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DEPARTMENT OF HOUSING  
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Analysis of the  
//  
**BAKERSFIELD,  
CALIFORNIA  
HOUSING  
MARKET**

as of May 1, 1971

A Report by the  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
U.S. FEDERAL HOUSING ADMINISTRATION  
" WASHINGTON, D.C. 20411

November 1971

## FHA Housing Market Analysis

Bakersfield, California, as of May 1, 1971

### Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development  
Federal Housing Administration  
Economic and Market Analysis Division  
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - BAKERSFIELD, CALIFORNIA  
AS OF MAY 1, 1971

The Bakersfield Housing Market Area (HMA), defined as Kern County, California, is coextensive with the Bakersfield Standard Metropolitan Statistical Area (SMSA) and the Bakersfield Labor Market Area. The population in the HMA was about 331,400 persons on May 1, 1971, about 55 percent of whom were living in the area generally known as Greater Bakersfield, which consists of the cities of Bakersfield and Oildale, and part of the unincorporated area of the county surrounding the cities.

Agriculture plays an important part in the economy of the Bakersfield HMA, consistently providing about 17 percent of all jobs during the 1960-1970 period. Over 90 percent of all the nonagricultural jobs are in nonmanufacturing, mainly in government, trade, and services. Population and household increases during the past decade were concentrated in the 1962-1966 period, when the growth rate of the economy was greatest.

Anticipated Housing Demand

Based on projections of household growth and on anticipated inventory losses which are expected to result from demolition and other causes, it is estimated that there will be a demand for an average of 1,400 new, unsubsidized housing units annually in the HMA during the two-year period ending May 1, 1973. After considering other factors such as acceptable vacancy levels, current levels of new construction, and recent shifts in tenure, it is judged that the most favorable market balance would be achieved through the construction of 1,000 single-family houses and 400 units in multifamily structures annually. Distributions of demand for single-family houses by price class and for multifamily units by gross monthly rents and unit size are shown in table I.

The estimates of demand discussed above are not intended to be predictions of short-term residential construction activity, but rather suggested levels of construction that are likely to maintain a balanced relationship between supply and demand during the forecast period.

#### Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Bakersfield HMA, the total occupancy potential is estimated to be 1,075 units annually. Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials<sup>1/</sup> for subsidized housing discussed in the following paragraphs are based upon 1971 incomes, the occupancy of substandard housing, income limits in effect as of May 1, 1971, and on available market experience.<sup>2/</sup>

<sup>1/</sup> The occupancy potential referred to in this analysis are dependent upon the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated market for subsidized housing may well depend upon construction in suitable accessible locations, as well as upon the distribution of rents and selling prices over the complete range attainable for housing under the specified programs.

<sup>2/</sup> Families with income inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing.

Rental Housing Under the Public Housing and Rent-Supplement Programs.

These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Bakersfield HMA, the annual occupancy potential for public housing is estimated at 350 units for families and 300 units for the elderly. Approximately five percent of the families and 25 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the more restrictive rent-supplement program, the potential for families would be about 30 percent of the figure above, but the potential among the elderly would be the same (300 units).

There are 1,218 units of low-rent public housing in the Bakersfield HMA at present, of which 431 units are under the public housing leasing program. An additional 63 units, 45 of which are under construction, are under agreements to lease and will be occupied within the near future. At the present time there is a waiting list of about 280 active applications for the conventional program and about 520 families are waiting for housing under the leased program. All of the existing public housing units are occupied except for vacancies that occur through normal turnover. No housing has been or is being built in the HMA under the rent-supplement program.

Section 235 Sales Housing and Section 236 Rental Housing. Subsidized housing for households with low to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing<sup>1/</sup> for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Bakersfield HMA, it is estimated that for the May 1971-May 1973 period there is an occupancy potential for 390 subsidized family units annually using regular income limits under either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 120 units of Section 236 rental housing for elderly couples and individuals. The potentials would be somewhat higher utilizing exception income limits. It is estimated that about 35 percent of the households which are prospective occupants of Section 235 housing are five or more person households.

