



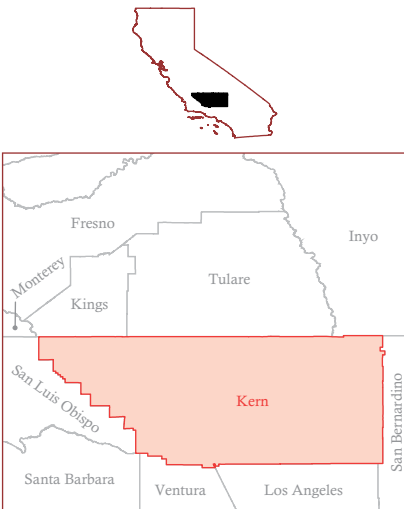
# Bakersfield-Delano, California

U.S. Department of Housing and Urban Development | Office of Policy Development and Research | As of April 1, 2013



## Summary

### Housing Market Area



The Bakersfield-Delano Housing Market Area (HMA), coterminous with Kern County, is directly north of Los Angeles in California’s Central Valley. Approximately 75 percent of all oil production and 58 percent of all natural gas production in California occurs in the HMA, making these industries significant economic factors. Agricultural production, particularly of grapes, almonds, and milk, generated \$6.2 billion of revenue in the HMA in 2012.

### Economy

After substantial job losses in 2009, economic conditions in the Bakersfield-Delano HMA began to improve in 2010. Total payrolls increased by 13,100 jobs, or 4.6 percent, to 298,300 jobs during the 12 months ending March 2013, up from 285,200 jobs during the previous 12 months. The number of farm jobs increased by 5,700, or 11.5 percent, during the same period, accounting for 44 percent of total payroll growth. Moderate job growth of 2.4 percent annually is expected during the 3-year forecast period.

### Sales Market

The sales housing market in the HMA is soft but improving. The current estimated sales vacancy rate is 2.5 percent, down from 3.2 percent as of April 2010. Demand is expected for 6,550 new homes during the 3-year forecast period, including the 600 homes currently under construction (Table 1). A portion of the estimated 13,750 other vacant units in the HMA may reenter the market and satisfy some of the forecast demand.

### Rental Market

The rental housing market in the HMA is balanced, with an estimated overall vacancy rate of 7.2 percent, down from 8.7 percent in 2010. The rental market has improved since 2010 because of relatively little multifamily construction and increasing rental demand. During the forecast period, demand is expected for 1,900 new rental units in the HMA, including the 440 units currently under construction (Table 1).

**Table 1. Housing Demand in the Bakersfield-Delano HMA, 3-Year Forecast, April 1, 2013, to April 1, 2016**

	Bakersfield-Delano HMA	
	Sales Units	Rental Units
Total demand	6,550	1,900
Under construction	600	440

*Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of April 1, 2013. A portion of the estimated 13,750 other vacant units in the HMA will likely satisfy some of the forecast demand.*  
 Source: Estimates by analyst

### Market Details

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# Economic Conditions

The economy of the Bakersfield-Delano HMA is linked to government and agriculture, with 8 of the 10 largest employers in the HMA either in the government sector or engaged in agricultural production (Table 2). Since 2000, however, construction and energy production, particularly associated with the oil and natural gas industries, have been the most consistent indicators of economic conditions in the HMA. Total payrolls in the HMA averaged 298,300 jobs during the 12

months ending March 2013, up 13,100 jobs, or 4.6 percent, from the 12 months ending March 2012 (Table 3). The mining, logging, and construction sector, the fastest growing sector since 2000 (Figure 1), led nonfarm job gains, expanding by 3,100 jobs, or 11.5 percent, as building activity accelerated. The education and health services sector expanded by 1,200 jobs, or 4.4 percent, in part because the San Joaquin Community Hospital's AIS Cancer Center, completed in late 2012, created 80 jobs.

**Table 2. Major Employers in the Bakersfield-Delano HMA**

Name of Employer	Nonfarm Payroll Sector	Number of Employees
Edwards Air Force Base	Government	11,500
Kern County	Government	7,475
California Department of Corrections and Rehabilitation	Government	5,600
Naval Air Weapons Station China Lake	Government	5,000
California Grapes—Giumarra Vineyards	Agriculture	4,200
Grimmway Farms	Agriculture	3,500
San Joaquin Community Hospital	Education & health services	2,000
Wm. Bolthouse® Farms, Inc.	Agriculture	2,000
Bakersfield Memorial Hospital	Education & health services	1,400
City of Bakersfield	Government	1,300

Note: Excludes local school districts.

