

MEMO

Date: March 27, 2013
To: Members of the Planning Commission
From: Janna Minsk, AICP, Planning Director
Subject: Demographic Data Contained in the 2013 Housing Element

At your Housing Element study session held on March 26, 2013 questions were raised regarding the accuracy of demographic data found in Chapter II, Needs Assessment. Commissioner Wisda noted that the 2010 population and housing data reported on the Census Bureau website was not consistent with the data shown in the draft Housing Element, including Table II-1 (Population Trends 1990-2012), Table II-2 (Age Distribution), Table II-3 (Race/Ethnicity) and Table II-5 (Household Tenure).

The web page cited in Commissioner Wisda's printout was downloaded more than a year ago (3/17/2012) and is no longer available on the Census Bureau website, therefore we were not able to reproduce the exact tables contained in his printout. However, we believe the reason for the discrepancy is that Commissioner Wisda's data covered the Santa Paula "Census County Division" (CCD) rather than the City of Santa Paula. The Census Bureau definition of CCD is as follows:

Census county divisions (CCDs) are areas delineated by the Census Bureau in cooperation with state, tribal, and local officials for statistical purposes. CCDs have no legal function and are not governmental units. CCD boundaries usually follow visible features and usually coincide with census tract boundaries. The name of each CCD is based on a place, county, or well-known local name that identifies its location.¹

As noted in this definition, a CCD is not the same as a city, and therefore may cover a different geographic area than the territory within the city boundaries. The Housing Element uses data for the City of Santa Paula.

Attachment 1 shows the boundaries of Santa Paula City compared to the Santa Paula CCD as they exist in 2010 Census map files.

¹ http://www.census.gov/geo/reference/gtc/gtc_cousub.html (downloaded 3/26/2013)

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Since the CCD covers a larger area (i.e., some unincorporated areas outside the City limits) the 2010 population and housing data found in Commissioner Wisda's printout show higher numbers than comparable data for only the City.

Attachments 2 and 3 show 2010 Census data for the City and the CCD, respectively. Note that the total population of the City as of 2010 was reported as 29,321 while the Santa Paula CCD population was reported as 32,060. Since the General Plan is primarily intended to govern the territory within the City of Santa Paula, we believe the data contained in the draft Housing Element is correct and appropriate.

Please contact me or the City's consultant John Douglas (John@JHDplanning.net) should you have any questions.

Attachments

1. Map showing 2010 City vs. CCD boundaries
2. 2010 Census data – City of Santa Paula
3. 2010 Census data – Santa Paula CCD
4. Notes from Mr. Wisda



Santa Paula city vs CCD

Legend:

