Sixth Cycle Regional Housing Needs Assessment (RHNA) Appeal Request Form

All appeal requests and supporting documentation must be received by SCAG October 26, 2020, 5 p.m.
Appeals and supporting documentation should be submitted to housing@scag.ca.gov.
Late submissions will not be accepted.

Date: 10/26/20

Jurisdiction Subject to This Appeal Filing:
(to file another appeal, please use another form)
City of Rancho Palos Verdes

Filing Party (Jurisdiction or HCD)

City of Rancho Palos Verdes

Filing Party Contact Name

Octavio Silva

Filing Party Email:

Octavios@rpvca.gov

APPEAL AUTHORIZED BY:

Name: Ken Rukavina, PE

PLEASE SELECT BELOW:

- [ ] Mayor
- [ ] Chief Administrative Office
- [ ] City Manager
- [ ] Chair of County Board of Supervisors
- [x] Planning Director
- [ ] Other: _____

BASES FOR APPEAL

- [x] Application of the adopted Final RHNA Methodology for the 6th Cycle RHNA (2021-2029)
- [x] Local Planning Factors and/or Information Related to Affirmatively Furthering Fair Housing (See Government Code Section 65584.04 (b)(2) and (e))
  - [ ] Existing or projected jobs-housing balance
  - [ ] Sewer or water infrastructure constraints for additional development
  - [x] Availability of land suitable for urban development or for conversion to residential use
  - [x] Lands protected from urban development under existing federal or state programs
  - [ ] County policies to preserve prime agricultural land
  - [ ] Distribution of household growth assumed for purposes of comparable Regional Transportation Plans
  - [ ] County-city agreements to direct growth toward incorporated areas of County
  - [ ] Loss of units contained in assisted housing developments
  - [ ] High housing cost burdens
  - [ ] The rate of overcrowding
  - [ ] Housing needs of farmworkers
  - [ ] Housing needs generated by the presence of a university campus within a jurisdiction
  - [ ] Loss of units during a state of emergency
  - [ ] The region's greenhouse gas emissions targets
  - [ ] Affirmatively furthering fair housing
- [ ] Changed Circumstances (Per Government Code Section 65584.05(b), appeals based on change of circumstance can only be made by the jurisdiction or jurisdictions where the change in circumstance occurred)

FOR STAFF USE ONLY:
Date_____ Hearing Date: _____ Planner: _____

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Brief statement on why this revision is necessary to further the intent of the objectives listed in Government Code Section 65584 (please refer to Exhibit C of the Appeals Guidelines):

Please include supporting documentation for evidence as needed, and attach additional pages if you need more room.

Please see attached letter.

Brief Description of Appeal Request and Desired Outcome:

Please see attached letter

Number of units requested to be reduced or added to the jurisdiction's draft RHNA allocation (circle one):

Reduced 54 **Added** _____

List of Supporting Documentation, by Title and Number of Pages
(Numbers may be continued to accommodate additional supporting documentation):

1. See attached letter
2. See attached letter
3. See attached letter

FOR STAFF USE ONLY:
Date_____ Hearing Date: _____ Planner: _____

BRIEF STATEMENT ON WHY THIS REVISION IS NECESSARY TO FURTHER THE INTENT OF THE OBJECTIVES LISTED IN GOVERNMENT CODE SECTION 65584.

I. Introduction

SCAG's Draft Regional Housing Needs Assessment (RHNA) Allocation Plan (Draft RHNA Plan) formulated a RHNA methodology to determine each jurisdiction's RHNA allocation. The RHNA methodology consists of two main categories: (1) projected need and (2) existing need. Projected need is based on three factors: (i) projected household growth from 2020-2030, (ii) future vacancy need, and (iii) replacement need. The region's projected need is calculated to be 504,970 units. Based on the RHNA allocation to SCAG by the California Department of Housing and Community Development (HCD) of 1,341,827 units, the remaining 836,857 units constitute existing need. Per SCAG's RHNA methodology, existing need is based on two factors: (i) transit accessibility, and (ii) job accessibility.

The City of Rancho Palos Verdes (City) appeals the City's proposed allocated share of the regional housing need included as part of SCAG's Draft RHNA Plan. The City's draft allocation is 638 units, and the City is requesting a reduction to ***584 units***. This revision is necessary to further the intent of the objectives listed in Government Code Section 65584(d) for the following reasons:

A. The allocation fails to apply the adopted final RHNA methodology for the 6th Cycle RHNA, particularly with respect to existing need due to job accessibility.

B. SCAG failed to consider local planning factors, namely the availability of land suitable for urban development or for conversion to residential use and lands protected from urban development under existing federal or state programs.

Finally, the City believes that HCD's RHNA determination for SCAG is incorrectly calculated, being twice as much as it should be. Due to Senate Bill 828 (2018), HCD's incorrect vacancy rate and double counting of existing need has resulted in a SCAG RHNA allocation of 1,341,827 units, when it should have been allocated 651,000 units, which is much nearer the region's actual projected need of 504,970 units.

II. Bases For Appeal

A. The allocation fails to apply the adopted final RHNA methodology, particularly with respect to existing need due to job accessibility.

With respect to the region's existing housing need, SCAG's RHNA methodology assigns 50% of the need to job accessibility. According to SCAG:

> Job accessibility is based on the share of the region's jobs accessible by a thirty (30) minute commute by car in 2045. Importantly, the RHNA methodology's job access factor is ***not*** based on the number of jobs within a jurisdiction from SCAG's Connect SoCal Plan or any other data source. Rather, it is a measure based on how many jobs can be ***accessed*** from that jurisdiction within a 30-minute commute, which includes jobs in other jurisdictions.
> *(SCAG Final RHNA Methodology*, p. 10.)

According to SCAG, job accessibility data are derived at the transportation analysis zone (TAZ) level from travel demand modelling output from SCAG's final Connect SoCal Plan. A jurisdiction's median TAZ was found to be the best available measure of job accessibility for that jurisdiction.

According to the RHNA methodology data, the City's median TAZ and percentage of regional jobs accessible within a 30-minute commute is 6.46%. This means that of all the available jobs within the SCAG region, 6.46% of those jobs are accessible to the average City resident within a 30-minute commute. (See attachments 1 and 2.)

The assignment of 6.46% of job accessibility to the City is erroneous for several reasons. First, SCAG estimated the City's 2016 employment data to be 8,000 jobs and a projected 2045 employment data of 8,200 jobs, based on the Connect SoCal Plan. (See attachments 3 and 4.) However, according to the SCAG's 2019 Local Profile Report, in 2015 less than 6,000 jobs were located in the City. Further, this number represented a decrease of 700 jobs from 2007. (See attachment 5.) Over that 8 year period, SCAG found a 11.6% decrease in the number of jobs in the City. However, inexplicably, this number jumps to 7,954 and 7,964 for years 2016 and 2017. The local report provides no explanation of this 26% increase in jobs within one year.

Based on Connect SoCal Plan's 2016 projections, SCAG not only overestimated the number of jobs in the City by around 2,000, it also reversed the City's job losses from a 11.6% decrease in 2015 to a 28% increase through 2045. Despite SCAG's earlier estimates suggesting that jobs are decreasing in the City, SCAG now assumes that the number of jobs in the City will increase through 2045. Because the Connect SoCal 2016 employment data was incorrect and overinflated to begin with, the job increase found in the 2045 projection is consequently grossly overinflated as well.

The RHNA methodology for job accessibility is based on how many jobs can be accessed from a jurisdiction within a 30-minute commute, rather than how many jobs are located within a jurisdiction, which would account for a portion of this difference between SCAG's earlier estimates and the Connect SoCal Plan's 2016 projections. However, there is no reason to believe that the City's accessibility will increase in the future. The City, along with its neighboring Palos Verdes Peninsula cities, are located in a region with very limited access to high-quality transit. Only a small portion of the City itself has access to high-quality transit (See attachment 6) In fact, the City recently learned that, due to the recent reduction in ridership, the LA Metro is considering eliminating Route 344, which serves Hawthorne Blvd., a major arterial for the Peninsula. With limited and even decreasing access to high-quality transit, the City's access to jobs is unlikely to change. As such, there appears to be no grounds to support the job increase found in the Connect SoCal Plan's 2045 projections.

Accordingly, the City's assignment of 6.46% of job accessibility should be lowered to a more accurate and equitable percentage. If the percentage were lowered by 1% to 5.46% to reflect the reduction in job and accessibility within the City, that, in turn, would equal an assignment of ***634 units as existing need due to job accessibility*** rather than the 638 units originally assigned.

B. <u>SCAG failed to consider local planning factors, specifically the numerous unique factors found in the City which limit development.</u>

Development within the City faces a number of unique challenges. Despite this, the City has a vibrant and well-planned mix of residential, commercial, and industrial uses. SCAG failed to consider the following local planning factors when determining the allocation to the City.

1. Availability of land suitable for urban development or for conversion to residential use

There are 8,274 acres of land within the City of Rancho Palos Verdes. The City has determined that 1,710 acres of land are not suitable for urban development. These acres of land include Natural Environment/Hazard Areas which are lands designated as "Hazard," "Open Space Hillside" and "Open Space Preserve" by the Land Use Element.

The areas designated "Hazard" areas possess extreme physical constraints, such as active landslide, sea cliff erosion hazard, and extreme slopes of 35 percent and greater.

The areas designated "Open Space Hillside" areas also are subject to extreme physical constraints and will be maintained as open space, with very light-intensity uses permitted, such as landscaping, agriculture, passive recreational activities, and very minor structures, for the protection of the public health, safety, and welfare. The constraints include active landslide and extreme slope of 35% or greater. The Open Space Preserve areas include the City's Palos Verdes Nature Preserve. These are lands that have been acquired by the City as permanent open space, which are managed by the Palos Verdes Peninsula Land Conservancy. The purpose of these lands is to provide permanent open space buffers within the community, to protect sensitive plant and animal communities, and to provide opportunity for passive recreational uses that are compatible with this purpose. Of the 6,564 acres available for urban development, 5,111 acres have already been developed as Urban Activity Areas; that is, sites that have been set-aside for some structured use that either directly or indirectly serve a function oriented to urbanization. Undeveloped acreage totals only 5% of all the acres within the City.

Residential activities are the major land use in the City with existing and proposed residential uses encompassing approximately 5,500 acres (66.5% of the total land area). The predominance of residential use and related density ranges is based on several factors: the ability of residential activity to produce low environmental stress, the geographic location of the community with no major transportation facilities, the geology of the site, lack of market potential for any major commercial development, and need for support facilities only to meet the community's demand.

(a) Portuguese Bend Landslide Complex

The Portuguese Bend Landslide Complex (PBLC) is located along the south central section of the Palos Verdes Peninsula within the City of Rancho Palos Verdes. The terminus of the active landslide complex, and generally the southwest boundary of the PBLC, is the Pacific Ocean. The PBLC is divided into two parts with the main landslide having an area of about 190 acres and the other segment having an area of about 70 acres. The PBLC moves at various rates and over the last several decades has resulted in significant infrastructure damage to homes, utilities, and roadways. The City has expended nearly 50 million dollars over the years repairing and maintaining the damage and addressing the overall technical and administrative issues associated with managing such a complex problem. As a result of geologic and geotechnical studies, the City

prohibits the construction on vacant lots within the entire PBLC through with the establishment of a landslide moratorium area. As such, development is not possible in a significant portion of the City without further, expensive interventions by the City.

2. Lands protected from urban development under existing federal or state programs

(a) Very High Fire Severity Zone Designation

Approximately 97% of the City of Rancho Palos Verdes is located within the Very High Fire Severity Zone, as classified through the California Department of Forestry and Fire Protection. This designation reflects the constant and pressing fire safety threat which faces the City. The designation is made by the California Department of Forestry and Fire Protection, without input from the City. Senate Bill 35, found at Government Code 51175, *et seq*., recognizes the hazards associated with such classifications by exempting mandatory density provisions for very high fire severity zone communities. Additionally, this designation requires the City of Rancho Palos to consider the potential fire risk implications of planning decisions. This designation specifically requires that the City consider any additional developments that would increase density within the City, severely limiting the City's ability to respond to its RHNA allocation. As such, the City is being forced into a conflicting position: limit density due to fire risk, and create more housing due to its RHNA allocation.

(b) Limitations Due to Conservation

The City includes area of lands that are protected from development as a result of Federal and State programs. More specifically, the City has adopted a Natural Community Preservation Plan and Habitat Conservation Plan (NCCP/HCP or Plan). The Plan was prepared to maximize the benefits to wildlife and vegetation communities while accommodating appropriate economic development within the City. The City's primary conservation strategy is to dedicate 1,402.4 acres of habitat protection for the NCCP/HCP Preserve assembly. The dedication includes Existing Public Lands that are currently owned by the City (1,123.0 acres) and the Palos Verdes Peninsula Land Conservancy (PVPLC) (20.7 acres). The remainder of the Preserve is comprised of 258.7 acres of City owned land or land that will eventually be owned by the City, which has been previously dedicated for conservation as mitigation for certain private projects and will be added to the Preserve.

The City also includes the Abalone Cove, which contains a State-designated Ecological Preserve with important natural marine resources at the bottom of the Portuguese Bend landslide area. The City's NCCP/HCP is unique to Los Angeles County and is the only such Plan in the County. It benefits the natural environment and protection of species, including listed endangered species as well as passive recreational opportunities to the general public. The approximate 1,400 acres of undeveloped vacant open space that make up the Palos Verdes Nature Preserve is encumbered with conservation easements and deed restrictions that prohibit development in perpetuity, which should be factored in the RHNA allocation applied to the City.

III. This Appeals Furthers The Objectives Under Government Code Section 65584.

The City's appeal of its RHNA allocation above serves to further the five RHNA objectives under Government Code Section 65584(d). With respect to the first objective of increasing the housing supply and mix of housing types, tenure, and affordability within the region in an equitable manner, the City's proposed revisions ensure that the consideration of actual employment data and projections (as opposed to output modelling) promotes an equitable distribution of housing where the jobs are accessible. It is clear the SCAG's Connect SoCal Plan is not in line with earlier SCAG projections, which saw jobs diminishing in the City. Accordingly, placement of housing where there are not as many jobs as originally calculated does not achieve equity or distribute housing in an equitable manner in the City or surrounding communities whose residents may commute to the City. This is especially true due to the shortage of high-quality transit within the City. Rather, revising the City's share of the region's job accessibility (population-weighted) downward from 6.46% to 5.46% will increase the supply of housing in a more equitable and realistic manner.

With respect to the second objective, the City's appeal encourages efficient development patterns and will achieve the region's greenhouse gas targets better than the current allocation because the revised allocation requested by this appeal more accurately reflects actual travel patterns and demands between jobs and housing. By continuing to use the current allocation, the City's residents will actually be travelling farther to access the number of jobs purported to exist within the City without access to high-quality transit. This would lead to a reliance on long-distance automobile traffic, increasing greenhouse gas from the increased commute time. With the revisions, the number of housing units that will be built will accurately reflect the actual existing and projected number of jobs between now and the end of the planning period that are accessible within a 30-minute commute, and it will provide a reduction in trips and greenhouse gases.

With respect to the third objective, the appeal will promote an improved intraregional relationship between jobs and housing, as the more accurate data and projections will lead to more housing closer to where the jobs are or will be located. Using the current projections overinflates the number of jobs in or near the City and will create housing that is not necessarily near where the jobs will be located.

With respect to the fourth and fifth objectives, the appeal will allocate the appropriate percentage and number of housing per income category to promote social equity within the City by strictly using the formula created and implemented by SCAG.

Overall, the City's appeal is necessary to ensure success in planning for and actually developing housing to meet the needs and demands of the future. Denying the appeal and moving forward with the allocation as-is would ignore the actual real world constraints on employment and development that exists within the City and the surrounding communities. The City's proposed revisions also further the housing objectives in a more meaningful way by adhering to the RHNA methodology while incorporating actual data and information as well as promoting social equity.

IV. Additional Issues

HCD improperly calculated the RHNA allocation and gave SCAG twice as many housing units than it should have. SB 828, which made changes to Government Code Sections 65584, 65584.01, and 65584.04, wrongly assumed overcrowding and cost-burdening were not considered in the housing needs projections calculated by the California Department of Finance (DOF), which (prior

to SB 828) was tasked with developing methodology for household forecasts. According to a report by the Embarcadero Institute, *Double Counting in the Latest Housing Needs Assessment,* September 2020, "unknown to the authors of SB-828, the DOF has for years factored overcrowding and cost-burdening into their household projections. These projections are developed by multiplying the estimated population by the headship rate (the proportion of the population who will be head of a household). The DOF, in conjunction with HCD, has documented its deliberate decision to use higher headship rates to reflect optimal conditions and intentionally "alleviate the burdens of high housing cost and overcrowding." Unfortunately, SB-828 has caused the state to double count these important numbers." (See attachment 7, *Double Counting in the Latest Housing Needs Assessment,* p. 3.) In other words, the resulting legislation of SB 828 counted overcrowding and high housing costs twice, once as part of the household projections when multiplying estimated population by the headship rate, and then again a second time as an adjustment factor. This has resulted in an additional 734,000 housing units being assigned to regional planning bodies throughout California, with SCAG absorbing a vast majority of the units. (See attachment 7, *Double Counting in the Latest Housing Needs Assessment,* p. 4.)

Moreover, SB 828 assumed a 5% vacant rate in owner-occupied housing is representative of a healthy housing market, when in fact, the rate should be 1.5%. As a result, more housing units would be required to be built to achieve a higher 5% vacancy rate for owner-occupied housing. This will result in an oversupply of such housing. The Embarcadero Institute estimates this error results in an overproduction requirement of 229,000 housing units throughout California, the majority of which was again assigned to SCAG. (See attachment 7, *Double Counting in the Latest Housing Needs Assessment,* pp. 3-4.)

Overall, the double counting has required regional planning bodies throughout California to absorb over 941,000 additional housing units than it would have otherwise been required to produce, with SCAG being assigned to produce 691,000 of those units, which is 100% more than the actual projected household growth for the Southern California region.

SUMMARY OF APPEAL REQUEST AND DESIRED OUTCOME:

1. Reduce the City's share of the region's job accessibility (populated weighted) from 6.46% to 5.46%, thereby reducing the City's allocation from 638 to 634 units.

2. Address the local planning factors relevant to the City, thereby reducing the City's allocation from 634 units to 584 units.

NUMBER OF UNITS REQUESTED TO BE REDUCED OR ADDED TO THE JURISDICTION'S DRAFT RHNA ALLOCATION:

Reduce: 54 units

Attachments

1. RPV Draft 6th RHNA Methodology

2. SCAG Job Accessibility Data

3. SCAG Data Appendix Jobs

4. SCAG Connect Socal Demographics and Growth Forecast

5. Rancho Palos Verdes Local Profile Report

6. SCAG HQTA Maps

7. Double-counting-in-the Latest Housing Needs Assessment- October 2020

SCAG 6TH CYCLE DRAFT RHNA ALLOCATION BASED ON FINAL RHNA METHODOLOGY

9/3/20

What is this? This spreadsheet tool provides input data as well as draft RHNA allocations for each local jurisdiction. Following the adoption of Connect SoCal (2020 RTP/SCS) by SCAG's Regional Council on 9/4/2020, draft allocations were formally issued to each local jurisdiction.

Instructions: Select jurisdiction from drop-down menu. Green boxes will populate based on data in "RHNA_data" tab. For more information, please see www.scag.ca.gov/rhna or email housing@scag.ca.gov.

Select Jurisdiction (drop-down menu)

Rancho Palos Verdes city

Total regional housing need

1,341,827

Rancho Palos Verdes city statistics:

Forecasted household (HH) growth, RHNA period:

Percent of households who are renting:

Housing unit loss from demolition (2009-18):

Adj. forecasted household growth, 2020-2045:*

Pct. of regional jobs accessible in 30 mins (2045):**

Share of region's job accessibility (pop-weighted):

Share of region's HQTA population (2045)

Share of pop. in low/very low-resource tracts:

Share of pop. In very high-resource tracts:

Social equity adjustment:

**Local input/growth forecast total adjusted by the difference be determination and SCAG's regional 2020-2045 forecast (+4%)*

***For the jurisdiction's median TAZ*

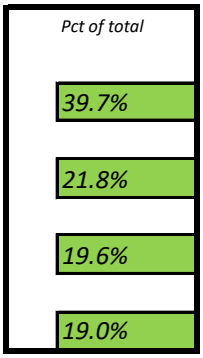
For complete descriptions of values below, see "metadata" tab or www.scag

	Regional Percentile:
23	*6%*
20%	*7%*
-	*0%*
93	-
6.46%	*35%*
0.10%	*37%*
0.03%	*37%*
0.00%	-
99.95%	-
180%	-

:tween the RHNA

RHNA Allocation inputs for Rancho Palos Verdes city	
Forecasted household (HH) growth, RHNA period:	23
Vacancy Adjustment	1
Replacement Need	-
TOTAL PROJECTED NEED:	24
Existing need due to job accessibility (50%)	426
Existing need due to HQTA pop. share (50%)	135
Net residual factor for existing need^	53
TOTAL EXISTING NEED	614
TOTAL RHNA FOR RANCHO PALOS VERDES CITY	**638**
Very-low income (<50% of AMI)	253
Low income (50-80% of AMI)	139
Moderate income (80-120% of AMI)	125
Above moderate income (>120% of AMI)	121

^Negative values represent a lower-resourced community with good job and/or transit access having its allocation capped. Positive values represent this amount being redistributed to higher-resourced communities based on their job and/or transit access.


Pct of total
39.7%
21.8%
19.6%
19.0%

need based on share of job accessibility 209,943

County	Subregion	City	FIPS	Population (2045)	% of jobs accessible in SCAG	Job accessibility, population-weighted	Share of region's job accessibility	Job accessibility factor
Los Angeles	Las Virgenes Malibu COG	Malibu city	45246	12,974	1.03%	134	0.00%	21
Los Angeles	SBCCOG	Manhattan Beach city	45400	35,590	12.41%	4415	0.16%	678
Los Angeles	GCCOG	Maywood city	46492	29,043	19.35%	5620	0.21%	863
Riverside	WRCOG	Menifee city	46842	129,750	3.66%	4749	0.17%	729
Orange	OCCOG	Mission Viejo city	48256	98,578	9.12%	8990	0.33%	1380
Los Angeles	SGVCOG	Monrovia city	48648	42,059	10.24%	4307	0.16%	661
San Bernardino	SBCTA/SBCOG	Montclair city	48788	49,150	10.29%	5055	0.19%	776
Los Angeles	SGVCOG	Montebello city	48816	67,808	20.07%	13606	0.50%	2088
Los Angeles	SGVCOG	Monterey Park city	48914	65,591	18.81%	12334	0.45%	1893
Ventura	VCOG	Moorpark city	49138	42,198	3.77%	1591	0.06%	244
Riverside	WRCOG	Moreno Valley city	49270	266,814	4.80%	12807	0.47%	1966
Riverside	WRCOG	Murrieta city	50076	127,738	2.58%	3289	0.12%	505
San Bernardino	SBCTA/SBCOG	Needles city	50734	5,581	0.02%	1	0.00%	0
Orange	OCCOG	Newport Beach city	51182	91,975	16.63%	15295	0.56%	2348
Riverside	WRCOG	Norco city	51560	27,261	10.36%	2824	0.10%	433
Los Angeles	GCCOG	Norwalk city	52526	106,989	21.99%	23527	0.86%	3611
Ventura	VCOG	Ojai city	53476	7,866	0.39%	30	0.00%	5
San Bernardino	SBCTA/SBCOG	Ontario city	53896	269,050	13.17%	35434	1.30%	5439
Orange	OCCOG	Orange city	53980	154,044	21.28%	32773	1.20%	5030
Ventura	VCOG	Oxnard city	54652	238,126	2.67%	6358	0.23%	976
Riverside	CVAG	Palm Desert city	55184	64,053	2.49%	1592	0.06%	244
Riverside	CVAG	Palm Springs city	55254	61,612	2.41%	1485	0.05%	228
Los Angeles	North Los Angeles County	Palmdale city	55156	207,047	1.20%	2485	0.09%	381
Los Angeles	SBCCOG	Palos Verdes Estates city	55380	14,038	5.25%	737	0.03%	113
Los Angeles	GCCOG	Paramount city	55618	57,534	20.91%	12030	0.44%	1846
Los Angeles	SGVCOG	Pasadena city	56000	155,525	12.86%	20001	0.73%	3070
Riverside	WRCOG	Perris city	56700	121,038	4.03%	4878	0.18%	749
Los Angeles	GCCOG	Pico Rivera city	56924	67,387	20.99%	14145	0.52%	2171
Orange	OCCOG	Placentia city	57526	58,935	19.36%	11410	0.42%	1751
Los Angeles	SGVCOG	Pomona city	58072	187,606	10.35%	19417	0.71%	2980
Ventura	VCOG	Port Hueneme city	58296	22,361	2.43%	542	0.02%	83
San Bernardino	SBCTA/SBCOG	Rancho Cucamonga city	59451	201,255	11.87%	23889	0.88%	3667
Riverside	CVAG	Rancho Mirage city	59500	25,193	2.53%	637	0.02%	98
Los Angeles	SBCCOG	Rancho Palos Verdes city	59514	43,037	6.46%	2778	0.10%	426
Orange	OCCOG	Rancho Santa Margarita city	59587	49,752	5.55%	2761	0.10%	424
San Bernardino	SBCTA/SBCOG	Redlands city	59962	80,832	7.42%	5998	0.22%	921
Los Angeles	SBCCOG	Redondo Beach city	60018	72,873	11.89%	8665	0.32%	1330
San Bernardino	SBCTA/SBCOG	Rialto city	60466	139,068	10.09%	14032	0.51%	2154
Riverside	WRCOG	Riverside city	62000	395,798	9.79%	38729	1.42%	5944
Los Angeles	SBCCOG	Rolling Hills city	62602	2,030	7.62%	155	0.01%	24
Los Angeles	SBCCOG	Rolling Hills Estates city	62644	8,476	8.07%	684	0.03%	105
Los Angeles	SGVCOG	Rosemead city	62896	60,257	16.18%	9747	0.36%	1496
San Bernardino	SBCTA/SBCOG	San Bernardino city	65000	230,532	9.07%	20909	0.77%	3209
Ventura	VCOG	San Buenaventura city	65042	123,925	2.70%	3346	0.12%	514
Orange	OCCOG	San Clemente city	65084	69,624	2.31%	1608	0.06%	247
Los Angeles	SGVCOG	San Dimas city	66070	35,031	10.46%	3664	0.13%	562
Los Angeles	City of Los Angeles	San Fernando city	66140	27,119	10.66%	2891	0.11%	444
Los Angeles	SGVCOG	San Gabriel city	67042	45,836	14.25%	6532	0.24%	1003
Riverside	WRCOG	San Jacinto city	67112	69,861	1.74%	1212	0.04%	186
Orange	OCCOG	San Juan Capistrano city	68028	41,917	4.39%	1838	0.07%	282
Los Angeles	SGVCOG	San Marino city	68224	13,559	12.19%	1653	0.06%	254
Orange	OCCOG	Santa Ana city	69000	360,077	20.13%	72484	2.66%	11125
Los Angeles	North Los Angeles County	Santa Clarita city	69088	258,826	3.89%	10068	0.37%	1545

county	city	HO16	HO20	HO30	HO45	E16	E20
71	Adelanto city	8159	9503	13686	19802	6141	6671
37	Agoura Hills city	7436	7496	7656	7916	13570	13860
37	Alhambra city	29910	30304	31070	32031	37370	37861
59	Aliso Viejo city	18710	19542	19599	19704	23032	23568
59	Anaheim city	101098	105927	110666	122701	197153	200992
71	Apple Valley town	24734	26809	31547	37386	18012	19678
37	Arcadia city	19563	20219	21128	22390	32620	33146
37	Artesia city	4536	4620	4784	4956	6055	6134
37	Avalon city	1444	1455	1484	2145	2570	2609
37	Azusa city	13417	13832	14889	16366	19378	19782
37	Baldwin Park city	16881	17311	18161	19234	24731	25023
65	Banning city	10898	11418	13226	16144	7291	8139
71	Barstow city	8417	9030	10560	12848	11704	12642
65	Beaumont city	14221	16692	21168	25052	9278	10998
37	Bell city	8945	8994	9093	9214	12382	12516
37	Bellflower city	23244	23269	23306	23425	17583	17687
37	Bell Gardens city	9652	9732	9931	10216	9579	9683
37	Beverly Hills city	14840	14979	15296	15676	74550	75686
71	Big Bear Lake city	2095	2194	2442	2813	4683	4833
65	Blythe city	4594	4907	5413	6281	4766	5185
37	Bradbury city	368	371	390	400	152	155
25	Brawley city	7659	8849	10274	12831	8035	9358
59	Brea city	15343	15908	16059	17035	50426	52506
59	Buena Park city	24190	24661	26431	28564	33597	34477
37	Burbank city	41874	42764	45219	48640	113992	116547
37	Calabasas city	8788	9008	9184	9288	20471	20556
25	Calexico city	10009	16118	19197	22293	10799	12406
65	Calimesa city	3438	4009	6241	10409	1571	2223
25	Calipatria city	981	1295	1468	1748	1753	1873
111	Camarillo city	25168	26666	27443	28088	32674	33713
65	Canyon Lake city	3879	3948	4048	4197	1802	2016
37	Carson city	25462	26298	28166	30668	63367	64520
65	Cathedral City city	17362	19380	22569	27989	12283	13783
37	Cerritos city	15467	15467	15507	15568	38953	38975
71	Chino city	23227	24586	27983	33078	50408	51376
71	Chino Hills city	23838	24418	25868	28043	16424	16633
37	Claremont city	11763	12127	12803	13743	18794	19012
65	Coachella city	9623	14396	21654	36439	8885	12484
71	Colton city	15026	16080	19002	21668	19453	20764
37	Commerce city	3385	3447	3545	3684	53367	53865
37	Compton city	23502	23682	24081	24646	28564	28859
65	Corona city	46932	47358	49407	52444	79227	81271
59	Costa Mesa city	40538	41984	42465	44185	95713	99056
37	Covina city	15971	16052	16452	16795	26326	26755
37	Cudahy city	5649	5701	5870	6080	2886	3023
37	Culver City city	17004	17146	17505	18014	59266	60312

