

HOUSING ASSESSMENT NEW CUYAMA, CA

December 2017

Prepared by Blue Sky Center & AmeriCorps VISTA



SCOPE OF DOCUMENT

This Housing Assessment is meant to serve as a tool for local organizations, individuals, regional stakeholders, and potential developers in the Cuyama region.

Utilizing housing quality standards¹, we set out to accurately assess the current housing stock in New Cuyama, as of October 2017. Based on four categories (sound, high moderate, low moderate, and dilapidated), three Blue Sky Center staff members evaluated each dwelling unit from street-level, providing three separate ratings that were averaged for a final rating. We have also gathered publicly available data online, such as assessed home values and parcel information from the Santa Barbara County assessor's website, demographic data from both the 2010 U.S. Census and the 2015 American Community Survey, and housing market analysis studies from the Department of Housing and Urban Development (HUD).

1. Standards developed by the Idaho Finance and Housing Association, provided as Appendix A.

MISSION & VISION

The Blue Sky Center is a community-based nonprofit founded in 2015 from a small family foundation's vision and investment in land, assets, and buildings. Our mission is to regenerate the land, economy, and communities of the Cuyama Valley through equitable partnerships and sharing scalable models with other communities. Blue Sky Center projects focus in the areas of housing, food systems, entrepreneurship, and tourism in partnership with multi-disciplinary organizations, institutions, and individuals. Our offices and additional facilities sit on a five-acre campus near the townsite of New Cuyama, CA. This report was created by the Housing & Design team with main contributors Julia Warner, Matthew Simeone, and Jack Forinash. More information about Blue Sky Center can be found at blueskycenter.org.

HOUSING & DESIGN

The Blue Sky Center works in four main focus areas, one of which is Housing & Design. The main objectives of the Housing & Design team are: (1) to encourage community engagement around future development in New Cuyama through participatory design and (2) to improve livability in New Cuyama through research and advocacy.

HISTORICAL CONTEXT

New Cuyama (pop. 517) originated as a company town built by the Atlantic Richfield Company (ARCO) in 1950. At the time, homes came with a high standard of living and great incentives for young families to move there (homes sold with no down payments, low-interest rates and utility costs, and ARCO even provided tree seedlings for homeowners). Upon ARCO's departure from

town in 1978, the housing stock became stagnant, with almost no new homes built after 1953. The Cuyama Valley economy shifted to agriculture and the demographics became increasingly Hispanic as large agricultural operations sought laborers. Now, the unincorporated townsite of New Cuyama is home to 216 households², with limited services offered to its residents. While housing costs seem relatively low within the context of California, utility costs in New Cuyama are extremely high (water and sewer averages \$200/month per household). Water and sewer services are provided by the Cuyama Community Services District (CCSD), a public entity with high operating costs whose financial burden is divided by the small household population. Electricity is provided by the Pacific Gas & Electric Company (PG&E), powering the town's mid-century homes' swamp coolers.

LIMITATIONS

According to the 2010 U.S. Census (factfinder.com), New Cuyama has a population of 517, while according to the 2015 American Community Survey (factfinder.com), the population has risen to 665. According to the Statistical Atlas (statisticalatlas.com, which also sources U.S. Census Bureau data), New Cuyama has a population of 481. It should be noted that the federal census of the Cuyama region was never fully completed, however, we hope to update this report with more accurate census data from UCSB's Special Census planned for early 2018.

While the housing condition component of this assessment is based on external observation from street level, more information about interior home quality would be useful in finding resources for local residents to repair and maintain their homes. Because New Cuyama is a rural townsite in an unincorporated area, there is a limited amount of research and information that has

2. Recreational vehicles and/or accessory dwelling units were not counted as households for the purposes of this assessment

been analyzed or that is available to serve studies like these. Oftentimes there was only one source for a specific data set, particularly with the U.S. Census and its American Community Surveys. With these data sets, wide margins of error are noted - a result of the practice of sampling and its particular vulnerability with limited data sets (a trait of rural census tracts). American Community Surveys also reflect larger regional and national trends between census years, however inaccurate these trends may be on a local scale.

COMMUNITY ENGAGEMENT

The Housing & Design team facilitated in-person surveys with 19 Cuyama Valley residents as an initial effort to engage community residents regarding housing. Questions included what they believed the status of their house was in terms of needed repair along with gauging the level of interest in a home repair program and participating in future community planning workshops. Out of 19 responses, eight respondents (42%) indicated the need for minor repairs and five (26%) indicated the need for moderate repairs. Twelve respondents (63%) expressed interest in a home repair program, 12 respondents (63%) indicated interest in a community-focused design workshop, and 14 individuals (74%) left contact information to receive further information.