Boundaries

- State
- '10 County
- '10 Co Sub
- '10 Place

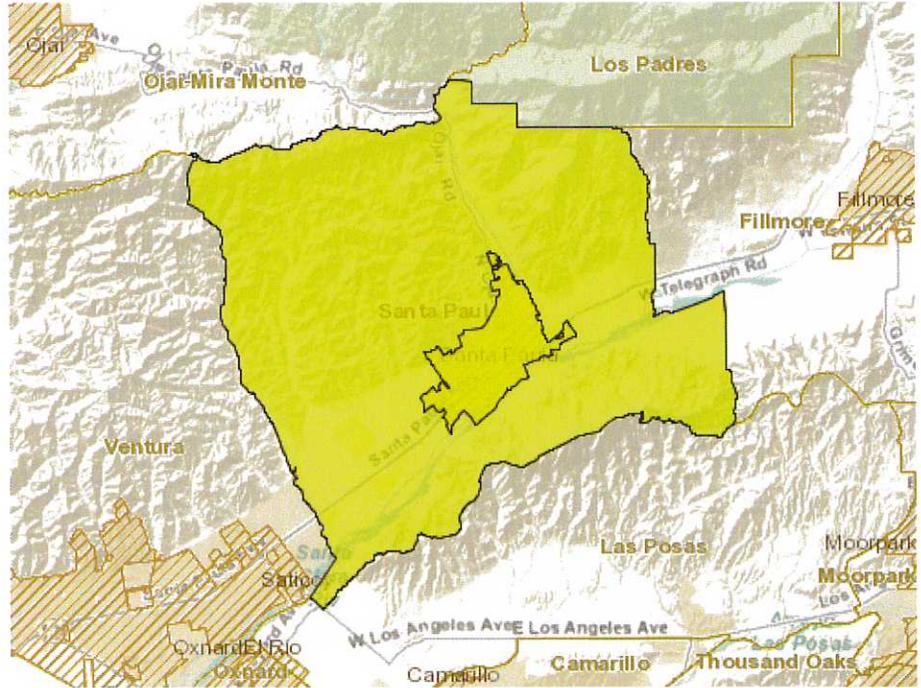
Features

- Major Road
- Street
- Stream/Waterbody

Your Selections

- Your Selections

Items in grey text are not visible at this zoom level



U.S. Census Bureau

AMERICAN
FactFinder

DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

Geography: Santa Paula CCD, Ventura County, California

Subject	Number	Percent
SEX AND AGE		
Total population	32,060	100.0
Under 5 years	2,727	8.5
5 to 9 years	2,644	8.2
10 to 14 years	2,483	7.7
15 to 19 years	2,737	8.5
20 to 24 years	2,639	8.2
25 to 29 years	2,319	7.2
30 to 34 years	2,200	6.9
35 to 39 years	2,096	6.5
40 to 44 years	2,020	6.3
45 to 49 years	1,957	6.1
50 to 54 years	1,835	5.7
55 to 59 years	1,633	5.1
60 to 64 years	1,404	4.4
65 to 69 years	994	3.1
70 to 74 years	796	2.5
75 to 79 years	635	2.0
80 to 84 years	503	1.6
85 years and over	438	1.4
Median age (years)	31.0	(X)
16 years and over	23,693	73.9
18 years and over	22,680	70.7
21 years and over	20,881	65.1
62 years and over	4,173	13.0
65 years and over	3,366	10.5
Male population	16,165	50.4
Under 5 years	1,365	4.3
5 to 9 years	1,340	4.2
10 to 14 years	1,280	4.0
15 to 19 years	1,390	4.3
20 to 24 years	1,424	4.4
25 to 29 years	1,249	3.9
30 to 34 years	1,093	3.4
35 to 39 years	1,061	3.3
40 to 44 years	1,078	3.4
45 to 49 years	999	3.1
50 to 54 years	893	2.8
55 to 59 years	803	2.5
60 to 64 years	682	2.1
65 to 69 years	481	1.5
70 to 74 years	376	1.2

Subject	Number	Percent
75 to 79 years	257	0.8
80 to 84 years	222	0.7
85 years and over	172	0.5
Median age (years)	30.1	(X)
16 years and over	11,942	37.2
18 years and over	11,422	35.6
21 years and over	10,477	32.7
62 years and over	1,904	5.9
65 years and over	1,508	4.7
Female population	15,895	49.6
Under 5 years	1,362	4.2
5 to 9 years	1,304	4.1
10 to 14 years	1,203	3.8
15 to 19 years	1,347	4.2
20 to 24 years	1,215	3.8
25 to 29 years	1,070	3.3
30 to 34 years	1,107	3.5
35 to 39 years	1,035	3.2
40 to 44 years	942	2.9
45 to 49 years	958	3.0
50 to 54 years	942	2.9
55 to 59 years	830	2.6
60 to 64 years	722	2.3
65 to 69 years	513	1.6
70 to 74 years	420	1.3
75 to 79 years	378	1.2
80 to 84 years	281	0.9
85 years and over	266	0.8
Median age (years)	32.0	(X)
16 years and over	11,751	36.7
18 years and over	11,258	35.1
21 years and over	10,404	32.5
62 years and over	2,269	7.1
65 years and over	1,858	5.8
RACE		
Total population	32,060	100.0
One Race	30,851	96.2
White	20,360	63.5
Black or African American	160	0.5
American Indian and Alaska Native	499	1.6
Asian	239	0.7
Asian Indian	35	0.1
Chinese	41	0.1
Filipino	67	0.2
Japanese	37	0.1
Korean	20	0.1
Vietnamese	13	0.0
Other Asian [1]	26	0.1
Native Hawaiian and Other Pacific Islander	25	0.1
Native Hawaiian	10	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	15	0.0
Some Other Race	9,568	29.8

