



PRE-CERTIFIED

LOCAL HOUSING DATA

FOR THE CITY OF **TORRANCE**

AUGUST 2020



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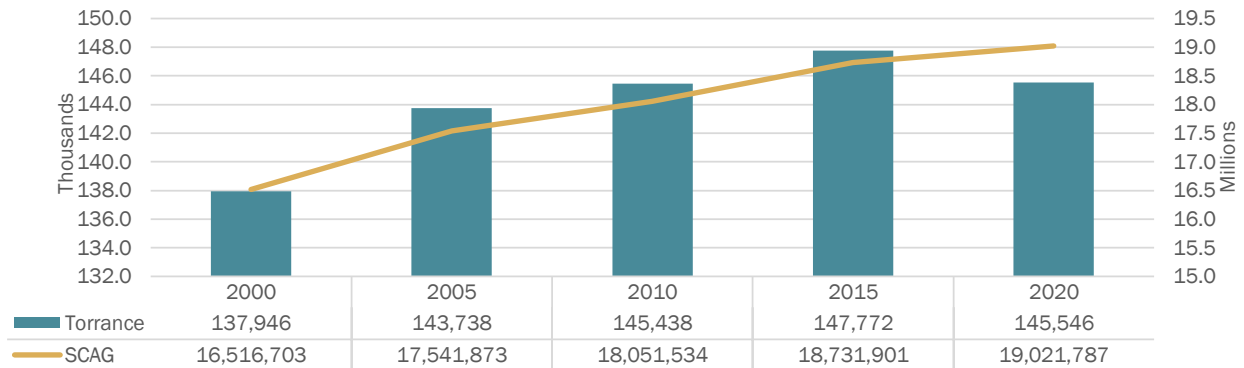
Pre-Certified Local Housing Data for Torrance

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 Torrance as a part of its 6th cycle housing element update. Data sources are noted below each table or figure.

I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

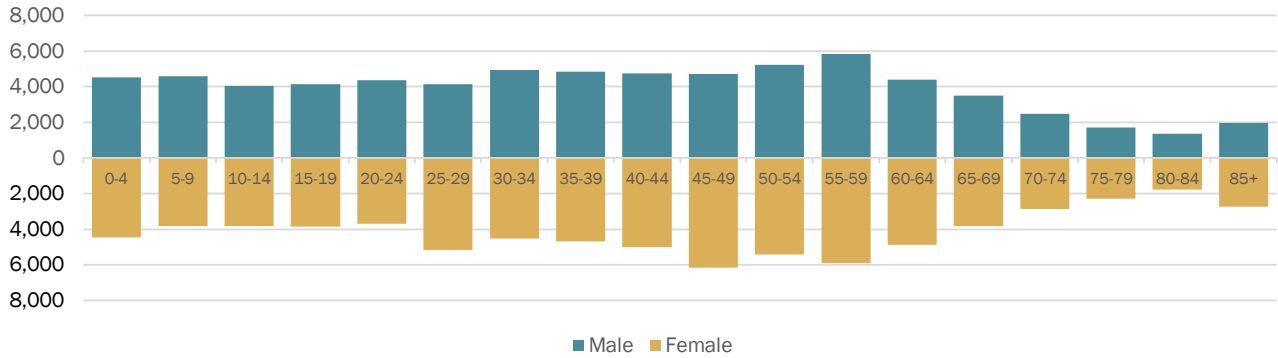
Population Trend, 2000-2020



CA DOF E-5 Population and Housing Unit Estimates

Torrance has a 2020 total population of 145,546 including 1,146 living in group quarters according to the California Department of Finance. The chart above describes the population trend in Torrance from 2000 to 2020. Over this period Torrance had an annual growth rate of 0.3% compared to 0.7% for the region.

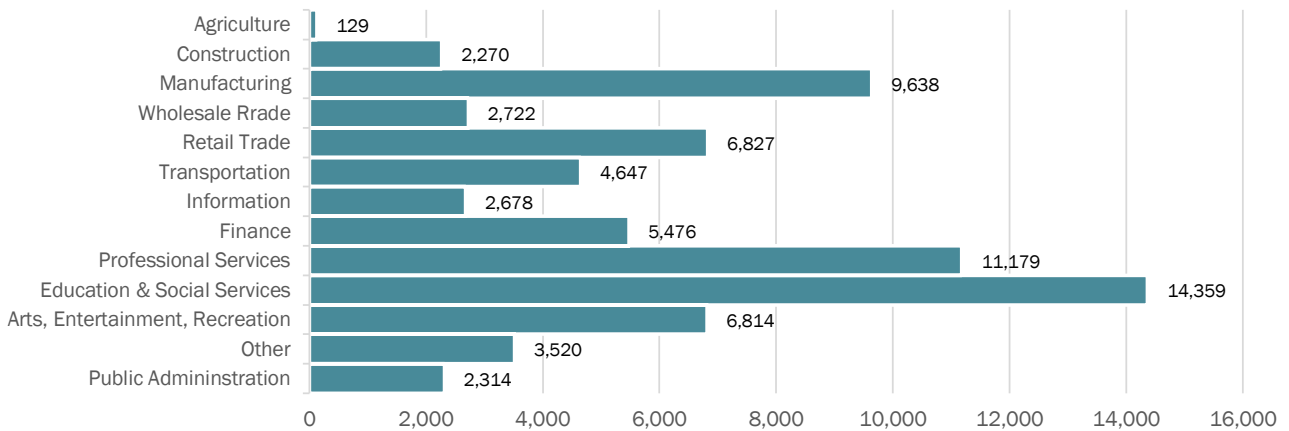
Current Population by Age and Sex



American Community Survey 2014-2018 5-year estimates

The population of Torrance is 48.8% male and 51.2% female. The share of the population of Torrance which is under 18 years of age is 20.9%, which is lower than the regional share of 23.4%. Torrance's seniors (65 and above) make up 16.7% of the population, which is higher than the regional share of 13%.

