

10.0 POPULATION AND HOUSING

10.1 OVERVIEW

This section analyzes the demographic, household, income, employment and housing stock characteristics for the unincorporated area of Tehama County. This information is used to determine the County's existing and future housing needs. It serves as the foundation for the development of the County's goals, policies and programs that are designed to meet its identified housing needs.

POPULATION

According to the California Department of Finance, the estimated population of the unincorporated portion of Tehama County was 37,865 in January 2004. **Table 10-1** shows the population trends in unincorporated Tehama County from 1970 to the present. **Figure 10-1** is a graphical representation of the unincorporated County population during that time period.

**TABLE 10-1
POPULATION GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY**

YEAR	POPULATION	NUMERICAL CHANGE	AVERAGE ANNUAL CHANGE	
			NUMBER	PERCENT
1970	17,951	-	-	-
1980	24,288	6,337	634	3.1%
1990	30,991	6,703	670	2.5%
2000	35,719	4,728	473	1.4%
2004*	37,865	2,131	213	1.4%

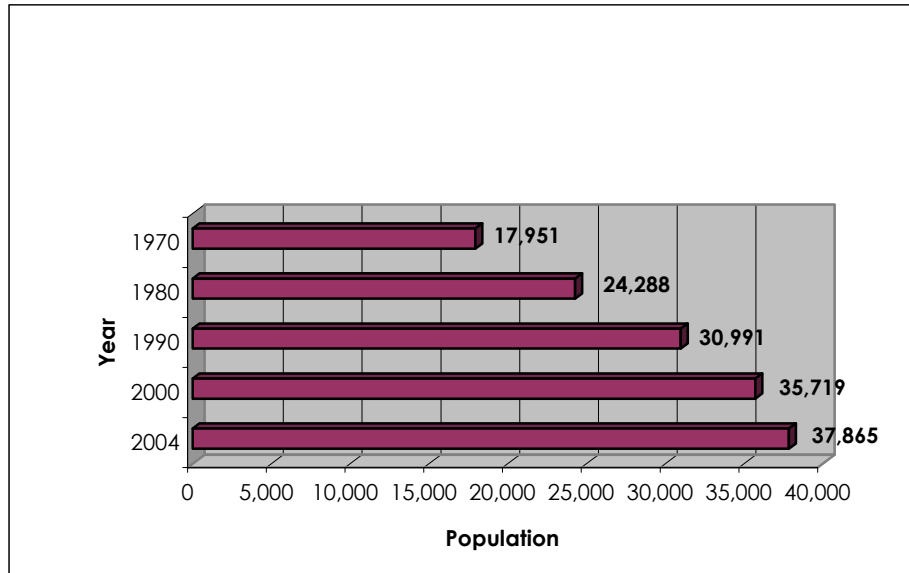
*Estimated.
Sources: U.S. Census Bureau, California Department of Finance.

As indicated by **Table 10-1**, the unincorporated portion of the County, while growing in population, has experienced a steadily declining growth rate over the past quarter century. Part of this is explained by a significant decline in net migration to the County. From a net increase of 1,892 in 1990, net migration declined to an actual loss of 64 persons in 1996, although it had rebounded to a net increase of 792 in 2002 (Center for Economic Development, 2004). Net migration is based mainly on the abundance or lack of jobs in an area. The decline in net migration occurred during a time of economic recession in California, which may partially explain the decline.

The population of unincorporated Tehama County increased by approximately 15.3 percent between the 1990 and 2000 U.S. Censuses. By comparison, the population of Red Bluff increased approximately 6.3 percent during that same. The population of Corning increased by 14.8 percent, and that of the City of Tehama rose by 7.7 percent. Some of the unincorporated communities and areas and their population growth are shown in **Table 10-2** below. The two most populous unincorporated areas are the Bowman area, in the far northern portion of the County, and the Antelope area east of Red Bluff. The Bowman area also has one of the fastest growing populations in the County, along with Gerber and Los Molinos.

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**FIGURE 10-1
POPULATION GROWTH, UNINCORPORATED TEHAMA COUNTY**



**TABLE 10-2
POPULATION OF SELECTED UNINCORPORATED, TEHAMA COUNTY COMMUNITIES**

COMMUNITY OR AREA	2000 POPULATION	1990 POPULATION	PERCENT CHANGE, 1990-2000
Bowman area	5,324	3,972	+34.0%
Antelope area	5,257	4,882	+7.7%
Los Molinos	1,952	1,709	+14.2%
Rancho Tehama	1,406	N/A	N/A
Gerber-Las Flores	1,389	1,143	+21.5%
Manton	372	N/A	N/A
Mineral	143	N/A	N/A

N/A – not available

Source: U.S. Census Bureau

A typical first step in determining the amount of housing needed by a jurisdiction is to develop a projection of future population of that jurisdiction. **Table 10-3** shows the projected population for Tehama County, both overall and for the unincorporated areas. **Figure 10-2** shows the unincorporated County population projections graphically. These projections are based upon interim county population projections by the California Department of Finance. It should be noted that the 2000 projection was approximately 7,075 over the 2000 U.S. Census population of 49,625, or approximately 14.3 percent over the actual population. However, the interim population projections do take the 2000 U.S. Census figures into account.

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**TABLE 10-3
POPULATION PROJECTIONS, TEHAMA COUNTY**

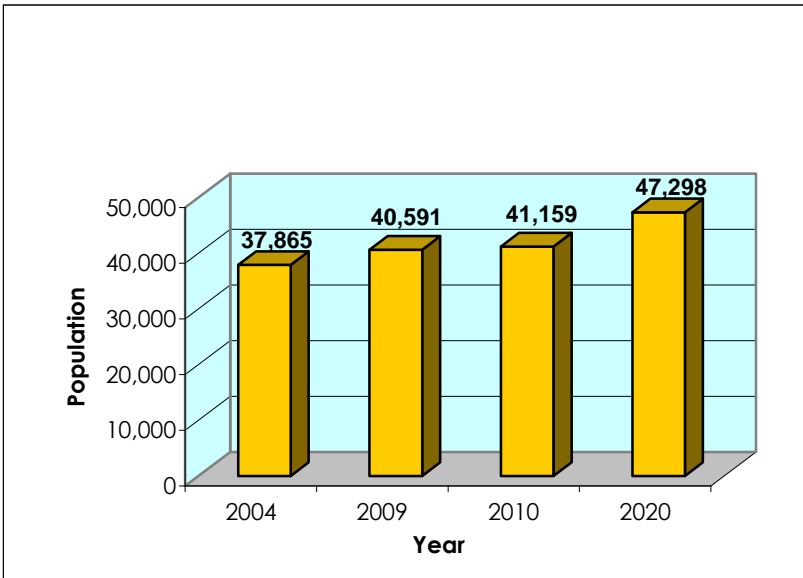
YEAR	2004*	2009*	2010	2020
Population	58,175	61,909	62,442	68,323
Unincorporated Pop. ¹	37,865	40,591	41,159	47,298

* Estimated from Department of Finance projections.

¹ Unincorporated population projections based upon 2004 Department of Finance estimate and projected 1.4 percent growth rate.

Source: California Department of Finance (2001), PMC

**FIGURE 10-2
POPULATION PROJECTIONS, UNINCORPORATED TEHAMA COUNTY**



POPULATION BY AGE

The age distribution of the County’s population is shown in **Table 10-4** below. Compared with the State as a whole, the population of Tehama County is older. The median age in the County is 37.8, while the median age for the State is 33.3. Approximately 28.7 percent of the County’s population is 19 years old or younger, compared with 30.1 percent of the State’s population. However, the proportion of County residents age 65 and over is greater than that of the State (17.0 percent vs. 10.2 percent).

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TABLE 10-4
POPULATION BY AGE, UNINCORPORATED TEHAMA COUNTY

AGE GROUP	1990		2000		PERCENT CHANGE, 1990-2000
	NUMBER	PERCENT OF POP.	NUMBER	PERCENT OF POP.	
Under 5 Years	1,929	6.2%	1,887	5.3%	-2.2%
5-9 Years	2,317	7.5%	2,629	7.4%	+13.5%
10-14 Years	2,497	8.1%	2,972	8.3%	+19.0%
15-19 Years	1,955	6.3%	2,734	7.7%	+39.8%
20-24 Years	1,284	4.1%	1,415	4.0%	+10.2%
25-34 Years	3,838	12.4%	3,402	9.5%	-11.4%
35-44 Years	4,422	14.3%	5,235	14.7%	+18.4%
45-54 Years	3,752	12.1%	5,170	14.5%	+37.8%
55-59 Years	1,783	5.8%	2,107	5.9%	+18.2%
60-64 Years	1,883	6.1%	2,062	5.8%	+9.5%
65-74 Years	3,405	11.0%	3,517	9.8%	+3.3%
75-84 Years	1,570	5.1%	2,080	5.8%	+32.5%
Over 85 Years	356	1.1%	509	1.4%	+43.0%

Source: U.S. Census Bureau

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents just 24.2 percent of the population in the County, compared to 31.6 percent of the population of the State. As illustrated by **Table 10-4**, the greatest decrease in population occurred in the number of people age 25 to 34. This is typical for many rural counties. Due to limited educational and job opportunities, many people in that age group leave for places where such opportunities are more readily available. Substantial increases occurred in the population of people age 75 and older. In part, this is due to longer life expectancies. Another factor is the attraction of the County to persons of retirement age, mainly with its rural character, lower housing costs and availability of services for seniors.

