charts Included

Population
Age of Residents
Average Household Size
Household Growth
Household Income
Tenure
Household Type
Movement in and Out of City
Job Growth
Jobs-Housing Balance
Type of Employment
New Units Built
Housing Permits Issued
Housing Sales per Year
Median Sale Price

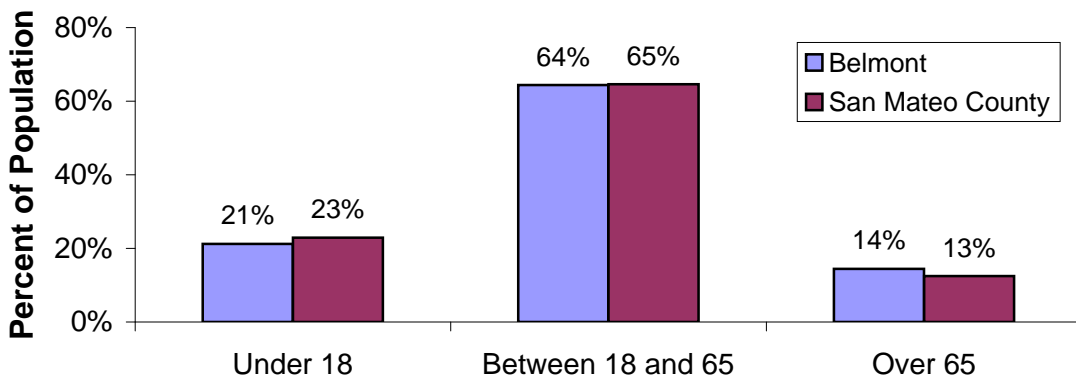
Sources will be added later

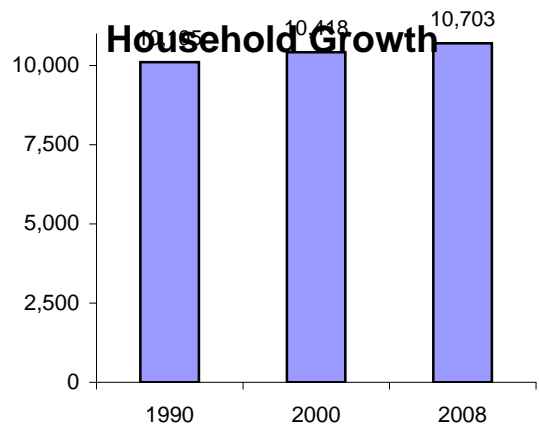
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Population Change

