SCAG
INNOVATING FOR A BETTER TOMORROW

PRE-CERTIFIED

LOCAL HOUSING DATA

FOR THE CITY OF **MANHATTAN BEACH**

UPDATED APRIL 2021

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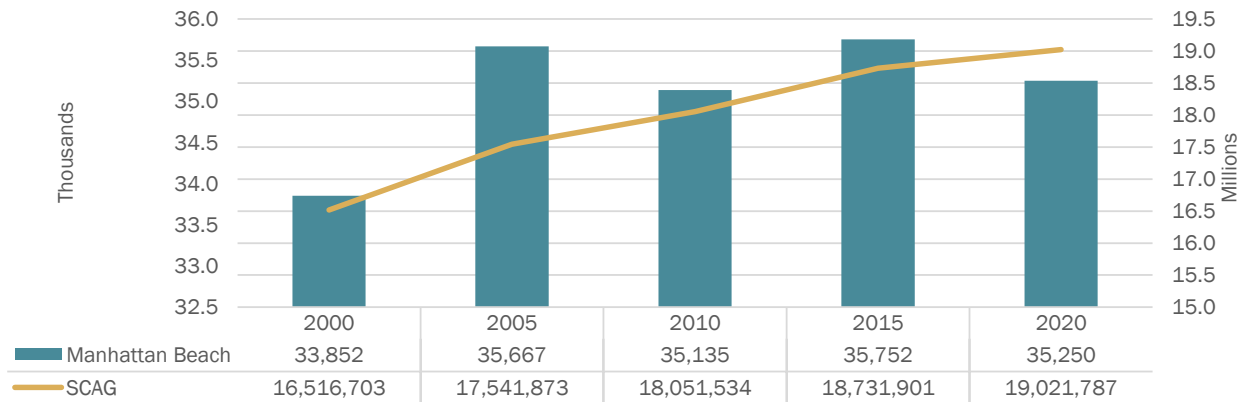# Pre-Certified Local Housing Data for Manhattan Beach

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 Manhattan Beach 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
Manhattan Beach	33,852	35,667	35,135	35,752	35,250
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

Manhattan Beach has a 2020 total population of 35,250 including 28 living in group quarters according to the California Department of Finance. The chart above describes the population trend in Manhattan Beach from 2000 to 2020. Over this period Manhattan Beach had an annual growth rate of 0.2% compared to 0.7% for the region.

Current Population by Age and Sex
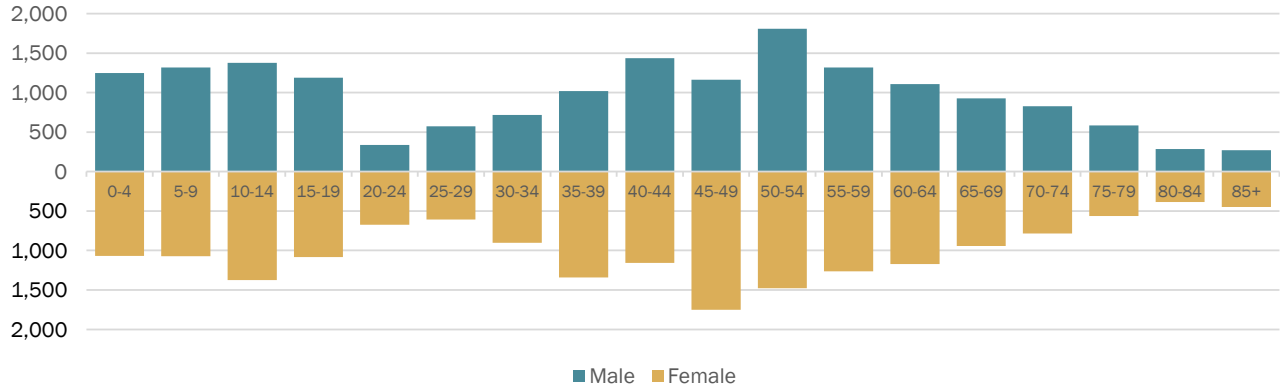
American Community Survey 2014-2018 5-year estimates

The population of Manhattan Beach is 49.2% male and 50.8% female. The share of the population of Manhattan Beach which is under 18 years of age is 25.9%, which is higher than the regional share of 23.4%. Manhattan Beach's seniors (65 and above) make up 16.9% of the population, which is higher than the regional share of 13%.

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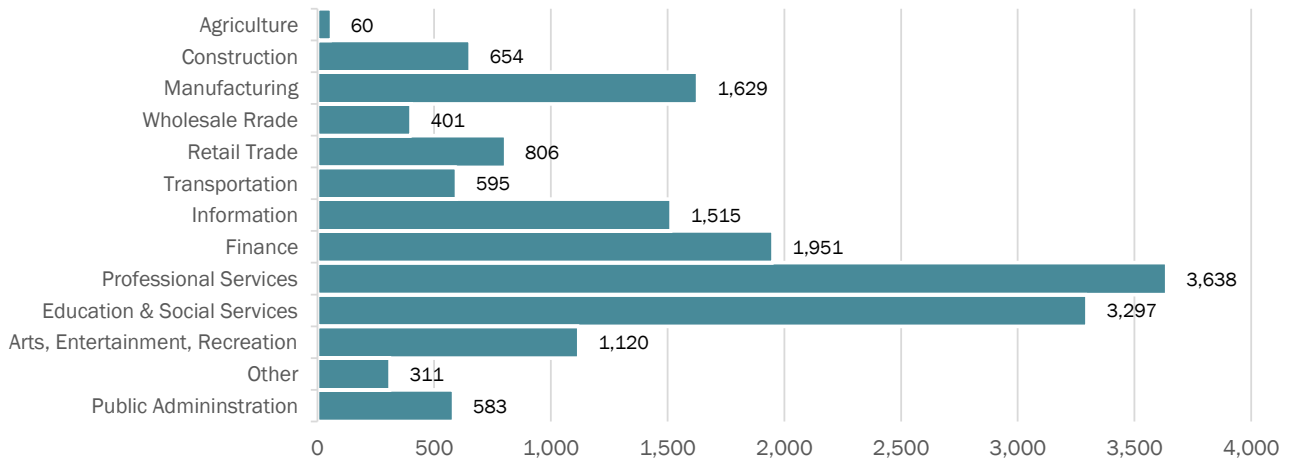
American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

Manhattan Beach has 16,560 workers living within its borders who work across 13 major industrial sectors. The chart above provides detailed employment information. The most prevalent industry is Professional Svcs. with 3,638 employees (22% of total) and the second most prevalent industry is Education & Social Services with 3,297 employees (19.9% of total).

