

CALIFORNIA HOUSING FUTURES

Initial Findings



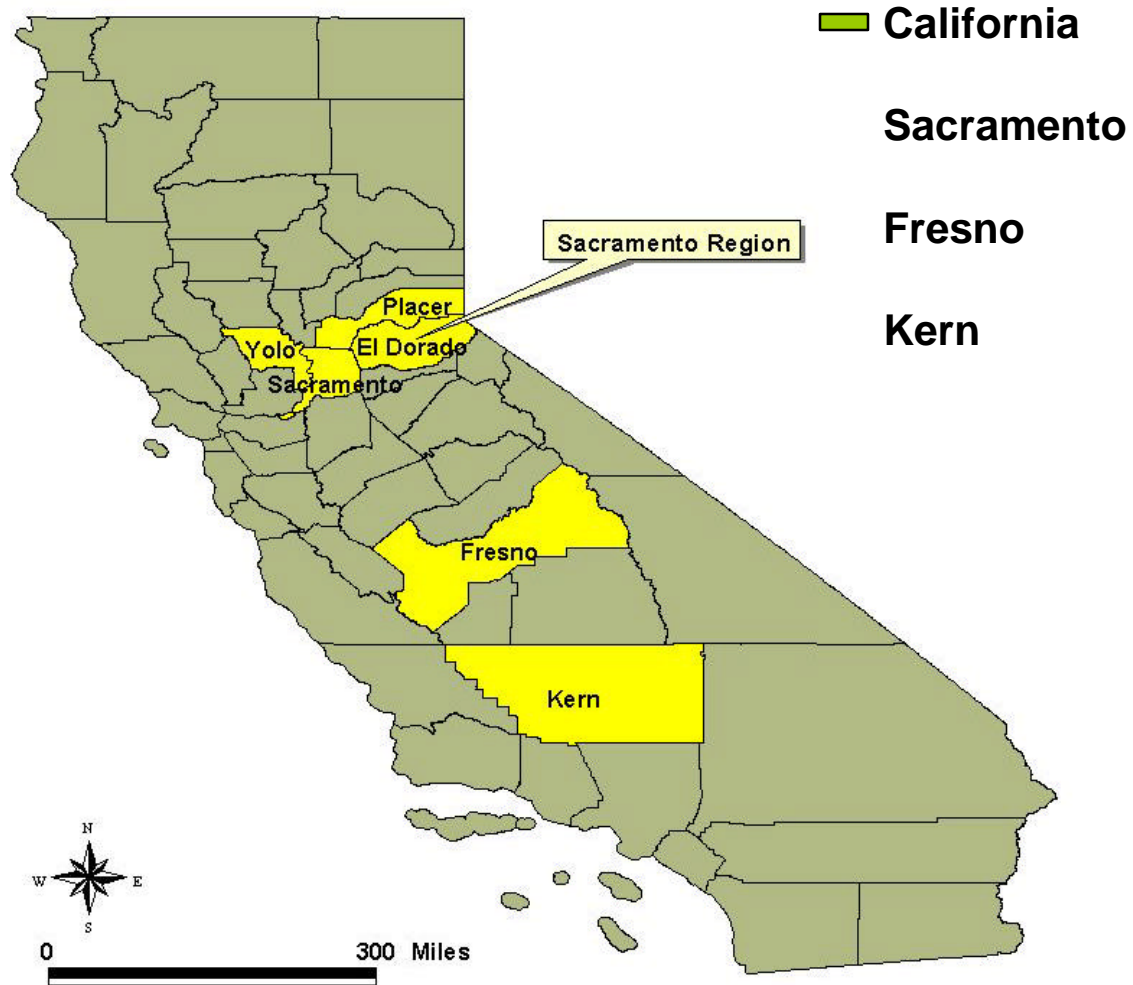
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PROJECT DIRECTOR: DOWELL MYERS