59	Cypress city	15801	16374	16455	16591	27515	28431
59	Dana Point city	14308	14662	14837	15190	11747	12268
65	Desert Hot Springs city	9286	12271	16561	24721	3672	4984
37	Diamond Bar city	18913	19389	20579	22370	14637	15497
37	Downey city	32646	32840	33327	34072	42850	43315
37	Duarte city	7123	7460	7713	8141	11273	12397
65	Eastvale City	16265	16688	17845	18494	7371	13020
25	El Centro city	13106	13938	16259	20486	23198	27508
37	El Monte city	27529	28172	31145	36343	30616	31345
37	El Segundo city	6982	7077	7180	7323	48325	49083
111	Fillmore city	4263	4405	4830	5342	2999	3332
71	Fontana city	51518	55139	64192	77772	56724	59265
59	Fountain Valley city	18771	18898	19082	19430	31579	32242
59	Fullerton city	46371	47686	49614	52915	63232	70586
37	Gardena city	20817	21333	22414	23695	29284	29767
59	Garden Grove city	46252	46870	48350	49202	57829	59164
37	Glendale city	74508	75577	78349	82295	117022	118799
37	Glendora city	17584	17907	18474	19481	21589	21564
71	Grand Terrace city	4421	4579	4975	5569	3481	3840
37	Hawaiian Gardens city	3622	3692	3820	4010	7931	7992
37	Hawthorne city	29684	29911	30839	31579	28498	28955
65	Hemet city	29931	35216	42465	53454	21667	23612
37	Hermosa Beach city	9514	9565	9694	9887	7717	8098
71	Hesperia city	26764	30404	39503	53153	22460	25718
37	Hidden Hills city	590	605	629	662	278	278
71	Highland city	15391	15928	17956	21410	6938	7510
25	Holtville city	1760	2143	2326	2573	1804	1996
59	Huntington Beach city	77044	79048	79565	80309	83445	86267
37	Huntington Park city	14650	14986	15651	16528	15904	16184
25	Imperial city	5146	6329	8156	10123	4593	5616
65	Indian Wells city	2877	2947	3122	3385	5173	5609
65	Indio city	26030	28816	35615	44044	26619	29672
37	Industry city	64	64	64	64	80388	80388
37	Inglewood city	37470	40578	43738	47728	33812	38412
59	Irvine city	93303	103382	112404	121739	265264	282215
37	Irwindale city	367	406	472	521	18850	19163
37	La Cañada Flintridge city	6811	6859	7004	7189	7711	7854
59	Laguna Beach city	10908	10949	10970	11002	5773	5818
59	Laguna Hills city	10413	10666	11669	11704	18334	18467
59	Laguna Niguel city	24786	26058	26128	26232	19564	20537
59	Laguna Woods city	11376	11415	11439	11513	5401	5762
59	La Habra city	19168	19844	20245	20618	18224	18634
37	La Habra Heights city	1817	1849	1916	2009	865	874
65	Lake Elsinore city	16863	20468	27745	37760	14032	16881
59	Lake Forest city	27652	30212	30717	30817	42477	44903
37	Lakewood city	25812	26446	27456	28715	20879	21116
37	La Mirada city	14707	14985	15525	16204	17995	18285

37	Lancaster city	46854	50498	59418	74646	56303	57573
59	La Palma city	5094	5108	5115	5129	15286	15388
37	La Puente city	9430	9563	9716	9889	6640	6847
65	La Quinta city	15350	16008	17332	19392	16740	17172
37	La Verne city	11653	11754	12008	12388	17017	17190
37	Lawndale city	9680	9833	9987	10202	7372	7512
71	Loma Linda city	9033	9440	10458	11985	24184	24746
37	Lomita city	7975	8072	8258	8513	5629	5710
37	Long Beach city	168607	172680	182872	198151	155895	159971
59	Los Alamitos city	4137	4150	4335	4408	14751	15331
37	Los Angeles city	1367018	1436882	1578496	1793035	1848344	1890856
37	Lynwood city	14851	15042	15685	16540	11962	12121
37	Malibu city	5212	5236	5287	5362	9898	10078
37	Manhattan Beach city	13896	13911	13948	14010	22026	22816
37	Maywood city	6591	6628	6773	6979	4012	4054
65	Menifee city	30471	34287	41223	51226	13840	17787
59	Mission Viejo city	33858	34038	34087	34224	38556	38815
37	Monrovia city	14025	14900	15601	16655	22654	23030
71	Montclair city	9866	10045	10492	11162	19309	19837
37	Montebello city	19080	19418	20231	21066	29341	29684
37	Monterey Park city	20006	20370	21149	22209	45491	45869
111	Moorpark city	11020	11755	12545	13021	11329	12214
65	Moreno Valley city	52697	57735	65182	76199	35491	43158
65	Murrieta city	34517	38385	41348	42287	31338	36832
71	Needles city	1941	1949	2024	2154	1731	1781
59	Newport Beach city	38930	39952	40240	41825	83358	83888
65	Norco city	7097	7107	7127	7147	15235	17057
37	Norwalk city	26673	26812	26977	27280	25735	26421
111	Ojai city	3099	3137	3178	3227	5562	5577
71	Ontario city	46001	51841	60602	74521	113859	124571
59	Orange city	43708	44935	47448	48718	123043	124717
111	Oxnard city	51151	53429	57211	61645	61128	64058
37	Palmdale city	43809	45820	53046	61798	36738	38610
65	Palm Desert city	23112	24296	26426	32311	43307	45189
65	Palm Springs city	23106	24809	27261	31270	31937	34778
37	Palos Verdes Estates city	5061	5089	5169	5284	2956	3009
37	Paramount city	14089	14179	14311	14529	21419	21722
37	Pasadena city	56327	57819	61013	65083	116219	118236
65	Perris city	17202	21431	27458	33798	16057	19013
37	Pico Rivera city	16556	16778	17526	18475	24946	25294
59	Placentia city	16609	16849	17864	18750	19903	20366
37	Pomona city	39307	40973	46124	52844	55696	56824
111	Port Hueneme city	6947	7004	7108	7124	3781	3825
71	Rancho Cucamonga city	56764	58096	61426	66421	88314	90634
65	Rancho Mirage city	8957	9654	11042	12986	16611	17773
37	Rancho Palos Verdes city	15717	15753	15781	15843	7954	7997
59	Rancho Santa Margarita	16728	16813	16863	16987	15635	16489

71	Redlands city	24421	25305	27516	30832	42569	44469
37	Redondo Beach city	29153	29410	30057	31057	25432	26184
71	Rialto city	26485	29135	31785	37085	25472	28301
65	Riverside city	94466	98860	105649	115057	145392	157235
37	Rolling Hills city	673	682	704	735	110	110
37	Rolling Hills Estates city	2911	2949	3040	3159	7059	7144
37	Rosemead city	14314	14462	15342	16508	16441	16673
71	San Bernardino city	59709	60959	64084	68771	101330	104673
111	San Buenaventura (Vent	41086	41809	43690	46665	60766	61578
59	San Clemente city	24164	24445	24977	25368	28568	29309
37	San Dimas city	12121	12163	12218	12338	11528	11980
37	San Fernando city	6069	6197	6638	7146	11446	11644
37	San Gabriel city	12622	12992	14131	15269	14899	15151
65	San Jacinto city	14039	15583	19353	24964	6853	7470
59	San Juan Capistrano city	11622	12077	12405	13366	17208	17370
37	San Marino city	4358	4367	4384	4408	4447	4508
59	Santa Ana city	73919	77159	79637	80133	162924	165242
37	Santa Clarita city	71800	78378	87662	95185	91192	93325
37	Santa Fe Springs city	5152	5546	6147	6461	56951	57831
37	Santa Monica city	48081	48628	49975	51410	105800	105800
111	Santa Paula city	8608	8931	9536	10343	7840	7992
59	Seal Beach city	13057	13099	13172	13274	12672	13078
37	Sierra Madre city	4793	4821	4851	5024	2190	2220
37	Signal Hill city	4303	4350	4558	4847	16863	17165
111	Simi Valley city	41607	42089	43669	46080	46693	49060
37	South El Monte city	4647	4743	4999	5298	16759	16944
37	South Gate city	23884	24822	27232	30779	22351	22705
37	South Pasadena city	10431	10517	10831	11245	11411	11528
59	Stanton city	10814	11095	11877	12278	9056	9743
65	Temecula city	33627	35370	39727	46355	56422	58713
37	Temple City city	11547	11903	13248	15068	7409	7678
111	Thousand Oaks city	46047	46561	48391	51316	70078	73756
37	Torrance city	55639	55862	56408	57282	126554	126870
59	Tustin city	26520	27163	27221	30635	49215	53029
71	Twentynine Palms city	8367	8842	10031	11814	4427	5002
71	Upland city	26088	27016	29336	32817	35893	36769
37	Vernon city	74	76	76	76	43251	43675
71	Victorville city	33932	38465	47392	61813	41180	43942
59	Villa Park city	1980	1985	1997	2023	2112	2153
37	Walnut city	8654	8796	8946	9232	8643	8785
37	West Covina city	31537	32013	33203	34848	31581	32034
37	West Hollywood city	26007	27580	28330	30125	21681	25275
37	Westlake Village city	3244	3283	3374	3504	17149	17430
59	Westminster city	26183	26683	27448	27795	25870	26290
25	Westmorland city	609	612	621	634	328	331
37	Whittier city	29607	30472	31661	33474	35922	36393
65	Wildomar city	10553	12580	15542	19637	6479	7682

59	Yorba Linda city	22441	23130	23170	23329	17384	17937
71	Yucaipa city	18706	19638	22439	26068	10824	11763
71	Yucca Valley town	8358	8703	9566	10861	6937	7486
65	Jurupa Valley City	25283	26335	28545	31802	27129	28435
65	Unincorporated - MJPA	510	750	1010	1400	6124	11833
25	Unincorporated	10748	16337	20101	21796	16400	19751
37	Unincorporated	294780	335592	383057	419348	269137	272197
59	Unincorporated	38974	42659	49018	56581	24301	28533
65	Unincorporated	113055	123079	168912	179469	69973	72822
71	Unincorporated	97066	99533	105700	114950	58795	60736
111	Unincorporated	32191	32446	33122	33597	31838	32988
TOTAL	SCAG	6,011,672	6,334,288	6,905,432	7,638,633	8,388,965	8,695,574

TABLE 14 Jurisdiction-Level Growth Forecast - Continued

County	Jurisdiction	Population		Households		Employment	
		2016	2045	2016	2045	2016	2045
Los Angeles	Lancaster city	157,800	213,300	46,900	74,600	56,300	65,500
Los Angeles	La Puente city	40,400	41,600	9,400	9,900	6,600	8,200
Los Angeles	La Verne city	33,100	34,400	11,700	12,400	17,000	18,300
Los Angeles	Lawndale city	33,400	34,400	9,700	10,200	7,400	8,300
Los Angeles	Lomita city	20,400	21,200	8,000	8,500	5,600	6,100
Los Angeles	Long Beach city	470,900	489,600	168,600	198,200	155,900	185,400
Los Angeles	Los Angeles city	3,933,800	4,771,300	1,367,000	1,793,000	1,848,300	2,135,900
Los Angeles	Lynwood city	71,900	76,900	14,900	16,500	12,000	13,100
Los Angeles	Malibu city	12,700	13,000	5,200	5,400	9,900	11,000
Los Angeles	Manhattan Beach city	35,400	35,600	13,900	14,000	22,000	23,600
Los Angeles	Maywood city	28,000	29,000	6,600	7,000	4,000	4,300
Los Angeles	Monrovia city	38,000	42,100	14,000	16,700	22,700	24,800
Los Angeles	Montebello city	63,900	67,800	19,100	21,100	29,300	31,300
Los Angeles	Monterey Park city	61,500	65,600	20,000	22,200	45,500	48,000
Los Angeles	Norwalk city	105,500	107,000	26,700	27,300	25,700	28,100
Los Angeles	Palmdale city	158,600	207,000	43,800	61,800	36,700	45,900
Los Angeles	Palos Verdes Estates city	13,700	14,000	5,100	5,300	3,000	3,300
Los Angeles	Paramount city	55,900	57,500	14,100	14,500	21,400	23,000
Los Angeles	Pasadena city	142,100	155,500	56,300	65,100	116,200	140,200
Los Angeles	Pico Rivera city	63,500	67,400	16,600	18,500	24,900	27,200
Los Angeles	Pomona city	154,700	187,600	39,300	52,800	55,700	63,400
Los Angeles	Rancho Palos Verdes city	42,800	43,000	15,700	15,800	8,000	8,200
Los Angeles	Redondo Beach city	68,200	72,900	29,200	31,100	25,400	28,300
Los Angeles	Rolling Hills city	1,900	2,000	700	700	100	100
Los Angeles	Rolling Hills Estates city	8,100	8,500	2,900	3,200	7,100	7,600

Profile of the City of Rancho Palos Verdes

Southern California Association of Governments (SCAG) Regional Council includes 69 districts which represent 191 cities and 6 counties in the SCAG region

SCAG Regional Council District 40 includes El Segundo, Hermosa Beach, Lawndale, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, and Rolling Hills Estates
Represented by: Hon. Judy Mitchell

LOCAL PROFILES REPORT **2019**

This profile report was prepared by the Southern California Association of Governments and shared with of Rancho Palos Verdes. SCAG provides local governments with a variety of benefits and services including, for example, data and information, GIS training, planning and technical assistance, and sustainability planning grants.

May 2019
Southern California Association of Governments

SCAG REGIONAL COUNCIL DISTRICT 40

Source: 2016 SCAG city boundary data, provided by the county Local Agency Formation Commissions.

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I. INTRODUCTION

The Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the largest Metropolitan Planning Organization (MPO) in the nation, with more than 19 million residents. The SCAG region includes six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 incorporated cities. In addition, the SCAG region is a major hub of global economic activity, representing the 16th largest economy in the world and is considered the nation's gateway for international trade, with two of the largest ports in the nation. The SCAG region is the also the most culturally diverse region in the nation, with no single ethnic group comprising a majority of the population. With a robust, diversified economy and a growing population substantially fueled by international immigration, the SCAG region is poised to continue its role as a primary metropolitan center on the Pacific Rim.

SCAG Activities

As the designated MPO, SCAG is mandated by federal law to research and develop a Regional Transportation Plan (RTP), which incorporates a Sustainable Communities Strategy (SCS) per California state law. Additionally, SCAG is pursuing a variety of innovative planning and policy initiatives to foster a more sustainable Southern California. In addition to conducting the formal planning activities required of an MPO, SCAG provides local governments with a wide variety of benefits and services including, for example, data and information, GIS training, planning and technical assistance, and support for sustainability planning grants.

The Local Profiles

In 2008, SCAG initiated the Local Profiles project as a part of a larger initiative to provide a variety of new services to its member cities and counties. Through extensive input from member jurisdictions, the inaugural Local Profiles Reports were released at the SCAG General Assembly in May 2009. The Local Profiles have since been updated every two years.

The Local Profiles reports provide a variety of demographic, economic, education, housing, and transportation information about each member jurisdiction including, but not limited to, the following:

- How much growth in population has taken place since 2000?
- Has the local jurisdiction been growing faster or slower than the county or regional average?
- Have there been more or fewer school-age children?
- Have homeownership rates been increasing or decreasing?
- How and where do residents travel to work?
- How has the local economy been changing in terms of employment share by sector?

Answers to questions such as these provide a snapshot of the dynamic changes affecting each local jurisdiction.

The purpose of this report is to provide current information and data for the of Rancho Palos Verdes for planning and outreach efforts. Information on population, housing, transportation, employment, retail sales, and education can be utilized by the city to make well informed planning decisions. The report provides a portrait of the city and its changes since 2000, using average figures for Los Angeles County as a comparative baseline. In addition, the most current data available for the region is also included in the Statistical Summary (page 3). This profile report illustrates current trends occurring in of Rancho Palos Verdes.

Factors Affecting Local Changes Reflected in the 2019 Report

Overall, member jurisdictions since 2000 have been impacted by a variety of factors at the national, regional, and local levels. For example, the vast majority of member jurisdictions included in the 2019 Local Profiles reflect national demographic trends toward an older and more diverse population. Evidence of continued economic growth is also apparent through increases in employment, retail sales, building permits, and home prices. Work destinations and commute times correlate with regional development patterns and the geographical location of local jurisdictions, particularly in relation to the regional transportation system.

Uses of the Local Profiles

Following release at the SCAG General Assembly, the Local Profiles are posted on the SCAG website and are used for a variety of purposes including, but not limited to, the following:

- As a data and communication resource for elected officials, businesses, and residents
- Community planning and outreach
- Economic development
- Visioning initiatives
- Grant application support
- Performance monitoring

The primary user groups of the Local Profiles include member jurisdictions and state and federal legislative delegates of Southern California. This report is a SCAG member benefit and the use of the data contained within this report is voluntary.

Report Organization

This report includes three sections. The first section presents a 'Statistical Summary' for the of Rancho Palos Verdes. The second section provides detailed information organized by subject area and includes brief highlights of some of the trends identified by that information. The third section, 'Methodology', describes technical considerations related to data definitions, measurement, and sources.

2018 STATISTICAL SUMMARY

Category	Rancho Palos Verdes	Los Angeles County	Rancho Palos Verdes Relative to Los Angeles County*	SCAG Region
2018 Total Population	42,723	10,283,729	[0.4%]	19,145,421
2018 Population Density (Persons per Square Mile)	3,172	2,518	654	494
2018 Median Age (Years)	49.4	36.0	13.4	35.8
2018 Hispanic	10.7%	48.4%	-37.7%	46.5%
2018 Non-Hispanic White	52.9%	26.5%	26.4%	31.4%
2018 Non-Hispanic Asian	28.5%	14.3%	14.2%	12.8%
2018 Non-Hispanic Black	2.0%	7.9%	-5.9%	6.3%
2018 Non-Hispanic American Indian or Alaska Native	0.0%	0.2%	-0.2%	0.2%
2018 All Other Non-Hispanic	5.9%	2.7%	3.2%	2.8%
2018 Number of Households	15,681	3,338,658	[0.5%]	6,132,938
2018 Average Household Size	2.7	3.0	-0.3	3.1
2018 Median Household Income	$124,552	$61,015	$63,537	$64,989
2018 Number of Housing Units	16,317	3,546,863	[0.5%]	6,629,879
2018 Homeownership Rate	79.6%	52.4%	27.2%	52.4%
2018 Median Existing Home Sales Price	$1,250,000	$597,500	$652,500	$561,000
2017 - 2018 Median Home Sales Price Change	4.8%	6.7%	-1.9%	6.5%
2018 Drive Alone to Work	78.8%	73.7%	5.1%	75.8%
2018 Mean Travel Time to Work (minutes)	34.1	30.9	3.2	30.2
2017 Number of Jobs	7,965	4,767,204	[0.2%]	8,465,304
2016 - 2017 Total Jobs Change	11	23,801	[0.05%]	76,197
2017 Average Salary per Job	$53,127	$66,037	-$12,910	$60,956
2018 K-12 Public School Student Enrollment	6,522	1,482,258	[0.4%]	2,975,283

Sources: U.S. Census American Community Survey, 2017; Nielsen Co.; California Department of Finance E-5, May 2018; CoreLogic/DataQuick; California Department of Education; and SCAG

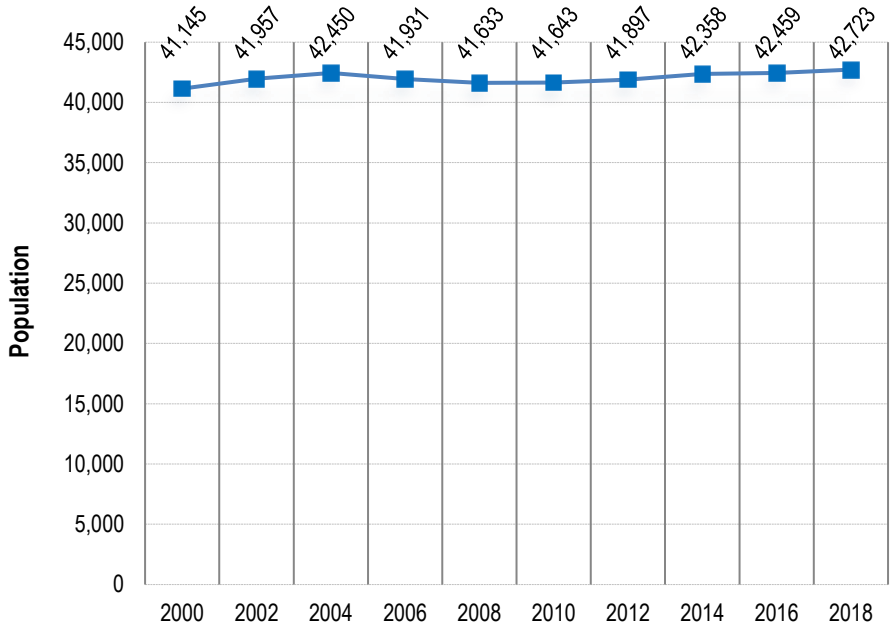
* Numbers with [ ] represent Rancho Palos Verdes's share of Los Angeles County. The unbracketed numbers represent the difference between Rancho Palos Verdes and Los Angeles County.

Mapped jurisdictional boundaries are as of July 1, 2016 and are for visual purposes only. Report data, however, are updated according to their respective sources.

II. POPULATION

Population Growth

Population: 2000 - 2018

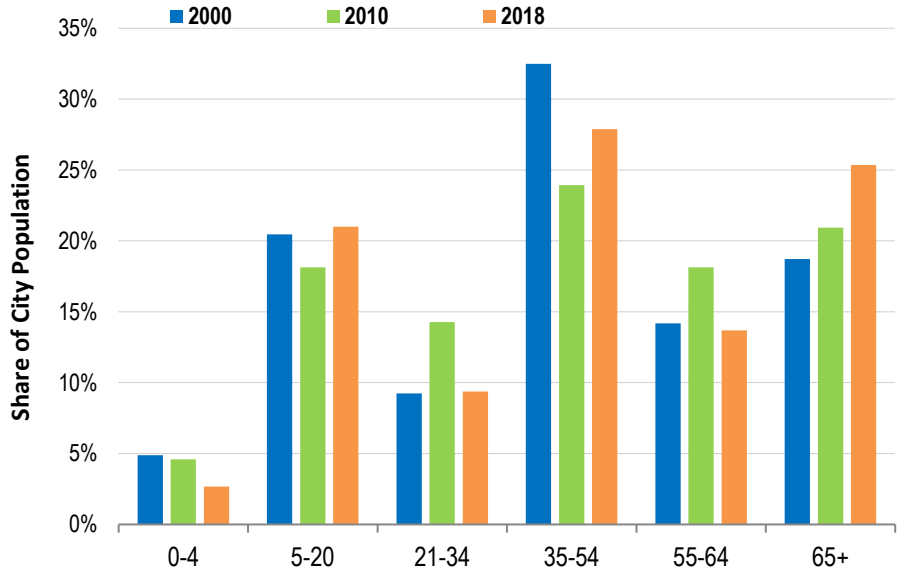


Source: California Department of Finance, E-5, 2018

- Between 2000 and 2018, the total population of the of Rancho Palos Verdes increased by 1,578 to 42,723 in 2018.
- During this 18-year period, the city's population growth rate of 3.8 percent was lower than the Los Angeles County rate of 8 percent.
- 0.4 percent of the total population of Los Angeles County is in the of Rancho Palos Verdes.
- Population values for 2000 and 2010 are from the U.S. Decennial Census.
- Values for other years are estimates by the California Department of Finance.

Population by Age Range

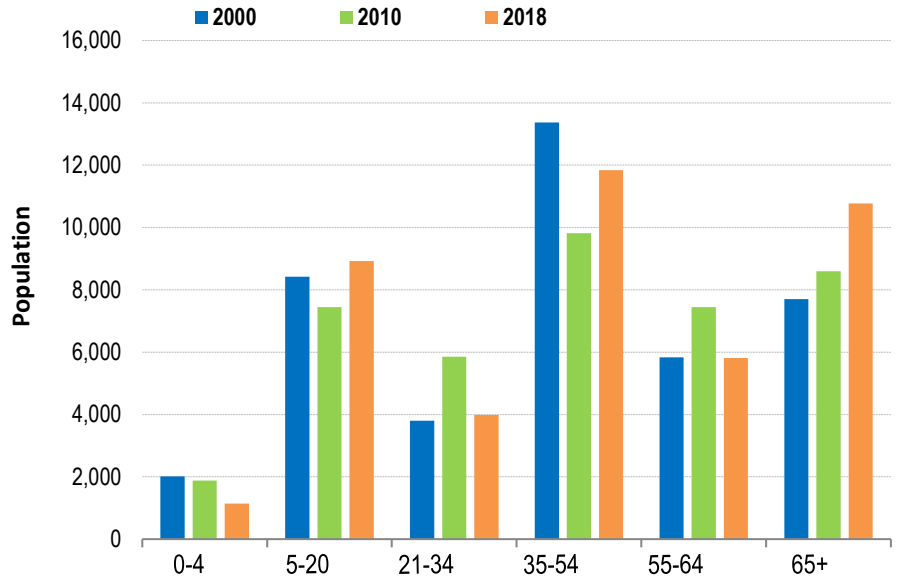
Population Share by Age: 2000, 2010, and 2018



Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, the 65+ age group experienced the largest increase in share, growing from 18.7 to 25.4 percent.
- The age group that experienced the greatest decline, by share, was 35-54, decreasing from 32.5 to 27.9 percent.

Population by Age: 2000, 2010, and 2018

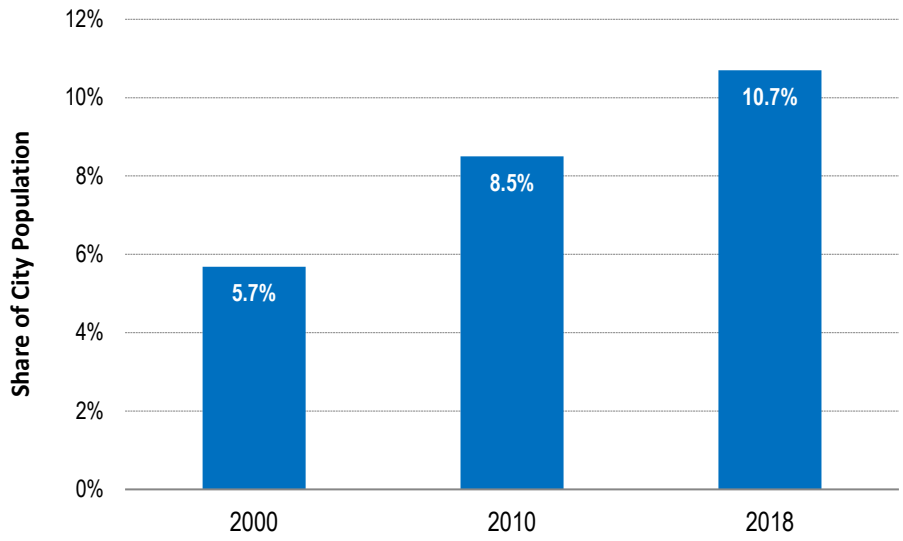


Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- The 65+ age group added the most population, with an increase of 3,069 people between 2000 and 2018.

Population by Race/Ethnicity

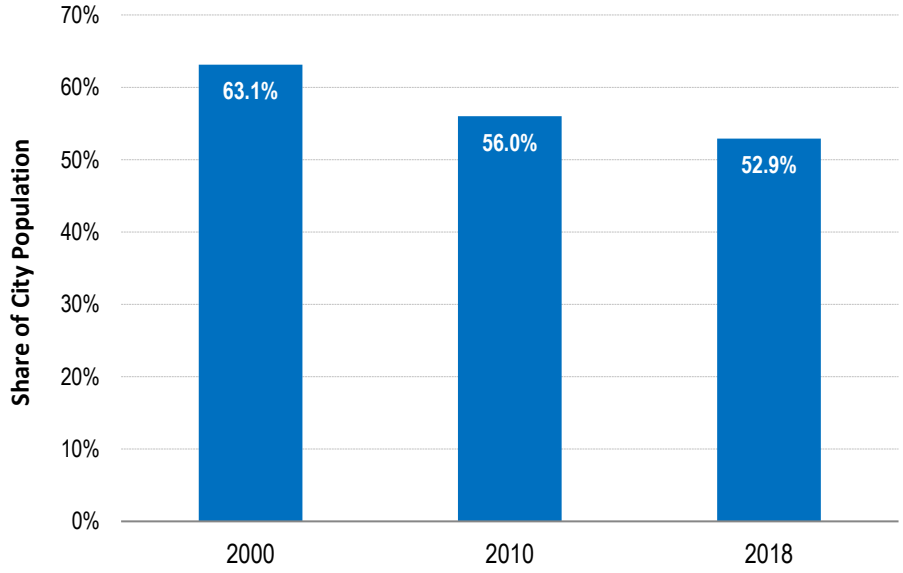
Hispanic or Latino of Any Race: 2000, 2010, and 2018



Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, the share of Hispanic population in the city increased from 5.7 percent to 10.7 percent.