Sources: Greater Bakersfield Chamber of Commerce; California Employment Development Department

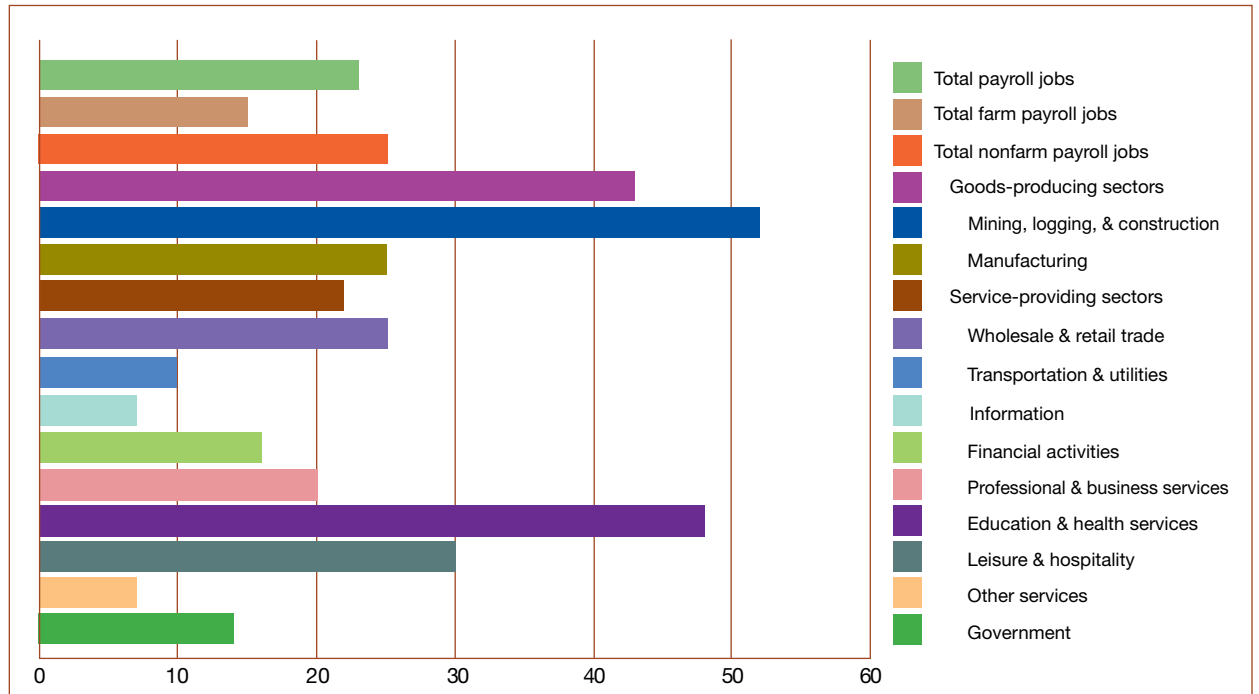
**Table 3. 12-Month Average Payroll Jobs in the Bakersfield-Delano HMA, by Sector**

	12 Months Ending March 2012	12 Months Ending March 2013	Absolute Change	Percent Change
Total payroll jobs	285,200	298,300	13,100	4.6
Total farm payroll jobs	49,700	55,400	5,700	11.5
Total nonfarm payroll jobs	235,600	242,900	7,300	3.1
Goods-producing sectors	40,100	43,700	3,600	9.0
Mining, logging, & construction	27,000	30,100	3,100	11.5
Manufacturing	13,100	13,500	400	3.1
Service-providing sectors	195,400	199,200	3,800	1.9
Wholesale & retail trade	35,200	36,200	1,000	2.8
Transportation & utilities	8,700	9,200	500	5.7
Information	2,600	2,700	100	3.8
Financial activities	8,400	8,800	400	4.8
Professional & business services	25,600	26,600	1,000	3.9
Education & health services	27,200	28,400	1,200	4.4
Leisure & hospitality	20,900	21,400	500	2.4
Other services	6,900	7,200	300	4.3
Government	59,800	58,700	-1,100	-1.8

Notes: Based on 12-month averages through March 2012 and March 2013. Numbers may not add to totals because of rounding.