As of May 1, 1971, there were 370 complete new houses in the HMA which had been financed under the provisions of Section 235 and 274 units which were built under Section 236. Of the units financed under Section 235, 102 are located in the city of Bakersfield, and the remaining 268 units are in several of the small communities in the HMA; all of the Section 236 units are located in Bakersfield. Vacancies in these units

<sup>1/</sup> Interest reduction payments may also be made for cooperative housing projects. Occupancy requirements under Section 236 are identical for tenants and cooperative owner-occupants.

occur only through normal turnover. There also are an additional 101 commitments outstanding for units to be insured under Section 235, and a Section 236 project with 130 units currently is under construction and will be completed during the projection period. The 101 commitments outstanding under Section 235 and the 130-unit Section 236 project under construction will satisfy only about 60 percent of the one-year potential for families under the two programs. If absorption of units under these programs continues to be good, the potential might be increased.

### Sales Market

The market for new sales housing in the Bakersfield HMA has deteriorated slightly over the past year, as indicated by the increase in the homeowner vacancy rate from 1.3 percent in April 1970 to 1.5 percent in May 1971. Demand for new houses increased somewhat during the last thirteen months, but the rise in construction volume exceeded the growth in demand, resulting in an increase in the number of vacant, unsold houses. Demand for existing sales housing has remained fairly strong over the past year, despite a slight vacancy increase in existing units. The market is particularly good for houses priced below \$18,000.

Nearly all of the new, single-family construction in the HMA has been on a speculative basis, but most of the houses built were sold before construction was completed. The largest concentration of subdivisions is located in the southwestern portion of Bakersfield with prices in that area ranging from about \$15,000 to over \$40,000. There also are some subdivisions in the northeast and southeast sections of the city, with prices generally ranging from \$12,500 to \$20,000 in the northeast section and from \$19,000 to over \$30,000 in the southeast section. There are a substantial number of vacant spaces in mobile home parks in the HMA, more than enough to meet demand during the two-year forecast period.

### Rental Market

Mainly as a result of the sluggish economy in the Bakersfield area, the rental vacancy rate in the HMA at the time of the 1960 Census was a high 9.6 percent. With the more rapid expansion of the economy of the area during the mid-1960's, the increase in households outpaced the construction of new rental units, resulting in a substantial reduction in vacancies. During the last few years of the decade, however, the decline in the rate of employment growth and the relatively high level of multifamily construction led to an increase in the rental vacancy rate to 7.5 percent in April 1970. This trend has continued during the past 13 months, and the rental vacancy rate has increased to 7.8 percent as of May 1, 1971. While some newly completed projects have been renting reasonably well, competition from these units has resulted in increased vacancies in existing projects. A few popular projects that had been completely occupied for some time now have vacancies. Because of the low level of employment growth expected during the forecast period and the current high vacancy rate, demand for new multifamily rental units during the next two years will be well below that of previous years.

Construction of multifamily units in the HMA gradually increased from 291 units authorized in 1961 to 830 units in 1965, dropped to 589 units in 1966, and increased again to 799 units in 1968. After a small decline to 694 units in 1969, a high for the decade of 1,114 units was authorized in 1970, some of which were being built under FHA and other subsidized programs. Most new multifamily projects marketed in the Bakersfield HMA in recent years have been garden apartments located in the southwestern portion of the city; monthly rents, excluding utilities, are typically \$120 to \$145 for a one-bedroom units and \$130 to \$185 for two-bedroom units, with rents for some luxury units ranging significantly higher.

### Economic, Demographic, and Housing Factors

Economic Factors. The economy of the Bakersfield area has gradually expanded since 1960, with total employment increasing from 101,300 jobs in 1960 to 124,400 during 1969, an average increase of over two percent (2,570 new jobs) annually during the nine-year period. The largest employment increase occurred between 1964 and 1965, when total employment grew by 5,800 workers. A substantial increase (4,900 jobs) also was recorded between 1965 and 1966, but employment gains since that time have been at a greatly reduced level. No gain in total employment was recorded between 1969 and 1970. Over 95 percent of the job increased during the 1960-1970 decade were in the nonmanufacturing sector, mainly in services, government, and trade. Labor force trends in the Bakersfield HMA between 1960 and 1970 are presented in table III.

Agriculture plays an important part in the economy of Kern County, which usually ranks second or third in the country in gross value of farm output. Approximately 17 percent of the workers in the HMA are employed directly in agriculture, and a substantial number of other workers are employed in jobs related to agriculture in construction, trade, services, government, and agricultural services. Some of the more important commodities produced in the area include livestock and poultry, cotton, grapes, potatoes, hay, alfalfa, milk, sugar beets, onions, oranges, rose plants, and a host of other products. A large proportion of the farm workers are permanent residents of the HMA, and high school students and machines are now doing some of the seasonal work formerly done by migrant workers, but a considerable number of workers still migrate into the area during the summer months. Agricultural employment has gradually increased during the past decade, and this trend is expected to continue during the forecast period.