Population by Race and Ethnicity

The racial characteristics of the County's population are shown below in **Table 10-5**. While all racial groups experienced growth in population, nonwhite groups grew at a faster rate than whites. Nevertheless, whites remained the predominant racial group in Tehama County, although the proportion of white residents declined between 1990 and 2000.

The County has 5,044 residents that are Hispanic, an ethnic group that can be associated with several races. This is an increase from 3,121 Hispanics counted in the 1990 U.S. Census. Hispanics were the fastest growing segment of the County population. Most Hispanic residents are Mexican in descent. Hispanics comprise 14.1 percent of the County's population, which is below the statewide percentage of 32.4 percent. At the current growth rate, Hispanics may comprise approximately 20 percent of the County's population by 2010.

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**TABLE 10-5
POPULATION BY RACE, UNINCORPORATED TEHAMA COUNTY**

RACE	1990		2000		PERCENT CHANGE, 1990-2000
	NUMBER	PERCENT OF POP.	NUMBER	PERCENT OF POP.	
White	28,467	91.9%	30,758	86.1%	+8.0%
African American	164	0.5%	199	0.6%	+21.3%
American Indian/Alaska Native	558	1.8%	722	2.0%	+29.4%
Asian/Pacific Islander	174	0.6%	230	0.6%	+32.1%
Other	1,628	5.3%	2,645	7.4%	+62.5%
Two or more races*	-	-	1,165	3.3%	-
Hispanic (ethnic group)	3,121	10.1%	5,044	14.1%	+61.6%

* Category first used in 2000 Census.
Source: U.S. Census Bureau

EMPLOYMENT

Table 10-6 shows the unemployment rate in Tehama County over the past five complete years. Historically, the County unemployment rate has been higher than that of the State overall. This is a pattern typical of rural counties in which agriculture has a predominant role in the economy. However, in 2002, the County's rate was only slightly above the State's unemployment rate of 6.7%. In 2003, the difference between the rates widened, but the County rate was only 0.5% higher than the State's rate.

**TABLE 10-6
AVERAGE ANNUAL EMPLOYMENT, TEHAMA COUNTY**

YEAR	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT RATE
1999	22,480	1,620	6.7%
2000	23,350	1,740	6.9%
2001	24,310	1,660	6.4%
2002	25,170	1,830	6.8%
2003	25,410	1,970	7.2%

Source: California Employment Development Department

Table 10-7 shows employment in Tehama County by industry. In the 2000 Census, the largest number of persons employed in Tehama County worked in the Educational, Health and Social Services sector, with 2,684 persons or 19.9 percent of the workforce. The next largest employers were the Retail Trade sector (1,968 persons – 14.6 percent) and the Manufacturing sector (1,560 persons – 11.6 percent). Agriculture and forestry, which historically have been the mainstays of the County economy, still employ a significant number of workers (1,260 persons – 9.3 percent).

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**TABLE 10-7
EMPLOYMENT BY INDUSTRY, UNINCORPORATED TEHAMA COUNTY**

INDUSTRY TYPE	1990		2000		PERCENT CHANGE, 1990-2000
	NUMBER*	PERCENT	NUMBER*	PERCENT	
Agriculture, forestry, fishing, hunting and mining	1,394	12.3%	1,260	9.3%	-9.6%
Construction	959	8.4%	842	6.2%	-12.2%
Manufacturing	1,833	16.1%	1,560	11.6%	-14.9%
Wholesale trade	177	1.6%	404	3.0%	+128.2%
Retail trade	1,871	16.4%	1,968	14.6%	+5.2%
Transportation and warehousing, and utilities	829	7.3%	821	6.1%	-1.0%
Information†	-	-	204	1.5%	-
Finance, insurance, real estate, and rental and leasing	545	4.8%	571	4.2%	+4.8%
Professional, scientific, management, administrative	601	5.3%	988	7.3%	+64.4%
Educational, health and social services	1,721	15.1%	2,684	19.9%	+56.0%
Arts, entertainment and recreation services	180	1.6%	888	6.6%	+393.3%
Other services	740	6.5%	725	5.4%	-2.0%
Public administration	526	4.6%	568	4.2%	+8.0%
Total	11,376	100.0%	13,483	100.0%	+18.5%

* Employed persons 16 years of age and older.

† Category first used in 2000 Census.

Source: U.S. Census Bureau

Table 10-7 illustrates a shift in the Tehama County economy from basic industries, such as agriculture and lumber, to more of a service-based economy. The Educational, Health and Social Services sector had the largest numerical increase in employment since the 1990 Census, with an increase of 963 persons, followed by Arts, Entertainment and Recreation Services with 708 persons. Arts, Entertainment and Recreation Services experienced the largest percentage increase in employment, with a 393.3 percent increase. Other significant increases occurred in Educational, Health and Social Services (65.4 percent) and Public Administration (33.7 percent). The largest numerical decrease in employment since 1990 occurred in the Manufacturing sector, with a decrease in 273 employed persons, followed by Agriculture, Forestry, Fishing and Hunting and Mining with a loss of 134 employees. The greatest percentage decreases in employment since 1990 occurred in Manufacturing (-14.9 percent) and Construction (-12.2 percent). Despite recent losses, employees in agriculture, manufacturing and construction account for 27.1 percent of all employed persons in Tehama County.

Table 10-8 shows the major employers in Tehama County. The major employers represent a range of industries. The private sector is heavily represented in the listing, with only two of the largest employers in the County in the public sector.

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TABLE 10-8
MAJOR EMPLOYERS IN TEHAMA COUNTY, JANUARY 2004

EMPLOYER	LOCATION	TYPE OF INDUSTRY	NUMBER OF EMPLOYEES
Wal-Mart Distribution Center	Red Bluff	Warehousing	1,500
County of Tehama	Countywide	Government	1,030
Sierra Pacific	Red Bluff, Corning	Lumber	794
CHW St. Elizabeth Hospital	Red Bluff	Health Services	480
Sierra Pacific Windows	Red Bluff	Wood Products	375
Bell Carter	Corning	Food Processing	327
Pactiv Corporation	Red Bluff	Packaging	290*
Blue Shield	Red Bluff	Health Insurance	275
Red Bluff Union Elementary School District	Red Bluff	Education	250
Wal-Mart	Red Bluff	Retail	250

* Red Bluff plant to close May 2004.

Source: Tehama County Chamber of Commerce.

HOUSEHOLD CHARACTERISTICS

Household Growth

As of January 1, 2004, there were 14,116 households in the unincorporated portion of Tehama County. **Table 10-9** below shows the household growth trends in the County from 1980 to the present. **Figure 10-3** is a graphical representation of the number of households in the unincorporated County during that time period. As the table shows, the growth in the number of households in the unincorporated portion of the County has been steady in recent years.

TABLE 10-9
HOUSEHOLD GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY

YEAR	HOUSEHOLDS	NUMERICAL CHANGE	ANNUAL PERCENTAGE CHANGE
1980	8,893 ¹	-	-
1990	11,493	2,600	2.6%
2000	13,303	1,810	3.4%
2004	14,230 ²	927	1.7%

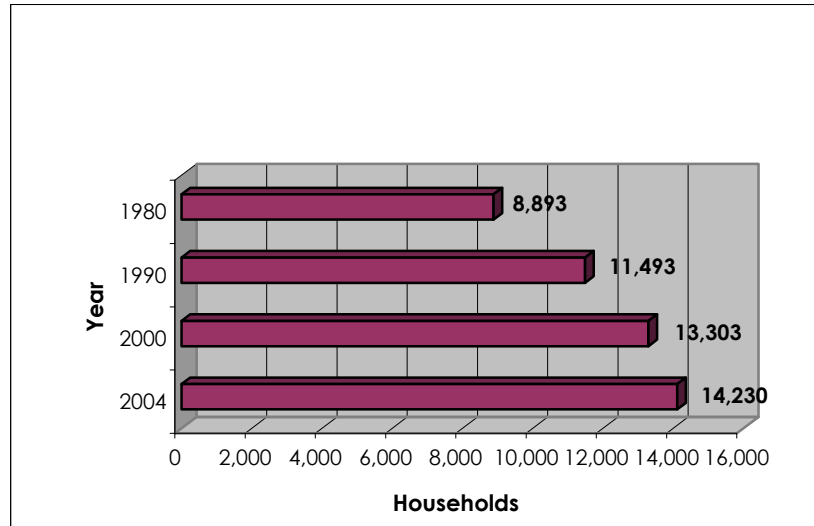
¹ Since no 1980 Census data were available, households in City of Tehama estimated at 147.

² Estimated from California Department of Finance figures for population and persons per household.