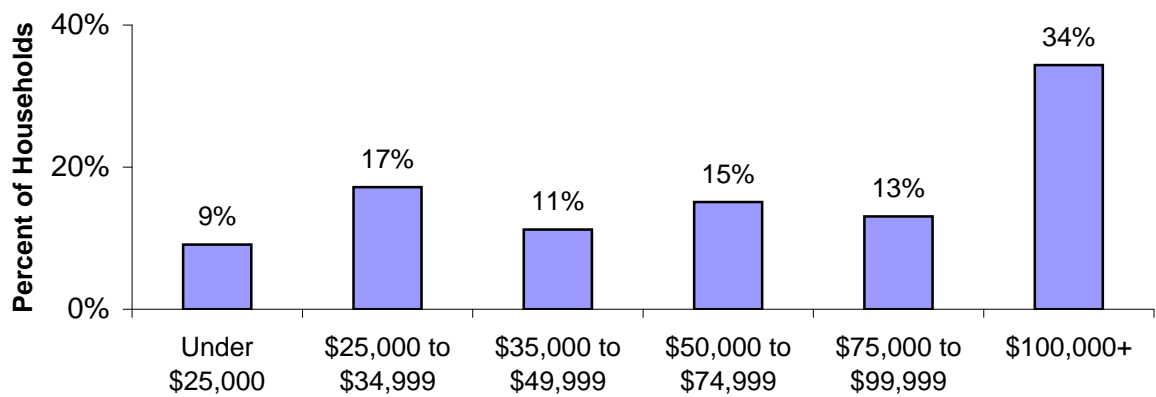


Age of Residents

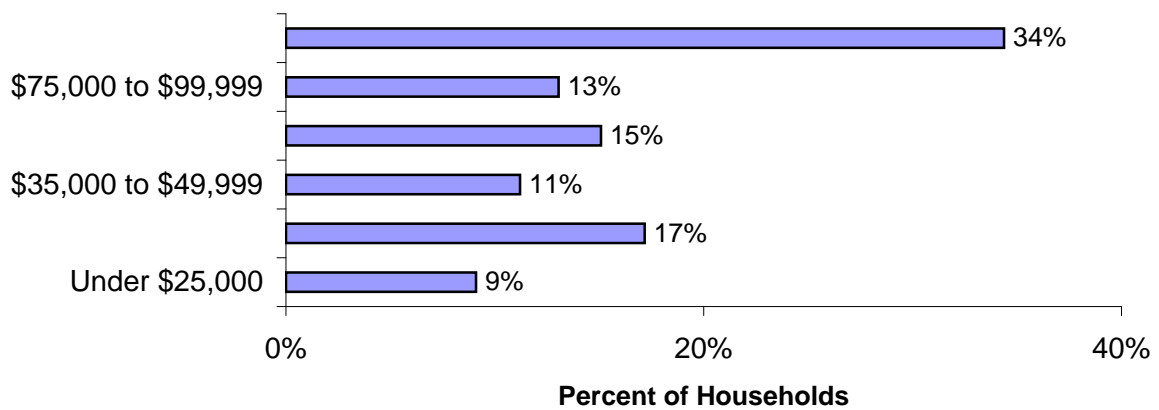




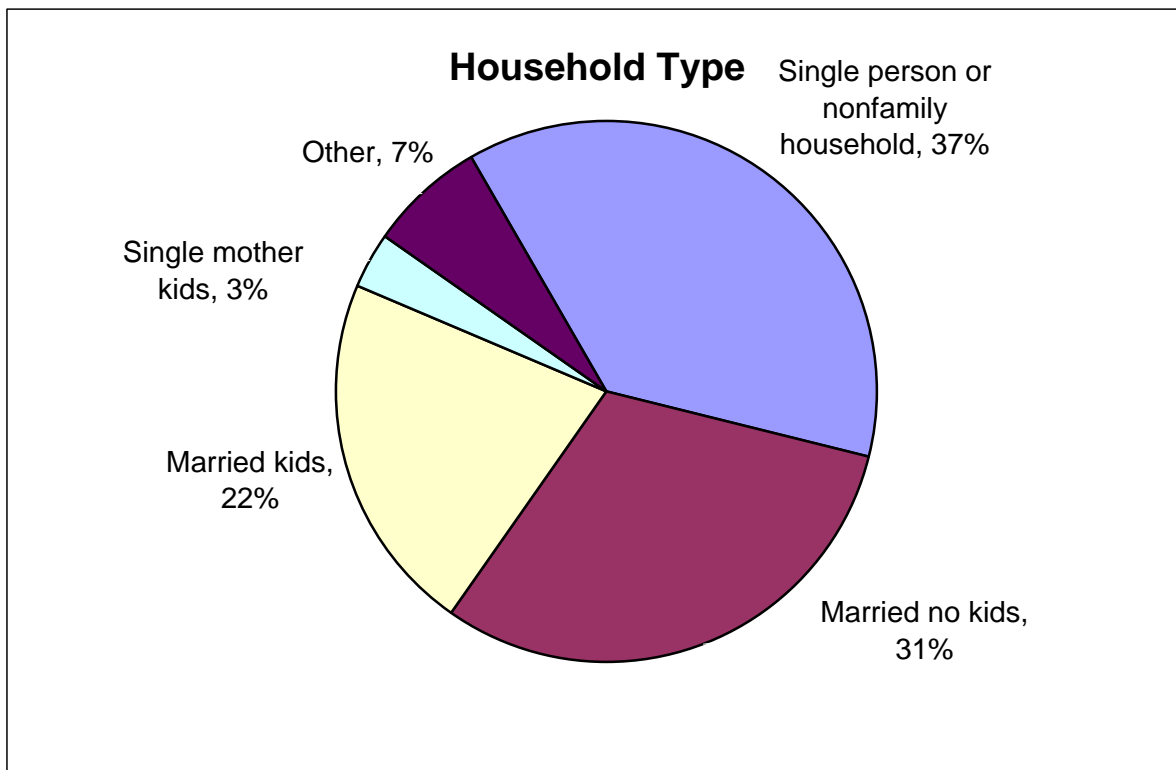
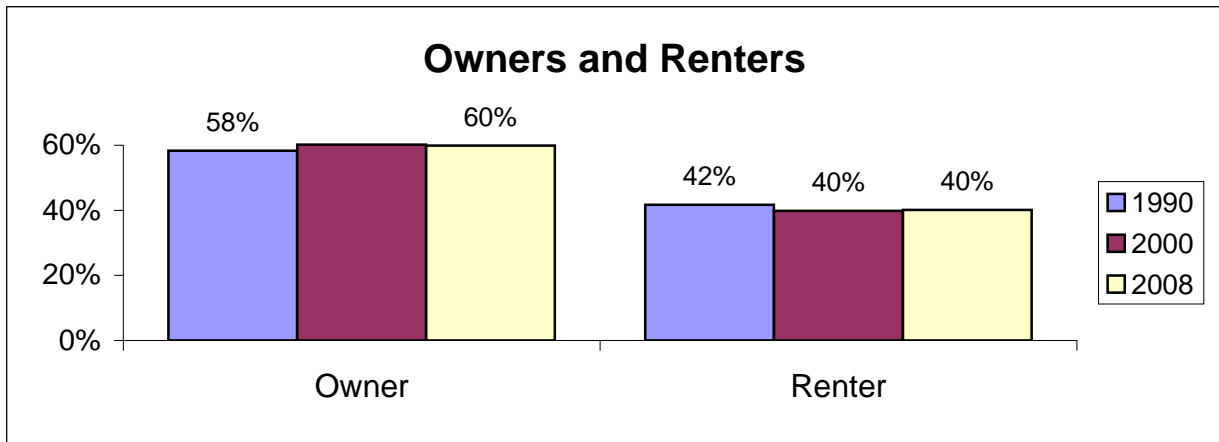
Household Income (1999)



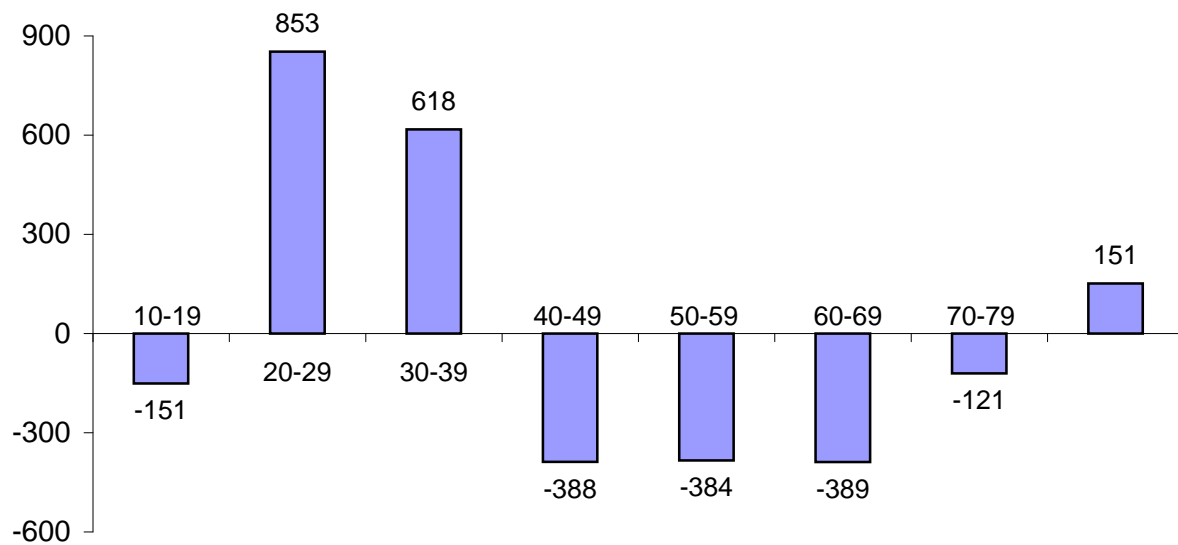
Household Income (1999)



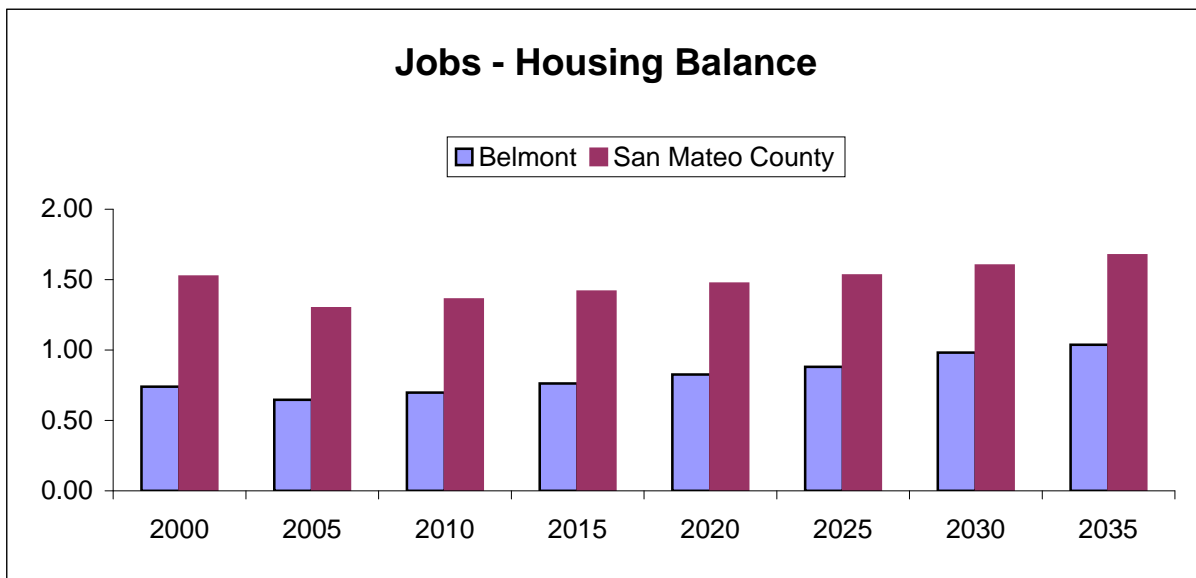
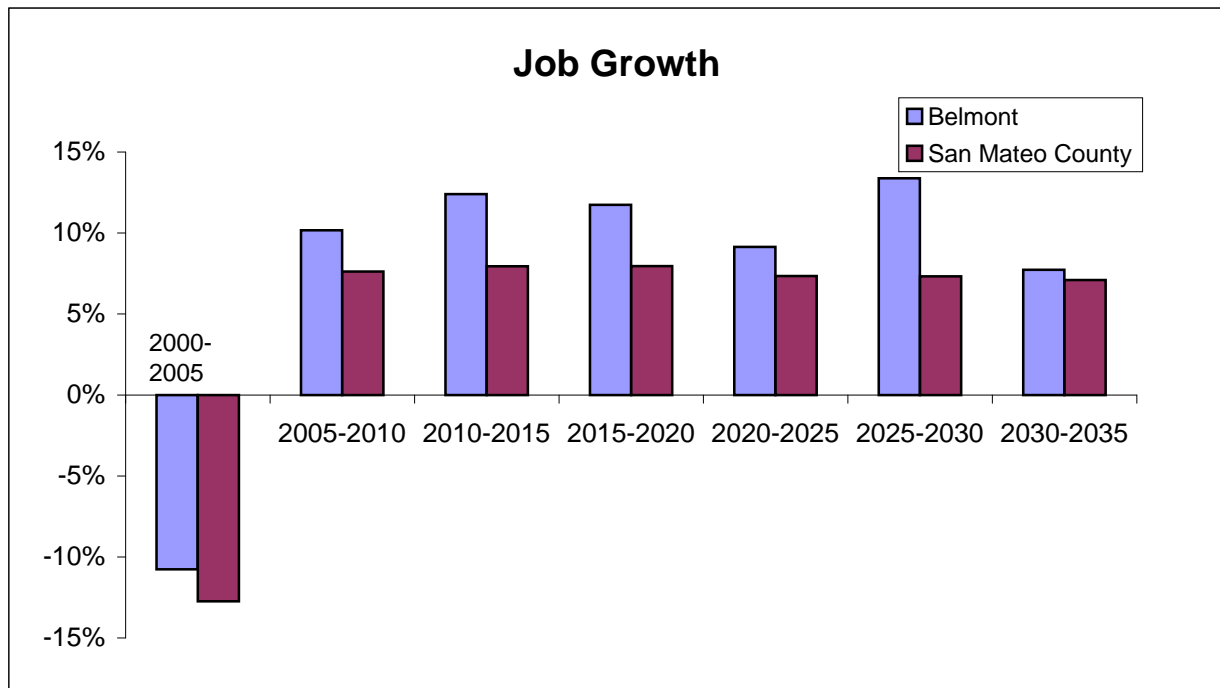
Eventually income chart will match state low income categories