Questions for the Valley

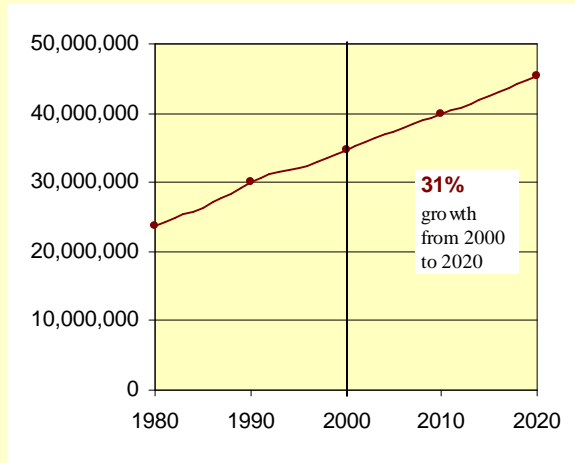
- ◆ **How will we house expected population growth?**
- ◆ **Is construction keeping up with growth?**
- ◆ **What standards should be set for housing?**
- ◆ **What difference is due to immigration and changing ethnic mix?**

Research Sites

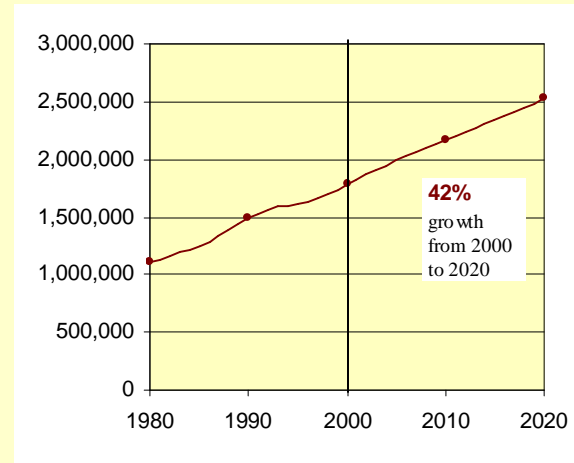


Accommodating Population Growth

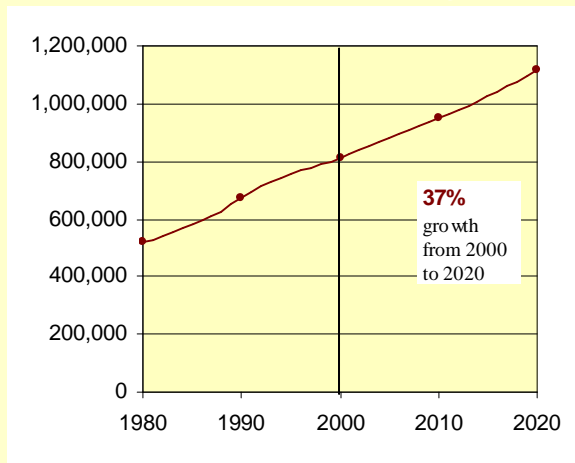
California



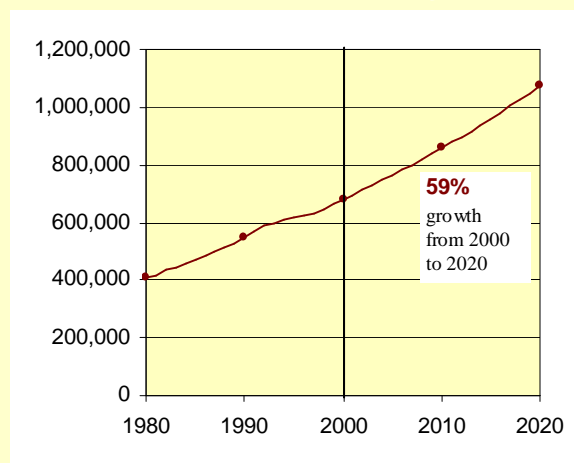
