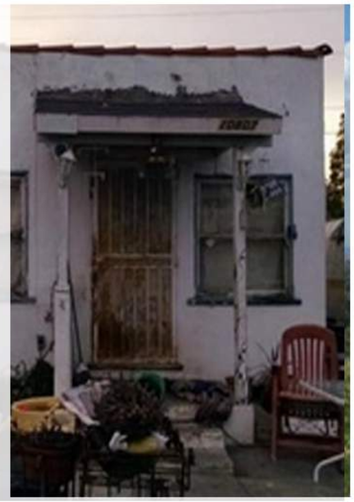
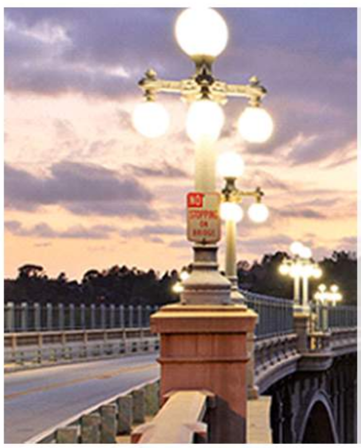
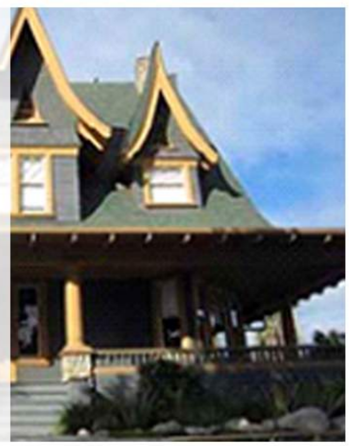
nhs

Neighborhood Housing Services
of Los Angeles County

BUILDING AND SUSTAINING AN AFFORDABLE LOS ANGELES COUNTY

NHS Report on Neighborhood Cost Burdens in the Los Angeles Region

December 2015

NEIGHBORHOOD HOUSING SERVICES OF LOS ANGELES COUNTY
CORPORATE OFFICE AND NEIGHBORWORKS® HOMEOWNERSHIP CENTER
3926 Wilshire Boulevard, Suite 200 | Los Angeles, CA 90010-3303
Phone (213) 381-2862 | Fax (213) 381-2103

CENTER FOR SUSTAINABLE COMMUNITIES
1051 W. Rosecrans Blvd., Compton, CA 90220

Visit us online at www.nhslacounty.org
888-895-2NHS

This report was principally authored by Alex Visotzky, Policy and Development Analyst at Neighborhood Housing Services with research assistance from Amelia Buchanan, Occidental College ’16. Many thanks to the colleagues at both NHS and at other community-based organizations and community residents that provided valuable feedback on this report.

Table of Contents

Executive Summary

As the foreclosure crisis recedes from view in the Los Angeles region, a new affordability crisis has arisen in Los Angeles for both renters and homeowners. While home values and rents came down slightly in the aftermath of the housing crisis, they remained very high to the typical LA region family. Moreover, the last several years has seen a return of cost appreciation.

Cost increases are putting homeownership out of reach for all but the most affluent and creating rent burdens that are putting many households in dire financial straits. Median home values hit half a million dollars in the City of Los Angeles in 2014, while median rents rose to around $1,200 in both the city and the county.

As incomes have been stagnant, housing cost burdens (the percentage of a households income that goes to housing costs) have been very high. A third of renters in both the city and the county paid over half their incomes on rent, while a quarter of all city homeowners spent half their incomes on housing.

These cost burdens were not equally distributed throughout the income distribution or across space. In general, extremely low- and very-low income renters and homeowners were most likely to have high cost burdens. Furthermore, lower-income neighborhoods and cities had higher proportions of their populations experiencing cost burdens; South and Metro Los Angeles neighborhoods and parts of the San Fernando Valley had especially high portions of their populations shouldering cost burdens.

Cities such as Downey, Torrance, and Pasadena had far lower proportions of their populations experiencing housing cost burdens. However, the very-low income populations of these cities were still very likely to be disproportionately cost-burdened.

A number of factors appeared to contribute to the rising affordability crisis in Los Angeles. These included stagnant and falling incomes, zoning policy, high costs of building and regulatory hurdles, lack of preservation of existing housing units, and changing age dynamics. Yet other factors appeared to play a role as well, including a sharp decline in public investment.

This report also pays special attention to the role of declining homeownership. This report finds evidence that a shrinking homeownership rate has contributed to the high cost burdens faced by Angelenos by adding additional households to the rental market, flooding the housing market with higher-income households that are willing to pay higher rents, and generally giving low- to moderate-income households fewer opportunities for financial empowerment and planning.

Finally, the report offers a menu of policy options that could contribute to creating and preserving additional affordable home opportunities that could ease the cost burdens that Angeleno households are facing.

Foreword from the President

Everyone in Los Angeles region knows someone who is struggling to pay the rent. Everyone in the Los Angeles region knows someone who is unable to qualify for a mortgage loan because the prices are too high and their rent is too high to allow them to save anything at the end of each month. Everyone knows someone who is afraid of losing their home to a bank that's all too willing to sell it to an investor in this appreciating market or convert it into a rental unit. Everyone knows someone that's either without a home or perilously close to being on the street.

I met Ms. Thompson this year. She's 84 years old and has lived in her South LA home for nearly five decades. She's borne multiple tragedies in her family over the recent years, losing children to the violence and unhealthy conditions that Southern Californians are sometimes subjected to. On a fixed income, she fell behind on payments on her house and lost the home. I learned that her bank tipped off an investor to the pending sale, who bought it, and then converted the property into a rental. After only two months, the new owner doubled Ms. Thompson's rent, and when she couldn't pay, he initiated eviction proceedings. She was two days from eviction when we met…an 84-year old woman who is a fixture on her block, sticking with the neighborhood through thick and thin. NHS was able to stop the eviction, purchase the home back on her behalf, and now ensures that she lives comfortably into the future.

I met Rosa and her son Pedro this year, too. Rosa has lived in her home in Huntington Park for 18 years. An anonymous tipster called the city after spotting a code violation at her house, triggering a city inspection and requirements for thousands of dollars' worth of repairs that Rosa and Pedro could not afford.

Every other Saturday, NHS counselors meet family after family that is trying to save up for a down payment for a home, but cannot because they are paying too much rent. Families are foregoing saving to pay the rent and keep their loved ones off the street.

All of these cases are side effects of an affordability crisis. With housing prices rising quickly, the incentives to get someone out of their home and flip it or convert it into a rental property are greater than they've ever been. And with rents eating up large portions of income, renters who dream of homeownership are simply not going to be able to make it happen.

In the cases of Ms. Thompson and Rosa, NHS was able to keep them in their homes, fortunately. But there are thousands more households that face the same situations, every day. So when I see statistics on cost burdens, high housing prices, and soaring rents, I remind myself about Ms. Thompson's story. Each statistic is tens of thousands of these stories.

So next time you see that person you know that's nervous about keeping their home or paying the rent, take a moment and let them know that they are not alone. And then get to work. If we all work together to plan the work, and work the plan, we'll get further…together. There's a lot of work to do.

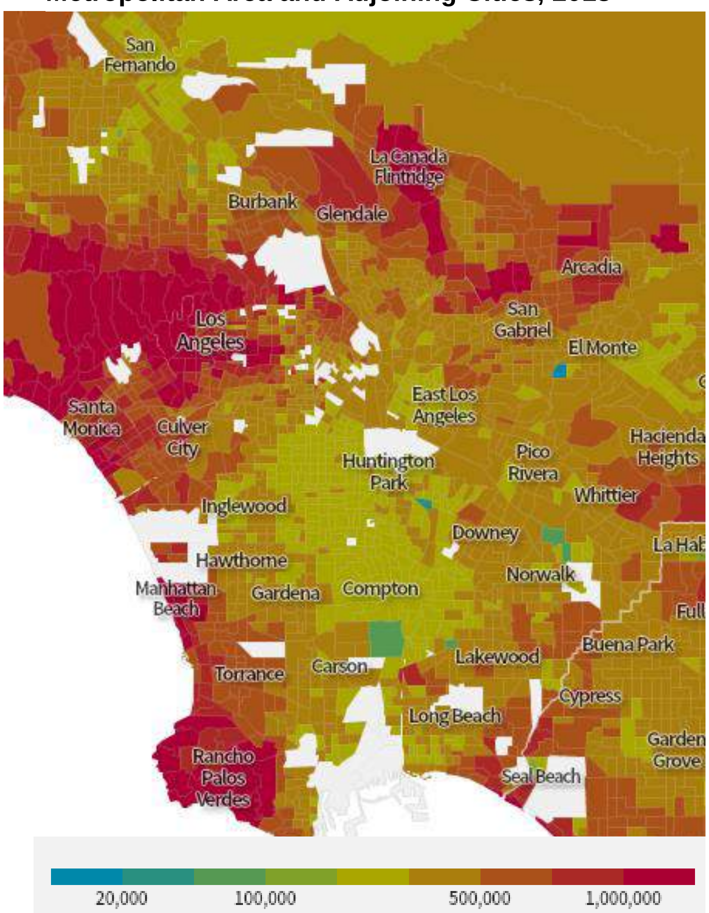
-Lori Gay

Introduction

Only a handful of years removed from a housing crisis that left tens of thousands of Southern California families in foreclosure and many more struggling to keep their homes, a new crisis is emerging. Housing costs for both renters and homeowners are on the rise again, despite never fully coming down to affordable levels after the excesses of the crisis years. While costs fell somewhat from record highs just before the crash, they did not fall far. Meanwhile, incomes stagnated or declined for most households, leading housing cost burdens to grow heavier on the shoulders of families throughout the region.

According to 2014 American Communities Survey Data, 62% of Los Angeles City renters are cost burdened, meaning they pay more than 30% of their income on housing, while over a third of renters are severely cost-burdened, meaning they pay over 50% of their income on housing. Conditions are similar for homeowners; 24% of Los Angeles City homeowners pay over half of their income on housing, while 49% pay upwards of 30% of their income on housing. Preliminary 2015 data indicators suggest these cost burdens have continued to rise and will continue to rise (JCHS, 2015a).

Map 1. Median Home Value, Los Angeles Metropolitan Area and Adjoining Cities, 2013



The direct effects of rising housing cost burdens are serious. Renters have less income left over at the end of the month to potentially put aside for a down payment on a house, hindering their ability to build wealth. For homeowners, high housing costs can boost the likelihood of foreclosure. High housing costs all around increase the rate of homelessness (Flaming & Burns, 2015).

But the indirect effects of high housing costs are pernicious as well, and reach far beyond housing. Cost-burdened households have less disposable income to spend in their local economies, dampening small business growth (California Legislative Analyst's Office, 2015). Households have less and less to save for retirement and their children's education. Cost-burdened households face hard choices between their mortgage payment and their groceries, between their rent and needed medical care (Fletcher, Andreyeva, & Busch, 2009). The burden of high housing costs in Los Angeles and low incomes leave all households with less savings and standing on slippery ground, more vulnerable to economic shocks.

The high cost of housing gets a fair amount of attention in the media, but that attention generally tends to focus either very broadly on the City as a whole (Ong, Ray, & Jimenez, 2015; JCHS 2015b), or on a couple of key neighborhoods, such as Downtown Los Angeles, Echo Park, Venice, and Highland Park (Clark, 2014; Lopez, 2015; Dave, 2015; Marshall, 2015). Other analyses focus solely on renter costs without consideration of homeowners, or on the single-family home market without considering the rental market, although some researchers do discuss the links between renters and owners (Ray, Ong, & Jimenez, 2014; Ong, Ray, & Jimenez, 2015). But most do not. Moreover, analyses that focus on particular neighborhoods or that focus solely on renters tend to underemphasize the role that the foreclosure crisis continues to play in Los Angeles real estate.

Instead of taking a macro approach or a very narrow approach on one or two neighborhoods, this report sought to combine these approaches to achieve a more comprehensive view of affordability, determining not only how expensive and burdensome housing is in the greater Los Angeles area, but how expensive housing is in particular neighborhoods and small neighboring cities that are often left out of the conversation, yet house many families in the region. Neighborhoods like Hyde Park and small cities like El Monte may not be in the center of most Angelenos' consciousness, but they are a part of the region's fabric and home to many of the region's workers, as well as many of the region's most vulnerable populations. Three questions guided the data collection:

- **How high are the cost burdens for Angelenos?**
- **Are cost burdens high everywhere, or only in particular neighborhoods?**
- **And, are cost burdens high for everyone, or only particular households?**

To answer these questions, this report looks at the City of Los Angeles and County of Los Angeles overall before breaking the Metropolitan Area down into five regional subgroups where Neighborhood Housing Services works: Metro Los Angeles, the San Fernando Valley, the Gateway Cities, the South Bay, and the San Gabriel Valley, looking at individual neighborhoods and cities within these regions.

After examining the regions, the report summarizes findings from the regional sections. It then goes on to review the discussion around housing affordability and examine what factors have been identified as root causes of high cost burdens. Finally, the report offers policy solutions.

A Note on Data, Neighborhood Maps, Incomes, and Housing Values

This report employs 2000 Census Data, as well as 2005-2014 American Communities Survey One-Year Estimates for the larger geographies of the City and County of Los Angeles. For smaller geographies, such as neighborhoods, this report employs both 2000 Census data and 2010-2014 Five-Year Estimates, as One- and Three-Year estimates are not available at the Census Tract level.

Variables to determine housing affordability include median home value, the median owner costs for housing units with a mortgage, median gross rent, rent as a percentage of household income, and owner costs as a percentage of household income. A household is considered ‘cost-burdened’ if it spends over 30% of its monthly income on housing, and ‘severely cost-burdened’ if it spends over 50% of its income on housing. For consistency with 2010-2014 Five Year Estimates, all dollar figures are reported in 2013 dollars. Finally, when reporting percentages of households with cost burdens, this analysis excludes households for whom cost factors are not reported or computed, forming statistics based on those for whom cost data is known and reported.

Unlike cities and municipalities with defined borders, neighborhood boundaries are murky. In attempting to define neighborhood boundaries for mapping purposes, we sought out a number of sources, including residents, staff at community-based organizations in these neighborhoods, NHS community outreach staff, and the Los Angeles Times “Mapping L.A.” project. In several cases, these sources all gave different boundaries of where the neighborhood began and ended. In these cases, we did our best to marry these differing viewpoints. But we are certain there will be those who disagree with our boundaries and we welcome ongoing discussion from people who are passionate about their neighborhoods. **We invite you to click on the individual maps and open them in your web browser to view them in much greater depth**.

In discussing and defining income levels for households and cities, this report uses terminology in line with HUD’s 2015 income guidelines for Los Angeles County (Cal HCD, 2015), which defines income levels as follows:

Table 1. HUD Income Guidelines for Los Angeles County, 2015

Income Level/ Family Size	**1 Person**	**2 Persons**	**3 Persons**	**4 Persons**
Extremely Low	$17,950	$20,500	$23,050	$25,600
Very Low	$29,900	$34,200	$38,450	$42,700
Low	$47,850	$54,650	$61,500	$68,300
Moderate	$54.450	$62,200	$70,000	$77,750

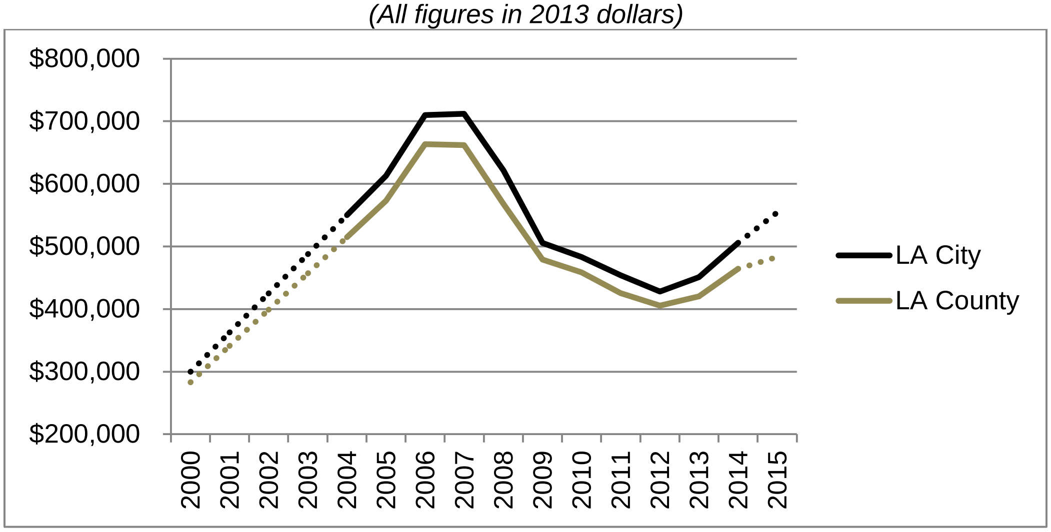
Defining a household’s income is highly subjective given family size. A Los Angeles County family of three with an income of $65,000 would be moderate income; however, adding an additional member to that household without changing income would change that household to low income. Yet much of the macroeconomic data on the City of Los Angeles and the County of Los Angeles do not allow for such a granular understanding of household size in many cases. The 2014 median household income of Los Angeles was $50,544, for example; that is the median of all households in Los Angeles, regardless of household size. Given that in 2014, the average household sizes in the City and the County of Los Angeles were 2.9 and 3.0, respectively, this report uses income terminology as it relates to three person households. So under this rubric, the City of Los Angeles median income was low.

Similar to incomes, housing cost indicators do not control for size or characteristics of the home. Median home values, mortgage costs, and median rents do not account for the possibility that housing stock is changing and homes may have fewer bedrooms, may be detached versus attached, or may be in a fifty-unit complex versus a five-unit complex. In the following sections, changes in housing stock are reported to help give context, but fully controlling for these variables is not possible given the granularity of data analysis.

Affordability in Los Angeles: The Region, the City, and its Neighborhoods and Smaller Cities

By any indicator, housing in Los Angeles is expensive. But this is a fairly recent phenomenon. In previous decades, not only were rents and home prices lower, but perhaps more critically, housing prices and costs moved in greater concert with household incomes. With stagnant incomes coupled with rising housing costs in Los Angeles, more and more of the typical household's income is going toward housing. Were homeownership steady or rising, high housing costs could at least be an indication of families of modest means building equity and creating wealth. But homeownership continues to decline in Los Angeles. The benefits of rising housing values are accruing to fewer households.

Figure 1. Median Home Value in Los Angeles City and County
(All figures in 2013 dollars)



Note: Dashes indicate estimates. Data for 2001-2004 not available. 2015 estimates from Zillow.

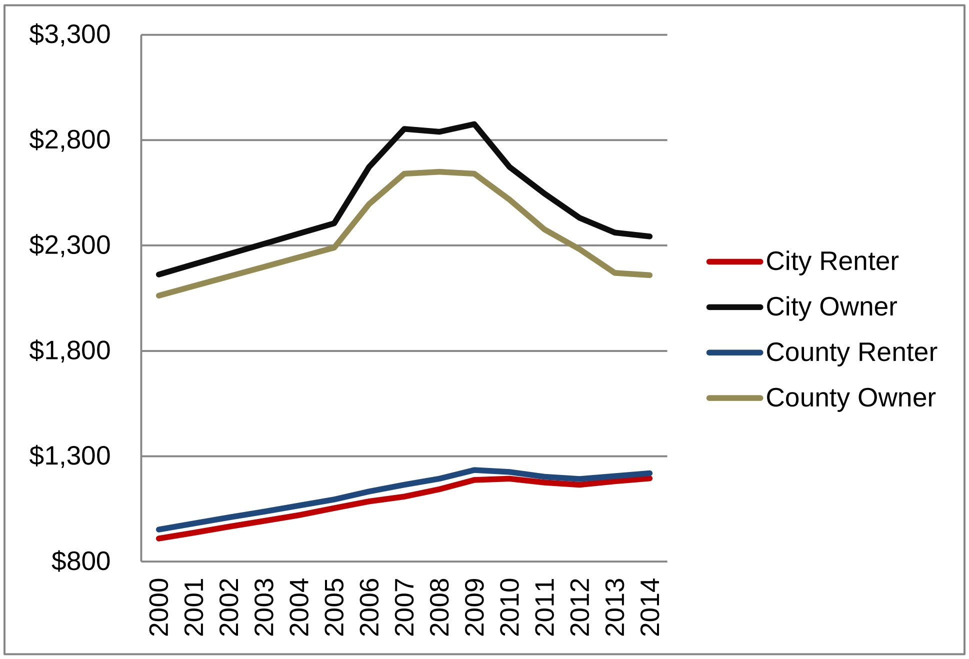
In the run-up to the crisis, median home values and costs for homeowners with a mortgage rose sharply, while rents also rose steadily. Following the housing collapse, median home values plummeted, but mortgage payments for most homeowners in Los Angeles remained high. Similarly, median rents fell somewhat, but still remain well elevated above pre-crash levels.

In the City of Los Angeles, median home values climbed from $299,787 in 2000 to a peak of $712,100 in 2007 before falling sharply for five straight years to $427,877 in 2012. And these median values started climbing again, rising 5.5% in 2013 to $451,200 and another 12.0% to $505,500 in 2014; while comprehensive data for 2015 is not yet available, real estate analysis firm Zillow estimates median home values in Los Angeles have climbed to $554,400, an 9.6% rise on the 2014 values.