NEW CUYAMA HOUSING: NEXT STEPS

In order to improve the accuracy of our data and leverage future funding, the Blue Sky Center intends to compile a more complete Analysis of Impediments to Fair Housing, in compliance with California HCD (Housing & Community Development) and the federal mandate known as “affirmatively furthering fair housing.” We are still seeking data from interior home assessments showing average home repair needs and costs, average local utility costs, income, race, and ethnicity based on records from the local school district, vacancy rates of accessory dwelling units and mobile homes/trailers, employment demand from agricultural employers, and market analysis studies showing potential demand and viability for new housing in the area.

Need minor repairs	8	42%
Need moderate repairs	5	26%
Interest in home repair program	12	63%
Interest in design workshop	12	63%

CENTRAL COAST - SOUTHERN CALIFORNIA REGIONS



GREATER CUYAMA VALLEY REGION



1. Churches
2. Recreation Center
3. Post Office
4. Clinic
5. Library / Family Resource Center
6. Fire Station
7. Cuyama Pool
8. Cuyama Valley High School
9. Blue Sky Center

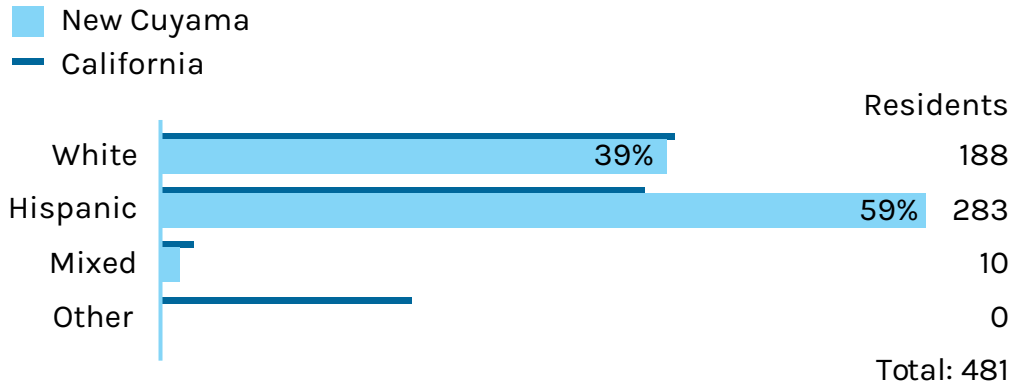
BUILDING USES

- Residential
- Commercial
- Community Services



NEW CUYAMA, CA

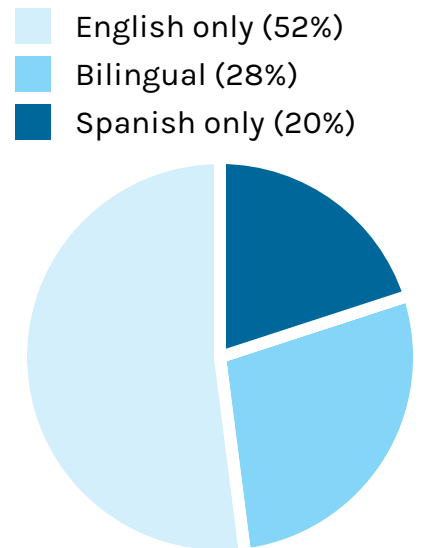
RACE + ETHNICITY¹



POPULATION BY AGE²

Age	Residents	%
0 - 9	77	15%
10 - 19	100	19%
20 - 29	55	11%
30 - 39	60	12%
40 - 49	67	13%
50 - 59	74	14%
60 - 69	48	9%
70+	36	7%
Total	517	100%

