SCAG™
INNOVATING FOR A BETTER TOMORROW

PRE-CERTIFIED

LOCAL HOUSING DATA

FOR THE CITY OF BEVERLY HILLS

AUGUST 2020

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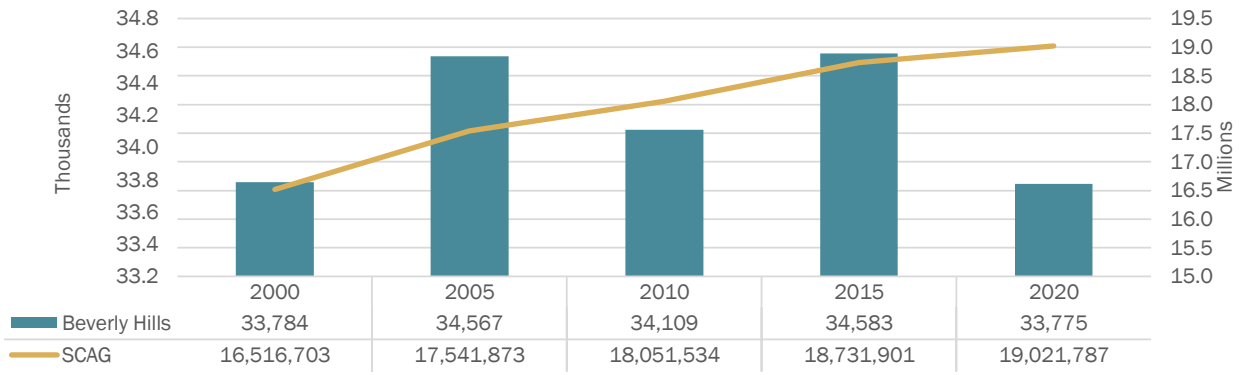
Pre-Certified Local Housing Data for Beverly Hills

Developed by SCAG and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.

This report contains a wide range of jurisdiction-level data elements intended to provide an understanding housing need experienced in Beverly Hills as a part of its 6th cycle housing element update. Data sources are noted below each table or figure.

I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

Population Trend, 2000-2020

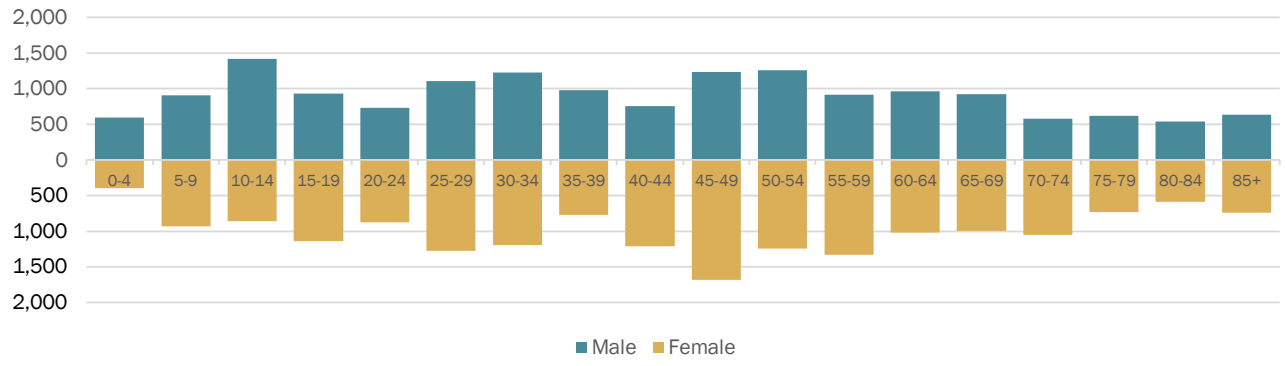


	2000	2005	2010	2015	2020
Beverly Hills	33,784	34,567	34,109	34,583	33,775
SCAG	16,516,703	17,541,873	18,051,534	18,731,901	19,021,787

CA DOF E-5 Population and Housing Unit Estimates

Beverly Hills has a 2020 total population of 33,775 including 121 living in group quarters according to the California Department of Finance. The chart above describes the population trend in Beverly Hills from 2000 to 2020. Over this period Beverly Hills had an annual growth rate of 0% compared to 0.7% for the region.

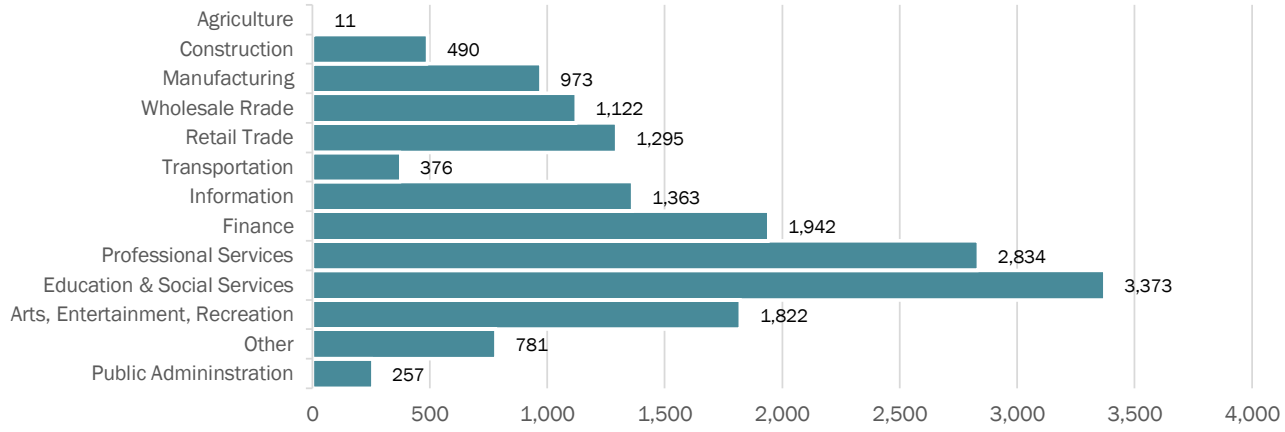
Current Population by Age and Sex



American Community Survey 2014-2018 5-year estimates

The population of Beverly Hills is 47.5% male and 52.5% female. The share of the population of Beverly Hills which is under 18 years of age is 19.5%, which is lower than the regional share of 23.4%. Beverly Hills's seniors (65 and above) make up 21.6% of the population, which is higher than the regional share of 13%.

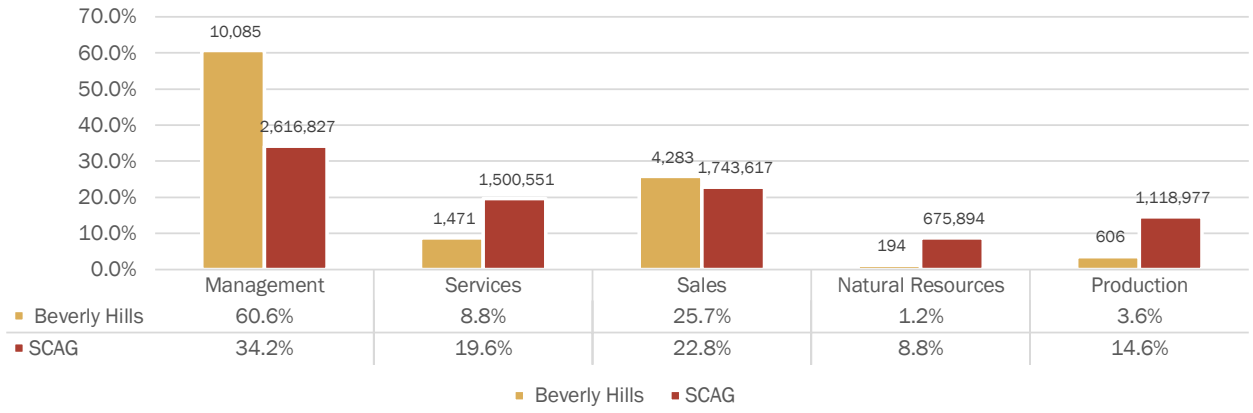
Employment by Industry



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

Beverly Hills has 16,639 workers living within its borders who work across 13 major industrial sectors. The chart above provides detailed employment information. The most prevalent industry is Education & Social Services with 3,373 employees (20.3% of total) and the second most prevalent industry is Professional Svcs. with 2,834 employees (17% of total).