Sources: U.S. Census Bureau, California Department of Finance

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FIGURE 10-3
HOUSEHOLDS, UNINCORPORATED TEHAMA COUNTY



HOUSEHOLD SIZE

The average household size for the unincorporated area of Tehama County, as of the 2000 U.S. Census, was 2.62 persons per household. By comparison, the average household sizes in Red Bluff, Corning and Tehama were respectively 2.47, 2.76 and 2.41 persons per household. **Table 10-10** displays household size and the number of households by household size within the unincorporated area of Tehama County. As shown in the table, the greatest proportion of households contains two persons (39.3 percent), but the greatest percentage increase has been for households of six persons.

TABLE 10-10
HOUSEHOLD SIZE, UNINCORPORATED TEHAMA COUNTY

HOUSEHOLD SIZE	1990		2000		PERCENT CHANGE, 1990-2000
	NUMBER	PERCENT	NUMBER	PERCENT	
1 person	2,093	18.2%	2,791	20.9%	+33.3%
2 person	4,707	41.0%	5,236	39.3%	+11.2%
3 person	1,729	15.0%	1,895	14.2%	+9.6%
4 person	1,593	13.9%	1,818	13.6%	+14.1%
5 person	913	7.9%	886	6.6%	-3.0%
6 person	231	2.0%	486	3.6%	+110.4%
7+ person	228	2.0%	215	1.6%	+5.7%
Total	11,494	100.0%	13,327	100.0%	+15.9%
Average Household Size	2.60		2.62		+0.8%

Percentages may not add to 100 percent due to rounding.

Source: U.S. Census Bureau

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Table 10-11 shows the projected number of households in unincorporated Tehama County. **Figure 10-4** shows the household projections graphically. The projection is based upon the current household growth rate of 1.5 percent applied to the 2004 estimate of households.

TABLE 10-11
HOUSEHOLD GROWTH PROJECTIONS, UNINCORPORATED TEHAMA COUNTY

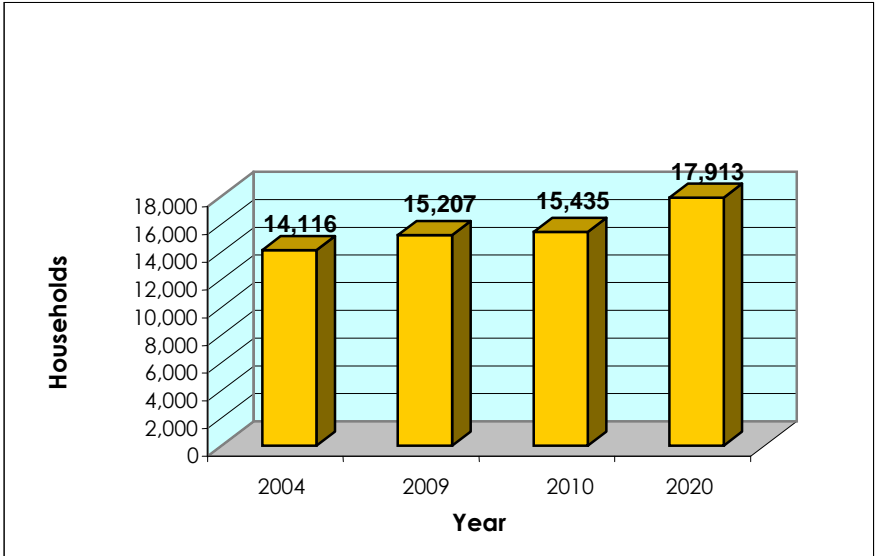
YEAR	2004	2009	2010	2020
Households	14,230	15,207	15,435	17,913

Source: California Department of Finance

HOUSEHOLD TYPE

A summary of unincorporated Tehama County household characteristics is provided in **Table 10-12**. According to the 2000 Census, the majority of households in unincorporated Tehama County are family households (74.4 percent). While family households have increased numerically between the 1990 and 2000 Census, the proportion of family households has decreased from 1990, when family households accounted for 77.9 percent of all households.

FIGURE 10-4
HOUSEHOLD PROJECTIONS, UNINCORPORATED TEHAMA COUNTY



Non-family households have increased by 34.5 percent between 1990 and 2000, with persons living alone increasing by 31.3 percent. This mirrors a trend indicated in **Table 10-10** of an increase in one-person households. Households with individuals under 18 years of age and those with individuals 65 years of age or older retained essentially the same proportion of total households between 1990 and 2000.

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TABLE 10-12
HOUSEHOLD CHARACTERISTICS UNINCORPORATED TEHAMA COUNTY

HOUSEHOLD TYPE	1990		2000		PERCENT CHANGE
	NUMBER	PERCENT	NUMBER	PERCENT	
Total Households	11,493	100.0%	13,303	100.0%	+15.6%
Family Households	8,957	77.9%	9,891	74.4%	+10.4%
Married couple families	7,785	67.7%	8,110	61.0%	+4.2%
Female householder, no husband present	806	7.0%	1,183	8.9%	+46.8%
Female householder with children under 18	557	4.8%	664	5.0%	+19.2%
Non-Family Households	2,536	22.1%	3,412	25.6%	+34.5%
Householder living alone	2,117	18.4%	2,780	20.9%	+31.3%
Households with Individuals < 18 years old	3,924	34.1%	4,534	34.1%	+15.5%
Households with Individuals > 65 years old	3,728	32.4%	4,291	32.3%	+15.1%

Source: U.S. Census Bureau

Households by Tenure

As is shown in **Table 10-13**, a majority of households in unincorporated Tehama County are owner occupied (77.5 percent in 2000). The ownership rate is higher than the State as a whole in 2000, which had a 56.9 percent ownership rate. Proportionally, the ownership tenure rate for the County has decreased slightly between 1990 and 2000.

TABLE 10-13
HOUSEHOLDS BY TENURE, UNINCORPORATED TEHAMA COUNTY

TENURE	1990		2000		PERCENT CHANGE, 1990-2000
	NUMBER	PERCENT	NUMBER	PERCENT	
Owner	9,043	78.7%	10,295	77.5%	+13.8%
Renter	2,450	21.3%	2,986	22.5%	+21.9%
Total	11,493	100.0%	13,281	100.0%	+15.6%

Source: U.S. Census Bureau

Table 10-14 shows the breakdown of household sizes by tenure. Two-person households constitute the largest percentage of both owner-occupied units and rental units. However, the percentage of two-person owner-occupied units is more than double that of the next largest percentage of owner-occupied units by household size (one-person). In contrast, among renter-occupied units, two-person units are only 4.6 percent greater than one-person units. Another item of note is that while a majority of households of five persons or more are in owner-occupied units, the percentage of such households in renter-occupied units (18.2 percent) is almost twice the percentage in owner-occupied units (9.8 percent).

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TABLE 10-14
HOUSEHOLD SIZE BY TENURE, UNINCORPORATED TEHAMA COUNTY

HOUSEHOLD SIZE	OWNER OCCUPIED	PERCENT OF OWNER OCCUPIED	RENTER OCCUPIED	PERCENT OF RENTER OCCUPIED
1 person	2,125	20.6%	667	22.3%
2 persons	4,450	43.2%	803	26.9%
3 persons	1,436	13.9%	438	14.7%
4 persons	1,271	12.3%	534	17.9%
5 persons	556	5.4%	335	11.2%
6 persons	288	2.8%	141	4.7%
7 or more persons	169	1.6%	68	2.3%
Total	10,295	100.0%	2,986	100.0%

Percentages may not add to 100 percent due to rounding.
 Source: U.S. Census Bureau (2000)

Overcrowded Households

The U.S. Census Bureau defines overcrowding as a situation in which more than one person occupies a housing unit per room, excluding kitchens and bathrooms. Units with 1.5 persons per room or more are considered severely overcrowded and indicate a significant housing need.

Table 10-15 shows the number of overcrowded households in unincorporated Tehama County. As shown by the table, overcrowding is not a significant housing problem in the County, in terms of percentage of total households. According to the 2000 Census, there were a total of 972 overcrowded households, representing only 7.3 percent of the total households. In comparison to the State, overcrowding is much more significant in California, with 15.2 percent of all households experiencing overcrowded conditions. However, the 2000 figure for the unincorporated portion of the County is an increase from the 1990 figure of 745, or an increase of 30.5 percent. This indicates an increasing problem in providing housing with adequate space for specific households.

TABLE 10-15
OVERCROWDED HOUSEHOLDS, UNINCORPORATED TEHAMA COUNTY

HOUSEHOLDS	OWNERS	RENTERS	TOTAL
Total Households	10,295	2,986	13,281
Total Overcrowded Households	594	378	972
1-1.5 Persons per Room	325	203	528
1.5 or More Persons per Room	269	175	444
County Overcrowding Rates	5.8%	12.7%	7.3%
State Overcrowding Rates	8.6%	23.9%	15.2%

Source: U.S. Census Bureau (2000)

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Overcrowded renter households represent 12.7 percent of the total renter households. This does not indicate a significantly disproportionate overcrowding situation for renters, and is much less than 23.9 percent for the entire State of California. Furthermore, only approximately 3.3 percent of the households in unincorporated Tehama County were reported as being severely overcrowded (444 households), most of those being owner-occupied households. Nevertheless, given the higher proportion of renter-occupied units being occupied by larger households than owner-occupied units, this is an issue of concern.

