



PRE-CERTIFIED

LOCAL HOUSING DATA

FOR THE CITY OF **WEST COVINA**

AUGUST 2020



TABLE OF CONTENTS

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

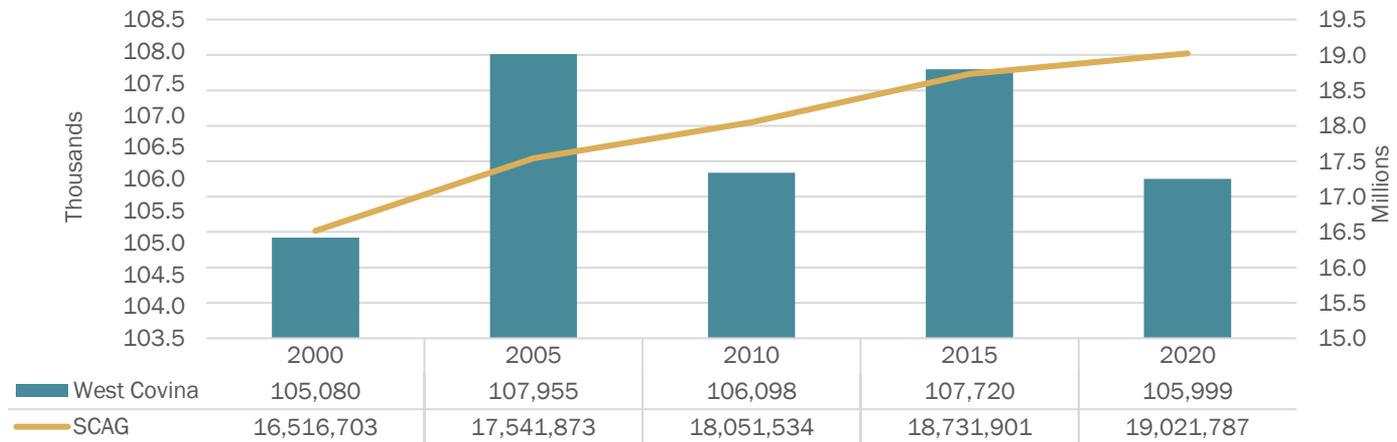
Pre-Certified Local Housing Data for West Covina

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

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

I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

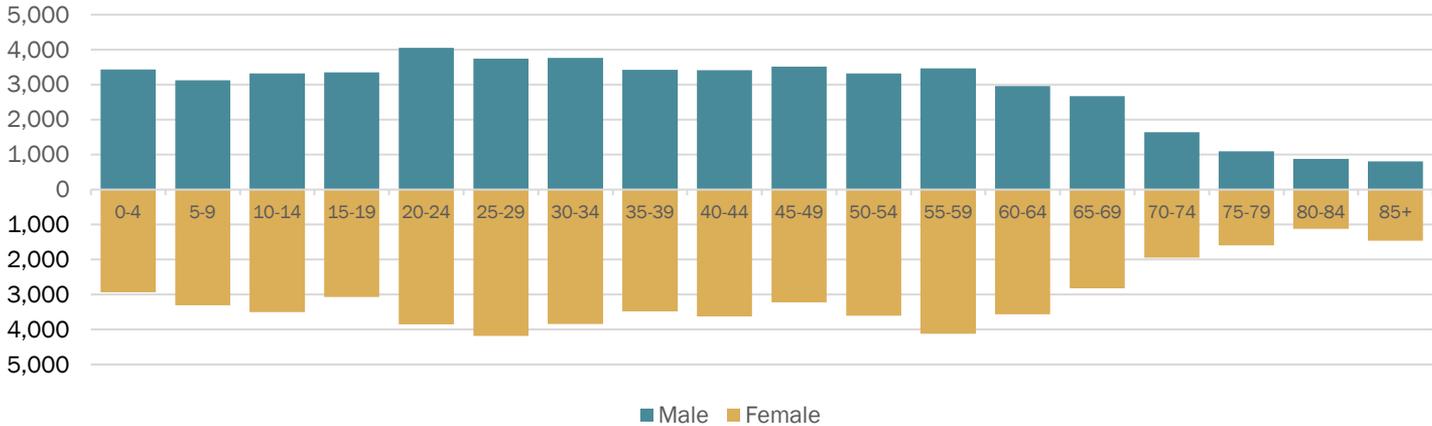
Population Trend, 2000-2020



CA DOF E-5 Population and Housing Unit Estimates

West Covina has a 2020 total population of 105,999 including 674 living in group quarters according to the California Department of Finance. The chart above describes the population trend in West Covina from 2000 to 2020. Over this period West Covina had an annual growth rate of 0% compared to 0.7% for the region.

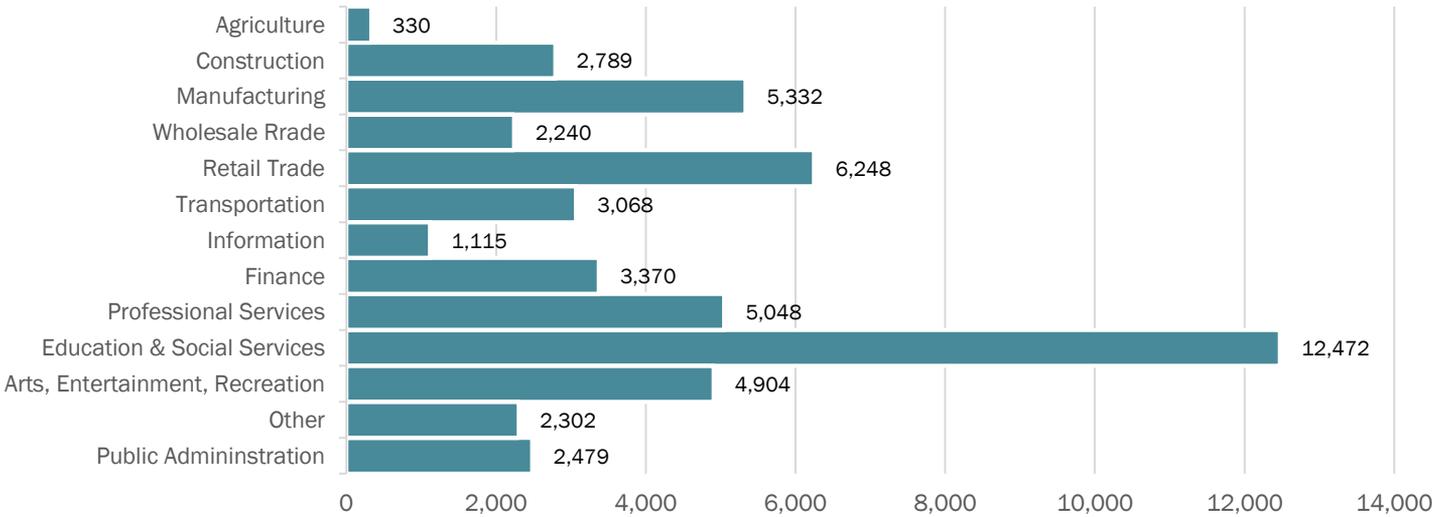
Current Population by Age and Sex



American Community Survey 2014-2018 5-year estimates

The population of West Covina is 48.5% male and 51.5% female. The share of the population of West Covina which is under 18 years of age is 21.8%, which is lower than the regional share of 23.4%. West Covina's seniors (65 and above) make up 15% of the population, which is higher than the regional share of 13%.