Sources: U.S. Bureau of Labor Statistics; California Employment Development Department

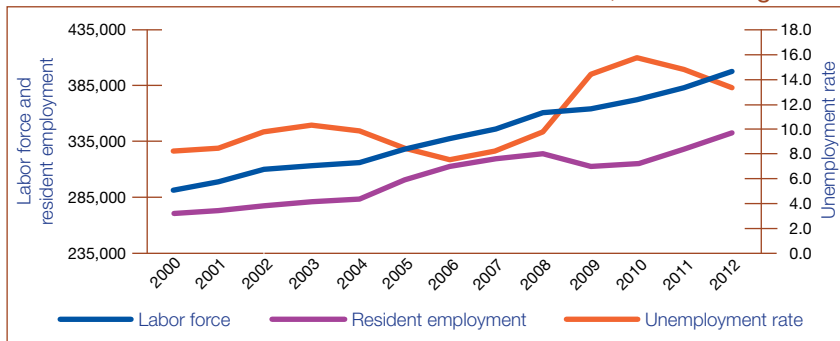
**Figure 1. Sector Growth in the Bakersfield-Delano HMA, Percentage Change, 2000 to Current**



Note: Current is based on 12-month averages through March 2013.

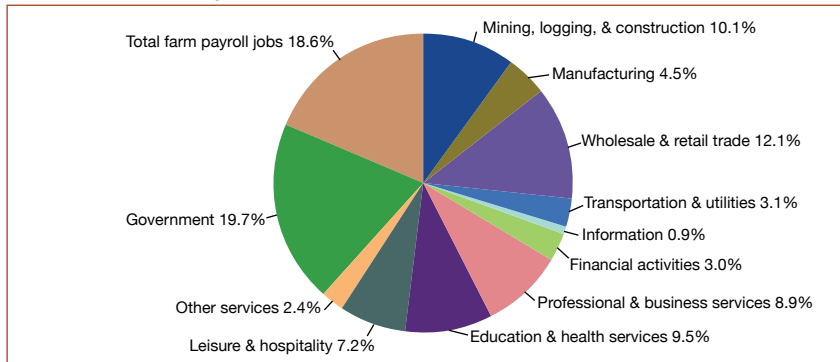
Sources: U.S. Bureau of Labor Statistics; California Employment Development Department

**Figure 2. Trends in Labor Force, Resident Employment, and Unemployment Rate in the Bakersfield-Delano HMA, 2000 Through 2012**



Source: U.S. Bureau of Labor Statistics

**Figure 3. Current Nonfarm Payroll Jobs in the Bakersfield-Delano HMA, by Sector**



Note: Based on 12-month averages through March 2013.

Sources: U.S. Bureau of Labor Statistics; California Employment Development Department

The unemployment rate in the HMA declined to 13.0 percent during the 12 months ending March 2013, down from 14.5 percent during the 12 months ending March 2012 and from the peak of 15.7 percent recorded during the 12 months ending March 2011. By comparison, the unemployment rate in the HMA averaged 9.0 percent from 2000 through 2008. Figure 2 shows trends in the labor force, resident employment, and the unemployment rate in the HMA from 2000 through 2012.

The government sector, the largest in the HMA, accounted for 19.7 percent of total payrolls during the 12 months ending March 2013 (Figure 3). The government sector expanded from 51,600 jobs in 2000 to 61,500 jobs in 2008, an average increase of 1,200 jobs, or 2.4 percent, a year. The state government subsector increased by an average of 400 jobs, or 5.6 percent, a year during the same period, in part

because the California Department of Corrections and Rehabilitation (CDCR) added 900 employees in the HMA in 2005 with the completion of Kern Valley State Prison. Local government subsector cutbacks and population reductions at the CDCR facilities in the HMA have resulted in net job losses in the government sector since 2009, however. From 2009 through 2012, the government sector declined by an average of 700 jobs, or 1.1 percent, a year. During the 12 months ending March 2013, the government sector declined by 1,100 jobs, or 1.8 percent, to 58,700 jobs. The government sector still accounts for 5 of the 10 largest employers in the HMA, however, currently including 11,500 jobs at Edwards Air Force Base, 7,475 jobs with Kern County, a combined 5,600 jobs at four CDCR facilities, 5,000 jobs at Naval Air Weapons Station China Lake, and 1,300 jobs with the city of Bakersfield.