Employment by Occupation



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

In addition to understanding the industries in which the residents of Beverly Hills work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Beverly Hills is Management, in which 10,085 (60.6% of total) employees work. The second-most prevalent type of work is in Sales, which employs 4,283 (25.7% of total) in Beverly Hills.

Farmworkers

Farmworkers by Occupation:

Beverly Hills	Percent of total Beverly Hills workers:	SCAG Total	
11	0.07%	57,741	Total jobs: Farming, fishing, and forestry occupations
11	0.10%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

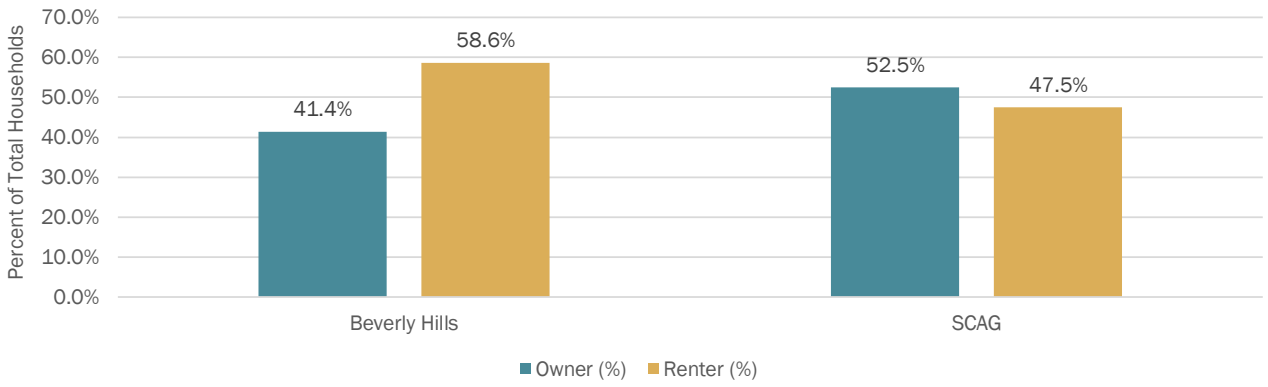
Employment in the Agricultural Industry:

Beverly Hills	Percent of total Beverly Hills workers:	SCAG Total	
11	0.07%	73,778	Total in agriculture, forestry, fishing, and hunting
11	0.10%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

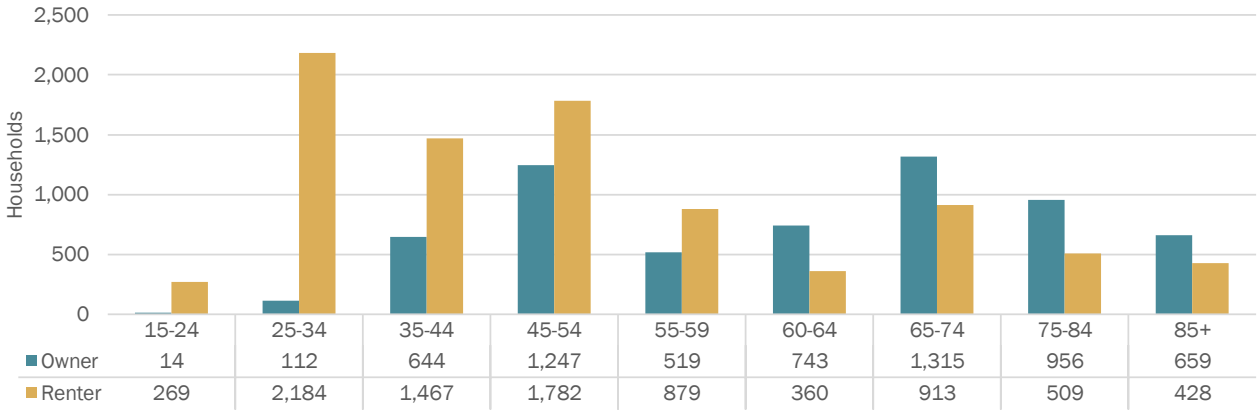
Housing Tenure



American Community Survey 2014-2018 5-year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. Beverly Hills's housing stock consists of 15,000 total units, 6,209 of which are owner-occupied and 8,791 of which are renter-occupied. The share of renters in Beverly Hills is higher than in the SCAG region overall.

Housing Tenure By Age

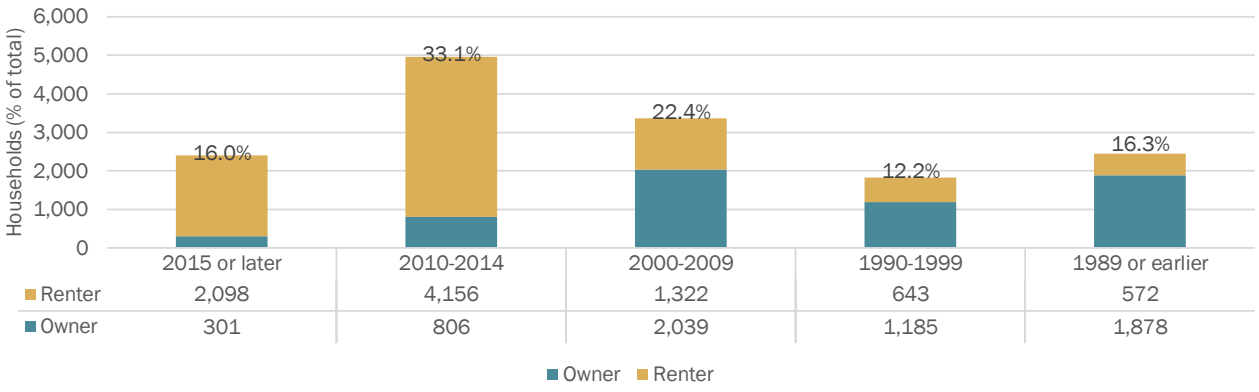


	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	14	112	644	1,247	519	743	1,315	956	659
Renter	269	2,184	1,467	1,782	879	360	913	509	428

American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In Beverly Hills, the age group where renters outnumber owners the most is 25-34 (by 90.2%). The age group where owners outnumber renters the most is 60-64 (by 34.7%).

Housing Tenure by Year Moved to Current Residence



American Community Survey 2014-2018 5-year estimates.

Across the SCAG region, the most common move-in period was 2010-2014 (31.9%) followed by 2000-2009 (26.1%). In Beverly Hills, the period during which most people started living in their current residence was 2010-2014 (33.1%) followed by 2000-2009 (22.4%).

