



## COUNTY OF SOLANO GENERAL PLAN UPDATE

### OLD TOWN CORDELIA SPECIAL STUDY AREA

#### Old Town Cordelia Demographics

Old Cordelia is located south of Interstate 80 and to the east of Interstate 680. The townsite of Old Cordelia was established in the late 1800's. The townsite consists of approximately 80 acres located within the City of Fairfield urban growth line under the County General Plan. The area is identified as a historic townsite and is zoned for Highway Commercial Development. The community is presently zoned under several residential districts including 27 acres in Residential Estate (RE-%) and 40 acres in Rural Residential (RR 2%). One acre is presently zoned for Highway Commercial.

According to the 2000 U.S. Census, Old Cordelia has 64 housing units containing 220 residents. About 28 percent of Old Cordelia residents are under 18 years of age and eleven percent are 65 years and older. As shown in Table 20d, Old Cordelia has larger proportions of female-headed households than the unincorporated population in general, representing 12 percent of the total households in Old Cordelia compared to five percent in the greater Unincorporated Area. Old Cordelia households are also more likely to be single person households than households in the Unincorporated Area overall. Nearly one quarter of the households are single-person households (24 percent) compared to 17 percent of Unincorporated Area households overall.

Old Cordelia is less likely to contain large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Old Cordelia households tend to be slightly smaller than Unincorporated Area households and County households, averaging 2.7 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

Old Cordelia households are more likely to own their homes but at a lower percentage than Unincorporated Area households and County households overall. Approximately 56 percent of Old Cordelia households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Old Cordelia also has a higher proportion of vacant housing units compared to the Unincorporated Area, with eight percent of its housing stock vacant.

The housing conditions survey discussed within the County Housing Element included portions of Old Cordelia. According to survey results, approximately 40 percent of the housing stock or 26 units are substandard and in need of rehabilitation or replacement. While the housing conditions survey shows lower rates of substandard units in Old Cordelia compared to other communities surveyed, Old Cordelia has a higher proportion of dilapidated units, with nine percent of the units surveyed in dilapidated condition.

**Table 20d: Cordelia Population, Household, and Housing Characteristics (2000 U.S. Census Results)**

<b>Population Characteristics</b>	<b>Cordelia</b>		<b>Unincorporated Area</b>		<b>Solano County</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Persons under 18	61	28%	4,974	26%	111,852	28%
Persons 18 to 65	134	61%	12,042	62%	245,264	62%
Persons 65 and older	25	11%	2,306	12%	37,426	9%
<b>Total Population</b>	<b>220</b>	<b>100%</b>	<b>19,322</b>	<b>100%</b>	<b>394,542</b>	<b>100%</b>
Household Population	159	72%	18,729	97%	378,568	96%
Group Quarter Population	61	28%	593	3%	15,974	4%
<b>Household Characteristics</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Average Household Size	2.7	N/A	2.88	N/A	2.90	N/A
Total Households	59	100%	6,558	100%	130,403	100%
Single-Person Households	14	24%	1,147	17%	25,525	20%
Family Households	38	64%	5,008	76%	97,375	75%
Female-Headed Households w/Children	7	12%	315	5%	11,054	8%
Large Family Households (5 persons+)	7	12%	956	15%	19,589	15%
<b>Housing Characteristics</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Occupied Housing Units	59	92%	6,558	94%	130,403	97%
Owner Occupied	36	56%	4,570	70%	84,994	63%
Renter Occupied	23	36%	1,988	30%	45,409	34%
Vacant Housing Units	5	8%	409	6%	4,110	3%
Available For-Rent	-	0%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	5	8%	277	4%	2,320	2%
<b>Total Housing Units</b>	<b>64</b>	<b>100%</b>	<b>6,967</b>	<b>100%</b>	<b>134,513</b>	<b>100%</b>

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.