Employment by Occupation

	Management	Services	Sales	Natural Resources	Production
Manhattan Beach	68.9%	5.8%	19.1%	2.7%	3.5%
SCAG	34.2%	19.6%	22.8%	8.8%	14.6%

■ Manhattan Beach   ■ SCAG
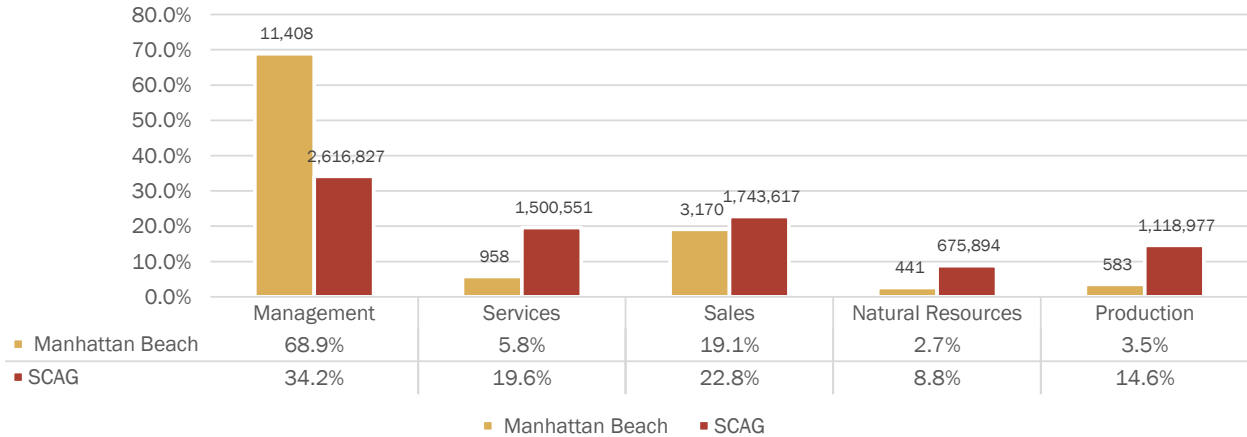
American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

In addition to understanding the industries in which the residents of Manhattan Beach work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Manhattan Beach is Management, in which 11,408 (68.9% of total) employees work. The second-most prevalent type of work is in Sales, which employs 3,170 (19.1% of total) in Manhattan Beach.

Farmworkers

Farmworkers by Occupation:

| Manhattan Beach	Percent of total Manhattan Beach	SCAG Total	
0	0.00%	57,741	Total jobs: Farming, fishing, and forestry occupations
0	0.00%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Manhattan Beach	Percent of total Manhattan Beach	SCAG Total	
26	0.16%	73,778	Total in agriculture, forestry, fishing, and hunting
53	0.45%	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.
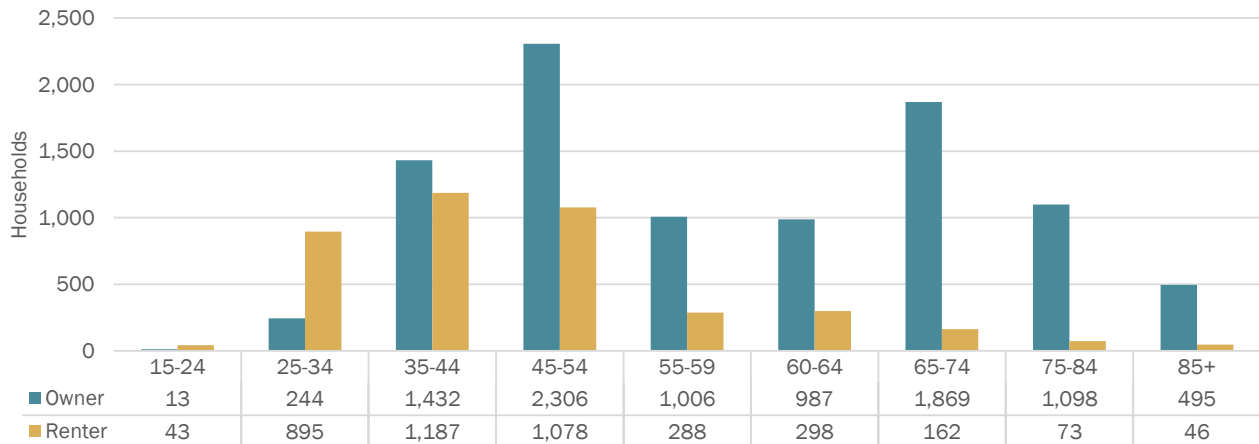
Housing Tenure
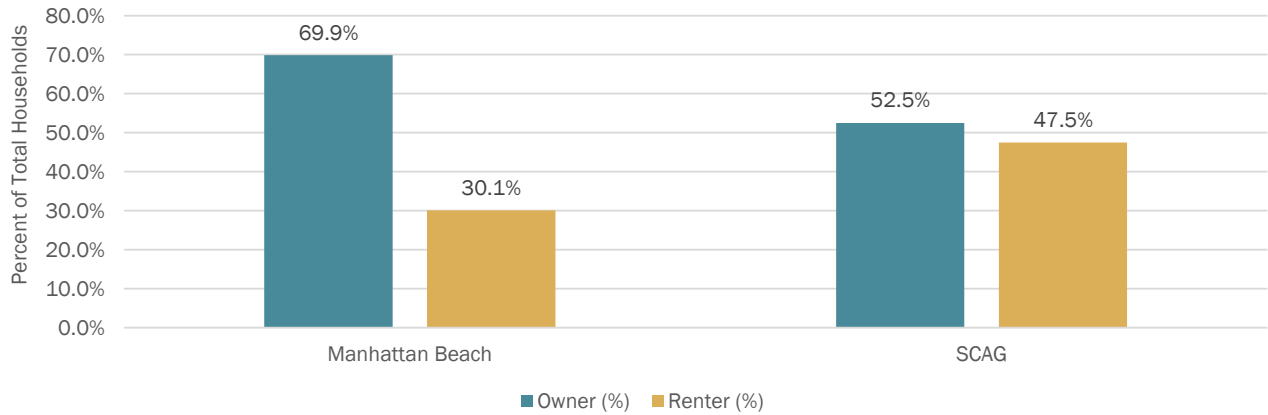
American Community Survey 2014-2018 5-year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. Manhattan Beach's housing stock consists of 13,520 total units, 9,450 of which are owner-occupied and 4,070 of which are renter-occupied. The share of renters in Manhattan Beach is lower 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	13	244	1,432	2,306	1,006	987	1,869	1,098	495
Renter	43	895	1,187	1,078	288	298	162	73	46

American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In Manhattan Beach, the age group where renters outnumber owners the most is 25-34 (by 57.2%). The age group where owners outnumber renters the most is 75-84 (by 87.5%).

## Housing Tenure by Year Moved to Current Residence
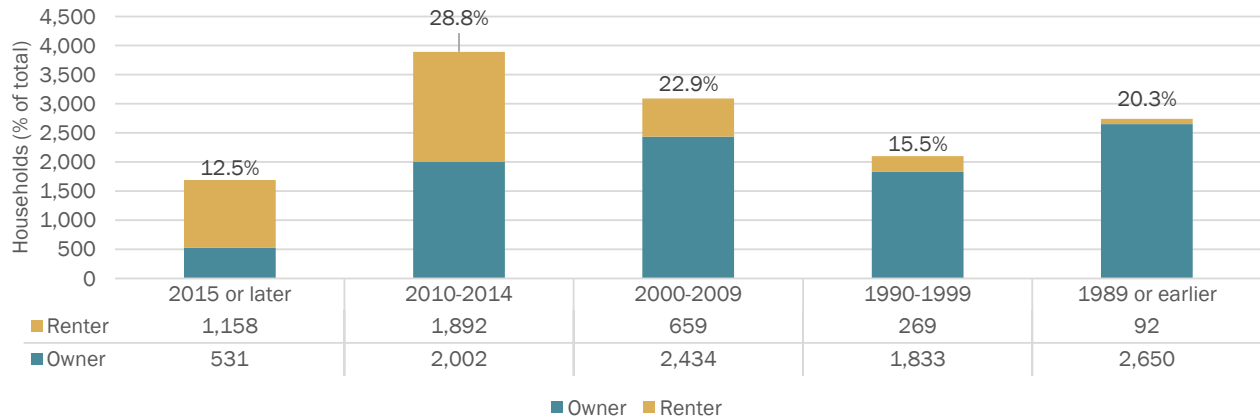
American Community Survey 2014-2018 5-year estimates.

