



**PRE-CERTIFIED**

# **LOCAL HOUSING DATA**

---

FOR THE CITY OF **CYPRESS**

UPDATED APRIL 2021



## **TABLE OF CONTENTS**

- I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS**
- II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED HOUSEHOLDS**
- III. PEOPLE EXPERIENCING HOMELESSNESS**
- IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES**
- V. HOUSING STOCK CHARACTERISTICS**
- VI. OVERPAYMENT AND OVERCROWDING**
- VII. ASSISTED UNITS AT RISK OF CONVERSION**
- VIII. FINAL REGIONAL HOUSING NEEDS ALLOCATION**

## Pre-Certified Local Housing Data for Cypress

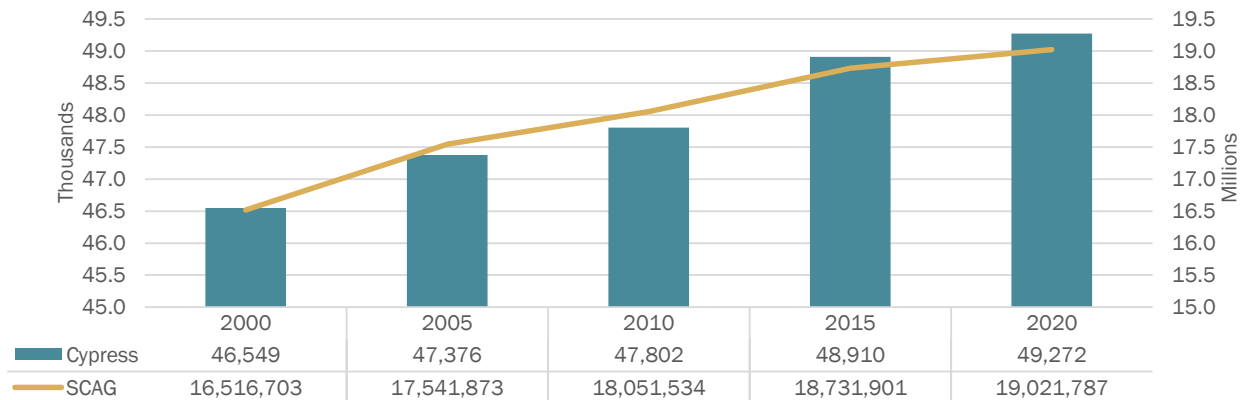
Developed by SCAG and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.

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

---

### I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

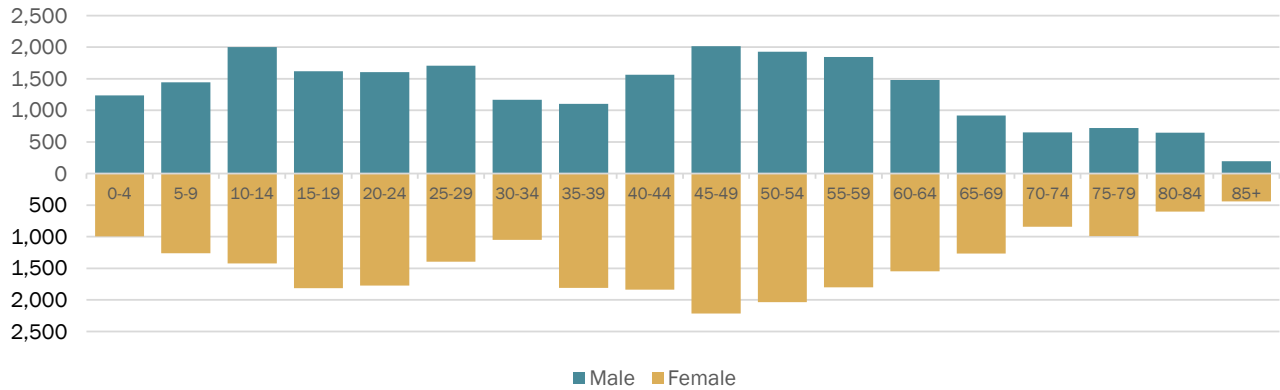
#### Population Trend, 2000-2020



CA DOF E-5 Population and Housing Unit Estimates

Cypress has a 2020 total population of 49,272 including 502 living in group quarters according to the California Department of Finance. The chart above describes the population trend in Cypress from 2000 to 2020. Over this period Cypress had an annual growth rate of 0.3% compared to 0.7% for the region.

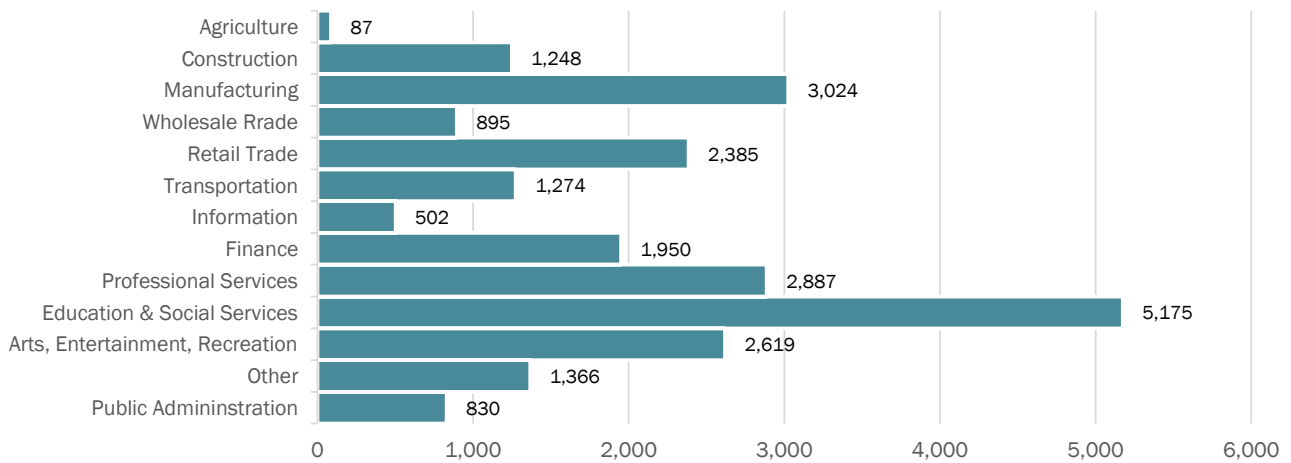
### Current Population by Age and Sex



American Community Survey 2014-2018 5-year estimates

The population of Cypress is 48.7% male and 51.3% female. The share of the population of Cypress which is under 18 years of age is 22.2%, which is lower than the regional share of 23.4%. Cypress's seniors (65 and above) make up 14.9% of the population, which is higher than the regional share of 13%.