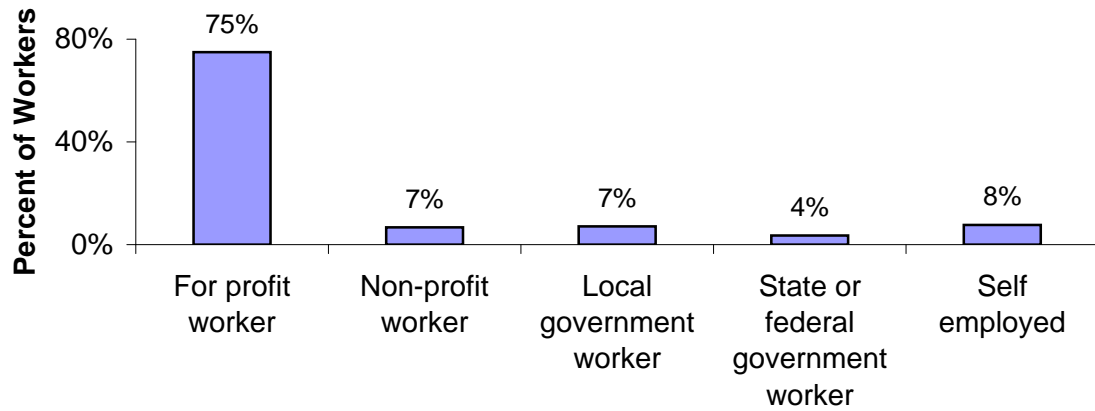
Net Number of Residents Who Moved in or out of City, 1990 to 2000



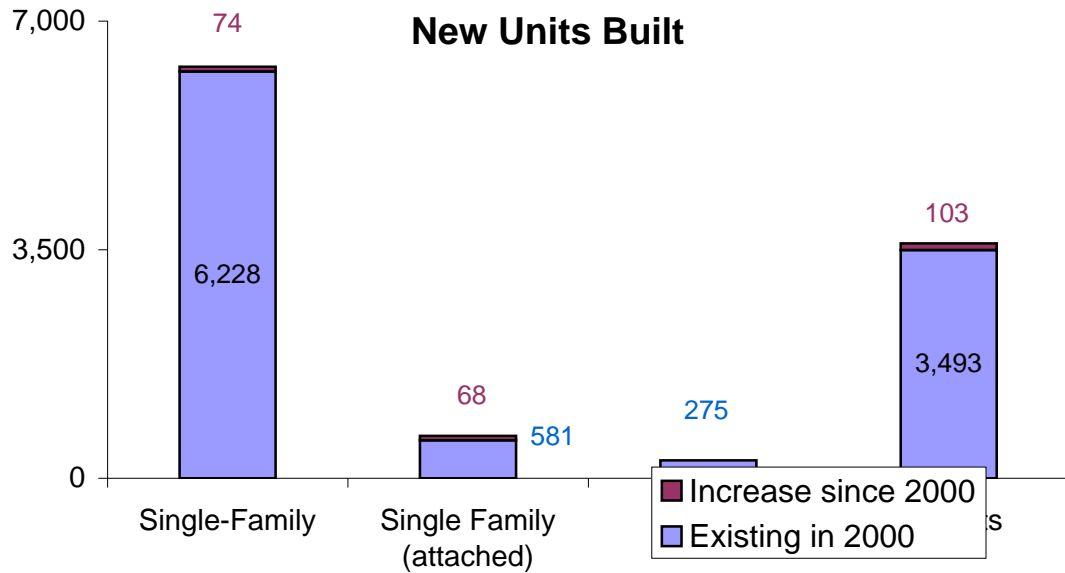
This chart shows the total number of people who moved in or out from 1990 to 2000 by age group. A positive number means more people moved in and a negative number means more people moved out. The high number of older seniors may be due to high than average life expectancies in California. This table will not be here in the final version, but there will be an explanation as part of the write up.