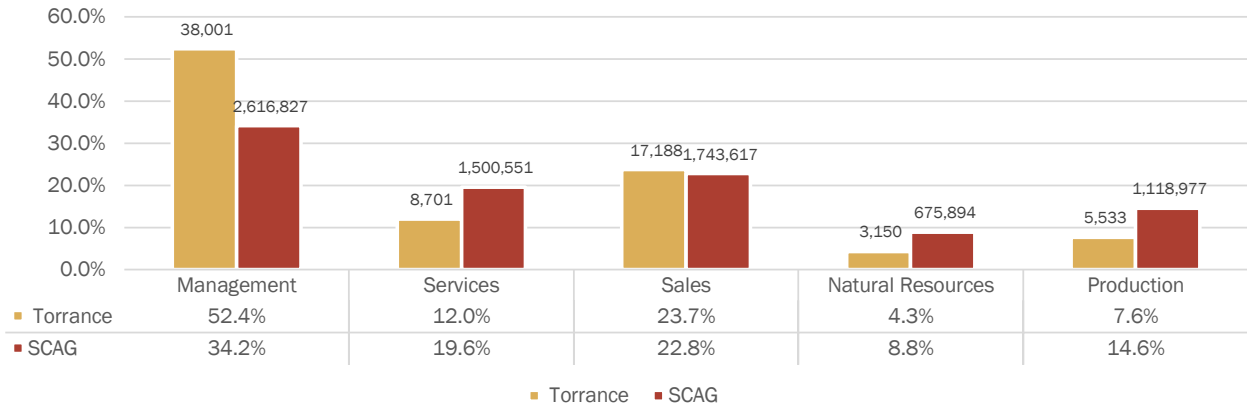
Employment by Industry



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

Torrance has 72,573 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 14,359 employees (19.8% of total) and the second most prevalent industry is Professional Svcs. with 11,179 employees (15.4% 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 Torrance work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Torrance is Management, in which 38,001 (52.4% of total) employees work. The second-most prevalent type of work is in Sales, which employs 17,188 (23.7% of total) in Torrance.

Farmworkers

Farmworkers by Occupation:

Torrance	Percent of total Torrance workers:	SCAG Total	
7	0.01%	57,741	Total jobs: Farming, fishing, and forestry occupations
7	0.01%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

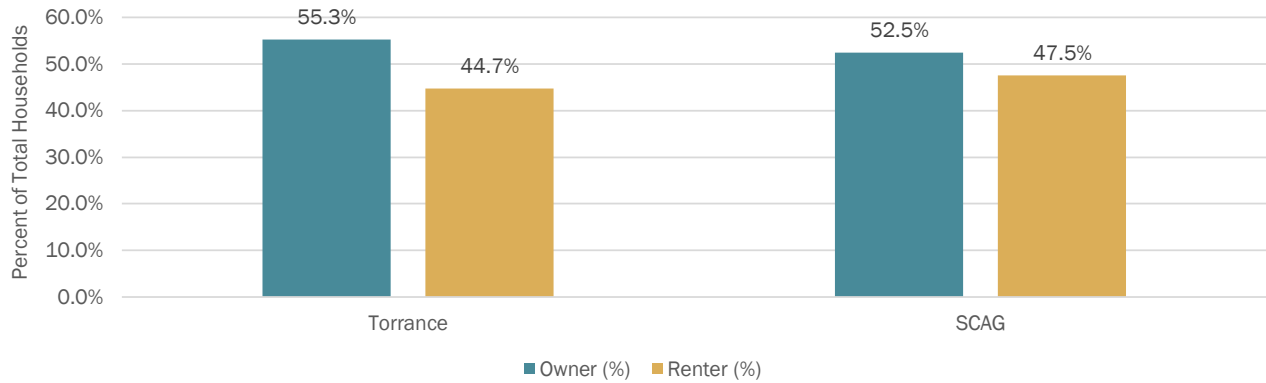
Employment in the Agricultural Industry:

Torrance	Percent of total Torrance workers:	SCAG Total	
45	0.06%	73,778	Total in agriculture, forestry, fishing, and hunting
104	0.21%	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.

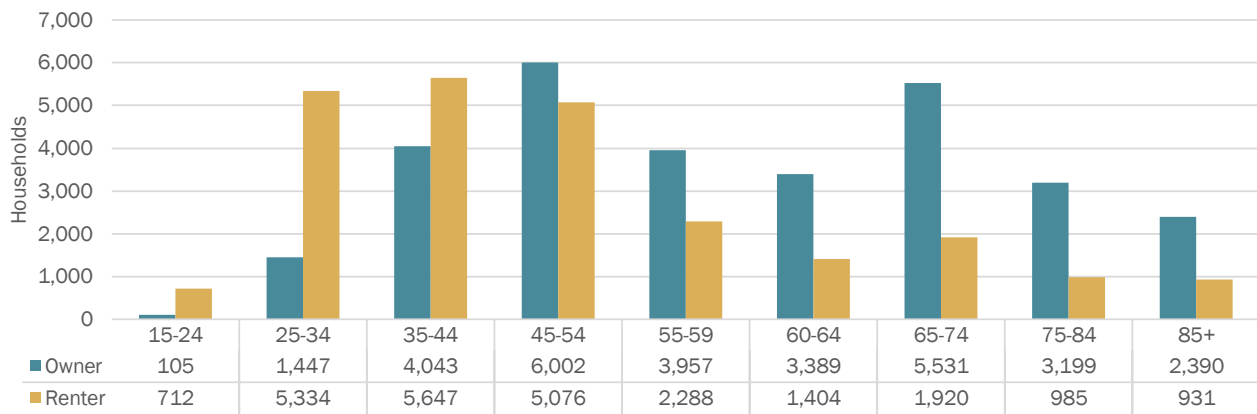
Housing Tenure



American Community Survey 2014-2018 5-year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. Torrance's housing stock consists of 54,360 total units, 30,063 of which are owner-occupied and 24,297 of which are renter-occupied. The share of renters in Torrance is lower than in the SCAG region overall.

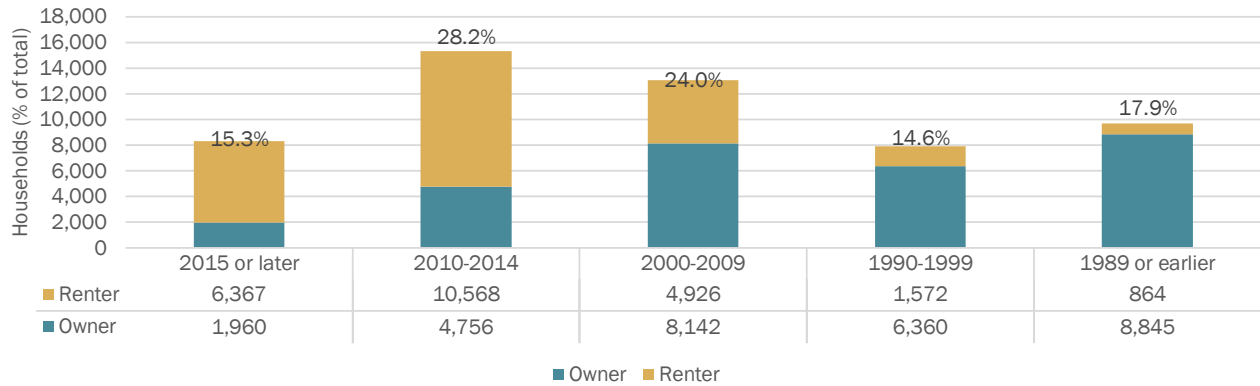
Housing Tenure By Age



American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In Torrance, the age group where renters outnumber owners the most is 15-24 (by 74.3%). The age group where owners outnumber renters the most is 75-84 (by 52.9%).