Across the SCAG region, the most common move-in period was 2010-2014 (31.9%) followed by 2000-2009 (26.1%). In Manhattan Beach, the period during which most people started living in their current residence was 2010-2014 (28.8%) followed by 2000-2009 (22.9%).

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

Households by Household Size
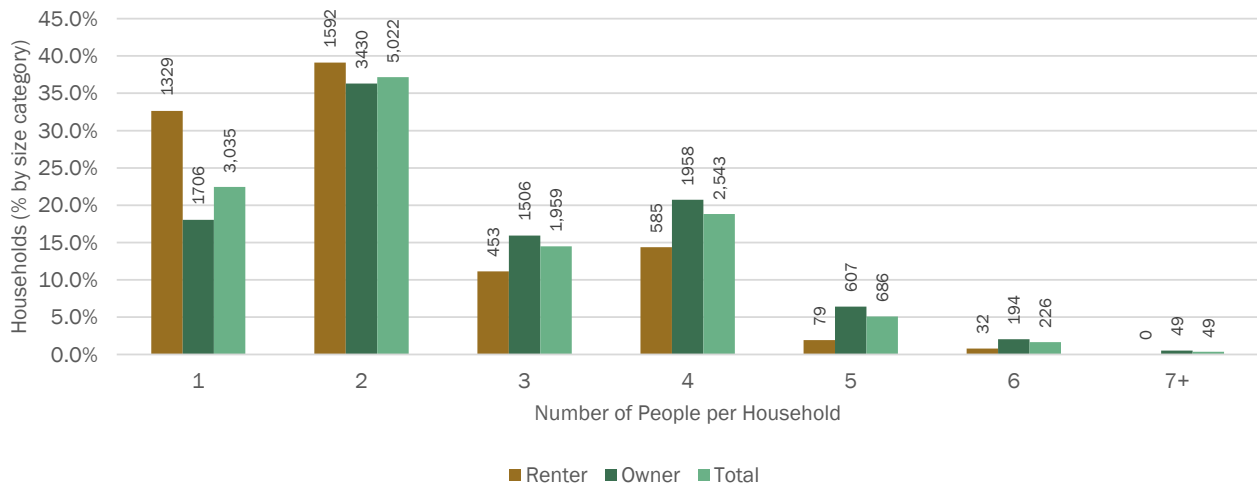
American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in Manhattan Beach for owners, renters, and overall. The most commonly occuring household size is of two people (37.1%) and the second-most commonly occuring household is of one person (22.4%). Manhattan Beach has a lower share of single-person households than the SCAG region overall (22.4% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.4% vs. 3.1%).

Female Headed Households (FHH)

FHH w/children under 6 — 0.1%; 17

FHH w/children — 3.4%; 464

Total FHH — 6.8%; 914

Total Households — 13520

(X-axis: 0, 2000, 4000, 6000, 8000, 10000, 12000, 14000, 16000)

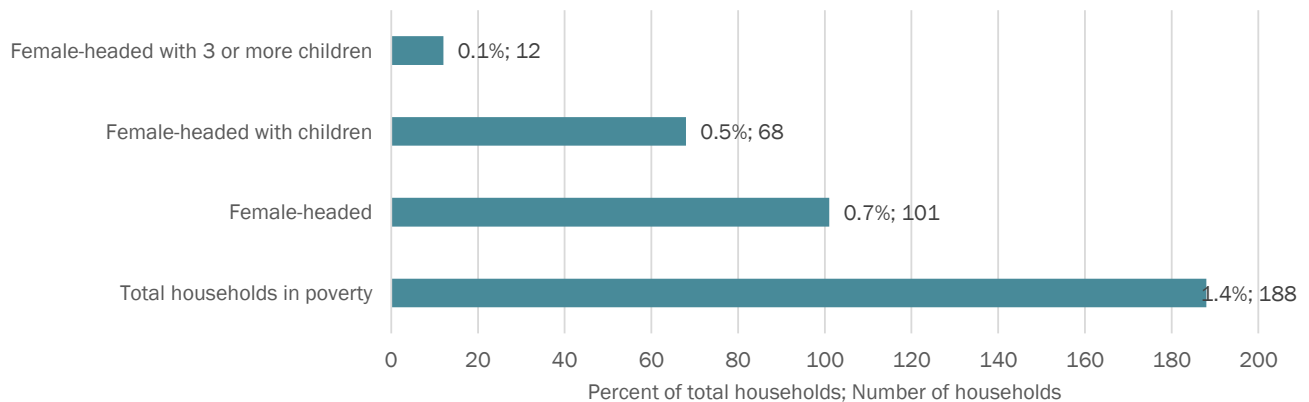Percent of total households; Number of households
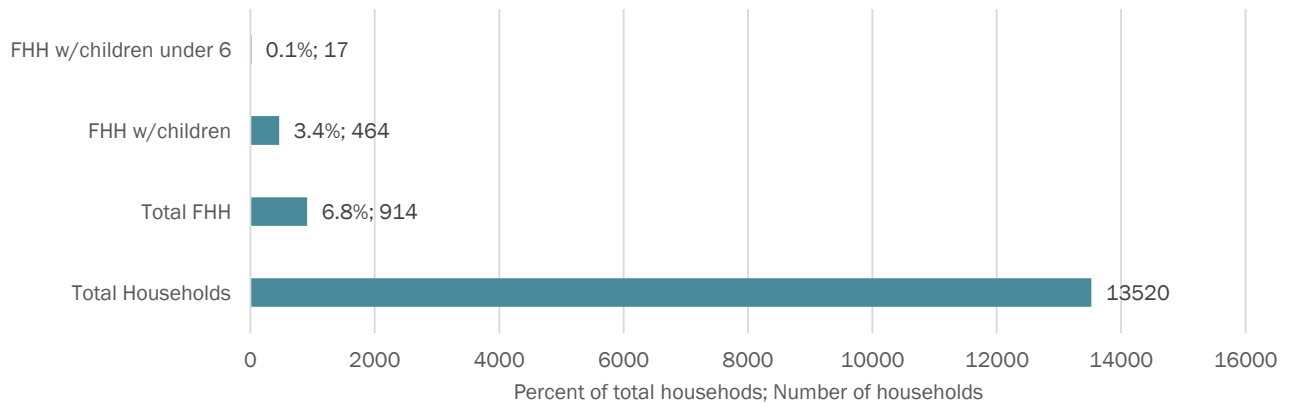
American Community Survey 2014-2018 5-year estimates.

Statute requires analysis of specialized housing needs, including female-headed households in an effort to ensure adequate childcare or job training services. Of Manhattan Beach's 13,520 total households, 6.8% are female-headed (compared to 14.3% in the SCAG region), 3.4% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.1% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Households by Poverty Status

Female-headed with 3 or more children — 0.1%; 12

Female-headed with children — 0.5%; 68

Female-headed — 0.7%; 101

Total households in poverty — 1.4%; 188

(X-axis: 0, 20, 40, 60, 80, 100, 120, 140, 160, 180, 200)

Percent of total households; Number of households

American Community Survey 2014-2018 5-year estimates.