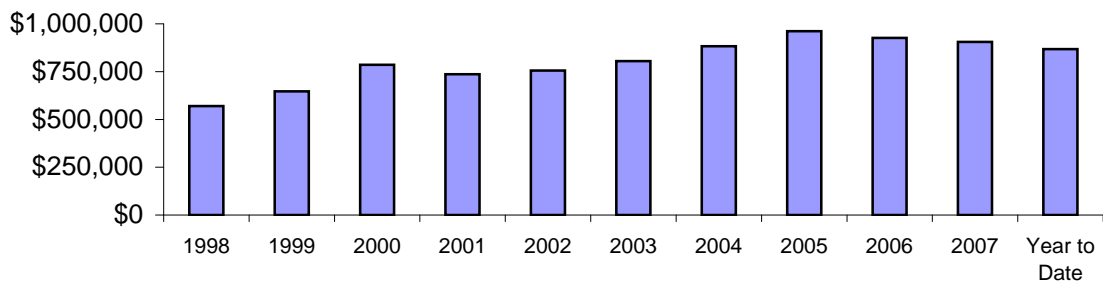
Type of Employment

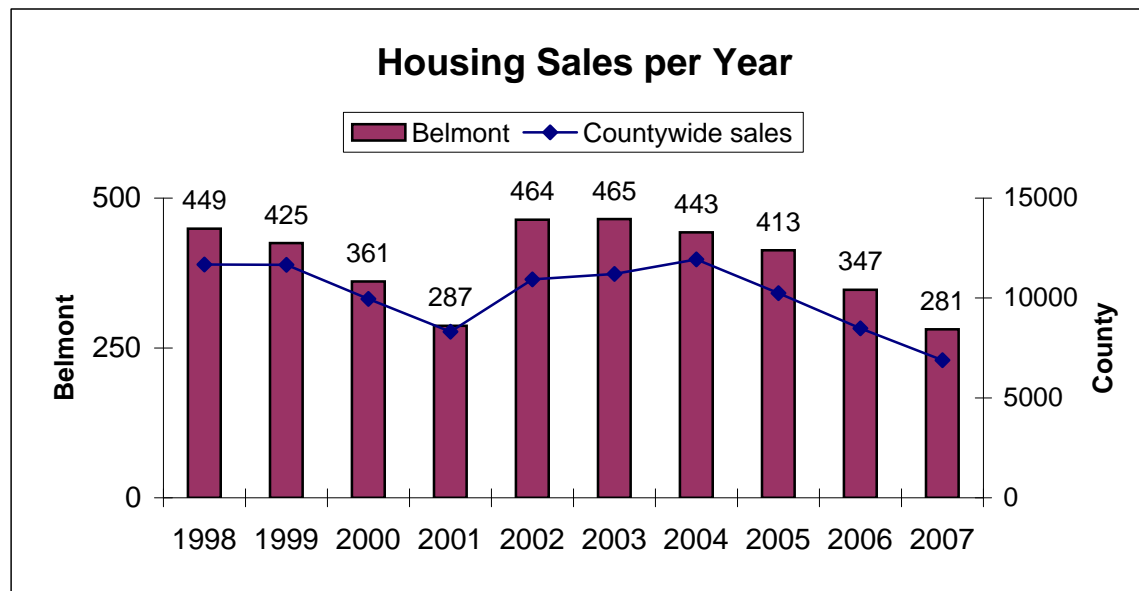
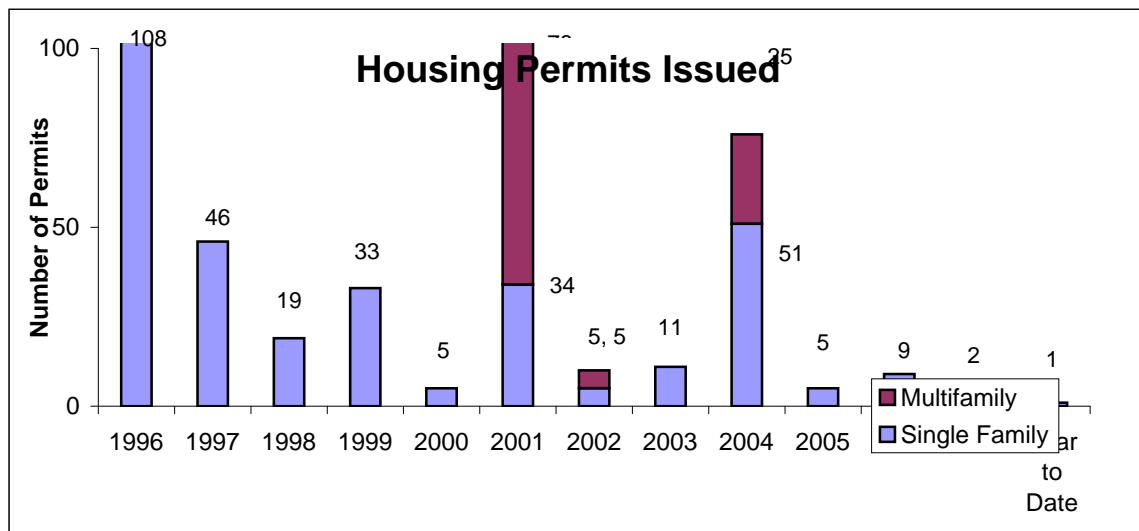


New Units Built



Median Sale Price (2007 Dollars)





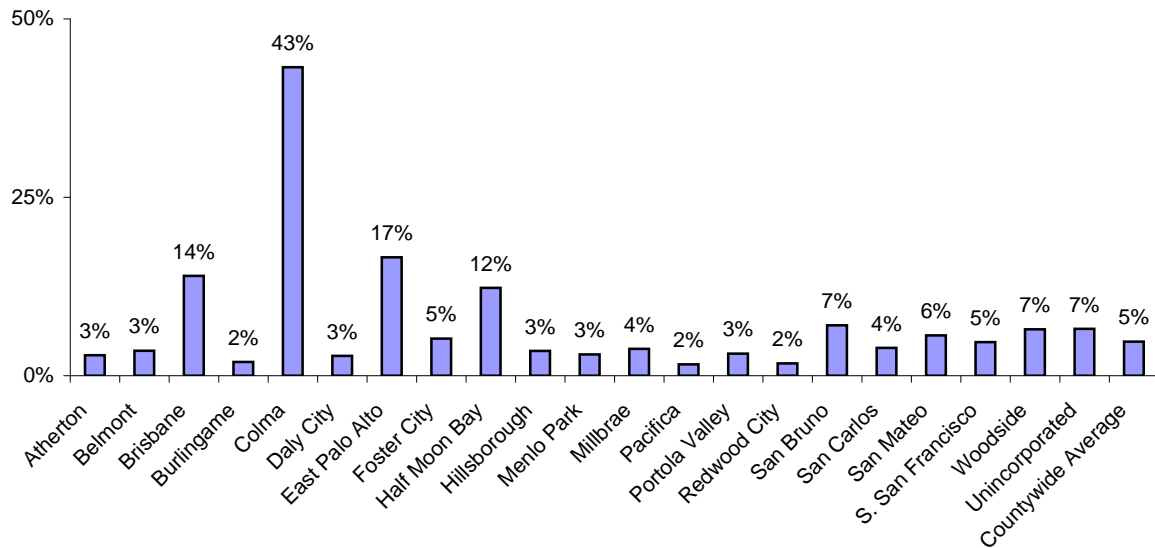
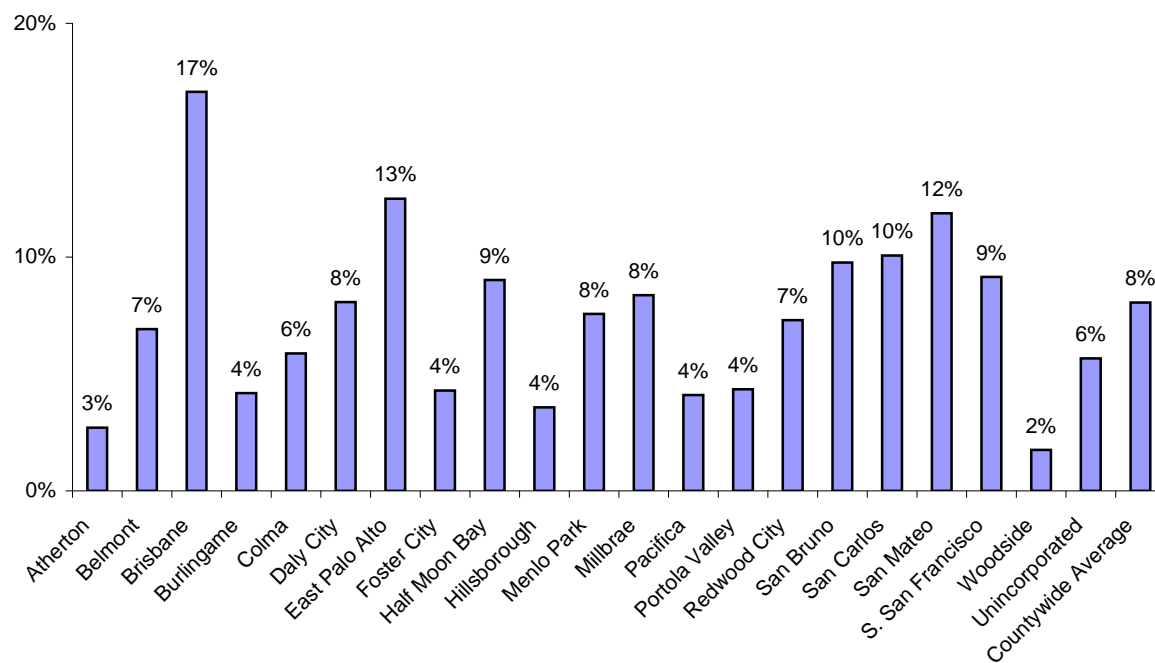
Charts Included