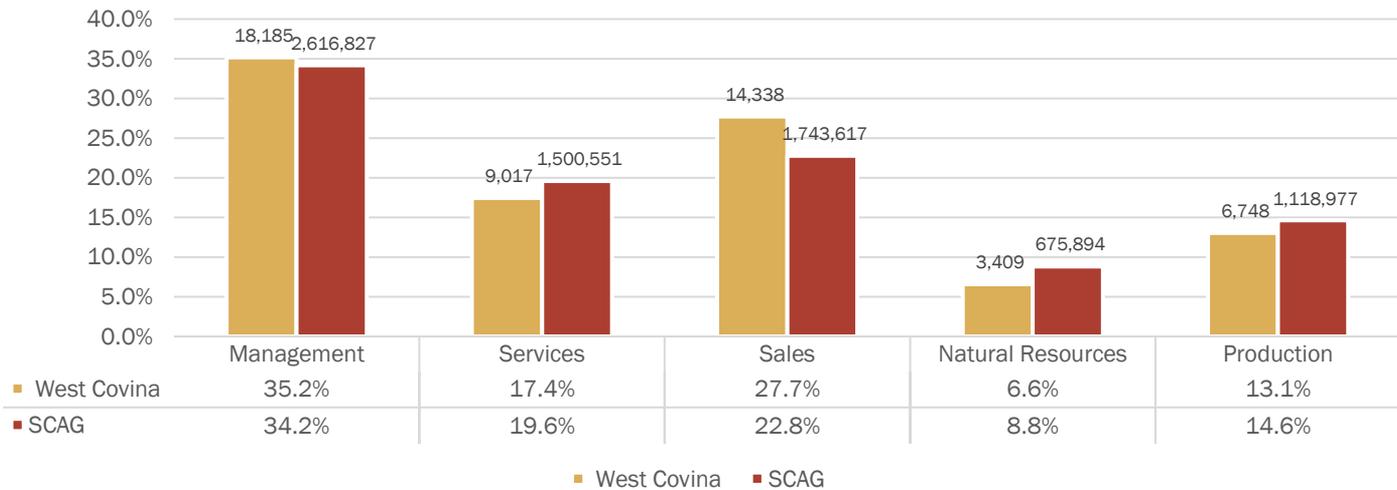
Employment by Industry



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

West Covina has 51,697 workers living within its borders who work across 13 major industrial sectors. The chart above provides detailed employment information. The most prevalent industry is Education & Social Services with 12,472 employees (24.1% of total) and the second most prevalent industry is Retail trade with 6,248 employees (12.1% of total).

Employment by Occupation



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

In addition to understanding the industries in which the residents of West Covina work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in West Covina is Management, in which 18,185 (35.2% of total) employees work. The second-most prevalent type of work is in Sales, which employs 14,338 (27.7% of total) in West Covina.

Farmworkers

Farmworkers by Occupation:

| West Covina | Percent of total West Covina workers: | SCAG Total | |
|-------------|---------------------------------------|------------|--|
| 224 | 0.43% | 57,741 | Total jobs: Farming, fishing, and forestry occupations |
| 164 | 0.45% | 31,521 | Full-time, year-round jobs: Farming, fishing, and forestry occupations |

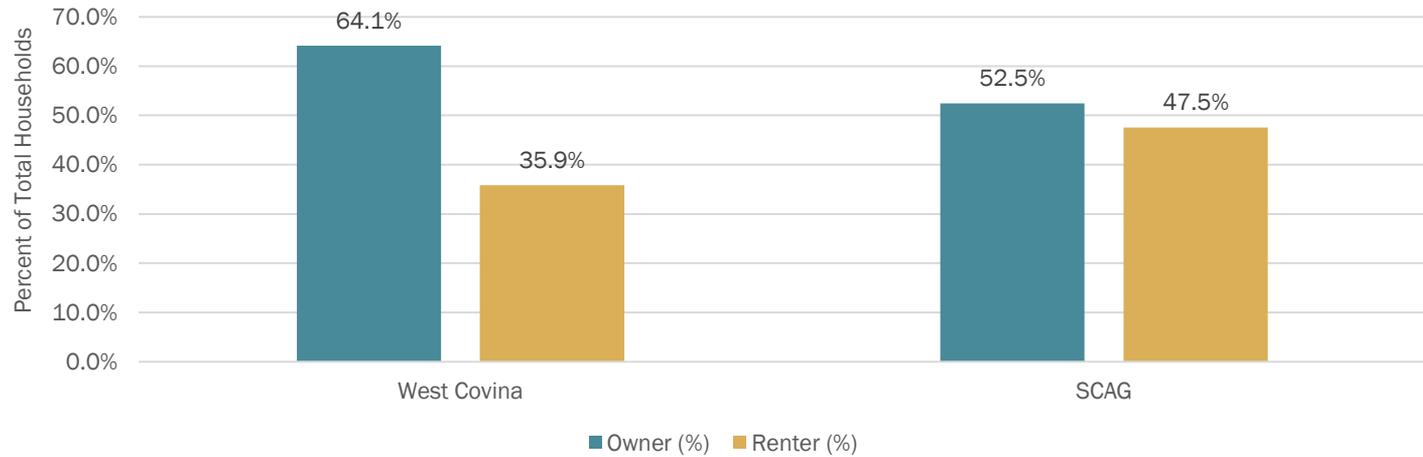
Employment in the Agricultural Industry:

| West Covina | Percent of total West Covina workers: | SCAG Total | |
|-------------|---------------------------------------|------------|--|
| 293 | 0.57% | 73,778 | Total in agriculture, forestry, fishing, and hunting |
| 267 | 0.74% | 44,979 | Full-time, year-round in agriculture, forestry, fishing, and hunting |

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

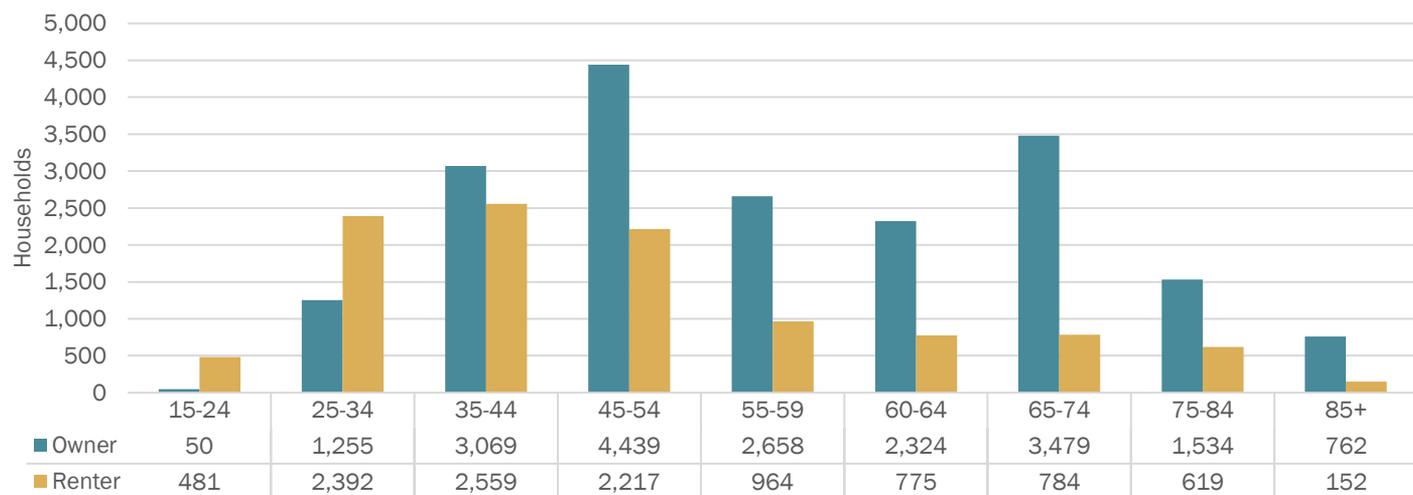
Housing Tenure



American Community Survey 2014-2018 5-year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. West Covina's housing stock consists of 30,513 total units, 19,570 of which are owner-occupied and 10,943 of which are renter-occupied. The share of renters in West Covina is lower than in the SCAG region overall.

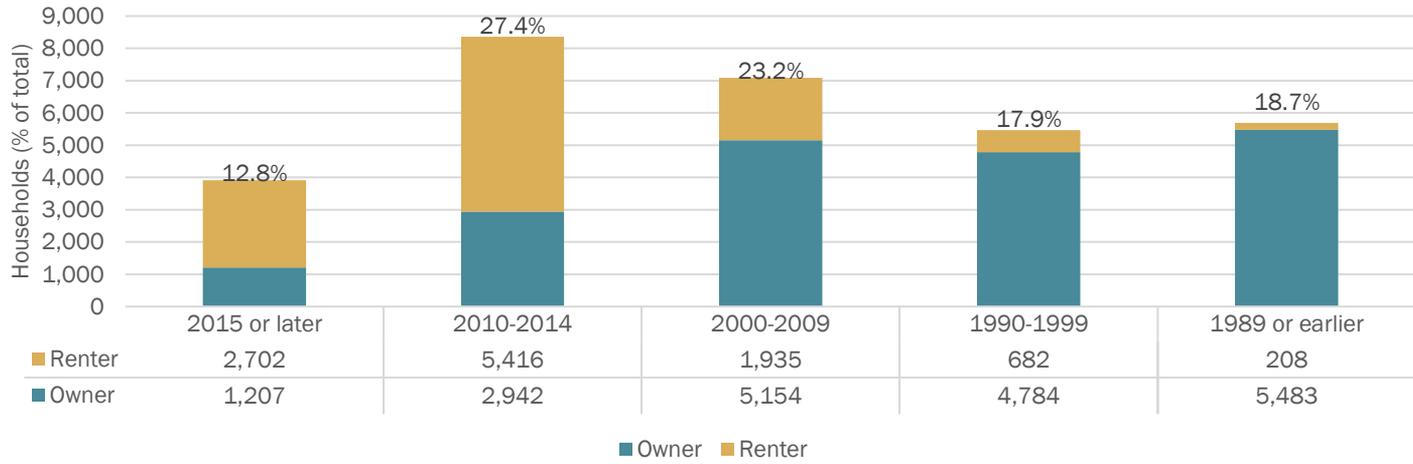
Housing Tenure By Age



American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In West Covina, the age group where renters outnumber owners the most is 15-24 (by 81.2%). The age group where owners outnumber renters the most is 85+ (by 66.7%).