All the while, median costs for homeowners with a mortgage failed to fall as sharply as home values, dropping from their elevated levels before the Recession but still remaining high. The median cost for a homeowner with a mortgage rose to $2,876 in 2009, before ticking down year by year to $2,381 in 2014. Rents, meanwhile, also rose sharply, rising from $909 in 2000 to a peak of $1,193 in 2010, peaking at $1,214 in 2014.

In Los Angeles County, home values, costs for homeowners, and rents followed a similar trajectory. Median home values rose from $283,147 in 2000 to $663,396 in 2006, ticking down each year to $405,352 in 2012 before beginning to rise again in 2013 and settling at $464,400 in 2014. Homeowners with a mortgage saw the median cost rise from $2,062 in 2000 to $2,650 in 2008, falling considerably to $2,194 by 2014. Renters in Los Angeles County have seen less volatility but higher rents than LA City renters; the median rent rose from $952 in 2000 to $1,234 in 2009 before falling to $1,192 in 2012 and rising slightly to $1,239 in 2014.

Figure 2. Median Housing Cost for Owners with a Mortgage, Median Rent, Los Angeles County and Los Angeles City, 2000 to 2014



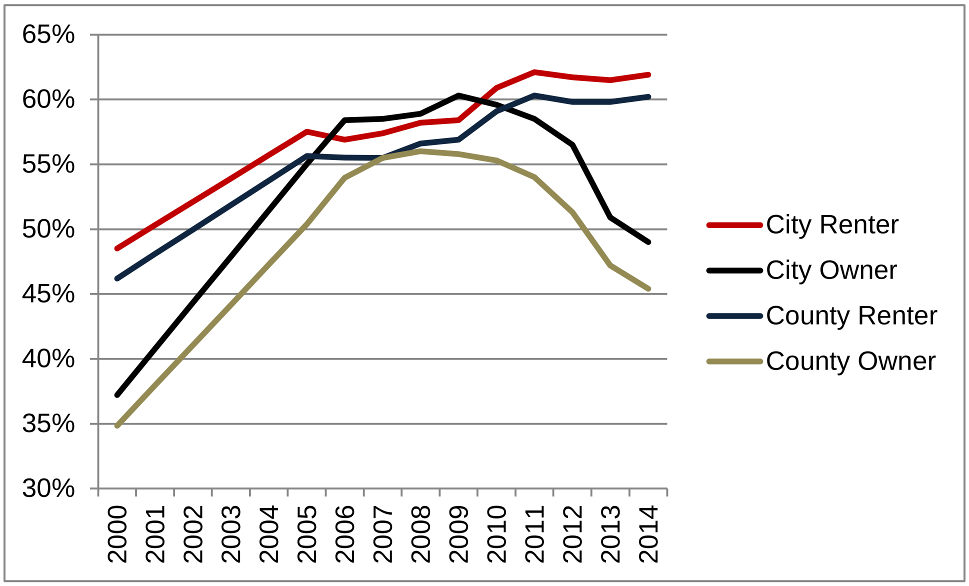
Yet all of these numbers mean little if we fail to consider the burden they impose on families with different incomes. As such, this paper examines how housing costs vary by different family incomes and tenures. A cost burden is defined as paying over 30% of gross income on housing, while a severe cost burden is defined as paying over 50% of income on housing.

In the City of Los Angeles in 2000, 37.2% of homeowners were cost burdened in 2000. By 2009, that number rose to 60.3% of all homeowners, before declining to 49.0% in 2014 (although it is worth noting that the number of total homeowners in Los Angeles has also continued to decline from about 512,000 in 2005 to 473,000 in 2013). As more and more households have opted for renting, the cost burdens have increased there, as well. In 2000, 48.5% of renter households in the City of Los Angeles were cost burdened, but this number rose to 62.1% in 2011 and remained high at 61.9% in 2014. LA County residents fared slightly better: in 2000, 34.8% of homeowners were cost burdened, peaking at 56.0% of homeowners being cost burdened in 2008 and declining to 45.4% of homeowners in 2014. County renters remained more burdened, with 60.1% of renters reporting a cost burden in 2014, down only somewhat from a peak of 60.3% in 2011.

Table 2. Percent of Households with Cost Burden by Tenure, 2000 and 2014

	LA City Renters	LA City Owners	LA County Renters	LA County Owners
2000	48.5%	37.2%	46.2%	34.8%
2014	61.9%	49.0%	60.2%	45.4%
Severe Cost Burden				
2000	24.0%	19.9%	22.9%	16.9%
2014	34.5%	24.4%	32.6%	20.9%

Figure 3. Percent of Households with Cost Burden by Tenure, LA City and County



Yet even these high cost burden numbers mask grave disparities both between and within different geographies of the region. Within the City of Los Angeles, extremely low and very low income renters and homeowners are most likely to be cost-burdened; among households earning under $20,000 (extremely low income), 93.6% of renters and 89.2% of homeowners are burdened. Among those earning between $20,000 and $35,000 (very low income), 91.5% of renters and 71.9% of homeowners are cost-burdened. But above $50,000, owners and renters switch—low to moderate-income homeowners are more likely to be cost burdened than renters. Among households earning $50,000-$75,000 (low to moderate income), 57.1%, of homeowners are still cost-burdened, while only 40.4% of renters are burdened. Similar trends persist in LA County overall. It comes as no surprise, then, that moderate-income households are opting to rent more and more.

Table 3. Percent of Households with Cost Burden by Income, Tenure, 2014

	Less than $20,000	**$20,000-$34,999**	**$35,000-$49,999**	**$50,000-$74,999**	**$75,000+**
LA City Renters	93.6%	91.5%	65.7%	40.4%	9.8%
LA City Owners	89.2%	71.9%	63.2%	57.1%	21.5%
LA County Renters	94.1%	92.2%	68.5%	39.6%	9.5%
LA County Owners	83.1%	64.9%	58.6%	50.9%	18.6%

In a perfect market, rising housing costs might be an acceptable trade-off if this rise was a reflection of improving neighborhood conditions, including higher wages, better schools, and improved transit links bringing access to good jobs. Yet a brief examination of Los Angeles demographic changes over the last decade show that the improvements are not commensurate with rising housing costs. Educational outcomes improved, yet unemployment and incomes were worse for the typical household over most of the period when rents and housing prices were rising (though unemployment in 2014 in the City dipped below the 2000 figure for the first time in years). Investments in transit have occurred, yet more households have longer commutes to work. See table xx below:

Table 4. Economic and Social Indicators in Los Angeles City, Los Angeles County, 2000 & 2014

	Los Angeles City		**Los Angeles County**	
	2000	2014	2000	2014
Population	3,694,820	3,928,827	9,519,338	10,116,705
Number of Housing Units	1,337,668	1,433,123	3,270,909	3,482,681
Homeownership Rate	38.6%	36.7%	47.9%	45.5%
% Family Households	62.6%	60.0%	68.2%	66.9%
Average Household Size	2.8	2.9	3.0	3.0
% Latino	46.6%	48.6%	44.6%	48.4%
% Black	10.8%	8.6%	9.4%	7.9%
% White	29.6%	28.5%	31.0%	26.6%
% Asian	9.9%	11.5%	11.8%	14.2%
% Under 25 Year	37.6%	32.8%	38.3%	33.3%
% 25-44	34.0%	31.8%	32.5%	29.5%
% 45-64	18.6%	23.8%	19.4%	25.0%
% 65 and Over	9.7%	11.6%	9.7%	12.2%
% Bachelor's Degree or Higher	25.5%	32.3%	24.9%	30.3%
% Unemployment	9.3%	9.0%	8.2%	8.8%
Median Household Income[1]	$51,290	$49,737	$58,982	$54,856
% Riding Public Transit	10.2%	10.7%	6.6%	6.9%
% Commuting Over 30 Minutes[2]	43.7%	50.0%	43.1%	48.6%
% Commuting Over 60 Minutes	10.1%	12.1%	10.5%	12.5%

Notes:

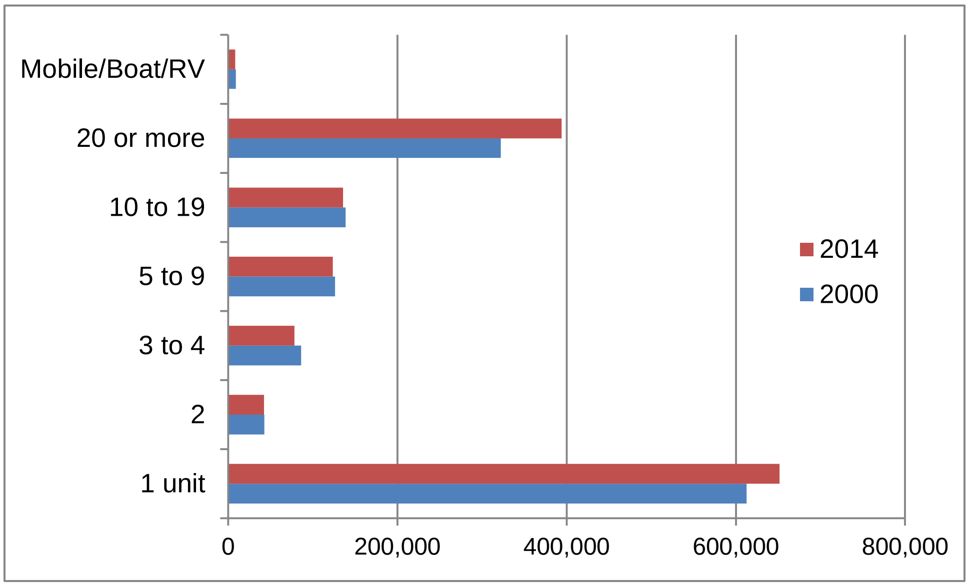
1= All dollars adjusted to 2013 values for consistency.

2= Excludes those who work at home.

The statistics on Los Angeles also reveal demographic changes. Though household size remained about the same, the percentage of non-family households in Los Angeles rose, with family households declining by 2.6 percentage points in the City and 1.3 percentage points in the County. Meanwhile, the areas aged, with the percentage of residents under 25 declining sharply and the percentage of residents 25-44 also declining as a large portion of the population aged into a the 45-64 demographic. Both the City and the County became more Latino and Asian, and slightly less White and Black.

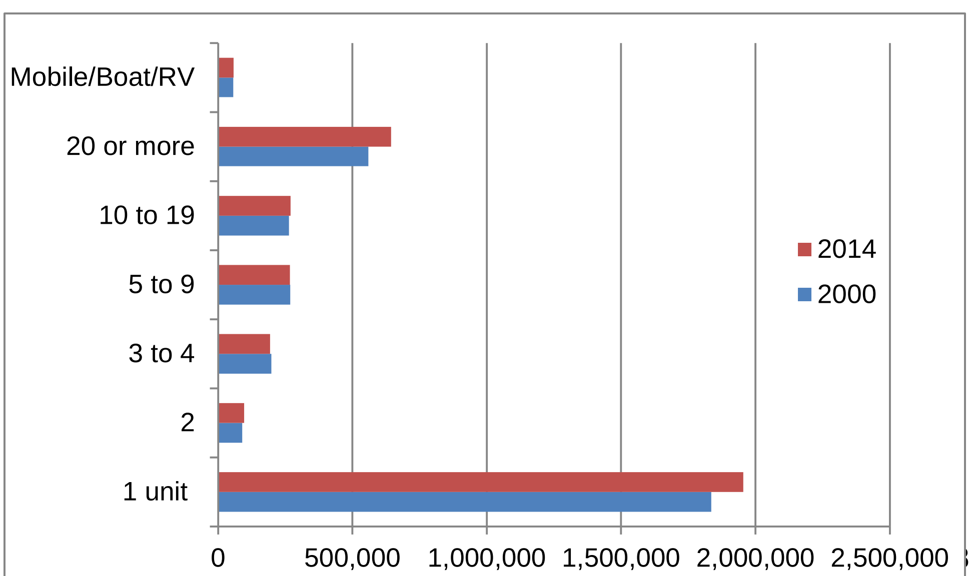
Also worth noting are the changes in housing stock in Los Angeles. In the City of Los Angeles, the number of housing units increased from 1.34 million in 2000 to 1.43 in 2014, an increase of 95,455 units. Much of this increase in units was accounted for by developments of 20 units or more; units in these larger developments increased by 71,785 over the period to nearly 400,000. Single family homes remained the most prevalent type of housing in Los Angeles, increasing by 38,883 units to just over 650,000 total units in 2014. All other types of housing declined slightly. See figure 4:

Figure 4. Number of Units in Los Angeles City by Units in Overall Structure, 2000 and 2014.



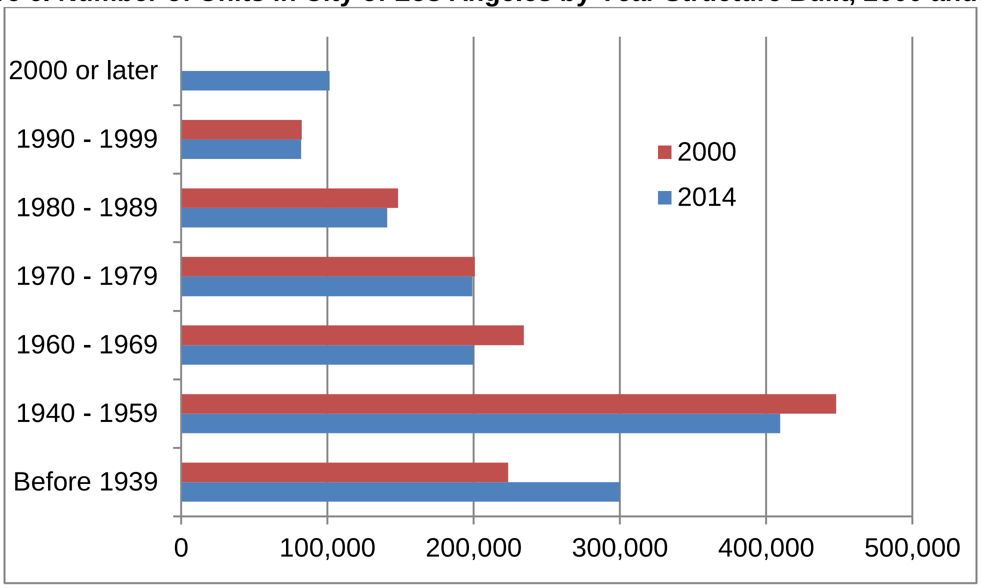
Similar changes occurred county-wide, with an increase of nearly 212,000 units over the period from 3.27 million in 2000 to 3.48 million in 2014. Much of the increase was accounted for by single-family homes, which increased by 119,000 from 1.84 million in 2000 to 1.95 million in 2014, and an increasing number of developments with over 20 units, with the number of units situated in developments with over 20 units increasing by over 84,000 to a total of 643,451 in 2014. Other types of housing either declined slightly or stayed relatively flat. See figure 5 below:

Figure 5. Number of Units in Los Angeles County by Units in Overall Structure, 2000 and 2014.



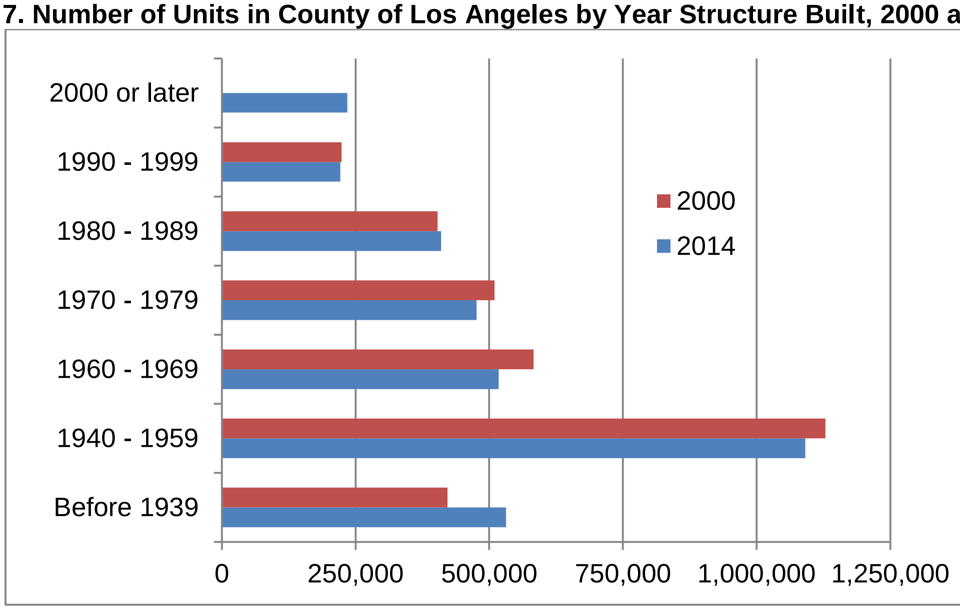
In addition to changes in the density of structure, the City of Los Angeles has also seen changes in the age of housing stock. Older structures built before 1939 have been split up with larger units being converted into smaller units; the number of units in structures built before 1939 increased by over 75,000 to about 300,000. Meanwhile, there was a sharp decline in units built between 1940 and 1979; the number of units from this era declined by nearly 75,000 to a total of about 809,000 remaining in Los Angeles (it's also worth noting that all these units built before 1979 are rent-stabilized, while units built afterwards are not). Meanwhile, about 100,000 units were built in the City after 2000. See figure xx below:

Figure 6. Number of Units in City of Los Angeles by Year Structure Built, 2000 and 2014



The change in housing stock was fairly similar in the county as a whole—in structures built before 1940, there was a total increase of 110,000 units between 2000 and 2014, while for structures built from 1940 to 1979, the number of units declined by 137,000. Finally, 235,000 units were built in the county since 2000. See figure 7 below:

Figure 7. Number of Units in County of Los Angeles by Year Structure Built, 2000 and 2014



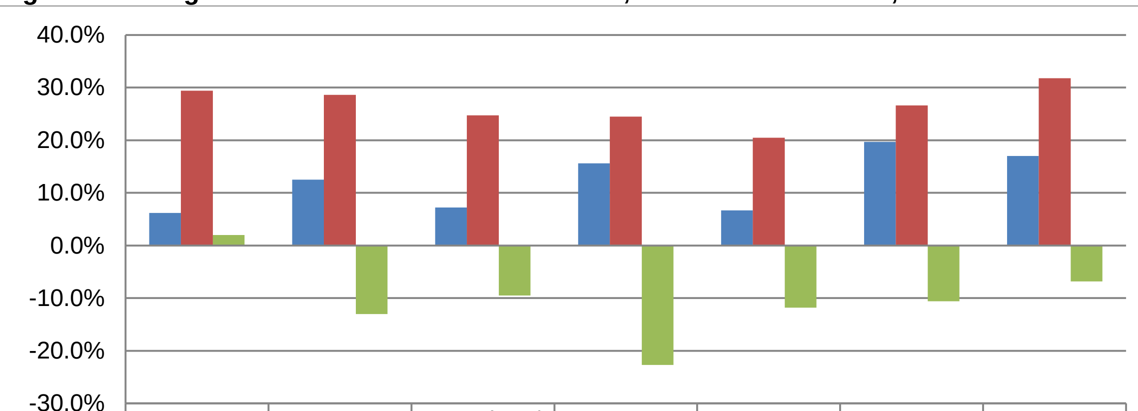
Regional Snapshots: Metro and South Los Angeles Neighborhoods

Metro Los Angeles neighborhoods have had lower rents and homeowner costs than elsewhere in Los Angeles. Yet these rents and owner costs have risen in the last decade, while the area's already relatively low incomes have sunk further, thus leading to very high cost burdens. As seen in figure 8 below, both median owner costs and median rents increased considerably over the last decade in neighborhoods across South LA, while incomes either shrunk or rose trivial amounts for the median household.

The largest increases in costs came in the West Adams/Mid City neighborhood (note on the geography of this neighborhood below), where the median owner cost increased from $1,734 in 2000 to $2,090 in 2014, a 17.0% increase, rents rose nearly $200 over that period from $808 to $1,065, a 31.8% increase, while median household incomes fell 6.8%. Incomes tumbled even more in other neighborhoods; in Hyde Park, the median households' income fell from $37,052 in 2000 to $28,640 in 2014, a 22.7% decrease, while housing costs rose by 15.6% for owners and 24.5% for renters. Every neighborhood saw owner cost increases upwards of 6%, and renter cost increases upwards of 20%.

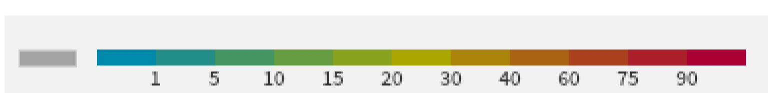
Many of the neighborhoods in this region experienced high rates of foreclosure relative to the rest of Los Angeles; neighborhoods such as West Adams and Hyde Park experienced rates of 40-50 foreclosures per 10,000 homes in certain months in 2008 and 2009 (Zillow, 2015).