Household Income

According to the 2000 Census, the median household income for Tehama County was \$31,206. This was an increase of approximately 39.1 percent over the 1990 median household income of \$22,436. When compared with California as a whole, the County's 2000 median household income is significantly less than the State's \$47,493. However, the State's median household income between 1990 and 2000 increased by a smaller amount – 32.7 percent. With the exception of Trinity County, Tehama County's median household income was lower than that of neighboring counties, as shown in **Figure 10-5**.

FIGURE 10-5
REGIONAL MEDIAN INCOME

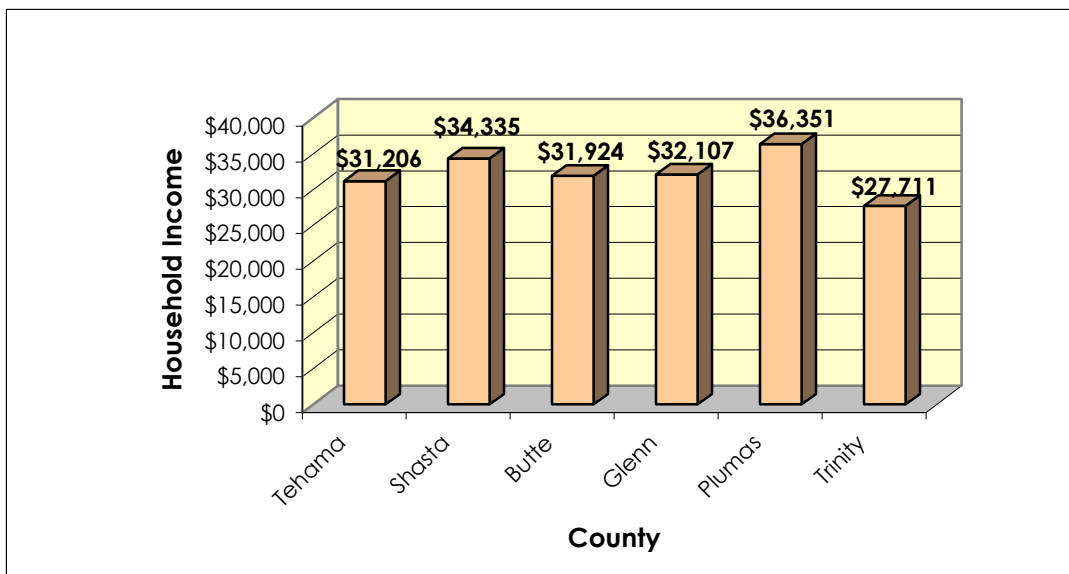


Table 10-16 shows the household incomes in unincorporated Tehama County. The number of households earning less than \$50,000 declined by 6.7 percent between 1990 and 2000, while households earning over \$50,000 increased by 136.1 percent during the same period. In 1990, 15.9 percent of the households in the unincorporated County earned \$50,000 or more annually. By the 2000 Census, this proportion had increased to 32.4 percent. Households earning less than \$15,000 decreased from 28.6 percent in 1990 to 17.8 percent in 2000. The most dramatic increase occurred in the \$75,000-\$99,999 income group, with a 400.0 percent increase. One factor in the shift to higher income could be the increase in employment in sectors that have jobs paying higher wages, most notably the professional and health sectors (see **Table 10-5**).

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TABLE 10-16
HOUSEHOLD INCOME, UNINCORPORATED TEHAMA COUNTY

ANNUAL INCOME	1990		2000		PERCENT CHANGE
	NUMBER	PERCENT	NUMBER	PERCENT	
Less than \$10,000	1,754	15.3%	1,317	9.9%	-24.9%
\$10,000 - \$14,999	1,529	13.3%	1,050	7.9%	-31.3%
\$15,000 - \$24,999	2,412	21.0%	2,374	17.8%	-1.6%
\$25,000 - \$34,999	2,051	17.8%	1,995	15.0%	-2.7%
\$35,000 - \$49,999	1,924	16.7%	2,285	17.1%	-18.8%
\$50,000 - \$74,999	1,353	11.8%	2,406	18.1%	+77.8%
\$75,000 - \$99,999	221	1.9%	1,105	8.3%	+400.0%
\$100,000 or more	250	2.2%	795	6.0%	+218.0%
Median Income*	\$22,436		\$31,206		+39.1%

* For County overall, including incorporated areas.
 Source: U.S. Census Bureau

The Federal Department of Housing and Urban Development (HUD) publishes median household income data by household size annually for areas in the entire United States. The income data is defined using an Area Median Income (AMI) for each HUD area and classified by the California Department of Housing and Community Development (HCD) into four income groups. The four income groups are defined as follows:

- Very Low Income: Less than 50 percent of AMI.
- Low Income: 50 to 80 percent of AMI.
- Moderate Income: 80 to 120 percent of AMI.
- Above Moderate Income: More than 120 percent of AMI.

Table 10-17 shows the maximum annual income level for a household to be included in the very low, low and moderate income groups, adjusted for household size, for Tehama County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. The Regional Housing Needs Plan (RHNP), which is prepared by HCD for Tehama County, also uses these income groups to categorize the basic construction need by income group for future housing development in the County. Please refer to the RHNP discussion in Section Three for more information.

TABLE 10-17
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE, TEHAMA COUNTY

HOUSEHOLD SIZE	MEDIAN INCOME	MAXIMUM INCOME LEVEL		
		VERY LOW	LOW	MODERATE
1-Person	\$34,350	\$17,200	\$27,500	\$41,250
2-Person	\$39,300	\$19,650	\$31,400	\$47,100
3-Person	\$44,200	\$22,100	\$35,350	\$53,000
4-Person	\$49,100	\$24,550	\$39,300	\$58,900

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HOUSEHOLD SIZE	MEDIAN INCOME	MAXIMUM INCOME LEVEL		
		VERY LOW	LOW	MODERATE
5-Person	\$53,050	\$26,500	\$42,400	\$63,600
6-Person	\$56,950	\$28,500	\$45,550	\$68,300
7-Person	\$60,900	\$30,450	\$48,700	\$73,050
8-Person	\$64,800	\$32,400	\$51,850	\$77,750

Source: California Department of Housing and Community Development (2004)

Households Overpaying

Households are considered to be overpaying for housing if payment, either rent or mortgage, is more than 30 percent of household income. In 2000, approximately 2,155 households in Tehama County experienced overpayment situations, according to the Census, as shown in **Table 10-18**.

TABLE 10-18
TOTAL HOUSEHOLDS OVERPAYING BY INCOME, UNINCORPORATED TEHAMA COUNTY

INCOME	HOUSEHOLDS PAYING AT LEAST 30 PERCENT OF INCOME FOR HOUSING					
	OWNER-OCCUPIED		RENTER-OCCUPIED		TOTAL	
	NUMBER	PERCENT ¹	NUMBER	PERCENT ²	NUMBER	PERCENT ³
Less than \$10,000	216	77.1%	278	64.1%	494	69.2%
\$10,000 to \$19,999	287	45.1%	420	63.0%	707	54.3%
\$20,000 to \$34,999	340	33.4%	195	27.3%	535	30.9%
\$35,000 to \$49,999	234	23.5%	16	3.9%	250	17.7%
\$50,000 and over	169	7.7%	0	0.0%	169	6.4%
Total	1,246	24.3%	909	34.3%	2,155	27.7%

¹ Percent of total owner-occupied units within income group except for Total, which includes all owner-occupied units.

² Percent of total renter-occupied units within income group except for Total, which includes all renter-occupied units.

³ Percent of total occupied units within income group except for Total, which includes all occupied units.

Source: U.S. Census Bureau (2000)

There appears to be a slightly disproportionate housing cost burden among renters, with 34.3 percent overpaying compared to 27.7 percent for all households. Furthermore, of the 6,736 households reporting incomes of less than \$35,000, approximately 25.8 percent (1,736 households) were overpaying in 2000. A household in Tehama County earning \$25,000 per year could pay up to \$625 per month in rent without meeting the overpayment criteria. This amount would pay for the rent on most apartments in Tehama County, as well as for some mobile homes and smaller houses (see list of sample rents later in this section). However, it would not be sufficient to pay for the rent on single family residences that have at least three bedrooms. For large families that must rent housing, this could lead to a potential overcrowding situation. This issue is discussed later in this section.

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Housing Units by Type

Table 10-19 illustrates the type of housing in the unincorporated portion of Tehama County in 1990 and 2000. According to the 2000 Census, there were 15,179 housing units in the unincorporated portion of the County. As of January 1, 2004, the California Department of Finance estimates that there are 16,041 housing units in unincorporated Tehama County.