Sacramento Region



Fresno County



Kern County



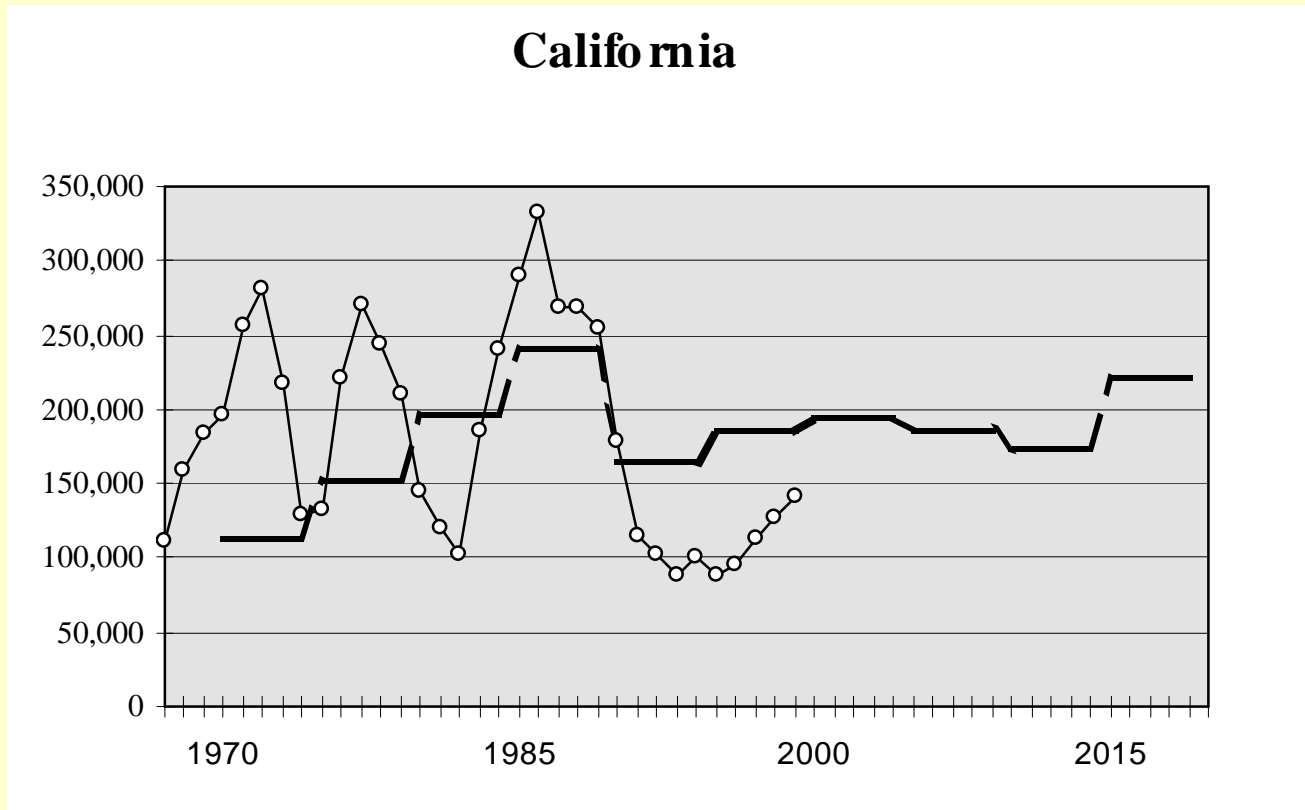
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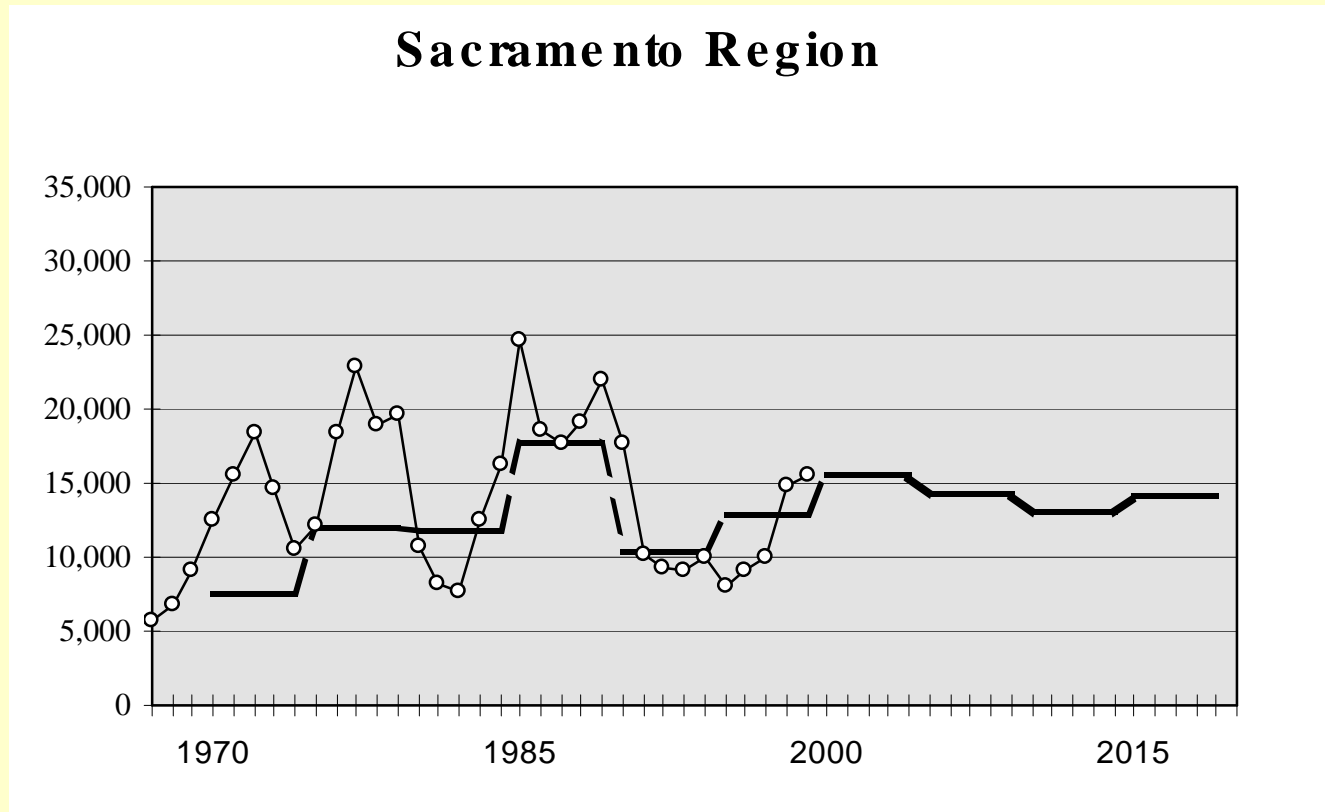
Housing Shortages in the 1990s and Beyond