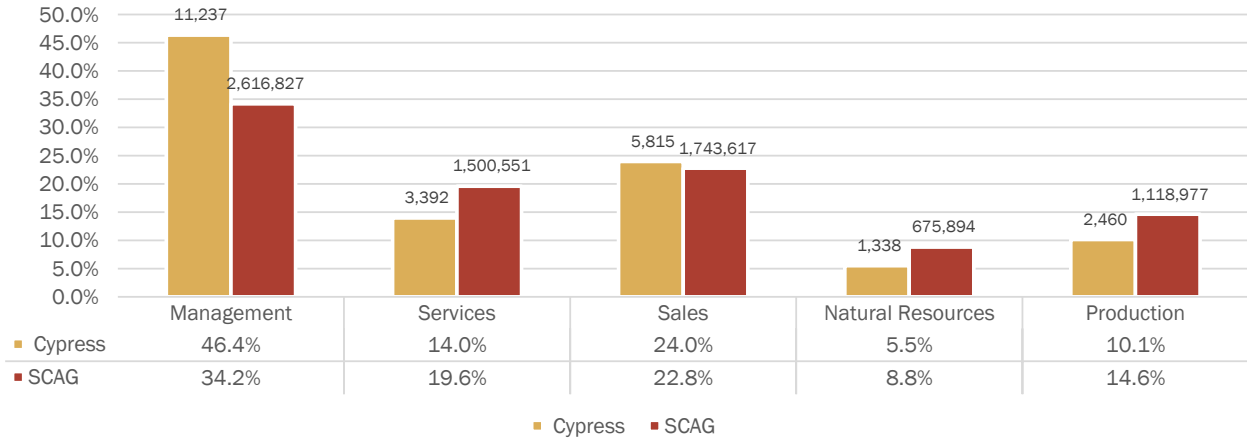
### Employment by Industry



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

Cypress has 24,242 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 5,175 employees (21.3% of total) and the second most prevalent industry is Manufacturing with 3,024 employees (12.5% 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 Cypress work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Cypress is Management, in which 11,237 (46.4% of total) employees work. The second-most prevalent type of work is in Sales, which employs 5,815 (24% of total) in Cypress.

## Farmworkers

### Farmworkers by Occupation:

Cypress	Percent of total Cypress workers:	SCAG Total	
24	0.10%	57,741	Total jobs: Farming, fishing, and forestry occupations
8	0.05%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

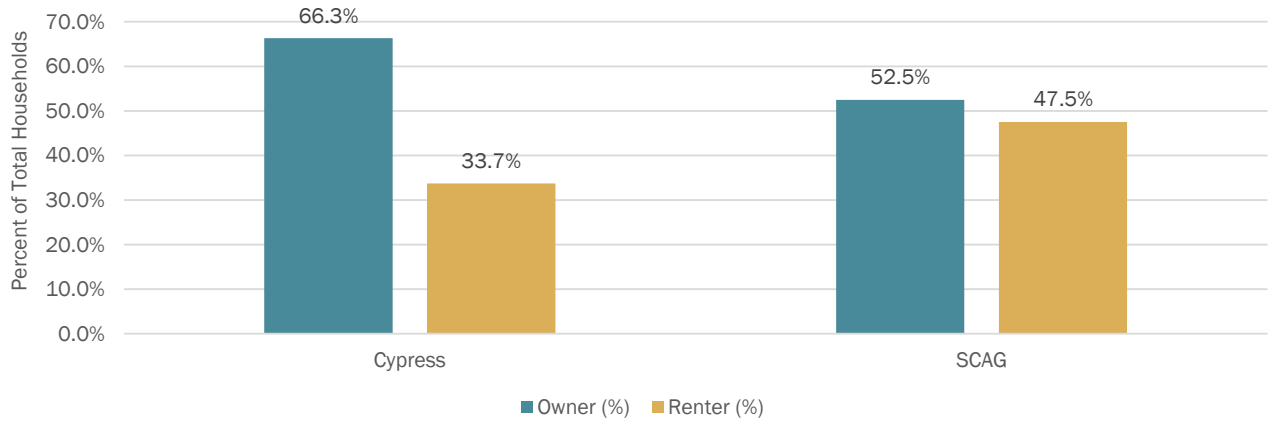
### Employment in the Agricultural Industry:

Cypress	Percent of total Cypress workers:	SCAG Total	
72	0.30%	73,778	Total in agriculture, forestry, fishing, and hunting
64	0.39%	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.

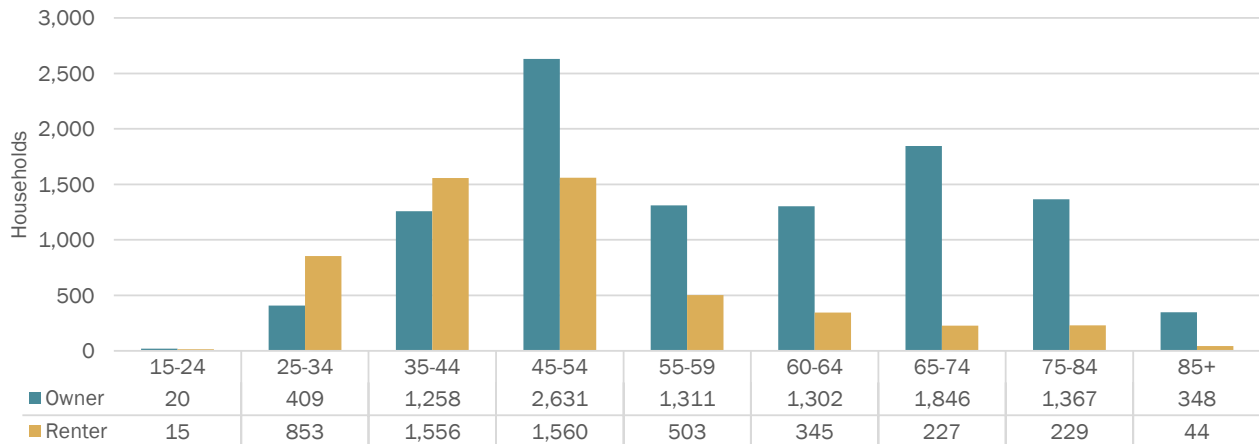
## Housing Tenure



American Community Survey 2014-2018 5-year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. Cypress's housing stock consists of 15,824 total units, 10,492 of which are owner-occupied and 5,332 of which are renter-occupied. The share of renters in Cypress is lower than in the SCAG region overall.

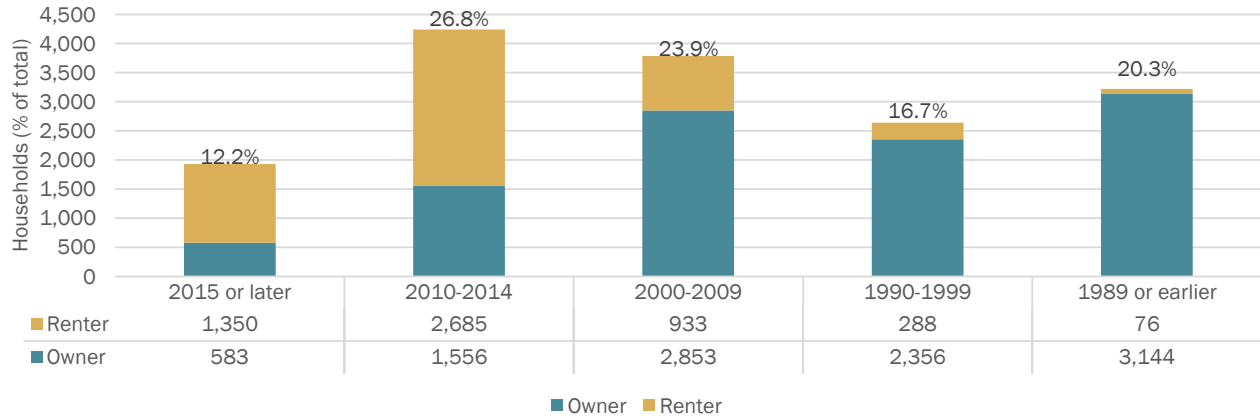
## Housing Tenure By Age



American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In Cypress, the age group where renters outnumber owners the most is 25-34 (by 35.2%). The age group where owners outnumber renters the most is 65-74 (by 78.1%).