Subject	Number	Percent
Two or More Races	1,209	3.8
White; American Indian and Alaska Native [3]	174	0.5
White; Asian [3]	75	0.2
White; Black or African American [3]	50	0.2
White; Some Other Race [3]	733	2.3
Race alone or in combination with one or more other races: [4]		
White	21,440	66.9
Black or African American	244	0.8
American Indian and Alaska Native	713	2.2
Asian	376	1.2
Native Hawaiian and Other Pacific Islander	98	0.3
Some Other Race	10,432	32.5
HISPANIC OR LATINO		
Total population	32,060	100.0
Hispanic or Latino (of any race)	24,895	77.7
Mexican	23,577	73.5
Puerto Rican	59	0.2
Cuban	23	0.1
Other Hispanic or Latino [5]	1,236	3.9
Not Hispanic or Latino	7,165	22.3
HISPANIC OR LATINO AND RACE		
Total population	32,060	100.0
Hispanic or Latino	24,895	77.7
White alone	13,849	43.2
Black or African American alone	62	0.2
American Indian and Alaska Native alone	385	1.2
Asian alone	33	0.1
Native Hawaiian and Other Pacific Islander alone	10	0.0
Some Other Race alone	9,544	29.8
Two or More Races	1,012	3.2
Not Hispanic or Latino	7,165	22.3
White alone	6,511	20.3
Black or African American alone	98	0.3
American Indian and Alaska Native alone	114	0.4
Asian alone	206	0.6
Native Hawaiian and Other Pacific Islander alone	15	0.0
Some Other Race alone	24	0.1
Two or More Races	197	0.6
RELATIONSHIP		
Total population	32,060	100.0
In households	31,587	98.5
Householder	9,103	28.4
Spouse [6]	5,190	16.2
Child	11,359	35.4
Own child under 18 years	7,679	24.0
Other relatives	3,993	12.5
Under 18 years	1,504	4.7
65 years and over	445	1.4
Nonrelatives	1,942	6.1
Under 18 years	190	0.6
65 years and over	63	0.2
Unmarried partner	635	2.0
In group quarters	473	1.5
Institutionalized population	89	0.3
Male	33	0.1

Subject	Number	Percent
Female	56	0.2
Noninstitutionalized population	384	1.2
Male	192	0.6
Female	192	0.6
HOUSEHOLDS BY TYPE		
Total households	9,103	100.0
Family households (families) [7]	7,254	79.7
With own children under 18 years	3,724	40.9
Husband-wife family	5,190	57.0
With own children under 18 years	2,674	29.4
Male householder, no wife present	710	7.8
With own children under 18 years	366	4.0
Female householder, no husband present	1,354	14.9
With own children under 18 years	684	7.5
Nonfamily households [7]	1,849	20.3
Householder living alone	1,473	16.2
Male	621	6.8
65 years and over	229	2.5
Female	852	9.4
65 years and over	493	5.4
Households with individuals under 18 years	4,397	48.3
Households with individuals 65 years and over	2,463	27.1
Average household size	3.47	(X)
Average family size [7]	3.83	(X)
HOUSING OCCUPANCY		
Total housing units	9,574	100.0
Occupied housing units	9,103	95.1
Vacant housing units	471	4.9
For rent	174	1.8
Rented, not occupied	6	0.1
For sale only	102	1.1
Sold, not occupied	22	0.2
For seasonal, recreational, or occasional use	30	0.3
All other vacants	137	1.4
Homeowner vacancy rate (percent) [8]	2.0	(X)
Rental vacancy rate (percent) [9]	4.0	(X)
HOUSING TENURE		
Occupied housing units	9,103	100.0
Owner-occupied housing units	4,983	54.7
Population in owner-occupied housing units	16,373	(X)
Average household size of owner-occupied units	3.29	(X)
Renter-occupied housing units	4,120	45.3
Population in renter-occupied housing units	15,214	(X)
Average household size of renter-occupied units	3.69	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were

edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Tables P5, P6, P8, P12, P13, P17, P19, P20, P25, P29, P31, P34, P37, P43, PCT5, PCT8, PCT11, PCT12, PCT19, PCT23, PCT24, H3, H4, H5, H11, H12, and H16.

Source: U.S. Census Bureau, 2010 Census.

