III. Existing Housing Needs

A. Population, Employment, and Housing Characteristics

Government Code Section 65583(a) requires "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs". This assessment includes an analysis of population and employment trends (GC 65583 (a)(1)) and household characteristics (GC 65583 (a)(2)).

1. Population

Exeter is located in a rural portion of Tulare County. Unlike many of the larger cities in the County, Exeter has not experienced a rapid growth in population. This has put pressure on the existing housing stock and has increased demand for housing especially rental housing. Between 1990 and 2000, the City's population increased 18.7 percent. Since 2000, Exeter has continued to experience moderate growth and has reached an estimated population of 10,656. Since the downturn in the housing market, Exeter actually lost population in 2007.

Table 2
Population Growth Trends

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
1980	5,649			
1990	7,296	1647	29.1 %	2.9 percent
2000	9,169	1873	18.7 %	1.9
2007	10,675	1506	16.4 %	2.3
2008	10,656	-19	- .1 %	-.1

Source: 1990 and 2000 US Census, DOF

Table 3
Population Trends - Neighboring Jurisdictions

Jurisdiction	2001	2008	Change	Percent Change
Dinuba	16844	20993	4149	24.6
Exeter	9168	10656	1488	16.2
Farmersville	8737	10524	1789	20.2
Lindsay	10297	11546	1249	12.1
Porterville	39615	51638	12021	30.3
Tulare	43994	57375	12023	27.3
Visalia	91891	120958	29067	31.6
Woodlake	6653	7489	836	12.6
Balance Of County	140822	144075	3253	2.3
Incorporated	227199	291179	63980	28.1
County Total	368021	435254	67233	18.2

Exeter's ethnic composition in 2000 was 57 percent White, 38 percent Hispanic, 1.3 percent Asian/Pacific, .1 percent Native American and .45 percent Black. The Hispanic population has steadily risen since 1990 when it was 26 percent of the population while the White population has fallen from 71 percent in 1990 to 57 percent in 2000.

Table 4
Population by Age

	1990		2000	
Group	**Number**	**Percent**	**Number**	**Percent**
0-9 years	1,295	17.8	1,685	18.4
10-19 years	1,151	15.8	1,704	18.6
20-24 years	467	6.4	633	6.9
25-34 years	1,125	15.5	1,164	12.7
35-44 years	890	12.2	1,293	14.1
45-54 years	662	9.1	1,019	11.1
55-59 years	296	4.1	336	3.7
60-64 years	256	3.5	315	3.4
65-74 years	569	7.8	487	5.3
75-84 years	453	6.2	386	4.2
85+ years	112	1.5	146	1.6
Total	**7,276**	**100.0**	**9,168**	**100.0**

Over the last decade, with the exception of the 75-84 age group, there has been a numerical increase in almost every age group. The 10-19 age group experienced the largest numerical growth since the 1990 Census, followed by the 0-9 and 45-54 age groups respectively.

The greatest population percentage is found in Exeter's lower age cohorts, 0-19 years, representing 37 percent of the total population. The significance of this population is that the local school districts can become overcrowded if numbers get high enough. In addition, a significant population in these lower age brackets also indicates a potential need for local recreation services and open space opportunities, like skate parks, swimming pools, and gyms.

Conversely, if a large percentage of the population occupies the older age categories, 60 and over, increased services for seniors may be necessary such as senior meals, an upgrade to the senior citizen center and the construction of assisted living facilities. In Exeter, this percentage of the population has actually decreased from 19 percent of the population to 14.5 percent.

Employment

Historically, agriculture has been the biggest industry in Exeter, however, since the 1980s the city has become more diversified in areas such as manufacturing, health care and education. According to the 2000 Census, the top industry providing employment was manufacturing, employing 13.4 percent of the labor force. Since 1990, agriculture has dropped from 10.2 percent of the labor force to 7.7 percent

From an employment perspective, the following changes have occurred since 1990.

Table 5 shows the changes in Exeter's four major employment sectors.

Table 5
Employment Sector Trends

	1990		2000	
Sector	**Number**	**Percent**	**Number**	**Percent**
Agriculture	258	9.9 percent	274	7.7 percent
Industrial	710	27.2	742	20.8
Service	1,246	47.8	1,988	55.8
Education/Govt.	392	15.0	559	15.7
Total	**2,606**	**100.0**	**3,563**	**100.0**

Exeter's diversification from agriculture has been a positive trend in that traditionally agricultural employment is seasonal and low-paying. The five major employers in Exeter in 2008 were Exeter Schools, Exeter Engineering, Bowsmith, City of Exeter, and an assortment of packing houses and cold storage facilities associated with the citrus, grapes and tree fruit industries. Exeter's packing houses employ persons on a seasonal basis. During the harvest season, employment in the packing houses swells to handle the fruit coming in from the fields.

Table 6
Employment by Industry (2000)

Industry	Number of Employees	Percent of Workforce
Agriculture/Forestry	274	7.7 percent
Construction	255	7.2
Education	355	10.0
Finance/Real Estate	173	4.9
Health Care	425	11.9
Hotel/restaurant	148	4.2
Government	204	5.7
Manufacturing	476	13.4
Professional Practices	165	4.6
Recreation/Entertainment	13	.4
Retail Trade	302	8.5
Transportation	148	4.2
Utilities	11	.3
Waste Management	169	4.7
Wholesale Trade	223	6.3
Other Categories	222	6.2

According to the 2000 Census, 21.2 percent of the City's residents are in Exeter's labor force. Seventy-two percent of the labor force work outside of Exeter and 7.1 percent worked outside the County of Tulare. Persons commuting to work outside the City had an median commute time to work of about 23 minutes. Seventy-four percent of these persons drove their own personal cars while about 16 percent carpooled. About 3 percent of the labor force worked out of their home.