1.4 percent of Manhattan Beach'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	225	105	330	7.9%
	30-50% HAMFI	370	45	415	10.0%
	50-80% HAMFI	455	75	530	12.7%
	80-100% HAMFI	360	30	390	9.4%
	> 100% HAMFI	2,330	165	2,495	60.0%
	TOTAL	3,740	420	4,160	

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 Manhattan Beach's 4,160 such households, 7.9% earn less than 30% of the surrounding area income, (comared to 24.2% in the SCAG region), 17.9% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

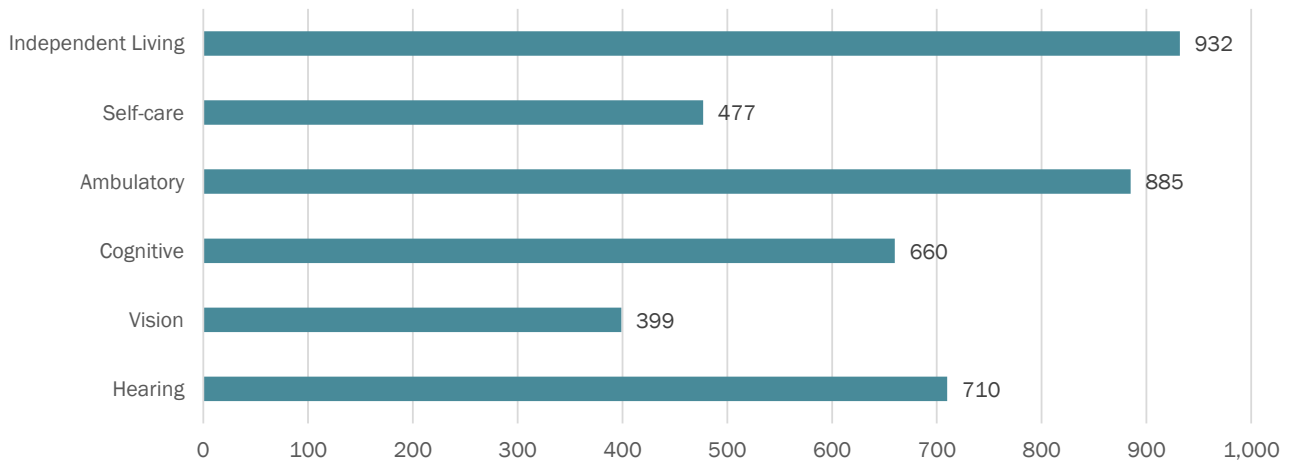## III. PEOPLE EXPERIENCING HOMELESSNESS
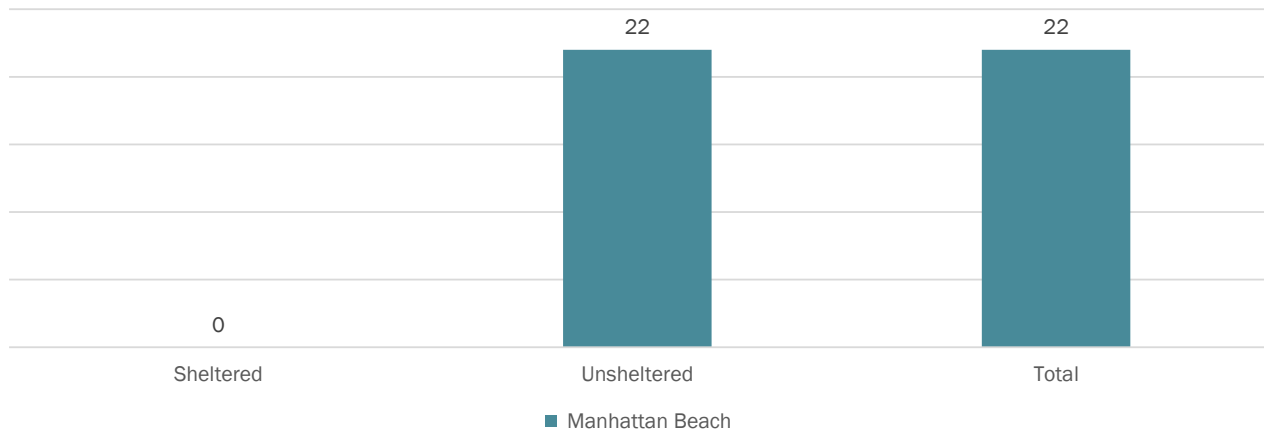
2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not avialable in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely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

#N/A

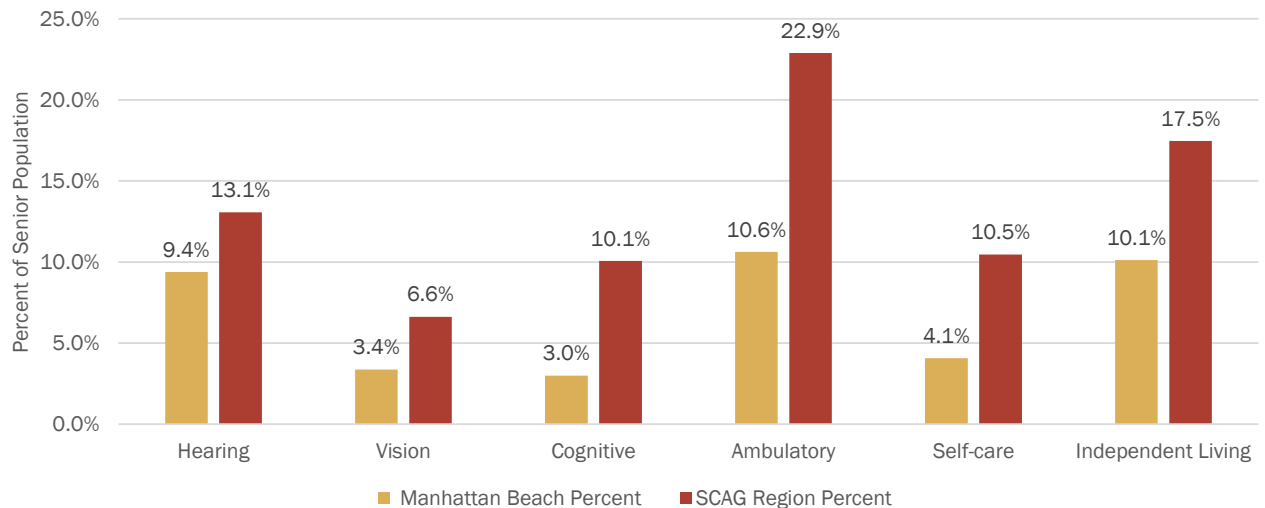## IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

Disability by Type

Type	Value
Independent Living	932
Self-care	477
Ambulatory	885
Cognitive	660
Vision	399
Hearing	710

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)

Disability	Manhattan Beach Percent	SCAG Region Percent
Hearing	9.4%	13.1%
Vision	3.4%	6.6%
Cognitive	3.0%	10.1%
Ambulatory	10.6%	22.9%
Self-care	4.1%	10.5%
Independent Living	10.1%	17.5%

American Community Survey 2014-2018 5-year estimates.

In Manhattan Beach, the most commonly occuring disability amongst seniors 65 and older was an ambulatory disability, experienced by 10.6% of Manhattan Beach'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	290	45%	14,665	75%
Unemployed	36	6%	802	4%
Not in Labor Force	320	50%	4,206	21%
TOTAL	646		19,673	