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 Torrance, the period during which most people started living in their current residence was 2010-2014 (28.2%) followed by 2000-2009 (24%).

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

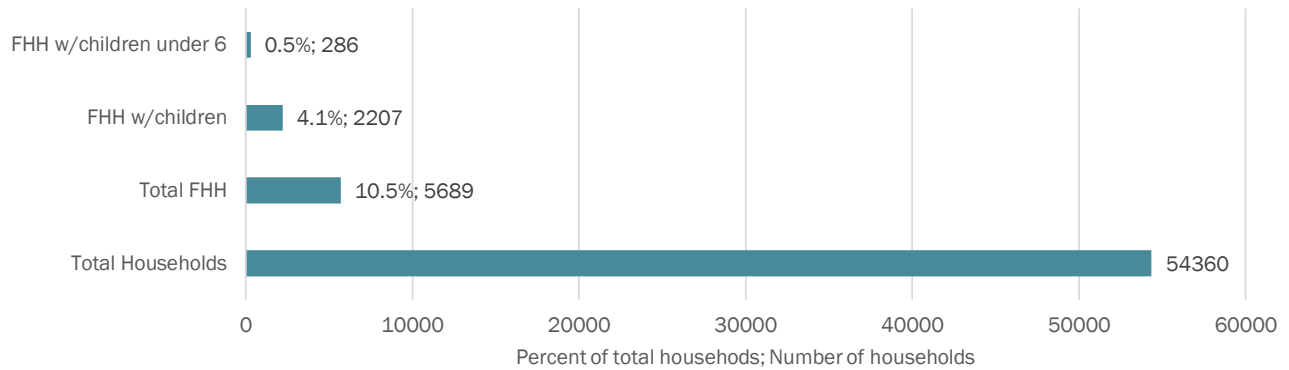
Households by Household Size



American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in Torrance 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 one person (25.5%). Torrance has a higher share of single-person households than the SCAG region overall (25.5% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (0.6% vs. 3.1%).

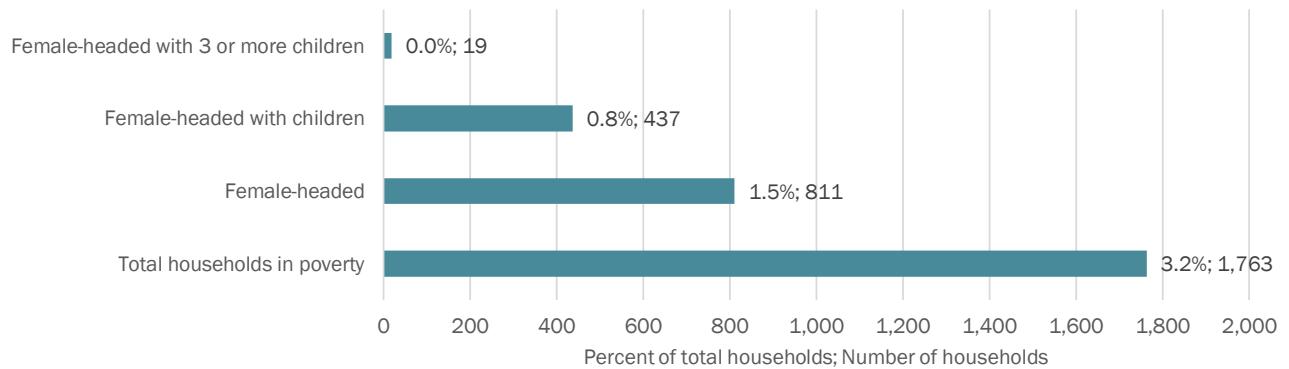
Female Headed Households (FHH)



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 Torrance's 54,360 total households, 10.5% are female-headed (compared to 14.3% in the SCAG region), 4.1% 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 Torrance'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.

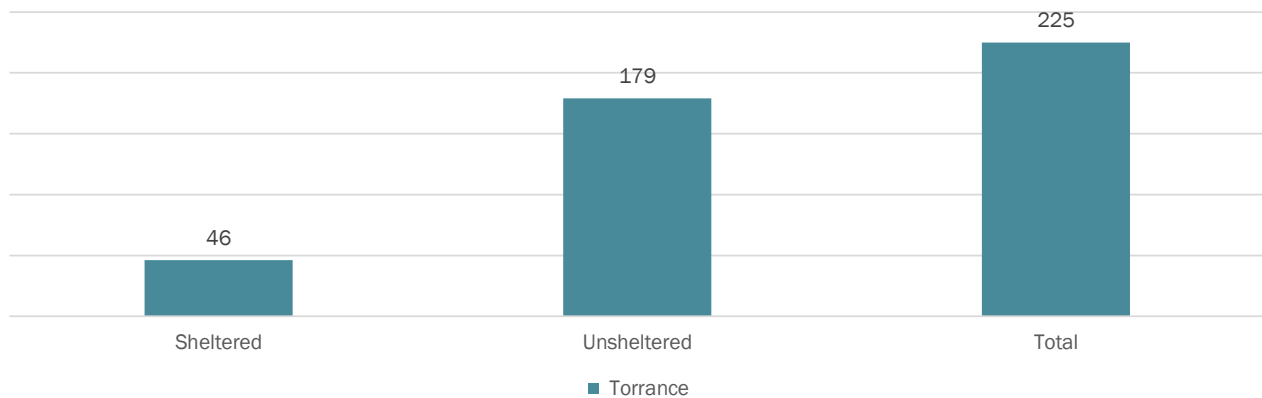
Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	1,595	1,515	3,110	20.1%
	30-50% HAMFI	1,785	1,020	2,805	18.1%
	50-80% HAMFI	1,845	590	2,435	15.7%
	80-100% HAMFI	1,045	345	1,390	9.0%
	> 100% HAMFI	4,630	1,110	5,740	37.1%
TOTAL		10,900	4,580	15,480	

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 Torrance's 15,480 such households, 20.1% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 38.2% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