○—○—○—○ Permits & Mobile Homes Each Year
 - - - - Average Annual Household Growth

Trend in Building Permits and Estimated Household Growth

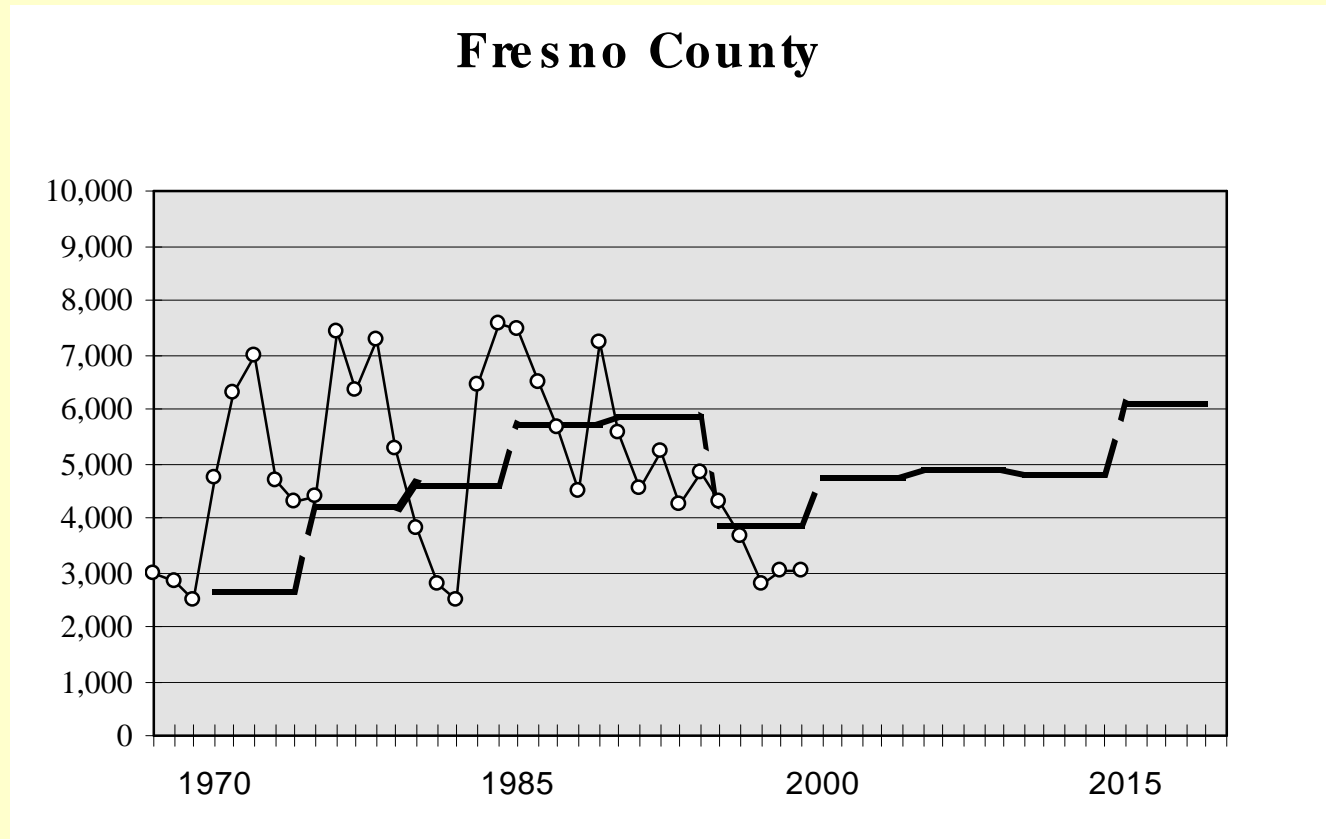