LANGUAGES³

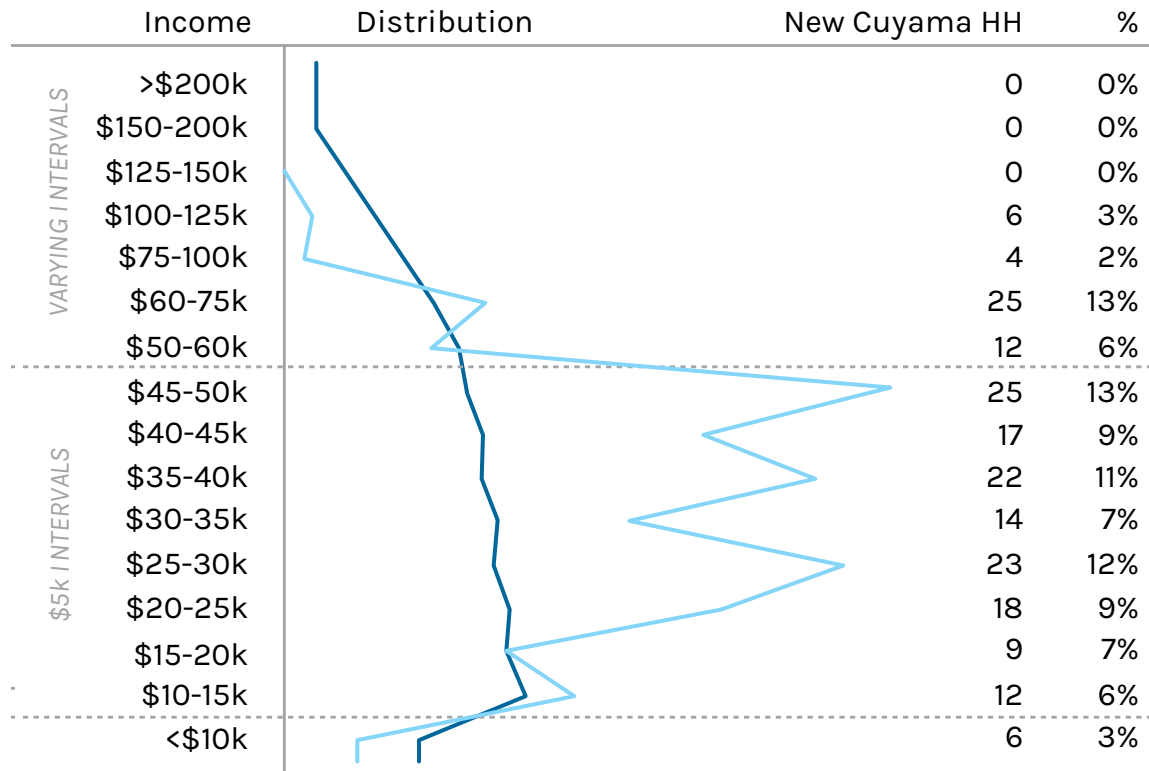


AVERAGE HOUSEHOLD (HH) SIZE⁴

HH size	1	2	3	4 +	Total
Units	69	46	17	84	216
%	32%	21%	8%	39%	100%

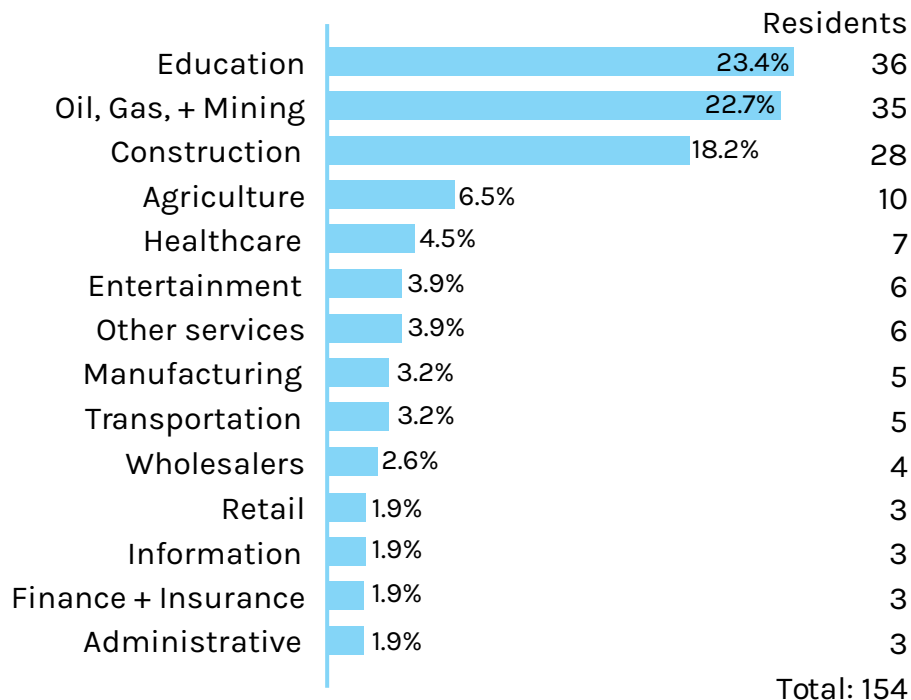
HOUSEHOLD (HH) INCOME DISTRIBUTION⁵

— New Cuyama
— California



INDUSTRY⁶

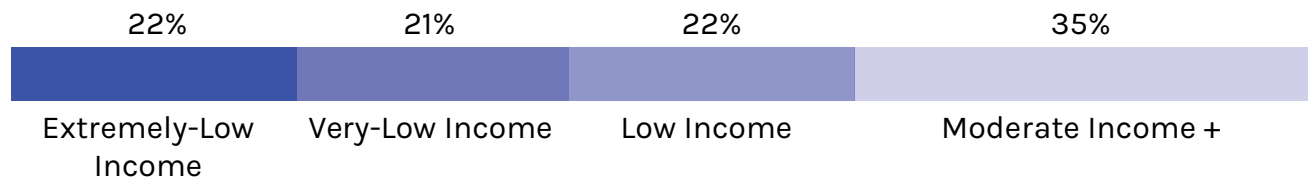
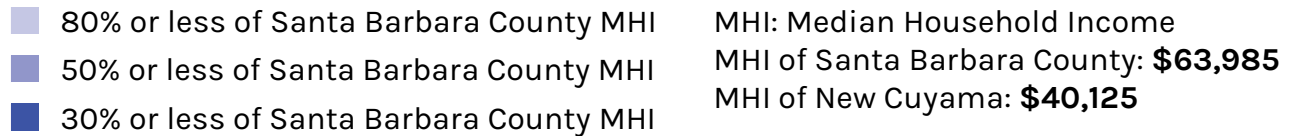
Employed population age 16 and older



MEDIAN HOUSEHOLD INCOME - SANTA BARBARA COUNTY⁷

HH size	1	2	3	4	5	6	7	8
Median	\$63,000	\$72,000	\$81,000	\$90,000	\$97,200	\$104,400	\$111,600	\$118,800
80%	\$50,450	\$57,650	\$64,850	\$72,050	\$77,850	\$83,600	\$89,350	\$95,150
50%	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