**TABLE 10-19
HOUSING UNITS BY TYPE, UNINCORPORATED TEHAMA COUNTY**

HOUSING UNIT TYPE	1990		2000		CHANGE	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Single family, detached	7,704	60.5%	9,206	60.6%	1,502	+19.5%
Single family, attached	135	1.1%	196	1.3%	61	+45.2%
2-4 units	163	1.3%	237	1.6%	74	+45.4%
5 or more units	88	0.7%	78	0.5%	-10	-11.4%
Mobile homes, other	4,647	36.5%	5,462	36.0%	815	+17.5%
Total	12,737	100.0%	15,179	100.0%	2,442	+19.2%

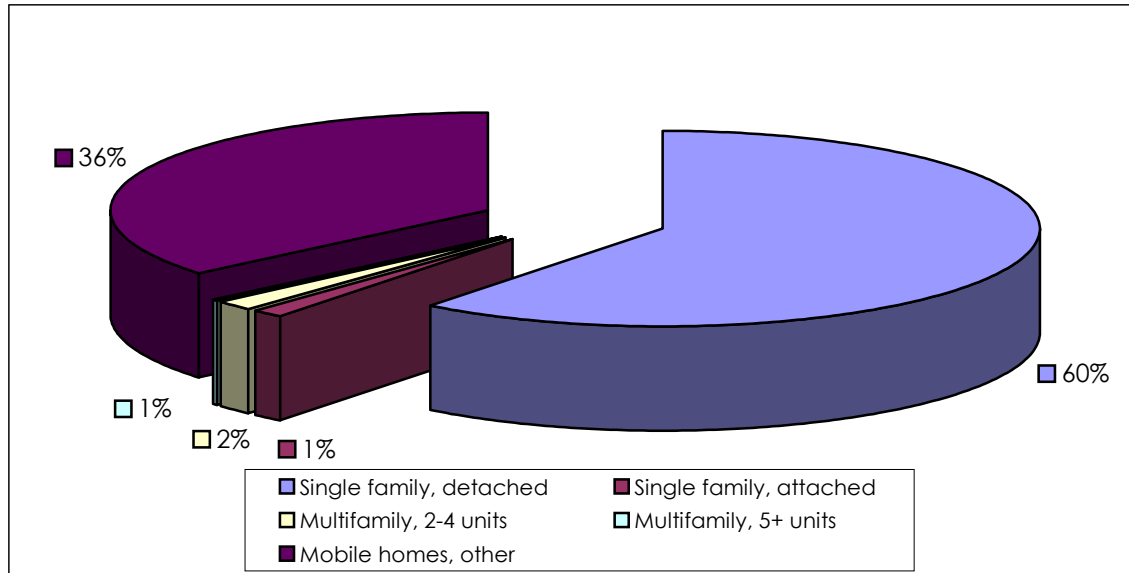
Source: U.S. Census Bureau

As indicated by **Table 10-19**, the majority of housing units in Tehama County are single-family detached residences, representing approximately 60.6 percent of all housing units in 2000. **Figure 10-6** shows the proportion of housing units in unincorporated Tehama County in graphical form. By comparison, approximately 56.4 percent of the total housing units in California were single-family detached residences. Unincorporated Tehama County also has a higher percentage of mobile homes and other units than the State overall (30.6 percent vs. 4.4 percent for California). While single-family detached units experienced the greatest numerical increase between 1990 and 2000 (1,502 units), duplexes and fourplexes experienced the greatest percentage increase (45.4 percent), followed closely by single-family attached units (45.2 percent). Multifamily units of 5 or more were the only housing units that experienced a decrease.

The majority of the housing stock is owner-occupied, representing 77.5 percent of the total housing units built by 2000. Of the owner-occupied units, approximately 65.5 percent were single family detached housing units, and 32.9 percent were mobile homes. Of the units that were renter-occupied, approximately 46.8 percent were single-family detached housing units, and 39.0 percent were mobile homes. All multifamily structures in unincorporated Tehama County containing 5 or more units were renter-occupied.

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**FIGURE 10-6
HOUSING UNITS BY TYPE, 2000**



Age of Housing Stock

Table 10-20 shows the age of the housing stock in unincorporated Tehama County to March 2000. The largest percentage of unincorporated Tehama County's housing stock, 27.0 percent (4,100 units), was built between 1970 and 1979. Approximately 65.8 percent of the County's housing stock was built since 1969. The 1970-1979 period coincides with a significant increase in population experienced by the County during that decade.

**TABLE 10-20
HOUSING UNITS BY YEAR BUILT, TEHAMA COUNTY**

YEAR BUILT	NUMBER	PERCENT	ACCUMULATED PERCENT
1939 or earlier	1,202	7.9%	7.9%
1940 to 1949	694	4.6%	12.5%
1950 to 1959	1,544	10.2%	22.7%
1960 to 1969	1,765	11.6%	34.3%
1970 to 1979	4,100	27.0%	61.3%
1980 to 1989	2,955	19.5%	80.8%
1990 to 2000*	2,919	19.2%	100.0%
Total	15,179	100.0%	--

* Figure to March 2000.

Source: U.S. Census Bureau (2000)

The majority of both owners and renters in the County live in housing units built since 1970. Approximately 70.5 of owners and 55.1 percent of renters live in structures constructed in 1970 or later. As may be expected, the largest number of both owners and renters live in structures built

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between 1970 and 1979. The median year for structures built in Tehama County overall is 1974, which is not as old as the median year for structures built in the incorporated areas. The median year for structures in Red Bluff, Corning and Tehama are 1971, 1972 and 1971 respectively. The median year for renter-occupied structures in the County is 1973, while the median year for owner-occupied structures is 1976.

Condition of Housing Stock

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking facilities such as plumbing or kitchens and units constructed before 1950 that have not had significant maintenance. Overcrowding conditions were discussed previously in this section. **Table 10-21** shows the number of housing units by tenure in unincorporated Tehama County that lack telephone service, plumbing and kitchens. As shown in the table, tenure makes relatively little difference in the existence of potentially substandard conditions. Some housing units may have more than one of these substandard conditions, but the number of such units is unknown.

The Department of Housing and Community Development indicates that housing units constructed prior to 1950 are potentially in need of replacement or rehabilitation. As shown in **Table 10-20**, 1,896 housing units were built before 1950, or approximately 12.5 percent of the total units. Therefore, it can be assumed, without physical inspection, that between 280 and 1,896 housing units in unincorporated Tehama County are potentially substandard.

TABLE 10-21
HOUSING UNITS IN UNINCORPORATED TEHAMA COUNTY WITH SUBSTANDARD CONDITIONS

SUBSTANDARD CONDITION	HOUSING UNITS	PERCENT OF TOTAL UNITS
Owners		
No telephone service	154	1.2%
Lacking complete plumbing facilities	45	0.3%
Lacking complete kitchen facilities	44	0.3%
Renters		
No telephone service	126	0.9%
Lacking complete plumbing facilities	28	0.2%
Lacking complete kitchen facilities	33	0.2%

Source: U.S. Census Bureau (2000)

Housing condition surveys have been conducted in the County, but no recent surveys have been performed. The most recent surveys were conducted during 1990 and 1991. A 1991 survey of housing conditions in Gerber-Las Flores, Proberta and Vina indicated that slightly over half (51 percent) of the housing units in these communities was substandard. Mobile homes were included in this survey, and mobile homes not set on a foundation were considered substandard. Inhabited travel-trailers, found on a number of lots, were also counted as substandard units.

Community Housing Improvement Program, Inc. (CHIP) conducted a 1990 survey of housing conditions in areas of the County with defined community boundaries. CHIP utilized a windshield survey tool developed by HUD and used extensively by HCD. This system allows a rating of the condition of a housing unit into categories of sound, minor rehabilitation, moderate

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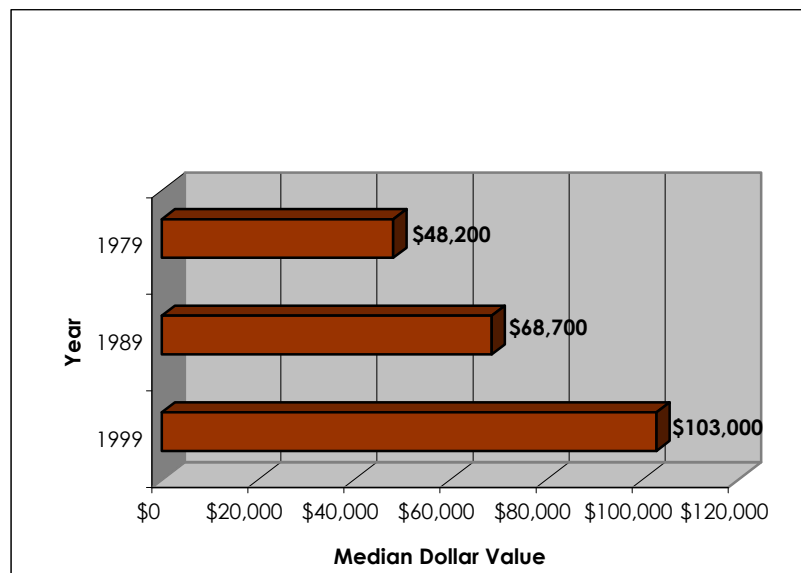
rehabilitation, substantial rehabilitation, or dilapidated. The results of the CHIP survey indicated that approximately 24 percent of the surveyed housing units in the County were substandard to a degree. Approximately 20 percent of these substandard units - 6 percent of the total units surveyed - were classified as dilapidated.

Given the length of time between the most recent housing survey and the current Housing Element update, only a very rough assessment of the housing condition stock in the County can be made. This Housing Element update contains a program requiring a current housing condition survey, so that a clearer picture of housing conditions can be obtained and programs targeting substandard units can be better crafted.