U.S. Census Bureau

AMERICAN
FactFinder

DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

Geography: Santa Paula city, California

Subject	Number	Percent
SEX AND AGE		
Total population	29,321	100.0
Under 5 years	2,541	8.7
5 to 9 years	2,467	8.4
10 to 14 years	2,299	7.8
15 to 19 years	2,432	8.3
20 to 24 years	2,278	7.8
25 to 29 years	2,150	7.3
30 to 34 years	2,032	6.9
35 to 39 years	1,956	6.7
40 to 44 years	1,874	6.4
45 to 49 years	1,805	6.2
50 to 54 years	1,652	5.6
55 to 59 years	1,478	5.0
60 to 64 years	1,258	4.3
65 to 69 years	898	3.1
70 to 74 years	724	2.5
75 to 79 years	594	2.0
80 to 84 years	474	1.6
85 years and over	409	1.4
Median age (years)	31.1	(X)
16 years and over	21,534	73.4
18 years and over	20,599	70.3
21 years and over	19,091	65.1
62 years and over	3,817	13.0
65 years and over	3,099	10.6
Male population	14,795	50.5
Under 5 years	1,285	4.4
5 to 9 years	1,253	4.3
10 to 14 years	1,192	4.1
15 to 19 years	1,236	4.2
20 to 24 years	1,249	4.3
25 to 29 years	1,164	4.0
30 to 34 years	1,005	3.4
35 to 39 years	988	3.4
40 to 44 years	1,005	3.4
45 to 49 years	917	3.1
50 to 54 years	800	2.7
55 to 59 years	719	2.5
60 to 64 years	611	2.1
65 to 69 years	428	1.5
70 to 74 years	334	1.1

Subject	Number	Percent
75 to 79 years	238	0.8
80 to 84 years	209	0.7
85 years and over	162	0.6
Median age (years)	30.1	(X)
16 years and over	10,848	37.0
18 years and over	10,374	35.4
21 years and over	9,563	32.6
62 years and over	1,724	5.9
65 years and over	1,371	4.7
Female population	14,526	49.5
Under 5 years	1,256	4.3
5 to 9 years	1,214	4.1
10 to 14 years	1,107	3.8
15 to 19 years	1,196	4.1
20 to 24 years	1,029	3.5
25 to 29 years	986	3.4
30 to 34 years	1,027	3.5
35 to 39 years	968	3.3
40 to 44 years	869	3.0
45 to 49 years	888	3.0
50 to 54 years	852	2.9
55 to 59 years	759	2.6
60 to 64 years	647	2.2
65 to 69 years	470	1.6
70 to 74 years	390	1.3
75 to 79 years	356	1.2
80 to 84 years	265	0.9
85 years and over	247	0.8
Median age (years)	32.2	(X)
16 years and over	10,686	36.4
18 years and over	10,225	34.9
21 years and over	9,528	32.5
62 years and over	2,093	7.1
65 years and over	1,728	5.9
RACE		
Total population	29,321	100.0
One Race	28,234	96.3
White	18,458	63.0
Black or African American	152	0.5
American Indian and Alaska Native	460	1.6
Asian	216	0.7
Asian Indian	33	0.1
Chinese	39	0.1
Filipino	61	0.2
Japanese	27	0.1
Korean	20	0.1
Vietnamese	12	0.0
Other Asian [1]	24	0.1
Native Hawaiian and Other Pacific Islander	24	0.1
Native Hawaiian	9	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	15	0.1
Some Other Race	8,924	30.4