Housing Tenure by Year Moved to Current Residence

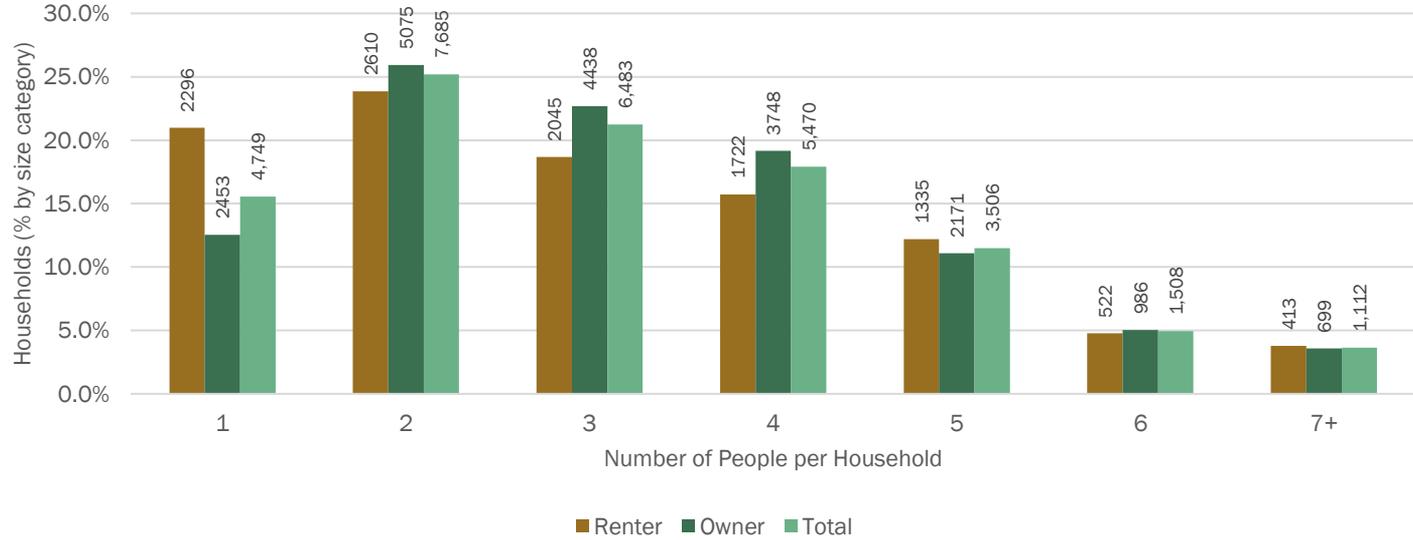


American Community Survey 2014-2018 5-year estimates.

Across the SCAG region, the most common move-in period was 2010-2014 (31.9%) followed by 2000-2009 (26.1%). In West Covina, the period during which most people started living in their current residence was 2010-2014 (27.4%) followed by 2000-2009 (23.2%).

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

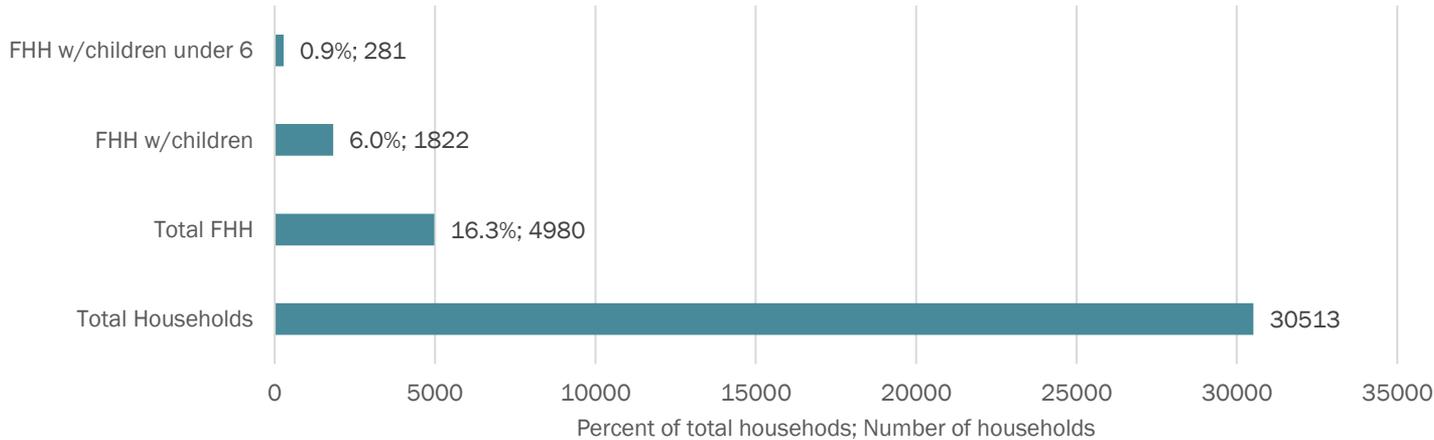
Households by Household Size



American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in West Covina for owners, renters, and overall. The most commonly occurring household size is of two people (25.2%) and the second-most commonly occurring household is of three people (21.2%). West Covina has a lower share of single-person households than the SCAG region overall (15.6% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (3.6% vs. 3.1%).

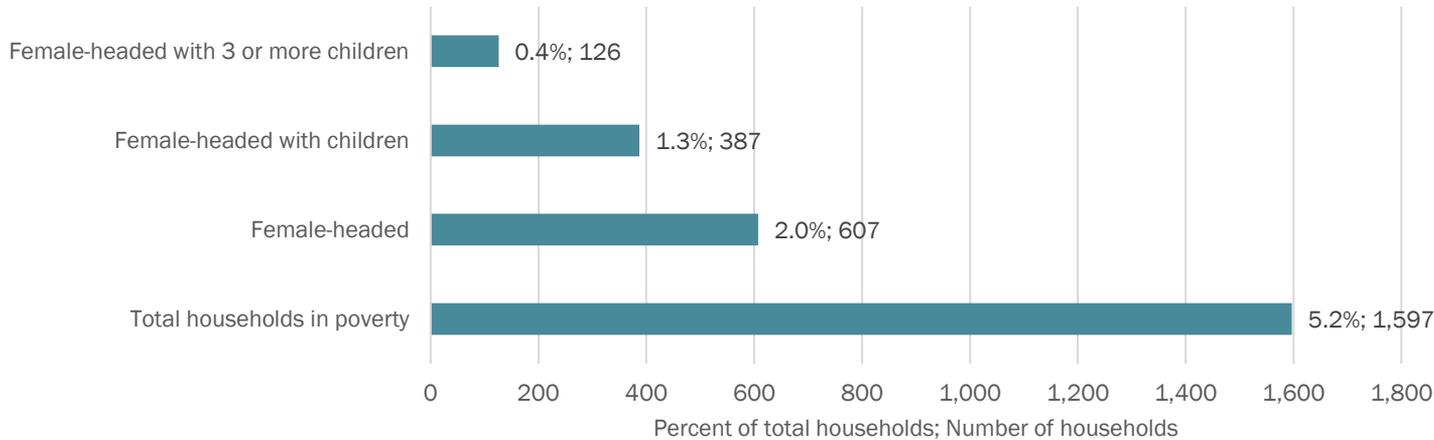
Female Headed Households (FHH)



American Community Survey 2014-2018 5-year estimates.