Non-Hispanic White: 2000, 2010, and 2018

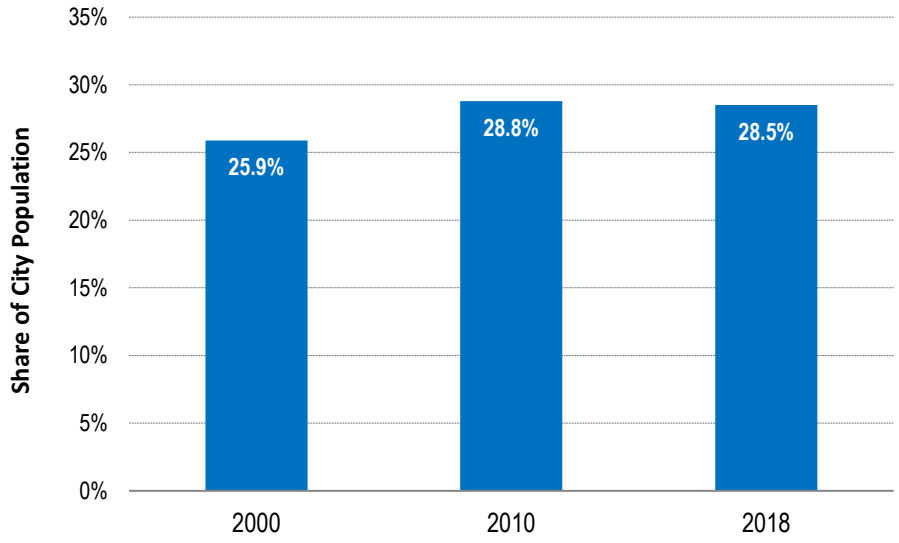


Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, the share of Non-Hispanic White population in the city decreased from 63.1 percent to 52.9 percent.

- Please refer to the Methodology section for definitions of the racial/ethnic categories.

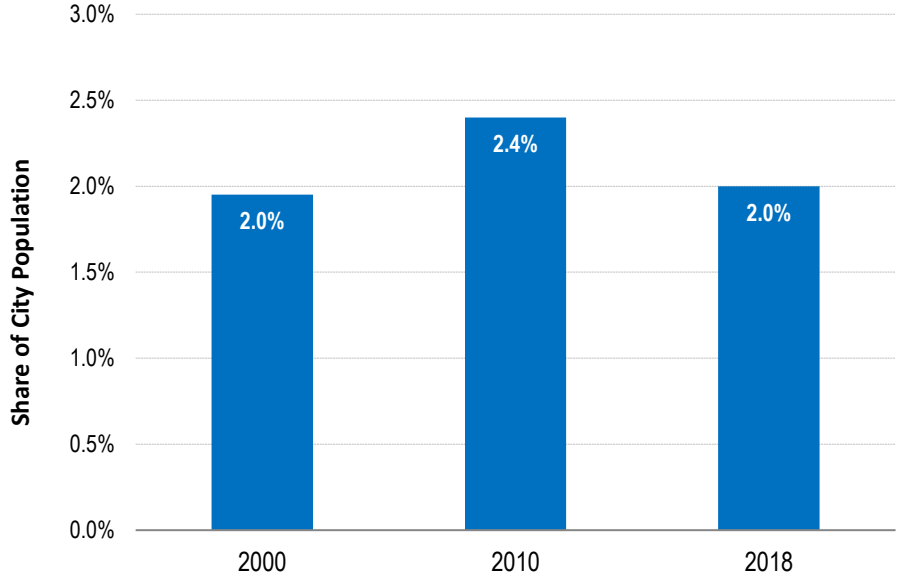
Non-Hispanic Asian: 2000, 2010, and 2018



Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, the share of Non-Hispanic Asian population in the city increased from 25.9 percent to 28.5 percent.

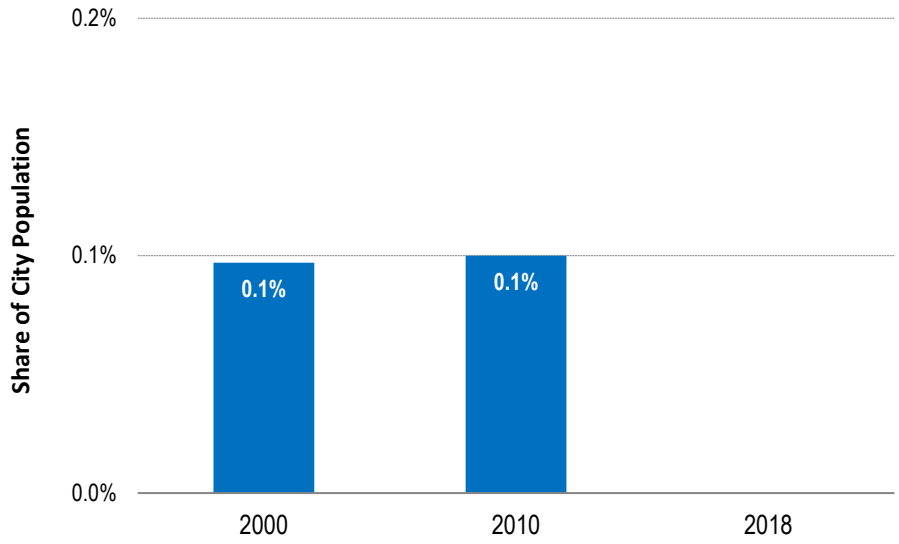
Non-Hispanic Black: 2000, 2010, and 2018



Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, the share of Non-Hispanic Black population in the city remained at 2.0 percent.

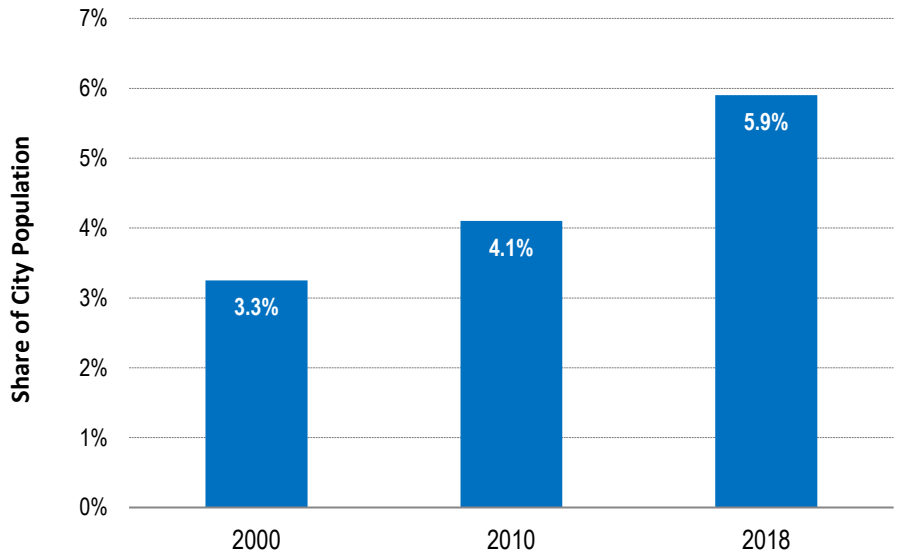
Non-Hispanic American Indian or Alaska Native: 2000, 2010, & 2018



Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, the share of Non-Hispanic American Indian or Alaska Native population in the city decreased from 0.1 percent to 0.0 percent.

All Other Non-Hispanic: 2000, 2010, and 2018



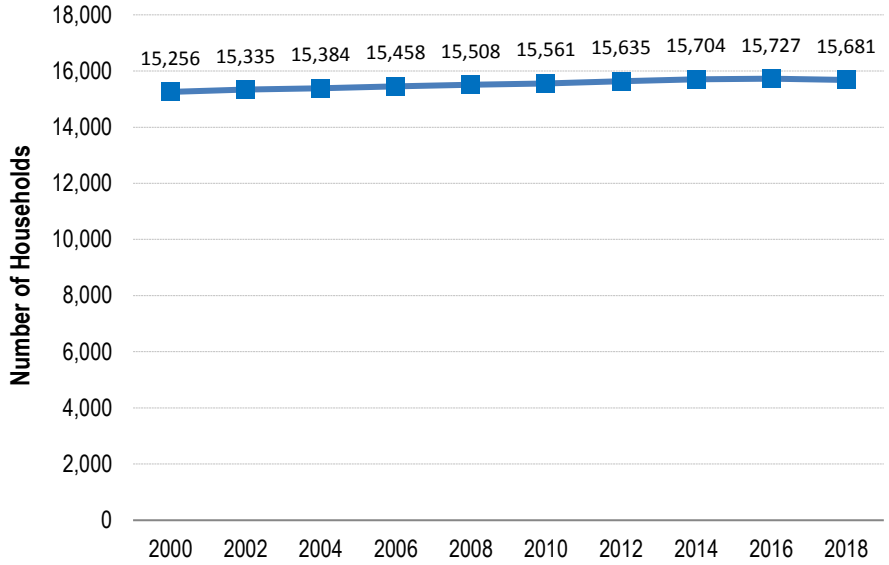
Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, the share of All Other Non-Hispanic population group in the city increased from 3.3 percent to 5.9 percent.

III. HOUSEHOLDS

Number of Households (Occupied Housing Units)

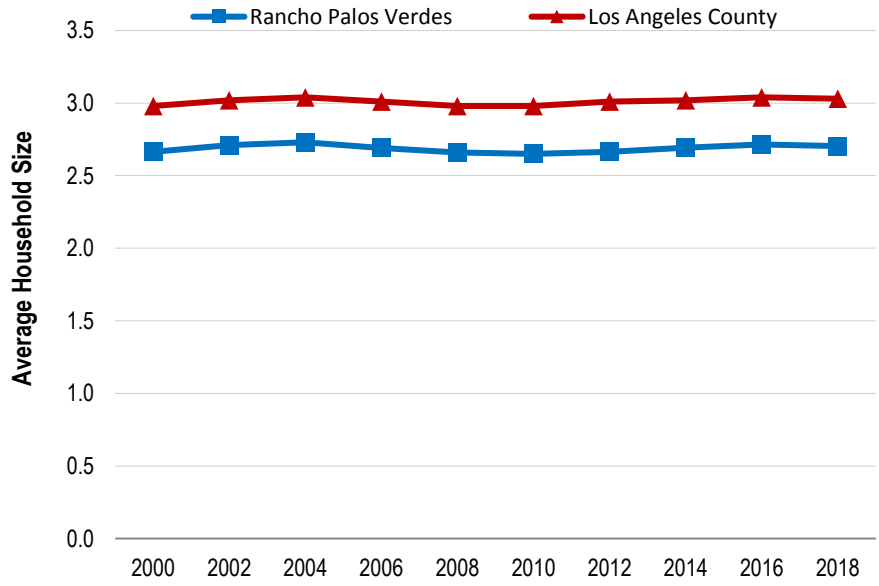
Number of Households: 2000 - 2018



Sources: California Department of Finance, E-5, 2000-2018

- Between 2000 and 2018, the total number of households in the of Rancho Palos Verdes increased by 425 units, or 2.8 percent.
- During this 18-year period, the city's household growth rate of 2.8 percent was lower than the county growth rate of 6.5 percent.

Average Household Size: 2000 - 2018

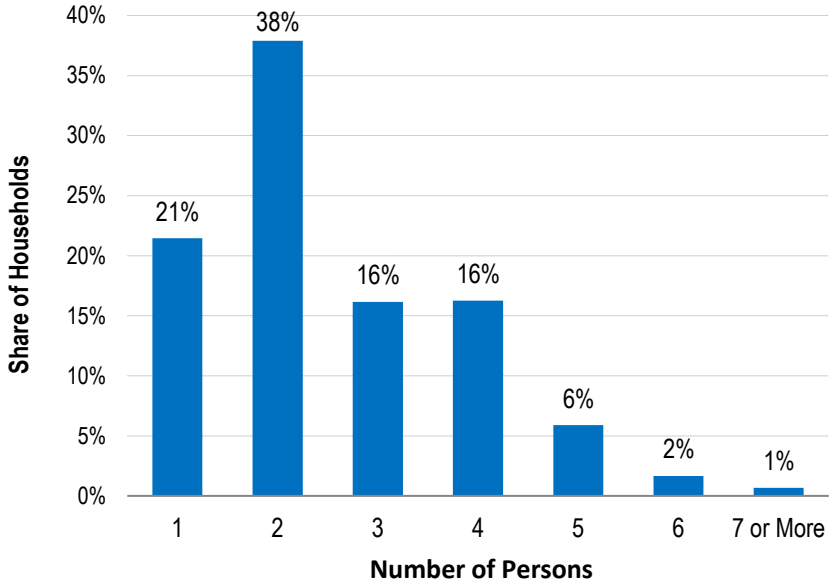


Source: California Department of Finance, E-5, 2000-2018

- 0.5 percent of Los Angeles County's total number of households are in the of Rancho Palos Verdes.
- In 2018, the city's average household size was 2.7, lower than the county average of 3.0.

Households by Size

Percent of Households by Household Size: 2018

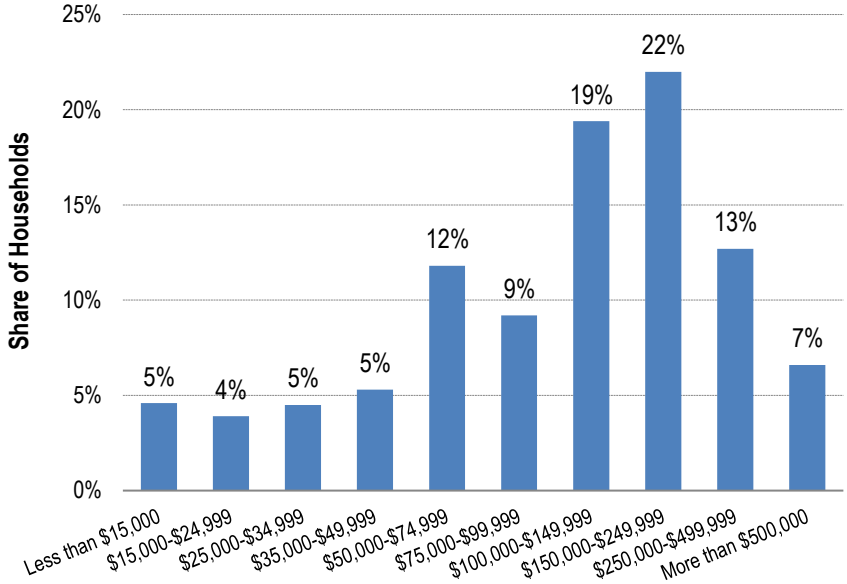


- In 2018, 75.5 percent of all city households had 3 people or fewer.
- About 21 percent of the households were single-person households.
- 9 percent of all households in the city had 5 people or more.

Source: U.S. Census American Community Survey, 2017; Nielsen Co.

Households by Income

Percent of Households by Household Income: 2018

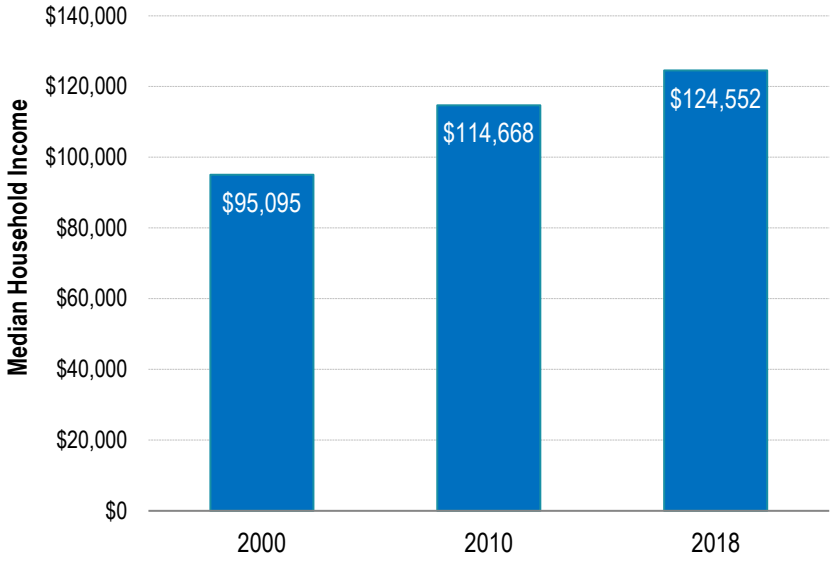


- In 2018, about 18 percent of households earned less than $50,000 annually.
- 61 percent of households earned $100,000 or more.

Source: U.S. Census American Community Survey, 2017; Nielsen Co.

Household Income

Median Household Income: 2000, 2010, and 2018

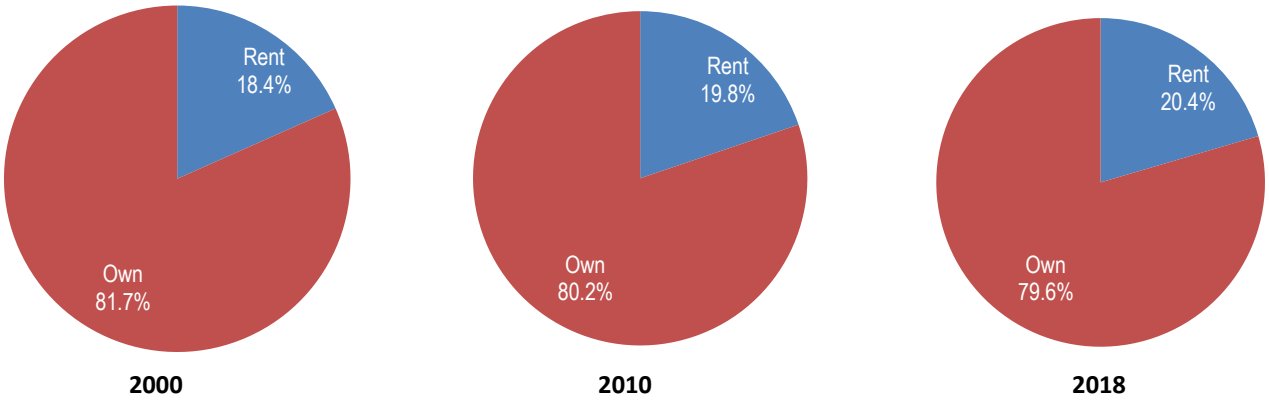


Source: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- From 2000 to 2018, median household income increased by $29,457.
- Note: Dollars are not adjusted for annual inflation.

Renters and Homeowners

Percentage of Renters and Homeowners: 2000, 2010, and 2018



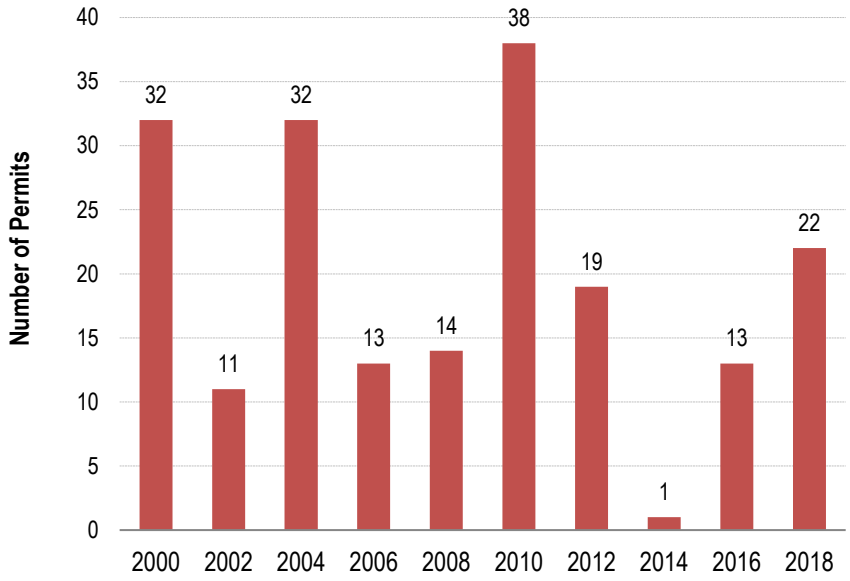
Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, homeownership rates decreased and the share of renters increased.

IV. HOUSING

Total Housing Production

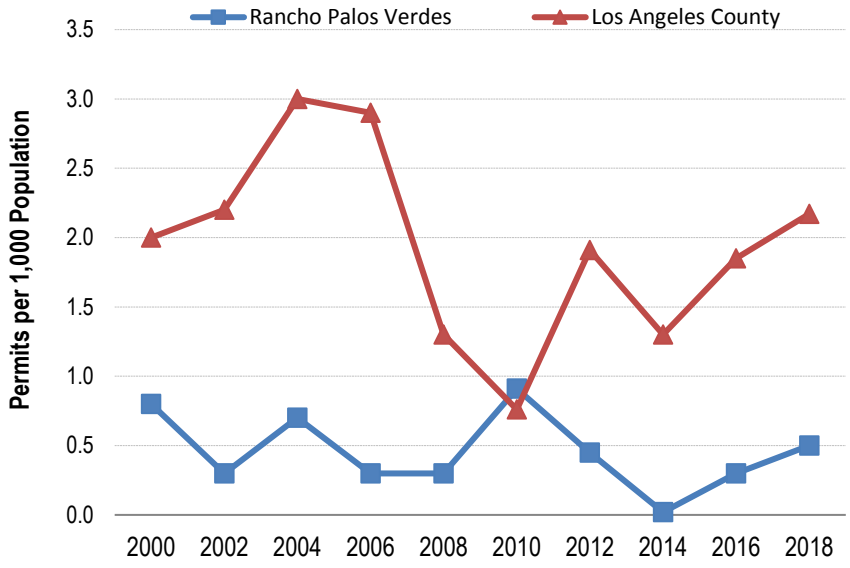
Total Residential Units Permitted: 2000 - 2018



Source: Construction Industry Research Board, 2000 - 2018

- In 2018, permits were issued for 22 residential units.

Total Residential Units Permitted per 1,000 Residents: 2000 - 2018

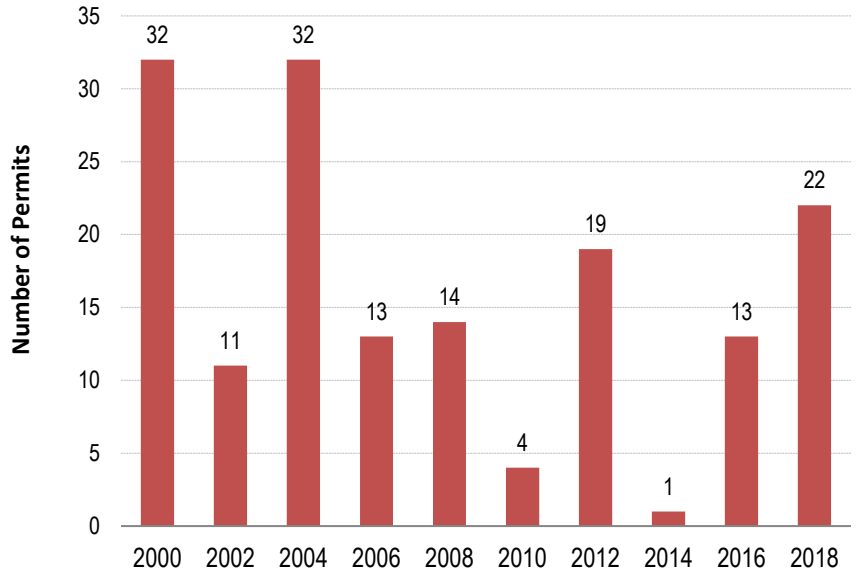


Source: Construction Industry Research Board, 2000 - 2018

- In 2000, the of Rancho Palos Verdes had 0.8 permits per 1,000 residents compared to the overall county figure of 2 permits per 1,000 residents.
- For the city in 2018, the number of permits per 1,000 residents decreased to 0.5 permits. For the county overall, it increased to 2.2 permits per 1,000 residents.

Single-Family Housing Production

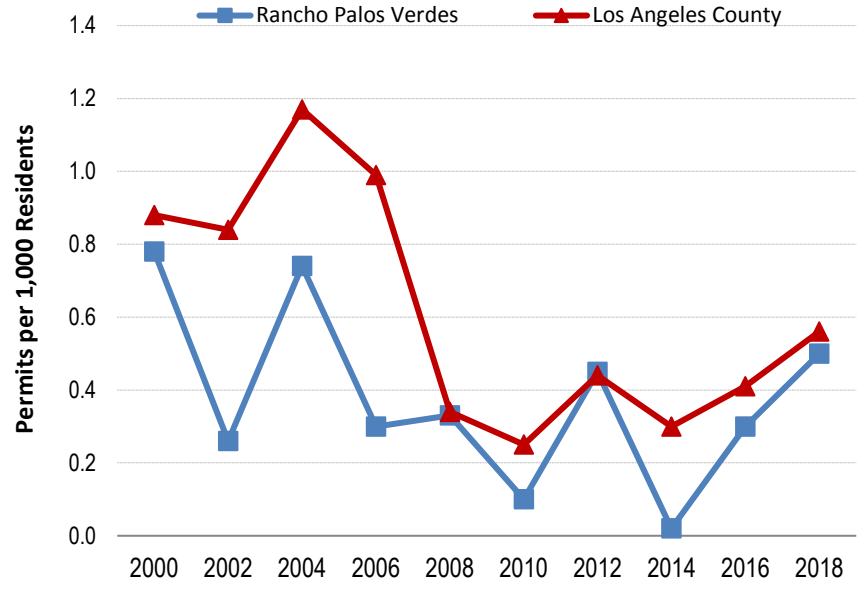
Single-Family Units Permitted: 2000 - 2018



Source: Construction Industry Research Board, 2000 - 2018

- In 2018, permits were issued for 22 single family homes.

Single-Family Units Permitted: 2000 - 2018

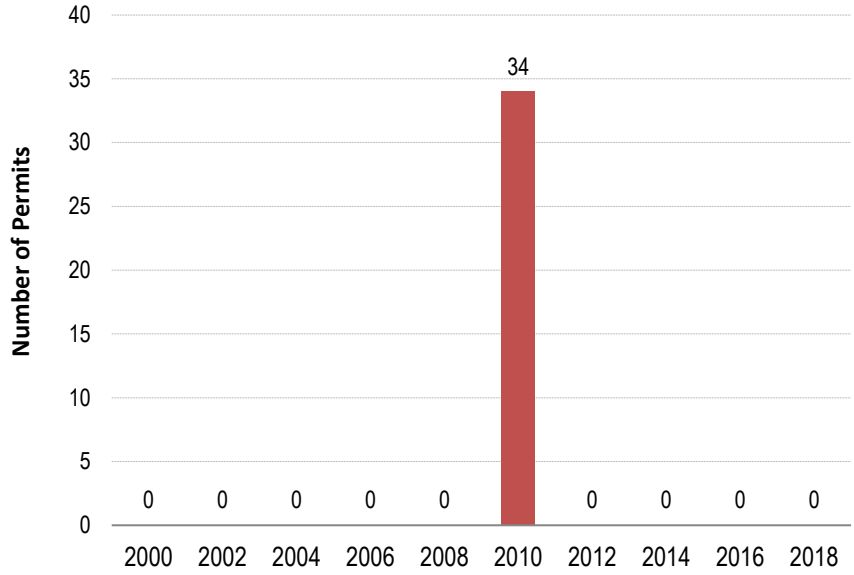


Source: Construction Industry Research Board, 2000 - 2018

- In 2000, the of Rancho Palos Verdes issued 0.8 permits per 1,000 residents compared to the overall county figure of 0.9 permits per 1,000 residents.
- For the city in 2018, the number of permits issued per 1,000 residents decreased to 0.5 permits. For the county overall, it decreased to 0.6 permits per 1,000 residents.

Multi-Family Housing Production

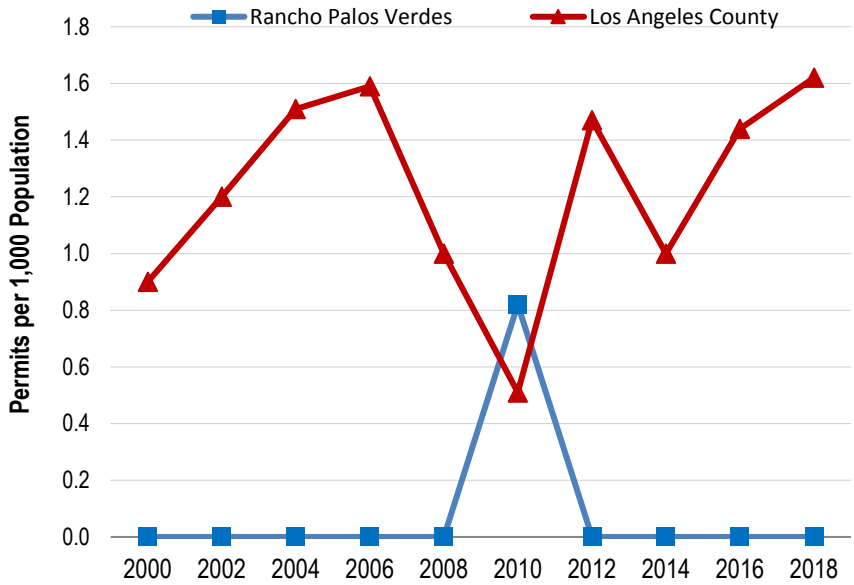
Multi-Family Units Permitted: 2000 - 2018



Source: Construction Industry Research Board, 2000-2018

- In 2018, no permits were issued for multi-family residential units.