Nonagricultural employment grew significantly during the 1962-1966 period, with job increases averaging 3,600 annually. Between 1966 and 1969, however, an average of only 1,570 workers were added yearly to the employment rolls and there was no increase in employment between 1969 and 1970. Nearly all the nonagricultural jobs added during the last decade were in nonmanufacturing, principally in services, government, and trade. Of the 9,000 persons employed by the federal government in 1970, about 7,200 were civilian employees of the military, including 2,250 working at Edwards Air Force Base in the southeast corner of the county and approximately 4,850 working at the China Lake Naval Weapons Station, part of which is inside

the northeastern corner of the county. Both military strength and civilian civil service employment at the two bases have been quite stable during the past decade, and are expected to continue this trend during the next two years. Because of their stability and remote locations, these military bases have relatively little effect on the over all housing market. Manufacturing employment increased by only 900 jobs during the last ten years, and declined slightly from 8.9 percent of all nonagricultural jobs in 1960 to 8.0 percent in 1970.

Prospects for growth of the Bakersfield economy during the forecast period are somewhat better than in 1970. Near-term future employment gains are expected to follow the growth pattern established during the 1966-1969 period. Manufacturing employment will remain relatively unchanged during the next two years, but nonmanufacturing employment sources will show moderate gains, mainly in services, government, and trade. An important new stimulus to the economy is the recently opened California State College (located in the growing southeastern portion of the city), which should have an increasing impact on the area in the future. Total employment growth, including an anticipated small increase in agricultural jobs, is expected to approximate 1,000 annually during the next two years.

As of May 1971, the estimated median income of all families in the Bakersfield HMA was \$8,900, after deduction federal income tax. Renter households of two or more persons had an estimated median annual after-tax income of \$7,250. In 1959, the median incomes for all families and for renter households were \$5,500 and \$4,500, respectively. Distributions of families and renter households by after-tax income are presented in table IV.

Demographic Factors. According to the 1970 Census, the population of the Bakersfield HMA was 329,162 on April 1, 1970, including 183,331 persons living in the Greater Bakersfield Area (comprised of the cities of Bakersfield and Oildale, and part of the surrounding unincorporated area of the county) and 69,515 persons living within the city of Bakersfield (see table V). The total for the HMA represents an average yearly increase of about 3,720 persons (1.2 percent) between 1960 and 1970. Actual increases were somewhat greater than the average during the 1962-1966 period when employment growth was relatively high, but since 1966 the annual increases have been below the average. On May 1, 1971, the population of the HMA reached an estimated 331,400 persons, indicating an annual growth rate of 0.6 percent over the preceding year. Based on an anticipated low level of employment growth during the forecast period, the population of the HMA is expected to increase by 2,000 persons annually during the next two years to a total of 335,400 persons in May 1973.

There were 101,650 households in the Bakersfield HMA on April 1, 1970, according to the U. S. Census, indicating an average increase of about 1,600 yearly over the April 1, 1960 count of 85,651. By May 1, 1971, the number of households in the HMA had reached 102,900, an increase of 1,150 over the census figure. During the entire 1960-1971 period, household



growth generally paralleled population growth. During the two-year projection period, the number of owner households is expected to increase by about 725 annually and renter households by about 325 annually, for a total household growth during the forecast period of 1,050 yearly.

Housing Factors. The housing inventory in the Bakersfield HMA totaled 111,700 units on May 1, 1971, including about 61,400 owner-occupied units, 41,500 renter-occupied units, and 8,800 vacant units. The increase in the housing inventory of about 14,000 units since April 1960 resulted from the construction of approximately 24,950 units, the loss of about 12,800 units through demolition and other causes, and the addition of about 1,850 mobile homes. There were 950 housing units under construction on May 1, 1971, of which 600 were single-family houses and 350 were units in multifamily structures. Of the multifamily units under construction, 130 were in a Section 236 project.

