

Where Were The Homes Built?

The Aptos-Rio del Mar area again accounted for the greatest number of single family homes constructed in 1969, according to a review of building permits by The Sentinel.

There were 166 dwelling units built in the Aptos area last year compared to 143 during 1968. The number of single family homes was 115.

Second place in the home building race went to the San Lorenzo valley with 125 dwelling units, followed by the Watsonville area with 116 and the Soquel-Live Oak area with 108.

By comparison there were 194 units built in the City of Santa Cruz and 150 units in Watsonville. Scotts Valley had 33 with 11 in Capitola.

However, Watsonville had 148 single family dwelling units, including 104 in Bay View Village. Santa Cruz had 112 single family units built, including 14 in Carbonera Estates, 14 in University Terrace and 13 by Claude Stroupe in the Goss-Market subdivision.

There were 38 units built in the Pasatiempo-Graham Hill area and 37 in the Santa Cruz Mountains, most of them in the area around Loma Prieta school.

It's rather interesting to note that construction in the unincorporated area of the county followed 1968 almost exact-

ly, both in numbers and in area.

For example, there were 124 homes built in the San Lorenzo valley in 1968, 125 in 1969. The Watsonville area had 81 in 1968 compared to 116 this year, but of the 116 this year 35 were in the farm labor project. There were 38 homes built in the Santa Cruz mountains in 1968 compared to 37 this year, 113 in the Soquel-Live Oak area in 1968 compared to 108 this year.

Bonny Doon-Empire Grade had six new homes in 1968 compared to seven this past year.

The total number of single family dwellings in the rural area increased from 555 to 573. The number of multiple units jumped from 63 to 117, just about the number of condominiums built at Pajaro Dunes.

Watsonville showed the largest increase while Capitola suffered the great loss, dropping from 71 units in 1968 to 11 last year. Scotts Valley held its own with 35 in 1968 and 33 this past year.

The Pasatiempo-Graham Hill area jumped from 18 in 1968 to 38 in 1969.

The outlook for new residential construction in 1970 is probably even worse than it was last year with the exception that some special projects may increase the total number of dwelling units if they are able to get off the ground this year.

Unfortunately, the county hasn't been keeping track of demolitions so the total of new units built doesn't necessarily mean that many dwelling units have been added to our residential inventory. In Santa Cruz, for example, there were 43 demolitions last year.

Dollar value of new homes has been increased considerably by the fact that prices are so much higher these days. However, the average dwelling unit cost in the county was relatively low, reflecting on the fact that numerous units were of the seasonal variety.

Most of the residential construction last year was either custom construction at a high cost or moderate-priced facilities under \$25,000 with more of the latter.

It is doubtful if there will be any major changes this coming year, depending, of course, upon the financing problems. From a demand standpoint, we believe the area could easily handle 1200 single family units and 500-600 multiple dwelling units on an annual basis, but we would be extremely fortunate to get 1200 dwellings units altogether and the odds are that at least one-third of these would fall in the seasonal, second home or investment home categories.

Unless some miracle occurs, conventional housing will be both scarce and expensive.