Figure 8. Changes in Median Owner/Renter Costs, Household Incomes, 2000 to 2013

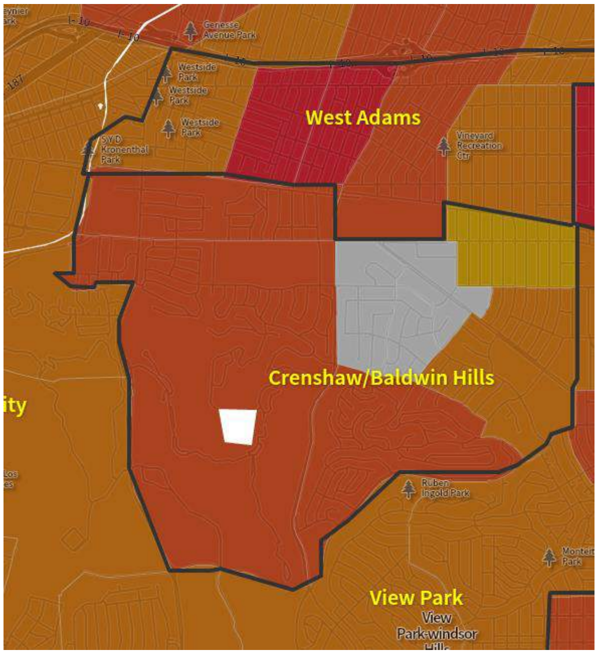


	Adams-Normandie	Canterbury Knolls	Crenshaw/ Baldwin Hills	Hyde Park	Inglewood	Jefferson Park	West Adams
Owner Costs	6.2%	12.5%	7.2%	15.6%	6.7%	19.7%	17.0%
Renter Costs	29.4%	28.6%	24.7%	24.5%	20.5%	26.6%	31.8%
Income	2.0%	-13.0%	-9.5%	-22.7%	-11.8%	-10.6%	-6.8%

Note: Maps measure the percentage of homeowner households paying over 30% of their income on their housing. Color key is below; the darker the red, the higher the percentage of owners with a cost burden.



Crenshaw/Baldwin Hills



Crenshaw is a fairly large area of Los Angeles to be treated as one neighborhood and could be broken down into component parts that include Baldwin Hills and Baldwin Vista, which are higher-priced communities on the hillside, and the lower-priced Crenshaw communities that are northeast of Martin Luther King Jr. Blvd. But for the purposes of data collection and the boundaries of Census tracts, this analysis treats the area as Crenshaw/ Baldwin Hills.

The neighborhood was fairly expensive relative to other Metro and South LA neighborhoods even in 2000, with a median home value of about $280,000 and median owner costs of $2,200. But these costs would only rise further. See table 5 below:

Table 5. Crenshaw/Baldwin Hills Median Costs by Housing Tenure

Crenshaw/Baldwin Hills	Median Home Value	Median Owner Costs	Median Rent
2000	$279,678	$2,217	$831
2010-2014	$432,695	$2,377	$1,036
Increase	+54.7%	+7.2%	+24.7%

Table 6. Crenshaw/Baldwin Hills Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	29,947	30,193
Number of Housing Units	13,892	14,718
% Family Households	56.8%	51.9%
Average Household Size	2.3	2.2
Homeownership Rate	30.9%	30.7%
% Latino	17.1%	25.1%
% Black	72.0%	61.1%
% White	3.3%	4.6%
% Asian	4.6%	4.8%
% Under 25	34.2%	29.7%
% 25-44	29.0%	27.2%
% 45-64	22.2%	27.3%
% 65 and Over	14.7%	15.8%
% Bachelor's Degree or Higher	24.1%	27.1%
% Unemployment	13.0%	14.8%
Median Household Income	$39,162	$35,446
% Riding Public Transit	12.3%	15.4%

Much like other neighborhoods, Crenshaw/Baldwin Hills saw an increase in the Latino population and a decline in the Black population. The White population also increased slightly. Meanwhile, while Crenshaw's total population increased slightly, the number of housing units increased as well, jumping by 5.9% from 2000 to 2014 and outpacing population growth. Crenshaw, like other neighborhood's, also aged, with both the under 25 and the 25-44 demographic declining as more of the population entered the 45-64 and the over 65 demographics. Yet as the population aged, both employment and household income indicators worsened.

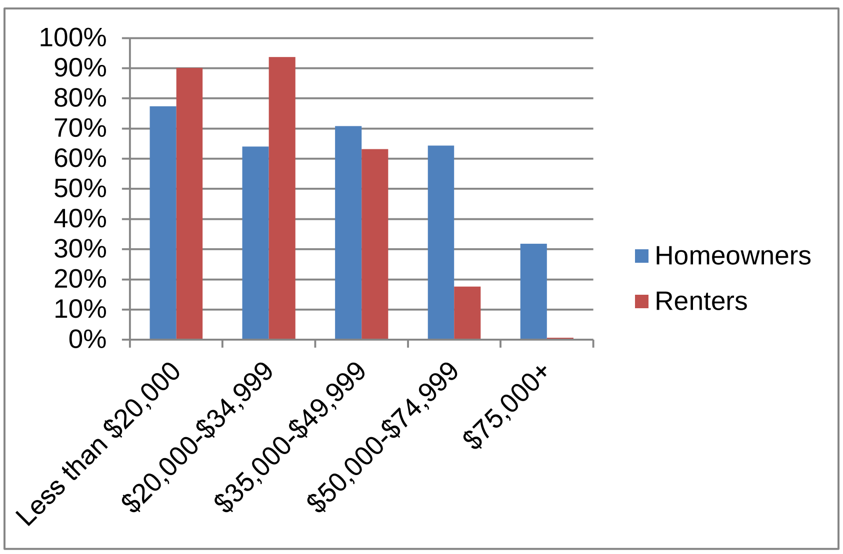
The Crenshaw/Baldwin Hills saw a far more dramatic transition than any other neighborhood in terms of rising cost burdens for homeowners. In 2000, merely 9.4% of homeowners were cost burdened. By 2014, that number increased to 60.2%. The proportion of homeowners that were severely cost-burdened increased from only 7.5% in 2000 to 23.0% in 2014. See table 7 below:

Table 7. Percentage of Residents that are Cost Burdened by Tenure

	% of Owners Cost-Burdened	% of Owners Severely Cost-Burdened	% of Renters Cost-Burdened	% of Renters Severely Cost-Burdened
2000	9.4%	7.5%	55.3%	31.5%
2010-2014	60.2%	23.0%	68.9%	36.3%

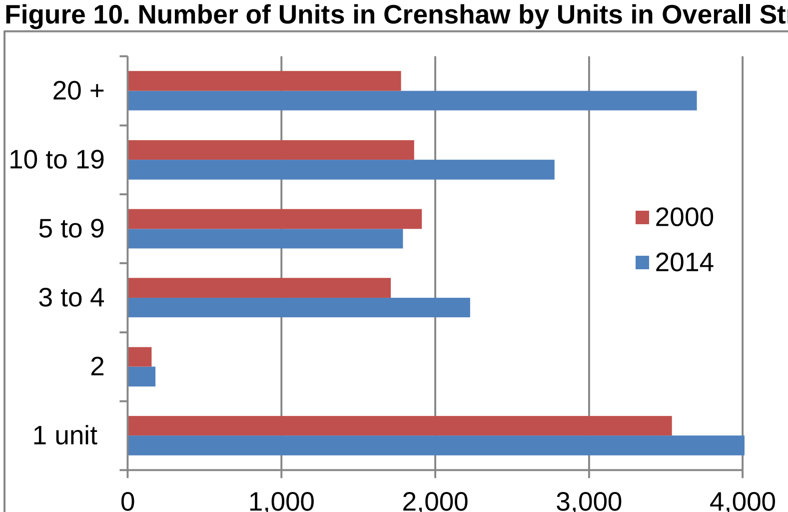
Extremely low- and very low-income renters continue to be cost burdened at high levels, with over 90% of renters in both the less than $20,000 and the $20,000-$34,999 experiencing a cost burden. Yet low- and moderate-income homeowners in the neighborhood are far more likely to be cost-burdened than renters, with over 60% of owners cost-burdened at both the $35,000-$49,999 group and the $50,000-$74,999 group, compared to 63.2% and 17.6% for renters, respectively. See figure 9 below:

Figure 9. Percent of Households with Cost Burden in Crenshaw by Income, Tenure, 2014



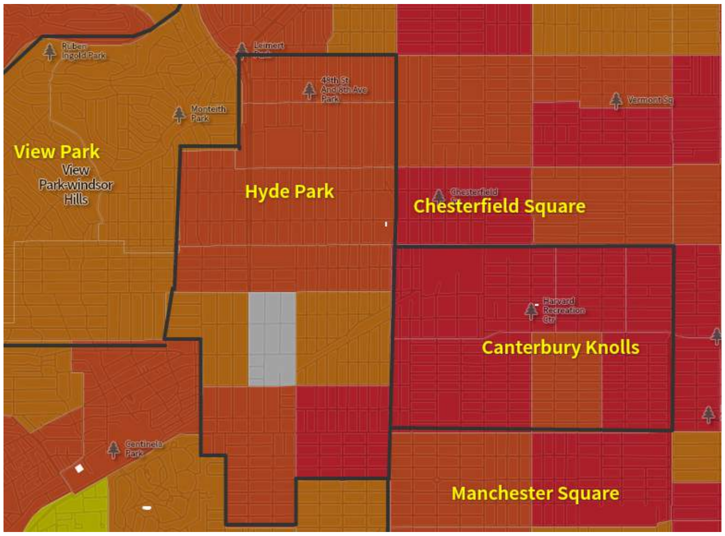
Much like Los Angeles overall, Crenshaw saw an increase in density with the number of units in structures of over 20 units increase from 1,778 in 2000 to 3,703 in 2014. Meanwhile medium-sized structures mostly declined slightly, while single family units increased by over 400 to 4,020. See figure 10 below:

Figure 10. Number of Units in Crenshaw by Units in Overall Structure, 2000 and 2014



The bulk of Crenshaw's units were built from 1940 to 1959, with 6,406 units from that period in 2014, or 55% of all units in the neighborhood. Units continued to be added in the last decade, with 353 units built from 2000 to 2013, accounting for 3% of all units in the neighborhood.

Hyde Park



The Hyde Park neighborhood runs south from Vernon Avenue between Deane Avenue on the west side and Van Ness Avenue on the east side, ending at the northeastern border of Inglewood. Hyde Park has experienced some of the sharpest rises in housing costs, coupled with a decline in incomes that has increased rent burdens. See left for map. Median home prices in Hyde Park rose more than 50% from 2000 to 2013, from just under \$200,000 to just under \$300,000, while rents jumped by 24.5% from \$795 to \$990. See table 8:

Table 8. Hyde Park Median Costs by Housing Tenure

Hyde Park	Median Home Value	Median Owner Costs	Median Rent
2000	\$198,592	\$1,692	\$795
2014	\$298,600	\$1,956	\$990
Increase	+50.4%	+15.6%	+24.5%

The demographic indicators that should accompany rising housing costs in Hyde Park were not present. Unemployment increased from 14.9% up to 18.7%, while the median household income fell by 22.7% to \$28,640. Like other neighborhoods and cities, the population aged, with fewer residents under 25 and a growing proportion of residents aged 45-64 and 65 and over. The population of the neighborhood fell, while the number of housing units increased by 5.3%. Hyde Park saw a sharp decline in the number of families, with the percentage of family households falling by over ten percentage points. All of this potentially points to the strong impact of the foreclosure crisis on Hyde Park, where foreclosures peaked at 40.3 per 10,000 homes in July 2008 (Zillow, 2015). Foreclosures are now low in Hyde Park, yet the combination of high

Table 9. Hyde Park Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	31,981	30,264
Number of Housing Units	11,763	12,467
% Family Households	68.8%	57.3%
Average Household Size	2.9	2.6
Homeownership Rate	41.8%	37.9%
% Latino	29.4%	39.1%
% Black	66.5%	54.2%
% White	1.3%	2.2%
% Asian	0.6%	1.2%
% Under 25	41.5%	33.4%
% 25-44	29.3%	26.1%
% 45-64	19.3%	26.8%
% 65 and Over	10.0%	13.8%
% Bachelor's Degree or Higher	10.2%	11.4%
% Unemployment	14.9%	18.7%
Median Household Income	\$37,052	\$28,640
% Riding Public Transit	13.3%	9.3%

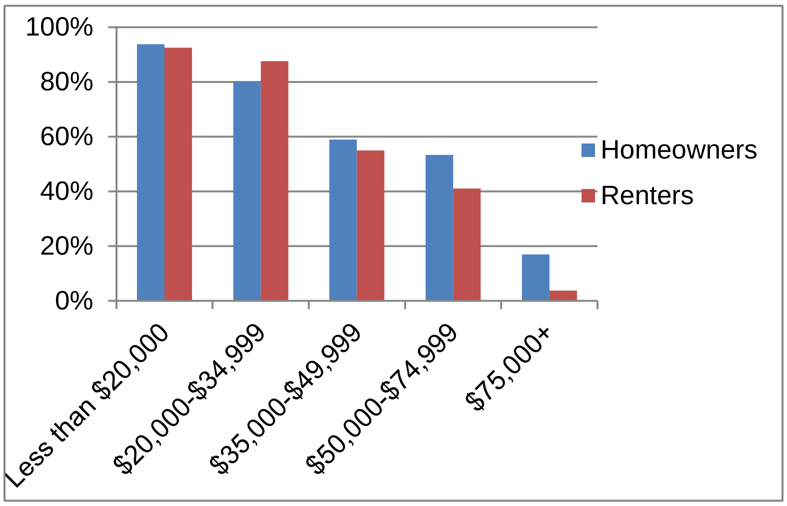
unemployment, a very low income population, and an aging population suggests the possibility that foreclosures could spike again in the future.

Table 10. Percentage of Residents that are Cost Burdened by Tenure

	% of Owners Cost-Burdened	% of Owners Severely Cost-Burdened	% of Renters Cost-Burdened	% of Renters Severely Cost-Burdened
2000	51.4%	24.3%	62.5%	34.8%
2010-2014	61.3%	40.8%	75.2%	50.2%

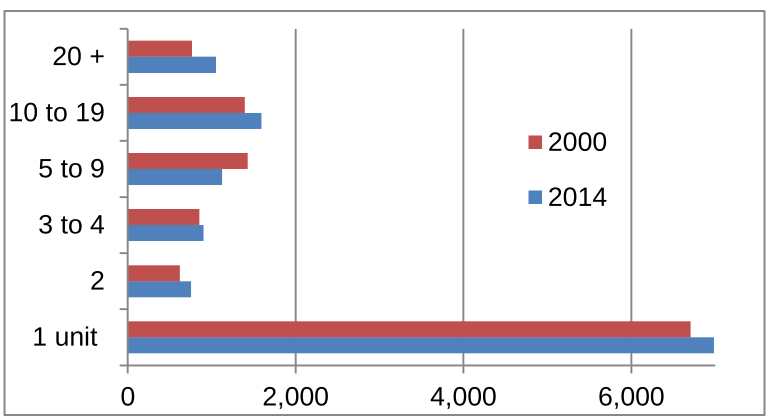
With incomes, jobs, and population falling and the number of units rising, one might expect housing costs to fall. Yet Hyde Park residents shouldered a heavier cost burden: more than 40% of owners and more than half of renters faced severe cost burdens in 2014, up from a quarter of owners and a third of renters.

Figure 11. Percent of Households with Cost Burden in Hyde Park by Income, Tenure, 2010-2014



Like other neighborhoods, renters and owners at extremely and very low incomes were very likely to face cost burdens. But low and moderate-income homeowners were more likely than low and moderate-income renters to face burdens. With an aging population, falling incomes, and rising housing costs, the declining ownership rate in Hyde Park should present concerns for policymakers that a wave of elderly homeowners are struggling to keep their homes.

Figure 12. Number of Units in Hyde Park by Number of Units in Overall Structure, 2000 and 2010-2014.



The bulk of housing stock in Hyde Park remained single family homes, accounting for over 6,700 of Hyde Park's units in both 2000 and 2014. Density also increased, with units in structures of over 20 units increasing by about 300 units from 2000 to 2014. Many older structures were split into smaller units, with the number of units in structures built before 1940 increasing from 3,600 in 2000 to over 5,000 in 2013. Otherwise, there was a sharp decline in the number of units built from 1940 to 1979, while about 630 new units were added to Hyde Park since 2000.

Jefferson Park

The Jefferson Park neighborhood is bound by the 10 Freeway to the north, by Adams-Normandie to the east, by West Adams to the west, and Exposition Boulevard to the South.

Table 11. Jefferson Park Median Costs by Housing Tenure

Jefferson Park	Median Home Value	Median Owner Costs	Median Rent
2000	$213,752	$1,765	$779
2010-2014	$340,953	$2,113	$986
Increase	+37.3%	+19.7%	+26.6%

Few neighborhoods have seen housing costs rise as steeply as Jefferson Park, where monthly owner costs jolted upward by 19.7% from 2000 to 2014 to $2,113, while median rents rose 26.6% to $986. Jefferson Park saw demographic changes over the decade, with the number of black residents falling as Latinos and whites increased. Education levels also increased. Taken together, gentrification seemed to be strongly felt in Jefferson Park. Meanwhile, the age profile of residents changes, with an increase in those aged 45-64 and 65 and over.

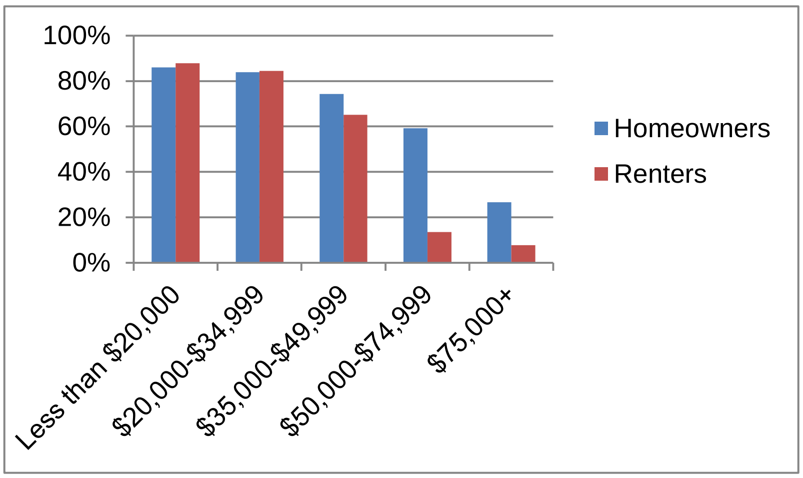
Table 12. Jefferson Park Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	27,549	30,792
Number of Housing Units	9,744	10,658
% Family Households	65.4%	65.4%
Average Household Size	3.0	3.1
Homeownership Rate	31.7%	30.9%
% Latino	46.4%	56.9%
% Black	45.3%	31.8%
% White	3.0%	5.2%
% Asian	2.6%	3.1%
% Under 25	41.2%	36.4%
% 25-44	30.8%	28.7%
% 45-64	17.0%	23.5%
% 65 and Over	11.0%	11.4%
% Bachelor’s Degree or Higher	11.2%	15.7%
% Unemployment	15.9%	12.3%
Median Household Income	$34,396	$30,761
% Riding Public Transit	14.7%	15.8%

Table 13. Percentage of Residents that are Cost Burdened by Tenure.

	% of Owners Cost-Burdened	% of Owners Severely Cost-Burdened	% of Renters Cost-Burdened	% of Renters Severely Cost-Burdened
2000	66.5%	24.9%	53.3%	31.3%
2010-2014	66.9%	38.7%	66.0%	39.2%

With rising costs and falling incomes in Jefferson Park, cost burdens increased, with nearly forty percent of both renters and owners experiencing a severe cost burden, while two-thirds of both renters and owners had an overall cost burden.

Figure 13. Percent of Households with Cost Burden in Jefferson Park by Income, Tenure, 2010-2014



The distribution of cost burdens among different incomes seems to suggest that lower income owners and renters are continuing to bear the brunt of higher housing costs, with upwards of three quarters of all homeowners earning under $50,000 experiencing a cost burden. Meanwhile, 13.5% of renters earning between $50,000-$74,999 and 7.8% of renters earning over $75,000 had a cost burden, compared to two-thirds for low-income renters and over 80% for very low and extremely low-income renters.

West Adams/Mid City[1]

The West Adams and Mid City neighborhoods, bound by Jefferson Park to the east, Crenshaw to the south, and split through the middle by the 10 Freeway, experienced sharp price increases, coupled with a tumbling homeownership rate and rising cost burdens.

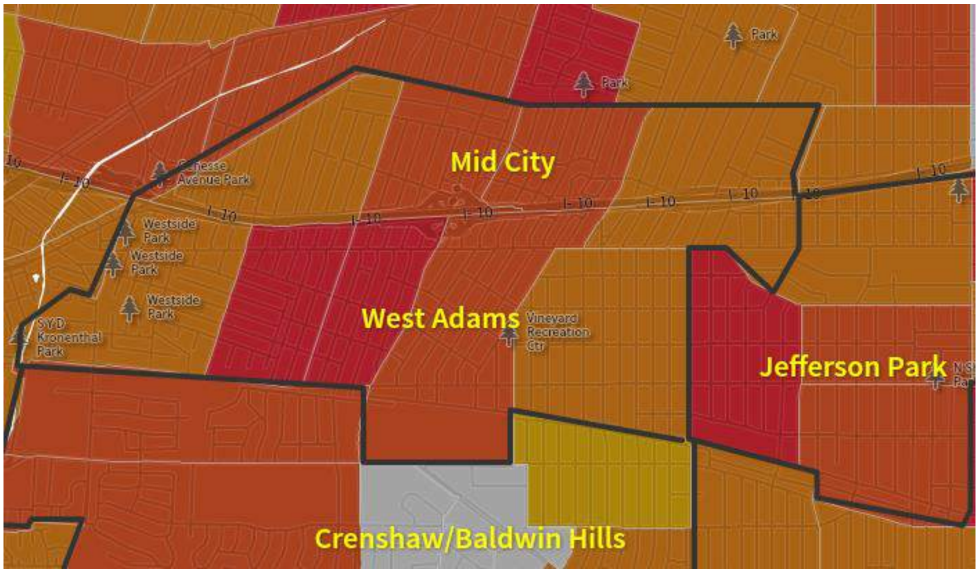
Table 14. West Adams/Mid City Median Costs by Housing Tenure

West Adams/Mid City	Median Home Value	Median Owner Costs	Median Rent
2000	$209,290	$1,719	$840
2010-2014	$352,888	$2,090	$1,065
Increase	+68.6%	+21.6%	+26.8%

Median home values rose 68.6% over the decade, while median owner costs rose 21.6% over the decade, while rents rose 26.8%. Yet even these may mask some of the largest price increases that the West Adams/Mid City area experienced, as the homeownership rate in the

[1] Note- West Adams was combined with Mid City in order to keep consistent geography, as Census tract boundaries changed between 2000 and the 2010-2014 American Communities Survey.

neighborhood fell amid heavy foreclosure losses between 2008 and 2009—foreclosures peaked at 58 per 10,000 in January 2008, rising again to 55 per 10,000 homes as late as July 2009.