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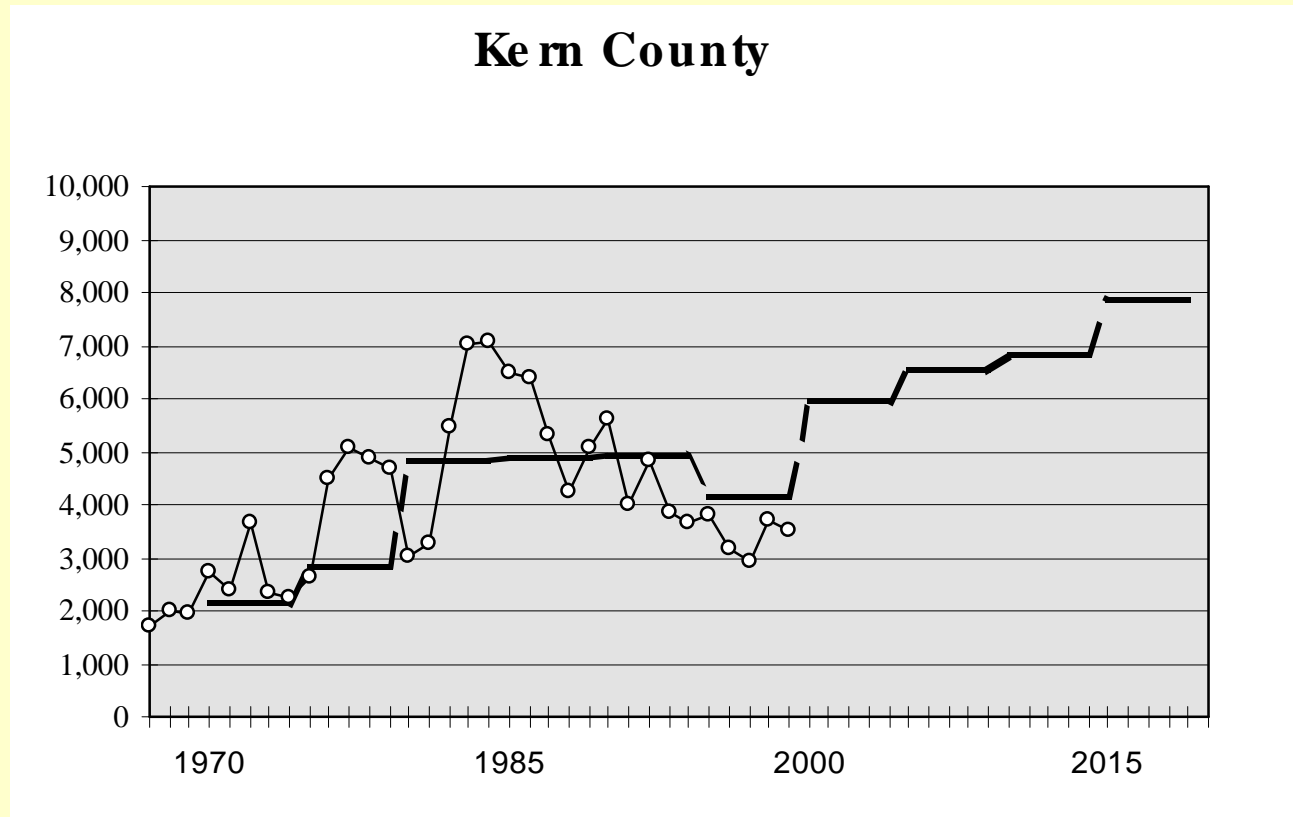
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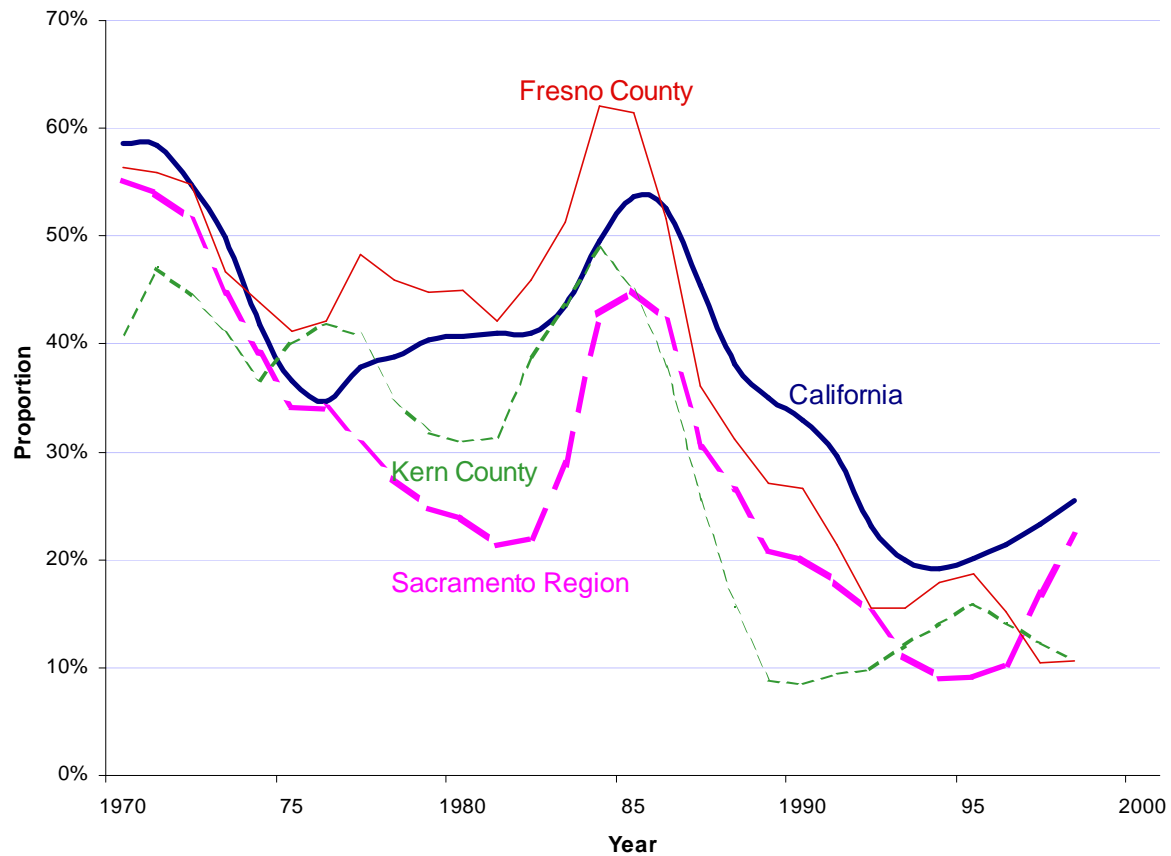