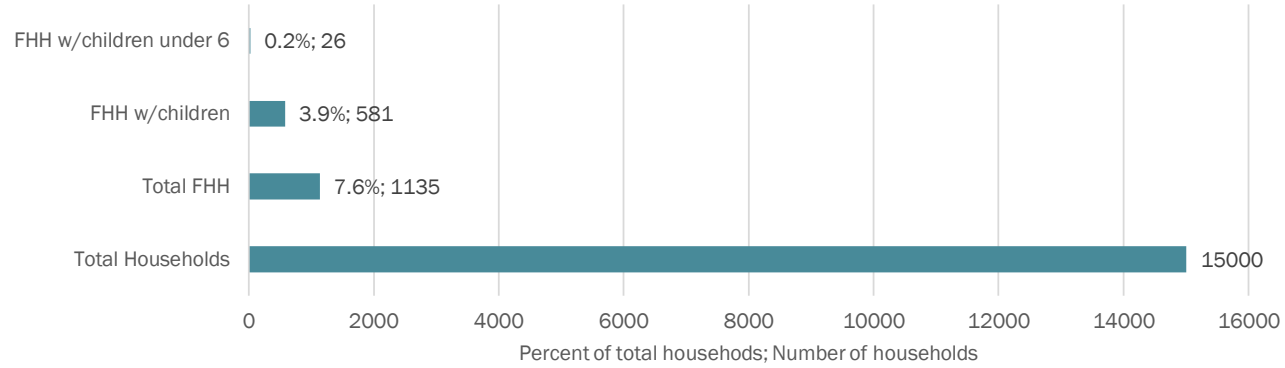
II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED

Households by Household Size

American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in Beverly Hills for owners, renters, and overall. The most commonly occuring household size is of one person (37.8%) and the second-most commonly occuring household is of two people (31.2%). Beverly Hills has a higher share of single-person households than the SCAG region overall (37.8% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0% vs. 3.1%).

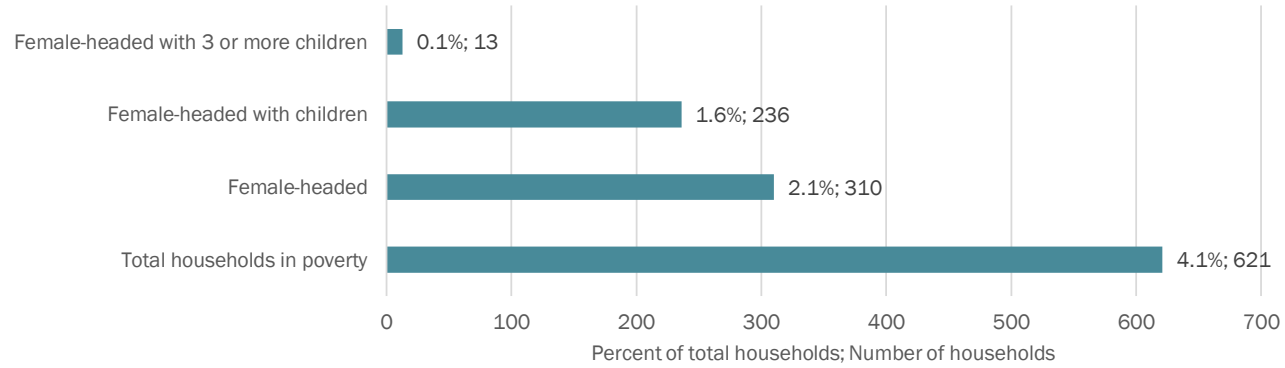
Female Headed Households (FHH)



American Community Survey 2014-2018 5-year estimates.

Statute requires analysis of specialized housing needs, including female-headed households in an effort to ensure adequate childcare or job training services. Of Beverly Hills's 15,000 total households, 7.6% are female-headed (compared to 14.3% in the SCAG region), 3.9% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.2% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Households by Poverty Status



American Community Survey 2014-2018 5-year estimates.

4.1 percent of Beverly Hills's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. More information can be found at M256. In 2018, a single individual under 65 was considered in poverty with a money income below $13,064/year while the threshold for a family consisting of 2 adults and 2 children was $25,465/year.

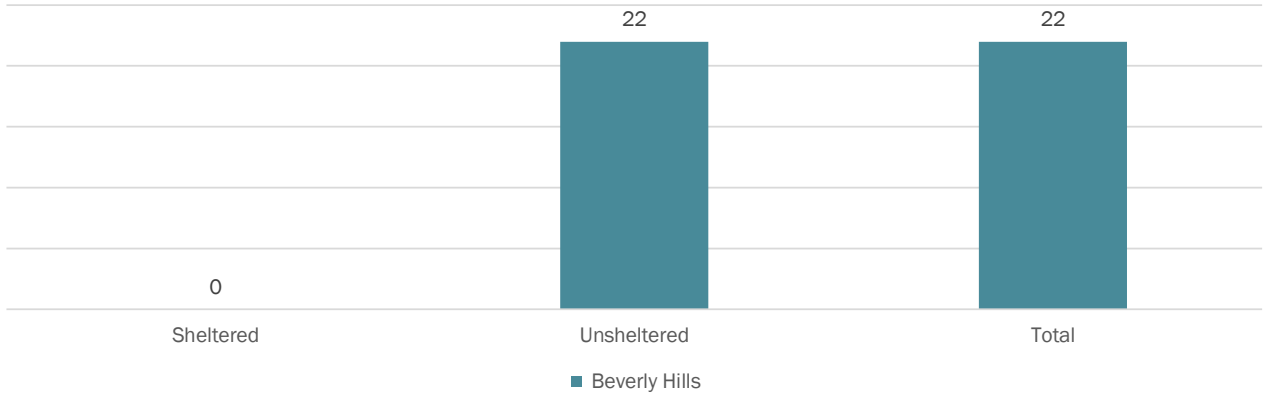
Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	390	715	1,105	24.2%
	30-50% HAMFI	210	145	355	7.8%
	50-80% HAMFI	195	245	440	9.6%
	80-100% HAMFI	115	29	144	3.1%
	> 100% HAMFI	1,775	755	2,530	55.3%
TOTAL		2,685	1,889	4,574	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Statute requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Beverly Hills's 4,574 such households, 24.2% earn less than 30% of the surrounding area income, (comared to 24.2% in the SCAG region), 31.9% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

III. PEOPLE EXPERIENCING HOMELESSNESS

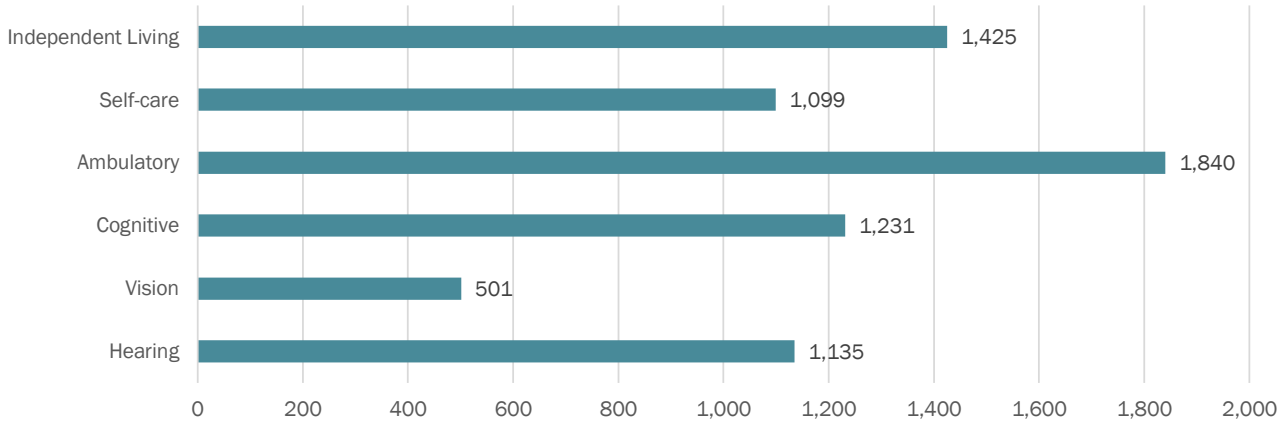


2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not avialable in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