Despite rising construction costs and high interests rates, residential building activity has increased to a fairly high level during the last few years. Building permit authorizations declined from a high for the decade of 3,406 units in 1961 to a low of 1,522 units in 1966, but increased again to 2,059 in 1968. After decreasing slightly to 1,946 in 1969, the number of units authorized increased substantially to 2,683 in 1970, including 1,569 for single-family houses and 1,114 units in multifamily structures.<sup>1/</sup> Trends in residential construction activity in the Bakersfield HMA between 1960 and 1970 are presented in table VI.

There were about 4,450 vacant, nondilapidated, nonseasonal housing units available in the HMA as of May 1, 1971. About 950 were available for sale and 3,500 were available for rent, indicating homeowner and renter vacancy rates of 1.5 percent and 7.8 percent, respectively (see table VII). Both the homeowner and renter vacancy rates have increased during the last year as a result of the expansion in construction activity and the lack of new job opportunities to attract in-migrants.

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<sup>1/</sup> Building permits are required in all of the land areas of the HMA.

Table I

Estimated Annual Demand for New, Nonsubsidized Housing  
Bakersfield, California, Housing Market Area  
May 1971 to May 1973

A. Single-Family Houses

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$17,500	120	12
\$17,500 - 19,999	160	16
20,000 - 22,499	170	17
22,500 - 24,999	130	13
25,000 - 27,499	110	11
27,500 - 29,999	60	6
30,000 - 34,999	100	10
35,000 - 39,999	70	7
40,000 and over	80	8
<b>Total</b>	<b>1,000</b>	<b>100</b>

B. Multifamily Units

<u>Gross monthly rent<sup>a/</sup></u>	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
Under \$140	15	-	-	-
\$140 - 149	10	-	-	-
150 - 159	-	50	-	-
160 - 169	-	40	-	-
170 - 179	-	30	-	-
180 - 189	-	15	65	-
190 - 200	-	10	45	-
200 - 220	-	-	55	20
220 and over	-	-	20	25
<b>Total</b>	<b>25</b>	<b>145</b>	<b>185</b>	<b>45</b>

<sup>a/</sup> Includes shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing  
Bakersfield, California, Housing Market Area  
May 1, 1971 to May 1, 1973

	<u>Section 236<sup>a</sup>/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
<b>A. <u>Families</u></b>				
One bedroom	60	5	70	135
Two bedrooms	160	10	140	310
Three bedrooms	110	0	85	195
Four bedrooms or more	45	0	40	85
Total	<u>375</u>	<u>15<sup>b</sup>/</u>	<u>335<sup>b</sup>/</u>	<u>725</u>
<b>B. <u>Elderly</u></b>				
Efficiency	35	50	195	280
One bedroom	15	20	35	70
Total	<u>50</u>	<u>70<sup>c</sup>/</u>	<u>230<sup>c</sup>/</u>	<u>350</u>

a/ Estimates are based upon regular income limits.

b/ About 30 percent of these families also are eligible under the rent supplement program.

c/ All of these elderly couples and individuals also are eligible for rent supplements.

Source: Estimated by Housing Market Analyst.

Table III

Labor Force Trends  
Bakersfield, California, Labor Market Area <sup>a/</sup>  
1960-1970  
 (Annual averages in thousands) <sup>b/</sup>