The number of farm jobs in the HMA increased from 48,300 in 2000 to 54,900 in 2012 (California Employment Development Department). During that period, fluctuating crop yields and prices contributed to six distinct periods of expansion and decline in the number of farm jobs. The greatest decline occurred from 2008 to 2009, when the number of farm jobs decreased by 7,300, or 14.7 percent, as the total value of all crops produced in the HMA declined 11 percent, from \$4.0 billion to \$3.6 billion. The greatest expansion occurred from 2011 to 2012, when the number of farm jobs increased by 6,100, or 12.5 percent, as the total value of all crops produced in the HMA rose 11 percent, from \$5.6 billion to \$6.2 billion. The number of farm jobs in the HMA averaged 55,400 during the 12 months ending March 2013, an increase of 5,700 jobs, or 11.5 percent,

from the previous 12 months. The largest agricultural employers in the HMA are California Grapes—Giumarra Vineyards, with 4,200 jobs; Grimmway Farms, Inc., with 3,500 jobs; and Wm. Bolthouse® Farms, Inc., with 2,000 jobs.

From 2000 through 2008, total payrolls recorded an average increase of 5,700 jobs, or 2.4 percent, annually. During that period, the mining, logging, and construction sector added an average of 900 jobs, an increase of 4.7 percent, annually. The construction subsector accounted for 66 percent of the job growth in the sector, primarily because residential building activity increased significantly. The mining and logging subsector added an average of 310 jobs, an increase of 2.9 percent, a year during the period when crude oil prices more than tripled to \$91 per barrel in 2008.

The national recession that began in late 2007 impacted the Bakersfield-Delano HMA in 2009, when total payrolls decreased by 17,700 jobs, or 6.1 percent. The mining, logging, and construction sector declined by 4,300 jobs, or 15.8 percent, as residential building activity decreased nearly 32 percent. The wholesale and retail trade sector decreased by 1,800 jobs, or 5.1 percent, due to a 9-percent decline in taxable sales in the HMA during 2009.

Economic conditions improved significantly in the past 3 years. Total payrolls increased by an average of 8,700 jobs, or 3.2 percent, annually from 2010 through 2012. The mining, logging, and construction sector expanded by an annual average of 2,300 jobs, or 9.9 percent, more than any other nonfarm payroll sector. The construction subsector increased by an

average of 1,125 jobs, or 8.7 percent, during the period due, in part, to a 13-percent increase in residential building activity. Industrial construction also generated jobs; development of the Alta Wind Energy Center, which began in 2010, contributed an estimated 3,000 jobs to the HMA. Similarly, construction of Caterpillar Inc.'s new distribution center at Tejon Ranch, which was completed in mid-2012, added 150 jobs. The mining and logging subsector increased by an average of 1,125 jobs, or 11.5 percent, annually, when crude oil prices increased 62 percent, to \$86 a barrel. Due, in part, to a 12-percent increase in milk prices, the number of farm jobs in the HMA increased by an average of 4,200, or 9.9 percent, annually.

During the next 3 years, average job growth of 2.4 percent a year is

expected. The mining, logging, and construction sector is likely to lead job growth in the HMA during the forecast period. Residential construction activity is expected to increase when excess housing inventory is absorbed and population growth accelerates. Commercial and industrial construction is also likely to generate jobs. Ross Stores, Inc., is expected to create 1,500 jobs when construction of a planned distribution center in the city of Shafter starts in mid-2013. In addition, construction of the Redcrest Solar Farm will generate 50 jobs when it begins in 2014. Job growth is also likely to occur in the mining and logging subsector, as oil prices are expected to rise, generating increased incentives for oil and natural gas production in the HMA.