Multi-Family Units Permitted per 1,000 Residents: 2000 - 2018

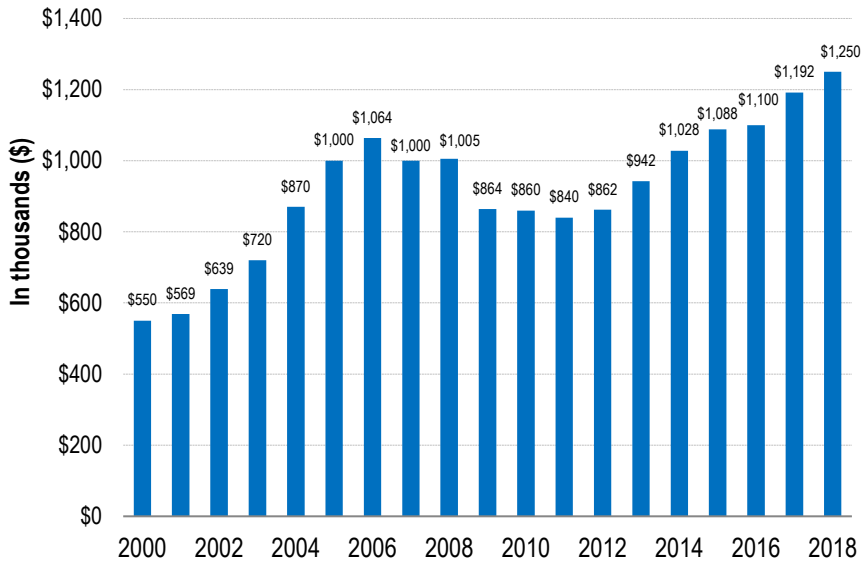


Source: Construction Industry Research Board, 2000-2018

- For the city in 2018, the number of permits per 1,000 residents remained at 0 permits. For the county overall, it increased to 1.6 permits per 1,000 residents.

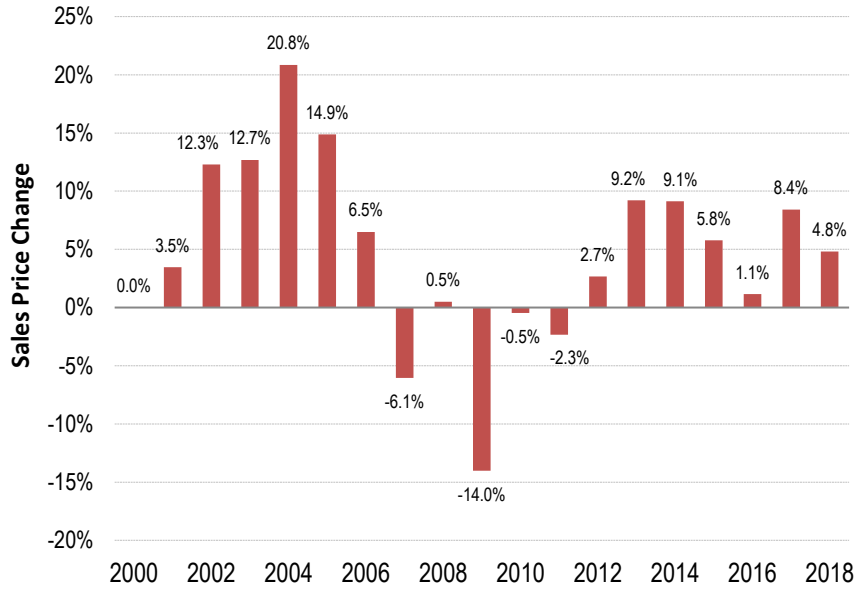
Home Sales Prices

Median Home Sales Price for Existing Homes: 2000 - 2018



Source: CoreLogic/DataQuick, 2000-2018

Annual Median Home Sales Price Change for Existing Homes: 2000 - 2018



Source: CoreLogic/DataQuick, 2000-2018

- Between 2000 and 2018, the median home sales price of existing homes increased 127 percent from $550,000 to $1,250,000.
- Median home sales price increased by 45.3 percent between 2010 and 2018.
- In 2018, the median home sales price in the city was $1,250,000, $652,500 higher than that in the county overall.
- Note: Median home sales price reflects resale of existing homes, which varies due to type of units sold.
- Annual median home sales prices are not adjusted for inflation.

HOUSING TYPE

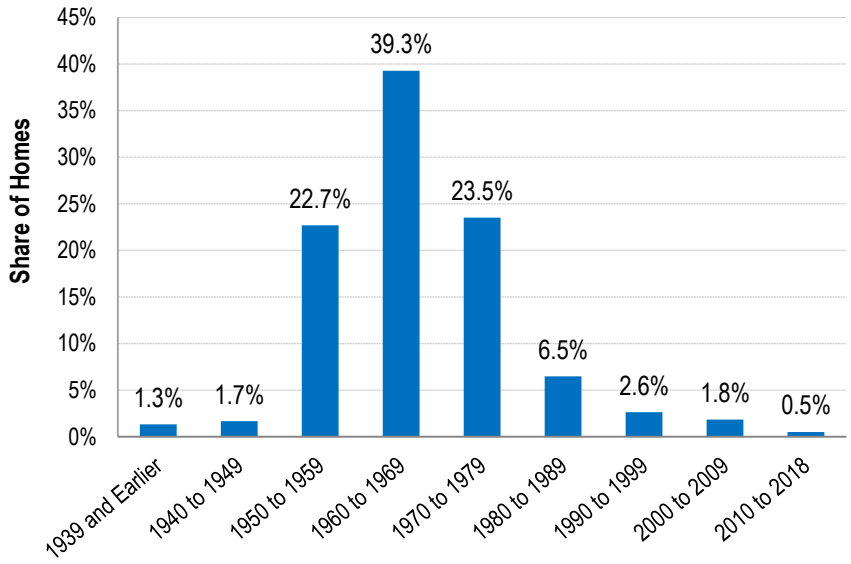
Housing Type by Units: 2018

Housing Type	Number of Units	Percent of Total Units
Single Family Detached	12,544	76.8 %
Single Family Attached	1,043	6.4 %
Multi-family: 2 to 4 units	324	2.0 %
Multi-family: 5 units plus	2,381	14.6 %
Mobile Home	25	0.2 %
Total	**16,317**	**100.0 %**

Source: California Department of Finance, E-5, 2018

- The most common housing type is Single Family Detached.
- Approximately 83.2 percent are single family homes and 16.6 percent are multi-family homes.

Age of Housing Stock: 2018

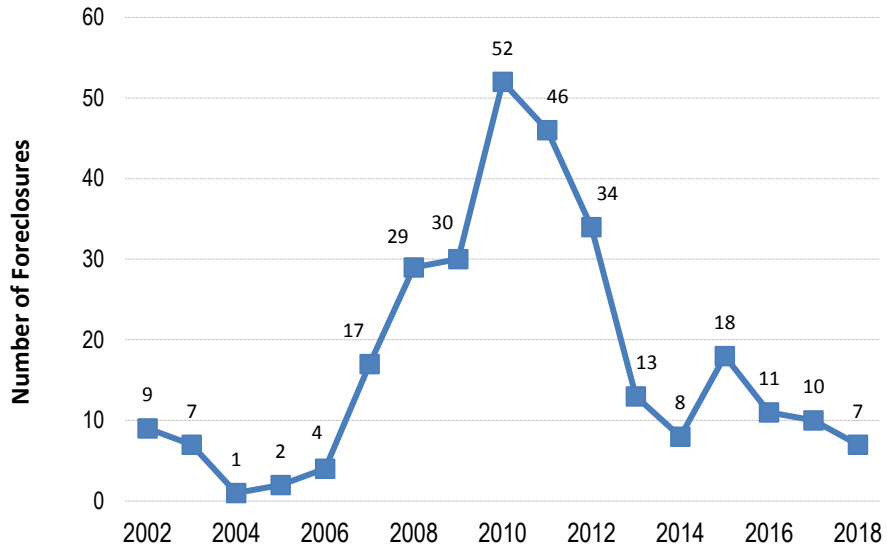


Source: U.S. Census American Community Survey, 2017; Nielsen Co.

- 65 percent of the housing stock was built before 1970.
- 35 percent of the housing stock was built after 1970.

Foreclosures

Number of Foreclosures: 2002 - 2018

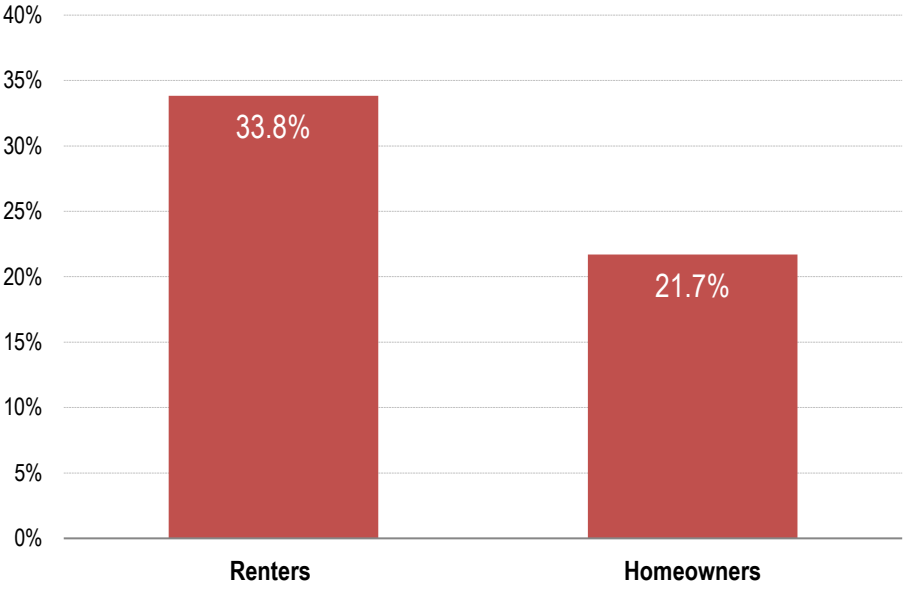


- There were 7 foreclosures in 2018.
- Between 2007 and 2018, there were 275 foreclosures.

Source: CoreLogic/DataQuick, 2002-2018

Housing Cost Share

Percentage of Housing Cost for Renters and Homeowners: 2017



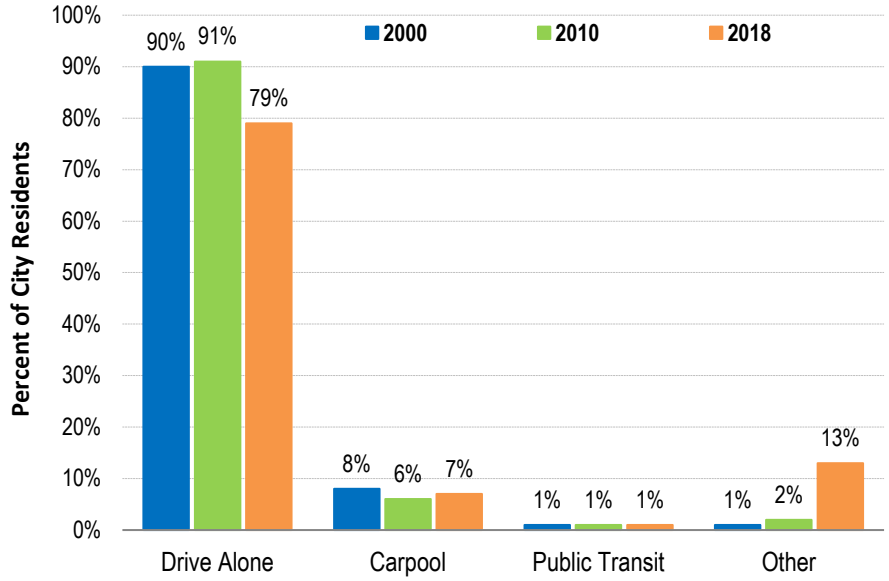
- Housing costs accounted for an average of 33.8 percent of total household income for renters.
- Housing costs accounted for an average of 21.7 percent of total household income for homeowners.

Source: U.S. Census American Community Survey, 2017

V. TRANSPORTATION

Journey to Work for Residents

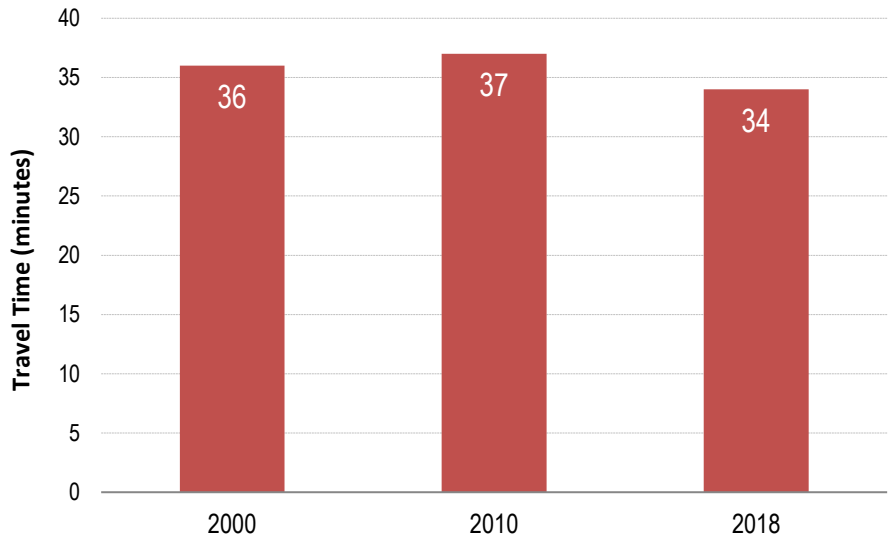
Transportation Mode Choice: 2000, 2010, and 2018



Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, the greatest change occurred in the percentage of individuals who traveled to work by other modes (e.g. work at home, walking or biking); this share increased by 11.4 percentage points.
- 'Other' refers to bicycle, pedestrian, and home-based employment.

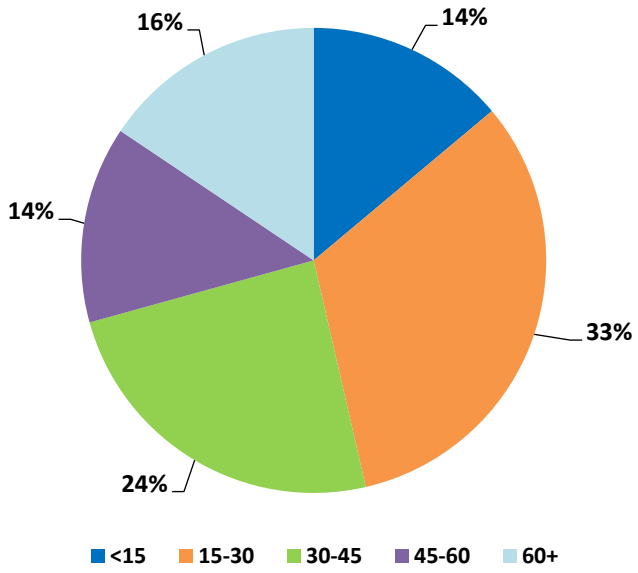
Average Travel Time (minutes): 2000, 2010, and 2018



Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- Between 2000 and 2018, the average travel time to work decreased by approximately 2 minutes.

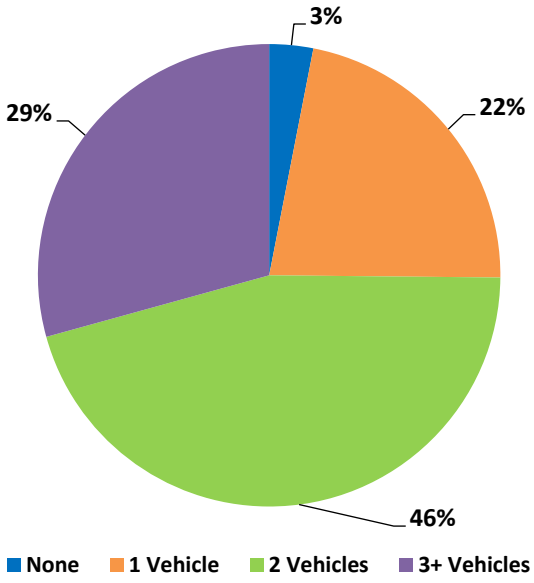
Travel Time to Work (Range of Minutes): 2018



- In 2018, 53.6 percent of Rancho Palos Verdes commuters spent more than 30 minutes to travel to work.
- Travel time to work figures reflect average one-way commute travel times, not round trip.

Sources: U.S. Census American Community Survey, 2017; Nielsen Co.

Household Vehicle Ownership: 2018



- 25.2 percent of Rancho Palos Verdes households own one or no vehicles, while 74.8 percent of households own two or more vehicles.

Sources: U.S. Census American Community Survey, 2017; Nielsen Co.

VI. ACTIVE TRANSPORTATION

Over the course of the next 25 years, population growth and demographic shifts will continue to transform the character of the SCAG region and the demands placed on it for livability, mobility, and overall quality of life. Our future will be shaped by our response to this growth and the demands it places on our systems.

SCAG is responding to these challenges by embracing sustainable mobility options, including support for enhanced active transportation infrastructure. Providing appropriate facilities to help make walking and biking more attractive and safe transportation options will serve our region through reduction of traffic congestion, decreasing greenhouse gas emissions, improving public health, and enhancing community cohesion.

For the 2017 Local Profiles, SCAG began providing information on the active transportation resources being implemented throughout our region. The 2019 Local Profiles continues the active transportation element with a compilation of bicycle lane mileage by facility type at the county level. This data, provided by our County Transportation Commissions for the years 2012 and 2016, provides a baseline to measure regional progress in the development of active transportation resources over time.

The Local Profiles report will seek to provide additional active transportation data resources as they become available at the local jurisdictional level. Information on rates of physical activity (walking) is available in the Public Health section of this report.

Bike Lane Mileage by Class: 2012-2016

County	Class 1		Class 2		Class 3		Class 4		Total Lane Miles		
	2012	2016	2012	2016	2012	2016	2012	2016	2012	2016	Change
Imperial	3	3	4	4	82	82	0	0	89	89	0.0%
Los Angeles	302	343	659	1,054	519	609	2	7	1,482	2,013	35.8%
Orange	259	264	706	768	87	103	0	0	1,052	1,135	7.9%
Riverside	44	44	248	248	129	129	0	0	421	421	0.0%
San Bernardino	77	96	276	293	150	107	0	0	503	496	-1.4%
Ventura	61	76	257	333	54	77	0	0	372	486	30.6%
SCAG Region	**746**	**826**	**2,150**	**2,700**	**1,021**	**1,107**	**2**	**7**	**3,919**	**4,640**	**18.4%**

Source: County Transportation Commissions: 2012, 2016

Class 1 (Bike Path): Separated off-road path for the exclusive use of bicycles and pedestrians.

Class 2 (Bike Lane): Striped on-road lane for bike travel along a roadway.

Class 3 (Bike Route): Roadway dedicated for shared use by pedestrians, bicyclists, and motor vehicles.

Class 4 (Protected Bike Lane): Lane separated from motor vehicle traffic by more than striping (grade separation or barrier).

VII. EMPLOYMENT

Employment Centers

Top 10 Places Where Rancho Palos Verdes Residents Commute to Work: 2016

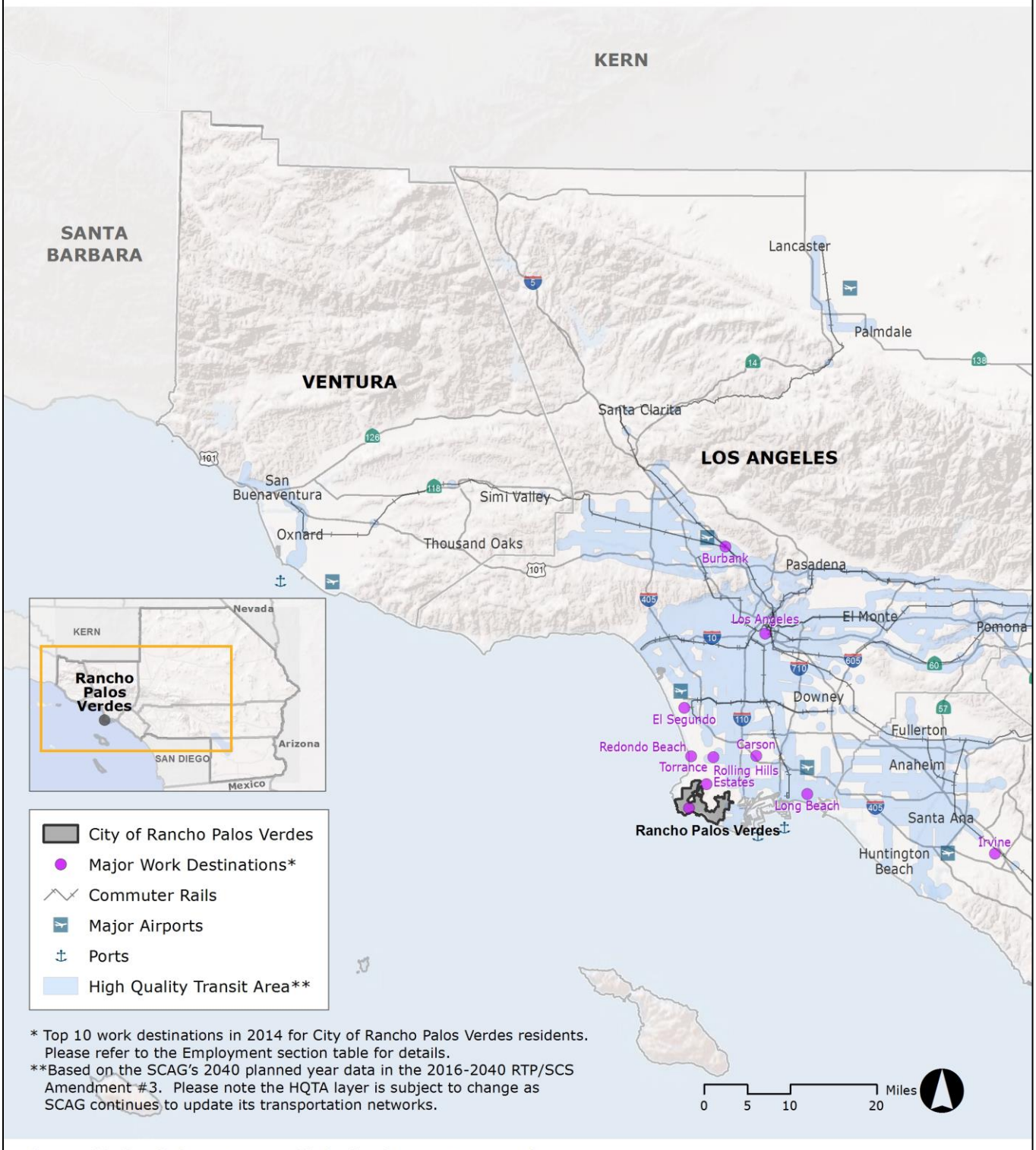
Local Jurisdiction		Number of Commuters	Percent of Total Commuters
1.	Los Angeles	4,484	25.2 %
2.	Torrance	1,953	11.0 %
3.	Long Beach	1,003	5.6 %
4.	El Segundo	838	4.7 %
5.	Rancho Palos Verdes	759	4.3 %
6.	Redondo Beach	394	2.2 %
7.	Carson	364	2.0 %
8.	Irvine	343	1.9 %
9.	Rolling Hills Estates	297	1.7 %
10.	Burbank	228	1.3 %
All Other Destinations		7,106	40.0 %

Source: U.S. Census Bureau, 2017, LODES Data; Longitudinal-Employer Household Dynamics Program: https://lehd.ces.census.gov/data/lodes/

- This table identifies the top 10 locations where residents from the City of Rancho Palos Verdes commute to work.

- 4.3% work and live in Rancho Palos Verdes, while 95.7% commute to other places.

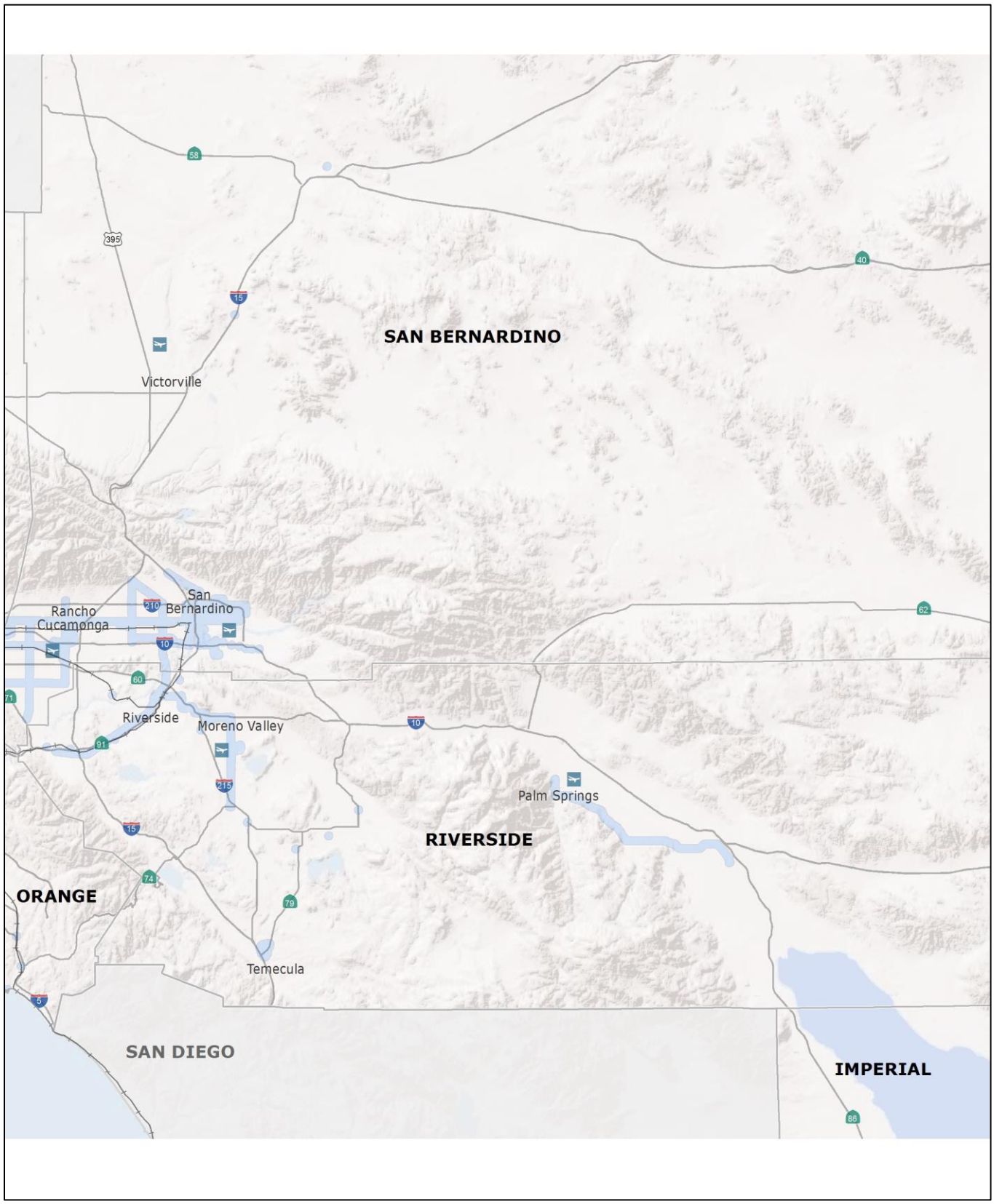
MAJOR WORK DESTINATIONS



* Top 10 work destinations in 2014 for City of Rancho Palos Verdes residents. Please refer to the Employment section table for details.

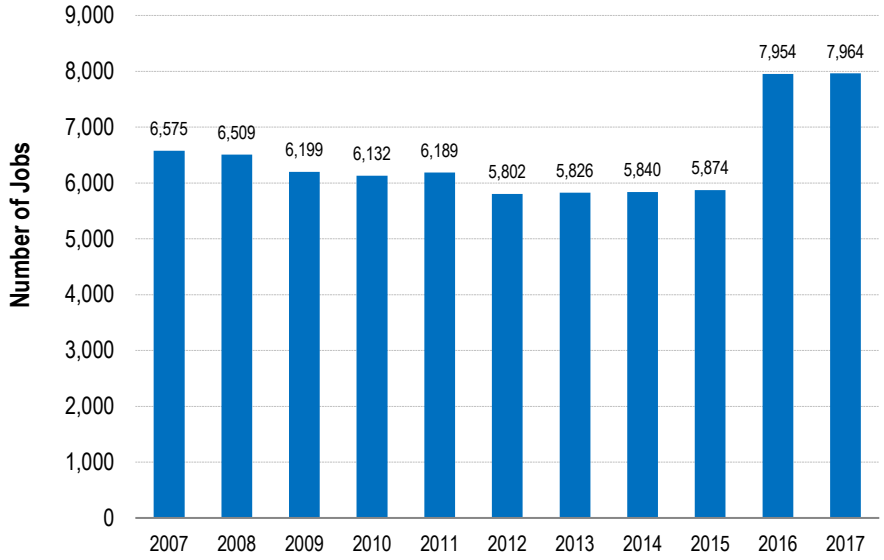
**Based on the SCAG's 2040 planned year data in the 2016-2040 RTP/SCS Amendment #3. Please note the HQTA layer is subject to change as SCAG continues to update its transportation networks.