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Total civilian labor force	107.5	108.9	108.4	111.8	115.5	121.4	125.9	127.0	129.3	131.3	132.4
Unemployment	6.2	7.2	6.9	6.9	6.9	7.0	6.6	6.9	6.8	6.7	8.0
Percent unemployed	5.8	6.6	6.4	6.2	6.0	5.8	5.2	5.4	5.3	5.1	6.0
Total employment	101.3	101.7	101.5	104.9	108.6	114.4	119.3	120.1	122.5	124.4	124.4
Nonagricultural employment	83.3	83.2	84.1	87.1	90.3	95.5	98.5	99.6	101.6	103.2	103.2
Manufacturing	7.4	7.2	7.3	7.8	8.1	8.9	9.5	8.9	8.5	8.6	8.3
Durable goods	4.0	3.9	3.7	3.9	4.0	5.0	5.4	4.9	4.7	4.5	4.1
Nondurable goods	3.4	3.3	3.6	3.9	4.1	3.9	4.1	4.0	3.8	4.0	4.2
Nonmanufacturing	75.9	76.0	76.8	79.3	82.2	86.6	89.0	90.7	93.1	94.8	94.9
Agricultural services	1.4	1.3	1.3	1.3	1.1	1.1	1.1	1.2	1.3	1.4	1.6
Mining	7.1	7.1	6.9	6.9	7.3	7.7	8.0	7.7	7.2	7.2	6.6
Contract construction	5.2	5.2	5.1	4.9	4.8	4.8	5.0	5.5	6.3	6.0	5.1
Trans., comm., & pub. util.	6.0	6.1	6.1	6.2	6.4	6.4	6.5	6.4	6.4	6.9	6.6
Trade	19.7	19.3	19.4	20.1	20.3	22.1	22.7	22.8	23.2	23.6	23.9
Wholesale	3.4	3.4	3.3	3.5	3.5	4.2	4.3	3.9	4.0	4.1	4.2
Retail	16.3	15.9	16.0	16.6	16.8	17.9	18.4	18.9	19.2	19.5	19.8
Fin., ins., & real estate	2.8	2.8	2.9	3.2	3.3	3.4	3.3	3.2	3.5	4.0	4.1
Services	14.2	14.6	15.1	16.1	17.4	18.3	18.6	19.4	19.8	20.3	20.9
Government	19.5	19.6	20.0	20.6	21.6	22.8	23.8	24.5	25.4	25.5	26.1
Federal	8.1	8.1	8.4	8.6	8.9	9.1	9.2	9.3	9.3	9.1	9.0
State	0.7	0.8	0.8	0.8	0.8	1.0	1.0	1.1	1.5	1.6	1.6
Local	10.7	10.7	10.8	11.2	11.9	12.7	13.6	14.1	14.6	14.8	15.5
Agricultural employment	18.0	18.5	17.4	17.8	18.3	18.9	20.8	20.5	20.9	21.2	21.2

<sup>a/</sup> Labor Market Area is defined as Kern County, California.

<sup>b/</sup> Components may not add to totals due to rounding.

Source: California Department of Human Resources.

Table IV

Percentage Distribution of All Families and Renter Households  
by Estimated Annual Income After Deduction of Federal Income Tax  
Bakersfield, California, Housing Market Area  
1959 and 1971

<u>Annual income</u>	<u>1959</u>		<u>1971</u>	
	<u>All families</u>	<u>Renter households<sup>a/</sup></u>	<u>All families</u>	<u>Renter households<sup>a/</sup></u>
Under \$2,000	10	15	4	8
\$2,000 - 2,999	9	12	4	6
3,000 - 3,999	11	15	6	7
4,000 - 4,999	13	16	6	8
5,000 - 5,999	14	14	7	10
6,000 - 6,999	12	9	7	9
7,000 - 7,999	9	6	8	9
8,000 - 8,999	6	4	9	8
9,000 - 9,999	4	2	8	7
10,000 - 12,499	7	4	16	13
12,500 - 14,999	3	2	9	6
15,000 and over	2	1	16	9
Total	100	100	100	100
Median	\$5,500	\$4,500	\$8,900	\$7,250

<sup>a/</sup> Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V  
Demographic Trends  
Bakersfield, California, Housing Market Area  
1960-1971

<u>Population</u>	<u>April 1,</u>	<u>April 1,</u>	<u>May 1,</u>	<u>Average annual change<sup>a/</sup></u>	
	<u>1960</u>	<u>1970</u>	<u>1971</u>	<u>1960-1970</u>	<u>1970-1971</u>
HMA total	<u>291,984</u>	<u>329,162</u>	<u>331,400</u>	<u>3,720</u>	<u>2,065</u>
City of Bakersfield	<u>56,848</u>	<u>69,515</u>	<u>70,800</u>	<u>1,270</u>	<u>1,185</u>
Remainder of HMA	<u>235,136</u>	<u>259,647</u>	<u>260,600</u>	<u>2,450</u>	<u>880</u>
 <u>Households</u>					
HMA total	<u>85,651</u>	<u>101,650</u>	<u>102,900</u>	<u>1,600</u>	<u>1,150</u>
City of Bakersfield	<u>18,080</u>	<u>23,073</u>	<u>23,600</u>	<u>500</u>	<u>485</u>
Remainder of HMA	<u>67,571</u>	<u>78,577</u>	<u>79,300</u>	<u>1,100</u>	<u>665</u>

a/ Rounded, may not add to totals.

Sources: 1960 and 1970 Censuses of Population and Housing and estimates by Housing Market Analyst.