III. PEOPLE EXPERIENCING HOMELESSNESS

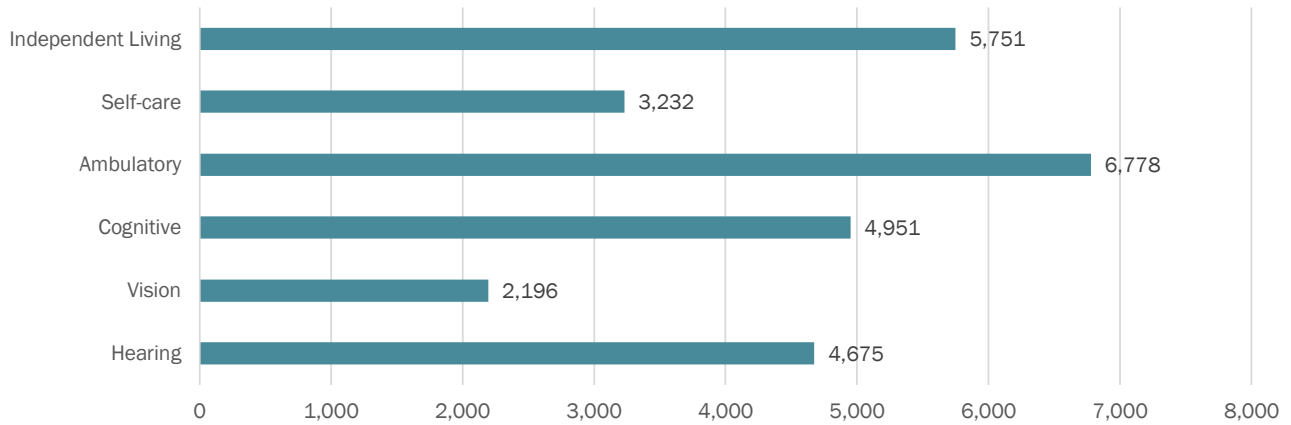


2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not available in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely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

#N/A

IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

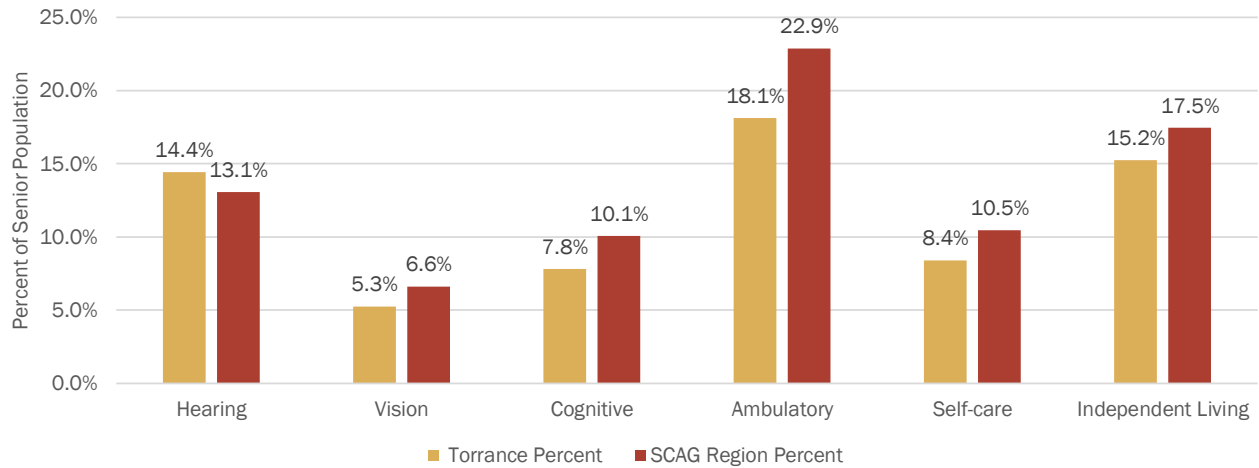
Disability by Type



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 Torrance, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 18.1% of Torrance'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	2,043	40%	66,063	77%
Unemployed	281	6%	3,036	4%
Not in Labor Force	2,764	54%	16,954	20%
TOTAL	5,088		86,053	

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 Torrance, 40.2% of the population with a disability is employed, compared to 76.8% of the non-disabled population.

Developmental Disabilities

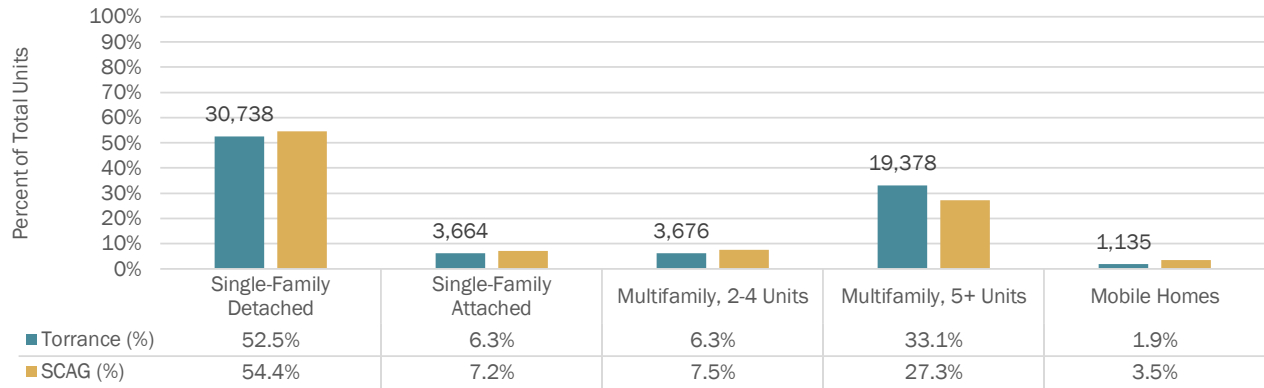
	Torrance
By Residence: Home of Parent/Family/Guardian	1396
Independent/Supported Living	92
Community Care Facility	139
Intermediate Care Facility	15
Foster/Family Home	20
Other	10
By Age: 0 - 17 Years	1672
18+ Years	914
TOTAL	4258

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

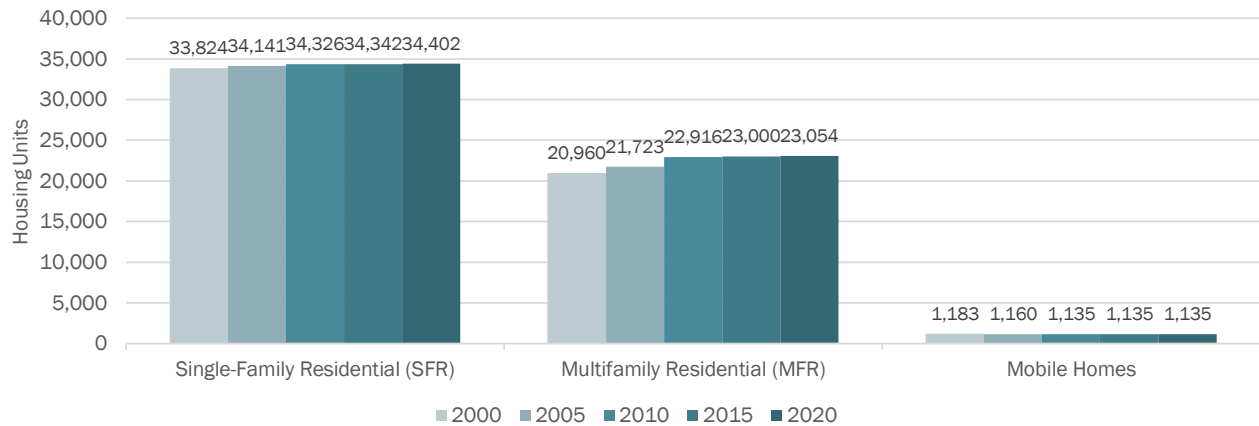
Housing Type



CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in Torrance, which has a total of 58,591 housing units. The most prevalent housing type in Torrance is single-family detached with 30,738 units. The share of all single-family units in Torrance is 58.7%, which is lower than the 61.7% share in the SCAG region. Out of the total housing units in Torrance, there are 55,824 occupied-units, which equates to a 4.7% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2.587.