## Housing Tenure by Year Moved to Current Residence

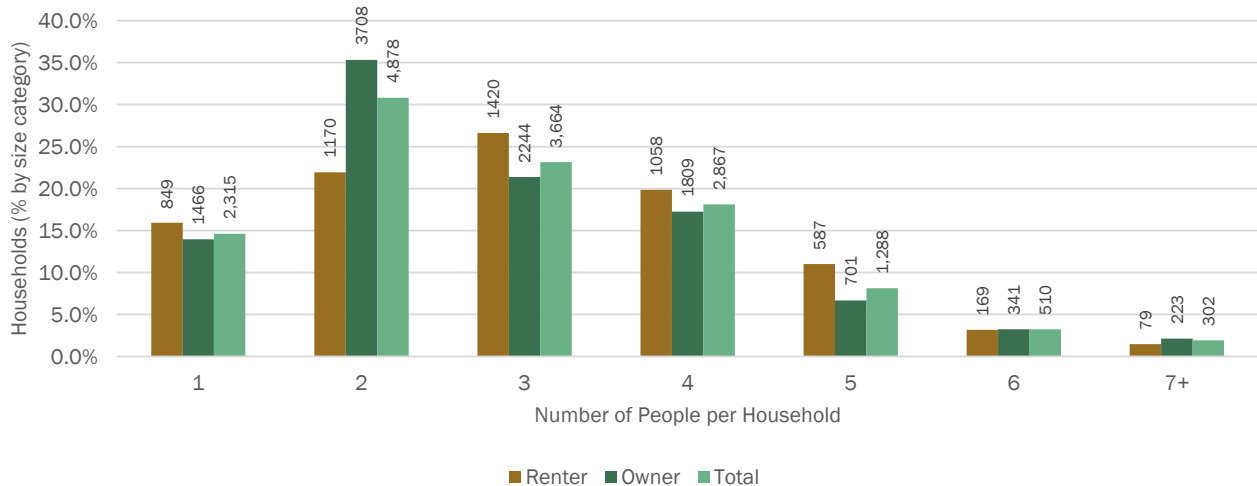


American Community Survey 2014-2018 5-year estimates.

Across the SCAG region, the most common move-in period was 2010-2014 (31.9%) followed by 2000-2009 (26.1%). In Cypress, the period during which most people started living in their current residence was 2010-2014 (26.8%) followed by 2000-2009 (23.9%).

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

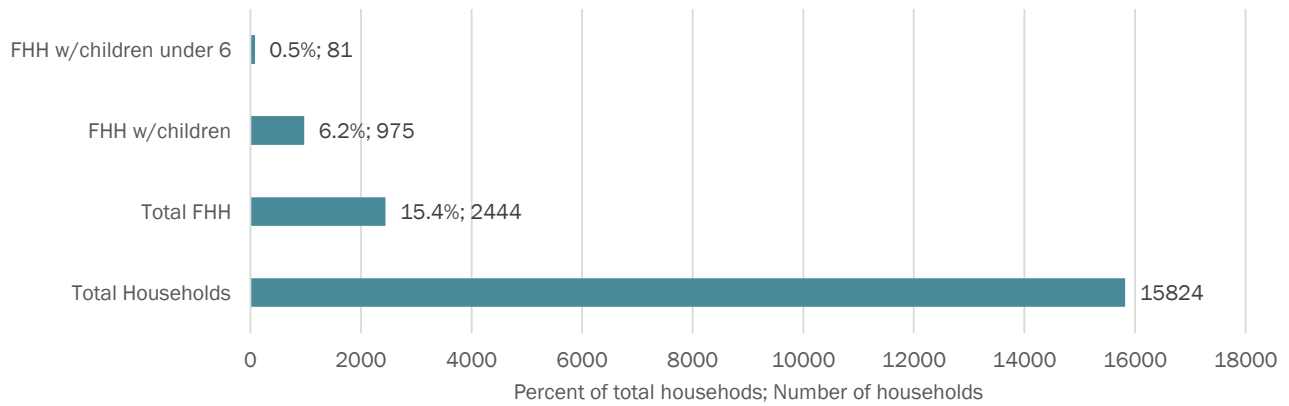
### Households by Household Size



American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in Cypress for owners, renters, and overall. The most commonly occurring household size is of two people (30.8%) and the second-most commonly occurring household is of three people (23.2%). Cypress has a lower share of single-person households than the SCAG region overall (14.6% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (1.9% vs. 3.1%).

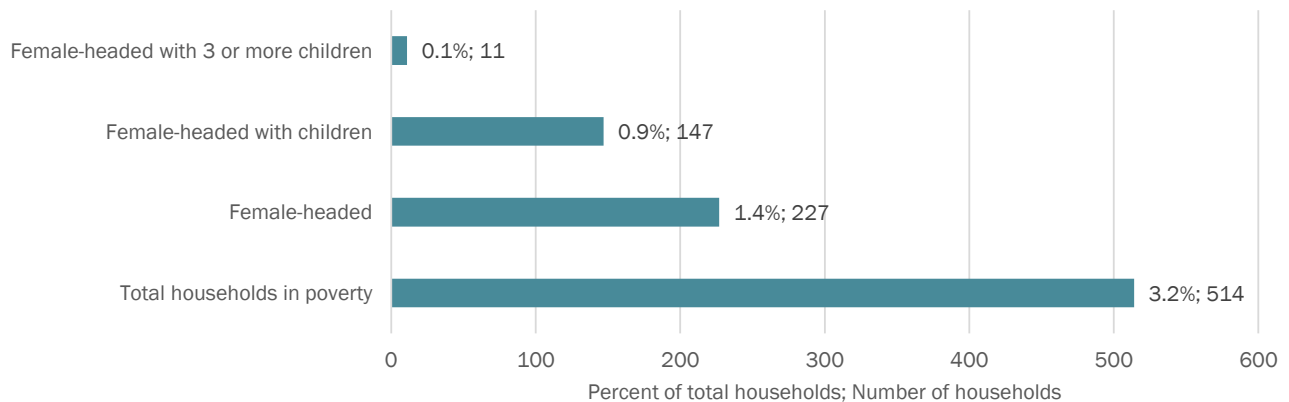
## Female Headed Households (FHH)



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 Cypress's 15,824 total households, 15.4% are female-headed (compared to 14.3% in the SCAG region), 6.2% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.5% 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.

3.2 percent of Cypress'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.