Population growth

Jobs to Housing Ratio

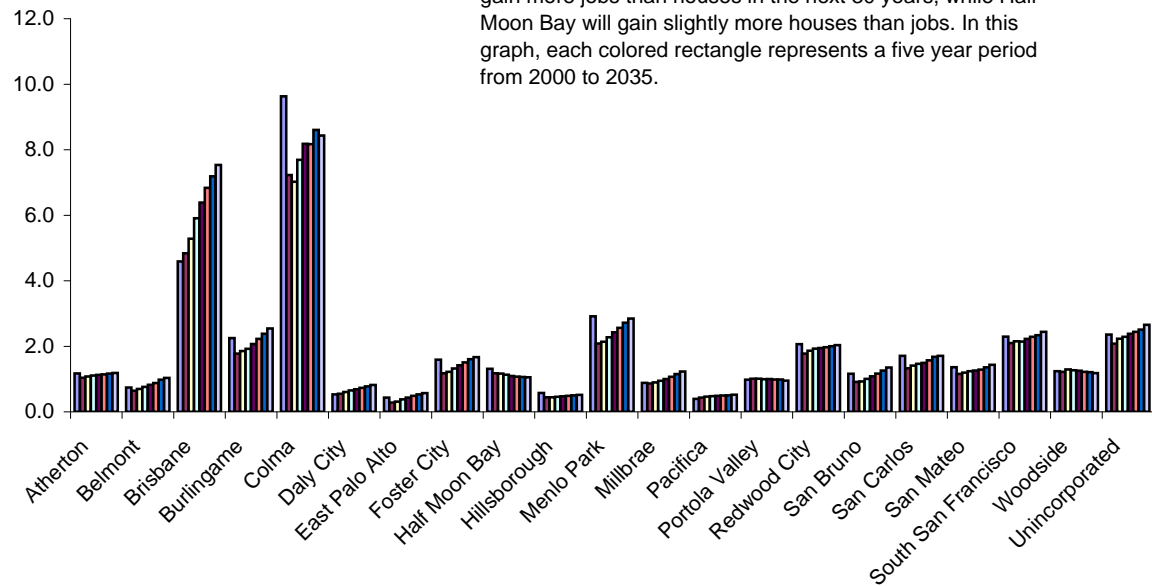
Population Change

Average Household Income

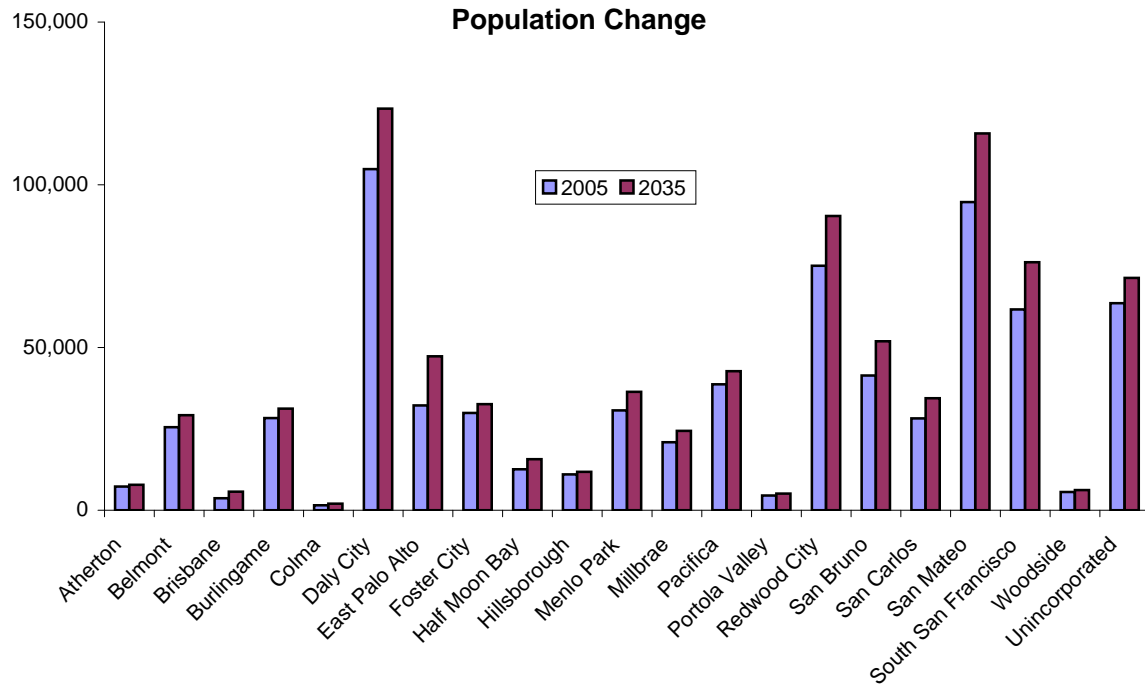
Predicted Population Growth from 2000-2010**Predicted Population Growth from 2010-2020**

Jobs to Housing Ratio, 2000-2035

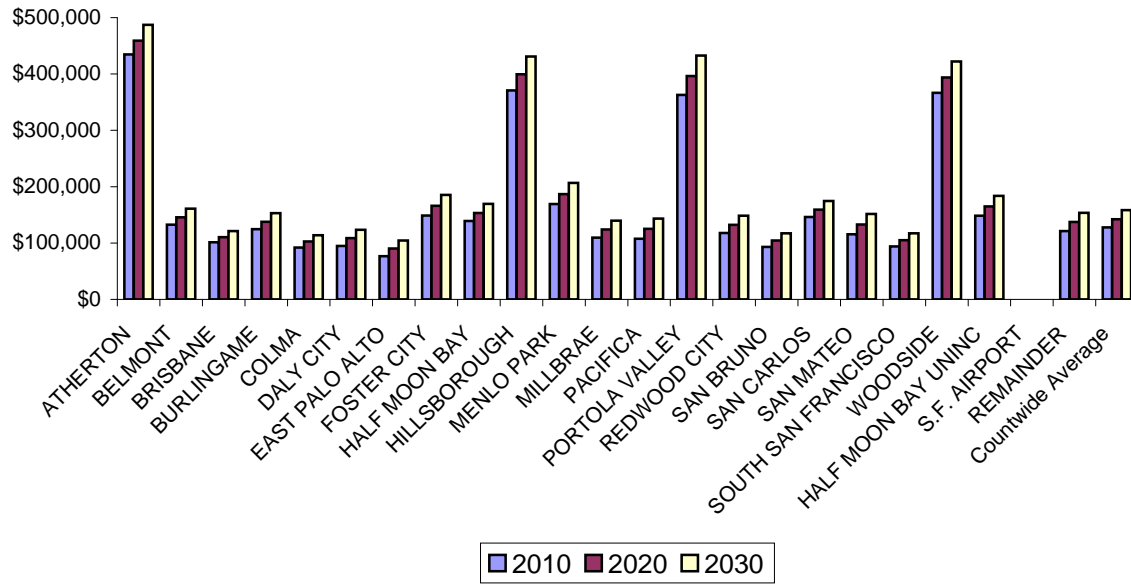
The Jobs to Housing ratio is predicted to change over time. For instance, Brisbane is predicted to gain more jobs than houses in the next 30 years, while Half Moon Bay will gain slightly more houses than jobs. In this graph, each colored rectangle represents a five year period from 2000 to 2035.