#N/A

IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

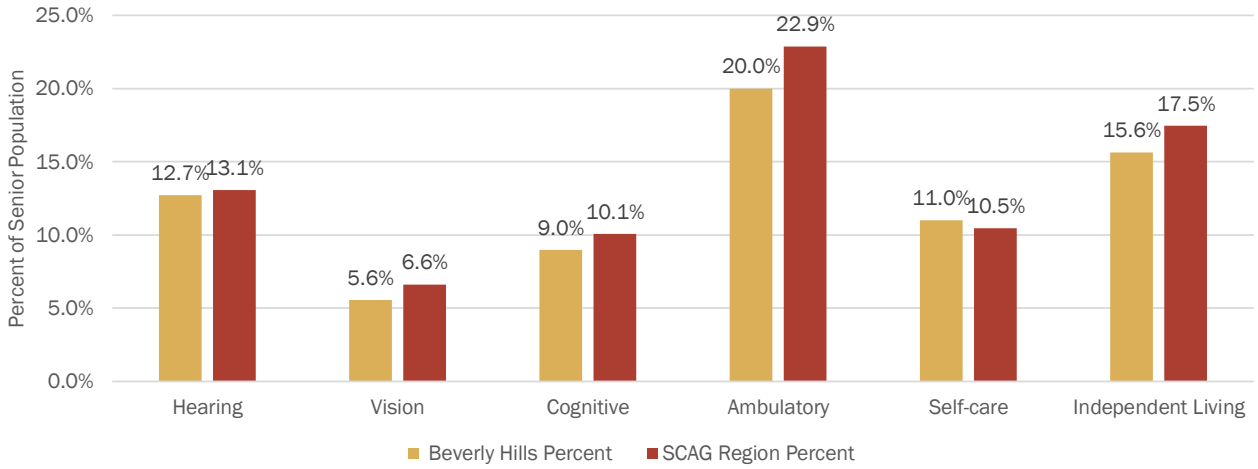
Disability by Type



American Community Survey 2014-2018 5-year estimates.

Disability data also provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

Disability by Type - Seniors (65 and over)



American Community Survey 2014-2018 5-year estimates.

In Beverly Hills, the most commonly occuring disability amongst seniors 65 and older was an ambulatory disability, experienced by 20% of Beverly Hills's seniors (and 22.9% of seniors in the SCAG region).

Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	376	39%	14,023	73%
Unemployed	27	3%	763	4%
Not in Labor Force	570	59%	4,443	23%
TOTAL	973		19,229	

American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Beverly Hills, 38.6% of the population with a disability is employed, compared to 72.9% of the non-disabled population.

Developmental Disabilities

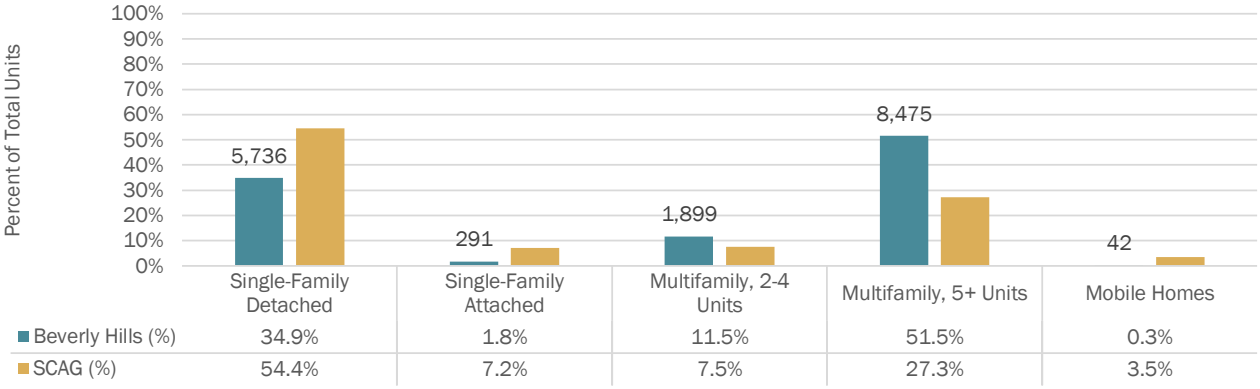
		Beverly Hills
By Residence:	Home of Parent/Family/Guardian	104
	Independent/Supported Living	10
	Community Care Facility	0
	Intermediate Care Facility	0
	Foster/Family Home	0
	Other	0
By Age:	0 - 17 Years	114
	18+ Years	75
TOTAL		303

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

V. HOUSING STOCK CHARACTERISTICS

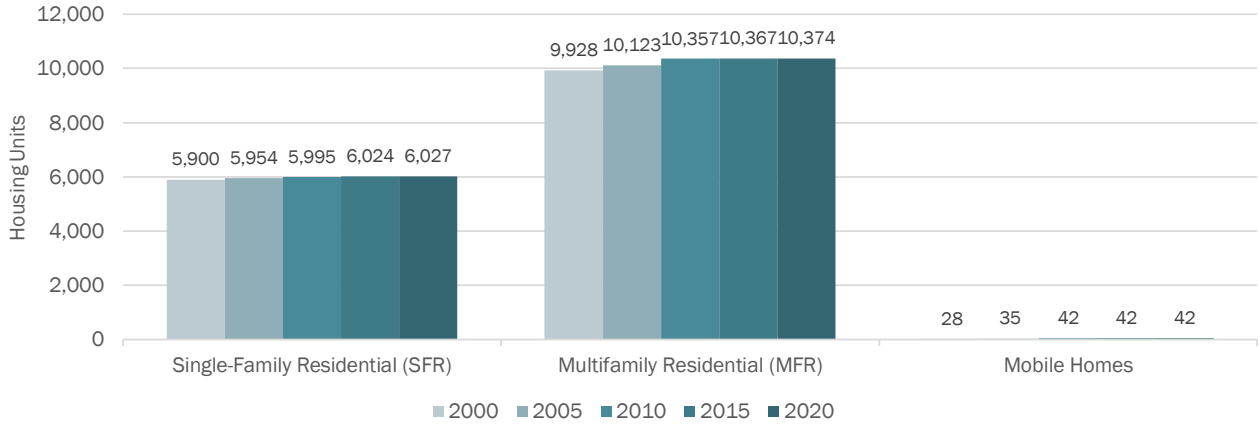
Housing Type



CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in Beverly Hills, which has a total of 16,443 housing units. The most prevalent housing type in Beverly Hills is multifamily, 5+ units with 8,475 units. The share of all single-family units in Beverly Hills is 36.7%, which is lower than the 61.7% share in the SCAG region. Out of the total housing units in Beverly Hills, there are 14,663 occupied-units, which equates to a 10.8% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2.295.