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 Manhattan Beach, 44.9% of the population with a disability is employed, compared to 74.5% of the non-disabled population.
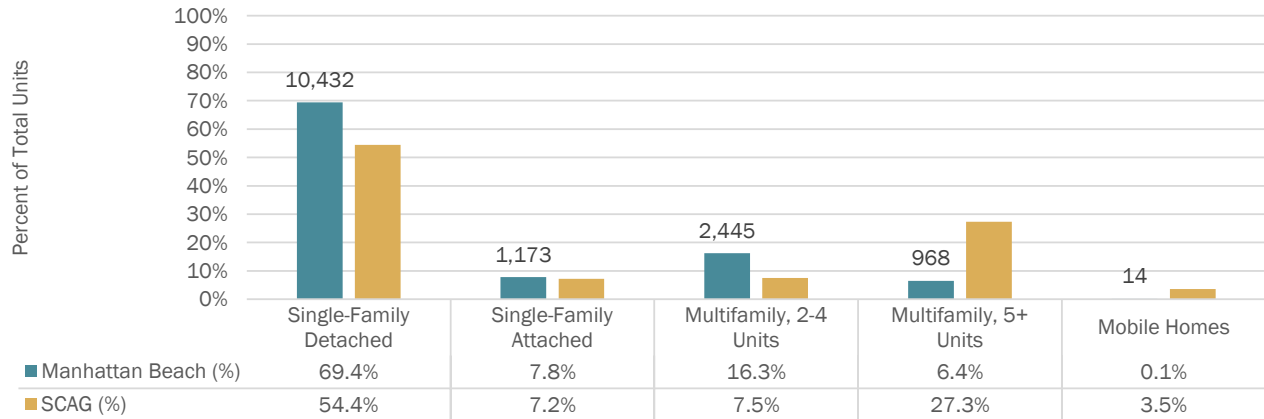
Developmental Disabilities

		Manhattan Beach
By Residence:	Home of Parent/Family/Guardian	177
	Independent/Supported Living	0
	Community Care Facility	0
	Intermediate Care Facility	0
	Foster/Family Home	5
	Other	0
By Age:	0 - 17 Years	182
	18+ Years	113
TOTAL		477

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

	Single-Family Detached	Single-Family Attached	Multifamily, 2-4 Units	Multifamily, 5+ Units	Mobile Homes
Manhattan Beach (%)	69.4%	7.8%	16.3%	6.4%	0.1%
SCAG (%)	54.4%	7.2%	7.5%	27.3%	3.5%

CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in Manhattan Beach, which has a total of 15,032 housing units. The most prevalent housing type in Manhattan Beach is single-family detached with 10,432 units. The share of all single-family units in Manhattan Beach is 77.2%, which is higher than the 61.7% share in the SCAG region. Out of the total housing units in Manhattan Beach, there are 14,030 occupied-units, which equates to a 6.7% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2.51.
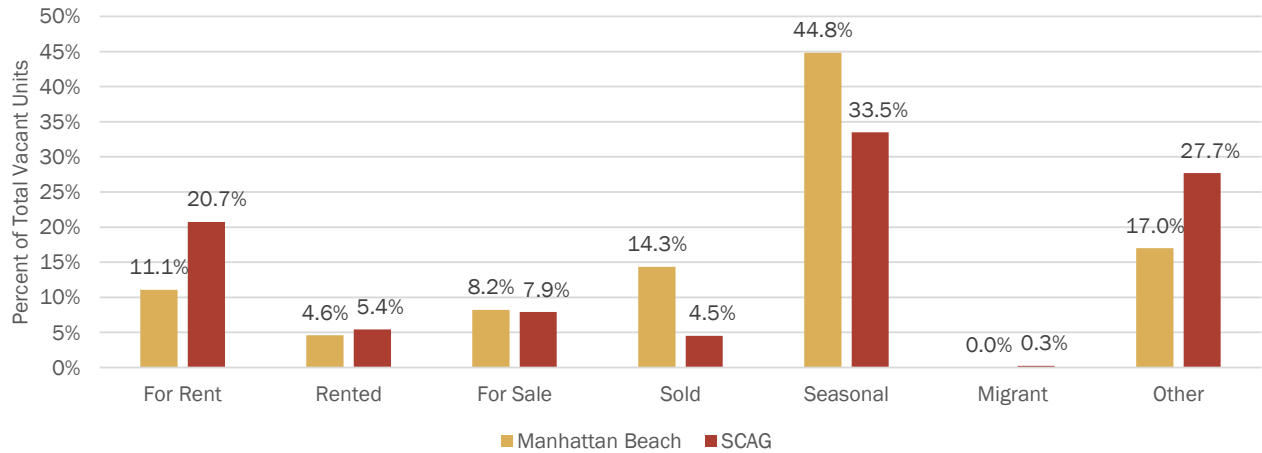
Housing Type Trend
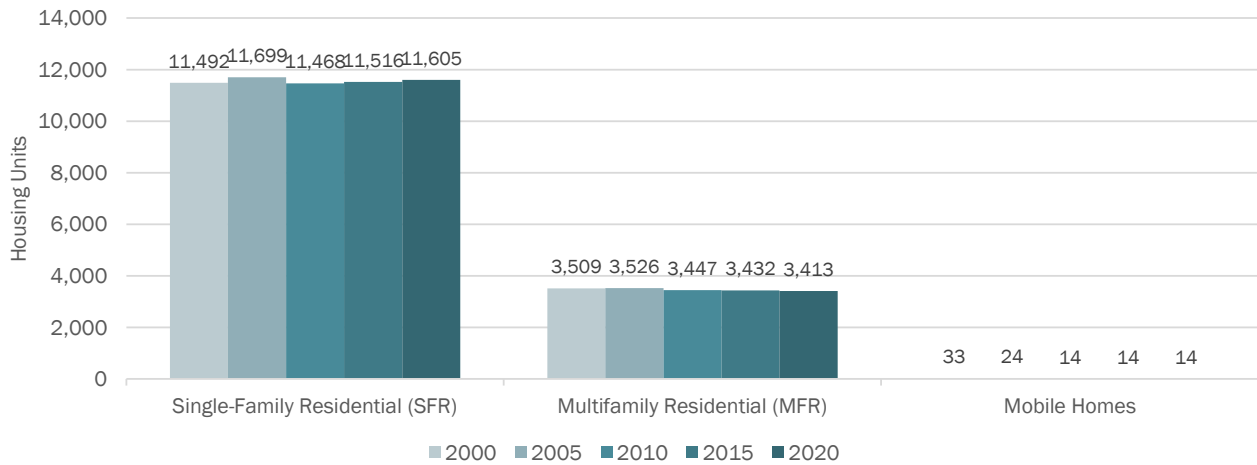
CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Manhattan Beach. When comparing 2000 to 2020, SFR units increased by 113, MFR units increased by -96, and mobile homes decreased by -19.
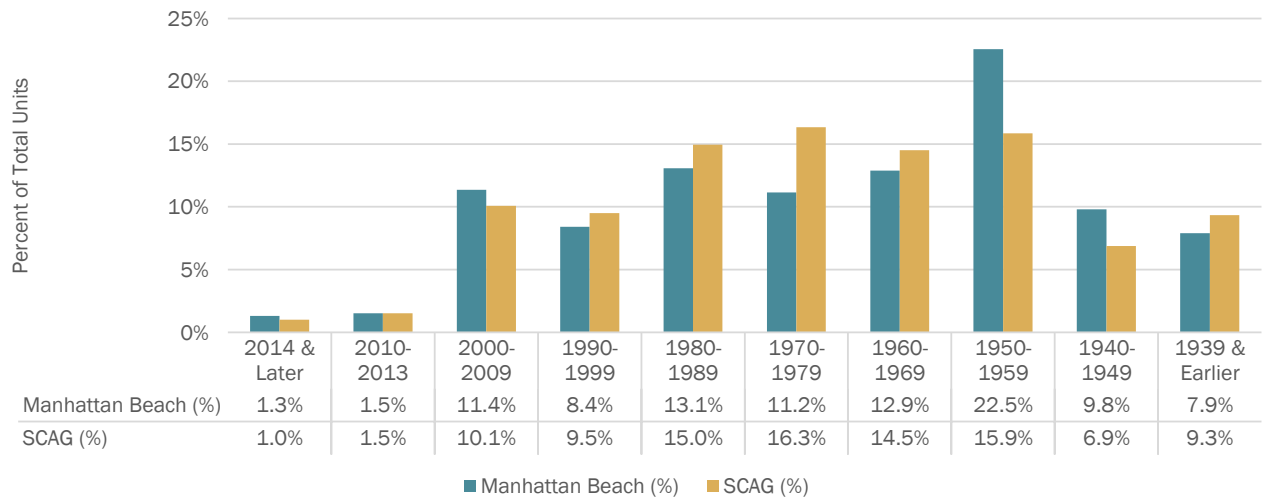
Vacant Units by Type