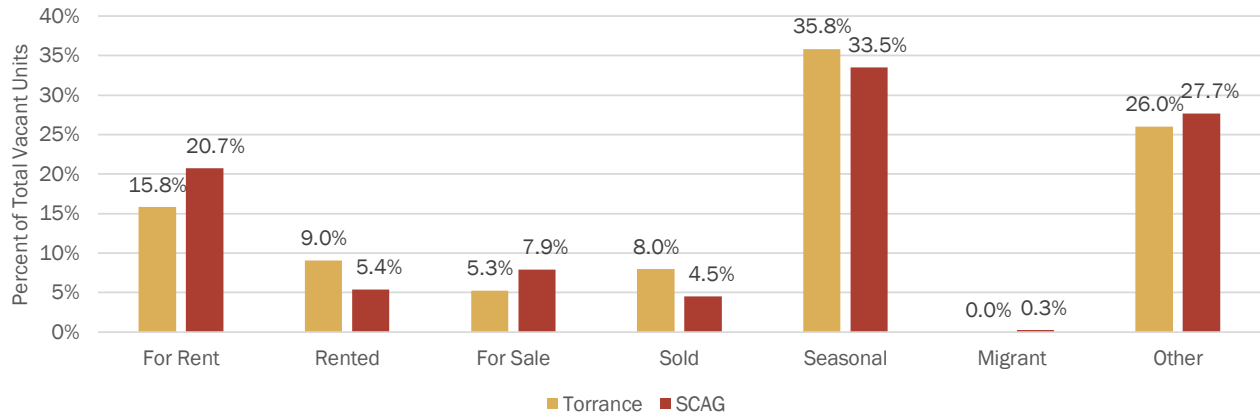
Housing Type Trend



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 Torrance. When comparing 2000 to 2020, SFR units increased by 578, MFR units increased by 2,094, and mobile homes decreased by -48.

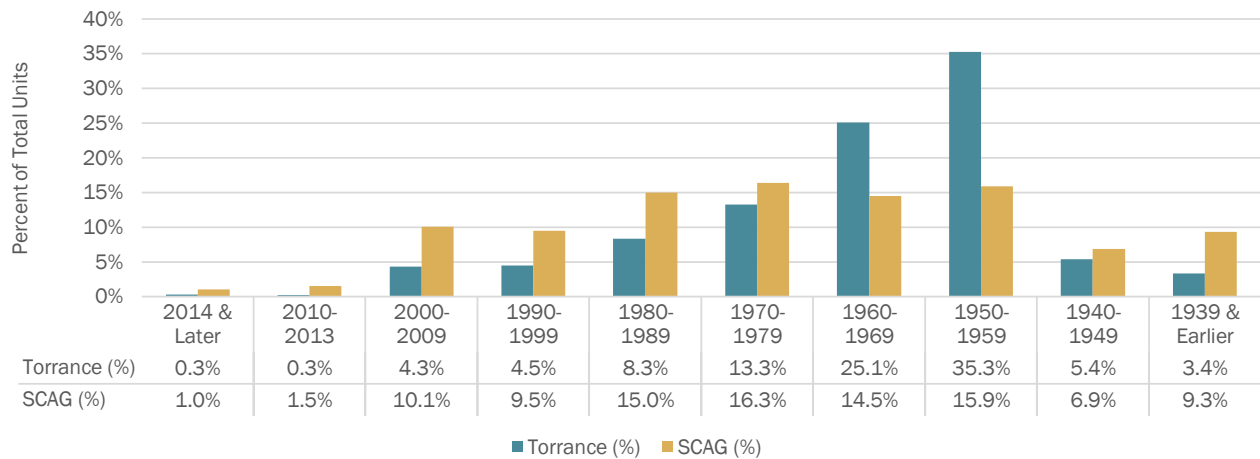
Vacant Units by Type



American Community Survey 2014-2018 5-year estimates.

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

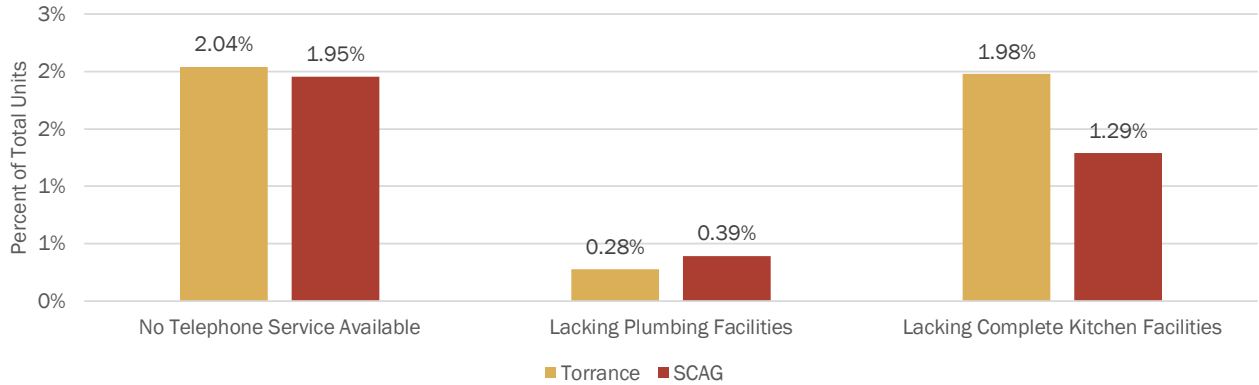
Housing Units by Year Structure Built



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 Torrance's housing units were built is 1950-1959, while in the SCAG region more units were built during 1970-1979 than any other period.