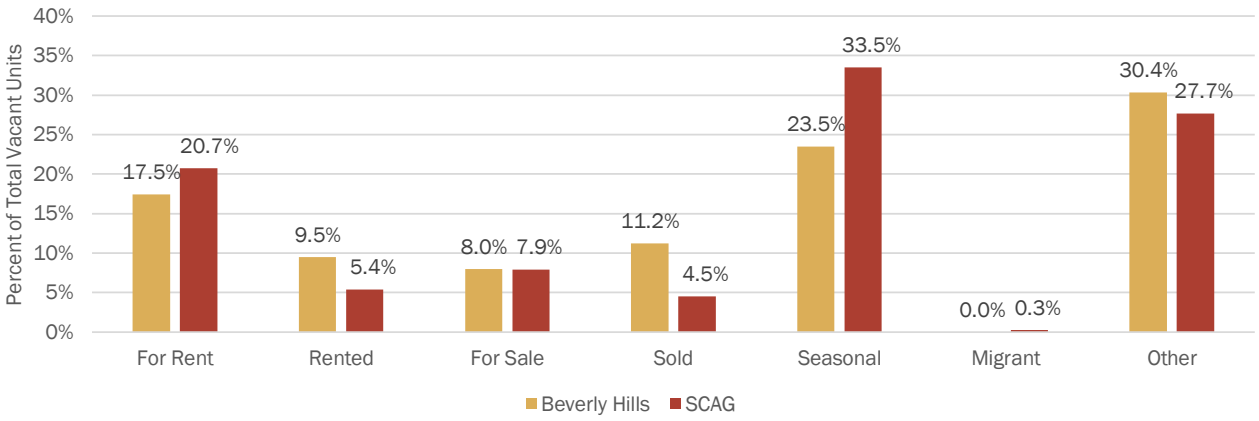
Housing Type Trend



CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades (2000-2020), there has been more development in multi-family residential units than single-family residential units in Beverly Hills. When comparing 2000 to 2020, SFR units increased by 127, MFR units increased by 446, and mobile units increased by 14.

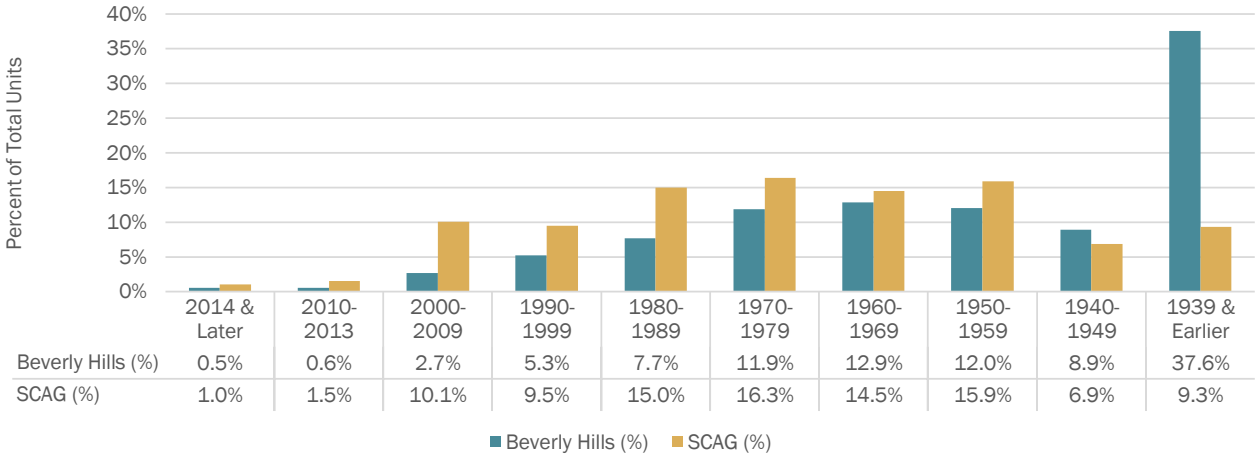
Vacant Units by Type



American Community Survey 2014-2018 5-year estimates.

The ACS provides additional detail on vacant housing units by category.

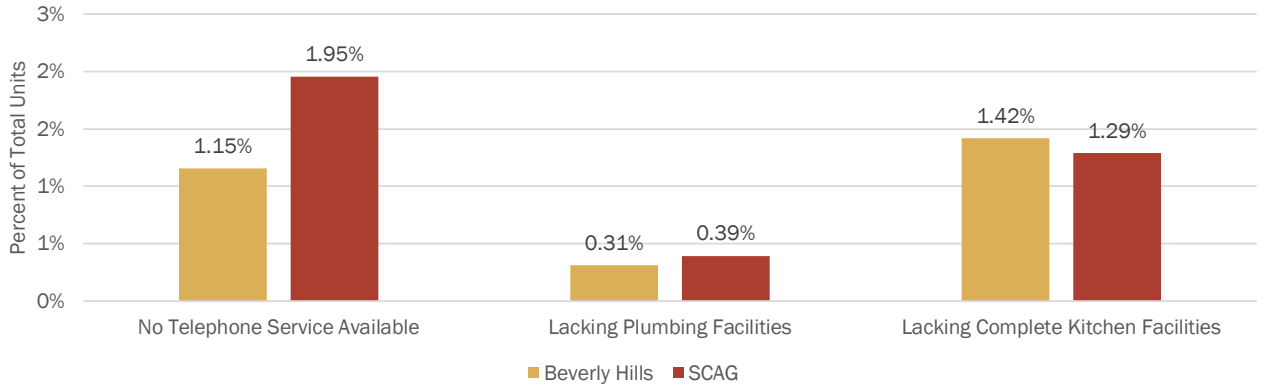
Housing Units by Year Structure Built



American Community Survey 2014-2018 5-year estimates.

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The time period where the highest share of Beverly Hills's housing units were built is 1939 & Earlier, while in the SCAG region more units were built during 1970-1979 than any other period.

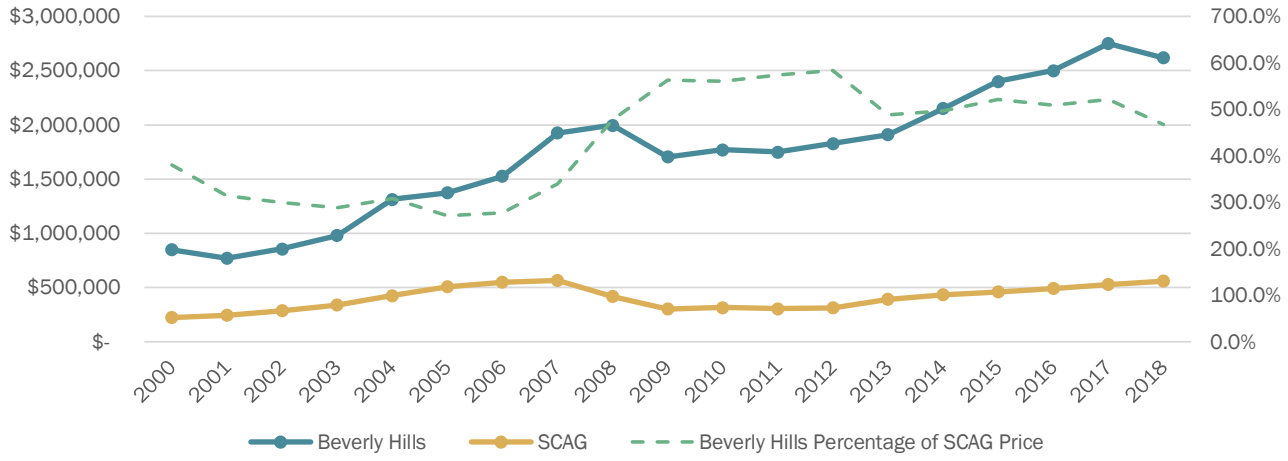
Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Beverly Hills, 173 units lack telephone service, 47 units lack plumbing facilities, and 213 units lack complete kitchen facilities.