Source: SCAG, U.S. Census Bureau, 2019, LODES Dataset Version 7.3


SAN BERNARDINO
Victorville
San Bernardino
Rancho Cucamonga
Riverside
Moreno Valley
Palm Springs
RIVERSIDE
ORANGE
Temecula
SAN DIEGO
IMPERIAL
58
395
15
40
210
10
60
71
91
215
74
79
5
62
86

Total Jobs

Total Jobs: 2007 - 2017

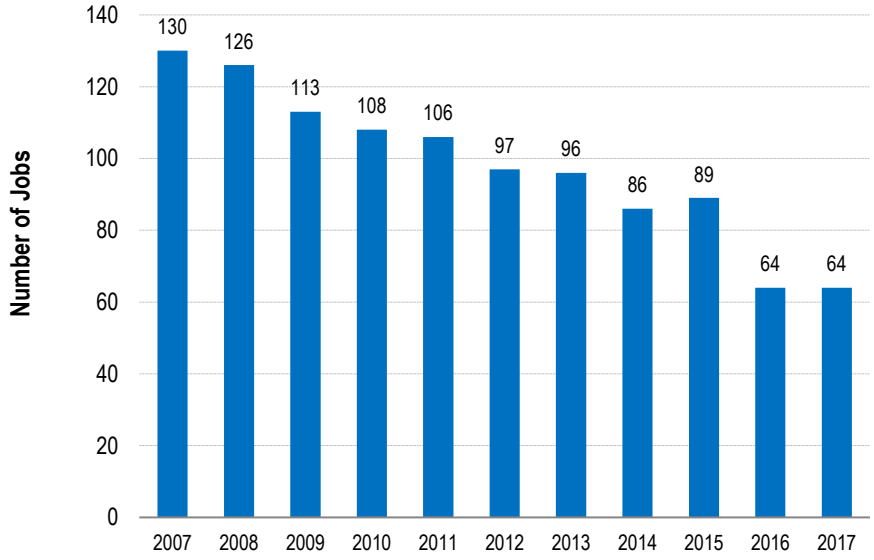


Sources: California Employment Development Department, 2007 - 2017; InfoGroup; & SCAG

- Total jobs include wage and salary jobs and jobs held by business owners and self-employed persons.
- The total job count does not include unpaid volunteers or family workers, and private household workers.
- In 2017, total jobs in the of Rancho Palos Verdes numbered 7,965, an increase of 21.1 percent from 2007.

Jobs by Sector

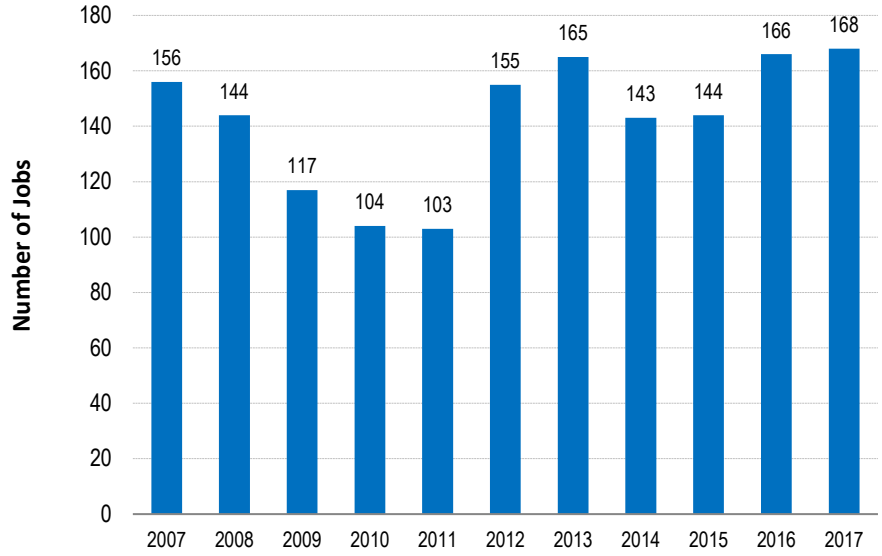
Jobs in Manufacturing: 2007 - 2017



Sources: California Employment Development Department, 2007 - 2017; InfoGroup; & SCAG

- Manufacturing jobs include those employed in various sectors including food; apparel; metal; petroleum and coal; machinery; computer and electronic products; and transportation equipment.
- Between 2007 and 2017, the number of manufacturing jobs in the city decreased by 50.3 percent.

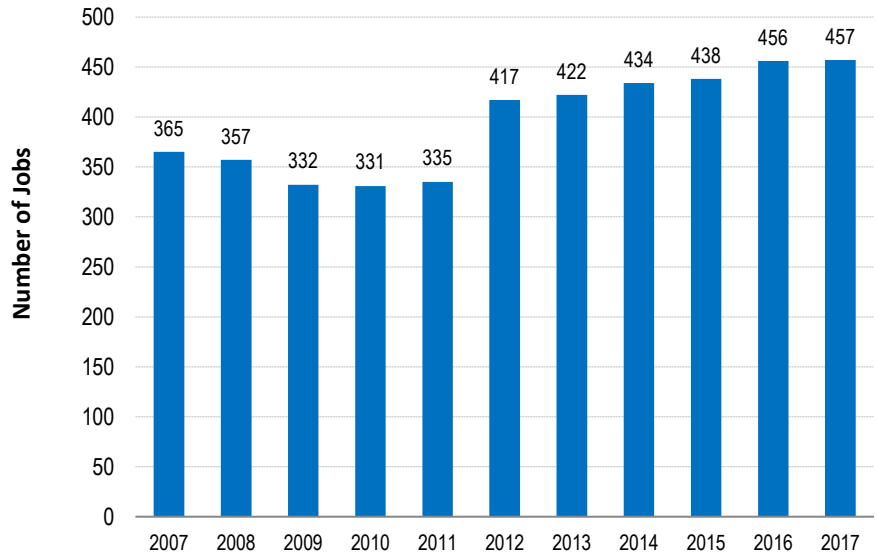
Jobs in Construction: 2007 - 2017



Sources: California Employment Development Department, 2007 - 2017; InfoGroup; & SCAG

- Construction jobs include those engaged in both residential and non-residential construction.
- Between 2007 and 2017, construction jobs in the city increased by 7.8 percent.

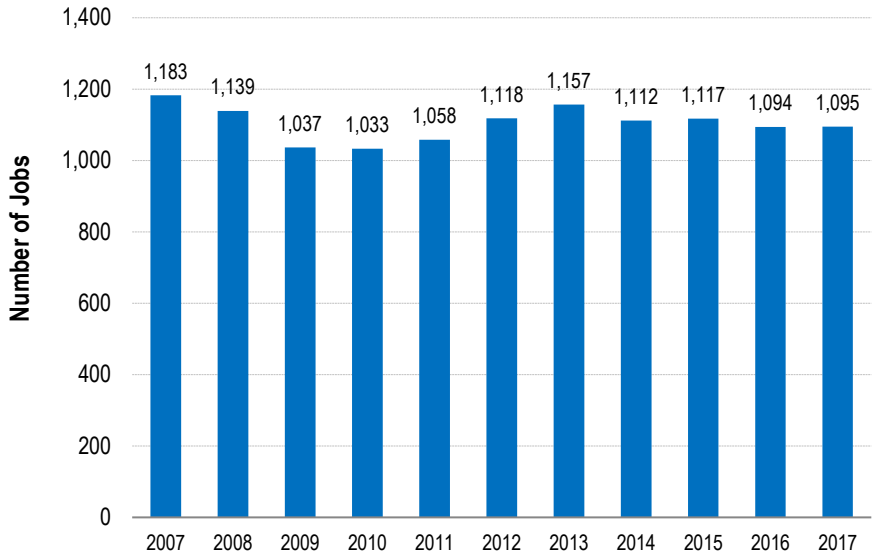
Jobs in Retail Trade: 2007 - 2017



Sources: California Employment Development Department, 2007 - 2017; InfoGroup; & SCAG

- Retail trade jobs include those at various retailers including motor vehicle and parts dealers, furniture, electronics and appliances, building materials, food and beverage, clothing, sporting goods, books, and office supplies.
- Between 2007 and 2017, the number of retail trade jobs in the city increased by 25.3 percent.

Jobs in Professional and Management: 2007 - 2017

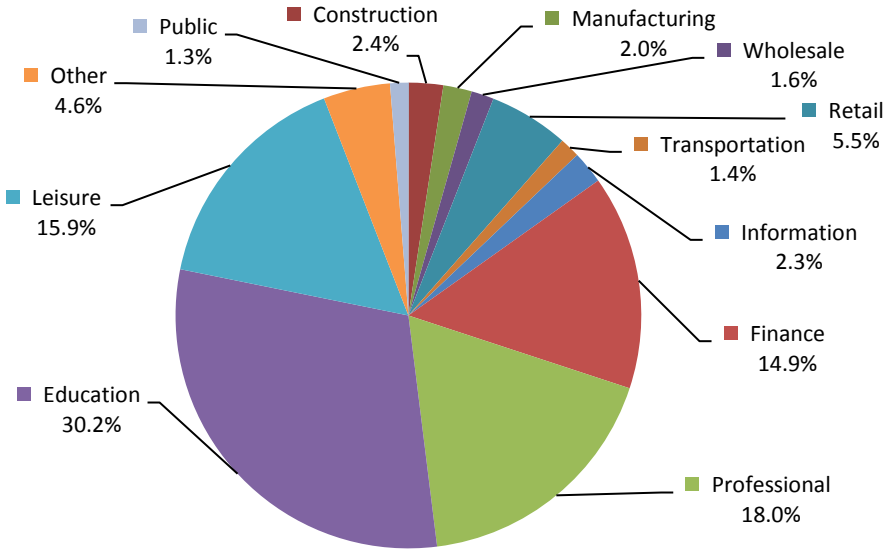


Sources: California Employment Development Department, 2007 - 2017; InfoGroup; & SCAG

- Jobs in the professional and management sector include those employed in professional and technical services, management of companies, and administration and support.

- Between 2007 and 2017, the number of professional and management jobs in the city decreased by 7.4 percent.

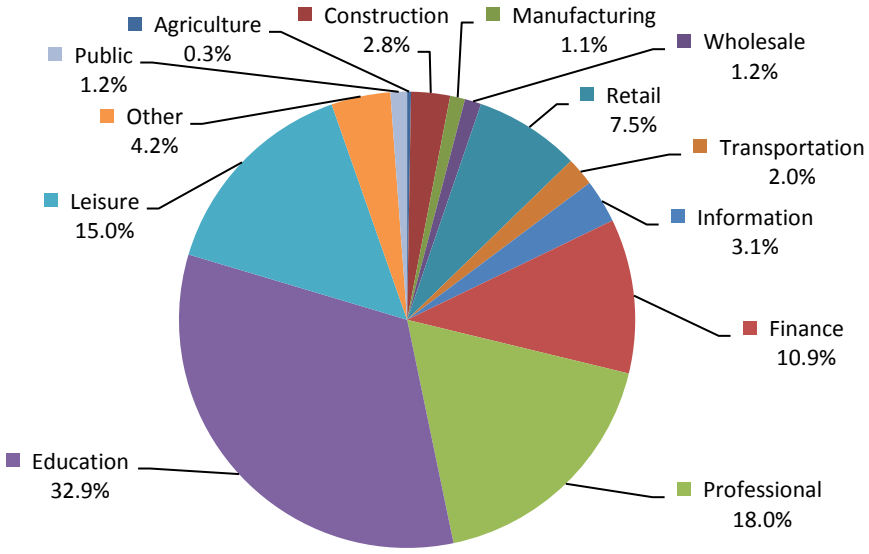
Jobs by Sector: 2007



Sources: California Employment Development Department, 2007; InfoGroup; & SCAG

- From 2007 to 2017, the share of Education jobs increased from 30.2 percent to 32.9 percent.
- See the Methodology section for industry sector definitions.

Jobs by Sector: 2017

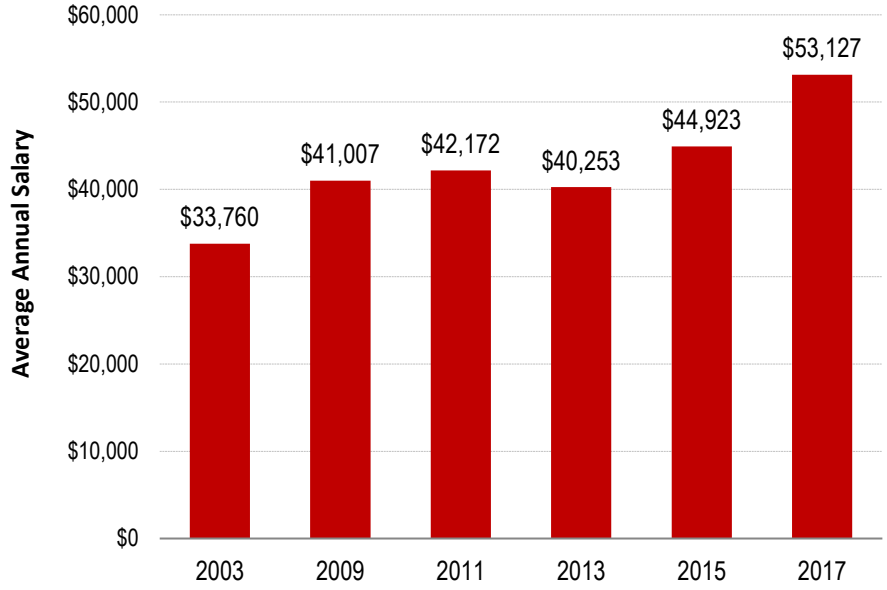


Sources: California Employment Development Department, 2018; InfoGroup; & SCAG

- In 2017, the Education sector was the largest job sector, accounting for 32.9 percent of total jobs in the city.
- Other large sectors included Professional (18 percent), Leisure (15 percent), and Finance (10.9 percent).

Average Salaries

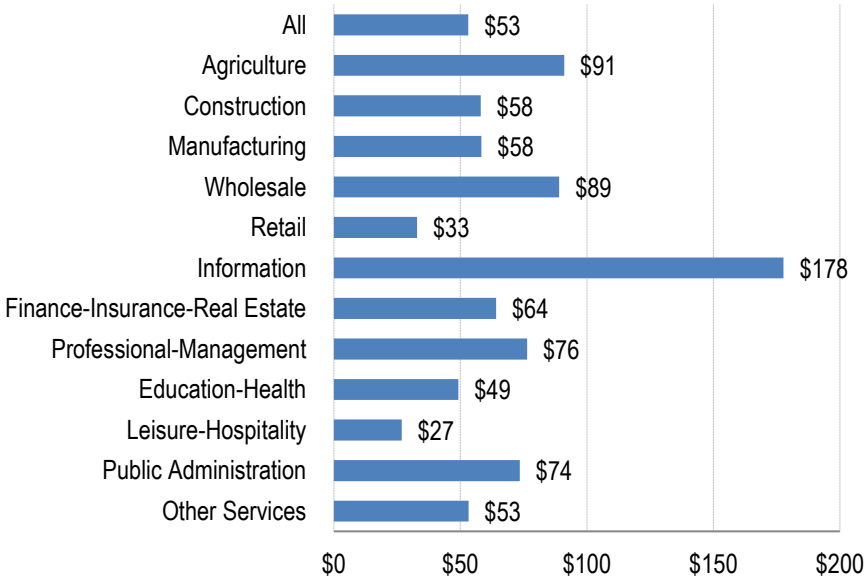
Average Annual Salary: 2003 - 2017



Source: California Employment Development Department, 2003 - 2017

- Average salaries for jobs located in the city increased from $33,760 in 2003 to $53,127 in 2017, a 57.4 percent change.
- Note: Dollars are not adjusted for annual inflation.

Average Annual Salary by Sector: 2017



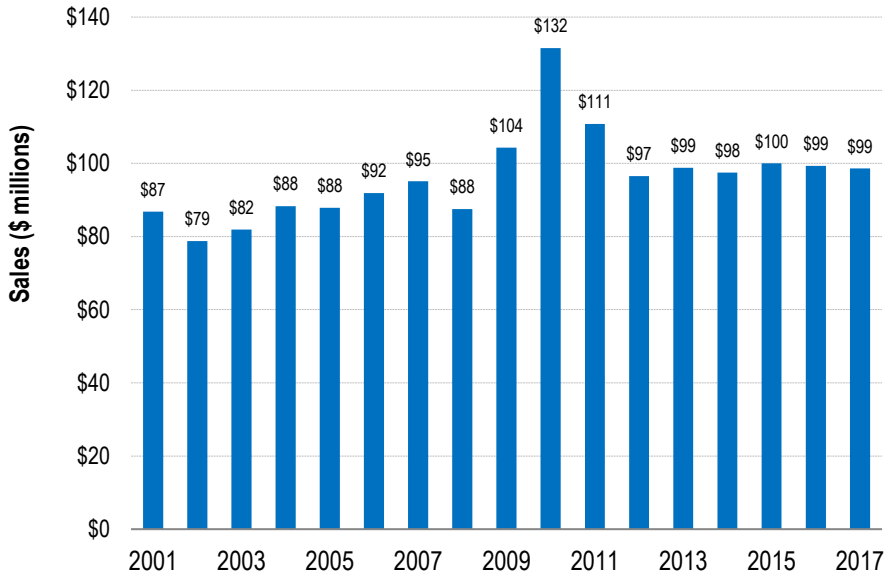
Source: California Employment Development Department, 2017

- In 2017, the employment sector providing the highest salary per job in the city was Information ($178,000).
- The Leisure-Hospitality sector provided the lowest annual salary per job ($26,801).

VIII. RETAIL SALES

Real Retail Sales

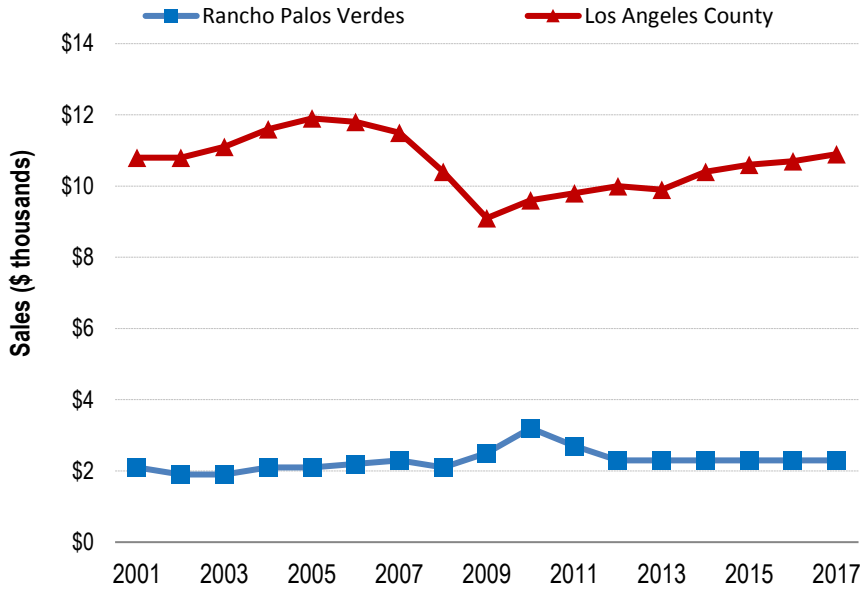
Real Retail Sales: 2001 - 2017



Source: California Board of Equalization, 2001-2017

- Real (inflation adjusted) retail sales in the of Rancho Palos Verdes was $98.6 million in 2017.

Real Retail Sales per Person: 2001 - 2017



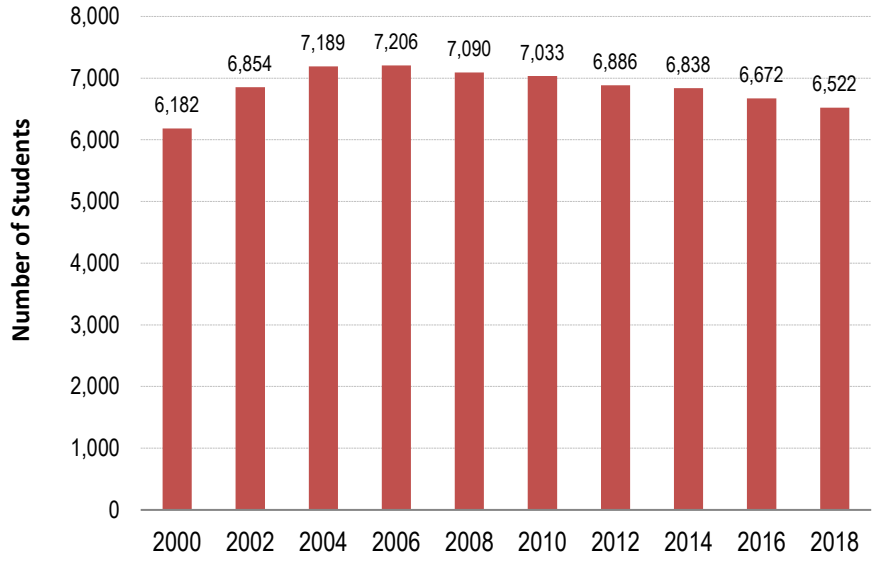
Source: California Board of Equalization, 2001-2017

- Real retail sales per person for the city was $2.3 thousand in 2017.

IX. EDUCATION

Total Student Enrollment

K-12 Public School Student Enrollment: 2000 - 2018

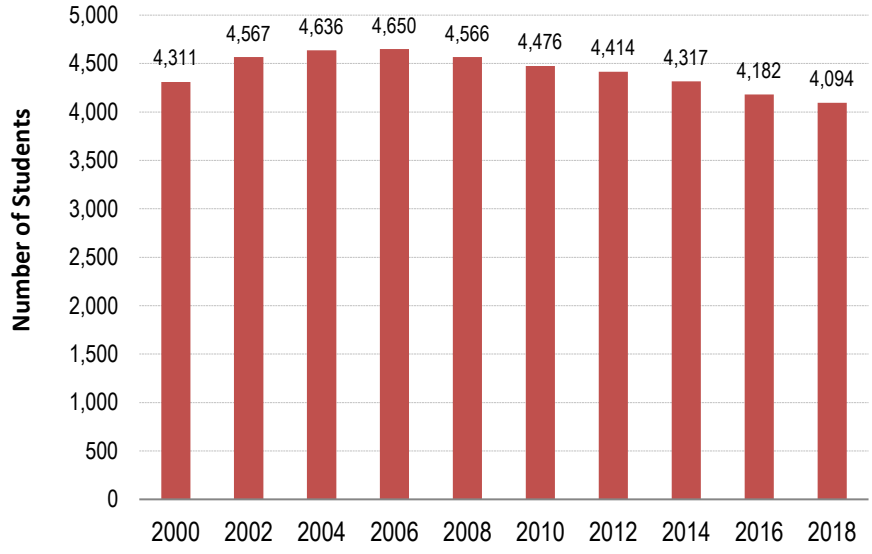


Source: California Department of Education, 2000 - 2018

- Between 2000 and 2018, total K-12 public school enrollment for schools within the of Rancho Palos Verdes increased by 340 students, or about 5.5 percent.

Student Enrollment by Grade

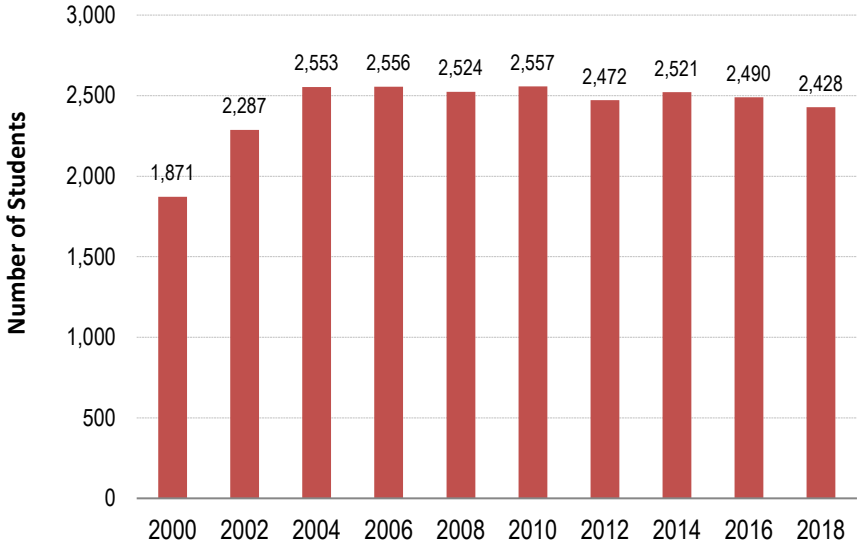
K-6 Public School Student Enrollment: 2000 - 2018



Source: California Department of Education, 2000 - 2018

- Between 2000 and 2018, total public elementary school enrollment decreased by 217 students or 5 percent.

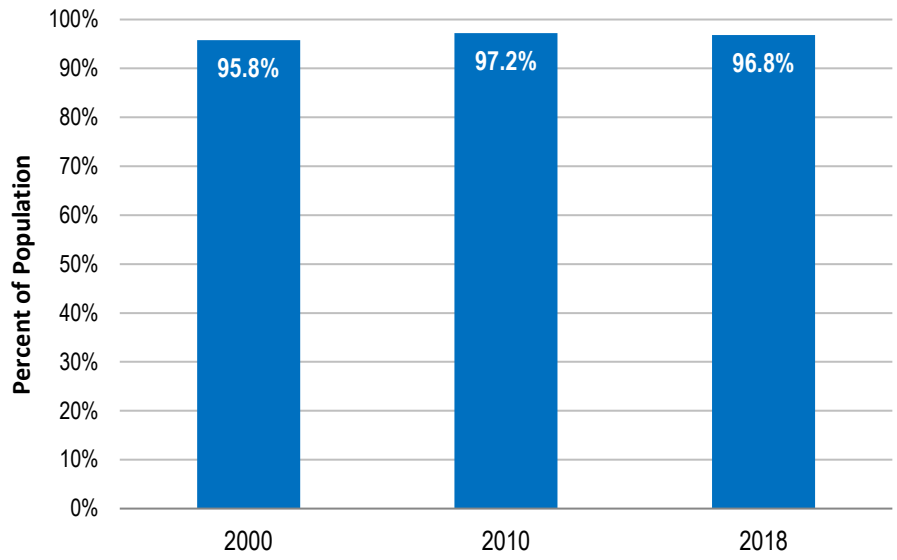
Grades 7-9 Public School Student Enrollment: 2000 - 2018



Source: California Department of Education, 2000 - 2018

- Between 2000 and 2018, total public school enrollment for grades 7-9 increased by 557 students or 29.8 percent.

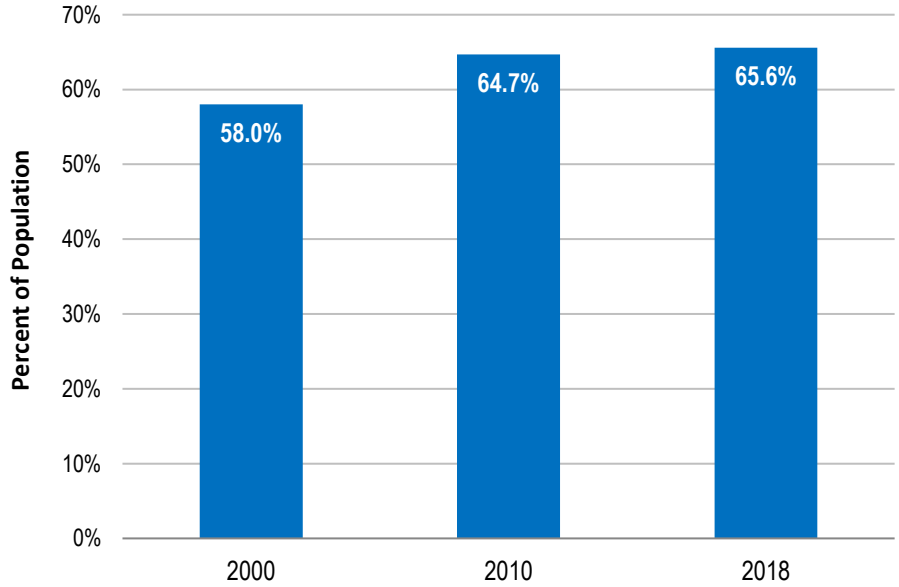
Percent of City Population Completing High School or Higher



Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- In 2018, 96.8 percent of the population 25 years old and over completed high school or higher, which is higher than the 2000 level.

Percent of City Population Completing a Bachelor's Degree or Higher



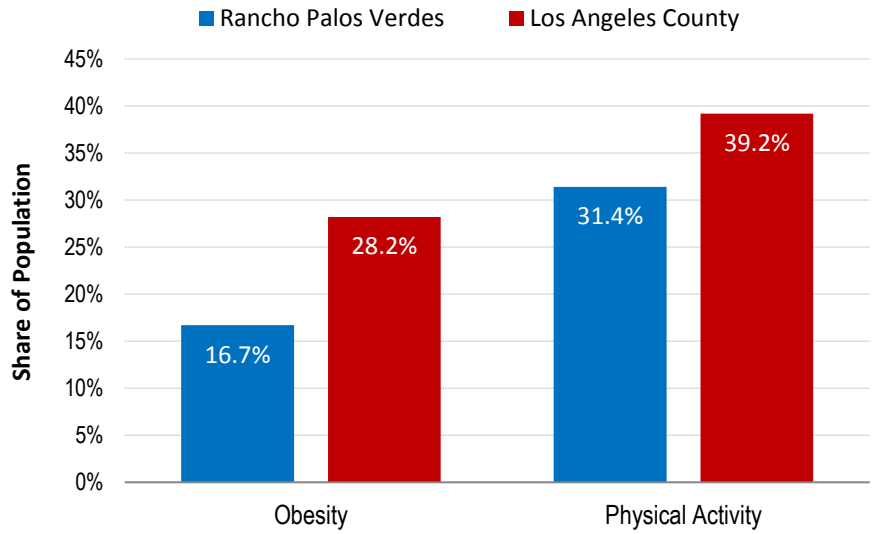
Sources: 2000 & 2010 U.S. Decennial Census; American Community Survey, 2017; Nielsen Co.