Statute requires analysis of specialized housing needs, including female-headed households in an effort to ensure adequate childcare or job training services. Of West Covina's 30,513 total households, 16.3% are female-headed (compared to 14.3% in the SCAG region), 6% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.9% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Households by Poverty Status



American Community Survey 2014-2018 5-year estimates.

5.2 percent of West Covina's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. More information can be found at M256. In 2018, a single individual under 65 was considered in poverty with a money income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year.

Elderly Households by Income and Tenure

| | | Owner | Renter | Total | Percent of Total Elderly Households: |
|--|---------------|--------------|--------------|--------------|--------------------------------------|
| Income category, relative to surrounding area: | < 30% HAMFI | 800 | 795 | 1,595 | 23.8% |
| | 30-50% HAMFI | 990 | 395 | 1,385 | 20.7% |
| | 50-80% HAMFI | 935 | 260 | 1,195 | 17.8% |
| | 80-100% HAMFI | 595 | 120 | 715 | 10.7% |
| | > 100% HAMFI | 1,575 | 230 | 1,805 | 27.0% |
| TOTAL | | 4,895 | 1,800 | 6,695 | |

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

Statute requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of West Covina's 6,695 such households, 23.8% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 44.5% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

III. PEOPLE EXPERIENCING HOMELESSNESS

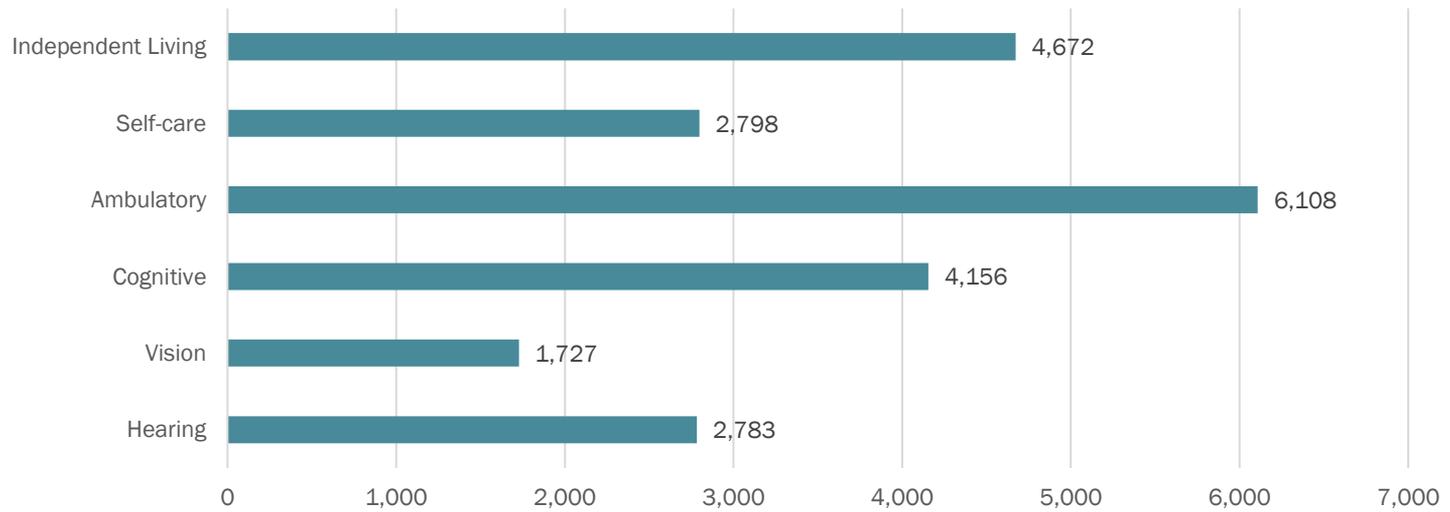


2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not available in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely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

#N/A

IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

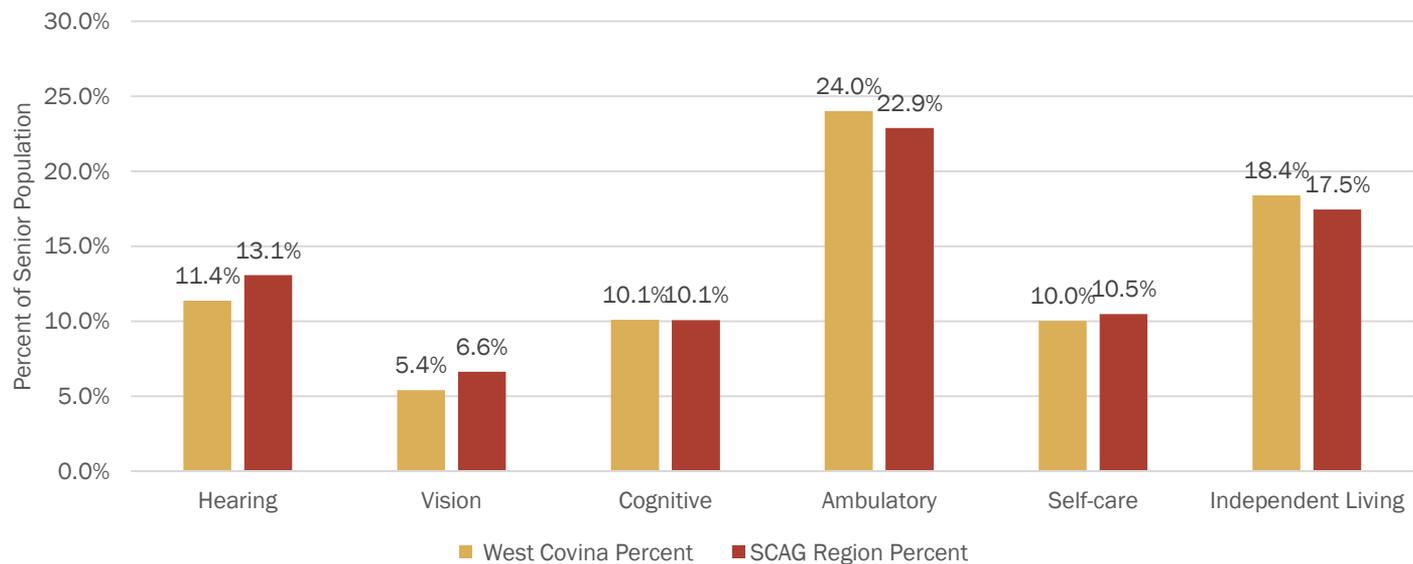
Disability by Type



American Community Survey 2014-2018 5-year estimates.

Disability data also provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

Disability by Type - Seniors (65 and over)



American Community Survey 2014-2018 5-year estimates.

In West Covina, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 24% of West Covina's seniors (and 22.9% of seniors in the SCAG region).

Disability by Employment Status

| | With a Disability | Percent of Total | No Disability | Percent of Total |
|--------------------|-------------------|------------------|---------------|------------------|
| Employed | 1,695 | 35% | 47,582 | 76% |
| Unemployed | 205 | 4% | 3,375 | 5% |
| Not in Labor Force | 2,894 | 60% | 11,948 | 19% |
| TOTAL | 4,794 | | 62,905 | |

American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In West Covina, 35.4% of the population with a disability is employed, compared to 75.6% of the non-disabled population.