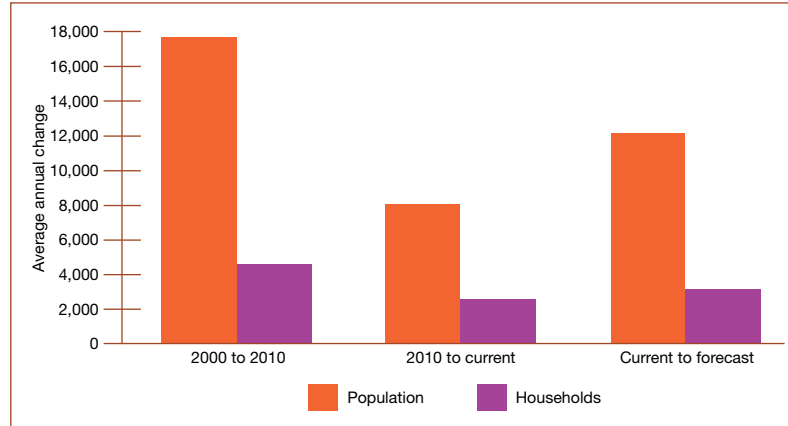
## Population and Households

Job creation drove rapid population growth in the Bakersfield-Delano HMA for most of the 2000s. From 2000 to 2007, the population of the HMA expanded by an average of 19,900, or 2.8 percent, annually. Net in-migration averaged 11,850 people a year, accounting for 60 percent of the total population growth during the period as job growth, particularly in the mining, logging, and construction and the government sectors, attracted new residents. Population growth averaged only 12,300 people, or 1.5 percent, a year from 2007 to 2010, when job losses resulted in slower net in-migration, which averaged 8,525 people a year and accounted for 25 percent of the total population growth.

As of April 1, 2013, the estimated population of the HMA was 863,700, representing an average increase of 8,025, or 0.9 percent, a year since April 2010 (Figure 4). Economic conditions improved, but relatively high unemployment and the prison population reductions at the CDCR facilities in the HMA—which currently house 5,175 fewer inmates than in 2010 because of a U.S. Supreme Court mandate—resulted in average net out-migration of 1,450 people annually since 2010. During the next 3 years, the population of the HMA is expected to increase by an average of 12,150, or 1.4 percent, a year. Job growth is expected to contribute to an average net in-migration of 3,075 residents a

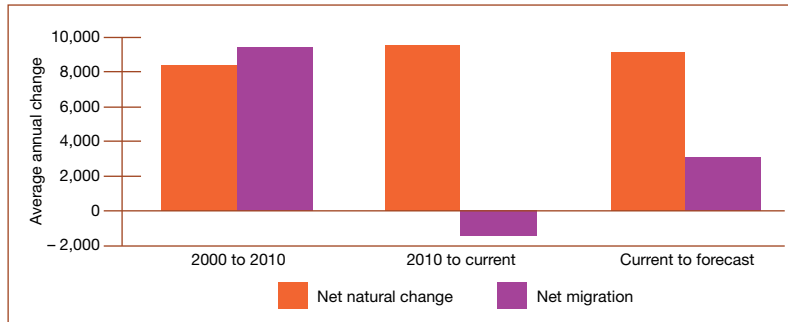
Population and Households *Continued*

**Figure 4.** Population and Household Growth in the Bakersfield-Delano HMA, 2000 to Forecast



Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

**Figure 5.** Components of Population Change in the Bakersfield-Delano HMA, 2000 to Forecast



Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

**Figure 6.** Number of Households by Tenure in the Bakersfield-Delano HMA, 2000 to Current



Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

year during the next 3 years when unemployment is expected to decline (Figure 5).

The number of households in the HMA increased to 254,610 in 2010, an average increase of 4,600 households, or 2.0 percent, a year since 2000. High foreclosure rates in the late 2000s caused the homeownership rate in the HMA to decline from 62.1 percent in 2000 to 60.0 percent in 2010. During the same period, the number of rental households increased an average of 2.6 percent a year, whereas the number of owner households increased an average of 1.7 percent a year (Figure 6). As of April 1, 2013, the estimated number of households in the HMA was 262,500, an average annual increase of 2,625, or 1.0 percent, since 2010. The number of owner households is estimated to have declined slightly, whereas the number of rental households is estimated to have increased an average of 2.6 percent annually as foreclosure rates remained well above historical levels. The estimated homeownership rate in the HMA was 58.1 percent as of April 1, 2013.

During the forecast period, the number of households is expected to increase by an average of 3,125, or 1.2 percent, a year as population growth accelerates. Foreclosure rates are expected to continue declining during the period, but rental household growth is expected to exceed owner household growth because of tighter lending requirements.