Subject	Number	Percent
Two or More Races	1,087	3.7
White; American Indian and Alaska Native [3]	158	0.5
White; Asian [3]	62	0.2
White; Black or African American [3]	45	0.2
White; Some Other Race [3]	670	2.3
Race alone or in combination with one or more other races: [4]		
White	19,431	66.3
Black or African American	226	0.8
American Indian and Alaska Native	653	2.2
Asian	329	1.1
Native Hawaiian and Other Pacific Islander	84	0.3
Some Other Race	9,714	33.1
HISPANIC OR LATINO		
Total population	29,321	100.0
Hispanic or Latino (of any race)	23,299	79.5
Mexican	22,077	75.3
Puerto Rican	55	0.2
Cuban	22	0.1
Other Hispanic or Latino [5]	1,145	3.9
Not Hispanic or Latino	6,022	20.5
HISPANIC OR LATINO AND RACE		
Total population	29,321	100.0
Hispanic or Latino	23,299	79.5
White alone	13,024	44.4
Black or African American alone	60	0.2
American Indian and Alaska Native alone	353	1.2
Asian alone	27	0.1
Native Hawaiian and Other Pacific Islander alone	10	0.0
Some Other Race alone	8,901	30.4
Two or More Races	924	3.2
Not Hispanic or Latino	6,022	20.5
White alone	5,434	18.5
Black or African American alone	92	0.3
American Indian and Alaska Native alone	107	0.4
Asian alone	189	0.6
Native Hawaiian and Other Pacific Islander alone	14	0.0
Some Other Race alone	23	0.1
Two or More Races	163	0.6
RELATIONSHIP		
Total population	29,321	100.0
In households	29,188	99.5
Householder	8,347	28.5
Spouse [6]	4,767	16.3
Child	10,558	36.0
Own child under 18 years	7,148	24.4
Other relatives	3,729	12.7
Under 18 years	1,389	4.7
65 years and over	412	1.4
Nonrelatives	1,787	6.1
Under 18 years	178	0.6
65 years and over	55	0.2
Unmarried partner	585	2.0
In group quarters	133	0.5
Institutionalized population	89	0.3
Male	33	0.1

Subject	Number	Percent
Female	56	0.2
Noninstitutionalized population	44	0.2
Male	32	0.1
Female	12	0.0
HOUSEHOLDS BY TYPE		
Total households	8,347	100.0
Family households (families) [7]	6,684	80.1
With own children under 18 years	3,468	41.5
Husband-wife family	4,767	57.1
With own children under 18 years	2,496	29.9
Male householder, no wife present	650	7.8
With own children under 18 years	330	4.0
Female householder, no husband present	1,267	15.2
With own children under 18 years	642	7.7
Nonfamily households [7]	1,663	19.9
Householder living alone	1,331	15.9
Male	547	6.6
65 years and over	209	2.5
Female	784	9.4
65 years and over	469	5.6
Households with individuals under 18 years	4,087	49.0
Households with individuals 65 years and over	2,266	27.1
Average household size	3.50	(X)
Average family size [7]	3.85	(X)
HOUSING OCCUPANCY		
Total housing units	8,749	100.0
Occupied housing units	8,347	95.4
Vacant housing units	402	4.6
For rent	155	1.8
Rented, not occupied	6	0.1
For sale only	97	1.1
Sold, not occupied	21	0.2
For seasonal, recreational, or occasional use	16	0.2
All other vacants	107	1.2
Homeowner vacancy rate (percent) [8]	2.0	(X)
Rental vacancy rate (percent) [9]	4.1	(X)
HOUSING TENURE		
Occupied housing units	8,347	100.0
Owner-occupied housing units	4,694	56.2
Population in owner-occupied housing units	15,528	(X)
Average household size of owner-occupied units	3.31	(X)
Renter-occupied housing units	3,653	43.8
Population in renter-occupied housing units	13,660	(X)
Average household size of renter-occupied units	3.74	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were

edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, Census 2010 Summary File 1, Tables P5, P6, P8, P12, P13, P17, P19, P20, P25, P29, P31, P34, P37, P43, PCT5, PCT8, PCT11, PCT12, PCT19, PCT23, PCT24, H3, H4, H5, H11, H12, and H16.

Source: U.S. Census Bureau, 2010 Census.

2010 Census

Native Hawaiian and Pacific Islander	144,386
Other	6,317,372
Identified by two or more	1,815,384

CA - Santa Paula CCD

<u>Population</u>	
Total Population	32,060

← *Table 11-1*

<u>Housing Status (in housing units unless noted)</u>	
Total	9,574
Occupied	9,103
Owner-occupied	4,983
Population in owner-occupied (number of individuals)	16,373
Renter-occupied	4,120
Population in renter-occupied (number of individuals)	15,214
Vacant	471
Vacant: for rent	174
Vacant: for sale	102
Vacant: for seasonal/recreational/occasional use	22

← *Table 11-5*
← *Table 11-5*

<u>Population by Sex/Age</u>	
Male	16,165
Female	15,895
Under 18	9,380
18 & over	22,680
20 - 24	2,639
25 - 34	4,519
35 - 49	6,073
50 - 64	4,872
65 & over	3,366

<u>Population by Ethnicity</u>	
Hispanic or Latino	24,895
Non Hispanic or Latino	7,165