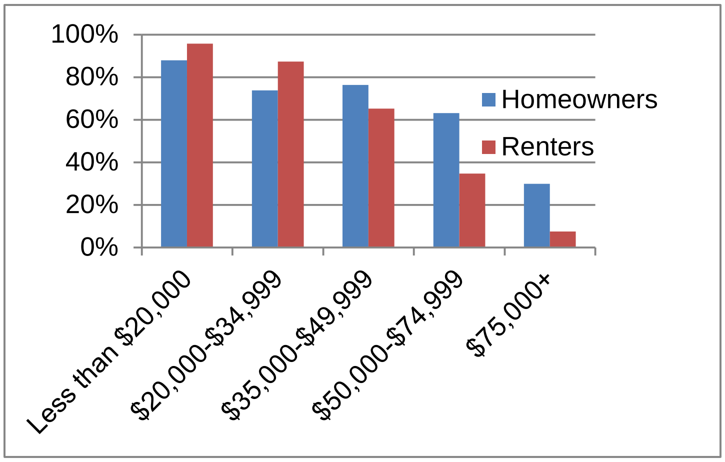
West Adams exhibited some signs of racial change and more signs of an age shift—the black population continued to decline while the small white population increased and the Latino population continued to increase. But the below 25 demographic fell sharply, while the 45-64 contingent grew strongly. Meanwhile, as costs rose, so too did commute times as public transit ridership decreased.

Table 15. West Adams/Mid City Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	36,235	37,287
Number of Housing Units	12,185	12,977
% Family Households	71.1%	66.3%
Average Household Size	3.1	3.0
Homeownership Rate	36.2%	33.8%
% Latino	52.9%	60.2%
% Black	40.7%	31.5%
% White	2.3%	4.0%
% Asian	1.7%	2.0%
% Under 25	42.7%	36.4%
% 25-44	31.4%	31.1%
% 45-64	17.4%	23.7%
% 65 and Over	8.6%	8.8%
% Bachelor's Degree or Higher	9.0%	16.6%
% Unemployment	11.5%	12.1%
Median Household Income	$39,356	$36,245
% Riding Public Transit	14.2%	13.2%

Table 16. Percentage of Households that are Cost-Burdened by Tenure

	% of Owners Cost-Burdened	**% of Owners Severely Cost-Burdened**	**% of Renters Cost-Burdened**	**% of Renters Severely Cost-Burdened**
2000	51.7%	22.7%	53.5%	30.5%
2010-2014	61.5%	30.5%	72.1%	41.9%

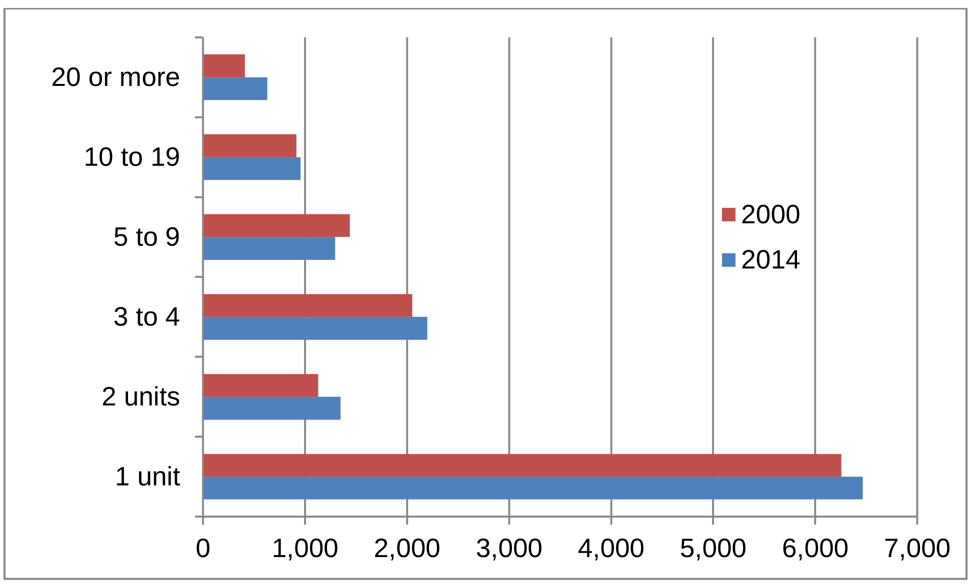
Figure 14. Percent of Households with Cost Burden in West Adams/Mid City by Income, Tenure, 2010-2014



Meanwhile, cost burdens increased, with nearly a third of owners and over 40% of renters reporting a severe cost burden in 2014, up sharply from the previous decade. The bulk of those homeowners and renters were lower-income residents; for residents earning $75,000 and over, only 30.0% of homeowners and 7.6% of renters were cost-burdened, compared to over 95% for extremely low-income households.

Finally, West Adams/Mid City saw a shift in housing stock; older structures built before 1939 saw a sharp increase in the number of units from 3,500 to about 5,400, meaning larger units were split into smaller ones, while other units built between 1940 and 1979 declined sharply from about 7,700 in 2000 to about 5,880 in 2013. Only 473 new units were built from 2000 onward. Overall density and type of housing did not change much, with the bulk of units remaining one unit detached and attached, followed by 3 to 4 unit buildings.

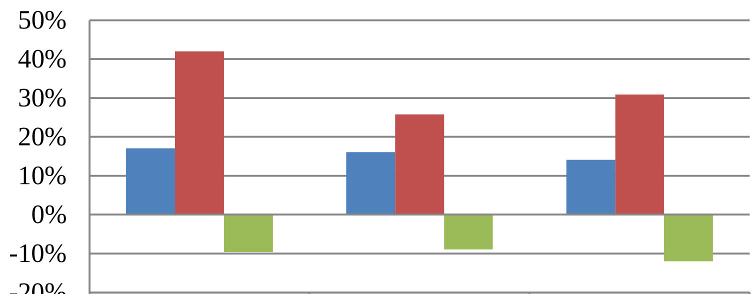
Figure 15. Change in Housing Stock in West Adams/Mid City, 2000 to 2014, by Numbers of Units in Structure and Year Structure Built



Regional Snapshots: The San Fernando Valley

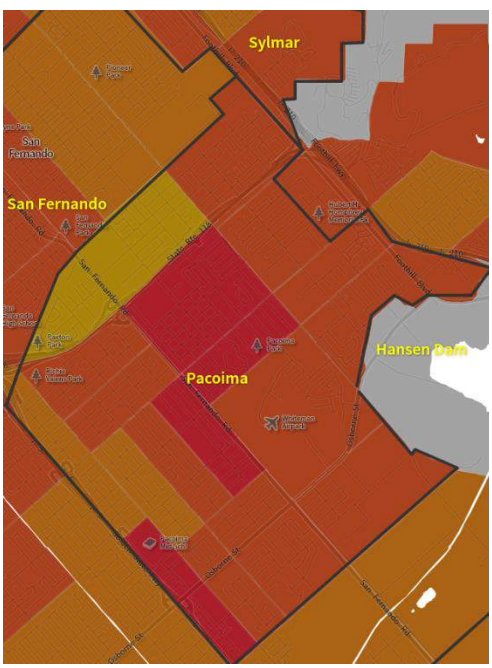
While the San Fernando Valley has generally higher incomes than the neighborhoods of South Los Angeles, its neighborhoods have followed the same patterns of declining incomes and rising costs. See figure xx below:

Figure 16. Change in Median Housing Costs, Household Income by Neighborhood, 2000 to 2010-2014



	Pacoima	Reseda	Sylmar
Owner Costs	17.1%	16.1%	14.1%
Renter Costs	42.0%	25.8%	30.9%
Income	-9.6%	-8.9%	-12.0%

Like South LA, the San Fernando Valley was reshaped by the foreclosure crisis that halted the advance of homeownership and ushered in a higher proportion of renters. Foreclosures peaked at 57 per 10,000 homes in Pacoima in September 2008 and 56 per 10,000 in Sylmar in August 2008.



Pacoima

The Pacoima community is bound by Sylmar and the City of San Fernando to the north, Hansen Dam to the east, and Arleta to the west.

Table 17. Pacoima Median Costs by Housing Tenure

Pacoima	Median Home Value	Median Owner Costs	Median Rent
2000	$181,914	$1,653	$882
2010-2014	$273,847	$1,935	$1,252
Increase	+50.5%	+17.1%	+42.0%

Pacoima, a heavily Latino community of the San Fernando Valley, experienced large increases in cost, with median rents climbing 42.0% to $1,252 over the decade while owner costs rose 17.1% to just under $2,000. Pacoima had comparable household incomes to the City of Los Angeles in 2000 at $50,279, but a near 10% decline in income, coupled with falling homeownership and rising unemployment, led to greater cost burdens.

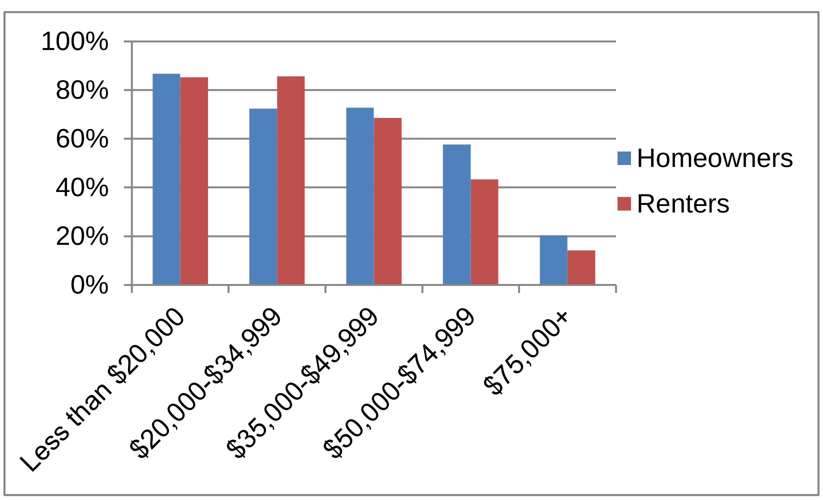
Table 18. Pacoima Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	73,966	71,927
Number of Housing Units	16,402	16,418
% Family Households	85.9%	87.2%
Average Household Size	4.6	4.6
Homeownership Rate	55.9%	48.4%
% Latino	85.0%	90.2%
% Black	7.5%	4.6%
% White	4.6%	2.5%
% Asian	1.8%	2.4%
% Under 25	48.8%	42.2%
% 25-44	30.6%	30.1%
% 45-64	14.7%	19.6%
% 65 and Over	5.9%	8.1%
% Bachelor's Degree or Higher	4.3%	6.6%
% Unemployment	10.5%	15.1%
Median Household Income	$50,279	$45,459
% Riding Public Transit	7.5%	6.5%

The Latino population of Pacoima increased from 85.0% to 90.2%, while like other neighborhoods, Pacoima aged, although it still retained a large portion of its population under age 25. Income fell and unemployment spiked in Pacoima, from 10.5% to 15.1%. Given the combination of rising housing costs and declining incomes, it comes as no surprise that cost burdens increased significantly in Pacoima, the percentage of owners with a severe cost burden rising ten percentage points to a third, while 37.5% of renters were severely cost burdened in 2013. Pacoima continues to be a neighborhood that is dominated by families; 87% of households were families in 2014 and the average household size was 4.6.

Table 19. Percentage of Residents that are Cost Burdened by Tenure

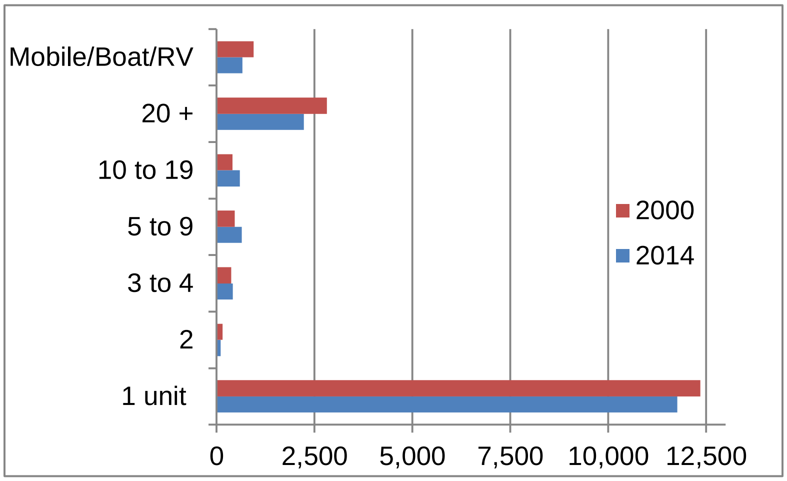
	% of Owners Cost-Burdened	% of Owners Severely Cost-Burdened	% of Renters Cost-Burdened	% of Renters Severely Cost-Burdened
2000	50.0%	23.9%	45.6%	17.7%
2010-2014	60.8%	29.7%	65.9%	39.1%

Figure 17. Percent of Households with Cost Burden Pacoima by Income, Tenure, 2010-2014



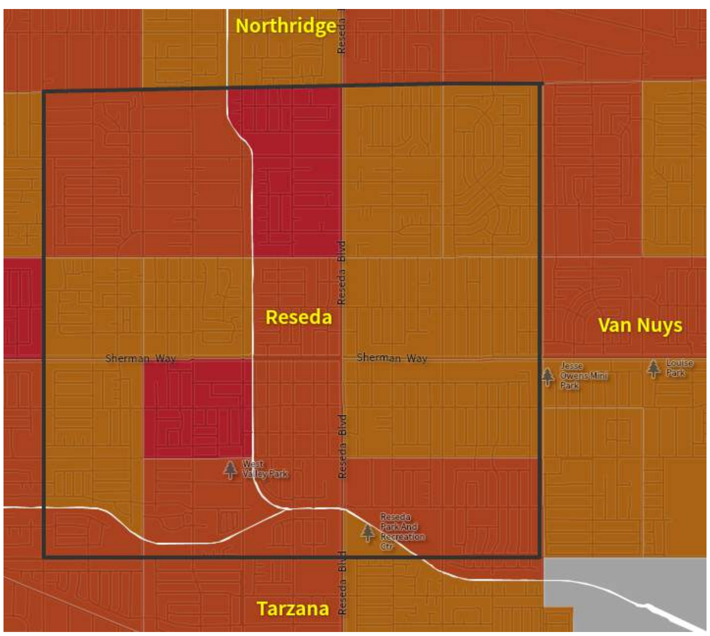
Pacoima was less cost-burdened in 2000 relative to elsewhere in Los Angeles, this situation began to change in the last decade. The portion of homeowners that were severely cost-burdened incre-ased by just over nine percentage points, while the portion of renters that were severely cost-burdened more than doubled from 17.7% to 39.1%. Here again, cost burdens were far from evenly distributed; only 14.1% of renter households and 20.3% of homeowner households earning over $75,000 experienced a cost burden. By contrast, 72.8% of owners and 68.6% of renters earning a low income between $35,000-$49,999 experienced a cost burden.

Figure 18. Change in Housing Stock in Pacoima, 2000 to 2010-2014, by Numbers of Units in Structure and Year



Despite a slight loss of one-unit structures in Pacoima from 2000 to 2014, these remained the dominant housing in Pacoima, accounting for over 11,750 units and 72% of housing in 2014. Most of Pacoima's housing was built in the 1940 to 1959 period; this period accounted for 6,900 units in 2000 and further splitting of units led this period to comprise 7,700 units and 47% of the neighborhood's units by 2013. Only 728 units were added after 2000.

Reseda



The neighborhood of Reseda is bound by Victory Boulevard to the south, Roscoe Boulevard to the north, White Oak Avenue to the east, and Corbin Avenue to the west, and is surrounded by Northridge and Van Nuys. Like elsewhere in Los Angeles, owner costs and rents have spiked in Reseda. Owner costs rose 16.1% over the decade to $2,133 per month, while rents rose 25.8% to $1,193 per month. See table 20 on the following page.

These rising costs may have partially been a result of a rising population outpacing the increase in number of units over the period, in additional to an aging population. But the population growing older did not mean the population grew wealthier, as median household income fell by 8.9% and unemployment rose to 10.1%. In addition, Reseda grew more Latino and Asian over the decade. Reseda, like Pacoima, was one of the few places where the percentage of family households did not decline and the average household size rose. See table 21.

Table 20. Reseda Median Costs by Housing Tenure

Reseda	Median Home Value	Median Owner Costs	Median Rent
2000	$217,206	$1,838	$948
2010-2014	$320,787	$2,133	$1,193
Increase	+47.7%	+16.1%	+25.8%

Table 21. Reseda Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	59,583	67,870
Number of Housing Units	19,654	20,862
% Family Households	70.7%	71.5%
Average Household Size	3.1	3.4
Homeownership Rate	52.2%	50.3%
% Latino	44.3%	55.3%
% Black	4.0%	2.7%
% White	36.7%	27.1%
% Asian	11.5%	12.6%
% Under 25	37.4%	35.7%
% 25-44	34.0%	28.2%
% 45-64	18.9%	26.1%
% 65 and Over	9.9%	10.1%
% Bachelor's Degree or Higher	18.7%	21.5%
% Unemployment	8.2%	10.1%
Median Household Income	$56,232	$51,224
% Riding Public Transit	6.3%	6.6%

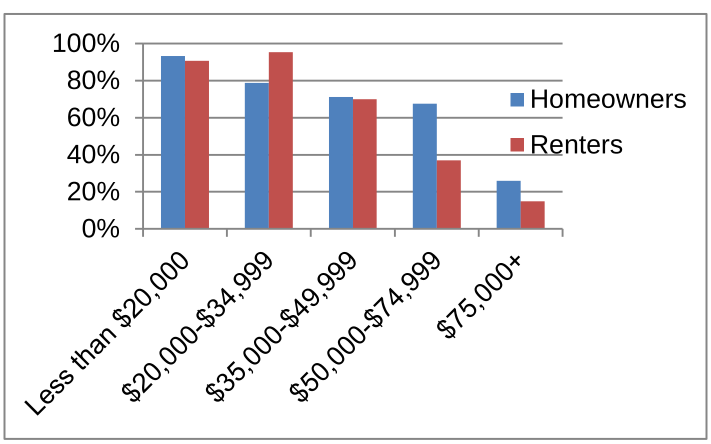
Along with these demographic shifts, cost burdens have increased dramatically. In 2000, only 10.5% of homeowners were cost burdened and only 4.3% were severely cost burdened. Those numbers leapt to 57.6% and 32.0% by the 2010-2014 period, respectively. Only the Crenshaw neighborhood in South Los Angeles experienced such as notable shift from being a low cost-burden neighborhood for homeowners to a high-cost burden neighborhood over the decade. Renters were similarly burdened by 2010-2014, although the rise was less dramatic.

Table 22. Percentage of Residents that are Cost Burdened by Tenure

	% of Owners Cost-Burdened	**% of Owners Severely Cost-Burdened**	**% of Renters Cost-Burdened**	**% of Renters Severely Cost-Burdened**
2000	10.5%	4.3%	48.6%	21.2%
2010-2014	57.6%	32.0%	64.2%	38.2%

Reseda was one of the few locations in Los Angeles where homeowners and renters were similarly cost burdened at like incomes, and while the cost burdens are high, the similarity in cost burdens suggests a greater diversity in housing stock than other neighborhoods, allowing for the accommodation of a variety of people of different income levels.

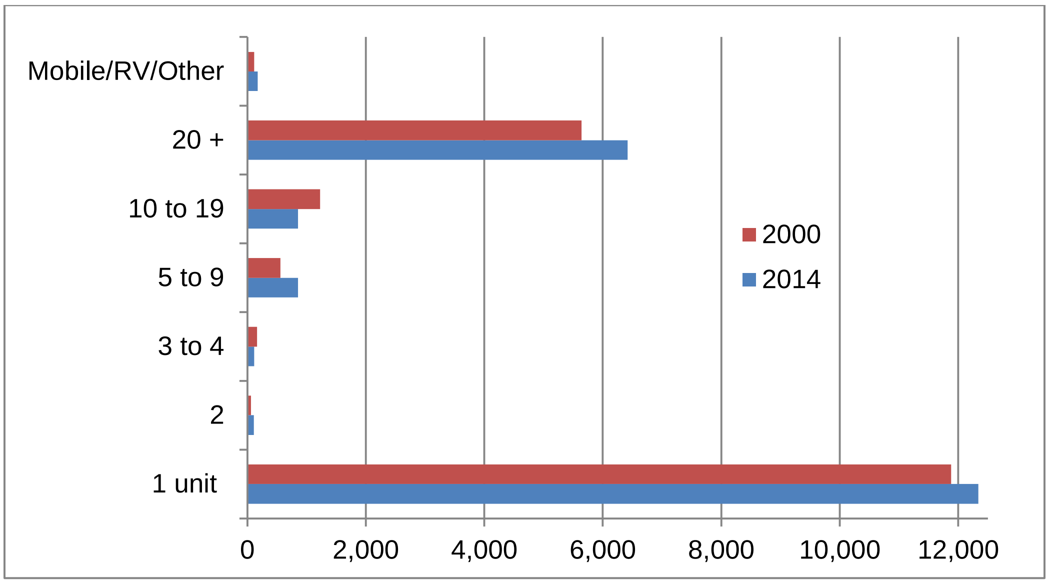
Figure 19. Percent of Households with Cost Burden, Reseda by Income, Tenure, 2010-2014



Unlike other neighborhoods, Reseda's housing is a mix of single-family homes and dense structures with over 20 units with very little in between. About 12,000 of Reseda's 20,000 units were one unit, while 6,800 were in structures with over 20 units in 2013. All other types of structures had less than 1,000 units per category.