## Sales Market

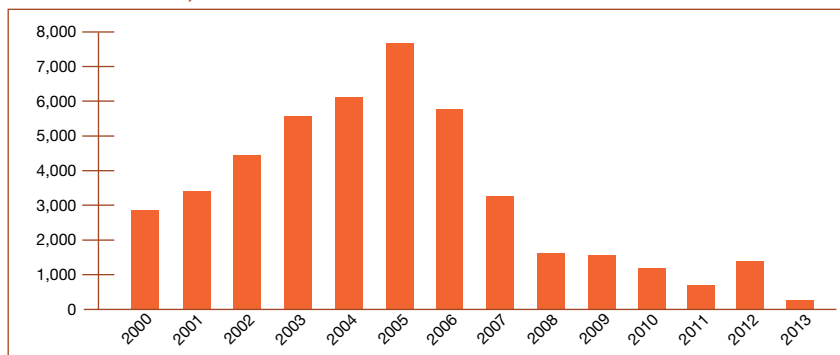
The sales housing market in the Bakersfield-Delano HMA is soft but improving, with an estimated sales vacancy rate of 2.5 percent as of April 2013, down from 3.2 percent as of April 2010 (Table DP-1 at the end of this report). The number of homes sold in the HMA declined to 13,200 during the 12 months ending March 2013, down 5 percent from 13,850 homes sold during the 12 months ending March 2012 and well below an average of 27,600 homes sold each year during the 3-year peak from 2003 to 2005 (CoreLogic, Inc.). Conversely, 1,350 new homes sold during the 12 months ending March 2013, a 31-percent increase from the 1,025 new homes sold during the previous 12-month period. The number of existing homes sold totaled 11,850 during the 12 months ending March 2013, an 8-percent decline from 12,800 during the previous 12 months because the number of REO (Real Estate Owned) sales declined significantly. REO home sales totaled 2,525 and accounted for 21 percent of existing homes sales during the 12 months ending March 2013, down from 4,750 sales and 37 percent of existing home sales, respectively, during the 12 months ending March 2012. As of March 2013, 5.3 percent

of home loans in the HMA were 90 or more days delinquent, were in foreclosure, or transitioned into REO, down from 8.5 percent in March 2012 and 11.3 percent in March 2011 (LPS Applied Analytics).

The average sales price for new and existing homes in the HMA increased to \$152,800 during the 12 months ending March 2013, up 16 percent from \$131,400 during the 12 months ending March 2012 but down 31 percent from the 3-year peak of \$222,700 averaged from 2005 to 2007. The average sales price of new homes increased to \$226,300 during the 12 months ending March 2013, a 9-percent increase from \$207,000 during the 12 months ending March 2012. The average sales price for existing homes was \$144,400 during the 12 months ending March 2013, up 15 percent from \$125,300 during the previous 12-month period due to a 47-percent decrease in the number of REO home sales, which sold for an average of 28 percent less than regular existing homes.

Improving sales market conditions have resulted in increased single-family homebuilding in the Bakersfield-Delano HMA since 2012. During the 12 months ending March 2013, 1,350 single-family homes were permitted, a 77-percent increase from the 760 homes permitted during the 12 months ending March 2012 (preliminary data). Single-family homebuilding activity remains well below the levels of the mid-2000s, however. After peaking at 7,675 in 2005, the number of homes permitted declined each successive year through 2011; however, the 1,425 homes permitted in 2012 was approximately double the 710 homes permitted in 2011 (Figure 7).

**Figure 7.** Single-Family Homes Permitted in the Bakersfield-Delano HMA, 2000 to 2013



Notes: Includes townhomes. Includes data through March 2013.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

## Housing Market Trends

### Sales Market *Continued*

Because of soft housing market conditions during the late 2000s, recent new home construction in the HMA consisted primarily of infill housing, particularly in the northwest and southwest of the city of Bakersfield. The Classics at Summerlyn, which began construction in 2010, is the largest new single-family home development in the HMA. The project, which consists of three- and four-bedroom homes ranging in size from 1,525 to 2,325 square feet, is in Rose-dale, immediately northwest of the

city of Bakersfield. As of April 2013, 55 of the planned 190 new homes had sold, for an average price of \$253,400.