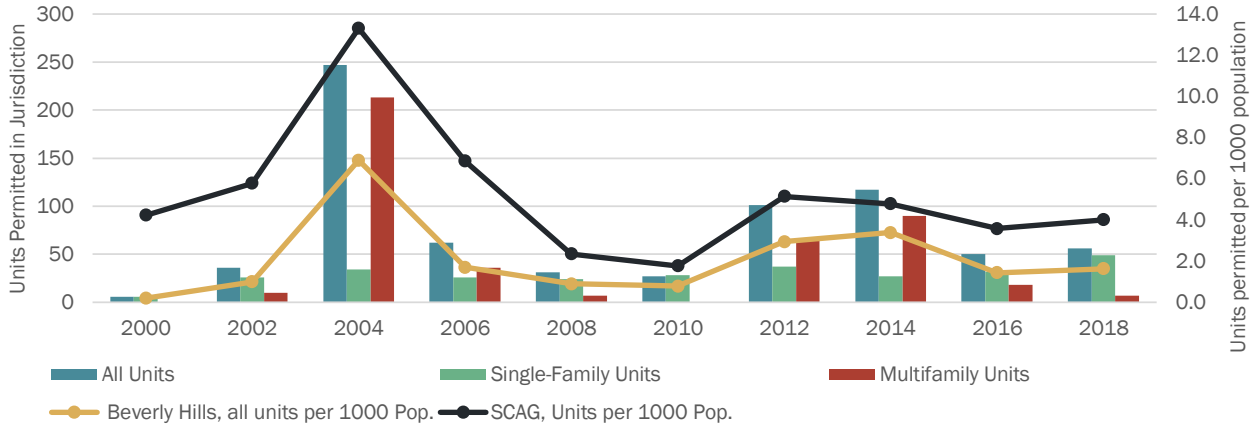
Median Home Sales Price for Existing Homes



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Between 2000 and 2018, median home sales prices in Beverly Hills increased 208% while prices in the SCAG region increased 151%. 2018 median home sales prices in Beverly Hills were $2,619,000 and the highest experienced since 2000 was $2,749,000 in 2017. Prices in Beverly Hills have ranged from a low of 271.3% of the SCAG region median in 2005 and a high of 583.6% in 2012.

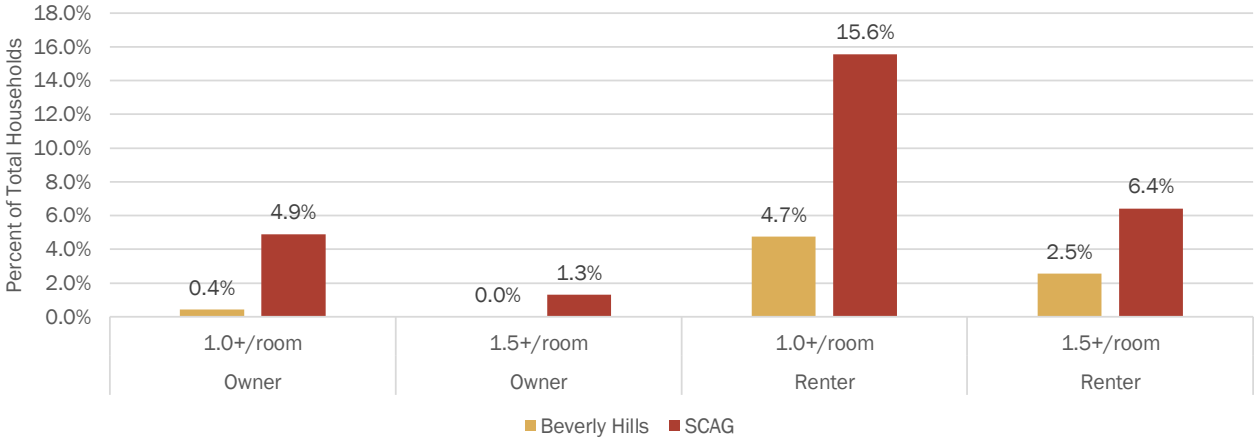
Housing Units Permitted



Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

VI. OVERPAYMENT AND OVERCROWDING

Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

In Beverly Hills, 26 owner-occupied and 417 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. owner-occupied households and 224 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

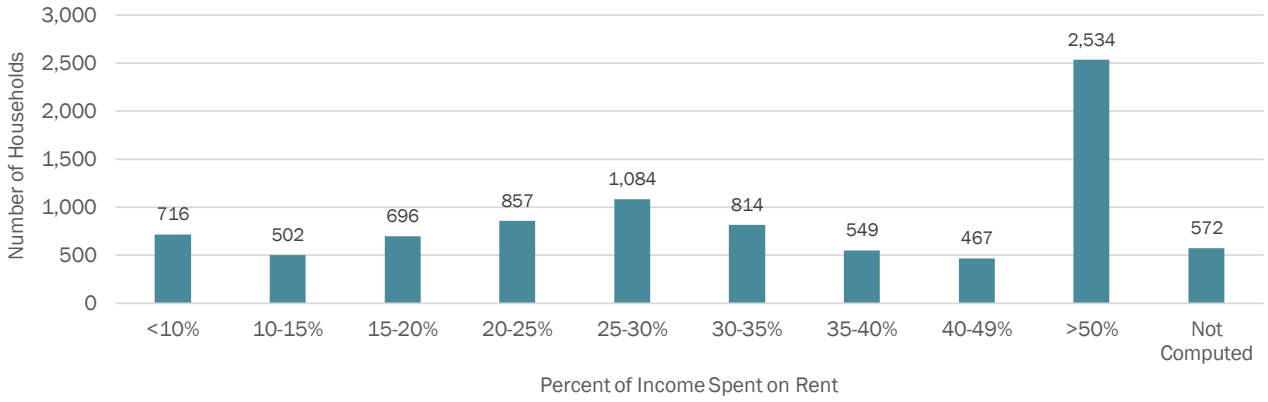
Cost Burden by Income

	Households by Share of Income Spent on Housing Cost:		
Income	< 30%	30-50%	> 50%
< 30% HAMFI	250	15	1,630
30-50% HAMFI	49	145	739
50-80% HAMFI	260	560	655
80-100% HAMFI	299	475	180
> 100% HAMFI	6,850	1,455	570
Total Households	*7,708*	*2,650*	*3,774*