○—○—○—○ Permits & Mobile Homes Each Year
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Trend in Building Permits and Estimated Household Growth


Decline of Apartment Housing

Percentage of Construction in Multi-Family Units



Unmet Housing Needs

At Recent Rate of Construction the Following Percentage of Housing Needs Will Be Unmet from 2000 to 2010



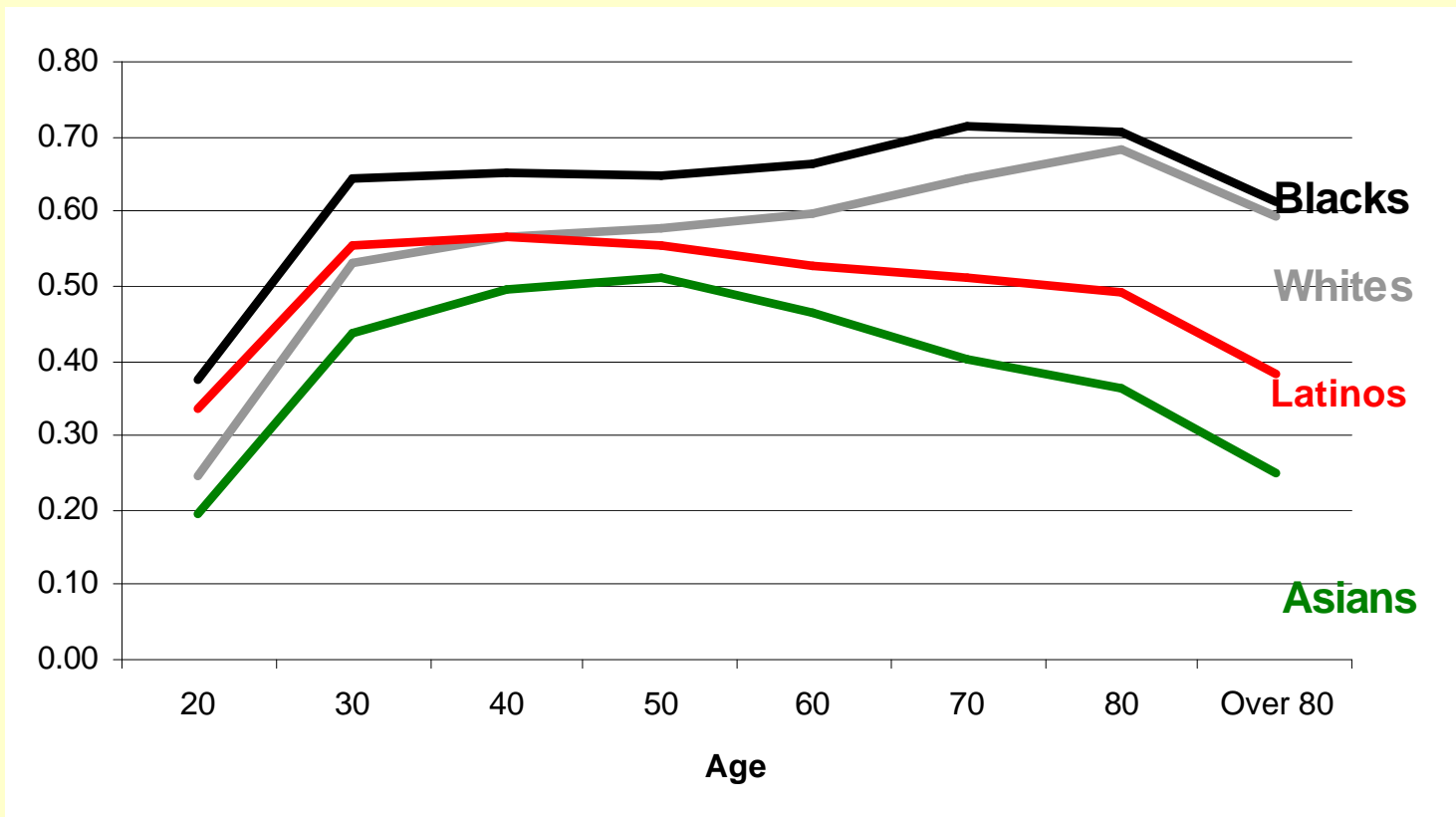
| | Multi-Family | Single Family | Total |
|-------------------|--------------|---------------|-------|
| California | 58.6 | 34.6 | 42.4 |
| Sacramento Region | 45.3 | 18.3 | 25.3 |
| Fresno County | 66.8 | 26.8 | 37.3 |
| Kern County | 68.8 | 34.5 | 42.0 |

Use Simple Averages of the Present? But that Method is FLAWED!