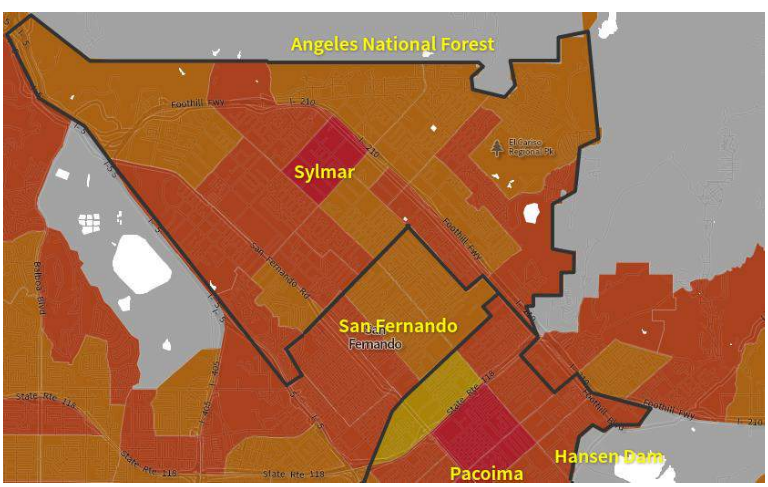
Reseda had very few units and households prior to 1940. As of 2000 only 524 units remained from that period. Reseda's older units built between 1940 and 1959, however, saw an increase in number as larger units were split into smaller ones between 2000 and 2013, increasing from 9,000 units to 9,300 units. Structures built from 1940-1959 accounted for about 45% of Reseda's units. Reseda added another 9,000 units from 1960 to 1999, but building slowed significantly after the turn of millennium with the neighborhood added only 691 units after 2000.

Figure 20. Change in Housing Stock in Reseda, 2000 to 2010-2014, by Numbers of Units in Structure



Sylmar

The neighborhood of Sylmar is bound by Angeles National Forest to the north and east, the small City of San Fernando to the south, and the 5 Freeway to the west. As with Pacoima, Sylmar saw one of the highest foreclosure rates in the Los Angeles area.



Sylmar has experienced sharply increasing rents, with a 30.9% increase in median rents, while owner costs increased in a more tempered manner by 14.1% over the period—these homeowners are the bulk of Sylmar's residents, as the neighborhood has a 67.6% homeownership rate, although this is a decline from 70.8% in 2000.

Table 23. Sylmar Median Costs by Housing Tenure

Sylmar	Median Home Value	Median Owner Costs	Median Rent
2000	$211,879	$1,910	$989
2010-2014	$317,151	$2,179	$1,295
Increase	+49.7%	+14.1%	+30.9%

Though higher income to begin with, Sylmar's demographic changes were extremely similar to other neighborhoods in the San Fernando Valley, as the Latino proportion of the population increased, the white population declined, and the population became proportionally older. Income, though relatively higher in Sylmar at $59,772 in 2010-2014, saw a sharp decrease of 12.0% from its moderate 2000 level to a low level, while educational attainment improved significantly. Meanwhile, unemployment increased by about 50% from 8.1% in 2000 to 11.5% in 2013.

Table 24. Sylmar Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	69,638	78,692
Number of Housing Units	18,659	21,514
% Family Households	81.0%	83.2%
Average Household Size	3.7	3.8
Homeownership Rate	70.8%	68.7%
% Latino	69.9%	77.7%
% Black	4.2%	2.5%
% White	20.6%	12.8%
% Asian	3.4%	5.5%
% Under 25	43.7%	38.8%
% 25-44	31.0%	28.5%
% 45-64	17.8%	23.0%
% 65 and Over	7.6%	9.7%
% Bachelor's Degree or Higher	11.6%	16.6%
% Unemployment	8.1%	11.5%
Median Household Income	$67,903	$59,772
% Riding Public Transit	3.3%	4.1%

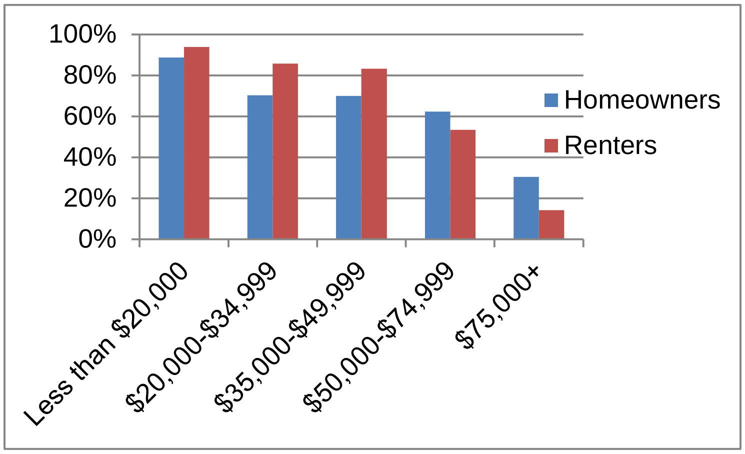
Cost burdens have risen from a relatively low baseline for owners in Sylmar; in 2000, only 14.8% of homeowners were severely cost burdened, but by 2013, that rose to 27.8%. Renters saw a sharper increase; as such, over 68% of renters were burdened by 2010-2014 and near two in five were severely burdened.

Table 25. Percentage of Residents that are Cost-Burdened by Tenure

	% of Owners Cost-Burdened	**% of Owners Severely Cost-Burdened**	**% of Renters Cost-Burdened**	**% of Renters Severely Cost-Burdened**
2000	41.4%	14.8%	45.5%	21.6%
2010-2014	57.8%	27.8%	68.3%	34.5%

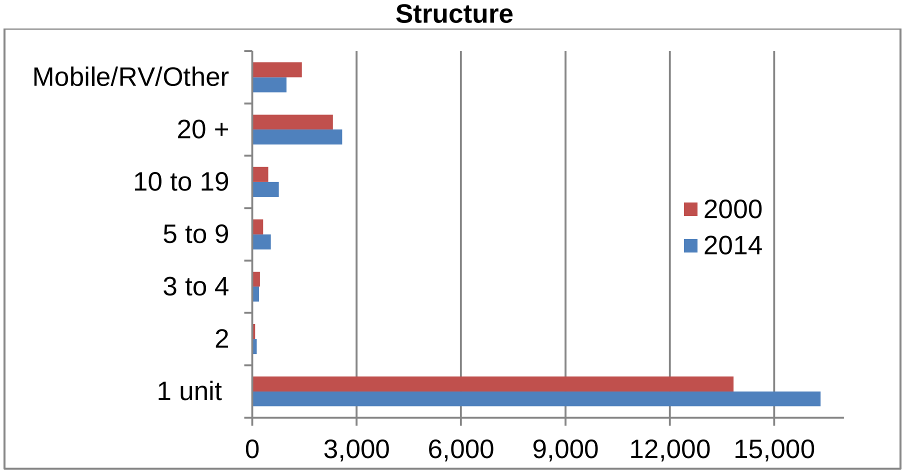
As with other neighborhoods, cost burdens were a nearly universal problem from low-income owners and renters, a widespread problem for middle-income owners, and far less likely to be a problem for upper-income renters. See figure 21.

Figure 21. Percent of Households with Cost Burden, Sylmar by Income, Tenure, 2010-2014



Similar to Reseda, Sylmar's housing stock is almost entirely one unit structures and 20+ unit structures. The number of one-unit structures increased strongly over the period studied, increasing from 13,800 in 2000 to 16,000 in 2013, while units in structures of 20+ units rose from 2,300 to 2,700. Sylmar also has a sizable population living in mobile homes and RVs, with over 1,000 households in these types of units in 2013. Like other neighborhoods in the San Fernando Valley, there was very little housing stock prior to 1940 and thus little remaining. There was a sharp increase in units in structures built from 1940 to 1959, rising from 5,200 in 2000 to 6,700 in 2013, while the units in structures built from 1960 to 1979 fell sharply. Building was strong after 2000, with 2,800 units built after 2000. See figure 22:

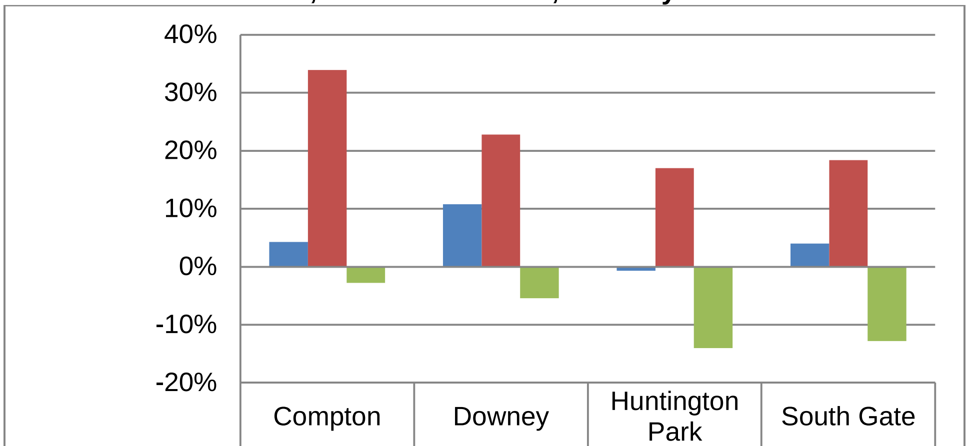
Figure 22. Change in Housing Stock in Sylmar, 2000 to 2010-2014, by Numbers of Units in Structure



Regional Snapshots: The Gateway Cities

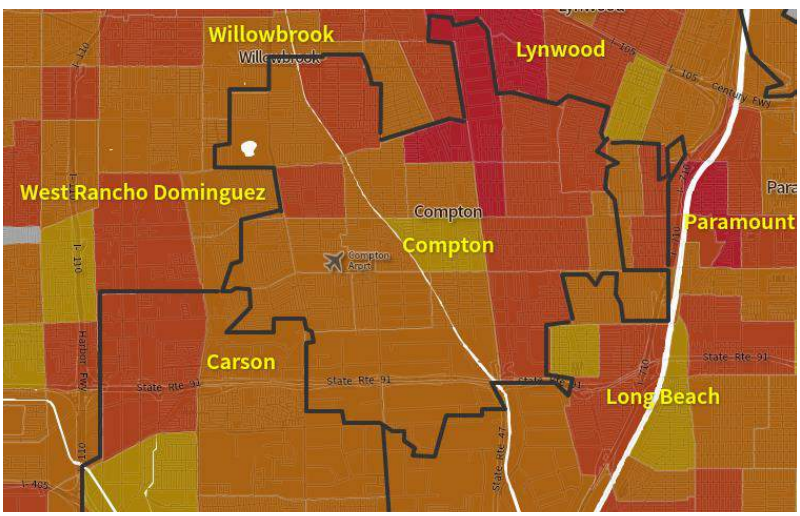
Overall, Gateway Cities (including Compton and Downey, examined below) are characterized by relatively stable homeowner costs—in fact, Huntington Park was the single area examined where median homeowner costs actually declined slightly. However, these homeowner costs were high to begin with relative to incomes and are coupled with declining homeownership rates. Moreover, renter costs in these cities have increased enormously, while incomes declined. Yet different parts of the region have seen divergent paths. Compton experienced high foreclosure rates during the crisis, slowing owner costs, while Downey's costs have continued to rise and all but excluded any household with less than a moderate income.

Figure 23. Percentage Change in Median Owner Costs, Renter Costs, and Median Household Income, 2000 to 2010-2014, Gateway Cities



	Compton	Downey	Huntington Park	South Gate
Owner Costs	4.3%	10.8%	-0.7%	4.0%
Renter Costs	33.9%	22.8%	17.0%	18.4%
Income	-2.8%	-5.4%	-14.0%	-12.8%

Compton



The City of Compton is bound by the cities of Lynwood and Paramount to the east, Long Beach and Carson to the south, the unincorporated areas of West Ranch Dominguez and Willowbrook.

Relative to the neighborhoods of South Los Angeles, Compton's rents and owner costs are low, although rents have risen strongly in the last decade. Median rents rose by 33.9% to $1,082, and are yet to decline from their pre-Recession inflated highs. Meanwhile median mortgage payments rose from $1,593 in 2000 to a high of $2,218 in 2008 before easing downward in the following years.

Table 26. Compton Median Costs by Housing Tenure

Compton	Median Home Value	Median Owner Costs	Median Rent
2000	$184,239	$1,593	$808
2010-2014	$233,400	$1,666	$1,082
Increase	+26.7%	+4.3%	+33.9%

Also worth noting are the sharp swing in homeownership in Compton. While it appears to have only fallen 1.4 percentage points from 2000 to 2014, Compton's homeownership rate spiked to 64.8% just before the housing collapse, before dropping over ten percentage points in the subsequent years as foreclosures spread in the city. Meanwhile, Compton residents changed from being just over half Latino in 2000 to fully two-thirds Latino, while the population also aged somewhat. Income dropped slightly and unemployment remained relatively high even for the Southland at 16.7%.

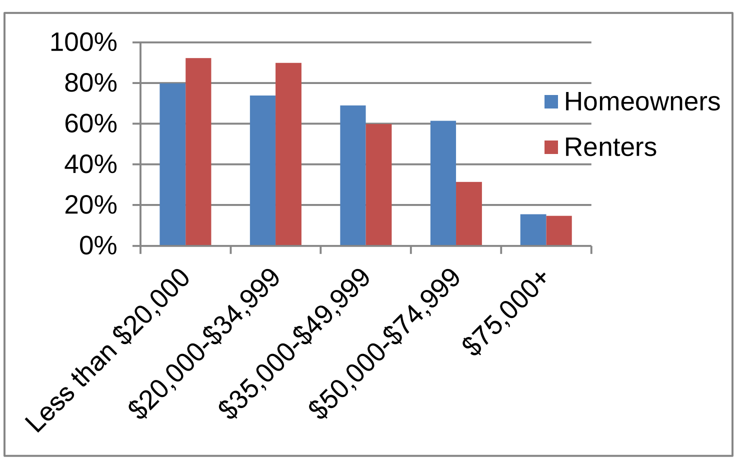
Table 27. Compton Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	93,493	97,663
Number of Housing Units	23,795	25,236
% Family Households	83.4%	82.6%
Average Household Size	4.2	4.2
Homeownership Rate	56.3%	54.9%
% Latino	56.8%	66.3%
% Black	39.9%	30.9%
% White	1.0%	1.1%
% Asian	0.2%	0.4%
% Under 25	50.0%	44.7%
% 25-44	28.7%	27.6%
% 45-64	14.4%	20.0%
% 65 and Over	6.9%	7.7%
% Bachelor's Degree or Higher	5.9%	6.4%
% Unemployment	13.7%	16.7%
Median Household Income	$44,484	$43,230
% Riding Public Transit	8.4%	7.3%

Table 28. Percentage of Residents with Cost Burdens by Tenure

	% of Owners Cost-Burdened	**% of Owners Severely Cost-Burdened**	**% of Renters Cost-Burdened**	**% of Renters Severely Cost-Burdened**
2000	50.3%	23.8%	55.3%	31.9%
2010-2014	58.3%	26.3%	69.1%	40.6%

Housing cost burdens have been a problem throughout the last decade in Compton, and only rose slightly from 2000 to 2014, but fluctuated higher in 2008. The portion of owners paying over half their incomes on housing rose from 23.8% in 2000 to 43.1% in 2008 before subsequently declining and setting at 26.3% (recall again the ten percentage point drop in the homeownership rate), while the portion of renters paying over half their income on housing jumped to 40.6%.

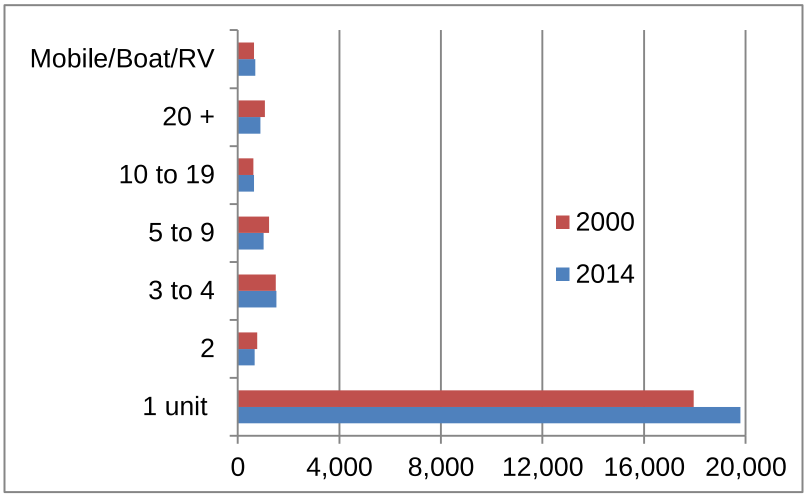
Figure 24. Percent of Households with Cost Burden, Compton by Income, Tenure, 2010-2014



As with other cities, moderate and higher- income renters were least likely to be cost burdened, with extremely low, very low, and low-income homeowners and renters being the most likely to be cost burdened.

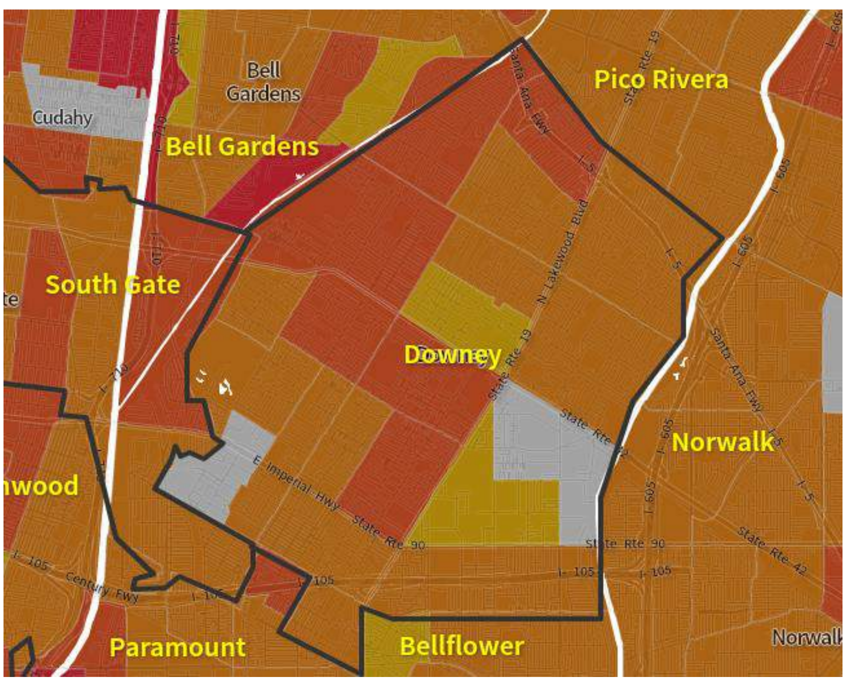
Compton's housing stock was mostly single family detached and attached homes, with one unit structures consisting of 79% of the City's housing units in 2014 for a total of 19,750 units, a slight increase over the 2000 number. Most of Compton's housing stock was built between World War II and 1969; in 2000, about 15,250 of Compton 22,300 units were from this period. Units from this period declined, however, from 2000 to 2013, while only 700 new units were added after 2000.

Figure 25. Change in Housing Stock in Compton, 2000 to 2010-2014, by Numbers of Units in Structure



Downey

Downey is a small Gateway City, bound by Norwalk to the east, Bellflower and Paramount to the south, South Gate and Bell Gardens to the west, and Pico Rivera to the north.



Downey was relatively expensive even in 2000; what followed was a rollercoaster decade, as the median home value rose from $280,552 in 2000 to $739,888 in 2006 before falling all the way back to $395,409 in 2011 before housing values started creeping upward again. Owner costs rocketed from $2,102 in 2000 to $2,670 by 2009 before also easing downward.