During the next 3 years, demand in the HMA is expected for 6,550 new homes, including the 600 homes currently under construction (Table 1). As the sales market continues to improve, the inventory of unsold homes will decline, resulting in increased demand for new homes in the second and third years of the forecast period. Demand is expected to remain below the levels recorded during the peak in the mid-2000s, however. A portion of the estimated 13,750 other vacant units in the HMA may reenter the market and satisfy some of the forecast demand. Prices for new homes currently start at \$130,000. Demand is expected to be highest in the \$180,000-to-\$299,999 range. Table 4 presents detailed information on the estimated demand for new market-rate sales housing, by price range, during the forecast period.

**Table 4.** Estimated Demand for New Market-Rate Sales Housing in the Bakersfield-Delano HMA, April 1, 2013, to April 1, 2016

Price Range (\$)		Units of Demand	Percent of Total
From	To		
130,000	179,999	980	15.0
180,000	229,999	1,650	25.0
230,000	279,999	1,375	21.0
280,000	329,999	1,250	19.0
330,000	379,999	850	13.0
380,000	and higher	460	7.0

*Notes: Numbers may not add to totals because of rounding. The 600 homes currently under construction and a portion of the estimated 13,750 other vacant units in the submarket will likely satisfy some of the forecast demand.*

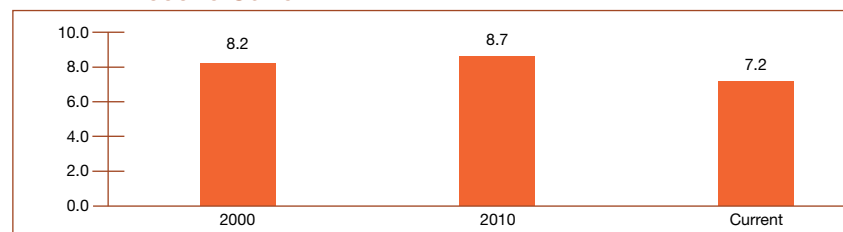
*Source: Estimates by analyst*

## Rental Market

Despite modest population growth, the rental housing market in the Bakersfield-Delano HMA is currently balanced because of relatively low levels of multifamily construction and strong rental household growth since 2009. As of April 2013, the estimated overall rental vacancy rate

is 7.2 percent, down from 8.7 percent in 2010 (Figure 8). The apartment rental market is tighter than the overall rental market. The apartment vacancy rate in the HMA was 4.5 percent in the first quarter of 2013, up from 3.7 percent in the first quarter of 2012 (Axiometrics, Inc.). By comparison, the current rate of 4.5 percent is down from the vacancy rates of 6.9 percent in the first quarter of 2011 and 11.4 percent in the first quarter of 2010. The average apartment rent was \$830 during the first quarter of 2013, up 5 percent from \$790 during the first quarter of 2012 and up 11 percent from \$750 during the first quarter of

**Figure 8.** Rental Vacancy Rates in the Bakersfield-Delano HMA, 2000 to Current



*Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst*



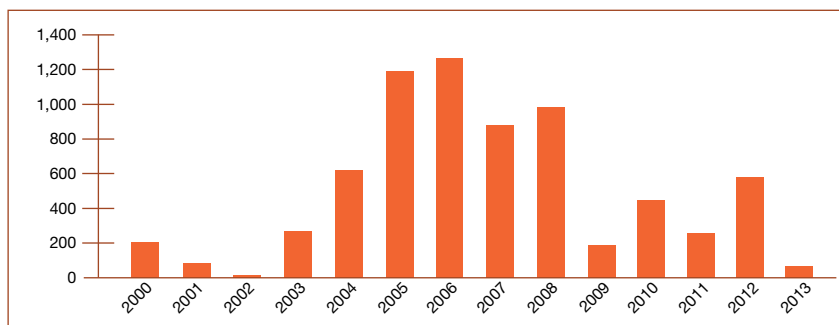
2011. The relative tightness of the apartment market compared with overall rental market conditions is because soft sales housing market conditions increased the number of vacant single-family homes available for rent. Single-family homes represented 50 percent of all rental units in the HMA (2011 American Community Survey [ACS]), up from 45 percent (2007 ACS).

Improving rental market conditions in the HMA have resulted in increased multifamily construction, as measured by the number of multifamily units permitted, since 2010. Approximately 460 multifamily units were permitted during the 12 months ending March 2013, up 80 percent from the 260 units permitted during the 12 months ending March 2012 (preliminary data). The number of multifamily units permitted averaged 1,075 a year from 2005 through 2008 but only 300 a year from 2009 through 2011 because of the economic downturn and tighter lending requirements for multifamily developers (Figure 9).