Table VI

Housing Units Authorized by Building Permits  
Bakersfield, California, Housing Market Area  
 1960-1970

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970
Single-family											
Bakersfield	883	725	466	344	211	236	129	147	195	263	301
California City	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	38 <sup>f/</sup>	19	86	165	<u>m/</u>
Delano	84	176	111	101	72	40	62	81	36	31	<u>m/</u>
Kern Co. remaining area	1,047	2,015 <sup>b/</sup>	1,300	1,294	976 <sup>c/</sup>	909	627 <sup>g/</sup>	682	768	636	667
McFarland	28	12	9	12	11	7	9	10	16	19	<u>m/</u>
Maricopa	<u>a/</u>	<u>a/</u>	1	1	6	4	-	-	-	1	<u>m/</u>
Ridgecrest	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	47	113	88	<u>m/</u>
Shafter	31	64	32	36	21	11	8	12	7	25	<u>m/</u>
Taft	4	15	9	40	73	63	21	19 <sup>h/</sup>	17	1	<u>m/</u>
Tehachapi	19	18	32	43	54	38	29	40	30	20	<u>m/</u>
Wasco	51	90	66	36	29	25	10	6	2	3	<u>m/</u>
Total	2,147	3,115	2,026	1,907	1,453	1,333	933	1,063	1,270	1,252 <sup>k/</sup>	1,569 <sup>n/</sup>
Multifamily											
Bakersfield	145	136	130	210	232	312 <sup>e/</sup>	158	304	433	321	798
California City	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>f/</u>	10	10	32	<u>m/</u>
Delano	12	4	12	8	47 <sup>d/</sup>	8	10	23	8	4	<u>m/</u>
Kern Co. remaining area	132	139	175	293	471	475	397	287	238	321	139
McFarland	-	-	7	-	-	4	5	9	62 <sup>i/</sup>	-	<u>m/</u>
Maricopa	<u>a/</u>	<u>a/</u>	-	-	3	-	-	-	-	-	<u>m/</u>
Ridgecrest	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	<u>a/</u>	4	32	2	<u>m/</u>
Shafter	2	-	2	-	2	6	-	-	6	-	<u>m/</u>
Taft	-	-	-	20	48	13	-	3 <sup>h/</sup>	10	--	<u>m/</u>
Tehachapi	-	-	-	2	10	10	4	8	-	6	<u>m/</u>
Wasco	-	16	8	-	15	2	15	6	-	8	<u>m/</u>
Total	291	291	334	533	828	830	589	654	799	694	1,114 <sup>p/</sup>
Combined total	2,438	3,406	2,360	2,440	2,281	2,163	1,522	1,717	2,069	1,946	2,683

a/ Included in "Kern County remaining area."

b/ Includes 500 units of public housing.

c/ Includes 2 units of public housing.

d/ Includes 16 units of public housing.

e/ Includes 166 units of public housing.

f/ Permit system started in July 1966.

g/ Includes one unit of public housing.

h/ Includes permits issued for 11 months.

i/ Includes 60 units of public housing.

k/ Includes about 45 houses financed under Section 235.

m/ Detail not available.

n/ Includes approximately 340 houses financed under Section 235, 100 houses built under a Farmers Home Administration subsidy program, and about 25 houses built for the public housing leasing program.

p/ Includes about 300 units built for the public housing leasing program and 130 units in a Section 236 project.

Table VII

Housing Inventory, Tenure, and Vacancy Trends  
Bakersfield, California, Housing Market Area  
April 1, 1960 - May 1, 1971

<u>Component</u>	<u>April 1, 1960</u>	<u>April 1, 1970</u>	<u>May 1, 1971</u>
Total housing inventory	97,636	110,128	111,700
Total occupied units	85,651	101,650	102,900
Owner-occupied	50,406	60,507	61,400
Percent	58.9	59.5	59.7
Renter-occupied	35,245	41,143	41,500
Percent	41.1	40.5	40.3
Total vacant units	11,985	8,478	8,800
Available vacant	5,010	4,141	4,450
For sale	1,286	828	950
Homeowner vacancy rate	2.5%	1.3%	1.5%
For rent	3,724	3,313	3,500
Rental vacancy rate	9.6%	7.5%	7.8%
Other vacant <sup>a/</sup>	6,975	4,337	4,350

<sup>a/</sup> Includes dilapidated units, seasonal units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners or other reasons.

Sources: April 1, 1960 and April 1, 1970 from U.S. Census of Housing.  
 May 1, 1971 estimated by Housing Market Analyst.