Table 29. Downey Median Costs by Housing Tenure

Downey	Median Home Value	Median Owner Costs	Median Rent
2000	$280,552	$2,102	$989
2010-2014	$413,400	$2,329	$1,225
Increase	+47.4%	+10.8%	+23.9%

Table 30. Downey Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	107,323	113,082
Number of Housing Units	34,759	34,405
% Family Households	76.5%	78.6%
Average Household Size	3.1	3.4
Homeownership Rate	51.8%	50.6%
% Latino	57.9%	71.8%
% Black	3.5%	3.6%
% White	28.8%	16.5%
% Asian	7.6%	6.7%
% Under 25	39.0%	36.0%
% 25-44	31.2%	30.2%
% 45-64	18.8%	23.4%
% 65 and Over	11.0%	10.5%
% Bachelor's Degree or Higher	17.3%	21.3%
% Unemployment	6.5%	10.1%
Median Household Income	$63,844	$60,374
% Riding Public Transit	3.3%	3.0%

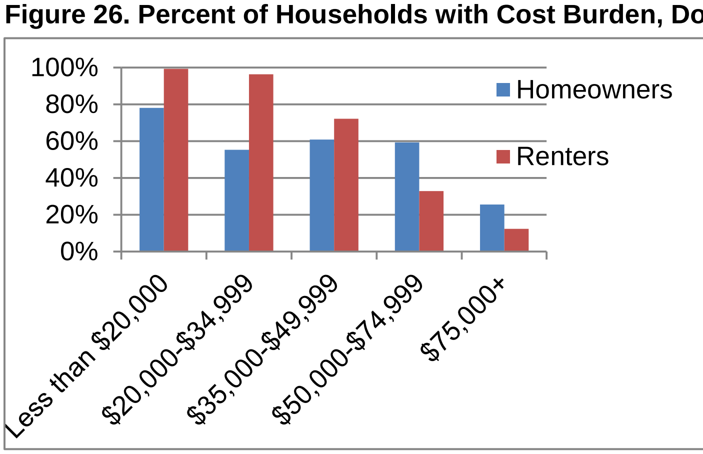
Downey's population rose by 4.7% over the decade, although the number of housing units fell slightly, while the City became more Latino and slightly older, with the 45-64 age bracket gaining in proportion. A relatively high income city, Downey's income fell slightly to $60,936 even as education improved.

Table 31. Percentage of Residents with Cost Burden by Tenure

	% of Owners Cost-Burdened	% of Owners Severely Cost-Burdened	% of Renters Cost-Burdened	% of Renters Severely Cost-Burdened
2000	40.7%	19.4%	44.2%	17.3%
2010-2014	53.2%	23.7%	58.7%	29.0%

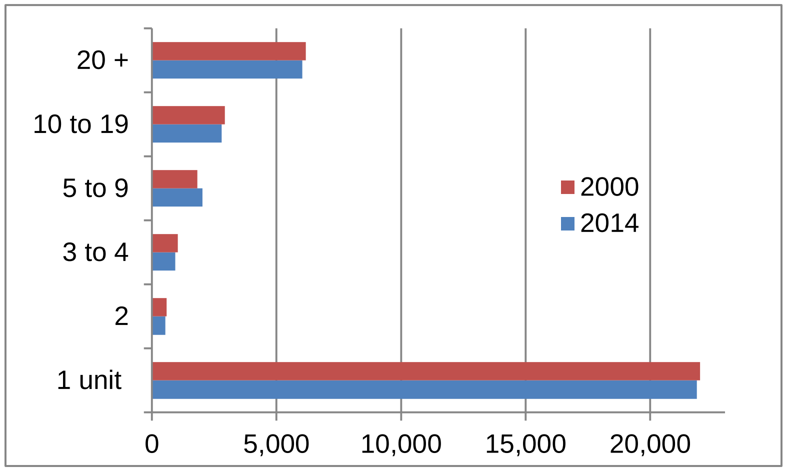
Cost burdens increased in Downey, with over half of owners cost burdened and nearly a quarter severely cost burdened by 2014 as homeownership ticked down slightly to 50.6%. Meanwhile nearly a third of renters were severely cost-burdened.

Figure 26. Percent of Households with Cost Burden, Downey by Income, Tenure, 2010-2014



Yet these numbers belie stark differences between renters and owners of different incomes. Nearly every single Downey renter with an income below $20,000 was cost burdened, while 96% of renters with incomes of $20,000 to $34,999 were cost burdened. Meanwhile, under a third of renters with incomes between $50,000 and $74,999 were burdened, while very low to moderate-income homeowners were more likely to be burdened with about 60% of owners earning $35,000 to $49,999 and $50,000 to $74,999 were burdened.

Figure 27. Changes in Housing in Downey, 2000 to 2010-2014, by Number of Units in Structure

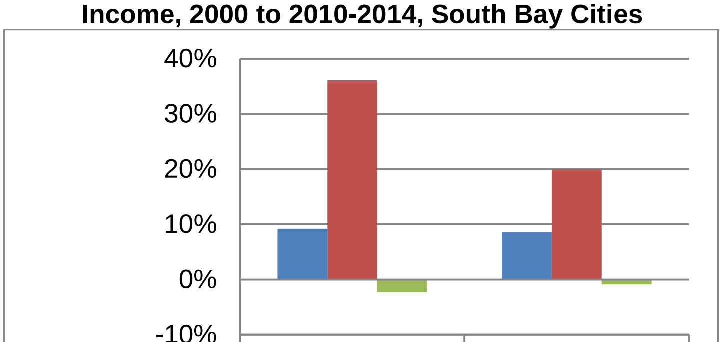


Downey's housing was mostly built from 1940 to 1969, with about 70% of units from that period, although there was a slight decline in units from this period from 2000 onward. Just over 1,100 units were added after 2000. The majority, or about 64%, of Downey's units were single family units, although there was a slight increase in units in structures with 5-9 units.

Regional Snapshots: The South Bay

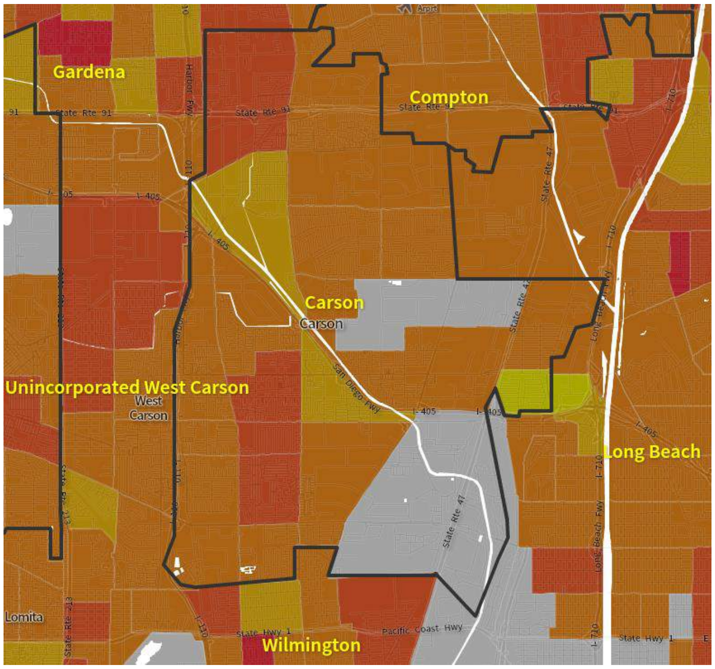
While prosperous relative to the City of Los Angeles and some of its neighborhoods, even the cities of the South Bay are facing the same convergence of declining incomes and rapidly rising rents, with median rents in Carson rising 32.1% over the decade while median rents in Torrance rose 17.2%.

Figure 28. Percentage Change in Median Owner Costs, Renter Costs, and Median Household Income, 2000 to 2010-2014, South Bay Cities



	Carson	Torrance
Owner Costs	9.2%	8.6%
Renter Costs	36.1%	20.0%
Income	-2.3%	-0.9%

Carson



The city of Carson, located in the South Bay, is bordered to the west by the unincorporated area of West Carson, to the south by the Los Angeles neighborhood of Wilmington, and to the east by the cities of Long Beach and Compton.

Table 32. Carson Median Costs by Housing Tenure

Carson	Median Home Value	Median Owner Costs	Median Rent
2000	$247,848	$1,906	$1,020
2010-2014	$341,200	$2,081	$1,388
Increase	+37.7%	+9.2%	+36.1%

Housing costs spiked in Carson over the decade, with median rents rising 36.1% while owner costs rose at 9.2%. Carson remains one of the more diverse cities in the County, with nearly 40% Latino residents, 26% Asian residents, and 20% black residents. Educational attainment improved in Carson, with the percentage of residents with a bachelor's or higher increasing by third. Yet median household income stagnated and unemployment nearly doubled over the decade. Carson also saw a decline from its high level of family households, with the percentage of family households declining to 80%.

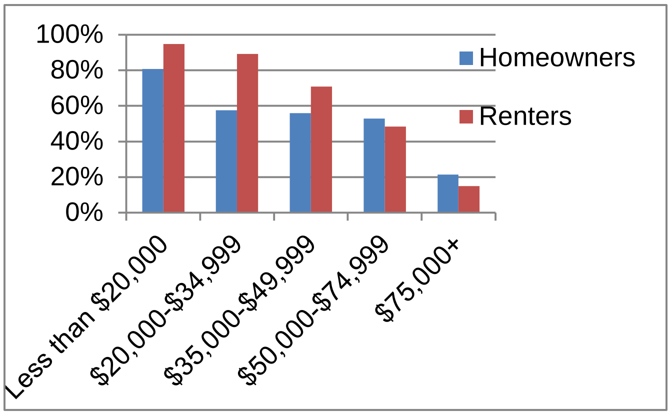
Table 33. Carson Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	89,730	92,475
Number of Housing Units	25,337	25,598
% Family Households	82.1%	80.3%
Average Household Size	3.6	3.7
Homeownership Rate	77.9%	74.7%
% Latino	34.9%	39.6%
% Black	25.1%	20.4%
% White	12.0%	7.3%
% Asian	22.0%	25.5%
% Under 25	38.3%	33.9%
% 25-44	28.5%	25.9%
% 45-64	22.5%	26.1%
% 65 and Over	10.7%	14.2%
% Bachelor's Degree or Higher	18.1%	24.3%
% Unemployment	7.9%	14.6%
Median Household Income	$73,095	$71,420
% Riding Public Transit	2.9%	3.2%

Overall, though cost burdens worsened in Carson, they did not significantly deteriorate as in other cities. The percentage of owners paying over half their income increased to 17.9%, while the percentage of renters paying over half their income increased to just over 27%.

Table 34. Percentage of Residents with Cost Burden by Tenure

	% of Owners Cost-Burdened	% of Owners Severely Cost-Burdened	% of Renters Cost-Burdened	% of Renters Severely Cost-Burdened
2000	38.1%	13.8%	41.8%	20.6%
2010-2014	46.6%	17.9%	57.3%	27.3%

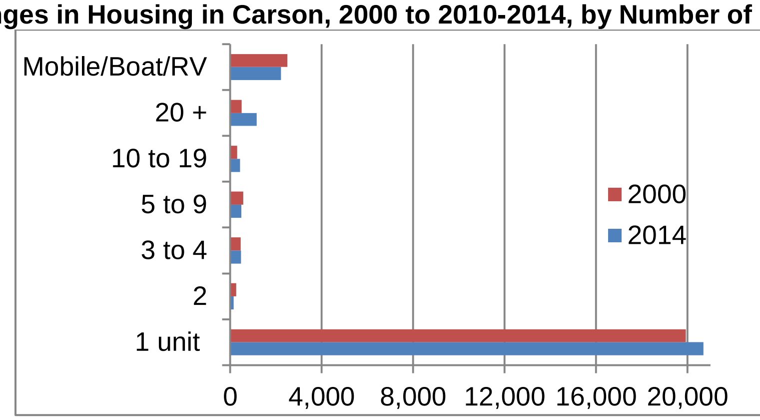
Figure 29. Percent of Households with Cost Burden, Carson by Income, Tenure, 2010-2014



As with other cities, extremely low and very low income renters and homeowners were far more likely to be cost burdened than higher income renters and homeowners ; 95% of renters earning under $20,000 were cost burdened, compared to 15% of renters earning over $75,000. Over half of all homeowners earning under $75,000 were cost burdened, while only 21% of owners earning over $75,000 were burdened.

Most of Carson's housing was one unit homes, accounting for about 81% of the units in 2010-2014. Also notable is Carson's mobile home/RV population; about 2,500 households were living in these types of units in 2010-2014. Most of Carson's units were built from 1960 to 1969, while units built from 1940 to 1959 have declined by about 17% since 2000. A total of about 2,600 units were built after 2000.

Figure 30. Changes in Housing in Carson, 2000 to 2010-2014, by Number of Units in Structure



Torrance

The City of Torrance is the largest of the smaller cities addressed here, with a population of 147,181 in 2014. The city is flanked on the east side by the unincorporated county area of West Carson and the city of Lomita, while the cities of Gardena and Lawndale abut it to the north. Redondo Beach borders the western edge of Torrance, while the Palos Verdes Peninsula rises up to the city's south. With proximity to the beach and the high priced communities of the Palos Verdes Peninsula, Torrance has historically had high housing values and costs, with median housing values that jumped from $433,852 in 2000 to $801,136 in 2006 before settling down to $591,032 in 2012 and resuming their climb, reaching an estimated $713,200 in 2015 (Zillow, 2015). As such, owner costs have remained very high, even though their rise of 8.6% in the last decade was relatively moderate. Rents rose 20.0% from 2000, settling at $1,466.

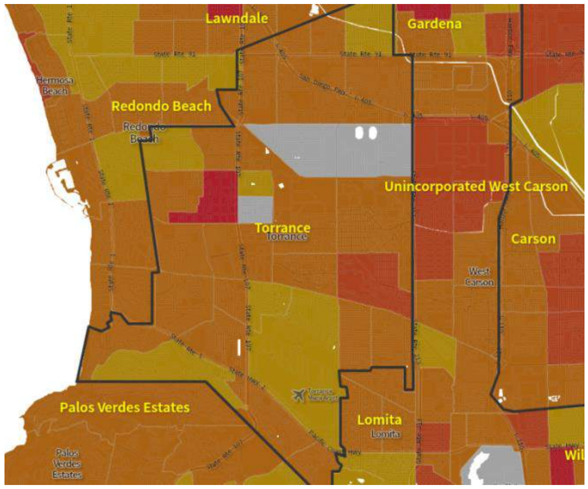


Table 35. Torrance Median Costs by Housing Tenure

Torrance	Median Home Value	Median Owner Costs	Median Rent
2000	$433,852	$2,446	$1,222
2010-2014	$622,800	$2,656	$1,466
Increase	+43.6%	+8.6%	+20.0%

Table 36. Torrance Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
opulation	137,946	146,187
Number of Housing Units	55,967	58,845
% Family Households	66.5%	69.2%
Average Household Size	2.5	2.6
Homeownership Rate	56.0%	55.6%
% Latino	12.8%	16.3%
% Black	2.1%	2.7%
% White	52.4%	42.0%
% Asian	28.4%	33.6%
% Under 25	29.8%	28.9%
% 25-44	32.4%	26.0%
% 45-64	23.8%	28.8%
% 65 and Over	14.1%	16.2%
% Bachelor’s Degree or Higher	36.4%	45.3%
% Unemployment	3.9%	8.1%
Median Household Income	$78,974	$78,286
% Riding Public Transit	5.4%	2.1%

Torrance’s population is more educated than the City and County of Los Angeles overall, and this continued to improve over the decade, with 45.3% of residents holding at least a bachelor’s. Torrance grew older, more Latino, and more Asian, and while unemployment doubled, it was still fairly low relative to the rest of the County at 8.1%. Median household income, though stagnant, remained high at $78,286. Public transit ridership was very low, with only 2.1% of commuters reporting it as their means of transit.

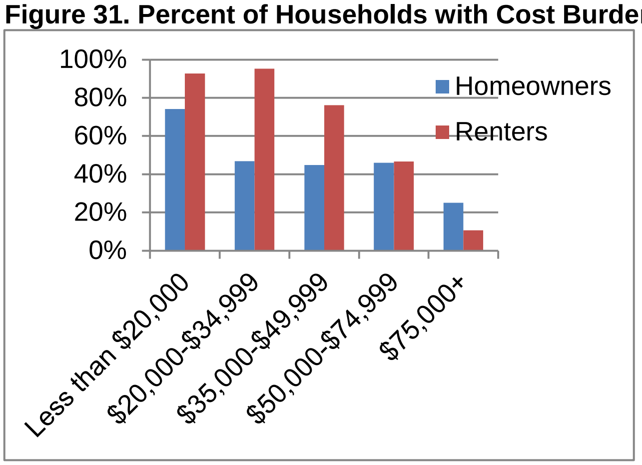
Table 37. Percentage of Residents with Cost Burden by Tenure

	% of Owners Cost-Burdened	% of Owners Severely Cost-Burdened	% of Renters Cost-Burdened	% of Renters Severely Cost-Burdened
2000	38.8%	15.6%	39.3%	17.9%
2010-2014	44.4%	16.6%	49.4%	24.9%

Like Carson, Torrance residents became more cost burdened over the decade, but remained far less so than other areas in the region. Just under half of both homeowners and renters were cost-burdened in 2014, a rise of about ten percentage points over the decade. Few owners were severely cost-burdened, while slightly more renters (about a quarter) were severely cost-burdened.

Cost burdens in Torrance, however, were far from evenly distributed, as nearly all renters at low-incomes were burdened (upwards of 90% for those households earning under $35,000), while low-income homeowners were also very likely to be burdened.

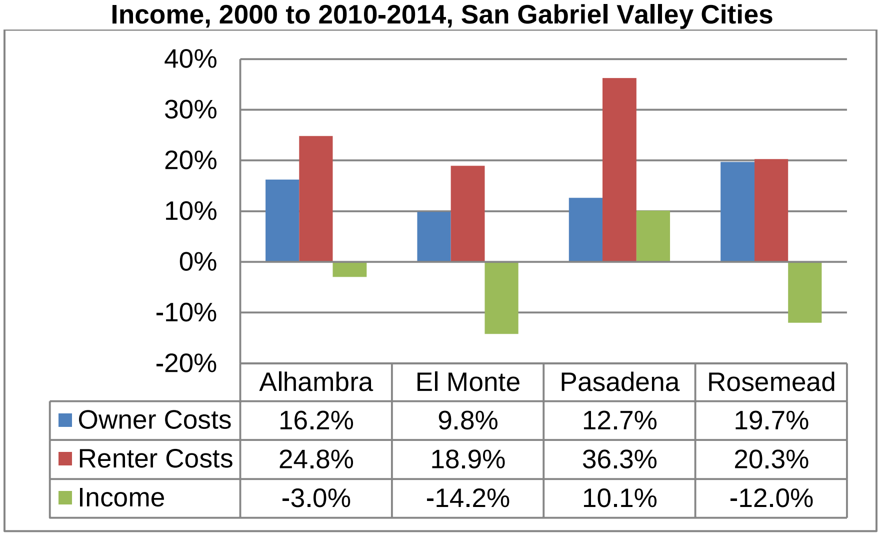
Figure 31. Percent of Households with Cost Burden, Torrance by Income, Tenure, 2010-2014



Of Torrance's 56,000 units in 2000, 34,000 were single unit structures, while 12,500 units were in structures with 20 or more units. In addition to adding single-family homes from 2000 to 2014, Torrance became denser, as the number of units in structures with over 20 units increased to 13,860 out of the City's total of 58,845 units, up from 12,500 in 2000. Like other South Bay and Gateway Cities, most of Torrance's housing was built from 1940 to 1969; only 2,060 units remained in 2013 from before 1940.

Regional Snapshots: The San Gabriel Valley

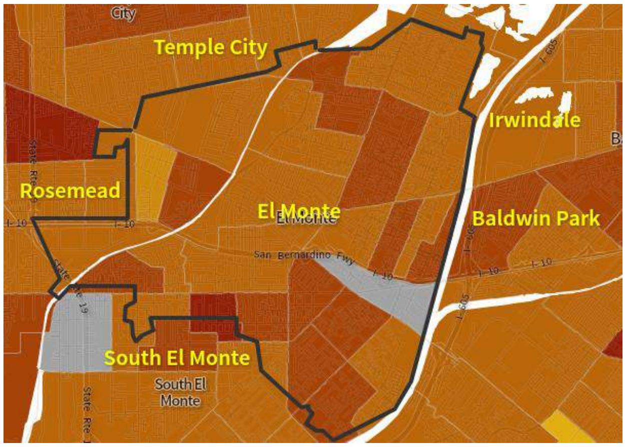
Figure 32. Percentage Change in Median Owner Costs, Renter Costs, and Median Household Income, 2000 to 2010-2014, San Gabriel Valley Cities



	Alhambra	El Monte	Pasadena	Rosemead
Owner Costs	16.2%	9.8%	12.7%	19.7%
Renter Costs	24.8%	18.9%	36.3%	20.3%
Income	-3.0%	-14.2%	10.1%	-12.0%

The San Gabriel Valley bears some resemblance to the South Bay; higher incomes and housing values pepper the region. But housing cost burdens are generally lower than in much of Los Angeles, yet these cost burdens remain fairly high for low-income populations.

El Monte



The City of El Monte is a mid-sized city located east of Los Angeles, ringed by the San Gabriel Valley cities of Temple City, Rosemead, Baldwin Park, and unincorporated South El Monte.

Table 38. El Monte Median Costs by Housing Tenure

El Monte	Median Home Value	Median Owner Costs	Median Rent
2000	$207,118	$1,611	$909
2010-2014	$349,000	$1,799	$1,081
Increase	+68.5%	+9.8%	+18.9%

Median home values in El Monte rose sharply over the decade, with home values up by 67% to $349,000 in 2010-2014. Meanwhile median rents rose 19% to $1,081.