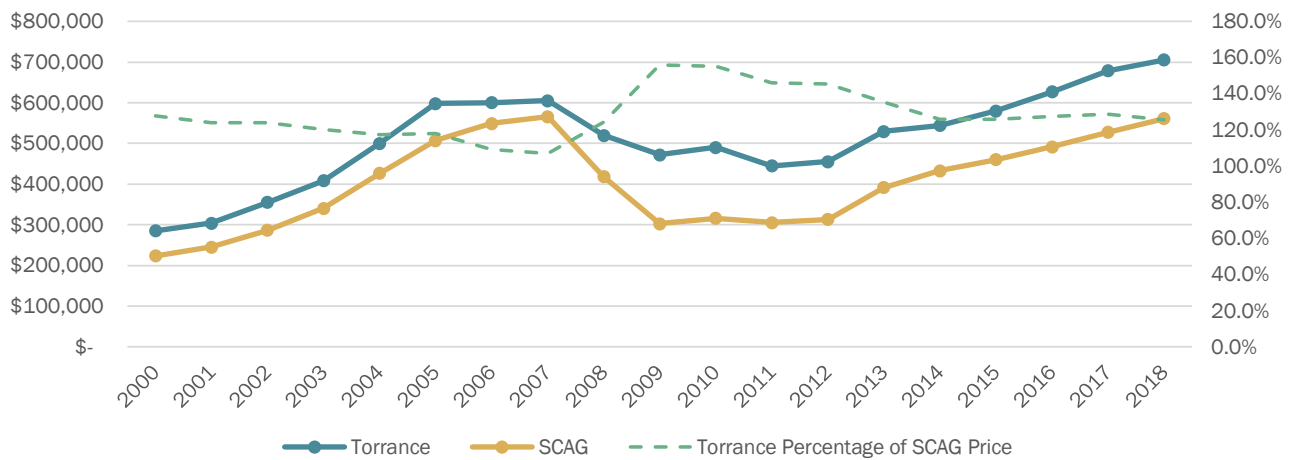
Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Torrance, 1,109 units lack telephone service, 152 units lack plumbing facilities, and 1,075 units lack complete kitchen facilities.

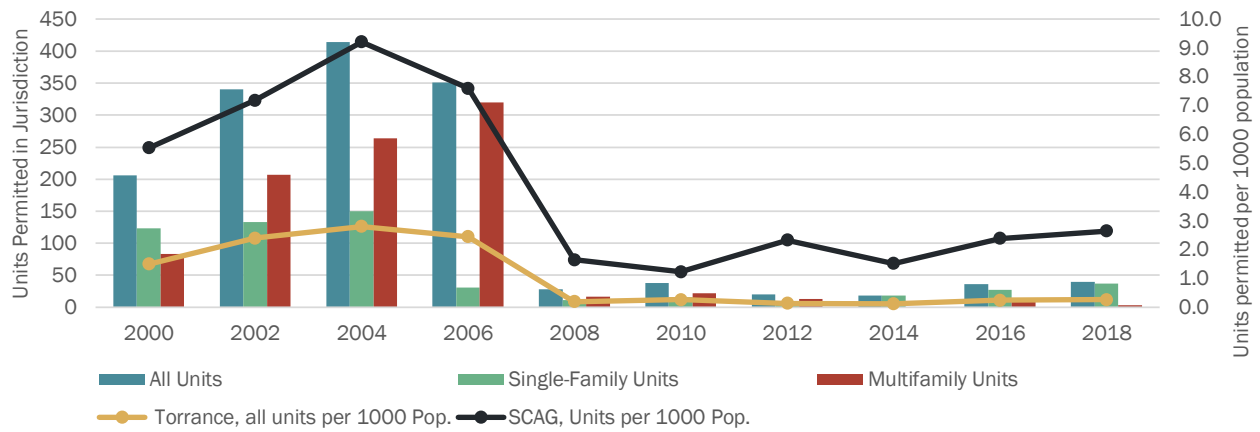
Median Home Sales Price for Existing Homes



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 Torrance increased 147% while prices in the SCAG region increased 151%. 2018 median home sales prices in Torrance were \$705,000 and the highest experienced since 2000 was \$705,000 in 2018. Prices in Torrance have ranged from a low of 106.9% of the SCAG region median in 2007 and a high of 155.9% in 2009.

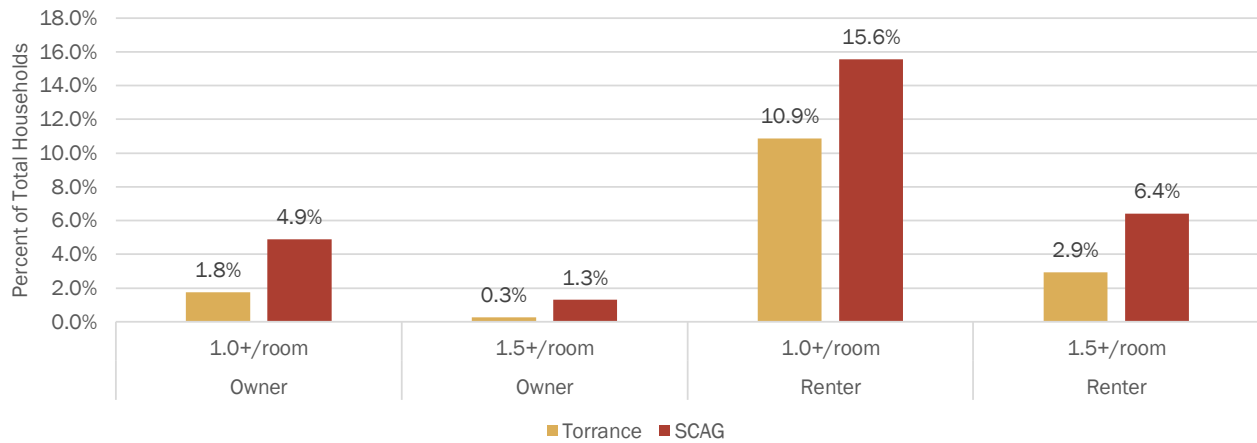
Housing Units Permitted



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 Torrance, 529 owner-occupied and 2,639 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 81 owner-occupied households and 712 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