- In 2018, 65.6 percent of the population 25 years old and over completed a Bachelor's degree or higher, which is higher than the 2000 level.

X. PUBLIC HEALTH

Many adverse public health outcomes related to obesity and poor air quality may be preventable through the implementation of a more sustainable and integrated program of community and transportation planning at the regional and local levels. Evidence has shown that built environment factors play an important role in supporting healthy behavior and reducing rates of chronic diseases and obesity. For example, improved active transportation infrastructure, better accessibility to recreational open space, and the development of more walkable communities enhance opportunities for physical exercise and thereby result in a reduction of obesity rates, along with the chronic diseases associated with physical inactivity.

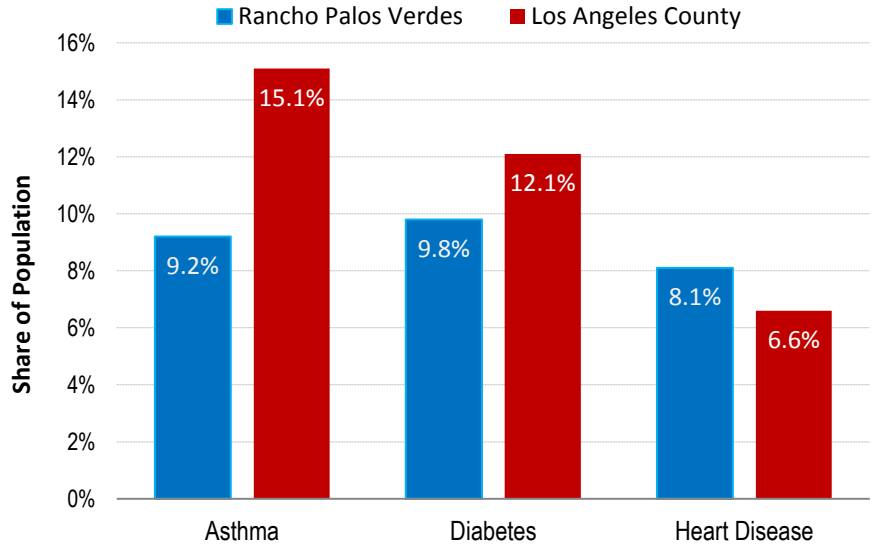
Obesity/Physical Activity Rates (18 Years & Older)



Source: California Health Interview Survey, 2018

- The obesity rate in the of Rancho Palos Verdes was 16.7 percent, which was lower than the County rate.
- 'Obesity' is defined as a Body Mass Index (BMI) of 30 or higher.
- 'Physical Activity' refers to walking a minimum of 150 minutes per week.

Chronic Disease Rate (18 Years & Older)

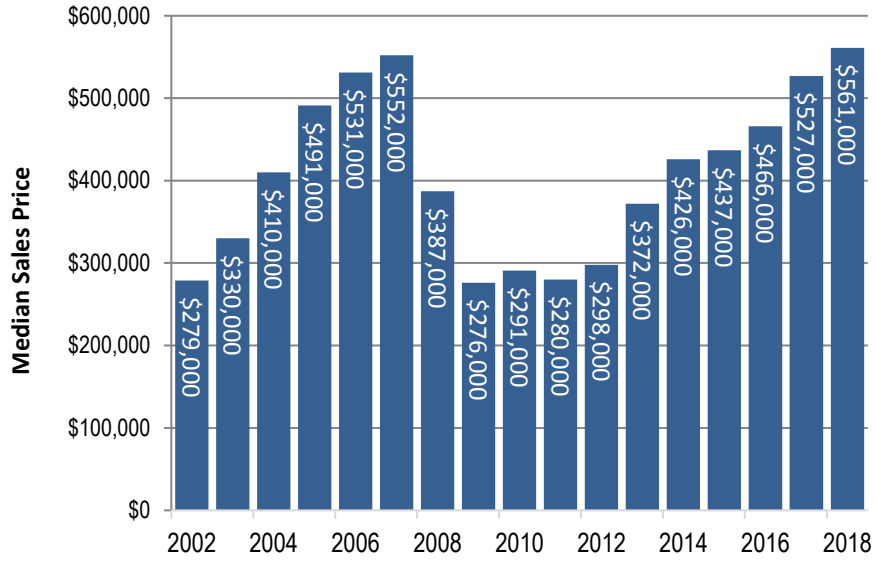


Source: California Health Interview Survey, 2018

- The share of population in the of Rancho Palos Verdes who were ever diagnosed with asthma was 9.2 percent in 2014; for diabetes the rate was 9.8 percent; and for heart disease 8.1 percent.

XI. SCAG REGIONAL HIGHLIGHTS

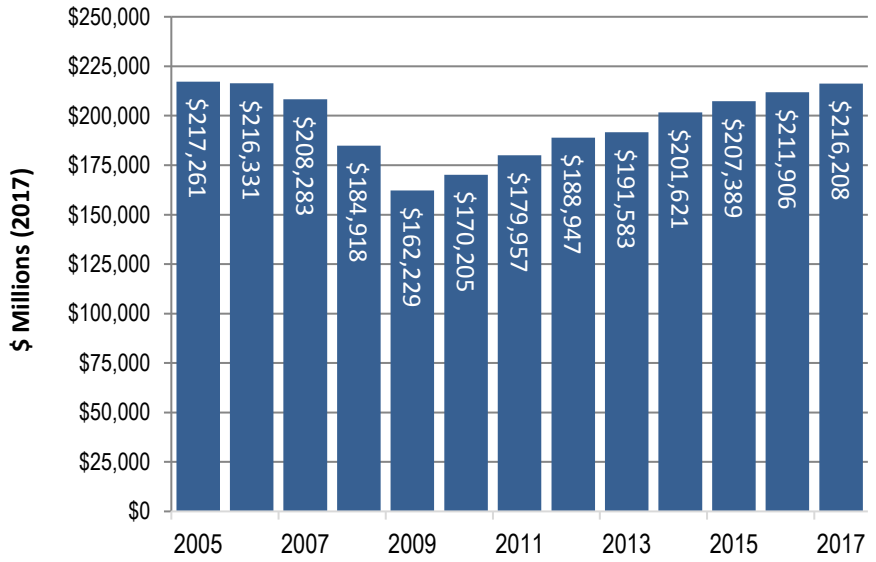
Regional Median Sales Price for Existing Homes: 2002 - 2018



Source: CoreLogic/DataQuick, 2002-2018

- After peaking in 2007, the median sales price for existing homes in the SCAG region dropped by half by 2009.
- By 2018, the median sales price had increased by more than 100 percent since 2009 to a new high of $561,000.
- Median home sales price was calculated based on total existing home sales in the SCAG region.

Regional Retail Sales: 2005 - 2017



Source: California State Board of Equalization, 2005-2017

- Retail sales tend to follow regional trends in personal income, employment rates, and consumer confidence.
- Between 2005 and 2009, real (inflation adjusted) regional retail sales decreased by 25 percent.
- Total retail sales in the SCAG region increased by about 33 percent between 2009 and 2017.

XII. DATA SOURCES

California Department of Education

California Department of Finance, Demographic Research Unit

California Employment Development Department, Labor Market Information Division

California Health Interview Survey

California State Board of Equalization

Construction Industry Research Board

CoreLogic/DataQuick

InfoGroup

Nielsen Company

U.S. Census Bureau

XIII. METHODOLOGY

SCAG's 2019 Local Profiles reports utilize the most current information available from a number of public resources, including the U.S. Census Bureau, California Department of Finance, and the California Department of Education. In cases where public information is not available, or is not the most recent, SCAG contracts with a number of private entities to obtain regional data. The following sections describe how each data source is compiled to produce the information provided in this report.

Statistical Summary Table

In the Statistical Summary Table (page 3), the values in the field 'Jurisdiction Relative to County/Region' represent the difference between the jurisdiction's value and the county/region value, except for the following categories which represent the jurisdiction's value as a share of the county (or in the case of an entire county as a share of the region): Population, Number of Households, Number of Housing Units, Number of Jobs, Total Jobs Change, and K-12 Student Enrollment.

Median Age, Homeownership Rate, and Median Household Income are based on data provided by the U.S. Census American Community Survey and the Nielsen Company. Number of Housing Units is based on the 2010 Census and estimates provided by the California Department of Finance. Data for all other categories are referenced throughout the report.

Population Section

Where referenced, data from 2000 through 2018 was obtained from the California Department of Finance E-5 estimates, which were published in May, 2018. This dataset is benchmarked to population data from the 2000 and 2010 U.S. Decennial Censuses. Data relating to population by age group and by race/ethnicity was derived from the 2000 and 2010 U.S. Decennial Census, American Community Survey, and the Nielsen Company. The 2000 value was based on U.S. Decennial Census data for April 1, 2000 and the 2010 value was based on U.S. Decennial Census data for April 1, 2010.

Below are definitions for race and ethnicity, as provided by the U.S. Census Bureau.

The 'Hispanic or Latino Origin' category refers to:

- Persons of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

The 'Race' categories include:

- American Indian or Alaska Native: Persons having origins in any of the original peoples of North and South America (including Central America), and who maintain tribal affiliation or community attachment.
- Asian: Persons having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, Philippines, Thailand, and Vietnam.
- Black or African American: Persons having origins in any of the black racial groups of Africa, including those who consider themselves to be Haitian.

- White: Persons having origins in any of the original peoples of Europe, North Africa, or the Middle East.
- Some Other Race: This category includes Native Hawaiian or Other Pacific Islander (persons having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands) and all other responses not included in the 'American Indian or Alaska Native', 'Asian', 'Black or African American', or 'White' racial categories described above.

Charts for population based on age were tabulated using 2000 and 2010 U.S. Decennial Census data, the American Community Survey, and the Nielsen Company. Charts for race/ethnicity were tabulated using data from the 2000 and 2010 U.S. Decennial Census, the American Community Survey, and the Nielsen Company.

Households refer to the number of occupied housing units. The 2000 value is based on U.S. Decennial Census data for April 1, 2000 and the 2010 value is based on U.S. Decennial Census data for April 1, 2010. Information for inter-census years was obtained through the American Community Survey and the Nielsen Company. Average household size was calculated using information provided by the California Department of Finance. Households by Size calculations are based on data provided by the American Community Survey and the Nielsen Company.

Housing Section

Housing units are the total number of both vacant and occupied units. Housing units by housing type information was developed using data from the California Department of Finance. Age of housing stock data was provided by the American Community Survey and the Nielsen Company.

The number of residential units with permits issued was obtained using Construction Industry Research Board data, which are collected by counties and are self-reported by individual jurisdictions. It represents both new single family and new multi-family housing units that were permitted to be built, along with building permits that were issued for improvements to existing residential structures. Please note that SCAG opted to report the annual number of permits issued by each jurisdiction which may be different than the number of housing units completed or constructed annually. This was done using a single data source which provides consistent data for all jurisdictions. The Construction Industry Research Board defines 'multi-family' housing to include duplexes, apartments, and condominiums in structures of more than one living unit.

Median home sales price data was compiled from information obtained from CoreLogic/DataQuick, and was calculated based on total resales of existing homes in the jurisdiction, including both single family homes and condominiums. The median home sales price does not reflect the entire universe of housing in the jurisdiction, only those units that were sold within the specified calendar year.

Housing Cost Share refers to the percentage of household income devoted to housing expenses. Housing cost share information for homeowners and renters is provided by the American Community Survey.

Transportation Section

The journey to work data for the year 2000 was obtained by using the 2000 U.S. Decennial Census Summary File 3. Data for 2010 is based on the 2010 U.S. Decennial Census. Information for inter-census years was provided by the American Community Survey and the Nielsen Company.

Active Transportation Section

Data sources for county bike lane mileage by facility classification was provided by the six County Transportation Commissions in the SCAG region.

Employment Section

Data sources for estimating jurisdiction employment and wage information include the 2010 U.S. Census Bureau Local Employment Dynamics Survey, and information from the California Employment Development Department, InfoGroup, and SCAG for years 2007-2017. In many instances, employment totals from individual businesses were geocoded and aggregated to the jurisdictional level.

Employment information by industry type is defined by the North American Industry Classification System (NAICS). Although the NAICS provides a great level of detail on industry definitions for all types of businesses in North America, for the purposes of this report, this list of industries has been summarized into the following major areas: agriculture, construction, manufacturing, wholesale, retail, information, finance/insurance/real estate, professional/management, education/health, leisure/hospitality, public administration, other services, and non-classified industries.

A brief description of each major industry area is provided below:

- **Agriculture**: Includes crop production, animal production and aquaculture, forestry and logging, fishing hunting and trapping, and support activities for agriculture and forestry.
- **Construction**: Includes activities involving the construction of buildings, heavy and civil engineering construction, and specialty trade contractors.
- **Manufacturing**: Includes the processing of raw material into products for trade, such as food manufacturing, apparel manufacturing, wood product manufacturing, petroleum and coal products manufacturing, chemical manufacturing, plastics and rubber products manufacturing, nonmetallic mineral product manufacturing and primary metal manufacturing.
- **Wholesale**: Includes activities in the trade of raw materials and durable goods.
- **Retail:** Includes activities engaged in the sale of durable goods directly to consumers.
- **Information**: Includes activities that specialize in the distribution of content through a means of sources, including newspaper, internet, periodicals, books, software, motion pictures, sound recording, radio and television broadcasting, cable or subscription programming, telecommunications, data processing/hosting, and other information mediums.
- **Finance/Insurance/Real Estate**: Includes businesses associated with banking, consumer lending, credit intermediation, securities brokerage, commodities exchanges, health/life/medical/title/ property/casualty insurance agencies and brokerages, and real estate rental/leasing/sales.

- **Professional/Management**: Includes activities that specialize in professional/ scientific/technical services, management of companies and enterprises, and administrative and support services. Establishment types may include law offices, accounting services, architectural/engineering firms, specialized design services, computer systems design and related services, management consulting firms, scientific research and development services, advertising firms, office administrative services, and facilities support services.
- **Education/Health**: Organizations include elementary and secondary schools, junior colleges, universities, professional schools, technical and trade schools, medical offices, dental offices, outpatient care centers, medical and diagnostic laboratories, hospitals, nursing and residential care facilities, social assistance services, emergency relief services, vocational rehabilitation services, and child day care services.
- **Leisure/Hospitality**: Includes activities involved in the performing arts, spectator sports, museums, amusement/recreation, travel accommodations, and food and drink services.
- **Public Administration**: Includes public sector organizations, such as legislative bodies, public finance institutions, executive and legislative offices, courts, police protection, parole offices, fire protection, correctional institutions, administration of governmental programs, space research and technology, and national security.
- **Other Services**: Includes, for example, automotive repair and maintenance, personal and household goods repair and maintenance, personal laundry services, dry-cleaning and laundry services, religious services, social advocacy organizations, professional organizations, and private households.
- **Non-Classified**: All other work activities that are not included in the North American Industry Classification System.

Retail Sales Section

Retail sales data is obtained from the California Board of Equalization, which does not publish individual point-of-sale data. All data is adjusted for inflation.

Education Section

Student enrollment data is based on public school campuses that are located within each jurisdiction's respective boundary. Enrollment numbers by grade within a given jurisdiction are tabulated based upon data obtained from the California Department of Education. Enrollment year is based on the end date of the school year; for example, enrollment data for the year 2000 refers to the 1999-2000 school year. City boundaries used for all years is based on data provided by the Local Agency Formation Commission for each county in the region.

Public Health Section

Data sources for city and county obesity rates (share of population with a BMI of 30 or higher) and rates of physical activity (share of population that walked a minimum of 150 minutes each day) was obtained through the California Health Interview Survey (AskCHIS: Neighborhood Edition). Chronic disease incidence rates were also obtained through the California Health Interview Survey.

Regional Highlights

Information for this section was developed through data from CoreLogic/DataQuick and the California Board of Equalization.

Data Sources Section

In choosing data sources for use in this report, the following factors were considered:

- Availability for all jurisdictions in the SCAG region
- The most recognized source on the subject
- Data sources available within the public domain
- Data available on an annual basis

The same data sources are used for all Local Profiles (except where noted) to maintain overall reporting consistency. Jurisdictions are not constrained from using other data sources for their planning activities.

The preparation of this report has been financed in part through grants from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the Metropolitan Planning Program, Section 104(f) of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation. Additional assistance was provided by the California Department of Transportation.

XIV. ACKNOWLEDGMENTS

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Tom Vo, Senior Regional Planner
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May 2019

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Southern California Association of Governments
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May 2019

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61.	Hon.	Bob Blumenfield	*Los Angeles*	District 50
62.	Hon.	David Ryu	*Los Angeles*	District 51
63.	Hon.	Paul Koretz	*Los Angeles*	District 52
64.	Hon.	Nury Martinez	*Los Angeles*	District 53
65.	Hon.	Monica Rodriguez	*Los Angeles*	District 54
66.	Hon.	Marqueece Harris-Dawson	*Los Angeles*	District 55
67.	Hon.	Curren D. Price, Jr.	*Los Angeles*	District 56
68.	Hon.	Herb J. Wesson, Jr.	*Los Angeles*	District 57
69.	Hon.	Mike Bonin	*Los Angeles*	District 58
70.		VACANT	*Los Angeles*	District 59
71.	Hon.	Mitch O'Farrell	*Los Angeles*	District 60

Southern California Association of Governments
Regional Council Roster
May 2019

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75.	Hon. Lyn Semeta	*Huntington Beach*	District 64
76.	Hon. Rita Ramirez	*Victorville*	District 65
77.	Hon. Megan Beaman Jacinto	*Coachella*	District 66
78.	Hon. Marsha McLean	*Santa Clarita*	District 67
79.	Hon. Rusty Bailey	*Riverside*	District 68
80.	Hon. Marisela Magana	*Perris*	District 69
81.	Hon. Ben Benoit	*Wildomar*	Air District Representative
82.	Hon. Peggy Huang	*Yorba Linda*	TCA Representative
83.	Hon. Eric Garcetti	*Los Angeles*	Member at Large
84.	Mr. Randall Lewis		Ex-Officio Member

Notes:

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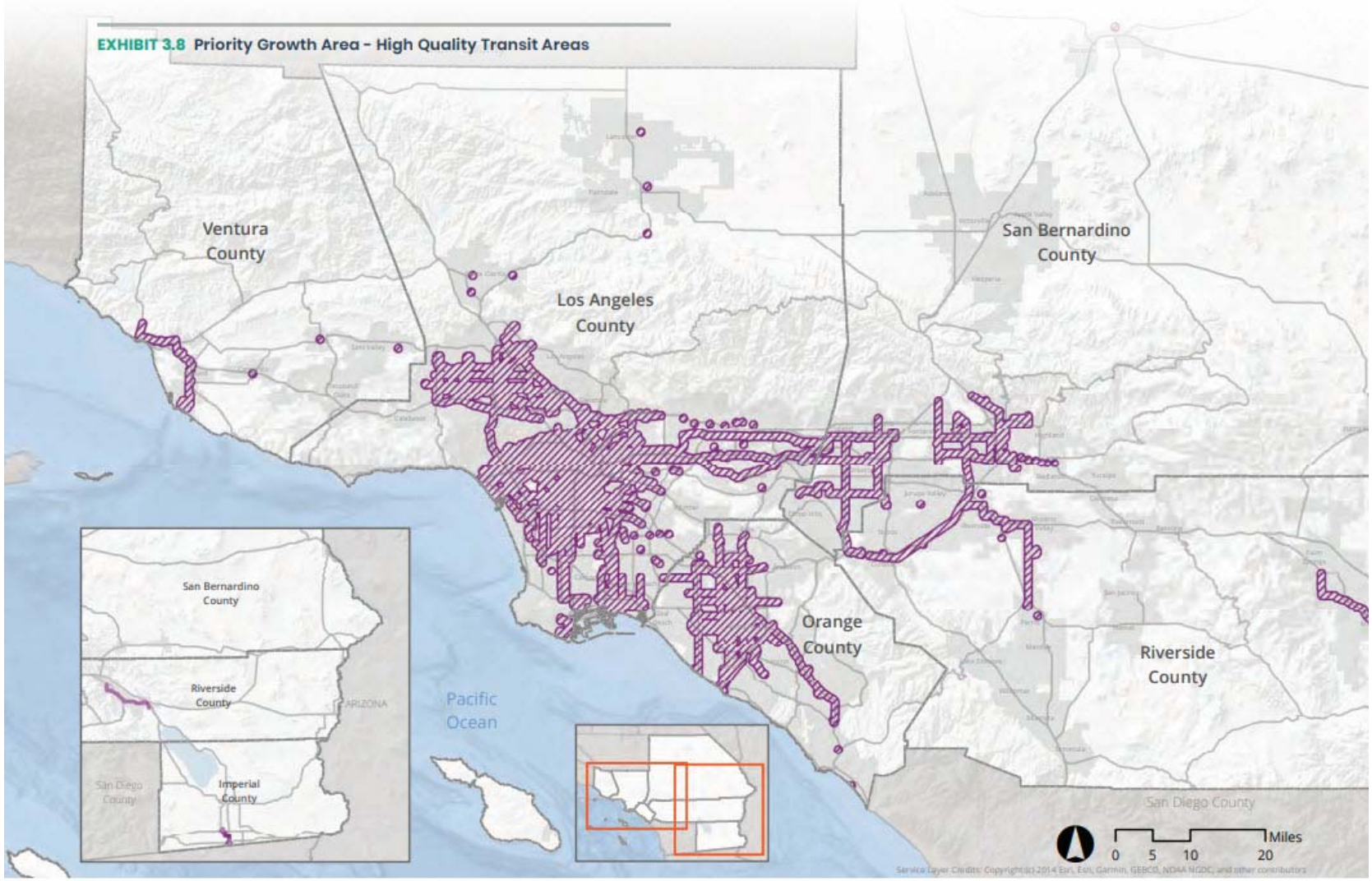
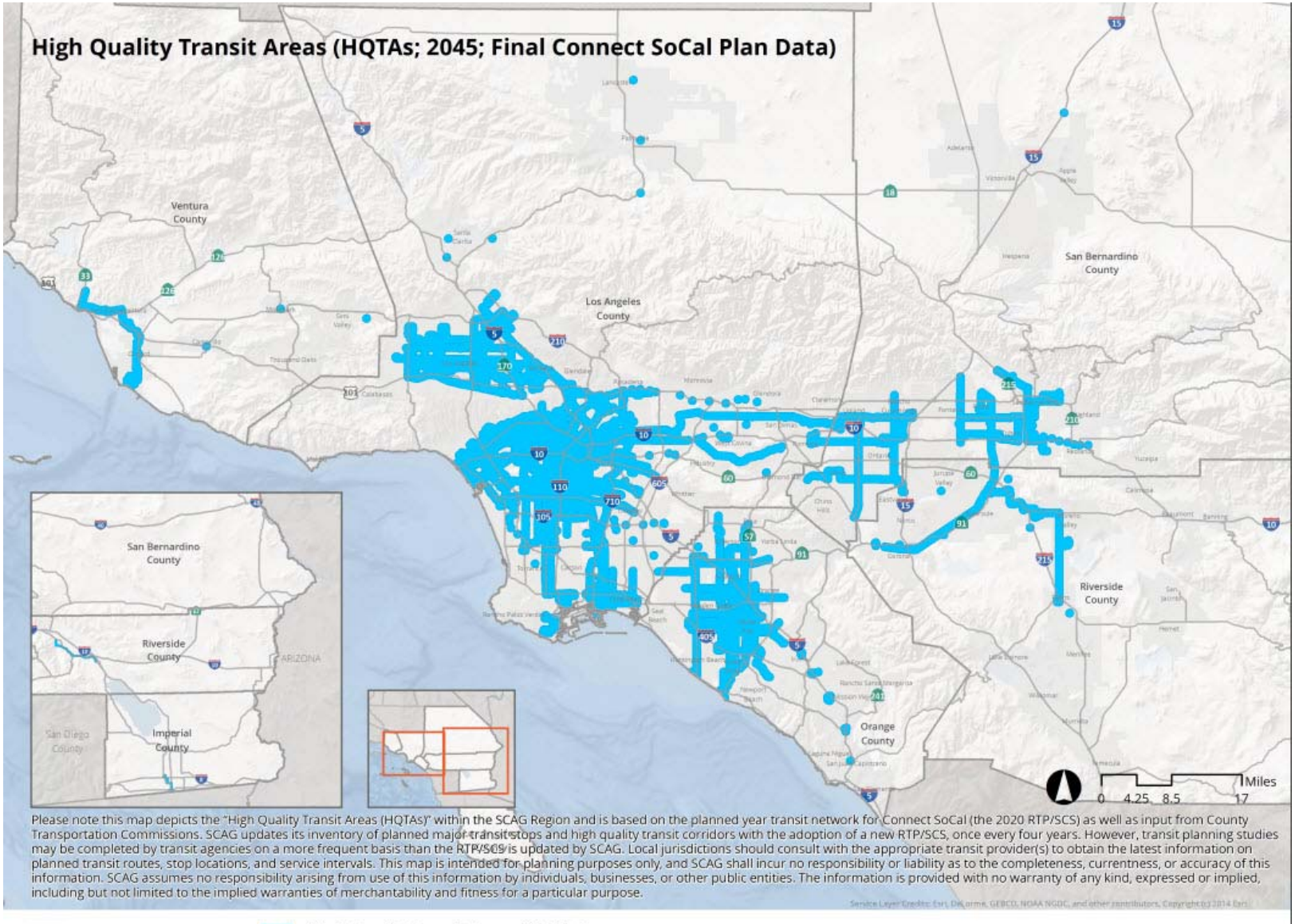


High Quality Transit Areas (2045)

HQTA

Source: County Transportation Commissions, SCAG, 2019

Note: To assist in identifying transit priority project areas, SCAG identifies Major Transit Stops and High Quality Transit Corridors (HQTCs), and their surrounding areas in one-half mile radius distance, as specified in Section 21155.(b)(3). Major transit stops and HQTCs are extracted from 2045 plan year data of the Draft Connect SoCal. SCAG's High Quality Transit Area (HQTA) is within one-half mile from Major Transit Stops and HQTCs and developed based on the language in SB375. Please note that this map may undergo changes as SCAG continues to update its transportation network as part of the Connect SoCal development process and SCAG shall not be responsible for local jurisdiction's use of this map. Updates to this information will be forthcoming as information becomes available.



Please note this map depicts the "High Quality Transit Areas (HQTAs)" within the SCAG Region and is based on the planned year transit network for Connect SoCal (the 2020 RTP/SCS) as well as input from County Transportation Commissions. SCAG updates its inventory of planned major transit stops and high quality transit corridors with the adoption of a new RTP/SCS, once every four years. However, transit planning studies may be completed by transit agencies on a more frequent basis than the RTP/SCS is updated by SCAG. Local jurisdictions should consult with the appropriate transit provider(s) to obtain the latest information on planned transit routes, stop locations, and service intervals. This map is intended for planning purposes only, and SCAG shall incur no responsibility or liability as to the completeness, currentness, or accuracy of this information. SCAG assumes no responsibility arising from use of this information by individuals, businesses, or other public entities. The information is provided with no warranty of any kind, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose.