Housing Costs

The residential real estate market throughout the State has experienced a sustained increase in housing prices resulting from low mortgage rates, decreasing home sales inventory and a steadily growing labor market. According to the 2000 Census, the median dollar value for a home in Tehama County was \$103,000 in 1999, a 49.9 percent increase over the median dollar value in the 1990 Census (see **Figure 10-7** and **Table 10-22** below). Median dollar values of homes have appreciated significantly over the past 20 years.

FIGURE 10-7
MEDIAN DOLLAR VALUE OF SINGLE FAMILY HOME, TEHAMA COUNTY



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TABLE 10-22
MEDIAN DOLLAR VALUE FOR SINGLE FAMILY HOMES, TEHAMA COUNTY

YEAR	MEDIAN DOLLAR VALUE	CHANGE	
		DOLLARS	PERCENT
1999	\$103,000	\$34,300	+49.9%
1989	\$68,700	\$20,500	+42.5%
1979	\$48,200	-	-

Source: U.S. Census Bureau

More recent sales data shown in **Table 10-23** shows median home prices for different areas of Tehama County by zip code in 2003. As illustrated in the table, single-family home prices have continued to increase. The Bowman/Lake California area had the most expensive median home price at \$185,000, while the lowest median home price was in the Los Molinos area at \$110,000. It should be noted that the prices given in **Table 10-23** are median prices, and that homes in these local communities sell at a range of prices. Also, median sales prices as recorded by Dataquick vary from month to month, so **Table 10-23** should be regarded as a “snapshot” of the Tehama County home market at a particular point in time.

TABLE 10-23
2003 MEDIAN SALES PRICE FOR SINGLE FAMILY HOMES IN SELECTED COUNTY COMMUNITIES

AREA BY ZIP CODE	MEDIAN SALES PRICE (NOV. 2003)
Bowman/Lake California (96022)	\$185,000
Red Bluff/Antelope (96080)	\$150,000
Gerber/Las Flores (96035)	\$145,000*
Corning/Rancho Tehama (96021)	\$115,000
Los Molinos (96055)	\$110,000

* October 2003

Source: Dataquick Sales Data (2003), www.dataquick.com.

According to the 2000 Census, the median gross rent for rental units in Tehama County was \$486 per month. This was an increase of \$198 over the 1990 median rent of \$288, or an increase of 68.8 percent. **Table 10-24** illustrates the rental costs in the unincorporated area of Tehama County by the number of bedrooms per rental unit. The largest number of rental units in the County was for two-bedroom units. The largest proportion of renters of one- and two-bedroom units paid \$300 to \$499 for monthly rent, while the largest proportion of three-bedroom and more renters paid \$500 to \$749 per month.

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TABLE 10-24
RENTAL COSTS, UNINCORPORATED TEHAMA COUNTY

RENT	UNITS WITH 0-1 BEDROOMS	UNITS WITH 2 BEDROOMS	UNITS WITH 3 OR MORE BEDROOMS
Less than \$200	30	0	0
\$200 to \$299	78	93	49
\$300 to \$499	250	417	114
\$500 to \$749	86	390	417
\$750 to \$999	26	85	191
\$1,000 or more	6	0	48
Total	476	985	819

Source: U.S. Census Bureau (2000)

Based upon a review of the *Red Bluff Daily News* and *Corning Observer* advertisements, the following are samples of rental rates per month for specific housing types in Tehama County from May 2004:

- One-bedroom apartment: \$300-475 (Red Bluff, Corning)
- Two-bedroom apartment: \$525-675 (Red Bluff, Corning)
- Studio apartment: \$425 (Corning)
- Two-bedroom duplex: \$705-975 (Red Bluff, Cottonwood)
- Three-bedroom duplex: \$800 (Red Bluff)
- Two-bedroom fourplex: \$550 (Red Bluff)
- Two-bedroom house: \$600-850 (Corning, Red Bluff, Cottonwood, Antelope)
- Three-bedroom house: \$800-1,100 (Corning, Red Bluff, Los Molinos, Manton)
- One-bedroom mobile home: \$350-450 (Red Bluff, Los Molinos)
- Two-bedroom mobile home: \$550-700 (Corning, Dairyville)

10.2 SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding and other housing problems.

SENIORS

For the purposes of this Housing Element, seniors are defined as people age 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income, and health care costs. Additionally, senior households also have other needs in order to preserve their independence, including protective services to maintain their

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health and safety, in-home support services to perform activities of daily living, and conservators to assist with financial affairs.

Table 10-25 shows the number of seniors living in unincorporated Tehama County. According to the 2000 U.S. Census, seniors accounted for 17.1 percent of the total population in the unincorporated County. By comparison, seniors comprise just 10.6 percent of the population in California. The senior population increased significantly between 1980 and 1990, then increased at a more modest rate between 1990 and 2000. The senior population in the unincorporated County is fairly evenly divided by sex, with females representing 51.3 percent of the senior population.

TABLE 10-25
SENIOR POPULATION, UNINCORPORATED TEHAMA COUNTY

YEAR	POPULATION	NUMERICAL CHANGE	PERCENT CHANGE
1980	5,833	-	-
1990	8,340	2,507	43.0%
2000	8,923	583	7.0%

Source: U.S. Census Bureau

Table 10-26 illustrates the breakdown of householder age groups by tenure. According to the 2000 Census, 3,899 elderly households reside in unincorporated Tehama County, which is approximately 29.4 percent of the total households. Of these senior households, only 408 were renters (10.5 percent). This indicates a strong ownership trend among seniors. Furthermore, 9.4 percent of the householders over the age of 65 (366 households) were living below the poverty level.

TABLE 10-26
HOUSEHOLDERS BY TENURE BY AGE, UNINCORPORATED TEHAMA COUNTY

HOUSEHOLDER AGE	OWNERS	RENTERS	TOTAL
15-24 years	78	245	323
25-34 years	646	782	1,428
35-54 years	3,988	1,298	5,286
55-64 years	2,092	253	2,345
65 plus years	3,491	408	3,899
Total	10,295	2,986	13,281

Source: U.S. Census Bureau (2000)

Table 10-27 lists the licensed residential care facilities for seniors in unincorporated Tehama County. Other residential care facilities are available in the cities of Red Bluff and Corning, as well as residential developments that specifically serve senior citizens. In addition, several mobile homes parks in the County allow only residents that are 55 years of age or older.

It is expected that the senior population in Tehama County will increase significantly in the near future. Many members of the 55-59 age group will reach retirement age during the Housing Element planning period. As indicated in **Table 10-4**, this age group has grown at a rate that is

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greater than that of the unincorporated County population as a whole. In the longer term, members of the 45-54 age group, which has been one of the faster growing age group, will reach retirement age. In addition, the number of seniors (age 75 and older) has grown significantly over the past decade. This growth will likely continue due to increased life expectancy in general, but also due to the availability of medical care for seniors in Tehama County.

**TABLE 10-27
RESIDENTIAL CARE FACILITIES FOR THE ELDERLY, UNINCORPORATED TEHAMA COUNTY**

FACILITY NAME	ADDRESS	CAPACITY
Country Rose Inn	15 Krueger Court, Red Bluff	6 beds
New Hope Guest Home	22131 Palermo Avenue, Red Bluff	6 beds
Orchard Inn	8145 State Highway 99E, Los Molinos	13 beds
Pine Creek Residential Care	18665 Benson Road, Cottonwood	6 beds
Pine Creek Residential Care #2	18655 Benson Road, Cottonwood	6 beds
PRS-Mary Lane	75 Mary Lane, Red Bluff	6 beds
Ramblin Rose Inn	236 Gurnsey Drive, Red Bluff	6 beds
Rose Care Home	25168 Rose Street, Los Molinos	6 beds
Vintage Rose Inn	130 Gurnsey Avenue, Red Bluff	6 beds
Windsong Ranch	2258 Highway 99W, Corning	6 beds
Woodson Lodge	3758 Illinois Avenue, Corning	24 beds
Total		91 beds

Sources: California Department of Social Services, Community Care Licensing Division; California Registry, www.calregistry.com.

Assuming the 0.7 percent annual growth rate of the senior population that occurred between the 1990 and 2000 Census, it is projected that unincorporated Tehama County will have approximately 326 additional seniors between 2004 and 2009. Based upon figures from the 2000 Census, unincorporated Tehama County had an average of 2.08 persons per senior household. Therefore, it can be estimated that the County would need approximately 157 additional housing units to accommodate seniors in 2003-2008.

PERSONS WITH DISABILITIES

According to California Government Code Section 12926, a "disability" includes, but is not limited to, any physical or mental disability. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement or anatomical loss that affects body systems, including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental and social activities and working.

Physical, mental and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often

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require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. A person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

A disability is defined by the U.S. Census Bureau as a mental, physical or health condition that lasts over six months. According to the 2000 Census, a total of 7,637 persons in unincorporated Tehama County had a disability, which is approximately 22.8 percent of the total population (**Table 10-28**). Approximately 32.0 percent of the number of disabled persons were age 65 and over. Approximately 62.6 percent of persons age 16 to 64 who had a disability, or 38.7 percent of all persons with disabilities, were unemployed.