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

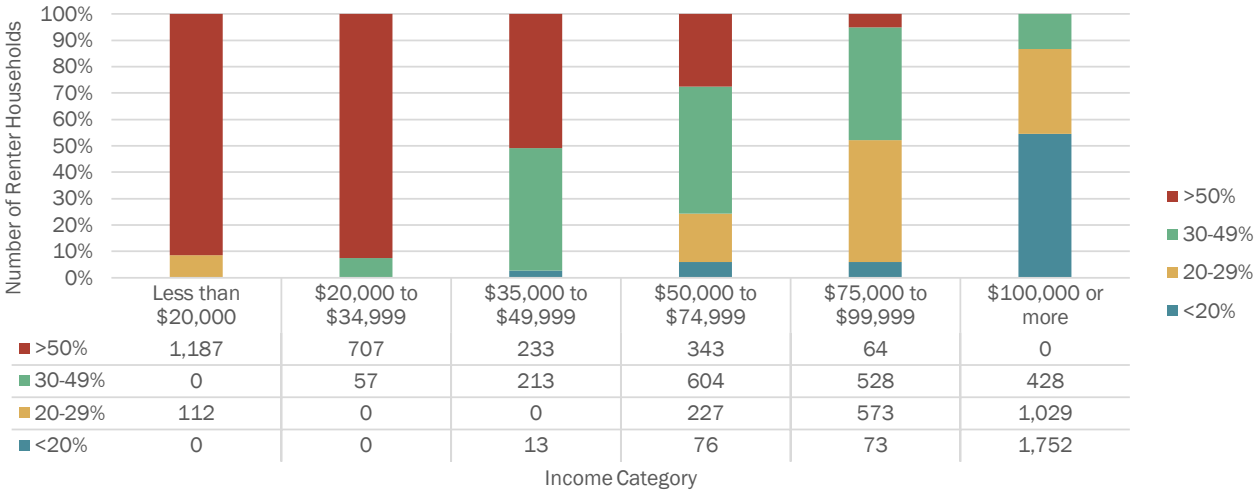
Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true 'cost burden.' These data indicate the number of households in Beverly Hills by their income relative to the surrounding area and their share of income spent on housing.

Spending on Rent



Across Beverly Hills's 8,791 renter households, 4,364 (49.6%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 2,534 renter households in Beverly Hills (28.8%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Spending on Rent by Income

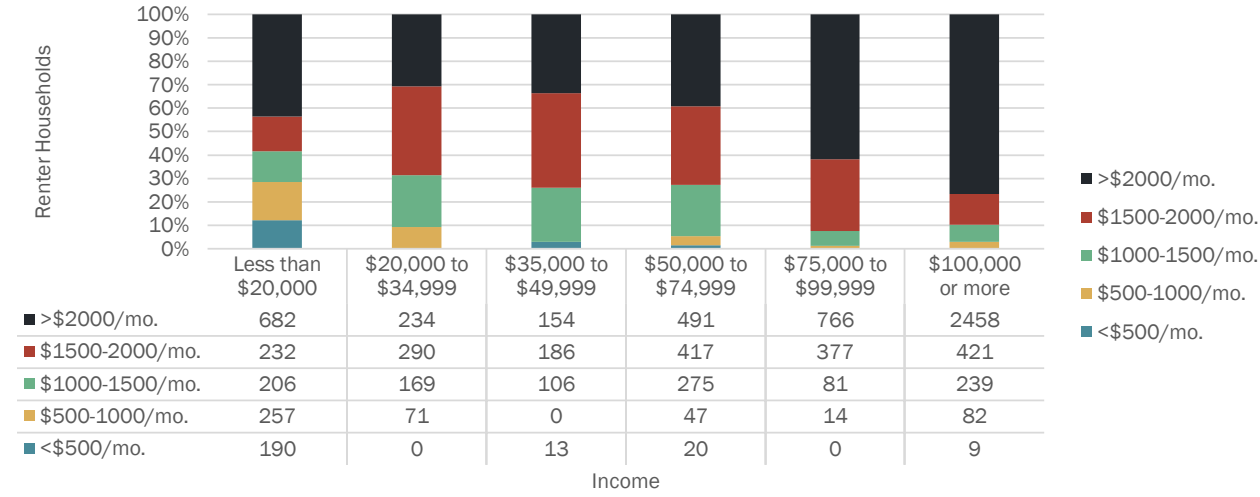


	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	1,187	707	233	343	64	0
30-49%	0	57	213	604	528	428
20-29%	112	0	0	227	573	1,029
<20%	0	0	13	76	73	1,752

American Community Survey 2014-2018 5-year estimates.

While the previous table breaks down cost burden by area-relative income, the ACS also allows for the analysis of Beverly Hills's 8,219 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g. over 50%) while high-income households are more likely to spend under 20% of income on housing.

Household Income by (Cash) Rent

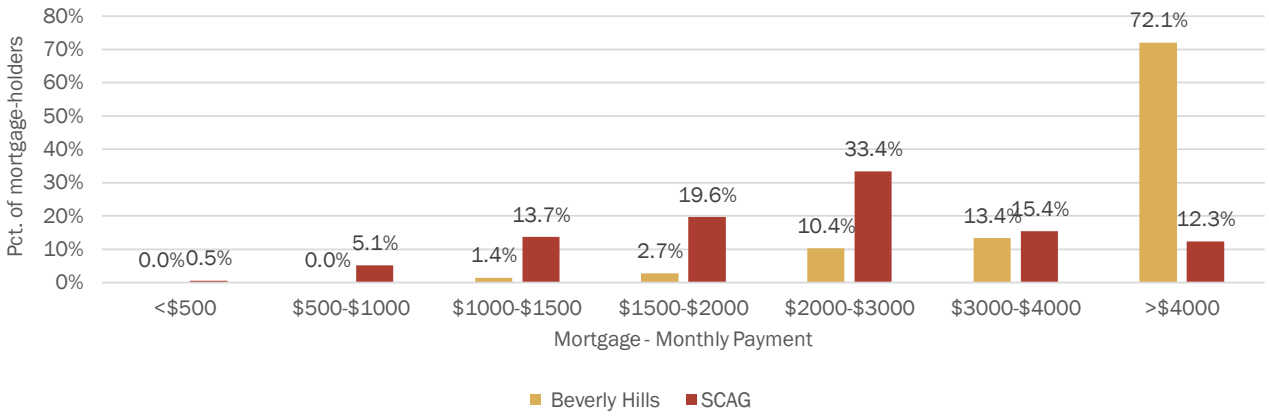


	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>$2000/mo.	682	234	154	491	766	2458
$1500-2000/mo.	232	290	186	417	377	421
$1000-1500/mo.	206	169	106	275	81	239
$500-1000/mo.	257	71	0	47	14	82
<$500/mo.	190	0	13	20	0	9

American Community Survey 2014-2018 5-year estimates.

Beverly Hills renter households' cash rent paid can be broken down by household incomes. As one might expect, the general trend is that lower-income households spend less on rent while higher-income households spend more on rent, though this may not be universally true. Rent categories range from <$500/month (2.7% of Beverly Hills renters) to >$2000/month (56.4% of Beverly Hills renters). The most common rent category in Beverly Hills is >$2000/month with 56.4% of renters.