Developmental Disabilities

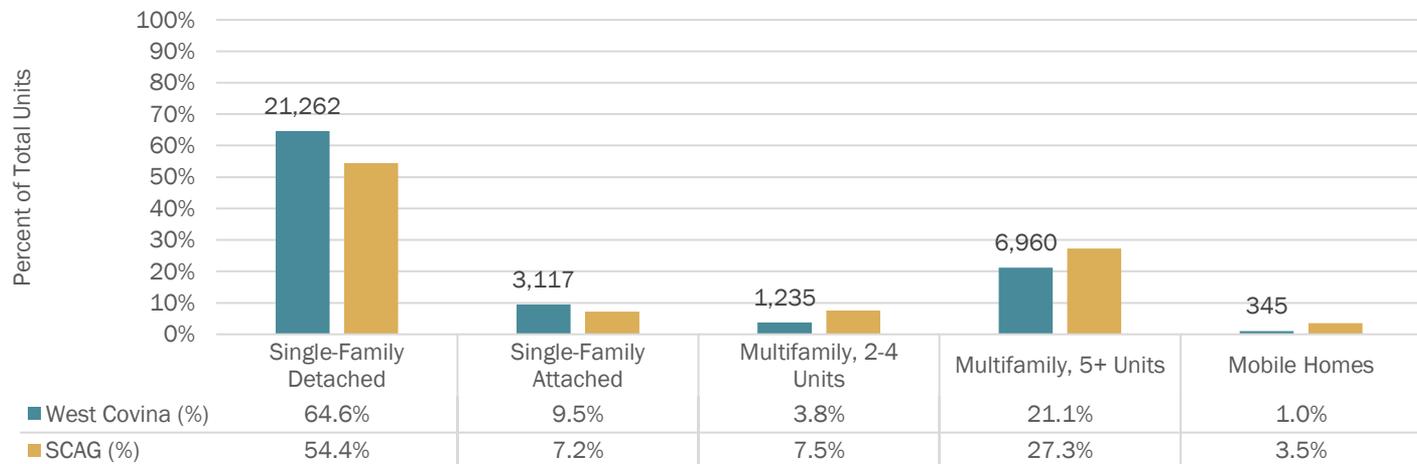
| | | West Covina |
|----------------------|--------------------------------|-------------|
| By Residence: | Home of Parent/Family/Guardian | 981 |
| | Independent/Supported Living | 79 |
| | Community Care Facility | 182 |
| | Intermediate Care Facility | 49 |
| | Foster/Family Home | 26 |
| | Other | 5 |
| By Age: | 0 - 17 Years | 1322 |
| | 18+ Years | 558 |
| TOTAL | | 3202 |

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

V. HOUSING STOCK CHARACTERISTICS

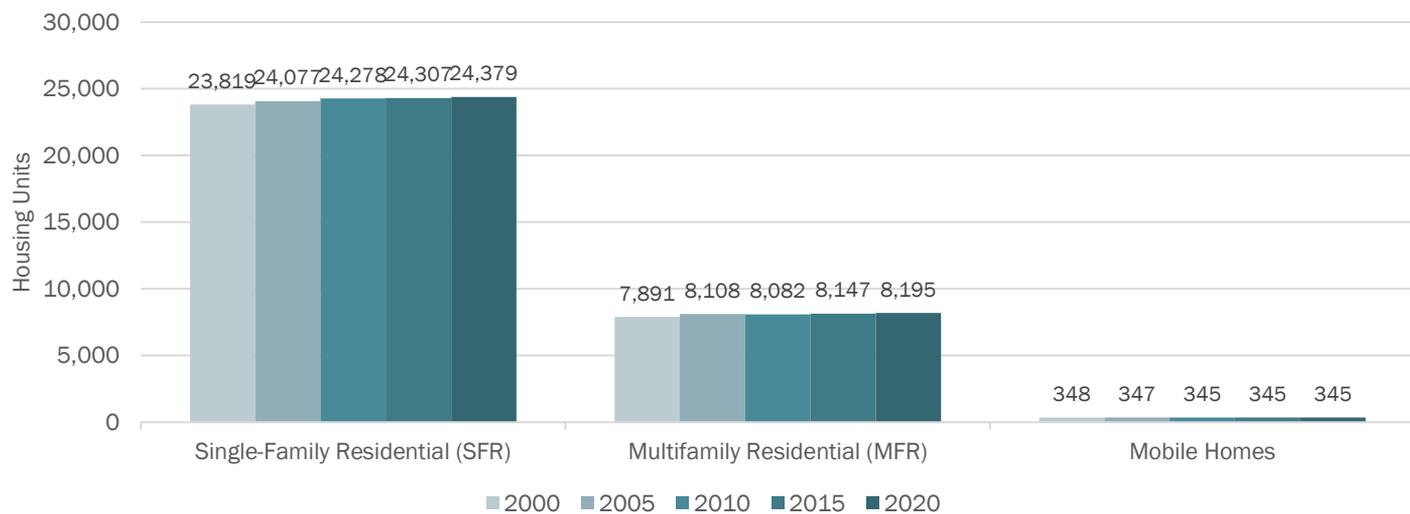
Housing Type



CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in West Covina, which has a total of 32,919 housing units. The most prevalent housing type in West Covina is single-family detached with 21,262 units. The share of all single-family units in West Covina is 74.1%, which is higher than the 61.7% share in the SCAG region. Out of the total housing units in West Covina, there are 31,443 occupied-units, which equates to a 4.5% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 3.35.

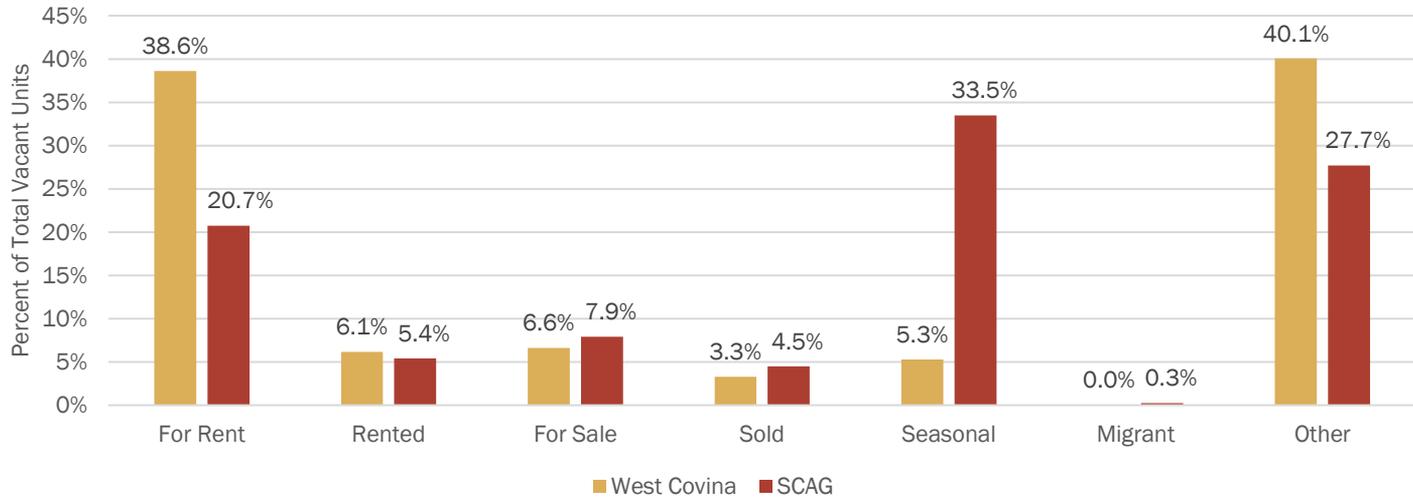
Housing Type Trend



CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in West Covina. When comparing 2000 to 2020, SFR units increased by 560, MFR units increased by 304, and mobile homes decreased by -3.

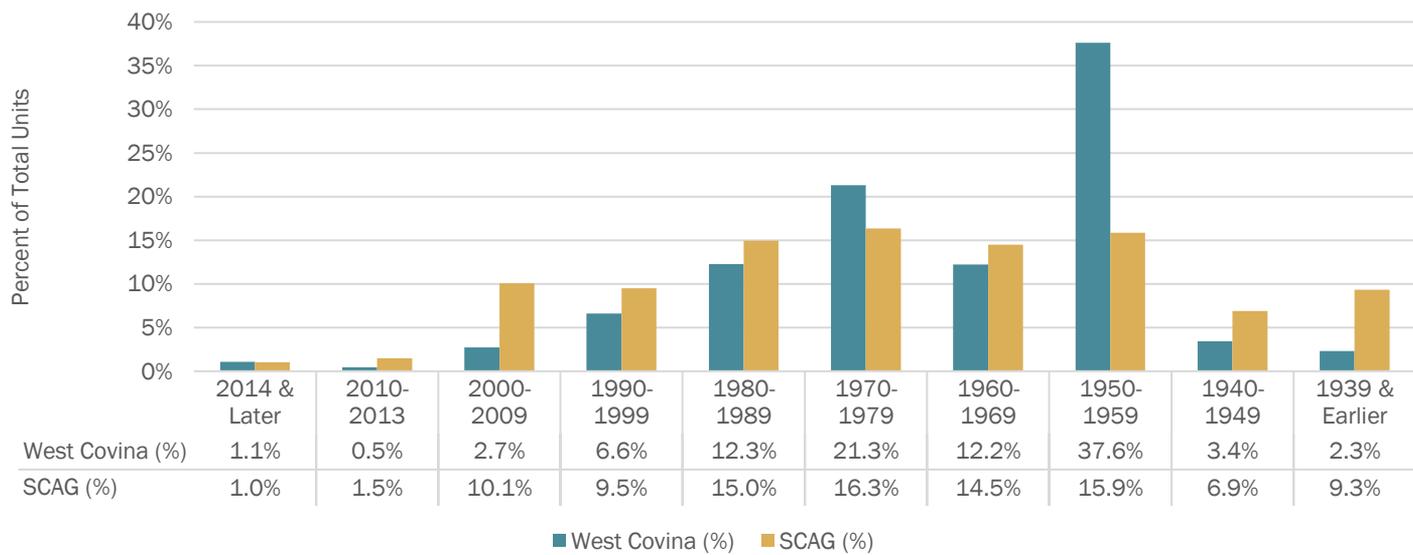
Vacant Units by Type



American Community Survey 2014-2018 5-year estimates.