TABLE 10-28
PERSONS WITH DISABILITIES, UNINCORPORATED TEHAMA COUNTY

DISABILITY CATEGORY	NUMBER	PERCENT
Persons Age 5-15 with a Disability	471	1.3%
Age 16-64, Employed Persons with a Disability	1,766	4.9%
Age 16-64, Not Employed Persons with a Disability	2,958	8.3%
Persons Age 65 Plus with a Disability	2,442	6.8%
Total Persons with a Disability	7,637	21.4%
Total Population in Unincorporated Area	35,719	100.0%

Source: U.S. Census Bureau (2000)

The 2000 Census categorized six types of disabilities: sensory, physical, mental, self-care, go-outside-home and employment. **Table 10-29** provides more detail on the disabilities recorded for residents of unincorporated Tehama County. It should be noted that the total disabilities recorded exceed the number of persons with disabilities, indicating that some persons had more than one type of disability. There were 2,348 persons over 15 years of age who had a go-outside-home disability, and 953 persons with a self-care limitation. Some of these persons may have both types of disabilities, but the number is unknown. Approximately 40.6 percent of the persons with a go-outside-home disability, and 40.1 percent of the persons with a self-care disability, were seniors.

There are 22 licensed adult residential facilities in all of Tehama County that provide accommodations for persons with disabilities. **Table 10-30** lists the facilities located in the unincorporated area of Tehama County. In addition, Redwood Gardens, an 11-unit apartment complex in Red Bluff, serves developmentally disabled adults.

The three principal statutes that address the fair housing and building standards for persons with disabilities are the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964 and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code. The County has reviewed all of its zoning laws, policies and practices for compliance with fair housing law. The County has also adopted the latest version of the

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California Building Code, in which Chapter 11 sets forth standards for accessibility of buildings or portions of buildings to persons with disabilities.

TABLE 10-29
PERSONS WITH DISABILITIES BY DISABILITY TYPE, UNINCORPORATED TEHAMA COUNTY

DISABILITY BY TYPE	NUMBER	PERCENT
Total Disabilities Tallied	14,427	100.0%
Total Disabilities for Ages 5-15	599	4.2%
Total Disabilities for Ages 16-64	9,241	64.1%
Sensory disability	576	4.0%
Physical disability	2,399	16.6%
Mental disability	1,440	10.0%
Self-care disability	571	4.0%
Go-outside-home disability	1,395	9.7%
Employment disability	2,860	19.8%
Total Disabilities for Ages 65 and Over	4,587	31.8%
Sensory disability	914	6.3%
Physical disability	1,721	11.9%
Mental disability	617	4.3%
Self-care disability	382	2.6%
Go-outside-home disability	953	6.6%

Percentages may not add to exact totals due to rounding.

Source: U.S. Census Bureau (2000)

Community care facilities for up to six persons are considered residential uses by State law. Such facilities are not required to obtain a conditional use permit, zoning variance or other zoning clearance if they are not required of a family dwelling of the same type in the same zone (California Health and Safety Code Section 1566.3). Therefore, a residential care home for six or fewer persons is allowed by right in the residential zones in the County. This provision of State law has not yet been incorporated in the County Zoning Code. The Housing Program includes a program that would require the County to amend the Zoning Code to include this provision.

Residential care homes for more than six persons are allowed with a conditional use permit in all residential, commercial and industrial zones. No special design or permitting standards have been established for residential care facilities other than those required by State law. Use permits for residential care facilities of six or more persons may have conditions attached that would make the facility more compatible with surrounding land uses. Section Three of this Housing Element provides a more detailed discussion on procedures regarding housing for persons with disabilities.

During the 2004-2009 time period, it is projected that unincorporated Tehama County will have approximately 360 additional persons ages 16 to 64 with a disability, assuming the same current proportion between the disabled population and the total unincorporated population. Persons over 65 with a disability are counted as part of the senior household projections. If it is further assumed that the additional disabled persons are accommodated in a manner consistent with the average household size in the County (see **Table 10-10**), then an additional 137 housing units would be required, or approximately 27 units per year.

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**TABLE 10-30
FACILITIES FOR ADULT DISABLED, UNINCORPORATED TEHAMA COUNTY**

FACILITY NAME	ADDRESS	CAPACITY
Adobe Residential	21492 Adobe Road, Red Bluff	6 beds
Aloha House	13765 Lisa Way, Red Bluff	4 beds
Coffman Home II	280 Agua Verde Road, Red Bluff	2 beds
Diamond View	655 Wernmark Way, Red Bluff	6 beds
Lee Street House	25353 Lee Street, Los Molinos	6 beds
Lee Street House II	25347 Lee Street, Los Molinos	6 beds
Lynn Bennett Home	20820 Live Oak Road, Red Bluff	6 beds
Lynn Bennett Home II	23040 Faye Street, Red Bluff	6 beds
Northern Oaks	14119 Baker Road, Red Bluff	6 beds
Pitman Oaks Family Care Home	19693 Oak Lane, Cottonwood	6 beds
PRS-Baker House	14062 Baker Road, Red Bluff	6 beds
PRS-Sherman House	75 Sherman Drive, Red Bluff	6 beds
PRS-Wilcox House	21370 Wilcox Road, Red Bluff	6 beds
Russell's Family Home	7935 Oak Street, Los Molinos	6 beds
Sale House, The	21125 Luther Road, Red Bluff	22 beds
Serenity House	24746 Gardiner Ferry Road, Corning	6 beds
Tehama Vina Home	24945 Tehama-Vina Road, Los Molinos	5 beds
Total		111 beds

Source: California Department of Social Services, Community Care Licensing Division.

LARGE FAMILIES

Large households are defined as households with more than five persons. Large family households are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four or five bedrooms, and a seven-person household would require four to six bedrooms.

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As discussed earlier, overcrowding is not a significant housing situation, with overcrowded situations representing approximately 7.3 percent of the households, approximately 61.1 percent of which are in owner-occupied units. **Table 10-31** shows household sizes by tenure. Approximately 11.7 percent of the households in the County have five or more persons. By comparison, approximately 16 percent of households in California are occupied by large families. In unincorporated Tehama County, approximately 53.2 percent of all housing units had three or more bedrooms, and 8.9 percent had four or more bedrooms. This indicates that the County generally does not have a significant lack of housing for larger families – a conclusion supported by the relatively low incidence of overcrowding (see **Table 10-15**). However, as previously noted, adequate rental housing for larger families is a concern.

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TABLE 10-31
HOUSEHOLD SIZE BY TENURE, UNINCORPORATED TEHAMA COUNTY

TENURE	1-4 PERSONS		5+ PERSONS		TOTAL	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Owner	9,282	69.9%	1,013	7.6%	10,295	77.5%
Renter	2,442	18.4%	544	4.1%	2,986	22.5%
Total	11,724	88.3%	1,557	11.7%	13,281	100.0%

Source: U.S. Census Bureau (2000)

During the 2004-2009 planning period, it is projected that unincorporated Tehama County will have approximately 127 additional large family households, assuming the current proportion of large-family households to total households remains the same. These additional households would require the same number of housing units, or approximately 25 units per year.

FEMALE-HEADED HOUSEHOLDS

Female-headed households are households with a female parent and children under the age of 18, but no male parent present. These households generally have living expenses that take up a larger share of income than is generally the case in two-parent households. Moreover, female-headed households tend to have a lower income level on average. Therefore, finding affordable, decent and safe housing is often more difficult for female-headed households. Additionally, female-headed households are often the households most in need of child care, job training and rehabilitation programs.

The U.S. Census provides data on the total number of households with a female head and the number of those with children and the number with incomes below the poverty level. **Table 10-32** presents information on female-headed households in unincorporated Tehama County. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Approximately 56.1 percent of all female-headed households (five percent of the total unincorporated County households) have children up to 18 years of age. Female-headed households comprise just 8.9 percent of the total households in unincorporated Tehama County, but account for 27.1 percent of families that are below the poverty level.

TABLE 10-32
FEMALE-HEADED HOUSEHOLDS, UNINCORPORATED TEHAMA COUNTY

HOUSEHOLDER TYPE	NUMBER	PERCENT
Female-Headed Households	1,183	8.9%
Female Heads with Own Children	664	5.0%
Female Heads without Children	519	3.9%
Total Households	13,303	100.0%
Female-Headed Households Under the Poverty Level	268	27.1%
Total Families Under the Poverty Level	988	100.0%

Source: U.S. Census Bureau (2000)

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During the 2004-2009 planning period, it is projected that unincorporated Tehama County will have approximately 127 additional female-headed households, assuming the current proportion of female-headed households to total households remains the same. These additional households would require the same number of housing units, or approximately 25 units per year.

FARMWORKERS

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2000 Census, 9.3 percent of all employed persons in unincorporated Tehama County worked in the farming, forestry, fishing and hunting and mining industries (see **Table 10-7**). According to the 2002 U.S. Department of Agriculture (USDA) Census of Agriculture, there were 3,803 farm workers in Tehama County (**Table 10-33**). This represents a 23.7 percent decrease from the 1997 Census of Agriculture figure of 4,987 farm workers. Interestingly, this decrease in farm workers occurred while the total number of farms in the County increased, from 503 in 1997 to 525 in 2002. In part, this is explained by a decrease in the amount of land in farms – from 885,426 acres in 1997 to 862,440 acres in 2002. Less land being farmed means fewer workers needed to farm the land. Another factor may be that the Census of Agriculture defines a “farm” as any place from which \$1,000 or more of agricultural products were produced and sold during the census year. This definition would likely include small farms that would have little need for farm workers. A third factor may be the increased mechanization of agriculture, which reduces the number of workers needed for farm operations.