City Boundaries | High Quality Transit Areas (HQTAs) | Freeway

Source: SCAG, 2020

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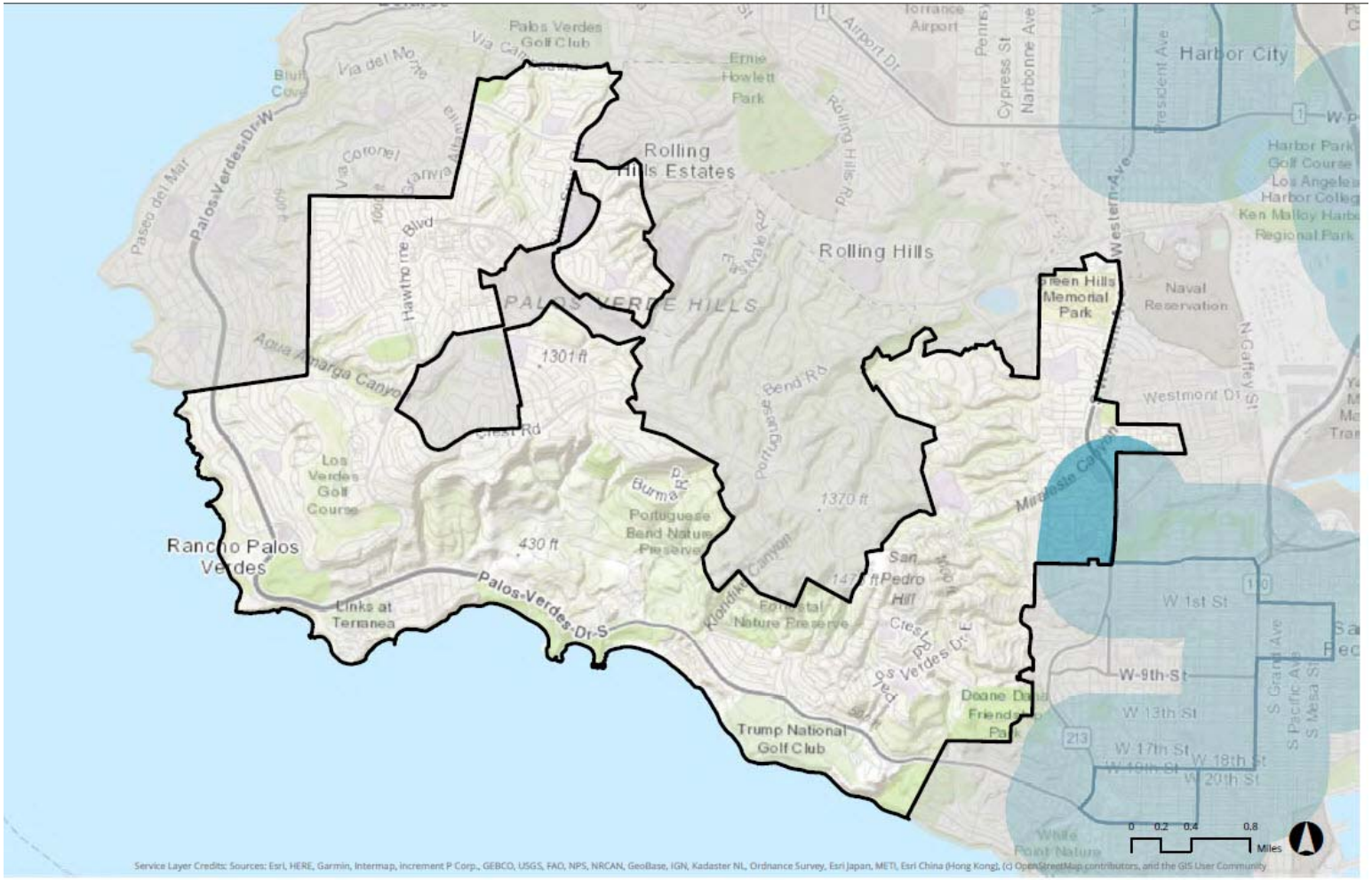
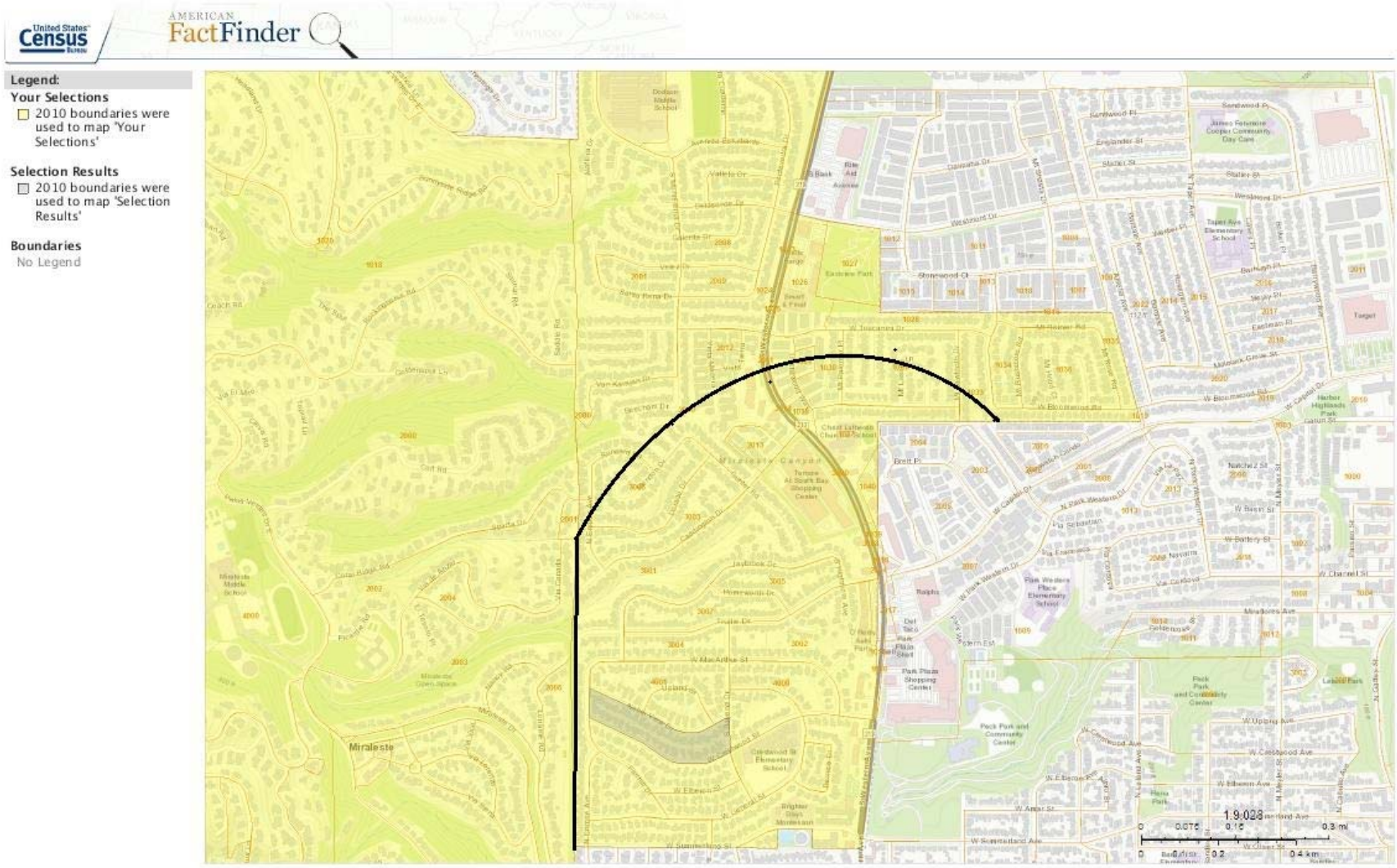


Major Transit Stops and High Quality Transit Corridors in City of Rancho Palos Verdes [Year 2045]

● Major Transit Stops ~ High Quality Transit Corridors (HQTCs) ▭ High Quality Transit Areas (HQTAs)

Note: To assist in identifying transit priority project areas, SCAG identifies Major Transit Stops and High Quality Transit Corridors (HQTCs), and their surrounding areas in one-half mile radius distance, as specified in Section 21155.(b)(3). Major transit stops and HQTCs are extracted from 2045 plan year data of the Draft Connect SoCal. SCAG's High Quality Transit Area (HQTA) is within one-half mile from Major Transit Stops and HQTCs and developed based on the language in SB375. Please note that this map may undergo changes as SCAG continues to update its transportation network as part of the Connect SoCal development process and SCAG shall not be responsible for local jurisdiction's use of this map. Updates to this information will be forthcoming as information becomes available.

Data Source: SCAG, County Transportation Commissions, 2019 | Map Created: 6/18/2019



These are block numbers

Do the Math: The state has ordered more than 350 cities to prepare the way for more than 2 million homes by 2030. But what if the math is wrong?

Senate Bill 828, co-sponsored by the Bay Area Council and Silicon Valley Leadership Group, and authored by state Sen. Scott Wiener in 2018, has inadvertently doubled the "Regional Housing Needs Assessment" in California.

Use of an incorrect vacancy rate and double counting, inspired by SB-828, caused the state's Department of Housing and Community Development (HCD) to exaggerate by more than 900,000 the units needed in SoCal, the Bay Area, and the Sacramento area.

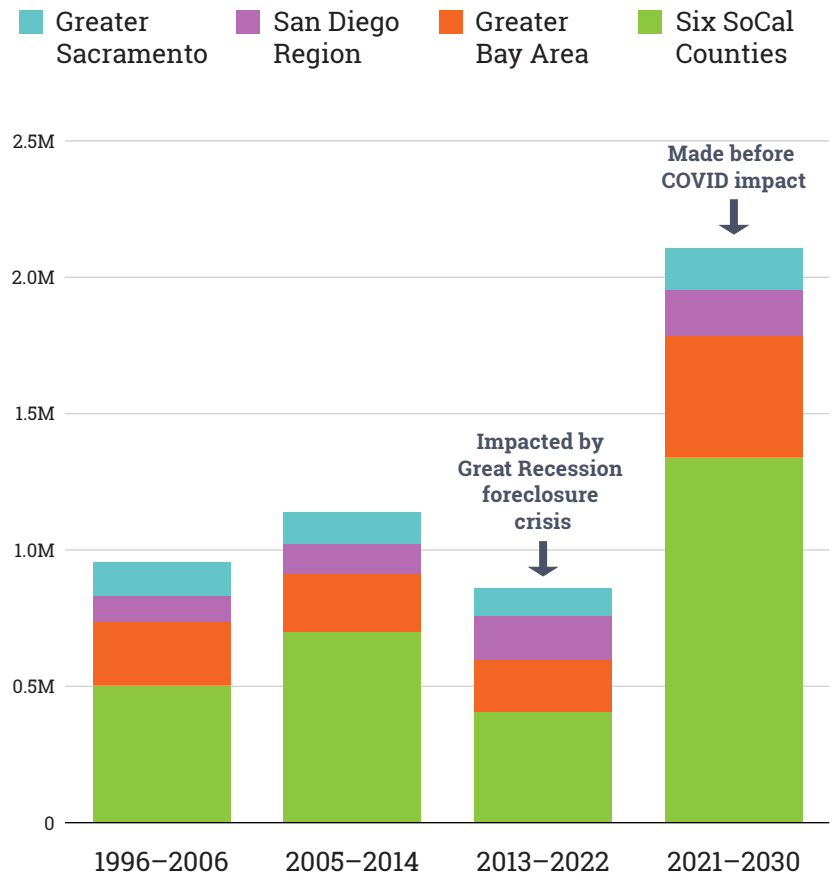
The state's approach to determining the housing need must be defensible and reproducible if cities are to be held accountable. Inaccuracies on this scale mask the fact that cities and counties are surpassing the state's market-rate housing targets but falling far short in meeting affordable housing targets. The inaccuracies obscure the real problem and the associated solution to the housing crisis—the funding of affordable housing.

Author : Gab Layton PhD, President of the Embarcadero Institute

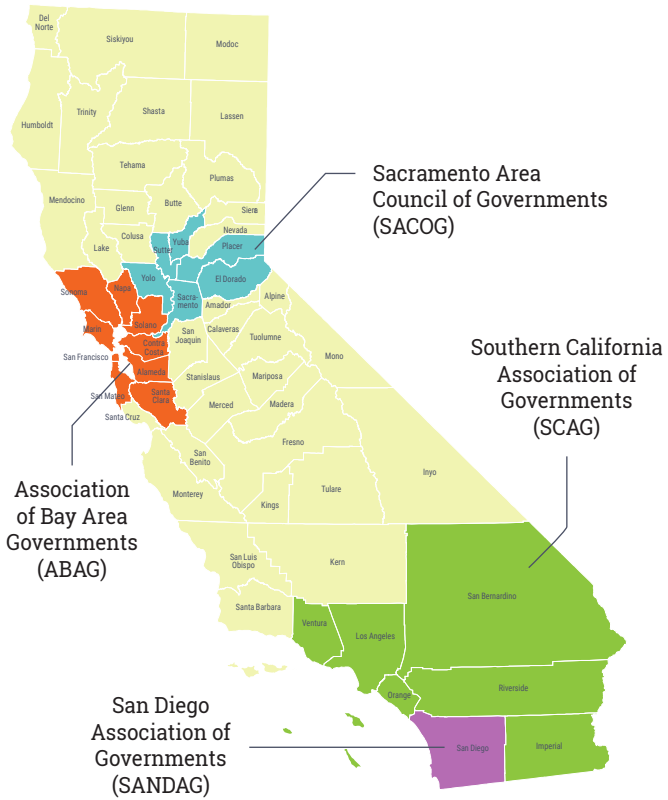
Double counting (not surprisingly) doubled the assessed housing need for the four major planning regions.

Every five to eight years the Department of Housing and Community Development (HCD) supervises and publishes the results of a process referred to as the Regional Housing Needs Assessment (RHNA). Four regional planning agencies cover the 21 most urban counties and account for 80% of California's housing. All four regions saw a significant jump in the state's assessment of their housing need for the years 2021 to 2030.

Housing Units Needed According to the State, (1996–2030)



Four Regions Contain 80% of the State's Housing



The double count, an unintended consequence of Senate Bill 828, has exaggerated the housing need by more than 900,000 units in the four regions below.

California plans for its housing needs in "cycles." The four regions are on cycles that last roughly eight years with staggered start dates. In the 2021–2030 housing cycle, errors introduced by language in SB-828 nearly equal the entire 1.15M units of new housing required during the 2013–2022 "cycle." As illustrated, Southern California and the Bay Area are the most impacted by the state's methodology errors.

Senate Bill 828 was drafted absent a detailed understanding of the Department of Finance's methodology for developing household forecasts, and absent an understanding of the difference between rental and home-owner vacancies. These misunderstandings have unwittingly ensured a series of double counts.

SB-828 MISTAKENLY ASSUMED:

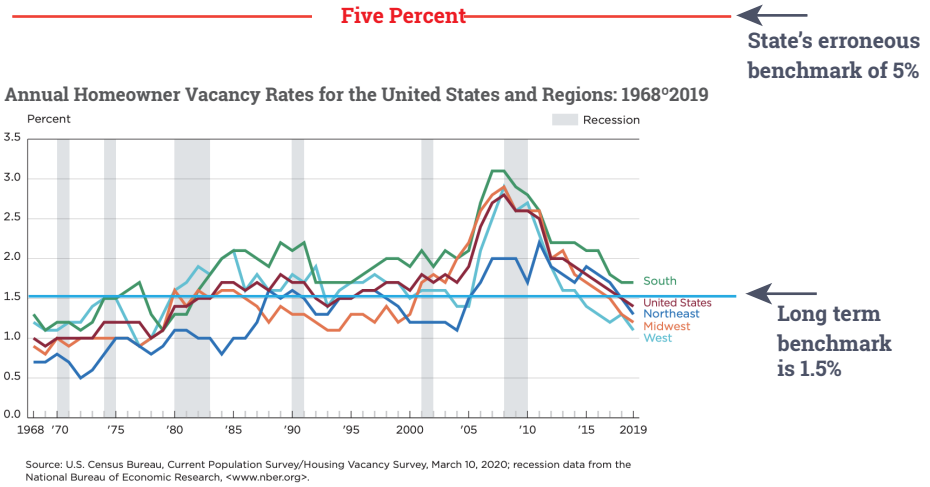
1. SB-828 wrongly assumed 'existing housing need' was not evaluated as part of California's previous Regional Housing Need Assessments, or RHNA. There was an assumption that only future need had been taken into account in past assessments. (In fact, as detailed in The Reality section, the state's existing housing need was fully evaluated in previous RHNA assessment cycles).

THE REALITY IS:

1. Existing housing need has long been incorporated in California's planning cycles. It has been evaluated by comparing existing vacancy rates with widely accepted benchmarks for healthy market vacancies (rental and owner-occupied). The difference between actual and benchmark is the measure of housing need/surplus in a housing market. Confusion about the inclusion of "existing need" may have arisen because vacancy rates at the time of the last assessment of housing need ("the 5th cycle") were unusually high (higher than the healthy benchmarks) due to the foreclosure crisis of 2007–2010, and in fact, the vacancy rates suggested a surplus of housing. So, in the 5th cycle, the vacancy adjustment had the effect of lowering the total housing need. Correctly seeing the foreclosure crisis as temporary, the state Department of Finance did not apply the full weight of the surplus but instead assumed a percentage of the vacant housing would be absorbed by the time the 5th cycle began. The adjustment appears in the 5th cycle determinations, not as 'Existing Housing Need' but rather as "Adjustment for Absorption of Existing Excess Vacant Units."

2. SB-828 wrongly assumed a 5% vacancy rate in owner-occupied housing is healthy (as explained in the column on the right, 5% vacancy in owner-occupied homes is never desirable, and contradicts Government Code 65584.01(b)(1)(E) which specifies that a 5% vacancy rate applies only to the rental housing market).

2. While 5% is a healthy benchmark for rental vacancies, it is unhealthy for owner-occupied housing (which typically represents half of existing housing). In the U.S. homeowner vacancy has hovered around 1.5% since the '70s, briefly reaching 3% during the foreclosure crisis. However, 5% is well outside any healthy norm, and thus does not appear on the Census chart (to the right) showing Annual Homeowner Vacancy Rates for the United States and Regions: 1968–2019.



3. SB-828 wrongly assumed overcrowding and cost-burdening had not been considered in Department of Finance projections of housing need. The bill sought to redress what it mistakenly thought had been left out by requiring regional planning agencies to report overcrowding and cost-burdening data to the Dept. of Housing and Community Development (as explained in the right column).

3. Unknown to the authors of SB-828, the Department of Finance (DOF) has for years factored overcrowding and cost-burdening into their household projections. These projections are developed by multiplying the estimated population by the headship rate (the proportion of the population who will be head of a household). The Department of Finance (DOF), in conjunction with the Department of Housing and Community Development (HCD), has documented its deliberate decision to use higher headship rates to reflect optimal conditions and intentionally "alleviate the burdens of high housing cost and overcrowding." Unfortunately, SB-828 has caused the state to double count these important numbers.

The forced double-counting errors are significant.*

1. Incorrect use of a 5% benchmark vacancy rate for owner-occupied housing.
The vacancy rate was incorrectly used for both existing and projected owner-occupied households.

+ 229,000 housing units

2. Current vacancies were assumed to exist in household projections.
This error is unrelated to SB-828, but is an accounting error introduced by HCD methodology.

– 22,000 housing units

3. Overcrowding and cost-burdening were double counted.**

In addition to the household projection methodology outlined by the Department of Finance (shown to account for overcrowding and cost-burdening), the matter is also mentioned in meeting notes available on the Association of Bay Area Government's (ABAG) website.***

+ 734,000 housing units

> **Quote from ABAG's Housing Methodology Committee Agenda Packet for the 4th RHNA Cycle, July 2006**
>
> "There was also a lot of discussion about the headship rates used by HCD/DOF. Several people commented that headship rates in the Bay Area are generally lower than the State's estimates because the region's high housing costs limit household formation. In response, Mr. Fassinger noted that HCD uses these higher headship rates because the RHNA process is intended to alleviate the burdens of high housing cost and overcrowding."

Despite this, overcrowding and cost-burdening were counted a second time as adjustment factors required by SB-828.

TOTAL: +941,000 housing units

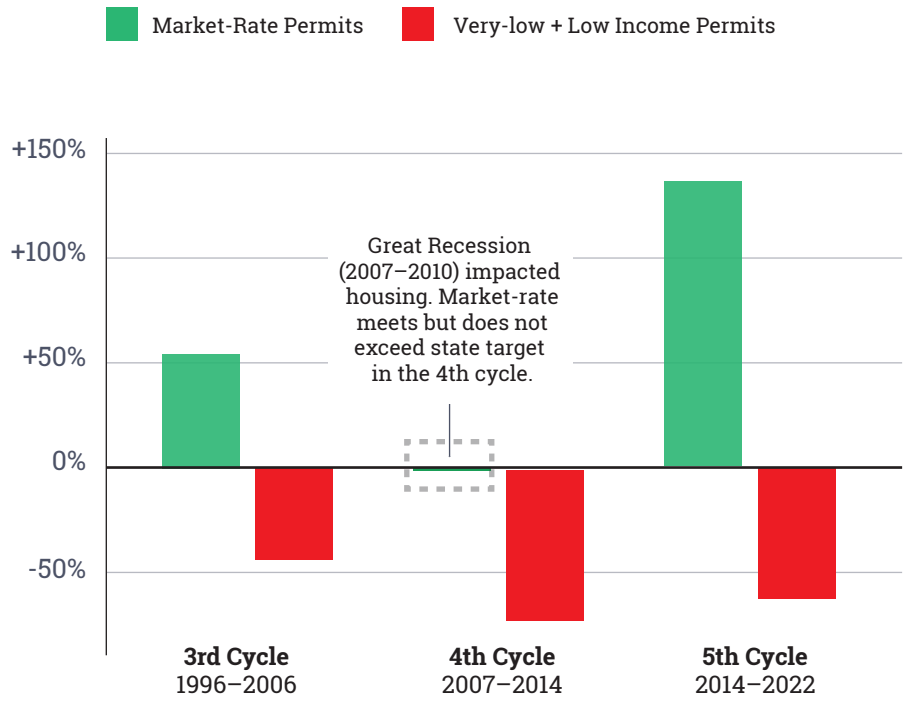
* All errors are rounded to the nearest thousand.
** Overcrowding measures the number of households with more than 1 person per room. Cost-burdening measures the number of households that spend more than 30% of the household income on housing. Cost-burdening is measured by five income levels — extremely low, very low, low, moderate, above moderate
*** P-4 tables are created by the Department of Finance—Household Projection table 2020–2030 and their methodology is fully explained in 'read me' notes that accompany the table.

The state's exaggerated targets unfortunately mask the real story: Decades of overachieving in market-rate housing has not reduced housing costs for lower income households.

The state has shown, with decades of data, that it cannot dictate to the market. The market is going to take care of itself. The state's responsibility is to take care of those left behind in the market's wake. Based on housing permit progress reports published by the Dept. of Housing and Community Development in July 2020, cities and counties in the four most populous regions continue to strongly outperform on the state's assigned market-rate housing targets, but fail to achieve even 20% of their low-income housing target. In the Bay Area where permit records have been kept since 1997, there is evidence that this housing permit imbalance has propagated through decades of housing cycles.

Permit Progress in the 5th Cycle (2013-2022)*
(all 4 regions)

Affordable Housing Languishes as Market-Rate Housing Overachieves
(Bay Area only)*

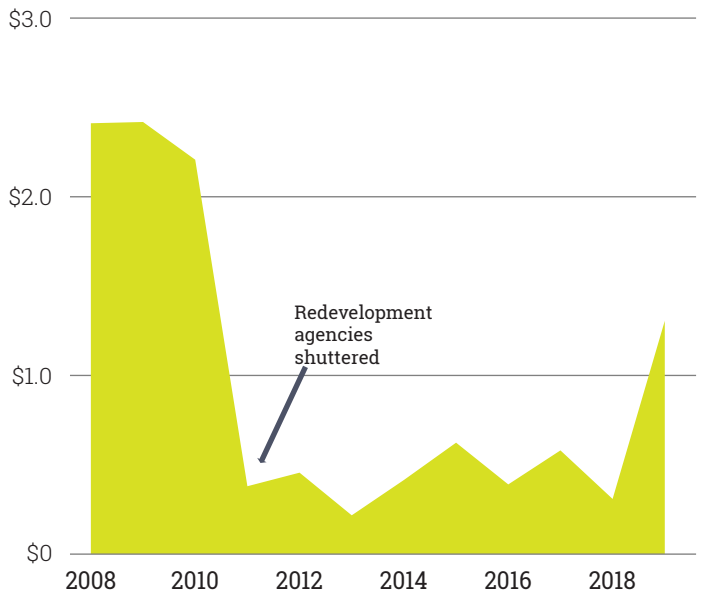


* Based on permit progress reports published by the Dept of Housing and Community Development and updated July 2020, reporting progress through April 2019.
** Only the Bay Area is shown because other regions have not kept detailed records of permit progress through the 3rd and 4th cycles.

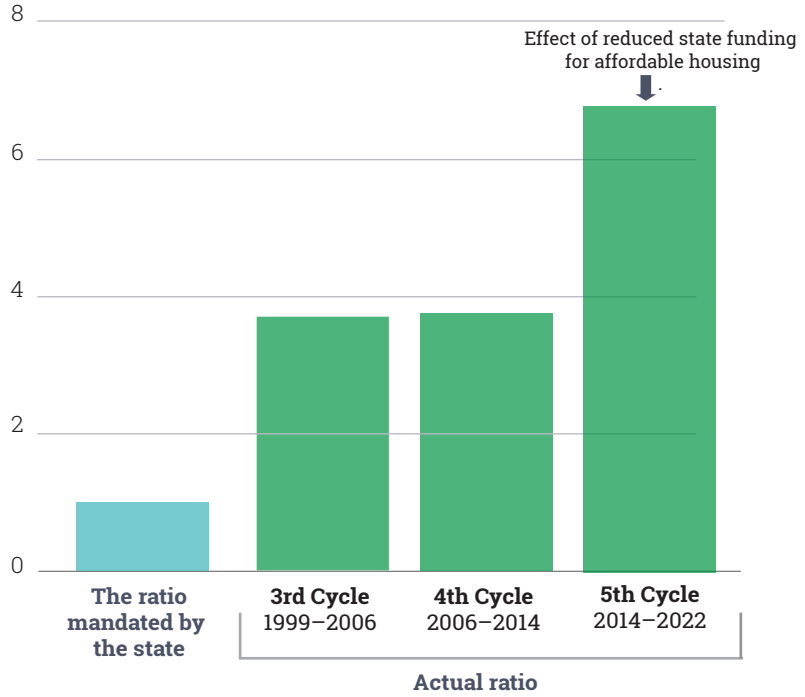
It's clear. Market-rate housing doesn't need state incentives. Affordable housing needs state

Cities are charged by the state to build one market-rate home for every one affordable home. But state laws, such as the density bonus law, incentivize developers to build market-rate units at a far higher rate than affordable units. As a result, California has been building four market-rate units for every one affordable unit for decades. And with the near-collapse of legislative funding for low-income housing in 2011, that ratio has grown to seven to eight market-rate units to each affordable unit. Yet we need one-to-one. This worsening situation can't be fixed by zoning or incentives, which are the focus of many recent housing bills and only reinforce or worsen the ever-higher market-rate housing ratios. From the data it appears that the shortage of housing resulted not from a failure by cities to issue housing permits, but rather a failure by the state to fund and support affordable housing. Future legislative efforts should take note.

State Funds for Affordable Housing, 2008–2019*
$ Billion



Market-Rate to Low-Income Housing Permits in the Bay Area has grown from a ratio of 4 : 1 to 7 : 1
(Bay Area only)**



* "The Defunding of Affordable Housing in California", Embarcadero Institute, update June 2020 www.embarcaderoinstitute.com/reports/

** Only Bay Area is shown because other regions have not kept detailed records of permit progress through the 3rd and 4th cycles. Data is from ABAG's permit progress reports for 3rd and 4th cycle and Dept. of Housing and Community Development's 5th cycle Annual Progress Report.

Finally, since penalties are incurred for failing to reach state targets for housing permits, the methodology for developing these numbers must be transparent, rigorous and defensible.

Non-performance in an income category triggers a streamlined approval process per Senate Bill 35 (2017). These exaggerated 6th cycle targets will make it impossible for cities and counties to attain even their market-rate targets, ensuring market-rate housing will qualify for incentives and bonuses meant for low-income housing. **Yet again, low-income housing will lose out.** The state needs to correct the latest housing assessment errors and settle on a consistent, defensible approach going forward.

At Least Four Different Methodologies Have Been Used Simultaneously by the State to Discuss Housing Need: We Only Need One

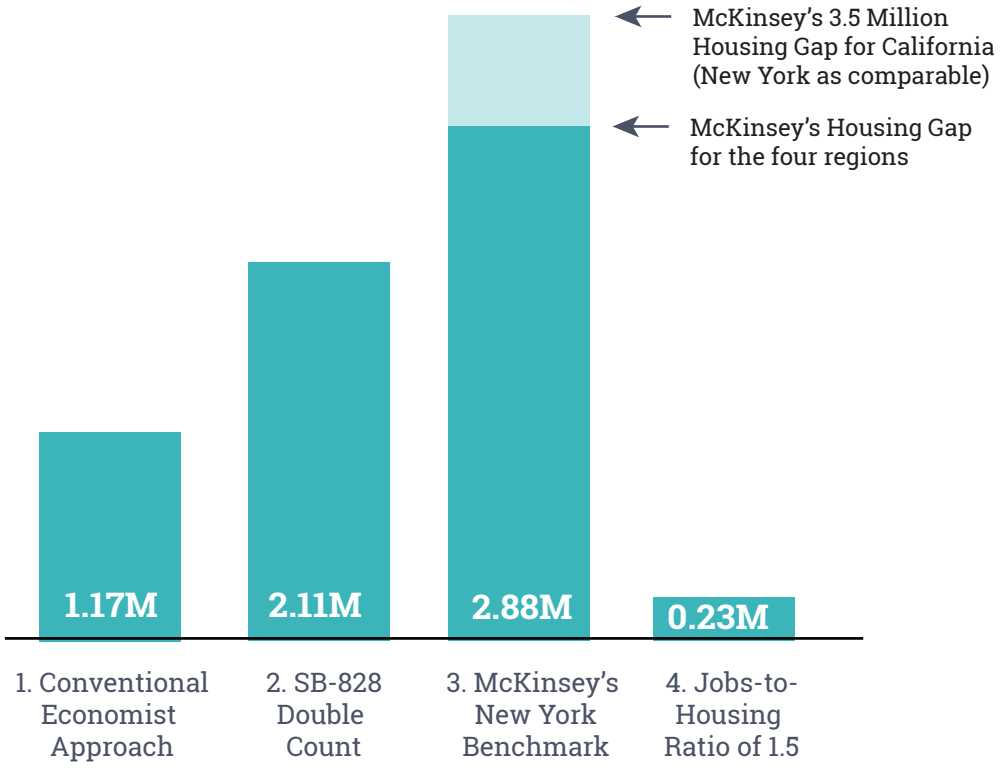
1. **The Conventional Economist Approach**: uses goldilocks (not too big, not too small, just right) benchmarks for vacancies - 1.5% for owner-occupied and 5% for rental housing.