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

Housing Units by Year Structure Built



American Community Survey 2014-2018 5-year estimates.

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The time period where the highest share of West Covina's housing units were built is 1950-1959, while in the SCAG region more units were built during 1970-1979 than any other period.

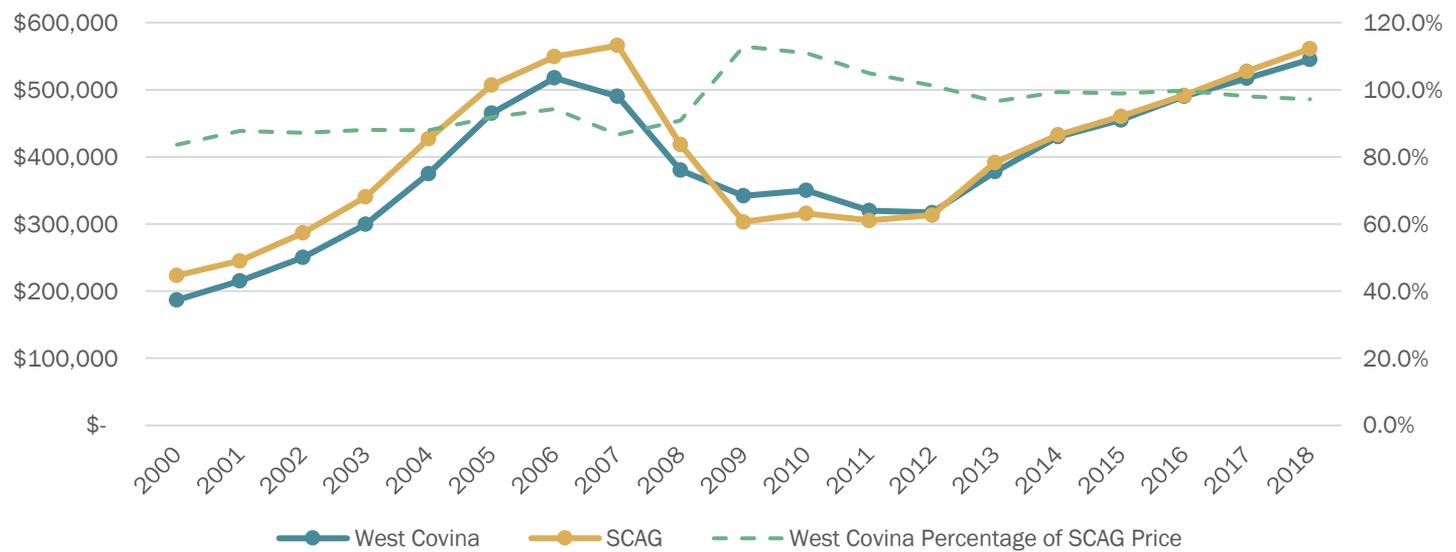
Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In West Covina, 452 units lack telephone service, 105 units lack plumbing facilities, and 527 units lack complete kitchen facilities.

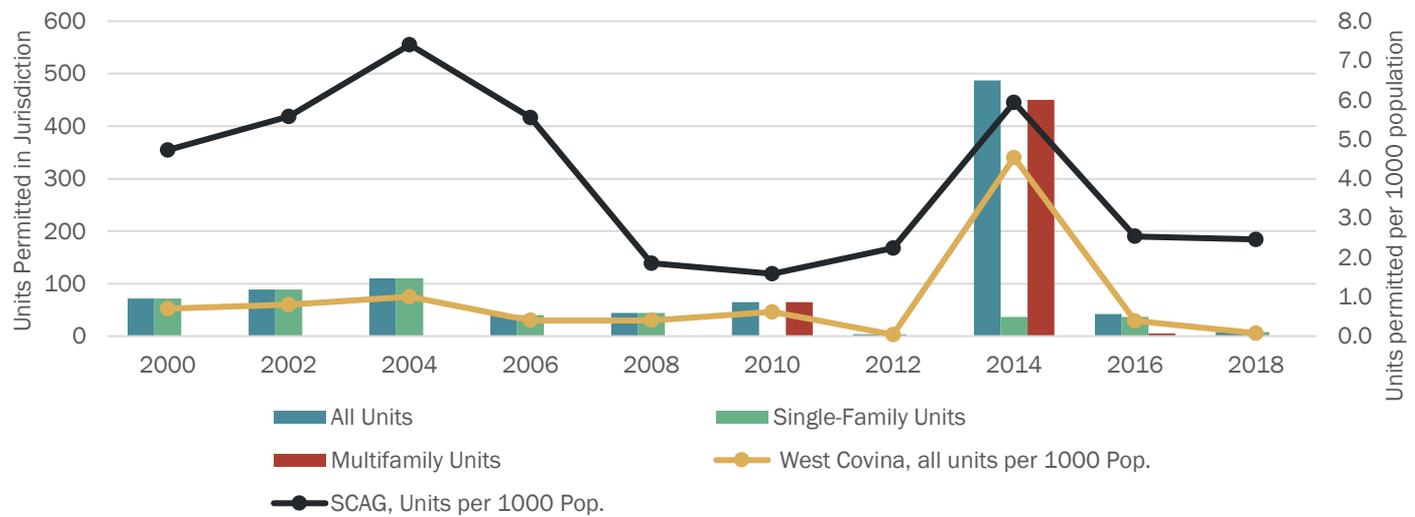
Median Home Sales Price for Existing Homes



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Between 2000 and 2018, median home sales prices in West Covina increased 192% while prices in the SCAG region increased 151%. 2018 median home sales prices in West Covina were \$545,000 and the highest experienced since 2000 was \$545,000 in 2018. Prices in West Covina have ranged from a low of 83.6% of the SCAG region median in 2000 and a high of 112.9% in 2009.

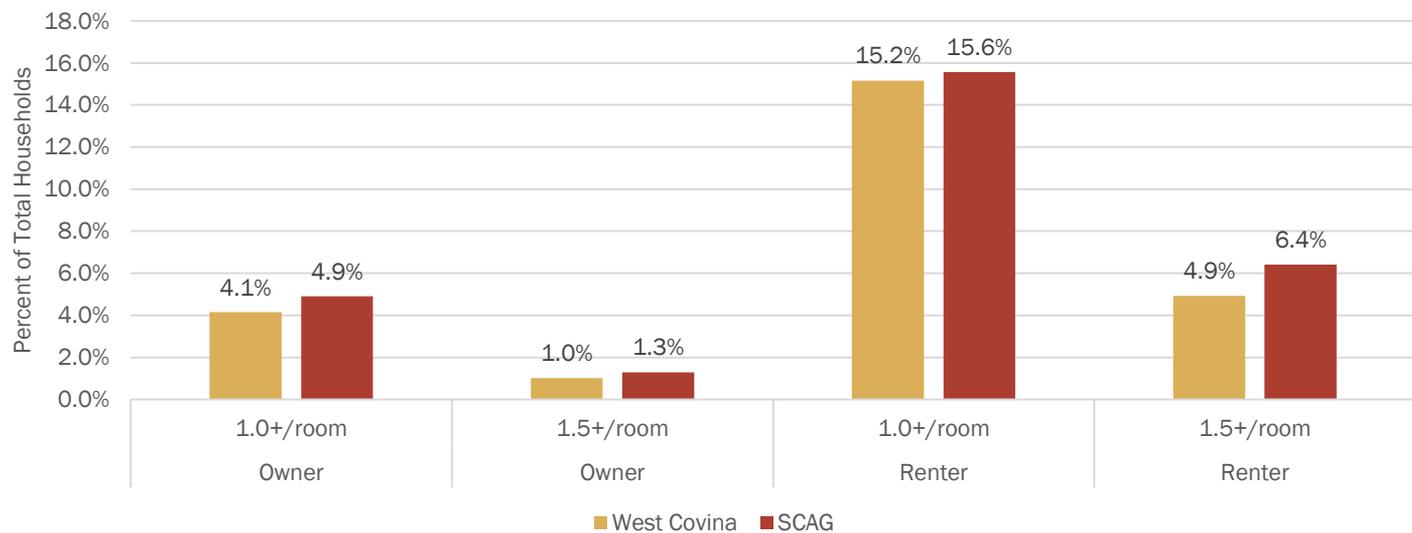
Housing Units Permitted



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

VI. OVERPAYMENT AND OVERCROWDING

Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

In West Covina, 811 owner-occupied and 1,659 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 198 owner-occupied households and 539 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