**TABLE 10-33
NUMBER OF FARMWORKERS, TEHAMA COUNTY**

HIRED FARM LABOR	2002	1997
Farms	525	503
Workers	3,803	4,987
FARMS WITH 10 WORKERS OR MORE	2002	1997
Farms	134	119
Workers	2,804	3,957
LABORERS WORKING 150 DAYS OR MORE	2002	1997
Farms	305	227
Workers	910	753
Farms with 10 Workers or More		
Farms	19	20
Workers	306	321
LABORERS WORKING FEWER THAN 150 DAYS	2002	1997
Farms	368	476
Workers	2,893	4,234
Farms with 10 Workers or More		
Farms	93	109
Workers	2,037	3,395

Source: 1997 and 2002 USDA Census of Agriculture

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Most of the farm workers in Tehama County were employed by farms using 10 or more workers. These farms account for approximately 25.5 percent of all farms in the County but employ 73.7 percent of the farm workers. Approximately 76.1 percent of County farmworkers worked fewer than 150 days in a year, or less than about 60 percent of the year. There were 910 farm workers that were known to work more than 150 days. These indicators suggest that farmworkers need housing that is not exclusively located near work on farms, but that can accommodate work at other locations.

The Tehama County Zoning Ordinance allows farm labor housing in the Upland Agricultural (U-A) and the Exclusive Agricultural (E-A) districts, with a conditional use permit. Under California Health and Safety Code Section 17021.5(b), housing for six or fewer farm workers shall be considered a residential land use and shall not require a conditional use permit, zoning variance or other zoning ordinance if such actions are not required for a family dwelling of the same type in the same zone. California Health and Safety Code Section 17021.6(b) states that housing for 12 or fewer farm workers shall be considered an agricultural land use and shall not require a conditional use permit, zoning variance or other zoning ordinance if such actions are not required for any other agricultural activity in the same zone. The Housing Program contains a program that would require incorporation of these Health and Safety Code provisions in the County Zoning Code. In addition, multifamily dwellings may also serve as low-cost housing for farm workers.

Based upon data from the Census of Agriculture, the need for farm worker housing in Tehama County during the 2004-2009 planning period apparently would be less than that for previous planning periods, due to the decline in farm worker population. However, the number of farm workers that worked 150 days or more increased by approximately 20.8 percent between 1997 and 2002, or grew approximately 3.8 percent annually. Housing needs for farm workers working 150 days or more are considered more urgent, since these workers will stay in the County longer. Given the overall trend in farm worker employment in the County, this growth rate is not expected to continue. Nevertheless, if the number of farm workers employed for 150 days or more were projected to increase at a 2.5 percent annual rate, then there would be an additional 126 farm workers requiring housing during the 200-2009 planning period. These additional workers would require the same number of housing units, or approximately 25 units per year.

FAMILIES AND INDIVIDUALS IN NEED OF EMERGENCY SHELTER

California law requires that Housing Elements estimate the need for emergency shelter for homeless people. Individuals and families in need of emergency shelter have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due in part to both the diversity and complexity of the factors that lead to homelessness and need for shelter. Among the primary groups that comprise the homeless population are traditional single male transients, deinstitutionalized mental patients, teen runaways, evicted families and individuals, battered women and their children, victims of disaster, and alcohol and drug addicts. Another factor in the difficulty in providing for housing needs of this group is community opposition to the siting of facilities that serve homeless clients.

According to the 1998 State Housing Plan Update, there are less than 100 homeless persons in the entire County, representing 0.18 percent of the total population. The number of homeless may vary with the seasons, with more transient homeless persons passing through Tehama County during the warmer times of the year than in winter. Also, events such as natural disasters and fires may increase the number of people needing emergency shelter at any given time. According to the PATH (Poor and the Homeless) Coalition, 23 homeless persons are served by

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the agency per night on average (*Red Bluff Daily News*, May 22, 2003). It is not known how many of these homeless persons come from the unincorporated area of the County.

An indicator of potential homelessness is the number of individuals and households that live below the poverty level. Many of these individuals and households are potentially at risk of becoming homeless, and a few may already be in that condition. **Table 10-34** shows the percent of those in poverty by household type for the unincorporated County. Overall, the unincorporated County has a similar percentage of individuals and families living in poverty compared to the State, and a slightly higher percentage of female-headed households living in poverty.

**TABLE 10-34
HOUSEHOLDS BELOW POVERTY LEVELS, UNINCORPORATED TEHAMA COUNTY**

HOUSEHOLD TYPE	COUNTY	STATE
Individuals	14.1%	14.2%
Families	10.0%	10.6%
Female-Headed Households	27.1%	25.0%

Source: U.S. Census Bureau (2000)

The programs listed below are provided by Tehama County to assist with short-term emergency needs for shelter, as well as rental and mortgage assistance to either prevent homelessness or to assist tenants with rents at units throughout the County, including market rate units:

- 1) **Section 8 Program.** The Tehama County Community Action Agency and Housing Authority provides the HUD Section 8 Rental Assistance Program. Currently the agency has 144 vouchers to assist low-income families with rent. Eligible families pay approximately 30% of their adjusted monthly income towards rent and the balance is paid to the landlord by the County through the Section 8 program. Once a family is eligible for placement on the waiting list, they can expect to wait up to two years before they are assisted.

- 2) **Community Services Block Grant (CSBG).** The Tehama County Community Action Agency administers these funds from the State Department of Community Services and Development. A portion of the funding from this grant is used to provide emergency shelter via hotel vouchers, as well as rental and mortgage assistance to households in need. The County received approximately \$62,000 this year for housing purposes. The County contracts with various nonprofit agencies, such as The Salvation Army, to work directly with eligible clients.

- 3) **Emergency Food and Shelter Program.** The Tehama County Community Action Agency administers these funds from the Federal Emergency Management Agency (FEMA). A portion of the funding from this grant is used to provide emergency shelter as well as rental and mortgage assistance to households in need. The County received approximately \$20,000 this year for housing purposes. The County contracts with various nonprofit agencies, such as The Salvation Army, to work directly with eligible clients.

- 4) **Homeless Assistance Program.** Eligible households receiving public assistance through the County Social Services Department may receive funds for either emergency shelter

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costs or the deposit for permanent housing. Funding is limited to a percentage of the household's monthly public assistance grant, and is a one-time benefit.

- 5) **Continuum-of-Care.** The County is currently in the process of establishing a Continuum-of-Care in the County to better serve those homeless persons in need. The County has issued a request for proposals to interested parties in order to establish the needs of the homeless, service providers, funding possibilities, and areas where County may be able to assist in these needs. A Local Continuum of Care Plan will be developed to assist the County and service providers in their endeavor to help the homeless.

Outside of County agencies, the main provider of services to homeless persons is PATH (Poor and the Homeless), a non-profit organization based in Red Bluff. PATH arranges with local churches for the provision of shelter for homeless persons during the months from November to April. PATH estimates that it provides services for five to eight persons per year. PATH is currently seeking funds to construct a homeless shelter in southern Red Bluff. In 2003, the City of Red Bluff approved a use permit for a 40-bed facility. PATH hopes that the homeless shelter will be open for service in November 2005, assuming necessary funding is obtained and barring any unforeseen circumstances (Allene Dering, PATH, pers. comm.).

Another agency that provides emergency shelter is Alternatives to Violence. This non-profit group operates a shelter for battered women and their children. The shelter, located in Red Bluff but serving all of Tehama County, has a capacity of 13 residents. In 2003, 51 clients were served at the shelter, staying an average of 30 days. The director of the agency expressed a desire for a transitional housing facility, but does not expect one to be established in the near future (Dianna Rabelais, Alternatives to Violence, pers. comm.).

Emergency and homeless shelters are not explicitly permitted in any zoning district. However, as previously stated, residential care homes for six or more persons are allowed in several zoning districts with a use permit, while residential care homes for less than six persons are allowed in all zoning districts that permit residences. Currently, there are no homeless shelters in Tehama County, although a shelter has been approved in Red Bluff as previously mentioned. Area churches provide shelter for the homeless, while the Salvation Army provides vouchers for stays at motels. In addition, at least one private residence is known to provide shelter for up to four homeless persons. No homeless shelters have been proposed in the unincorporated area of the County. The Housing Program includes a program to identify potential sites for emergency shelters and transitional housing in the unincorporated area of the County.

During the 2004-2009 planning period, it is projected that Tehama County will have approximately 6 additional homeless persons or persons seeking emergency shelter, assuming the proportion of homeless in the County to total County population remains the same, as set forth in the 1998 State Housing Plan Update. These additional persons would require the same number of housing units, or approximately one unit per year. Given the characteristics of this segment of the population, it is expected that the County would provide the necessary housing in cooperation with the incorporated cities, nonprofit groups and other local agencies.