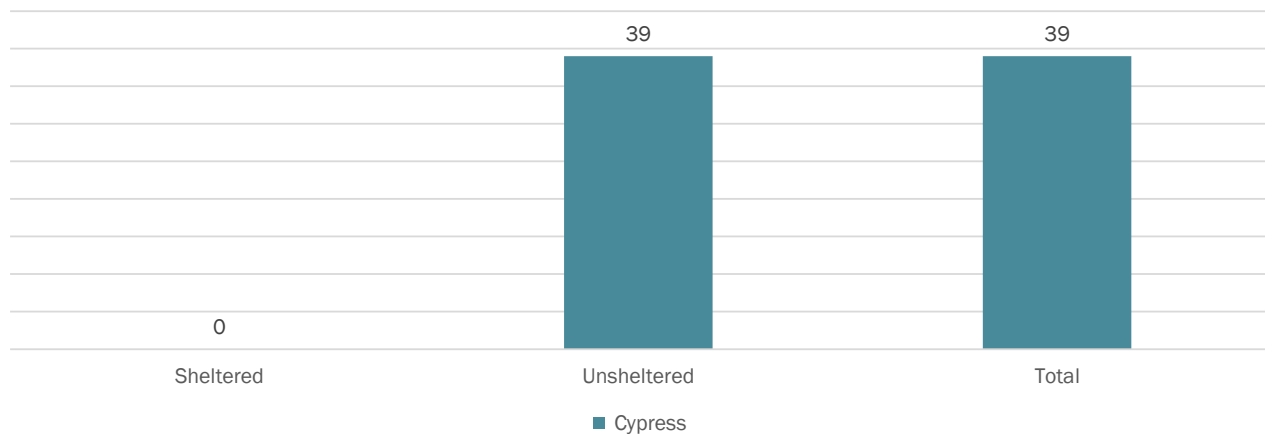
### Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	445	220	665	16.8%
	30-50% HAMFI	560	50	610	15.4%
	50-80% HAMFI	775	44	819	20.7%
	80-100% HAMFI	440	70	510	12.9%
	> 100% HAMFI	1,225	130	1,355	34.2%
<b>TOTAL</b>		<b>3,445</b>	<b>514</b>	<b>3,959</b>	

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 Cypress's 3,959 such households, 16.8% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 32.2% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

### III. PEOPLE EXPERIENCING HOMELESSNESS

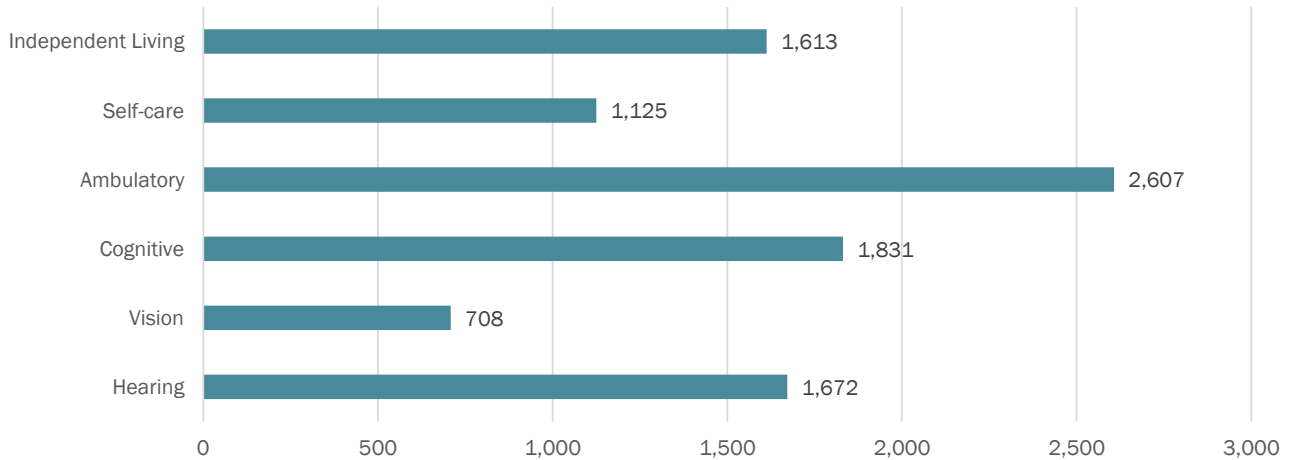


2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not available in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely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

#N/A

## IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

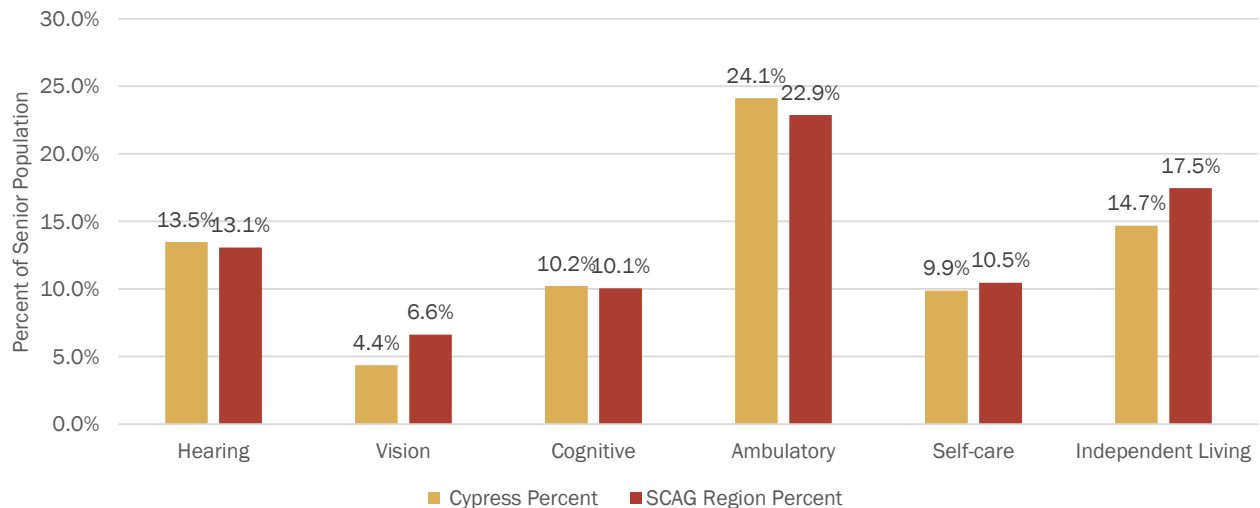
### Disability by Type



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 Cypress, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 24.1% of Cypress'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	902	47%	22,135	77%
Unemployed	101	5%	892	3%
Not in Labor Force	935	48%	5,828	20%
<b>TOTAL</b>	<b>1,938</b>		<b>28,855</b>	

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 Cypress, 46.5% of the population with a disability is employed, compared to 76.7% of the non-disabled population.