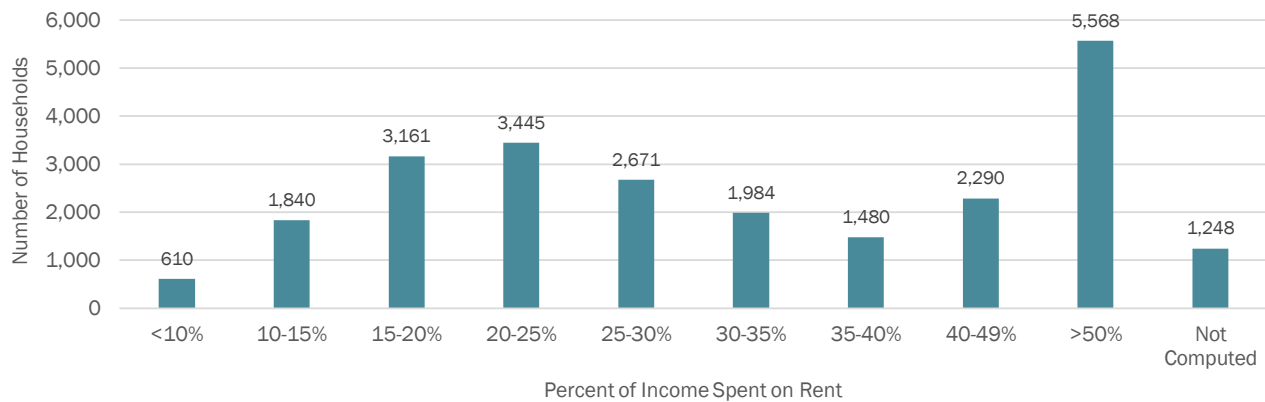
Cost Burden by Income

Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	995	629	4,080
30-50% HAMFI	1,765	1,845	2,985
50-80% HAMFI	3,340	3,360	1,275
80-100% HAMFI	3,290	1,570	399
> 100% HAMFI	24,585	3,909	370
Total Households	33,975	11,313	9,109

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

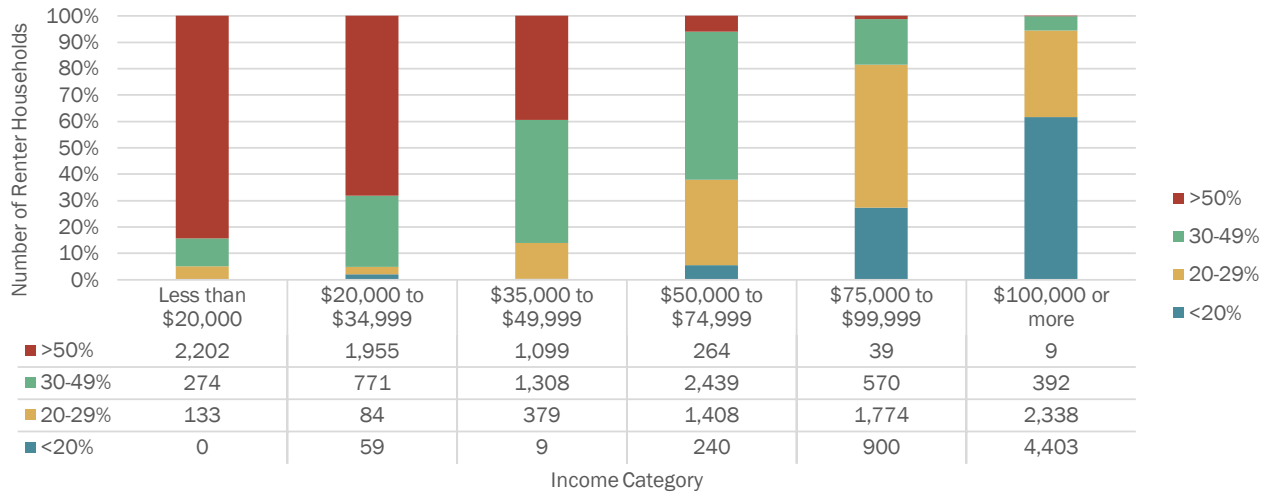
Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household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

Spending on Rent



Across Torrance's 24,297 renter households, 11,322 (46.6%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 5,568 renter households in Torrance (22.9%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

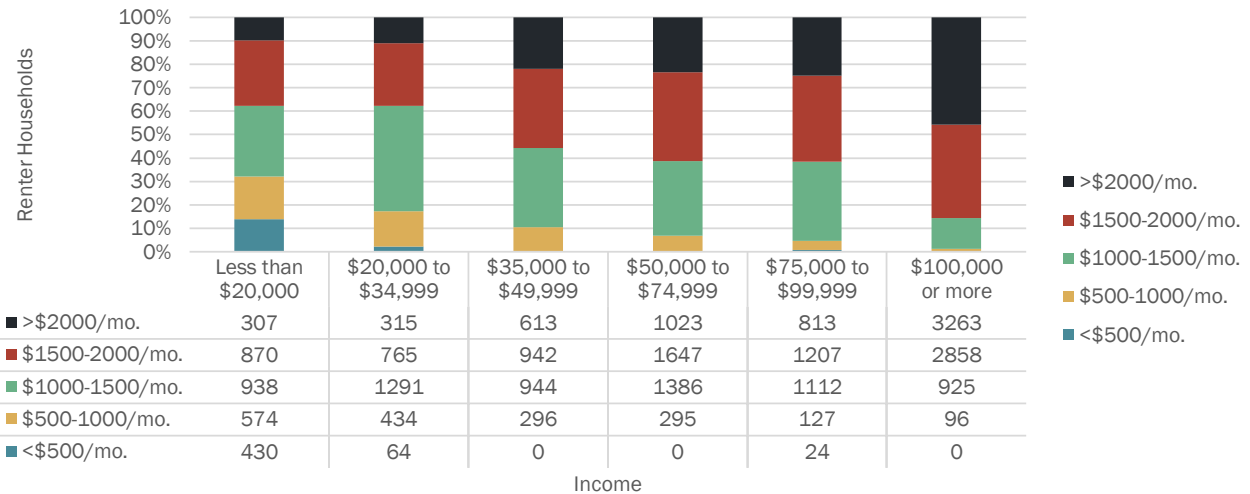
Spending on Rent by Income



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 Torrance's 23,049 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.

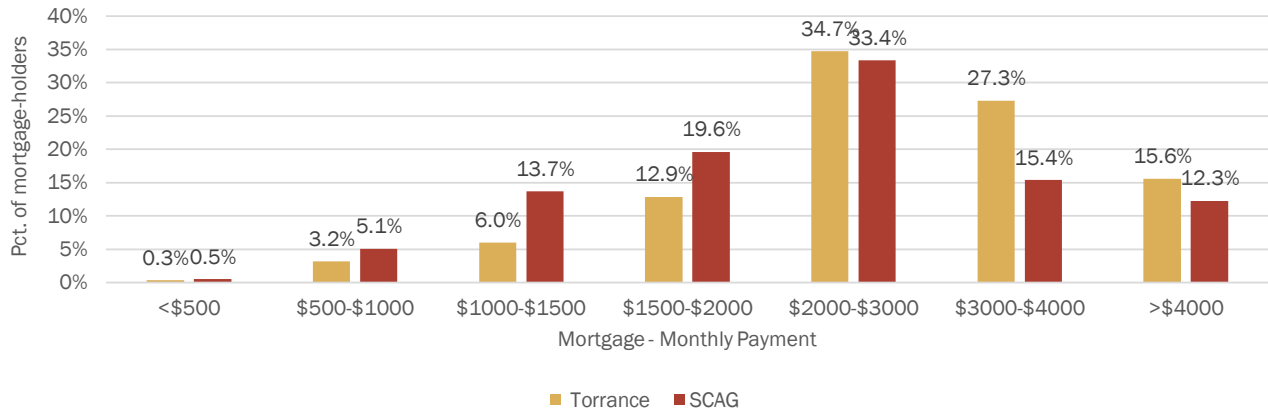
Household Income by (Cash) Rent



American Community Survey 2014-2018 5-year estimates.