2. **SB-828 Double Count**: incorrectly uses a benchmark of 5% vacancy for owner-occupied housing. It also double counts overcrowding and cost-burdening

3. **McKinsey's New York Benchmark:** the over-simplified approach generated an exaggerated housing gap of 3.5 Million for California. McKinsey multiplied California's population by New York's housing per capita to get 3.5M. New York is not a proper benchmark for California and NY's higher housing per capita is more reflective of NY's declining population rather than a healthy benchmark for housing

4. **Jobs-to-housing ratio of 1.5**: according to state planning agencies 1.5 is the optimal benchmark. Employment in the four regions is estimated to grow to 17 million by 2030 (job growth estimates prepared before COVID).**

Forecast 2030 Housing Need for the Four Regions



* California's Employment Development Department (EDD) estimates employment by county through 2026. Using annualized growth (2016 to 2026) as a basis for future growth 2030 employment is estimated for the four regions.

** The 17 million includes estimates of self employed, private household workers, farm and nonfarm employment. Occupations with employment below 100 in 2016 are excluded.

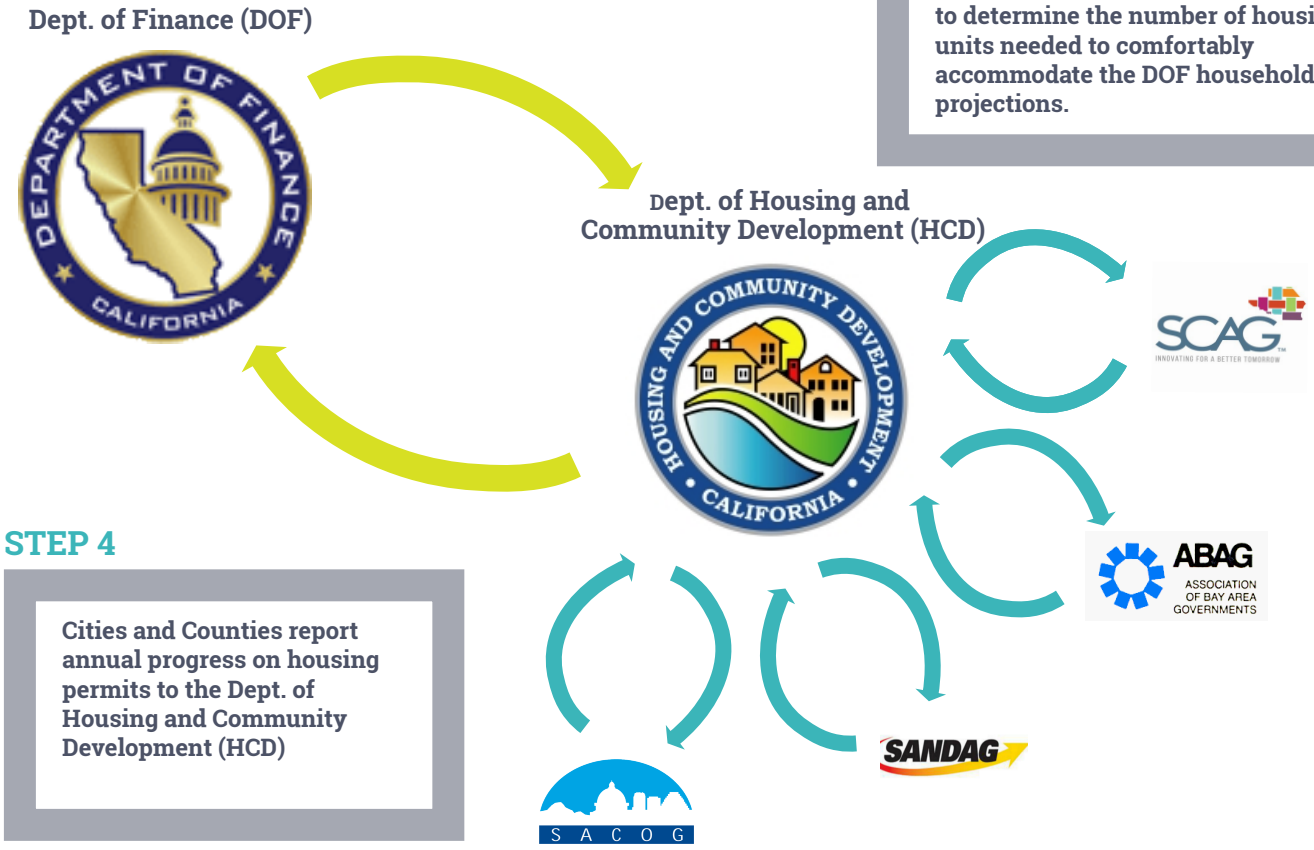
How it Works: A multi-agency collaborative effort has generated past state housing targets. However, in 2018, SB-828 anointed the Dept. of Housing and Community Development with final veto powers.

STEP 1

The Dept. of Finance (DOF) generates household forecasts by county based on population growth and headship rates. This is the step where overcrowding and cost-burdening are factored in .

STEP 2

The Dept. of Housing and Community Development (HCD) then takes the DOF household projections and adds in a healthy vacancy level (1.5% for owner-occupied, 5% for rental housing) to determine the number of housing units needed to comfortably accommodate the DOF household projections.



STEP 3

The regional agencies allocate housing targets to cities and counties in their jurisdiction. These allocations collectively meet their RHNA assessments and are based on algorithms that may include employment, transit accessibility and local housing patterns

STEP 4

Cities and Counties report annual progress on housing permits to the Dept. of Housing and Community Development (HCD)

SB-828 introduced errors in Step 2 (when the Dept. of Housing and Community Development made adjustments to the Dept. of Finance's household projections).

Southern California and the Bay Area were most impacted by the double counting. San Diego was not assessed for cost-burdening although it is more cost-burdened than the Bay Area. It was perhaps overlooked because its assessment cycle began in July, 2018, a few months before SB-828 passed into law.

The Department of Housing and Community and Development

1. Used a benchmark of 5% vacancy rate for BOTH owner-occupied and rental housing.

Six SoCal Counties	**=**	**+126,000**
Greater Bay Area	**=**	**+59,000**
San Diego Area	**=**	**+23,000**
Greater Sacramento	**=**	**+21,000**

+229,000 housing units

2. Assumed vacancies in household projections *

Six SoCal Counties	**=**	**-13,000**
Greater Bay Area	**=**	**-4,000**
San Diego Area	**=**	**-2,000**
Greater Sacramento	**=**	**-3,000**

– 22,000 housing units

3. Double counted overcrowding and cost-burdening

Six SoCal Counties	**=**	**+578,000**
Greater Bay Area	**=**	**+104,000**
San Diego Area	**=**	**+39,000**
Greater Sacramento	**=**	**+13,000**

+734,000 housing units

* P-4 tables are created by the Department of Finance—Household Projection table 2020–2030 and their methodology is fully explained in 'read me' notes that accompany the table

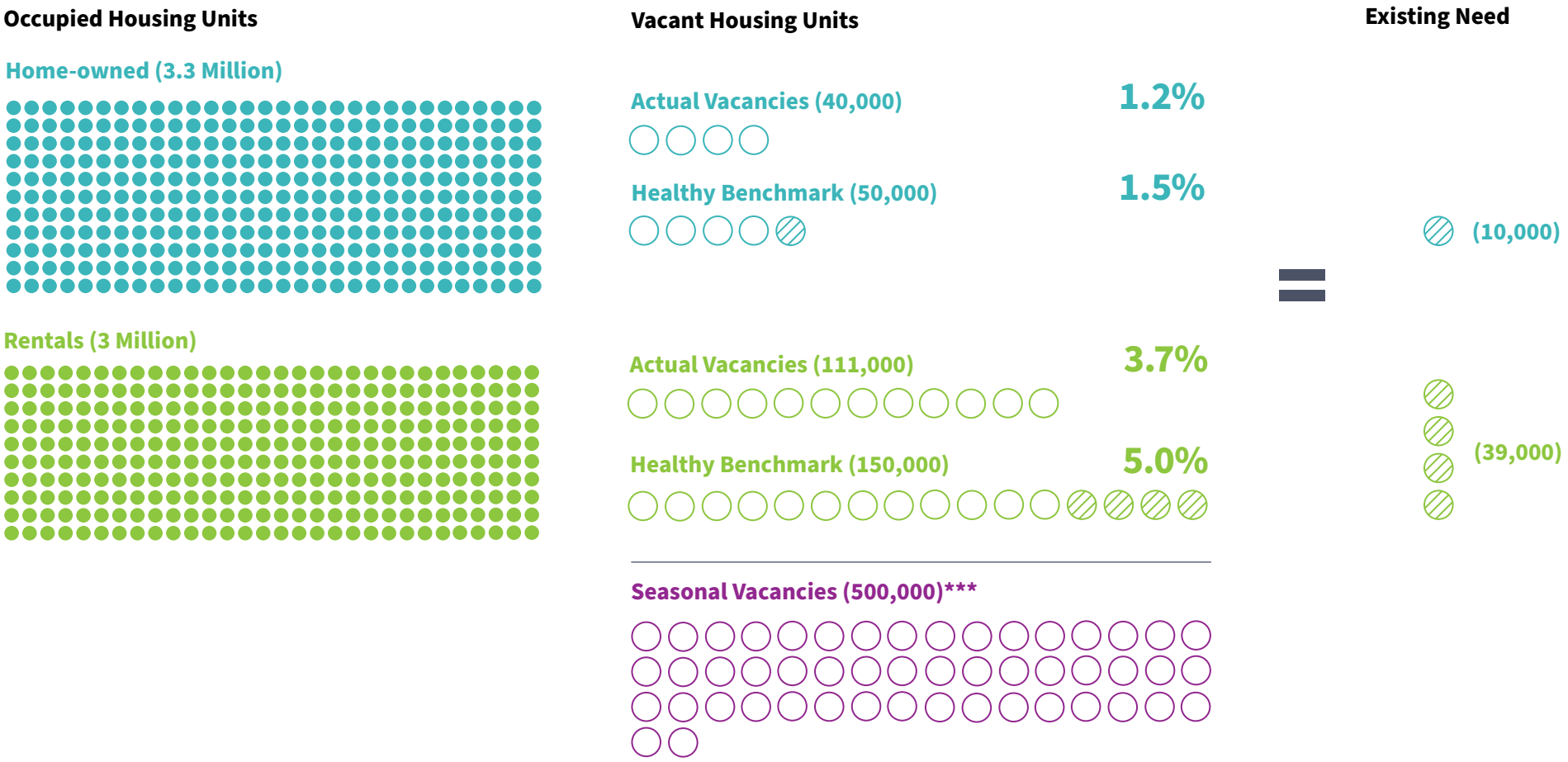
** Overcrowding measures the number of households with more than 1 person per room. Cost-burdening measures the number of households that spend more than 30% of the household income on housing. Cost-burdening is measured by five income levels—extremely low, very low, low, moderate, above moderate.

Detailed explanation of the errors using SoCal Counties as an example: First—the correct approach.

The Department of Housing and Community Development (HCD) has traditionally arrived at a number for pent-up demand or housing shortfall by comparing vacancy rates in owner-occupied and rental housing to healthy benchmarks (1.5% for owner-occupied* and 5% for rental housing). The largest of the four regions, six SoCal Counties (covering Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties) is considered in the example below**.

EXISTING HOUSING: Six SoCal Counties

1 circle = 10,000 households



* Owner-occupied has a lower healthy vacancy rate because it is usually only vacant while a house is for sale
** All numbers are rounded to the nearest thousand.
*** Seasonal Vacancies represent second homes, coprorate housing, and short-term rentals such as AIrBnBs

The housing need also takes into account for future growth.

The Dept. of Finance (DOF) supplies the Dept. of Housing and Community Development (HCD) with an estimate of additional households (HH) needed by the end of the cycle. The DOF forecast the 2030 population, and using an optimal household formation rate determine the number of households required to comfortably house that population*. The DOF also supply the HCD with the number of existing households at the start of the cycle. The HCD adds to the base number of additional households needed, factoring in vacancies for a healthy market, and adding a replacement adjustment (also supplied by the DOF)**.

PROJECTED HOUSING NEED: Six SoCal Counties

1 circle = 10,000 households

* Households represent occupied housing units. The number of housing units is always higher as at any given time than the number of households because some housing will be vacant or unutilized. The DOF is responsible for the base projection because they manage population projections for the state, and determine those by analyzing births, deaths and net migration.

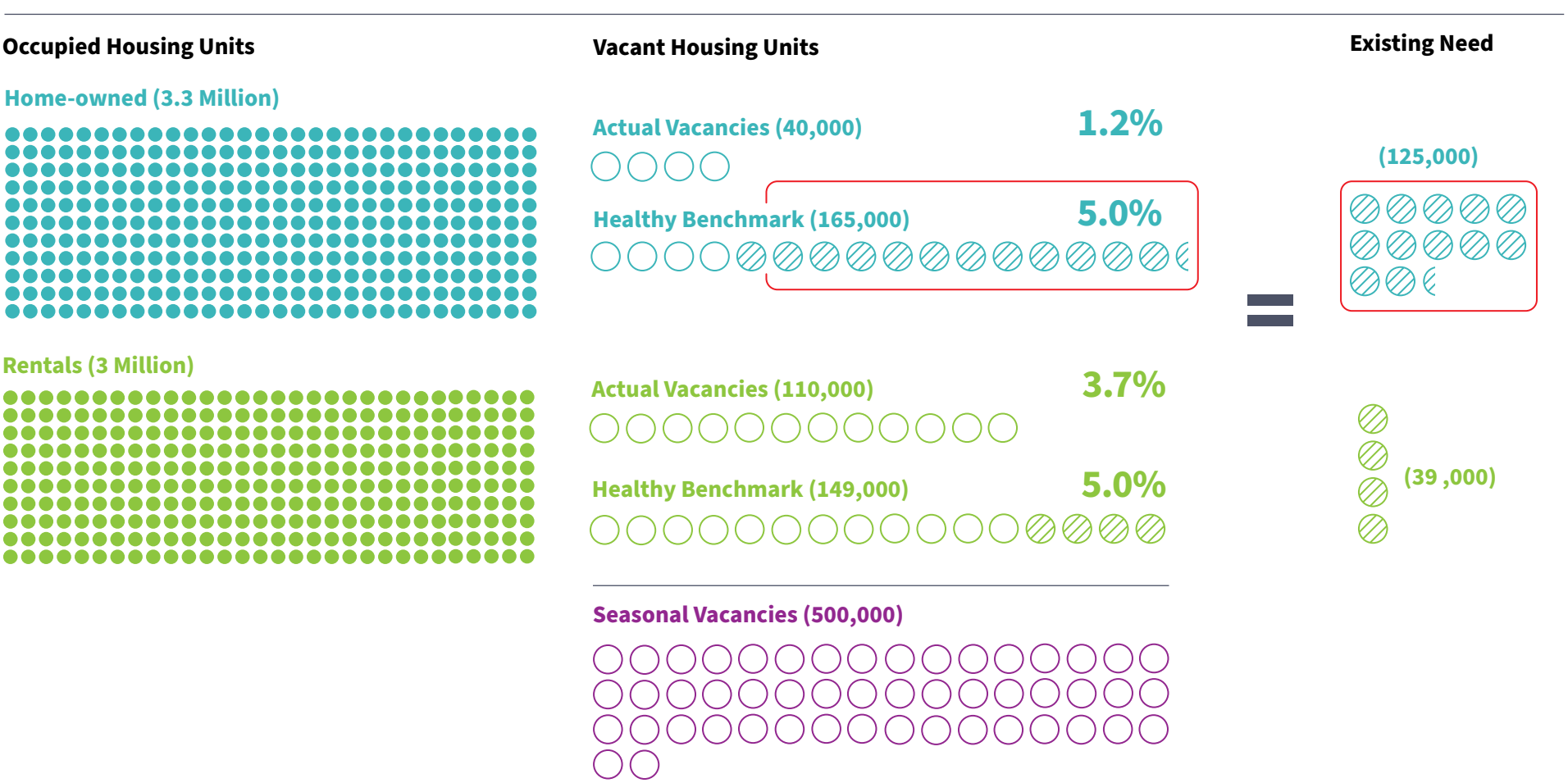
** Replacement represents houses that may be demolished or replaced during the cycle*.

However, the Dept. of Housing and Community Development has adopted an unusual methodology in evaluating existing need in the 6th housing cycle.

Instead of the typical 1.5% benchmark for owner-occupied housing, they used a 5% vacancy rate usually reserved for rental housing. A 5% vacancy in owner-occupied housing is indicative of a distressed housing market. At 5%, SoCal's existing housing need is increased by 115,000 housing units. Existing need for rental housing is unchanged.

EXISTING HOUSING: Six SoCal Counties

1 circle = 10,000 households

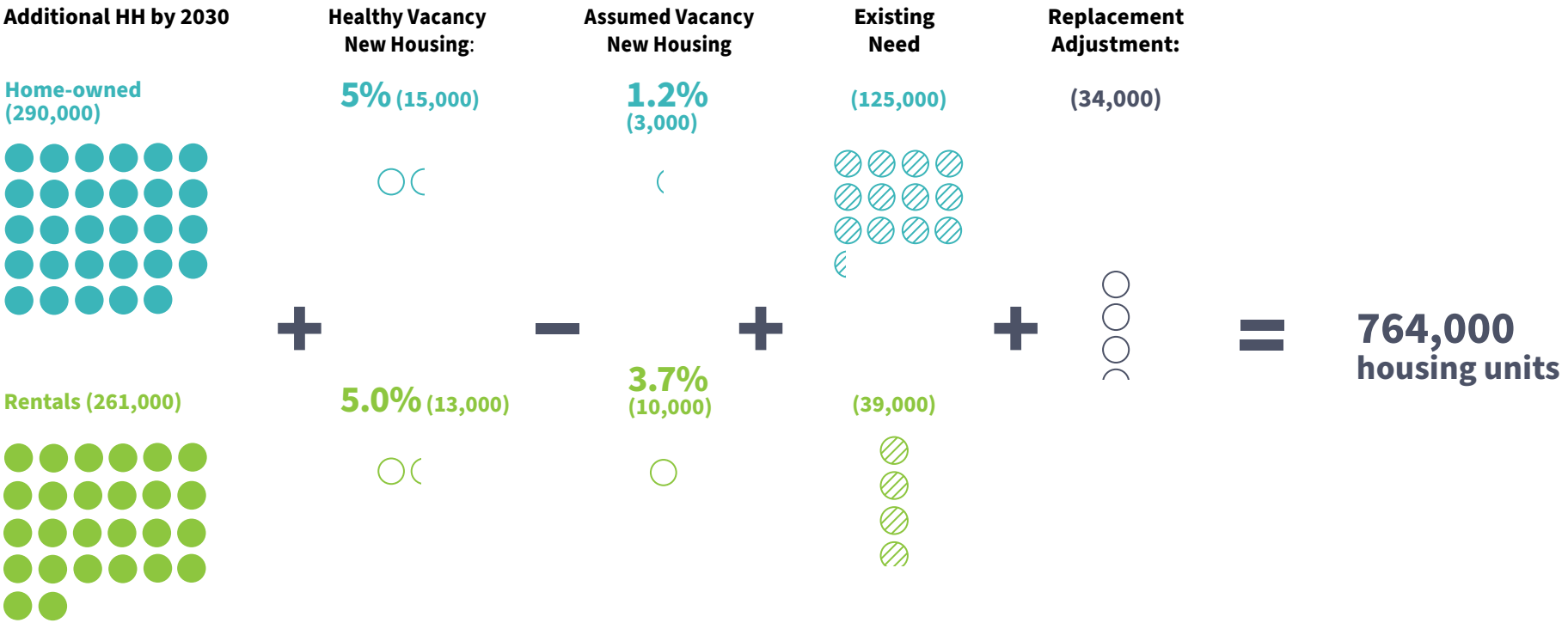


The Dept. of Housing and Community Development have also taken an unusual approach in evaluating projected housing need.

Again, instead of using the separate benchmark of 1.5% for owner-occupied housing, 5% was used for all housing. It was also assumed that new projected households had existing vacancies. The full benchmark was not applied to new households. Instead, the difference between the benchmark and the current vacancy rate was applied. The replacement adjustment was applied as it has been in the past.

PROJECTED HOUSING NEED: Six SoCal Counties

1 circle = 10,000 households

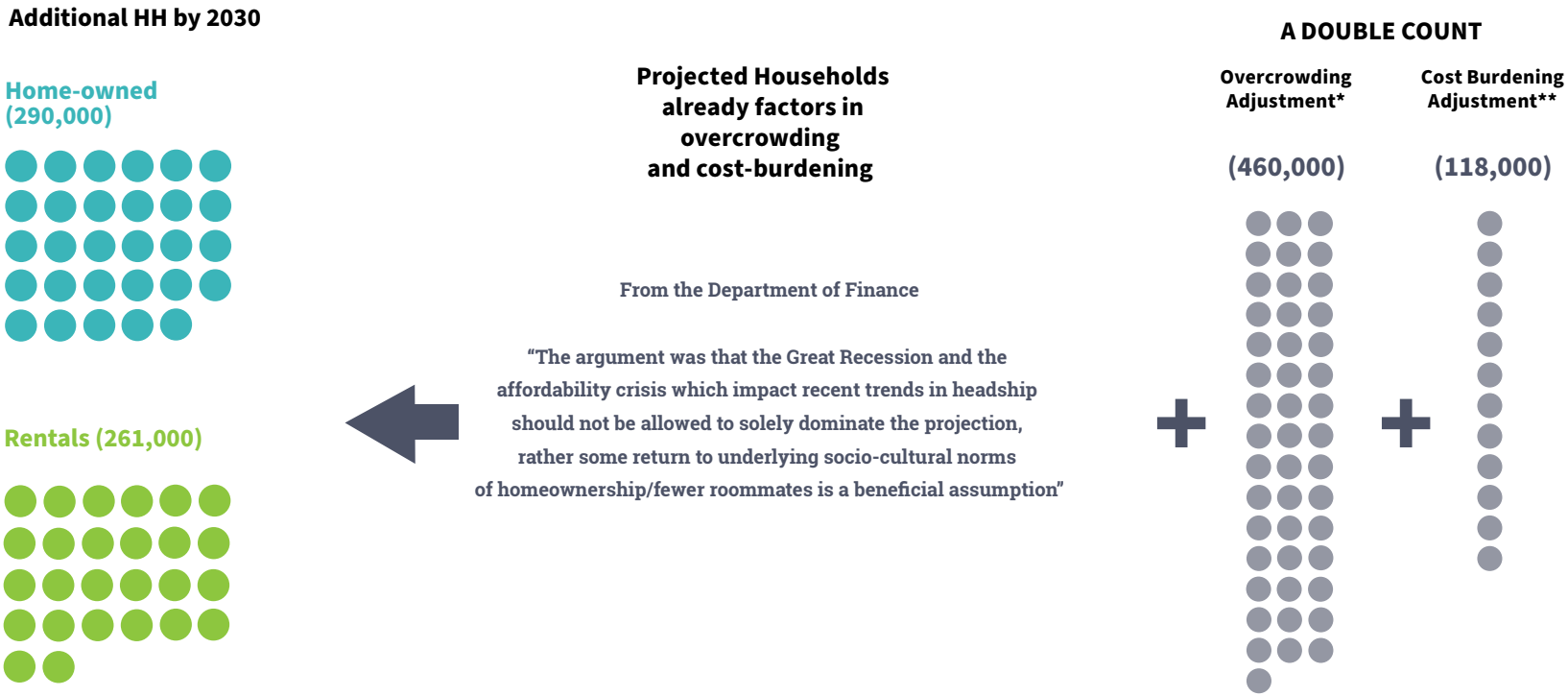


Lastly, the Dept. of Housing and Community Development double counted by adding two new factors that had already been factored into household forecasts made by the Dept. of Finance (DOF).

Two new factors were introduced into the 6th assessment — overcrowding and cost burdening. These factors had already been rolled into the DOF's household projections. The DOF explicitly recognized that regional household formation rates might be depressed (a symptom of overcrowding and cost-burdening) because of the affordable housing crisis. The household formation rate used by the DOF is higher than the actual rate experienced. As such, it generates a higher housing target meant to relieve overcrowding and cost-burdening.

PROJECTED HOUSING NEED: Six SoCal Counties

1 circle = 10,000 households



* In addition to double counting, HCD incorrectly calculated the overcrowding factor. They assumed that for every house that was overcrowded another house would be required to relieve overcrowding. The more accurate analysis would be to assess the number of extra people to be housed and divide by the average household size.

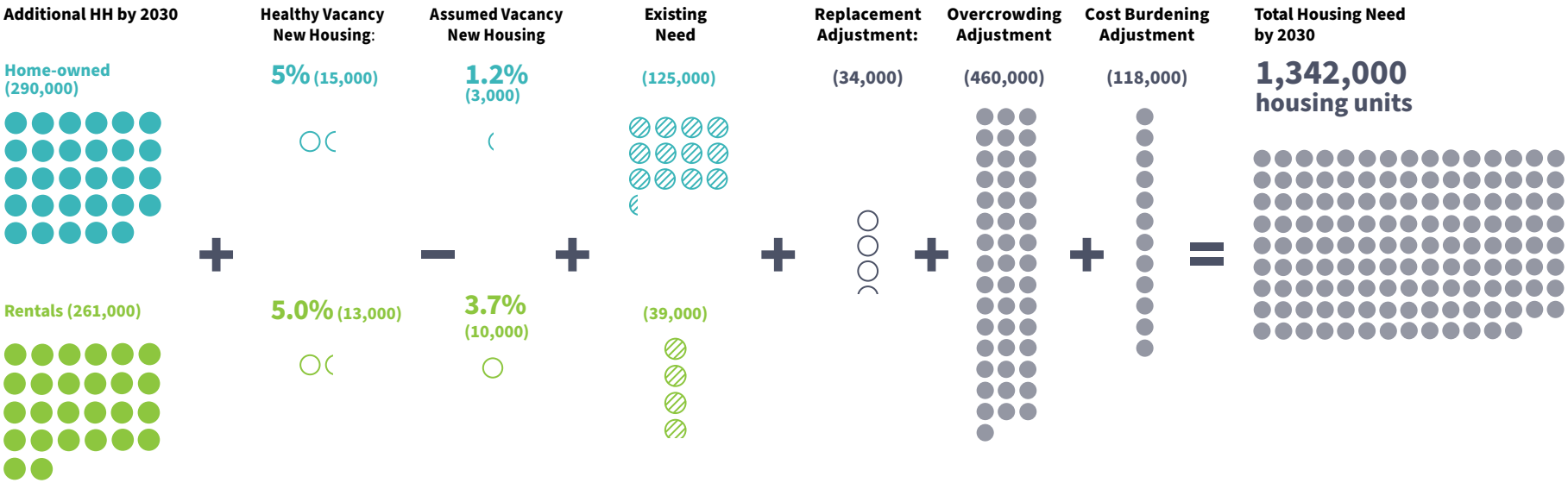
** HCD only applied cost-burdening adjustments to future households not existing households. It is unclear why cost-burdening would only be considered an issue for future households, as the data is for current households.

The vacancy errors and double counting resulted in a doubling of the housing needs assessment for the six counties of SoCal.

TYPICAL METHODOLOGY

1 circle = 10,000 households

HCD 6TH CYCLE METHODOLOGY



END NOTES

Complete data tables: *RHNA Data and Models 6th cycle,* www.embarcaderoinstitute.com

References used in the analysis :

Dept. of Housing and Community Development (HCD) https://www.hcd.ca.gov

Regional Housing Needs Allocation and Housing Elements

Regional Housing Needs

Allocations for 6th Cycle Housing Elements:

Association of Bay Area Governments Regional Housing Need Determination Plan for the Sixth Housing Element Update

Sacramento Area Council of Governments Regional Housing Need Determination for the Sixth Housing Element Update

Southern California Association of Governments Regional Housing Need Determination for the Sixth Housing Element Update

San Diego Association of Governments Regional Housing Need Determination and Plan for the Sixth Housing Element Update

Allocations for 5th Cycle Housing Elements:

Association of Bay Area Governments (February 24, 2012)

Sacramento Area Council of Governments (September 26, 2011)

San Diego Association of Governments (November 23, 2010)

Southern California Association of Governments (August 17, 2011)

Annual Progress Reports

Annual Progress Report APR: 5th Cycle Annual Progress Report Permit Summary (updated 730/2020)

Allocations for Earlier Cycles and Housing Element

RHNA 2007-2014 - Housing Methodology Committee Agenda Packet 07-27-06

Regional Housing Needs Plan 2006 to 2013 SACOG February 2008

3rd and 4th Cycle RHNA allocations (data sent in personal communication with the Department of Housing and Comunity Development)

Department of Finance Methodology for Household Forecasts

"Read Me" P4 Tables : Household Projections 2020 to 2030

Association of Bay Area Governments Digital Library: RHNA Documents, Regional Housing Needs Allocation Documents

RHNA 2007-2014 - Housing Methodology Committee Agenda Packet 07-27-06, Regional Housing Need Allocation p 2

Other Housing Assessment Methodologies

"Mckinsey & Company: A TOOL KIT TO CLOSE CALIFORNIA'S HOUSING GAP: 3.5 MILLION HOMES BY 2025", October 2016

Jobs to Housing

Employment Development Department, State of California, Employment Projections : Long Term Projections

https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html