Population Change



Average Household Income



Demographic Data

City of Belmont Belmont

Data Provided	Data Needed
Table D1. Total Population Table D2. Age Table D3. Age Summary (as of 2008) Table D4. Race and Ethnicity Table D5. Household Type Table D6. Average Size of Households Table D7. Educational Achievement Table D8. Previous Residency (Where Residents Were Five Years Ago) Table D9. Household Growth Trends (1990 - Current) Table D10. Households by Tenure Table D11. Household Income in 1999 Table D12. Median and Per Capita Income (in 2007 dollars) Table D13. Mean Household Income Table D14. Poverty Status (1999) Table D15. Movement in and out of City Table D16. Countywide Growth Rate	None

2008 population 26,078 2008 population may be slightly different because it is from the Department of Finance rather

Table D1. Total Population

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
1990	24,127			
2000	25,123	996	4%	0.4%
2005	25,500	377	2%	0.3%
2010	26,000	500	2%	0.4%
2015	26,900	900	3%	0.7%
2020	27,800	900	3%	0.7%
2025	28,300	500	2%	0.4%
2030	28,700	400	1%	0.3%
2035	29,200	500	2%	0.3%

Source: ABAG Projections, 2007; US Census, 1990

Table D2. Age

Age Group	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	1,430	6%	1,512	6%	1,543	6%
5 to 17 years	2,836	12%	1,420	6%	3,777	15%
18 to 20 years	840	3%	1,239	5%	763	3%
21 to 24 years	1,441	6%	1,162	5%	954	4%
25 to 44 years	9,195	38%	1,155	5%	6,774	27%
45 to 54 years	3,179	13%	4,210	18%	4,255	17%
55 to 59 years	1,292	5%	4,798	20%	1,921	8%
60 to 64 years	1,159	5%	3,761	16%	1,479	6%
65 to 74 years	1,788	7%	1,456	6%	1,872	7%
75 to 84 years	747	3%	1,083	5%	1,211	5%
85 years and over	220	1%	1,763	7%	532	2%

Source: US Census Summary File 3 (US Census), 1990 and 2000, Claritas, 2008)

Table D3. Age Summary (as of 2008)

			Belmont		San Mateo County	State Average
	Number	Percent				
Under 18	5,320	21%	Under 18	21%	23%	27%
Between 18 and 65	16,146	64%		64%	65%	62%
Over 65	3,615	14%	Over 65	14%	13%	11%
Median	38.8	xx	Median	38.8	36.8	33.3

Source: US Census 2000, Claritas 2008

Table D4. Race and Ethnicity

Race	2000		2008	
	Number	Percent	Number	Percent
White	18889	75.2	17,413	70%
Black	422	1.7	464	2%
Asian	3878	15.4	5,028	20%
Other Race	867	3.4	775	3%
Multi-racial	1067	4.2	1,254	5%
Ethnicity				
	Number	Percent	Number	Percent
Hispanic	2090	8.3	22,898	9%
Not-Hispanic	23033	91.7	2,183	91%

Source: US Census 2000, Claritas 2008

Table D5. Household Type

Category	Number	Percent
Single person or nonfamily household	3871	37%
Married no kids	3211	31%
Married kids	2264	22%
Single mother kids	344	3%
Other	728	7%

Source: US Census, 2000

Table D6. Average Size of Households

	1990	2000	2008
City of Belmont	2.3	2.4	2.4
San Mateo County	xx	2.7	2.8

Source: US Census 1990 and 2000, Department of Finance E5 Report (DoF E5)

Table D7. Educational Achievement

	Number	Percent
No high school degree	1090	6%
High school no college	2620	14%
College, less than 4 years	5364	29%
College, 4 years plus	9719	52%

Source: US Census 2000

Table D8. Previous Residency (Where Residents Were Five Years Ago)

	Number	Percent
Same house	13,265	39%
Different house, same county	9,029	27%
Different county, same state	4,969	15%
Different state	4,060	12%
Not in America	2,605	8%

Source: US Census 2000

Table D9. Household Growth Trends (1990 - Current)

Year	Households	Numerical Change	Annual Percent Change
1990	10,105		
2000	10,418	313	0.3%
2008	10,703	285	0.3%

Source: US Census 1990 and 2000; DoF E-5

Table D10. Households by Tenure

	1990		2000		2008	
	Number	Percent	Number	Percent	Number	Percent
Owner	5892	58%	6270	60%	6,212	60%
Renter	4213	42%	4148	40%	4,162	40%

Source: US Census, 1990 and 2000; Claritas, 2008

Table D11. Household Income in 1999

	2000		2008	
	Number	Percent	Number	Percent
Under \$25,000	1,066	9%	877	8%
\$25,000 to \$34,999	2,012	17%	499	5%
\$35,000 to \$49,999	1,313	11%	1,051	10%
\$50,000 to \$74,999	1,767	15%	1,681	16%
\$75,000 to \$99,999	1,529	13%	1,414	14%
\$100,000+	4,027	34%	4,852	47%

Source: US Census, 2000; Claritas, 2008

Table 12. Median and Per Capita Income (in 2007 dollars)

Income	
Median Household In	\$102,749
Per capita income	\$54,371

Source: US Census, 2000; CPI - Westegg.com)

CPI	1.27
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Table D13. Mean Household Income

2000	2005	2010	2015	2020	2025	2030	2035
\$141,300	\$127,400	\$132,500	\$138,700	\$145,600	\$153,200	\$160,900	\$169,100

Source: ABAG Projections, 2007

Table D14. Poverty Status (1999)

Percent	
Poverty Rate	4.0

Source: US Census, 2000

Table D15. Movement in and out of City

This table shows net migration in or out of the city from 1990 to 2000.

For instance, based on the 1990 census we 'expected' to see

388 more people in their 40's in 2000 (accounting for mortality rates).

We can conclude that these people likely moved out of the city.

Age in 2000	Net loss or gain in numbers
10-19	-151
20-29	853
30-39	618
40-49	-388
50-59	-384
60-69	-389
70-79	-121
80+	151
Total net migration	189

Table D16. Countywide Growth Rate

	2000-2010	2010-2020	2020-2030
Atherton	3%	3%	1%
Belmont	3%	7%	3%
Brisbane	14%	17%	13%
Burlingame	2%	4%	3%
Colma	43%	6%	6%
Daly City	3%	8%	4%
East Palo Alto	17%	13%	14%
Foster City	5%	4%	2%
Half Moon Bay	12%	9%	6%
Hillsborough	3%	4%	1%
Menlo Park	3%	8%	4%
Millbrae	4%	8%	3%
Pacifica	2%	4%	3%
Portola Valley	3%	4%	4%
Redwood City	2%	7%	6%
San Bruno	7%	10%	7%
San Carlos	4%	10%	6%
San Mateo	6%	12%	5%
S. San Francisco	5%	9%	7%
Woodside	7%	2%	5%
Unincorporated	7%	6%	3%
Countywide Average	5%	8%	5%

Source: ABAG Projections, 2007

Employment Data

DRAFT

Data provided:	Data still needed
Table E1. Jobs by Industry Table E2. Projected Jobs Table E3. Projected Job Growth Percent Table E4. Projected Job Growth Numeric Change Table E5. Jobs Housing Balance Table E6. Occupation Table E7. Blue Collar/White Collar Table E8. Type of Employer Table E9. Travel time to Work Table E10. Commute Method Table E11. Largest employers in the county	Largest local employers (jurisdiction responsibility)

Table E1. Jobs by Industry

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining:	40	0%
Construction	827	6%
Manufacturing	1,789	13%
Wholesale trade	567	4%
Retail trade	1,565	11%
Transportation, warehousing, and utilities:	819	6%
Information	713	5%
Finance, insurance, real estate, rental and leasing:	1,281	9%
Professional, scientific, management, administration.	2,671	19%
Educational, health and social services	2,197	15%
Arts, entertainment, recreation, and services	702	5%
Other services	531	4%
Public administration	536	4%