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

	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Manhattan Beach (%)	1.3%	1.5%	11.4%	8.4%	13.1%	11.2%	12.9%	22.5%	9.8%	7.9%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

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 Manhattan Beach's housing units were built is 1950-1959, while in the SCAG region more units were built during 1970-1979 than any other period.
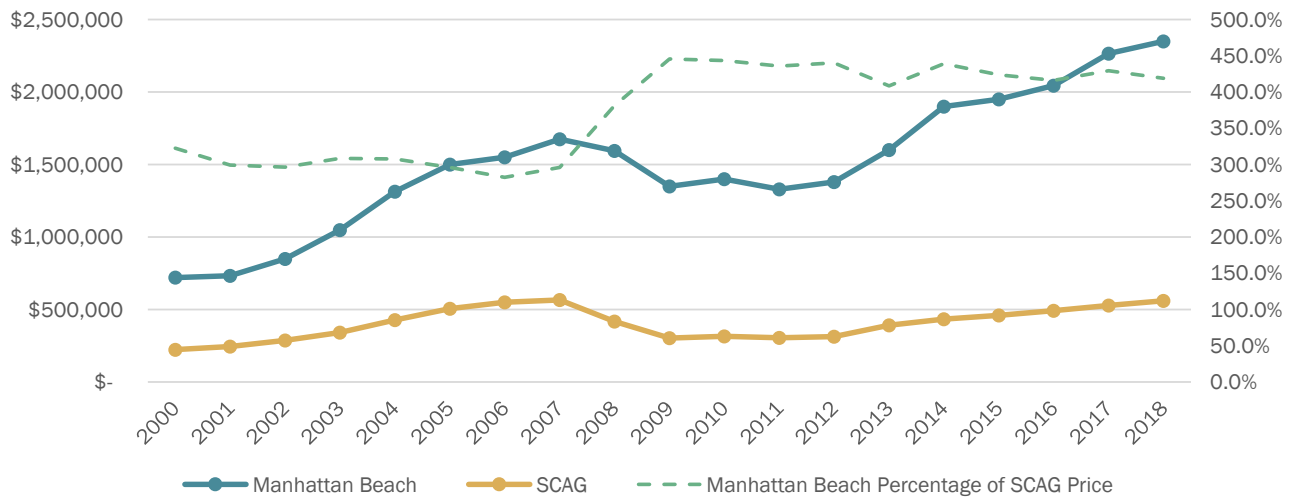
Substandard Housing
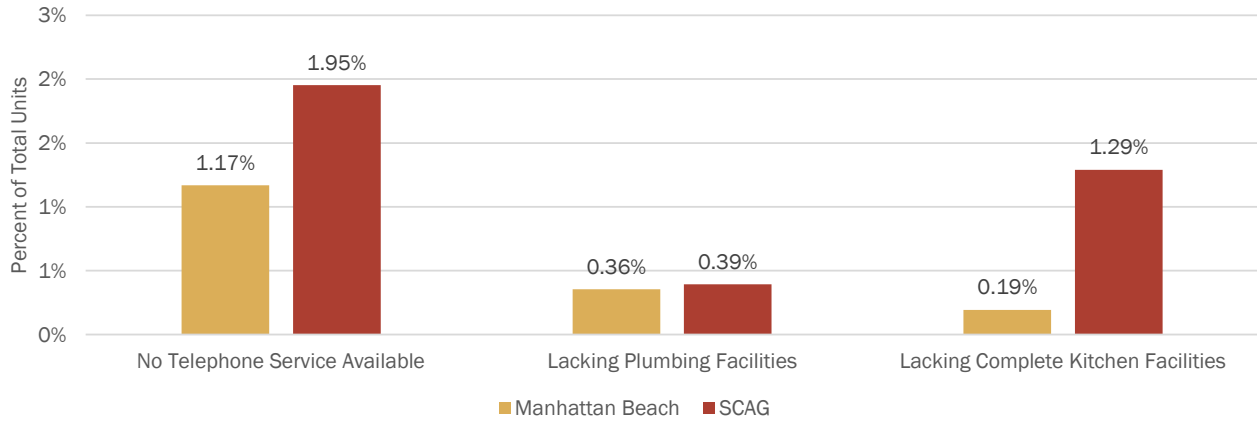
American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Manhattan Beach, 158 units lack telephone service, 48 units lack plumbing facilities, and 26 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 Manhattan Beach increased 226% while prices in the SCAG region increased 151%. 2018 median home sales prices in Manhattan Beach were $2,350,000 and the highest experienced since 2000 was $2,350,000 in 2018. Prices in Manhattan Beach have ranged from a low of 282.3% of the SCAG region median in 2006 and a high of 445.6% in 2009.

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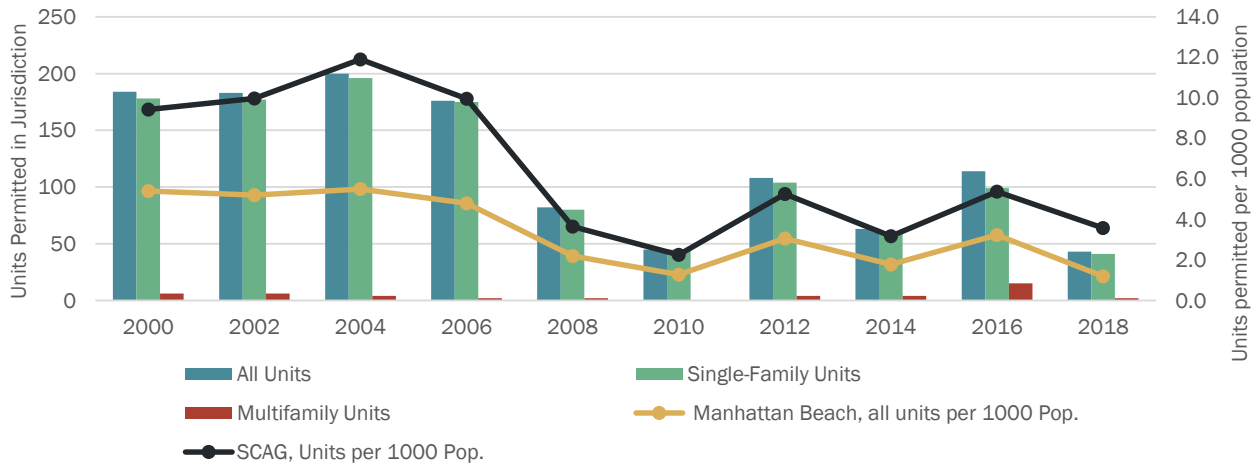
Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