## Developmental Disabilities

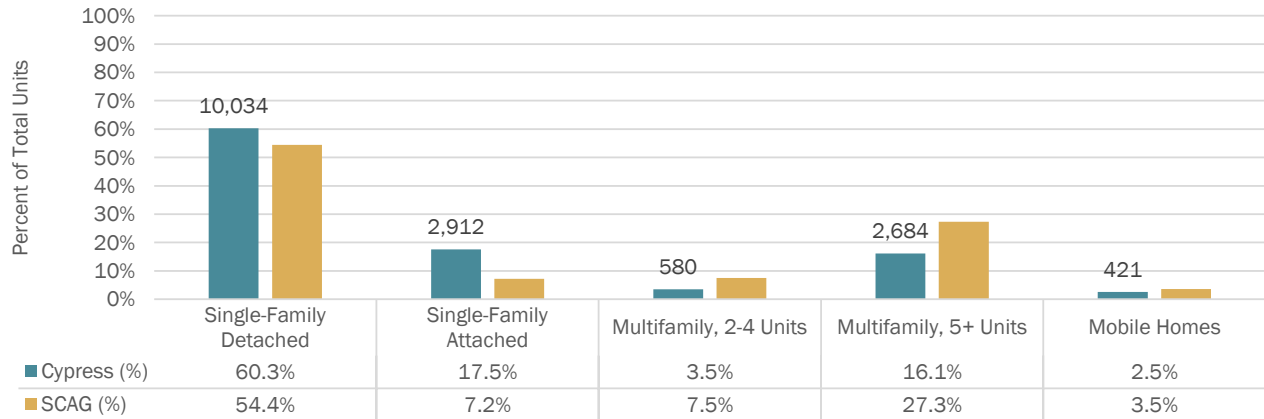
	Cypress
<b>By Residence:</b> Home of Parent/Family/Guardian	271
Independent/Supported Living	5
Community Care Facility	21
Intermediate Care Facility	17
Foster/Family Home	5
Other	0
<b>By Age:</b> 0 - 17 Years	319
18+ Years	161
<b>TOTAL</b>	<b>799</b>

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

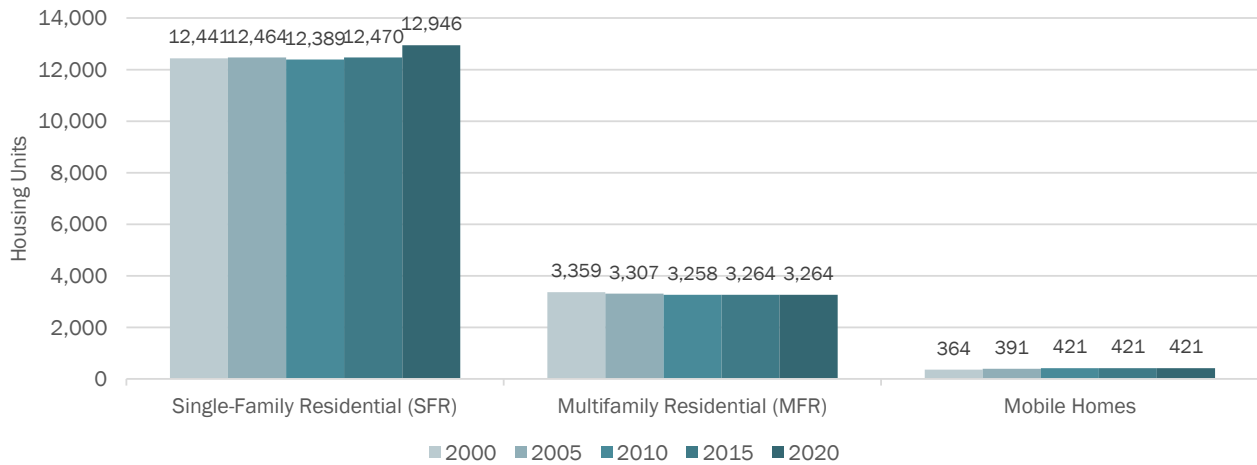
### Housing Type



CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in Cypress, which has a total of 16,631 housing units. The most prevalent housing type in Cypress is single-family detached with 10,034 units. The share of all single-family units in Cypress is 77.8%, which is higher than the 61.7% share in the SCAG region. Out of the total housing units in Cypress, there are 16,116 occupied-units, which equates to a 3.1% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 3.026.

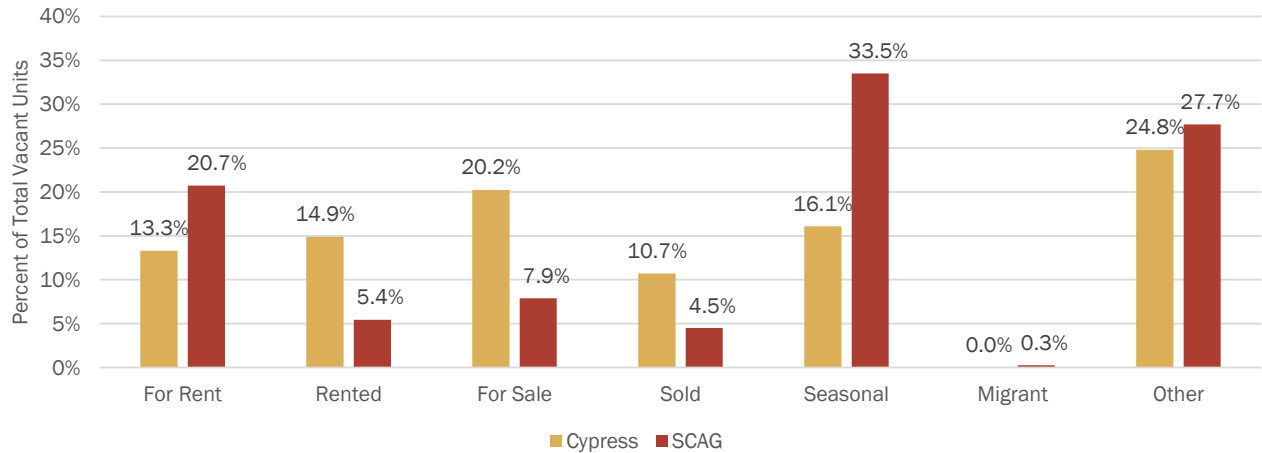
### Housing Type Trend



CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Cypress. When comparing 2000 to 2020, SFR units increased by 505, MFR units increased by -95, and mobile units increased by 57.

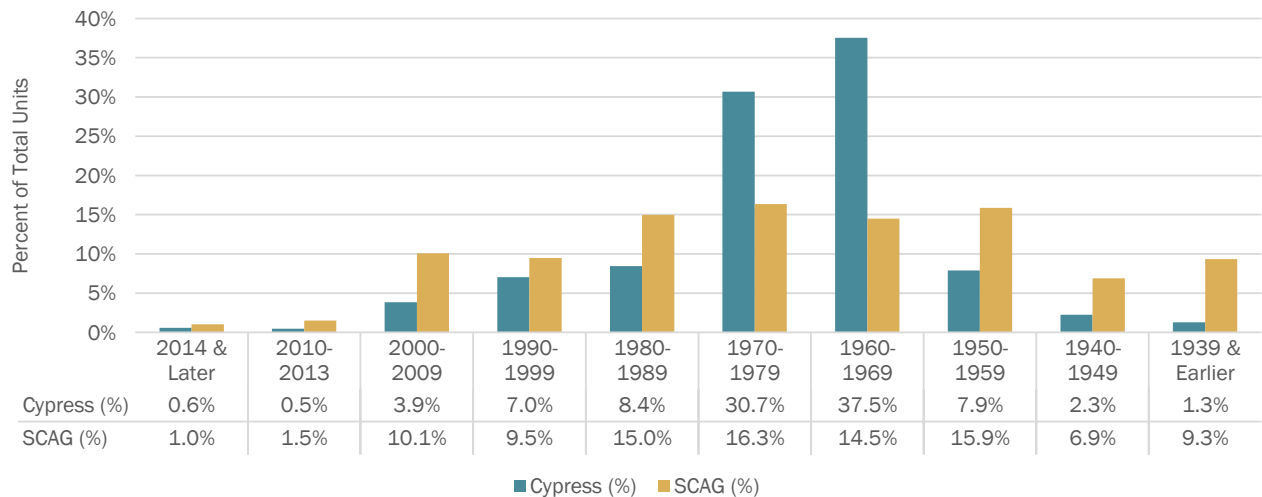
### Vacant Units by Type



American Community Survey 2014-2018 5-year estimates.