←

<u>Population by Race</u>	
White	20,360
African American	160
Asian	239
American Indian and Alaska Native	499

Native Hawaiian and Pacific Islander	25
Other	9,568
Identified by two or more	1,209

CA - Ventura County

Population

Total Population	823,318
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Housing Status (in housing units unless noted)

Total	281,695
Occupied	266,920
Owner-occupied	174,168
Population in owner-occupied (number of individuals)	525,886
Renter-occupied	92,752
Population in renter-occupied (number of individuals)	286,832
Vacant	14,775
Vacant: for rent	4,664
Vacant: for sale	2,467
Vacant: for seasonal/recreational/occasional use	3,545

Population by Sex/Age

Male	408,969
Female	414,349
Under 18	211,915
18 & over	611,403
20 - 24	56,183
25 - 34	105,460
35 - 49	173,814
50 - 64	154,449
65 & over	96,309

Population by Ethnicity

Hispanic or Latino	331,567
Non Hispanic or Latino	491,751

Population by Race

White	565,804
African American	15,163
Asian	55,446
American Indian and Alaska Native	8,068

II. HOUSING NEEDS ASSESSMENT

Incorporated in 1902, the City of Santa Paula is the geographical center of Ventura County, and is located in the rich agricultural Santa Clara Valley. Surrounded by orange, lemon and avocado groves, Santa Paula is commonly referred to as the "Citrus Capital of the World." The city is a major distribution point for citrus fruits in the United States and is also well-known for its avocado producing and processing. Compared to most other cities in Ventura County, Santa Paula has been a relatively stable community, experiencing modest population growth over the past 30 years. As of 2012, the city's population was estimated to be 29,882 persons.

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing growth needs based on the latest Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the 2010 U.S. Census, American Community Survey (ACS), California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private organizations. In addition, Ventura County's Consolidated Plan provides useful information for this update of the Housing Element. The implications of these findings for the city's housing policies and programs are also discussed.

A. Population Characteristics

1. Population Growth Trends

Compared to the decade of the 1990s, Santa Paula's growth has slowed considerably since 2000, going from more than 14% during the 1990s to 4.5% during 2000-2012 (see Table II-1 and Figure II-1). The recent population growth rate has been substantially less than Ventura County as a whole. The California Department of Finance estimates that the population of Santa Paula as of January 1, 2012 was 29,882, representing 3.6% of Ventura County's total population of 832,970.

WHY USE AN ESTIMATE VS. AN ACTUAL COUNT?

**Table II-1
Population Trends 1990-2012 –
Santa Paula vs. Ventura County**

	1990	2000	2012	Growth 1990-2000	Growth 2000-2012
Santa Paula	25,062	28,598	29,882	14.1%	4.5%
Ventura County	669,016	753,197	832,970	12.6%	10.6%

Sources: 1990 & 2000 Census; Calif. Dept. of Finance Table E-5 (2012)

2010 census

*SP 32060 = 12% growth
VTA 823318*

**Table II-2
Age Distribution**

Age Group	Santa Paula		Ventura County	
	Persons	%	Persons	%
Under 5 years	2,541	8.7%	55,336	6.7%
5 to 9 years	2,467	8.4%	56,970	6.9%
10 to 14 years	2,299	7.8%	60,390	7.3%
15 to 19 years	2,432	8.3%	64,407	7.8%
20 to 24 years	2,278	7.8%	56,183	6.8%
25 to 29 years	2,150	7.3%	54,253	6.6%
30 to 34 years	2,032	6.9%	51,207	6.2%
35 to 39 years	1,956	6.7%	53,448	6.5%
40 to 44 years	1,874	6.4%	57,635	7.0%
45 to 49 years	1,805	6.2%	62,731	7.6%
50 to 54 years	1,652	5.6%	60,973	7.4%
55 to 59 years	1,478	5.0%	51,164	6.2%
60 to 64 years	1,258	4.3%	42,312	5.1%
65 to 69 years	898	3.1%	29,834	3.6%
70 to 74 years	724	2.5%	21,562	2.6%
75 to 79 years	594	2.0%	17,443	2.1%
80 to 84 years	474	1.6%	13,427	1.6%
85+ years	409	1.4%	14,043	1.7%
Total	29,321	100%	823,318	100%
Median age	31.1		36.2	

Source: 2010 Census, Table DP-1

2010 Census
UNDER 18
 9380

 2639

 4519

 6073

 4872

 3366

9779

 2278

 4182

 5635

 4388

 3099

3. Race and Ethnicity

The racial and ethnic composition of the Santa Paula differs from Ventura County in that a higher proportion of city residents are Hispanic/Latino. Approximately 80% of city residents reported Hispanic/Latino ancestry, contrasted with about 40% for the County as a whole (Table II-3).