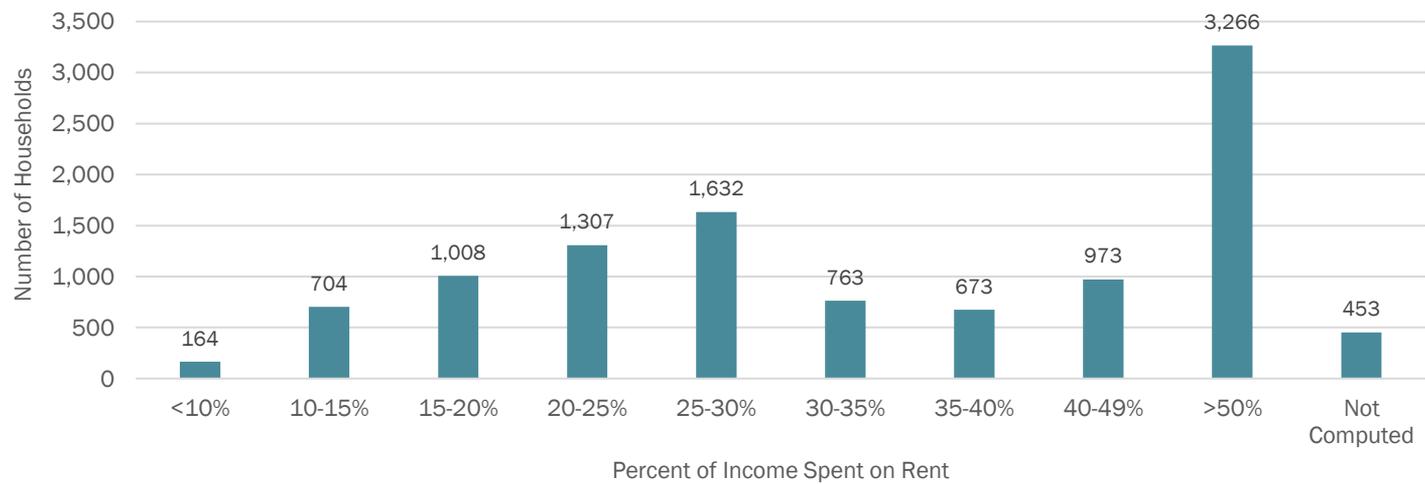
Cost Burden by Income

| Households by Share of Income Spent on Housing Cost: | | | |
|--|---------------|--------------|--------------|
| Income | < 30% | 30-50% | > 50% |
| < 30% HAMFI | 485 | 504 | 2,960 |
| 30-50% HAMFI | 1,020 | 1,449 | 1,705 |
| 50-80% HAMFI | 2,595 | 2,320 | 867 |
| 80-100% HAMFI | 2,505 | 1,095 | 149 |
| > 100% HAMFI | 11,240 | 1,320 | 153 |
| Total Households | 17,845 | 6,688 | 5,834 |

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

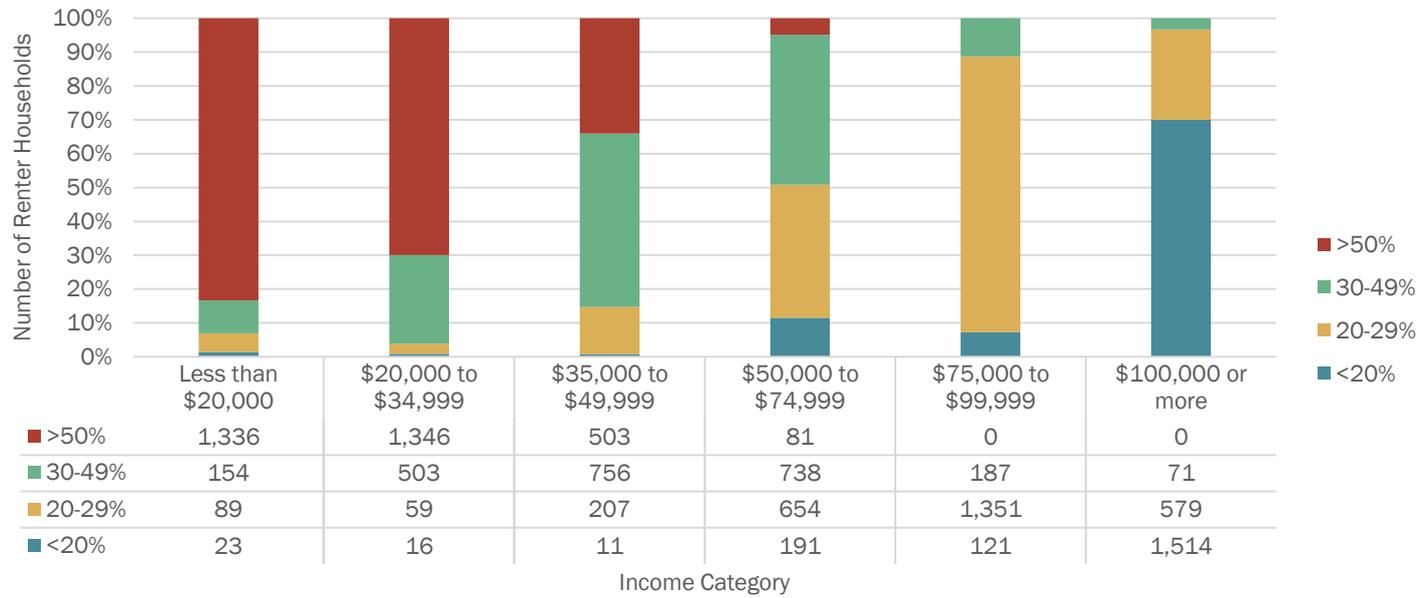
Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household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

Spending on Rent



Across West Covina's 10,943 renter households, 5,675 (51.9%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 3,266 renter households in West Covina (29.8%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Spending on Rent by Income



American Community Survey 2014-2018 5-year estimates.

While the previous table breaks down cost burden by area-relative income, the ACS also allows for the analysis of West Covina's 10,490 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g. over 50%) while high-income households are more likely to spend under 20% of income on housing.

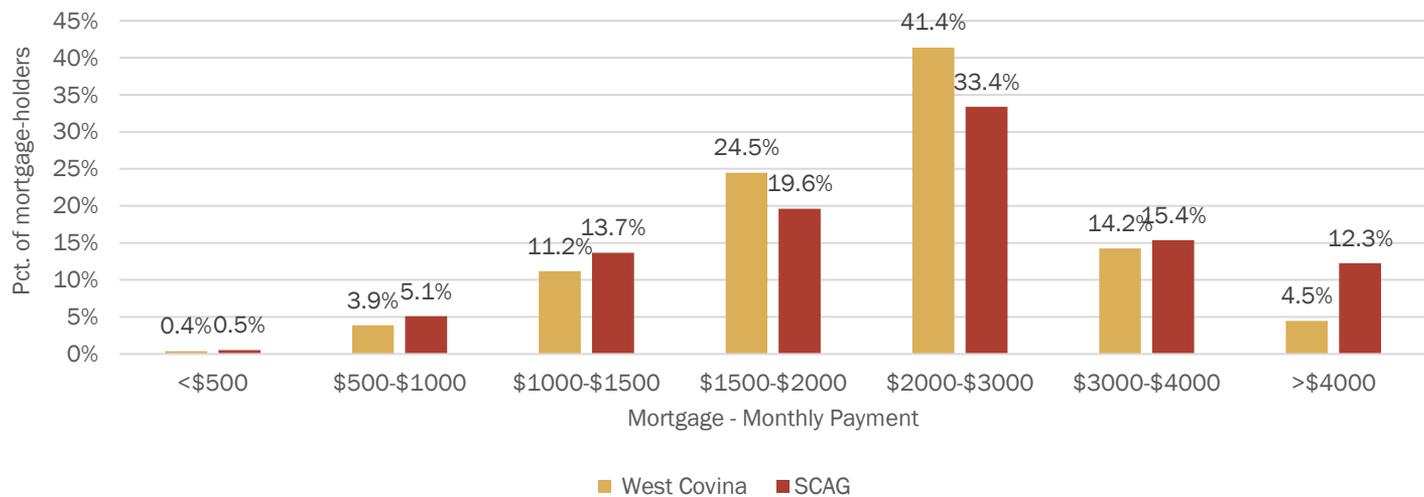
Household Income by (Cash) Rent



American Community Survey 2014-2018 5-year estimates.