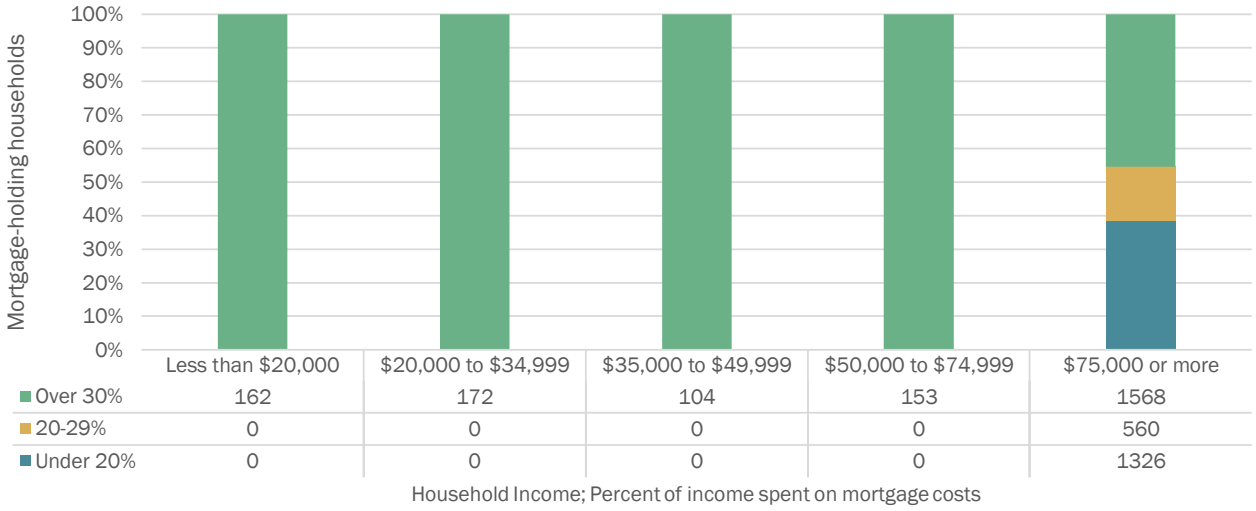
Monthly Owner Costs for Mortgage Holders



American Community Survey 2014-2018 5-year estimates.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 41.4% of Beverly Hills and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Beverly Hills is >$4000/month and the most commonly occuring mortgage payment in the SCAG region is $2000-$3000/mo.

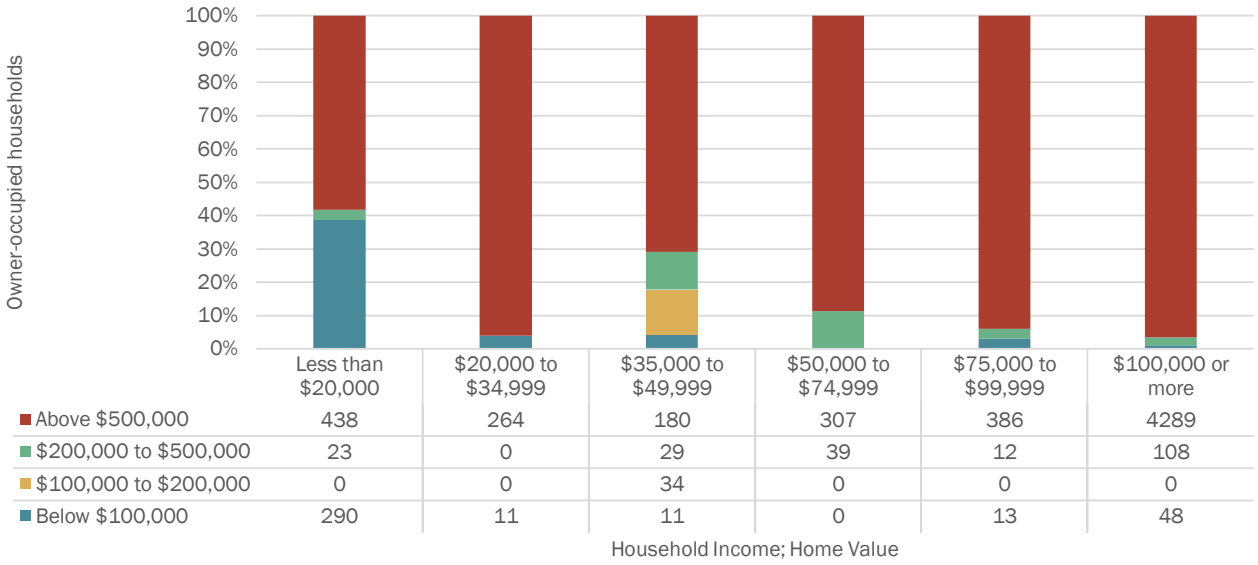
Costs for Mortgage Holders by Income



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
Over 30%	162	172	104	153	1568
20-29%	0	0	0	0	560
Under 20%	0	0	0	0	1326

Mortgage-holding households in Beverly Hills can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing.The income category most prevalent amongst Beverly Hills mortgage-holding households is $75,000 or more (3,454 households) and the most prevalent share of income spent on mortgage costs is over 30% (2,159 households).

Household Income by Home Value (for owned units)



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
Above $500,000	438	264	180	307	386	4289
$200,000 to $500,000	23	0	29	39	12	108
$100,000 to $200,000	0	0	34	0	0	0
Below $100,000	290	11	11	0	13	48

Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Beverly Hills. The most commonly-occuring income category amongst owner households in Beverly Hills is $100,000 or more (4,445 households) and the most commonly-occuring home value category is Above $500,000 (5,864 households).

Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	11,934	1,890	15.8%
Black, non-Hispanic	200	10	5.0%
Asian and other, non-Hispanic	1,609	255	15.8%
Hispanic	815	180	22.1%
TOTAL	**14,558**	**2,335**	**16.0%**
Renter-occupied	8,565	1,775	20.7%
Owner-occupied	6,015	560	9.3%
TOTAL	**14,580**	**2,335**	**16.0%**

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing the extremely-low income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in Beverly Hills. The above table provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households in Beverly Hills is Hispanic (22.1% compared to 16% of total population). In the SCAG region, the highest share of extremely-low income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

VII. ASSISTED UNITS AT RISK OF CONVERSION

Assisted Units at Risk of Conversion

Risk Level	Definition:	Low-income units in jurisdiction	Percent of county's low-income units
Very High	At-risk of converting to market rate within the next year	0	0%
High	At-risk of converting to market rate in the next 1-5 years	0	0%
Moderate	At-risk of converting to market rate in the next 5-10 years	0	0%
Low	At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer.	150	100%
TOTAL		**150**	**100%**

California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Detailed 2019 data can be found in SCAG's RHNA data appendix at http://scag.ca.gov/programs/Documents/RHNA/SCAG-Final-RHNA-Data-Appendix-030520.pdf. Complete, updated data can be requested from CHP through Danielle Mazzella, Preservation & Data Manager (dmazzella@chpc.net)

VIII. REGIONAL HOUSING NEEDS ALLOCATION

6th Cycle Regional Housing Needs Allocation for Beverly Hills:

	Units
Very-Low Income (<50% of AMI)	1,005
Low Income (50-80% of AMI)	678
Moderate Income (80-120% of AMI)	600
Above Moderate Income (>120% of AMI)	813
TOTAL	**3,096**

SCAG, 2020. Estimate based on final adopted RHNA methodology (3/5/20). Final RHNA allocation will be issued following the conclusion of the RHNA appeals process in early 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.

MAJOR DATA SOURCES USED

	DESCRIPTION	FOR MORE INFORMATION, PLEASE SEE
ACS	American Community Survey 2014-2018 5-year estimates	www.data.census.gov
DOF	CA DOF E-5 Population and Housing Unit Estimates	www.dof.ca.gov/forecasting/demographics/
CHAS	HUD CHAS, 2012-2016	www.huduser.gov/portal/datasets/cp.html
CA DDS	California Department of Developmental Services	www.dds.ca.gov/transparency/
SCAG LOCAL PROFILES	Including Construction Industry Research Board (CIRB) and Core Logic/DataQuick	www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx

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