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

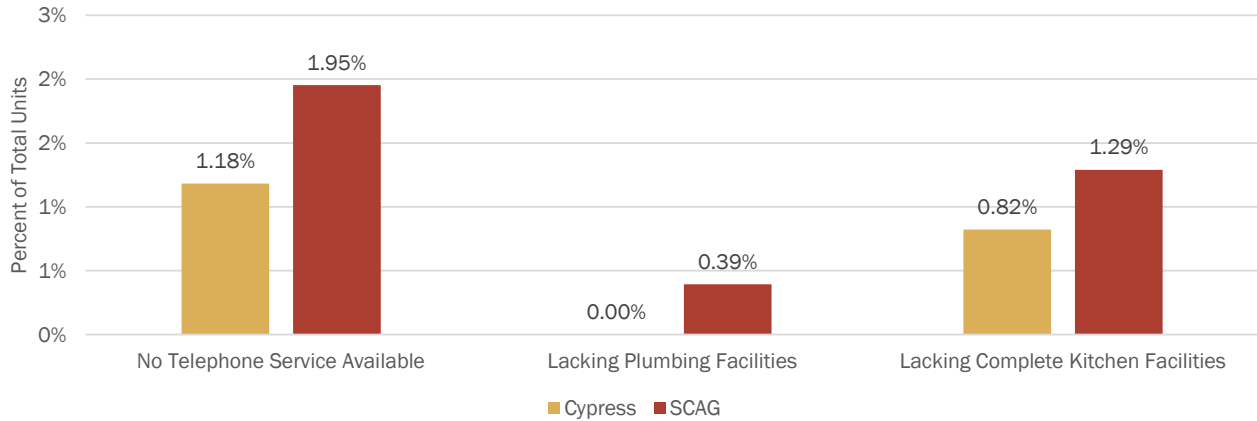
### Housing Units by Year Structure Built



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 Cypress's housing units were built is 1960-1969, while in the SCAG region more units were built during 1970-1979 than any other period.

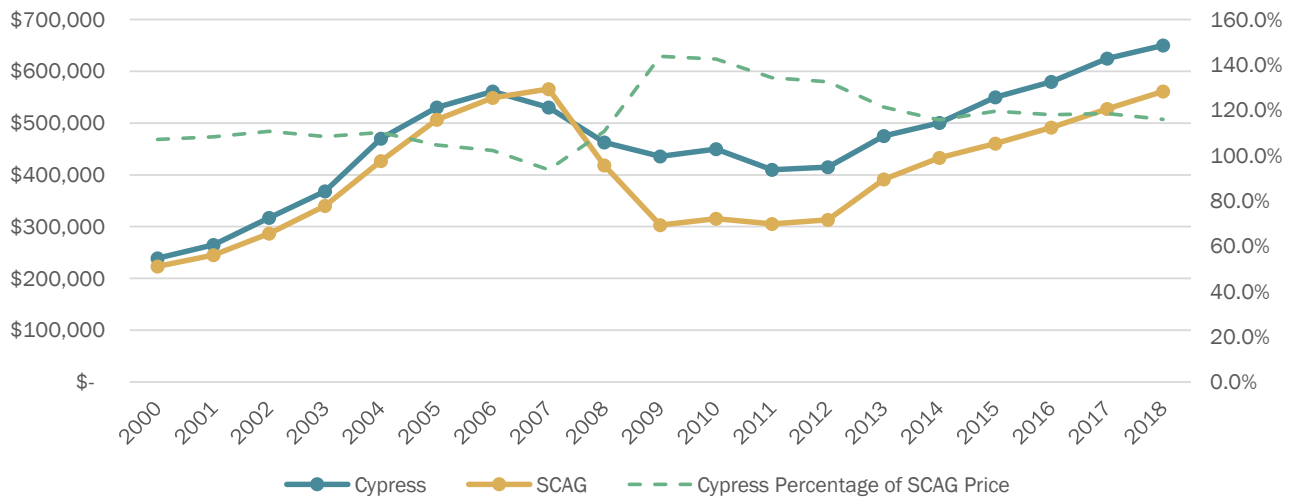
## Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Cypress, 187 units lack telephone service, units lack plumbing facilities, and 130 units lack complete kitchen facilities.

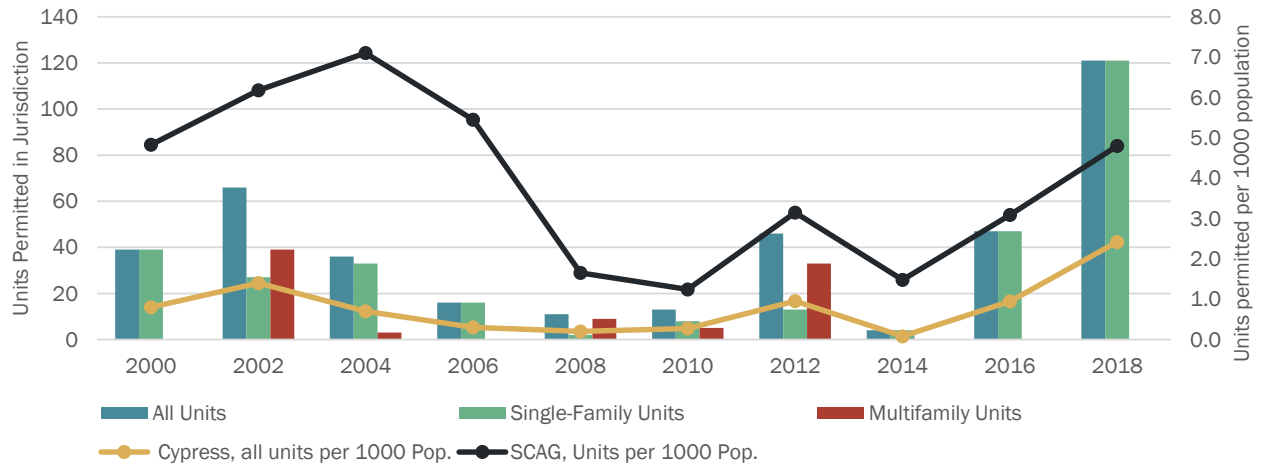
## Median Home Sales Price for Existing Homes



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 Cypress increased 172% while prices in the SCAG region increased 151%. 2018 median home sales prices in Cypress were \$650,000 and the highest experienced since 2000 was \$650,000 in 2018. Prices in Cypress have ranged from a low of 93.7% of the SCAG region median in 2007 and a high of 143.7% in 2009.