30%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,200	\$32,960	\$37,140	\$41,320

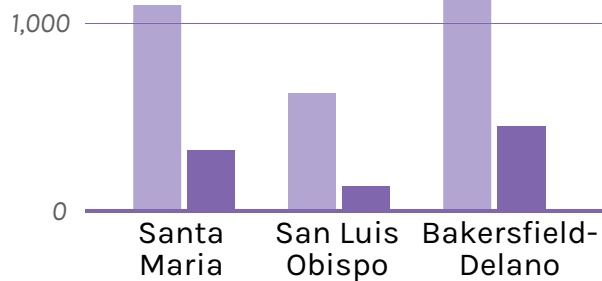
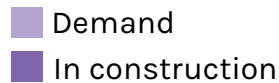
HOUSEHOLD INCOME LEVELS - NEW CUYAMA⁸



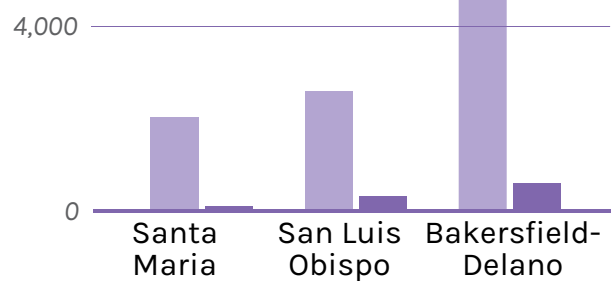
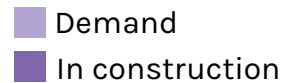
REGIONAL HOUSING ECONOMY⁹

The unmet need in surrounding areas reveals a potential local demand for more housing.

Rental units

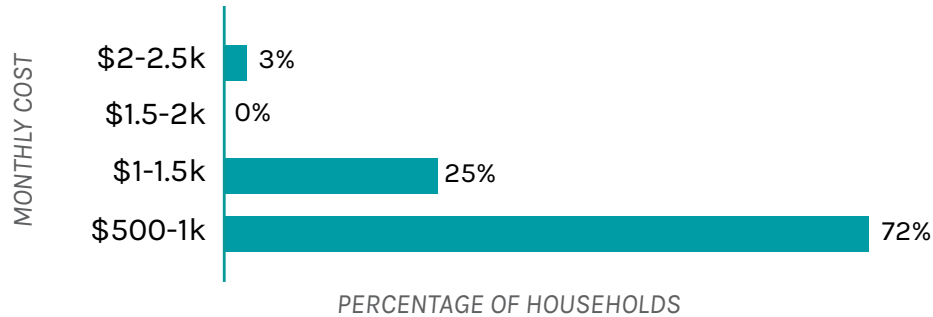


For sale units



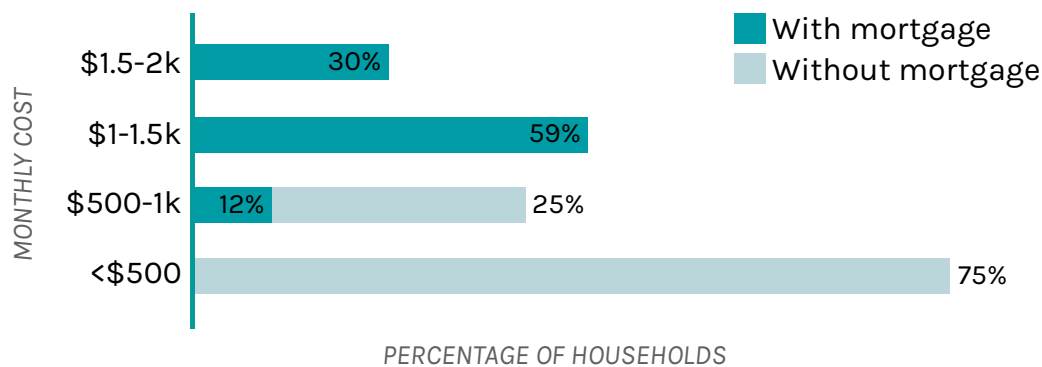
GROSS RENTAL COSTS¹⁰

52% of renters are paying more than 30% of their income on housing costs in New Cuyama.