VI. OVERPAYMENT AND OVERCROWDING

Crowding by Extent and Tenure
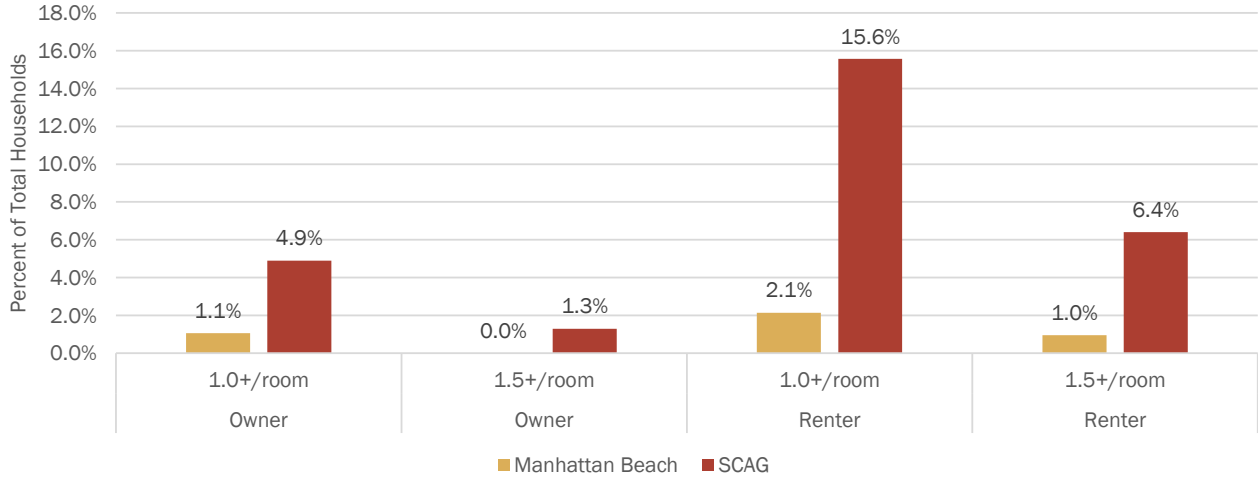
American Community Survey 2014-2018 5-year estimates.

In Manhattan Beach, 100 owner-occupied and 87 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding.   owner-occupied households and 39 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	100	74	490
30-50% HAMFI	223	110	345
50-80% HAMFI	415	290	515
80-100% HAMFI	310	315	219
> 100% HAMFI	8,570	1,484	235
Total Households	9,618	2,273	1,804

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 Manhattan Beach by their income relative to the surrounding area and their share of income spent on housing.
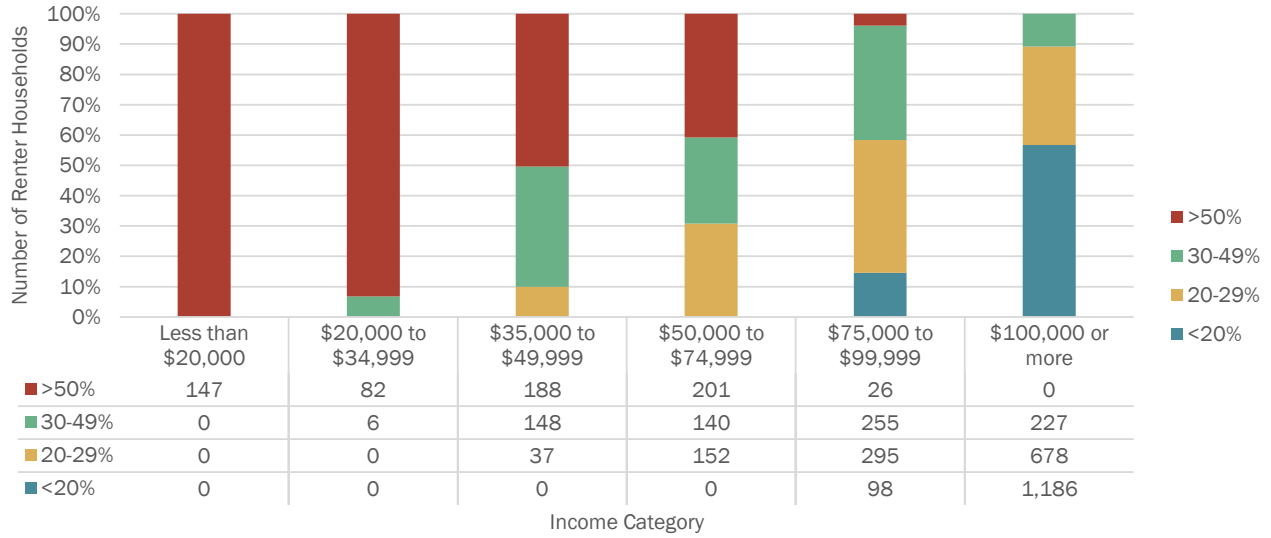
Spending on Rent
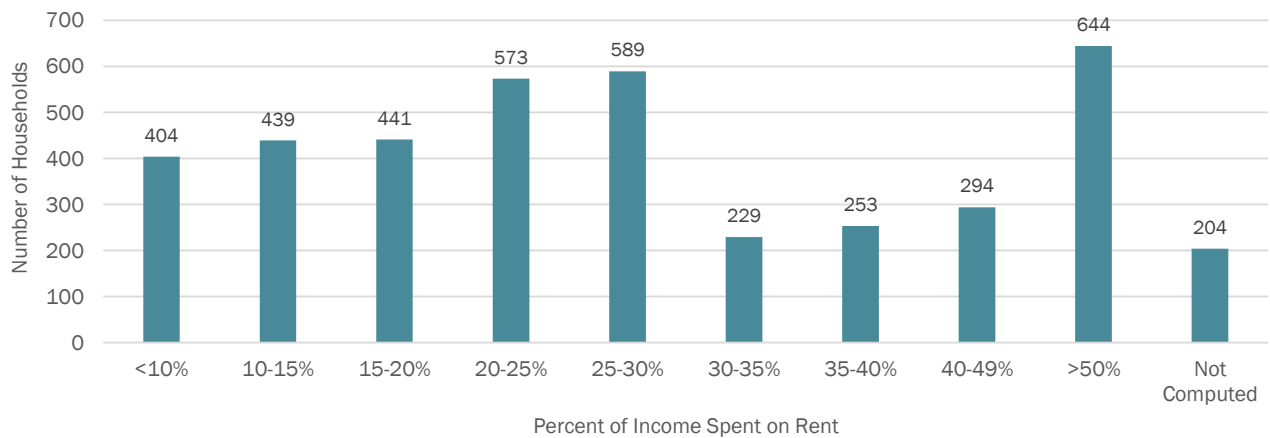
Across Manhattan Beach's 4,070 renter households, 1,420 (34.9%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 644 renter households in Manhattan Beach (15.8%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.
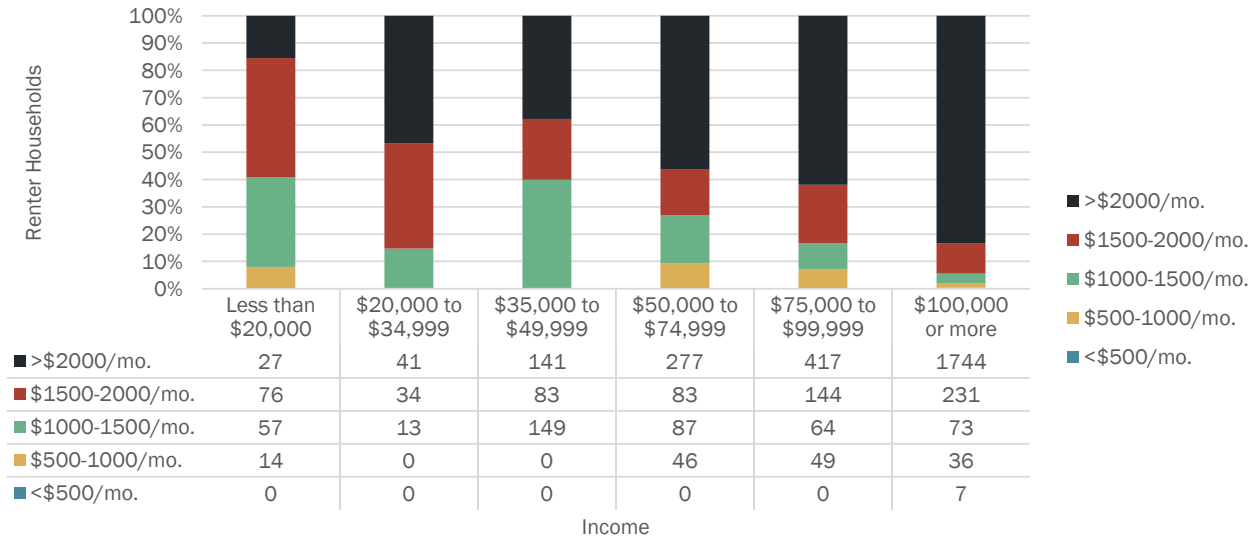
Spending on Rent by Income