Source: US Census 2000

Table E2. Projected Jobs

	2000	2005	2010	2015	2020	2025	2030	2035
Belmont	7,710	6,880	7,580	8,520	9,520	10,390	11,780	12,690
San Mateo County	386,590	337,350	363,060	391,910	423,100	454,170	487,420	522,000

Source: ABAG Projections 2007

Table E3. Projected Job Growth Percent

	2000-2005	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035
Belmont	-11%	10%	12%	12%	9%	13%	8%
San Mateo County	-13%	8%	8%	8%	7%	7%	7%

Source: ABAG Projections 2007

Table E4. Projected Job Growth Numeric Change

	2000-2005	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	2030-2035
Belmont	-830	700	940	1,000	870	1,390	910
San Mateo County	-49,240	25,710	28,850	31,190	31,070	33,250	34,580

Source: ABAG Projections 2007

Table E5. Jobs Housing Balanc (ratio of jobs to households)

	2000	2005	2010	2015	2020	2025	2030	2035
Belmont	0.74	0.65	0.70	0.76	0.83	0.88	0.98	1.04
San Mateo County	1.5	1.3	1.4	1.4	1.5	1.5	1.6	1.7

Source: ABAG Projections 2007,

Table E6. Occupation

	Number	Percent
Management, professional, and related	7,745	54%
Service occupations	998	7%
Sales and office occupations	3,786	27%
Farming, fishing, and forestry occupat	0	0%
Construction, extraction, and mainten:	874	6%
Production, transportation, and materi	835	6%

Source: US Census, 2000

Table E7. Blue Collar/White Collar

	Number	Percent
Blue Collar	1,692	12%
White Collar	11,274	81%
Service and Farm	986	7%

Source: Claritas 2008

Table E8. Type of Employer

	Number	Percent
For profit worker	10,444	75%
Non-profit worker	936	7%
Local government worker	990	7%
State or federal government worker	494	4%
Self employed	1,071	8%

Source: Caritas 2008

Table E9. Travel time to Work

	Number	Percent
Less than 15 minutes	2,721	21%
15-29 minutes	5,014	38%
20-44 minutes	3,220	24%
45-59 minutes	1,342	10%
60+ minutes	893	7%

Source: Claritas, 2008

Table E10. Commute Method

	Number	Percent
Drive Alone	11,060	81%
Carpooled	1,305	10%
Public Transportation	517	4%
Worked from home	448	3%
Other	308	2%

Source: Claritas, 2008

Table E11. Largest employers in the county

Employer	Number of Employees
United Airlines Airline	10,328
Oracle Corporation Software	7,000
Genentech Inc. Biotechnology	5,763
County of San Mateo Government	5,288
Kaiser Permanente Health Care	3,992
United State Postal Service Postal Service	2,396
Safeway Inc. Supermarkets	2,140
Applera (Applied Biosystems) Biotechnology	2,000
Visa USA Financial Services	1,901
Electronic Arts Interactive Entertainment	1,800
Mills-Peninsula Health Services Health Care	1,800
The Gap Inc. Specialty Retail	1,700
Siebel Systems Software	1,550
Stanford Linear Accelerator Physics Research	1,500
San Mateo County Community College District College District	1,450
SRI International Research and Development	1,397
Catholic Healthcare West Health Care	1,215
Franklin Templeton Investments Investment Management	1,200
San Francisco International Airport	1,179
EMC Corp. Information Management	1,086

Source: County Profile 2006

Housing

Data Provided	Data Still Needed
Table H1. Housing Price and Sale Information	Housing Condition Survey (may not be required,
Table H2. Regional Median Home Values	project team will explore; if necessary, jurisdictions responsibility)
Table H3. Year Structure Built	Pending Housing Developments
Table H4. Housing Units by Type-	(jurisdiction responsibility)
Table H5. Housing Permits Issued 1996- Curr	Additional Rent Data (Project team's responsibility;
Table H6. Vacancy Rates	jurisdictions may want to supplement)
	Vacancy rates by tenure (project team)

Belmont

Table H1. Housing Price and Sale Information

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Year to Date
Number of Sales	449	425	361	287	464	465	443	413	347	281	59
Median Sales Price (:	\$570,180	\$646,748	\$785,970	\$736,313	\$755,820	\$805,000	\$882,530	\$961,380	\$926,625	\$905,500	\$867,500
Change in Price	xxx	15%	25%	-3%	4%	8%	12%	13%	0%	3%	-4%
Price per SF	\$263	\$307	\$380	\$387	\$402	\$421	\$467	\$544	\$558	\$591	\$574
Countywide sales	11677	11658	9956	8313	10928	11201	11932	10244	8479	6885	

Source: DataQuick

Average sales for 10 year period	
Countywide	10127.3
Belmont	393.5

Table H2. Regional Median Home Values

Coming soon to a spreadsheet near you

	Sale Price					Percent Increase			
	2000	2002	2004	2006	2008	2000-2002	2002-2004	2004-2006	2006-2008
ATHERTON	3,400,000	1,293,000	2,765,500	2,548,500	3,065,000				
BELMONT	639,000	646,000	781,000	882,500	867,500				
BRISBANE	408,500	440,750	580,000	691,000	640,000				
BURLINGAME	925,000	880,000	1,175,000	1,398,000	1,510,000				
DALY CITY	358,500	450,000	570,000	710,000	556,500				
HALF MOON BAY	519,000	602,500	730,000	697,500	714,000				
MENLO PARK	725,000	590,000	810,000	830,000	837,500				
MILLBRAE	625,000	572,500	779,000	555,000	913,000				
MONTARA	554,500	264,000	701,000	1,300,000	740,000				
MOSS BEACH	679,000	654,000	684,500	800,000	785,000				
PACIFICA	400,000	660,000	599,275	972,500	605,000				
PORTOLA VALLEY	1,400,000	549,500	1,440,000	805,000	1,396,500				
REDWOOD CITY	560,000	530,500	689,000	934,500	830,000				
SAN BRUNO	340,000	460,000	530,000	689,500	560,000				
SAN CARLOS	651,000	355,000	778,000	690,000	945,000				
SAN MATEO	517,000	1,237,000	650,000	1,767,500	730,000				
SOUTH SAN FRANC	417,750	575,000	600,000	788,000	525,000				

Table H3. Year Structure Built

Year Built	Number	Percentage
	42	
1999 to March 2000		0%
	214	
1995 to 1998		2%
1990 to 1994	296	3%
1980 to 1989	564	5%
1970 to 1979	2303	22%
1940 to 1959	3765	35%
1939 or earlier	360	3%
Total	10628	

Source: US Census, 2000

Table H4. Housing Units by Type-

Unit Type	2000		2008		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	6,228	59%	6,302	58%	74	1%
Single Family (attached)	581	5%	649	6%	68	12%
2-4 units	275	3%	275	3%	0	0%
5+ Units	3,493	33%	3,596	33%	103	3%
Mobile Home & Other	0	0%	0	0%	0	0%
Totals	10,577		10,822		245	2%

Source: DoF E-5

Table H5. Housing Permits Issued 1996- Current

	Single-Fami	2-4 units	5+ Units	TOTAL
1996	108	0	0	108
1997	46	0	0	46
1998	19	0	0	19
1999	33	0	0	33
2000	5	0	0	5
2001	34	0	78	112
2002	5	0	5	10
2003	11	0	0	11
2004	51	0	25	76
2005	5	0	0	5
2006	9	0	0	9
2007	2	0	0	2
Year to Date	1	0	0	1
Total	329	0	108	437

Housing Permits Issued 1996- Current

	Single Fam	Multifamily
1996	108	0
1997	46	0
1998	19	0
1999	33	0
2000	5	0
2001	34	78
2002	5	5
2003	11	0
2004	51	25
2005	5	0
2006	9	0
2007	2	0
Year to Date	1	0
Total	329	108