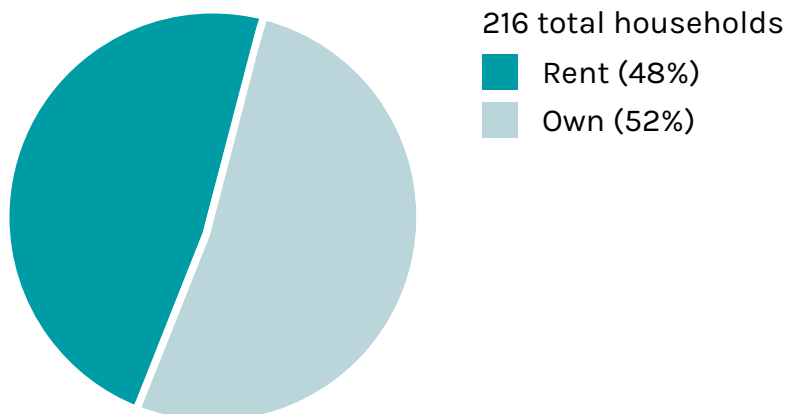


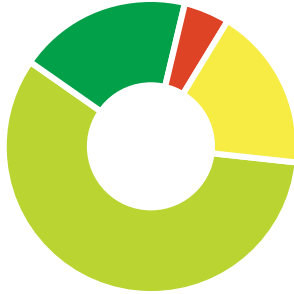
MONTHLY HOMEOWNER COSTS¹¹

48% of homeowners with a mortgage are paying more than 30% of their income on housing costs in New Cuyama.



RENTER VS. OWNER-OCCUPIED HOUSEHOLDS¹²





HOUSING QUALITY ANALYSIS¹

Condition	Rating	Units	%
Sound	3.0	41	19%
High moderate	2.5 - 2.9	125	58%
Low moderate	2.0 - 2.4	38	18%
Dilapidated	1.0 - 1.9	12	5%
Total		216	100%

Sound (41)



High moderate (125)



Low moderate (38)

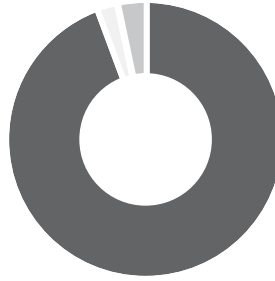


Dilapidated (12)