	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%	147	82	188	201	26	0
30-49%	0	6	148	140	255	227
20-29%	0	0	37	152	295	678
<20%	0	0	0	0	98	1,186

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 Manhattan Beach's 3,866 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.	27	41	141	277	417	1744
$1500-2000/mo.	76	34	83	83	144	231
$1000-1500/mo.	57	13	149	87	64	73
$500-1000/mo.	14	0	0	46	49	36
<$500/mo.	0	0	0	0	0	7

American Community Survey 2014-2018 5-year estimates.

Manhattan Beach 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 (0.2% of Manhattan Beach renters) to >$2000/month (68% of Manhattan Beach renters). The most common rent category in Manhattan Beach is >$2000/month with 68% of renters.

Monthly Owner Costs for Mortgage Holders
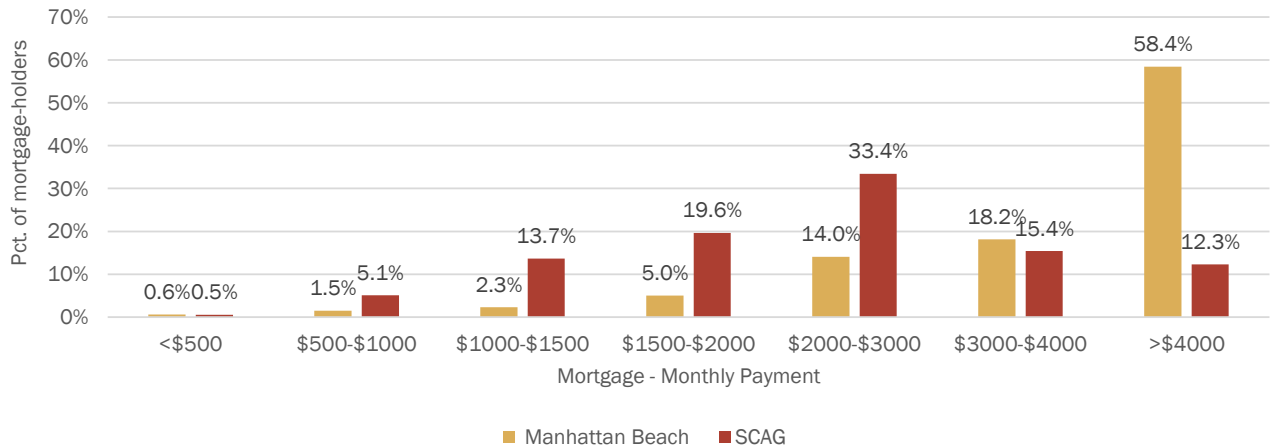
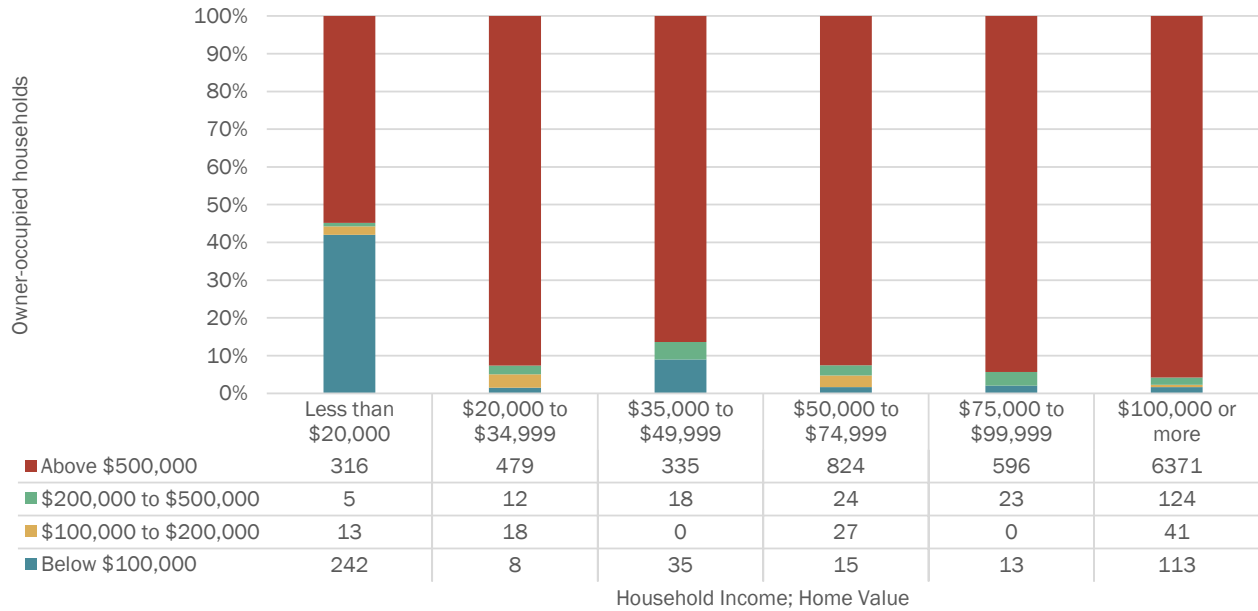*American Community Survey 2014-2018 5-year estimates.*

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 69.9% of Manhattan Beach and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Manhattan Beach 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%	69	156	156	252	1667
20-29%	0	0	0	82	1614
Under 20%	0	0	0	29	2576

Household Income; Percent of income spent on mortgage costs

Mortgage-holding households in Manhattan Beach 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 Manhattan Beach mortgage-holding households is $75,000 or more (5,857 households) and the most prevalent share of income spent on mortgage costs is under 20% (2,605 households).

Household Income by Home Value (for owned units)

Household Income; Home Value	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	316	479	335	824	596	6371
$200,000 to $500,000	5	12	18	24	23	124
$100,000 to $200,000	13	18	0	27	0	41
Below $100,000	242	8	35	15	13	113

Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Manhattan Beach. The most commonly-occuring income category amongst owner households in Manhattan Beach is $100,000 or more (6,649 households) and the most commonly-occuring home value category is Above $500,000 (8,921 households).

Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	11,055	680	6.2%
Black, non-Hispanic	190	0	0.0%
Asian and other, non-Hispanic	1,630	44	2.7%
Hispanic	929	44	4.7%
TOTAL	**13,804**	**768**	**5.6%**
Renter-occupied	4,355	305	7.0%
Owner-occupied	9,450	470	5.0%
TOTAL	**13,805**	**775**	**5.6%**

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 Manhattan Beach. 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 Manhattan Beach is White, non-Hispanic (6.2% compared to 5.6% 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	21	100%
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.	0	0%
TOTAL		21	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

Final 6th Cycle Regional Housing Needs Allocation for Manhattan Beach:

	Units
Very-Low Income (<50% of AMI)	322
Low Income (50-80% of AMI)	165
Moderate Income (80-120% of AMI)	155
Above Moderate Income (>120% of AMI)	132
TOTAL	774

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	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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