Employment trends indicate a strong need for moderate- and lower-income housing to support the housing needs of persons employed in agriculture, wholesale trade and the manufacturing sectors. The demand for affordable homes and apartments is likely to remain very high, while the supply is likely to remain tight, especially given the current financial and housing crisis.

Many of the new jobs created will be in the manufacturing and agricultural sectors. These jobs ordinarily do not provide the income needed to buy a new home in Exeter In addition, the City has seen an increasing trend of employed persons traveling farther distances to work most likely to Visalia and outside the county.

Household Characteristics

Household formation can be influenced by population growth, adult children leaving home, through divorce, and the aging of the population. Between 1990 and 2000, Exeter increased by 432 households or 17 percent. Currently, there is an estimated 2,003 households in the Exeter. If current growth rates remain consistent, Exeter is projected to have an increase of 251 households by 2014.

Table 7
Household Growth Trends (1990 - 2008)

Year	Households	Numerical Change	Annual Percent Change
1990	2,569		
2000	3,001	432	1.7
2008	3,606	605	2.5

Median Family Incomes (MFI) and Income Group Limits are estimated and published annually by the U.S. Department of Housing and Urban Development (HUD). Income group limits, consistent with government codes, are based on a Metropolitan Statistical Area or County MFI and adjusted for Census Current Population and American Community Surveys and Bureau of Labor Statistics data. The HUD MFI and Income Limits Table are used to determine eligibility for all government housing assistance programs nationwide. Exeter is in the Tulare County MSA. The 2008 MFI for Tulare County is $46,900, based on a 4-person household.

The established standard income groups are generally defined as: (1) Very Low-

Income: households earning less than 50 percent of the Median Income; (2) Low-Income: households earning between 50 percent and 80 percent of the Median Income; (3) Moderate-Income: households earning between 80 percent and 120 percent of the Median Income; and (4) Above Moderate-Income: households earning over 120 percent of the Median Income.

Based on the 2008 HUD household Income Limits Table, the proportion of very low and low-income groups comprises 41 percent of Exeter's households. Approximately, 39 percent of households in Exeter are classified as above moderate-income.

Since the last housing element, Exeter has not effectively addressed the needs of very low- and low-income households. From 2001 to July of 2008, 404 residential dwelling units were constructed in the City of Exeter, falling short of the 662 residential units called for by the Tulare County Regional Housing Needs Assessment Plan. Of the 404 residential units, 368 dwelling units were owner-occupied units and 36 were renter-occupied units. The Planning Department has estimated that these units fell into the following income categories, based on a review of home sales price and rental rates: above moderate-income, 191 units (47 percent); moderate-income, 177 units (44 percent), low-income, 28 units (7 percent), and very low-income, 8 units (2 percent). The Tulare County Regional Housing Needs Assessment Plan called for 350 non-market rate units. Only 213 non-market rate units were constructed during the planning period.

Table 8
Exeter Households by 2008 Income Categories

Income Category	Income Range	Percent
Very Low	Less Than $23,450	22
Low	$23,450 - $37,520	18.9
Moderate	$37,520 - $56,280	20.2
Above Moderate	Greater Than $56,280	39

Source: HUD

Household Size

In 1990, the average number of persons per household in Exeter was 2.81; this number increased to 3.02 persons per household in 2000. According to the Department of Finance, this figure increased to 3.092 in 2008. The 2000 figure is second lowest in Tulare County. Visalia had the lowest household size at 2.91 persons per household. Farmersville was the highest of the county's eight incorporated cities with 3.74 persons per household. Exeter's figure of 3.092 persons per household indicates that overcrowding may not be a significant problem in the community.

Household Tenure

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as housing cost (including interest rates, economics, land supply, and development constraints), housing type meaning single-family versus multi-family units, housing availability, income status, job availability, and consumer preference.

Of Exeter's occupied housing units, owner-occupied units were double that of renter-occupied units - 63 percent (1,889 units) and 37 percent (1,112 units). The trend over the last 10 years has been towards a lower percentage of renter-occupied units. For example, in 1990, 62 percent of Exeter's housing stock was owner-occupied while 38 percent of the stock was renter-occupied. Since 2000, the percentage of owner-occupied housing units has increased, based on the housing statistics for the period 2001 to 2008. During that period, 367 single family dwellings were constructed while only 37 rental units were built. The percentage of owner-occupied units has risen to 66 percent while renter-occupied units have fallen to 34 percent.

Vacancy Rates

Vacancy rates are a general indicator of the availability of a particular type of housing in a community. A low vacancy rate suggests that individuals or families may have difficulty finding a certain type of housing within their price range; a high vacancy rate may indicate either the existence of deficient units undesirable for occupancy or an oversupply of a certain type of housing.

The percent of vacant housing units in a community represents only a snapshot in time. During any given year, the housing vacancy rate can vary depending on numerous factors including interest rates, housing construction activity, housing code enforcement, and unemployment rates. In 2000, Exeter's vacancy percentage was 5.3, evenly split between housing units for rent and housing units for sale. Exeter's vacancy rate was third highest among Tulare County's eight cities, the lowest was Dinuba at 3.8 percent and the highest was Porterville at 6.4 percent.