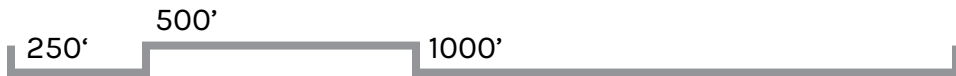
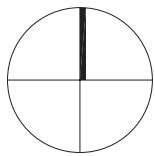
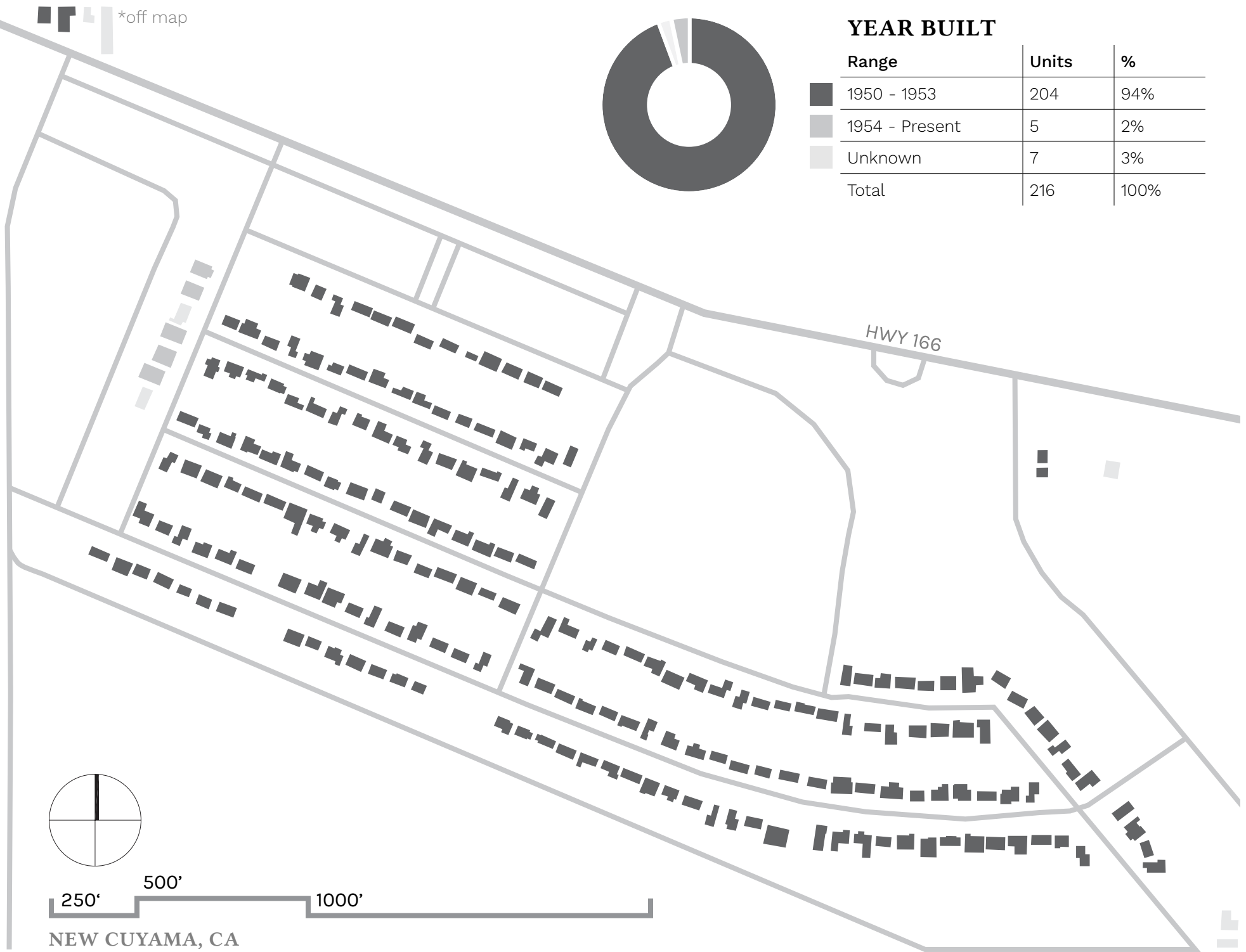
1. Standards developed by the Idaho Finance and Housing Association, provided as Appendix A.

*off map



YEAR BUILT

Range	Units	%
1950 - 1953	204	94%
1954 - Present	5	2%
Unknown	7	3%
Total	216	100%

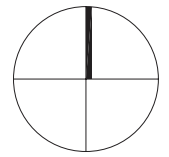
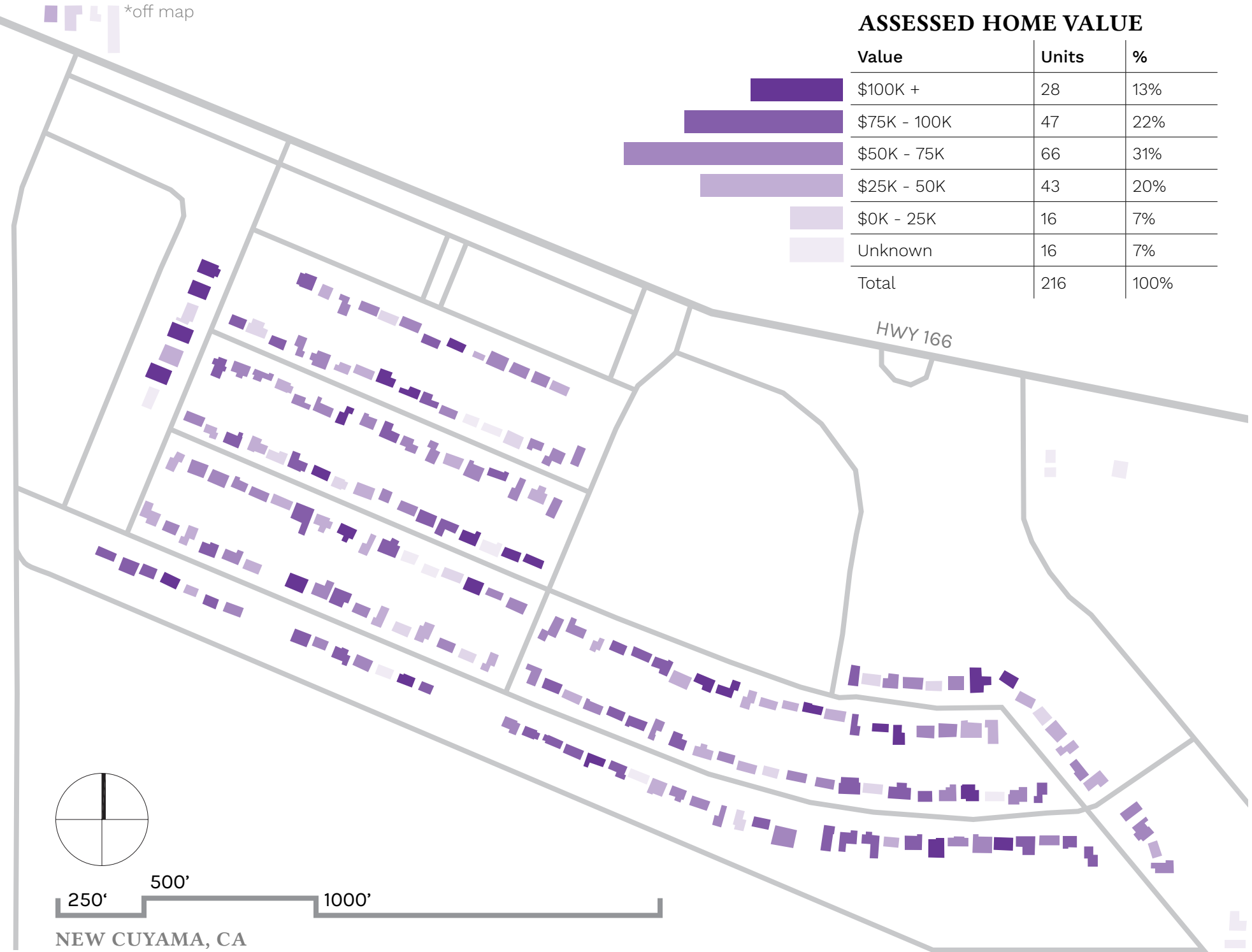