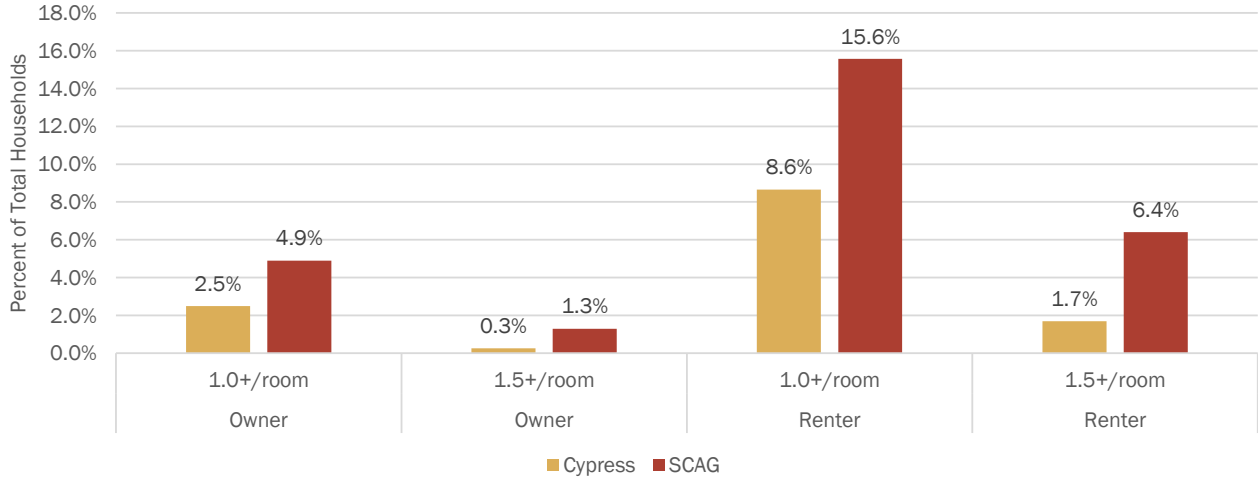
## Housing Units Permitted



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 Cypress, 262 owner-occupied and 461 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 27 owner-occupied households and 90 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

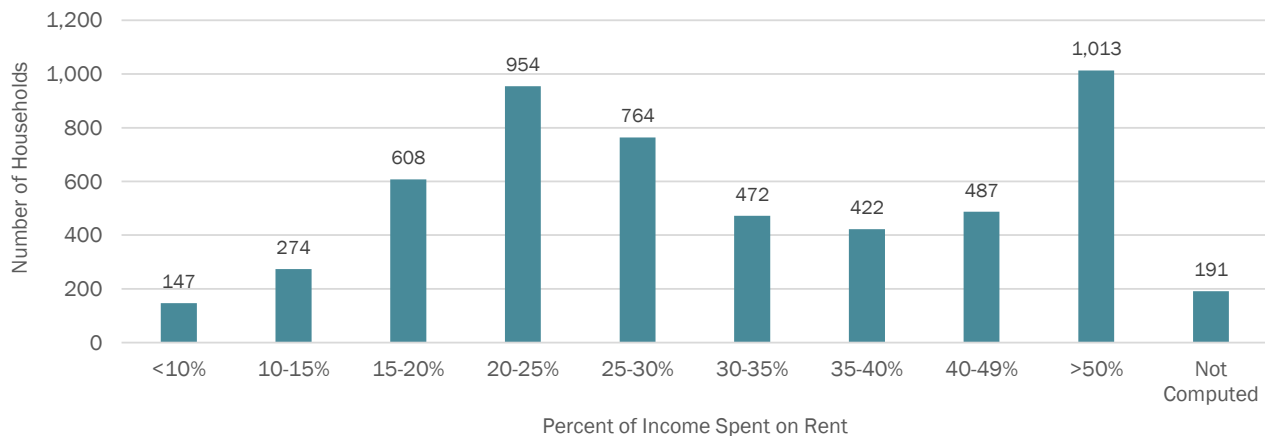
## Cost Burden by Income

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	250	210	994
30-50% HAMFI	634	580	750
50-80% HAMFI	1,370	1,294	299
80-100% HAMFI	1,265	520	69
> 100% HAMFI	6,680	759	32
<i>Total Households</i>	<i>10,199</i>	<i>3,363</i>	<i>2,144</i>

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 Cypress by their income relative to the surrounding area and their share of income spent on housing.

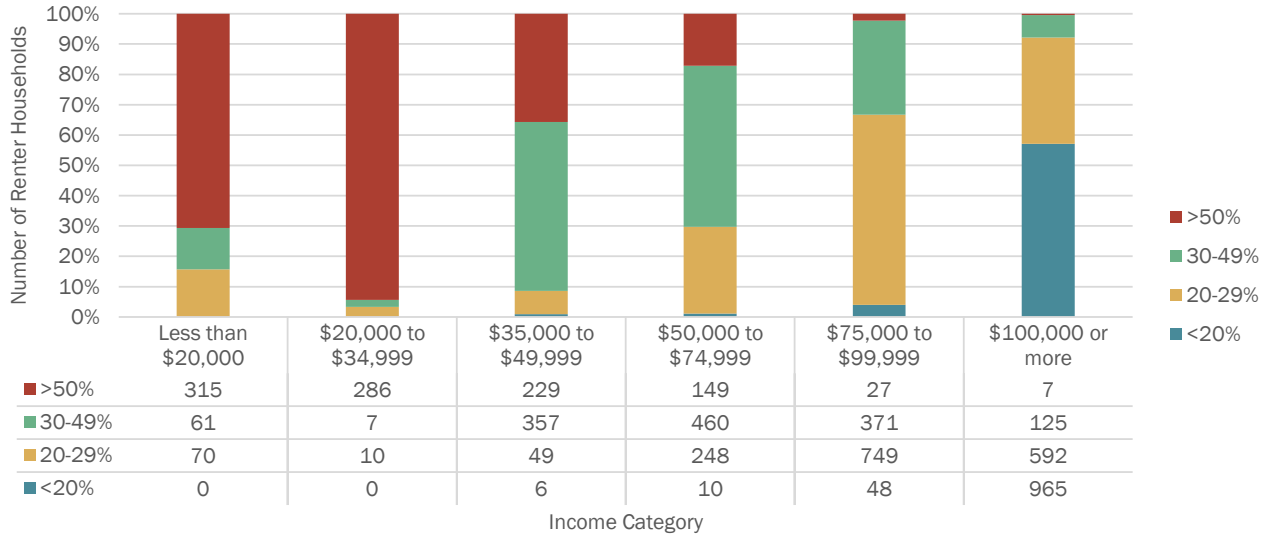
## Spending on Rent



Across Cypress's 5,332 renter households, 2,394 (44.9%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 1,013 renter households in Cypress (19%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.



### Spending on Rent by Income



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 Cypress's 5,141 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.

