

# Watsonville - Growth

## How the city

## measures up

12-7-86  
WATSONVILLE — Below are

some statistics on the city's population and housing supply, taken from the city's Housing Element, which was compiled by the Planning Department in compliance with General Plan guidelines.

- The fastest-growing segment of the population is senior citizens, age 65 and older. In 1985, they accounted for 4,390, or 16.7 percent, of the total population of 26,270.

- Seniors head 29 percent of all the occupied housing in the city.

- The largest segment of the population is between the ages of 20 and 64, at 13,630 people. Kids through age 19 account for 8,250 people.

- Half of the households in the city are classified lower income by state, federal and local standards.

- 15.8 percent, or 1,383 units, in the city are overcrowded, compared with 5.3 percent in the county.

- 266 housing units in the downtown area alone were deemed in need of major repair in a 1984 survey.

- A substantial number of housing units, 2,960, were built before 1940.

- 237 units don't have adequate plumbing; another 239 have no conventional means of heating.

- Those earning the least amount of money are paying proportionately more of their paycheck for housing than people with higher incomes. Of the 2,590 renter households reporting incomes of less than \$15,000 (in 1979, the last year for available statistics), at least 73 percent applied more than 25 percent of their income to rent.

- The median household income in Watsonville is \$14,437. In the county, it's \$16,877.

- The median monthly housing cost for homeowners in the city is \$344. In the county, it's \$455.

- The median monthly housing cost for renters in the city is \$258. In the county, it's \$303.