NEW CUYAMA, CA

*off map

ASSESSED HOME VALUE

Value	Units	%
\$100K +	28	13%
\$75K - 100K	47	22%
\$50K - 75K	66	31%
\$25K - 50K	43	20%
\$0K - 25K	16	7%
Unknown	16	7%
Total	216	100%



NEW CUYAMA, CA

SOURCES

1. American Community Survey, 2015; [statisticalatlas.com/place/California/New-Cuyama/Overview](https://www.statisticalatlas.com/place/California/New-Cuyama/Overview).
2. American Community Survey, 2015; factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.
3. American Community Survey, 2015; factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.
4. U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates; <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>.
5. American Community Survey, 2015; [statisticalatlas.com/place/California/New-Cuyama/Overview](https://www.statisticalatlas.com/place/California/New-Cuyama/Overview).
6. American Community Survey, 2015; factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.
7. Economic and Market Analysis Division, HUD; huduser.gov/portal/datasets/il/il2017/2017summary.odn.
8. U.S. Census Bureau, 2010 Census; <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>.
9. Bakersfield-Delano Comprehensive Housing Market Analysis, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 2013. Santa Maria-Santa Barbara Comprehensive Housing Market Analysis, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 2016. San Luis Obispo-Paso Robles-Arroyo Grande Comprehensive Housing Market Analysis, U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 2015.
10. American Community Survey, 2015; factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml. U.S. Census Bureau, 2010 Census; https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml?src=bkmk.
11. American Community Survey, 2015; factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.
12. U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates; <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>.

APPENDIX A: HOUSING QUALITY DEFINITIONS

adapted from Coeur d'Alene Housing Needs Assessment and Idaho Housing & Finance Association

ROOF

1. Dilapidated: There are holes through the wood sheathing visible. Rafters are sagging or collapsed. Soffits and fascia boards are missing or display severe rot and deterioration.
2. Low moderate (2.0 - 2.4): There are no holes present. The roof has sagging rafters, but it is not severe. Roofing shingles are extremely deteriorated. More than five shingles are currently missing in the front exposure of the roof. It appears some sheathing needs to be replaced. Soffits and fascia boards display moderate rot and deterioration.
High moderate (2.5 - 2.9): There are no holes or sagging. Roofing shingles are deteriorated and should be removed before new shingles are installed. Less than five shingles are missing on the entire roof. Soffits and fascia display slight rot and deterioration.
3. Sound: Roofing shingles show slight or no wear (discoloration can be seen from the street, or faded color due to loss of rock). There are no holes or sagging rafters present. Soffits and fascia boards may need painting, but there is no rot and deterioration.

