

Unincorporated Santa Cruz Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Uninc. Santa Cruz	9,299	16,622	43.3%	78.8%
Santa Cruz County	29,676	38,381	-	29.3%

Median Household Income

	<i>1990</i>	<i>2000</i>
Uninc. Santa Cruz	\$28,750	\$37,500
Santa Cruz County	\$22,066	\$29,710
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	7,742	12,157	73.1%
African American	21	67	0.4%
Native American	22	123	0.7%
Asian	94	130	0.8%
Other	1,420	4,145	24.9%
Hispanic	4,922	11,118	66.9%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	3,146	5,420
Homeownership Rate	77.8%	79.7%
Average Household Size	2.95	3.07

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	3,099	5,908	35.5%
20 – 54 yrs	4,398	7,556	45.5%
55 & Over	1,802	3,158	19.0%

Median Age	32.5	33.0
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	2,683	4,873	80.6%	81.6%
Townhouse / Condo	131	228	3.8%	74.0%
Multi-family Units	267	485	8.0%	81.6%
Manufactured Home	468	409	6.8%	-12.6%
Other Units	45	52	0.9%	15.6%
Total Units	3,594	6,047	-	68.3%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$0	\$0
# of Units Surveyed	0	0

Single Family Home Sales Activity

<i>Year</i>	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	28	\$95,000	199	\$77,700	227	\$79,643
1997	14	\$104,000	126	\$90,333	140	\$91,000
1998	29	\$94,500	224	\$93,600	253	\$93,700
1999	48	\$87,000	233	\$97,313	281	\$95,500
2000	22	\$95,000	206	\$120,500	228	\$116,000

Assisted Housing Units Produced between 1996 - 2000

Unincorporated Santa Cruz	47
Santa Cruz	254

Housing Affordability Gap

	Unincorporated Santa Cruz	Santa Cruz
Total Gap	1,197	2,070
Gap as a % of Total households	33.3%	17.5%
% of Median household Income where total gap occurs	80.0%	