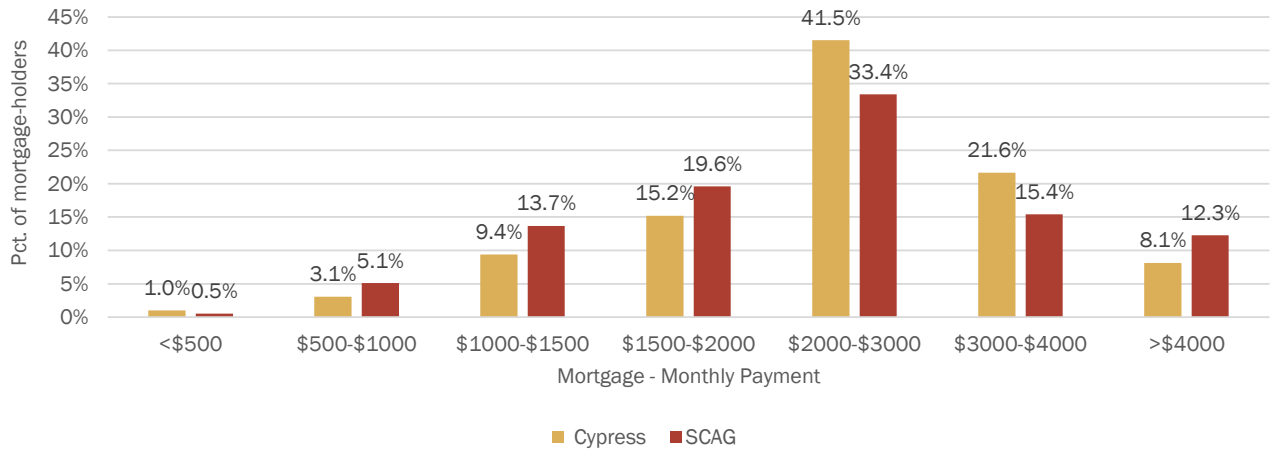
### Household Income by (Cash) Rent



American Community Survey 2014-2018 5-year estimates.

Cypress 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 Cypress renters) to >\$2000/month (38.3% of Cypress renters). The most common rent category in Cypress is >\$2000/month with 38.3% of renters.

### Monthly Owner Costs for Mortgage Holders



American Community Survey 2014-2018 5-year estimates.

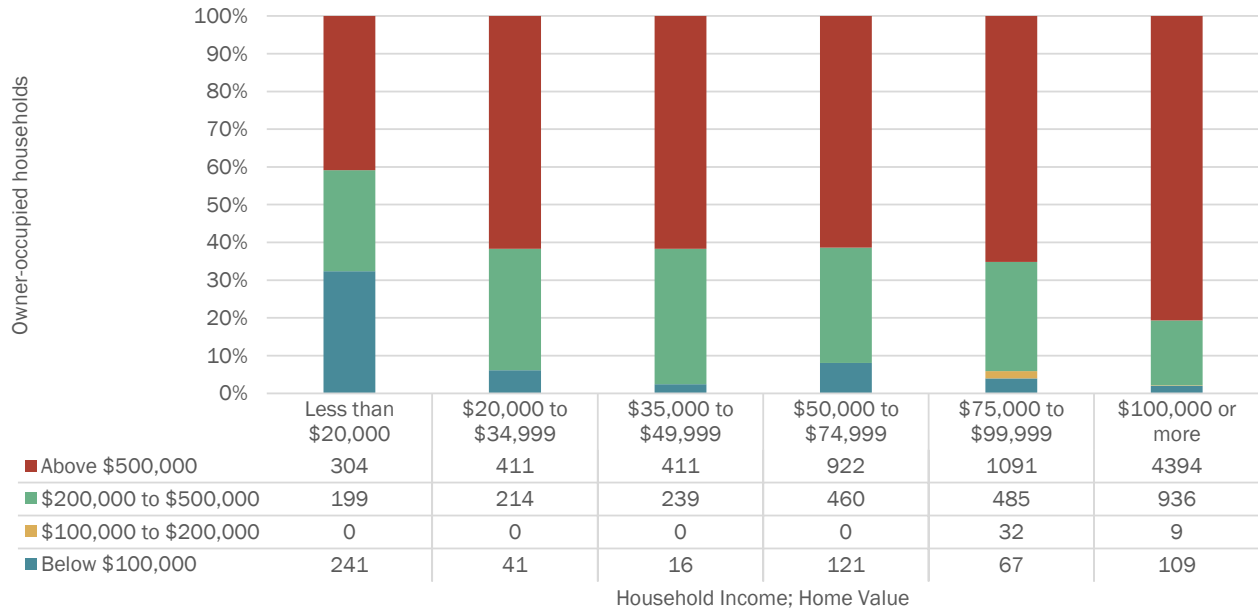
While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 66.3% of Cypress and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Cypress is \$2000-\$3000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/mo.

### Costs for Mortgage Holders by Income



Mortgage-holding households in Cypress 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 Cypress mortgage-holding households is \$75,000 or more (5,607 households) and the most prevalent share of income spent on mortgage costs is over 30% (2,828 households).

### Household Income by Home Value (for owned units)



Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Cypress. The most commonly-occurring income category amongst owner households in Cypress is \$100,000 or more (5,448 households) and the most commonly-occurring home value category is Above \$500,000 (7,533 households).

### Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	7,668	679	8.9%
Black, non-Hispanic	749	49	6.5%
Asian and other, non-Hispanic	5,120	633	12.4%
Hispanic	2,360	260	11.0%
<b>TOTAL</b>	<b>15,897</b>	<b>1,621</b>	<b>10.2%</b>
Renter-occupied	5,315	790	14.9%
Owner-occupied	10,580	840	7.9%
<b>TOTAL</b>	<b>15,895</b>	<b>1,630</b>	<b>10.3%</b>

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 Cypress. 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 Cypress is Asian and other, non-Hispanic (12.4% compared to 10.2% 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.	242	100%
<b>TOTAL</b>		<b>242</b>	<b>100%</b>

*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](mailto:dmazzella@chpc.net))

## VIII. REGIONAL HOUSING NEEDS ALLOCATION

### Final 6th Cycle Regional Housing Needs Allocation for Cypress:

	Units
Very-Low Income (<50% of AMI)	1,150
Low Income (50-80% of AMI)	657
Moderate Income (80-120% of AMI)	623
Above Moderate Income (>120% of AMI)	1,506
<b>TOTAL</b>	<b>3,936</b>

*SCAG, 2021. Based on SCAG's 6th cycle Final RHNA Allocation, adopted March 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	<a href="http://www.data.census.gov">www.data.census.gov</a>
DOF	CA DOF E-5 Population and Housing Unit Estimates	<a href="http://www.dof.ca.gov/forecasting/demographics/">www.dof.ca.gov/forecasting/demographics/</a>
CHAS	HUD CHAS, 2012-2016	<a href="http://www.huduser.gov/portal/datasets/cp.html">www.huduser.gov/portal/datasets/cp.html</a>
CA DDS	California Department of Developmental Services	<a href="http://www.dds.ca.gov/transparency/">www.dds.ca.gov/transparency/</a>
SCAG LOCAL PROFILES	Including Construction Industry Research Board (CIRB) and Core Logic/DataQuick	<a href="http://www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx">www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx</a>



**MAIN OFFICE**

900 Wilshire Blvd., Suite 1700  
Los Angeles, CA 90017  
Tel: (213) 236-1800  
[www.scag.ca.gov](http://www.scag.ca.gov)

**REGIONAL OFFICES**

**IMPERIAL COUNTY**

1503 North Imperial Ave., Ste. 104  
El Centro, CA 92243  
Tel: (213) 236-1967

**ORANGE COUNTY**

OCTA Building  
600 South Main St., Ste. 741  
Orange, CA 92868  
Tel: (213) 236-1997

**RIVERSIDE COUNTY**

3403 10th St., Ste. 805  
Riverside, CA 92501  
Tel: (951) 784-1513

**SAN BERNARDINO COUNTY**

1170 West 3rd St., Ste. 140  
San Bernardino, CA 92410  
Tel: (213) 236-1925

**VENTURA COUNTY**

4001 Mission Oaks Blvd., Ste. L  
Camarillo, CA 93012  
Tel: (213) 236-1960