STRUCTURE & EXTERIOR PAINT/SIDING

1. Dilapidated: There are bulges, large holes, and/or leaning walls indicating a partial structural failure. Over 50 percent of the exterior walls peeling. Rot and deterioration are extensive. Parts of the exterior walls are missing. Extensive work will have to be done to prepare for painting (more than two weeks). More than 50 percent of the siding material displays rot or deterioration and needs to be replaced.
2. Low moderate (2.0 - 2.4): There is slight leaning, but no sign of structural failure. Between 50 and 10 percent of the exterior walls are peeling. There is extensive work to moderate amounts of rot and deterioration. Extensive to moderate work will be needed to prepare the walls for painting (less than two weeks). More than 25 percent of the siding material displays rot or deterioration and needs to be replaced.
High moderate (2.5 - 2.9): There is no leaning. Less than 10 percent of the exterior walls are peeling or fading in color. There is no rot or deterioration present. Some paint is needed. Some siding materials need to be replaced, but it is less than 25 percent.
3. Sound: There is no leaning. The paint is not peeling, but some or no fading may be present. Some fresh paint may be needed or not and all areas are protected against weather.

WINDOWS & DOORS

1. Dilapidated: There are numerous windows or doors missing or boarded up. Frames show signs of severe rot and deterioration. The building is open to entry.
2. Low moderate (2.0 - 2.4): There are a couple of openings that are missing or boarded, but the building is not open to entry. Frames show signs of severe rot and deterioration.
High moderate (2.5 - 2.9): All doors and windows are in place, but there is some broken glass in one or more windows. Frames show signs of moderate rot and deterioration, but mostly only need to be painted.
3. Sound: There is no broken glass present and doors are secure. Frames on windows and doors may need paint or may be adequately painted. Nothing needs replacing.

PRIVATE SIDEWALKS & DRIVEWAYS

1. Dilapidated: The sidewalk is broken and settled with more than one tripping hazard present and/or has sections missing. Has severely deteriorated pavement and does not prevent the tracking of mud into the street. If the driveway was gravel in the first place, will have severe weeds within the exposure.
2. Low moderate (2.0 - 2.4): The sidewalk displays numerous cracks and breaks over 1/2 inch wide with slight tripping hazards present. If the driveway was originally paved but has severe scaling, cracking, or other signs of deterioration. The full surface needs to be repaved.
3. High moderate (2.5 - 2.9): The sidewalk and driveway contain numerous cracks over 1/2 inch wide, and over 50 percent of the surface needs to be repaved.
4. Sound: The sidewalk and driveway contain only a few or no cracks over 1/2 inch wide. Some patching or sealing of the crack may be all that is needed.

LAWN/SHRUBS, LITTER, & VEHICLES

1. Dilapidated: The vegetation has grown over 3 feet high. Shrubs appear to have not been trimmed in several years (windows, doors covered). There are piles of trash, which may include brush, present on the property. Due to the volume and size of the trash items, a dump truck will most likely be needed to haul it all off. There are over 3 vehicles parked in the yard and several appear to be disabled or unlicensed.
2. Low moderate (2.0 - 2.4): The vegetation is between 1 and 3 feet high. Shrubs appear to have not been trimmed within the last year (overgrowing home). There are piles of trash, which may contain brush, present. It will take a full size pick-up truck to haul the trash, etc. off in one load. It is not practical to attempt to place the trash in plastic bags. There are 1 to 3 vehicles parked in the yard. At least one appears disabled or unlicensed.
High moderate (2.5 - 2.9): Vegetation is about 1 foot high. Shrubs need trimming, but appear to have been trimmed within the last year (shrubs still have some shape). There is trash scattered across the property. It will not fill a pick-up truck. The trash can be placed in plastic bags and will fill between one and five 30-gallon trash bags. There is one vehicle parked in the yard, but it appears to be operable and licensed. Or there is one or more vehicles in the driveway that appears to be disabled or unlicensed.
3. Sound: The vegetation is at an acceptable height and the shrubs do not need trimming. There may be some weeds present or no weeds. It appears the yard is maintained regularly. There is little to no trash scattered across the property. There are no vehicles parked in the yard, but there may be one or no vehicles in the driveway that appear licensed or operable.

PORCHES, FENCING, & ACCESSORY STRUCTURES

1. Dilapidated condition: There are several issues facing this structure (either the porch, fence or accessory structure). Holes are larger than 12 inches in diameter in the roof, walls are sagging, peeling paint, possible fire damage, hazardous to neighboring properties.
2. Low moderate (2.0 - 2.4): There are several issues facing this structure. Holes are smaller than 12 inches in diameter in the roof, only one or two walls are swaying, peeling paint, and the structure is not yet hazardous to neighboring properties.
High moderate (2.5 - 2.9): There are a few issues facing this structure. There are missing shingles, loose gravel on the roof, or the roofing shingles are faded. The walls are not sagging and it is not a hazard to neighboring properties, however there is peeling paint.
3. Sound: There is none or only one of the following issues facing the structure; missing shingles, discolored shingles, peeling paint, or crack in windows.

BLUE SKY CENTER

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