West Covina renter households' cash rent paid can be broken down by household incomes. As one might expect, the general trend is that lower-income households spend less on rent while higher-income households spend more on rent, though this may not be universally true. Rent categories range from <\$500/month (2.8% of West Covina renters) to >\$2000/month (17.9% of West Covina renters). The most common rent category in West Covina is \$1500-2000/month with 40.4% of renters.

Monthly Owner Costs for Mortgage Holders



American Community Survey 2014-2018 5-year estimates.

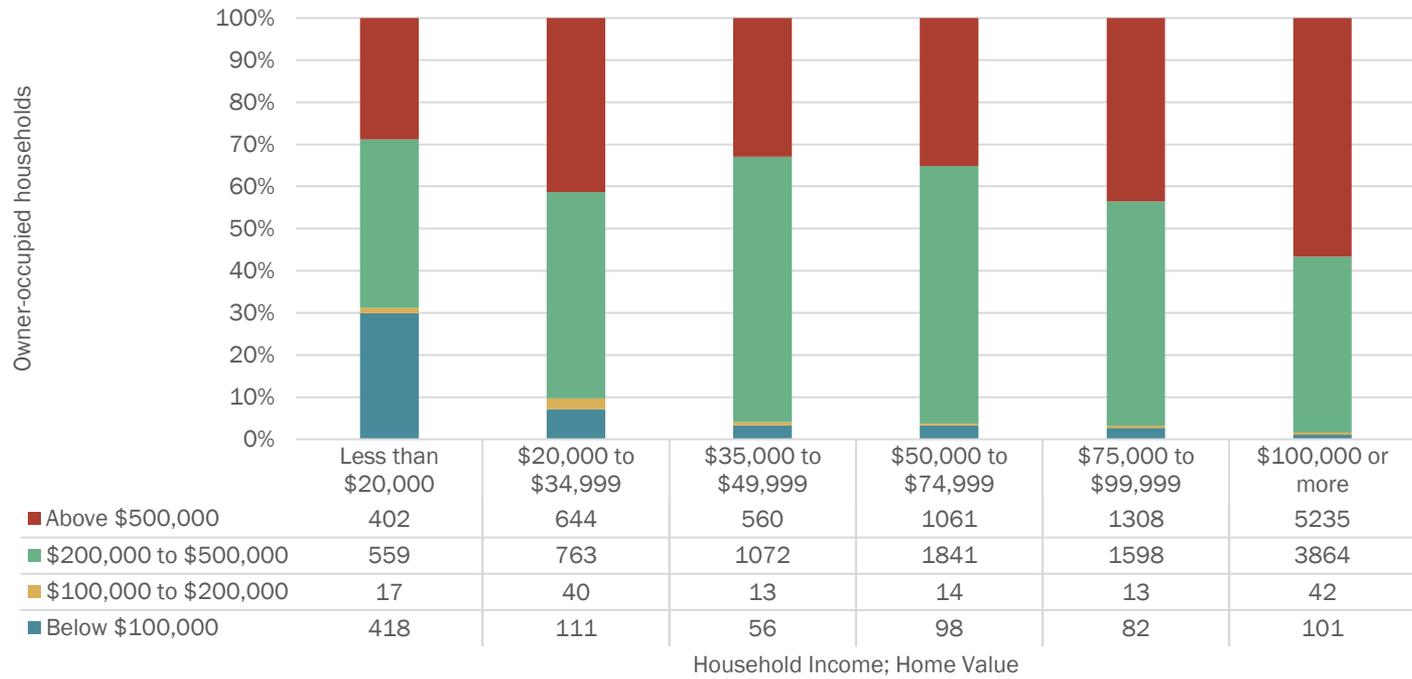
While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 64.1% of West Covina and 52.5% of the SCAG region. The most commonly occurring mortgage payment in West Covina is \$2000-\$3000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/mo.

Costs for Mortgage Holders by Income



Mortgage-holding households in West Covina can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst West Covina mortgage-holding households is \$75,000 or more (9,889 households) and the most prevalent share of income spent on mortgage costs is over 30% (5,891 households).

Household Income by Home Value (for owned units)



Another approach to evaluating the relationship between housing and income is to compare incomes and home values in West Covina. The most commonly-occurring income category amongst owner households in West Covina is \$100,000 or more (9,242 households) and the most commonly-occurring home value category is \$200,000 to \$500,000 (9,697 households).

Extremely Low Income Housing Needs

| | Total Households | Households below 30% HAMFI | Share below 30% HAMFI |
|-------------------------------|------------------|----------------------------|-----------------------|
| White, non-Hispanic | 5,625 | 735 | 13.1% |
| Black, non-Hispanic | 1,594 | 269 | 16.9% |
| Asian and other, non-Hispanic | 9,127 | 1,115 | 12.2% |
| Hispanic | 14,275 | 2,070 | 14.5% |
| TOTAL | 30,621 | 4,189 | 13.7% |
| Renter-occupied | 10,905 | 2,580 | 23.7% |
| Owner-occupied | 19,735 | 1,620 | 8.2% |
| TOTAL | 30,640 | 4,200 | 13.7% |

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

Housing the extremely-low income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in West Covina. The above table provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households in West Covina is Black, non-Hispanic (16.9% compared to 13.7% of total population). In the SCAG region, the highest share of extremely-low income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

VII. ASSISTED UNITS AT RISK OF CONVERSION

Assisted Units at Risk of Conversion

| Risk Level | Definition: | Low-income units in jurisdiction | Percent of county's low-income units |
|--------------|--|----------------------------------|--------------------------------------|
| Very High | At-risk of converting to market rate within the next year | 567 | 66% |
| High | At-risk of converting to market rate in the next 1-5 years | 121 | 14% |
| Moderate | At-risk of converting to market rate in the next 5-10 years | 84 | 10% |
| Low | At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer. | 82 | 10% |
| TOTAL | | 854 | 100% |

California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Detailed 2019 data can be found in SCAG's RHNA data appendix at <http://scag.ca.gov/programs/Documents/RHNA/SCAG-Final-RHNA-Data-Appendix-030520.pdf>. Complete, updated data can be requested from CHP through Danielle Mazzella, Preservation & Data Manager (dmazzella@chpc.net)

VIII. REGIONAL HOUSING NEEDS ALLOCATION

6th Cycle Regional Housing Needs Allocation for West Covina:

| | Units |
|--------------------------------------|--------------|
| Very-Low Income (<50% of AMI) | 1,648 |
| Low Income (50-80% of AMI) | 847 |
| Moderate Income (80-120% of AMI) | 863 |
| Above Moderate Income (>120% of AMI) | 1,974 |
| TOTAL | 5,332 |

SCAG, 2020. Estimate based on final adopted RHNA methodology (3/5/20). Final RHNA allocation will be issued following the conclusion of the RHNA appeals process in early 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.

MAJOR DATA SOURCES USED

| | DESCRIPTION | FOR MORE INFORMATION, PLEASE SEE |
|------------------------|---|--|
| ACS | American Community Survey 2014-2018 5-year estimates | www.data.census.gov |
| DOF | CA DOF E-5 Population and Housing Unit Estimates | www.dof.ca.gov/forecasting/demographics/ |
| CHAS | HUD CHAS, 2012-2016 | www.huduser.gov/portal/datasets/cp.html |
| CA DDS | California Department of Developmental Services | www.dds.ca.gov/transparency/ |
| SCAG LOCAL PROFILES | Including Construction Industry Research Board (CIRB) and Core Logic/DataQuick | www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx |



MAIN OFFICE

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

REGIONAL OFFICES

IMPERIAL COUNTY

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

ORANGE COUNTY

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

RIVERSIDE COUNTY

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

SAN BERNARDINO COUNTY

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

VENTURA COUNTY

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