**Table II-3
Race/Ethnicity**

Race/Ethnicity	Santa Paula		Ventura County	
	Population	% Total	Population	% Total
White	18,458	63.0%	565,804	68.7%
Black	152	0.5%	15,163	1.8%
American Indian	460	1.6%	8,068	1.0%
Asian	216	0.7%	55,446	6.7%
Native Hawaiian and Other Pacific Islander	24	0.1%	1,643	0.2%
Other race	8,924	30.4%	140,253	17.0%
2 or more races	1,087	3.7%	36,941	4.5%
Total	29,321	100.0%	823,318	100.0%
Hispanic	23,299	79.5%	331,567	40.3%

Source: 2010 Census, Table DP-1

24895
32080
=77%

B. Household Characteristics

1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-4 provides a comparison of households by type for the city and Ventura County as a whole, as reported in the 2010 Census. Family households comprised approximately 80% of all households in the city, compared to about 74% for the county as a whole. The city's average household size is significantly higher than Ventura County as a whole (3.50 persons per household in the city vs. 3.04 persons per household in the county). While these statistics suggest that there is a greater need for large units in Santa Paula than for some other areas of Ventura County, about 16% of households are persons living alone.

**Table II-4
Household Composition**

Household Type	Santa Paula		Ventura County	
	Households	%	Households	%
Family households:	6,684	80.1%	197,178	73.9%
Husband-wife family	4,767	57.1%	150,512	56.4%
With own children under 18 years	2,496	29.9%	71,149	26.7%
Male householder, no wife present	650	7.8%	15,134	5.7%
With own children under 18 years	330	4.0%	7,302	2.7%
Female householder, no husband present	1,267	15.2%	31,532	11.8%
With own children under 18 years	642	7.7%	15,632	5.9%
Nonfamily households:	1,663	19.9%	69,742	26.1%
Householder living alone	1,331	15.9%	53,037	19.9%
Households with individuals under 18 years	4,087	49.0%	106,457	39.9%
Households with individuals 65 years and over	2,266	27.1%	69,982	26.2%
Total households	8,347	100%	266,920	1
Average household size	3.50		3.04	
Source: 2010 Census, Table DP-1				

2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. It reveals a lower level of homeownership in the city, approximately 9 percentage points lower than for the county as a whole (56% city vs. 65% county).

**Table II-5
Household Tenure**

2010 Census
54% 4983 -
48% 4120 -
9103

Tenure	Santa Paula		Ventura County	
	Units	%	Units	%
Owner Occupied	4,694	56%	174,168	65%
Renter Occupied	3,653	44%	92,752	35%
Total occupied units	8,347	100%	266,920	100%
Source: 2010 Census, Table DP-1				

3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-6 indicates that overcrowding in the City of Santa Paula is substantially more prevalent than for Ventura County as a whole.

**Table II-6
Overcrowding**

Household Type	Santa Paula		Ventura County	
	Households	Percent	Households	Percent
Owner-Occupied	4,496	100.0%	175,452	100.0%
Overcrowded (1.01 to 1.50)	273	6.1%	4,640	2.6%
Severely overcrowded (1.51+)	115	2.6%	1,178	0.7%
Renter-Occupied	3,937	100.0%	88,853	100.0%
Overcrowded (1.01 to 1.50)	804	20.4%	7,351	8.3%
Severely overcrowded (1.51+)	288	7.3%	3,080	3.5%
Source: 2006-2010 ACS, Table B25014				

Where are these figures from?

Overcrowding is a serious problem in both the city and county as a whole, especially among renters. According to the ACS, more than 20% of renter households in the city were overcrowded and an additional 7% were severely overcrowded.

4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the Southern California Association of Governments, 62% of households in Santa Paula fell into the lower-income categories¹ compared to just 40% for Ventura County as a whole (Table II-7).

¹ Together, the extremely-low, very-low, and low income categories are considered "lower-income"