Torrance 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 (2.2% of Torrance renters) to >\$2000/month (26.9% of Torrance renters). The most common rent category in Torrance is \$1500-2000/month with 35.2% of renters.

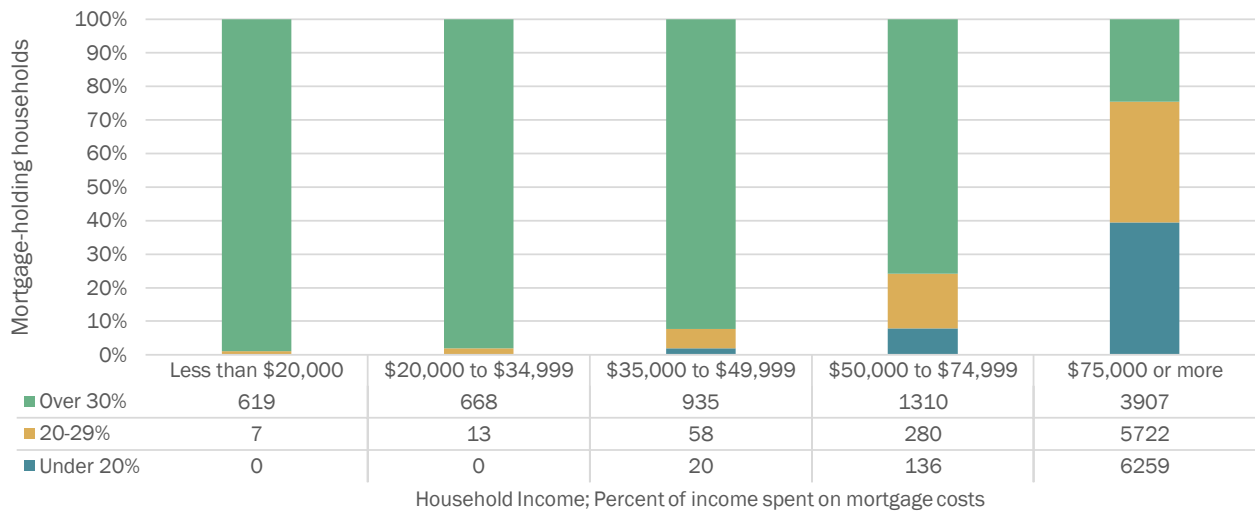
Monthly Owner Costs for Mortgage Holders



American Community Survey 2014-2018 5-year estimates.

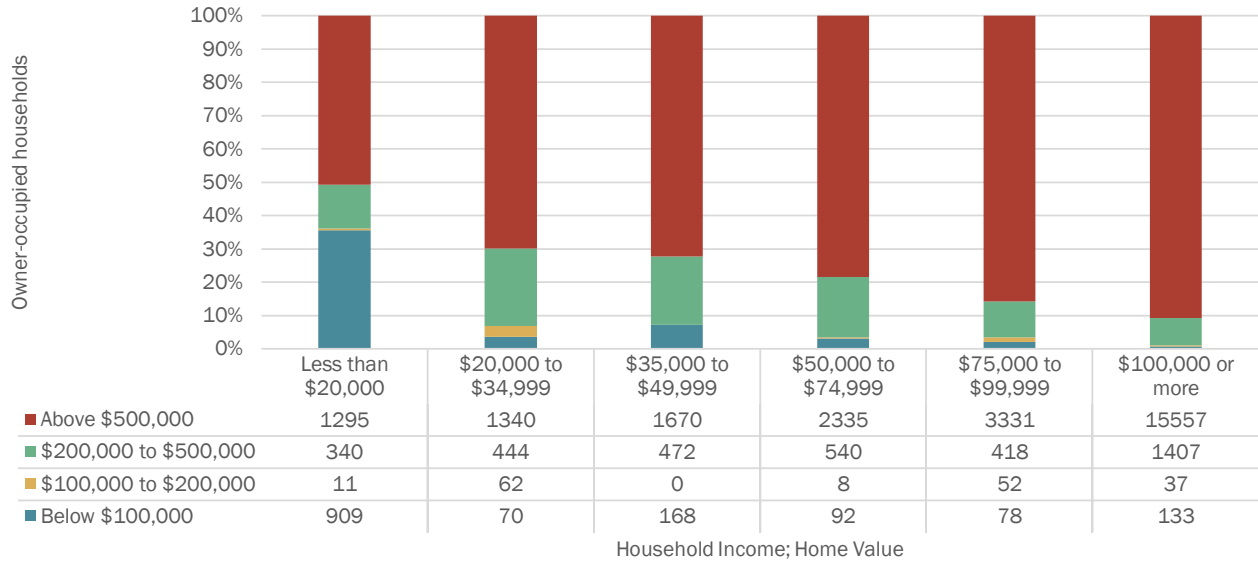
While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 55.3% of Torrance and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Torrance is \$2000-\$3000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/mo.

Costs for Mortgage Holders by Income



Mortgage-holding households in Torrance 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 Torrance mortgage-holding households is \$75,000 or more (15,888 households) and the most prevalent share of income spent on mortgage costs is over 30% (7,439 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 Torrance. The most commonly-occurring income category amongst owner households in Torrance is \$100,000 or more (17,134 households) and the most commonly-occurring home value category is Above \$500,000 (25,528 households).

Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	26,745	3,175	11.9%
Black, non-Hispanic	1,520	295	19.4%
Asian and other, non-Hispanic	19,467	2,090	10.7%
Hispanic	7,375	825	11.2%
TOTAL	55,107	6,385	11.6%
Renter-occupied	24,785	4,140	16.7%
Owner-occupied	30,330	2,250	7.4%
TOTAL	55,115	6,390	11.6%

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 Torrance. 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 Torrance is Black, non-Hispanic (19.4% compared to 11.6% 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	13	2%
Moderate	At-risk of converting to market rate in the next 5-10 years	185	34%
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.	351	64%
TOTAL		549	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 Torrance:

	Units
Very-Low Income (<50% of AMI)	1,617
Low Income (50-80% of AMI)	844
Moderate Income (80-120% of AMI)	851
Above Moderate Income (>120% of AMI)	1,617
TOTAL	4,929

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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Orange, CA 92868
Tel: (213) 236-1997

RIVERSIDE COUNTY

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Riverside, CA 92501
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SAN BERNARDINO COUNTY

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VENTURA COUNTY

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