Recent multifamily construction in the Bakersfield-Delano HMA included developments for low-income households. Of the 830 multifamily units permitted in 2011 and 2012, approximately 440, or 53 percent, are income restricted. Eucalyptus Village, which was completed in late 2012 in the city of Bakersfield, consists of two phases with 124 total units of rental housing designated for households with incomes at or below 50 percent of the Area Median Income (AMI). Rents range from \$320 for a one-bedroom unit to \$890 for a three-bedroom unit. Also in the city of Bakersfield, the Residences at West Columbus, which consists of 56 units of housing for families with incomes at or below 50 percent of the AMI and for emancipated youth, was completed in early 2013. Rents range from \$320 for a one-bedroom unit to \$740 for a three-bedroom unit.

During the next 3 years, demand is expected for 1,900 additional market-rate rental units in the HMA (Table 1). The 440 units currently under construction will absorb some of this demand. Rents for new units are projected to start at \$740 for an efficiency unit, \$830 for a one-bedroom unit, \$930 for a two-bedroom unit, and \$1,125 for units with three or more bedrooms. Table 5 provides the estimated demand for new market-rate rental housing by number of bedrooms and rent level during the forecast period.

**Figure 9.** Multifamily Units Permitted in the Bakersfield-Delano HMA, 2000 to 2013



Notes: Excludes townhomes. Includes data through March 2013.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

## Housing Market Trends

### Rental Market *Continued*

**Table 5.** Estimated Demand for New Market-Rate Rental Housing in the Bakersfield-Delano HMA, April 1, 2013, to April 1, 2016

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
740 to 939	190	830 to 1,029	550	930 to 1,129	510	1,125 to 1,324	270
940 or more	10	1,030 or more	140	1,130 or more	170	1,325 or more	120
<b>Total</b>	<b>200</b>	<b>Total</b>	<b>680</b>	<b>Total</b>	<b>680</b>	<b>Total</b>	<b>390</b>

Notes: Numbers may not add to totals because of rounding. The 440 units currently under construction will satisfy some of the estimated demand.

Source: Estimates by analyst

## Data Profile

**Table DP-1.** Bakersfield-Delano HMA Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total resident employment	269,425	314,331	346,200	1.6	4.4
Unemployment rate	8.2%	15.9%	13.0%		
Nonfarm payroll jobs	194,100	226,300	242,900	1.5	3.2
Total population	661,645	839,631	863,700	2.4	0.9
Total households	208,652	254,610	262,500	2.0	1.0
Owner households	129,609	152,828	152,600	1.7	0.0
Percent owner	62.1%	60.0%	58.1%		
Renter households	79,043	101,782	109,900	2.6	2.6
Percent renter	37.9%	40.0%	41.9%		
Total housing units	231,564	284,367	288,700	2.1	0.5
Owner vacancy rate	2.6%	3.2%	2.5%		
Rental vacancy rate	8.2%	8.7%	7.2%		
Median Family Income	\$38,700	\$52,200	\$53,300	3.0	1.0

Notes: Numbers may not add to totals because of rounding. Employment data represent annual averages for 2000, 2010, and the 12 months through March 2013. Median Family Incomes are for 1999, 2009, and 2011.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

## Data Definitions and Sources

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2000: 4/1/2000—U.S. Decennial Census  
2010: 4/1/2010—U.S. Decennial Census  
Current date: 4/1/2013—Analyst’s estimates  
Forecast period: 4/1/2013–4/1/2016—Analyst’s estimates

**Demand:** The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

**Other Vacant Units:** In the U.S. Department of Housing and Urban Development’s (HUD’s) analysis, other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

**Building Permits:** Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.

For additional data pertaining to the housing market for this HMA, go to [www.huduser.org/publications/pdf/CMARtables\\_Bakersfield-DelanoCA\\_13.pdf](http://www.huduser.org/publications/pdf/CMARtables_Bakersfield-DelanoCA_13.pdf).

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This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD’s Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

For additional reports on other market areas, please go to  
[www.huduser.org/publications/econdev/mkt\\_analysis.html](http://www.huduser.org/publications/econdev/mkt_analysis.html).