El Monte's population declined slightly over the decade while the number of housing units rose by 15%. Meanwhile, there was a slight reduction in the percentage of family households and the average household size shrank, as El Monte's outsized youth population began to age into their working years (the fraction of the population under 25 fell by over ten percentage points). El Monte also showed signs of racial change and was one of the only places in Los Angeles where the Latino population declined, as the percentage of Asians in El Monte rose sharply; concomitantly, educational attainment rose.

Table 39. El Monte Demographics and Socio-Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	115,965	115,243
Number of Housing Units	27,758	31,998
% Family Households	85.1%	83.4%
Average Household Size	4.2	3.8
Homeownership Rate	41.0%	40.3%
% Latino	72.4%	66.0%
% Black	0.6%	0.5%
% White	7.4%	4.5%
% Asian	18.4%	28.0%
% Under 25	46.3%	35.5%
% 25-44	31.5%	29.5%
% 45-64	15.5%	23.6%
% 65 and Over	6.7%	11.4%
% Bachelor's Degree or Higher	7.1%	11.3%
% Unemployment	9.9%	12.6%
Median Household Income	$43,884	$38,906
% Riding Public Transit	7.3%	6.4%

Real incomes fell by about11%, while unemployment rose. Finally, public transit ridership fell slightly while the percentage of residents with commutes over 30 and 60 minutes rose sharply. El Monte appeared to have many of the characteristics of a neighborhood that saw an influx of educated, fairly well off residents, while the economic fortunes of the majority of residents declined or stagnated.

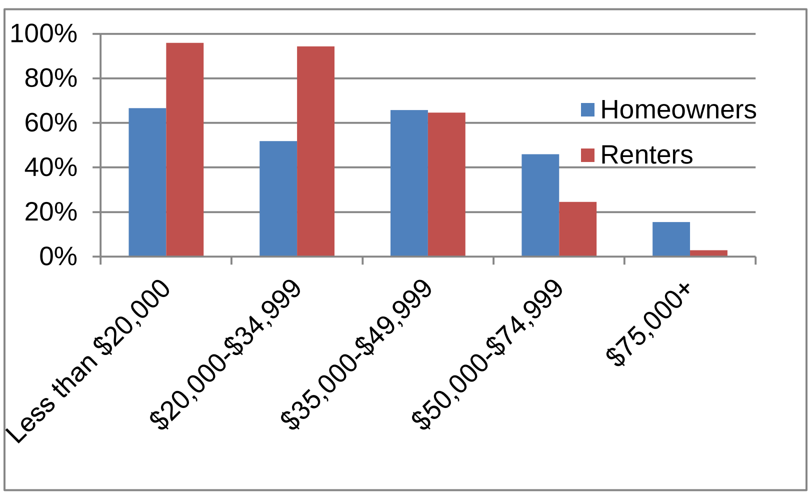
Table 40. Percentage of Residents with Cost Burden by Tenure

	% of Owners Cost-Burdened	% of Owners Severely Cost-Burdened	% of Renters Cost-Burdened	% of Renters Severely Cost-Burdened
2000	43.3%	17.2%	50.8%	24.6%
2010-2014	54.8%	26.9%	69.0%	38.2%

Cost burdens rose throughout El Monte, with nearly 55% of owners experiencing a cost burden and about a quarter of owners experiencing a severe cost burden, while 69% of renters experienced a cost burden and 38% experienced a severe cost burden.

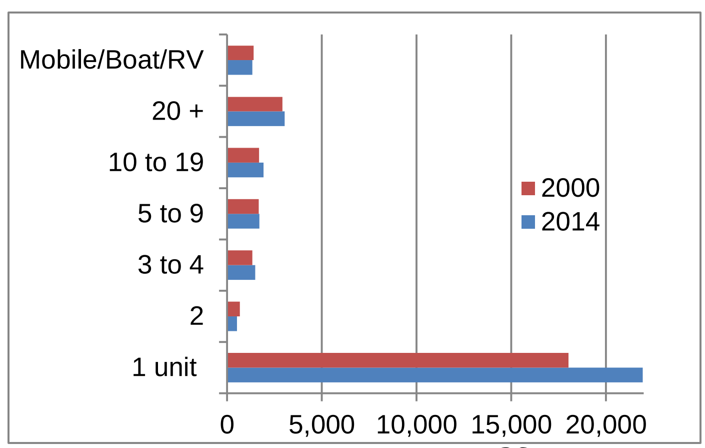
Nearly all of El Monte's extremely low- and very-low income renters have cost burdens, with upwards of 94% of both the below $20,000 and the $20-$35,000 households having cost burdens; these two income brackets account for about half of El Monte's renters. Meanwhile, around two-thirds to half of all homeowners earning under moderate incomes (under $75,000) are cost burdened, while the percentage of renters that are cost burdened declines sharply above $50,000.

Figure 33. Percent of Households with Cost Burden, El Monte by Income, Tenure



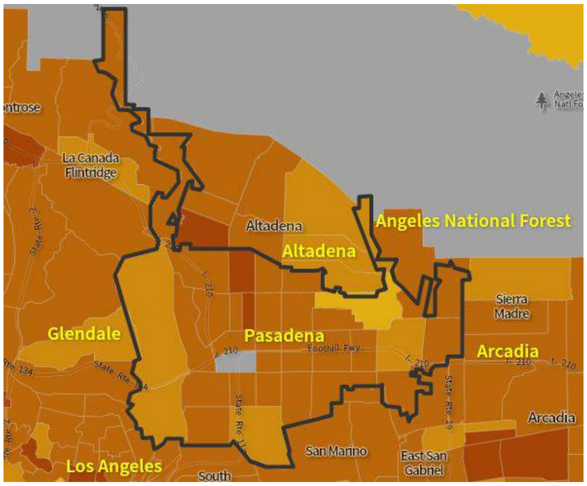
El Monte's housing stock continued to be primarily one-unit structures, which consisted of 18,000 units in 2000 and 22,000 units in 2010-2014. Density increased slightly, as the number of units in 10 to 19 unit structures and 20+ unit structures also increased.

Figure 34. Changes in Housing in El Monte, 2000 to 2010-2014, by Number of Units in Structure



Finally, most of El Monte's housing stock is from the 1940 to 1959 period; the number of units from this period increased sharply from 9,900 in 2000 to 12,300 in 2013 as larger units were divided into smaller units. About 2,000 units were additionally built after 2000.

Pasadena



Pasadena sits to the northeast of the City of Los Angeles, bordered on the West by Los Angeles and Glendale, to the north by Altadena and the Angeles National Forest, and to the East by Arcadia.

Table 41. Pasadena Median Costs by Housing Tenure

Pasadena	Median Home Value	Median Owner Costs	Median Rent
2000	$362,693	$2,307	$1,009
2010-2014	$614,400	$2,716	$1,375
Increase	+69.4%	+17.7%	+36.3%

Pasadena, already expensive in 2000, has seen housing costs continue to appreciate, with median home values rising 69% over the decade (and continuing to rise steeply under 2015 projections). Owner costs jumped 18%, while renter costs leapt by over a third over the decade.

Table 42. Pasadena Social and Economic Indicators, 2000 and 2010-2014	2000	2010-2014
Population	133.936	139,065
Number of Housing Units	54,132	58,075
% Family Households	57.6%	55.9%
Average Household Size	2.5	2.5
Homeownership Rate	45.8%	44.0%
% Latino	33.4%	33.6%
% Black	14.0%	10.5%
% White	39.1%	38.0%
% Asian	9.9%	14.7%
% Under 25	32.5%	28.3%
% 25-44	34.9%	32.8%
% 45-64	20.6%	24.5%
% 65 and Over	12.0%	14.5%
% Bachelor's Degree or Higher	41.3%	49.1%
% Unemployment	6.7%	8.9%
Median Household Income	$62,246	$70,845
% Riding Public Transit	4.7%	5.9%

Pasadena saw a growing population and an even faster increase in housing units from 2000 to 2010-2014. As the black population fell, the Asian population rose sharply in Pasadena. Despite having an older population to begin with, Pasadena saw the same trends of the under 25 demographic shrinking while the 45-64 age group grew. Meanwhile, educational attainment improved, as did median household income, being one of the few places where incomes rose.

Table 43. Percentage of Residents with Cost Burden by Tenure

	% of Owners Cost-Burdened	% of Owners Severely Cost-Burdened	% of Renters Cost-Burdened	% of Renters Severely Cost-Burdened
2000	38.9%	15.4%	43.5%	21.2%
2010-2014	43.3%	18.6%	51.7%	26.1%

Rent burdens and owner cost burdens increased in Pasadena, but as with the wealthier cities of the South Bay, these cost burdens were mild when compared to the cost burdens of lower-income neighborhoods and cities.

Yet like other higher-income cities of the South Bay and Gateway Cities like Downey, extremely low and very low-income households are highly likely to bear cost burdens, regardless of whether they are renters or homeowners. Nearly 90% of extremely-low income homeowners and renters face cost burdens, while two-thirds of very low- and low-income homeowners face cost burdens. Meanwhile, medium-income households are unlikely to face cost burdens; only 24% of homeowners and 9% of renters earning over $75,000 reported a cost burden.

Pasadena saw sizable changes in density, as the number of units in structures with over 20 units increased by about 4,000 over the decade, while most other sizes of structures remained steady. Meanwhile, about 5,000 new units were built after 2000, while additional units were added by splitting units in structures that were built before 1940. This compensated for the removal of units built between 1940 and 1979 (which, notably, were largely rent-controlled).

Figure 35. Percent of Households with Cost Burden, Pasadena by Income, Tenure, 2010-2014

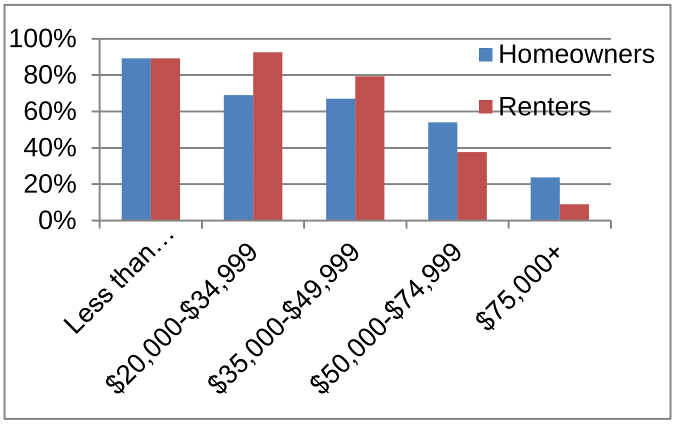
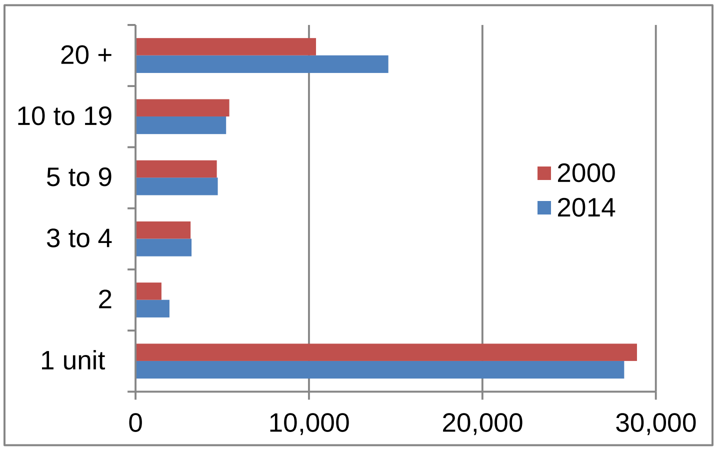


Figure 36. Changes in Housing in Pasadena, 2000 to 2010-2014, by Number of Units in Structure



Summary Findings

- **Affordability issues are nearly everywhere**. In every city and neighborhood studied, median rents, median owner costs, and cost burdens increased; similarly, median incomes fell in all the areas studied. However, areas with more affluent populations fared far better; despite generally having higher housing costs, cities like Torrance, Carson, and Downey saw smaller increases in cost burdens relative to lower-income neighborhoods.

- **The lowest-income areas were the hardest hit** in terms of cost burden increases; neighborhoods of South Los Angeles fared the worst. The neighborhoods of South Los Angeles also had the highest percentages of their populations facing severe cost burdens. Hyde Park, Jefferson Park, and West Adams all had over 40% of both renters and homeowners facing severe cost burdens. These neighborhoods also saw some of the sharpest increases in cost burdens over the decade; the Crenshaw/Baldwin Hills neighborhood saw the number of homeowners facing a cost burden increase more than six-fold over the decade.

- **Within neighborhoods there was a fair amount of variation** as to whether or not a household faced a cost burden, and this variation appeared to depend mainly on income and tenure. Both owner and renter households earning under $35,000 were the most likely to face cost burdens, while owners earning between $35,000 and $75,000 were also very likely to face cost burdens. Renters became far less likely to face cost burdens as their incomes increased over $35,000, although this pattern was reversed in the South Bay.

- **Rents rose much more sharply than owner costs** over the decade in general; this was especially true outside of the City of Los Angeles in the Gateway Cities and north in the San Fernando Valley. In South Los Angeles, renter costs and owner costs increased at similar rates.

- In all cases except for Torrance, **homeownership declined over the decade and more households moved into the rental market**. This could be a product of Los Angeles becoming more Latino and having more young 'Echo Boom' households age into their working years, although in general, the largest proportional increases were seen in the 45-64 age demographic, which tends to be more likely to own homes. The sharpest declines in homeownership were in Pacoima and West Adams/Mid City.

Causes

Scholars, policymakers, and the media have identified a number of causes for the rising cost burdens in Los Angeles. Among these causes are:

- High land costs and excess regulation stalling the pace of new building, creating insufficient supply of housing units,
- Exclusionary zoning practices and the absence of inclusionary zoning tools,
- Lack of preservation of existing affordable units,
- Changing age dynamics,
- Declining or stagnant real incomes for middle- and lower-income households, and
- Population movement and 'reurbanization' among middle- and high-income people.

There are also a number of less well-documented causes of the affordability crisis which appear to play a significant role in the increasing cost burdens on households. These causes include:

- Declining public investment in affordable units, and
- Declining homeownership rates and resulting strain on rental markets.

It is beyond the scope of this study to deeply analyze all of these causes and the extent to which they are burdening neighborhoods studied in this report, but brief consideration of each of cause is in order.

Land Costs and Regulation increasing the costs of building- A number of authors focus on the high cost of land as curtailing the growth of affordable units, especially in higher-income neighborhoods (LAO, 2015). In addition to these high land costs, regulatory tools such as CEQA are often invoked as a mechanism to block construction of dense developments (Thornberg, 2013; Metcalf, 2015). These factors lead to development of lower-cost housing failing to keep pace. Yet while high land costs and excess regulation do curtail building, this does not necessarily explain the rise in cost burdens. In many of the neighborhoods examined in this study, the increase in population was outpaced by the increase in units:

Table 44. Percentage Change in Population, Number of Housing Units, 2000 to 2014

	LA City	LA County	Hyde Park	West Adams	Pacoima	Sylmar	Compton	Downey	Torrance
Population	+6.3%	+6.3%	-5.4%	+2.9%	-2.8%	+13.0%	+4.5%	+5.4%	+6.7%
Housing Units	+7.1%	+6.5%	+6.0%	+6.5%	+0.1%	+15.3%	+6.1%	-1.0%	+5.1%

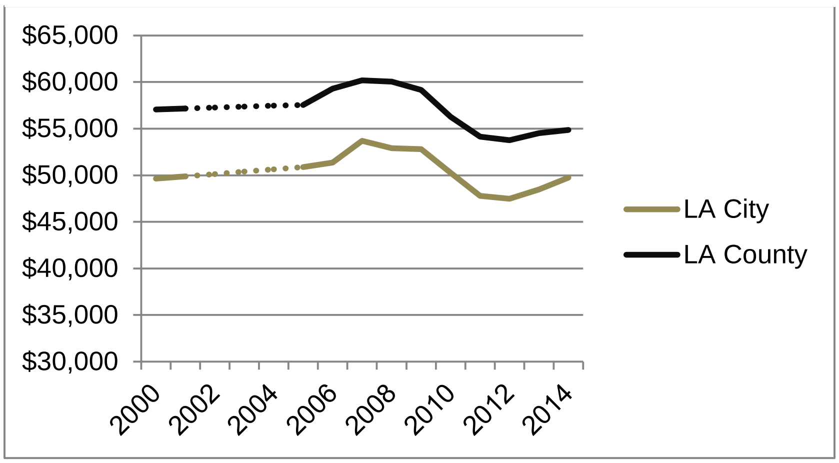
In places like Torrance or Downey, population growth has exceeded the growth in units, but as demonstrated in the preceding section, these areas have less of an affordability crisis. In fairness, a great deal may depend on what type of housing units are being built. But this suggests not that an insufficient amount of housing is being built, but rather that the wrong type of housing stock is being built at the wrong affordability levels. There is a boom in housing being built is multifamily housing targeted at middle-income and higher-income families, while affordable units for low- to moderate income households are not keeping pace. What is apparent is that insufficient supply, while a factor, is not the sole factor driving affordability problems.

Zoning-A number of zoning issues exist may be contributing to the affordability crisis. These includes zoning codes that do not allow high-density development, exclusionary zoning that does not allow affordable small-lot construction (Yglesias, 2013; Grabar, 2015), and the absence of tools such as mandatory inclusionary zoning which would require developers to build a percentage of affordable units in any new development.

Preservation of Affordable Units- A number of loopholes allow landlords to evict rent-controlled and protected tenants. The most prominent is the Ellis Act, which landlords have been using to de-control units and turn them into condominiums. These evictions have seen a sharp rise in recent years (Duran, 2015), leading Los Angeles to lose more affordable units than it builds (Bisceglio, 2015). Further, in the wake of the housing crisis, a number of affordable single-family homes that were foreclosed on were acquired by firms such as Blackstone which converted these units into rentals; a recent survey of tenants in these units found rents that were unaffordable and higher than local averages (Right to the City, 2014).

Falling and Stagnant Incomes- While most examinations of housing affordability focus on the actual cost of housing, others examine incomes (CHPC, 2015). This is clearly one of the driving factors in worsening affordability. Many analysts remark that incomes are not keeping up with rising housing costs. This is an understatement; incomes have stagnated entirely. After adjusting for inflation, it's clear that incomes are more or less right where they started in 2000 for the median household. See right figure.

Figure 37. Median Household Income, 2000-2014, Los Angeles City and County



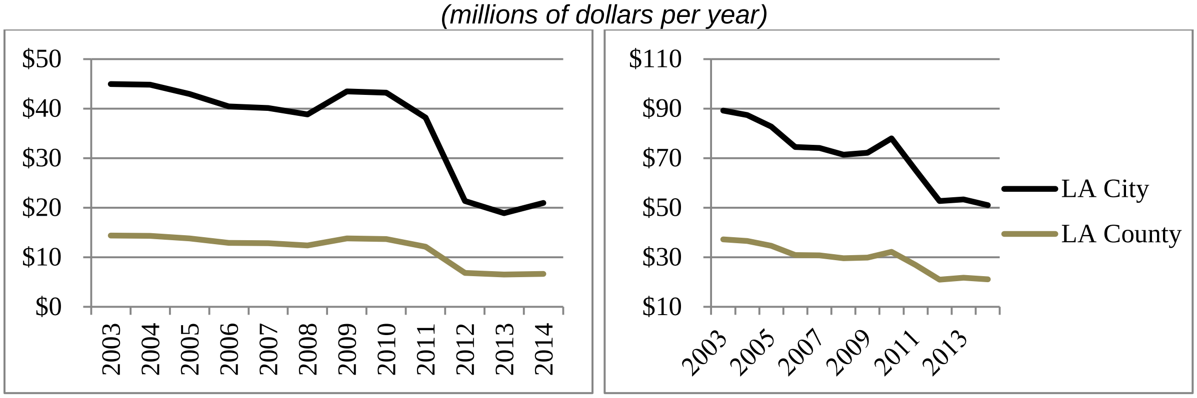
Changing Age Dynamics-Another major cause of increasing unaffordability is shifting age dynamics, which is coming more into view in national studies (Harvard Joint Center on Housing Studies, 2015). A wave of young people entering the housing market, mainly the children of the proportionally outsized Baby Boomer generation (known as the 'Echo Boomers'), is entering the housing market, placing strain on supply. Meanwhile the outsized Baby Boomer generation is aging into their senior years (and is projected to live longer into the future) while seeking to remain in place.

Reurbanization-Additionally, a large movement of higher-income individuals and households into downtowns and urban neighborhoods is occurring, reversing trends of middle- to higher-income professionals leavng cities to seek more space in the suburbs (Berube, 2003; Mulherin & Howell, 2012). This factor, coupled with the lack of preservation of affordable units, has fueled gentrification in urban neighborhoods occuring across both racial and economic lines, creating greater housing cost burdens on the minority and low- to middle-income populations that remained in urban neighborhoods throughout.

Beyond the well-explored causes of the housing crisis, however, are a handful of factors that receive less attention among policymakers but are essential to understanding the shifts in housing costs, including:

Falling Public Investment-Declining public investment in housing has occurred at all levels. At the federal level, both HOME and CDBG funds, two of the primary federal programs to support low-income housing and homeownership efforts, have been in secular decline (HUD, 2015). Their decline is even sharper when considering that the graph below does not account for inflation or the rising cost of housing. As the costs of homeownership have risen over the last decade, even steady HOME and CDBG funding would have had a declining impact in the face of rising costs.