Hand update

Source: Construction Industry Research Board, Building Permit Summary,

Table H6. Vacancy Rates Coming soon: Vacancy rates by tenure

	2000	2008	Change (in Percentage Points)
Vacancy Rate	3.7%	1.1%	-2.6

Source: US Census, 2000

Table H7. Pending Housing Developments

Developer/ Development Name	Number/ Type of Units	Unit Size (sq. ft.)	Price Range	Status
Status: C = Complete; UC = Under Construction; A = Approved (Tentative or				

Sources: City, and discussions with developers

Overpayment and Overcrowding

Data Included	Data Still Needed
Table P1. Housing Problems	Additional table demonstrating overpayment
Table P2. Overcrowding	
Table P3. Percent Overpaying by Income Category	
Table P4. Rent as a Percent of Income	
Table P5. Owner costs as a percent of Income	
Table P6. Housing Cost as a Percentage of Household Income	

Table P1. Housing Problems

	Total Renters	Total Owners	Total Households
Extremely Low Income	434	288	722
% with any housing problems	76	68.8	73.1
% Cost Burden >30%	71.9	68.8	70.6
% Cost Burden >50%	65.4	55.6	61.5
Very low income	367	288	655
% with any housing problems	92.1	62.2	78.9
% Cost Burden >30%	92.1	60.8	78.3
Low Income	981	690	1,671
% with any housing problems	67	46	59
% Cost Burden >30%	64	46	57

Source: State of the Cities Comprehensive Affordability Strategy (CHAS)

Table P2. Overcrowding

	People	Percent
Not Overcrowded (<1 person per room)	10,039	95.9
Overcrowded (1.5 people per room)	152	1.5
Very overcrowded (1.5+ people per room)	277	2.6

Source: US Census, 2000

Table P3. Percent Overpaying by Income Category

	Number of households	Total number overpaying for housing	Percent overpaying for housing
Renters	1,782	1,278	72%
Owners	746	355	48%

Source: US Census, 2000

Table P4. Rent as a Percent of Income

	Number	Percent
Less than 15 percent	694	16.7
15 to 19 percent	714	17.2
20 to 24 percent	624	15
25 to 29 percent	468	11.3
30 to 34 percent	259	6.2
35 percent or more	1,209	29.2
Not computed	179	4.3

Table P5. Owner costs as a percent of Income

	Number	Percent
Less than 15 percent	1,820	31.5
15 to 19 percent	759	13.1
20 to 24 percent	794	13.7
25 to 29 percent	611	10.6
30 to 34 percent	513	8.9
35 percent or more	1,260	21.8
Not computed	28	0.5

Source: US Census, 2000

Table P6. Housing Cost as a Percentage of Household Income**Owners**

Percent of Income Spent on housing	Household Income				
	Less than \$20,000	\$20,000-\$34,999	\$35,000-\$49,999	50-75000	75,000+
less than 30 %	52	197	290	439	3006
30-34%	49	0	21	42	401
35+%	152	100	203	323	482

Renters

Percent of Income Spent on housing	Household Income				
	Less than \$20,000	\$20,000-\$34,999	\$35,000-\$49,999	50-75000	75,000+
less than 30 %	16	72	324	806	1282
30-34%	0	104	94	37	24
35+%	356	405	342	106	0

Source: US Census, 2000

Elderly, large families, female headed, farm workers

Data Included	Data Needed
Table S1. Seniors and Poverty	
Table S2. Householder Age	Farmworker (Project Team)
Table S3. Farmworker Housing	Homeless facilities (Project team for countywide facilities)
Table S4. Disabilities	
Disability by Type	
Household Size	
Household Size by Tenure	
Bedroom by Tenure	
Housing Size Mismatch	
Female headed households	
Elderly by Income and Tenure	
Housing Problems by Household Size	

Table S1. Seniors and Poverty

	In poverty	Not in poverty
65 to 74 years	93	1,838
75 years and over	69	1,349

Source: US Census, 2000

Table S2. Householder Age

	Owners	Renters	Total
65-74 years	949	168	1117
75 plus years	581	109	690
TOTAL	1530	277	

Source: US Census, 2000

Elderly Households by Income and Tenure

Income Level	Elderly	Elderly Renter
Below 50% AMI	339	262
51% to 80%	383	75
81%+	945	85
Source: CHAS Data, Housing Problems		

Table S3. Farmworker Housing

Permanent	
Seasonal (e.g. less than 150 days)	
Total	
Source: USDA 2002 Census of	

Table S4. Disabilities

	Number
Unable to work because of disability (ages 16-64)	1,299
Able to work, but with disability (ages 16-64)	1,876
Persons Age 65 Plus with a Disability	2,207
Total Persons with a Disability	5,506

Source: US Census, 2000

Persons with Disabilities by Disability Type

	Number	Percent
Total Disabilities	5,506	
Total Disabilities for Ages 5-64	3,299	
Sensory Disability	147	
Physical disability	548	
Mental disability	549	
Self-care disability	160	
Go-outside-home disability	596	
Employment disability	1,299	
Total Disabilities for Ages 65 and Over	2,207	
Sensory Disability	422	
Physical disability	717	
Mental disability	216	
Self-care disability	285	
Go-outside-home disability	567	

Source: Census Bureau (2000 Census SF 3:

Household Size by Tenure

	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	
Owner	5878	93%	423	7%	6301	
Renter	4012	96%	155	4%	4167	
TOTAL	9890	xx	578	xx	10468	

Source: Census Bureau (2000 Census SF 3: H17)

Household Size by Housing Problems

		Small Families	Large Families	All other households
Renters	Percent with any	38.8	71.9	32.1
	Percent Cost Bur	26.9	44.6	31.1
Owners	Percent with any	31.3	31.3	37.5
	Percent Cost Bur	30.7	27.8	37.5
All Households	Percent with any	33.9		
	Percent Cost Bur	31.1		

Source: State of the Cities Data Systems, CHAS Data

Number of People

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
1 person	982	16%	1849	44%	2831	27%
2 people	2613	41%	1316	32%	3929	38%
3 people	1175	19%	535	13%	1710	16%
4 people	1108	18%	312	7%	1420	14%
5 people	338	5%	106	3%	444	4%
6+ people	85	1%	49	1%	134	1%
TOTAL	6216	100%	4118	100%	10334	100%

Number of Bedrooms by Tenure

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	10	0%	637	15%	647	6%
1 BR	187	3%	1708	41%	1895	18%
2 BR	804	13%	1216	29%	2020	19%
3 BR	3383	54%	485	12%	3868	37%
4 BR	1633	26%	94	2%	1727	16%
5+ BR	284	5%	27	1%	311	3%
TOTAL	6301	1	4167	100%	10468	100%

Source: 2000 Census (2000 Census SF 3: H42)

Housing Size Mismatch

Bedroom Type	Owner Households	Renter Households
	Number	Number
0 BR	-972	5917
1 BR	-2426	392
2 BR	-371	681
3 BR	1937	67
4 BR	1832	72

Assumptions

- 1 person can live in 0 or 1 bedroom
- 2 people can live in 1 bedroom or larger
- 3 people can live in 2 bedroom or larger
- 4 people can live in 3 bedroom or larger
- 5 people can live in a 3 bedroom
- 6 people can live in a 4 bedroom

Female Headed Households

Householder Type	Number
Total Households	10401
Total Female Headed Householders	1676
Female Heads with Children under 18	2320
Female Heads without Children under 18	3399
Total Families Under the Poverty Level	111
Female Headed Households Under the Poverty Level	26

Source: Census
Bureau (2000)

Percent of Families Under the Poverty Level

Percent of Families Under the Poverty L	2%
Percent of Female Headed Households	4%
Percent of Families with Children Under	4%

Housing Need

Tables to be provided
Coming soon:
RHNA
Additional analysis of need (beyond RHNA)
Buying power of various jobs
Income needed to buy home
Mismatch between supply and need

DRAFT