- ◆ **Ignores Changing Demographics**
 - Age
 - Generation
 - Race
 - Immigration

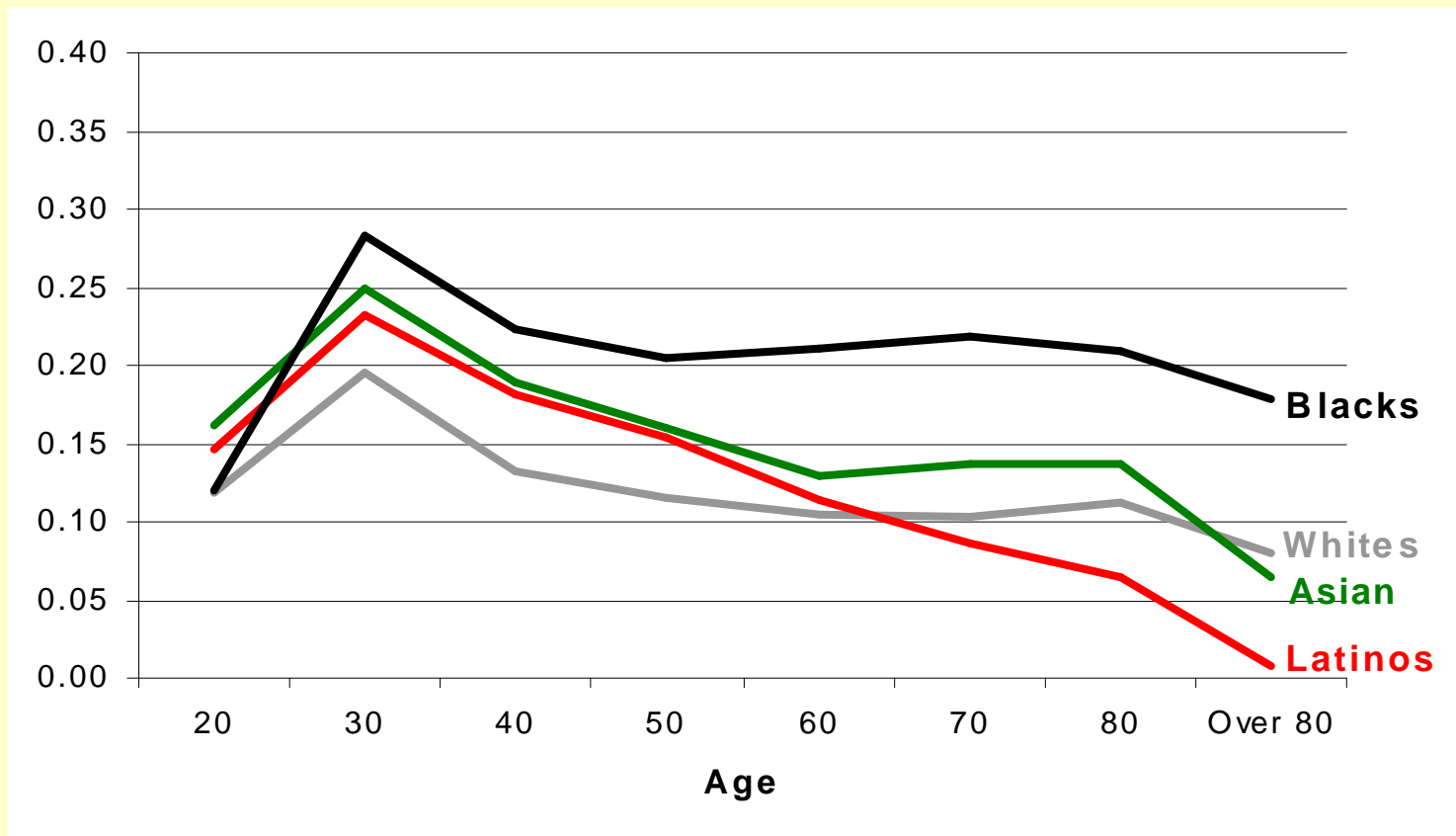
What Standards for Housing?

Household Formation Rates by Race
1930 Cohort



What Standards for Housing?

Multi-Family Household Formation Rates by Race
1930 Cohort



What Standards for Housing?

| Homes Occupied per 1,000 People at Age 50 | | | | |
|---|---------------|----------------|---------------|---------------|
| | Whites | Latinos | Asians | Blacks |
| B.1900 | 550 | 643 | 644 | 592 |
| B.1930 | 577 | 552 | 512 | 646 |
| B.1960 | 514 | 365 | 430 | 435 |
| MF Units Occupied per 1,000 People at Age 50 | | | | |
| | Whites | Latinos | Asians | Blacks |
| B.1900 | 239 | 282 | 275 | 259 |
| B.1930 | 116 | 154 | 159 | 204 |
| B.1960 | 111 | 103 | 83 | 209 |

Stay tuned for

FUTURE FINDINGS

THANK YOU