Figure 38. HOME and CDBG Funding Allocations, 2003-2014
(millions of dollars per year)



State funding has also declined as housing bonds such as Prop 46 and Prop 1C, passed in 2002 and 2006 respectively to provide funding for a variety of housing programs, have obligated nearly all their funding while a replacement for these dwindling funds has yet to be established (Cal HCD, 2015a). Local funding has also declined, most notably through the dissolution of redevelopment funding. Prior to 2012, redevelopment authorities generated nearly $250 million annually in Los Angeles County through tax increment financing, a large portion of which was set aside for housing (HCID LA, 2014). Since the dissolution of the authorities, that money has gone directly into the general funds of local budgets.

Declining Homeownership, Declining Empowerment- One factor in increasing housing costs that merits study is declining homeownership, which interacts with rental housing and affects costs in a number of ways. First, falling numbers of homeowners mean more people entering the rental market, straining the market. Second, declining homeownership could mean higher-income people entering the rental market that, in previous years, might have been homeowners. These higher income households, if they are competing for housing with lower-income households, have a higher willingness to pay for housing and less compunction about paying higher rents (which consume less of their income, as seen in the breakdowns of cost burden by income and tenure above), which could drive rents upward.

Finally, declining homeownership could drive up housing costs as it shifts a greater portion of the housing consumer base into a position of more inelastic demand (Mulford, 1979; Albuoy & Ehrlich, 2015), as studies show that renter demand for housing is less responsive to price changes than homebuyers. This difference in elasticity may stem in some part from an issue around empowerment. Homebuyers can become far more financially empowered through education and financial planning, taking time to carefully find their home, oftentimes looking while they have stable rental housing elsewhere, whereas renters live at the whim of their landlord. This has been especially evidenced when homeowners lose that empowerment and become renters, or are foreclosed on and replaced by renters; these tenants have been especially likely to face high rent burdens (Right to the City, 2014).

That decreasing homeownership is straining the rental market appears to be a distinct possibility. Homeownership fell in the City of Los Angeles from a peak of 40.0% in 2006 to a low of 35.9% in 2013, while the County rate fell from 49.3% in 2006 to 45.5% in both 2013 and 2014. These declines represent significant numbers moving into the rental market. If homeownership had stayed constant, and not fallen from its 2006 peak, the City of Los Angeles would have an additional 54,110 households in homeownership that instead rented, while the County would have an additional 125,726 households owning in 2014 that instead rented.

It matters not just that people are moving from homeownership into renting, but specifically who is moving from homeownership into renting. In the City of Los Angeles, the number of homeowner households increased by only 0.2% between 2000 and 2014. The entirety of this increase was accounted for by households earning over $100,000; the number of homeowner households declined (often sharply) in every household income bracket below $100,000. Meanwhile, the number of affluent homeowners burgeoned, with the number of homeowners whose household income was over $150,000 increasing by 93.1% from 2000 to 2014.

Table 45. Number of Homeowner Households by Income, 2000 to 2014, City and County of Los Angeles

Homeowners	City of Los Angeles			County of Los Angeles		
Household Income	2000	2014	% Change 2000 to 2014	2000	2014	% Change 2000 to 2014
$0-$24,999	82,889	55,510	-33.0%	234,110	173,034	-26.1%
$25,000-$49,999	112,991	78,759	-30.3%	343,898	244,978	-28.8%
$50,000-$74,999	98,473	79,020	-18.4%	322,822	244,756	-24.2%
$75,000-$99,999	66,812	62,404	-3.1%	221,787	205,212	-7.5%
$100,000-$149,999	67,309	85,888	+35.2%	214,886	284218	+32.3%
$150,000+	63,362	109,416	+93.1%	161,161	334,602	+106.3%
Total Homeowners	491,836	492,658	+0.2%	1,499,694	1,486,800	-0.9%

The County was similar; the number of homeowners earning under $100,000 fell sharply at every income strata, while the number of homeowners earning over $100,000 increased, with those making over $150,000 doubling from 162,161 in 2000 to 334,602.

If the households living in Los Angeles and owning homes were the same ones in 2000 as in 2014, this would be excellent news of many more homeowners seeing rising salaries and wages. But we know this is not the case; a housing crisis forced thousands into foreclosure, leaving these households either to rent their homes, become homeless (NLIHC, 2009), or leave Los Angeles. Median household incomes in Los Angeles have been stagnant, further revealing the lack of improvement in most people's fortunes.

Meanwhile, Los Angeles also experienced the above-mentioned in-migration of affluent households, both from foreign countries and from elsewhere in the region. Taken together, homeownership has become more of a luxury of the affluent and less of a ladder of opportunity.

But this in-migration of middle-income to affluent households, coupled with an affordability crisis and tighter credit, has led to a boom in middle- to high-income renting. Renting households earning between $75,000 and $100,000 nearly doubled, while the number of households earning over $100,000 and renting more than doubled, from 42,032 in 2000 to 105,760 in 2014, a 251.6% increase.

Table 46. Number of Renter Households by Income, 2000 to 2014, City of Los Angeles

	City of Los Angeles			County of Los Angeles		
Household Income	2000	2014	% Change 2000 to 2014	2000	2014	% Change 2000 to 2014
$0-$24,999	366,942	304,604	-17.0%	703,255	582,047	-17.2%
$25,000-$49,999	235,691	225,057	-4.5%	508,758	481,114	-5.4%
$50,000-$74,999	99,021	135,833	+37.2%	233,690	299,180	+28.0%
$75,000-$99,999	39,836	74,340	+86.6%	95,111	166,742	+75.3%
$100,000-$149,999	26,623	62,500	+134.8%	60,152	150,521	+150.2%
$150,000+	15,409	43,260	+210.8%	33,114	102,708	+210.2%
Total Renters	783,522	846,552	+8.5%	1,643,080	1,782,312	+9.1%

The County also saw an increase in renter households, punctuated by a very large increase in the number of affluent renter households, with the number of renter households earning above $150,000 more than tripling from 2000 to 2014. Meanwhile, renter households more than doubled for households earning $100,000 to $149,999, and nearly doubled for households earning $75,000 to $99,999.

Even as low-income households leave Los Angeles, they are still the largest group of renters, with over a million renter households earning under $50,000, compared to a total of 1.8 million. But the dynamic has shifted considerably; they accounted for 1.2 million out of 1.6 million total in 2000. The influx of high-income renters, coupled with falling median household incomes, stagnant poverty and unemployment rates, suggests that the influx in wealthy households has failed to benefit most Los Angeles households. In fact, it has likely contributed to costs increasing and cost burdens becoming far more onerous.

The movement of middle- to lower-income families out of homeownership has had seismic effects in Los Angeles. Ownership is more and more shifting to only the most affluent, while many higher- and middle-income households have moved into the rental market. All of this has left many lower-income households squeezed out, less empowered, and cost-burdened.

Policy Options

With more households shouldering heavier cost-burdens, what can be done? A number of options exist—none of them alone will solve Los Angeles affordability problems. Municipalities will have to employ a mix of tools in order to alleviate the cost burdens that families are bearing. These include:

Restoring Funding and Investment in Affordable Communities: A number of programs have been cut for housing at the federal, state, and local levels. Federal government should stop cutting programs like CDBG and HOME. State programs like CalHome provide valuable assistance to low-income people looking to buy homes affordably and can be expanded. At the local level, redevelopment funding that has been removed should be restored for housing. The County's intention of devoting $300 million over the next five years and $100 million each subsequent year towards affordable housing is an excellent step forward. But local municipalities must also dedicate funding to housing again; statements regarding the allocation of $100 million to housing and linkage fees must move from aspiration to legislation and implementation.

Taking Advantage of Momentum on Transit: With massive investments in transit underway and more on the horizon with Measure R2 in 2016, Los Angeles County has a tremendous opportunity. Many areas are seeing upzoning (or increasing the allowed density) around transit in anticipation of new transit investment. Los Angeles should not give density away to developers without ensuring affordable set-asides. A number of incentives can be offered to developers looking to capitalize on transit, both as the City upzones and as Metro develops land it owns into housing through its Joint Development Program.

Zoning for Affordability: A number of tools exist for affordability within zoning codes. Cities throughout the Los Angeles region should seek to remove exclusionary zoning practices such as minimum lot requirements which prevent affordable development of one-to-four family homes. In addition, with the recent San Jose court decision upholding mandatory inclusionary zoning for for-sale housing, cities throughout Los Angeles County should use this tool to develop affordable homeownership opportunities.

Using Non-Traditional Tools for Affordable Housing: Policymakers should explore new tools for funding affordable housing, such as Enhanced Industrial Financing Districts and Community Revitalization Authorities. These tools, passed in late 2014 and 2015, respectively, present mechanisms that could be used to fund affordable multifamily and single-family homes. The City of Los Angeles has begun exploring EIFDs; other municipalities with the County and smaller cities should follow suit.

Restoring the Focus on Homeowners: Policymakers must recognize that increasing density and supply alone will not solve affordability problems. Financial empowerment is a necessary ingredient. As such, efforts to increase homeownership must return—the excesses of the housing market just before the crisis are long behind Los Angeles, and the pendulum has swung too far into tight credit markets where only the wealthy can buy a home and build equity. An effort such as the proposed bill AB1335, for example, is a good start; the bill proposes a recording fee on real estate transactions which will fund affordable housing programs including homeownership. But restoring a culture of ownership requires more. It will require non-profits, for-profit lenders, and policymakers all working together and recognizing the importance of ownership in building sustainable, healthy communities.

Community Benefits Agreements: Community benefits agreements offer a possibility at the intersection of community groups, private developers, and government. This model was implemented along the Red Line in Hollywood, bringing benefits to developers and community members that were concerned about resulting displacement and low wages (Raffol, 2012). With a CBA, community groups and developers can negotiate benefits, such as housing and jobs in exchange for community support of a project, which can in turn help secure government subsidies for development. Other examples of CBAs include the LAX expansion, where a coalition of community groups secured $500 million in benefits for housing and school improvements, sound mitigation, and job training (Baxamusa, 2008).

Engaging and Incentivizing the Private Sector through Employer-Assisted Housing: Government and public resources alone will not be able to solve the affordability crisis. The need and scale of the problem is too great. Government must engage a variety of private sector actors; in addition to for-profit housing developers being offered incentives for affordability, employers should be engaged. Housing affordability is essential for retaining workers at lower- to moderate-income jobs; high-cost areas such as San Francisco are already grappling with a range of people that are essential to the workforce such as teachers, home health aides, and grocery cashiers being unable to afford these areas and looking for work elsewhere (Garofoli, 2015). Federal and state governments can offer tax incentives to employers that invest in housing, while local municipalities can offer matching programs for employers that assist their employees to save for homeownership. Programs such as these can assist people in a range of incomes while also helping local business retain their workforce and contribute to a thriving economy.

Wages: Finally, NHS supports and encourages efforts that boost wages and allow incomes to continue to rise. Recent efforts such as the City of Los Angeles approval of a new minimum wage and County's approval of a new minimum wage for Unincorporated Areas should help and should be expanded to other, smaller municipalities.

References:

Albouy, D., Ehrlich, G., & Liu, Y. (2015). Housing demand and expenditures: How rising rent levels affect behavior and costs-of-living over space and time. Working paper, retrieved 10/13/15 from http://davidalbouy.net/housingexpenditures.pdf

Baxamusa, M. (2008). Empowering communities through deliberation: The model of community benefits agreements. *Journal of Planning Education and Research*, 27(3): 261-276.

Berube, A. (2003). "Gaining but losing ground: Population change in large cities and their suburbs," in Katz, B., & Lang, R. (eds). (2003). *Redefining Urban and Suburban America*, Vol. 1, Washington, DC. Brooking Institution Press.

Bisceglio, P. (2015, June 24). "Does a transit boom have to lead to a real estate bubble?" *Zolcalo Public Square*. Retrieved 10/13/15 from http://www.zocalopublicsquare.org/2015/06/24/does-a-transit-boom-have-to-lead-to-a-real-estate-bubble/events/the-takeaway/

California Department of Housing and Community Development. (2015). State Income Limits for 2015. Retrieved 10/8/15 from http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k15.pdf

California Department of Housing and Community Development. (2015a). Strategic Growth Plan Bond Accountability: Proposition 1C. Retrieved from http://www.bondaccountability.hcd.ca.gov:7003/ba.hcd

California Housing Partnership. (2015). *Los Angeles housing needs report*. Retrieved 10/13/15 from: http://www.chpc.net/dnld/LAHousingNeed2015.pdf

California Legislative Analyst's Office. (2015). *California's High Housing Costs: Causes and Consequences*. Retrieved 10/9/15 from http://www.lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.pdf

Clark, Krissy. (2014, December 5). "York & Fig: How gentrification flips a neighborhood." *Marketplace*. Retrieved 10/9/15 from http://www.marketplace.org/topics/economy/york-fig/york-fig-how-gentrification-flips-neighborhood

Dave, P. (2015, March 31). "Is Snapchat's rapid growth changing Venice's funky vibe?" *The Los Angeles Times*. Retrieved 10/9/15 from http://www.latimes.com/business/la-fi-snapchat-real-estate-20150331-story.html

Duran, L. (2015, April 24). "Ellis act evictions in L.A. on the rise." *89.3 KPCC Business and Economy.* Retrieved 10/13/15 from http://www.scpr.org/news/2015/04/24/51256/ellis-act-evictions-in-l-a-on-the-rise/

Flaming, D., & Burns, P. (2015). *All Alone: Antecedents of Chronic Homelessness*. Economic Roundtable. Retrieved 10/9/15 from http://economicrt.org/publication/all-alone/

Fletcher, J., Andreyeva, T., & Busch, S. (2009). *Assessing the effect of increasing housing costs on food insecurity.*Social Science Research Council Working Paper. Retrieved 10/9/15 from http://papers.ssrn.com/sol3/papers.cfm?abstract_id=1503043

Garofoli, J. (2015, December 9). “Commutes to San Francisco get longer for those earning under 40k.” *San Francisco Chronicle.* Retreieved 12/21/15 from http://www.sfchronicle.com/business/article/Commutes-to-San-Francisco-getting-longer-for-all- 6685115.php

Grabar, H. (2015, June 22). “The biggest problem with San Francisco’s rent crisis.” *Slate*. Retrieved 10/13/15 from http://www.slate.com/articles/business/metropolis/2015/06/san_francisco_rent_crisis_the_solution_isn_t_in_the_city_it_s_in_the_suburbs.html

HCID LA. Los Angeles Housing and Community Investment Department. May 2014. “Report back regarding city council motion 14-0361.” Retrieved from http://clkrep.lacity.org/onlinedocs/2014/14- 0361_rpt_hci_5-1-14.pdf

HUD (Department of Housing and Urban Development). (2015). Community Planning and Development Program Formula Allocations for FY2015. Retrieved from http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/about/budget/budget15

Joint Center for Housing Studies at Harvard University & Enterprise Community Partners. (2015). *Projecting trends in severely cost-burdened renters: 2015-2015.* Retrieved 10/9/15 from https://s3.amazonaws.com/KSPProd/ERC_Upload/0100886.pdf

Joint Center for Housing Studies at Harvard University. (2015b). *The State of the Nation’s Housing*. Retrieved 10/6/15 from http://www.jchs.harvard.edu/research/state_nations_housing

Lopez, S. (2015, March 14). “After 31 years in Echo Park, victims of displacement by gentrification.” *The Los Angeles Times*. Retrieved 10/9/15 from http://www.latimes.com/local/california/la-me-0315-lopez-echo-20150313-column.html

Marshall, C. (2015, March 5). “The gentrification of Skid Row-a story that will decide the future of Los Angeles.” *The Guardian*. Retrieved 10/9/15 from http://www.theguardian.com/cities/2015/mar/05/gentrification-skid-row-los-angeles-homeless

Metcalf, G. (2015, July 23). “What’s the matter with San Francisco?” *Citylab.* Retrieved 10/13/15 from http://www.citylab.com/housing/2015/07/whats-the-matter-with-san-francisco/399506/

Mulford, J. (1979, July). Income elasticity of housing demand. RAND Corporation. Retrieved 10/13/15 from http://www.rand.org/content/dam/rand/pubs/reports/2008/R2449.pdf

Mulherin, S., & Howell, G. (2012). Changes in downtown Los Angeles and the fifth migration, 1990-2010. *Herald Journal of Geography and Regional Planning*, 1(2): 19-35.

National Low Income Housing Coalition. (2009). *Foreclosure to homelessness, 2009: the forgotten victims of the subprime crisis.* Retrieved 10/13/15 from http://www.nationalhomeless.org/advocacy/ForeclosuretoHomelessness0609.pdf

Ong, P., Ray, R., & Jimenez, S. (2015). *Impacts of the Widening Divide: Why is LA's homeownership rate so low?* Luskin School of Public Affairs: Center for the Study of Inequality. Retrieved 10/9/15 from: http://www.anderson.ucla.edu/Documents/areas/ctr/ziman/2015-13WP.pdf

Raffol, M. (2012). Community benefits agreements in the political economy of urban development. *Advocates Forum*, 2012

Ray, R., Ong, P., & Jimenez, S. (2014). *Impacts of the Widening Divide: Los Angeles at the forefront of the rent burden crisis.* Luskin School of Public Affairs: Center for the Study of Inequality. Retrieved 10/9/15 from: http://www.anderson.ucla.edu/Documents/areas/ctr/ziman/2014- 08WPrev.pdf

Right to the City. (2014, July). *Renting from Wall Street: Blackstone's invitation homes in Los Angeles and Riverside.* Retrieved 10/13/15 from http://homesforall.org/wp-content/uploads/2014/07/LA-Riverside-Blackstone-Report-071514.pdf

Thornberg, C. (2013, December 6). "California's affordable housing problem." *Beacon Economics*. Retrieved 10/13/15 from https://beaconecon.com/blog/californias_affordable_housing_problem_if_you_dont_like_what_youre_reaping

Yglesias, M. (2013, December 10). "You can't talk housing costs without talking about zoning." *Slate*.Retrieved 10/13/15 from http://www.slate.com/blogs/moneybox/2013/12/10/housing_costs_it_s_the_zoning_stupid.html

Zillow. (2015). Neighborhood Market Overviews.

Neighborhood Geographies:

A number of neighborhoods were 'mapped' for the purpose of this report. These neighborhoods include those of Metro and South Los Angeles, including Crenshaw/Baldwin Hills, Hyde Park, Jefferson Park, and West Adams/Mid City. This also includes the San Fernando Valley, including Pacoima, Reseda, and Sylmar. The Census tracts used for these geographies are listed below.

Crenshaw/Baldwin Hills:
2000 Census Tracts: 2195, 2201, 2360, 2361, 2362.01, 2362.02, 2364.
2010-2014 ACS Tracts: 2195, 2201, 2360, 2361, 2362.02, 2362.03, 2362.04, 2364

Hyde Park:
2000 Census Tracts: 2345, 2346, 2347, 2348, 2349, 2352.01, 2352.02
2010-2014 ACS Tracts: 2345.01, 2345.02, 2346, 2347, 2348, 2349.01, 2349.02, 2352.01, 2352.02

Jefferson Park:
2000 Census Tracts: 2189, 2190.10, 2190.20, 2193, 2214, 2220
2010-2014 ACS Tracts: 2189, 2190.10, 2190.20, 2193, 2214.01, **2214.02**, 2220.01, **2220.02**
Note on Jefferson Park: Two of the Census tracts in Jefferson Park sit just outside the borders of what is traditionally considered to be Jefferson Park and is mapped as such. These tracts were included in 2010-2014 for geographic consistency with the 2000 map, as Census tracts that spilled outside of Jefferson Park in 2000 were split. These tracts are bolded above.

West Adams/Mid City:
2000 Census Tracts: 2184, 2185, 2186, 2187, 2197, 2198, 2199, 2200
2010-2014 ACS Tracts: 2184, 2185, 2186, 2187.01, 2187.02, 2197, 2198, 2199.01, 2199.02, 2200.
Note on West Adams: A portion of the Mid City neighborhood was included in order to capture whole Census tracts and keep geographic consistency between 2000 and 2014.

Pacoima:
2000 Census Tracts: 1041.05, 1041.06, 1042.01, 1042.02, 1043.10, 1043.20, 1044.01, 1044.02, 1045, 1046.10, 1046.20, 1047,01, 1047.02, 1048.10, 1048.20
2010-2014 ACS Tracts: 1041.05, 1041.08, 1042.01, 1042.03, 1042.04, 1043.10, 1043.20, 1044.01, 1044.03, 1044.04, 1045, 1046.10, 1046.20, 1047.01, 1047.03, 1047.04, 1048.10, 1048.21, 1048.22

Reseda:
2000 Census Tracts: 1310.10, 1310.20, 1313, 1314, 1316, 1317, 1318, 1323, 1325, 1327, 1330
2010-2014 ACS Tracts: 1310.10, 1310.20, 1313, 1314, 1316, 1317.01, 1317.02, 1318, 1323, 1325.01, 1325.02, 1327, 1330

Sylmar:
2000 Census Tracts: 1060.10, 1060.20, 1061.11, 1061.12, 1061.13, 1061.14, 1064.02, 1064.03, 1064.04, 1065.10, 1065.20, 1066.04, 1066.05, 1070.10, 1070.20
2010-2014 ACS Tracts: 1060.10, 1060.20, 1061.11, 1061.12, 1061.13, 1061.14, 1064.03, 1064.05, 1064.06, 1064.07, 1064.08, 1065.10, 1065.20, 1066.04, 1066.48, 1066.49, 1070.10, 1070.20

For further information, please contact:

Neighborhood Housing Services of Los Angeles County
Development Office
3926 Wilshire Blvd.
Suite 200
Los Angeles, CA 90010
213-381-2862

E-mail: development@nhslacounty.org

www.nhslacounty.org